HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
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Amy Werrett
Michelle Smith

Hurricane Planning Commission Meeting
Agenda

April 24, 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

OLD BUSINESS

1. LUCA25-03: Discussion and consideration of recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 3, 7, 12, and 14 regarding farm stands. Hurricane City, Applicant.

NEW BUSINESS

1. PSP25-09: Discussion and consideration of a possible approval of a preliminary site plan for Pecan Apartments, a duplex located at 126 S 850 W. Stratton Development LLC, Applicant. Mitch Godfrey, Agent.

2. FSP25-17: Discussion and consideration of a possible approval of a final site plan for Coral Cliffs Entertainment Center, an indoor recreation facility located at 800 W State St. Coral Cliffs Entertainment, Applicant. Chase Stratton, Agent.

Planning Commission Business:

1. Discussion and possible approval of canceling the May 8th, 2025 Planning Commission meeting.
2. Discussion on accessory dwelling units in front yards.

Adjournment

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/24/2025 - Planning Commission**
Application Number:	LUCA25-03
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapters 3, 7, 12, and 14 regarding farm stand regulations.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Updated Discussion for April 24th, 2025 Planning Commission: At the request of the Planning Commission, staff has revised the proposed ordinance to eliminate the minimum acreage requirement for farm stands that sell prepackaged commercial products. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

Discussion: This ordinance revision is being prepared at the request of the City Council to expand the definition of a farm stand to include the sale of commercially packaged handicrafts or commercially processed or packaged food stuffs, which is currently prohibited by the city code. The proposed code update would allow the sale of such goods in a farm stand as a conditional use in agricultural zones upon approval of a conditional use permit. An unrelated update to add the phrase *"drilling, or other methods"* to clarify the definition of Mineral Extraction is also being proposed.

Recommendation:

Staff recommends the Planning Commission consider the proposed ordinance and any comments made at the public hearing. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-3-4. Definitions of words and phrases.

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

. . .

Farm stand means a structure from which fruits, vegetables, flowers, herbs, plants, or other agriculture products are sold. This use may also include accessory sales of other unprocessed or home-processed foodstuffs such as canned goods, baked goods, and may also include homemade handicrafts. Additionally:

A. The area of the structure devoted to the sale~~s~~ of accessory items shall not exceed 50 percent of the structure's total sales area.

B. The sale of commercially packaged handicrafts or commercially processed or packaged food stuffs ~~is not permitted~~ shall require approval of a conditional use permit.

C. Only one such structure is allowed per legal lot or parcel.

. . .

Mineral extraction means removal of sand, gravel, dirt, or other materials by grading~~,~~ excavating, drilling, or other methods. ~~or excavating.~~

. . .

Sec. 10-7-9. Conditional use permit.

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses:

   Agricultural industry.

   Agritourism activities.

   Animal specialties.

   Assisted living facility.

   Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs.

   Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.

   Greater size than permitted by this Code in all zones except residential and residential agricultural zones.

   Metal building in commercial and residential zones.

   Multi family in commercial zones.

   Public stable.

   Reception center.

   Recreation and entertainment, outdoor.

   Fences or walls of greater height.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

   Animals and fowl for recreation and family food production.

   Greater size accessory buildings than permitted by this Code in residential zones.

   Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

   Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:
    a. The name, address and telephone number of the applicant and the applicant's agent, if any;
    b. The address and parcel identification of the subject property;
    c. The zone, zone boundaries and present use of the subject property;
    d. A description of the proposed conditional use;
    e. A plot plan showing the following:
        (1) Applicant's name;
        (2) Site address;
        (3) Property boundaries and dimensions;
        (4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
        (5) Adjoining property lines and uses within 100 feet of the subject property.
    f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;
    g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
    h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.
2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.
3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.
4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

E. *Approval standards.* The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:

a. *Standards for a reception center.*

(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.

(2) Parking shall be contained onsite.

(3) The center must have an approved site plan.

(4) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.

(5) Reception center use must be secondary to any agricultural use on the property.

(6) Property shall be a minimum of five acres.

(7) In RA zoning, reception center shall only be used a maximum of five days a month.

(8) Building must meet the fire code and be inspected by the fire marshal or their representative prior to the approval of the conditional use permit.

(9) The applicant shall provide an emergency access plan that shall be approved by the fire marshal prior to the approval of the conditional use permit.

b. *Standards for an agricultural industry.*

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.

c. *Standards for a public stable.*

(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Site must contain adequate off street parking for customers. All trailers must be contained on site.

(5) Barns must be located at least 30 feet from any adjacent parcel that, at the time the applicant first seeks a conditional use permit, is zoned residential or residential-agricultural.

d. *Standards for an assisted living facility.*

(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.

(2) The facility shall be licensed by the state.

(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. *Standards for greater heights than permitted by this Code.*

(1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.

(4) In no event shall a building exceed 55 feet in height.

f. *Standards for greater size than permitted by this Code.*

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.

g. *Standards for animals and fowl for recreation and family food production.*

(1) Adequate fencing must be provided to ensure animals and fowl are confined safely.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) The number of fowl will be limited by the point system used in section 10-37-15 of this title.

(5) Livestock numbers may be limited at the administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.

h. *Standards for metal buildings.*

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

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

(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

i. *Standards for animal specialties.*

(1) Adequate fencing and/or enclosures must be provided to ensure animals are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential agricultural pursuant to chapters 13 or 14 of this title.

j. *Standards for agritourism activities.*

(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.

(2) On-site parking must be provided.

(3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.

(4) In agricultural zones, this use must be accessory to an established agricultural use.

k. *Standards for multi-family residential.* In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:

(1) No habitable building has been on the parcel for the previous three years.

(2) The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.

(3) Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.

(4) Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings.

Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.

(5) Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.

l. *Standards for multiple accessory dwelling units in a residential, agriculture, or commercial zone.*

(1) Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

Lot area	Number of accessory dwelling units
0.79 acres or smaller	1
0.8 acres and greater	2

(2) Fifty percent of the land area on the lot must be free of buildings.

(3) A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom.

(4) A landscape plan must be provided that shows how buildings will be shielded from other residential lots.

(5) Occupancy plan: no more than ten people can stay in one building.

(6) Only one accessory dwelling unit can be used as a short-term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.

(7) Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of section 10-13-4.

m. *Standards for a fence or wall of greater height.*

(1) Except for fences or walls surrounding public utility facilities, the fence or wall may not be located in the front yard of the property, but must be located in the rear or side yard;

(2) The fence or wall may not exceed ten feet in height;

(3) Except for fences or walls surrounding public utility facilities, the topography of the subject property and surrounding properties must be of such a unique or unusual character that a wall of greater height is necessary for the typical quiet enjoyment of the property;

(4) The fence or wall shall comply with all other provisions of this title.

n. *Standards for commercial kennels.*

(1) Facilities shall be designed and operated so that noise generated from resident animals shall not exceed 50 decibels (50 dBA), as measured from the nearest property line. Flexibility in noise abatement design, such as solid wooden, metal, or masonry walls, is permitted to achieve the required decibel level.

(2) Outdoor dog runs shall be designed to reduce barking provocation. Dogs shall only be allowed in outdoor kennels between sunrise and sunset each day.

(3) Animal waste shall be collected daily and managed and properly disposed of for all animals on the property. Disposal shall be according to an approved waste disposal plan.

(4) The parts of a building where animals are boarded shall be fully enclosed and sufficiently insulated to provide both noise mitigation and climate control shelter for the animals.

(5) Outdoor facilities, including outdoor runs and exercise areas, shall not be located within 150 feet of any single-family zoning district.

(6) All lighting must comply with section 10-33-7 of this Code.

(7) All requirements of any applicable public health agencies and/or other regulatory agencies shall be met, and all necessary permits shall be obtained.

(8) All animals maintained in kennels shall be confined on the premises or trained or exercised or bred under the owner's control and shall be enclosed in a secure shelter during the hours of darkness, except when they are shown, tried, worked, or hunting under the owner's control.

o. Standards for farm stands selling commercially packaged handicrafts or commercially processed or packaged foods.

(1) The farm stand is located on a parcel zoned agricultural or residential agriculture ~~not less than 5 acres in size~~.

(2) Merchandise sold in the farm stand shall comply with the following conditions:

- All merchandise sold at the farm stand shall conform to the farm stand definition in Section 10-3-4.
- 50 percent of the structure’s total sales area shall be devoted to the sale of farm products grown or produced on the property on which the farm stand is located.
- Commercially packaged items shall not exceed 50 percent of the structure's total sales area, including accessory sales of unprocessed or home-processed foodstuffs such as canned goods, baked goods, or homemade handicrafts.

(4) Commercially processed or packaged foods must be fully labeled for retail sale pursuant to applicable State and Local health regulations.

(5) Only one such structure not exceeding 500 square feet in size is allowed per legal lot or parcel.

(6) The height may not be greater than permitted in the associated zoning district.

(7) Structure must comply with all setbacks of the associated zoning district.

(8) Use must be accessory to an established agricultural use.

~~(9) The conditional use shall be discontinued if the size of the lot or parcel is reduced in area to less than 5 acres by subdivision or any other land-dividing activity.~~

(9) Operation of the farm stand requires a business license pursuant to Title 3 of the Hurricane City Code.

F. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

G. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

H. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

I. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

J. *Revocation.* A conditional use permit may be revoked as provided in section 10-9-6 of this title.

1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:

a. The use for which a permit was granted has ceased for one year or more;

b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;

c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or

d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

K. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

(Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. 2017-16, 11-16-2017; Ord. 2018-04, 4-5-2018; Ord. 2018-12, 10-18-2018; Ord. 2018-14, 12-20-2018; Ord. 2019-10, 9-19-2019; Ord. 2020-03, 2-6-2020; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-10, 5-19-2022; Ord. No. 2022-21, 7-7-2022; Ord. No. 2022-61, 2-2-2023; Ord. No. 2023-17, 9-21-2023; Ord. No. 2024-06, 6-6-2024)

Sec. 10-12-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-12-1
PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Agricultural uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Residential uses:					
Assisted living facility	P	P	P	P	N
Building, accessory	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	P
Guesthouse for family members and non-paying guests	P	P	P	P	P
Home base business	P	P	P	P	P
Manufactured home	P	P	P	P	P
Residential facility for elderly persons[1]	P	P	P	P	N
Residential facility for persons with a disability[1]	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N
Short term rental	N	N	N	N	P
Public and civic uses:					
Auditorium or stadium	N	N	N	N	N

Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Hospital	N	N	N	N	N
Park	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
Stable, public	P	P	P	P	C
Utility, minor	P	P	P	P	P
Utility substation	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	P	P	C	C	N
Agritourism activities	P	P	P	P	C
Animal hospital	P	P	P	P	P
Bed and breakfast, home	P	P	P	P	P
Child care center	N	N	N	N	N
Farm stand[3]	P	P	P	P	P
Garden center	P	P	P	P	P
Kennel, residential	P	P	P	P	P
Licensed family child care[2]	P	P	P	P	P
Media service	N	N	N	N	N
Personal care service, home based[2]	P	P	P	P	P
Personal instruction service, home based[2]	P	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, outdoor	C	C	C	C	N
Residential certificate child care facility[2]	P	P	P	P	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. The sale of commercially packaged handicrafts or commercially processed or packaged food shall require approval of a conditional use permit pursuant to Sec. 10-7-9.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in agricultural zones shall include, but are not limited to, the following:
    a. Garage sales, subject to applicable standards of chapter 48, Temporary Uses, of this title.
    b. Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, Off Street Parking and Loading, of this title.
    c. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this Code.
    d. Home based businesses, subject to applicable standards of chapter 42, Home Based Businesses, of this title.
    e. Household pets.
    f. Keeping of machinery, livestock, and farming equipment as needed for agricultural use.
    g. Nurseries and greenhouses.
    h. Playhouses, patios, porches, gazebos, and incidental storage buildings.
    i. Produce stands.
    j. Swimming pools and hot tubs for use by residents and their guests.
    k. Temporary real estate offices, subject to applicable standards of chapter 48, Temporary Uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. 2020-03, 2-6-2020; Ord. No. 2022-61, 2-2-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Sec. 10-14-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-14-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA- 0.5
Agricultural uses:		
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P[3]
Stable, private	P	P
Residential uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons[1]	P	P
Residential facility for persons with a disability[1]	P	P
Residential facility for troubled youth	C	C
Short term rental[4]	N	N
Public and civic uses:		

Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	C	C
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bed and breakfast, home	P	P
Bed and breakfast inn	N	N
Child care center	N	N
Farm stand[5]	P	P
Garden center	N	N
Kennel, residential	P	P
Licensed family child care[2]	P	P
Media service	N	N
Personal care service, home based[2]	P	P
Personal instruction service, home based[2]	P	P
Produce stand	P	P
Recreational vehicle park	N	N
Residential certificate child care facility[2]	P	P
Residential hosting facility	P	P
Temporary trailer	P	P
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.

3. See section 10-37-15 of this title for permitted animals and fowl.

4. Whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.

5. The sale of commercially packaged handicrafts or commercially processed or packaged food shall require approval of a conditional use permit pursuant to Sec. 10-7-9.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following:

   a. Garage sales, subject to applicable standards of chapter 48, Temporary Uses, of this title.
   b. Garages and off street parking areas, subject to applicable standards of chapter 34, Off Street Parking and Loading, of this title.
   c. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.
   d. Home based businesses, subject to applicable standards of chapter 42, Home Based Businesses, of this title.
   e. Household pets.
   f. Nurseries and greenhouses.
   g. Playhouses, patios, porches, gazebos, and incidental storage buildings.
   h. Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2022-61, 2-2-2023; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Hurricane City
Application

Application Accepted Date: 04/07/2025

Type of Improvement: Site Plan (Preliminary)

Description: Duplex on consolidated lots.

Tenant / Project Name: Pecan Apartments

Bldg. Address: 126 S. 850 W.

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase:

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

Zone: RM-3

Property Owner: Stratton Dev, LLC

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

Email: team@myinterstatehome.com

CONTACT INFORMATION

Engineer of Record: Interstate Rock Products, INC

Email: kyson.spendlove@interstaterock.com P: (435) 635-2628

General Contractor: Stratton Dev/Interstate Homes

License #: P: (435) 635-2944

Address: 52 S. 850 W. 202A

City: Hurricane State: UT Zip: 84737

Email: team@myinterstatehome.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP25-09

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 compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Amanda Pectol

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 227917485-04/07/25

DRAFT

PRELIMINARY SITE PLAN NARRATIVE

STRATTON DEV LLC PLANS TO CONSOLIDATE PARCELS H-PMSD-4-A, H-3-1-34-3228, AND H-3-1-34-3205 TO ALLOW THEM THE ACREAGE NEEDED TO BUILD TWO ADDITIONAL TOWNHOMES AT THIS LOCATION, ZONED RM-3. IN ADDITION, THEY WOULD LIKE TO PURSUE A RIGHT-OF-WAY VACATION OF THE PORTION ON 850 WEST WITHIN PARCEL'S H-PMSD-4-A'S LEGAL BOUNDARY WHICH WAS DEEDED TO THE CITY WITH THE PECAN MEADOWS PHASE 2 PLAT.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/24/2025 - Planning Commission**
Application Number:	PSP25-09
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Stratton Development
Agent:	Mitch Godfrey
Request:	Approval of a Preliminary Site Plan.
Location:	126 S 850 W
Zoning:	RM-3
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has submitted a preliminary site plan for an additional two residential units on the Pecan Apartments property located along 850 W and 180 S. A zone change to allow these additional units was approved in February 2025. This property is zoned Multifamily Residential RM-3.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** No concerns.
3. **Water:** Okay.
4. **Streets:** No comment.
5. **Sewer:** [No comments received.]
6. **Engineering:** A preliminary plan to get utility services for the new units isn't shown (HCC 10-7-10(D)(2)(a)(5)); however, it appears the units should be able to get each service from either 850 West or 180 South. Layout may infringe on a typical sight distance triangle. The applicant can easily update it during construction plan review. See HCC 1-10-2 procedures for disposal of real property. Engineering supports that the property is surplus and encourages the Council to find that collecting a 10' wide public utility easement along 850 West and 180 South would protect

the best public interest and be fair compensation. Should pedestrian connectivity with Mountain View Apartments be encouraged?

7. **Fire:** Okay.
8. **Phone:** [No comments received.]
9. **Cable:** [No comments received.]
10. **Gas**: [No comments received.]
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. **Density:** The RM-3 zone allows for 15 units per acre. With the additional two units the overall development has a density of 13.33 units per acre which meets the zoning requirements.

2. **Parking Requirements:** Pursuant to Hurricane City Code (HCC) 10-34-10,

Dwelling, Multiple-family	*2 spaces per dwelling unit*	

The site plan shows 20 parking spaces, which complies with the code.

3. **Setbacks:** The preliminary site plan indicates that the northeast corner of the proposed building is set back 19.63 feet from the street property line, which falls short of the required 20-foot street side yard setback. However, the applicant has identified a discrepancy: the actual location of the street improvements does not align with the recorded street property line. As a solution the applicant is proposing that prior to Final Site Plan approval, the City dispose of the remainder parcel. Staff supports this proposal, but the disposal of City property must follow proper public noticing procedures and receive approval from the City Council. Once this occurs, the building will be approximately 25 feet from the property line and will meet setbacks.

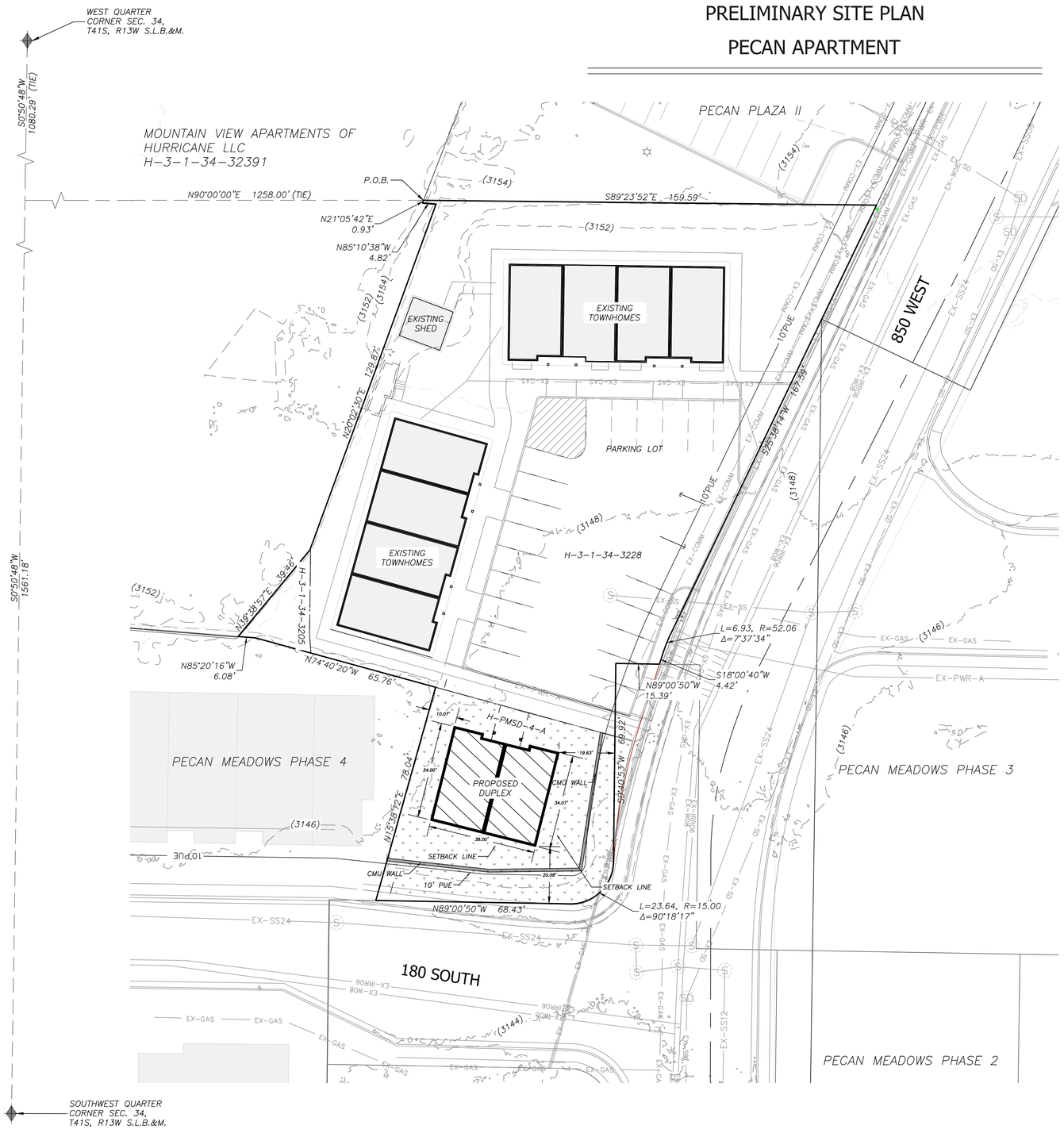
4. **Landscaping:** The final site plan will have to provide a landscaping plan which meets HCC 10-32-6.

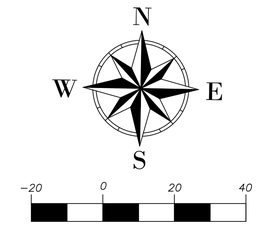
5. **Advisory:** *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*.

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

PRELIMINARY SITE PLAN

PECAN APARTMENT





SCALE: 1"=20'

LEGEND

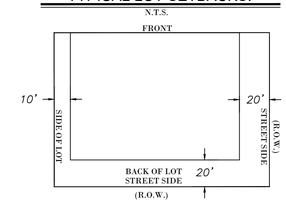
LANDSCAPE	
EX. BUILDING	
PRO. BUILDING	
MAJOR EXISTING CONTOUR	
MINOR EXISTING CONTOUR	
SANITARY SEWER	EX-SS
STORM DRAIN	EX-SD
POTABLE WATER	EX-WL
IRRIGATION	EX-IRR
COMMUNICATION	EX-COMM
GAS	EX-GAS
POWER	P

PRELIMINARY SITE PLAN NARRATIVE

STRATTON DEV LLC PLANS TO CONSOLIDATE PARCELS H-PMSD-4-A, H-3-1-34-3228, AND H-3-1-34-3205 TO ALLOW THEM THE ACREAGE NEEDED TO BUILD TWO ADDITIONAL TOWNHOMES AT THIS LOCATION, ZONED RM-3. IN ADDITION, THEY WOULD LIKE TO PURSUE A RIGHT-OF-WAY VACATION OF THE PORTION ON 850 WEST WITHIN PARCEL'S H-PMSD-4-A'S LEGAL BOUNDARY WHICH WAS DEEDED TO THE CITY WITH THE PECAN MEADOWS PHASE 2 PLAT.

TYPICAL LOT SETBACKS:

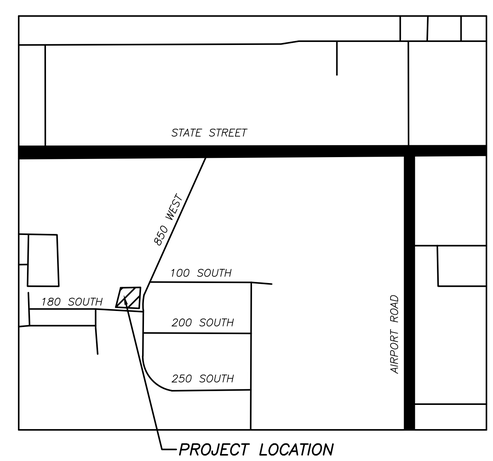
N.T.S.



SITE INFORMATION:

CURRENT ZONE: RM-3
TOTAL AREA: 30,026 SF
RESIDENTIAL UNITS: 10
ALLOWABLE UNITS PER ACRE: 10

TOTAL DEVELOPMENT AREA	30,026 SQFT
OPEN SPACE	23,714 SQFT
PRIVATE SPACE	6,312 SQFT
STALL COUNT REQUIRED	20 STALLS
STALL COUNT	20 STALLS



VICINITY MAP

N.T.S.

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
1 APRIL 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY MC
DRAWN BY MC
CHECKED BY TR

INTERSTATE HOMES
PRELIMINARY SITE PLAN
PECAN APT
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 1 APRIL 2025

PROJ. # 06.025.024

PAGE # C 1.0

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

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.\06 Pecan Apartments 3 Plex\2 - Engineering\I - Design\I - Base\preliminary plan.dwg TIME: 1 April 2025

Hurricane City
Application

Application Accepted Date: 04/14/2025

Type of Improvement: Site Plan (Final)

Description:

Tenant / Project Name: Coral Cliffs Entertainment Center

Bldg. Address: 800 W State St

City: Hurricane City State: UT Zip: 84737

Subdivision: N/A Phase:

Block: Lot #: Parcel ID #: H-3-1-34-3141

Property Owner: Coral Cliffs Entertainment

Permit Contact: Chase Stratton P:(435) 773-3666

Email: chase.stratton@interstaterock.com

CONTACT INFORMATION

General Contractor: Coral Cliffs Entertainment

License #: P:

City: State: Zip:

Email:

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANFSP25-17

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

Applicant Name: Chase Stratton

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 224084494-02/24/25

DRAFT

Coral Cliffs Entertainment Center - Narrative for Final Site Plan Application

Nature of Project:

The project consists of a single tenant commercial building situated between Coral Cliffs Cinema 8 and the Hurricane City Police Department. Coral Cliffs Entertainment will be occupying the building as the sole tenant. The building will be approximately 40,000 square feet. The project includes all of the underground utilities, earthwork, site work, and vertical construction for the building.

Reason for Request:

We are requesting this Final Site Plan so we can get a permit and start construction.

PLANNING & ZONING
HURRICANE CITY
UTAH

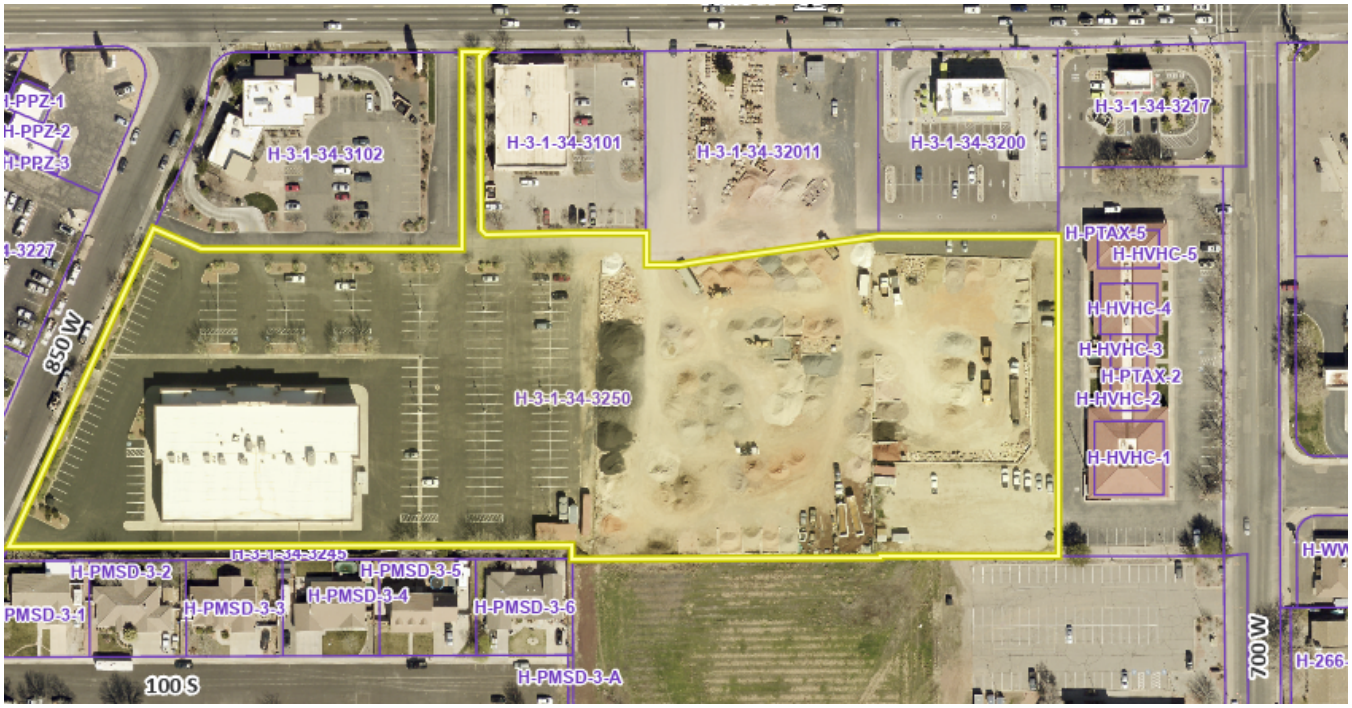
STAFF COMMENTS

Agenda Date:	**04/24/2025 - Planning Commission**
Application Number:	FSP25-17
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Coral Cliffs Entertainment Center
Agent:	Chase Stratton
Request:	Approval of a Final Site Plan and Parking Modification.
Location:	850 W State St
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a final site plan for the Coral Cliffs Entertainment Center, an indoor recreation facility or "family fun center." This project is located adjacent to the existing Coral Cliffs Cinema. The building is 40,000 square feet in size and includes associated parking and landscaping. This site is zoned Highway Commercial (HC).

JUC Comments

Approved construction drawings were signed in April of 2025.



Staff Comments: Final Site Plan

1. **Land Use:** The proposed uses are permitted in the Highway Commercial zone.

2. **Parking Requirements:** Pursuant to Hurricane City Code (HCC) 10-34-10,

Recreation and entertainment, indoor:	*1 space per 300 square feet of gross floor area*	
Movie theater	*1 space per 4 seats*	

Bowling alley	*5 spaces per alley, plus 2 spaces per billiard table*	
Restaurant, general	*1 space per 100 square feet of gross floor area*	*10 spaces minimum*

a. Pursuant to the applicant's calculations, 514 parking stalls would be required but only 434 parking stalls are proposed. The applicant has provided a parking study to justify the lowered parking count that uses data for the existing cinema and from a recently approved parking modification for the Rush Funplex (a similar entertainment center use). Based on the parking study, the applicant is requesting approval of a parking modification that will take into account an additional restaurant, not proposed at this time, that will take from the proposed 434 parking stalls in the future. Therefore, the applicant is requesting approval of a parking modification to allow 340 parking stalls (where 514 are required).

b. **Parking Modification:** A parking modification is essentially an exception to the parking standards required in the city code. As discussed above, the applicant is requesting approval of a parking modification to allow 340 parking stalls where 514 are required. The Planning Commission can approve a parking modification pursuant to HCC 10-34-9(F):

> *F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.*
> *1. The study shall provide:*
> *a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;*
> *b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;*
> *c. The source of data used to develop the study's recommendations; and*
> *d. The name and qualifications of the persons who prepared the study.*
> *2. The Planning Commission shall determine the required number of parking spaces after:*
> *a. Considering the recommendations of the parking study and any recommendations from City staff; and*
> *b. Making the findings required under subsection D or E of this section.*

The applicant has submitted the parking study as required by HCC 10-34-9(F), and based on the data provided therein staff recommends approval of the requested parking modification.

3. **Landscaping:** A landscaping plan has been provided that meets HCC 10-32 with sufficient landscaping in the parking area and along the street frontages.

4. **Building Elevations:** The project has received conditional use permit approval (CUP25-08) for a building of greater height than 35'. The applicant's building elevations match what was proposed under the conditional use permit.

5. **Lighting:** The applicant has provided a lighting plan; all outdoor lighting will need to meet HCC 10-33-7.

6. **Existing Access Easements:** There is currently in place a cross-access easement agreement between the City and the applicant for parcels H-3-1-34-3250 and H-HVHC-1-5, which are located immediately east of this project. This agreement is recorded with the County Recorder as document number 20210081734. This agreement needs to be updated, approved, and recorded prior to the beginning of construction.

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

INTERSTATE ROCK

42 S 850 W Hurricane, Utah 84737 (435) 635-2628 Engineer: Trace L. Allen

Gary Cupp, Planning Director
Hurricane City Planning Department
147 North 870 West
Hurricane City, UT 84737

Subject: Parking Requirement Adjustment for Coral Cliffs Entertainment Center

Dear Gary Cupp,

The Coral Cliffs Entertaiment Center is planned to be built adjacent to the Coral Cliffs Cinema on Parcel H-3-1-34-3250. The preliminary site plan stated that 476 stalls would be required by city code (229 stalls for the cinema and 236 stalls for the entertainment center) with 476 stalls planned. As we are finalizing the design for the entertainment center there are a total of 434 planned stalls (10 ADA) for both the cinema and the entertainment center. This letter is meant to formally request a reconsideration of the required parking allocation for the proposed Coral Cliffs Entertainment Center. We believe that the current parking requirements exceed actual demand and should be reduced accordingly. This request is based on parking data from high-use periods at the cinema as well as parking data from the Rush Funplex, a similar facility.

Parking Requirements

There are two ways to calculate the parking needs for the entertainment center. The first way to count the parking needs by use on the site. The other is by total seats in the cinema and the total square footage of the entertainment center.

Calculation 1 – Site Use
This calculation includes the needed parking stalls for the existing cinema as well as the parking needs for the entertainment center's arcade area, restaurant areas, and bowling areas. Table 1 show the Hurricane City Code 10-34-10 requirements for the above listed uses.

Table 1

Hurricane City Code 10-34-10 Parking Requirements	
Use	**Parking Requirement**
Cinema	One stall per 4 seats
Bowling	5 stalls per lane
General Entertainment	1 stall per 300 square feet
Restaurant	1 stall per 100 square feet

Based on these requirements Table 2 shows the required parking for the current Coral Cliffs plan.

Table 2

PARKING CALCS FOR CORAL CLIFFS				
USE	**SIZE OF USE**	**UNIT**	**PARKING REQUIRED**	**TOTAL REQUIRED**
CINEMA	916	SEATS	1 PER 4 SEATS	229
BOWLING	18	LANES	5 PER LANE	90
GENERAL ENTERTAINMENT	32,927	SF	1 PER 600 SF	110
RESTAURANT	8490	SF	1 PER 100 SF	85
			TOTAL REQUIRED STALLS	**514**
			TOTAL PROVIDED STALLS	**434**
			PRELIMINARY SITE PLAN TOTAL PROVIDED STALLS	**476**
			PRELIMINARY SITE PLAN TOTAL REQUIRED STALLS	**465**

Based on these uses the city code would require 514 parking stalls for the site. The plan currently has 434 stalls planned. This is a stark difference from what was proposed in the preliminary site plan of 476 provided stalls versus 465 required stalls. When compared to the parking data collected, these numbers would cause the site to be drastically overparked. The justification for lowering the required parking requirement will be discussed following the next section.

Calculation 2 – Cinema Seats and Entertainment Center Square Footage
Instead of calculating parking based on the different uses on the site, we can see the entire entertainment center as a general entertainment use, therefore the parking requirements would be based on the 1 stall per 300 square feet, per Hurricane City Code 10-34-10. At the planned 46,157 square feet, 154 stalls would be required for the entertainment center. Additionally, like the first calculation method, the code requires one stall per four seats for the Coral Cliffs Cinema. As shown in the preliminary stie plan, 229 stalls would be required for the cinema. Altogether, in this method of calculating parking needs, the city code mandates a total of 383 stalls for this shared parking lot. This method places the required parking beneath the planned parking number 434 stalls and show and excess of 51 stalls (see Table 3).

Table 3

PARKING CALCS FOR CORAL CLIFFS BASED ON TOTAL SQUARE FOOTAGE				
USE	**SIZE OF USE**	**UNIT**	**PARKING REQUIRED**	**TOTAL REQUIRED**
CINEMA	916	SEATS	1 PER 4 SEATS	229
ENTERTAINMENT CENTER	46,157	SF	1 PER 300 SF	154
			TOTAL REQUIRED STALLS	**383**
			TOTAL PLANNED STALLS	**434**

However, we believe this figure still does not accurately reflect real-world parking needs. In the next section we will show what real-world data shows as a likely scenario for this site.

Comparable Parking Data

Rush Funplex
The Rush Funplex is planning to build a similar entertainment facility in near Coral Canyon in Hurricane, UT. They currently own and operate six similar facilities and have provided parking

data from their Pleasant View, Ut location. The Pleasant View location is located in a comparable area to Hurricane, UT though it is more densely populated. Table 4 shows their data.

Table 4 – Parking Study at Rush Funplex in Pleasant View, UT

Day	10 AM	11 AM	12 AM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
Monday	9	11	11	14	17	19	23	23	25	28	22	19		
Tuesday	8	10	13	13	14	17	24	25	26	26	23	20		
Wednesday	8	8	10	13	13	18	23	25	25	26	21	18		
Thursday	9	9	10	12	14	14	18	21	24	27	24	20		
Friday	10	15	45	75	85	90	80	85	93	105	80	80	60	45
Saturday	15	30	42	56	75	110	95	85	85	90	105	90	85	75
Sunday			25	45	65	105	115	90	80	85	110	115	100	85

The Rush Funplex is a 74,000 SF building that offers similar uses as the Coral Cliffs Entertainment Center (bowling, bumper cars, billiards, laser tag, arcade, and food services). Based on their parking data, their parking lot reaches a peach car count of 115 vehicles during weekend operating hours. This data equates to 1 stall per 643 square feet. Far less than the 1 stall per 300 square feet as required by the city code. It is also important to note that this parking data comes from a similar location in an area with more density than Hurricane Valley.

Coral Cliffs Cinema

A parking study was also performed at the Cinema during the Thanksgiving week, typically the busiest period for the cinema. Table 5 shows that data.

Table 5 – Parking Study at Coral Cliffs Cinema (Nov 19 – Dec 12, 2024)

Car Audit	Count the Number of Cars in the Parking Lot at the Designated Times (Or As Close to The Time as Possible)											
	11/19	11/20	11/21	11/22	11/23	11/24	11/25	11/26	11/27	11/28	11/29	11/30
12:00 PM	10	3	9	11	45	21	5	61	69	107	119	149
1:00 PM	19	10	19	39	67	82	41	72	72	125	182	184
2:00 PM	17	9	23	53	80	104	51	78	89	87	164	156
3:00 PM	12	8	11	70	94	85	47	76	131	84	168	117
4:00 PM	17	16	22	78	115	82	61	86	156	101	183	180
5:00 PM	20	24	29	68	109	48	67	99	148	148	181	195
6:00 PM	21	16	69	105	146	44	83	121	170	172	189	202
7:00 PM	32	30	100	142	152	0	107	147	153	168	192	221
8:00 PM	32	29	113	137	165	0	105	117	162	165	187	186
9:00 PM	10	7	78	117	158	0	81	108	165	154	199	88
10:00 PM	13	15	38	53	65	0	42	41	62	61	68	78
11:00 PM	13	9	27	22	16	0	11	9	38	44	57	28
12:00 AM	2	4	19	6	3	0	2	4	2	5	21	1
TOTAL	218	180	557	901	1215	466	703	1019	1417	1421	1910	1785

	Count the Number of Cars in the Parking Lot at the Designated Times (Or As Close to The Time as Possible)											
	12/1	12/2	12/3	12/4	12/5	12/6	12/7	12/8	12/9	12/10	12/11	12/12
12:00 PM	49	56	17	19	34	16	35	17	8	10	8	12
1:00 PM	181	107	24	28	49	47	42	56	28	7	16	16
2:00 PM	97	78	32	31	58	57	56	53	23	18	18	57
3:00 PM	106	81	28	17	66	59	61	32	25	21	25	59
4:00 PM	69	60	44	27	51	34	74	43	28	30	26	69
5:00 PM	37	80	52	37	65	59	60	21	32	43	31	43
6:00 PM	15	93	64	51	71	81	82	6	42	43	37	32
7:00 PM	0	65	84	54	139	102	100	0	42	40	53	28
8:00 PM	0	66	67	37	121	94	102	0	37	43	33	24
9:00 PM	0	32	38	29	100	84	48	0	29	22	23	15
10:00 PM	0	28	33	16	17	29	23	0	20	18	13	12
11:00 PM	0	10	10	8	6			0				
12:00 AM	0							0				
TOTAL	554	756	493	354	777	662	683	228	314	295	283	367

During this busy period for the cinema the parking maxed out at 221 vehicles on 11/30/24 at 7:00 PM. The original parking requirement for this use was 229 stalls. This number seems to match closely to current site usage. With the parking peaking at 221, we could justify lowering the required stall number of 229 to 225. 225 would allow a few more stalls to be used by the entertainment center while still provided a excess if the peak vehicle surpasses 221 in the future.

Proposed Parking Requirement

Based on the data provided we feel that we could justify lowering the total required parking for the Coral Cliffs Entertainment and Cinema site to 301 stalls. That would include 225 stalls for the cinema and 77 stalls for the entertainment center (46,157 SF/600 SF). The Rush Funplex showed that they only needed enough parking for 1 stall per 647 SF. We adjusted that number to allow for additional parking to provide one stall per 600 SF. Based on these calculations, the current design shows an excess of 132 stalls (see Table 6).

Table 6 – Possible Parking Requirements Based on Parking Data

PARKING CALCS FOR CORAL CLIFFS				
USE	**SIZE OF USE**	**UNIT**	**PARKING REQUIRED**	**TOTAL REQUIRED**
CINEMA	916	SEATS	Based on Site Data	225
GENERAL ENTERTAINMENT	46,157	SF	1 PER 600 SF	77
			TOTAL REQUIRED STALLS	**301**
			TOTAL PROVIDED STALLS	**434**
			EXCESS STALLS	**132**

With an excess of 132 stalls, Interstate rock can now open the parking lot to food trucks like the Pizza Wagon that had previously been located in the area. It may also be possible to build another small commercial site in the parking lot after parking data is collected after the opening of the entertainment center.

However, even though we could justify dropping the required parking for the entertainment center to 77 stalls, we feel that it should be increased to 115 stalls based on the likely needed stalls shown in Table 7 below.

Table 7 – Number of Vehicle Likely for Entertainment Center

Use Area	**Total Likely Vehicles**
Bowling	22
Party Rooms	8
Axe/Knife Throwing	8
Arcade and Games	25
Mini Golf	9
Adult Bar/Restaurant	10
Employees	15
Groups waiting for timeslot	15
Total	**112 (Rounded Up to 115)**

With those numbers we propose that the required parking for the Coral Cliffs Entertainment Center and Cinema be set to 340 stalls (115 entertainment center and 225 cinema).

Table 8 – Proposed Parking Requirements Based on Parking Data

PARKING CALCS FOR CORAL CLIFFS				
USE	**SIZE OF USE**	**UNIT**	**PARKING REQUIRED**	**TOTAL REQUIRED**
CINEMA	916	SEATS	Based on Site Data	225
GENERAL ENTERTAINMENT	N/A	N/A	SEE TABLE 7	115
			TOTAL REQUIRED STALLS	**340**
			TOTAL PROVIDED STALLS	**434**
			EXCESS STALLS	**94**

We appreciate your time and consideration of this request and would welcome the opportunity to discuss it further. Please feel free to contact me at your earliest convenience.

Sincerely,

Jeffrey Thomas
Design Manager
Interstate Rock Products Inc.
801-834-1740
Jeff.Thomas@interstaterock.com

OVERALL SITE PLAN

CORAL CLIFFS FAMILY FUN CENTER

WARRANTY DEEDS
THE PROJECT IS CONTAINED WITHIN THE EAST PORTION OF H-3-1-34-3141 AND THE SOUTHER PORTIONS OF H-3-1-34-32011 & H-3-1-34-3200

A RECORD OF SURVEY WITH THE LOT LINE ADJUSTMENT WILL BE CREATED TO SHOW THE CHANGES.

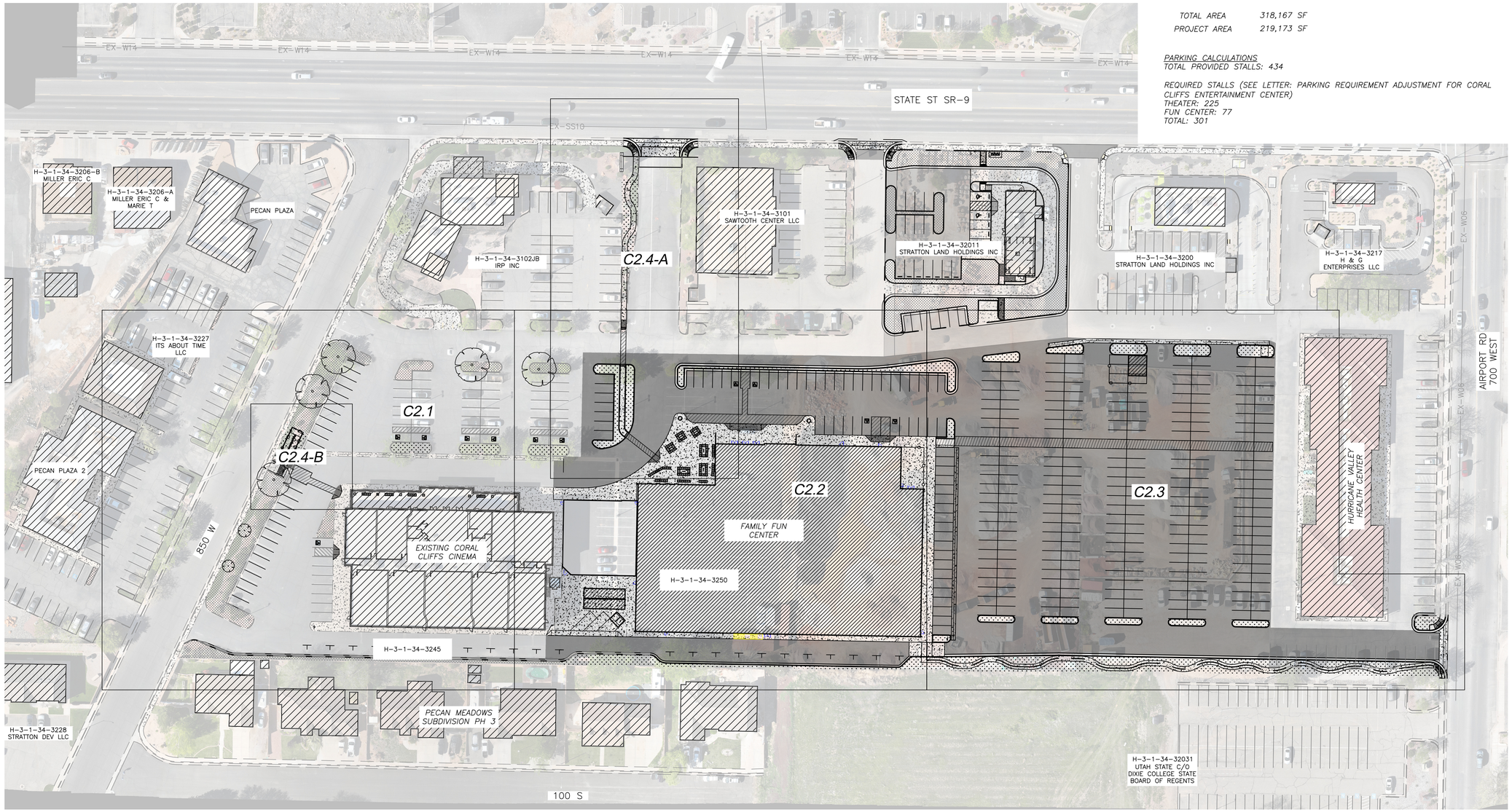
LANDUSE

DEFINITION	EXISTING (SF)	PROPOSED (SF)	TOTAL (SF)
BUILDING	25,079	46,157	71,237
CONCRETE	10,468	25,107	35,575
ASPHALT	55,181	129,315	184,496
LANDSCAPE	8,266	13,478	21,744

TOTAL AREA	318,167 SF
PROJECT AREA	219,173 SF

PARKING CALCULATIONS
TOTAL PROVIDED STALLS: 434

REQUIRED STALLS (SEE LETTER: PARKING REQUIREMENT ADJUSTMENT FOR CORAL CLIFFS ENTERTAINMENT CENTER)
THEATER: 225
FUN CENTER: 77
TOTAL: 301



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-50 0 50 100
SCALE: 1"=50'

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PROFESSIONAL ENGINEER
2/11/2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
OVERALL SITE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

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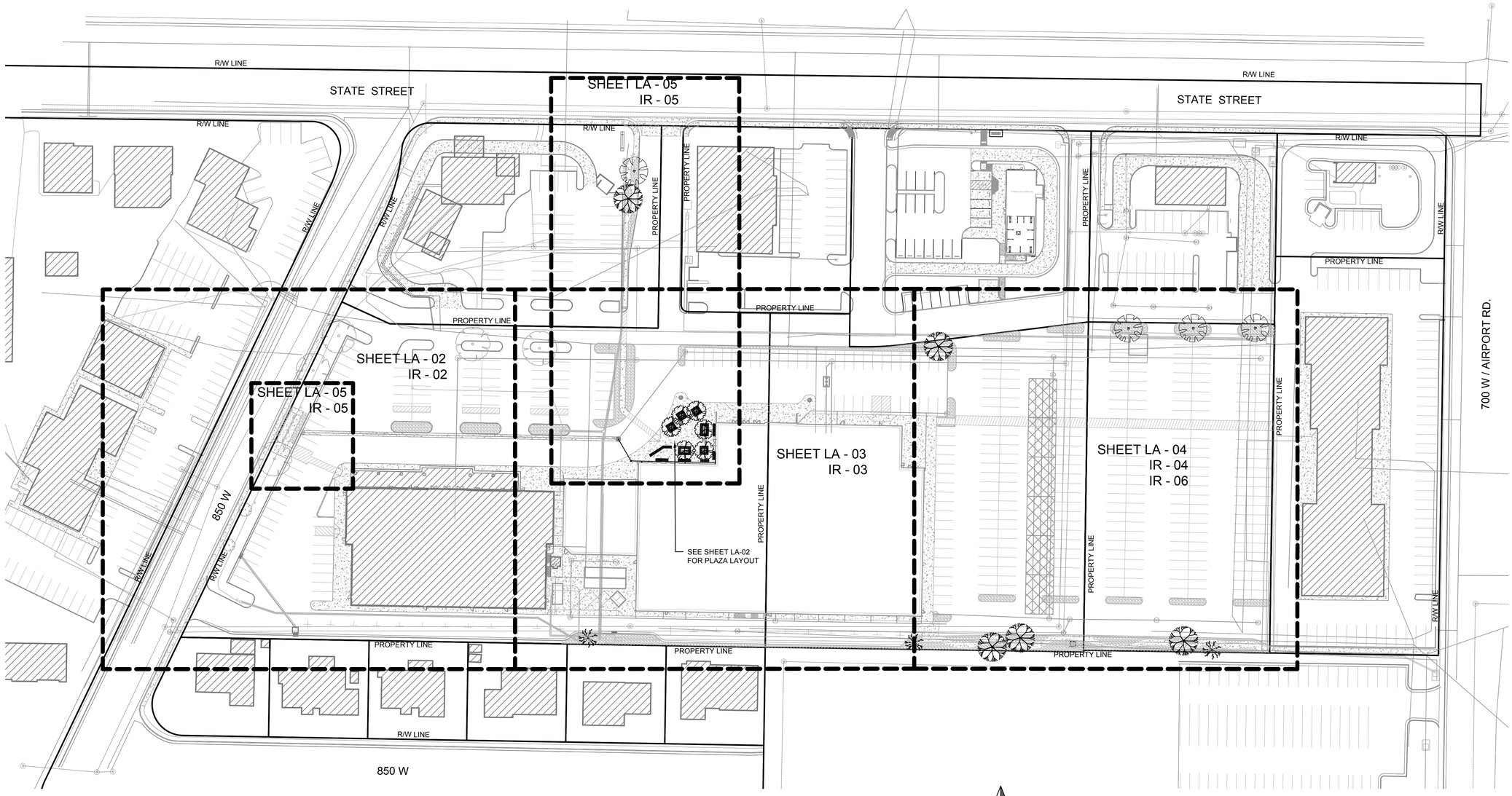
DATE 10 FEB 2025
PROJ. # 06.024.055
PAGE # C2.0

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Products\01.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Site Plan.dwg TIME:11 February 2025

LANDSCAPE OVERALL PLAN

CORAL CLIFFS FAMILY FUN CENTER



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50 0 50 100 150

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LANDSCAPE OVERALL PLAN

CORAL CLIFFS FAMILY FUN CENTER

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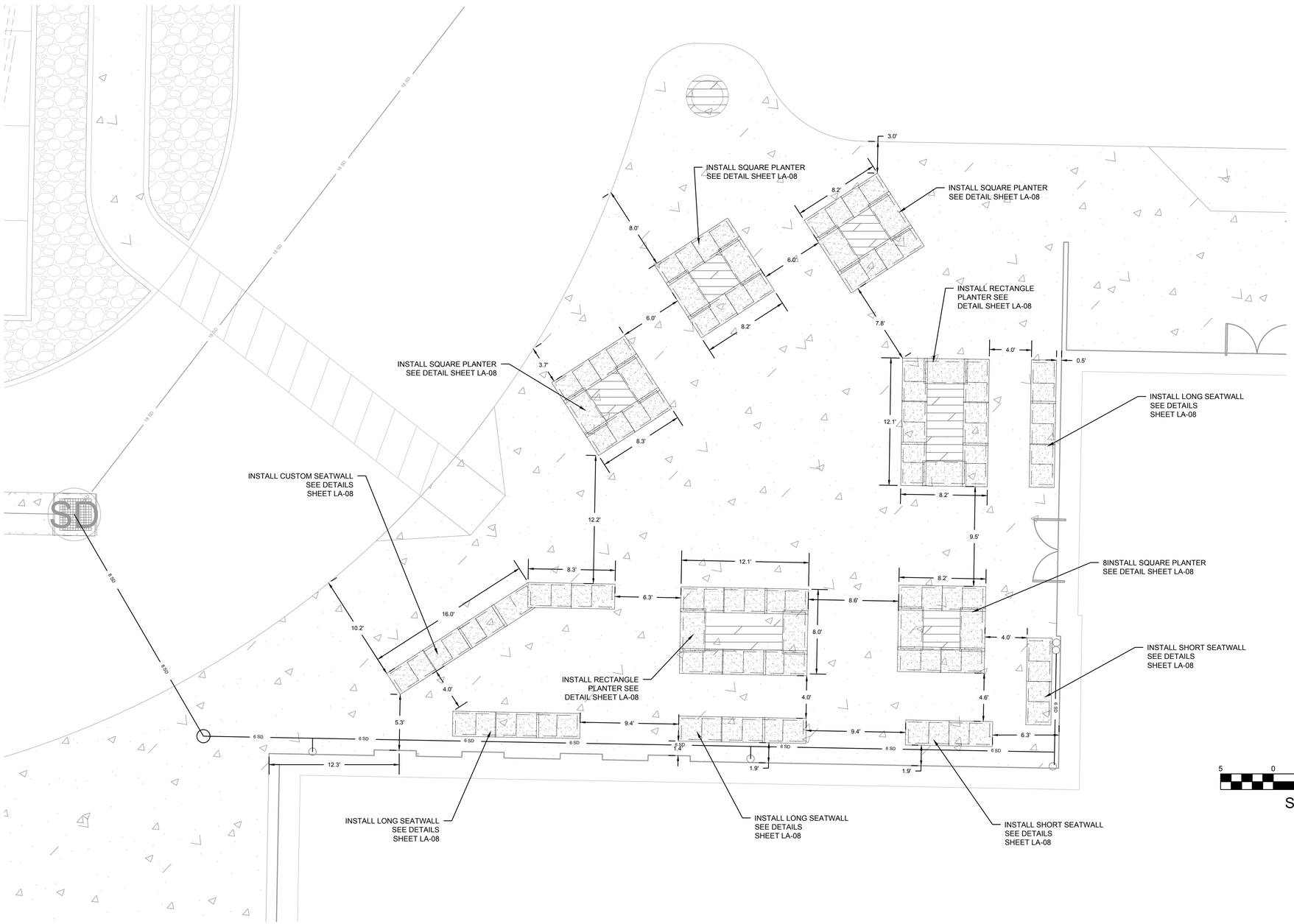
PLAZA LAYOUT PLAN

CORAL CLIFFS FAMILY FUN CENTER



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PLAZA LAYOUT PLAN

CORAL CLIFFS FAMILY FUN CENTER

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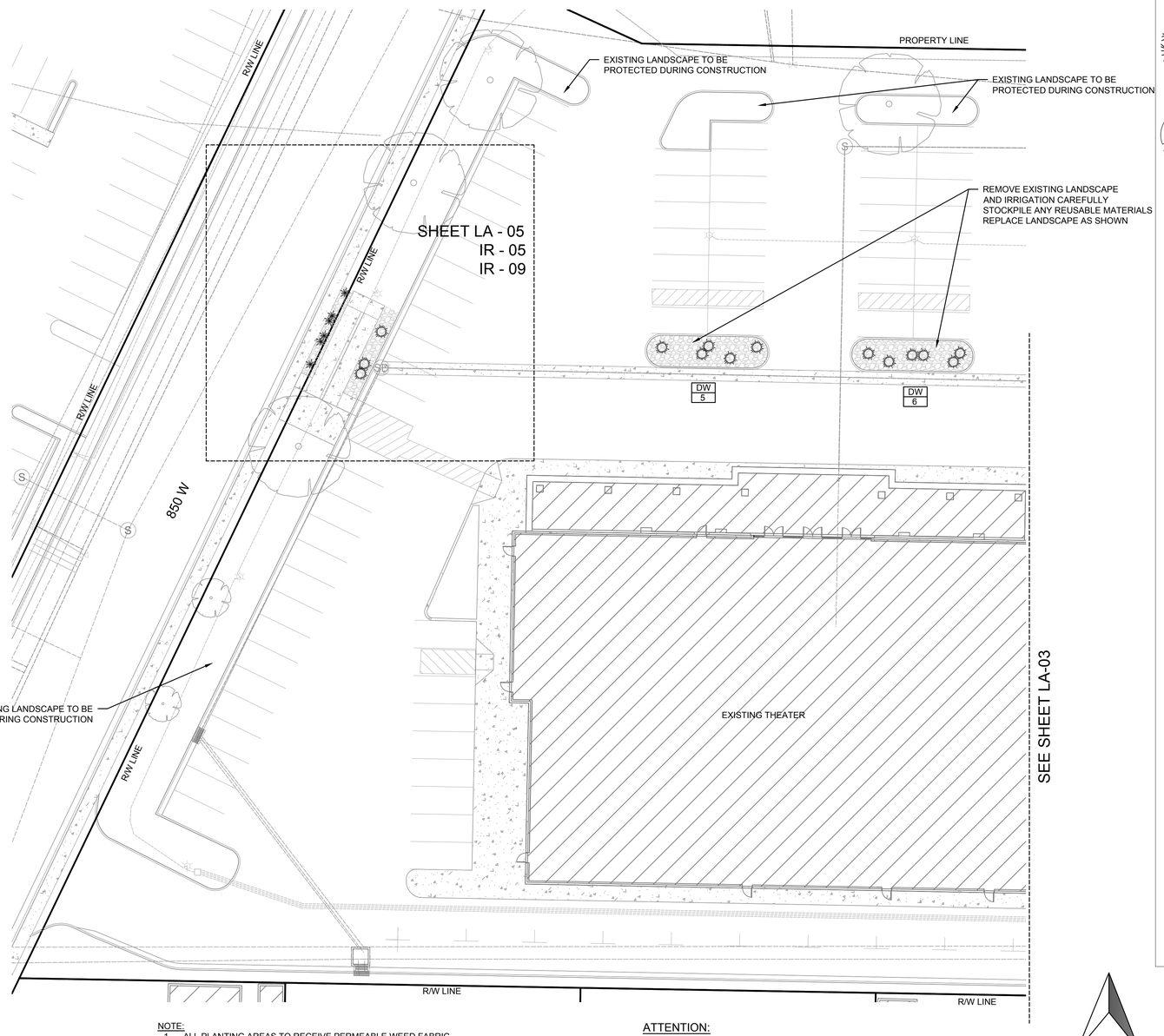
LA-02

LANDSCAPE PLAN

CORAL CLIFFS FAMILY FUN CENTER



NOTE:

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N

20 0 20 40 60

Scale 1" = 20'

PLANT LEGEND

TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	IRRIGATION TYPE
PC	5	Prosopis chileansis	Chilean Mesquite	2"-CAL (30Hx40W)	A
CL	4	Chilopsis linearis	Desert Willow	2"-CAL (30Hx20W)	A
PF	6	Parkinsonia florida	Palo Verde	2"-CAL (25Hx20W)	A
PN	3	Pinus nigra	Austrian Pine	7-8 Feet Tall (50Hx20W)	A

SHRUBS/GRASSES

DW	82	Dasylirion wheelerii	Desert Spoon	5 GAL (4Hx5W)	B
PR	36	Perovskia atriplicifolia	Russian Sage	1 GAL (4Hx4W)	C
GL	53	Guara lindheimeri	Whirling Butterflies	5 GAL (4Hx5W)	B
CE	65	Calliandra eriophylla	Fairy Duster	5 GAL (3Hx3W)	B
NT	14	Nassella tenuissima	Mexican Feather Grass	5 GAL (2Hx31.5W)	B

GROUND COVERS/PERENNIALS

CS	7	Coreopsis spc.	Coreopsis varieties	1 GAL (2Hx3W)	B
LS	67	Lantana spp.	Lantana	1 GAL (2Hx4W)	C
PS	72	Penstemon spp.	Penstemon	1 GAL (3Hx18"W)	C
GP	66	Gaillardia pinnatitida	Blanket Flower	1 GAL (2Hx2W)	C

11,648 SF — ¾" - 1½" Rock Mulch 3" deep - Color selected by Interstate Rock

114 SF — 3" Deep Shredded Bark Mulch - color selected by owner

D/R: Drought Tolerant

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CHECKED BY ___

INTERSTATE ROCK
LANDSCAPE PLAN
CORAL CLIFFS FAMILY FUN CENTER

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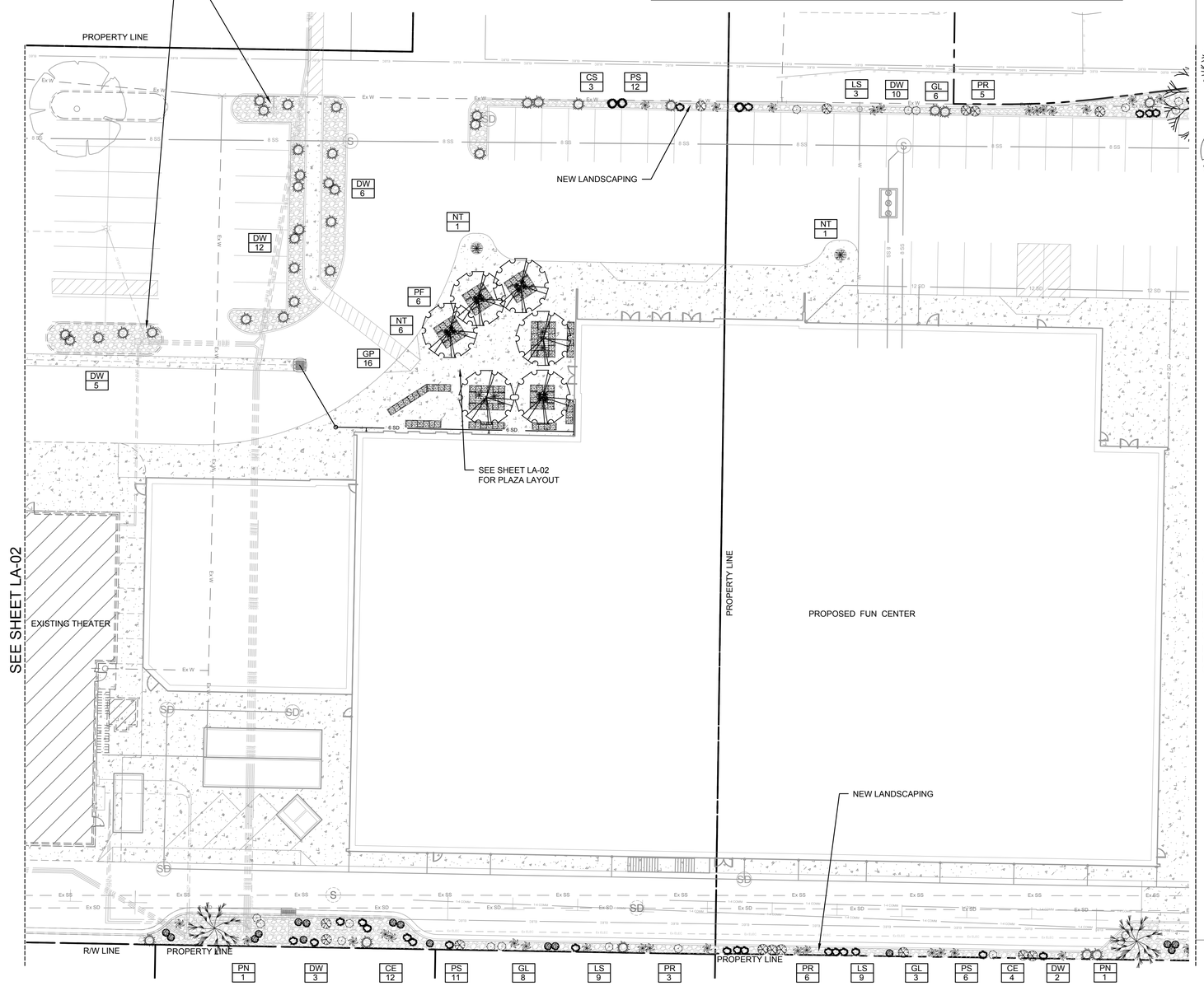
LANDSCAPE PLAN

CORAL CLIFFS FAMILY FUN CENTER



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114 SF — 3" Deep Shredded Bark Mulch - color selected by owner

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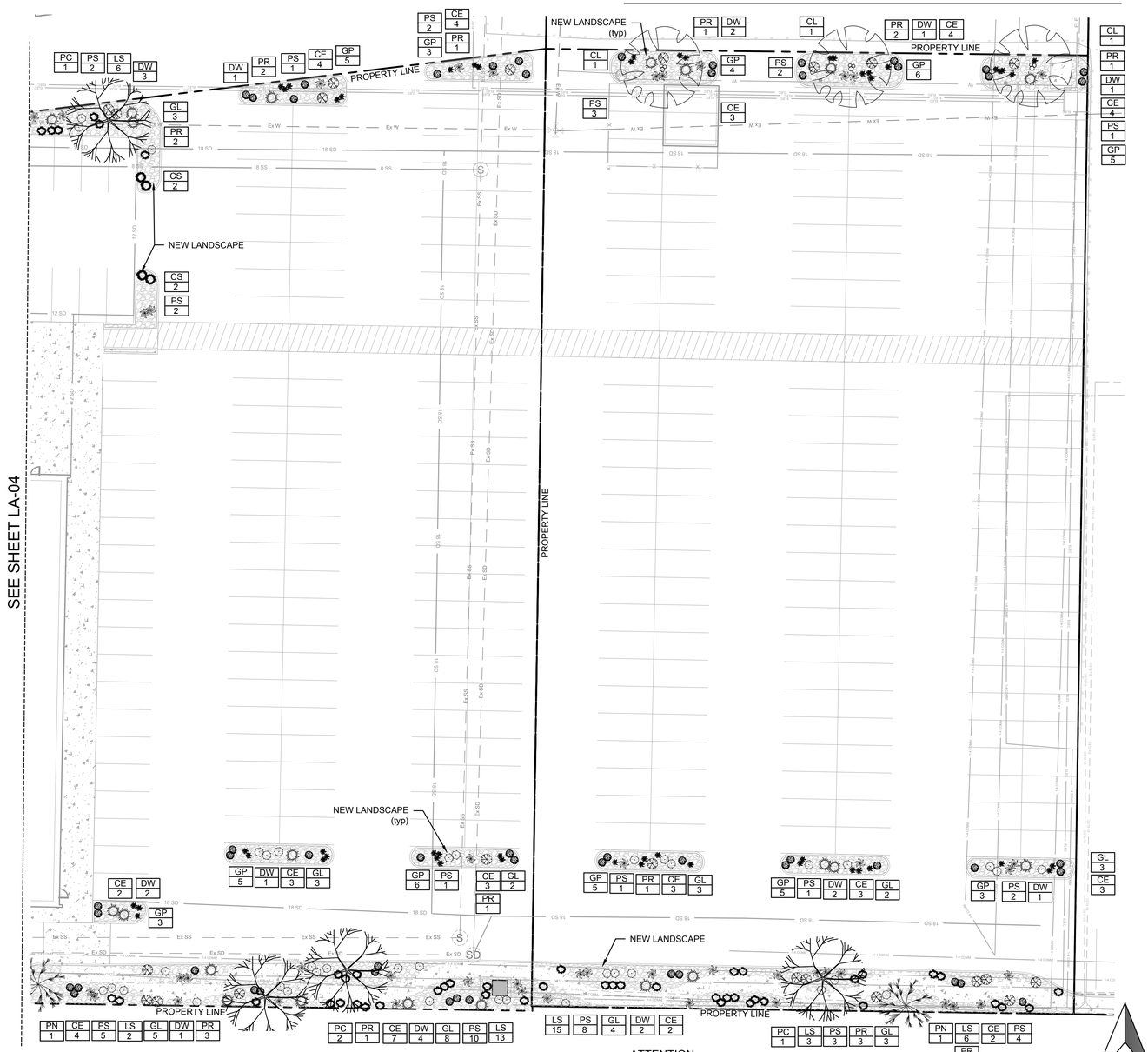

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D/R: Drought Tolerant

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FAÇADE LIGHTING						
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	CONTROL	WATTS	VOLTAGE
WP1	EXTERIOR WALL PACK, WIDE THROW DISTRIBUTION	LITHONIA	DSXW2 LED 30C 700 40K T2M MVOLT DBLXD	SWITCHING	71	277V
WP2	EXTERIOR WALL PACK, NORMALLY OFF WITH EMERGENCY BATTERY PACK	LITHONIA	AFB OEL DDBTWD UVOLT N WT CW	SWITCHING	2.5	277V

GENERAL NOTES

1 COORDINATE PURCHASING OF FIXTURES WITH OWNER
2 PROVIDE UNSWITCHED CONSTANT HOT WIRE TO ALL EXIT SIGNS AND FIXTURES WITH EMERGENCY BATTERY PACKS.

SITE PLAN GENERAL NOTES

A ALL LIGHTING AND POWER CONDUCTORS SHALL BE INSTALLED BETWEEN 24" (MINIMUM) AND 36" (MAXIMUM) BELOW FINISH GRADE.

B ALL COMMUNICATION CONDUITS AND CABLES SHALL BE INSTALLED 36" (MINIMUM) BELOW FINISHED GRADE.

C ALL CONDUCTORS FOR EXTERIOR LIGHTING AND POWER CIRCUITS SHALL BE #10 AWG MINIMUM.

D CONTRACTOR SHALL COORDINATE EASEMENT OF CENTERLINE OF UNDERGROUND PRIMARY WITH UTILITY COMPANY PRIOR TO ANY CONSTRUCTION IS STARTED.

E CONTRACTOR AND SURVEYOR SHALL COORDINATE PLACEMENT AND ROUTING OF CONDUITS WITH UTILITY COMPANY PRIOR TO INSTALLATION. COORDINATE EXACT CONDUIT SIZES AND QUANTITIES WITH UTILITY COMPANY PRIOR TO INSTALLATION.

F THE ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON THE INFORMATION AVAILABLE AT THE TIME OF DESIGN. SPECIFIC JOB SITE CONDITITIONS SHALL BE FIELD VERIFIED. THE ELECTRICAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE COMPANIES INVOLVED.

SITE PLAN GENERAL NOTES

G THE CONTACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ANY/ALL EXISTING UTILITY SERVICES AND EQUIPMENT, AND THE PROPOSED LOCATIONS OF ALL NEW UTILITY SERVICES AND EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR THE CONTRACTOR'S UNFAMILIARITY WITH EXISTING CONDITIONS, REQUIREMENTS OF THE NEW PROPOSED LOCATIONS, AND/OR FAILURE TO COORDINATE PROPER LOCATIONS FOR NEW INSTALLATION.

H THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRICAL CODE ENFORCEMENT AUTHORITIES AND THE LOCAL FIRE MARSHAL. VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH/INSTALL ALL ELECTRICAL ITEMS NECESSARY FOR PROPER INSTALLATION IN STRICT ACCORDANCE WITH THE GUIDELINES AND INTERPRETATIONS SET FORTH BY THESE GOVERNING LOCAL AUTHORITIES BEYOND THOSE SET FORTH IN THE NEC AND NFPA. NO ALLOWANCES WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO COORDINATE WITH ALL SUCH REQUIREMENTS WITH SAID LOCAL AUTHORITIES.

I CONTRACTOR TO LIMIT ALL BRANCH CIRCUITRY TO 3% VOLTAGE DOP.

J CONTRACTOR TO LIMIT ALL FEEDERS TO 2% VOLTAGE DOP.

K MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 1".

ELECTRICAL KEY NOTES

1 LOCATIONS OF ELECTRICAL CONNECTIONS FOR COMPACTOR MUST BE CAREFULLY COORDINATED WITH COMPACTOR VENDOR. CONTACT COMPACTOR VENDOR FOR DIMENSIONED DRAWINGS OF ELECTRICAL CONNECTIONS PRIOR TO ROUGH IN. PROVIDE NEMA 3R DISCONNECT SWITCHES AS REQUIRED.

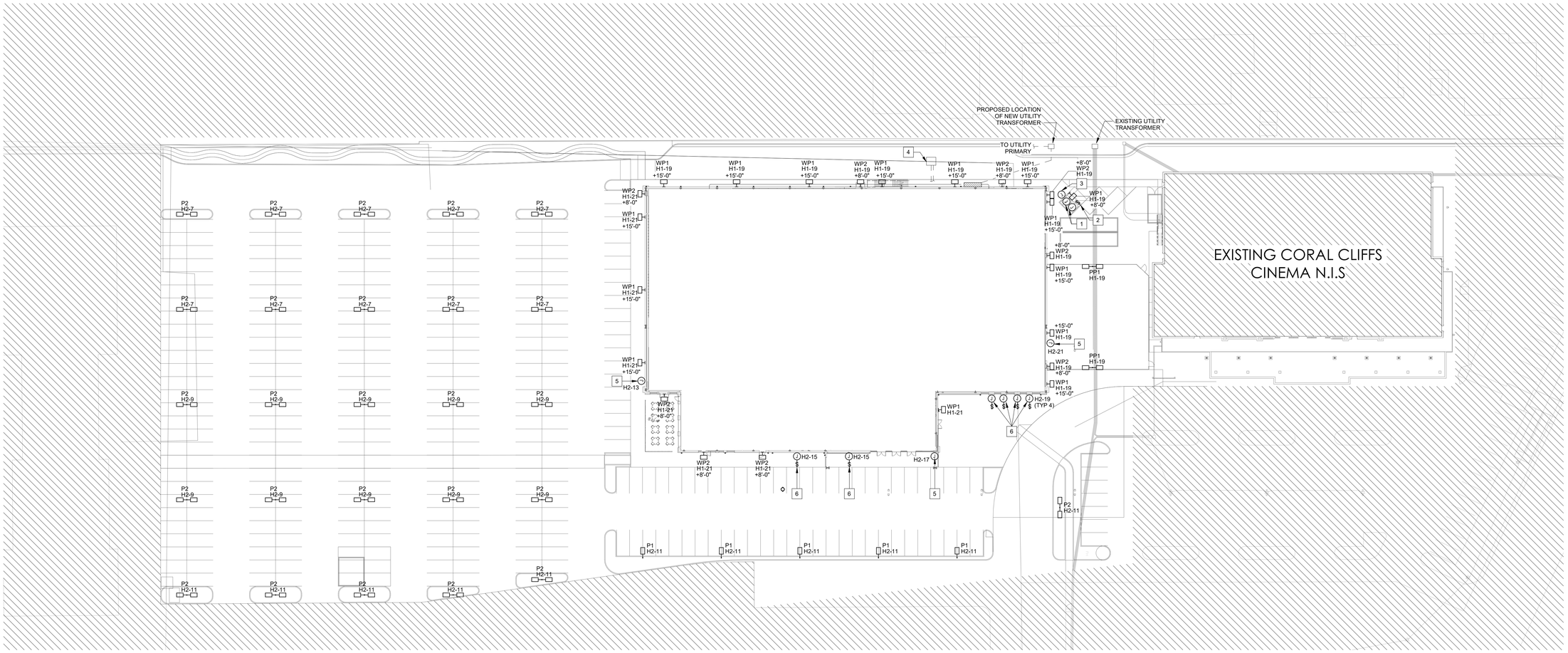
2 WEATHERPROOF KEYED ON/OFF SWITCH PROVIDED WITH COMPACTOR. COORDINATE FINAL LOCATION WITH VENDOR.

3 PROVIDE WEATHERPROOF JUNCTION BOX AND 20A 2 POLE DISCONNECT SWITCH FOR IRRIGATION CONTROLLER POWER. COORDINATE FINAL LOCATION WITH CIVIL ENGINEER AND ARCHITECT.

4 EXISTING TELECOM UTILITY LINE. PROVIDE PULL BOX WITH AASHTO H10 HEAVY DUTY LID. PROVIDE (2) 4" CONDUITS WITH PULL STRINGS FROM PULLBOX AND STUB INTO MDF ROOM. COORDINATE FINAL PULLBOX LOCATION AND REQUIREMENTS WITH CIVIL ENGINEER AND TELECOM PROVIDER. REFER TO CIVIL DRAWINGS FOR UTILITY COMMUNICATIONS DEMARK LOCATION AS REQUIRED.

5 CONNECTION POINT FOR EXTERIOR STRIP LIGHTING. COORDINATE FINAL CONNECTION AND DRIVER REQUIREMENTS WITH SIGN VENDOR, ARCHITECT, AND OWNER'S CONSTRUCTION MANAGER.

6 POWER FOR SIGNS SHOWN FOR REFERENCE ONLY. VERIFY FINAL LOCATION WITH SIGN VENDOR AND ARCHITECT. COORDINATE FINAL POWER AND DISCONNECTING REQUIREMENTS WITH SIGN VENDOR PRIOR TO BID. PROVIDE LOCAL DISCONNECTS AS REQUIRED.



1 **ELECTRICAL SITE PLAN**
1" = 30'-0"

bcDESIGNGROUP
12101 W 110th Street, Suite 100
Overland Park, KS 66210
913.232.2123

Project Team:

bc Design Group
12101 W 110th St, Suite 100 | Overland Park, KS 66210
913.232.2323

Dialectic Engineering
310 W. 20th Street, Suite 100 | Kansas City, MO 64108

Wallace Design Collective
1703 Wyandotte Street, Suite 200 | Kansas City, MO 64108

Katom Restaurant Supply Inc
305 KaTom Drive - Kodak, TN 37764

Project Title:
OWNER
CORAL CLIFFS FEC
835 W STATE ST, HURRICANE, UT 84737

REVIEW SET ONLY. NOT FOR CONSTRUCTION

Issue Date: 06.14.2024
Issue: Date:

Drawn by: Author
Project Number: 00000.100

E100
ELECTRICAL SITE PLAN

Dialectic ENGINEERING
Dialectic, Inc.
310 W 20th Street, Suite 100
Kansas City, MO 64108
T 816-997-9601
F 816-997-9602
DialecticEng.com

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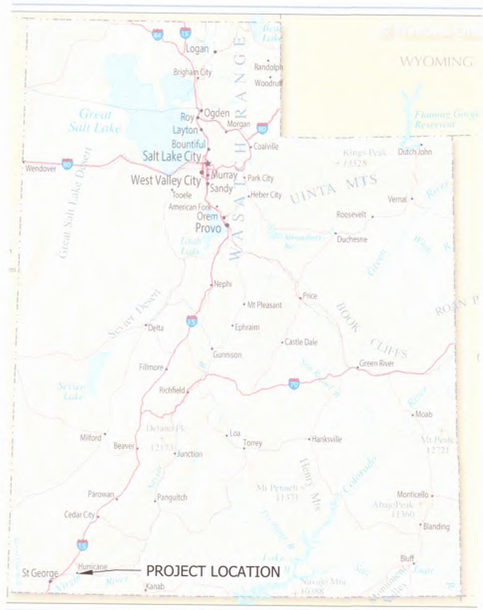
Project # : 01202402.03

DD PACKAGE

CONSTRUCTION PLANS FOR:
CORAL CLIFFS FAMILY FUN CENTER

NORTH EAST CORNER OF SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, HURRICANE, UTAH



APPROVALS

ENTITY	SIGNATURES	DATE
LUMEN		4/9/25
TDS	Sheila Turner	4-9-25
INFOWEST		4/9/25
EMBRIDGE GAS		4/10/25
FIRE		4-9-25
ASH CREEK SSD	Amber Gillette	4/9/25
WCWCD		4/9/25
WATER		4-9-25
POWER		4-9-25
PARKS	Dave Bonney	4/9/25
STREETS		4/9/25
GIS		4/9/25
PLANNING		4/9/25
CITY ENGINEER		4/8/25
PUBLIC WORKS		4/10/25

PROJECT DETAILS:

OWNER/APPLICANT:
THE OWNER FOR THIS PROJECT IS:
INTERSTATE ROCK PRODUCTS
CONTACT: CHASE STRATTON
42 SOUTH 850 WEST, HURRICANE, UT, 84737
(435) 635-2628 (OFFICE)

PLANS PREPARED BY:
THE ENGINEER FOR THIS PROJECT IS:
INTERSTATE ROCK PRODUCTS
CONTACT: TRACE ALLEN
42 SOUTH 850 WEST HURRICANE, UTAH 84737
(435)635-2628 (OFFICE)

GEOTECHNICAL ENGINEERING BY:
LANDMARK TESTING
PROJECT NO.: 240233
DATE: 2024 MAY 14

PROJECT LOCATION:
APPROX. ADDRESS: 765 WEST STATE STREET
PLAT: NE COR OF SW 1/4 OF SEC 34, T41S, R13W, SLB&M
ASSESSOR PARCEL: H-3-1-34-3250, H-3-1-34-3245, H-3-1-34-3102 & HURRICANE VALLEY HEALTH CENTER COMMON AREA

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
SITE PLAN	
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	SITE PLAN
C2.4	SITE PLAN
EXISTING CONDITIONS	
C3.0	EXISTING CONDITIONS OVERALL
C3.1	EXISTING CONDITIONS – DEMOLITION PLAN
C3.2	EXISTING CONDITIONS – DEMOLITION PLAN
C3.3	EXISTING CONDITIONS – DEMOLITION PLAN
C3.4	EXISTING CONDITIONS – DEMOLITION PLAN
UTILITY PLAN	
C4.0	UTILITY OVERALL PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C4.3	UTILITY PLAN
C4.4	ELECTRICAL PLAN
GRADING PLAN	
C5.0	GRADING OVERALL PLAN
C5.1	GRADING PLAN
C5.2	GRADING PLAN
C5.3	GRADING PLAN
C5.4	GRADING PLAN
C5.5	RAMP SECTION DETAILS
DRAINAGE PLAN	
C6.0	DRAINAGE OVERALL PLAN
C6.1	DRAINAGE PLAN
C6.2	DRAINAGE PLAN
C6.3	DRAINAGE PLAN
C6.4	DRAINAGE PLAN
C6.5	DRAINAGE PLAN
C6.6	
C6.7	DRAINAGE SUMMARY & ORIFICE CALCULATION
C6.8	
Plan and Profiles – Grading	
PP1.0	C&G FROM 850 WEST
PP1.1	C&G TO 700 WEST
PP1.2	C&G TO 700 WEST
PP2.0	SIDEWALK TO 700 WEST
PP2.1	SIDEWALK TO 700 WEST
PP2.2	SIDEWALK FROM SR-9
Plan and Profile – Sewer	
PP3.0	24 EXISTING SEWER MAIN
PP3.1	24 EXISTING SEWER MAIN
PP3.2	24 EXISTING SEWER MAIN
PP3.3	CINEMA SEWER SERVICE REROUTE
PP3.4	FFC SEWER REROUTE
PP3.5	FFC SERVICE & GREASE INTERCEPTOR
3.6	FFC REAR SERVICE
Plan and Profile – Drainage	
PP4.0	EXISTING 60 DRAINAGE MAIN
PP4.1	EXISTING 60 DRAINAGE MAIN
PP4.2	EXISTING 60 DRAINAGE MAIN
PP4.3	FFC REAR DRAIN MAIN
PP4.4	FFC REAR DRAIN MAIN
PP4.5	FFC REAR DRAIN MAIN
PP4.6	FFC MAIN DRAIN LINE
PP4.7	FFC MAIN DRAIN LINE
PP4.8	NE AND NW DRAIN LINES FFC
PP4.9	SOUTH DRAINAGE LINES
PP4.10	EAST PARKING DRAIN LINES
PP4.11	BASIN DRAIN LINES
PP4.12	BASIN DRAIN LINES
Details	
DT1.0	SITE DETAIL
DT1.1	SITE DETAIL
DT1.2	SITE DETAIL
DT2.0	STORM DRAIN DETAIL
DT2.1	STORM DRAIN DETAIL
DT2.2	STORM TECH DETAIL
DT2.3	STORM TECH DETAIL
DT3.0	WATER DETAIL
DT3.1	WATER DETAIL
DT4.0	POWER DETAIL
DT4.1	
DT5.0	SEWER DETAIL
DT6.0	ADA DETAIL
Landscaping	
LA 001	LANDSCAPE & IRRIGAITON SPECIFICATIONS
LA 01	LANDSCAPE OVERALL PLAN
LA 02	PLAZA LAYOUT
LA 03	LANDSCAPE PLAN
LA 04	LANDSCAPE PLAN
LA 05	LANDSCAPE PLAN
LA 06	LANDSCAPE PLAN
LA 07	LANDSCAPE DETAILS
LA 08	PLANTER & SEATWALL DETAILS
IR 01	IRRIGATION OVERALL PLAN
IR 02	IRRIGATION PLAN
IR 03	IRRIGATION PLAN
IR 04	IRRIGATION PLAN
IR 05	IRRIGATION PLAN
IR 06	DEEP ROOT ZONE IRRIGATION PLAN
IR 07	IRRIGATION DETAILS
IR 08	IRRIGATION DETAILS

EARTHWORK VOLUMES

LOCATION	AREA (SF)	CUT (CY)	FILL (CY)	NET (CY)
SITE	217943	4846	3015	1831 CUT

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTM'S), OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED FINISH-GRADE SURFACE. THE PROPOSED FINISH-GRADE SURFACE CONTAINS THE VOLUMES OF THE PROPOSED IMPROVEMENTS; ASPHALT, CURB AND GUTTER, SIDEWALK, WATERWAYS, HANDICAP RAMPS AND BASE COURSE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEO-TECHNICAL REPORT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION & SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS ACCOUNTED FOR IN THE FINISHED-GRADE SURFACE; INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

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

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
COVER SHEET
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C1.0

APR 10 2025
APR 01 2025

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Cover Hurricane.dwg TIME: 2 April 2025

DUST CONTROL NOTES:

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 EQUIPMENT PENETRATION.
3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
4. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

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

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY DESIGN AND CONSTRUCTION STANDARDS, ASH CREEK SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS, AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE INTERNATIONAL BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES.
2. TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
3. NOTIFY BLUE STAKES OF UTAH FOR EXISTING UTILITY LOCATION MARKING PRIOR TO ANY EXCAVATION. CONTACT PHONE: 811 OR (800)662–4111.
4. TRENCHES IN WHICH WATER, SEWER, OR OTHER UTILITIES LINES HAVE BEEN INSTALLED OR UNCOVERED SHALL NOT BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED BY THE CITY, ASH CREEK SPECIAL SERVICE DISTRICT, OR UTILITY PROVIDER. CITY SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
5. ALL CONSTRUCTION TO BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE WRITTEN APPROVAL OF THE CITY ENGINEER AND/OR ASH CREEK SPECIAL SERVICE DISTRICT AS APPLICABLE.
6. LOCATE ALL OVERHEAD INTERFERENCES WHICH AFFECT CONSTRUCTION OPERATIONS. TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO OVERHEAD INTERFERENCES. LOCATION AND PROTECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER OR TELECOMMUNICATION LINES. PROTECT THE SAFETY OF PUBLIC, PERSONNEL, AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY ASSOCIATED WITH THESE ITEMS.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT–OF–WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND INGRESS / EGRESS.
10. TAKE ALL PRECAUTIONS TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENT DISTURBED SHALL BE REPLACED AND/OR ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED PROFESSIONAL SURVEYOR.

CONSTRUCTION NOTES:

1. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY [435–635–2811], OF THE "INTERNATIONAL BUILDING CODE", 2011 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN ANY GEOTECHNICAL INVESTIGATION REPORTS.
2. ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE FIELD ENGINEER TO VERIFY SUBSOIL 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 CLEAN CONDITIONS ON THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES.
4. PROJECT SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
5. CONTRACTOR IS RESPONSIBLE AND REQUIRED TO OBTAIN THEIR OWN UPDES/NOI PERMITS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL AND ANY SWPPP REQUIREMENTS.
7. PRIOR TO AND DURING COMPACTION OPERATIONS, ALL BACKFILL MATERIAL SHALL HAVE THE REQUIRED MOISTURE CONTENT UNIFORM THROUGHOUT EACH LAYER.
8. ALL NON–ROADWAY DUST CONTROL MATERIAL SHALL BE FIRMLY PLACED AND COMPACTED TO A 3" CRUST AT 5% OVER OPTIMUM, AND ALL GRADING SHALL BE COMPACTED TO 95%.
9. ALL RIP–RAP ROCK SHALL BE APPROVED BY OWNER.
10. CONTRACTOR MUST COORDINATE WITH OTHER CONTRACTORS WORKING IN AREAS.
11. CONTRACTORS MUST PROTECT EXISTING FACILITIES.
12. ALL SITE BLASTING MUST OCCUR DURING DAYLIGHT HOURS AND HAVE A DUST CONTROL PLAN PROVIDED BY THE CONTRACTOR.

GENERAL UTILITY NOTES

1. ALL UTILITY LINES SHALL CONFORM TO HURRICANE CITY CONSTRUCTION STANDARDS.
2. CONTRACTOR SHALL NOTIFY HURRICANE CITY AT LEAST 24 HOURS IN ADVANCE FOR ANY UTILITY CONNECTIONS TO EXISTING UTILITIES.
3. NO NEW UNDERGROUND UTILITIES SHALL BE BACKFILLED UNTIL INSPECTED BY OWNER AND/OR HURRICANE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS IN ADVANCE.
4. EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, OR SHOWN INCORRECTLY. CONTRACTOR TO BLUE STAKE EXISTING UTILITIES PRIOR TO EXCAVATION TO VERIFY LOCATION.
5. CONTRACTOR SHALL POTHOLE ALL CRITICAL UTILITY CROSSINGS AT LEAST 500 FEET PRIOR TO CONSTRUCTION AT THE CROSSING AREA.
6. CONTRACTOR RESPONSIBLE TO RAISE/LOWER ALL EXISTING CLEANOUTS, MANHOLES, & VALVES AND PROVIDE ALL APPURTENANCES AS REQUIRED TO MATCH FINISH GRADE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE INTERIOR OF ALL PIPE BE CLEAR OF DEBRIS INCLUDING SOIL, ROCKS, TRASH, ETC. IT IS RECOMMENDED THAT THE ENDS OF THE PIPE BE COVERED IN CASE OF STORM RUNOFF OR UTILITY BREAKAGE. ANY CLEANING OF THE PIPE INTERIOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
8. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.

HURRICANE POWER NOTES
1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS.
3. PRE–APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435–635–5536.
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BARE RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IN ON THE NORTH AND WEST SIDES OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING EASEMENTS.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE
10. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
11. DEVELOPERS WILL BE INVOICED A TERMINATION FEE AT THE AMOUNT OF $126.00 PER PRIMARY ELBOW.
12. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS.
13. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRECAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
14. HURRICANE CITY POWER WILL NEED TO KNOW THE MAIN PANEL SERVICE SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
15. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANELS IS 2", 3" AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 mcm ALUMINUM.
16. A DIRT PAD LEVEL WITH SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OR CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
17. AN INVOICE WILL BE SENT AT TIME OF PUNCH–LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
18. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS OR METALLIC STICKERS TO THE APPROPRIATE UNIT.
19. POWER ON THE NORTH DRIVE WILL HAVE TO BE INSTALLED AND FINISHED SO THAT HURRICANE POWER CAN REMOVE CURRENT FEED TO PARTS STORE. THIS WILL ALLOW DIGGING FOR FOOTINGS ON THE NEW BUILDING WITHOUT ENERGIZED POWER LINES.
20. POWER OUTAGES TO EXISTING BUILDINGS SHALL BE KEPT TO A MINIMUM. INTERSTATE WILL WORK WITH HURRICANE POWER TO ENSURE THE TIMELINE AND SEQUENCING IS CORRECT.

HURRICANE CITY WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 508.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HUURRICANE CITY BACKFLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE SHOWN ON THE DETAILS. USE MEGA–LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER TEH PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 5" 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 OOR UN–USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVED 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 LEST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOUR 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 EXISTING WATER FACILITIES.
14. GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

ASH CREEK SPECIAL SERVICE DISTRICT

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 2'x3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED–CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS

INFOWEST CATV/FIBER OPTIC NOTES

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

TDS, CATV/BROADBAND NOTES

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

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

ENBRIDGE GAS NOTES

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

HURRICANE VALLEY FIRE DISTRICT NOTES
1. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL–WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT.
2. FIRE HYDRANT MUST PRODUCE A MINIMUM OF 1000 GPM. (2021 IFC APPENDIX B)
3. HYDRANT SPACING PER 2021 IFC APPENDIX C.
4. BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED.
5. HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED
6. KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS.
7. FDC MUST BE REMOTE. OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT AND EQUIPPED WITH KNOX CAPS.
8. UNDERGROUND FLUSH MUST BE WITNESSED BY HVFSSD.
9. FIRE HYDRANTS MUST MAINTAIN 3' CLEAR AROUND HYDRANT. NO FENCES OR SHRUBS SHALL BE WITHIN 3'.

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
SURVEY MONUMENTS					
SECTION CORNER AS NOTED			CLASS II MONUMENT		
CLASS I MONUMENT			PROPERTY CORNER		
GRADING & STORM DRAIN					
MINOR CONTOUR (1' OR 2')			TBC ELEVATIONS	TBC:100.00	TBC:100.00
MAJOR CONTOUR (5' OR 10')	1000	1000	WALL ELEVATIONS	TOW: 100.00 BOW: 100.00	TOW: 100.00 BOW: 100.00
STORM DRAIN PIPE		EX-SD	MANHOLE	SD	SD
FLOWLINE			CURB INLET		
SURFACE FLOW DIRECTION	-2.00%		AREA DRAIN / DROP INLET		
REDI ROCK RETAINING WALL			CMU BLOCK RETAINING WALL		
UTILITIES					
NATURAL GAS LINE	GAS	GAS	SANITARY SEWER PIPE	SS	SS
TELEPHONE LINE	T	T	SEWER MANHOLE	S	S
CABLE TV LINE	CTV	CTV	SEWER CLEANOUT		
FIBER OPTIC LINE	FO	FO	CULINARY WATER	W	W
TELEPHONE PEDISTAL	T	T	IRRIGATION WATER	IRR	IRR
CTV PEDISTAL	C	C	FIRE HYDRANT		
VAULT			VALVE	GV	
TRANSFORMER			OVERHEAD POWER	OHP	OHP
SECONDARY BOX			POWER	P	P
STREET LAMP			POWER VAULT	3-PHASE VAULT	3-PHASE VAULT
ROADWAY					
ASPHALT			30" CURB & GUTTER		
CONCRETE			SPEED LIMIT SIGN	SPEED LIMIT 25	SPEED LIMIT 25
ADA RAMP			STOP SIGN / NAME SIGN	STOP	STOP
WATERWAY					
DETAIL CALLOUT					
DEFINITION	CALLOUT	DESCRIPTION	DEFINITION	CALLOUT	DESCRIPTION
TYPICAL DETAIL CALLOUT	A / DT1	DETAIL LABEL / SHEET #	ROADWAY SECTION	2.5" / 6"	ASPHALT / ROADBASE

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INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE K. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
GENERAL NOTES
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C1.1

APR 1 0 2025

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Cover Hurricane.dwg TIME: 3 April 2025

OVERALL SITE PLAN

CORAL CLIFFS FAMILY FUN CENTER

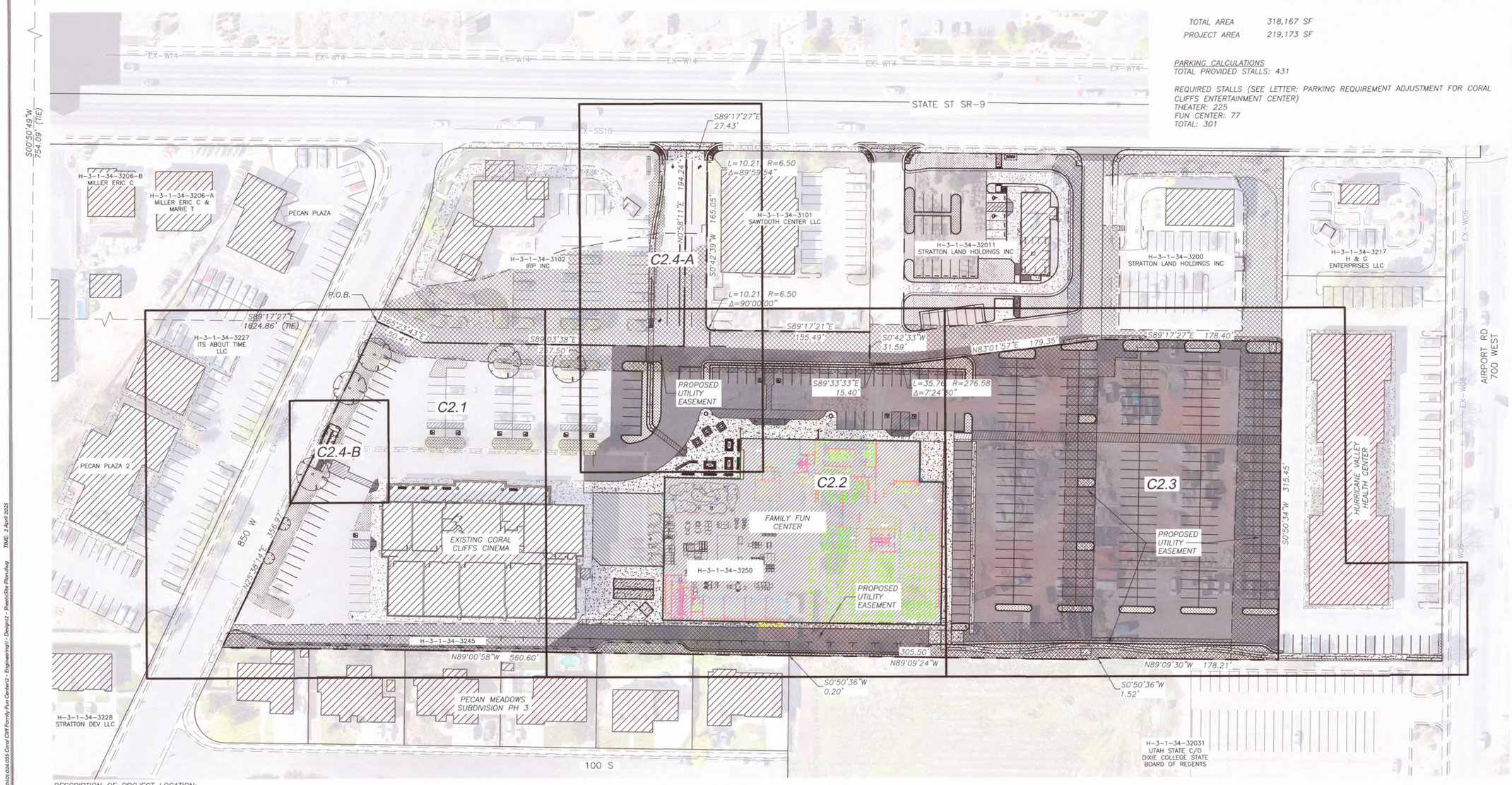
LANDUSE

DEFINITION	EXISTING (SF)	PROPOSED (SF)	TOTAL (SF)
BUILDING	25,079	46,157	71,237
CONCRETE	10,468	25,107	35,575
ASPHALT	55,181	129,315	184,496
LANDSCAPE	8,266	13,478	21,744

TOTAL AREA	318,167 SF
PROJECT AREA	219,173 SF

PARKING CALCULATIONS
TOTAL PROVIDED STALLS: 431

REQUIRED STALLS (SEE LETTER: PARKING REQUIREMENT ADJUSTMENT FOR CORAL CLIFFS ENTERTAINMENT CENTER)
THEATER: 225
FUN CENTER: 77
TOTAL: 301



DESCRIPTION OF PROJECT LOCATION:
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF 850 WEST, A 58.00 FOOT WIDE PUBLIC STREET, SAID POINT LIES SOUTH 00°50'49" WEST 754.09 FEET ALONG THE SECTION LINE AND SOUTH 89°17'27" EAST 1624.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 65°23'43" EAST 50.41 FEET; THENCE SOUTH 89°03'38" EAST 257.50 FEET; THENCE NORTH 00°58'11" EAST 194.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF UTAH STATE ROUTE 9 (SR-9 OR STATE STREET), A VARYING WIDTH STATE HIGHWAY;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89°17'27" EAST 27.435 FEET TO THE POINT OF A CUSP OF A 6.5 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY TO THE RADIUS POINT OF WHICH LIES SOUTH 00°42'33" WEST;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTHWESTERLY 10.21 FEET ALONG THE ARC OF AID CURVE THROUGH A CENTRAL ANGLE OF 89°59'54" TO THE POINT OF TANGENCY;
THENCE SOUTH 00°42'39" WEST 165.05 FEET TO THE POINT OF CURVATURE OF A 6.50 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHEASTERLY 10.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY; THENCE SOUTH 89°17'21" EAST 155.49 FEET; THENCE SOUTH 00°42'33" WEST 31.59 FEET; THENCE SOUTH 89°33'33" EAST 15.40 FEET TO THE POINT OF CURVATURE OF A 276.58 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY 35.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'30" TO THE POINT OF TANGENCY; THENCE NORTH 83°01'57" EAST 179.35 FEET; THENCE SOUTH 89°17'27" EAST 178.40 FEET; THENCE SOUTH 00°50'34" WEST 315.45 FEET; THENCE NORTH 89°09'30" WEST 178.21 FEET;
THENCE SOUTH 00°50'36" WEST 1.52 FEET; HENCE AT RIGHT ANGLES NORTH 89°09'24" WEST 305.50 FEET TO A POINT ON THE WESTERLY LINE OF LOT 10, BLOCK 14 OF THE HURRICANE FIELD SURVEY, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE AT LEFT ANGLES AND ALONG SAID WESTERLY LINE SOUTH 00°50'36" EAST 0.20 FEET, THENCE NORTH 89°00'58" WEST 560.60 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 25°38'14" EAST 356.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.004 ACRES (305,105 S.F.)

N W E S

-50 0 50 100
SCALE: 1"=50'

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER 31 MAR 2025 No. 260231 TRACE E. ALLEN STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
OVERALL SITE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

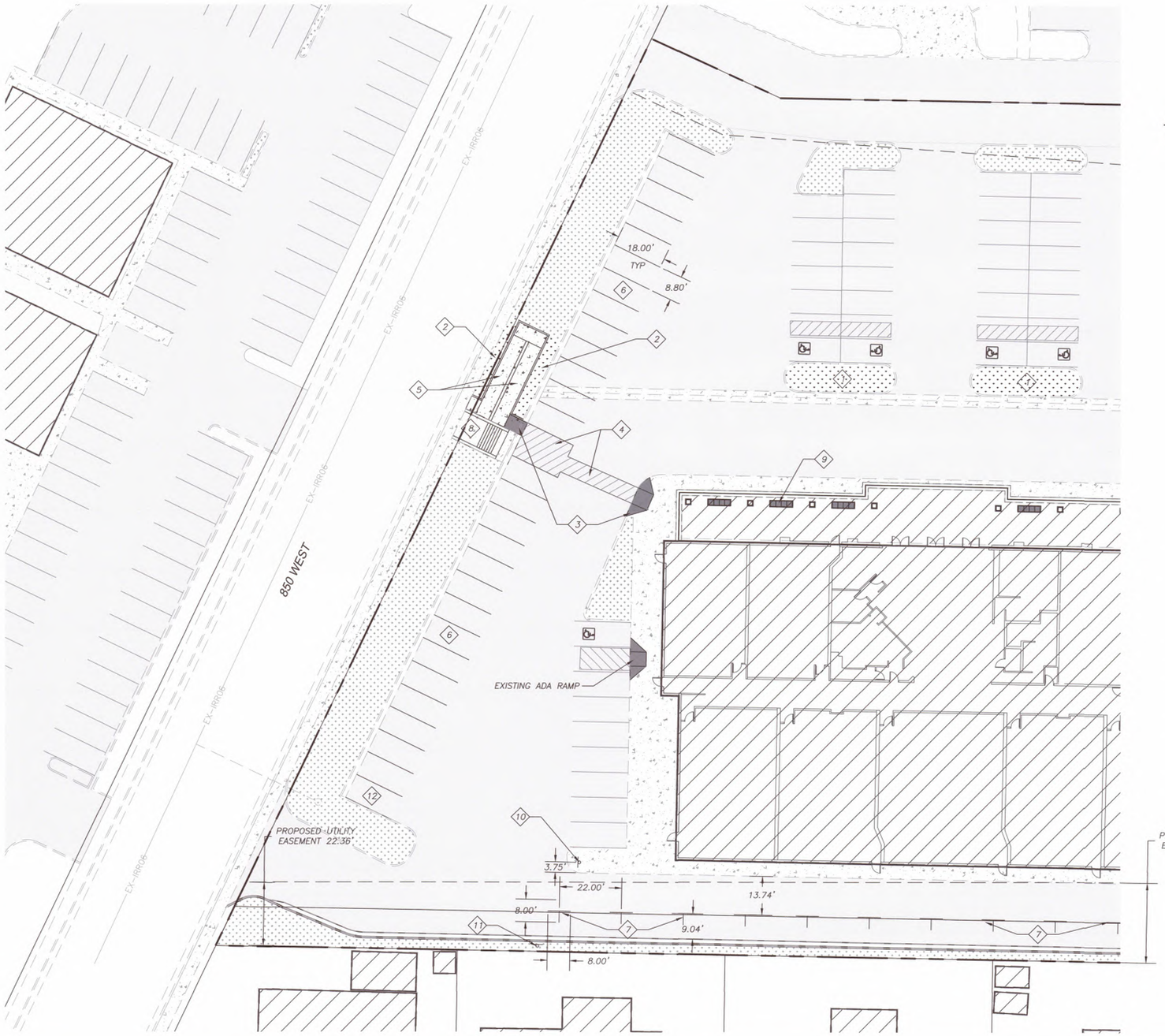
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C2.0

APR 1 0 2025

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\01.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Site Plan.dwg TIME: 2 April 2025

SITE PLAN

CORAL CLIFFS FAMILY FUN CENTER



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SCALE: 1"=20'

LEGEND		
DEFINITION	PROPOSED	EXISTING
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
CURB		

SITE PLAN CALLOUTS

1. REMOVE EXISTING LANDSCAPING AND INSTALL NEW AS PER THE LANDSCAPING PLAN – PROTECT IN PLACE THE EXISTING CURBING AND USE THE EXISTING IRRIGATION LINES COMING INTO THE PLANTER
2. REMOVE EXISTING LANDSCAPING AND INSTALL NEW AS PER THE LANDSCAPING PLAN
3. INSTALL ADA RAMP (PED100/DT1.0) (PED104/DT1.0) (PED106/DT1.0)
4. INSTALL ADA CROSSING STRIPING
5. INSTALL ADA RAMP – SEE C2.4 FOR MORE DETAILS
6. REMOVE OLD PAINT STRIPING AND INSTALL NEW PARKING LOT STRIPING
7. INSTALL NEW PARALLEL PARKING LOT STRIPING
8. EXISTING STAIRS TO REMAIN
9. INSTALL 8'± LONG REDI-ROCK BENCHES, 4 TOTAL (1/LA08) (2/LA08) (3/LA08)
10. INSTALL ONE WAY R3-5A SIGN (A/DT1.2)
11. INSTALL ONE WAY R6-2L SIGN (B/DT1.2)
12. EXISTING DUMPSTER TO BE REMOVED. CINEMA WILL USE SHARED COMPACTION DUMPSTER BETWEEN THE TWO BUILDINGS.

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SITE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

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PAGE # C2.1

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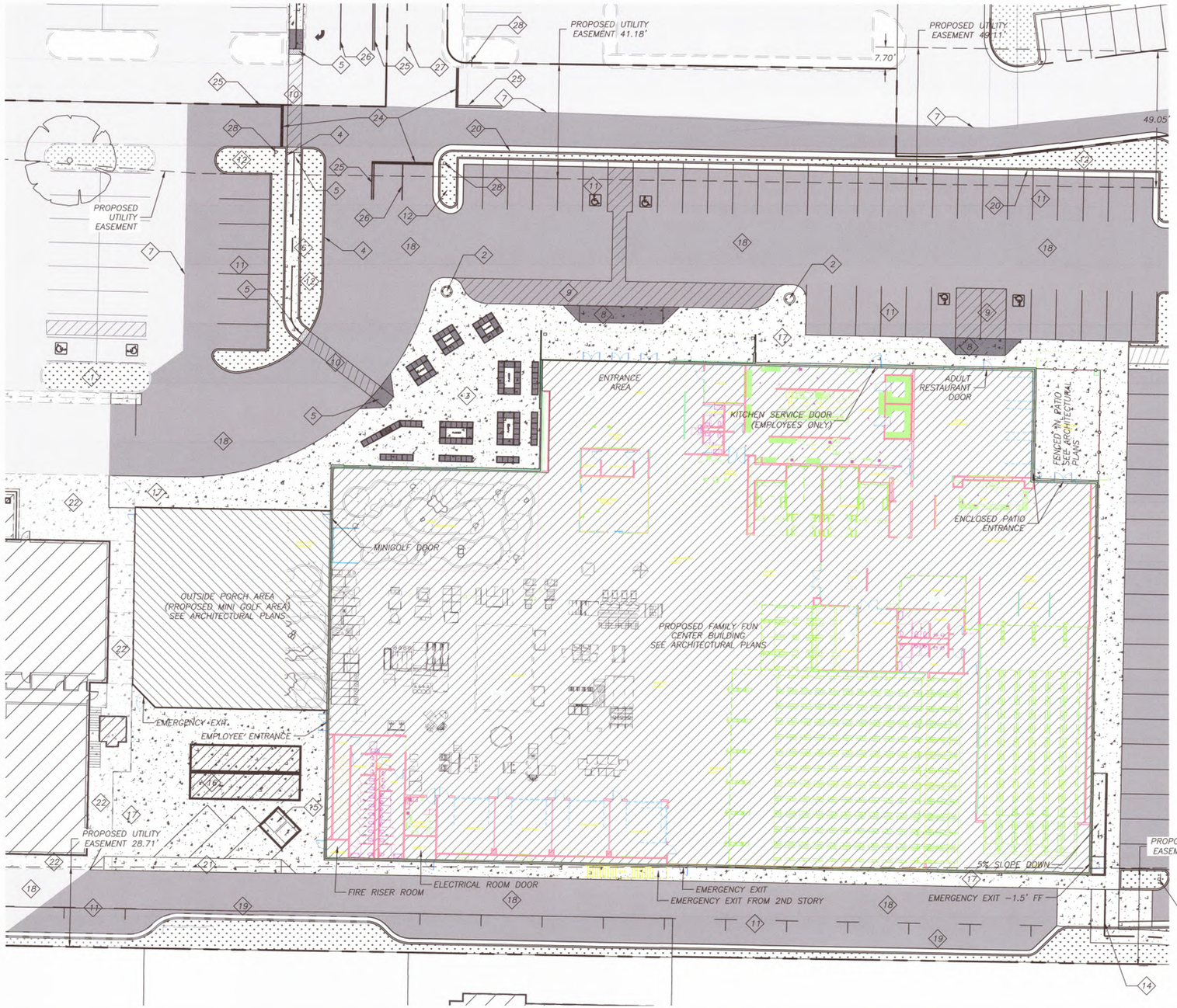
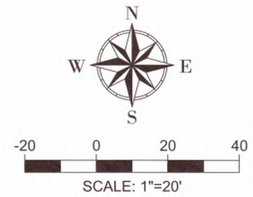
SITE PLAN

CORAL CLIFFS FAMILY FUN CENTER





LEGEND

DEFINITION	PROPOSED	EXISTING
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
CURB		

SITE PLAN CALLOUTS

1. REMOVE EXISTING LANDSCAPING AND INSTALL NEW AS PER THE LANDSCAPING PLAN
   – PROTECT IN PLACE THE EXISTING CURBING AND USE THE EXISTING IRRIGATION LINES COMING INTO THE PLANTER
2. INSTALL (2) PLANTER POTS W/LANDSCAPING PER LANDSCAPING PLAN
3. INSTALL REDIROCK BENCHES AND PLANTER BENCHES PER LANDSCAPING PLAN (1 LA08) (2 LA08) (3 LA08)
4. INSTALL 6" CURBING APWA TYPE "P" (209 DT1.1)
5. INSTALL ADA RAMP (PED106 DT1.0)
6. INSTALL ADA 'FLAT' PATHWAY
7. SAW CUT EXISTING PAVEMENT AND MATCH PROPOSED PAVEMENT TO EXISTING
8. INSTALL ENTRANCE RAMP (PED106 DT1.0)
9. INSTALL NO PARKING PAINT STRIPING IN FRONT OF ENTRANCES
10. INSTALL ADA CROSSING STRIPING
11. INSTALL NEW PARKING LOT STRIPING
12. INSTALL LANDSCAPING PER LANDSCAPING PLAN
13. NOT USED
14. INSTALL TABLE TOP SPEED BUMP (PED106 DT1.0)
15. INSTALL TRASH COMPACTOR / DUMPSTER
16. INSTALL (2) CONTAINER STORAGE AREAS
17. INSTALL NEW CONCRETE
18. INSTALL NEW 2.5" ASPHALT OVER 8" BASE
19. INSTALL APWA TYPE "E" C&G ALONG THE BACK TO MATCH EXISTING C&G (205.2 DT1.1)
20. INSTALL APWA TYPE "A" C&G ALL THE WAY AROUND ISLAND FOR WATER-FLOW (205.1 DT1.1)
21. INSTALL DRIVE APPROACH
22. EXISTING CONCRETE TO REMAIN
23. INSTALL "DO NOT ENTER" (R5-1 MUTCD) SIGN (C DT1.2)
24. STRIPE 12" WHITE STOP BAR
25. STRIPE DOUBLE YELLOW LINE
26. STRIPE 4" SOLID WHITE LINE
27. STRIPE DASHED WHITE LINE
28. INSTALL R1-1 STOP SIGN (D DT1.2)

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31 MAR 2025
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INTERSTATE ROCK
SITE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

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PAGE # C2.2

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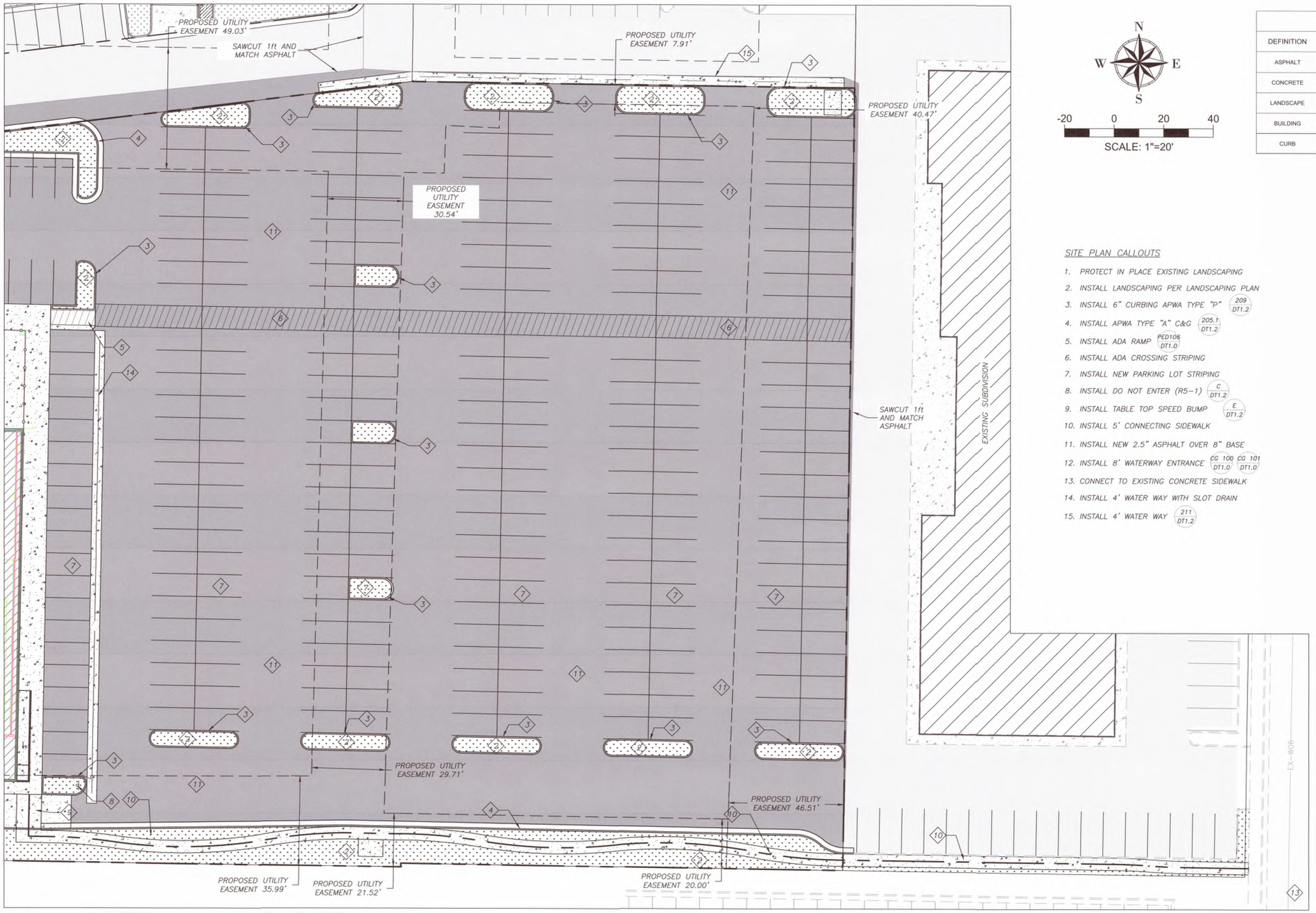
SITE PLAN

CORAL CLIFFS FAMILY FUN CENTER



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SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
CURB		

SITE PLAN CALLOUTS

1. PROTECT IN PLACE EXISTING LANDSCAPING
2. INSTALL LANDSCAPING PER LANDSCAPING PLAN
3. INSTALL 6" CURBING APWA TYPE "D" (209 / DT1.2)
4. INSTALL APWA TYPE "A" C&G (205.1 / DT1.2)
5. INSTALL ADA RAMP (PED106 / DT1.0)
6. INSTALL ADA CROSSING STRIPING
7. INSTALL NEW PARKING LOT STRIPING
8. INSTALL DO NOT ENTER (R5-1) (C / DT1.2)
9. INSTALL TABLE TOP SPEED BUMP (E / DT1.2)
10. INSTALL 5' CONNECTING SIDEWALK
11. INSTALL NEW 2.5" ASPHALT OVER 8" BASE
12. INSTALL 8' WATERWAY ENTRANCE (CG 100 / DT1.0) (CG 101 / DT1.0)
13. CONNECT TO EXISTING CONCRETE SIDEWALK
14. INSTALL 4' WATER WAY WITH SLOT DRAIN
15. INSTALL 4' WATER WAY (211 / DT1.2)

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PROJ. # 06.024.055
PAGE # C2.3

FILE: Z:\~ Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Site Plan.dwg TIME: 2 April 2025

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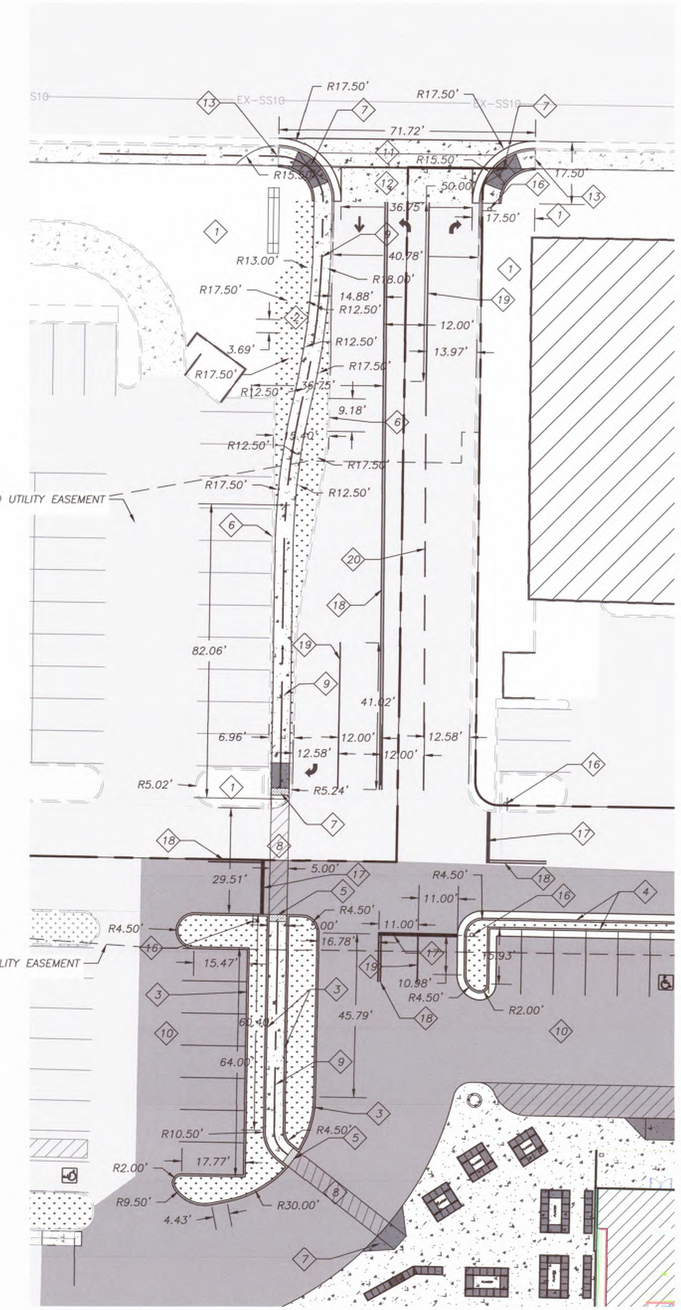
SITE PLAN

CORAL CLIFFS FAMILY FUN CENTER

-A-

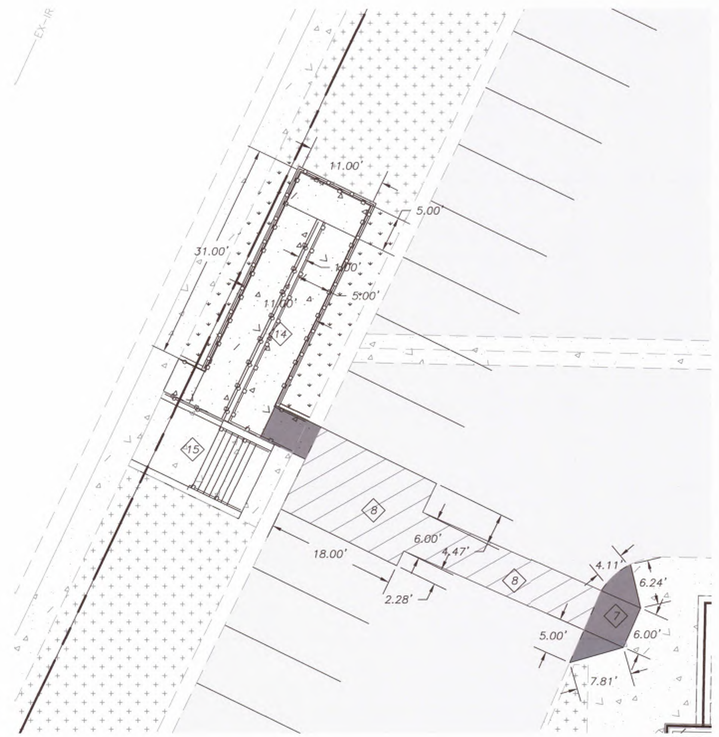


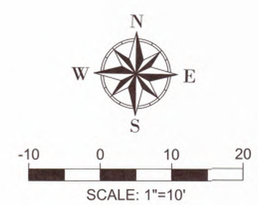
LEGEND		
DEFINITION	PROPOSED	EXISTING
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
CURB		

SITE PLAN CALLOUTS

1. PROTECT IN PLACE EXISTING LANDSCAPING
2. INSTALL LANDSCAPING PER LANDSCAPING PLAN
3. INSTALL 6" CURBING APWA TYPE "P" (209 / DT1.1)
4. INSTALL APWA TYPE "A" C&G (205.1 / DT1.1)
5. SIDEWALK IS AT SAME HEIGHT AS ASPHALT
6. PROTECT IN PLACE CURRENT CURBING
7. INSTALL ADA RAMP (PED106 / DT1.0)
8. INSTALL ADA CROSSING STRIPING
9. INSTALL 5' CONNECTING SIDEWALK
10. INSTALL NEW 2.5" ASPHALT OVER 8" BASE
11. INSTALL 8' WATERWAY ENTRANCE (CG 100 / DT1.0) (CG 101 / DT1.0)
12. REMOVE ASPHALT AND INSTALL CONCRETE TRANSITION
13. CONNECT TO EXISTING CONCRETE SIDEWALK
14. INSTALL ADA RAMP WITH RAILING (N / DT6.0)
15. PROTECT IN PLACE EXISTING STAIRS
16. INSTALL STOP SIGN (D / DT1.2)
17. PAINT 12" WHITE STOP BAR
18. STRIPE DOUBLE YELLOW LINE
19. STRIPE 4" SOLID WHITE LINE
20. STRIPE DASHED WHITE LINE

-B-





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INTERSTATE ROCK
SITE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

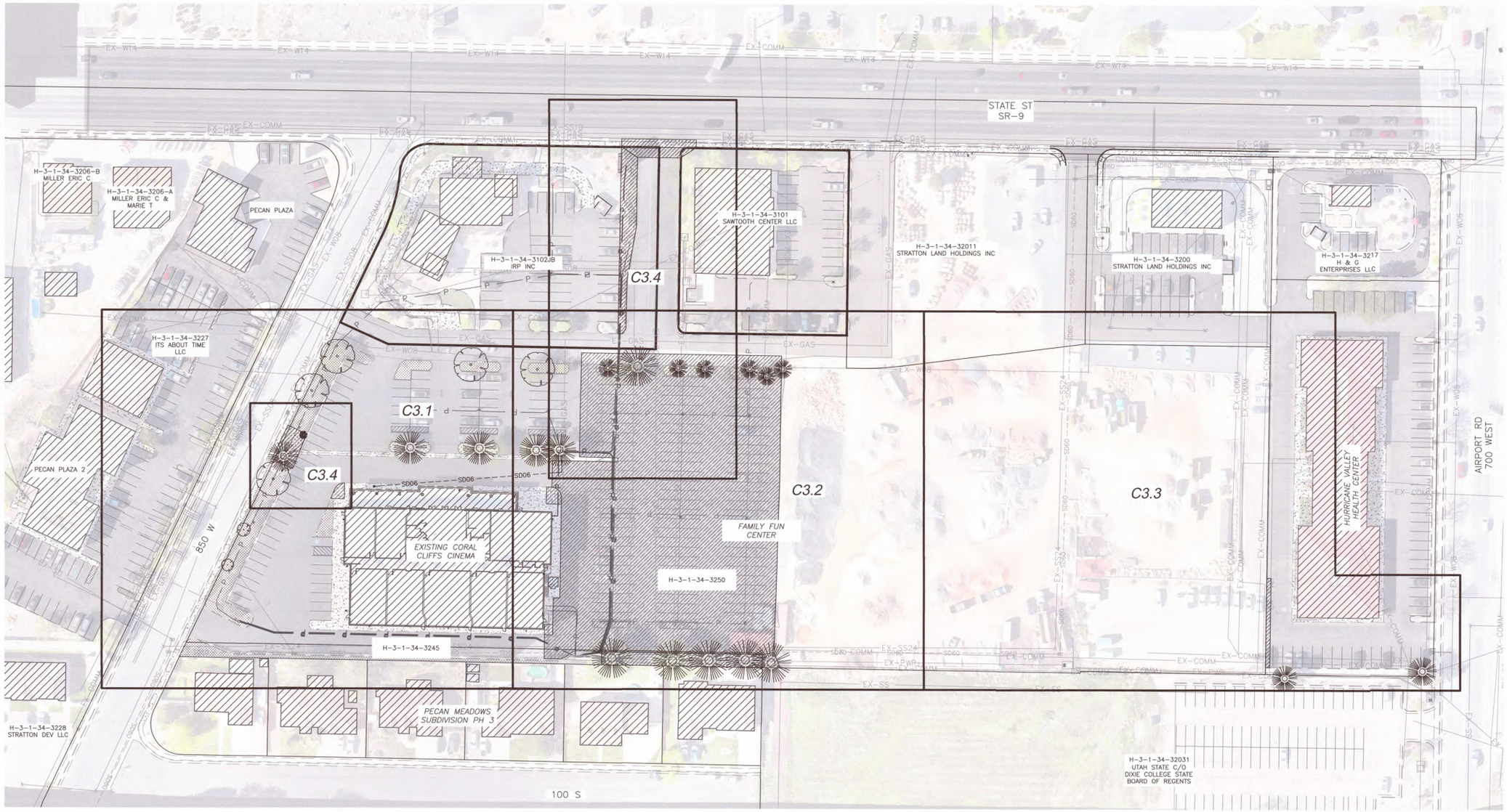
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C2.4

FILE: Z:\ - Engineering\ - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\ - Design\2 - Plans\Site Plan.dwg TIME: 3 April 2025

APR 1 0 2025

EXISTING CONDITIONS OVERALL

CORAL CLIFFS FAMILY FUN CENTER



N
W E
S

-50 0 50 100
SCALE: 1"=50'

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

INTERSTATEROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
EXISTING CONDITIONS OVERALL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

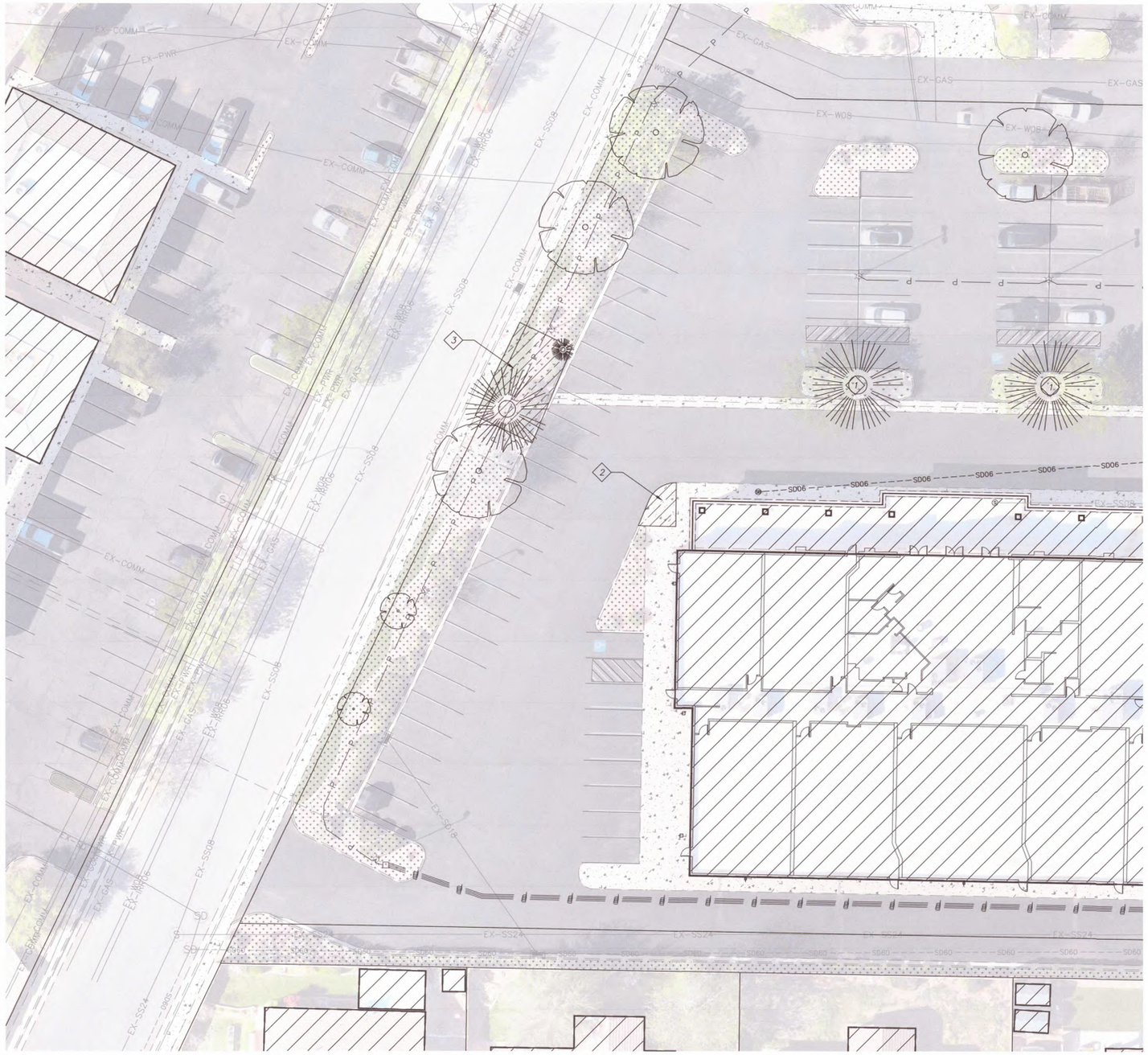
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C3.0

APR 1 0 2025

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\I - Design\2 - Sheets\Existing Conditions.dwg TIME: 2 April 2025

EXISTING CONDITIONS - DEMOLITION PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND	
DEFINITION	EXISTING
	HATCH TYPES
ASPHALT	
CONCRETE	
LANDSCAPE	
BUILDING	
DEMO & SAWCUT	
PARKING STRIPPING	
CURB TBC	
CURB FRONT	
WATERWAY	
WATERWAY FLOW LINE	
END OF CURB	
PROPERTY LINE	
CURB LIP	
SANITARY SEWER	EX-SS
STORM DRAIN	EX-SD
POTABLE WATER	EX-WL
IRRIGATION	EX-IRR
COMMUNICATION	EX-COMM
POWER	P
GAS	EX-GAS
POWER TO LIGHTS	P
JUT	EX-JUT
OHP	EX-OHP

DEMOLITION

1. *REMOVE TREES AND LANDSCAPING FROM PARKING LANDSCAPE STRIP – PROTECT IN PLACE THE EXISTING IRRIGATION SYSTEM, CURBING, SIDEWALK, & STAIRS*
2. *SAW-CUT CONCRETE AT JOINTS AND REMOVE*
3. *REMOVE TREES AND LANDSCAPING FROM BUFFER ZONE – REROUTE EXISTING IRRIGATION SYSTEM WITH SLEEVES*

N
W E
S

-20 0 20 40

SCALE: 1"=20'

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INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
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CHECKED BY TA

INTERSTATE ROCK
EXISTING CONDITIONS - DEMOLITION PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

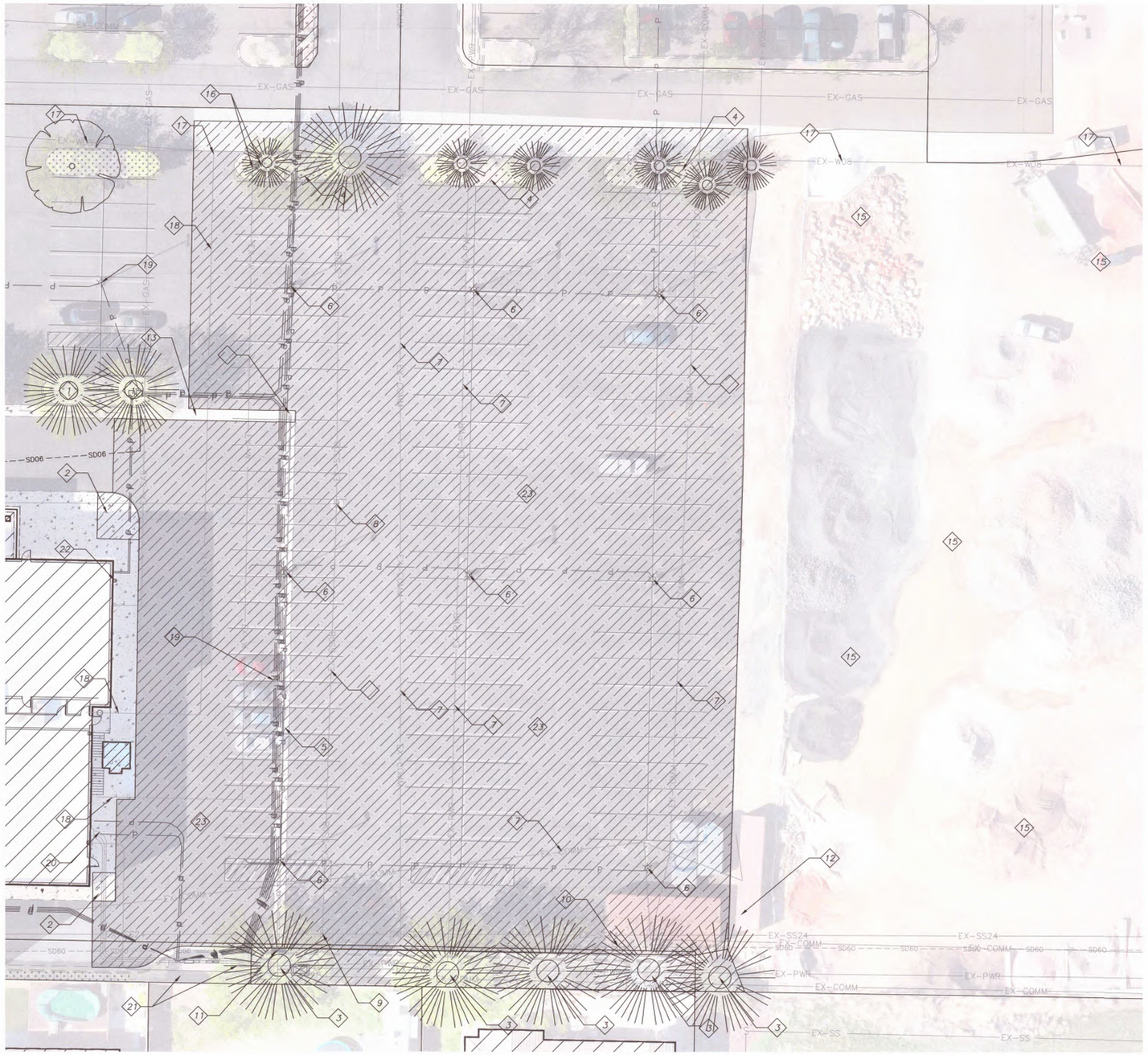
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C3.1

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Production\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Existing Conditions.dwg TIME: 2 April 2025

APR 10 2025

EXISTING CONDITIONS - DEMOLITION PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	EXISTING
	HATCH TYPES
ASPHALT	
CONCRETE	
LANDSCAPE	
BUILDING	
DEMO & SAWCUT	
PARKING STRIPPING	
CURB TBC	
CURB FRONT	
WATERWAY	
WATERWAY FLOW LINE	
END OF CURB	
PROPERTY LINE	
CURB LIP	
SANITARY SEWER	EX-SS
STORM DRAIN	EX-SD
POTABLE WATER	EX-WL
IRRIGATION	EX-IRR
COMMUNICATION	EX-COMM
POWER	P
GAS	EX-GAS
POWER TO LIGHTS	P
JUT	EX-JUT
OHP	EX-OHP

DEMOLITION

1. *REMOVE TREES AND LANDSCAPING FROM PARKING LANDSCAPE STRIP – PROTECT IN PLACE THE EXISTING IRRIGATION SYSTEM & CURBING*
2. *SAW-CUT CONCRETE AT JOINTS AND REMOVE*
3. *REMOVE TREES AND LANDSCAPING FROM BUFFER ZONE – REROUTE EXISTING IRRIGATION SYSTEM WITH SLEEVES*
4. *REMOVE PARKING LANDSCAPE STRIP INCLUDING TREES, VEGETATION & CURBING*
5. *REMOVE WATERWAY FROM INLET TO INLET & ABANDON STORM DRAIN PIPE UNDER WATERWAY*
6. *REMOVE PARKING LIGHTS AND ELECTRICAL GOING TO THEM*
7. *REROUTE POWER & COMMUNICATION TO THE NORTH, REMOVE EXISTING WIRES & CONDUIT*
8. *REMOVE EXISTING SSMH*
9. *PROTECT IN PLACE SSMH*
10. *PROTECT IN PLACE SDMH*
11. *PROTECT IN PLACE STORM DRAIN CURB INLET & CATCH BASIN*
12. *REMOVE AND RELOCATE EXISTING SHIPPING CONTAINERS, SEE OWNER FOR RELOCATION SPOT*
13. *PROTECT IN PLACE WATERWAY*
14. *PROTECT IN PLACE STORM DRAIN GRATE AND CATCH BASIN*
15. *REMOVE ALL ROCK, GRAVEL, & CONCRETE BARRIERS FROM THE ROCK PLACE PROPERTY*
16. *PROTECT IN PLACE EXISTING WATER METER & HYDRANT*
17. *PROTECT IN PLACE EXISTING WATER LINE*
18. *PROTECT IN PLACE EXISTING WATER LATERAL LINES TO EXISTING BUILDING*
19. *PROTECT IN PLACE ELECTRICAL WIRES & CONDUITS RUNNING TO EXISTING PARKING LOT LIGHTS THAT ARE REMAINING*
20. *PROTECT IN PLACE POWER LINES TO EXISTING BUILDING*
21. *PROTECT IN PLACE EXISTING POWER TRANSFORMER AND COMMUNICATION BOXES*
22. *PROTECT IN PLACE EXISTING GAS LINE*
23. *REMOVE ASPHALT & CONCRETE FROM HATCHED AREA*

N W E S

-20 0 20 40

SCALE: 1"=20'

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
EXISTING CONDITIONS - DEMOLITION PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025

PROJ. # 06.024.055

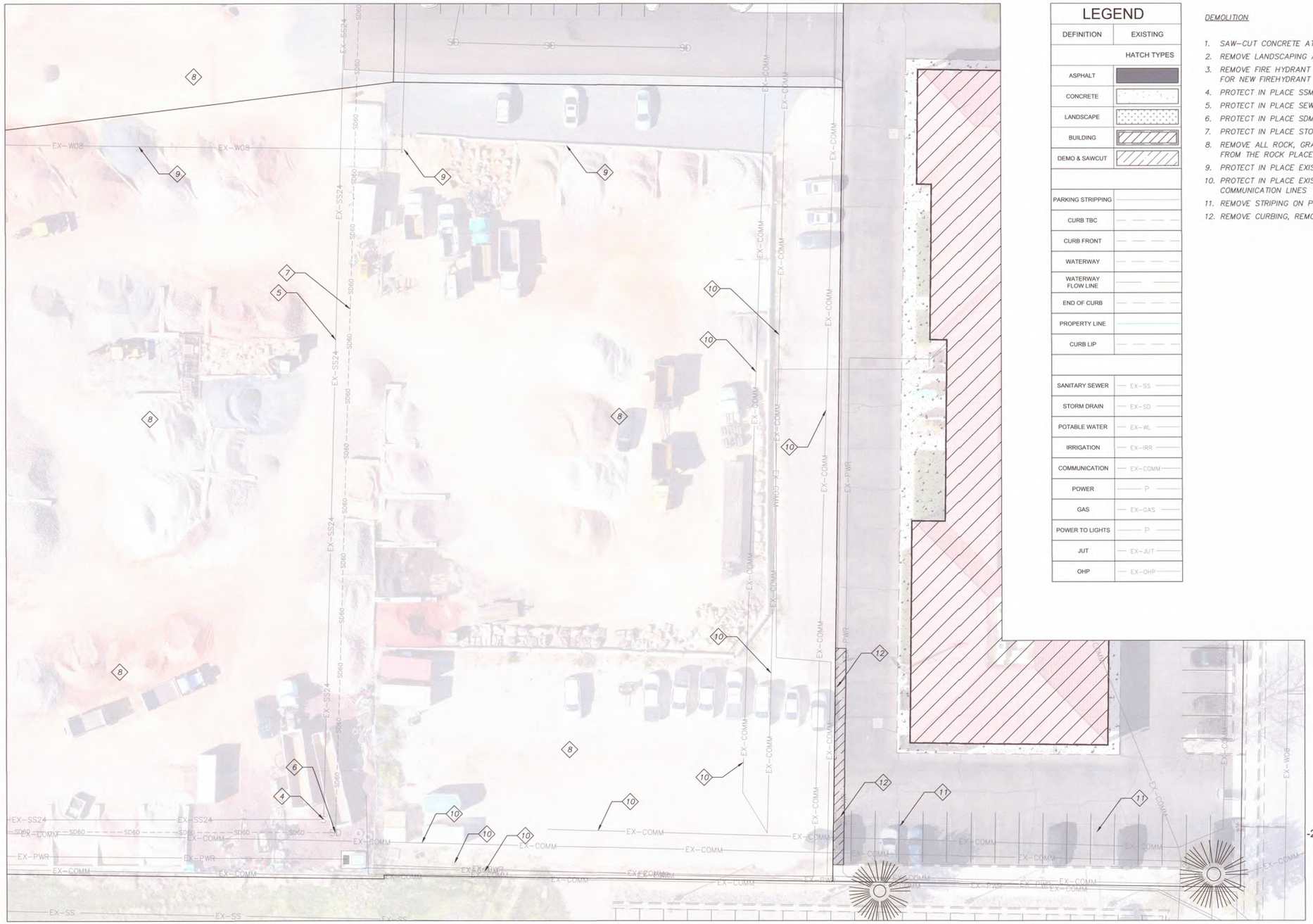
PAGE # C3.2

FILE: Z:\r - Engineering\r - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\r - Design\2 - Sheets\Existing Conditions.dwg TIME: 2 April 2025

APR 10 2025

EXISTING CONDITIONS - DEMOLITION PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	EXISTING
	HATCH TYPES
ASPHALT	
CONCRETE	
LANDSCAPE	
BUILDING	
DEMO & SAWCUT	
PARKING STRIPPING	
CURB TBC	
CURB FRONT	
WATERWAY	
WATERWAY FLOW LINE	
END OF CURB	
PROPERTY LINE	
CURB LIP	
SANITARY SEWER	EX-SS
STORM DRAIN	EX-SD
POTABLE WATER	EX-WL
IRRIGATION	EX-IRR
COMMUNICATION	EX-COMM
POWER	P
GAS	EX-GAS
POWER TO LIGHTS	P
JUT	EX-JUT
OHP	EX-OHP

DEMOLITION

1. *SAW-CUT CONCRETE AT JOINTS AND REMOVE*
2. *REMOVE LANDSCAPING AND CURBING*
3. *REMOVE FIRE HYDRANT ASSEMBLY, SEE UTILITY PLAN FOR NEW FIREHYDRANT LOCATION*
4. *PROTECT IN PLACE SSMH*
5. *PROTECT IN PLACE SEWER LINE*
6. *PROTECT IN PLACE SDMH*
7. *PROTECT IN PLACE STORM DRAIN LINE*
8. *REMOVE ALL ROCK, GRAVEL, & CONCRETE BARRIERS FROM THE ROCK PLACE PROPERTY*
9. *PROTECT IN PLACE EXISTING WATER LINE*
10. *PROTECT IN PLACE EXISTING POWER AND COMMUNICATION LINES*
11. *REMOVE STRIPING ON PARKING STALLS*
12. *REMOVE CURBING, REMOVE & SAWCUT ASPHALT*

INTERSTATE ROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
EXISTING CONDITIONS - DEMOLITION PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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PROJ. # 06.024.055
PAGE # C3.3

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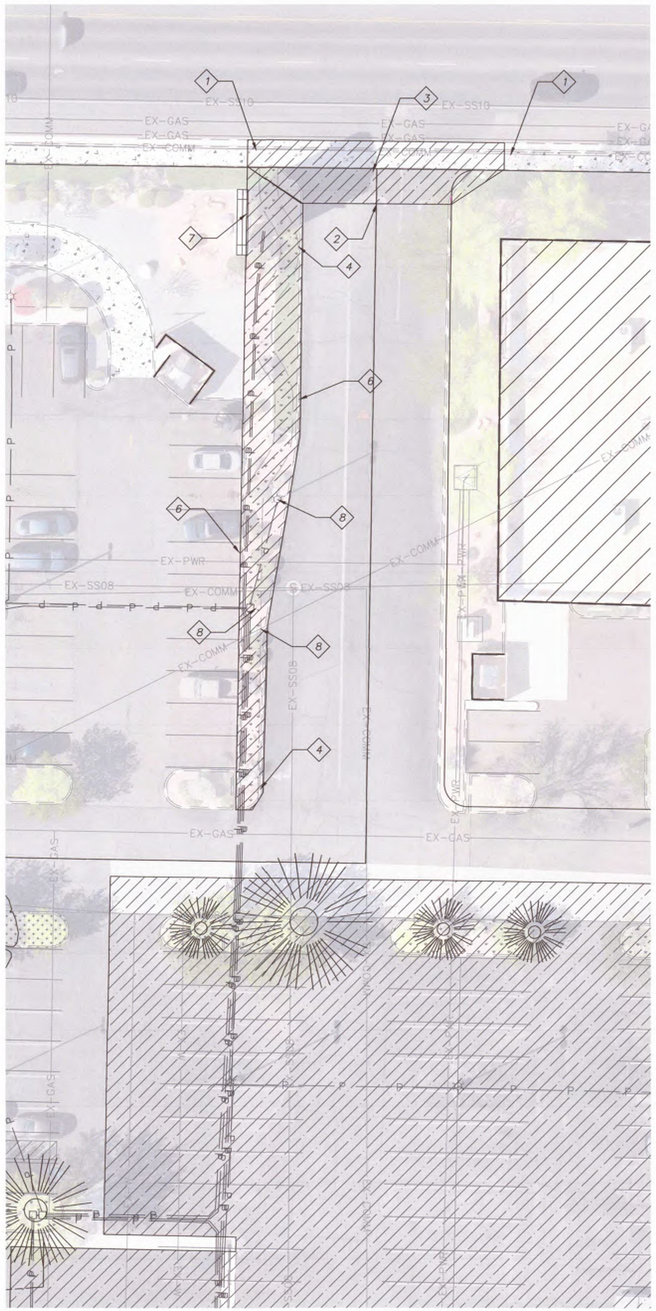
APR 1 0 2025

EXISTING CONDITIONS - DEMOLITION PLAN

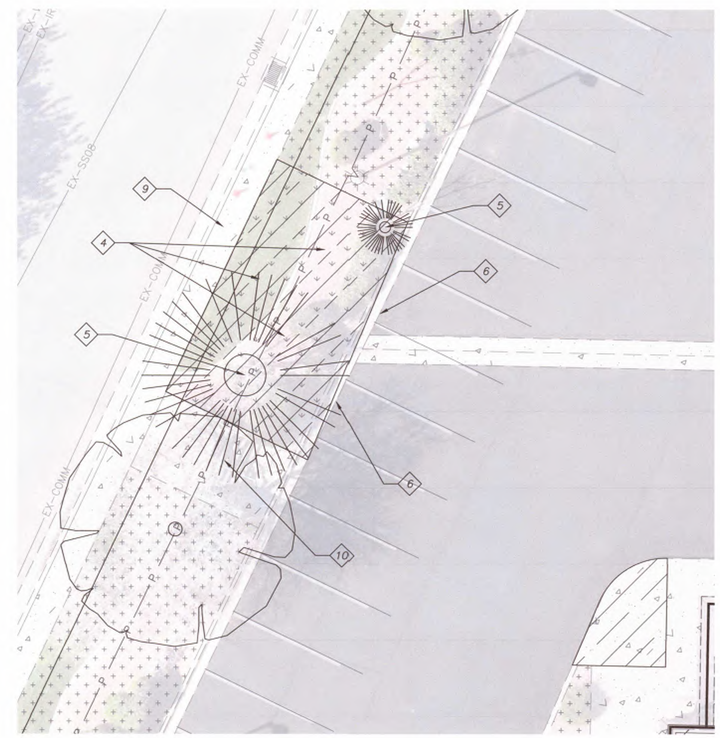
CORAL CLIFFS FAMILY FUN CENTER



LEGEND	
DEFINITION	EXISTING
	HATCH TYPES
ASPHALT	
CONCRETE	
LANDSCAPE	
BUILDING	
DEMO & SAWCUT	
PARKING STRIPPING	
CURB TBC	
CURB FRONT	
WATERWAY	
WATERWAY FLOW LINE	
END OF CURB	
PROPERTY LINE	
CURB LIP	
SANITARY SEWER	EX-SS
STORM DRAIN	EX-SD
POTABLE WATER	EX-WL
IRRIGATION	EX-IRR
COMMUNICATION	EX-COMM
POWER	P
GAS	EX-GAS
POWER TO LIGHTS	P
JUT	EX-JUT
OHP	EX-OHP

DEMOLITION

1. *SAW-CUT CONCRETE AT JOINTS AND REMOVE*
2. *SAW-CUT ASPHALT*
3. *REMOVE ASPHALT & CONCRETE FROM HATCHED AREA*
4. *REMOVE LANDSCAPING IN HATCHED AREA*
5. *REMOVE TREES*
6. *PROTECT CURBING IN PLACE*
7. *PROTECT IN PLACE THE MAIN SIGN*
8. *PROTECT IN PLACE UTILITY BOXES AND LINES*
9. *PROTECT IN PLACE CONCRETE SIDEWALK*
10. *PROTECT IN PLACE CONCRETE STAIRS*



N W E S

-20 0 20 40

SCALE: 1"=20'

N W E S

-10 0 10 20

SCALE: 1"=10'

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
EXISTING CONDITIONS - DEMOLITION PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C3.4

FILE: Z:\ - Engineering\ - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Existing Conditions.dwg TIME: 2 April 2025

APR 1 0 2025

UTILITY OVERALL PLAN

CORAL CLIFFS FAMILY FUN CENTER

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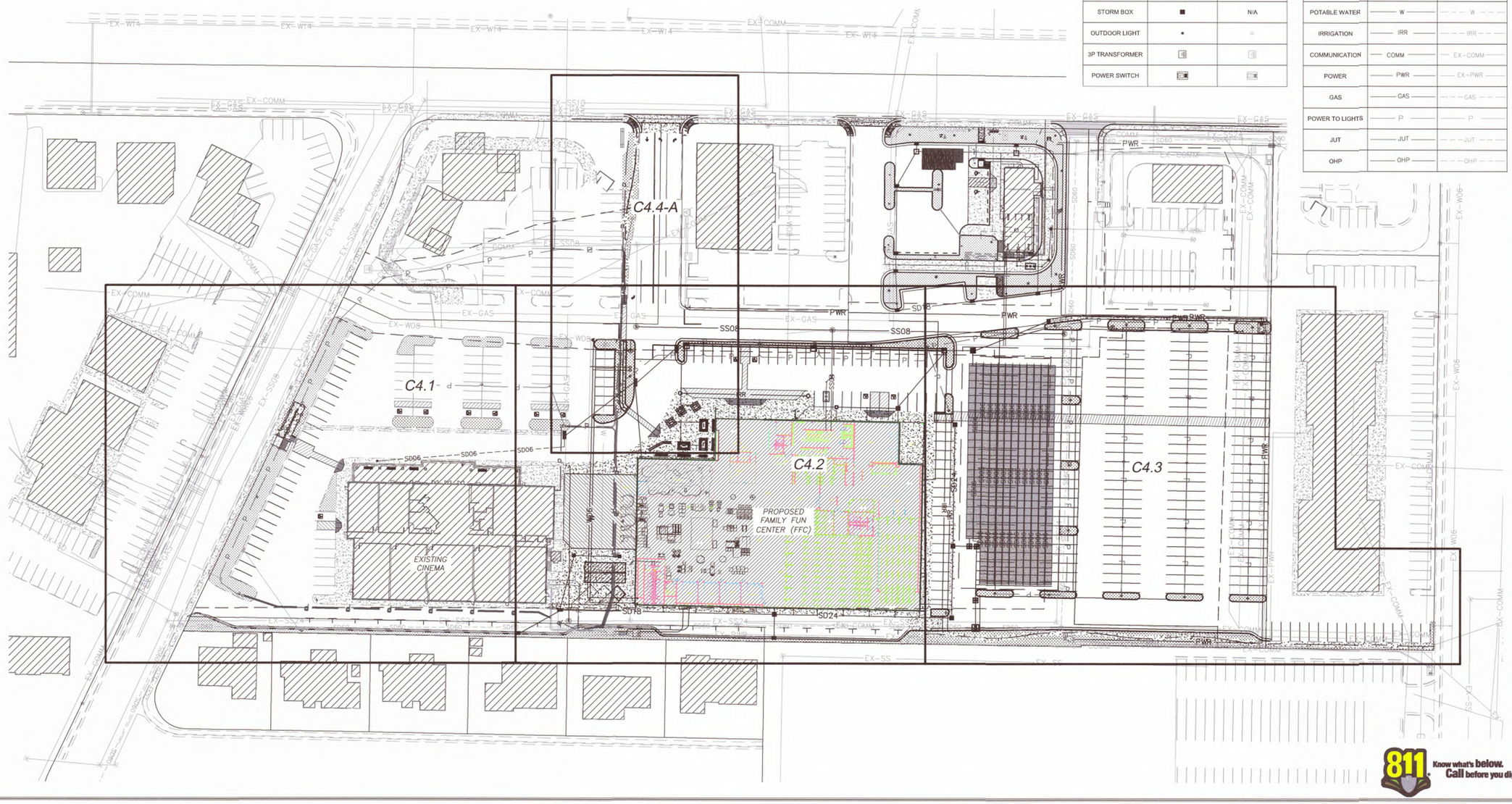
SCALE: 1"=50'



LEGEND

DEFINITION	PROPOSED	EXISTING
SYMBOLS		
SEWER MANHOLE		
GREASE TRAP		N/A
WATER METER		
WATER VALVE		
FDC		N/A
FIRE HYDRANT		
STORM MANHOLE		
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
CURB		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	SD
POTABLE WATER	W	W
IRRIGATION	IRR	IRR
COMMUNICATION	COMM	EX-COMM
POWER	PWR	EX-PWR
GAS	GAS	GAS
POWER TO LIGHTS	P	P
JUT	JUT	JUT
OHP	OHP	OHP

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GENERAL BUILDING & ENGINEERING CONTRACTOR
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INTERSTATE ROCK
UTILITY OVERALL PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C4.0

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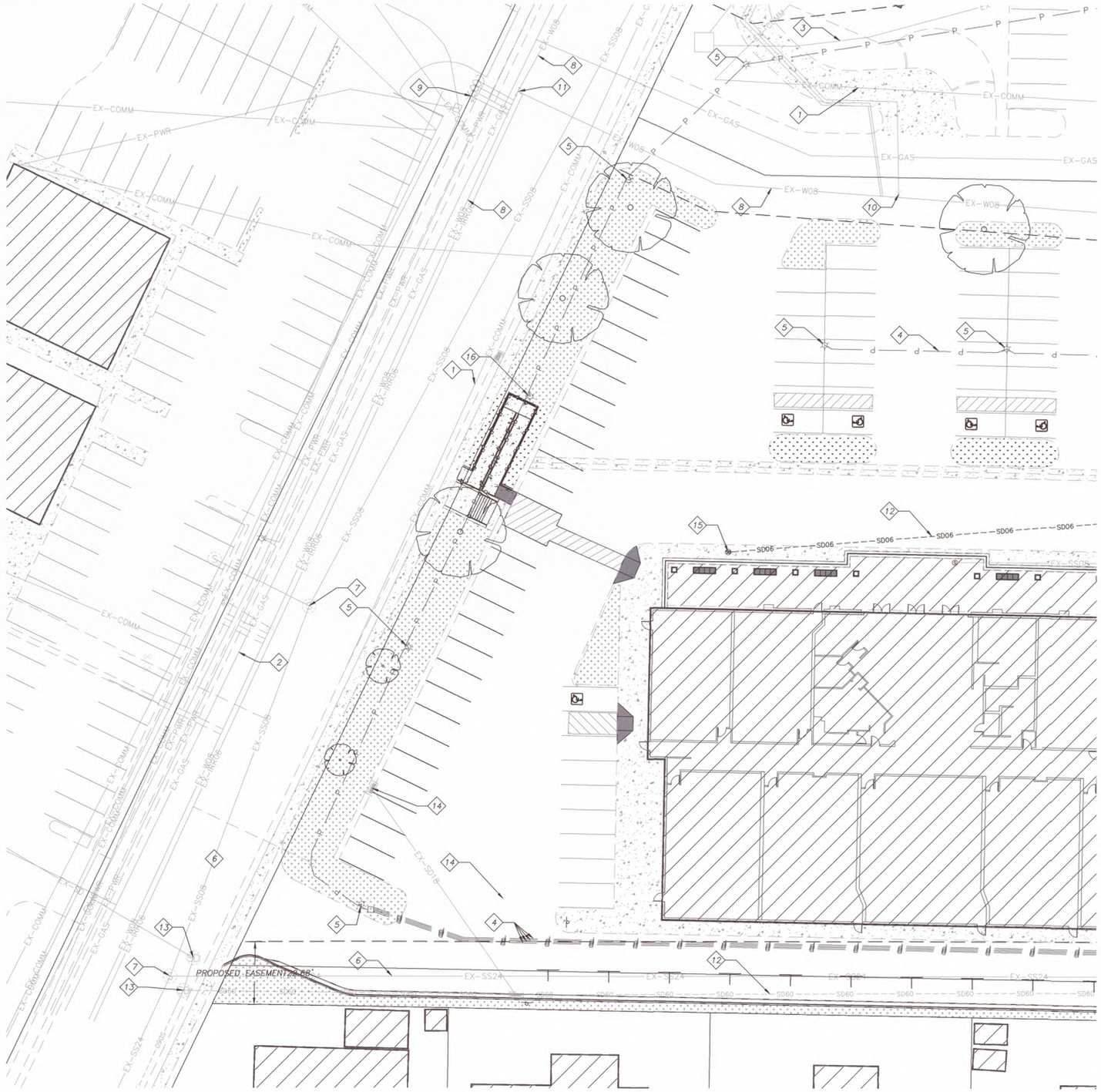
FILE: Z:\r - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Utility Plan.dwg TIME: 2 April 2025

APR 10 2025



UTILITY PLAN

CORAL CLIFFS FAMILY FUN CENTER

LEGEND

DEFINITION	PROPOSED	EXISTING
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER		
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
CURB		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	SD
POTABLE WATER	W	W
IRRIGATION	IRR	IRR
COMMUNICATION	COMM	EX-COMM
POWER	PWR	EX-PWR
GAS	GAS	GAS
POWER TO LIGHTS	P	P
JUT	JUT	JUT
OHP	OHP	OHP

UTILITY CALLOUTS

1. *EXISTING COMMUNICATION*
2. *EXISTING GAS*
3. *EXISTING POWER*
4. *EXISTING PARKING LIGHT POWER LINE (SCHEMATIC ONLY)*
5. *EXISTING PARKING LIGHT*
6. *EXISTING SANITARY SEWER (SIZE SHOWN)*
7. *EXISTING SEWER MANHOLE*
8. *EXISTING WATER LINE (SIZE SHOWN)*
9. *EXISTING FIRE HYDRANT*
10. *EXISTING WATER VALVE*
11. *EXISTING 3-WAY VALVE CLUSTER*
12. *EXISTING STORM DRAIN LINE (POTHOLE TO VERIFY SIZE AND LOCATION)*
13. *EXISTING STORM DRAIN FACILITY*
14. *EXISTING STORM DRAIN BOX*
15. *EXISTING STORM DRAIN CLEANOUT*
16. *EXISTING PARKING LOT LIGHT – PROTECT IN PLACE*

N W E S

-20 0 20 40

SCALE: 1"=20'

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GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER No. 260231 TRACE L. ALLEN STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
UTILITY PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

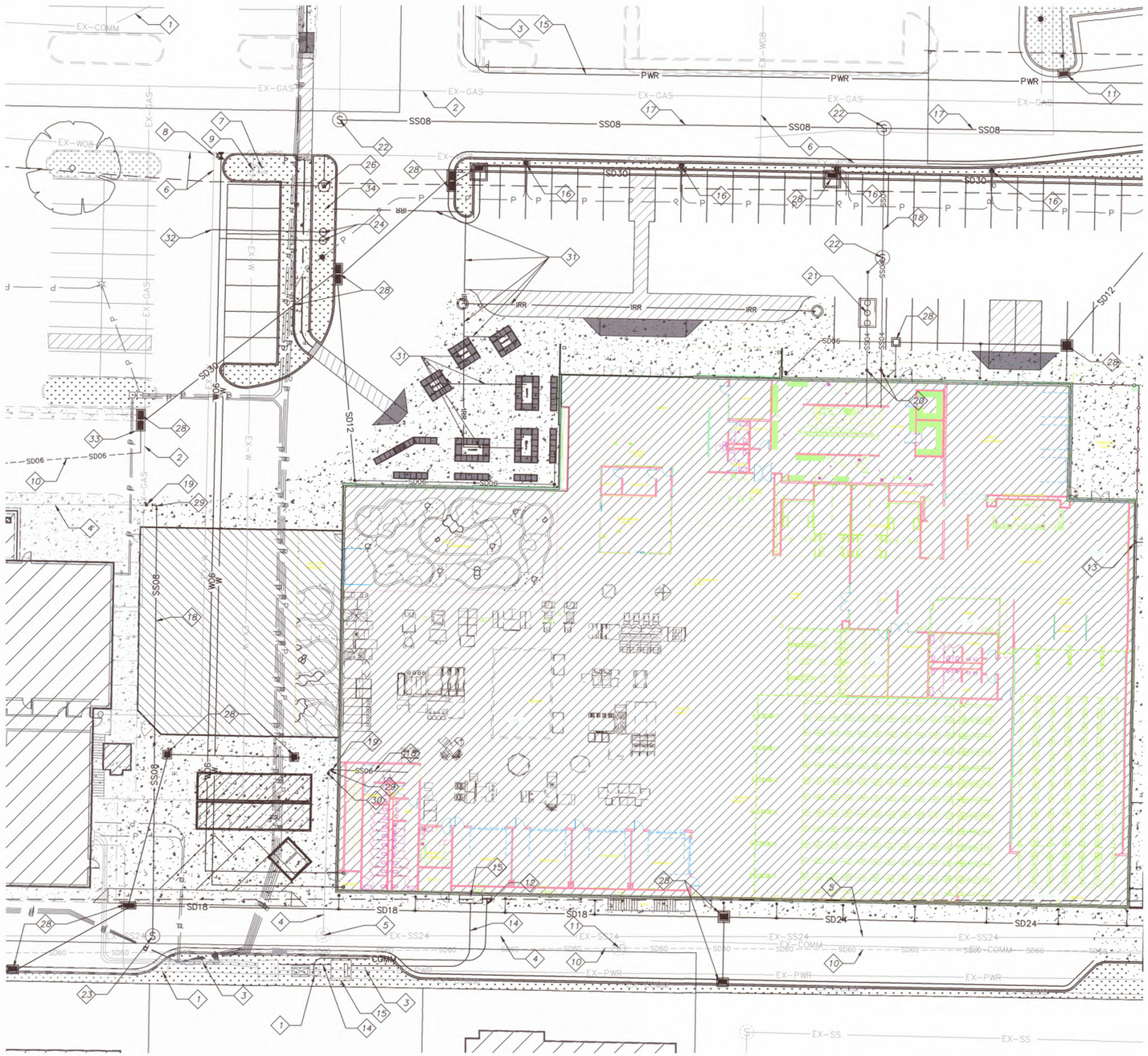
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C4.1

FILE: Z:\z - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Utility Plan.dwg TIME: 2 April 2025

APR 1 0 2025

UTILITY PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND		
DEFINITION	PROPOSED	EXISTING
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER	W	W
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
CURB		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	SD
POTABLE WATER	W	W
IRRIGATION	IRR	IRR
COMMUNICATION	COMM	EX-COMM
POWER	PWR	EX-PWR
GAS	GAS	GAS
POWER TO LIGHTS	P	P
JUT	JUT	JUT
OHP	OHP	OHP

UTILITY CALLOUTS

1. EXISTING COMMUNICATION
2. EXISTING GAS
3. EXISTING POWER
4. EXISTING SANITARY SEWER (SIZE SHOWN)
5. EXISTING SEWER MANHOLE
6. EXISTING WATER LINE (SIZE SHOWN)
7. EXISTING FIRE HYDRANT
8. EXISTING WATER VALVE
9. EXISTING WATER METER
10. EXISTING STORM DRAIN LINE (SIZE SHOWN)
11. EXISTING STORM DRAIN FACILITY
12. INSTALL COMMUNICATION LINE
13. INSTALL 2 PSI GAS METER
14. INSTALL POWER LINE (SEE SHEET C4.4 FOR THE ELECTRICAL PLAN)
15. INSTALL POWER FACILITY (SEE SHEET C4.4 FOR ELECTRICAL PLAN)
16. INSTALL PARKING LIGHT PER ARCHITECTURAL SPECIFICATION
17. INSTALL 8" SEWER MAIN (G / DT5.0)
18. INSTALL 8" SEWER LATERAL (M / DT5.0)
19. INSTALL 8" SEWER CLEANOUT (K / DT5.0)
20. INSTALL 4" SEWER SERVICE LATERAL (J / DT5.0)
21. INSTALL 1500 GALLON GREASE INTERCEPTOR (L / DT5.0)
22. INSTALL 5' SEWER MANHOLE, FIELD VERIFY SIZE & DEPTH OF EXISTING SEWER LINE
23. INSTALL 5' SEWER MANHOLE POLYMER FULL STACK, FIELD VERIFY SIZE AND DEPTH OF EXISTING SEWER LINE
24. INSTALL FIRE DEPARTMENT CONNECTION (FDC) (X / DT3.1)
25. CONNECT 6" FIRE LINE TO EXISTING 6" FIRE LINE (WD303-1 / DT3.0) (WD303-2 / DT3.0) (WD303-3 / DT3.0)
26. INSTALL 2" WATER METER
27. INSTALL 3" PVC WATER SERVICE LINE
28. INSTALL STORM DRAIN FACILITY (SEE DRAINAGE PLAN FOR DETAILS)
29. INSTALL SWEEPING 90 ON 8" SEWER LATERAL
30. INSTALL 6" TO 8" REDUCER ON SEWER LATERAL
31. INSTALL 4" IRRIGATION SLEEVE
32. CONNECT 6" WATER LINE FROM PROPOSED FDC TO EXISTING FIRE LINE TO THE CINEMA. VERIFY SIZE & DEPTH IN FIELD
33. CONNECT 6" SD LINE FROM EXISTING 6" SD LINE TO THE PROPOSED SD BOX. VERIFY SIZE & DEPTH IN FIELD
34. IRRIGATION CONTROL BOX LOCATION

N W E S

-20 0 20 40

SCALE: 1"=20'

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER No. 260231 TRACE E. ALLEN STATE OF UTAH

DESIGNED BY SZ
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CHECKED BY TA

INTERSTATE ROCK
UTILITY PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

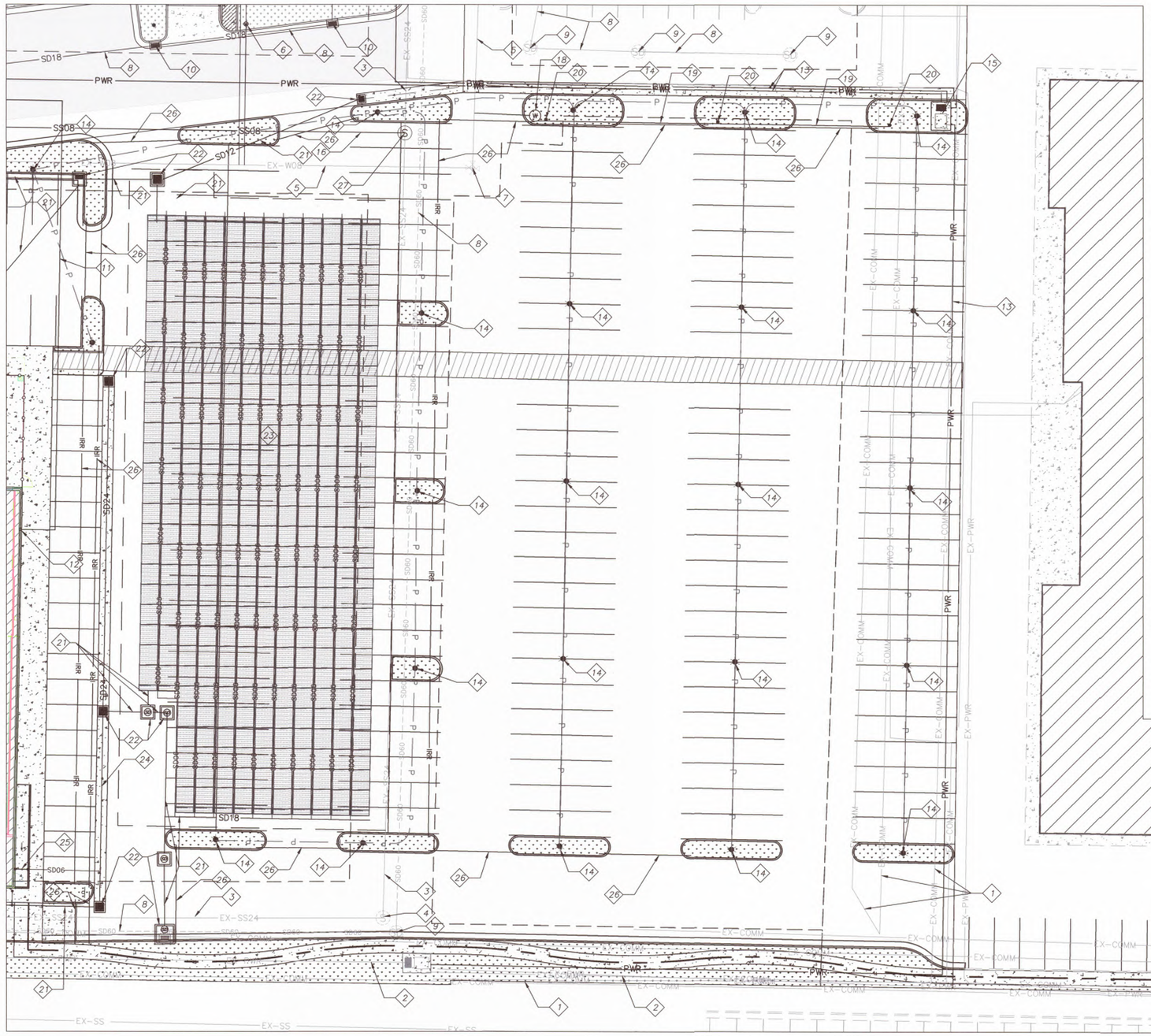
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C4.2

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\I - Design\2 - Sheets\Utility Plan.dwg TIME: 2 April 2025

APR 1 0 2025

UTILITY PLAN

CORAL CLIFFS FAMILY FUN CENTER



UTILITY CALLOUTS

1. EXISTING COMMUNICATION
2. EXISTING POWER
3. EXISTING SANITARY SEWER (SIZE SHOWN)
4. EXISTING SEWER MANHOLE
5. EXISTING WATER LINE (SIZE SHOWN)
6. EXISTING WATER METER
7. EXISTING 4-WAY VALVE CLUSTER
8. EXISTING STORM DRAIN LINE (SIZE SHOWN)
9. EXISTING STORM DRAIN MANHOLE
10. EXISTING STORM DRAIN BOX
11. INSTALL GAS LINE
12. INSTALL 2 PSI GAS METER
13. INSTALL POWER LINE (SEE SHEET C4.4 FOR THE ELECTRICAL PLAN)
14. INSTALL PARKING LIGHT PER ARCHITECTURAL SPECIFICATIONS
15. INSTALL POWER SWITCH (SEE SHEET C4.4 FOR THE ELECTRICAL PLAN)
16. INSTALL 8" SEWER MAIN (M / DT1.2)
17. INSTALL 5' SEWER MANHOLE (G / DT1.2)
18. INSTALL 5/8" WATER METER (WD303-1 / DT3.0) (WD303-2 / DT3.0) (WD303-3 / DT3.0)
19. INSTALL INSTALL 1" PVC WATER LINE
20. INSTALL CULINARY WATER SPIGOT
21. INSTALL STORM DRAIN LINE (SEE DRAINAGE PLAN)
22. INSTALL STORM DRAIN FACILITY (SEE DRAINAGE PLAN FOR DETAILS)
23. INSTALL STORM TECH SYSTEM (SEE DRAINAGE PLAN)
24. INSTALL ADS DURASLOT 6" TRENCH DRAIN
25. INSTALL POLYLOCK 6" TRENCH DRAIN
26. INSTALL 4" IRRIGATION SLEEVE
27. INSTALL 5' POLYMER SEWER MANHOLE POUR-IN-PLACE

LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
CURB		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	SD
POTABLE WATER	W	W
IRRIGATION	IRR	IRR
COMMUNICATION	COMM	EX-COMM
POWER	PWR	EX-PWR
GAS	GAS	GAS
POWER TO LIGHTS	P	P
JUT	JUT	JUT
OHP	OHP	OHP
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER	W	W
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

N W E S

-20 0 20 40

SCALE: 1"=20'

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER No. 260231 TRACE L. ALLEN STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
UTILITY PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C4.3

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Revit\Utility Plan.dwg TIME: 2 April 2025

APR 10 2025

GRADING OVERALL PLAN

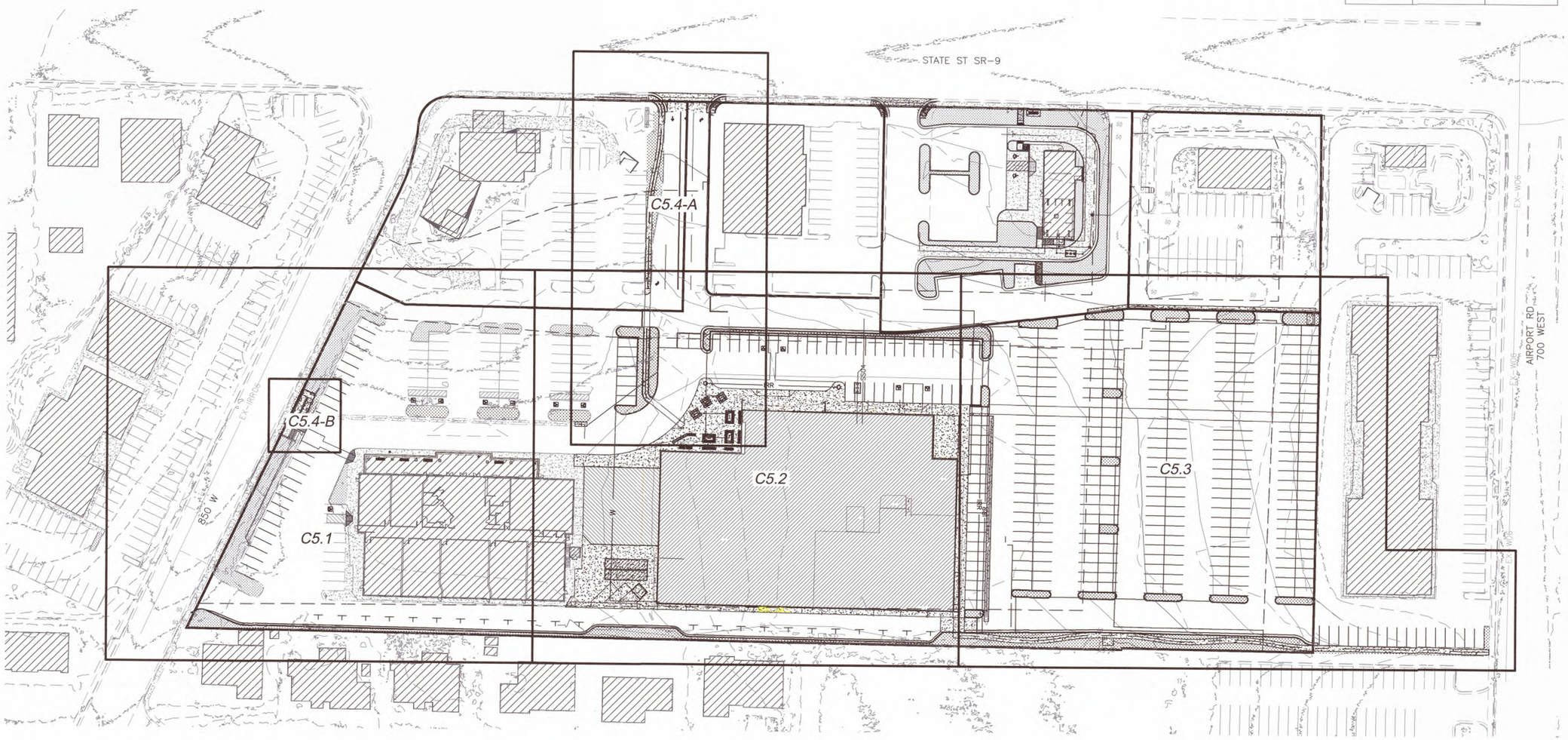
CORAL CLIFFS FAMILY FUN CENTER

N
W E
S

-50 0 50 100

SCALE: 1"=50'

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA RAMP		N/A
LINE TYPES		
MAJOR CONTOUR		
MINOR CONTOUR		
CURB		
STRIPING		



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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
GRADING OVERALL PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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PROJ. # 06.024.055
PAGE # C5.0

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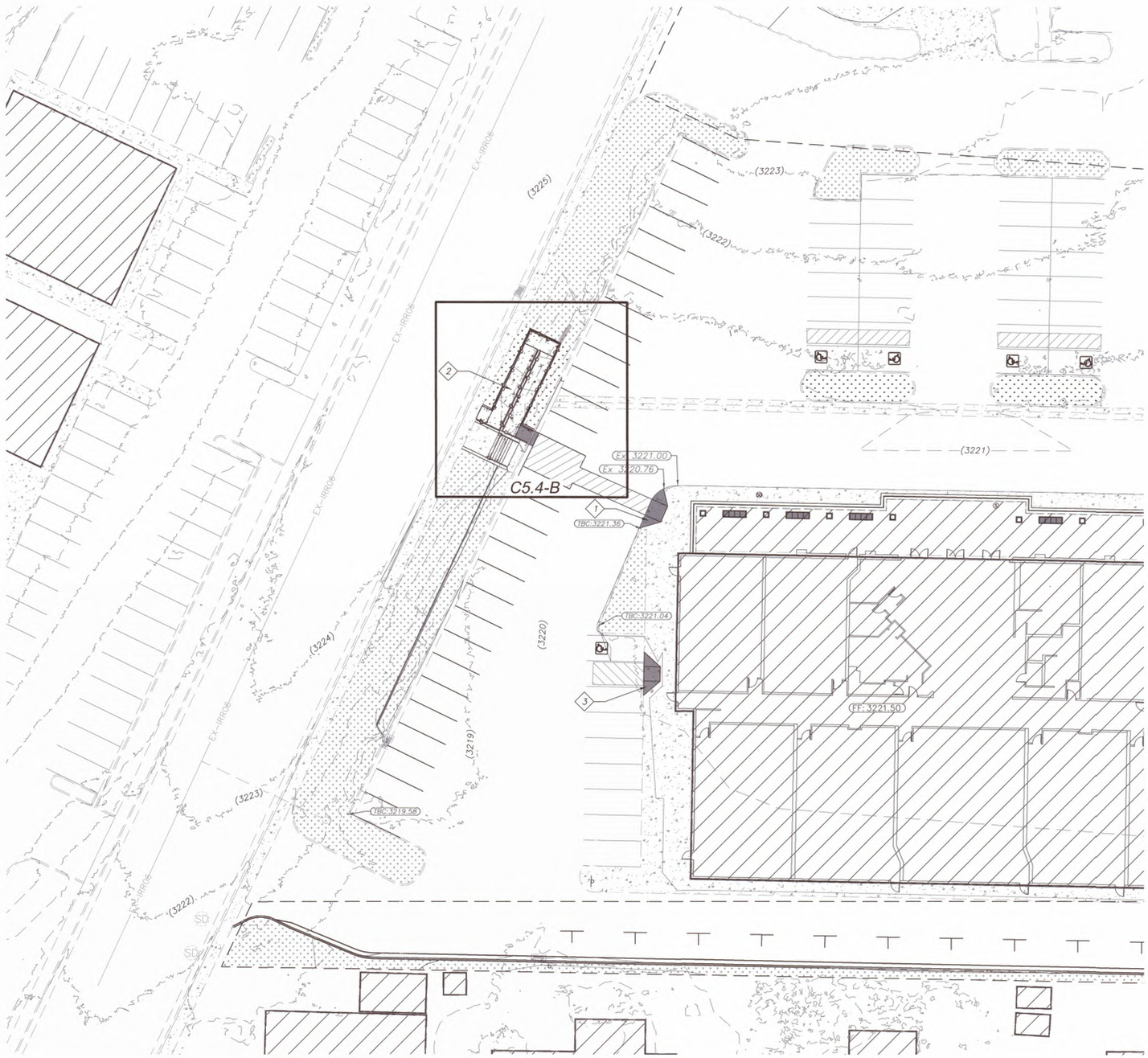
APR 10 2025

GRADING PLAN

CORAL CLIFFS FAMILY FUN CENTER



GRADING CALLOUTS

1. *INSTALL ADA RAMP*
2. *INSTALL RAMP SEE SHEETS C5.4B AND C5.5 FOR DETAILS*
3. *EXISTING ADA RAMP*

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA RAMP		N/A
LINE TYPES		
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
SEWER MANHOLE	S	S

N
W E
S

-20 0 20 40

SCALE: 1"=20'

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31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
GRADING PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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PROJ. # 06.024.055
PAGE # C5.1

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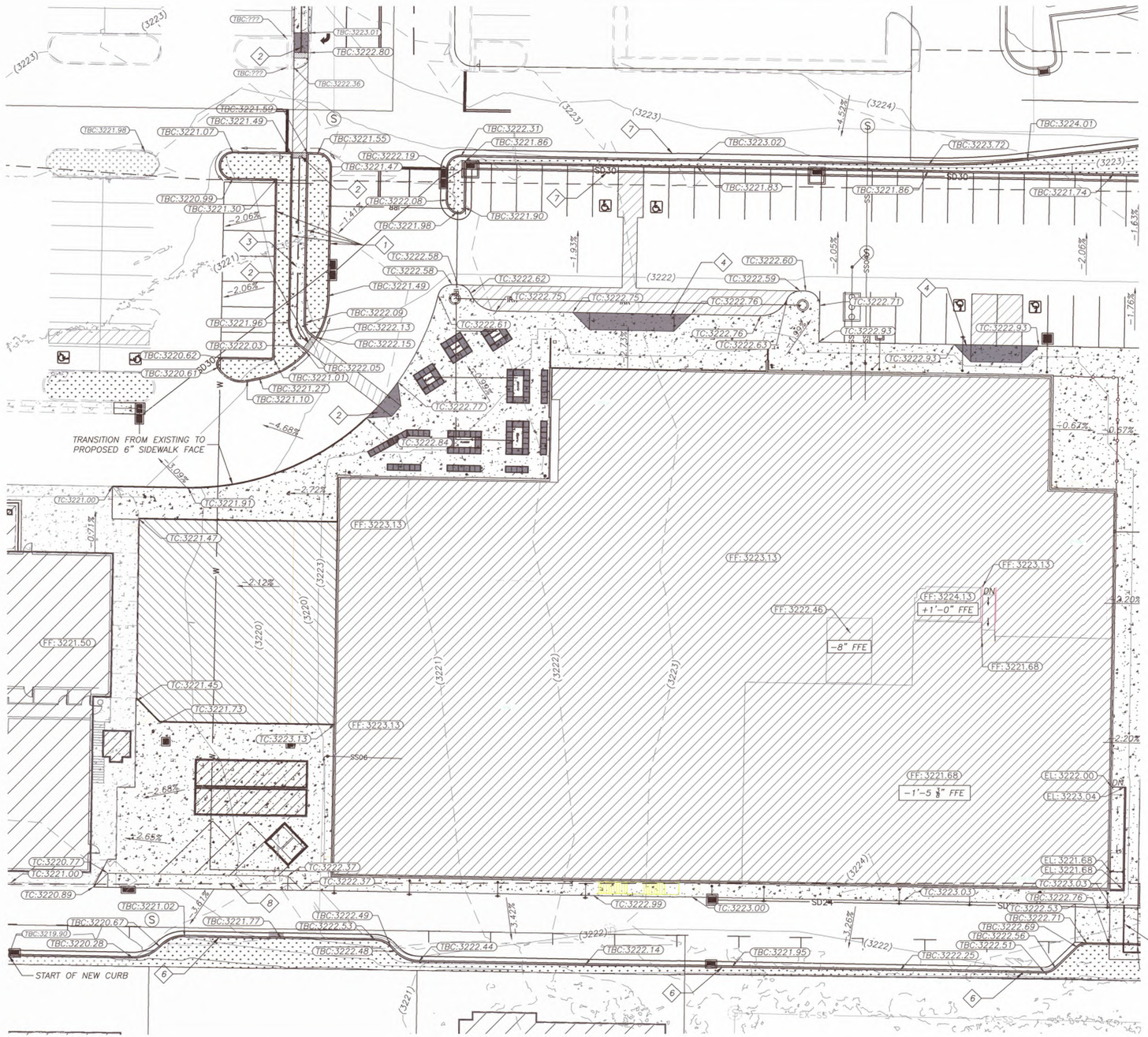
GRADING PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA RAMP		N/A
LINE TYPES		
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
SEWER MANHOLE	S	S

GRADING CALLOUTS

1. *INSTALL 6" CURBING APWA TYPE "P"*
2. *INSTALL ADA RAMP*
3. *INSTALL ADA 'FLAT' PATHWAY*
4. *INSTALL ENTRANCE RAMP*
5. *INSTALL TABLE TOP SPEED BUMP*
6. *INSTALL APWA TYPE "E" C&G ALONG THE BACK TO MATCH EXISTING C&G*
7. *INSTALL APWA TYPE "A" C&G ALL THE WAY AROUND ISLAND FOR WATER-FLOW*
8. *INSTALL DRIVE APPROACH*

N W E S

-20 0 20 40

SCALE: 1"=20'

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42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
GRADING PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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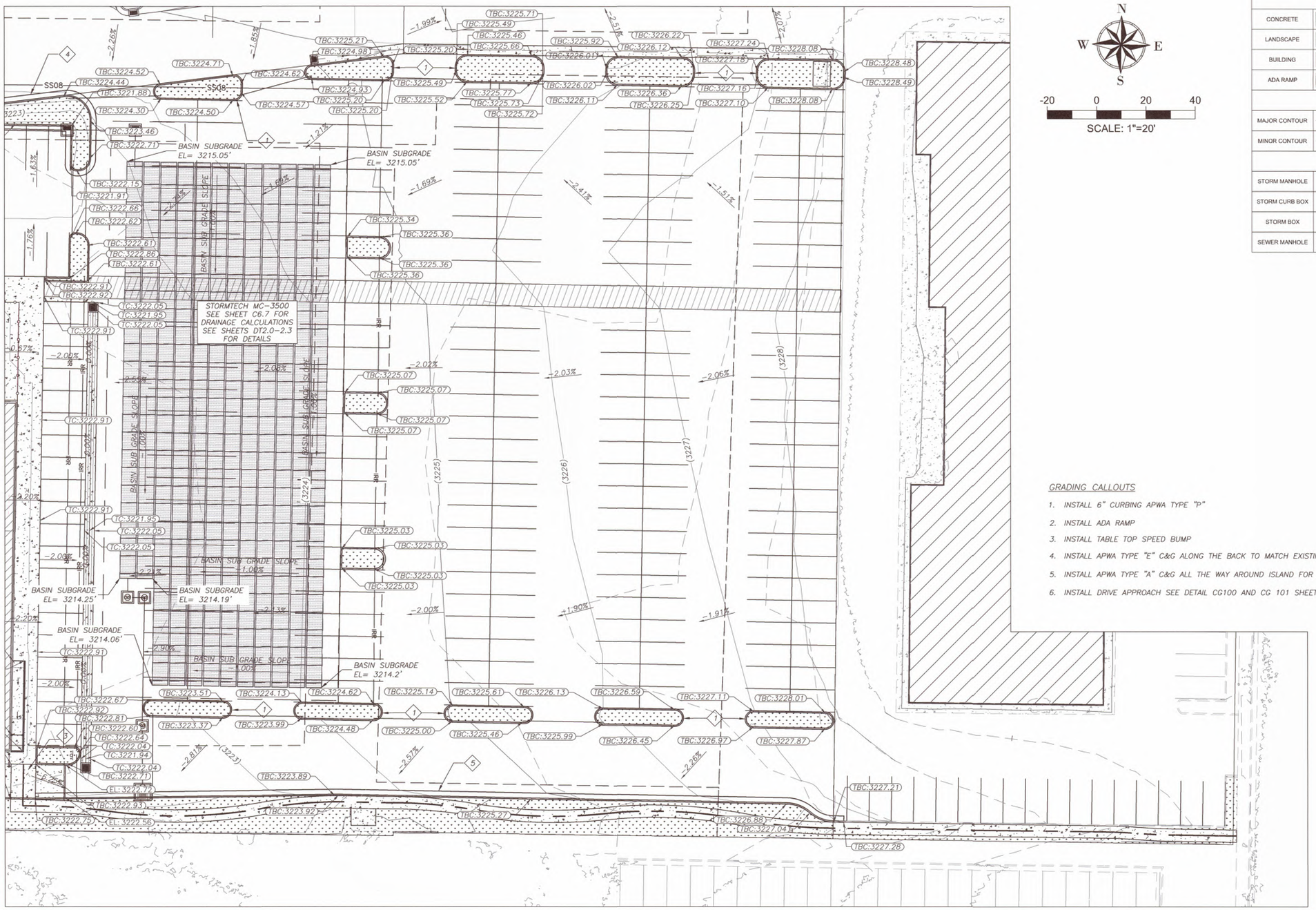
GRADING PLAN

CORAL CLIFFS FAMILY FUN CENTER



N
W E
S

-20 0 20 40

SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA RAMP		N/A
LINE TYPES		
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
SEWER MANHOLE	S	S

GRADING CALLOUTS

1. INSTALL 6" CURBING APWA TYPE "P"
2. INSTALL ADA RAMP
3. INSTALL TABLE TOP SPEED BUMP
4. INSTALL APWA TYPE "E" C&G ALONG THE BACK TO MATCH EXISTING C&G
5. INSTALL APWA TYPE "A" C&G ALL THE WAY AROUND ISLAND FOR WATER-FLOW
6. INSTALL DRIVE APPROACH SEE DETAIL CG100 AND CG 101 SHEET DT 1.0

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GRADING PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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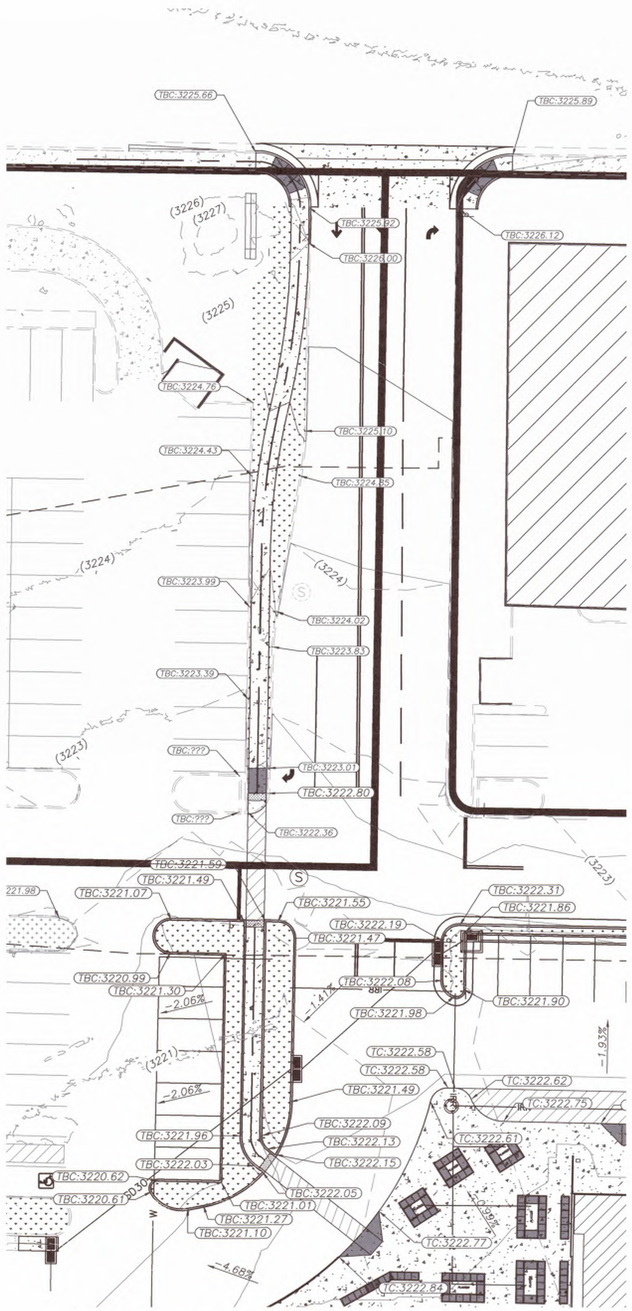
GRADING PLAN

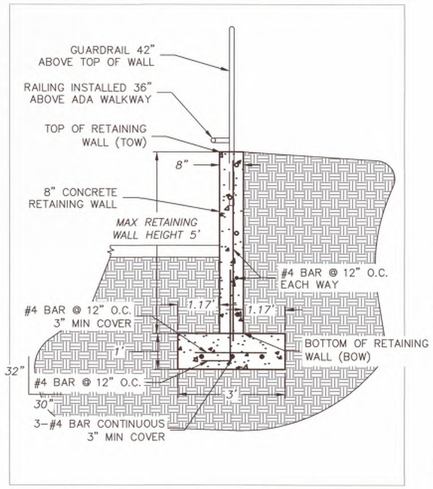
CORAL CLIFFS FAMILY FUN CENTER



VIEW A - NEW SIDEWALK FROM SR-9

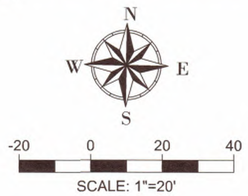
LEGEND

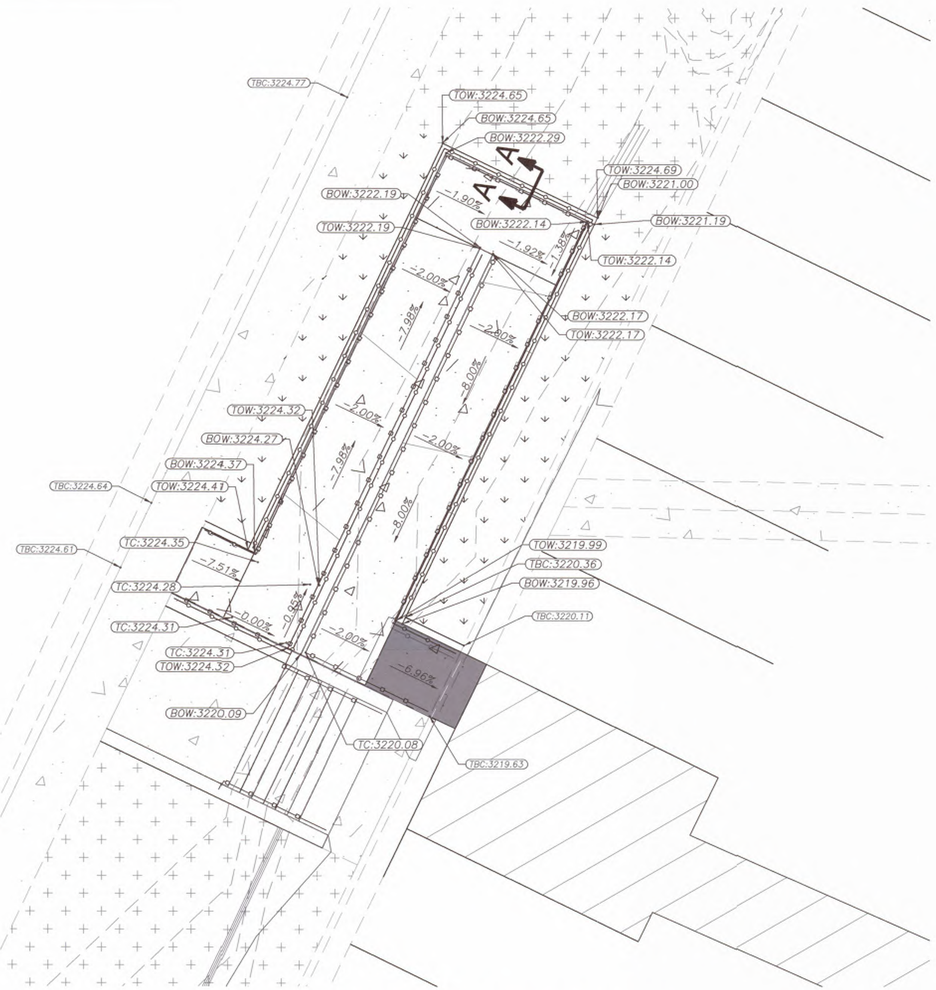
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA RAMP		N/A
LINE TYPES		
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
SEWER MANHOLE	S	S



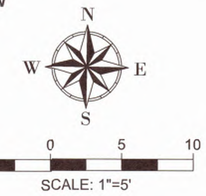
AA CONCRETE RETAINING WALL

Scale: NTS





VIEW B - ACCESSIBLE RAMP PLAN VIEW



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31 MAR 2025
No. 260231
TRACE C. ALLEN
STATE OF UTAH

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DRAWN BY IRP
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GRADING PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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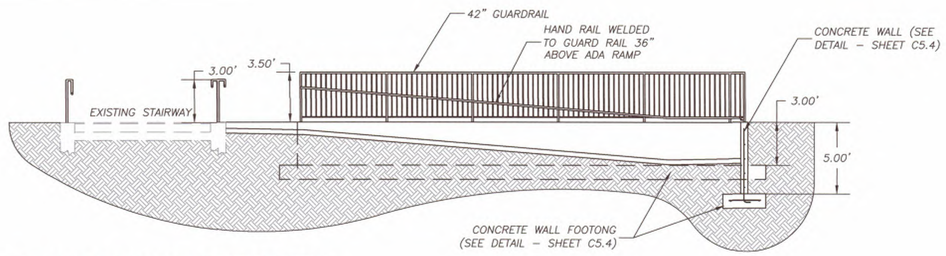
APR 1 0 2025

RAMP SECTION DETAILS

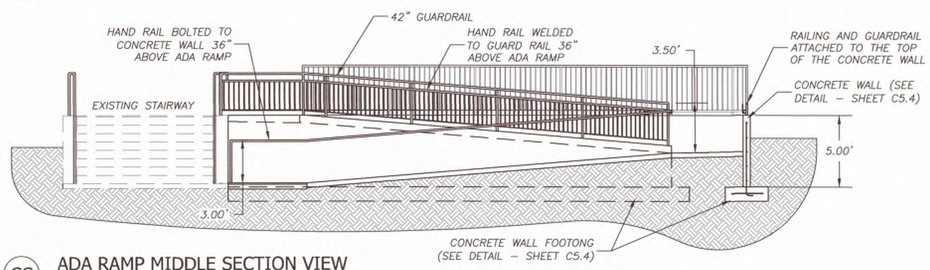
CORAL CLIFFS FAMILY FUN CENTER

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
CONCRETE		
LANDSCAPE		
BUILDING		
ADA RAMP		N/A
LINE TYPES		
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
SEWER MANHOLE	S	S



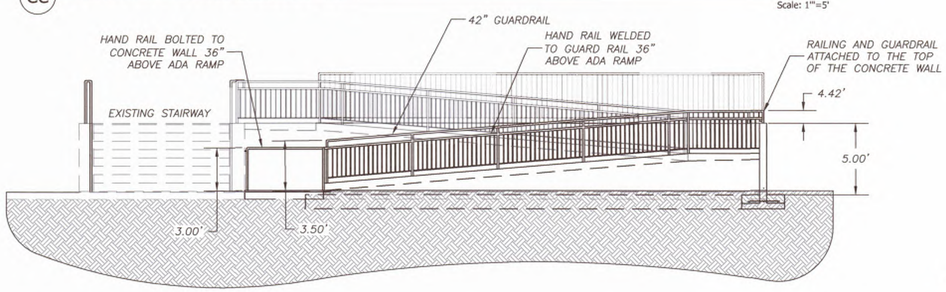
BB ADA RAMP WEST SECTION VIEW

Scale: 1"=5'



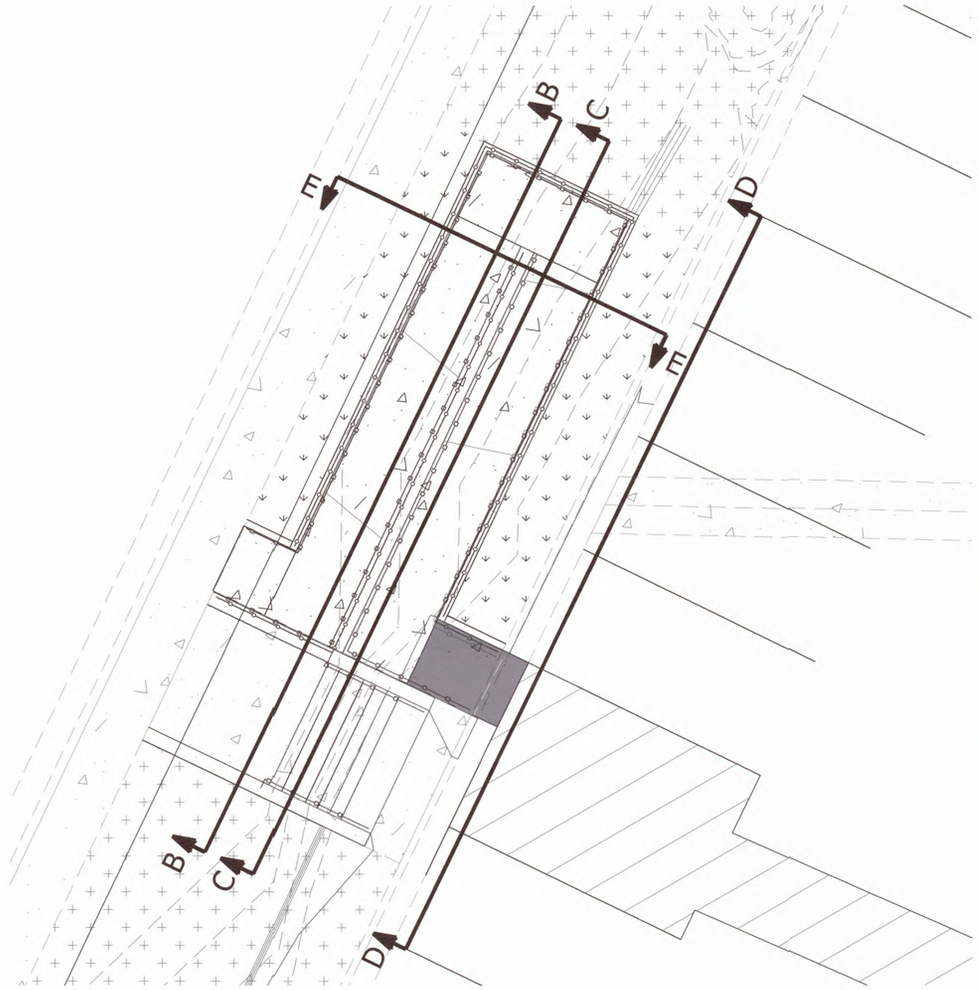
CC ADA RAMP MIDDLE SECTION VIEW

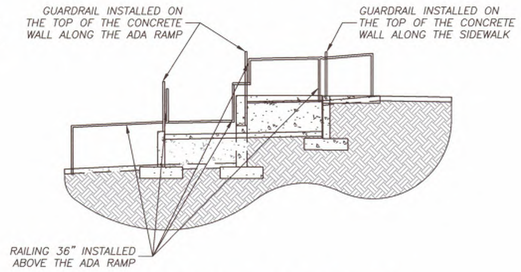
Scale: 1"=5'



DD ADA RAMP EAST SECTION VIEW

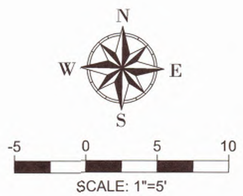
Scale: 1"=5'





EE ADA RAMP NORTH SECTION VIEW

Scale: 1"=5'



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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

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DRAWN BY JRP
CHECKED BY TA

INTERSTATE ROCK
RAMP SECTION DETAILS
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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PROJ. # 06.024.055

PAGE # C5.5

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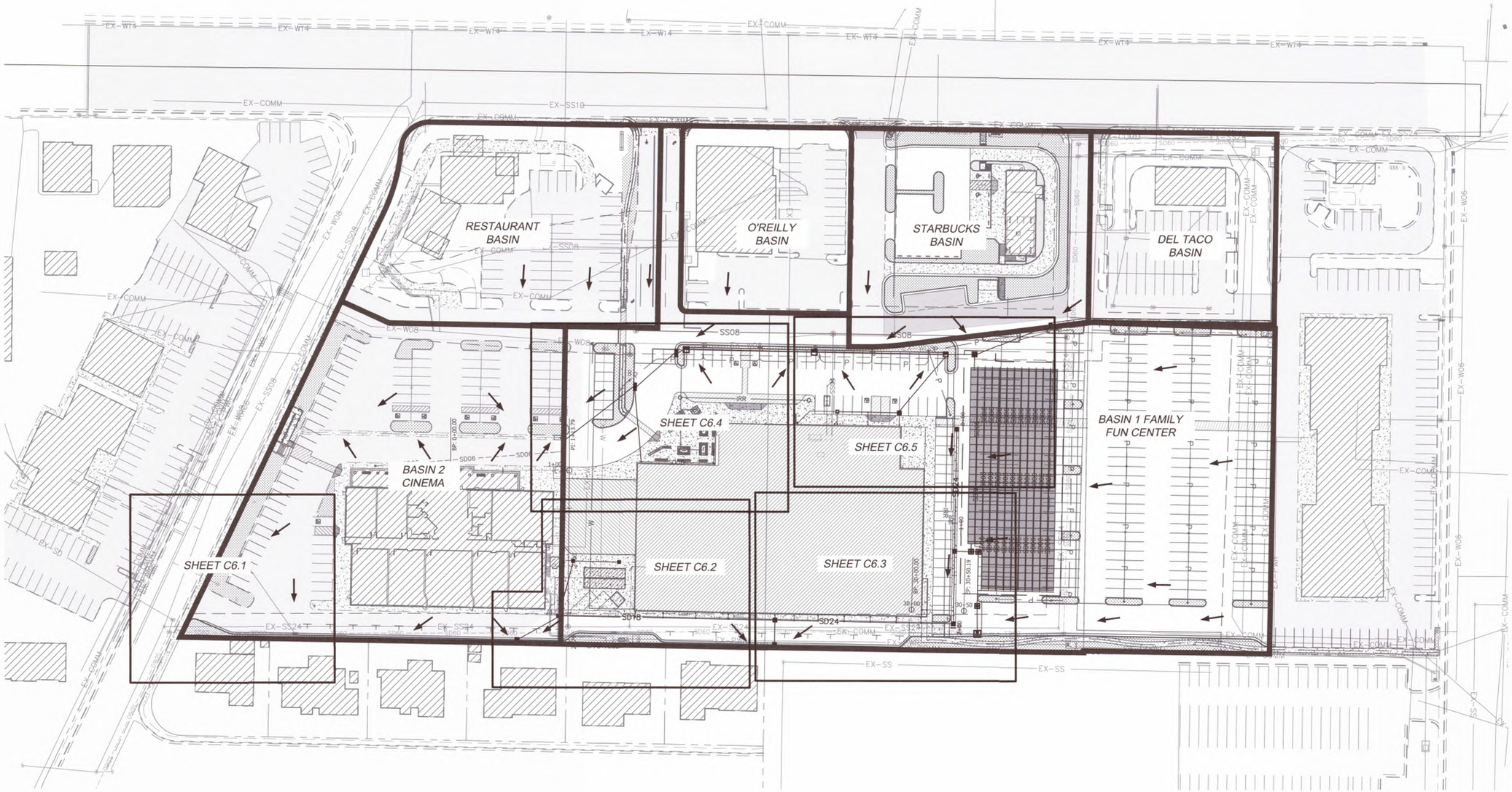
APR 1 0 2025

DRAINAGE OVERALL PLAN

CORAL CLIFFS FAMILY FUN CENTER



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STATE OF UTAH

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DRAINAGE OVERALL PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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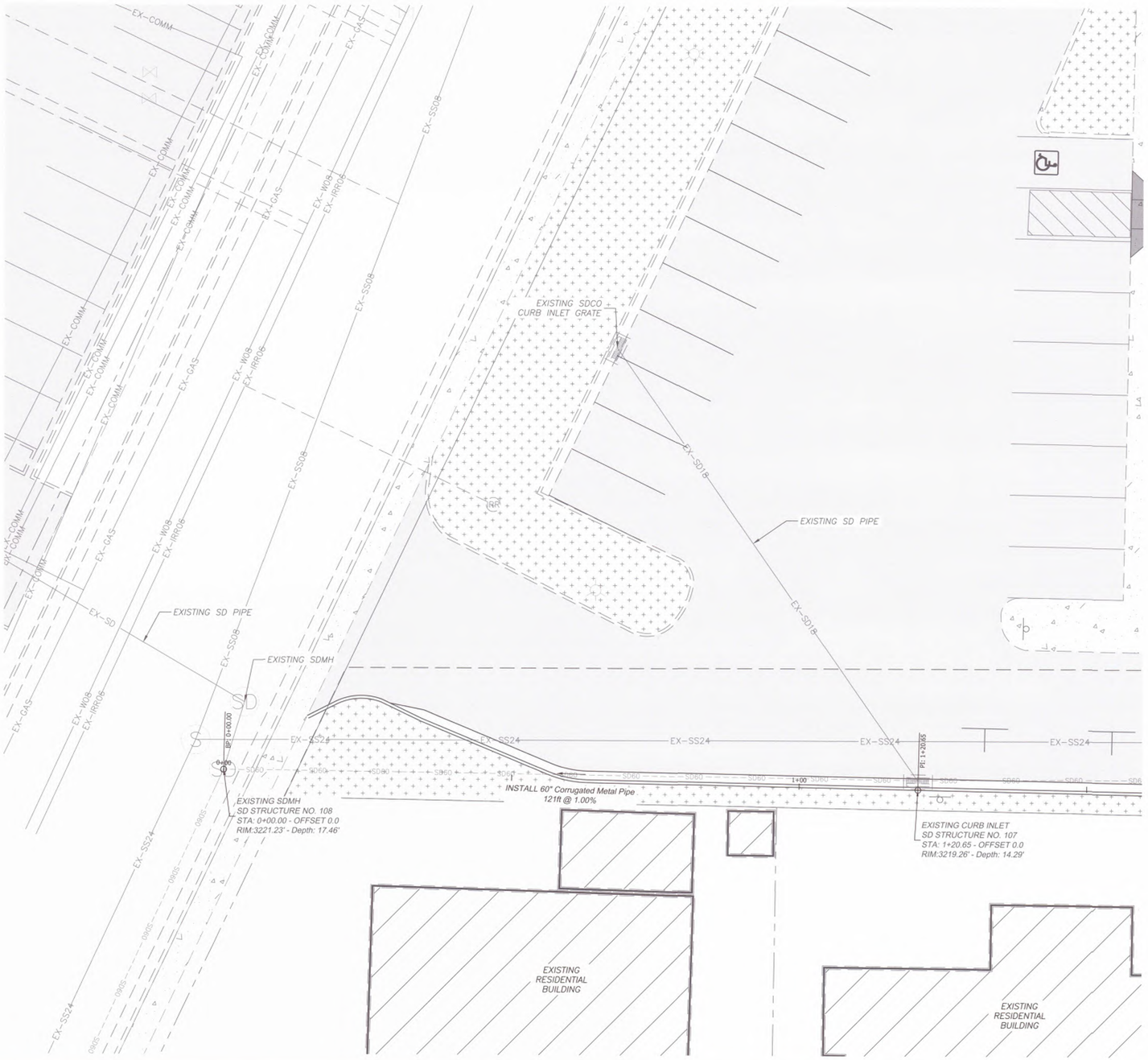
DRAINAGE PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR
COMMUNICATION	COMM	EX-COMM
POWER	PWR	EX-PWR
GAS	GAS	EX-GAS
POWER TO LIGHTS	P	P
JUT	JUT	EX-JUT
OHP	OHP	EX-OHP
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER	W	W
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

N
W E
S

-10 0 10 20

SCALE: 1"=10'

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P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
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STATE OF UTAH

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DRAINAGE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025

PROJ. # 06.024.055

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DRAINAGE PLAN

CORAL CLIFFS FAMILY FUN CENTER

Product # O-4424A

DOWNSPOUTBOOTS.com — A DIVISION OF J.R. HOE

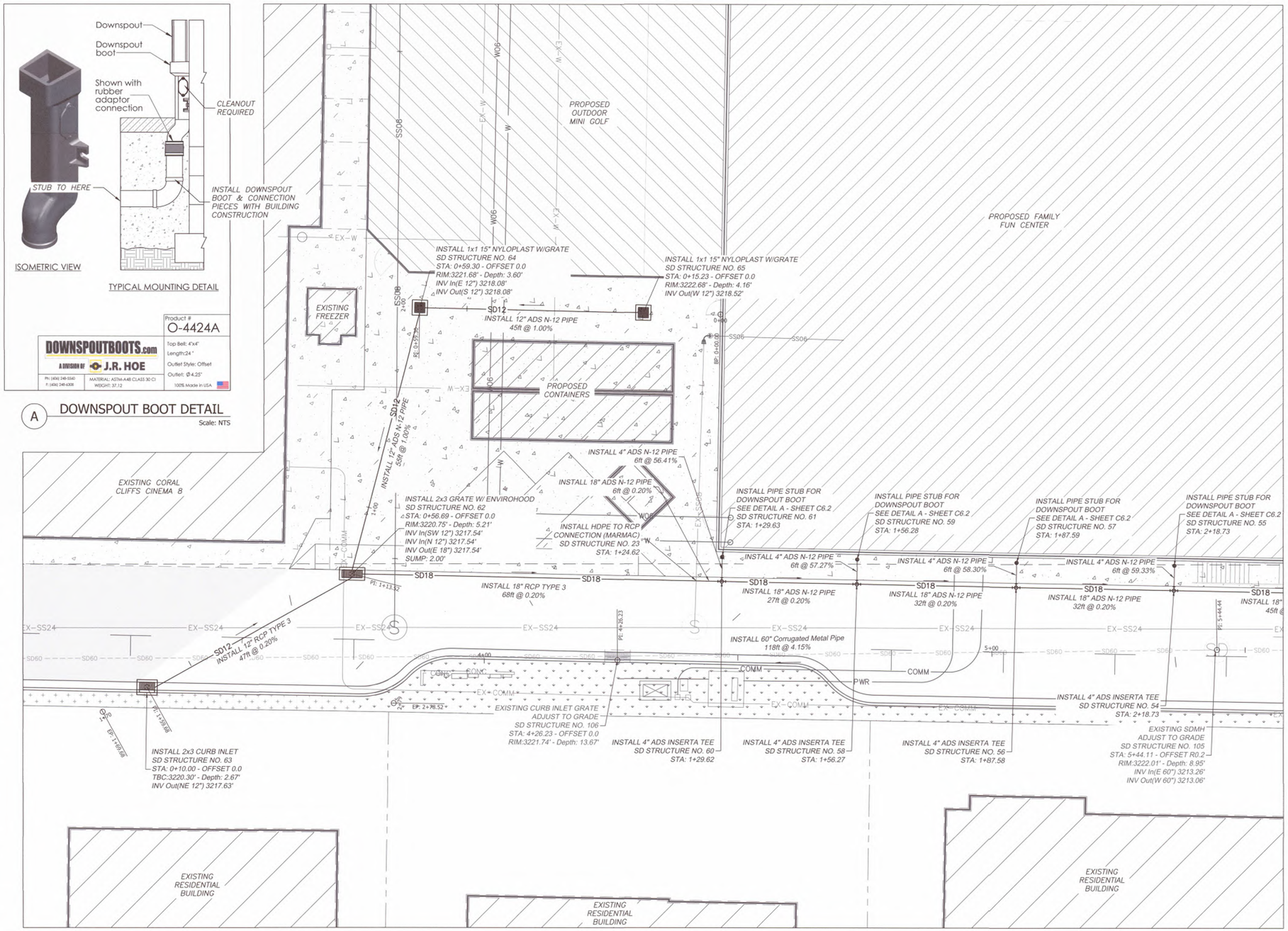
Ph: (406) 248-5540 F: (406) 248-6308

MATERIAL: ASTM-A48 CLASS 30 CI WEIGHT: 37.12

Top Bell: 4"x4" Length:24" Outlet Style: Offset Outlet: Ø 4.25" 100% Made in USA

A DOWNSPOUT BOOT DETAIL

Scale: NTS



LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR
COMMUNICATION	COMM	EX-COMM
POWER	PWR	EX-PWR
GAS	GAS	EX-GAS
POWER TO LIGHTS	P	P
JUT	JUT	EX-JUT
OHP	OHP	EX-OHP
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER	W	W
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

INTERSTATE ROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER — 31 MAR 2025 — No. 260231 — TRACE E. ALLEN — STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

REV.	DATE	DESCRIPTION	BY

INTERSTATE ROCK — DRAINAGE PLAN — CORAL CLIFFS FAMILY FUN CENTER — HURRICANE CITY, UT

DATE 31 MAR 2025

PROJ. # 06.024.055 — PAGE # C6.2

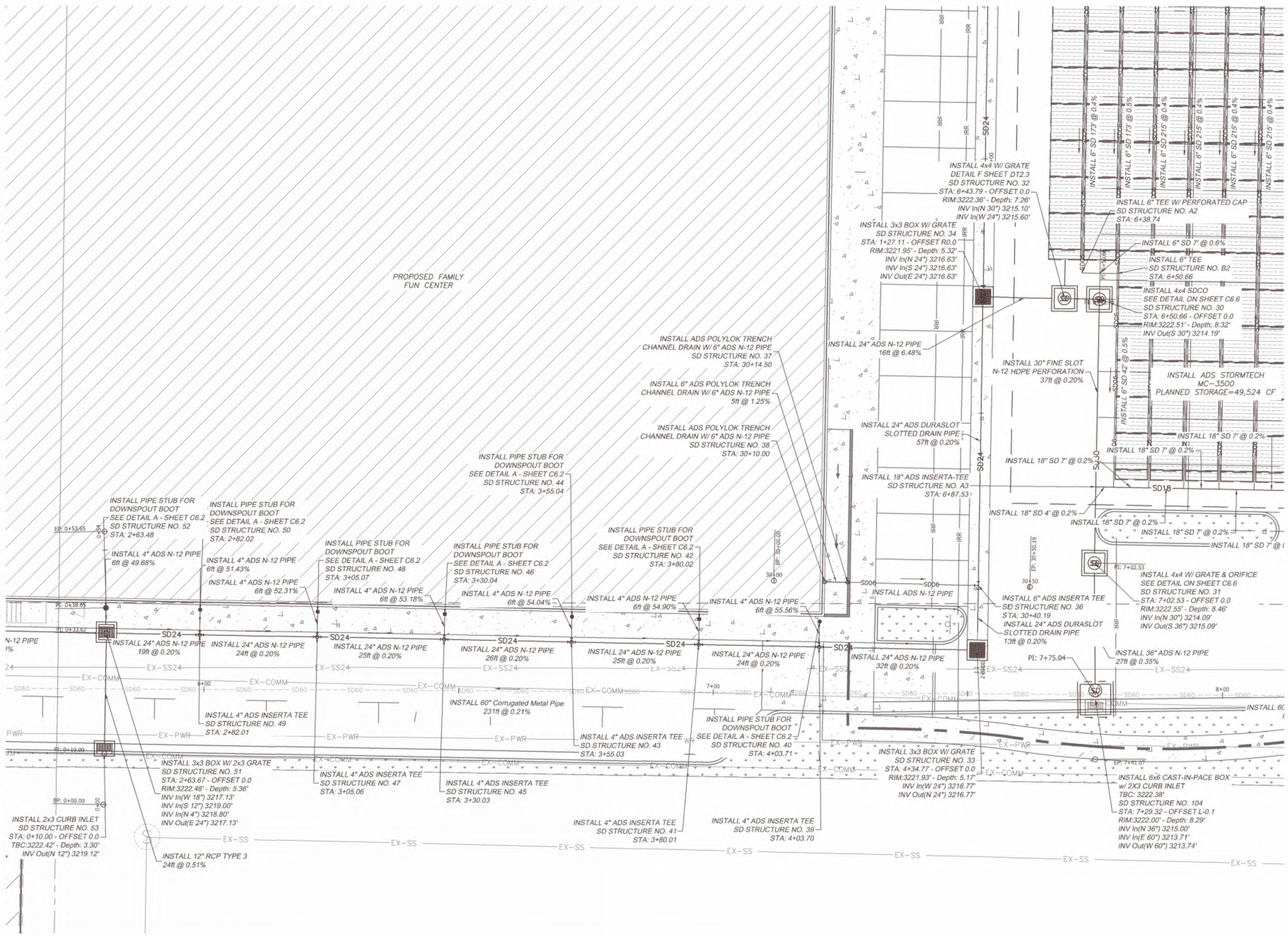
811 Know what's below. Call before you dig.

FILE: Z:\z - Engineering\z - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Drainage Plan.dwg TIME: 2-April 2025

APR 10 2025

DRAINAGE PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR
COMMUNICATION	COMM	EX-COMM
POWER	PWR	EX-PWR
GAS	GAS	EX-GAS
POWER TO LIGHTS	P	P
JUT	JUT	EX-JUT
OHP	OHP	EX-OHP
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER		
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
DRAINAGE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

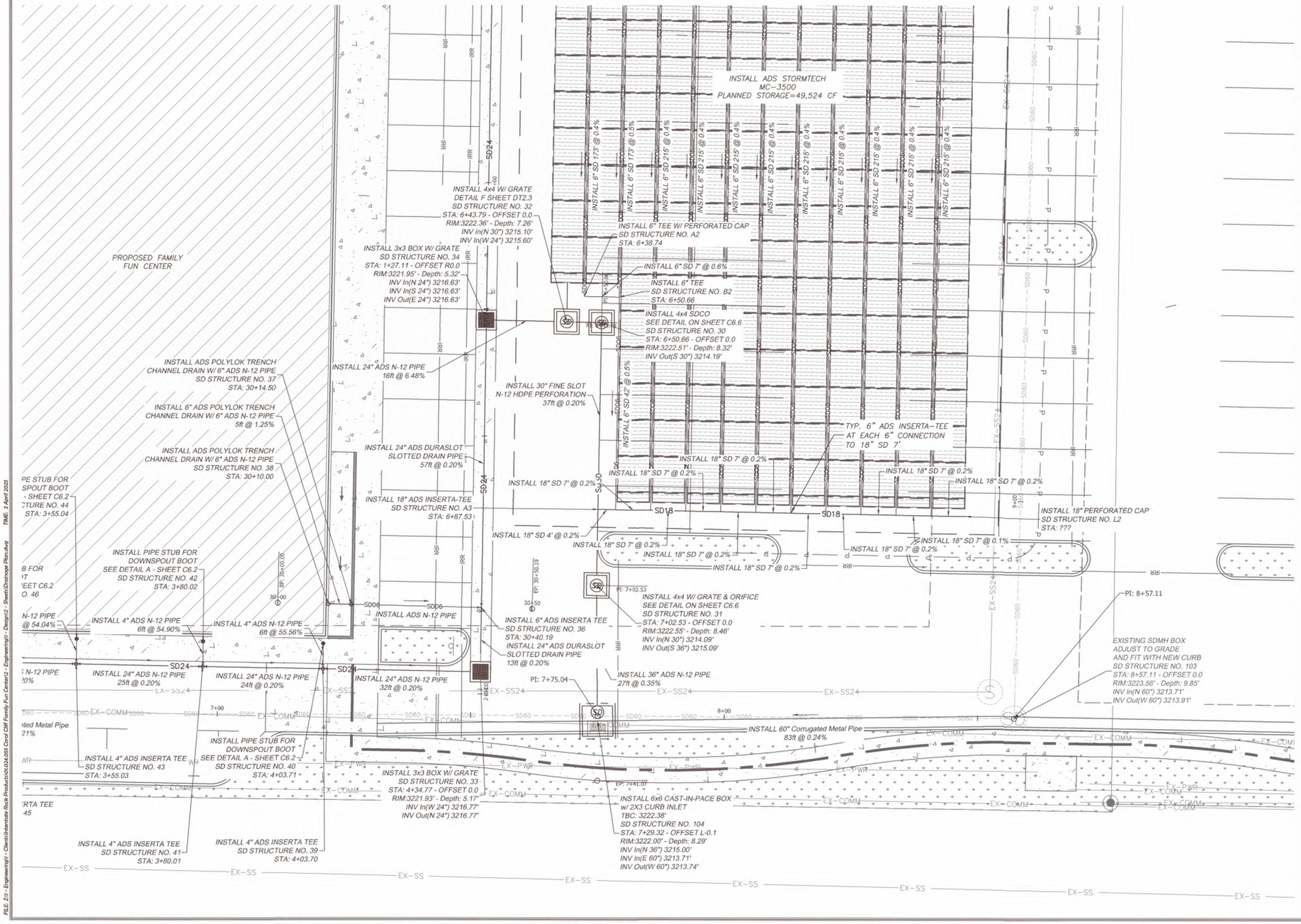
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C6.3

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Drainage Plan.dwg TIME: 2 April 2025

APR 10 2025

DRAINAGE PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND

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HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR
COMMUNICATION	COMM	EX-COMM
POWER	PWR	EX-PWR
GAS	GAS	EX-GAS
POWER TO LIGHTS	P	P
JUT	JUT	EX-JUT
OHP	OHP	EX-OHP
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER		
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER	3P	3P
POWER SWITCH	SWITCH	SWITCH

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INTERSTATE ROCK
DRAINAGE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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PROJ. # 06.024.055
PAGE # C6.4

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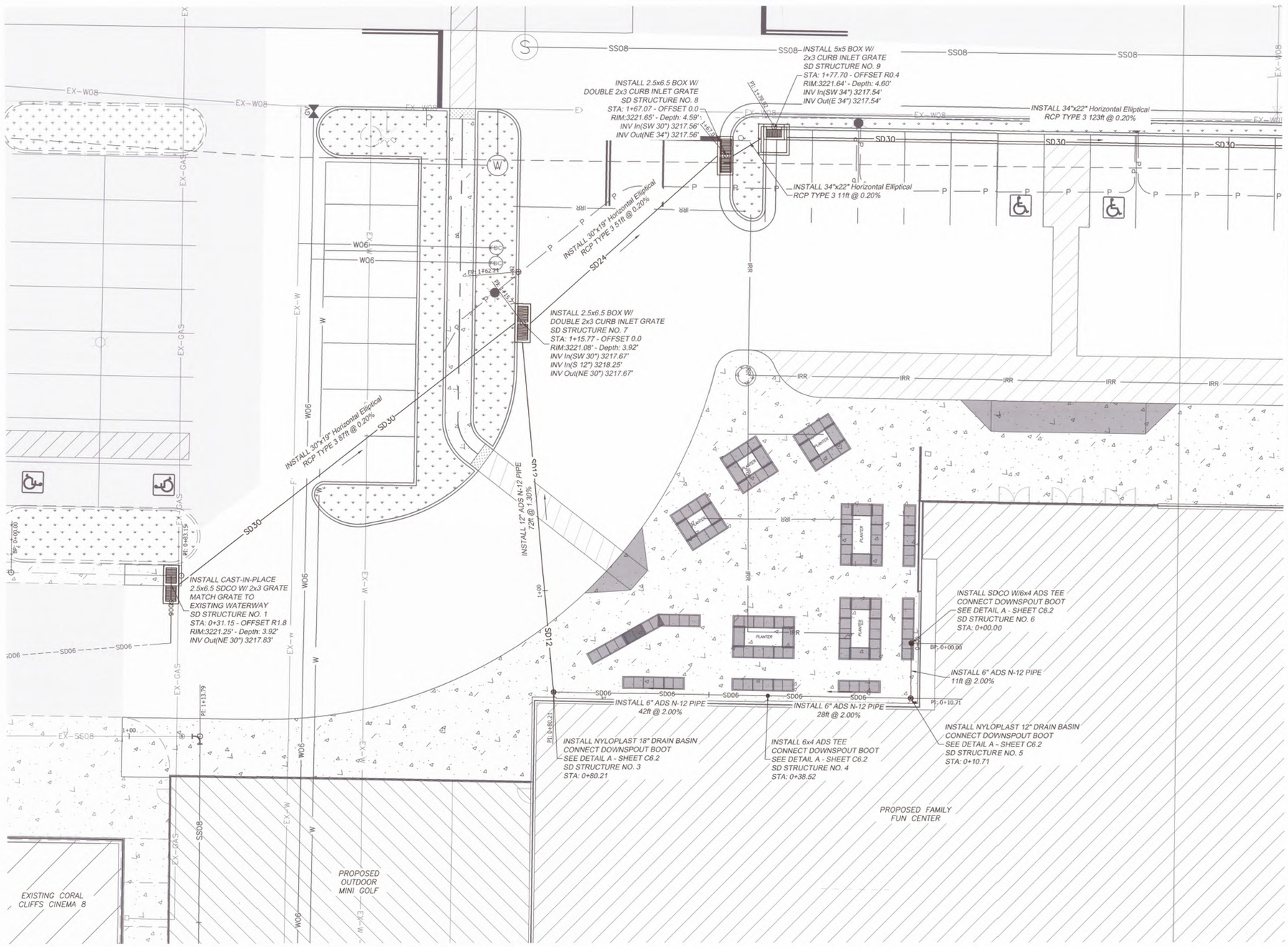
APR 10 2025

DRAINAGE PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR
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GAS	GAS	EX-GAS
POWER TO LIGHTS	P	P
JUT	JUT	EX-JUT
OHP	OHP	EX-OHP
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER	W	W
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
DRAINAGE PLAN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # C6.5

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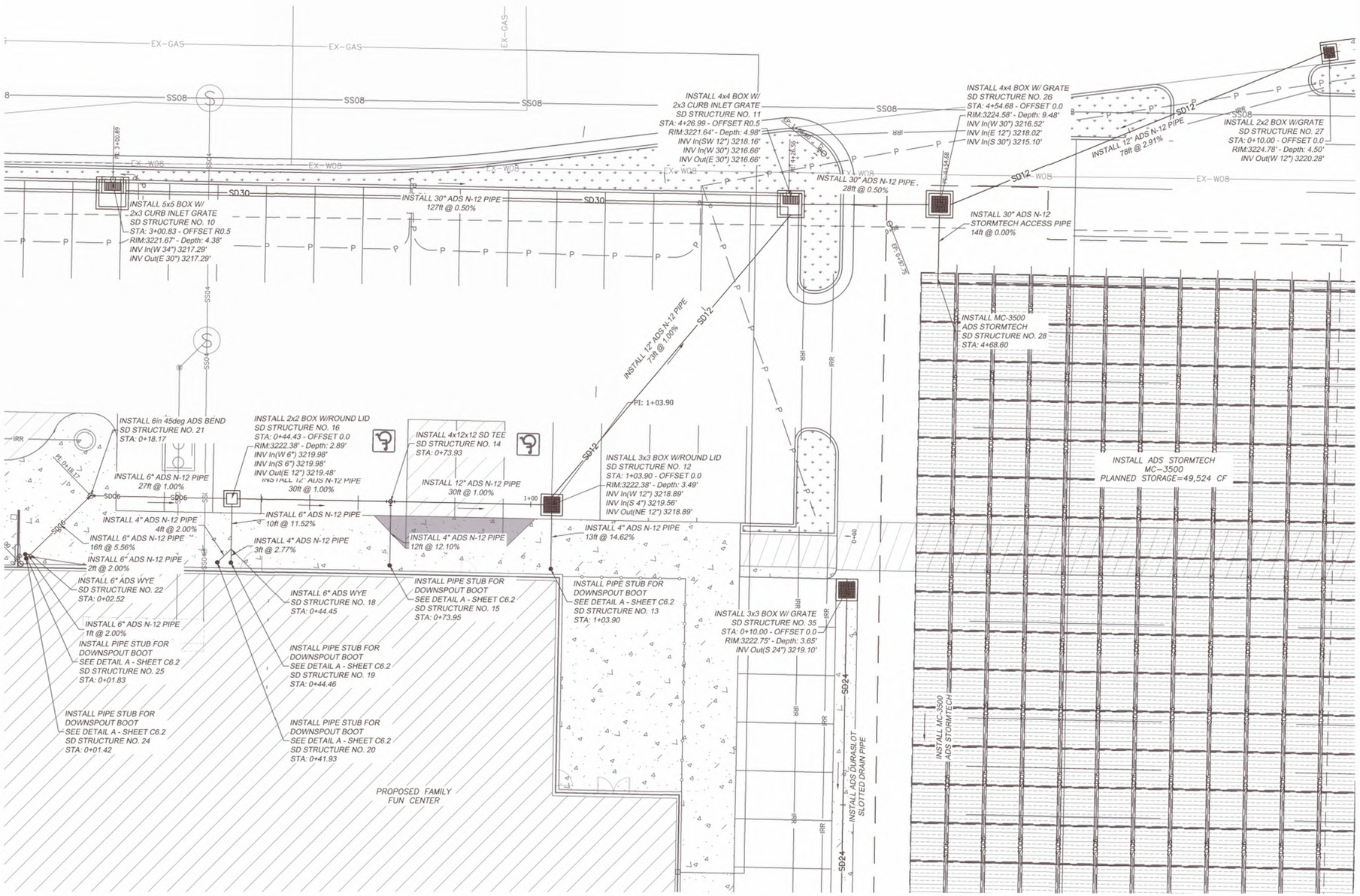
APR 1 0 2025

DRAINAGE PLAN

CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
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OHP	OHP	EX-OHP
MAJOR CONTOUR		
MINOR CONTOUR		
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER		
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

N
W E
S

-10 0 10 20

SCALE: 1"=10'

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FILE: Z:\r - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Drainage Plan.dwg TIME: 2 April 2025

APR 1 0 2025

DRAINAGE SUMMARY & ORIFICE CALCULATION

CORAL CLIFFS FAMILY FUN CENTER

Basin 1 Family Fun Center

Basin 1 - Soil Data

Soil Conservation Curve Number (CN)

Surface Type	Area (sqft)	Area (acres)	CN
[2] Impervious	221571	**5.09**	98
[3] Pervious	7792	**0.18**	68
Total	**229363**	**5.27**	97

Soil Type A

[2] Includes pavement, sidewalks, curbs, roofs, & drives

[3] includes all landscaping and generalizes it into one type

Basin 1 - Drainage Summary

Drainage Basin 1 Area	A =	**5.27**	acres
Detention:			
Allowed Release Rate	Q_U=	**0.20**	cfs/acre
Calulated Release Volume	Q_{U1}=	**1.05**	cfs
Calculated Peak Flow Discharge			
10 Year	Q_{10} =	14.190	cfs
100 Year	Q_{100} =	21.720	cfs
Calculated Required Detention Volume			
10 Year	V_{10} =	19049.0 ft^3 =	**705.5** yd^3
100 Year	V_{100} =	32921.0 ft^3 =	**1219.3** yd^3

Basin 2 Existing Coral Cliffs Cinema

Basin 2 - Soil Data

Soil Conservation Curve Number (CN)

Surface Type	Area (sqft)	Area (acres)	CN
[2] Impervious	77229	**1.77**	98
[3] Pervious	10827	**0.25**	68
Total	**88056**	**2.02**	83

[2] Includes pavement, sidewalks, curbs, roofs, & drives

[3] includes all landscaping and generalizes it into one type

Basin 2 - Drainage Summary

Drainage Basin 2 Area	A =	**2.02**	acres
Detention:			
Allowed Release Rate	Q_U=	**0.20**	cfs/acre
Calulated Release Rate	Q_{U1}=	**0.40**	cfs/acre
Calculated Peak Flow Discharge			
10 Year	Q_{10} =	2.063	cfs
100 Year	Q_{100} =	4.333	cfs
Calculated Required Detention Volume			
10 Year	V_{10} =	1596.0 ft^3 =	**59.1** yd^3
100 Year	V_{100} =	4837.0 ft^3 =	**179.1** yd^3

Basin Total - Cinema & Fun Center

Basin Cinema & Fun Center - Soil Data

Soil Conservation Curve Number (CN)

Surface Type	Area (sqft)	Area (acres)	CN
[2] Impervious	298800	**6.86**	98
[3] Pervious	18619	**0.43**	68
Total	**317419**	**7.29**	96

Soil Type A

[2] Includes pavement, sidewalks, curbs, roofs, & drives

[3] includes all landscaping and generalizes it into one type

Basin Cinema & Fun Center - Drainage Summary

Drainage Basin Total Area	A =	**7.29**	acres
Detention:			
Allowed Release Rate	Q_U=	**0.20**	cfs/acre
Calulated Release Volume	Q_{U1}=	**1.46**	cfs
Calculated Peak Flow Discharge			
10 Year	Q_{10} =	12.390	cfs
100 Year	Q_{100} =	19.440	cfs
Calculated Required Detention Volume			
10 Year	V_{10} =	23325.0 ft^3 =	**863.9** yd^3
100 Year	V_{100} =	41835.0 ft^3 =	**1549.4** yd^3
Provided Detention Volume	V =	**44721.0** ft^3 =	**1656.3** yd^3
Retention:			
Calculated Required Retention Volume - No Relea			
10 Year	Q_{10} =	0.0 ft^3 =	**0.0** yd^3
100 Year	Q_{100} =	0.0 ft^3 =	**0.0** yd^3
Provided Retention Volume	V =	**5179.0** ft^3 =	**191.8** yd^3

Drainage Summary

All Calculations are Performed using the SCS-TR55 Method
All Provided Volumes are Computed using AutoCAD Civil3D

Drainage Information

[1] Storm Precipitation Frequency

2 Year - 24 hr	Depth =	1.3	inches
10 Year - 24 hr	Depth =	1.88	inches
100 Year - 24 hr	Depth =	2.79	inches

[1] NOAA Precipitation Frequency Estimates, Atlas 14, Volume, Version 5

LOW IMPACT DEVELOPMENT (LID) CALULATOR

Calulating LID using Method 3 - The Granato Method

$$WQRV = \frac{P_{80\%} * R_{NEW} * A}{12}$$

WQRV	=	Water Quality Retention Volume
$P_{80\%}$	=	80th percentile precipitation value (excluding snowfall, from gage analysis, in inches)
		$P_{80\%}$ Found in Appendix A of A Guide
R_{NEW}	=	Storm water runoff Coefficient associated with the proposed new development, and
		R_{NEW} = (0.23 * Imp) + (0.05 when imp<55%)
		R_{NEW} = (1.14 * Imp) - (0.371 when imp ≥ 55%)
A	=	Area, in Acres.
Imp	=	Decimal percentage of impervious surface in the contributing watershed

$P_{80\%}$	=	0.44	in (Provided by City or State)
R_{NEW}	=	**0.702**	
A	=	7.29	acres
Imp	=	0.94	

$$WQRV = \frac{0.44 * 0.70 * 7.29}{12} = 0.19 \text{ ac-ft of Storage}$$

$$= 8{,}172 \ ft^3 \text{ of Storage}$$

$$= 302.7 \ yd^3 \text{ of Storage}$$

ORIFICE CALCULATOR

Drainage Basin 1

Variables

Q_D=	0.00	cfs	Offsite Flows that pass through the system and are not controlled by the Orifice Plate
A=	7.29	Acres	Total Catchment Area
h=	5.15	ft	Height (center of Orifice to Hydraulic Grade
Q_U=	**0.20**	cfs/acre	Allowed Release Rate
Q_d=	**1.46**	cfs	A x Q_U = Q_d
g=	**32.17**	ft/sec^2	Gravitational Constant

Calculations

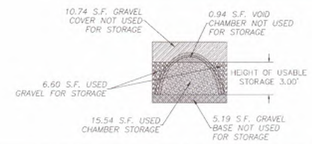
Q_D= Cd * A * Sqrt(2gh)

Solving for the Area of the Orifice - Solve for "A"

Cd=	**0.62**	unitless	Square Edge Opening
2gh=	**331.39**	ft2/sec2	
Q_D=	**1.46**	cfs	Total Discharge Through Orifice (100yr)
A=	**18.59**	sq.in	Area of Orifice per design

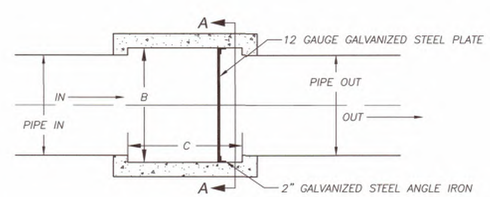
Orifice Size Options

Radius=	**2.43**	in	Radius of Circular Orifice
Square=	**4.31**	in	Heigth * Width for Square Orifice Plate
Rectangle=	**4.00**	= H (in)	Rectangular Orifice Plate
	4.65	= W (in)	

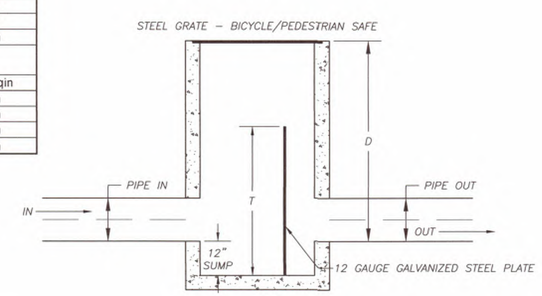


Item	Quantity	Storage volume/Unit	Total Storage Volume	Unit
Total System Chambers	336	122.70	**41227.87**	CF
Chambers per row	29	Total Rows of Chambers	12.00	
Total System End chambers	24	22.90	**549.53**	CF
Total excess planned storage gravel around the perimeter	1	2943.60	**2943.60**	CF
Total Planned Detention Basin Volume			**44721.00**	**CF**
Total Planned Retention Volume			5178.984	CF
Total Planned Storage Volume			**49899.99**	CF
Total Required Storage Volume			**41835**	CF

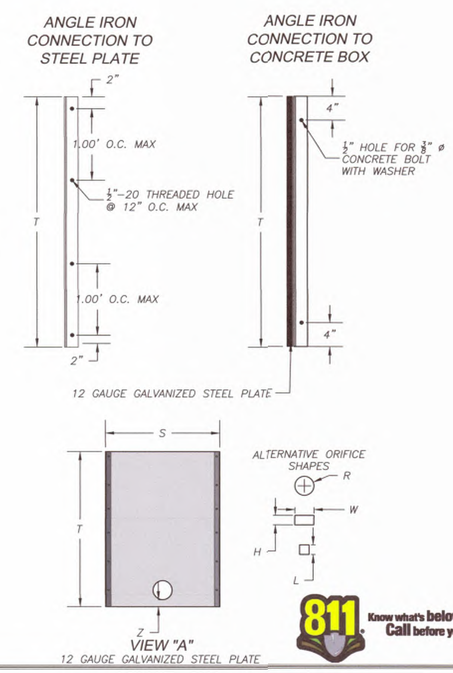
CONCRETE BOX			
PIPE IN	=	**30**	in
PIPE OUT	=	**36**	in
BOX WIDTH	B=	**4**	ft
BOX LENGTH	C=	**4**	ft
BOX DEPTH	D=	**8.5**	ft
ORIFICE PLATE			
HEIGHT	T=	**4.7**	ft
WIDTH	S=	**4**	ft
ORIFICE HEIGHT	Z=	**12**	in
ORIFICE SIZE & SHAPE			
AREA REQUIRED	A=	**18.59**	sqin
CIRCLE	R=	**2.43**	in
SQUARE	L=	**4.31**	in
RECTANGLE	H=	**4.00**	in
	W=	**4.65**	in



TOP VIEW



FRONT VIEW



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PROFESSIONAL ENGINEER No. 260231 TRACE E. ALLEN STATE OF UTAH

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INTERSTATE ROCK
DRAINAGE SUMMARY & ORIFICE CALCULATION
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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PROJ. # 06.024.055 | PAGE # C6.7

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APR 10 2025

HYDROLOGY REPORTS

CORAL CLIFFS FAMILY FUN CENTER

DRAINAGE BASIN: FAMILY FUN CENTER

Hydrology Report

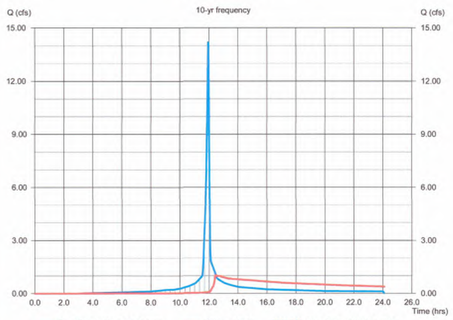
Hydraflow Express Extension for Autodesk® Civil 3DB by Autodesk, Inc. — Tuesday, Oct 15 2024

Coral Cliff Basin 1

Hydrograph type	= SCS	Peak discharge (cfs)	= 14.19
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 5.270	Curve number (CN)	= 97
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 4
Total precip. (in)	= 1.88	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 29,725 (cuft); 0.682 (acft)

Runoff Hydrograph



* *Estimated*

Hydrology Report

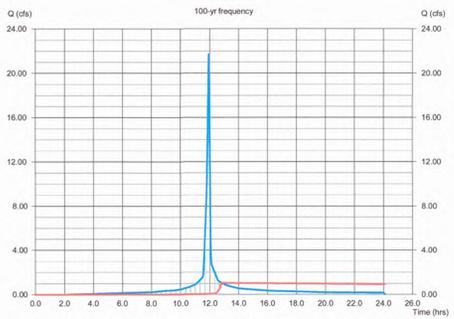
Hydraflow Express Extension for Autodesk® Civil 3DB by Autodesk, Inc. — Tuesday, Oct 15 2024

Coral Cliff Basin 1

Hydrograph type	= SCS	Peak discharge (cfs)	= 21.72
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 5.270	Curve number (CN)	= 97
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 4
Total precip. (in)	= 2.79	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 46,876 (cuft); 1.076 (acft)

Runoff Hydrograph



* *Estimated*

DRAINAGE BASIN: EXISTING CORAL CLIFFS CINEMA

Hydrology Report

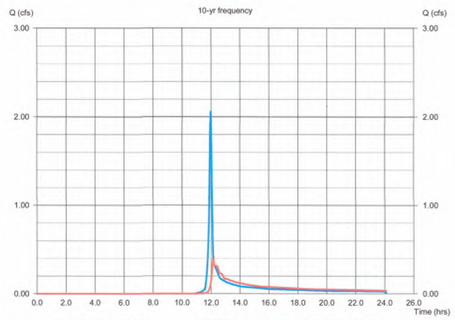
Hydraflow Express Extension for Autodesk® Civil 3DB by Autodesk, Inc. — Tuesday, Oct 15 2024

Coral Cliff Basin 2

Hydrograph type	= SCS	Peak discharge (cfs)	= 2.063
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 2.020	Curve number (CN)	= 83
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 7
Total precip. (in)	= 1.88	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 4,393 (cuft); 0.101 (acft)

Runoff Hydrograph



* *Estimated*

Hydrology Report

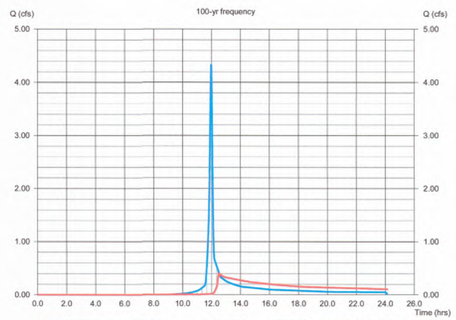
Hydraflow Express Extension for Autodesk® Civil 3DB by Autodesk, Inc. — Tuesday, Oct 15 2024

Coral Cliff Basin 2

Hydrograph type	= SCS	Peak discharge (cfs)	= 4.333
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 2.020	Curve number (CN)	= 83
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 7
Total precip. (in)	= 2.79	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 9,147 (cuft); 0.210 (acft)

Runoff Hydrograph



* *Estimated*

DRAINAGE BASINS COMBINED: FAMILY FUN CENTER & EXISTING CORAL CLIFFS CINEMA

Hydrology Report

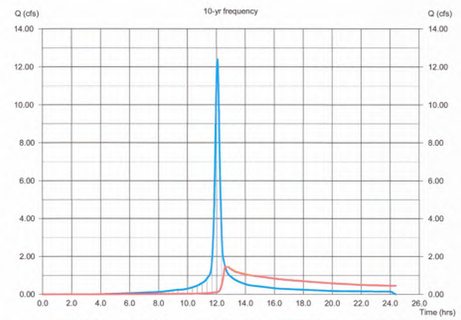
Hydraflow Express Extension for Autodesk® Civil 3DB by Autodesk, Inc. — Monday, Oct 28 2024

Coral Cliff Basin 1 & 2

Hydrograph type	= SCS	Peak discharge (cfs)	= 12.39
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 7.290	Curve number (CN)	= 96
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 18
Total precip. (in)	= 1.88	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 38,156 (cuft); 0.876 (acft)

Runoff Hydrograph



* *Estimated*

Hydrology Report

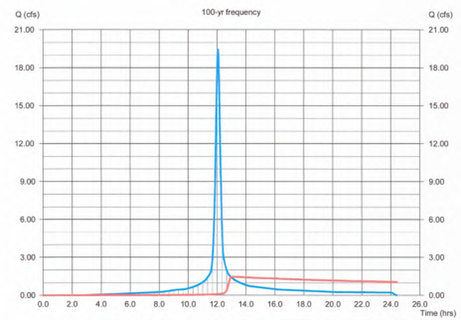
Hydraflow Express Extension for Autodesk® Civil 3DB by Autodesk, Inc. — Monday, Oct 28 2024

Coral Cliff Basin 1 & 2

Hydrograph type	= SCS	Peak discharge (cfs)	= 19.44
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 7.290	Curve number (CN)	= 96
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 18
Total precip. (in)	= 2.79	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 61,365 (cuft); 1.409 (acft)

Runoff Hydrograph



* *Estimated*

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER No. 260231 TRACE E. ALLEN STATE OF UTAH

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DRAWN BY IRP
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INTERSTATE ROCK
HYDROLOGY REPORTS
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

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C&G FROM 850 WEST

CORAL CLIFFS FAMILY FUN CENTER

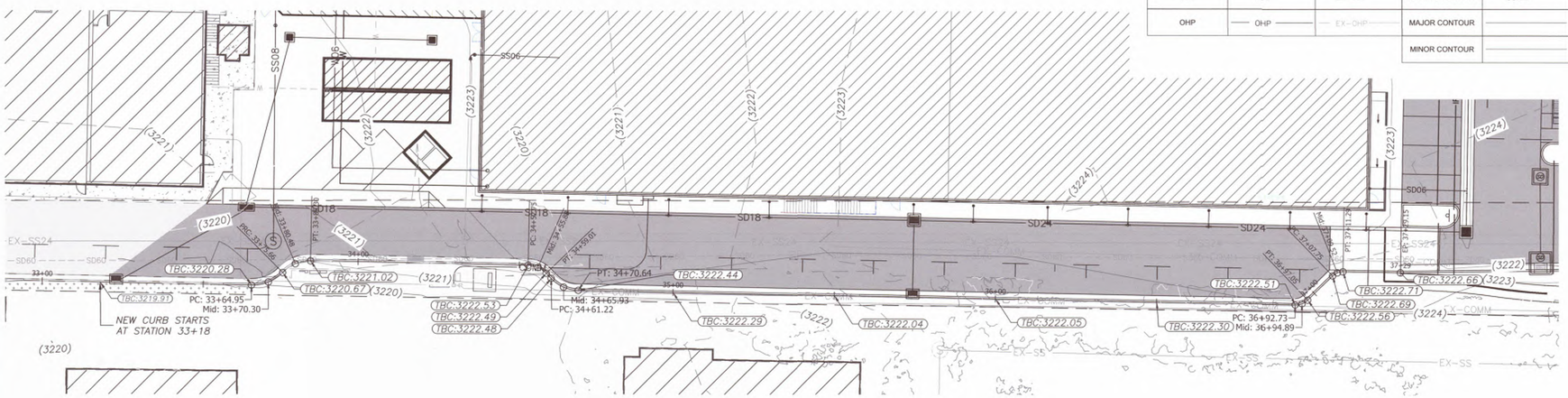
N
W E
S

-20 0 20 40

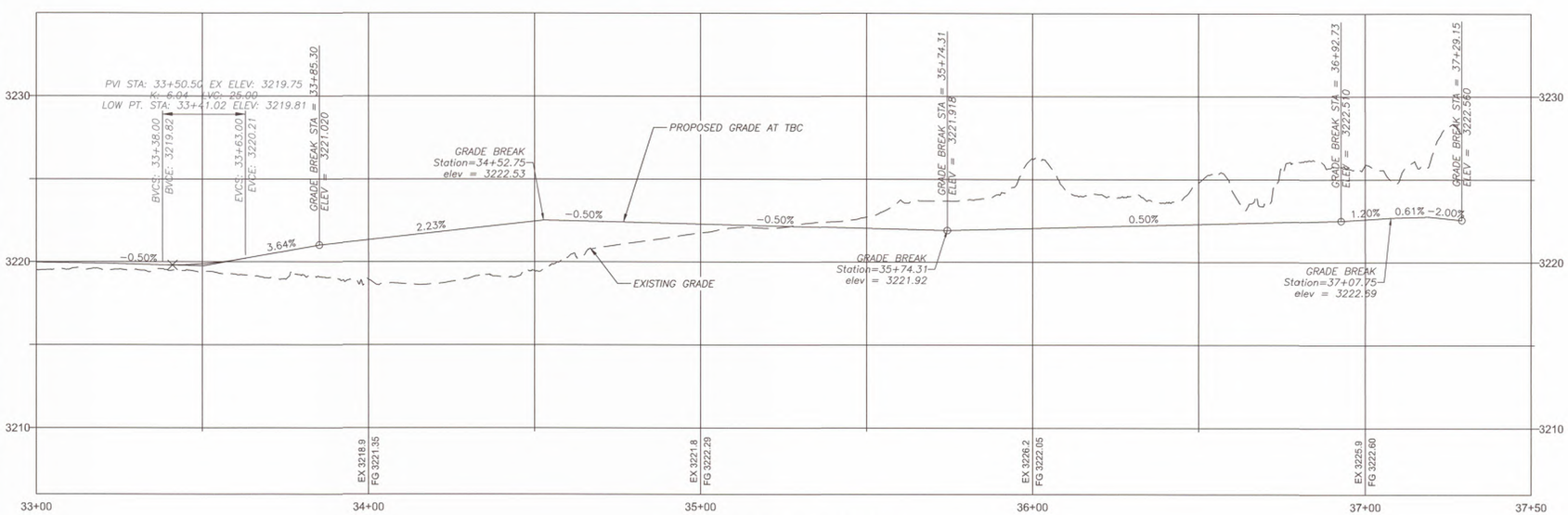
SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS
33+00.00 – 37+50.00



Profile View of PV - C&G from 850 West (1)
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
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INTERSTATE ROCK
C&G FROM 850 WEST
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

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DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP1.0

FILE: Z:\!! - Engineering\!! - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\!! - Design\2 - Sheets\PP\C3 Plan and Profile Cross.dwg TIME: 2 April 2025

APR 10 2025

C&G TO 700 WEST

CORAL CLIFFS FAMILY FUN CENTER

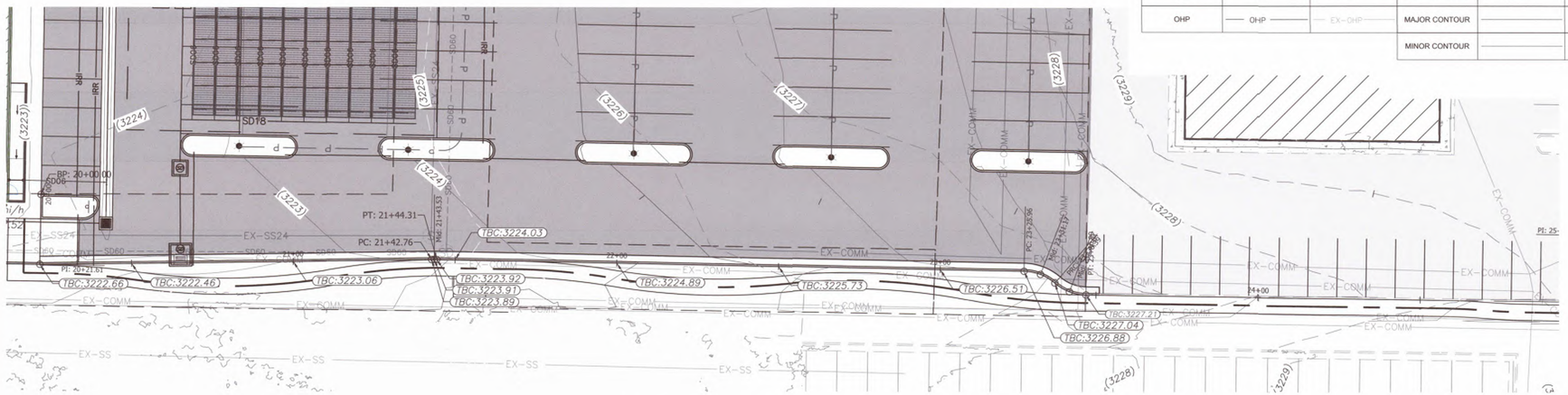
N
W E
S

-20 0 20 40

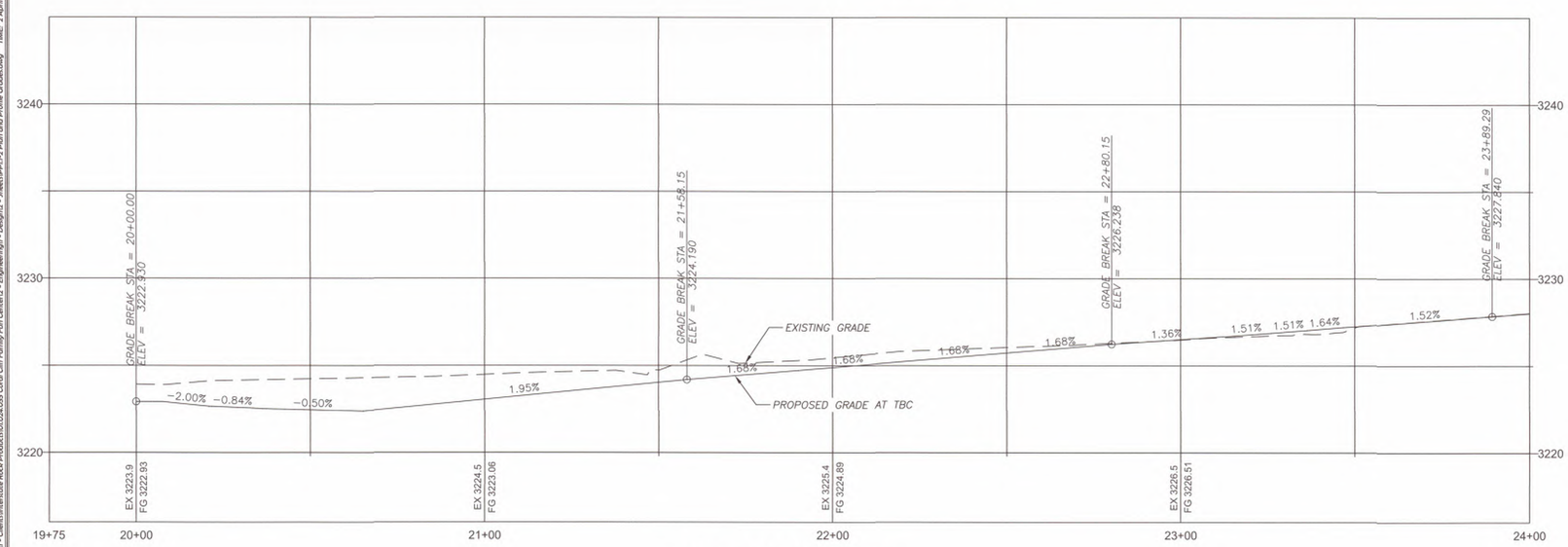
SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS
19+75.00 – 24+00.00



Profile View of PV - C&G to 700 West
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
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INTERSTATE ROCK
C&G TO 700 WEST
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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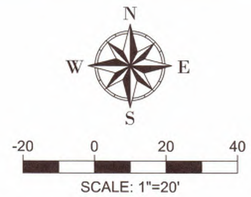
APR 1 0 2025

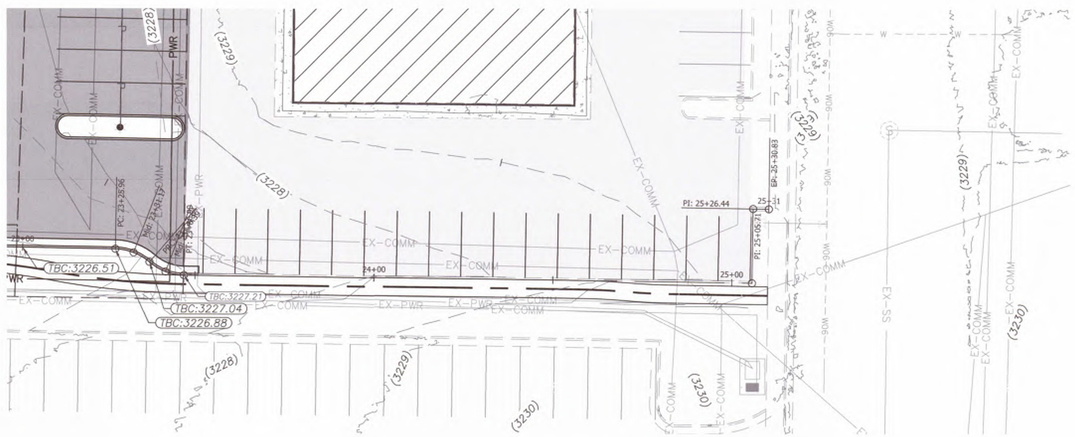
C&G TO 700 WEST

CORAL CLIFFS FAMILY FUN CENTER

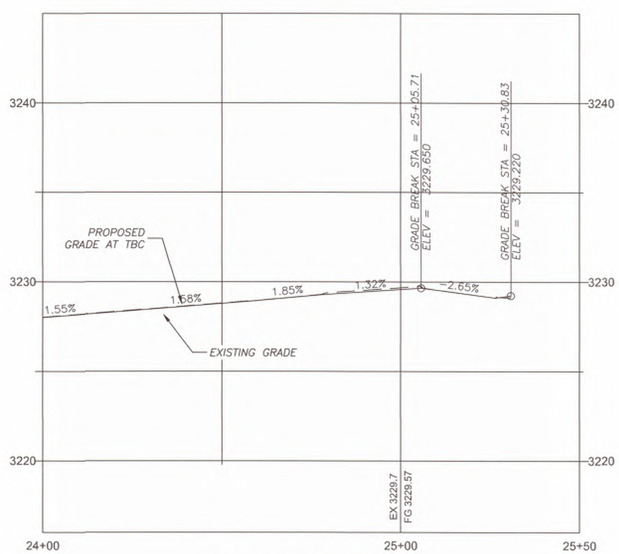


LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH	SWITCH GEAR	



PROFILE STATIONS
24+00.00 – 25+50.00



Profile View of PV - C&G to 700 West (1)
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
C&G TO 700 WEST
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
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APR 10 2025

SIDEWALK TO 700 WEST

CORAL CLIFFS FAMILY FUN CENTER

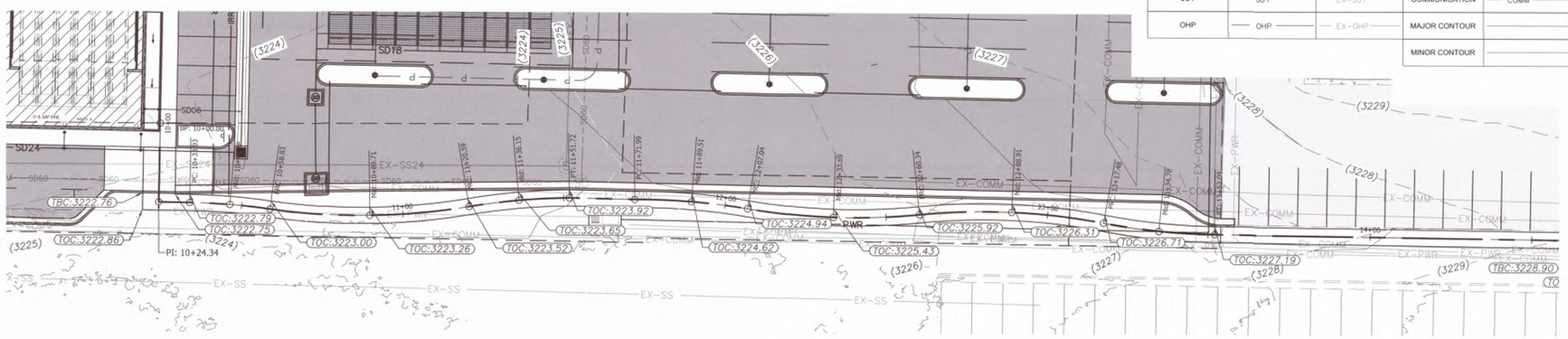
N
W E
S

-20 0 20 40

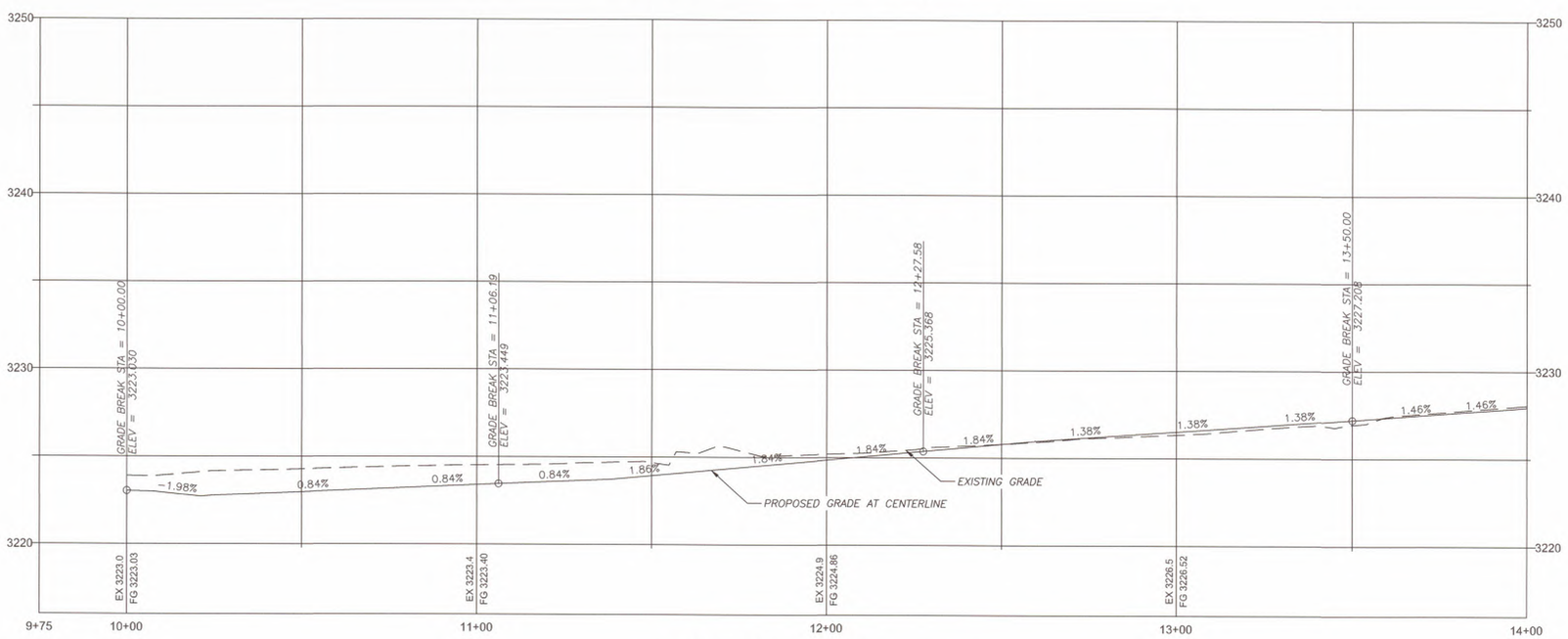
SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS
9+75.00 – 14+00.00



Profile View of PV - SideWalk to 700 West
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
SIDEWALK TO 700 WEST
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

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APR 1 0 2025

SIDEWALK TO 700 WEST

CORAL CLIFFS FAMILY FUN CENTER

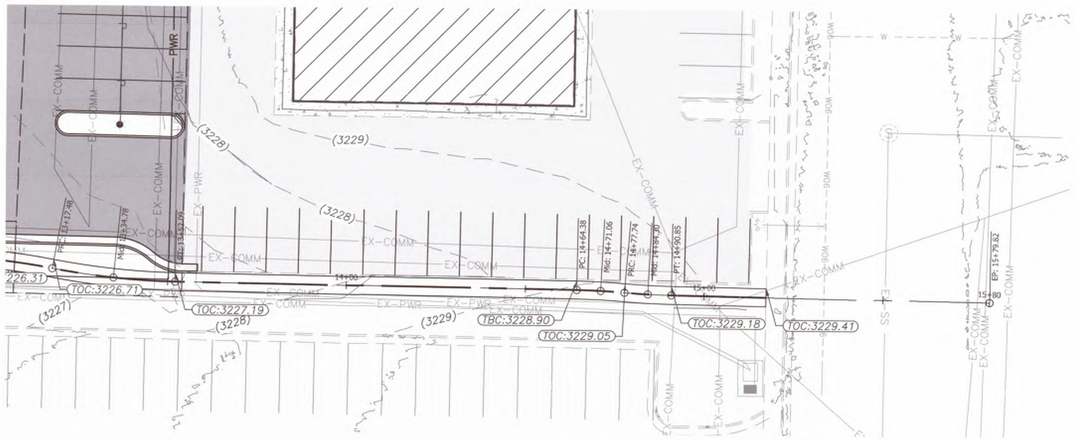
N
W E
S

-20 0 20 40

SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS
14+00.00 – 15+50.00

Profile View of PV - SideWalk to 700 West (1)
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

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42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
SIDEWALK TO 700 WEST
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

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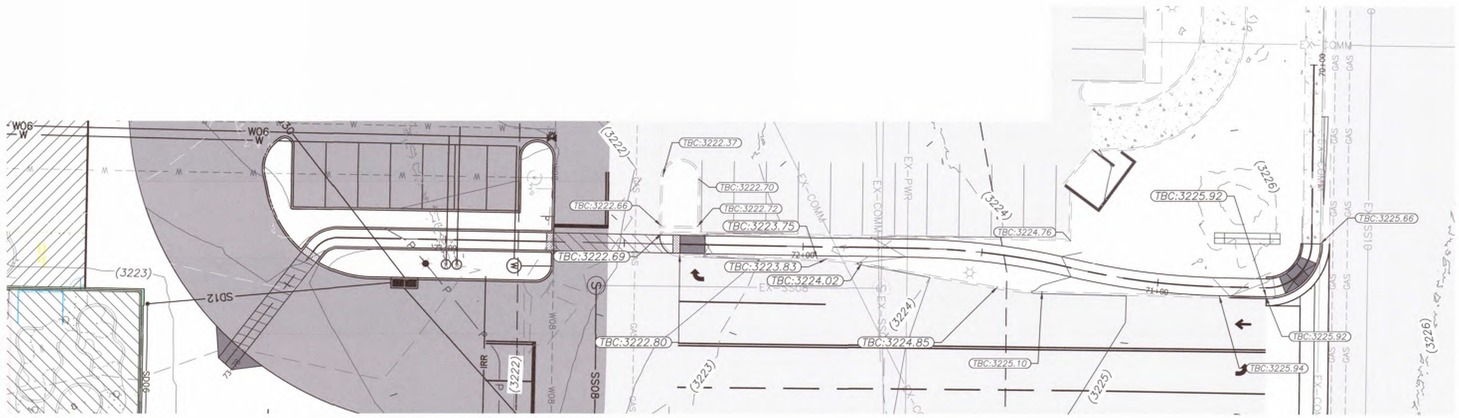
APR 1 0 2025

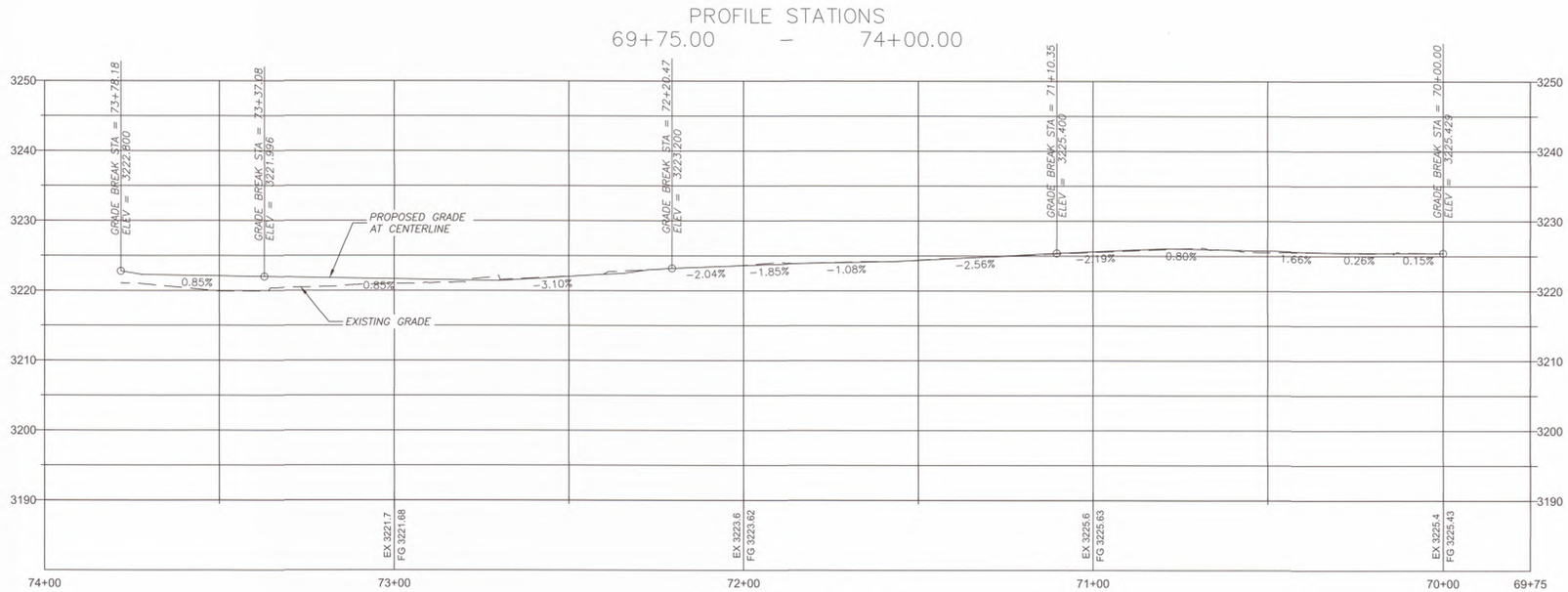
SIDEWALK FROM SR-9

CORAL CLIFFS FAMILY FUN CENTER

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER	W	W
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
			COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
			MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
			JUT	JUT	EX-JUT	OUTDOOR LIGHT		
			OHP	OHP	EX-OHP	3P TRANSFORMER		
						POWER SWITCH		





Profile View of PV - Sidewalk to SR9
HORIZONTAL SCALE: 20
VERTICAL SCALE: 10
VERTICAL EXAGERATION: 2.0

SCALE: 1"=20'

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
SIDEWALK FROM SR-9
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP2.2

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APR 1 0 2025

24 EXISTING SEWER MAIN

CORAL CLIFFS FAMILY FUN CENTER

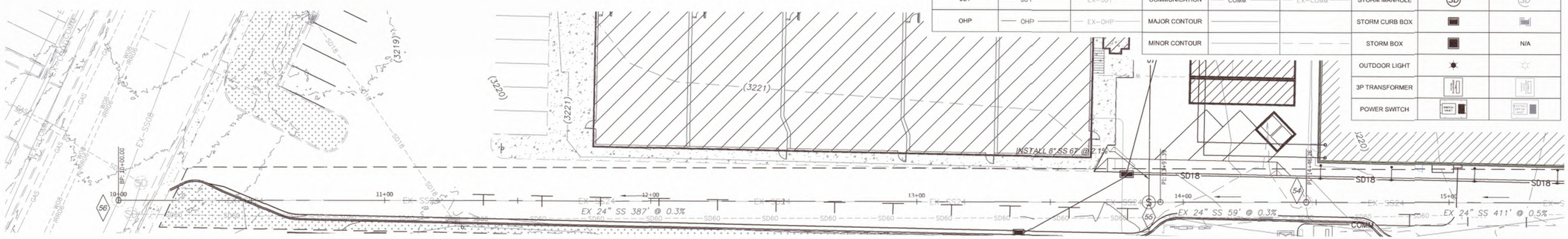
N
W E
S

-20 0 20 40

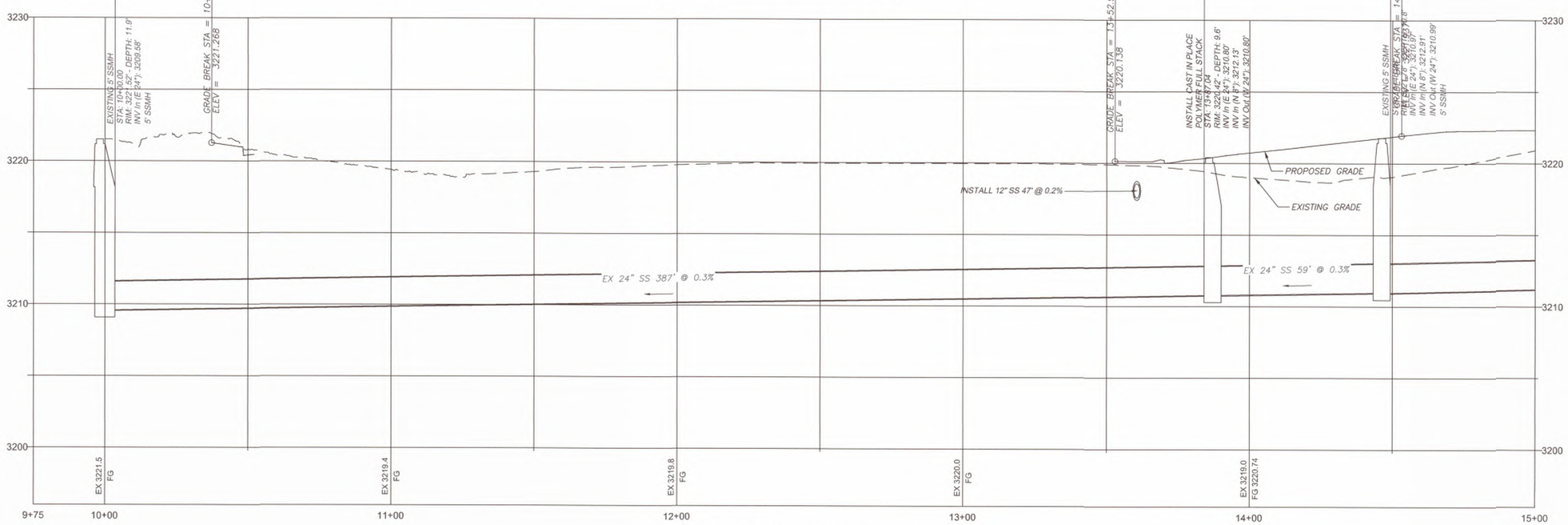
SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS
9+75.00 – 15+00.00



Profile View of PV - 24 SEWER MAIN
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

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42' SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY JRP
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INTERSTATE ROCK
24 EXISTING SEWER MAIN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
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PAGE # PP3.0

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\PP3.0-3.2 Plan and Profile Sewer 24 Main.dwg TIME: 2 April 2025

APR 1 0 2025

24 EXISTING SEWER MAIN

CORAL CLIFFS FAMILY FUN CENTER

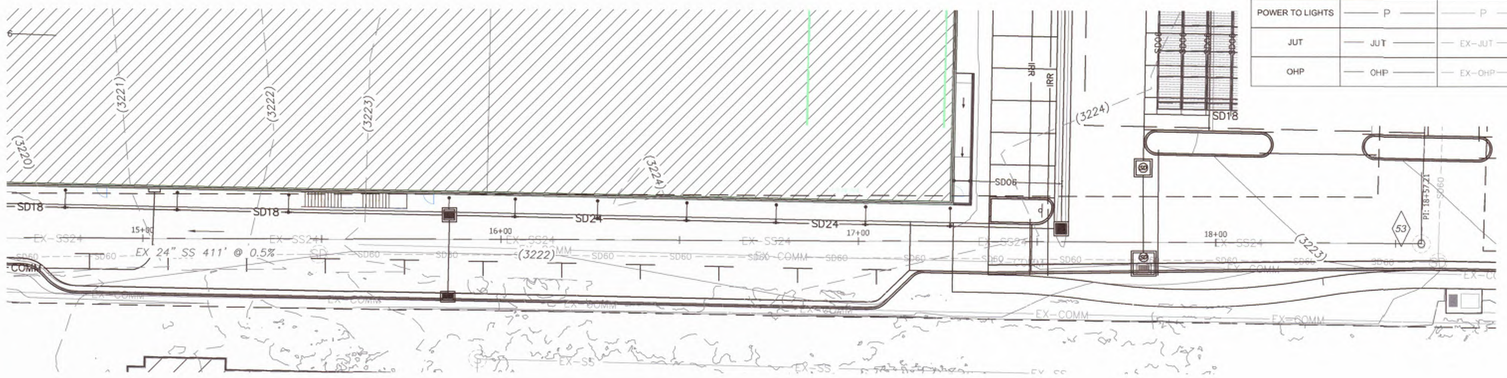
N
W E
S

-20 0 20 40

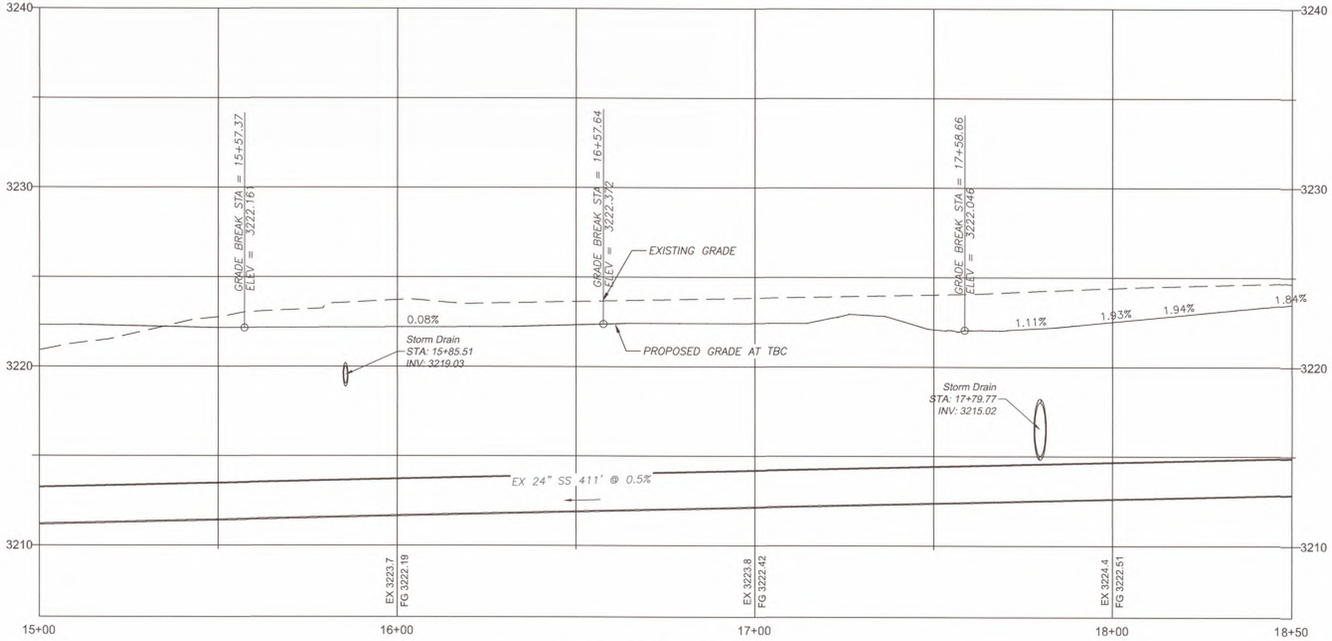
SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS
15+00.00 – 18+50.00



Profile View of PV - 24 SEWER MAIN (1)
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
24 EXISTING SEWER MAIN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP3.1

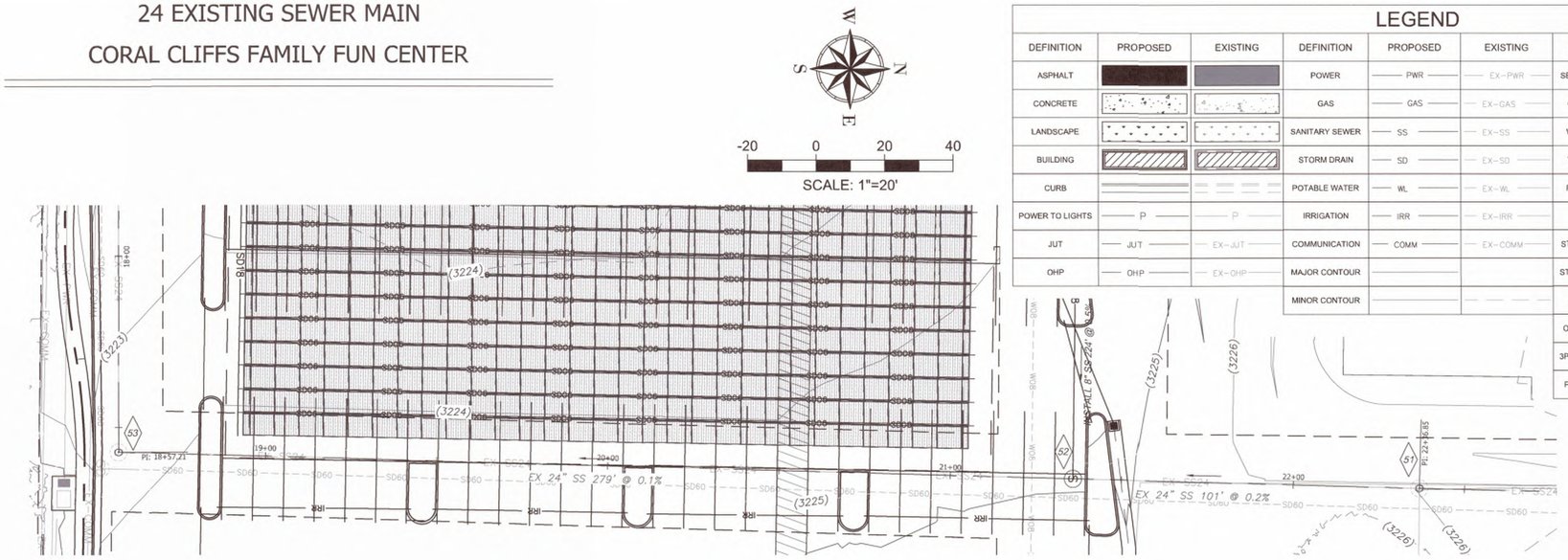
811 Know what's below. Call before you dig.

FILE: Z:\ - Engineering\ - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\ - Design\2 - Roads\PP3.0-3.2 Plan and Profile Sewer 24 Main.dwg TIME: 2 April 2025

APR 10 2025

24 EXISTING SEWER MAIN

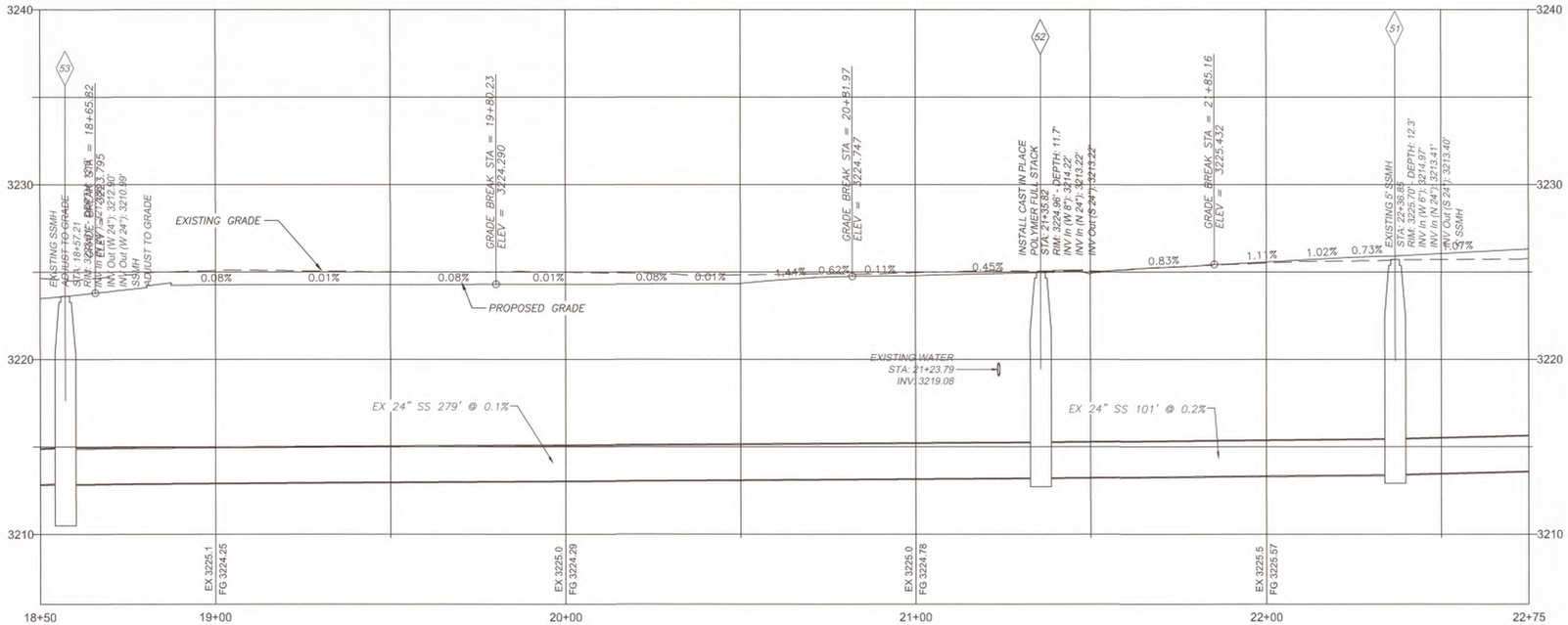
CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		

PROFILE STATIONS
18+50.00 – 22+75.00



Profile View of PV - 24 SEWER MAIN (1) (1)
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE J. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
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INTERSTATE ROCK
24 EXISTING SEWER MAIN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP3.2

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FILE: Z:\i - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\PP3.0-3.3 Plan and Profile Sewer 24 Main.dwg TIME: 2 April 2025

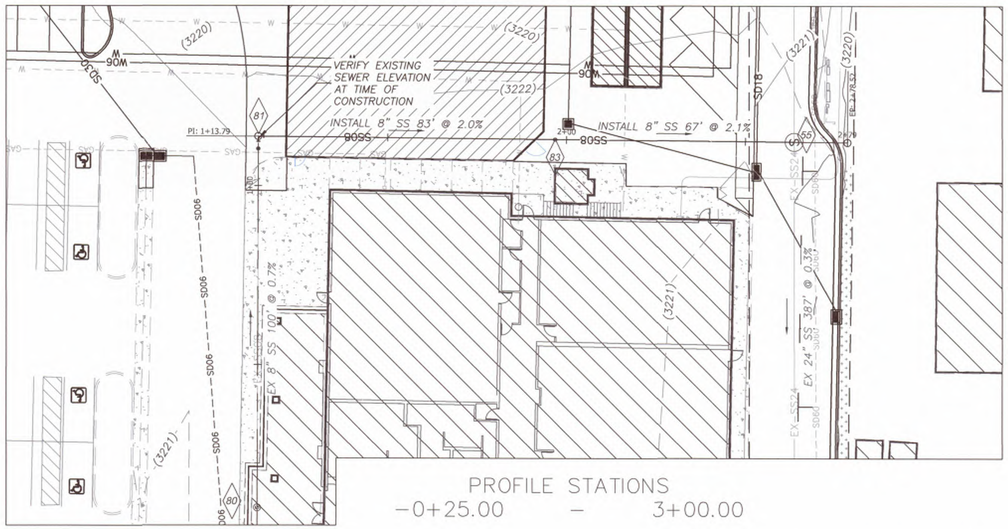
APR 1 0 2025

CINEMA SEWER SERVICE REROUTE

CORAL CLIFFS FAMILY FUN CENTER

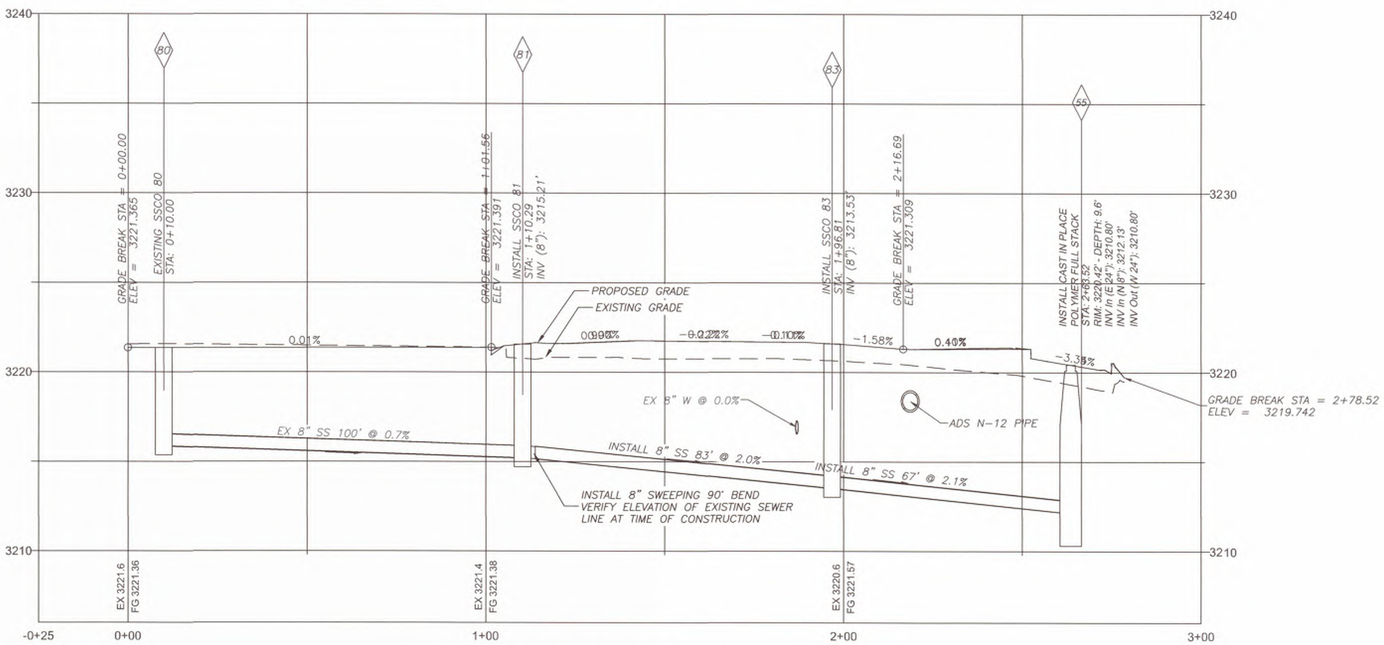
-20 0 20 40

SCALE: 1"=20'



LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



Profile View of PV - CINEMA SEWER REROUTE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
CINEMA SEWER SERVICE REROUTE
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP3.3

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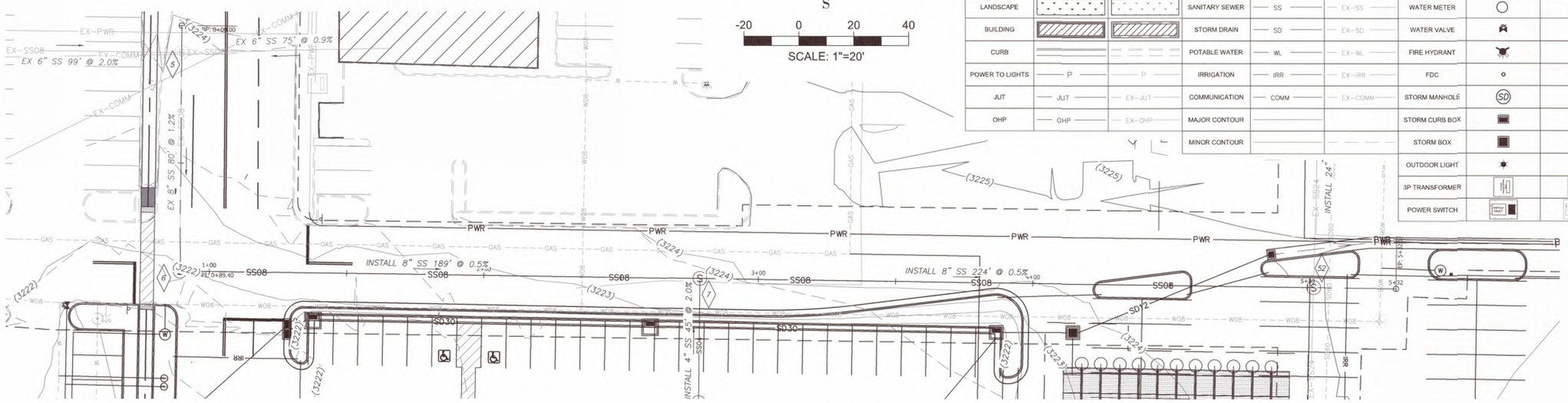
FILE: Z:\! - Engineering\! - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\! - Design\2 - Sheets\PP3.3 Plan and Profile Sewer Cinema Service Reroute.dwg TIME: 2 April 2025

APR 1 0 2025

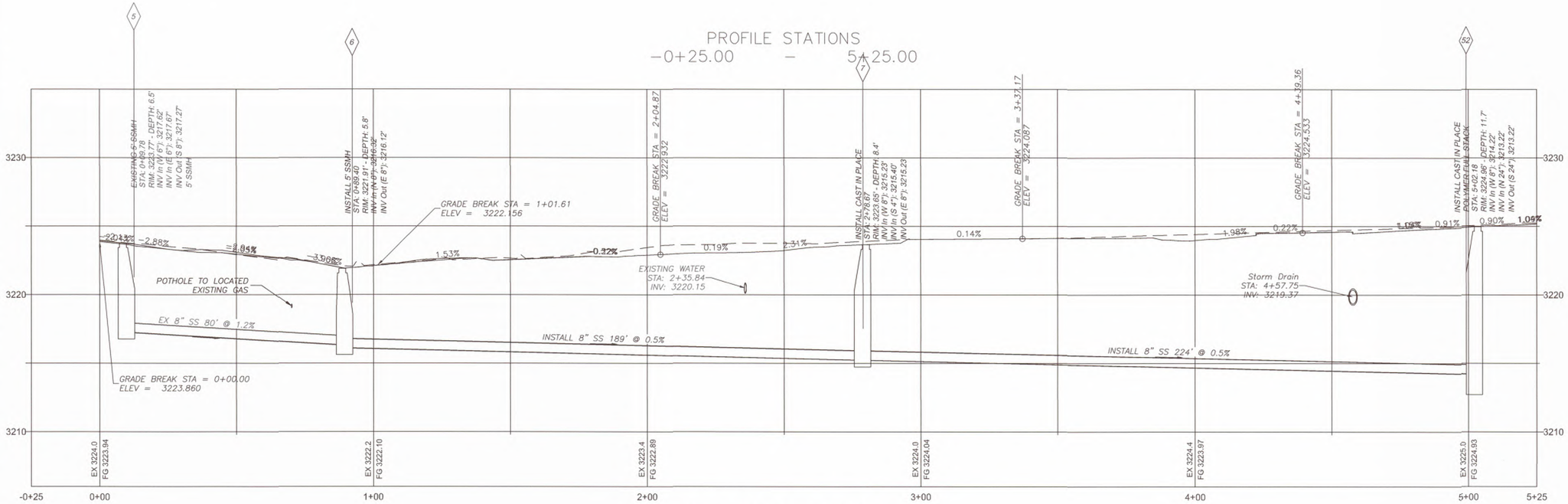
FFC SEWER REROUTE

CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



Profile View of PV - FFC SEWER REROUTE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

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42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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CHECKED BY TA

INTERSTATE ROCK
FFC SEWER REROUTE
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

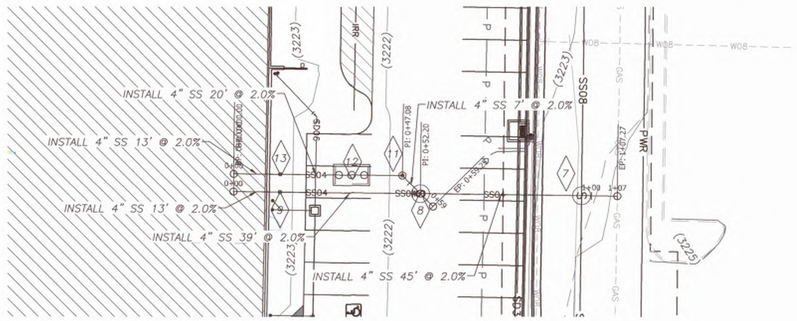
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP3.4

FILE: Z:\ - Engineering\ - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\PP3.4 Plan and Profile Sewer Reroute.dwg TIME: 2 April 2025

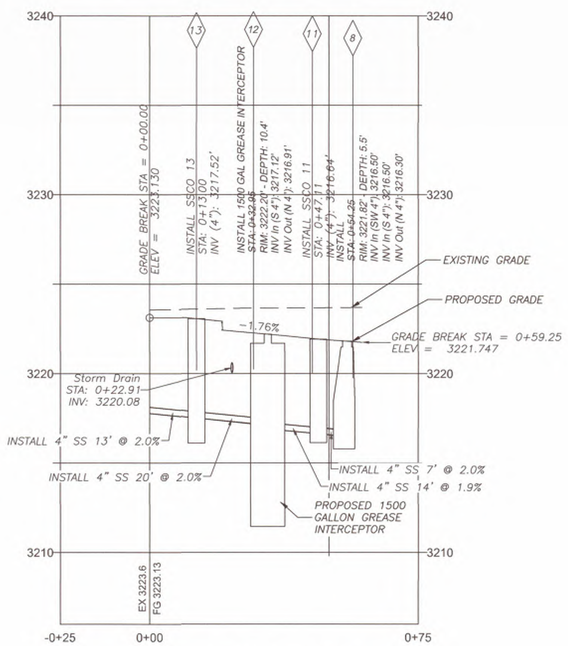
APR 1 0 2025

FFC SERVICE & GREASE INTERCEPTOR
CORAL CLIFFS FAMILY FUN CENTER

-20 0 20 40
SCALE: 1"=20'

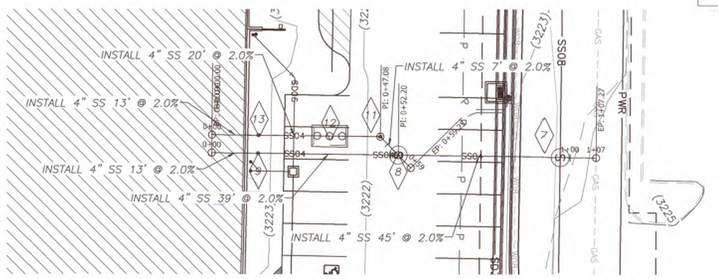


PROFILE STATIONS
-0+25.00 – 0+75.00

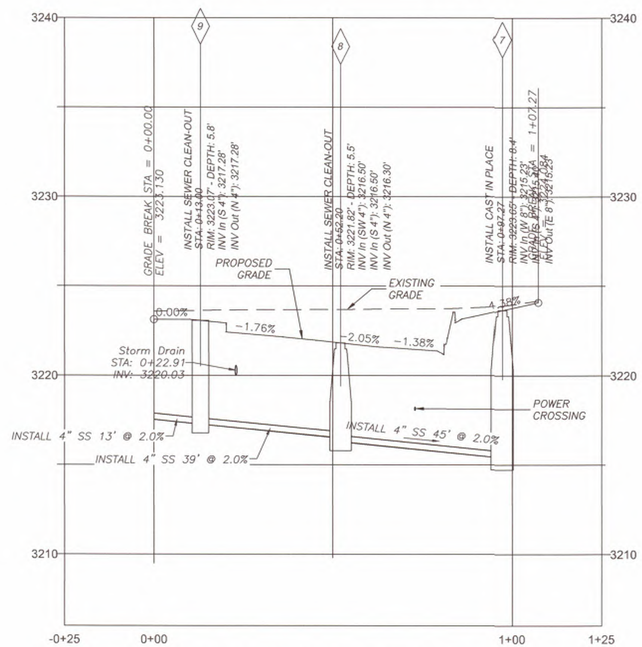


Profile View of PV - FFC SEWER GI LINE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

-20 0 20 40
SCALE: 1"=20'



PROFILE STATIONS
-0+25.00 – 1+25.00



Profile View of PV - FFC SEWER SERVICE LINE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
FFC SERVICE & GREASE INTERCEPTOR
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP3.5

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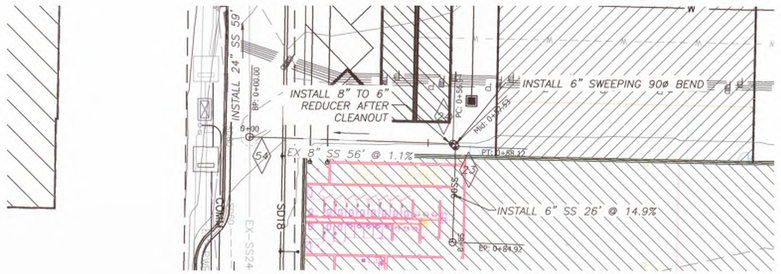
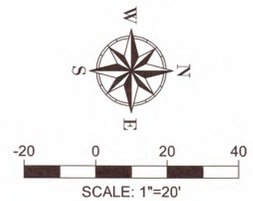
FILE: Z:\I - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\pl - Design\2 - Sheets\PP3.5 Plan and Profile Sewer FFC Service and GI.dwg TIME: 2 April 2025

APR 1 0 2025

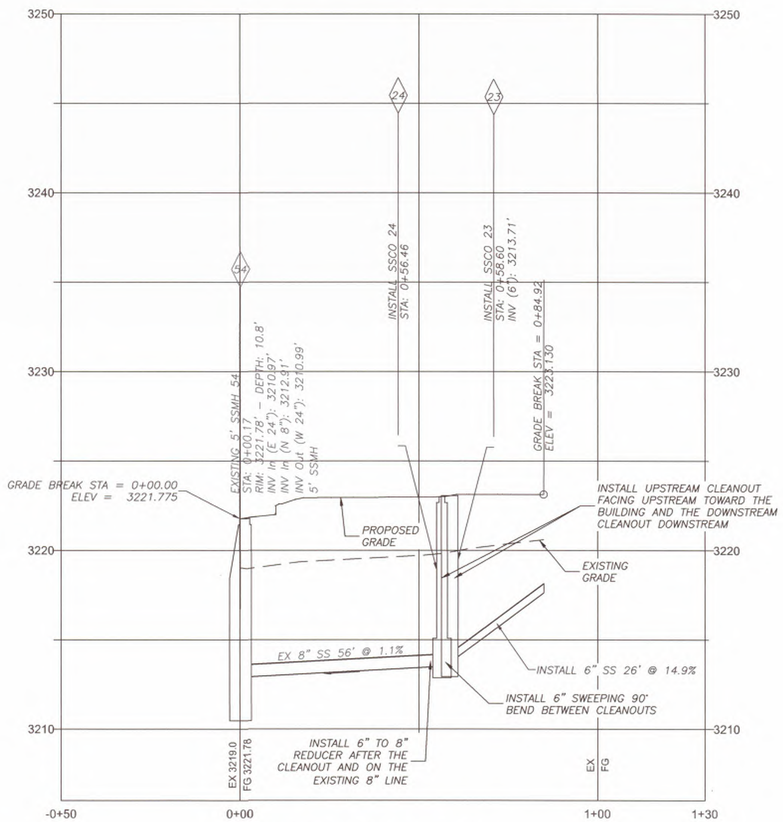
FFC REAR SERVICE

CORAL CLIFFS FAMILY FUN CENTER





PROFILE STATIONS
-0+50.00 – 1+30.00



Profile View of PV - FFC REAR SERVICE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		

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42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
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INTERSTATE ROCK
FFC REAR SERVICE
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
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FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\024.055 Coral Cliff Family Fun Center\2 - Engineering\I - Design\2 - Sheets\PP3.3 Plan and Profile Sewer FFC Service and Cl.dwg TIME: 2 April 2025

APR 1 0 2025

EXISTING 60 DRAINAGE MAIN

CORAL CLIFFS FAMILY FUN CENTER

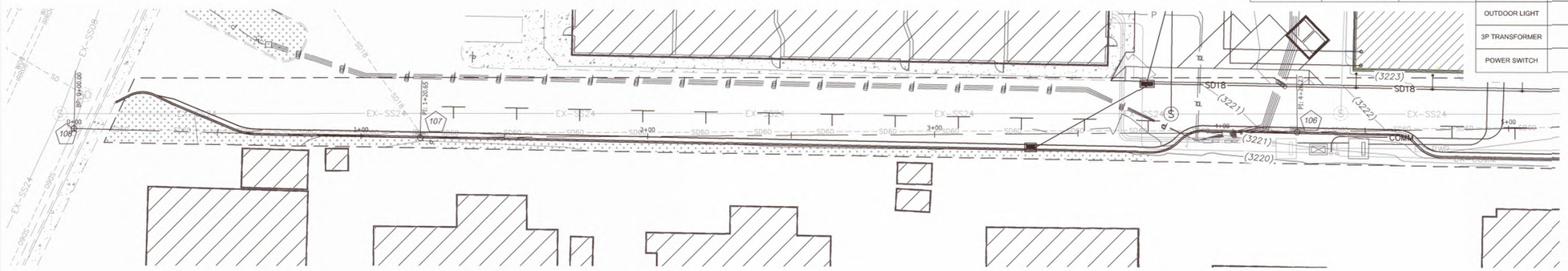
N
W E
S

-20 0 20 40

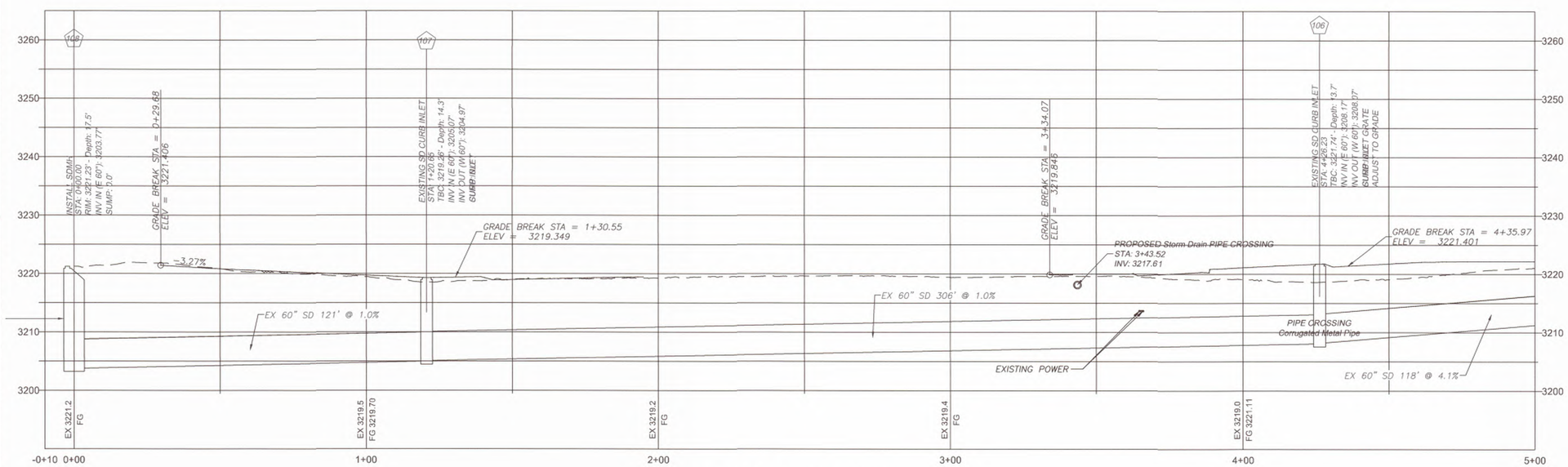
SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS
-0+10.00 – 5+00.00



Profile View of PV - 60 STORM DRAIN MAIN 1
HORIZONTAL SCALE: 20
VERTICAL SCALE: 10
VERTICAL EXAGERATION: 2.0

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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INTERSTATE ROCK
EXISTING 60 DRAINAGE MAIN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

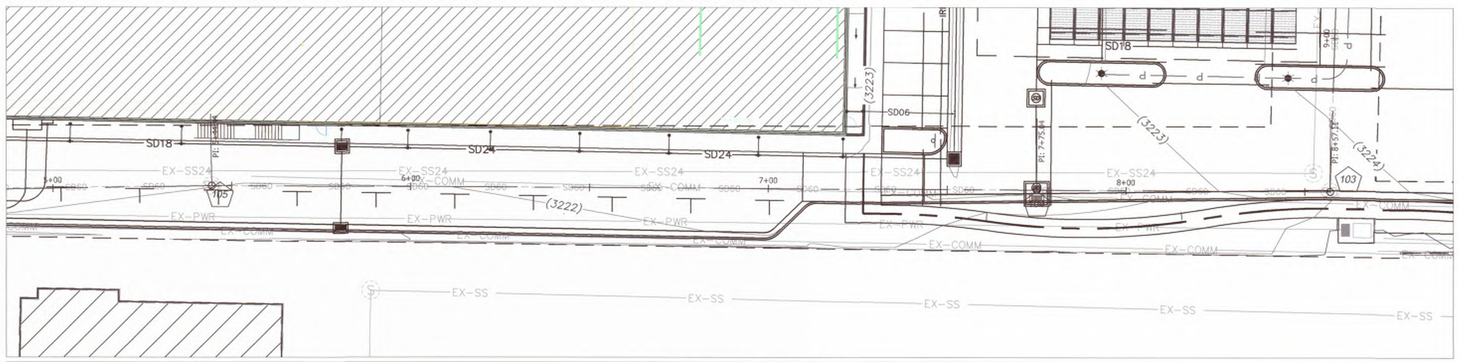
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.0

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\01.024.055 Coral Cliff Family Fun Center\2 - Engineering\I - Design\2 - Sheets\PP4.0 - 4.3 60 EX DRAIN.dwg TIME: 3 April 2025

APR 1 0 2025

EXISTING 60 DRAINAGE MAIN

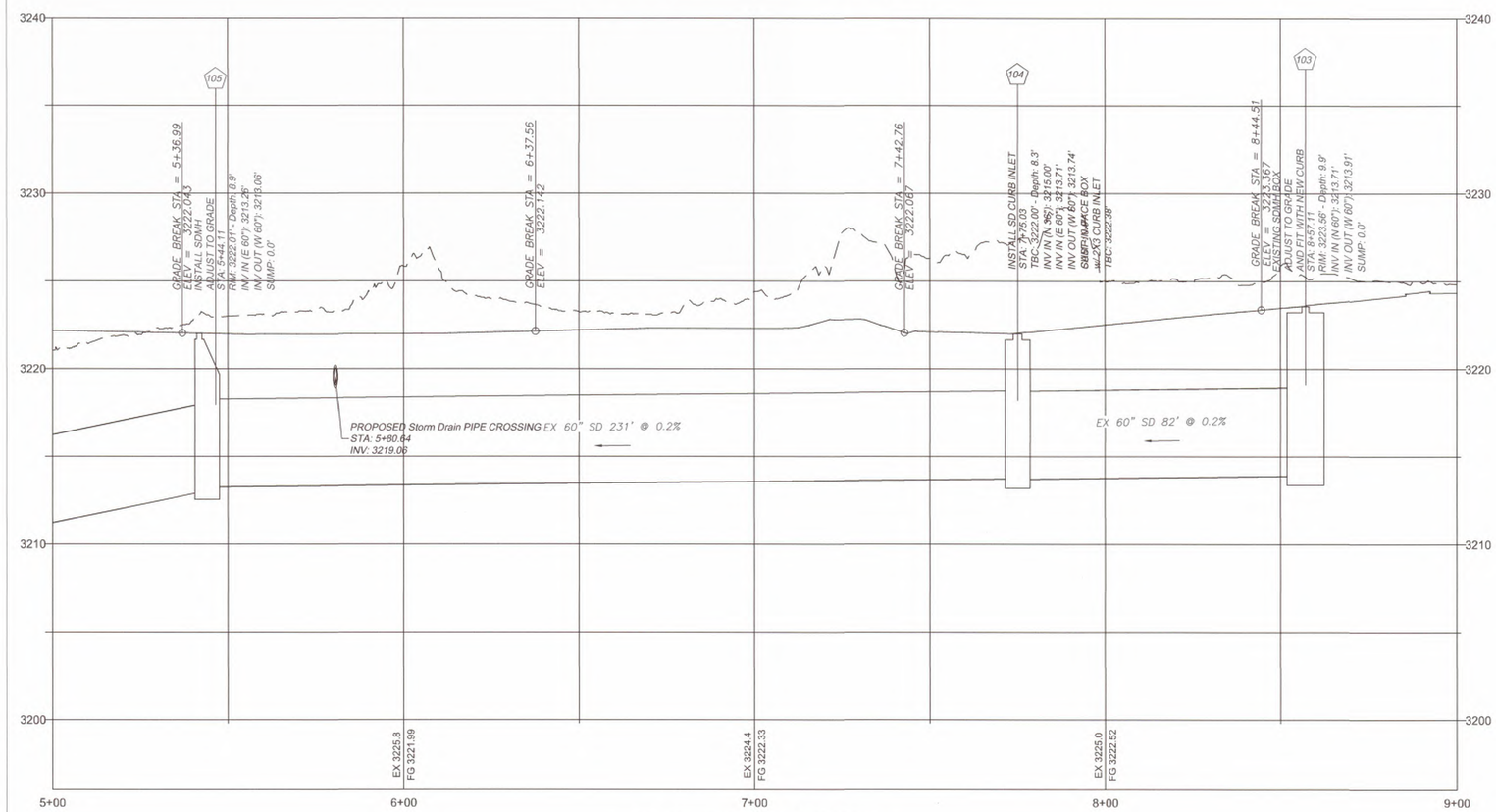
CORAL CLIFFS FAMILY FUN CENTER



LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
SEWER MANHOLE	S	S	ASPHALT		
GREASE TRAP		N/A	CONCRETE		
WATER METER			LANDSCAPE		
WATER VALVE			BUILDING		
FIRE HYDRANT			CURB		
FDC		N/A	POWER TO LIGHTS	P	P
STORM MANHOLE	SD	SD	JUT	JUT	EX-JUT
STORM CURB BOX			OHP	OHP	EX-OHP
STORM BOX		N/A	POWER	PWR	EX-PWR
OUTDOOR LIGHT			GAS	GAS	EX-GAS
3P TRANSFORMER			SANITARY SEWER	SS	EX-SS
POWER SWITCH			STORM DRAIN	SD	EX-SD
			POTABLE WATER	WL	EX-WL
			IRRIGATION	IRR	EX-IRR
			COMMUNICATION	COMM	EX-COMM
			MAJOR CONTOUR		
			MINOR CONTOUR		

PROFILE STATIONS
5+00.00 – 9+00.00



Profile View of PV - 60 STORM DRAIN MAIN 2
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

N
W E
S

-20 0 20 40
SCALE: 1"=20'

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
EXISTING 60 DRAINAGE MAIN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

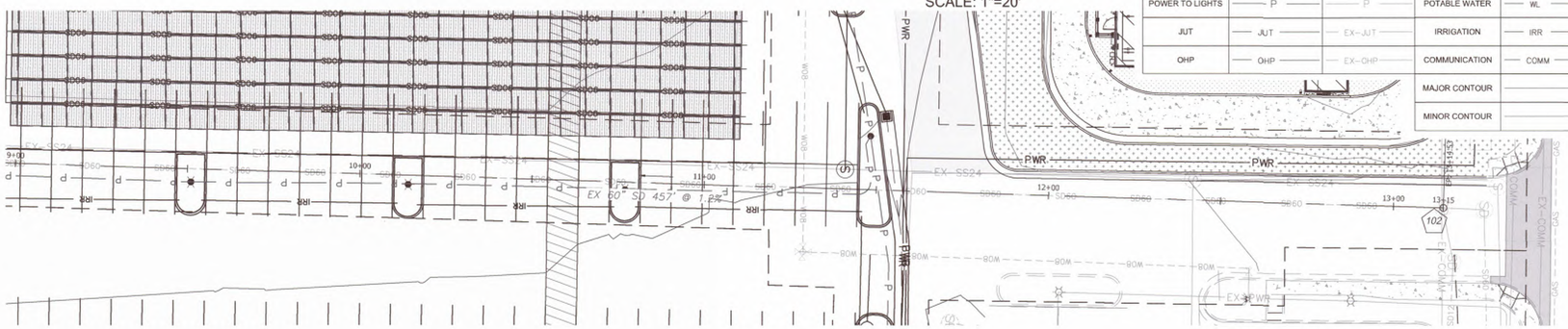
REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.1

FILE: Z:\- Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\PP4.0 - 4.2 60 EX DRAIN.dwg TIME: 2 April 2025

APR 1 0 2025

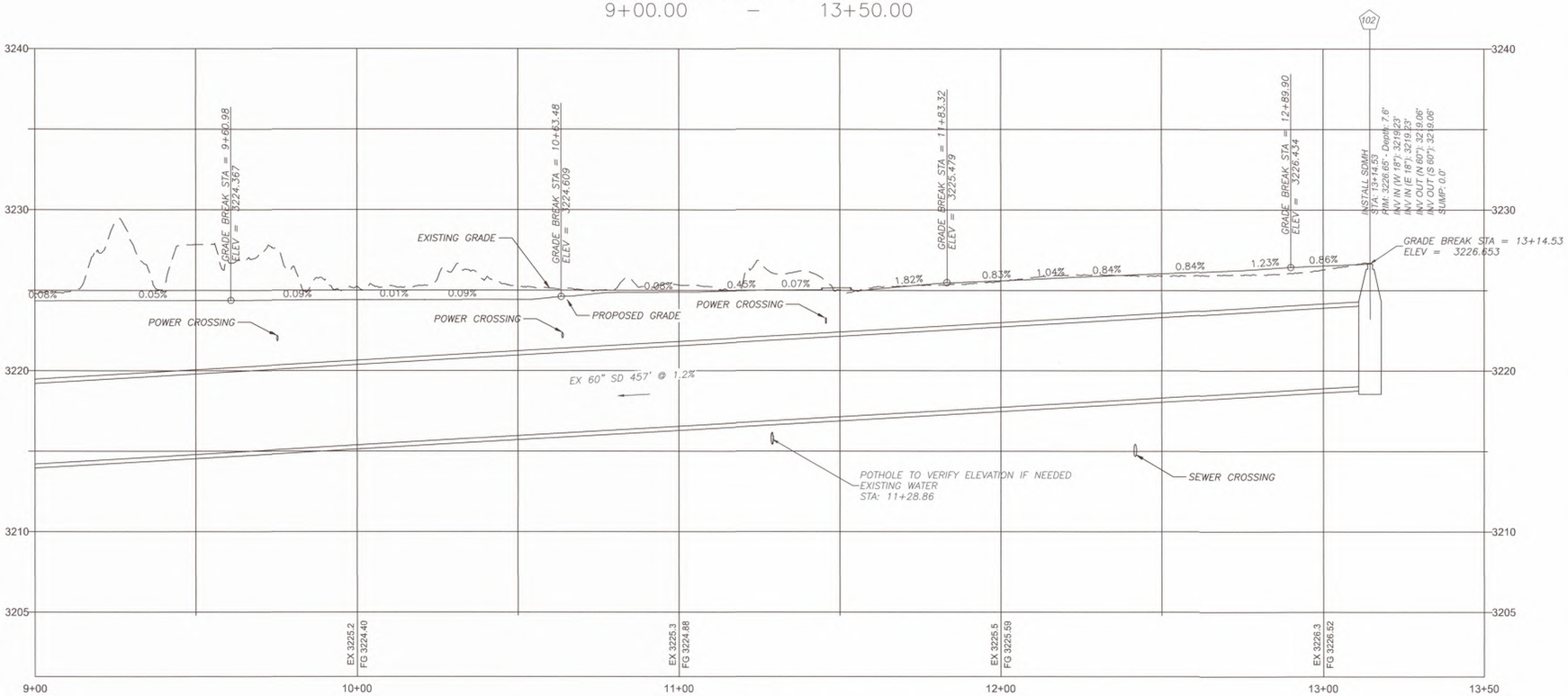
EXISTING 60 DRAINAGE MAIN
CORAL CLIFFS FAMILY FUN CENTER



PROFILE STATIONS
9+00.00 – 13+50.00

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
POWER TO LIGHTS	P	P	POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
JUT	JUT	EX-JUT	IRRIGATION	IRR	EX-IRR	FDC		N/A
OHP	OHP	EX-OHP	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
			MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



Profile View of PV - 60 STORM DRAIN MAIN 3
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
EXISTING 60 DRAINAGE MAIN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.2

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

FILE: Z:\r - Engineering\r - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\r - Design\2 - Sheets\PP4.0 - 4.2 60 EX DRAIN.dwg TIME: 2 April 2025

APR 10 2025

FFC REAR DRAIN MAIN

CORAL CLIFFS FAMILY FUN CENTER

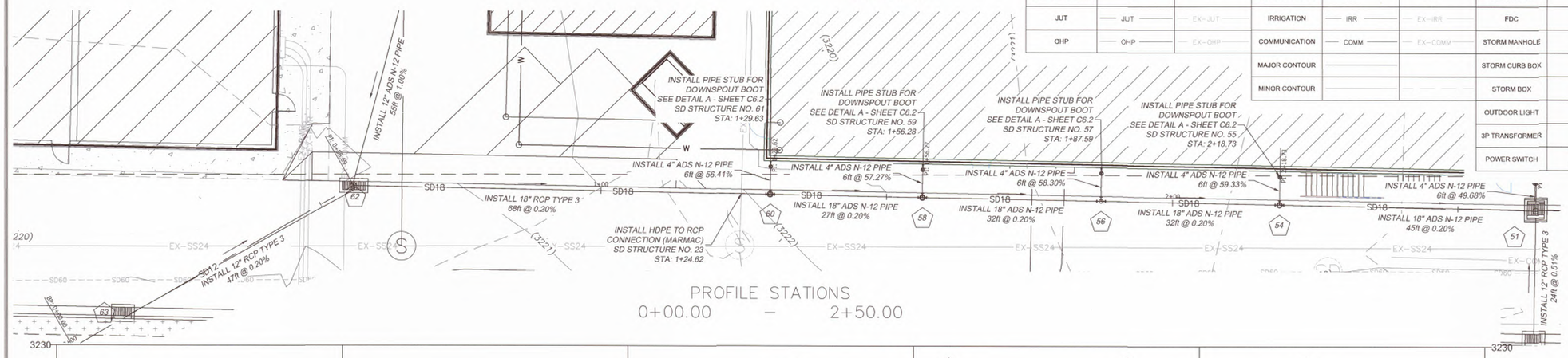
N W E S

-10 0 10 20

SCALE: 1"=10'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
POWER TO LIGHTS	P	P	POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
JUT	JUT	EX-JUT	IRRIGATION	IRR	EX-IRR	FDC		N/A
OHP	OHP	EX-OHP	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
			MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



Profile View of PV - FFC REAR DRAIN LINE
HORIZONTAL SCALE: 10
VERTICAL SCALE: 2
VERTICAL EXAGERATION: 5.0

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

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER 31 MAR 2025 No. 260231 TRACE L. ALLEN STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
FFC REAR DRAIN MAIN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

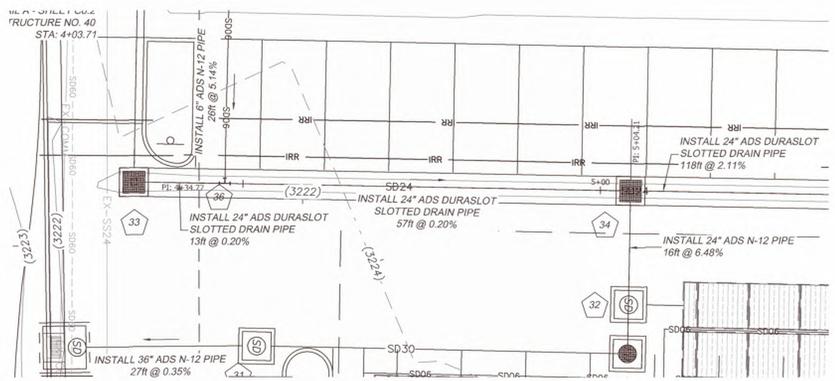
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.3

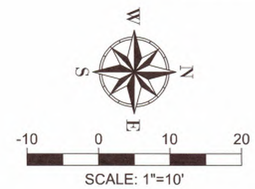
FILE: Z:\I - Engineering\J - Clients\Interstate Rock Production\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\3 - Sheets\PP4.3 FFC REAR Drain Line.dwg TIME: 2 April 2025

APR 10 2025

FFC REAR DRAIN MAIN

CORAL CLIFFS FAMILY FUN CENTER

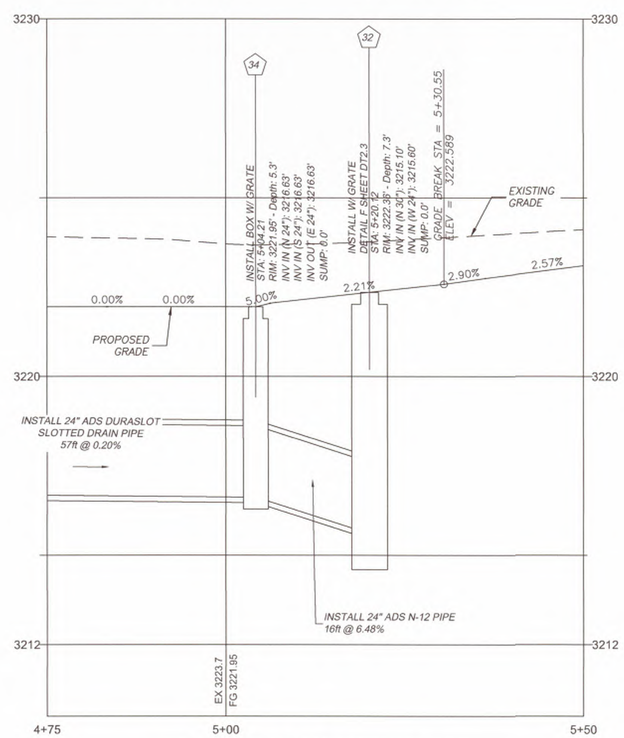




LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
POWER TO LIGHTS	P	P	POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
JUT	JUT	EX-JUT	IRRIGATION	IRR	EX-IRR	FDC		N/A
OHP	OHP	EX-OHP	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
			MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		

PROFILE STATIONS
4+75.00 – 5+50.00



Profile View of PV - FFC REAR DRAIN LINE (1) (1)
HORIZONTAL SCALE: 10
VERTICAL SCALE: 2
VERTICAL EXAGERATION: 5.0

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
FFC REAR DRAIN MAIN
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.5

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

FILE: Z:\ - Engineering\ - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Revits\PP4.3 FFC REAR Drain Line.dwg TIME: 2 April 2025

APR 10 2025

FFC MAIN DRAIN LINE

CORAL CLIFFS FAMILY FUN CENTER

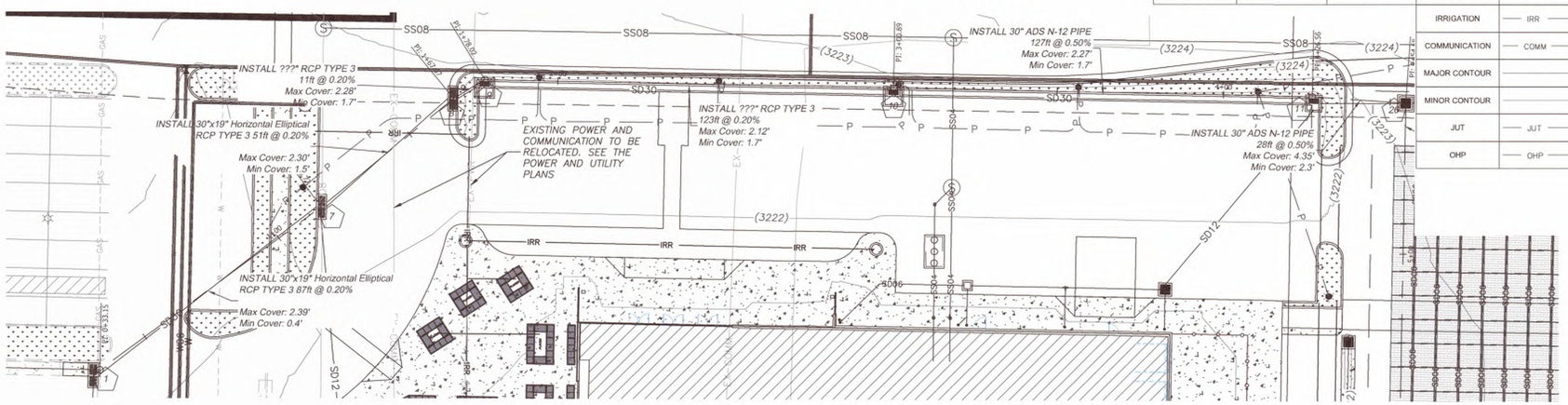
N W E S

-20 0 20 40

SCALE: 1"=20'

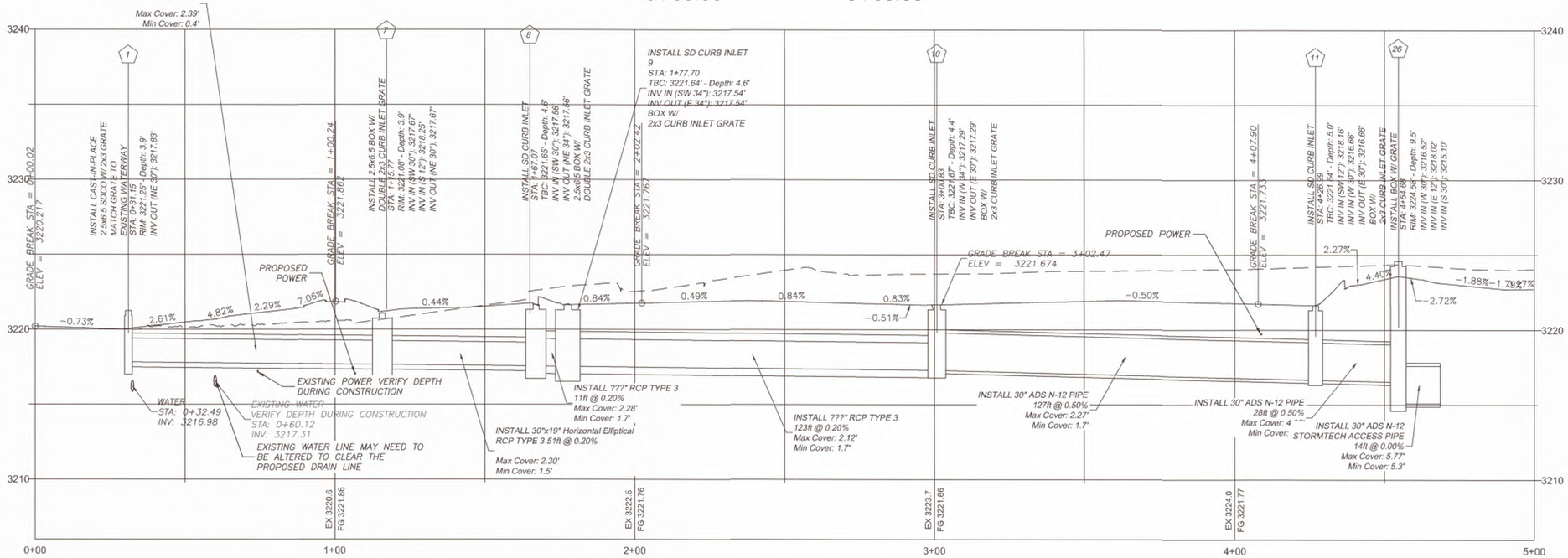
LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
POWER TO LIGHTS	P	P	POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
			IRRIGATION	IRR	EX-IRR	FDC		N/A
			COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
			MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
			JUT	JUT	EX-JUT	OUTDOOR LIGHT		
			OHP	OHP	EX-OHP	3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS

0+00.00 – 5+00.00



Profile View of PV - FFC MAIN DRAINAGE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
FFC MAIN DRAIN LINE
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.6

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\pt - Design\2 - Sheets\PP4.4 Plan and Profile Drainage FFC Drain Line.dwg TIME: 2 April 2025

APR 1 0 2025

FFC MAIN DRAIN LINE

CORAL CLIFFS FAMILY FUN CENTER

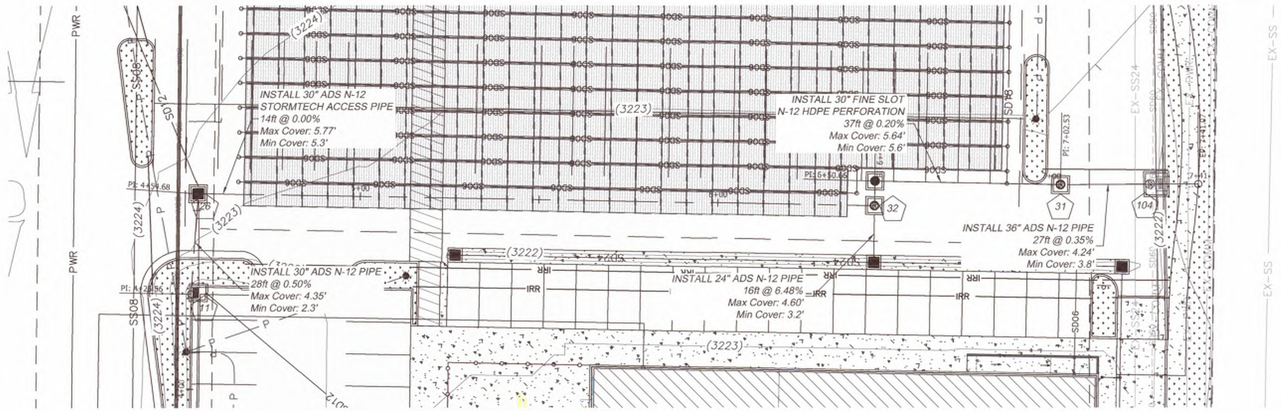
N
W E
S

-20 0 20 40

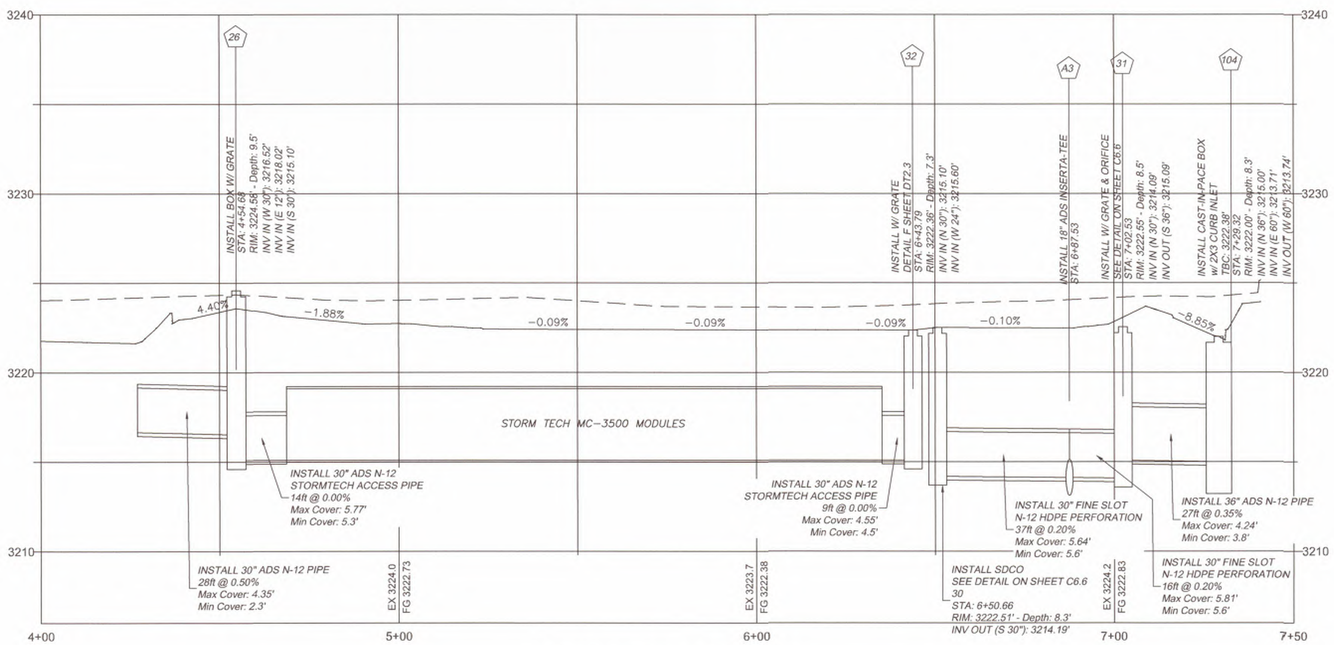
SCALE: 1"=20'

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
POWER TO LIGHTS	P	P	POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
			IRRIGATION	IRR	EX-IRR	FDC		N/A
			COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
			MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
			JUT	JUT	EX-JUT	OUTDOOR LIGHT		
			OHP	OHP	EX-OHP	3P TRANSFORMER		
						POWER SWITCH		



PROFILE STATIONS
4+00.00 – 7+50.00



Profile View of PV - FFC MAIN DRAINAGE (1)
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
FFC MAIN DRAIN LINE
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.7

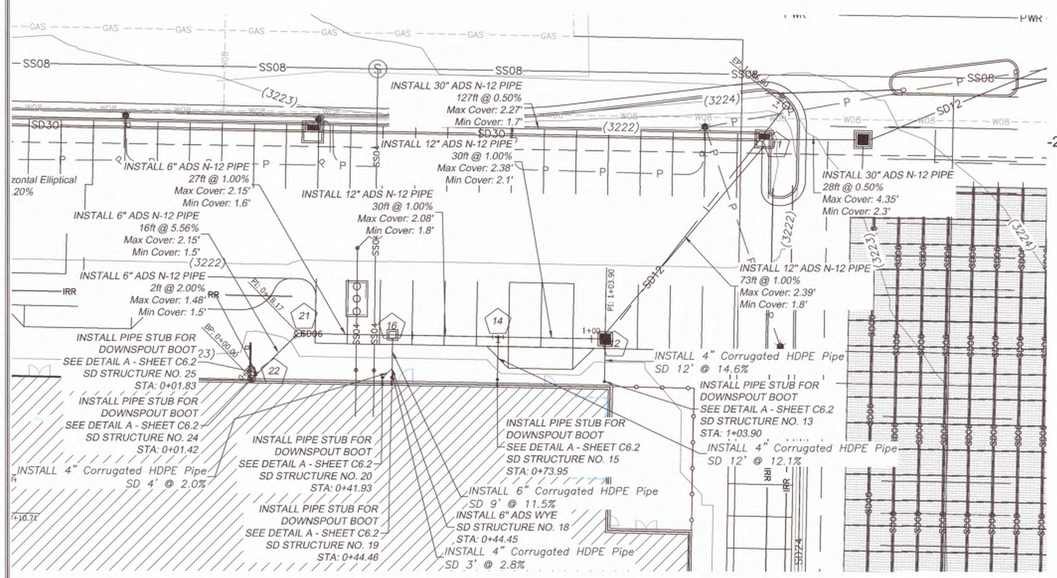
811 Know what's below. Call before you dig.

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\PP4.4 Plan and Profile Drainage FFC Drain Line.dwg TIME: 2 April 2025

APR 1 0 2025

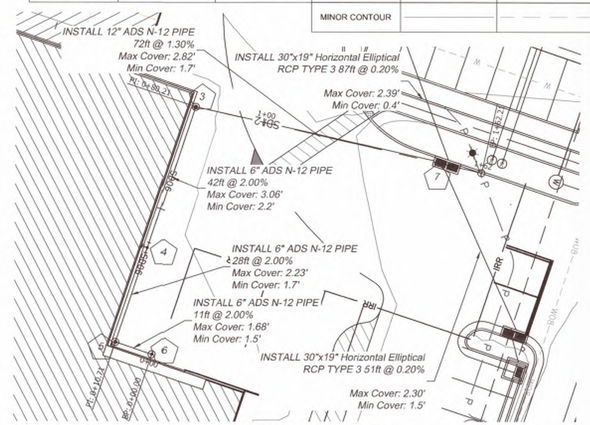
NE AND NW DRAIN LINES FFC

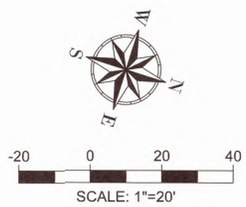
CORAL CLIFFS FAMILY FUN CENTER



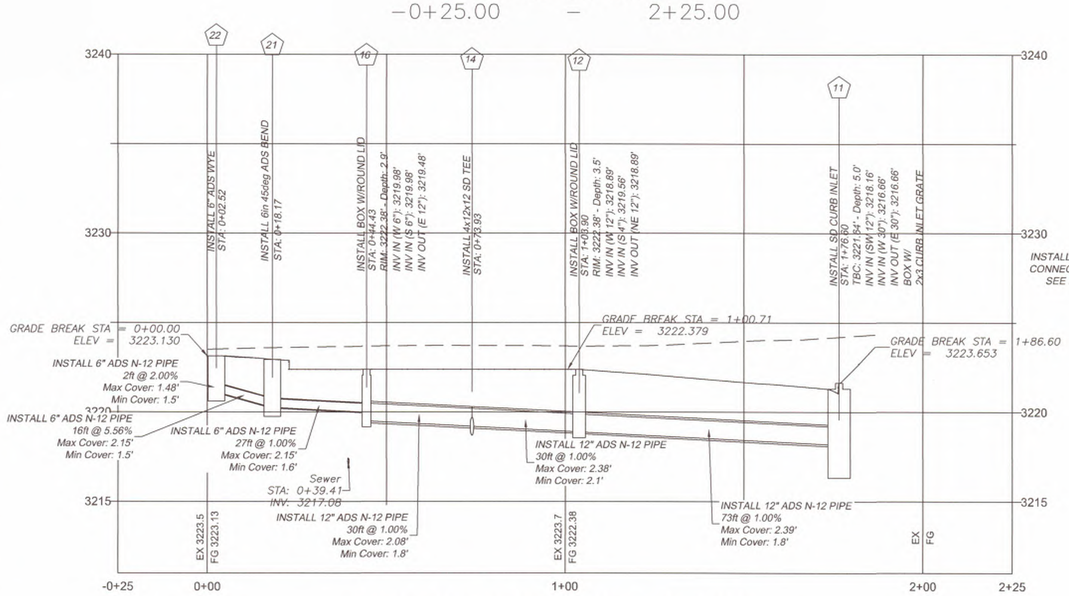
LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



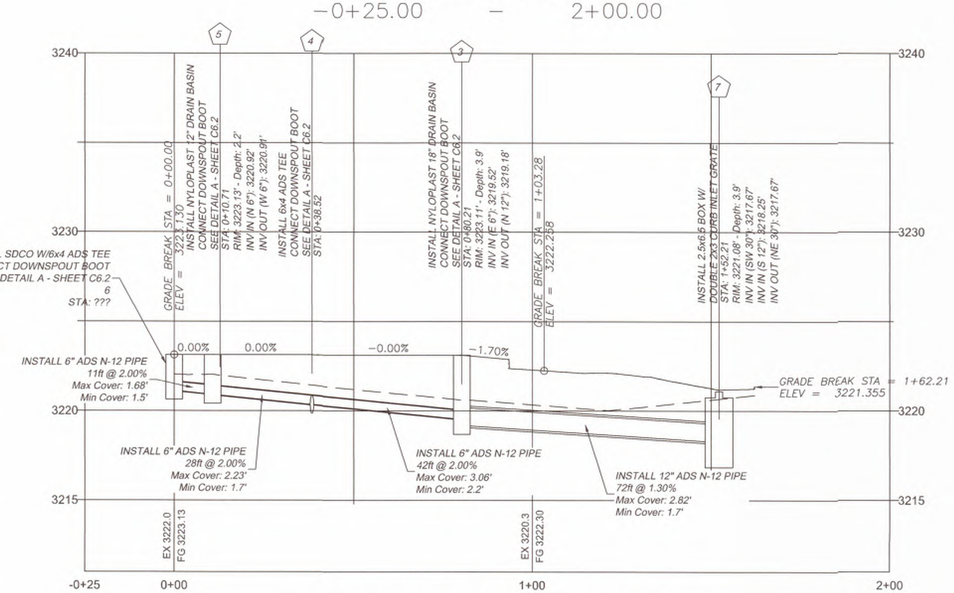


PROFILE STATIONS
−0+25.00 — 2+25.00



Profile View of PV - FFC NE ROOF DRAIN CONNECTION TO DRAIN LINE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

PROFILE STATIONS
−0+25.00 — 2+00.00



Profile View of PV - FFC NW ROOF DRAIN CONNECTION TO DRAIN LINE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
NE AND NW DRAIN LINES FFC
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.8

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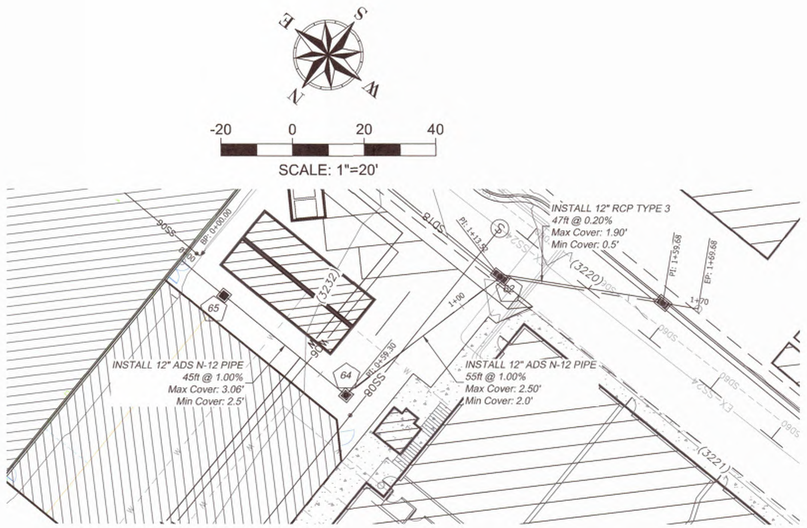
FILE: Z:\!- Engineering\!- Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\!- Designs\2 - Sheets\PP4.8 NE NW.dwg TIME: 2 April 2025

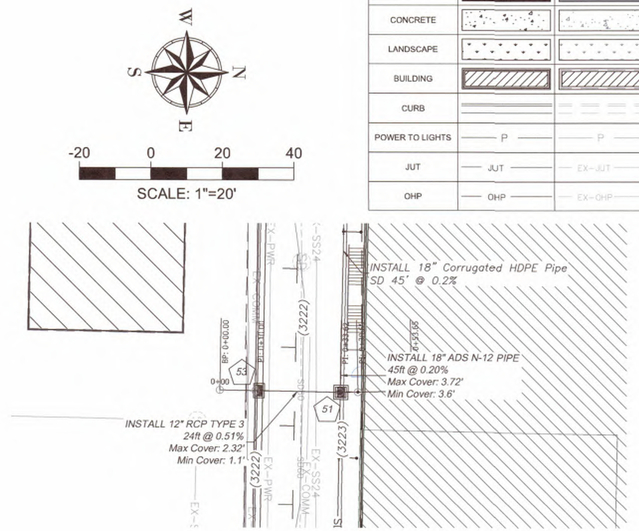
APR 10 2025

SOUTH DRAINAGE LINES

CORAL CLIFFS FAMILY FUN CENTER



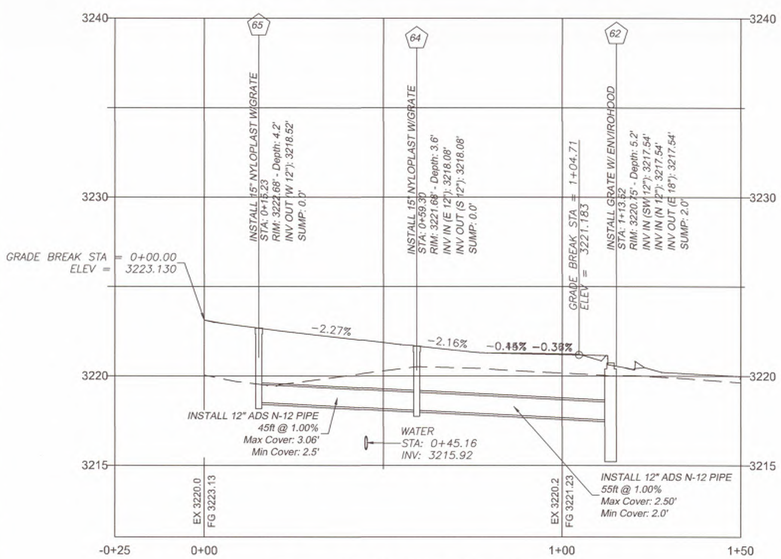
PROFILE STATIONS
−0+25.00 – 1+50.00



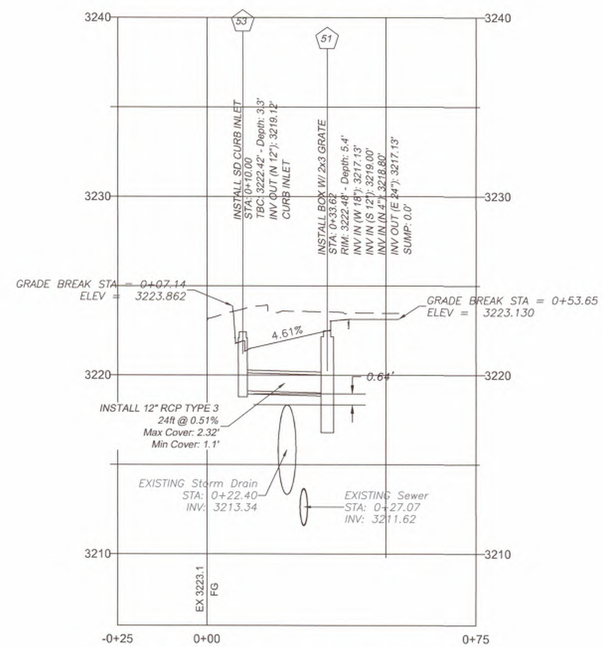
PROFILE STATIONS
−0+25.00 – 0+75.00

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
ASPHALT			POWER	PWR	EX-PWR	SEWER MANHOLE	S	S
CONCRETE			GAS	GAS	EX-GAS	GREASE TRAP		N/A
LANDSCAPE			SANITARY SEWER	SS	EX-SS	WATER METER		
BUILDING			STORM DRAIN	SD	EX-SD	WATER VALVE		
CURB			POTABLE WATER	WL	EX-WL	FIRE HYDRANT		
POWER TO LIGHTS	P	P	IRRIGATION	IRR	EX-IRR	FDC		N/A
JUT	JUT	EX-JUT	COMMUNICATION	COMM	EX-COMM	STORM MANHOLE	SD	SD
OHP	OHP	EX-OHP	MAJOR CONTOUR			STORM CURB BOX		
			MINOR CONTOUR			STORM BOX		N/A
						OUTDOOR LIGHT		
						3P TRANSFORMER		
						POWER SWITCH		



Profile View of PV - FFC DRAINAGE SOUTH OF MINI GOLF
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0



Profile View of PV - FFC REAR CROSS 2 DRAIN LINE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
SOUTH DRAINAGE LINES
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.9

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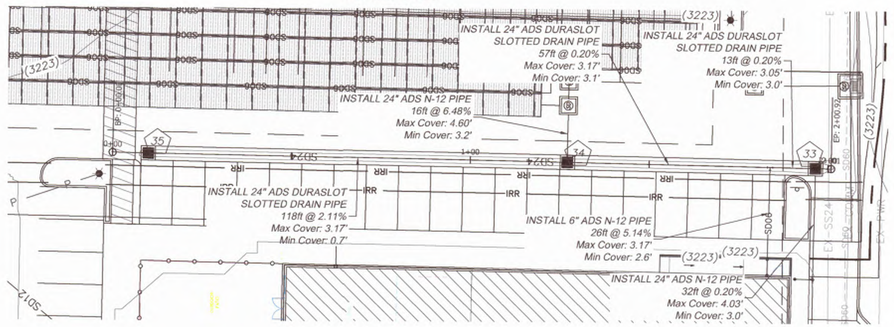
FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\ - Design\2 - Sheets\PP4.1 Plan and Profile Drainage FFC South Coll.dwg TIME: 2 April 2025

APR 10 2025

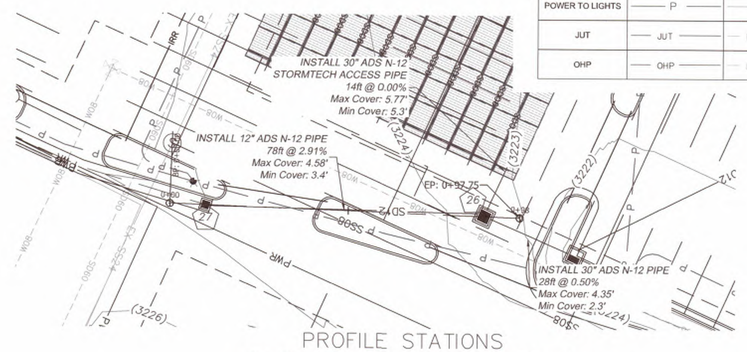
EAST PARKING DRAIN LINES

CORAL CLIFFS FAMILY FUN CENTER

SCALE: 1"=20'



PROFILE STATIONS
-0+25.00 – 2+20.00



PROFILE STATIONS
-0+25.00 – 1+35.00

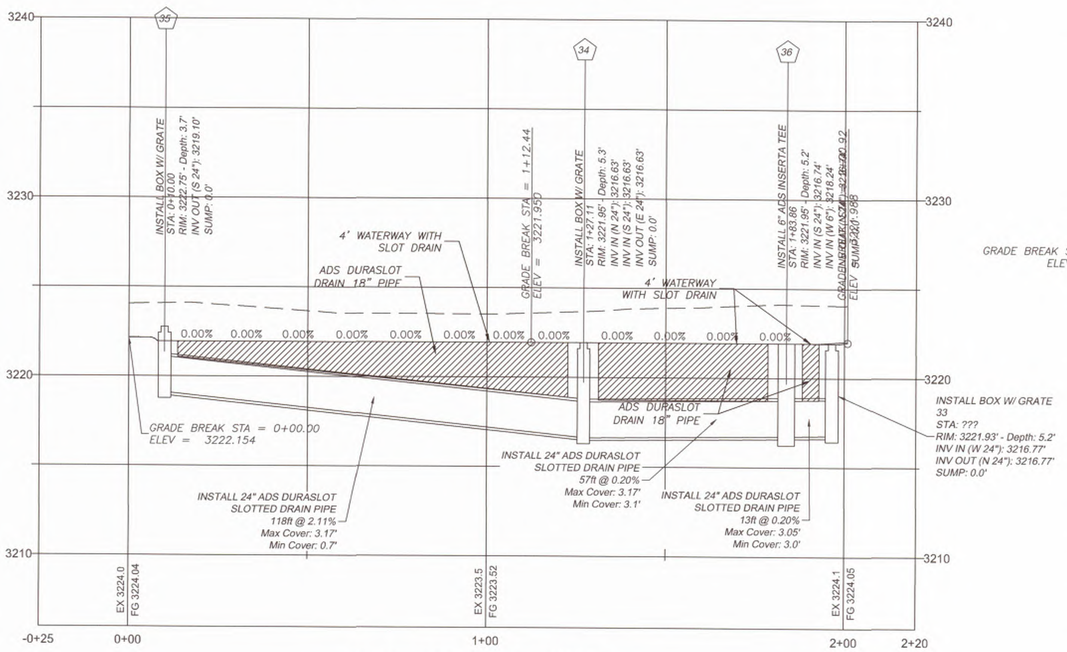
LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		

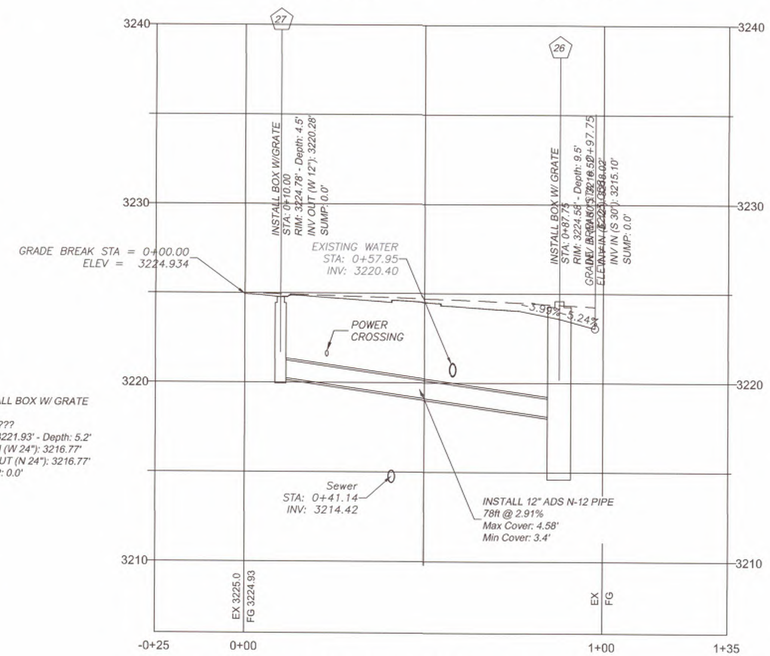
DEFINITION	PROPOSED	
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR
COMMUNICATION	COMM	EX-COMM
POWER		
GAS		EX-GAS
POWER TO LIGHTS	P	P
JUT	JUT	EX-JUT
OHP	OHP	EX-OHP

DEFINITION	PROPOSED	EXISTING
SYMBOLS		
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER		
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

SCALE: 1"=20'



Profile View of PV - EAST TRENCH DRAIN LINE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0



Profile View of PV - FFC EAST PARKING DRAIN LINE
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGERATION: 5.0

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY JRP
CHECKED BY TA

INTERSTATE ROCK
EAST PARKING DRAIN LINES
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.10

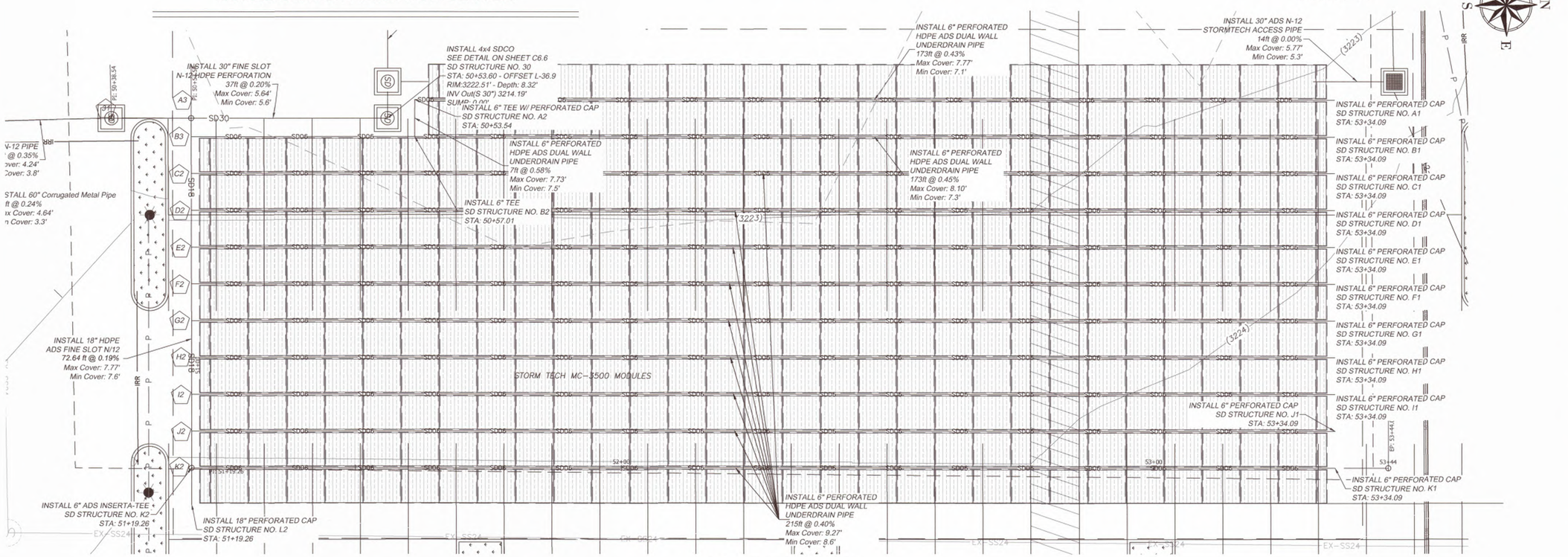
811 Know what's below. Call before you dig.

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\PP4.8 East Drain.dwg TIME: 2 April 2025

APR 1 0 2025

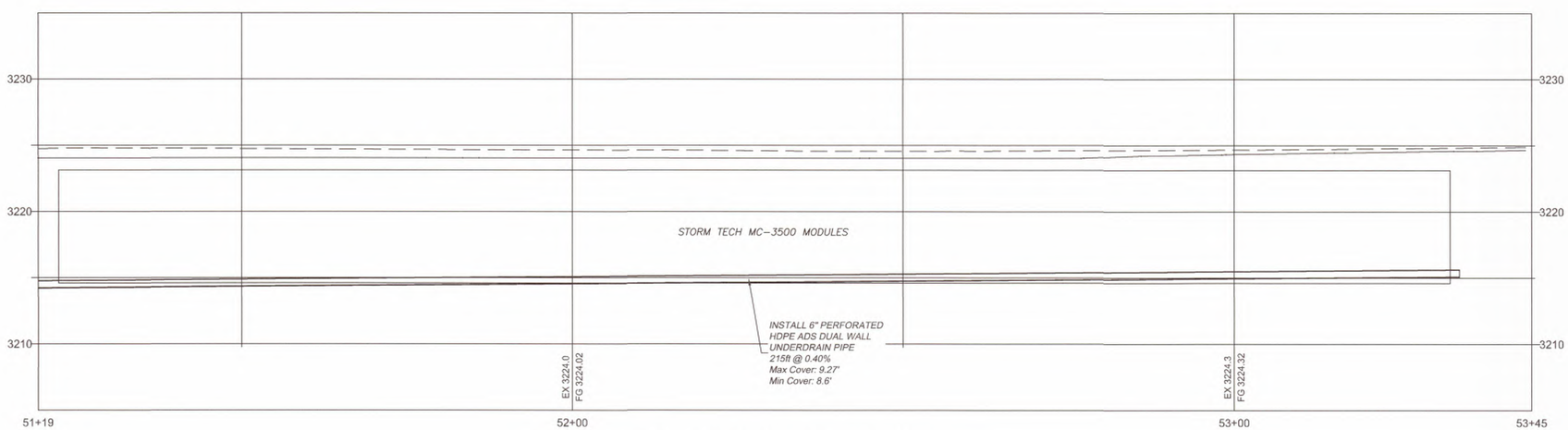
BASIN DRAIN LINES

CORAL CLIFFS FAMILY FUN CENTER



PROFILE STATIONS

51+19.26 – 53+45.00



Profile View of PV - FFC STORM TECH UNDERDRAIN (1)
HORIZONTAL SCALE: 10
VERTICAL SCALE: 5
VERTICAL EXAGERATION: 2.0

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

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
BASIN DRAIN LINES
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

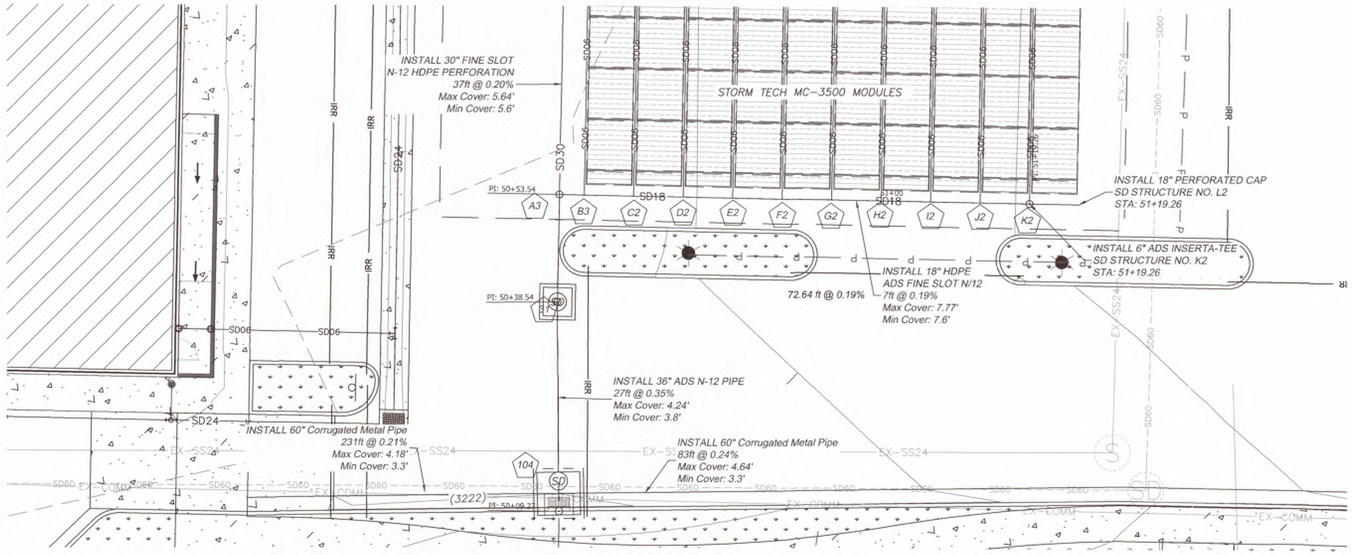
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.11

FILE: Z:\z - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Plan and Profile Basin Drain Lines.dwg TIME: 2 April 2025

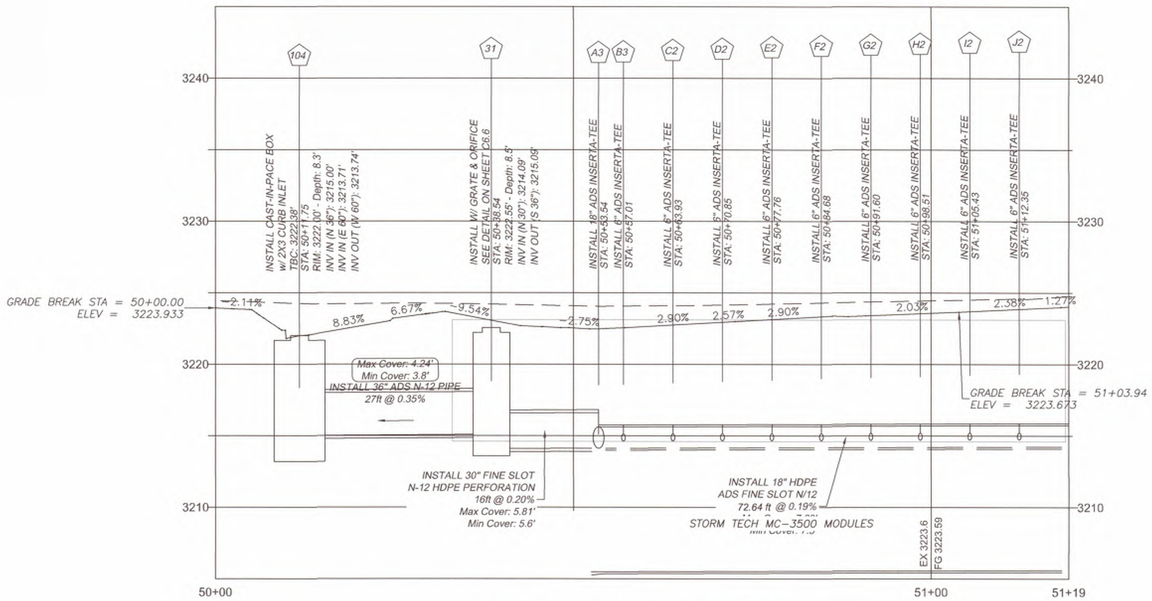
APR 10 2025

BASIN DRAIN LINES

CORAL CLIFFS FAMILY FUN CENTER



PROFILE STATIONS
50+00.00 – 51+19.26



Profile View of PV - FFC STORM TECH UNDERDRAIN
HORIZONTAL SCALE: 10
VERTICAL SCALE: 5
VERTICAL EXAGERATION: 2.0

N
W E
S

-10 0 10 20
SCALE: 1"=10'

LEGEND

DEFINITION	PROPOSED	EXISTING
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
POWER TO LIGHTS	P	P
POWER	PWR	EX-PWR
GAS	GAS	EX-GAS
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR
COMMUNICATION	COMM	EX-COMM
MAJOR CONTOUR		
MINOR CONTOUR		
JUT	JUT	EX-JUT
OHP	OHP	EX-OHP
SEWER MANHOLE	S	S
GREASE TRAP		N/A
WATER METER		
WATER VALVE		
FIRE HYDRANT		
FDC		N/A
STORM MANHOLE	SD	SD
STORM CURB BOX		
STORM BOX		N/A
OUTDOOR LIGHT		
3P TRANSFORMER		
POWER SWITCH		

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE C. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
BASIN DRAIN LINES
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # PP4.12

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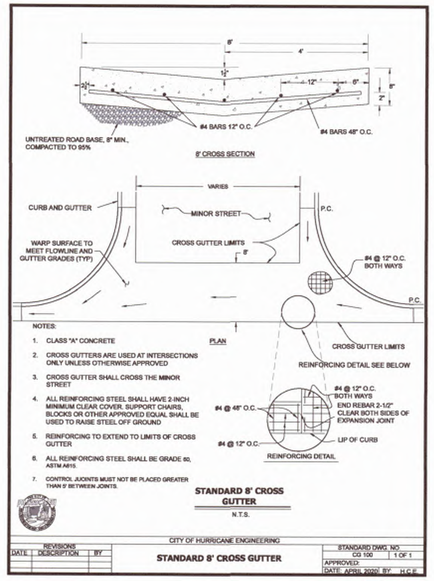
APR 1 0 2025

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\I - Design\2 - Sheets\Plan and Profile Basin Drain Lines.dwg TIME: 2 April 2025

SITE DETAIL

CORAL CLIFFS FAMILY FUN CENTER



NOTES:

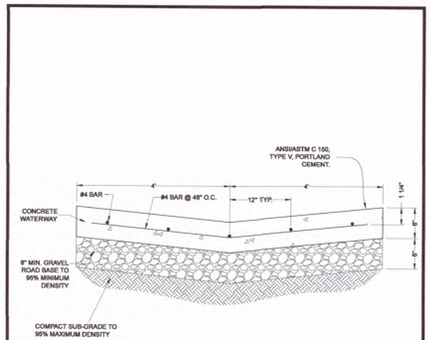
1. CLASS "A" CONCRETE
2. CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3. CROSS GUTTER SHALL CROSS THE MINOR STREET
4. ALL REINFORCING STEEL SHALL HAVE 2 INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5. REINFORCING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

STANDARD 8' CROSS GUTTER

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD 8' CROSS GUTTER	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		CG 100	1 OF 1
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.



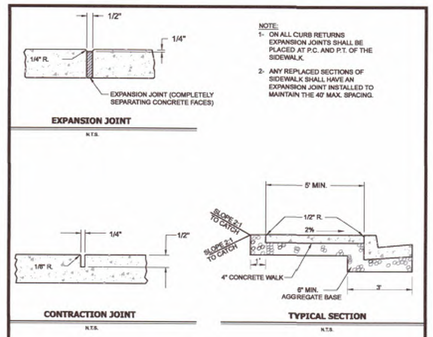
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

8' WATERWAY

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			8' WATERWAY DETAIL	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		CG 101	1 OF 1
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.



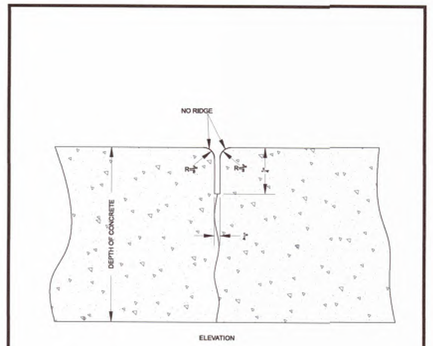
NOTE:

1- ON ALL CURB RETURNS EXPANSION JOINTS SHALL BE PLACED AT P.C. AND P.T. OF THE SIDEWALK.

2- ANY REPLACED SECTIONS OF SIDEWALK SHALL HAVE AN EXPANSION JOINT INSTALLED TO MAINTAIN THE 40' MAX. SPACING.

CITY OF HURRICANE

REVISIONS			CONCRETE SIDEWALK JOINT DETAIL	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		CJ 100	
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.

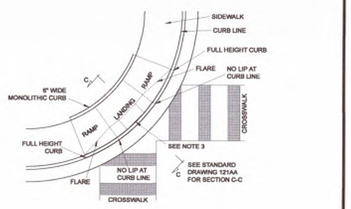


CONCRETE CONTROL JOINT DETAIL

N.T.S.

CITY OF HURRICANE

REVISIONS			STANDARD CONCRETE CONTROL JOINT	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		CJ 104	
				APPROVED:	
				DATE: 9-30-19	BY: H.C.E.



CORNER PEDESTRIAN RAMP

NOTES:

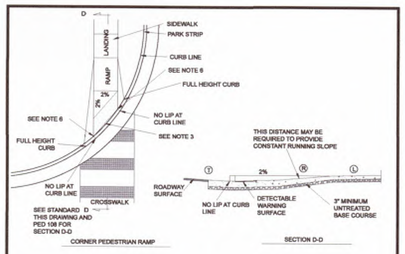
1. REFER TO STANDARD DRAWING NUMBER 121AA FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING 121AA FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE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

STANDARD CORNER PEDESTRIAN RAMP

N.T.S.

CITY OF HURRICANE ENGINEERING

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



CORNER PEDESTRIAN RAMP

SECTION D-D

NOTES:

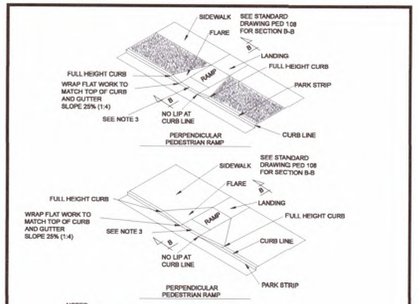
1. REFER TO STANDARD DRAWING NUMBER PED 108 FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING PED 108 FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 8" TO 8" FROM THE CURB LINE
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
5. LOCATE CURB CUT WITHIN CROSSWALK
6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

CORNER PEDESTRIAN RAMP IV

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			CORNER PEDESTRIAN RAMP WITH ONE RAMP PERPENDICULAR	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		PED 104	8 OF 9
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.



NOTES:

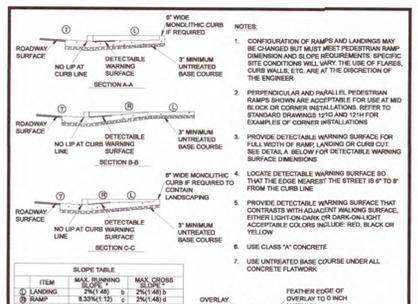
1. REFER TO STANDARD DRAWING NUMBER PED 108 FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING PED 108 FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 8" TO 8" FROM THE CURB LINE
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
5. LOCATE CURB CUT WITHIN CROSSWALK
6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

2 PERPENDICULAR PEDESTRIAN ACCESS RAMPS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			2 PERPENDICULAR PEDESTRIAN ACCESS RAMPS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		PED 108	7 OF 9
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.



NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. REFER TO STANDARD DRAWINGS 121G AND 121H FOR EXAMPLES OF CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A BELOW FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 8" TO 8" FROM THE CURB LINE
5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: RED, BLACK OR YELLOW
6. USE CLASS "A" CONCRETE
7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK

SLOPE TABLE

	ITEM	MAX. RUNNING SLOPE *		MAX. CROSS SLOPE
Ⓛ	LANDING	2%(1:48)	b	2%(1:48) b
Ⓡ	RAMP	8.33%(1:12)	c	2%(1:48) c
Ⓣ	TRANSITION	5%(1:20)	a	2%(1:48) d
	SIDEWALK			
	FLARE	10% (1V:10H)		2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

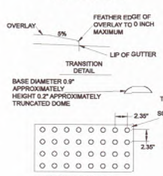
a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

b. SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS

c. PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH

d. CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING



SLOPE AND DETECTABLE WARNING SURFACE DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			SLOPE AND DETECTABLE WARNING SURFACE DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		PED 106	9 OF 9
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.

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

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER 31 MAR 2025 No. 260231 TRACE K. ALLEN STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
SITE DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025

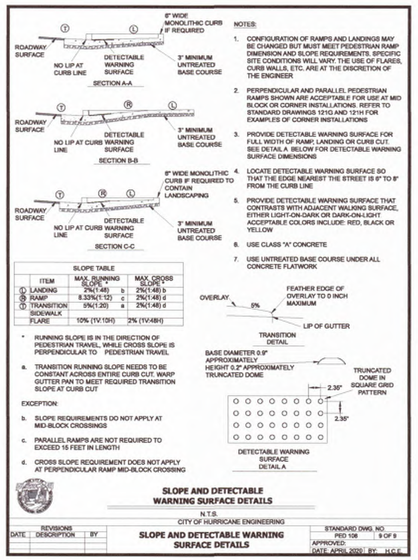
PROJ. # 06.024.055 | PAGE # DT1.0

FILE: Z:\r - Engineering\r - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\r - Design\2 - Sheets\Details.dwg TIME: 2 April 2025

APR 10 2025

SITE DETAIL

CORAL CLIFFS FAMILY FUN CENTER



NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. REFER TO STANDARD DRAWINGS 1210 AND 1211H FOR EXAMPLES OF CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A BELOW FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: RED, BLACK OR YELLOW
6. USE CLASS "A" CONCRETE
7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK

SLOPE TABLE

	ITEM	MAX. RUNNING SLOPE *		MAX. CROSS SLOPE *
①	LANDING	2%(1:48)	b	2%(1:48) b
②	RAMP	8.33%(1:12)	c	2%(1:48) d
③	TRANSITION	5%(1:20)	a	2%(1:48) d
	SIDEWALK FLARE	10% (1V:10H)		2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

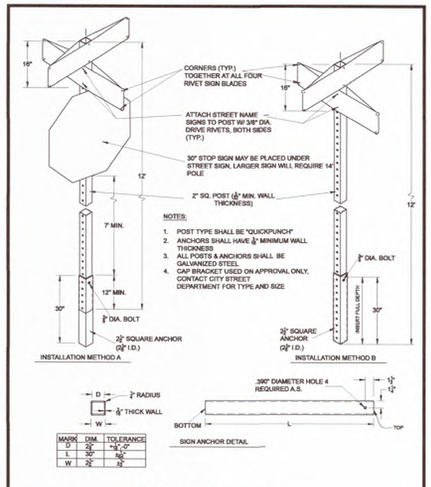
b. SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS
c. PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 16 FEET IN LENGTH
d. CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING

SLOPE AND DETECTABLE WARNING SURFACE DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	SLOPE AND DETECTABLE WARNING SURFACE DETAILS	STANDARD DWG. NO. PRD 106	9 OF 9
				APPROVED: DATE: APRIL 2020 BY:	H.C.E.



NOTES:

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

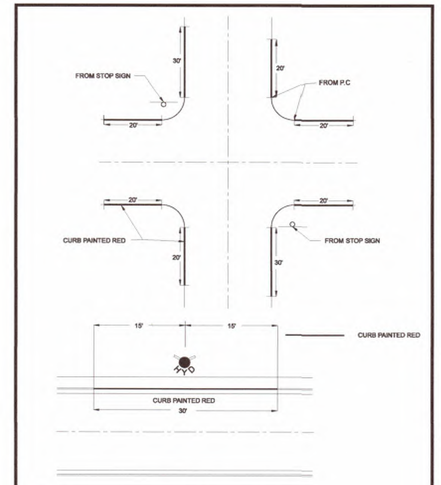
MARK	DIM.	TOLERANCE
D	2¼"	+⅛", -0"
L	30"	±¼"
W	2½"	±¼"

SIGN POST AND MOUNTING DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	SIGN POST AND MOUNTING DETAILS	STANDARD DWG. NO. SS 103	1 OF 1
				APPROVED: DATE: APRIL 2020 BY:	H.C.E.

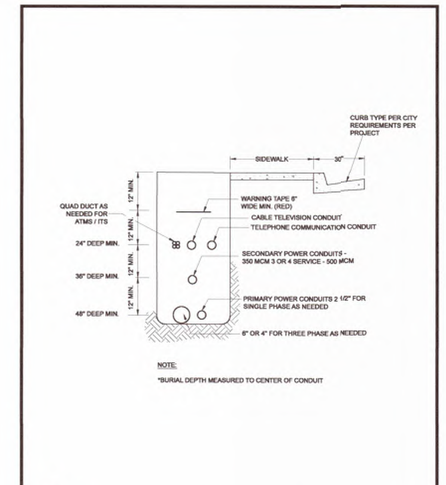


CURB PAINTING DETAIL

N.T.S.

CITY OF HURRICANE ENGINEERING

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

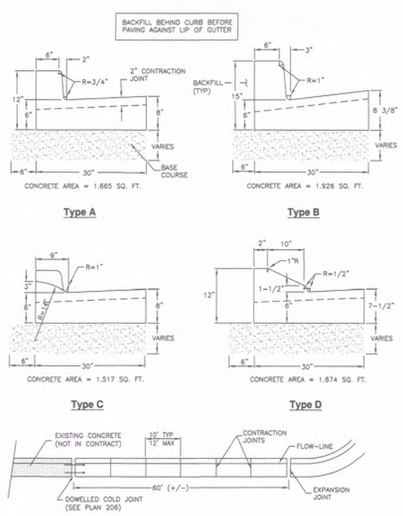


NOTE:

*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

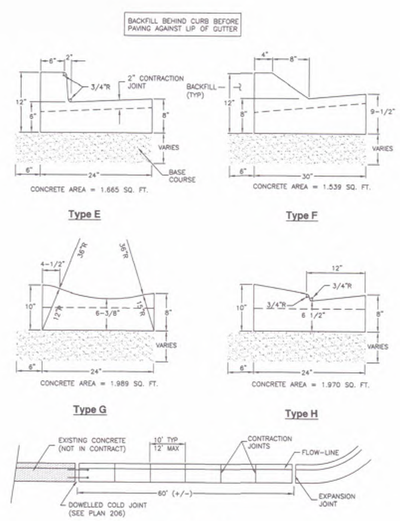
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	JOINT UTILITIES TRENCH DETAIL	STANDARD DWG. NO. TD 101	1 OF 1
				APPROVED: DATE: APRIL 2020 BY:	H.C.E.



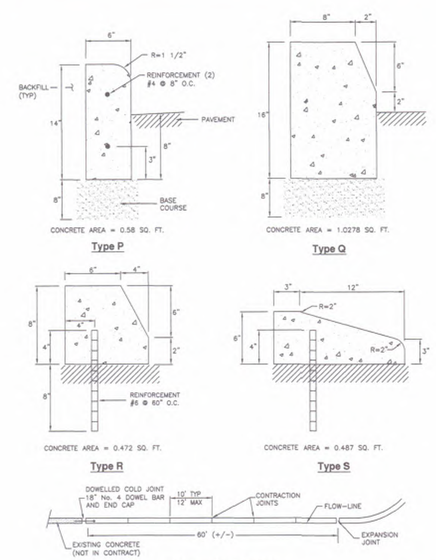
JOINT DETAIL

APWA Utah Chapter — Curb and gutter — Plan 205.1 — December 2008



JOINT DETAIL

APWA Utah Chapter — Curb and gutter — Plan 205.2 — April 2011



JOINT SPACING DETAIL

APWA Utah Chapter — Curbs — Plan 209 — November 2009

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

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER — 31 MAR 2025 — No. 260231 — TRACE L. ALLEN — STATE OF UTAH

DESIGNED BY SZ
DRAWN BY JRP
CHECKED BY TA

INTERSTATE ROCK
SITE DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # DT1.1

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Details.dwg TIME: 2 April 2025

APR 1 0 2023

SITE DETAIL

CORAL CLIFFS FAMILY FUN CENTER

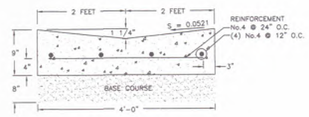
Waterway

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Unless indicated otherwise, width of waterway as follows.
      1) 4 feet for a residential street.
      2) 6 feet for a non-residential street.
      3) If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
   C. Additional requirements are specified in APWA Section 32 16 13.

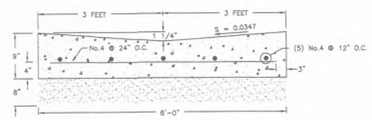
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

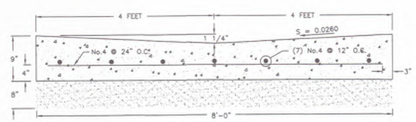
211



4'-0" WATERWAY
CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY
CONCRETE AREA = 3.875 SQ. FT.



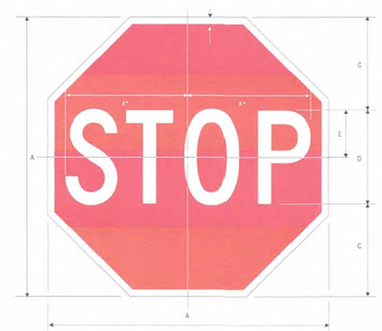
8'-0" WATERWAY
CONCRETE AREA = 5.166 SQ. FT.

APWA Utah Chapter — *Waterway* — Plan 211 July 2011

A — *R3-5A 18"X24" SIGN DETAIL*
SCALE: NTS

B — *R6-2L 18"X24" SIGN DETAIL*
SCALE: NTS

C — *R1-5 24"X24" SIGN DETAIL*
SCALE: NTS

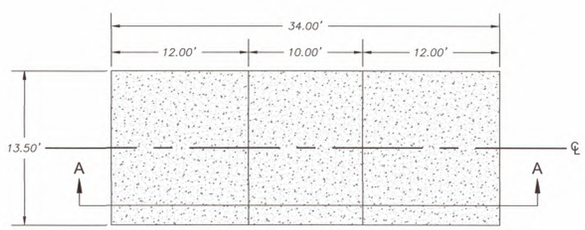


R1-1
STOP

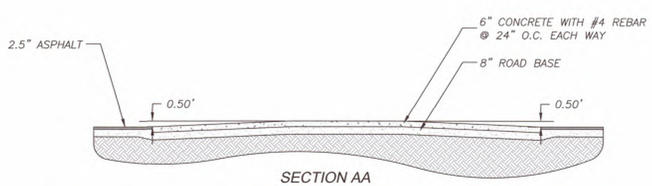
*Reduce spacing 40%

	A	B	C	D	E	F
	18	3.75	6	6 C	3	7.75
	24	6.25	8	8 C	4	10
E	30	7.5	10	10 C	5	12.5
	36	8.75	12	12 C	6	15
	48	1.25	16	16 C	8	20

D — *R1-1 STOP SIGN DETAIL*
SCALE: NTS



PLAN VIEW



SECTION AA

E — *TABLE TOP SPEED BUMP*
SCALE: NTS

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE K. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
SITE DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # DT1.2

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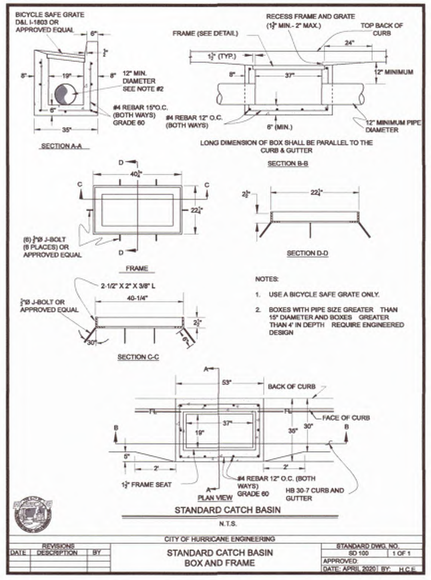
APR 10 2025

STORM DRAIN DETAIL

CORAL CLIFFS FAMILY FUN CENTER

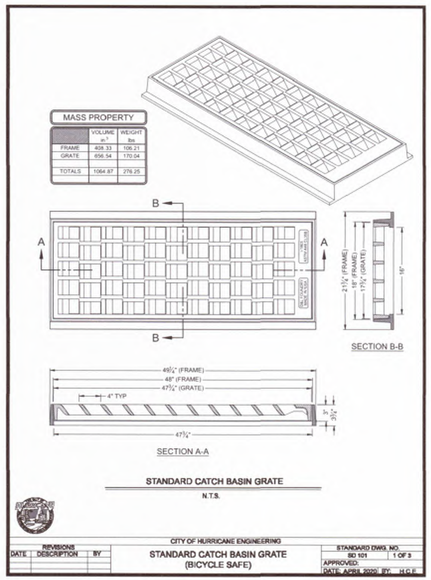


STANDARD CATCH BASIN

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD CATCH BASIN BOX AND FRAME	STANDARD DWG. NO. SD 100	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020 BY: H.C.E.	

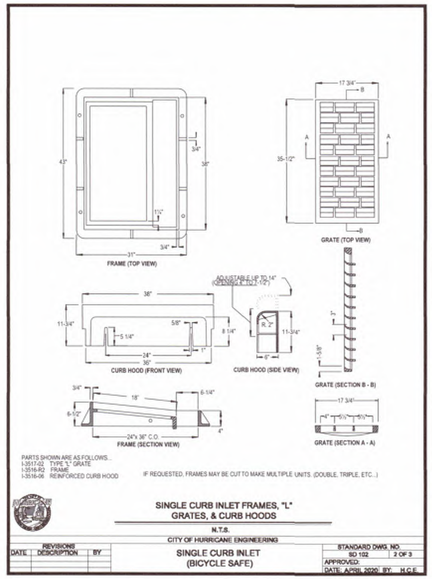


STANDARD CATCH BASIN GRATE

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD CATCH BASIN GRATE (BICYCLE SAFE)	STANDARD DWG. NO. SD 101	1 OF 3
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020 BY: H.C.E.	

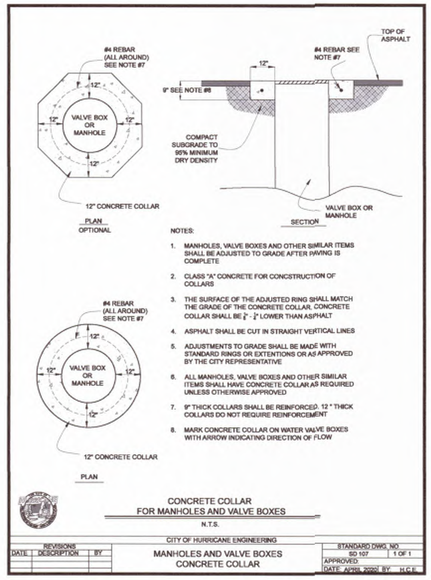


SINGLE CURB INLET FRAMES, "L" GRATES, & CURB HOODS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			SINGLE CURB INLET (BICYCLE SAFE)	STANDARD DWG. NO. SD 102	2 OF 3
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020 BY: H.C.E.	

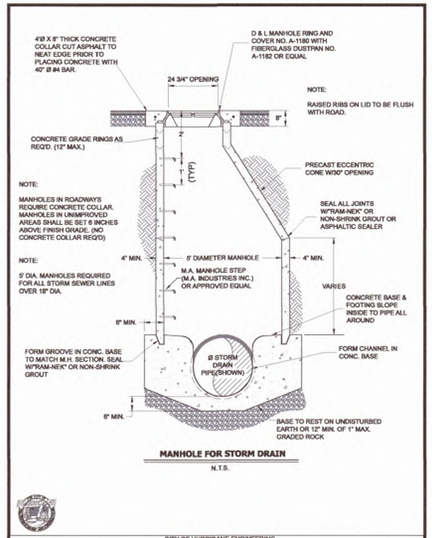


CONCRETE COLLAR FOR MANHOLES AND VALVE BOXES

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			MANHOLES AND VALVE BOXES CONCRETE COLLAR	STANDARD DWG. NO. SD 107	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020 BY: H.C.E.	

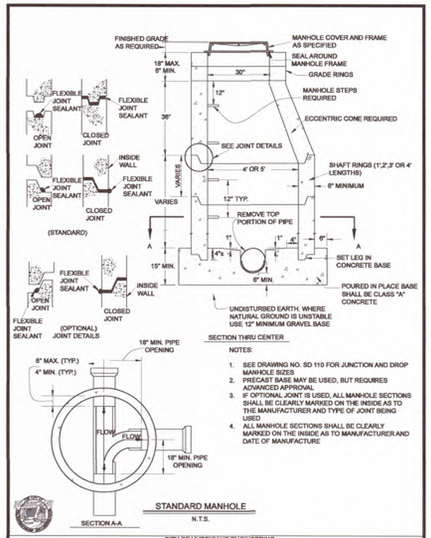


MANHOLE FOR STORM DRAIN

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			TYPICAL STORM DRAIN MANHOLE	STANDARD DWG. NO. SD 108	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020 BY: H.C.E.	

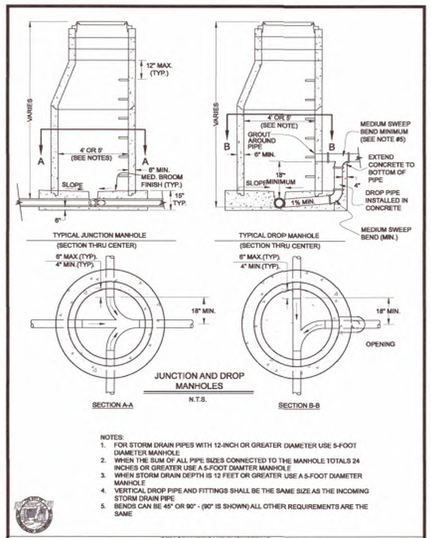


STANDARD MANHOLE

N.T.S.

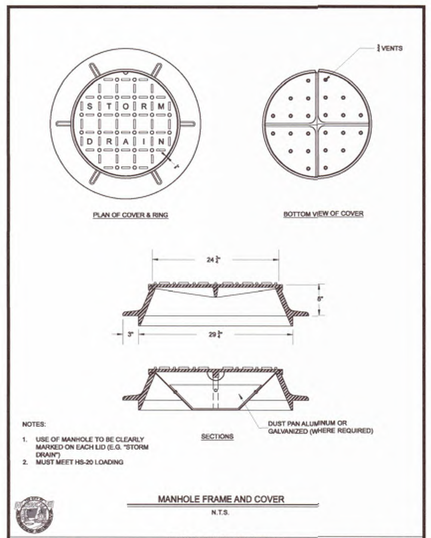
CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD MANHOLE DETAILS	STANDARD DWG. NO. SD 109	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020 BY: N.E.I.	



CITY OF HURRICANE ENGINEERING

REVISIONS			JUNCTION & DROP MANHOLE DETAILS	STANDARD DWG. NO. SD 110	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020 BY: H.C.E.	



MANHOLE FRAME AND COVER

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			MANHOLE FRAME & COVER DETAILS	STANDARD DWG. NO. SD 111	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020 BY: H.C.E.	

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PROFESSIONAL ENGINEER 31 MAR 2025 No. 260231 TRACE E. ALLEN STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
STORM DRAIN DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025

PROJ. # 06.024.055

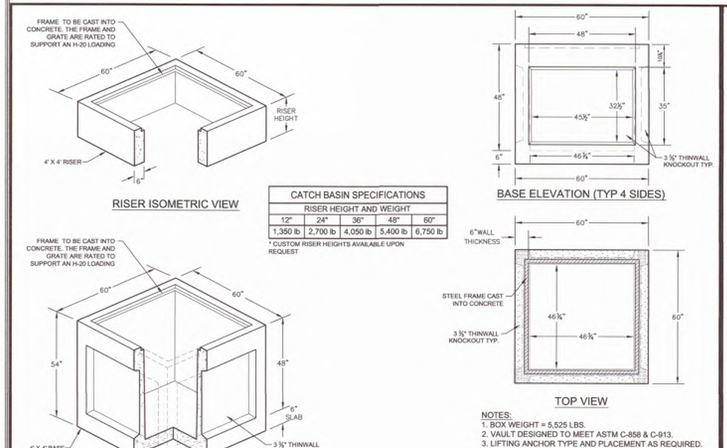
PAGE # DT2.0

APR 10 2025

FILE: Z:\I - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\/ - Design\2 - Sheets\Details.dwg TIME: 2 April 2025

STORM DRAIN DETAIL

CORAL CLIFFS FAMILY FUN CENTER

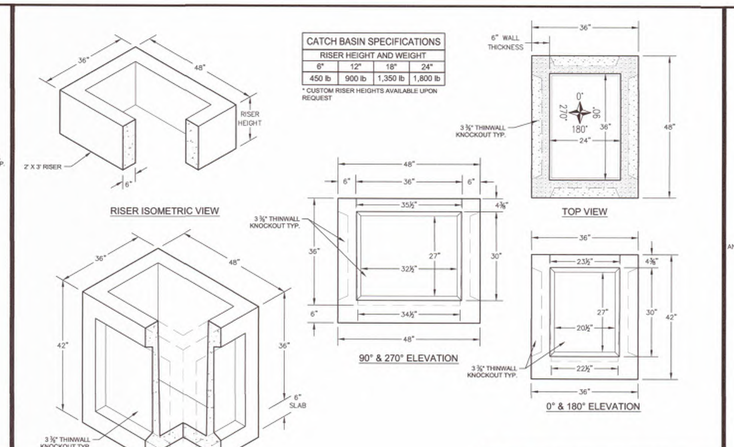


CATCH BASIN SPECIFICATIONS				
RISER HEIGHT AND WEIGHT				
12"	24"	36"	48"	60"
1,350 lb	2,700 lb	4,050 lb	5,400 lb	6,750 lb

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

NOTES:
1. BOX WEIGHT = 5,525 LBS.
2. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
3. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

GENEVA PIPE — SHEET: 4' x 4' CATCH BASIN — SCALE: N.T.S. — DRAWN: RMP — DATE: 1-24-2013 — TITAN #: – — PROJECT: STANDARD DRAWING — LOCATION: SALT LAKE - OREM - ST. GEORGE — Sheet 1

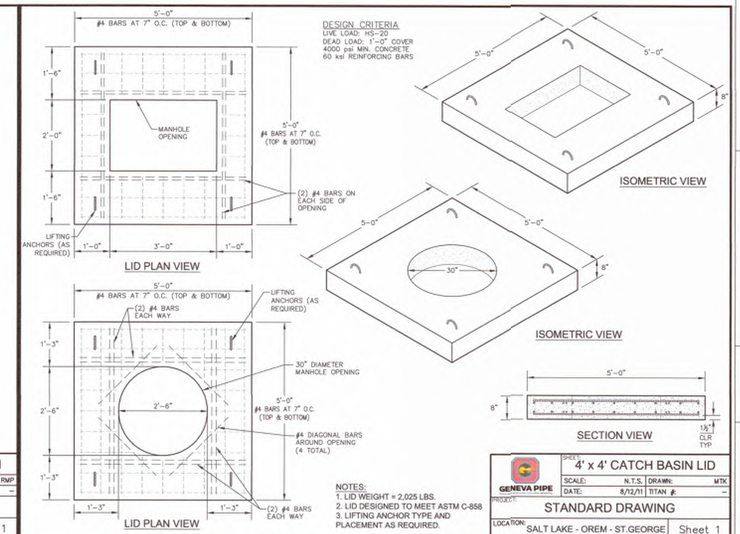


CATCH BASIN SPECIFICATIONS			
RISER HEIGHT AND WEIGHT			
6"	12"	18"	24"
450 lb	900 lb	1,350 lb	1,800 lb

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

NOTES:
1. BOX WEIGHT = 3,375 LBS
2. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
3. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

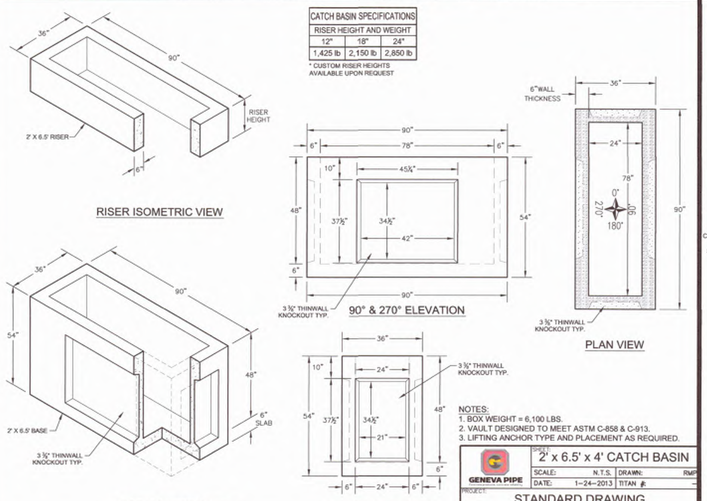
GENEVA PIPE — SHEET: 2' x 3' x 3' CATCH BASIN — SCALE: N.T.S. — DRAWN: RMP — DATE: 1-24-2013 — TITAN #: – — PROJECT: STANDARD DRAWING — LOCATION: SALT LAKE - OREM - ST.GEORGE — Sheet 1



DESIGN CRITERIA
LIVE LOAD: HS-20
DEAD LOAD: 1'-0" COVER
4000 psi MIN. CONCRETE
60 ksi REINFORCING BARS

NOTES:
1. LID WEIGHT = 2,025 LBS.
2. LID DESIGNED TO MEET ASTM C-858
3. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

GENEVA PIPE — SHEET: 4' x 4' CATCH BASIN LID — SCALE: N.T.S. — DRAWN: MTK — DATE: 8/12/11 — TITAN #: – — PROJECT: STANDARD DRAWING — LOCATION: SALT LAKE - OREM - ST.GEORGE — Sheet 1

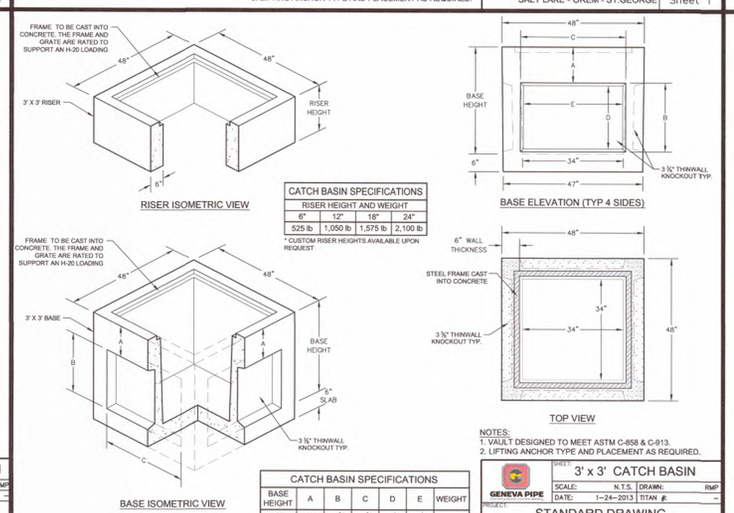


CATCH BASIN SPECIFICATIONS		
RISER HEIGHT AND WEIGHT		
12"	18"	24"
1,425 lb	2,150 lb	2,850 lb

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

NOTES:
1. BOX WEIGHT = 6,100 LBS.
2. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
3. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

GENEVA PIPE — SHEET: 2' x 6.5' x 4' CATCH BASIN — SCALE: N.T.S. — DRAWN: RMP — DATE: 1-24-2013 — TITAN #: – — PROJECT: STANDARD DRAWING — LOCATION: SALT LAKE - OREM - ST. GEORGE — 1 of 1



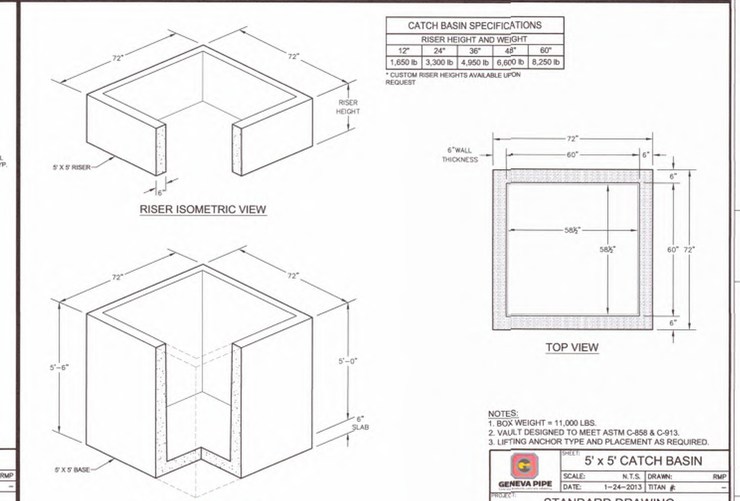
CATCH BASIN SPECIFICATIONS			
RISER HEIGHT AND WEIGHT			
6"	12"	18"	24"
525 lb	1,050 lb	1,575 lb	2,100 lb

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

CATCH BASIN SPECIFICATIONS						
BASE HEIGHT	A	B	C	D	E	WEIGHT
3'	12"	23 ¾"	35 ½"	21 ¼"	33 ½"	3,800 lb
4'	12"	36"	35 ½"	34"	33 ½"	4,200 lb

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

GENEVA PIPE — SHEET: 3' x 3' CATCH BASIN — SCALE: N.T.S. — DRAWN: RMP — DATE: 1-24-2013 — TITAN #: – — PROJECT: STANDARD DRAWING — LOCATION: SALT LAKE - OREM - ST. GEORGE — Sheet 1



CATCH BASIN SPECIFICATIONS				
RISER HEIGHT AND WEIGHT				
12"	24"	36"	48"	60"
1,650 lb	3,300 lb	4,950 lb	6,600 lb	8,250 lb

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

NOTES:
1. BOX WEIGHT = 11,000 LBS.
2. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
3. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

GENEVA PIPE — SHEET: 5' x 5' CATCH BASIN — SCALE: N.T.S. — DRAWN: RMP — DATE: 1-24-2013 — TITAN #: – — PROJECT: STANDARD DRAWING — LOCATION: SALT LAKE - OREM - ST. GEORGE — Sheet 1

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42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER — 31 MAR 2025 — No. 260231 — TRACE E. ALLEN — STATE OF UTAH

DESIGNED BY SZ
DRAWN BY JRP
CHECKED BY TA

INTERSTATE ROCK
STORM DRAIN DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # DT2.1

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\I - Design\2 - Sheets\Details.dwg TIME: 2 April 2025

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STORM TECH DETAIL

CORAL CLIFFS FAMILY FUN CENTER

Advanced Drainage Systems, Inc.

SiteAssist FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

FAMILY FUN CENTER

HURRICANE, UT, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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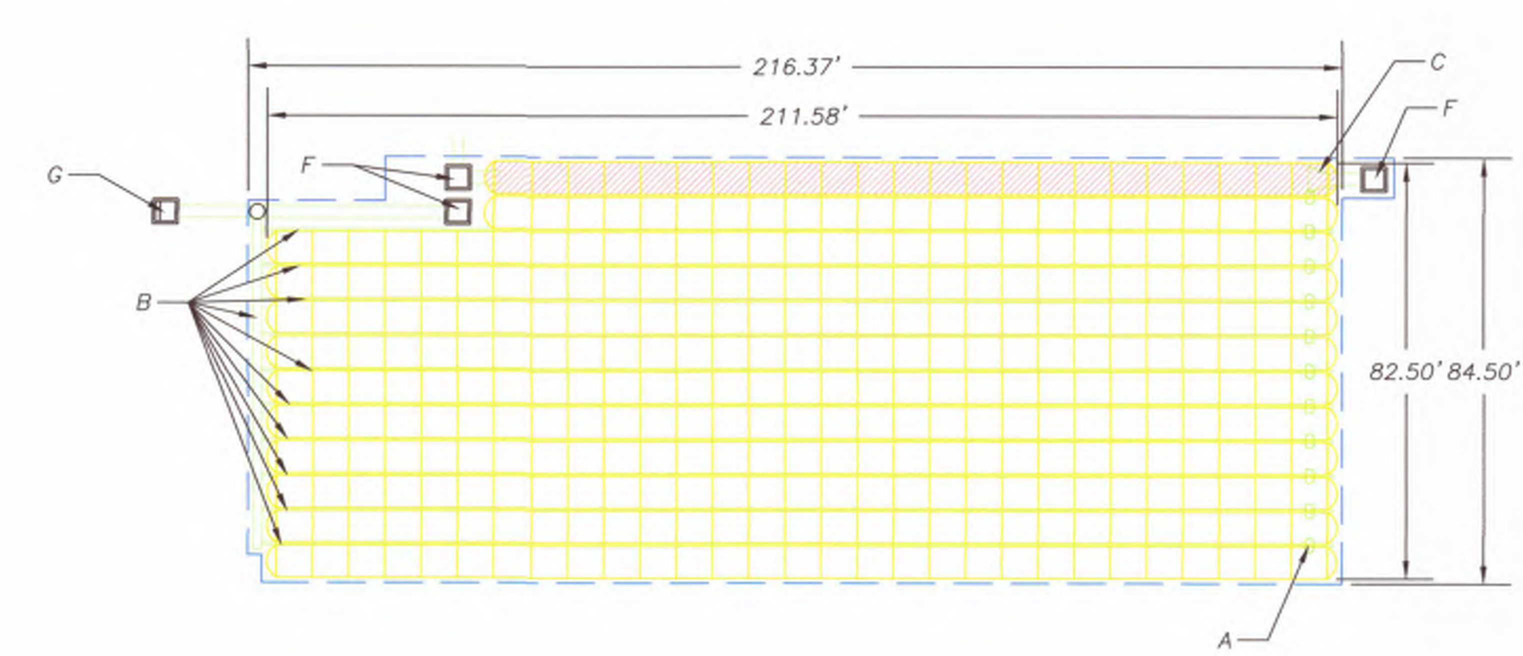
PROPOSED LAYOUT	
STORMTECH MC-3500 CHAMBERS	[illegible]
STORMTECH MC-3500 END CAPS	[illegible]
STONE ABOVE (in)	[illegible]
STONE BELOW (in)	[illegible]
STONE VOID	[illegible]
INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	[illegible]
SYSTEM AREA (SF)	[illegible]
SYSTEM PERIMETER (ft)	[illegible]

CONCEPTUAL ELEVATIONS:	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	6.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	6.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	6.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.00
TOP OF STONE:	5.50
TOP OF MC-3500 CHAMBER:	4.50
24" x 24" BOTTOM MANIFOLD INVERT:	0.92
24" ISOLATOR ROW PLUS INVERT:	0.92
18" BOTTOM CONNECTION INVERT:	0.90
BOTTOM OF MC-3500 CHAMBER:	0.75
BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
	A			
	B			
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
	D			
PIPE CONNECTION	E	18" BOTTOM CONNECTION	1.77"	
CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT
CONCRETE STRUCTURE W/WEIR	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		35.8 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

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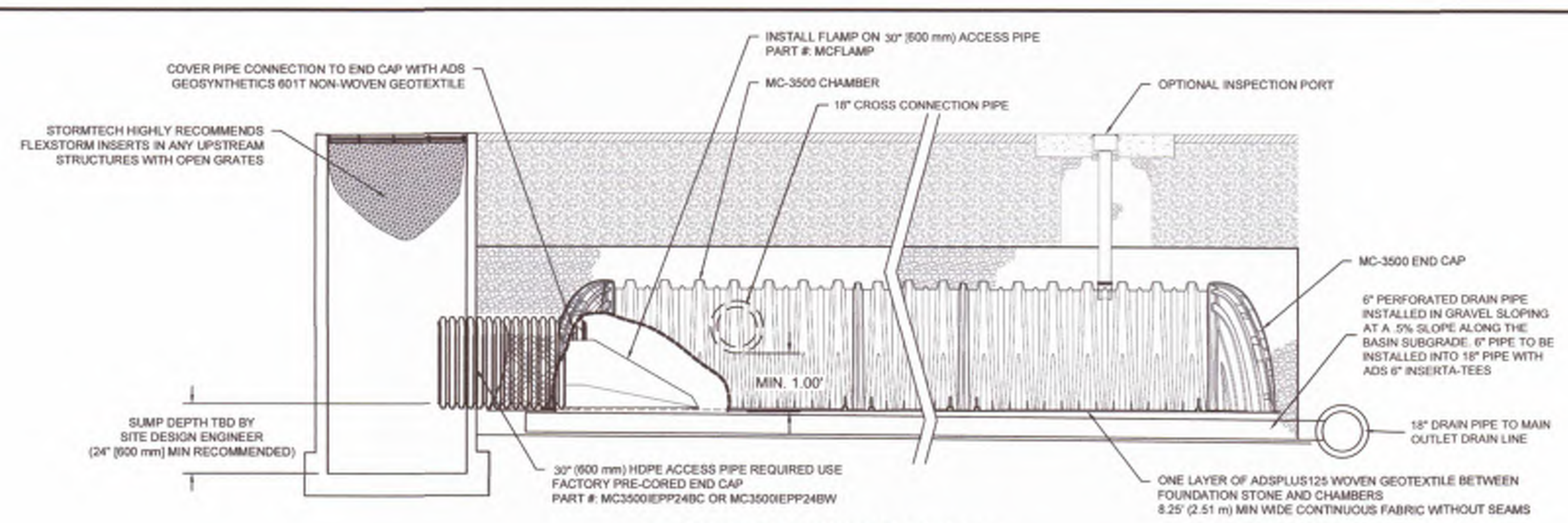
SHEET 2 OF 5



MC-3500 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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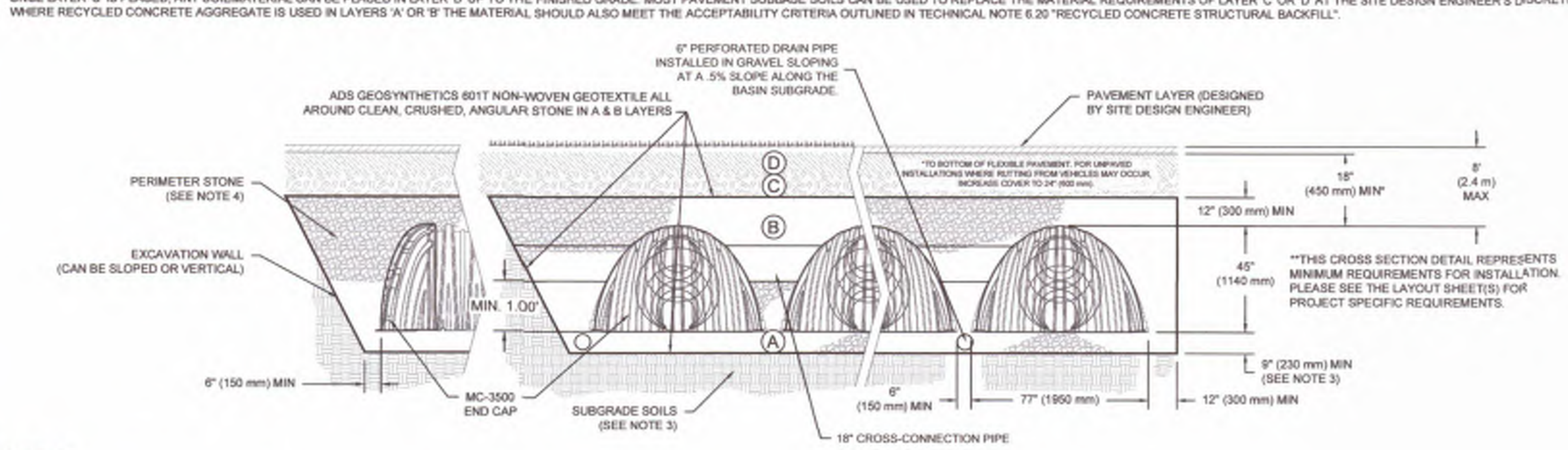
SHEET 4 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

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2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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42 SOUTH 850 WEST, HURRICANE, UT 84737
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PROFESSIONAL ENGINEER — 31 MAR 2025 — No. 260231 — TRACE L. ALLEN — STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK — STORM TECH DETAIL — CORAL CLIFFS FAMILY FUN CENTER — HURRICANE CITY, UT

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DATE 31 MAR 2025
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PAGE # DT2.2

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Products\01.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Details.dwg TIME: 2 April 2025

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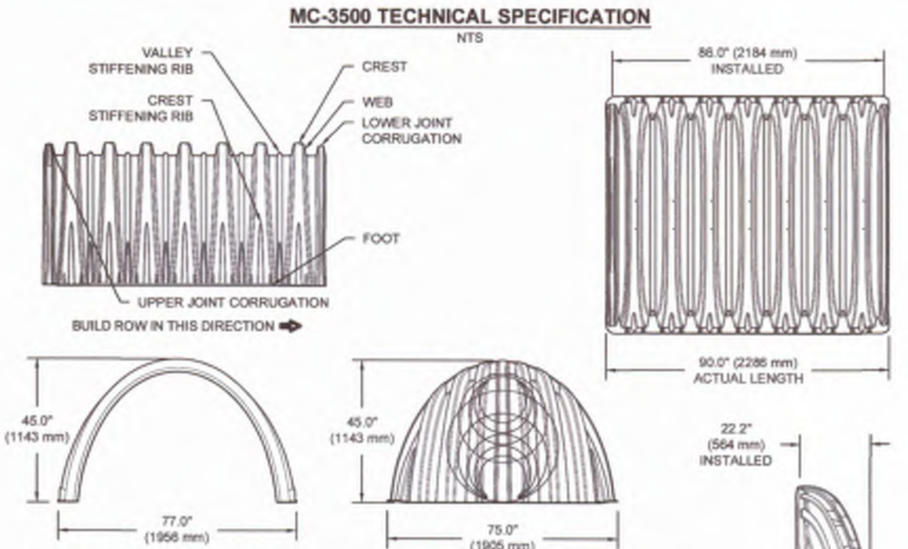
STORM TECH DETAIL

CORAL CLIFFS FAMILY FUN CENTER

MC-3500 TECHNICAL SPECIFICATION

NTS



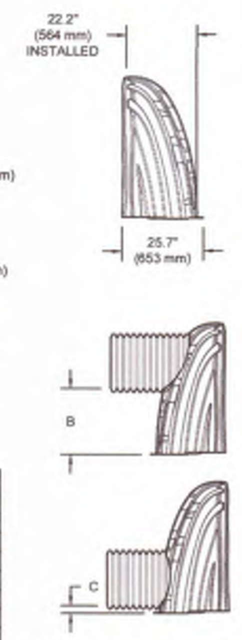
NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

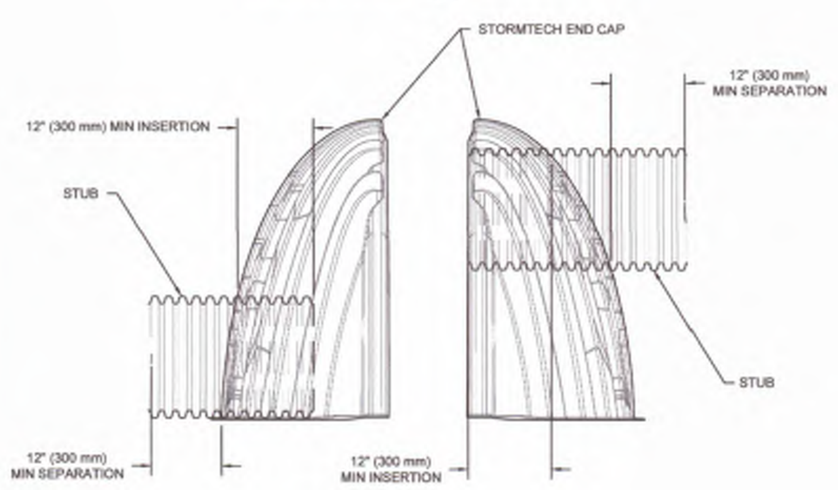
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

FAMILY FUN CENTER
HURRICANE, UT, USA
DATE: 03/21/2025 | DRAWN: KS
PROJECT #: | CHECKED: N/A

DATE | DRW | CHK | DESCRIPTION

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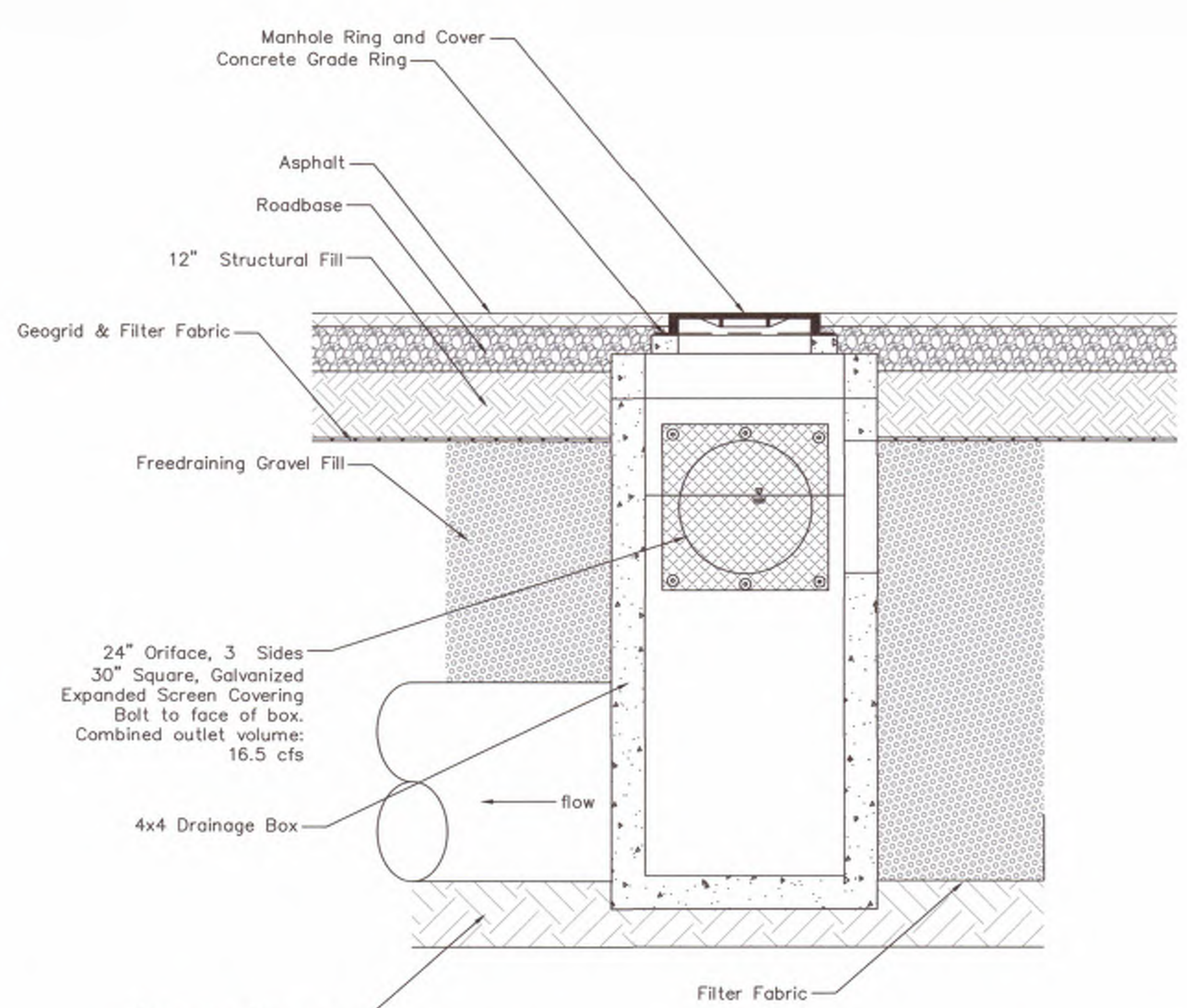
SHEET 5 OF 5

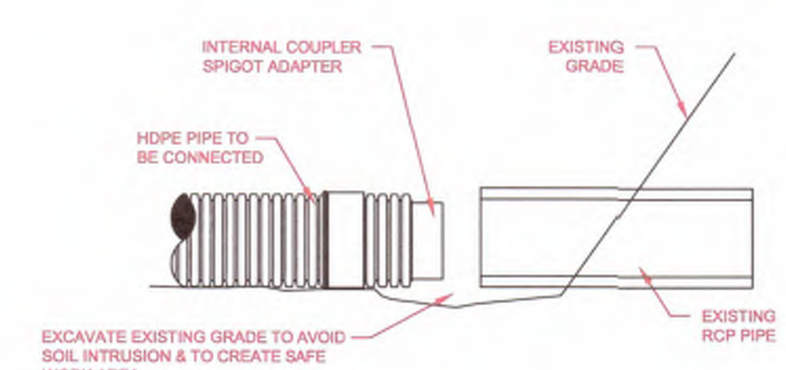


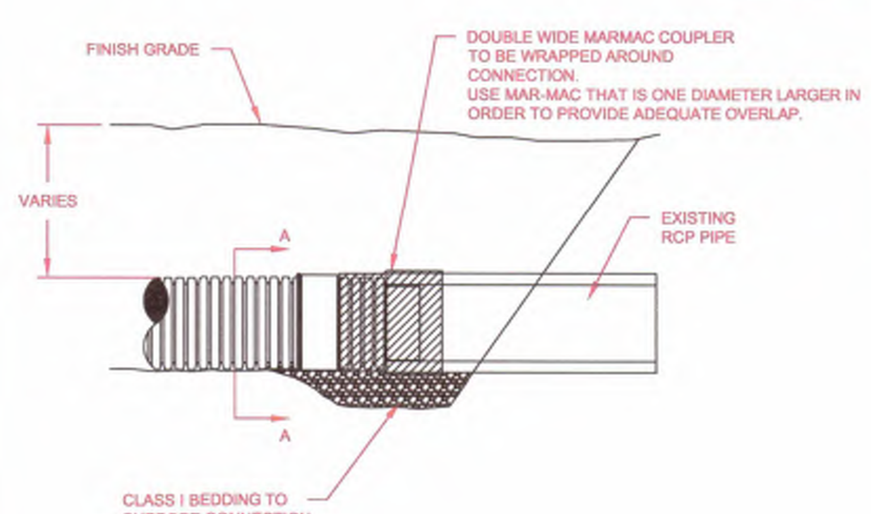
F — *4X4 BOX AT DOWNWARD END OF ISOLATION ROW IN STORM TECH BASIN DETAIL*

SCALE: NTS

NOTES:

1. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321, LATEST EDITION.
2. IN LIEU OF AN INTERNAL CYLINDER, AN HDPE WATERTIGHT REPAIR COUPLER CAN BE USED.
3. INTERNAL CYLINDER ADAPTER IS NOT RECOMMENDED FOR DOWNSTREAM CONNECTIONS.





SECTION "A-A"

2	FORMATTING UPDATES AND RENAMED	TJR	02/19/16	CKS
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

HDPE TO RCP CONNECTION (MARMAC)

DRAWING NUMBER: STD-604

ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

K.J.M. | NTS | 1 OF 1

Envirohood® Structure

The Nyloplast® EnviroHood® is an innovative stormwater management device attached to the inside of a catch basin or manhole designed to prevent the outflow of floating debris and oil. The need for cleaner stormwater has caused municipal leaders to demand forward-thinking solutions to improve their overall water quality. The EnviroHood offers lower installed costs and less intrusive installations than competitive devices.

Engineered for Optimal Performance

The innovative design incorporates the same proven corrugation technology used on ADS N-12® pipe products. This delivers maximum strength to weight ratio and ensures the structure is capable of supporting the hydraulic forces of a rainfall event.

Features & Benefits

- Molded from High Density Polyethylene (HDPE) for lightweight and sturdy design
- Corrugated design eliminates flat surfaces and provides increased structural capacity
- Effective low-cost solution for storm water treatment
- Easy to clean
- Highly corrosion-resistant for long service life

ADS Nyloplast

adspipe.com
800-821-6710

Nyloplast Envirohood Specification

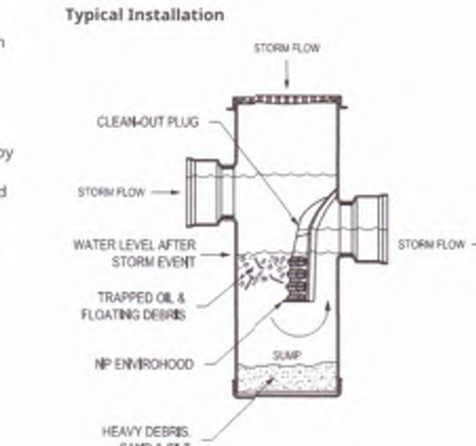
Scope

This specification describes the EnviroHood for use in stormwater conveyance systems.

Requirements

- All hoods are constructed of polyethylene.
- The size and position of the hood are determined by the outlet pipe size.
- Installation hardware and instructions are provided with each Envirohood.
- Installation shall be in accordance with Nyloplast installation procedures and those issues by local building/construction regulations.

Typical Installation



Structure Type	Outlet Covered	Part Number*	General Dimensions in. (mm) A	B	C	D
48" (1200 mm) Round Concrete	up to 18" (450 mm)	5818AGR	30.2 (767.1)	14.9 (378.5)	17.2 (436.9)	20.5 (520.7)
48"–54" (1200–1350 mm) Round Concrete	up to 24" (600 mm)	5824AGR	41.7 (1059.2)	18.0 (457.2)	26.9 (683.3)	26.9 (683.3)
54"–60" (1350–1500 mm) Round Concrete	up to 30" (750 mm)	5830AGR	48.7 (1237.0)	20.5 (520.7)	30.5 (774.7)	33.1 (840.7)
Flat Concrete	up to 18" (450 mm)	5818AGF	30.2 (767.1)	11.8 (299.7)	17.2 (436.9)	20.4 (518.2)
Flat Concrete	up to 24" (600 mm)	5824AGF	41.8 (1061.7)	15.3 (388.6)	26.9 (683.3)	27.0 (685.8)
Flat Concrete	up to 30" (750 mm)	5830AGF	48.8 (1239.5)	18.3 (464.8)	30.5 (774.7)	34.0 (863.6)
18" (450 mm) Nyloplast*	up to 12" (300 mm)	5818AG0412	19.4 (492.8)	9.8 (248.9)	12.3 (312.4)	13.8 (350.5)
24" (600 mm) Nyloplast*	up to 15" (400 mm)	5824AG0415	26.5 (673.1)	12.8 (325.1)	14.5 (368.3)	20.0 (508.0)
30"(750 mm) Nyloplast*	up to 18" (450 mm)	5830AG0418	32.8 (833.1)	15.4 (391.2)	18.7 (475.0)	26.0 (660.4)

* Sold with Nyloplast Basins

Contact your local sales representative for more information.

ADS Nyloplast

adspipe.com
800-821-6710

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
STORM TECH DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY. UT

REV.	DATE	DESCRIPTION	BY

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

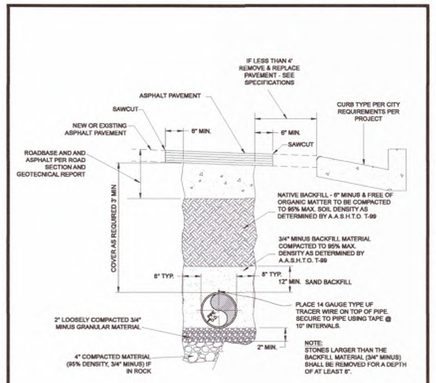
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # DT2.3

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Products\01.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Details.dwg TIME: 2 April 2025

APR 1 0 2025

WATER DETAIL

CORAL CLIFFS FAMILY FUN CENTER

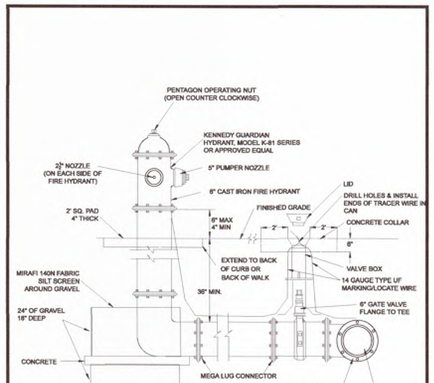


CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE

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

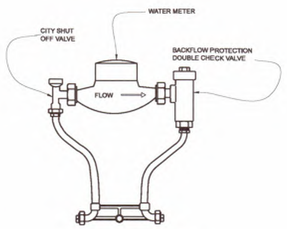


STANDARD FIRE HYDRANT

N.T.S.

CITY OF HURRICANE

REVISIONS			STANDARD FIRE HYDRANT DETAILS	STANDARD DWG. NO. WD 302	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: APRIL 2020	BY: H.C.E.



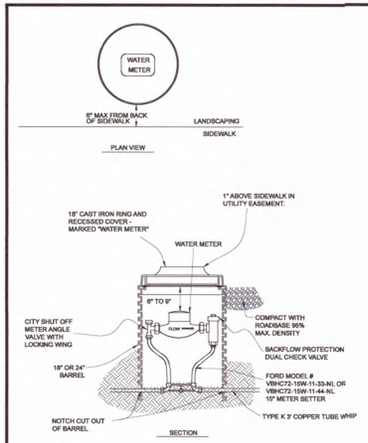
APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER

N.T.S.

CITY OF HURRICANE

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

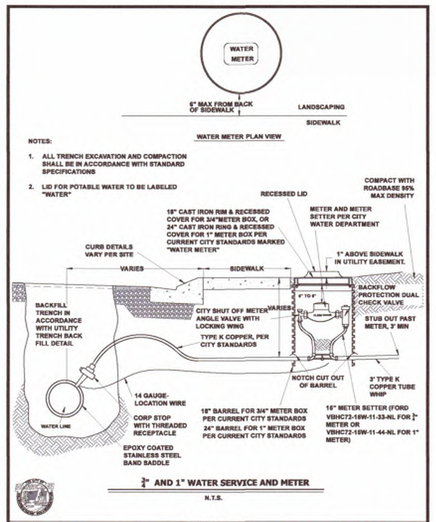


WATER METER BOX

N.T.S.

CITY OF HURRICANE

REVISIONS			WATER METER BOX DETAILS	STANDARD DWG. NO. WD 303-2	2 OF 4
DATE	DESCRIPTION	BY		APPROVED: DATE: 8/5/20	BY: H.C.E.

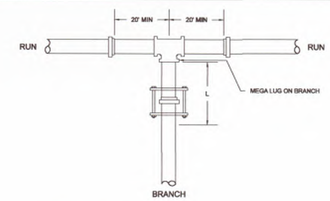


¾" AND 1" WATER SERVICE AND METER

N.T.S.

CITY OF HURRICANE

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



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

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

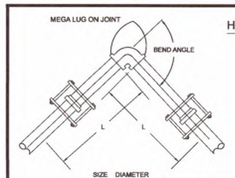
RESTRAINED LENGTHS, "L" (IN FEET)

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

CITY OF HURRICANE ENGINEERING

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

HORIZONTAL BEND

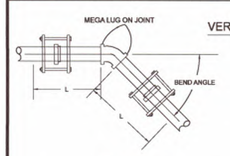


1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

RESTRAINED LENGTHS, "L" (IN FEET)

VERTICAL DOWN BEND



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

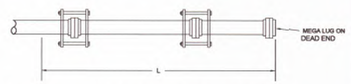
BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	9	12	16	19	22	25	28	31	34
22.5	17	24	31	37	44	50	56	62	68
45	35	50	65	77	91	103	116	128	145

RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD BENDS FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO. WD 310	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: OCT. 2020	BY: H.C.E.

STANDARD DEAD END FOR DUCTILE IRON



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

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

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

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

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

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD DEAD END/ INLINE VALVE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO. WD 311	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: 8/5/2021	BY: H.C.E.

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER 31 MAR 2025 No. 260231 TRACE E. ALLEN STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
WATER DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

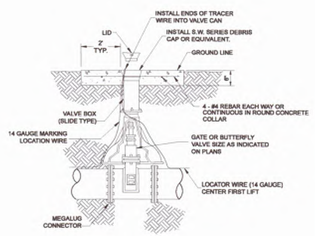
DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # DT3.0

APR 1 0 2026

FILE: Z:\I - Engineering\I - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\I - Design\2 - Sheets\Details.dwg TIME: 2 April 2025

WATER DETAIL

CORAL CLIFFS FAMILY FUN CENTER



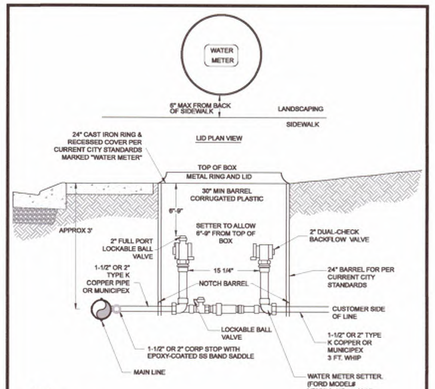
NOTES:

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

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

CITY OF HURRICANE

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



NOTE:

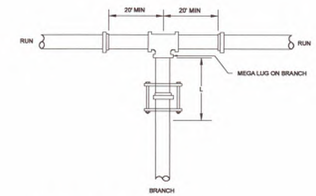
2" DESIGN IS SHOWN. 1½" METER USES 1½" COMPONENTS.

1½" OR 2" WATER SERVICE & METER

N.T.S.

CITY OF HURRICANE

REVISIONS			1½" OR 2" WATER SERVICE & METER	STANDARD DWG. NO. WD 303-4	4 OF 4
DATE	DESCRIPTION	BY		APPROVED: DATE: 8/5/2020	BY: H.C.E.



RUN SIZE DIAMETER

BRANCH SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	65	41
20									93	70
24										124

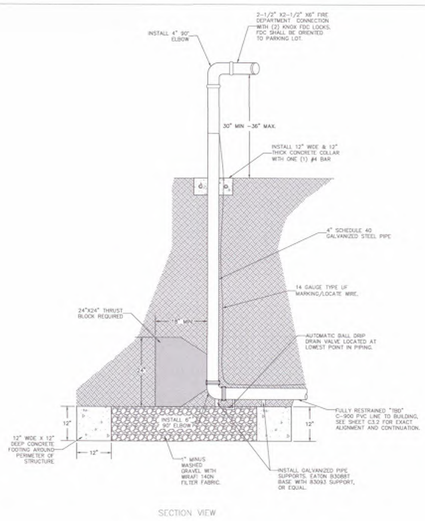
* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

RESTRAINED LENGTHS, "L" (IN FEET)

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

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO. WD 306	1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE: OCT. 2020	BY: H.C.E.



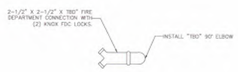
SECTION VIEW

X REMOTE FDC DETAIL

1"=1'

GENERAL FIRE DEPARTMENT CONNECTION NOTES:

1. ABOVE GROUND PIPING AND FITTINGS SHALL BE PAINTED RED TO MATCH COLOR OF FIRE HYDRANTS.
2. PROVIDE BUILDING I.D. ON REMOTE FIRE DEPARTMENT CONNECTION (FDC).
3. FDC SHALL BE INSTALLED 3' MINIMUM FROM TOP BACK CURB.
4. ALL JOINTS SHALL BE MEGALUG RESTRAINED.



FDC PLAN VIEW

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE K. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
WATER DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # DT3.1

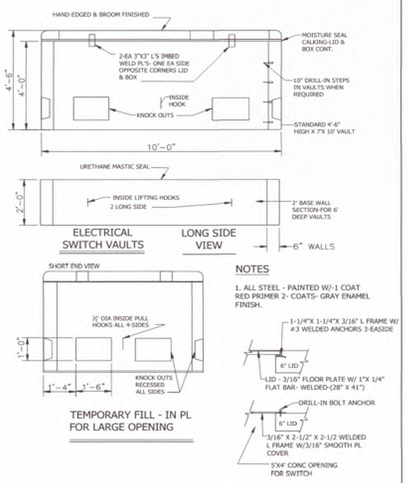
811 Know what's below. Call before you dig.

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Products\06.024.055 Coral Cliff Family Fun Center\2 - Engineering\1 - Design\2 - Sheets\Details.dwg TIME: 2 April 2025

APR 1 0 2025

POWER DETAIL

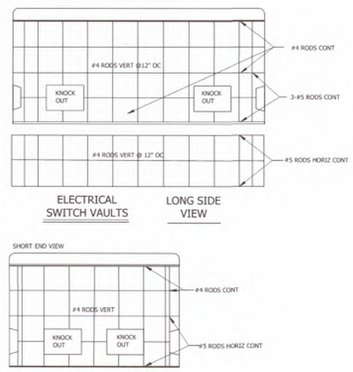
CORAL CLIFFS FAMILY FUN CENTER



NOTES

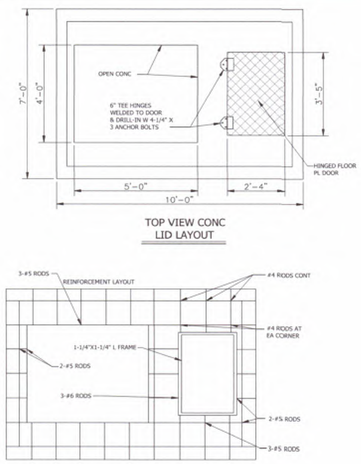
1. ALL STEEL - PAINTED W/-1 COAT RED PRIMER 2- COATS- GRAY ENAMEL FINISH.

HURRICANE CITY UTAH | SWITCH BASEMENTS | CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-1

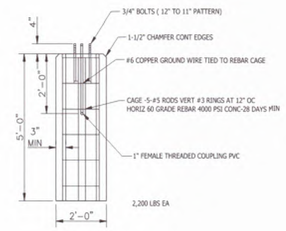


REINFORCEMENT DESIGN

HURRICANE CITY UTAH | SWITCH REINFORCEMENT DESIGN | CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-2

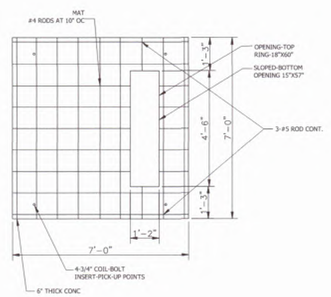


HURRICANE CITY UTAH | SWITCH BASEMENT LIDS | CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-3



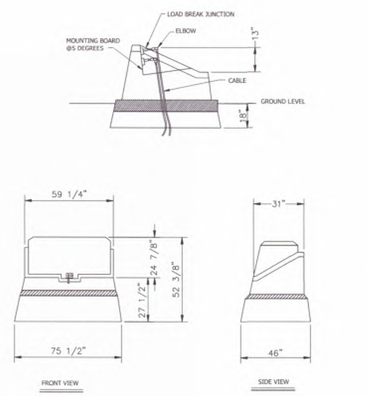
HURRICANE CITY - 5' BASES

HURRICANE CITY UTAH | STREET LIGHT BASE 5' | CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-5



3-PH TRANSFORMER PAD POWER

HURRICANE CITY UTAH | 3 PHASE TRANSFORMER PAD | CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-10



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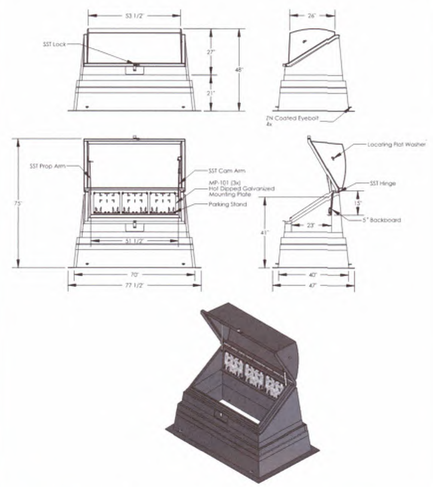
HURRICANE CITY UTAH | 3 PHASE SECTIONALIZING CABINET | CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-14



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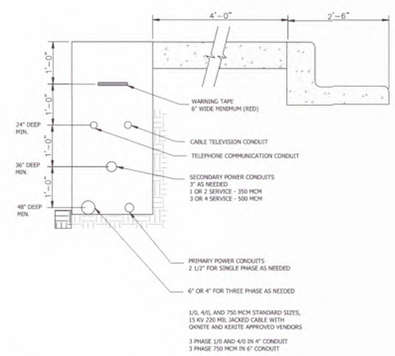

NOTES

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

HURRICANE CITY UTAH | JOINT UTILITY TRENCH | CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-18

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PROFESSIONAL ENGINEER 31 MAR 2025 No. 260231 TRACE K. ALLEN STATE OF UTAH

DESIGNED BY SZ
DRAWN BY IRP
CHECKED BY TA

INTERSTATE ROCK
POWER DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

REV.	DATE	DESCRIPTION	BY

DATE 31 MAR 2025
PROJ. # 06.024.055
PAGE # DT4.0

APR 1 0 2025

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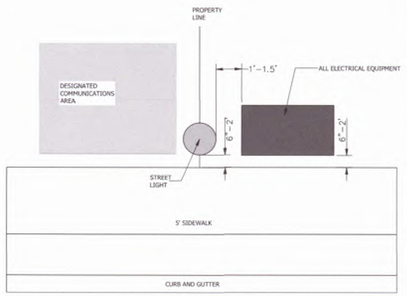
POWER DETAIL

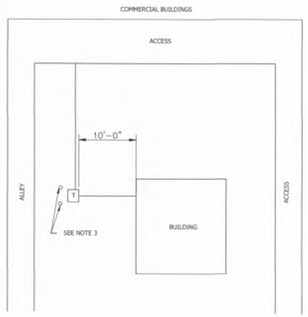
CORAL CLIFFS FAMILY FUN CENTER



EQUIPMENT PLACEMENT FOR POWER AND COMMUNICATIONS

HURRICANE CITY UTAH

EQUIPMENT PLACEMENT	
CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-21

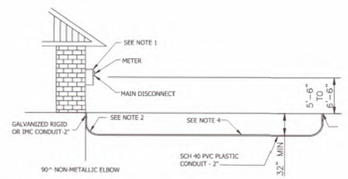


NOTES

1. URD POWER DESIGN AND INSTALL FOR COMMERCIAL BUILDING DEVELOPMENTS SHALL BE PERFORMED TO FRONT LOTS SPECS AS MUCH AS POSSIBLE SEE STD DWG DR-20
2. IF EQUIPMENT CANNOT BE PLACED IN FRONT, PLACEMENT SHALL BE DETERMINED BY HURRICANE CITY POWER
3. IF TRANSFORMER IS PLACED IN A DRIVEWAY OR NEAR A PASSAGE, BOLLARDS OR PILEONS SHALL BE PLACED AS SHOWN

HURRICANE CITY UTAH

COMMERCIAL BUILDINGS	
CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-23

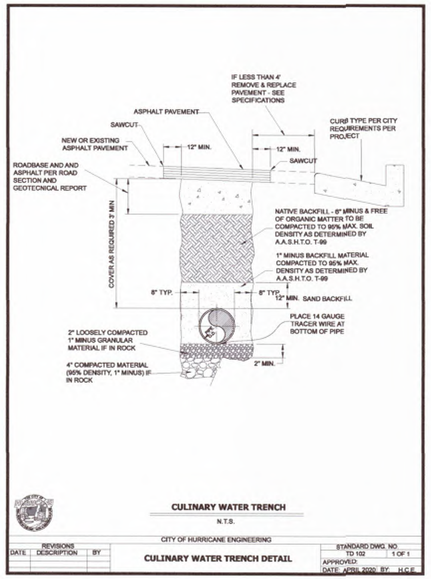


NOTES

1. METER MOUNTING PROVISION ONLY. MAIN DISCONNECTING MEANS REQUIRED ELSEWHERE.
2. MINIMUM RADIUS OF EIGHTEEN INCHES (18")
3. SERVICE CONDUCTORS TO EXTEND FROM THE METER MOUNTING PROVISION TO THE END OF THE CONDUIT. IN ADDITION, A 5' LENGTH OF CABLE SHALL BE LEFT BEYOND THE END OF THE CONDUIT FOR THE CITY POWER DEPARTMENT TO MAKE ITS CONNECTIONS. CABLE ENDS TO BE SEALED.
4. METER SHALL BE PLACED AT THE BUILDING'S CLOSEST LOCATION TOTHE SOURCE APPROVED BY THE POWER DEPARTMENT.

HURRICANE CITY UTAH

CONDUIT AND METER BASE	
CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-24



CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			CULINARY WATER TRENCH DETAIL	STANDARD DWG. NO. TD 102 1 OF 1
DATE	DESCRIPTION	BY		APPROVED: DATE APRIL 2020 BY: H.C.E.

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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE E. ALLEN
STATE OF UTAH

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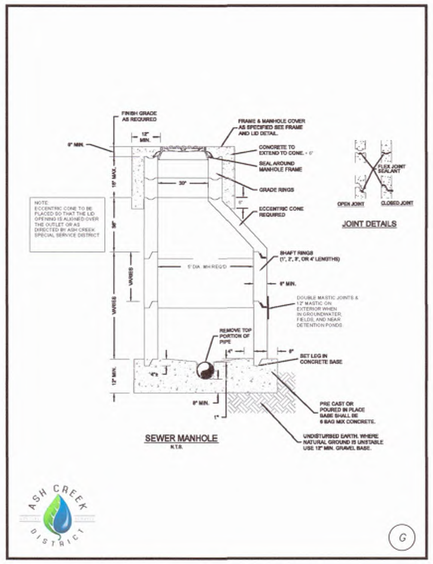
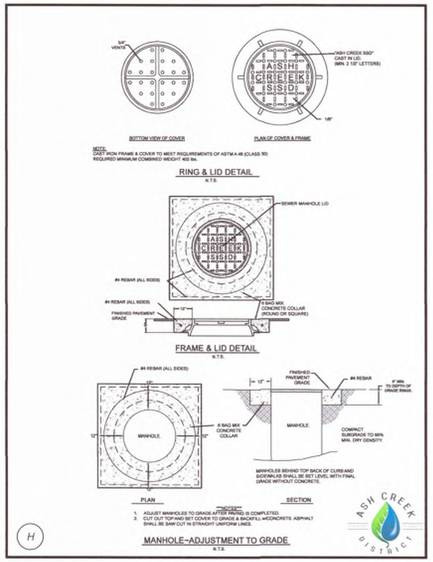
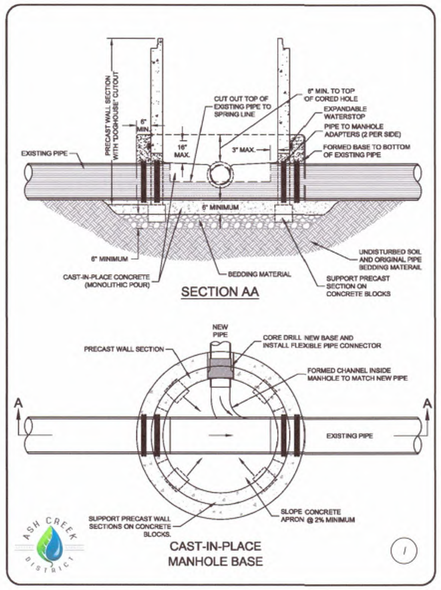
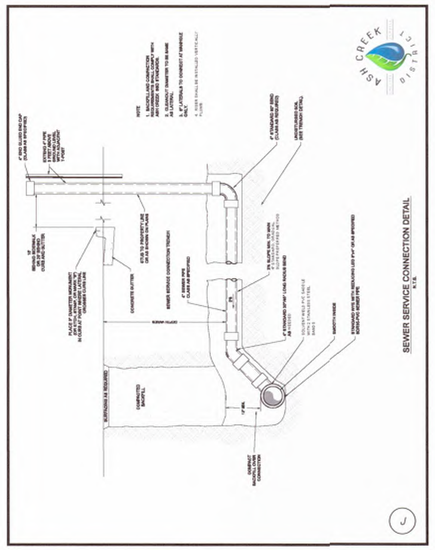
SEWER DETAIL

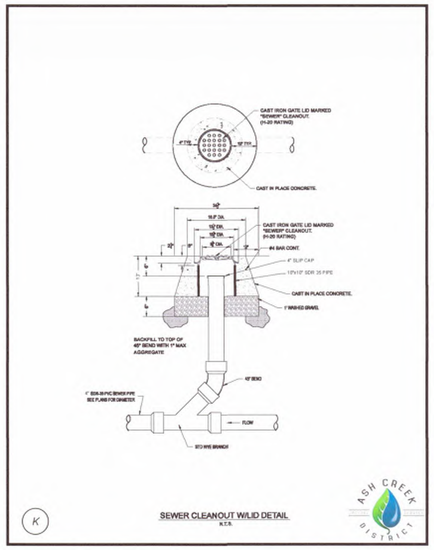
CORAL CLIFFS FAMILY FUN CENTER

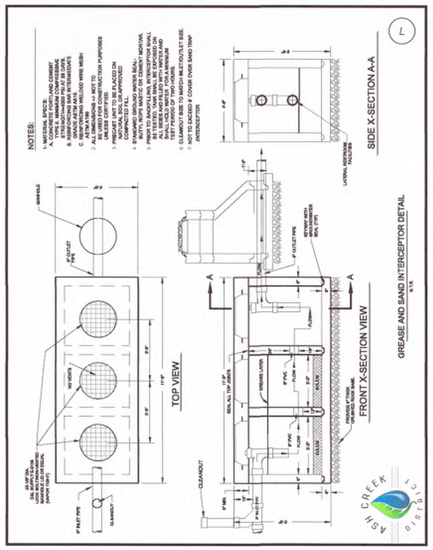


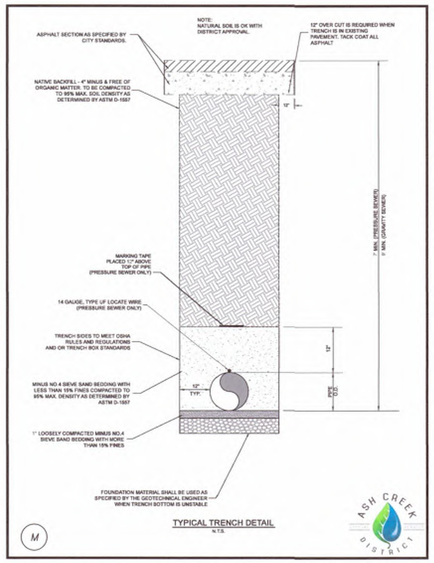












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PROFESSIONAL ENGINEER
31 MAR 2025
No. 260231
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY SZ
DRAWN BY JRP
CHECKED BY TA

INTERSTATE ROCK
SEWER DETAIL
CORAL CLIFFS FAMILY FUN CENTER
HURRICANE CITY, UT

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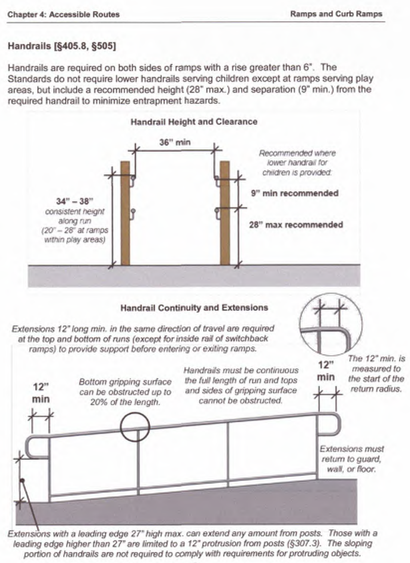

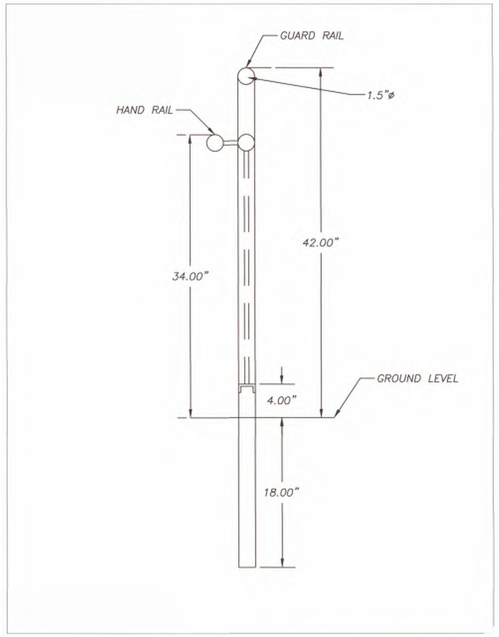

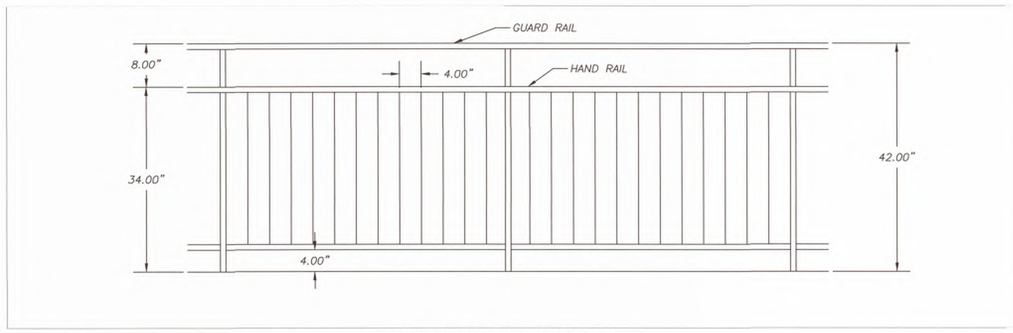

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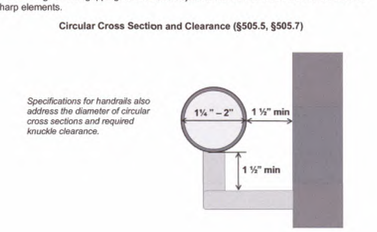

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LANDSCAPE & IRRIGATION SPECIFICATIONS

CORAL CLIFFS FAMILY FUN CENTER

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.

6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.

2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

4. BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.

5. STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.

7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.

8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.

9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.

10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITES.

11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:

CHEMICAL CHARACTERISTICS
1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS
1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3)CLAY: 5 TO 30%
4)ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.

2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.

3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.

4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.

5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.

6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.

7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.

8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.

9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.

11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED. THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.

12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.

13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.

14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.

15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.

16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.

17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.

18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.

19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.

20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.

21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.

23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.

24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.

25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
    a. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
    b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    c. IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.

27. CONTRACTOR SHALL PERFORM THE FOLLOWING:
    a. VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
    b. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
    c. NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
    d. RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
    e. BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.

28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.

29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.

30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.

31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.

32. CONTRACTOR TO INSURE THE FOLLOWING:
    a. LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
    b. 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.

33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.

34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.

35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.

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DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
LANDSCAPE & IRRIGATION SPECIFICATIONS
CORAL CLIFFS FAMILY FUN CENTER

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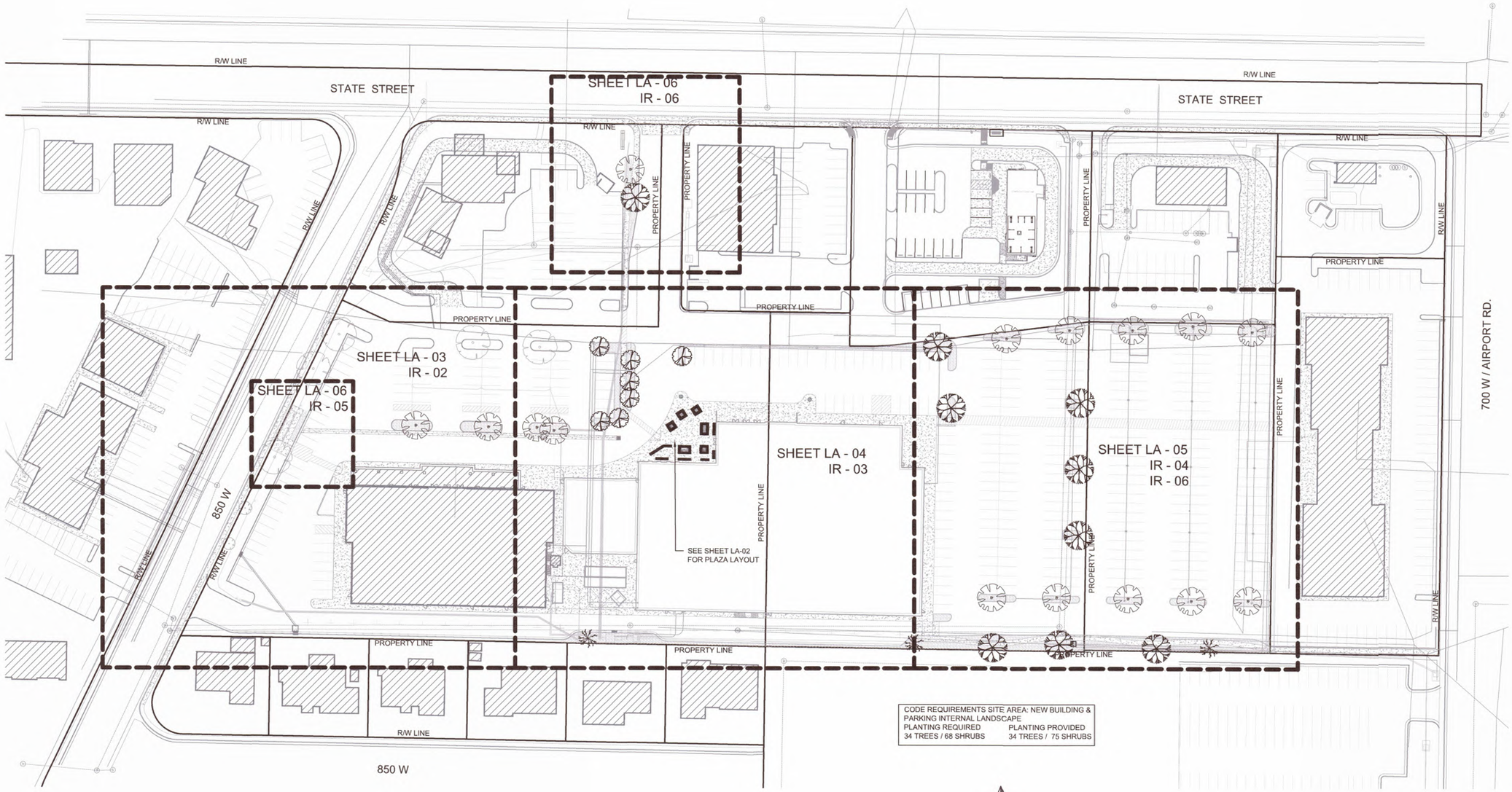
APR 1 0 2025

LANDSCAPE OVERALL PLAN

CORAL CLIFFS FAMILY FUN CENTER



CODE REQUIREMENTS SITE AREA: NEW BUILDING & PARKING INTERNAL LANDSCAPE	
PLANTING REQUIRED	PLANTING PROVIDED
34 TREES / 68 SHRUBS	34 TREES / 75 SHRUBS

N

50 0 50 100 150

Scale 1" = 50'

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INTERSTATE ROCK
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DATE

PROJ. # | PAGE # LA-01

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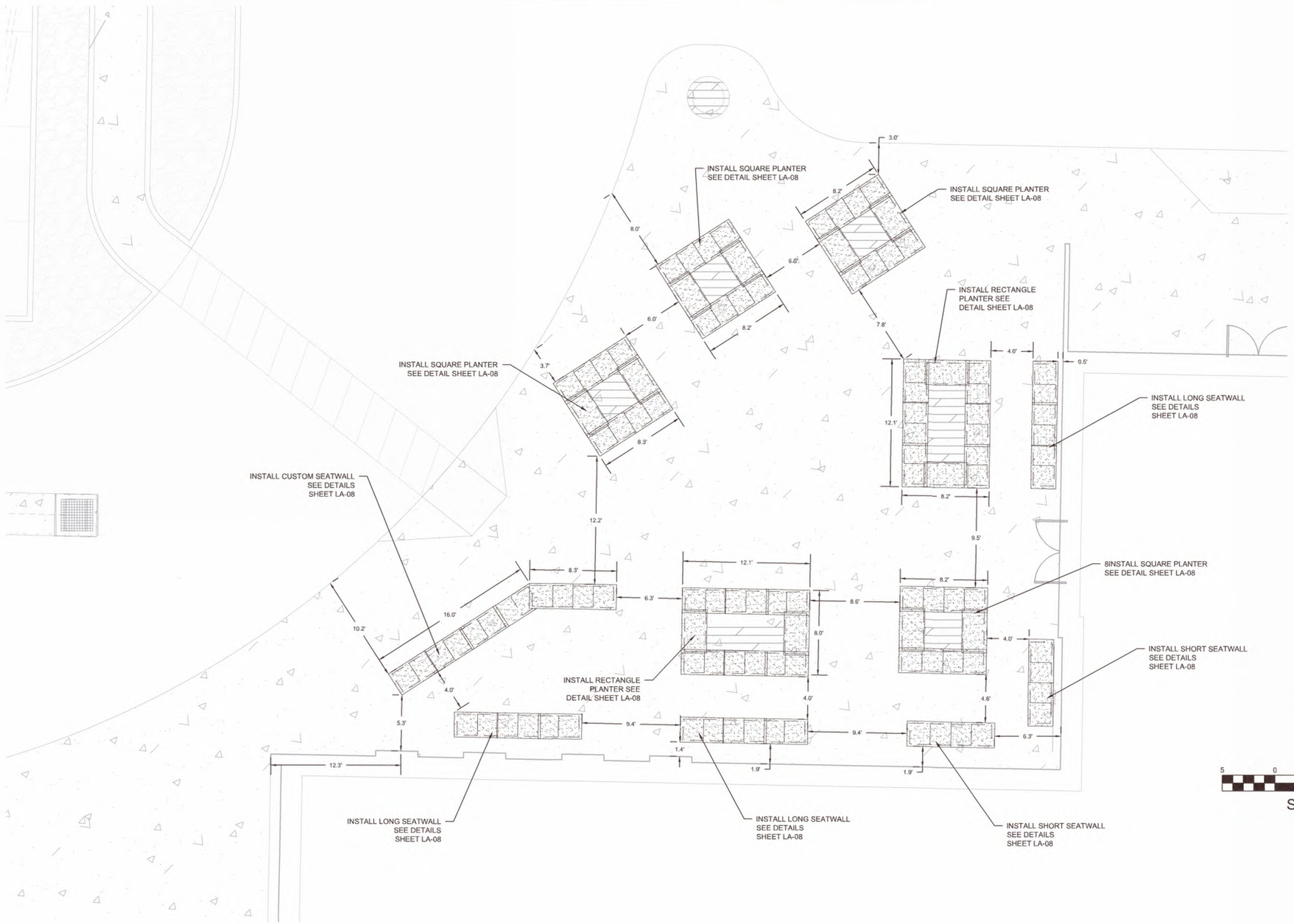
APR 10 2025

PLAZA LAYOUT PLAN

CORAL CLIFFS FAMILY FUN CENTER



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LA-02

APR 10 2025

LANDSCAPE PLAN

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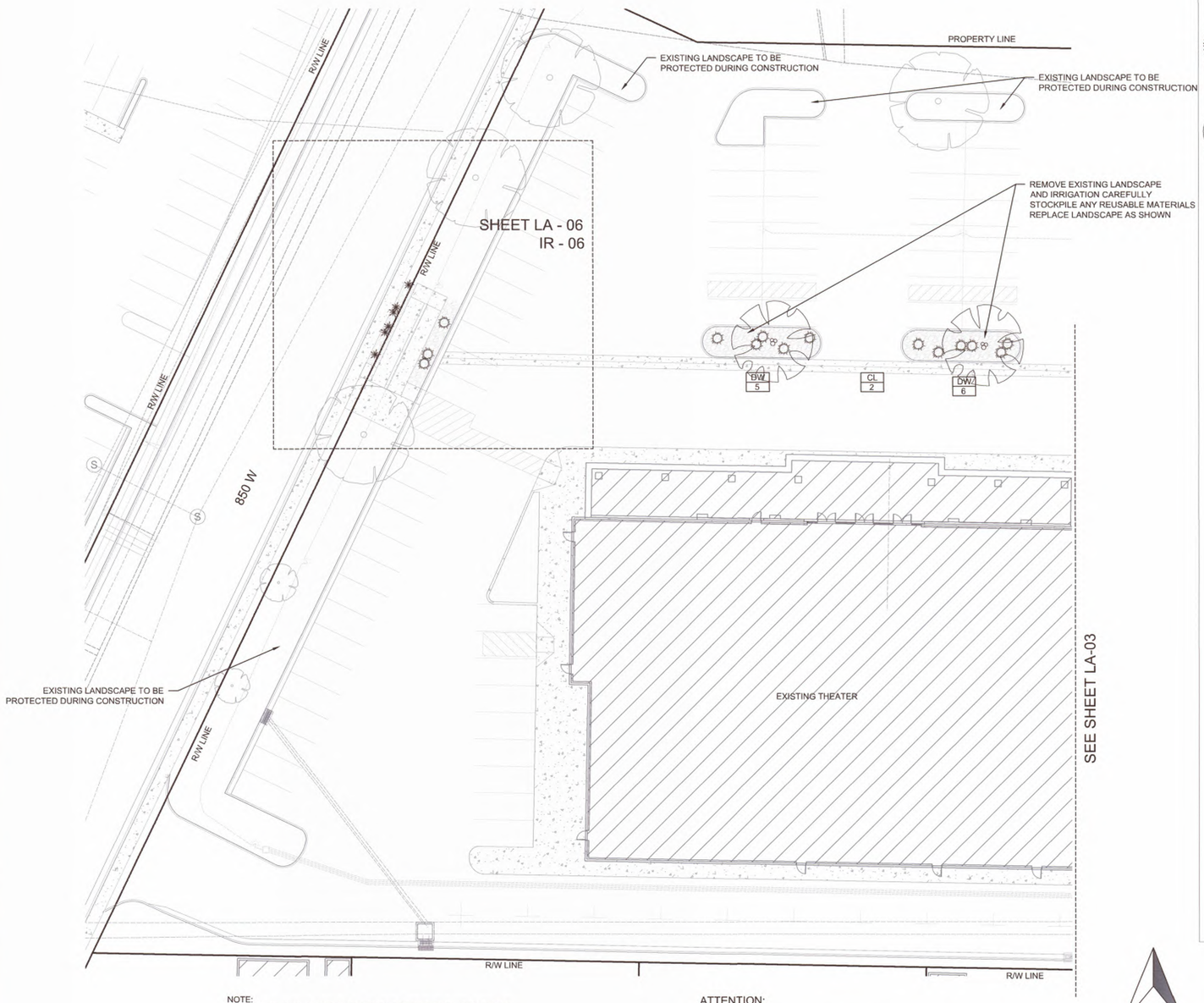

NOTE:

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N

20 0 20 40 60

Scale 1" = 20'

PLANT LEGEND

TREES

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PC	9	Prosopis chileansis	Chilean Mesquite	2"-CAL (30Hx40W)	A
CL	15	Chilopsis linearis	Desert Willow	2"-CAL (30Hx20W)	A
PF	7	Parkinsonia florida	Palo Verde	2"-CAL (25Hx20W)	A
PN	3	Pinus nigra	Austrian Pine	7-8 Feet Tall (50Hx20W)	A

SHRUBS/GRASSES

DW	82	Dasylirion wheelerii	Desert Spoon	5 GAL (4Hx5W)	B
PR	36	Perovskia atriplicifolia	Russian Sage	1 GAL. (4Hx4W)	C
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GROUND COVERS/PERENNIALS

CS	7	Coreopsis spc.	Coreopsis varieties	1 GAL (2Hx3W)	B
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12,016 — ¾" - 1½" Rock Mulch 3" deep - Color selected by Interstate Rock

114 SF — 3" Deep Shredded Bark Mulch - color selected by owner

D/R: Drought Tolerant

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
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DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
LANDSCAPE PLAN
CORAL CLIFFS FAMILY FUN CENTER

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PAGE # LA-03

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LANDSCAPE PLAN

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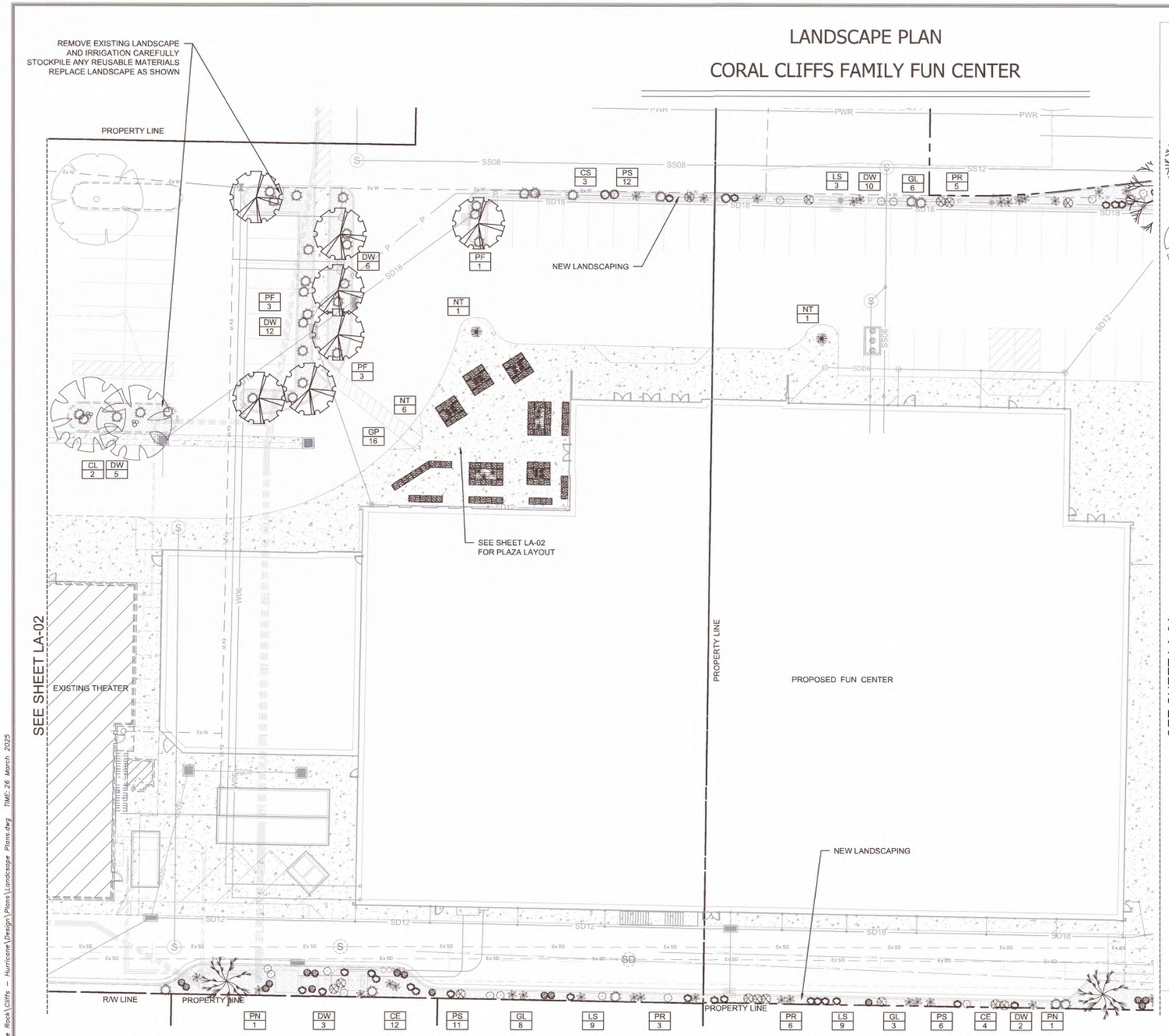

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Scale 1" = 20'

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DRAWN BY ___
CHECKED BY ___

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LANDSCAPE PLAN
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LANDSCAPE PLAN

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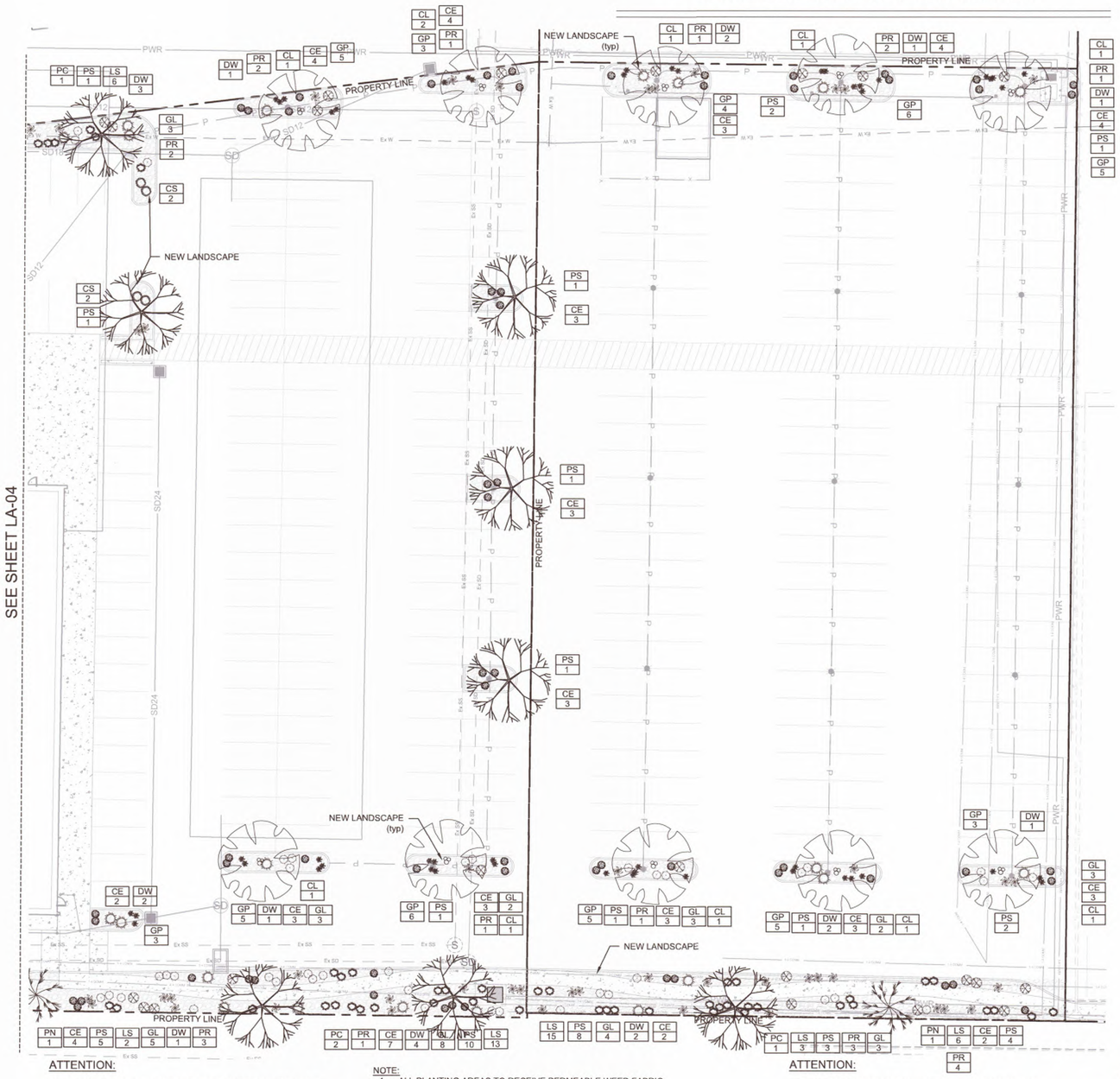

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114 SF — 3" Deep Shredded Bark Mulch - color selected by owner

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20 0 20 40 60

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DRAWN BY ___
CHECKED BY ___

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LANDSCAPE PLAN
CORAL CLIFFS FAMILY FUN CENTER

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LANDSCAPE PLAN

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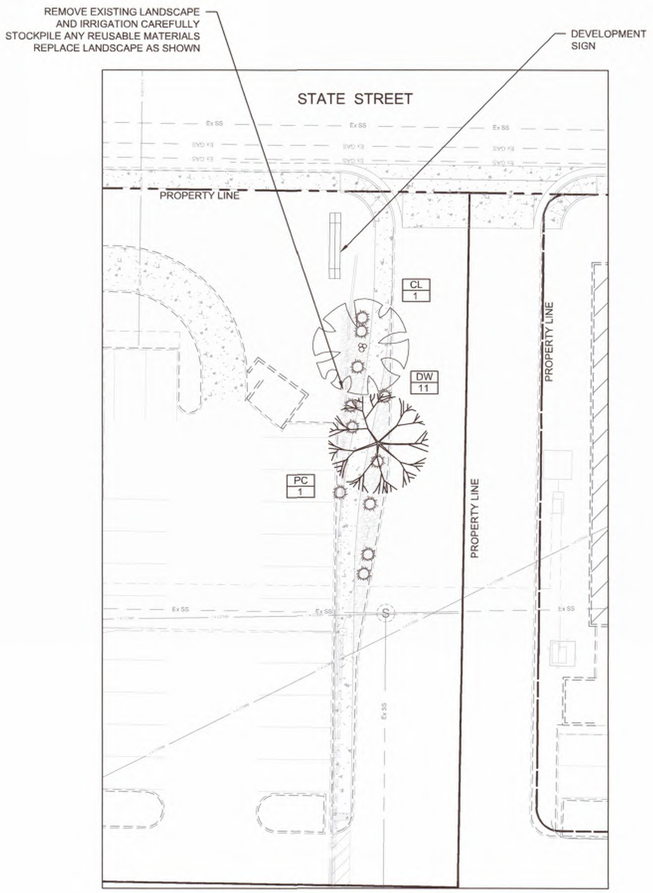

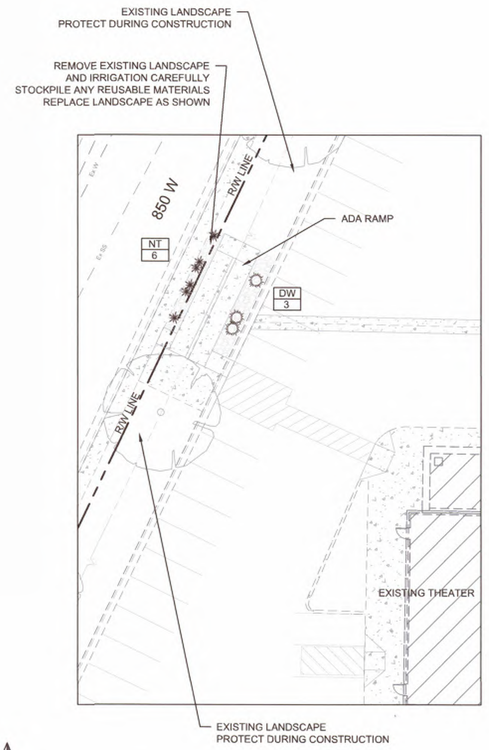

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

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DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
LANDSCAPE PLAN
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
2027 N 700 West
West Bountiful, UT
84087
CDR CONSULTING, LLC. Design ♦ Drafting

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DATE

PROJ. #

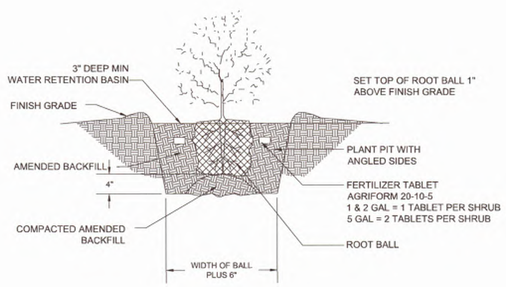
PAGE # LA-06

FILE: C:\Projects\Interstate Rock\Cliffs - Hurricane\Design\Plans\Landscape Plans.dwg TIME: 26 March 2025

APR 1 0 2025

LANDSCAPE DETAILS

CORAL CLIFFS FAMILY FUN CENTER



1 SHRUB PLANTING DETAIL

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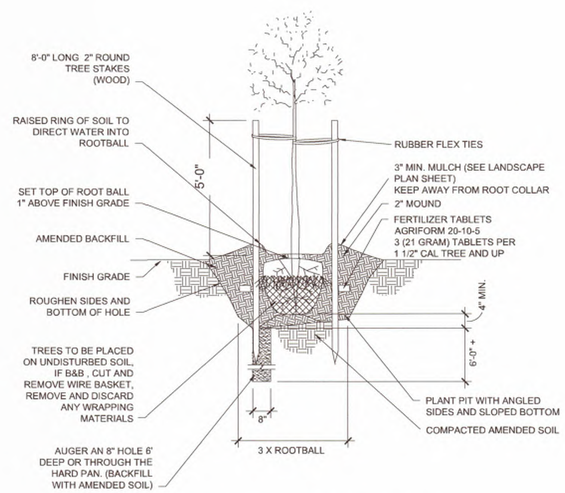

2 SINGLE TRUNK TREE PLANTING

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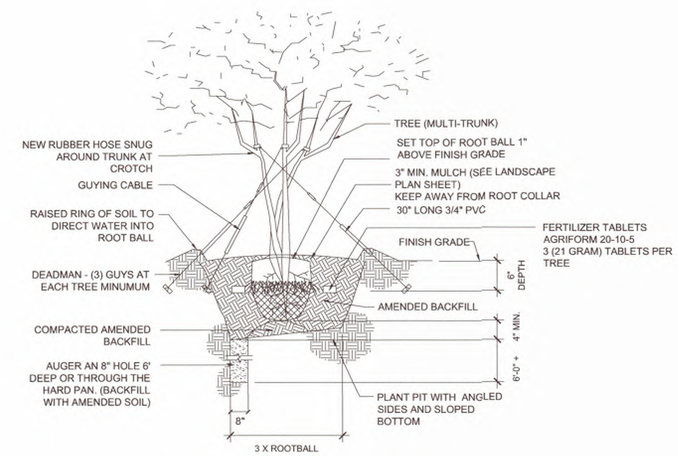

3 MULTI - TRUNK TREE PLANTING

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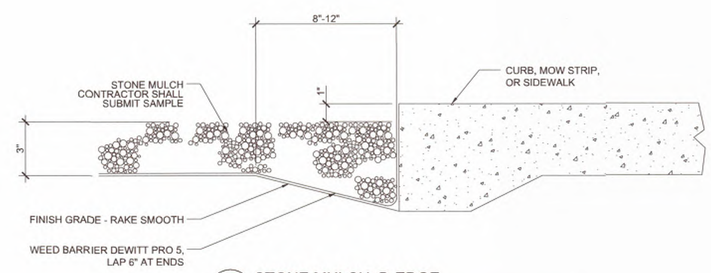

4 STONE MULCH @ EDGE

N.T.S.

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INTERSTATE ROCK
LANDSCAPE DETAILS
CORAL CLIFFS FAMILY FUN CENTER

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West Bountiful, UT
84087

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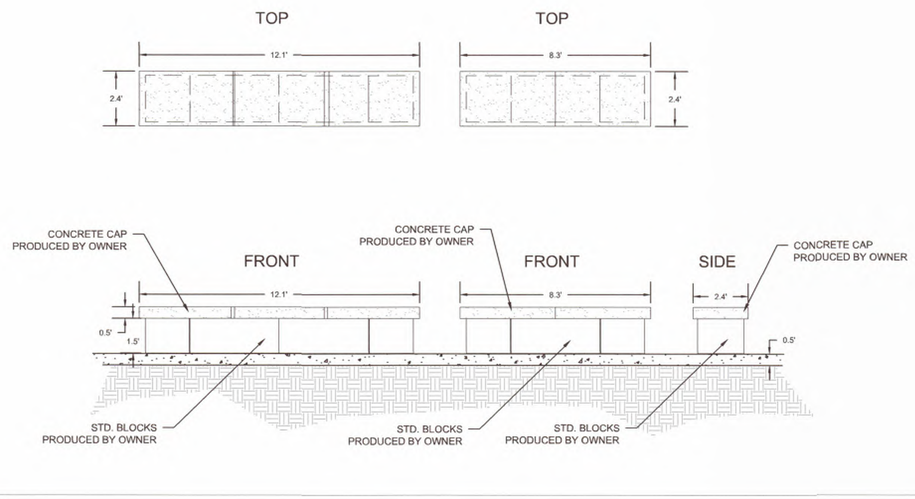
FILE: C:\Projects\Interstate Rock\Cliffs – Hurricane\Design\Plans\LA Specs&Details.dwg TIME: 26 March 2025

APR 1 0 2025

PLANTER & SEATWALL DETAILS
CORAL CLIFFS FAMILY FUN CENTER



1 SEATWALL DETAIL

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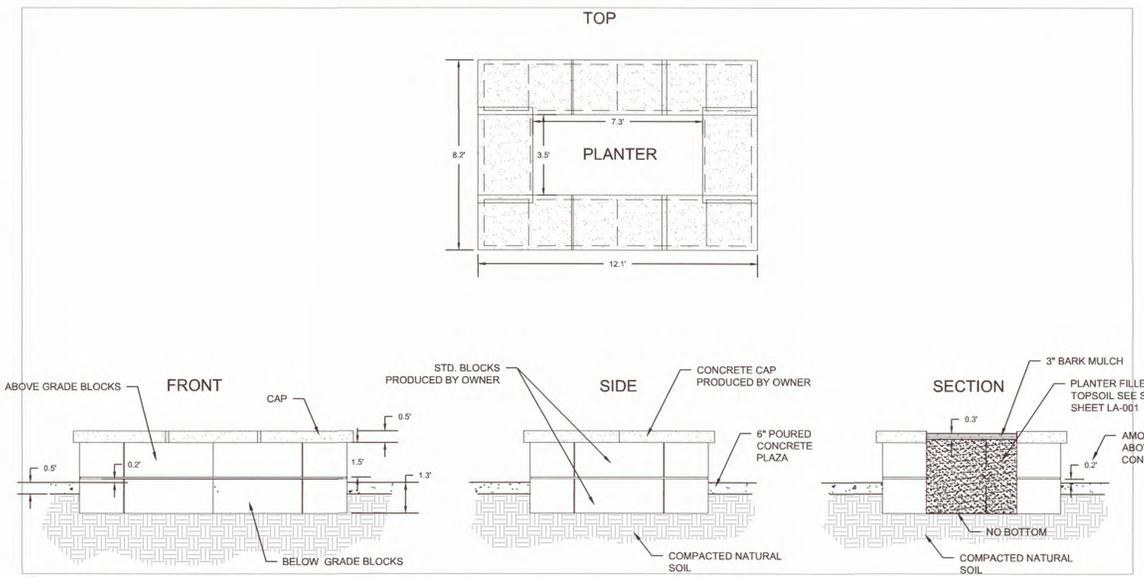

2 RECTANGULAR PLANTER DETAIL

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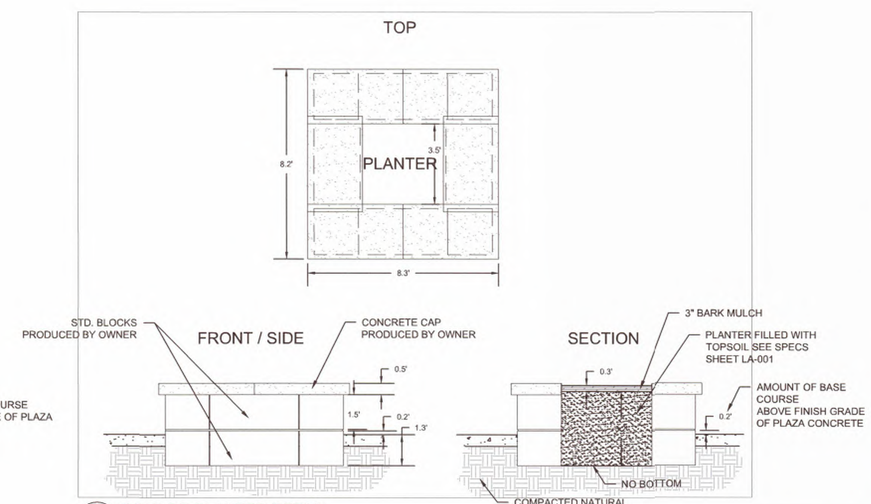

3 SQUARE PLANTER DETAIL

N.T.S.

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42 SOUTH 850 WEST, HURRICANE, UT 84737
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INTERSTATE ROCK
PLANTER & SEATWALL DETAILS
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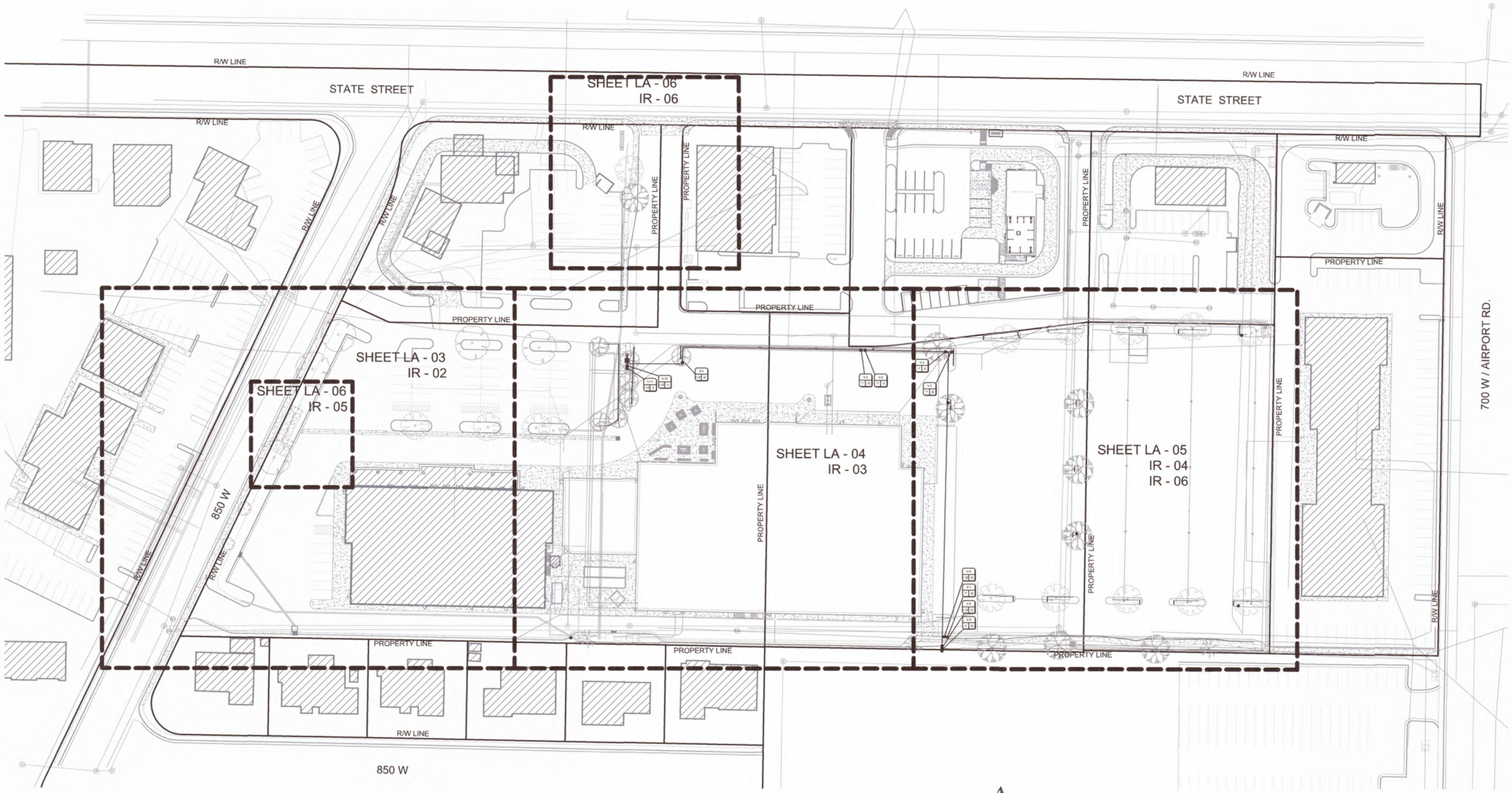
APR 10 2025

IRRIGATION OVERALL PLAN

CORAL CLIFFS FAMILY FUN CENTER



NOTE:

1. ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-07 SLEEVING IS FOR PIPE AND WIRE RUNS.
2. ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED PER PLAN
3. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF IRRIGATION SLEEVING

TOTAL SLEEVE LENGTH: 1,319 LNFT
4" SLEEVES: 1,031 LNFT
6" SLEEVES: 288 LNFT
(ESTIMATE ONLY - CONTRACTOR SHALL VERIFY FOR BIDDING AND CONSTRUCTION PURPOSES)

ATTENTION:
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N

50 0 50 100 150
Scale 1" = 50'

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

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
IRRIGATION OVERALL PLAN
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
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DATE

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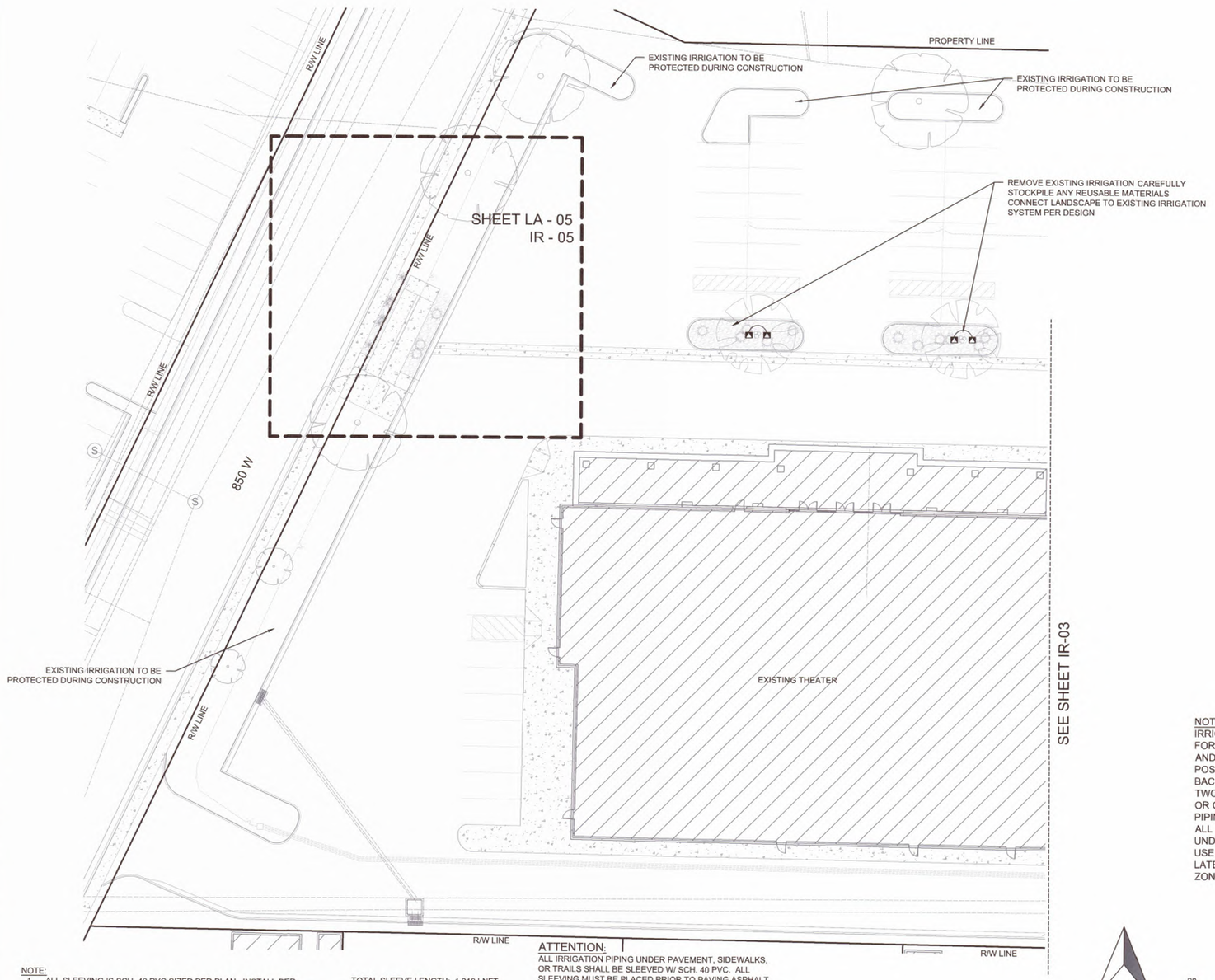
FILE: C:\Projects\Interstate Rock\Cliffs – Hurricane\Design\Plans\Irrigation Plans.dwg TIME:26 March 2025

APR 1 0 2025

IRRIGATION PLAN

CORAL CLIFFS FAMILY FUN CENTER



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ACC2-75TO225D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	WILKINS 375A 2" REDUCED PRESSURE BACKFLOW PREVENTER SET TO 40 PSI W/ V.I.T. PRODUCTS SBBC-75ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM
	BLOW OFF / DRAINAGE VALVE - size per plan
	HUNTER ICV-G PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, $\frac{1}{2}$" SWING JOINT FOR CONNECTION TO LATERAL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN
	SCH. 40 PVC - SIZE PER PLAN
	POLYETHYLENE BLUE STRIP - SIZE PER PLAN
	SCH. 40 PVC SLEEVE

VALVE CALLOUT

TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-07

NOTE:
IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALL WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER, PIPING UNDER PAVEMENT SHALL BE SLEEVED - USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

IRRIGATION TYPE (SEE LANDSCAPE PLANT LEGEND)

INSTALL DRIP IRRIGATION SPAGHETTI TUBING FROM $\frac{1}{2}$" POLYETHYLENE BLUE STRIP TO EACH PLANT INDIVIDUALLY PER THE CHART BELOW BY TYPE:

A: DEEP ROOT ZONE IRRIGATION - NO SPAGHETTI TUBING - SEE DETAILS SHEET IR-04 FOR INSTALLATION
B: LOW WATER TYPE - TWO EMITTERS PER PLANT TOTALING 0.5 GPM
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N

20 0 20 40 60
Scale 1" = 20'

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

FILE: C:\Projects\Interstate Rock\Cliffs - Hurricane\Design\Plans\Irrigation Plans.dwg TIME: 26 March 2025

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
IRRIGATION PLAN
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
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West Bountiful, UT
84087
CDR CONSULTING, LLC Design ♦ Drafting

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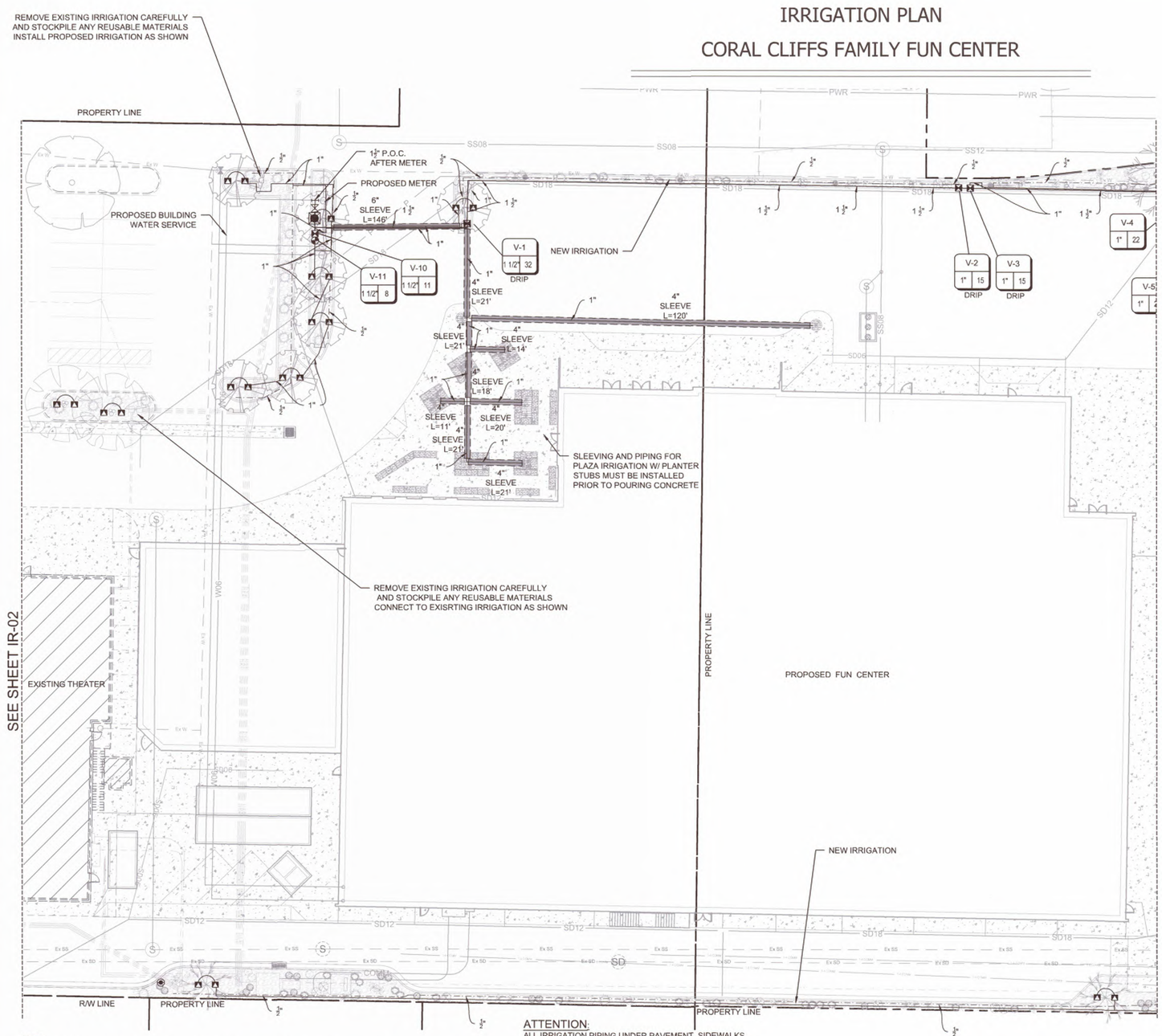
PROJ. #
PAGE # IR-02

APR 10 2025

IRRIGATION PLAN

CORAL CLIFFS FAMILY FUN CENTER



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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ACC2-75TO225D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
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	BLOW OFF / DRAINAGE VALVE - size per plan
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	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN

SCH. 40 PVC - SIZE PER PLAN

POLYETHYLENE BLUE STRIP - SIZE PER PLAN

SCH. 40 PVC SLEEVE

VALVE CALLOUT

TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-07

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N

20 0 20 40 60
Scale 1" = 20'

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
IRRIGATION PLAN
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
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West Bountiful, UT
84087

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DATE

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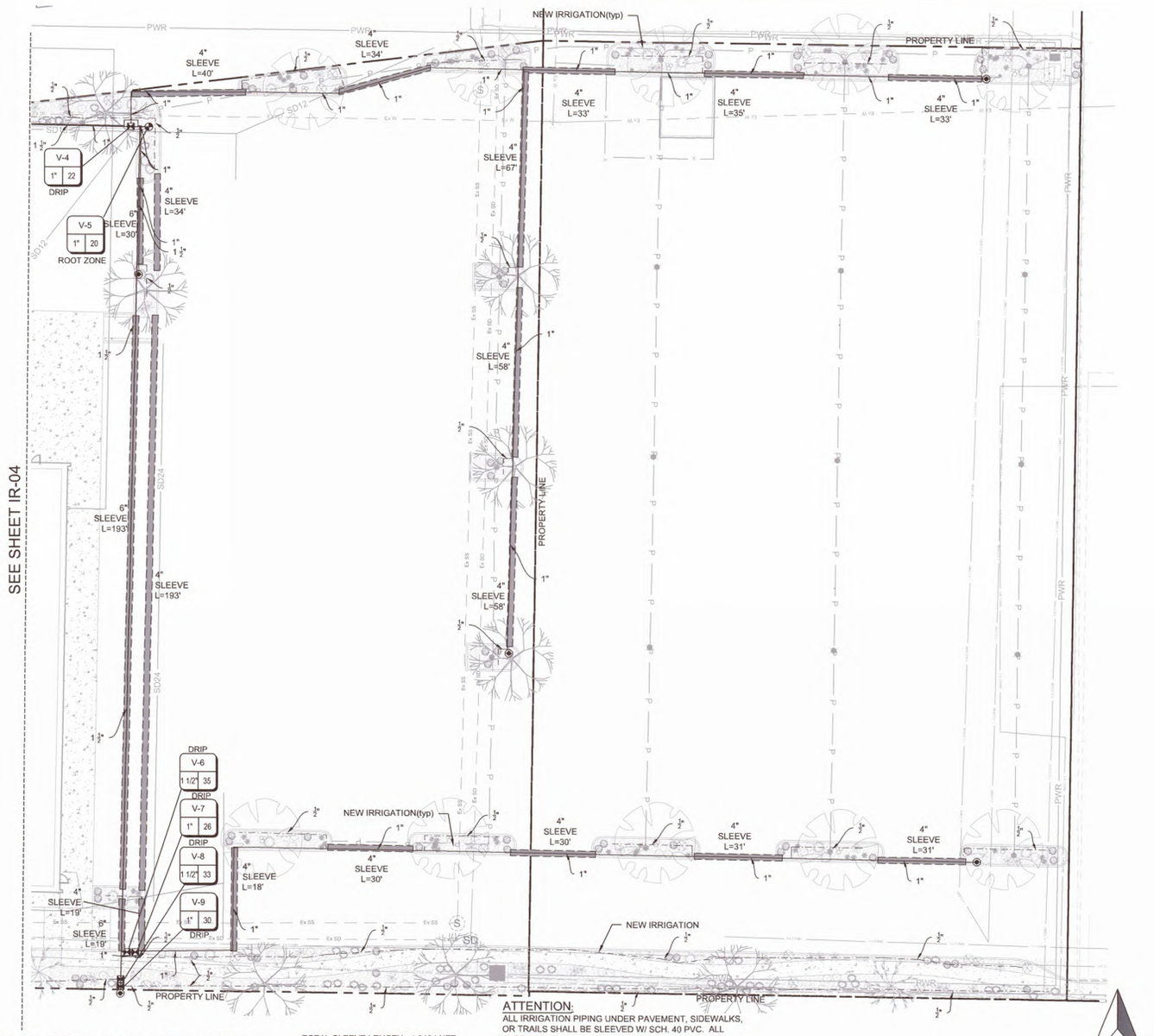
IRRIGATION PLAN

CORAL CLIFFS FAMILY FUN CENTER



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N

20 0 20 40 60
Scale 1" = 20'

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ACC2-75TO225D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
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	BLOW OFF / DRAINAGE VALVE - size per plan
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	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN

SCH. 40 PVC - SIZE PER PLAN

POLYETHYLENE BLUE STRIP - SIZE PER PLAN

SCH. 40 PVC SLEEVE

VALVE CALLOUT

TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-07

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IRRIGATION TYPE (SEE LANDSCAPE PLANT LEGEND)

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Know what's below. Call before you dig.

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
IRRIGATION PLAN
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
2027 N 700 West
West Bountiful, UT
84087

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DATE

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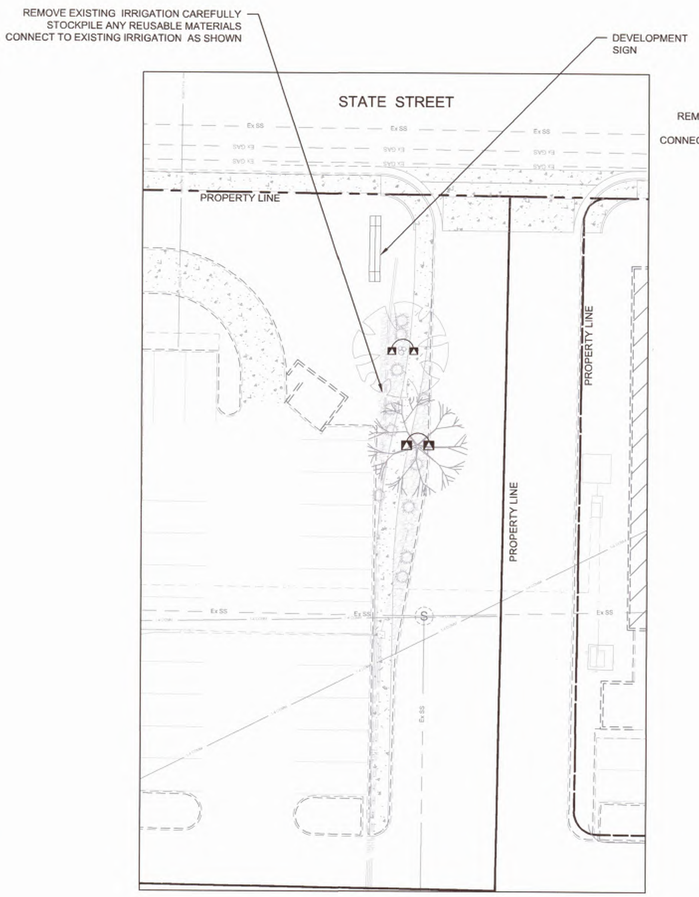
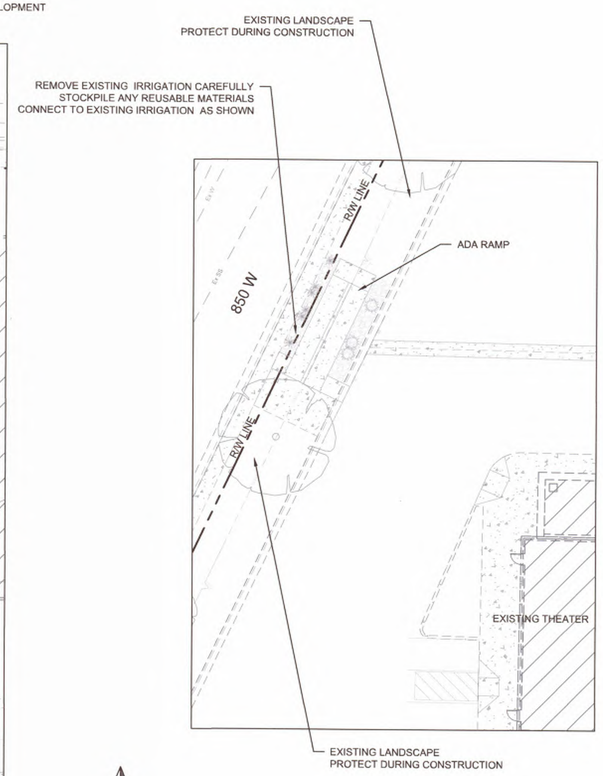
IRRIGATION PLAN

CORAL CLIFFS FAMILY FUN CENTER





N

20 0 20 40 60

Scale 1" = 20'

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ACC2-75TO225D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	WILKINS 375A 2" REDUCED PRESSURE BACKFLOW PREVENTER SET TO 40 PSI W/ V.I.T. PRODUCTS SBBC-75ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM
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SCH. 40 PVC - SIZE PER PLAN

POLYETHYLENE BLUE STRIP - SIZE PER PLAN

SCH. 40 PVC SLEEVE

VALVE CALLOUT

TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-07

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3. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF IRRIGATION SLEEVING

TOTAL SLEEVE LENGTH: 1,319 LNFT
4" SLEEVES: 1,031 LNFT
6" SLEEVES: 288 LNFT
(ESTIMATE ONLY - CONTRACTOR SHALL VERIFY FOR BIDDING AND CONSTRUCTION PURPOSES)

ATTENTION:
ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC. ALL SLEEVING MUST BE PLACED PRIOR TO PAVING ASPHALT OR CONCRETE. PLAZA SLEEVING AND PIPING W/ CONNECTIONS AND PLANTER STUBS MUST BE PLACED BEFORE POURING CONCRETE. SEE DETAILS SHEET IR-06 AND IR-07, AND SPECIFICATIONS SHEET LA-001. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVING. SIZE SLEEVING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

NOTE:
IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALL WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER, PIPING UNDER PAVEMENT SHALL BE SLEEVED - USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

IRRIGATION TYPE (SEE LANDSCAPE PLANT LEGEND)

INSTALL DRIP IRRIGATION SPAGHETTI TUBING FROM $\frac{1}{2}$" POLYETHYLENE BLUE STRIP TO EACH PLANT INDIVIDUALLY PER THE CHART BELOW BY TYPE:

A: DEEP ROOT ZONE IRRIGATION - NO SPAGHETTI TUBING - SEE DETAILS SHEET IR-04 FOR INSTALLATION
B: LOW WATER TYPE - TWO EMITTERS PER PLANT TOTALING 0.5 GPM
C: MINIMUM WATER TYPE - ONE EMITTER PER PLANT TOTALING 0.25 GPM

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

INTERSTATEROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
IRRIGATION PLAN
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
2027 N 700 West
West Bountiful, UT
84087

REV.	DATE	DESCRIPTION	BY

DATE

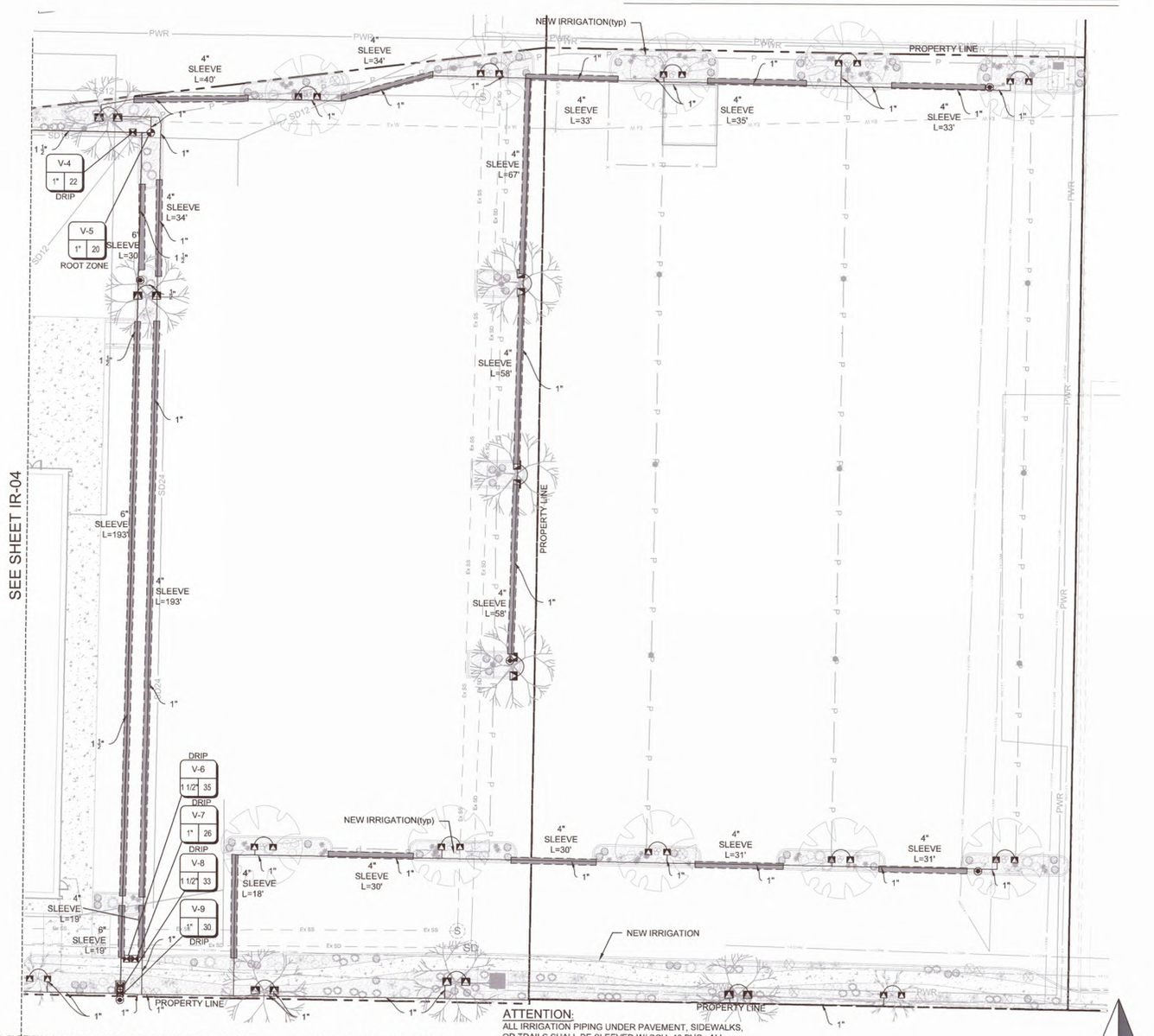
PROJ. # | PAGE # IR-05

FILE: C:\Projects\Interstate Rock\Cliffs - Hurricane\Design\Plans\Irrigation Plans.dwg TIME: 26 March 2025

APR 10 2025

DEEP ROOT ZONE IRRIGATION PLAN

CORAL CLIFFS FAMILY FUN CENTER



NOTE:
1. ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-06 AND IR-07 SLEEVING IS FOR PIPE AND WIRE RUNS.
2. ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED PER PLAN
3. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF IRRIGATION SLEEVING

TOTAL SLEEVE LENGTH: 1,319 LNFT
4" SLEEVES: 1,031 LNFT
6" SLEEVES: 288 LNFT
(ESTIMATE ONLY - CONTRACTOR SHALL VERIFY FOR BIDDING AND CONSTRUCTION PURPOSES)

ATTENTION:
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N

20 0 20 40 60
Scale 1" = 20'

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ACC2-75TO225D-M 2-WIRE DECODER CONTROLLER W/ WALL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	WILKINS 375A 2" REDUCED PRESSURE BACKFLOW PREVENTER SET TO 40 PSI W/ V.I.T. PRODUCTS SBBC-75ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM
	BLOW OFF / DRAINAGE VALVE - size per plan
	HUNTER ICV-G PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, 3/4" SWING JOINT FOR CONNECTION TO LATERAL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN

SCH. 40 PVC - SIZE PER PLAN

POLYETHYLENE BLUE STRIP - SIZE PER PLAN

SCH. 40 PVC SLEEVE

VALVE CALLOUT

TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-07

NOTE:
IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALL WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER, PIPING UNDER PAVEMENT SHALL BE SLEEVED - USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

IRRIGATION TYPE (SEE LANDSCAPE PLANT LEGEND)

INSTALL DRIP IRRIGATION SPAGHETTI TUBING FROM "1" POLYETHYLENE BLUE STRIP TO EACH PLANT INDIVIDUALLY PER THE CHART BELOW BY TYPE:

A: DEEP ROOT ZONE IRRIGATION - NO SPAGHETTI TUBING - SEE DETAILS SHEET IR-04 FOR INSTALLATION
B: LOW WATER TYPE - TWO EMITTERS PER PLANT TOTALING 0.5 GPM
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DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
DEEP ROOT ZONE IRRIGATION PLAN
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
2027 N 700 West
West Bountiful, UT
84087
CDR CONSULTING, LLC Design ♦ Drafting

REV.	DATE	DESCRIPTION	BY

DATE

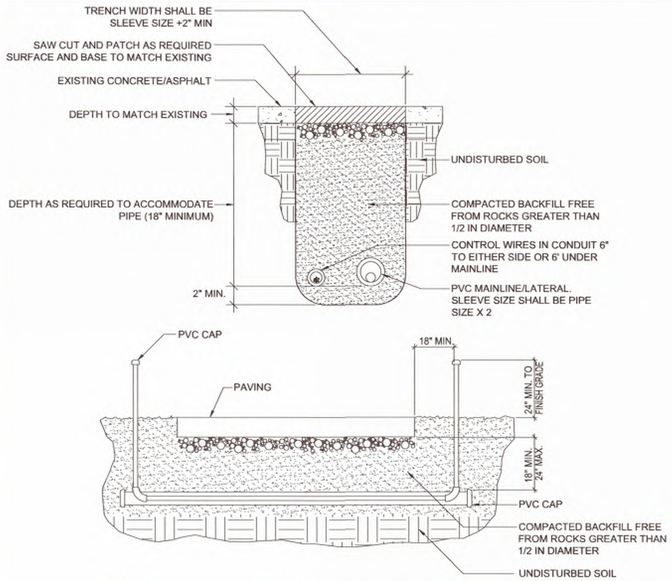
PROJ. # | PAGE # IR-06

FILE: C:\Projects\Interstate Rock\Cliffs - Hurricane\Design\Plans\Irrigation Plans.dwg TIME: 26 March 2025

APR 10 2025

IRRIGATION DETAILS

CORAL CLIFFS FAMILY FUN CENTER

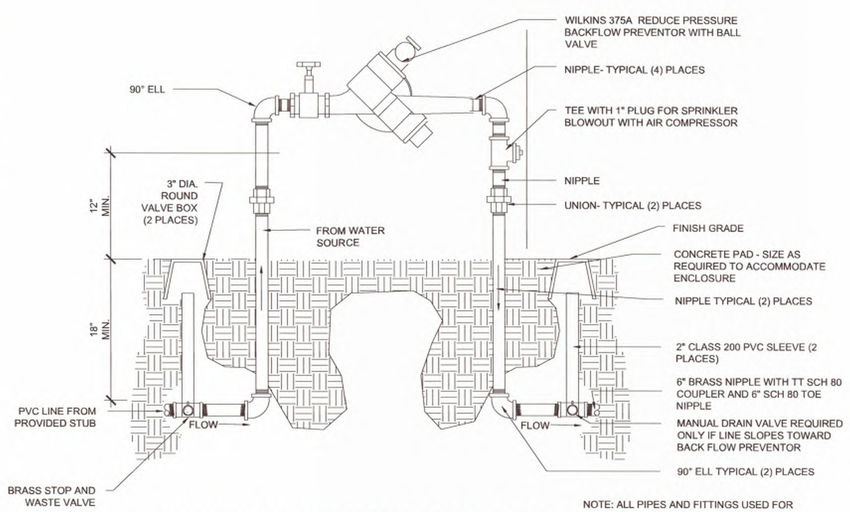


NOTES:

1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. COMPACT TO 95% PROCTOR.
5. ALL SLEEVES UNDER PAVED SURFACES SHALL BE INSTALLED VIA BORING OR JACKING. SAWCUTTING OF PAVED SURFACES SHALL BE A LAST RESORT AND REQUIRES PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT. SUCH WORK SHALL NOT BE CONSIDERED AS ADDITIONAL SCOPE TO THE ORIGINAL CONTRACT.

1 IRRIGATION SLEEVING

N.T.S.

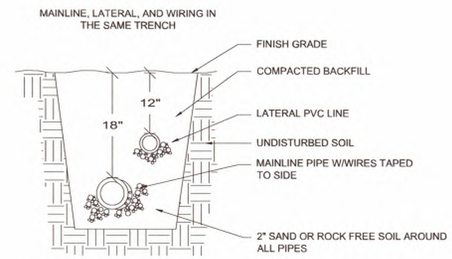


NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS

2 REDUCE PRESSURE BACKFLOW PREVENTOR

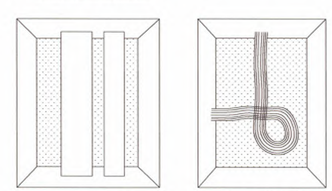
N.T.S.

SECTION VIEW



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN. LATERAL LINE NOT TO BE PLACED DIRECTLY OVER MAINLINE.

PLAN VIEW



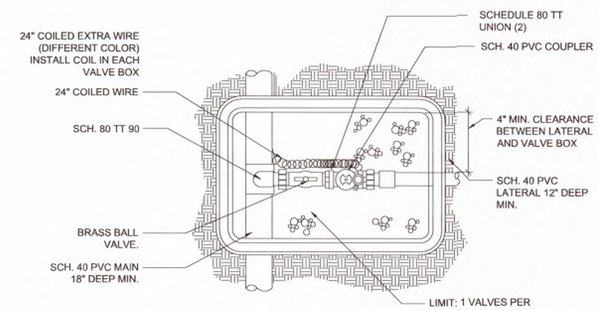
TAPE AND BUNDLE WIRES TO SIDE OF MAINLINE AT 10' O.C.

TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

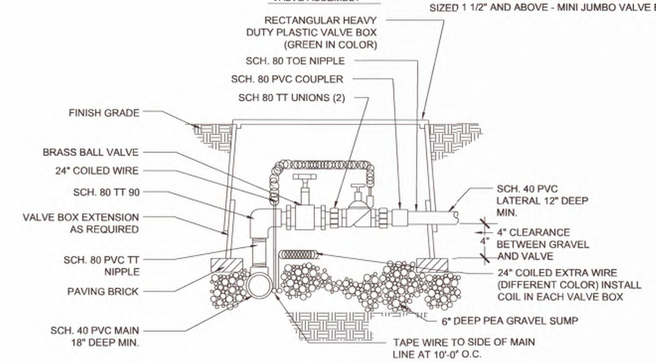
3 PIPE AND WIRE TRENCH

N.T.S.

NOTE: INSTALL VALVE BOXES IN LANDSCAPE AREAS ONLY.

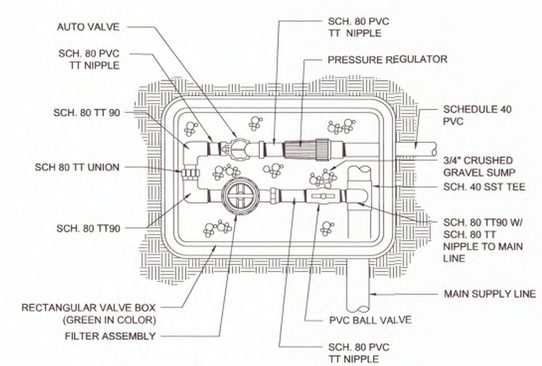


TOP VIEW OF VALVE ASSEMBLY



4 LAWN & ROOT ZONE VALVE ASSEMBLY

N.T.S.



5 DRIP VALVE ASSEMBLY

N.T.S.

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
IRRIGATION DETAILS
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
2027 N 700 West
West Bountiful, UT
84087
CDR CONSULTING, LLC Design ♦ Drafting

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DATE

PROJ. # | PAGE # IR-07

FILE: C:\Projects\Interstate Rock\Cliffs - Hurricane\Design\Plans\LA Spec&Details.dwg TIME: 26 March 2025

APR 1 0 2025

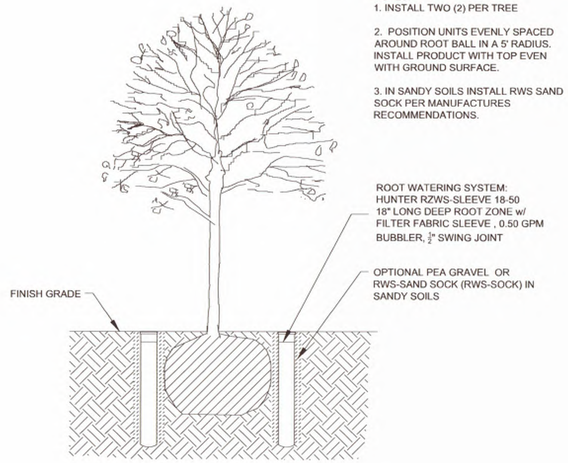
DEEP ROOTZONE & PLANTER IRRIGATION DETAILS

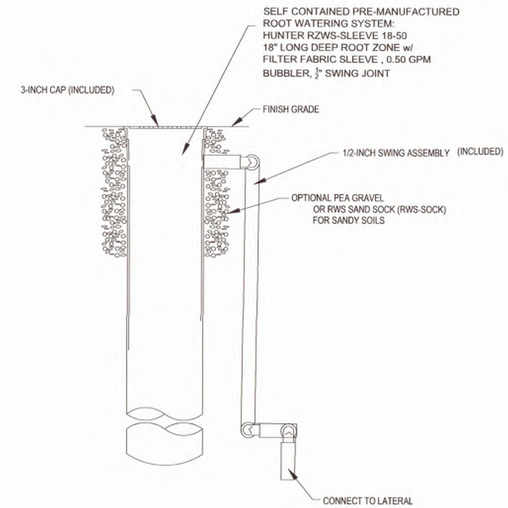
CORAL CLIFFS FAMILY FUN CENTER

NOTES:
1. INSTALL TWO (2) PER TREE

2. POSITION UNITS EVENLY SPACED AROUND ROOT BALL IN A 5' RADIUS. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

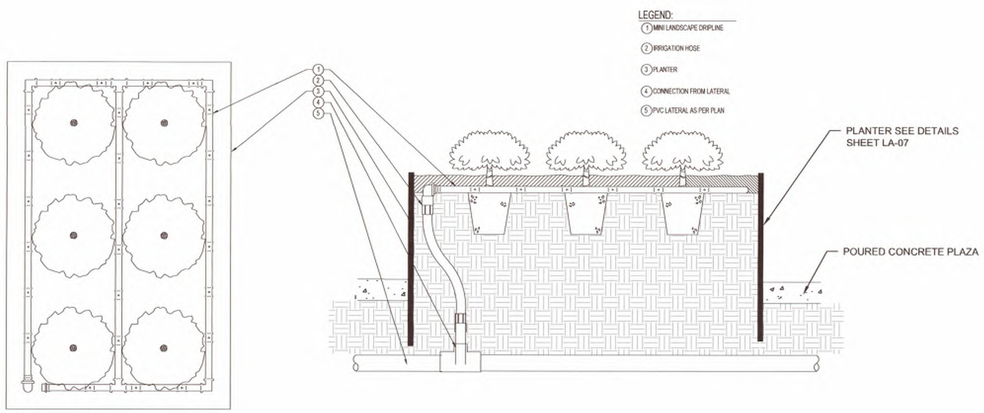
3. IN SANDY SOILS INSTALL RWS SAND SOCK PER MANUFACTURES RECOMMENDATIONS.

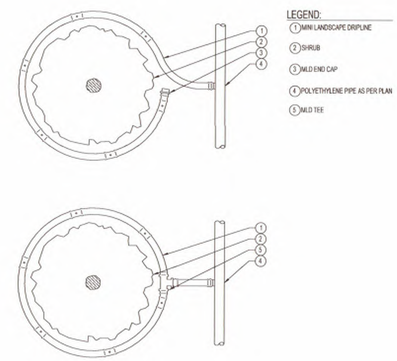




1 TREE ROOT ZONE SYSTEM

N.T.S.





2 PLANTER IRRIGATION

N.T.S.

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FILE: C:\Projects\Interstate Rock\Cliffs - Hurricane\Design\Plans\L

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK
DEEP ROOTZONE & PLANTER IRRIGATION DETAILS
CORAL CLIFFS FAMILY FUN CENTER

CDR CONSULTING, LLC
2027 N 700 West
West Bountiful, UT
84087

REV.	DATE	DESCRIPTION	BY

DATE

PROJ. #

PAGE # IR-08

APR 10 2025

EXTERIOR FINISH LEGEND

VISION GLASS
MANUFACTURER: GUARDIAN GLASS, PRODUCT: SNX 51/23, COLOR: CLEAR

MTL. PANEL TYPE 1
MANUFACTURER: MCELROY METAL, PRODUCT: NOSTALGIA BOARD & BATTEN METAL PANEL, COLOR: DARK CHARCOAL

MTL. PANEL TYPE 2
MANUFACTURER: NUCOR, PRODUCT: CFR STANDING SEAM ROOF PANEL, COLOR: PAINTED DARK CHARCOAL

STONE TYPE 1
MANUFACTURER: ELDORADO STONE LLC, PRODUCT: CLIFFSTONE, COLOR: MESQUITE

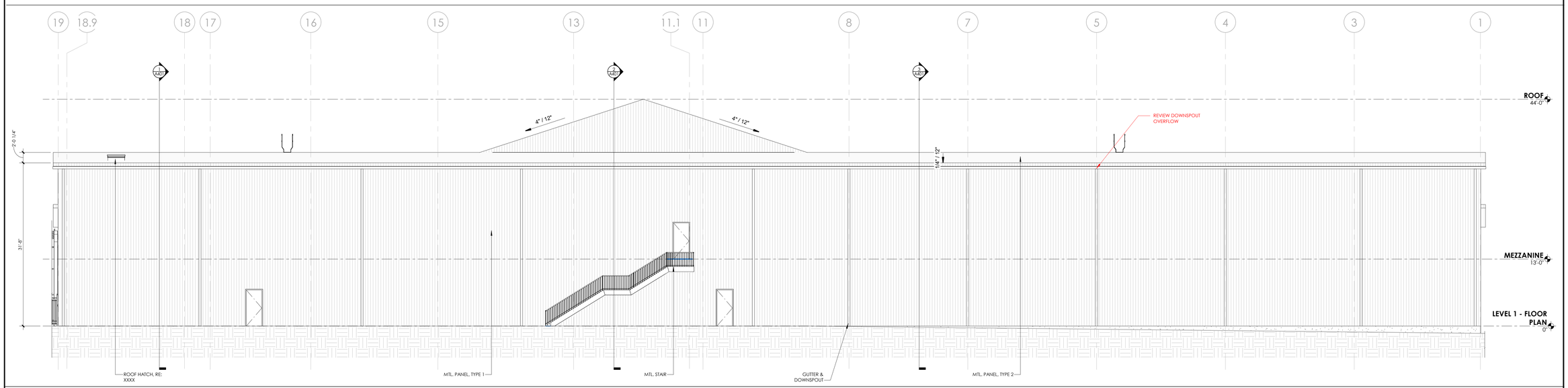
EIFS 1
MANUFACTURER: NUCOR, COLOR GROUP: PREMIUM | EXTERIOR COLORS COLOR: E-0.86 SRI: 33

MTL. FINISH
MTL. TO MATCH STOREFRONT MULLIONS

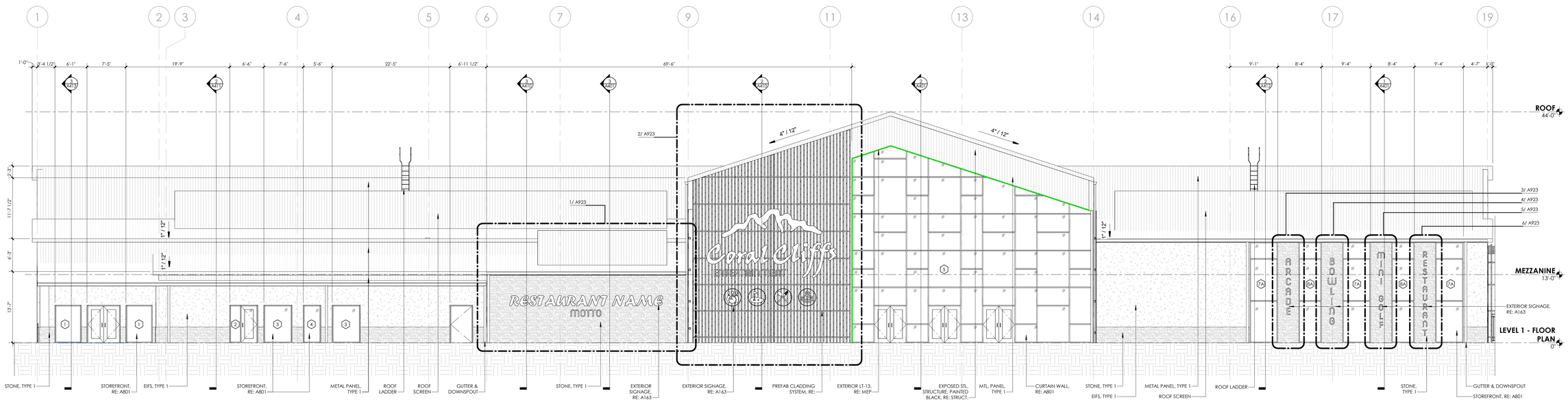
STOREFRONT
MANUFACTURER: EFCO, COLOR: BLACK

EXTERIOR FINISH KEY

	VISION GLASS
	MTL. PANEL, TYPE 1
UPDATE	MTL. PANEL, TYPE 2
	EIFS, TYPE 1
	STONE, TYPE 1
	PERFORATED MTL. SCREEN
V.E.J	VERTICAL EXPANSION JOINT
- - - - - - - -	LED STROKE LIGHTING



2 SOUTH ELEVATION - AREA A
1/8" = 1'-0"



1 NORTH ELEVATION - AREA A
1/8" = 1'-0"

bcDESIGNGROUP
12101 W 110th Street, Suite 100
Overland Park, KS 66210
913.232.2123

Project Team:

bc Design Group
12101 W 110th St, Suite 100 | Overland Park, KS 66210
913.232.2323

Dialectic Engineering
310 W. 20th Street, Suite 100 | Kansas City, MO 64108
816.997.9601

Wallace Design Collective
1703 Wyandotte Street, Suite 200 | Kansas City, MO 64108
816.421.8282

Katom Restaurant Supply Inc
305 KaTom Drive - Kodak, TN 37764
865.225.1562

Interstate Rock Products
42 S. 850 W. Hurricane, UT 844737
435.635.2628

Project Title:
RICK MOSER
CORAL CLIFFS FEC
835 W STATE ST, HURRICANE, UT 84737

NOT FOR CONSTRUCTION

Issue Date: 11.27.2024
#: Issue: Date:

Drawn by: Author
Project Number: E36-01

A300
EXTERIOR ELEVATION - AREA A

PERMIT REVIEW

EXTERIOR FINISH LEGEND

VISION GLASS
MANUFACTURER: GUARDIAN GLASS, PRODUCT: SNX 51/23, COLOR: CLEAR

MTL. PANEL TYPE 1
MANUFACTURER: MCELROY METAL, PRODUCT: NOSTALGIA BOARD & BATTEN METAL PANEL, COLOR: DARK CHARCOAL

MTL. PANEL TYPE 2
MANUFACTURER: NUCOR, PRODUCT: CFR STANDING SEAM ROOF PANEL, COLOR: PAINTED DARK CHARCOAL

STONE TYPE 1
MANUFACTURER: ELDORADO STONE LLC, PRODUCT: CLIFFSTONE, COLOR: MESQUITE

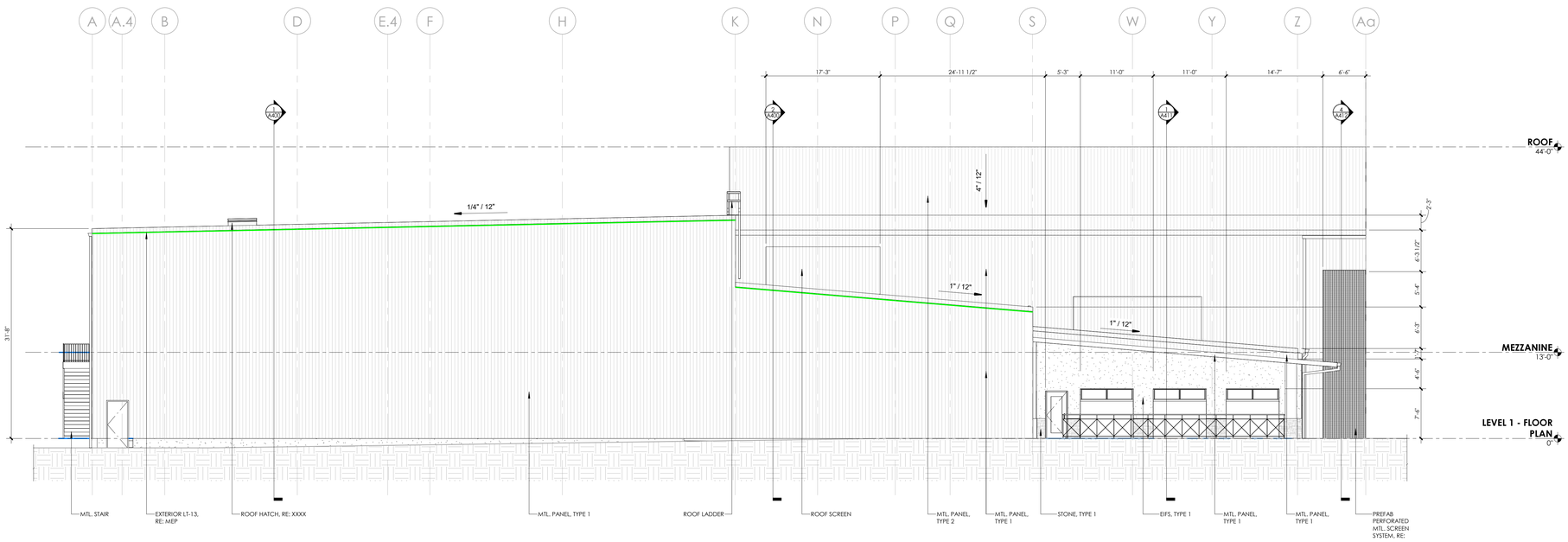
EIFS 1
MANUFACTURER: NUCOR, COLOR GROUP: PREMIUM | EXTERIOR COLORS COLOR: E:0.86 SR: 33

MTL. FINISH
MTL. TO MATCH STOREFRONT MULLIONS

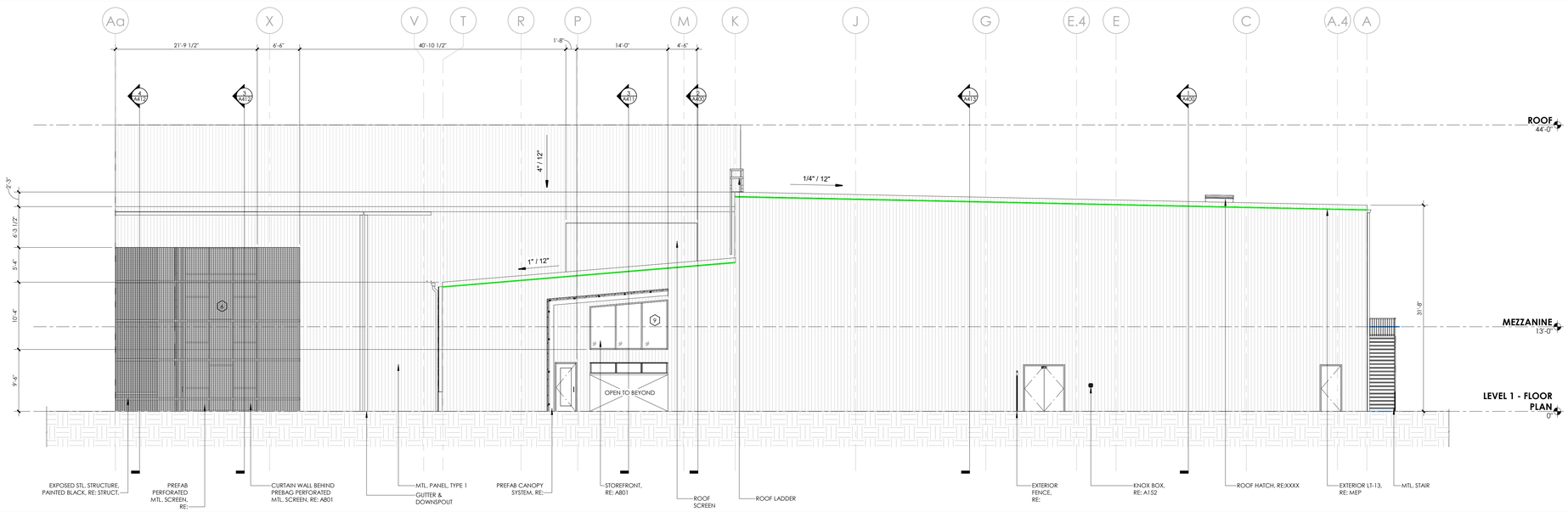
STOREFRONT
MANUFACTURER: EFCO, COLOR: BLACK

EXTERIOR FINISH KEY

- VISION GLASS
- MTL. PANEL, TYPE 1
- UPDATE — MTL. PANEL, TYPE 2
- EIFS, TYPE 1
- STONE, TYPE 1
- PERFORATED MTL. SCREEN
- V.E.J — VERTICAL EXPANSION JOINT
- LED STROKE LIGHTING



2 EAST ELEVATION - AREA A
1/8" = 1'-0"



1 WEST ELEVATION - AREA A
1/8" = 1'-0"

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12101 W 110th Street, Suite 100
Overland Park, KS 66210
913.232.2123

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Project Title:
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CORAL CLIFFS FEC
835 W STATE ST, HURRICANE, UT 84737

NOT FOR CONSTRUCTION

Issue Date: 11.27.2024
#: Issue: Date:

Drawn by: Author
Project Number: E36-01

A301
EXTERIOR ELEVATION - AREA A

PERMIT REVIEW