



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

May 22, 2025
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 40 N 2480 W from RM-2, multifamily 10 units per acre, to HC, highway commercial. Parcel number H-3-1-32-1101-A.
2. A request to adopt a development agreement to allow for, among other terms, an increased height limitation of 85 feet within the Highway Commercial zoning on parcel numbers H-3-2-6-1406-GS1, H-3-2-6-1407, and H-3-2-6-1408-GS2.
3. A Land Use Code Amendment to Title 10 Chapter 43 regarding site built dwelling units in platted RV parks.

4. A Land Use Code Amendment to Title 10 Chapter 7 regarding classification of new and unlisted business uses.

NEW BUSINESS

1. ZC25-13: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 40 N 2480 W from RM-2, multifamily 10 units per acre, to HC, highway commercial. Parcel number H-3-1-32-1101-A. James Cheney/JACI Properties, Applicant. Gerold Pratt, Agent.
2. PSP25-12: Discussion and consideration of a possible approval of a preliminary site plan for Zion Regional Medical Center, a hospital and medical office development, located at 3150 W State St. Western Mortgage and Realty Company, Applicant. Karl Rasmussen, Agent.
3. Discussion and consideration of a recommendation to the City Council on a request to adopt a development agreement to allow for, among other terms, an increased height limitation of 85 feet within the Highway Commercial zoning on parcel numbers H-3-2-6-1406-GS1, H-3-2-6-1407, and H-3-2-6-1408-GS2. ZRMC Operating LLC, Applicant. Jared Cox and Karl Rasmussen, Agents.
4. LUCA25-04: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 43 regarding site built dwelling units in platted RV parks. Western CRE-Joby Venuti, Applicant. Rosenberg & Associates, Agent.
5. ZC25-11 PSP25-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2400 W and Liberty Way from M-1 and R1-10 (PDO) to R1-10 (PDO) and to update the overall PDO for the property. Parcel H-3373-NP-BL.
6. PSP25-10: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Storage, a storage unit facility, located west of the northwest corner of Turf Sod Road and Sand Hollow Road. Cristina Companies, Applicant. Tony Carter, Agent.
7. AFP25-05: Discussion and consideration of a possible approval of an amended final plat for 920 W subdivision, located at 952 S 920 W. Christine Stratton, Applicant. Nicholotte Parker, Agent.
8. PP25-13: Discussion and consideration of a possible approval of a preliminary plat for The Villas at Lava Knolls, a 44-townhome development located at 330 N 3220 W. Stratton Brothers LLC, Applicant. Chase Stratton, Agent.
9. FSP25-23: Discussion and consideration of a possible approval of an amended final site plan for Valley Academy, a school, located at 36 N 1000 W. Tracy Stevens, Applicant. Kyle Welch, Agent.
10. PSP25-14: Discussion and consideration of a possible approval of a preliminary site plan for Magnolia Court, a residential development consisting of six single family lots and 19 townhomes, located at 700 W 100 N. Mike Stewart, Applicant. Civil Science, Agent.
11. AFP25-06: Discussion and consideration of a possible approval of an amended final plat for Port at Gateway Partial Amendment A, located at 276 Old Hwy 91. Clint Waters, Applicant. Karl Rasmussen, Agent.

12. AFP25-07: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat C, located at 2700 S 3440 W. Ron Prosser, Applicant. Civil Science, Agent.
13. FSP25-25: Discussion and consideration of a possible approval of a final site plan for Sky Valley Townhomes Phase 4, a 16 townhome development, located at 570 N 3030 W. Frank Lindhardt, Applicant. Civil Science, Agent.
14. LUCA25-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 regarding classification of new and unlisted business uses. Hurricane City, Applicant.

Adjournment



Application

Application Accepted Date: 04/14/2025		Valuation		\$	0.00					
Type of Improvement: Zone Change Application		PERMIT FEES								
Description: Zone Change from RM-2 to Highway Commercial to mat		Planning Fee		\$	500.00					
Tenant / Project Name: Desert Fields Commercial		Planning Fee		\$	500.00					
		Sub Total:		\$	500.00					
Bldg. Address: 40 North 2480 West, Hurricane		Permit Total:		\$	500.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	500.00					
Subdivision: Desert Fields Townhomes Phase: N/A		Remaining Due:		\$	0.00					
Block: Lot #: N/A Parcel ID #: H-3-1-32-1101-A										
Zone: RM-2										
Property Owner: James Cheney/ JACI Properties										
Permit Contact: Gerold E Pratt P:(435) 229-0518										
Email: gerold@pratteng.com										
CONTACT INFORMATION										
Engineer of Record: Pratt Engineering, P.C.										
Email: gerold@pratteng.com P: (435) 635-2329										
General Contractor: James Cheney/ JACI Properties										
License #: P: (435) 631-0011										
Address: 1137 N Quailwing Rd.										
City: Farmington State: UT Zip: 84025										
Email: rocksolid76@gmail.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANZC25-13										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: JAMES CHENEY										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

ZONE CHANGE NARRATIVE FOR JAMES CHENEY (JACI PROPERTIES)

There is a 0.3 acre parcel remaining from Desert Fields Townhomes. We feel that since the adjoining properties are generally zoned Highway Commercial and with the Intermountain Healthcare Facility in the vicinity, it would be appropriate for a professional office with something related to the medical industry. There is sufficient room for a office building with (13) spaces on the 0.3 acre. Such a business would be a benefit to the residents as well.



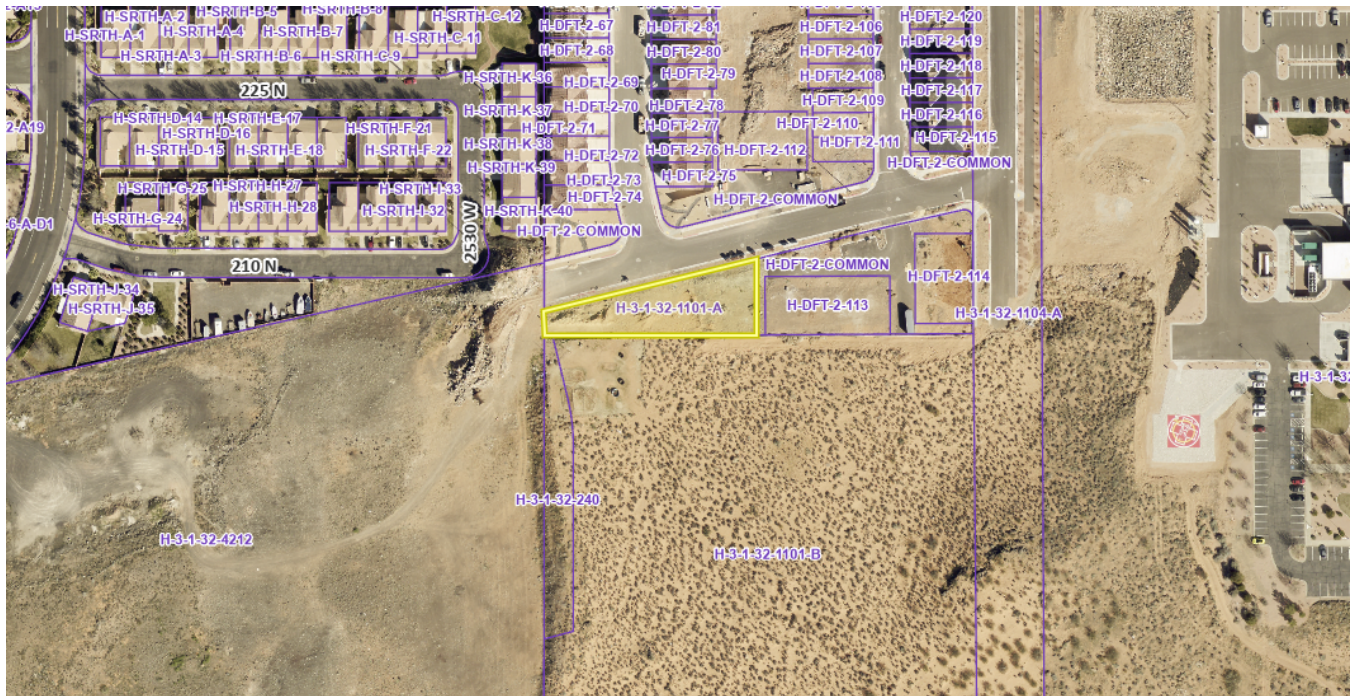
STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	ZC25-13
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	James Cheney/JACI Properties
Agent:	Gerold Pratt
Request:	Approval of a Zone Change from RM-2 to HC.
Location:	40 N 2480 W
Zoning:	Multiple Family RM-2
General Plan Map:	Multifamily
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking a zone change from Multiple Family RM-2 to Highway Commercial (HC) on a 0.3 acre remainder piece in the Desert Fields Townhomes development. The site plan for the development shows this area as an “RV storage area” intended just for the residents of the development. The applicant has stated they would like to rezone this area to Highway Commercial so they can build a commercial office on the site.

	Zoning	Adjacent Land Use
North	RM-2	Desert Fields Townhomes-existing multifamily development
East	RM-2	Desert Fields Townhomes-existing multifamily development
South	HC	Undeveloped property
West	RM-2	Multifamily development (under construction)



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

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

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

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

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

Response: The General Plan Map shows this area as Multifamily, which recommends:

Residential neighborhoods with a combination of small-lot single family and multifamily residences that include designated shared open spaces. Each development should consider proximity to transportation, schools, shopping, etc. The specific conditions for each project would be addressed during the approval process. Appropriate densities for this land use include RM-1, RM-2, and RM-3.

While this zone change does not comply with the General Plan Map, the property to the south is designated as General Commercial which has the purpose of:

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

It is important to note that the mapped boundaries of the General Plan are not intended to be rigidly interpreted. The Planning Commission and City Council have the authority to determine that this proposal aligns with the intent of the General Plan for commercial development in this area. Furthermore, the General Plan supports commercial uses near residential areas to enhance overall connectivity and walkability.

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

Response: There is currently no existing commercial development in the immediate vicinity of this project, with the exception of the Intermountain Health facility. However, the proposed commercial zoning is consistent with the zoning of the adjacent properties to the south and southeast, which, although currently undeveloped, are intended for future commercial development.

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

Response: Depending on the specific commercial use of the property, there is potential for adverse impacts on the adjacent residential properties. However, staff finds this unlikely due to the small size of the property and the applicant's stated intent, a general or medical office, for the zone change.

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

Response: Facilities and services are adequate for this development, as they were brought in with the remainder of the subdivision. JUC had no concerns about availability.

JUC Comments:

Public Works: No comment.

Power: Single phase power (only) is on the north side of the street (100 N) at this location. A design to cut in a new transformer or line to feed across the street will be needed. Since power is not on the south side of 100 N the street will need to be cut. 3 phase power (if needed) closest access point is at the corner of 100 N and 2460 W at a 3 phase fiberglass vault. A line would have to be installed to the lot from this location in order to get 3 phase.

Water: Okay.

Streets: No comment.

Sewer: No comment.

Engineering: This parcel is near the shared boundary between the general commercial and multifamily zones on the general plan. HCC 10-11-4(b) specifies that road centerlines and property lines shall be construed to be the boundary of a zone when such zone boundary is approximately upon the centerline of a street or along a property line. The requested commercial uses can easily be harmonious with the existing neighboring multifamily and commercial uses. Enumerating negative effects of the zone change will be subjective. However, making this parcel the same zone as the neighbor to the south appears to be a boon. The owner of the subject parcel should be reasonably capable of providing themselves adequate facilities wherever they lack. Engineering supports the zone change if the same motion tidies the sliver of RM-2 zoning between it and the parcel to the south.

Fire: Approved.

Fiber: No comment.

Gas: Okay.

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

Other Considerations:

Site Plan Design:

A preliminary and final site plan will need to be submitted for the development of this property as a commercial use. A very basic site plan has been provided by the applicant on the zone map.

Density:

Approval of this zone change would result in the Desert Fields Townhomes development exceeding the permitted density under RM-2 zoning. The overall development currently includes 153 units on 15.36 acres, which equates to a density of 10 units per acre, consistent with RM-2 standards. With the proposed zone change, the RM-2 zoned area would be reduced to 15.06 acres, resulting in a density of approximately 10.15 units per acre. Staff finds this minor increase acceptable, as the proposal represents a more productive and efficient use of the property and maintains consistency with the intent of the RM-2 zone.

Zone Boundaries:

As noted in the Engineering comments, there appears to be a narrow sliver of RM-2 zoning on the parcel immediately south of the subject property, as shown on the current zoning map. If this zone change is approved, that sliver would remain isolated. This zoning anomaly may have been intentional, possibly reflecting a previously planned alignment of 100 North, or it may be a mapping error. Regardless, per Hurricane City Code section 10-11-4, the Zoning Administrator has the authority to clarify zoning boundaries to align with physical features such as property lines where appropriate. If the proposed zone

change is approved, the Zoning Administrator will direct the GIS Department to adjust the zoning boundary accordingly to follow the property lines and eliminate the isolated sliver.

Findings:

Staff makes the following findings:

1. While the application does not strictly conform to the General Plan Map designation of Multifamily, the commercial nature of the proposal supports several goals and recommendations of the General Plan. These include promoting walkability, connectivity, and appropriate commercial development adjacent to residential uses.
2. While the area is primarily developed with multifamily residential uses, the zone change is not out of character and is generally harmonious with the surrounding development pattern and long-term planning vision.
3. The small size of the property and the applicant's stated intent for the zone change reduce the likelihood of adverse impacts on adjacent residential development.
4. Public services are adequate to serve the property.

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

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

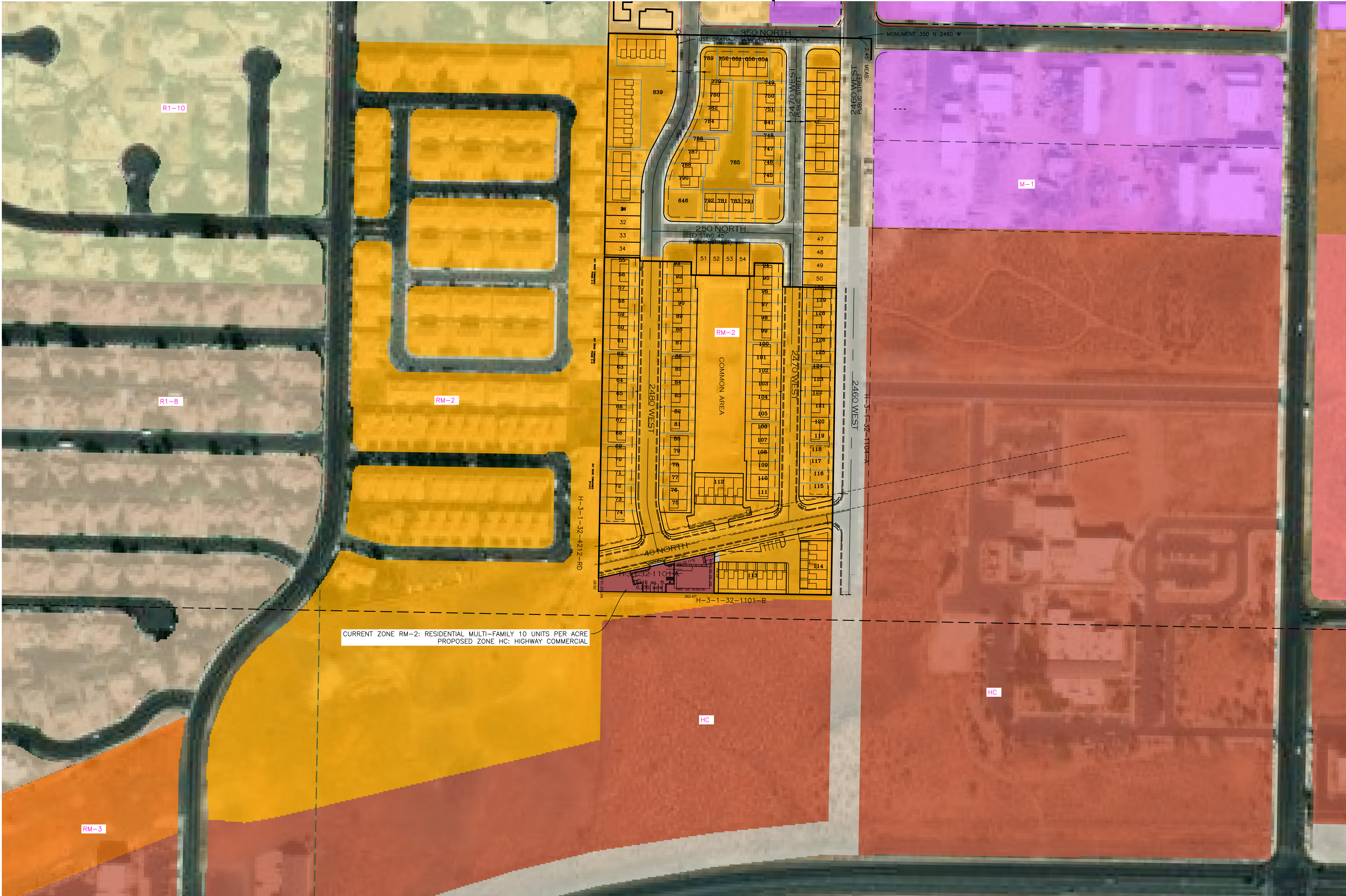
LEGAL DESCRIPTION

REMAINDER TRIANGULAR PARCEL

BEGINNING AT THE SOUTHWEST CORNER OF DESERT FIELDS TOWNHOMES - PHASE 2, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 88°50'06" EAST 632.00 FEET ALONG THE SECTION LINE AND SOUTH 01°03'14" WEST 2547.61 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION IN THE FOLLOWING TWO (2) COURSES: NORTH 7°21'120" EAST 269.80 FEET; THENCE SOUTH 00°50'39" WEST 92.89 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY NORTH 89°09'19" WEST 262.47 FEET; THENCE NORTH 01°03'14" EAST 29.95 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING. CONTAINS 16,116 SQUARE FEET OR 0.370 ACRES.

ZONING PLAN

JAMES CHENEY
DESERT FIELDS REMAINING PARCEL
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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

ZONING PLAN
FOR
DESERT FIELDS REMAINING PARCEL
JAMES CHENEY
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

FILE NAME: _____
DATE: 4/9/2025
CHECKED: _____
SCALE: SHOWN

SHEET
1
OF 1

**Application**

Application Accepted Date: 04/23/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: To build the Zion Regional Medical Center		Planning Fee		\$	200.00					
Tenant / Project Name: Zion Regional Medical Center		Planning Fee		\$	200.00					
Bldg. Address: 3150 West State		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: Phase: 1		Amount Paid:		\$	200.00					
Block: Lot #: Parcel ID #: H-3-2-6-1407, H-3-2-6-		Remaining Due:		\$	0.00					
Zone: HC 1406-GS1, H-3-2-6-1408-										
Property Owner: Tim Tippet GS2										
Permit Contact: Karl Rasmussen P:(435) 680-0816										
Email: karl@pv-eng.com										
CONTACT INFORMATION										
Engineer of Record: Karl Rasmussen										
Email: karl@pv-eng.com P: (435) 668-8307										
General Contractor: Western Mortgage and Realty Company										
License #: 191090-2203 P: (509) 521-9354										
Address: 6610 WEST COURT STREET										
City: PASCO State: WA Zip: 99302										
Email: ttippet@westernmort.com										
APPLICATION DETAILS										
# of Units: 0		custom text:								
						APPROVALS				
						DATE				
						INFO				
Setbacks										
Front: Rear: Left: Right:										
Min.										
Actual:										
APPLICATION NUMBER: PLANPSP25-12										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Treasa Anderson										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 229261716-04/21/25										

ZION REGIONAL MEDICAL CENTER NARRATIVE

ZRMC Operating LLC plans to develop a site for the Zion Regional Medical Center that will encompass 38.015 acres on Highway Commercial Zone property at approximately 3145 West State Street. The initial phase of the development is a 24 Bed Acute Care Hospital. The Phase 1 Hospital is a 2-story building structure comprising approximately 95,000 SF. The initial phase of the hospital includes the Powerhouse, required drive aisles for the hospital entrance and emergency entrance, and associated parking for the Phase 1 hospital.

Future expansion of the hospital will include the addition of a 5-story bed tower (approximately 85 feet tall) that expands the hospital to a 160-bed facility along with additional Operating Room and Emergency Department capacity.

The hospital is part of a larger proposed medical campus across the entire 38-acre site. The hospital portion includes approximately 14 acres of the overall site.



22822



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	PSP25-12
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co.
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan Approval
Location:	3150 W State St.
Zoning:	Highway Commercial
General Plan Map:	General Commercial (HC)
Recommendation:	Approve subject to staff and JUC comments.
Report prepared by:	Fred Resch III

Discussion:

The applicant requests approval of a preliminary site plan for the proposed Zion Regional Medical Center, a hospital and medical office campus located on the south side of State Route 9 across the highway from the Walmart. The medical campus consists of seven buildings over 38 acres with a full-service hospital proposed for the first two phases of the project. Other project phases will include a rehabilitation facility, a cancer center, and various other medical buildings and offices. The proposed hospital is planned to be 5 stories and 85 feet in height. The site is zoned Highway Commercial which limits building heights to a maximum 35 feet. Therefore, the applicant is also requesting a building-height exception, which will be considered under a separate agenda item.



JUC Comments

The following items will need to be addressed:

1. **Public Works:** Will need to construct Sand Hollow Road East or have an agreement with the PID on the time and date certain for installation of improvements. Will need to construct 3400 W from SR-9. ROW PUE is not to city standard.
2. **Power:** Power line will need to be designed and extended along Sand Hollow East roadway to the far side of the property. Provide load calculations on full development. This requires the applicant to find like medical centers and provide at least 2 examples of the power usage. (fully developed). Easement along SR-9 for future transmission line must be signed over to Hurricane. Typical easement for this power line is 60'. This easement is a continuation of UAMPS easement size. Medical Center needs to have further discussions with Hurricane City Power for off-site work, including the upsizing of distribution or transmission lines. All details and/or contracts will be worked out at this time.
3. **Water:** This will need a water model. In your planning, consider looping to the line crossing under SR-9 at 3400 W
4. **Streets:** No comment.
5. **Sewer:** No comment.
6. **Engineering:** Large diameter storm drain pipes are depicted on the Stormwater Master Plan along SR-9 and across this site and stormwater pipes in Sand Hollow Road East have been depicted in Gateway at Sand Hollow PID plans (HCS 3.4.1(4th paragraph)). Off-site drainage must be conveyed safely through the site (HCS 3.4.1(10th paragraph)). The medical center site must account for access (vehicular and utility) to the eastern property. The anticipated grading for Sand Hollow Road East will make direct access from Sand Hollow Road East to H-3-2-6-1409 challenging. (see HCS 2.1(2nd & 3rd bullets) & 3.2.4.2(g & k)). The site will require it's own traffic impact study to advise on the needs at the SR-9 and 3400 W traffic signal, other key intersections, and comment on shared access (HCS 3.9.2). Study of the best vertical and

horizontal alignment for Sand Hollow Road East should be prioritized (HCS 3.2.4.2(c)). The site is on the higher side of the master planned Dixie Springs (3140) water pressure zone. A water network hydraulic analysis must be done and advise how the water design should look (HCS 3.6.9). Generally, the minimum separation for intersections along arterials is 650' min (HCS 3.2.4.3, see also table 11 of the Transportation Master Plan). We question the need for dedicated ambulance access. Accurate depictions of the neighboring properties must be provided (HCC 10-7-10(d)(2)(a)(7)). It appears the eastern neighbor must contribute right of way to continue the proposed road alignment and properties owned by the applicant will become strange remainders between the proposed road and existing ridge. Existing property lines must be considered with choices made by this project. A master planned trail must be constructed with the development. coordination with UDOT must occur. The applicant must propose connections to the existing systems. "required improvements shall extend from the nearest acceptable point of existing improvements." HCS 2.1(bullet 1). It appears the intersection of SR-9 and 3400 W and the intersection of Gateway Boulevard and Sand Hollow Road are the nearest acceptable points for most utilities and access. "Wherever possible, all street intersections should intersect at ninety degree angles." HCS 3.2.4.2(a). HCS 3.2.4.11(e) limits vertical alignment options at intersections on road classifications at or greater than major collector. A roundabout has been proposed as the traffic control for this intersection. Should be explored in the Traffic Impact Study. Hurricane City's Transportation Master Plan depicts a minor collector with 12' trails on both sides near the proposed 30' public right of way alignment. Engineering supports replacing said minor collector with private shared drive aisles and public utility corridors (easement), or modified public street cross sections, if a five lane cross section and the master planned trails are provided by Sand Hollow Road East (HCC 10-2-3 & HCS 3.2.2/3.2.4.2(f)). Agreements with the neighboring property owners must be disclosed during construction plan review (HCC 10-7-10(D)(3)(e)). City staff can help facilitate meetings. The site plan fails to provide preliminary grading data (HCC 10-7-10(d)(2)(a)(2)). Geologic hazards exist in the area and the geotechnical investigation report must address them (HCS 4.5.4 & HCC 10-28-2, the Hurricane City ordinance was recently updated please ensure the most current version is obtained). The off-site work (e.g., 3400 W and Sand Hollow Road East) needed to support this project is significant enough to be project(s)/construction plan(s)/phase(s) of their own (HCS 2.2.3).

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

Staff Comments: Preliminary Site Plan

1. The proposed uses of hospital and medical offices are permitted in the Highway Commercial zone.
2. Parking Requirement: Per HCC 10-34-10,

<i>Hospital</i>	<i>2 spaces per bed</i>	
<i>Medical service</i>	<i>6 spaces per doctor</i>	

The submitted site plan indicates a total of 1,673 parking stalls across the entire campus. The proposed acute care hospital is shown with 160 beds and 455 dedicated parking spaces, which meets the parking requirements for that use. Some of the future phases of the development may require additional detail to verify compliance with applicable parking standards at the time of their submission. Given the nature of the development and the potential for shared parking among various uses on the campus, staff would recommend, or be supportive of, a parking modification study. Such a study could justify a reduction in the total number of required parking stalls, if requested by the applicant, by demonstrating efficiency through shared-use parking.

For a building of this size, approximately 5 loading parking stalls will be required (HCC 10-34-6(E)), and it appears enough space has been provided for them but it will need to be verified on the final site plan.

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

Sec. 10-32-6. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover, and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

- 1. A ten-foot wide landscaped area on any commercial development.*

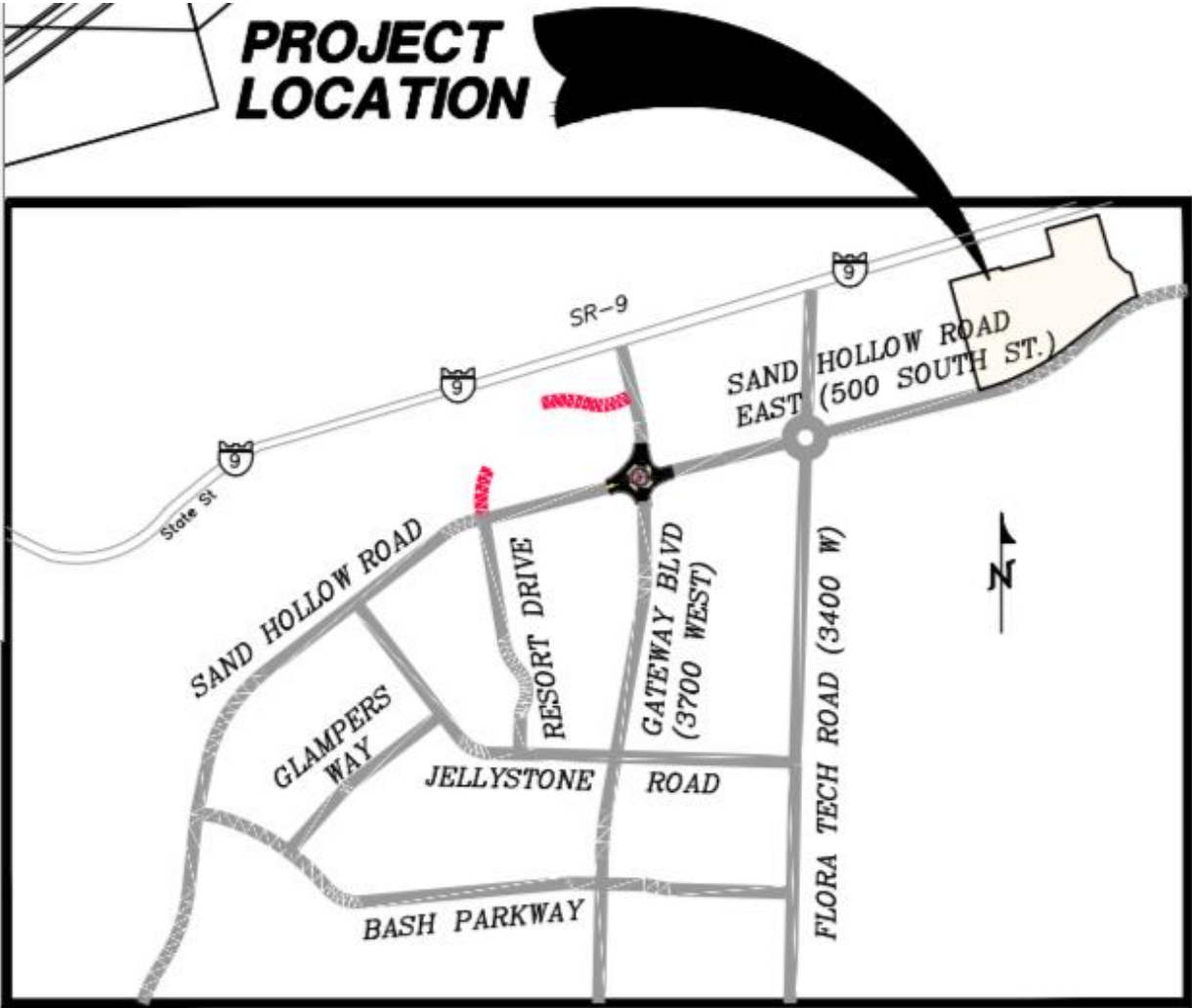
2. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
3. *The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
- C. *Parking strip landscaping. All parking strips shall be landscaped.*
- D. *Parking lot landscaping.*
 1. *Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:*
 - a. *Multiple-family residential. A minimum of ten percent of total parking lot area.*
 - b. *Office and commercial. A minimum of seven percent of total parking lot area.*
 - c. *Industrial and warehouse. A minimum of five percent of total parking lot area.*
 2. *For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.*
 3. *Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.*
 4. *Landscape islands should be located in the following priority:*
 - a. *To define major drives and accessways;*
 - b. *To delineate ends of parking rows;*
 - c. *At aisle intersections; and*
 - d. *Within parking rows.*

A full landscaping plan will be required with the final site plan.

4. This property is currently isolated from existing facilities and significant off-site improvements will be needed. The applicant has already proposed a development agreement which will help ensure that adequate facilities are provided to the property before construction can begin. Furthermore, no vested rights are granted with a preliminary site plan; HCC 10-7-10(D)(2)b) states: “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”.

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

VICINITY MAP

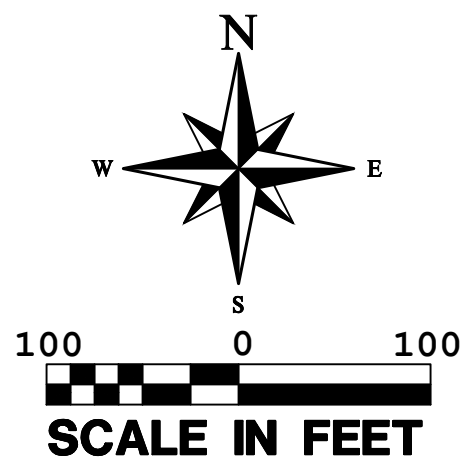


VICINITY MAP

N.T.S.

PRELIMINARY SITE PLAN FOR:
ZION REGIONAL MEDICAL CENTER

LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- TIE LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION MONUMENT AS DESCRIBED
- CENTERLINE MONUMENT AS DESCRIBED
- EXISTING CENTERLINE MONUMENT AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP
- P.L.S. #7837685
- FOUND REBAR & CAP AS DESCRIBED
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- RECORD BEARING OR DISTANCE
- PROPOSED 12" SEWER LINE
- PROPOSED 12" WATERLINE
- PROPOSED OVERHEAD POWER

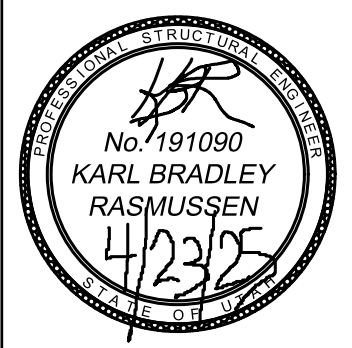
PARCEL 1 LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 952.90 FEET; THENCE SOUTH 34.90 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 367.67 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 332.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 206.81 FEET, HAVING A RADIUS OF 856.00 FEET AND A RADIAL BEARING OF S24°42'00"E, THROUGH A CENTRAL ANGLE OF 13°50'34" (LONG CHORD BEARS: S58°22'43"W 206.31 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 2300.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 450.12 FEET, THROUGH A CENTRAL ANGLE OF 11°12'47", (LONG CHORD BEARS: S57°03'50"W 449.41 FEET); THENCE S62°40'14"W 545.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY LINE OF SAID SAND HOLLOW EAST ROAD THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A 2350.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, THROUGH A CENTRAL ANGLE OF 12°06'09", (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1218.87 FEET; THENCE N67°41'06"E 137.79 FEET; THENCE N72°21'52"E 82.63 FEET; THENCE N73°55'20"E 127.33 FEET; THENCE N76°00'01"E 153.43 FEET TO THE BOUNDARY OF A UTAH DEPARTMENT OF TRANSPORTATION (UDOT) PARCEL; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S15°13'38"E 202.15 FEET; (2) N74°48'22"E 500.00 FEET; (3) N15°13'38"W 203.70 FEET; THENCE N73°42'00"E 508.23 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,655,924 SQUARE FEET OR 38.015 ACRES.

REVISIONS		DATE	BY
NO	DESCRIPTION		

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

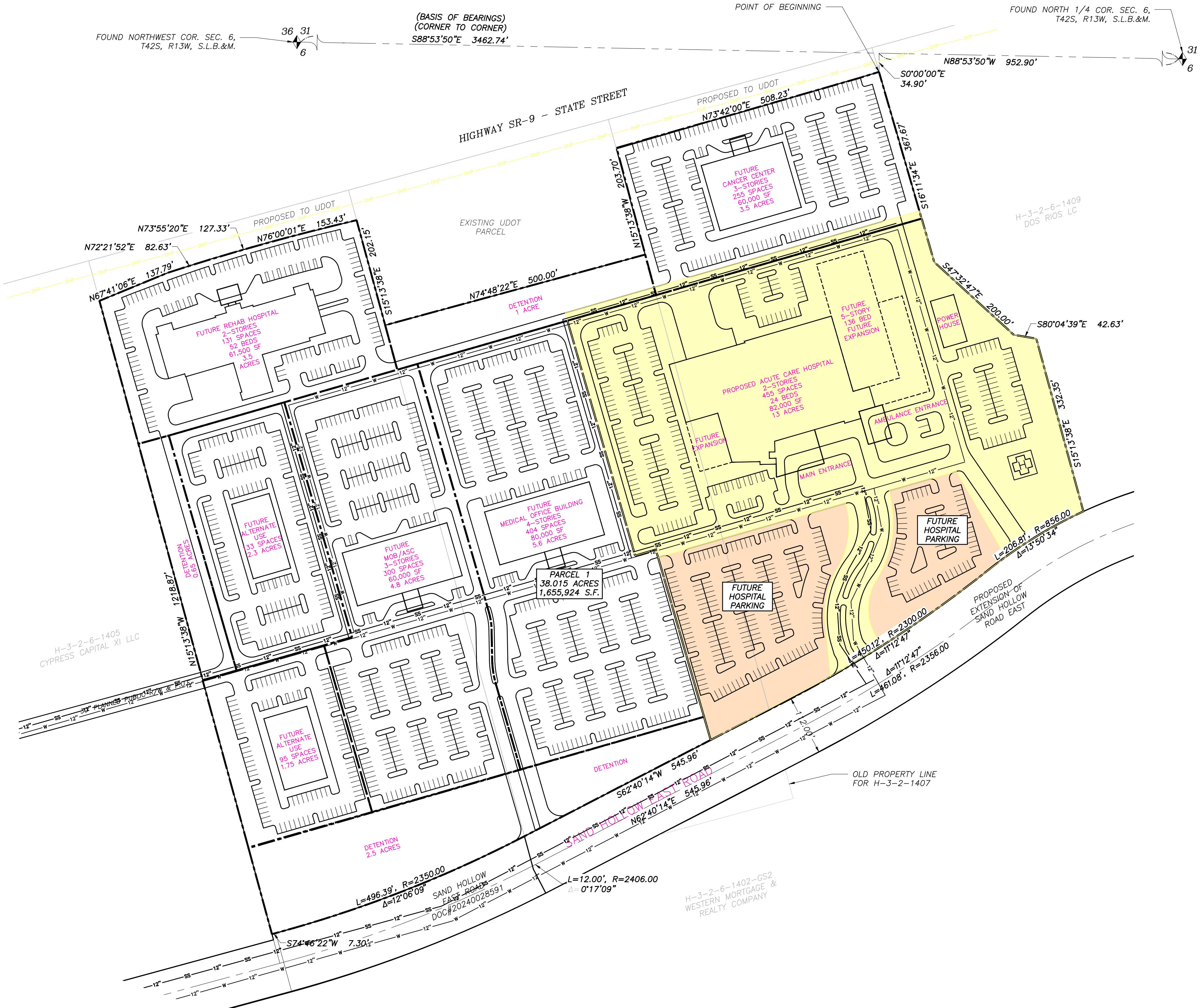


PRELIMINARY SITE PLAN FOR:
ZION REGIONAL MEDICAL CENTER
LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	4/22/2025
SCALE	1"=100'
JOB NO.	336-018
SHEET NO.	1 OF 2

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

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

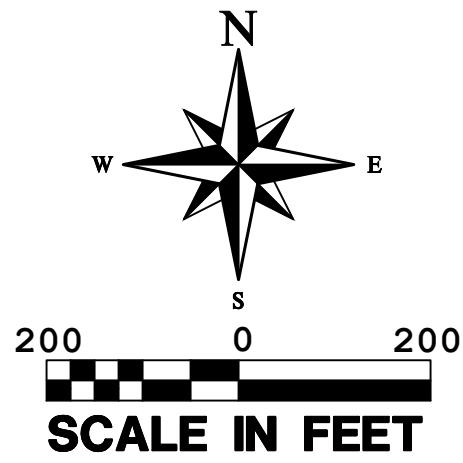


336-018 MEDICAL CENTER PROPERTY ROS.DWG

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PRELIMINARY SITE PLAN FOR:
ZION REGIONAL MEDICAL CENTER

LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
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- PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION MONUMENT AS DESCRIBED
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- RECORD BEARING OR DISTANCE
- PROPOSED 12" SEWER LINE
- PROPOSED 12" WATERLINE
- PROPOSED OVERHEAD POWER

ACCESS & UTILITY PLAN

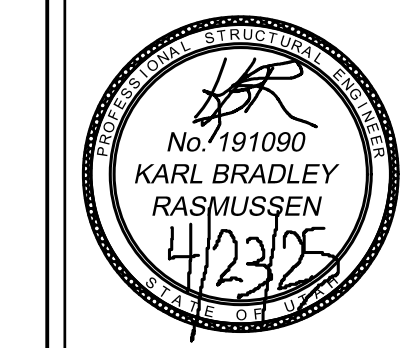
THE MEDICAL CENTER PLANS TO LOOP ALL CULINARY WATER MAINS & ACCESS ROADS TO FACILITATE ALL SAFETY AND FIRE REQUIREMENTS.

ZION REGIONAL MEDICAL CENTER NARRATIVE

ZRMC OPERATING, LLC PLANS TO DEVELOP A SITE FOR THE ZION REGIONAL MEDICAL CENTER THAT WILL ENCOMPASS 38.015 ACRES ON HIGHWAY COMMERCIAL ZONE PROPERTY AT APPROXIMATELY 3145 WEST STATE STREET.

REVISIONS		DESCRIPTION	DATE	BY
NO				

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



PRELIMINARY SITE PLAN FOR:
ZION REGIONAL MEDICAL CENTER
LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

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

MAIN STADIUM OF UTAH

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

DATE	4/23/2025
SCALE	1"=100'
JOB NO.	336-018
SHEET NO:	2 OF 2

Zion Regional Medical Center – Height Variance Request Narrative

****Applicant:**** ZRMC Operating LLC

****Project Location:**** Approximately 3145 W. State Street, Hurricane, UT 84737

****Tax ID Numbers:**** H-3-2-6-1406-GS1, H-3-2-6-1407, H-3-2-6-1408-GS2

Project Description and Variance Request

This request is submitted on behalf of ZRMC Operating LLC (Applicant) for the Zion Regional Medical Center development in conjunction with the future phased development of a regional healthcare campus located at approximately 3145 W. State Street in Hurricane, Utah. The subject property comprises three contiguous parcels under Tax ID numbers H-3-2-6-1406-GS1, H-3-2-6-1407, and H-3-2-6-1408-GS2.

The property is currently zoned HC (Highway Commercial), within which both Hospital and Medical Office uses are expressly permitted. The applicant is requesting a height variance to allow a maximum building height of 85 feet, which exceeds the current zoning height limitation.

This variance is specifically requested to accommodate future phases of the Zion Regional Medical Center master plan, including but not limited to:

- A 5-story hospital bed tower, which will house inpatient care units, surgical suites, and advanced treatment services.
- A 4-story Medical Office Building (MOB), providing space for outpatient care, physician offices, and specialty clinics.

In addition to these two primary structures, other elements of the master development may also require increased building height in future phases. Accordingly, the requested 85-foot height allowance is intended to provide necessary flexibility across the entire medical campus as development progresses.

Justification for Variance

The requested height of 85 feet is essential to accommodate the technical and operational requirements of modern healthcare and medical office design. These facilities demand higher floor-to-floor clearances to house critical mechanical, electrical, and plumbing

systems, medical equipment, and patient circulation space.

Key reasons for the variance include:

- **Efficient Site Utilization:** Vertical development conserves land and allows for centralized services and circulation while preserving open space and expansion areas.
- **Design Standards for Healthcare:** Medical facilities often require 15–18 feet per floor for infrastructure, which necessitates added height even for buildings that may not appear visually imposing.
- **Zoning Compatibility:** The proposed uses are consistent with the HC zone, and the height increase does not introduce a new use but supports the full functional realization of permitted uses.
- **Long-Term Planning Flexibility:** As a phased master plan, future buildings may require similar heights for functionality and consistency. This request ensures the campus can grow without additional variance applications.
- **Community and Regional Benefit:** A regional medical campus of this scale serves a broader population and requires planning flexibility to meet long-term healthcare demands, improve access to care, and attract medical professionals.

Conclusion

Approving a height variance to allow up to 85 feet across the Zion Regional Medical Center campus will support the efficient and strategic development of a vital healthcare facility. The request is consistent with the HC zoning district's intent and permitted uses and will help deliver lasting community and regional health benefits. We respectfully request the City's support in granting this variance to ensure the success of the full medical campus vision.

Preliminary Site Plan



Zion Regional Medical Center

Legal Description

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 952.90 FEET; THENCE SOUTH 34.90 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 367.67 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 332.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 206.81 FEET, HAVING A RADIUS OF 856.00 FEET AND A RADIAL BEARING OF S24°42'00"E, THROUGH A CENTRAL ANGLE OF 13°50'34" (LONG CHORD BEARS: S58°22'43"W 206.31 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 2300.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 450.12 FEET, THROUGH A CENTRAL ANGLE OF 11°12'47", (LONG CHORD BEARS: S57°03'50"W 449.41 FEET); THENCE S62°40'14"W 545.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY LINE OF SAID SAND HOLLOW EAST ROAD THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A 2350.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, THROUGH A CENTRAL ANGLE OF 12°06'09", (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1218.87 FEET; THENCE N67°41'06"E 137.79 FEET; THENCE N72°21'52"E 82.63 FEET; THENCE N73°55'20"E 127.33 FEET; THENCE N76°00'01"E 153.43 FEET TO THE BOUNDARY OF A UTAH DEPARTMENT OF TRANSPORTATION (UDOT) PARCEL; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S15°13'38"E 202.15 FEET; (2) N74°48'22"E 500.00 FEET; (3) N15°13'38"W 203.70 FEET; THENCE N73°42'00"E 508.23 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,655,924 SQUARE FEET OR 38.015 ACRES.



Thank you for the opportunity to be of service! Your commitment for title insurance is attached. Please contact your real estate agent or our office if you have any questions.

File #	234153
Property	(Not Yet Addressed / Unimproved Land), Hurricane, Utah 84737
Buyer(s)	ZRMC Operating, LLC, a Utah Limited Liability Company
Seller(s)	Western Mortgage & Realty Company, a Washington Corporation
Escrow Team	Brad Seegmiller - Escrow Agent (435) 652-4829 brad@sutc.com Office Address: 20 N. Main Street #300, St. George, UT 84770



WARNING! DON'T BECOME A VICTIM OF FRAUD.

Due to the recent rise in cybercrime sweeping the real estate industry, we want you to be aware of the following important information: There have been many instances of real estate agents', brokers', attorneys' and/or consumers' email addresses being hacked/phished. The cyber-criminals forward bogus wire instructions, redirecting deposits and/or cash to close to a fraudulent bank account. Once received, the money is quickly sent offshore, where it is difficult if not impossible to retrieve.

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
SOUTHERN UTAH TITLE COMPANY
AUTHORIZED AGENT FOR OLD REPUBLIC TITLE INSURANCE COMPANY, INSURER

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *Southern Utah Title Company* (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:

Southern Utah Title Company
(435) 628-0404
20 N. Main #300
St. George, UT 84770

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd. Suite 900, Tampa, Florida
33607
(612) 371-1111 www.oldrepublictitle.com

Southern Utah Title Company

By: *Joseph McPhie*
Authorized Signatory

Joseph McPhie, Agent #84989

By *C. Monroe* **President**
Attest *David Wold* **Secretary**

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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For reference only:

Page 1 | Commitment Number: 234153



COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) “Title”: The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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For reference only:

Page 2 | Commitment Number: 234153



5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II— Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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For reference only:

Page 3 | Commitment Number: 234153



9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 5.e.:

Issuing Office File Number: 234153

Issuing Office: Southern Utah Title Company

Escrow Agent: Brad Seegmiller

Escrow Agent Utah License Number: 73873

Escrow Agent Contact: (435) 652-4829 | brad@sutc.com

Searcher: Todd Pryor

Property Land Type: Vacant Land

Property Address: (Not Yet Addressed / Unimproved Land), Hurricane, Utah 84737

**Authorized Agent for Insurer**

Standard Owners Policy

Common Endorsements/Pricing: See attached reference

SCHEDULE A

1. Commitment Date: February 28, 2025 at 7:00AM
2. Policy to be issued:
 - (a) Standard Owners Policy
Proposed Insured: **ZRMC Operating, LLC, a Utah Limited Liability Company**
Proposed Amount of Insurance: **\$26,494,784.00** Premium: **\$20,950.00**
3. The estate or interest in the Land at the Commitment Date is: **fee simple.**
4. The Title is, at the Commitment Date, vested in:
Western Mortgage & Realty Company, a Washington Corporation
5. The Land, situated in Washington County, Utah, is described as follows:

See attached Exhibit A-Legal Description

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EXHIBIT A
Legal Description

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 952.90 FEET; THENCE SOUTH 34.90 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 367.67 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 332.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 206.81 FEET, HAVING A RADIUS OF 856.00 FEET AND A RADIAL BEARING OF S24°42'00"E, THROUGH A CENTRAL ANGLE OF 13°50'34" (LONG CHORD BEARS: S58°22'43"W 206.31 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 2300.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 450.12 FEET, THROUGH A CENTRAL ANGLE OF 11°12'47", (LONG CHORD BEARS: S57°03'50"W 449.41 FEET); THENCE S62°40'14"W 545.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY LINE OF SAID SAND HOLLOW EAST ROAD THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A 2350.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, THROUGH A CENTRAL ANGLE OF 12°06'09", (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1218.87 FEET; THENCE N67°41'06"E 137.79 FEET; THENCE N72°21'52"E 82.63 FEET; THENCE N73°55'20"E 127.33 FEET; THENCE N76°00'01"E 153.43 FEET TO THE BOUNDARY OF A UTAH DEPARTMENT OF TRANSPORTATION (UDOT) PARCEL; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S15°13'38"E 202.15 FEET; (2) N74°48'22"E 500.00 FEET; (3) N15°13'38"W 203.70 FEET; THENCE N73°42'00"E 508.23 FEET TO THE POINT OF BEGINNING.

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for interest in the land and/or the mortgage or deed of trust to be insured.
2. Pay us the premiums, fees and charges for the policy. In the event the transaction for which this commitment is furnished cancels, the minimum cancellation fee will be \$120.00.
3. Provide us with releases, reconveyances or other instruments, acceptable to us, including payment of any amounts due, removing the encumbrances shown in Schedule B - Section 2 that are objectionable to the proposed insured.
4. Provide us with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.
5. The documents creating the interest to be insured must be signed, delivered and recorded.
6. You must tell us in writing the name of anyone not referred to in this Commitment who will receive an interest in, or who will make a loan secured by a deed of trust or mortgage secured by, the land described in this Commitment.
7. Upon receipt and review of the necessary information listed in these requirements and related to this transaction, we reserve the right to add requirements to this Schedule or add special exceptions in Schedule B - Section 2.
8. Provide us with any information regarding personal property taxes which may have been assessed or are due and payable which could become a lien on the real property.
9. This Company will require the following, if necessary, to insure a loan by or conveyance from, the entity named herein: A. A copy of the Partnership Agreement, Articles of Organization, Operating Agreement and Corporation Resolution, together with all supplements or amendments thereto. B. Evidence that the entity is in good standing in the State where it was formed. C. A copy of the Trust Agreement and any amendments thereto.
10. Require assessment check with the existing Municipality and proof or full satisfaction that all Special Improvement Districts and/or Special Service Districts affecting said property be paid in full or paid current.
11. Require satisfactory evidence that the Special Service Districts (SSDS) shown on Schedule B - Section 2, be paid current and/or paid in full.
12. Require Acceptance and Acknowledgment of the Controlled Access, as shown on Schedule B - Section 2.
13. We find no open Deeds of Trust of record. Require any "Party" to this transaction with knowledge to the contrary to inform the Escrow/Title Department prior to closing.
14. Require acceptance and acknowledgment of the Application for Assessment and Taxation of Agricultural Land recorded as Doc No. [20190014998](#) , shown on Schedule B - Section 2 herein or payment of any "Rollback Taxes" that may be assessed. (Affects a portion and other property)
15. Require acceptance and acknowledgment of the Application for Assessment and Taxation of Agricultural Land recorded as Doc No. [20240007848](#) , shown on Schedule B - Section 2 herein or payment of any "Rollback Taxes" that may be assessed. (Affects a portion and other property)
16. Require acceptance and acknowledgment of the Application for Assessment and Taxation of Agricultural Land recorded as Doc No. [20240039626](#) , shown on Schedule B - Section 2 herein or payment of any "Rollback Taxes" that may be assessed. (Affects a portion and other property)

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17. Provide Insurer with a copy of the Certificate of Organization for ZRMC Operating, LLC, together with the management/operating agreement and all amendments thereto, along with verification of good standing, prior to the close of escrow.
18. Provide Insurer with a copy of the Corporate Resolution of the Board of Directors for Western Mortgage & Realty Company, a Washington Corporation, together with verification of their current good corporate status.
19. Require underwriter approval before the issuance of the Policy of Title Insurance herein referred to. Upon review of such, additional exceptions and requirements may be added.
20. The Purchase Agreement, dated March 5, 2025, references an acreage figure and the Company does not insure acreage, therefore it is required that the buyer and seller acknowledge the Company makes no representation as to the total acreage of the property described in the Commitment and that the title insurance when issued shall not insure the acreage of the property.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
11. Taxes for the current year 2025 which are liens, but not yet due or payable. (NOTE: Taxes for the year 2024, in the following amount(s), are PAID:

\$0.93 under Tax Serial No. [H-3-2-6-1406-GS1](#), Account No. 0881585 (Affects a portion and other property);

\$0.55 under Tax Serial No. [H-3-2-6-1407](#), Account No. 0882658 (Affects a portion and other property);

\$0.68 under Tax Serial No. [H-3-2-6-1408-GS2](#), Account No. 0883598 (Affects the remainder and other property).

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12. Subject to any Reservations, Exceptions and Easements as set forth on State of Utah by Patent No. 16440 recorded May 19, 1943, as Entry No. [60185](#) , in Book U-10, at Page 246, Official Washington County Records. (Affects a portion and other property)
13. Subject to any Reservations, Exceptions and Easements as set forth on Patent from the United States of America, recorded June 19, 1952, as Entry No. [82529](#) , in Book U-12, at Pages 154-155, Official Washington County Records. (Affects a portion other property)
14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. [283078](#) , in Book 390, at Pages 907-916, Official Washington County Records. (Affects this and other property)
15. Subject to a Right-of-Way Easement in favor of Utah Associated Municipal Power Systems, for a perpetual easement, right-of-way and right on, over under, above and across said land for the installation of electric transmission and/or electric distribution lines and/or communication systems, and rights incidental thereto, as set forth in Instrument recorded January 13, 1995, as Entry No. [489474](#) , in Book 879, at Pages 430-431, Official Washington County Records. (Affects a portion of this other property)
16. Subject to an Easement Agreement, dated August 25, 2000, by and between Winding River Associates, LLC, a Utah Limited Liability Company, as Grantor, and Washington County Water Conservancy District, as Grantee, for a non-exclusive temporary construction easement for the installation of the water pipelines and a non-exclusive easement for the continued maintenance and repair of the water pipelines, and rights incidental thereto, as set forth in Easement Agreement recorded September 11, 2000, as Entry No. [696150](#) , in Book 1379, at Pages 2063-2104, Official Washington County Records. (Affects a portion of this and other property)
17. Subject to Roadway Easement Agreement dated January 10, 2003, by and between Winding River Associates, LLC, a Utah Limited Liability Company, Washington County Water Conservancy District, a political subdivision of the State of Utah, and Sun Realty Corporation, a Utah Corporation, for a non-exclusive, perpetual easement to erect, construct, install, lay and thereafter access, inspect, repair, maintain, replace and remove a roadway, subject to and conditioned upon the provisions of this Agreement, and rights incidental thereto, recorded January 15, 2003, as Entry No. [798975](#) , in Book 1515, at Pages 1379-1395, Official Washington County Records. (Affects portions of this and other property)
18. Subject to a Sewer Easement Agreement dated August 8, 2003, by and between Winding River Associates, LLC, a Utah Limited Liability Company, Washington County Water Conservancy District, a political subdivision of the State of Utah, Ash Creek Special Service District, a Utah Special Service District, and Sun Realty Corporation, a Utah Corporation, for a non-exclusive, perpetual easement, to erect, construct, install, lay and thereafter access, use, operate, inspect, repair, maintain, replace and remove a sewer line, subject to the provisions therein, and rights incidental thereto, as set forth in Instrument recorded August 11, 2003, as Entry No. [834390](#) , in Book 1571, at Pages 2435-2454, Official Washington County Records. (Affects portions of this and other property)
19. Subject to the fact that said property abuts Limited Access Highway SR-9. Controlled Access as may be contemplated by the Utah Department of Transportation in accordance with Section 41-6A-714, Utah Code Annotated, as Amended 2005, and is subject to the Conditions and Restrictions affecting said Highway.
20. Subject to and the location of "All Matters", as set forth, located and disclosed on the ALTA/ACSM Land Title Survey performed by Rosenberg Associates dated 6/11/09.

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21. Subject to a Master Communications Easement for Elim Valley, executed by and between Mellon Valley, LLC, a Utah Limited Liability Company, as GRANTOR and Elim Valley Planning and Development, LLC, a Utah Limited Liability Company, as GRANTEE, recorded February 16, 2007, as Doc. No. [20070008384](#) , Official Washington County Records.(Affects this and other property)

First Amendment to Master Communications Easement for Elim Valley, recorded May 20, 2008, as Doc. No. [20080020598](#) , Official Washington County Records.

The effect of PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, recorded June 11, 2018, as Doc No. [20180024050](#) , Official Washington Records.

Agreement to Subordinate and Option to Require Termination, dated December 31, 2018, recorded January 16, 2019, as Doc No. [20190002045](#) , Official Washington County Records.

CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, recorded September 22, 2021, as Doc No. [20210062272](#) , Official Washington County Records.

22. Subject to a Master Communications Easement for Elim Valley, executed by and between Elim Valley Planning and Development, LLC, a Utah Limited Liability Company, as GRANTOR and Roland Neil Family Limited Partnership, a Utah Limited Partnership, as GRANTEE, recorded February 16, 2007, as Doc. No. [20070008385](#) , Official Washington County Records. (Affects this and other property)

First Amendment to Master Communications Easement for Elim Valley recorded May 20, 2008, as Doc. No. [20080020598](#) , Official Washington County Records.

The effect of PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, recorded June 11, 2018, as Doc No. [20180024049](#) , Official Washington Records.

Agreement to Subordinate and Option to Require Termination, dated December 31, 2018, recorded January 16, 2019, as Doc No. [20190002045](#) , Official Washington County Records.

CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, recorded September 22, 2021, as Doc No. [20210062272](#) , Official Washington County Records.

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23. Subject to a Master Communications Easement for Elim Valley, executed by and between Roland Neil Family Limited Partnership, a Utah Limited Partnership, as GRANTOR and EVD Communications Infrastructure, LLC, a Utah Limited Liability Company, as GRANTEE, recorded February 16, 2007, as Doc. No. [20070008386](#) , and First Amendment to Master Communications Easement for Elim Valley, and First Amendment to Master Communications Easement for Elim Valley, recorded August 6, 2007, as Doc. No. [20070039830](#) , recorded May 20, 2008, as Doc. No. [20080020598](#) , Official Washington County Records. (Affects this and other property)

(The interest of EVD Communications Infrastructure, LLC, a Utah Limited Liability Company, has since passed to Roland L. Walker Irrevocable Trust u/a/d December 23, 1985, as set forth in Grant Deed recorded as Doc. No. [20110016187](#) , Official Washington County Records.)

(The interest of Roland L. Walker Irrevocable Trust u/a/d December 23, 1985, has since passed to 290-470, LLC, an Idaho limited liability company, as set forth in Grant Deed, recorded as Doc. No. [20170025395](#) , Official Washington County Records.)

The effect of PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, recorded April 11, 2018, as Doc No. [20180014373](#) , Official Washington Records.

Agreement to Subordinate and Option to Require Termination, dated December 31, 2018, recorded January 16, 2019, as Doc No. [20190002045](#) , Official Washington County Records.

CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, recorded September 22, 2021, as Doc No. [20210062272](#) , Official Washington County Records.

24. Liability to Assessments levied by the Board of County Commissioners of Washington County, Utah, creating and establishing a Special Service District ("Hurricane Valley Fire Special Service District") to provide for fire protection, paramedic services, and ambulance services, as disclosed by Resolution No. R-2007-1203, recorded December 22, 2009, as Doc. No. [20090048182](#) , Official Washington County Records. (Affects this and other property)

A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District, recorded March 1, 2010, as Doc. No. [20100006648](#) , Official Washington County Records.

2nd Amended Hurricane Valley Fire Special Service District, recorded December 30, 2010, as Doc. No. [20100044122](#) , Official Washington County Records.

Resolution No. R-2015-1946, A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District to include the Corporate Limits of the City of Hurricane, recorded November 9, 2015, as Doc. No. [20150039260](#) , Official Washington County Records and Hurricane Valley Fire District 3rd Amended, recorded November 9, 2015, as Doc. No. [20150039261](#) , Official Washington County Records.

Hurricane Valley Fire District 4th Amended, Extended & Clarified, recorded December 14, 2015, as Doc. No. [20150043173](#) , Official Washington County Records.

5th Amended & Extended Hurricane Valley Fire District Local Entity Plat, recorded November 8, 2019, as Doc. No. [20190046477](#) , Official Washington County Records, A Resolution Amending the Boundary of The Hurricane Valley Fire Special Service District to Include the Area Within the Rockville-Springdale Fire Special Service District, recorded November 8, 2019, as Doc. No. [20190046478](#) , Official Washington County Records and Certificate of Boundary Adjustment, with 5th Amended and Extended Hurricane Valley Fire District Local Entity Plat Boundary Description, recorded November 8, 2019, as Doc. No. [20190046479](#) , Official Washington County Records.

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25. Any Afterassessment and/or Rollback of Taxes which may become a lien on said Land by reason of an Annual Application for Assessment and Taxation of Agricultural Lands 1969 Farmland Assessment Act, executed by Western Mortgage & Realty Co, recorded April 23, 2019, as Doc No. [20190014998](#) , Official Washington County Records. (Affects a portion and other property)
26. Stargate Avenue Road Dedication and Reimbursement Agreement, recorded August 31, 2020, as Doc No. [20200046847](#) , Official Washington County Records. (Affects a portion and other property)
27. Subject to the GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1 and CORRECTED GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1, and subject to restrictions, reservations, and all other matters as set forth and disclosed on the Official Plat, recorded August 3, 2021, as Doc No. [20210051786](#) , and recorded November 5, 2021, as Doc No. [20210071482](#) , Official Washington County Records. (Affects a portion other property)
28. Notice of Public Infrastructure District Creation for the GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1, recorded August 10, 2021, as Doc No. [20210053502](#) , Official Washington County Records. (Affects a portion other property)
29. Subject to the GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 2, and subject to restrictions, reservations, and all other matters as set forth and disclosed on the Official Plat, recorded November 18, 2022, as Doc No. [20220050366](#) , Official Washington County Records. (Affects a portion other property)
30. Notice of Public Infrastructure District Creation for the GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 2,, recorded November 18, 2022, as Doc No. [20220050368](#) , Official Washington County Records. (Affects a portion and other property)
31. Any Afterassessment and/or Rollback of Taxes which may become a lien on said Land by reason of an Annual Application for Assessment and Taxation of Agricultural Lands 1969 Farmland Assessment Act, executed by Perry J. Falk and Deborah A. Falk and Jane Dickinson and Steven Petroski, and Greg Porter, and REV Investments 1, LP, a Nevada Limited Partnership, recorded March 15, 2024, as Doc No. [20240007848](#) , Official Washington County Records. (Affects a portion and other property)
32. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Official Plat of "SAND HOLLOW EAST ROAD DEDICATION PLAT", recorded September 12, 2024, as Doc No. 20240028591, Official Washington and Utah County Records.
33. Any Afterassessment and/or Rollback of Taxes which may become a lien on said Land by reason of an Annual Application for Assessment and Taxation of Agricultural Lands 1969 Farmland Assessment Act, executed by Western Mortgage & Realty Co., recorded December 13, 2024, as Doc No. [20240039626](#) , Official Washington County Records. (Affects a portion and other property)
34. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded February 12, 2025, as Doc. No. [20250004828](#) , Official Washington County Records. (Affects a portion other property).

Exceptions 1-8 will not appear in any Extended Policy and Exceptions 1-10 will not appear in any Extended Loan Policy to be issued hereunder.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Commitment .

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Old Republic - Common Endorsements

Ask us about the Old Republic “Plus ⊕” Policy which includes many endorsements as indicated below.

Note: The descriptions and pricing below are for informational purposes only and may change at any time. Endorsements may not be available or may have additional requirements for each transaction. Unless otherwise noted all endorsements are only available for loan policies. For full descriptions or copies of these endorsements please visit <https://www.alta.org/policy-forms/> or contact our office.

Endorsement	Description	Explanation	*Residential	*Commercial
4-06 ⊕	CONDO	This endorsement provides coverage against loss or damage resulting from certain condominium related risks.	\$20.00	Call - \$50 min
5-06 ⊕	PUD	This endorsement provides coverage against loss or damage resulting from certain risks related to planned unit developments.	\$20.00	Call - \$50 min
6-06 ⊕	Variable Rate Mortgage	This endorsement provides the lender with coverage against loss due to the invalidity, unenforceability or loss of priority of the lien of the Insured mortgage which might be caused by the provisions in the insured mortgage that allow for a variable interest rate.	No Charge	No Charge
7-06 ⊕ *if affixed	Manufactured Housing Unit	Intended for use with residential properties that include a mobile home or prefabricated housing units. The issuance of this endorsement requires that the manufactured housing unit be permanently affixed to the land pursuant to all statutory requirements so that it constitutes real property under the applicable state statute.	Call	N/A
8.1-06 ⊕	Environmental Protection Lien	This Endorsement provides coverage against loss or damage sustained by reason of the lack of priority of the insured mortgage over certain environmental protection liens.	\$20 (1-4) or \$100 structure	N/A
8.2-06	Commercial Environmental Protection Lien	This endorsement provides insurance for Loan and Owner's Policies on commercial property. It insures against existing recorded federal or state environmental protection liens.	N/A	\$100.00
9-06 ⊕	Restrictions, Encroachments, Minerals	This endorsement to the Loan policy insures against violations of restrictions, encroachments over easements, building lines or property lines, and damage by reason of mineral development.	\$25.00	Call- \$55 min
14.1-06 ⊕	14.1-06 Future Advance - Knowledge Residential	This insures priority of future advances in a mortgage with interest rate adjustments.	\$30.00	\$30.00
14.3-06 ⊕	14.3-06 Future Advance - Reverse Mortgage	Insures against the invalidity or unenforceability of the lien of the insured Reverse Mortgage.	\$30.00	N/A
22-06 ⊕	Alta 22-06 Street Address / Location	Loan or Owner's policy. Insures a named improvement is located within the boundaries of the insured land.	\$15.00	\$15.00
39-06	Alta 39-06 Policy Authentication	Assures an Insured against a denial of liability solely on the grounds that a policy is issued electronically or lacks original signatures.	No Charge	No Charge
102.4R	10.24 RESIDENTIAL - Foundation	Provides coverage to a Lender relating to the location of the foundation of improvements under construction.	\$40.00	\$115.00
102.5-06R	102.5-06 RESIDENTIAL - Foundation	Foundations – no violation, no encroachment onto easements or adjoining land.	\$60.00	\$150.00
122	122 - Construction Loan Advance	Provides coverage to a Lender concerning obligatory advances made under the insured mortgage when the original policy amount is for the full amount of the loan.	\$100.00	\$100.00
Natural Person Deletion	Natural Person Deletion	Deletes the requirement in a Homeowner's policy that the insured be a natural person.	\$25.00	N/A
UT SCR	Notice of Construction loan	Insures against loss or damage sustained by the Insured by reason of the failure of a Notice of Construction Loan pertaining to the Insured Mortgage, as defined in Utah Code 38-1a-601, to be filed in the Utah State Construction Registry.	Call - \$250 max	Call - \$250 max

* Effective as of 8/17/21

 OLD REPUBLIC TITLE	
FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don’t share
For joint marketing with other financial companies	No	We don’t share
For our affiliates’ everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates’ everyday business purposes — information about your creditworthiness	No	We don’t share
For our affiliates to market to you	No	We don’t share
For non-affiliates to market to you	No	We don’t share

	Go to www.oldrepublictitle.com (Contact Us)
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Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions

Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company</i>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company
Old Republic Title Company	Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.
Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC	

SOUTHERN UTAH TITLE COMPANY

July 1, 2001

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our Internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, title companies, exchange companies, appraisers, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability To Correct Errors Or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Southern Utah Title Company
20 North Main #403, St. George, UT 84770

Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

This plat is furnished for information only.
No liability is assumed by Assessor's or
Recorder's Office as to correctness of
such data.

Washington County Recorder

- (A) H-326-3100 HURRICANE CITY 8235 P 957
(B) H-326-3101 HURRICANE CITY 20070037177
(C) H-3-2-6-1403 CYPRESS CAPITAL BLDG. 25%
HARD MONEY LEC 15.000 %

② 43-2-6-431-631

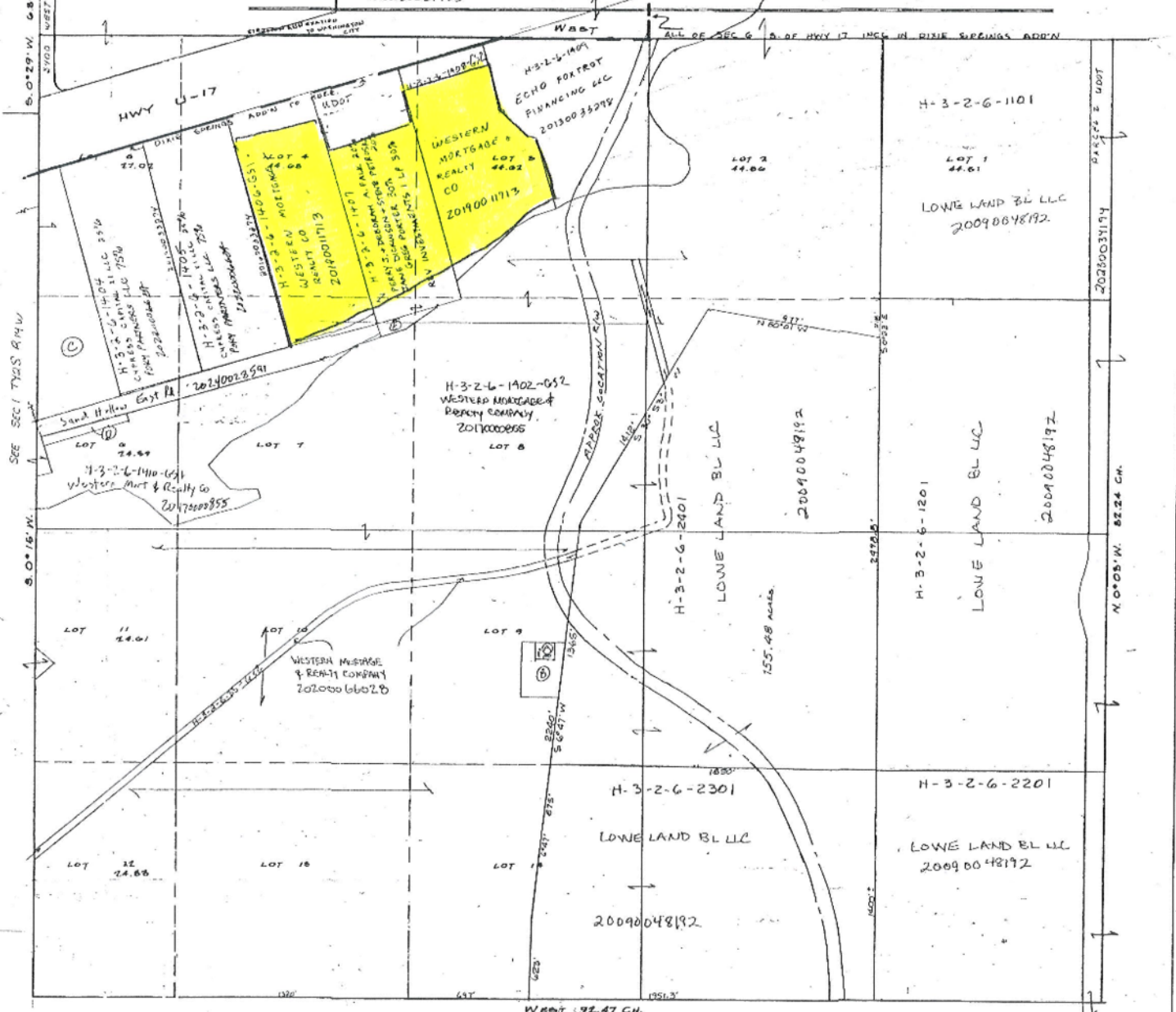
WESTERN MORTGAGE + REALTY CO
#2020006193

SECTION 6
T42 S --- R13 W

SALT LAKE BASE & MERIDIAN

SCALE: ONE INCH=400 FEET

WASHINGTON COUNTY, UTAH



W 80T 92.47 CH.

Zion Regional Medical Center – Zone Change Application

Applicant Name and Representative

Applicant: ZRMC Operating, LLC
3100 W. Ray Road, Ste 201
Chandler, AZ 85226

Representatives: Jared Cox
2715 E. Hermosa Vista Dr.
Mesa, AZ 85213

Karl Rasmussen
20 S. 850 W. #1
Hurricane, UT 84737



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	N/A
Action Type:	Legislative
Applicant:	ZRMC Operating LLC
Agent:	Jared Cox and Karl Rasmussen
Request:	Request for a Development Agreement for a building-height exception, and other terms, to allow construction of an 85-foot hospital building in the Highway Commercial zone.
Location:	3150 W State St
Zoning:	Highway Commercial HC
General Plan Map:	General Commercial
Recommendation:	Recommend approval to the City Council
Report Prepared by:	Fred Resch III

Discussion:

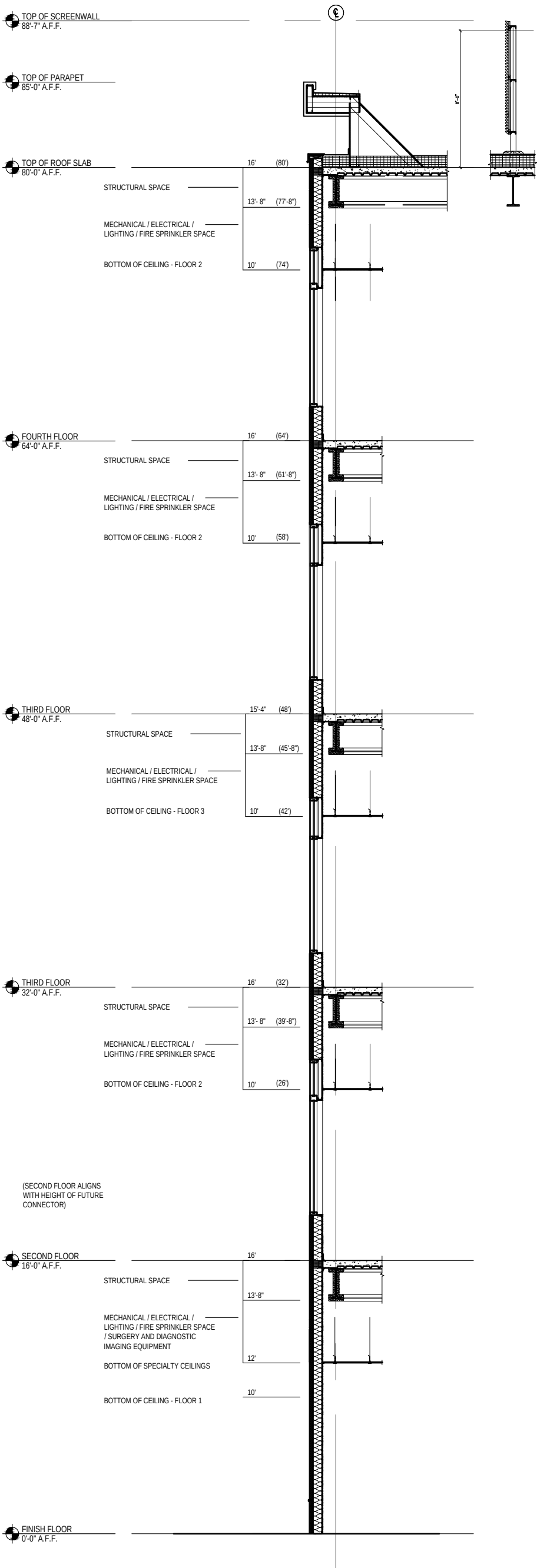
The applicant requests to enter into a development agreement with the City to allow a building-height exception, and other terms, for the construction of an 85-foot hospital building on three parcels located south of State Route 9 that are intended to be developed as the Zion Regional Medical Center campus. The site is zoned Highway Commercial and the maximum building height allowed in the Highway Commercial zone is 35 feet. Although the height exception would be primarily for the hospital, the applicant is requesting that the 85-foot height limit apply to the entire development site to allow for future planning flexibility. Pursuant to Utah State Code §10-9a-532, municipalities may enter into development agreements with property owners that include deviations from zoning standards, provided the process follows the requirements for a land use ordinance amendment. This includes holding a public hearing and receiving a formal recommendation from the Planning Commission.

	Zoning	Adjacent Land Use
North	HC, PC	State Route 9, undeveloped property and Sky Rim development on north side
East	HC	Undeveloped property
South	OS, R1-15	Undeveloped property
West	HC	Undeveloped property

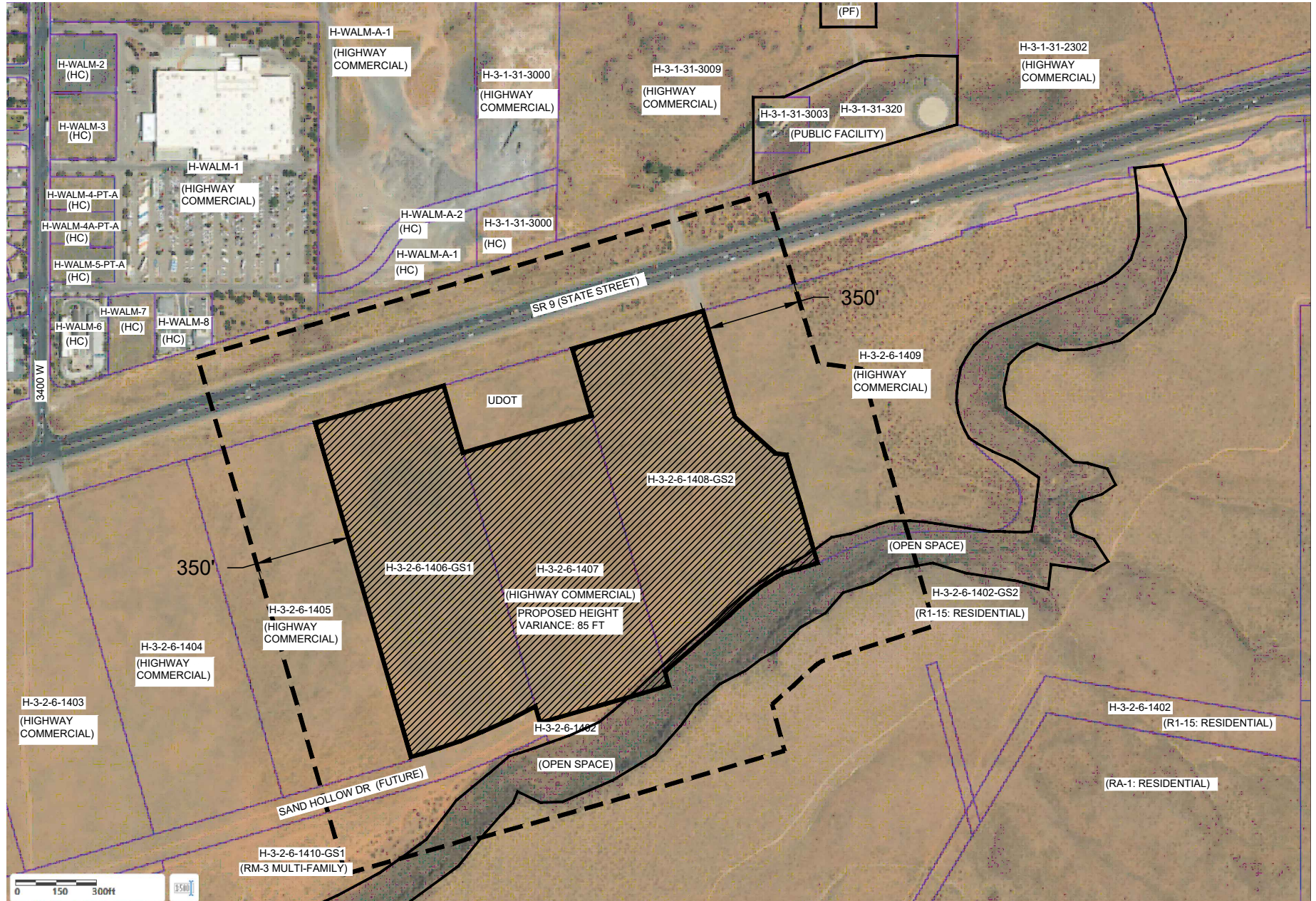
3. This proposal supports an important industry and is a critical project for the City and region.

Recommendation: Staff recommends that the Planning Commission consider any public comments received in the public hearing send a recommendation to the City Council to approve a development agreement that will:

- 1) Provide a maximum building-height exception of 85 feet; and
- 2) Require that all public facilities for the project will be provided at adequate levels by the developer before subsequent land-use approvals are granted.



ZION REGIONAL MEDICAL CENTER ZONING MAP





Application

Application Accepted Date: 05/01/2025		Valuation		\$	0.00					
Type of Improvement: Land Use Code Amendment Application		PERMIT FEES								
Description:		Planning Fee		\$	500.00					
Tenant / Project Name: Canyons RV Resort		Planning Fee		\$	500.00					
Bldg. Address: 100N 2750 W		Sub Total:		\$	500.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00					
Subdivision: Canyons RV Resort Phase:		Amount Paid:		\$	500.00					
Block: Lot #: multiple Parcel ID #: Multiple Tax ID's		Remaining Due:		\$	0.00					
Zone: MH/RV										
Property Owner: Western Commercial Real Estate, PLLC										
Permit Contact: Joby Venuti P:(435) 632-5629										
Email: joby@netutah.com										
CONTACT INFORMATION										
Engineer of Record: Rosenberg & Associates										
Email: brandona@racivil.com P: (435) 673-8586										
General Contractor: Western CRE										
License #: P: (435) 632-5629										
City: State: Zip:										
Email: joby@netutah.com										
APPLICATION DETAILS										
# of Units: 0 custom text:										
						APPROVALS				
						DATE				
						INFO				
Setbacks										
Front: Rear: Left: Right:										
Min.										
Actual:										
APPLICATION NUMBER: PLANLUCA25-04										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Joseph Venuti										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 230222562-05/01/25										



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

LAND USE ORDINANCE TEXT AMENDMENT CHECKLIST

For office use only: \$500.00 Fee

The proposed text amendment would be to what Chapter and section of the current Land Use Code: _____

Section 10-43-6. D.1.

The purpose this change would accomplish _____

See Attached

- 1) If the proposed request is to create a new zone applicant shall attach a purpose statement for this new zone as found in Chapter 11 for the existing zones. Purposed uses and standards shall be submitted as found in the appropriate zoning group; Residential, Residential Agricultural, Commercial, Industrial, or Open Space and Public Facility Zones.

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. The deadline for submission is 14 days prior to the desired meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

.....
I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Western Commercial Real Estate, PLLC Date: 05-01-2025

Signature: 
Joseph Venuti, Manager



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	LUCA25-04
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Joby Venuti
Agent:	Rosenberg & Associates
Request:	Amend Title 10, Chapter 43 regarding site built dwellings in platted RV parks.
Zoning:	Mobile Home/RV Park MH/RV
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

The applicant is requesting a change to the Hurricane City Land Use Code regarding permanent site-built dwellings (i.e. “stick-built” single-family homes) in platted RV parks. Generally, site-built units are not permitted in RV parks, since RV parks are intended for RV camping and some manufactured home use. The applicant is the developer within Canyons RV park. Canyons RV park is unusual due to the mostly permanent residential nature of a site that is a platted RV park subdivision. In 2019 the applicant petitioned the City to change the code to allow for stick-built dwelling units for lots in platted RV park subdivisions that were recorded prior to January 2020. This code was adopted with the following language: *“However, a site built dwelling unit up to 900 square feet inclusive of covered porches not exceeding 15’ high shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the County Recorder before January 2020 that is served by an individual water meter and individual power meter and that does not result in coverage of more than 50% of the lot in structures.” (HCC 10-43-6(D)(1))*

Because of the restrictions on building height and size included in the code cited above, the site-built dwellings constructed in Canyons RV park over the past several years have been built without garages. As the developer prepares additional lots, the applicant is requesting the height restriction be removed, so the buildings can be built with a garage and living space on the now-permissible second story. Staff does not have any inherent concerns with the proposal.

Recommendation:

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

Sec. 10-43-6. Development standards.

The development of a manufactured home park or subdivision, or recreational vehicle park shall conform to applicable standards and requirements of this section and as set forth in table 10-43-1 of this section unless modified by a planned development approved pursuant to chapter 23 of this title.

A. *General requirements.*

1. *Layout.* Land not contained within individual lots or spaces, roads, or parking shall be set aside and developed as parks, playgrounds, trails, and service areas for the common use and enjoyment of occupants of the development, and the visitors thereto.
2. *Location.*
 - a. A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;
 - b. A recreational vehicle park should generally be located:
 - (1) Adjacent to or in close proximity to a major collector or arterial road as shown in the City's transportation master plan;
 - (2) Near adequate shopping facilities.
3. *Plan preparation.* Plans for a manufactured home park or subdivision or recreational vehicle park shall be prepared by a licensed architect, licensed engineer, and/or licensed land surveyor.

B. *Building standards.* All standards shown in table 10-43-1 of this section must be met.

C. *Site improvements.*

1. *Access to lots and spaces.* Sufficient access shall be provided to each manufactured home or recreational vehicle lot or space to allow maneuvering of homes or vehicles into position.
 - a. The accessway shall be kept free from trees and other obstructions.
 - b. Paving under a manufactured home is not required if adequate support is provided as required by applicable building codes. Use of planks, steel mats or other means to support the manufactured home during placement is allowed so long as the same are removed upon completion of placement.
2. *Common area.* Except for a manufactured home subdivision, one or more common areas equal to at least ten percent of the land area of the development shall be set aside for the joint use and enjoyment of occupants. Land covered by vehicular roadways, sidewalks, and off street parking shall not be included in calculating this ten percent common area requirement; provided, however, that in initial phases of development, the minimum area shall be not less than one-half acre or ten percent of the land area under development, whichever is greater.
3. *Connection to City services.* Each manufactured home or recreational vehicle shall be connected to the City water system and the Ash Creek special service district wastewater disposal system, except as otherwise allowed by the regulations for such systems.
4. *Landscaping.* Any area not covered by a manufactured home or recreational vehicle, hard surfacing, or a building shall be landscaped per an approved site plan.
5. *Laundry.* A laundry may be provided for the convenience of residents within a manufactured home park or subdivision or recreational vehicle park, but not for the general public.

-
6. *Lighting.* Lighting shall be provided to meet safety standards and the lighting guidelines in section 10-33-7 of this title and shall be shown on the site plan.
 7. *Parking.* Off street parking requirements for a manufactured home park or subdivision or recreational vehicle park shall be provided on each lot or space as follows:
 - a. Manufactured home park or subdivision: two parking spaces per lot or space.
 - b. Recreational vehicle park: one parking space per RV space.
 - c. Each parking space shall have a minimum width of nine feet and minimum depth of 18 feet.
 - d. Before a lot or space may be occupied, all off street parking areas and driveways shall be surfaced with a material acceptable to the City.
 8. *Roadway design.* Accessways within a manufactured home park or recreational vehicle park shall conform to construction design standards and specifications adopted by the City unless modified by a planned development approved pursuant to chapter 23 of this title.
 9. *Roads within a manufactured home subdivision.* Roads within a manufactured home subdivision shall conform to construction design standards and specifications adopted by the City unless modified by a planned development approved pursuant to chapter 23 of this title.
 10. *Skirting.* Each manufactured home shall be skirted.
 11. *Storage, waste receptacles, and additions.*
 - a. All storage and solid waste receptacles other than individual homeowner trash receptacles shall be contained within an enclosure at least six feet high.
 - b. All patios, carports, garages and other additions to a manufactured home shall be compatible in design and construction with the associated home. Such facilities shall be constructed in accordance with applicable building codes and kept in good repair.
 12. *Storm drainage facilities.* Storm drainage facilities shall be constructed to protect residents of the development as well as adjacent property owners in accordance with applicable provisions of this Code and the adopted storm drainage plan as reasonably determined by the City Engineer.
- D. *Standards specific to recreational vehicle parks.*
1. No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel. However, a site built dwelling unit up to a footprint of 900 square feet inclusive of covered porches and a maximum height of 35 feet shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the county recorder before January 2020 that is served by an individual water meter and individual power meter and that does not result in coverage of more than 50 percent of the lot in structures.
 2. Recreational vehicle parks shall not be designed for use as permanent residences, except for that of the owner/manager and permanent maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.
 3. Reserved.
 4. Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.

5. Each recreational vehicle unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability.
6. No permanent room additions shall be attached to recreational vehicles, nor shall any permanent structure be constructed on a recreational vehicle lot except shade structures open on three sides that conform to current NFPA standards for recreational vehicle parks and campgrounds.
7. A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each 40 spaces, or fraction thereof, is required.
8. Conversion of an established residential park to another residential use shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required.

E. Table 10-43-1.

TABLE 10-43-1
DEVELOPMENT STANDARDS MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS AND
SUBDIVISIONS

Development standard	Manufactured home subdivision	Manufactured home park	Recreational vehicle park
General standards:			
Location	See subsection A2 of this section		
Minimum development size	10 acres	10 acres	5 acres
Ownership	Individual lots	Park must remain single parcel	Park must remain single parcel
Plan preparation	Licensed architect, licensed engineer and/or licensed land surveyor required; see subsection A3 of this section		
Required zone	MH/RV; see chapter 13 of this title		
Building standards:			
Maximum height, service building	35 ft.	35 ft.	35 ft.
Maximum height, accessory building	12 ft.	12 ft.	12 ft.
Lot/space standards:			
Minimum lot/space area	5,700 sq. ft.	4,000 sq. ft.	1,000 sq. ft.
Minimum lot/space width	60 ft.	50 ft.	As allowed under the NFPA 1194 standard for RV parks and

			campgrounds as it currently exists and as it may be amended in the future
Minimum lot/space depth	95 ft.	70 ft.	40 ft.
Setback standards:			
Front yard	15 ft.	15 ft.	5 ft.
Rear yard	10 ft.	10 ft.	5 ft.
Side yard, interior	10 ft.	8 ft.	7 ft.
Side yard, street	20 ft.	15 ft.	7 ft.
Accessory building	5 ft.; if adjacent to exterior boundary or utility easement, then 10 ft.	3 ft.; if adjacent to exterior boundary or utility easement, then 7.5 ft.	5 ft.
Separation between structures	20 ft.	20 ft.	14 ft.
Site improvements:			
Access to lots and spaces	Sufficient area to maneuver homes or vehicles required; see subsection C1 of this section		
Common area	Not required	10% of land area; see subsection C2 of this section	
Connection to City services	Must connect to City water system and Ash Creek special service district wastewater disposal system; see subsection C3 of this section		
Landscaping	Open and unpaved areas must be landscaped; see subsection C4 of this section		
Laundry	Laundry may be provided for residents, but not general public; see subsection C5 of this section		
Roadway and accessway design	See subsections C8 and C9 of this section		

(Ord. 2014-10, 11-6-2014; Ord. 2019-04, 5-2-2019; Ord. 2020-05, 2-6-2020; Ord. No. 2023-13, 8-3-2023)

Created: 2025-05-09 16:10:59 [EST]

(Supp. No. 4, Update 1)

This request is to change the language in Section 10-43-6. D. 1. to read - a site built dwelling unit **with a footprint** up to 900 square feet... No other changes are being requested

This request is being made so that the buyers can add garages in the 900 s.f. on the main floor and a second floor for living in the small houses being constructed in the Canyons. The second floor would allow the houses to be approximately 1,250 s.f. to 1,400 s.f.



Application

Application Accepted Date: 03/19/2025		Valuation		\$	0.00						
Type of Improvement: Zone Change Application		PERMIT FEES									
Description: Zone Change from R1-10 & M-1 PDO to R1-10 PDO.		Planning Fee		\$	500.00						
		Planning Fee		\$	500.00						
		Sub Total:		\$	500.00						
Tenant / Project Name: Balance of Nature Gardens "BoN Gardens"		Permit Total:		\$	500.00						
Bldg. Address: NWC 2100 W & Liberty Way		Amount Paid:		\$	500.00						
City: Hurricane City State: UT Zip: 84737		Remaining Due:		\$	0.00						
Subdivision: Phase:											
Block: Lot #: Parcel ID #: H-3373-NP											
Zone: R1-10 & M-1 PDO											
Property Owner: Molly's View LLC											
Permit Contact: Natalie Maikoski P:(480) 503-2250											
Email: natalie.maikoski@epsgroupinc.com											
CONTACT INFORMATION											
Engineer of Record: Joe Petrucci											
Email: joe.petrucci@epsgroupinc.com P: (480) 503-2250											
General Contractor: Tom Snyder											
License #: 10497196-5301 P: (480) 503-2250											
Address: 1130 N Alma School Road, Suite 120											
City: Mesa State: AZ Zip: 85201											
Email: tom.snyder@epsgroupinc.com											
APPLICATION DETAILS											
# of Units: 0		custom text:									
						Setbacks		Front:	Rear:	Left:	Right:
						Min.					
						Actual:					
APPLICATION NUMBER: PLANZC25-11											
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.											
Applicant Name: Natalie Maikoski											
Signature of Applicant/Authorized Agent or Owner: Date:											
Application Approved By: Date:											
Application Issued By: Date:											
Receipt #: 8.186109-03/19/25											



Application

Application Accepted Date: 03/19/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: Preliminary Master Site Plan for a proposed mixed-		Planning Fee		\$	200.00					
Tenant / Project Name: Balance of Nature Gardens "BoN Gardens"		Planning Fee		\$	200.00					
Bldg. Address: NWC 2100 W & Liberty Way		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: Phase:		Amount Paid:		\$	200.00					
Block: Lot #: Parcel ID #: H-3373-NP		Remaining Due:		\$	0.00					
Zone: R1-10 PRD										
Property Owner: Molly's View LLC										
Permit Contact: Natalie Maikoski P:(480) 503-2250										
Email: natalie.maikoski@epsgroupinc.com										
CONTACT INFORMATION										
Engineer of Record: Joe Petrucci										
Email: joe.petrucci@epsgroupinc.com P: (480) 503-2250										
General Contractor: Tom Snyder										
License #: 10497196-5301 P: (480) 503-2250										
Address: 1130 N Alma School Road, Suite 120										
City: Mesa State: AZ Zip: 85201										
Email: tom.snyder@epsgroupinc.com										
APPLICATION DETAILS										
DRAFT										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPSP25-08										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Natalie Maikoski										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

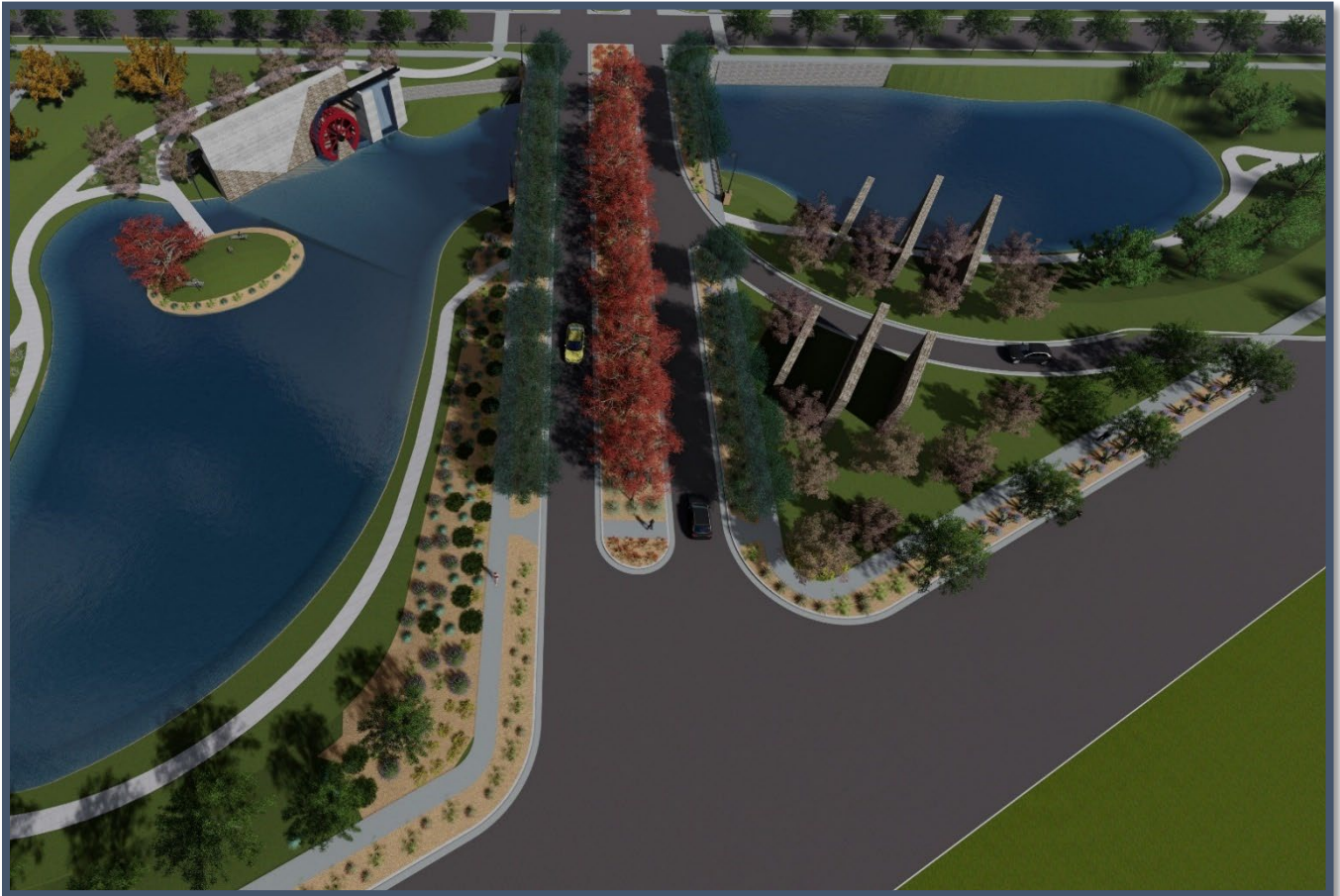
Balance of Nature Gardens

Zone Change & Planned Development Overlay Project Narrative

*NWC of 2100 W & Liberty Way
Hurricane City, Utah*

Prepared: February 28, 2025

Revised: May 14, 2025



DEVELOPMENT TEAM

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Introduction

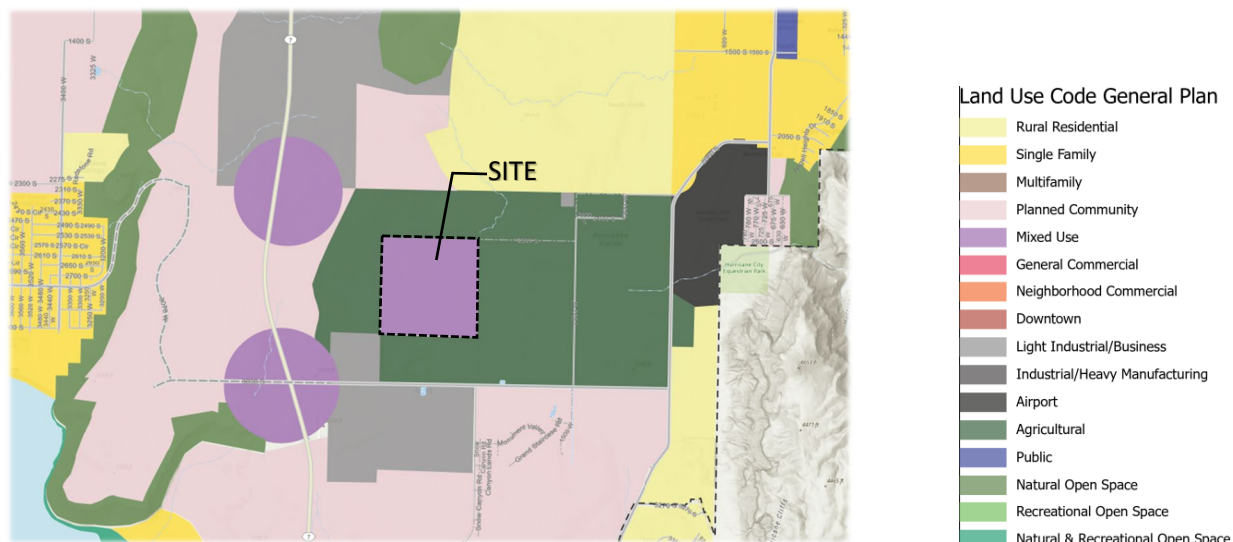
EPS Group, Inc., on behalf of Molly's View LLC (Owner), submits this Zone Change request to facilitate the development of **Balance of Nature Gardens**, a future mixed-use development with a vibrant mix of live-work-play use opportunities. The ±159.62-gross acre site is generally located at the northwest corner of 2100 W and Liberty Way within Hurricane City, Utah and is identified as Washington County Assessor Parcel Number (APN): H-3373-NP. See *Appendix A: Vicinity Map*, *Appendix B: Preliminary Site Plan*, and *Appendix C: Legal Description*.

Site Data

❖ Assessor Parcel Number (A.P.N.):	H-3373-NP-BL
❖ Grose Area:	159.62 Acres
❖ Current Land Use:	Vacant/Undeveloped
❖ Proposed Land Use:	Mixed-Use
❖ General Plan Land Use Area:	Mixed-Use
❖ Existing Zoning:	R1-10 & M-1 PDO
❖ Proposed Zoning:	R1-10 PDO

Current Zoning & General Plan Designation

The site, which is currently undeveloped vacant land, is zoned R1-10 with a Planned Development Overlay (PDO) and M-1. A portion of the site was rezoned to M-1 in 2022 to allow for a future manufacturing site; however, today the manufacturing use is no longer planned for the site. The property owner is now seeking a zone change to R1-10 PDO across the whole of **Balance of Nature Gardens**, also referred to as **BoN Gardens**, to develop this mixed-use site with compatible residential and commercial uses. The site is also appropriately designated as a 'Mixed Use' land use area of the Hurricane City General Plan and is compatible with the proposed development. See *Appendix D: Zoning Map*.



Hurricane City General Land Use Area Map

Proposed Development

Balance of Nature Gardens is a proposed vibrant new mixed-use development that features a range of uses, including headquarter offices for **Balance of Nature**, single and multi-family residences, a Town Center with a mix of residential, retail, and commercial, and Liberty Village, a mixed-use site intended to educate the public about American history, government, and their responsibility to be involved citizens. The focus of the development is to demonstrate healthy living within a community. Various forms of housing are integrated into the fabric of the Master Plan imbuing the character of a European City. The Master Plan will be implemented in five phases over the project duration. *See Appendix E: Illustrative Master Plan and Appendix F: Phasing Plan.*

Permitted Uses

The permitted uses for **Balance of Nature Gardens** are described in *Appendix G: Land Use Exhibit*.

Residential Uses:

The residential uses, located at the northeast corner of the site, will be developed per the Development Agreement signed in 2023 under document number 20230025316. This PDO introduces a wide selection of residential lot sizes and types, including Large & Small Lot Detached Residential, Green Court Detached Residential, Alley Loaded Detached Residential, and Townhomes Attached Residential, and Multi-Family residential uses within the Town Center. This variety in lot sizes is intended to offer a broader range of housing options, catering to different lifestyles and budgets within the community.

Residential uses shall be subjected to all Hurricane City regulations and development standards currently in place at the time of development, subject to the terms and conditions of this development guide and as defined in the Development Standards outlined in this document.



Commercial Uses:

The commercial uses will provide a wide range of services to the residents of **Balance of Nature Gardens** and visitors to the area. The mix of uses proposed in this area will provide new high-quality jobs and tax revenue for Hurricane City.

Balance of Nature Gardens commercial uses shall be subjected to all Hurricane City regulations and development standards currently in place at the time of development, subject to the terms and conditions of this development standards defined within this PDO.

Service Building

The southwest corner of the site aims to serve as a hub for deliveries. After the deliveries arrive at the Service Center from bigger trucks, they will be transported up to the Town Center and around the development via smaller utility task vehicles, UTV's, and similar sized vehicles. This will help limit the larger vehicles within the center of the development. Waste will be removed using the same method in reverse.



Permitted Uses Table		
Balance of Nature Gardens Permitted Uses	Hurricane City R1-10 or Commercial Equivalent	Permitted or Conditional?
<i>Residential</i>		
Large Lot Detached Residential	Dwelling, Single Family	Permitted
Small Lot Detached Residential	Dwelling, Single Family	Permitted
Green Court Detached Residential	Dwelling, Single Family	Permitted
Alley Loaded Detached Residential	Dwelling, Single Family	Permitted
Townhomes Attached Residential	Dwelling, Multiple Family	Permitted
Town Center Multi-Family Dwelling **	Dwelling, Multiple Family	Permitted
<i>Commercial</i>		
Barn & Corral	Agricultural Accessory Building	Permitted
Carriage House Pick-Up	Agricultural Accessory Building	Permitted
Casitas/Learning Labs	Hotel / School	Permitted
Service Building	General Retail	Permitted
Amphitheater	Auditorium or Stadium	Permitted
Corporate Offices	Office	Permitted
Fitness/Recreation	Recreation and Entertainment	Permitted
Performing Arts Center	Auditorium or Stadium	Permitted
Specialty Medical Center/Wellness Campus	Hospital / Medical Service	Permitted
Town Center Mixed-Use *	Varies	Permitted
Colonial Church	Church	Permitted
Independence Hall	Cultural Service	Permitted
Restaurant	Restaurant	Permitted
Visitor Center / Museum / Theater	Cultural Service	Permitted
Walapini/Greenhouse	Hotel	Permitted
Colonial Hotel	Hotel	Permitted

* Uses within the Town Center limits are limited to the Hurricane City Code Of Ordinances Sec. 10-15-3, Table 10-15-1 permitted and conditional uses allowed in the General Commercial (GC) zone, except that dwelling, multiple-family shall be a permitted use.



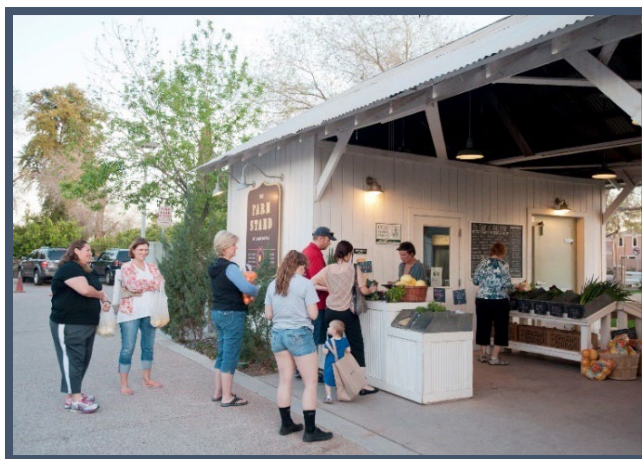
Proposed Density

The current Master Plan proposes 239 residential dwelling units, which is below the maximum allowance per the Development Agreement, signed in 2021, that permitted a total of 325 units. *See Appendix B: Preliminary Site Plan.*

Density Table			
Unit Type	Number of Units	Acreage	Density
Large Lot (85' x 135')	9 Units	159.62 Acres	1.50 Units/Acre
Small Lot (50' x 115')	44 Units		
Green Court Detached	21 Units		
Alley Loaded Detached	81 Units		
Townhomes Attached	48 Units		
Town Center Multi-Family	36 Units		
Total Units	239 Units		

Development Standards

Balance of Nature Gardens shall comply with the standards set forth within the Hurricane City Code and Land Use Ordinance Chapter 23, except as defined in the sections and tables below, which include: A. Residential, B. Commercial, C. Parking, and D. Streets and Circulation.



Residential Standards

The following section contains the listed residential housing types: Large & Small Lot Detached Residential, Green Court Detached Residential, Alley Loaded Detached Residential, and Townhomes Detached Residential. The tables describe the current Hurricane City standards and what the deviations are requested. *See Appendix H: Residential Plot Plans.*

Large & Small Lot Detached Residential

Large and Small Lot Detached Residential lots will be in the northeastern corner of the Master Plan. There will be approximately 9 large lots that are sized 85' x 135'. There will be approximately 44 small lots sized 50' x 115'. The homes will serve local residents as well as those who work within the **Balance of Nature Gardens** community. See *Appendix H: Residential Plot Plans*.



Large & Small Lot Detached Residential Development Standards Table

Standard	Hurricane City Zoning Ordinance		BoN PDO
	R1-10 Base Standard	PDO Base Standard	Large Lot & Small Lot Detached
<i>Lot Standards</i>			
Average Lot Area	10,000 SF ¹	N/A	N/A
Minimum Lot Area	8,000 SF	N/A	N/A
Minimum Lot Width	80'	N/A	N/A
Maximum Density	N/A	N/A	N/A
<i>Building Standards</i>			
Maximum Height	35' ²	Per R1-10	35'
Building Coverage	50%	N/A	N/A
Distance Between Buildings	10'	10'	10'
<i>Building Setbacks</i>			
Front	25' ³	19' from B/C (Dwelling) 20' from B/SW (Garage)	20' from B/C (Dwelling) 20' from B/SW (Garage)
Rear	20'	10' (Single-Family or Other Structures) 5' (Garage/Accessory)	10' (Single-Family or Other Structures) 5' (Garage/Accessory)
Interior Side Yard	10'	5' (Single-Family) 10' (All Other)	5' (Single-Family) 10' (All Other)
Street Side Yard	20' ⁴	N/A	15' (Can include 10' tract for PUE)
Aggregate Side Yard (on same lot)	N/A	15' (Single-Family or Twin Home) 20' (Other Structures) 10' (Other Uses)	N/A
Perimeter Setback & Buffer	N/A	25' ⁵	15'

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.

2. Except as otherwise permitted by subsection 10-13-7C.

3. Except as modified by the provisions of subsection 10-37-12F, setback measurement.

4. When this side setback is required, rear setback may be reduced to ten feet.

5. Equivalent to front yard setback of adjoining zone.

6. Except as otherwise permitted by subsection 10-15-7A.

7. Except as otherwise permitted by subsection 10-16-7A.

Green Court Detached Residential

Green Court Detached Residential lots will be in the northeastern corner of the Master Plan. There will be approximately 21 Green Court lots that will have shared access between units. The homes will serve local residents as well as those who work within the **Balance of Nature** community. See *Appendix H: Residential Plot Plans*.



Green Court Detached Residential Development Standards Table

Standard	Hurricane City Zoning Ordinance		BoN PDO
	R1-10 Base Standard	PDO Base Standard	Green Court Detached
<i>Lot Standards</i>			
Average Lot Area	10,000 SF ¹	N/A	N/A
Minimum Lot Area	8,000 SF	N/A	N/A
Minimum Lot Width	80'	N/A	N/A
Maximum Density	N/A	N/A	N/A
<i>Building Standards</i>			
Maximum Height	35' ²	Per R1-10	35'
Building Coverage	50%	N/A	N/A
Distance Between Buildings	10'	10'	10'
<i>Building Setbacks</i>			
Front	25' ³	19' from B/C (Dwelling) 20' from B/SW (Garage)	10' (Dwelling)
Rear	20'	10' (Single-Family or Other Structures) 5' (Garage/Accessory)	3' Apron from B/C (Garage) 5' from B/C (Dwelling) (If Driveway Provided, then 20' Minimum From B/C)
Interior Side Yard	10'	5' (Single-Family) 10' (All Other)	5' (Single-Family) 10' (All Other)
Street Side Yard	20' ⁴	N/A	15' (Can Include 10' Tract)
Aggregate Side Yard (on same lot)	N/A	15' (Single-Family or Twin Home) 20' (Other Structures) 10' (Other Uses)	N/A
Perimeter Setback & Buffer	N/A	25' ⁵	15'

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.

2. Except as otherwise permitted by subsection 10-13-7C.

3. Except as modified by the provisions of subsection 10-37-12F, setback measurement.

4. When this side setback is required, rear setback may be reduced to ten feet.

5. Equivalent to front yard setback of adjoining zone.

6. Except as otherwise permitted by subsection 10-15-7A.

7. Except as otherwise permitted by subsection 10-16-7A.

Alley Loaded Detached Residential

Alley Loaded Detached Residential lots will be in the northeastern corner of the Master Plan. There will be approximately 81 units that will share vehicular access at the back of the lots. The front of the homes will share green space which provides pedestrian access as well. The homes will serve local residents as well as those who work within the **Balance of Nature** community. See *Appendix H: Residential Plot Plans*.



Alley Loaded Detached Residential Development Standards Table			
Standard	Hurricane City Zoning Ordinance		BoN PDO
	R1-10 Base Standard	PDO Base Standard	Alley-Loaded Detached
<i>Lot Standards</i>			
Average Lot Area	10,000 SF ¹	N/A	N/A
Minimum Lot Area	8,000 SF	N/A	N/A
Minimum Lot Width	80'	N/A	N/A
Maximum Density	N/A	N/A	N/A
<i>Building Standards</i>			
Maximum Height	35' ²	Per R1-10	35'
Building Coverage	50%	N/A	N/A
Distance Between Buildings	10'	10'	10'
<i>Building Setbacks</i>			
Front	25' ³	19' from B/C (Dwelling) 20' from B/SW (Garage)	10' (Dwelling)
Rear	20'	10' (Single-Family or Other Structures) 5' (Garage/Accessory)	3' Apron from B/C (Garage) (If Driveway Provided, then 20' Minimum from B/C)
Interior Side Yard	10'	5' (Single-Family) 10' (All Other)	5' (Single-Family) 10' (All Other)
Street Side Yard	20' ⁴	N/A	15' (Can Include 10' Tract)
Aggregate Side Yard (on same lot)	N/A	15' (Single-Family or Twin Home) 20' (Other Structures) 10' (Other Uses)	N/A
Perimeter Setback & Buffer	N/A	25' ⁵	15'

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.

2. Except as otherwise permitted by subsection 10-13-7C.

3. Except as modified by the provisions of subsection 10-37-12F, setback measurement.

4. When this side setback is required, rear setback may be reduced to ten feet.

5. Equivalent to front yard setback of adjoining zone.

6. Except as otherwise permitted by subsection 10-15-7A.

7. Except as otherwise permitted by subsection 10-16-7A.

Townhomes Attached Residential

Townhomes Attached residential will be in the northeastern corner of the Master Plan located closer to the Town Center. There will be approximately 48 units. Vehicular access will be provided at the rear of the homes. The homes will serve local residents as well as those who work within the **Balance of Nature** community. *See Appendix H: Residential Plot Plans.*



Townhomes Attached Residential Development Standards Table			
Standard	Hurricane City Zoning Ordinance		BoN PDO
	R1-10 Base Standard	PDO Base Standard	Townhomes Attached
<i>Lot Standards</i>			
Average Lot Area	10,000 SF ¹	N/A	N/A
Minimum Lot Area	8,000 SF	N/A	N/A
Minimum Lot Width	80'	N/A	N/A
Maximum Density	N/A	N/A	N/A
<i>Building Standards</i>			
Maximum Height	35' ²	Per R1-10	35'
Building Coverage	50%	N/A	N/A
Distance Between Buildings	10'	10'	10'
<i>Building Setbacks</i>			
Front	25' ³	19' from B/C (Dwelling) 20' from B/SW (Garage)	10' (Dwelling)
Rear	20'	10' (Single-Family or Other Structures) 5' (Garage/Accessory)	3' Apron from Alley B/C to Garage
Interior Side Yard	10'	5' (Single-Family) 10' (All Other)	0'
Street Side Yard	20' ⁴	N/A	15' (Can Include Tract)
Aggregate Site Yard (on same lot)	N/A	15' (Single-Family or Twin Home) 20' (Other Structures) 10' (Other Uses)	N/A
Perimeter Setback & Buffer	N/A	25' ⁵	15'

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.

2. Except as otherwise permitted by subsection 10-13-7C.

3. Except as modified by the provisions of subsection 10-37-12F, setback measurement.

4. When this side setback is required, rear setback may be reduced to ten feet.

5. Equivalent to front yard setback of adjoining zone.

6. Except as otherwise permitted by subsection 10-15-7A.

7. Except as otherwise permitted by subsection 10-16-7A.

Commercial Standards

The commercial development throughout **BoN Gardens** contains various uses. From community gardens, Medical & Wellness Campus, and Amphitheater to a Gym and Performing Arts Center. Please refer to *Appendix E: Illustrative Master Plan* for locations of all uses. A full list of the uses was provided on the Residential and Commercial Permitted Uses Comparison Chart.

The table below describe the current Hurricane standards and what the deviations are requested.



Commercial Development Standards Table			
Standard	GC	PDO	BoN PDO
<i>Lot Standards</i>			
Average Lot Area	N/A	N/A	N/A
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Maximum Density	N/A	N/A	N/A
<i>Building Standards</i>			
Maximum Height	35' ³	35' ³	60' (Town Center) ⁴ 45' ³ (All other)
Building Coverage	N/A	N/A	N/A
Distance Between Buildings	N/A	N/A	N/A
<i>Building Setbacks</i>			
Front	20' ¹	20' ¹	N/A
Rear	0' 10' (Adjacent to Agriculture or Residential Use)	0' 10' (Adjacent to Agriculture or Residential Use)	N/A
Interior Side Yard	0' 10' (Adjacent to Agriculture or Residential Use)	0' 10' (Adjacent to Agriculture or Residential Use)	N/A
Street Side Yard	20'	20'	10' from B/C 15' at Utility Equipment
Aggregate Site Yard (on same lot)	N/A	N/A	N/A
Perimeter Setback & Buffer	N/A	20' ²	15'

1. Except as modified by the provisions of subsection 10-37-12F, setback measurement.

2. Equivalent to front yard setback of adjoining zone.

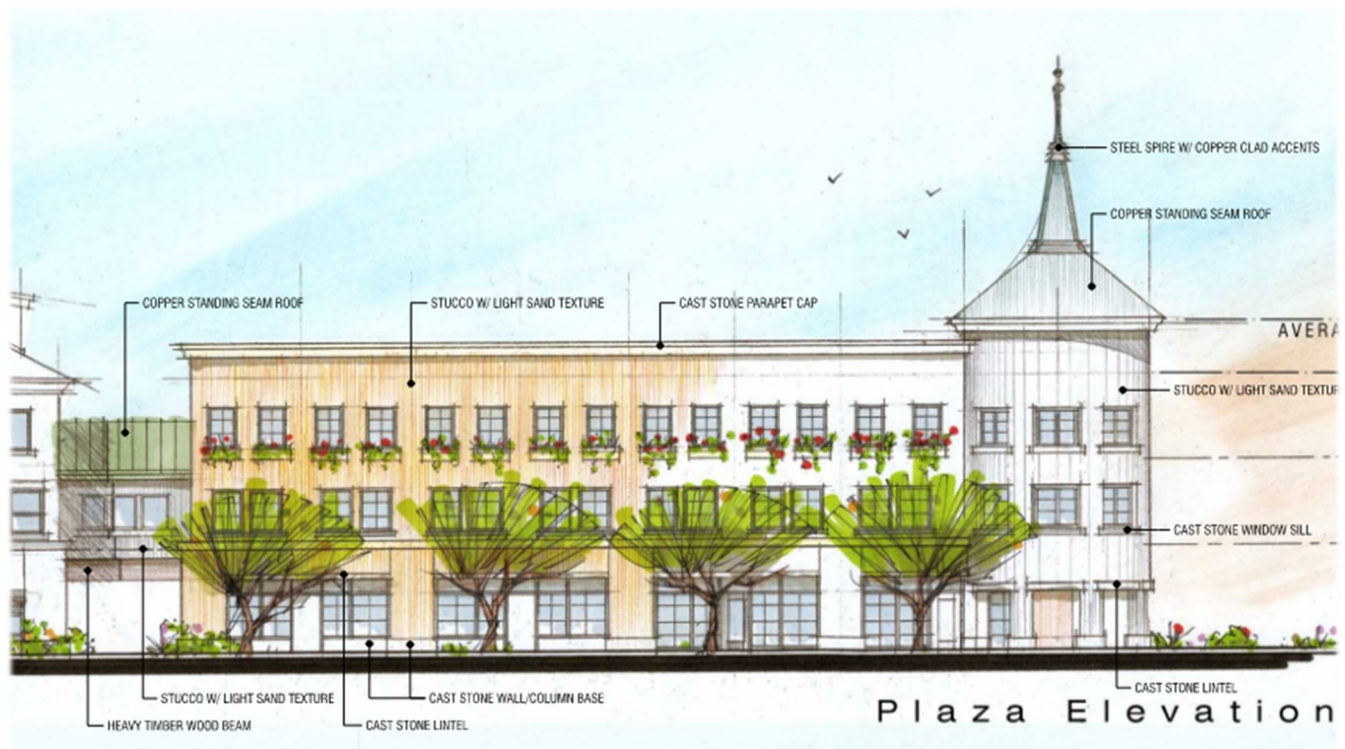
3. Except as otherwise permitted by subsection 10-15-7A.

4. Limited to no closer than 250' of right-of-way.

Town Center Design Guidelines & Architecture

The community of **Balance of Nature Gardens** will feature as its centerpiece a Town Center emulating the piazzas, plazas or praças, that are the central hubs of European cities, surrounded by buildings filled with bustling trade, entertainment and living. As a social gathering place with attractions that stimulate the senses, the plaza, or town square will feature areas for street entertainers and vendors like one would find in a European city. There will be spaces for relaxing and enjoying a beautiful day of strolling, sitting and taking in the surroundings, while other areas will have robust activities and attractive gardens and water features.

During times of the year, Festivals and Fairs will be held celebrating special occasions, for example, similar to, the well-known Christmas markets of German towns, where vendors set up their colorful displays of Christmas wares and goods, entertainers throughout the plaza play and sing Christmas carols and actors put on Christmas plays, like "A Christmas Carol." There will be spots for a beautiful Christmas tree lit up for the holiday, a Nativity scene and a place for Santa to take requests from the children. Other holidays and special events will take place as well, all in grand style creating a destination to celebrate life and healthy living.



Surrounding the plaza will be mixed-used buildings emulating the European style of architecture with steep-pitched and parapeted roofs, some with dormer windows while others capped off with stone. Window boxes blazoned with colorful flowers will recall the quaint upper floor residences of European towns. On the ground floor accessible to the plaza will be specialty shops as one would find in begone times, such as butcher, deli and cobbler shops. Cafes, restaurants and other dining venues will offer a variety of menus to stimulate the palate in a healthy fashion, which is the theme of the community.

Proprietors will have the opportunity to work on the ground floor and live on the third floor where residential units provide a variety of sizes and bedroom count. Behind the shops on the ground floor will be closed-in

garages that accommodate Town Center residents, removing the presence of any modern vehicle from the streets adjoining the Town Center. The second floor will be for professional offices or other businesses supporting **Balance of Nature Gardens**.

Visitors to the Town Center who arrive at **Balance of Nature Gardens** will park in orchard areas along the perimeter of the community, where they may choose to walk through community gardens to the Town Center or be driven there in carriages pulled by horses which will pick them up using a carriage lane running parallel to the perimeter parking. They will then be brought to a drop off area in front of the Town Center, where they will also be picked up to be returned to their vehicles.

At the opposite end of the Town Center from the Horse and Carriage Drop-off and Pick-up area will be an amphitheater that will be a venue for special events. Using the Town Center as a stage and back-drop, amphitheater-goers will be seated on blankets on a great lawn or on terraces facing the Town Center stage where entertainers will perform, or presentations given.

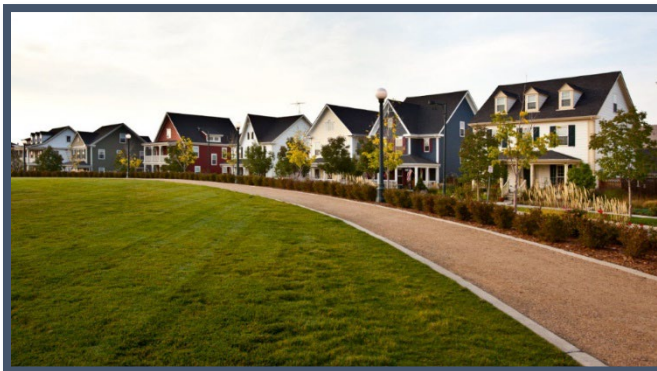
The Town Center reflects **Balance of Nature** goal to create a special destination for those seeking a healthy lifestyle in a place that promotes and celebrates healthy living. *See Appendix I: Building Elevations.*



Parking Plan

As previously mentioned, **BoN Gardens** has a goal of creating a healthy, pedestrian-centered experience. With that goal in mind, parking is located around the perimeter of the site to limit traffic within the Master plan. The perimeter parking will be decomposed granite and include angled parking. Two conditions are proposed, one being fully decomposed granite and the other has a combination of colored concrete drive lanes and decomposed parking spaces, to match the natural aesthetic. The parking lots will be surrounded by orchards creating a welcoming ambience as well as production for the Balance of Nature product. To be able to bring all the users into the site, a horse carriage/walking path circles the entire site. The horse drawn carriages will circulate throughout the entire site and focus on bringing users into the Town Center, where a majority of the commercial uses are centered. *See Appendix J: Illustrative Cross Sections* depicting the parking areas and the horse drawn carriages.

The project intent is to incorporate design elements that deemphasize a motor vehicle driven development such that the provision of excess motor vehicle parking would be detrimental to the development plan. Due to the unique nature and location of the proposed development, as well as the anticipated operation and capacity of the site to share parking spaces, a reduction from the Hurricane City standard parking requirements is requested. The results of the previously prepared parking analysis utilizing the City code, as well as nationally accepted parking demand and shared parking resources, indicated that a significant reduction in required parking is justified. Parking studies will be completed during each phase of the development to make sure that parking needs are adequately addressed for each part of the development and meet City of Hurricane requests.



Streets and Circulation

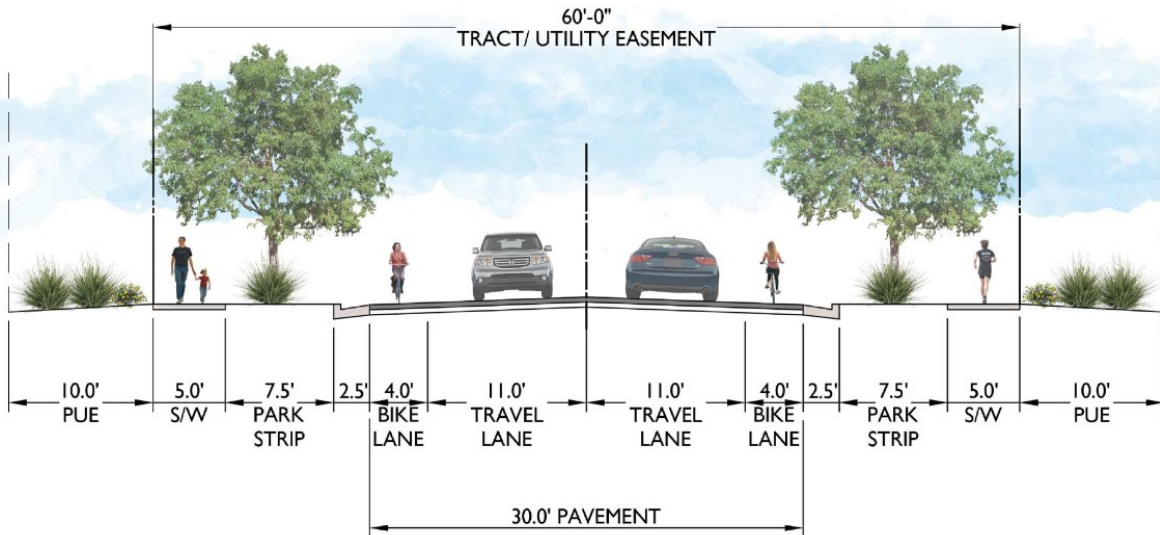
BoN Gardens features a variety of private street types and sections that strategically navigate throughout the Master Plan so that pedestrians and horse-drawn carriages can be the primary focus of the development.

Private street sections were developed for all the different roadways throughout **BoN Gardens**. The sections aim to help establish the character of the development but also delineate where utilities are to be run. *See Appendix K: Master Utility & Grading Plans.*

The different private street sections developed for **BoN Gardens** aim to establish the character of the development and also help to delineate where utilities are to be installed. The following private street sections have been modified from Hurricane City standards. *See Appendix L: Street Section Master Plan.*

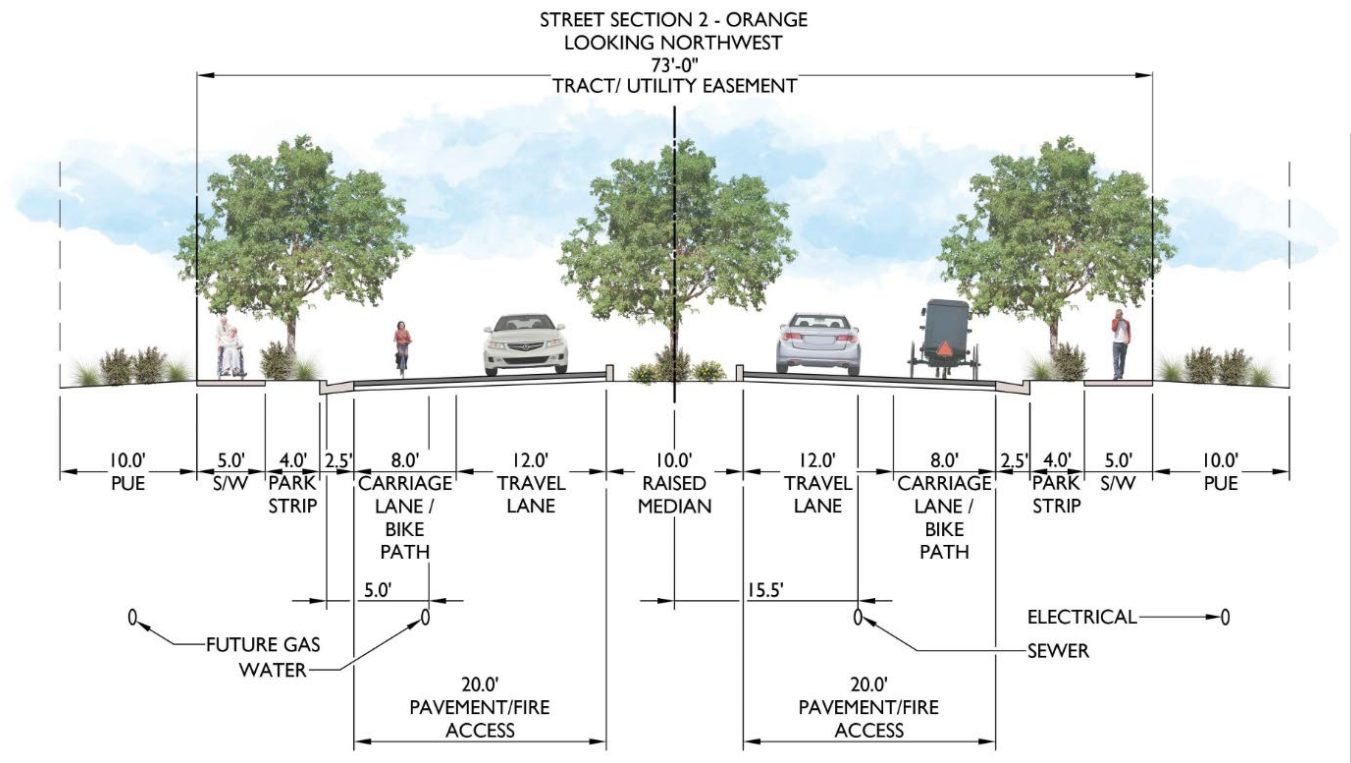
Private Street Section 1 – Main Access Road

The Main Access Road cross section is a modified version of the Hurricane Local/Standard Alternative street section. This section allows for bike lanes and softens the impact by being lined with planted park strips along both sides of the street. Having detached sidewalks allows for a more pleasant pedestrian experience as well. This road will provide primary circulation for cars throughout the Master Plan leading to the Town Center. The section also lays out guidelines for utility locations. Final utility pipe sizes, depths, and placement to be determined in final engineering. Diagram is not drawn to scale. *See Appendix L: Street Section Master Plan.*



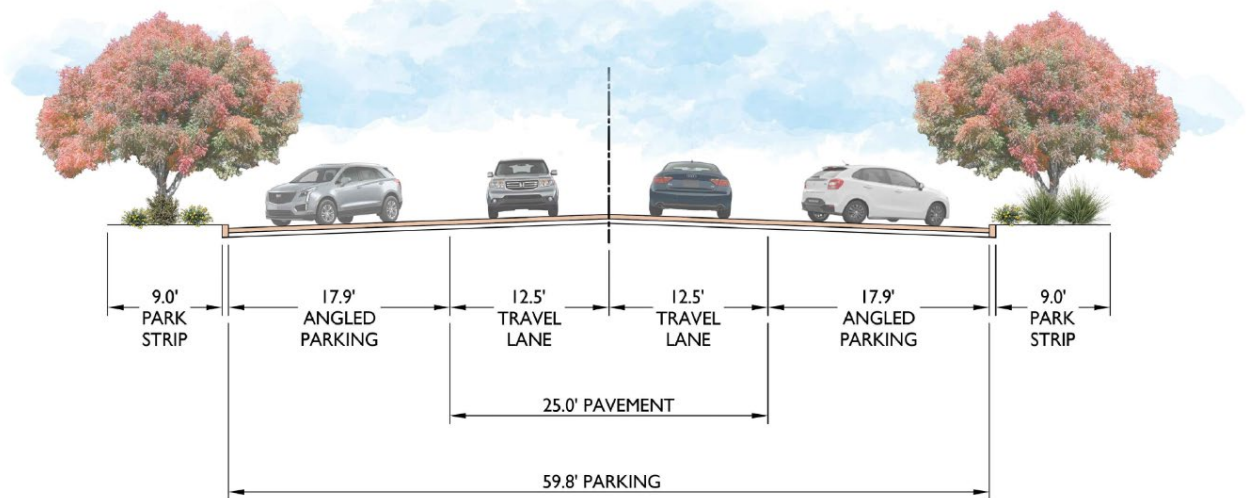
Private Street Section 2 – Main Entry Road

The Main Entry Road cross section is a new cross section designed for the Master Plan. This section incorporates carriage/bike paths to allow for multiple sources of circulation heading into the Town Center. This section has a planted median to elevate the entry experience as well as planted medians on both sides creating an allée of trees. Having detached sidewalks allows for a more pleasant pedestrian experience as well. The section also lays out guidelines for utility locations. The pavement will be 26' wide at hydrant locations. Final utility pipe sizes, depths, and placement to be determined in final engineering. Diagram is not drawn to scale. *See Appendix L: Street Section Master Plan.*

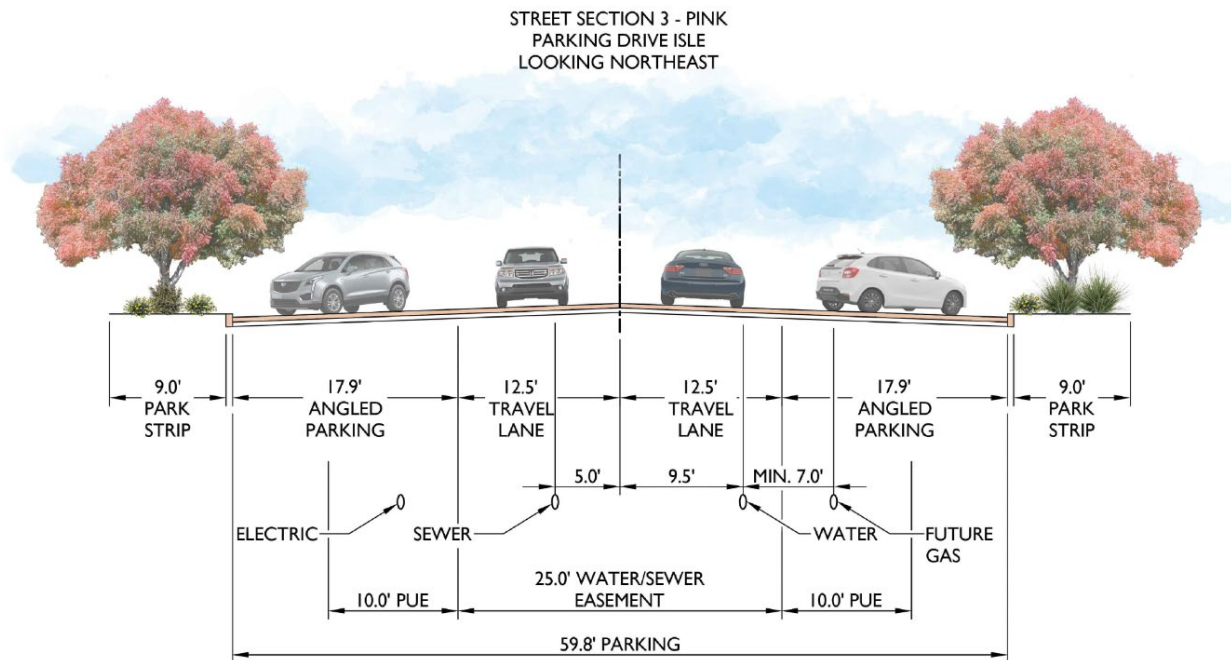


Private Street Section 3 – Perimeter Parking Conditions

The Perimeter Parking cross section is a new cross section designed for the Master Plan located around the perimeter of the Master Plan. This section allows for angled parking along both sides of a drive aisle. The parking will be on decomposed granite with parking delineators. As previously mentioned, there will be two conditions shown. The section also lays out guidelines for utility locations. Final utility pipe sizes, depths, and placement to be determined in final engineering. Diagram is not drawn to scale. *See Appendix L: Street Section Master Plan.*



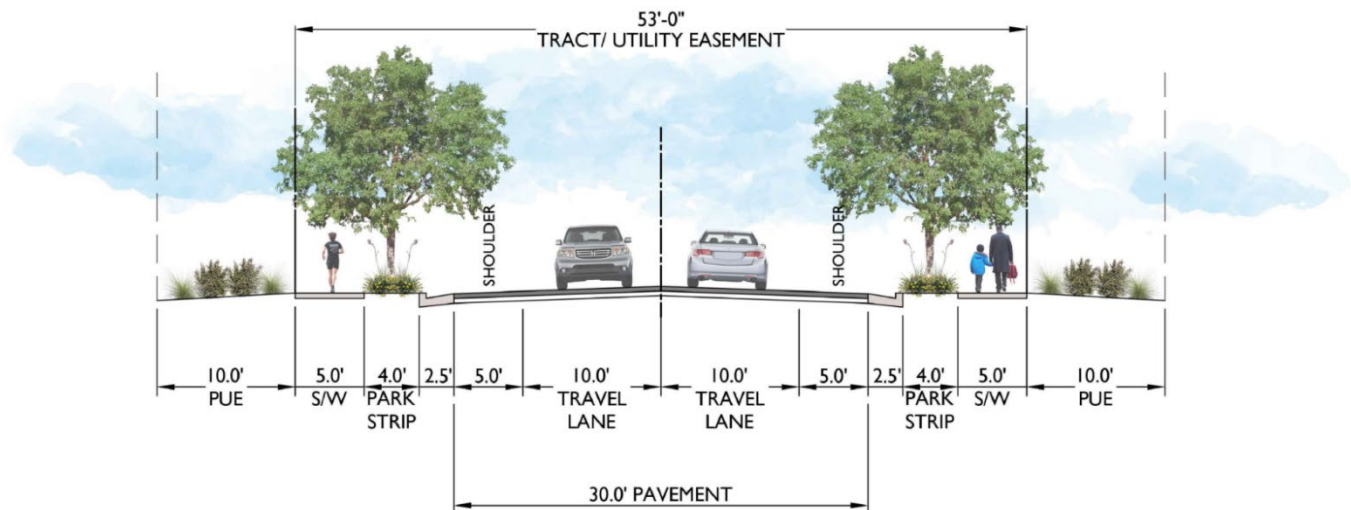
Condition 1



Condition 2

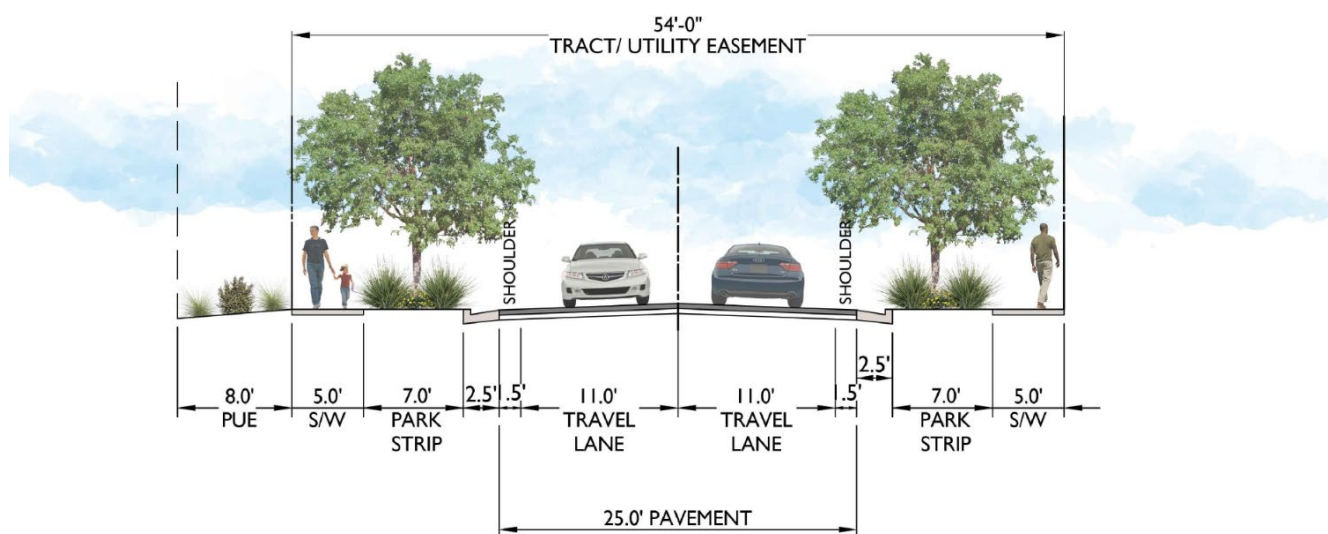
Private Street Section 4 – Residential Local Alternative

The Residential Local Alternative cross section is a Hurricane City standard detail and does not deviate from that standard. This section allows for larger shoulders and softens the impact by being lined with planted park strips along both sides of the street. Having detached sidewalks allows for a more pleasant pedestrian experience as well. This road will provide primary circulation for cars throughout the large and small residential lots. Final utility pipe sizes, depths, and placement to be determined in final engineering. Diagram is not drawn to scale. *See Appendix L: Street Section Master Plan.*



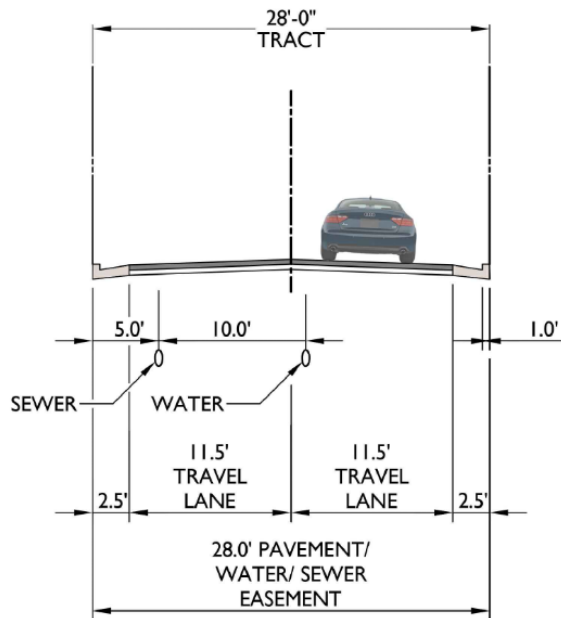
Private Street Section 5 – Liberty Village Driveways/Parking Access Road

The Liberty Village Driveways/Parking Access Road cross section is a new cross section designed for the Master Plan. This section has planted medians on both sides, where applicable. The primary purpose of this cross section is to facilitate bringing cars into Wellness Campus as well as the Headquarters. The section also lays out guidelines for utility locations. Final utility pipe sizes, depths, and placement to be determined in final engineering. Diagram is not drawn to scale. *See Appendix L: Street Section Master Plan.*

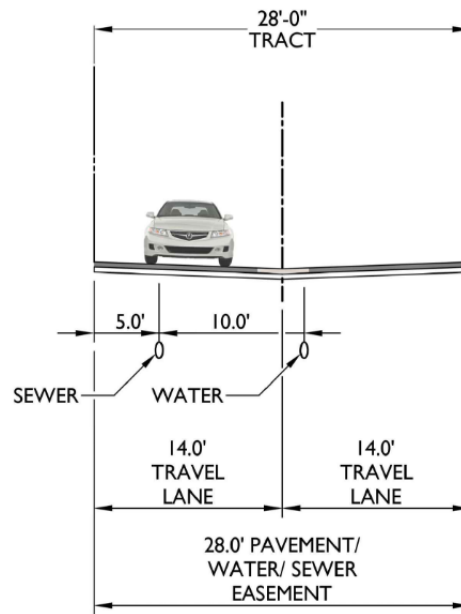


Private Street Section 6 – Private Driveways

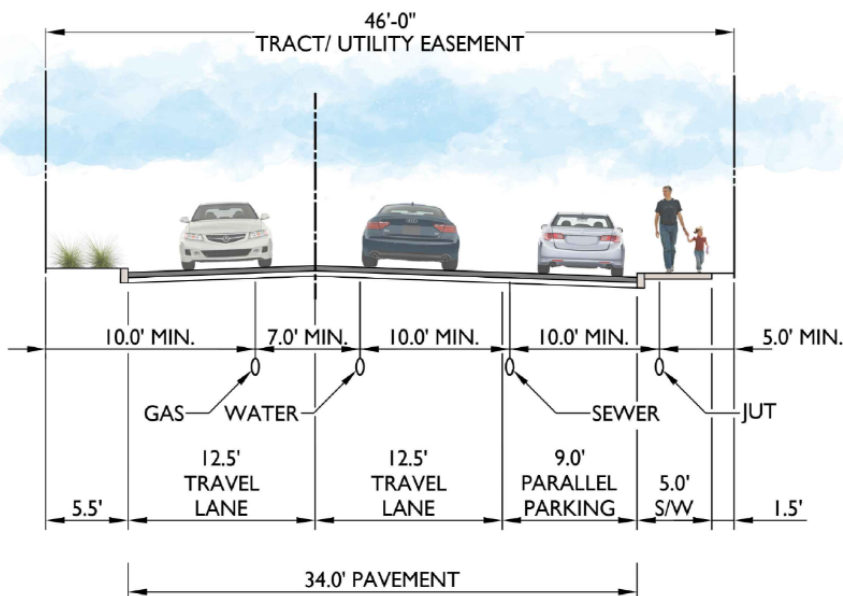
The Lane Section Conditions cross section is a new cross section designed for the Master Plan. The primary purpose of this cross section is to facilitate bringing cars into the higher density residential areas (Green Court, Alley, and ROW Housing). For Conditions 1 and 2 a 10' PUE will be provided on the backside of the lots for gas and electric. See the plan view below for pedestrian and vehicular circulation. Final utility pipe sizes, depths, and placement to be determined in final engineering. Diagram is not drawn to scale. *See Appendix L: Street Section Master Plan and Appendix K: Master Utility and Grading Plans.*



Condition 1



Condition 2



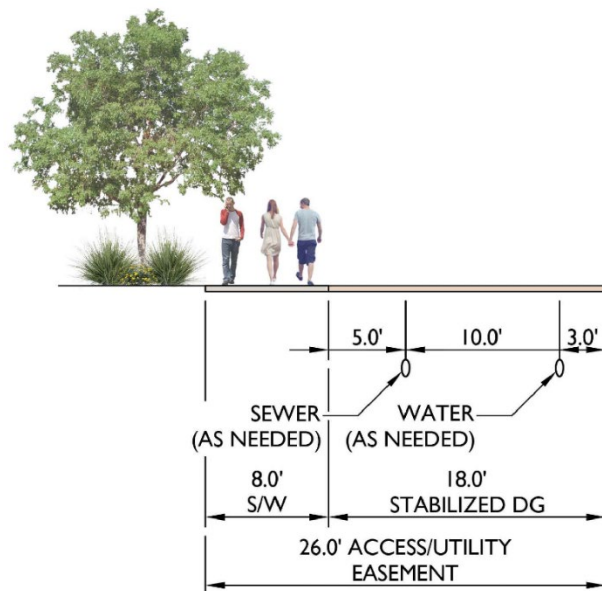
Condition 3



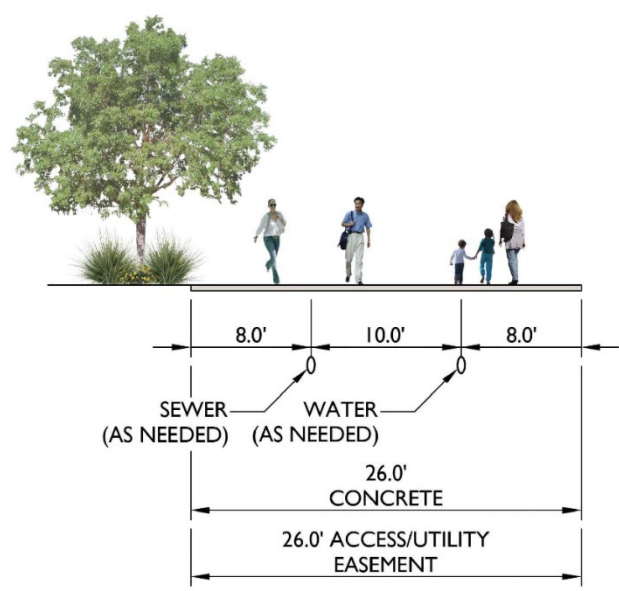
Plan View

Private Street Section 7 – Fire Access Path

The Lane Section Conditions cross section is a new cross section designed for the Master Plan. The primary purpose of this cross section to allow fire access where it is required on the Master Plan. There are two conditions proposed. Both conditions allow for pedestrian circulation as well. The section also lays out guidelines for utility locations. Final utility pipe sizes, depths, and placement to be determined in final engineering. 8' wide public utility easements to be added as necessary or at the discretion of Hurricane Power. Diagram is not drawn to scale. *See Appendix L: Street Section Master Plan.*



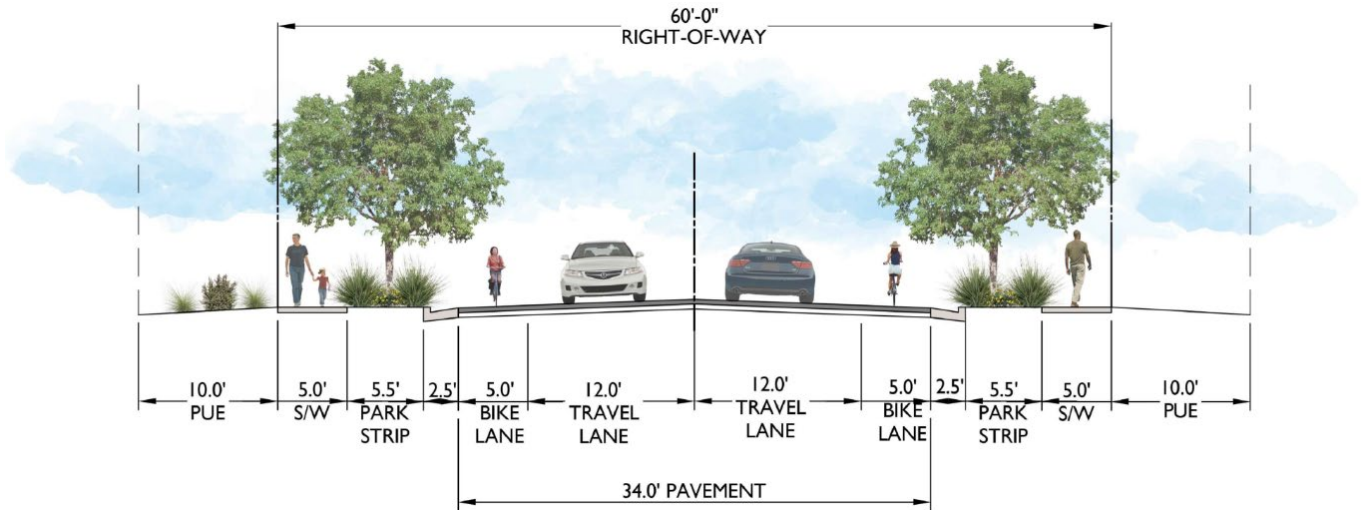
Condition 1



Condition 2

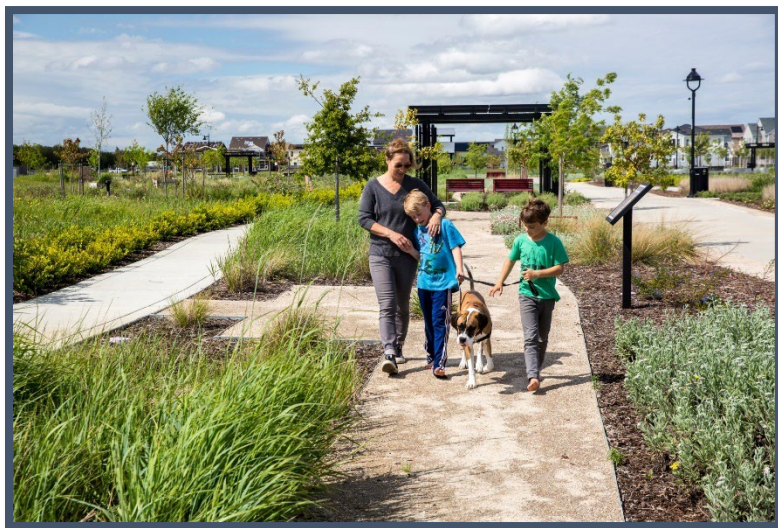
Public Street Section 8 – 2470 S

The street section for 2470 S is an offsite roadway that borders the north frontage of the property. It matches the street section for Liberty Way, which borders the southern frontage of the property. This is the Hurricane City standard roadway section Minor Collector. Utilities will be placed per HCS and ACSSD typical standards. *See Appendix L: Street Section Master Plan.*



Conclusion

We're pleased to present to you the application for a zoning change and proposed planned development overlay for **BoN Gardens**. The development will enrich the greater Hurricane community by providing jobs and entertainment. Not only will it be home to the **Balance of Nature** Headquarters, but it will provide a destination for many to visit and enjoy. We respectfully request your favorable consideration of the submitted documents with approval of our application and look forward to working with the City to implement this exciting new development.

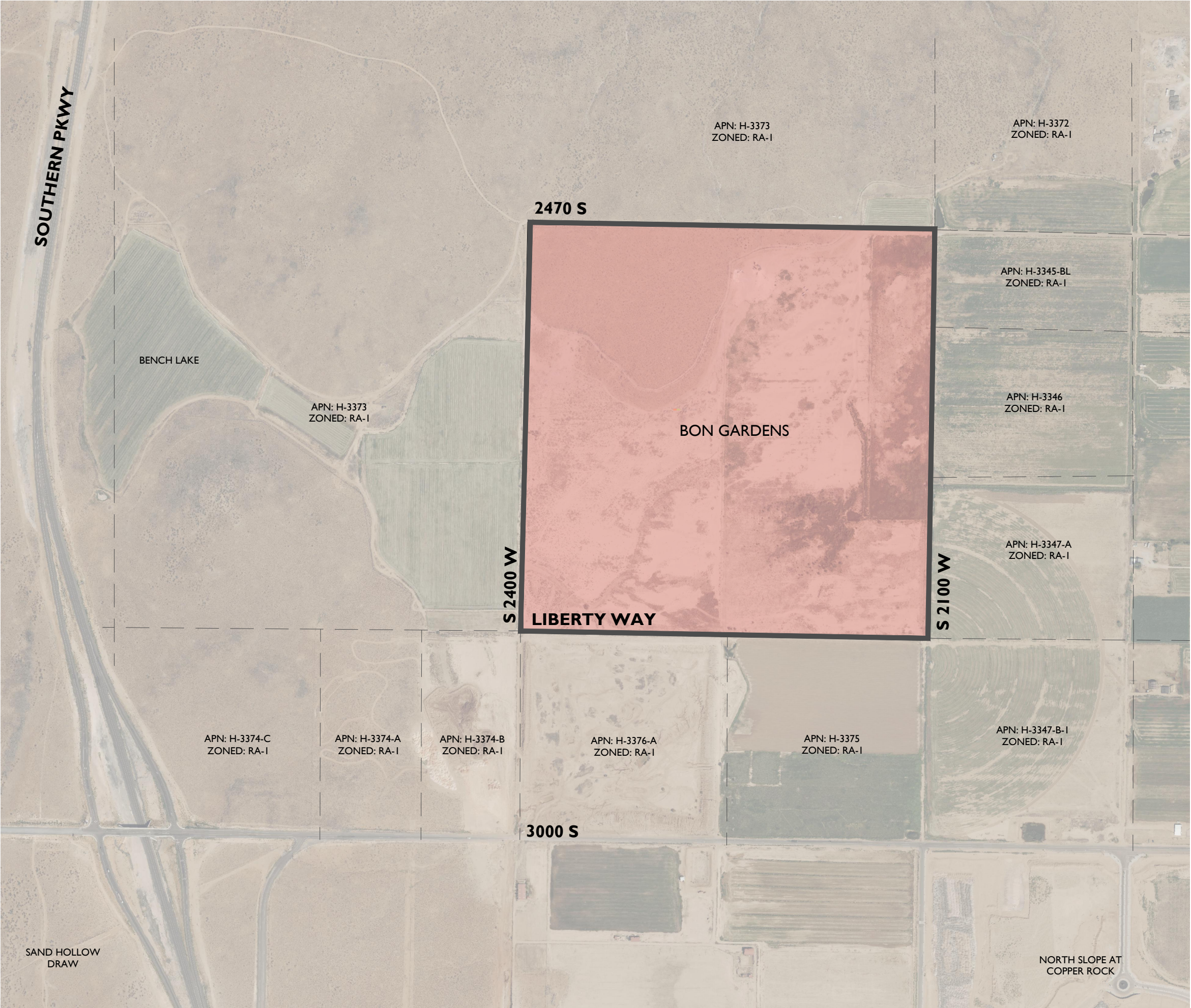


Appendix A: Vicinity Map

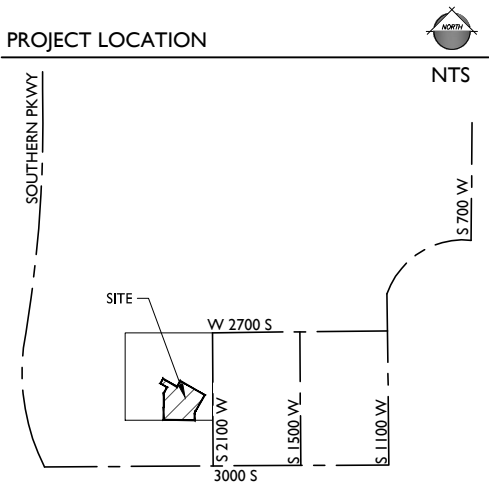
21-0167 - BoN Gardens

Apr. 16, 2025 1:39pm S:\Projects\2021\21-0167\Planning\Drawings\Entitlements\21-0167 - PDO Vicinity Map.dwg

ttthomas

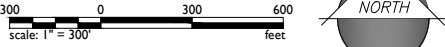


PROJECT LOCATION



PROJECT TEAM

PROPERTY OWNER: MOLLYS VIEW LLC 1568 S RIVER RD, STE 200 SAINT GEORGE, UT 84790 CONTACT: ORCUTT WINSLOW	PLANNER & LANDSCAPE ARCHITECT: EPS GROUP, INC. 1130 N. Alma School Rd., Suite 120 Mesa, AZ 85201 TEL: (480) 503-2250 CONTACT: Josh Hannon / Tom Snyder josh.hannon@epsgroupinc.com tom.snyder@epsgroupinc.com
ARCHITECT: ORCUTT WINSLOW 2929 N Central Ave., 11th Floor Phoenix, AZ 85012 TEL: (602) 257-1764 CONTACT: Neil Terry, AIA, NCARB terry.n@owp.com	CIVIL ENGINEER: EPS GROUP, INC. 1130 N. Alma School Rd., Suite 120 Mesa, AZ 85201 TEL: (480) 503-2250 CONTACT: Joe Petrucci, PE joe.petrucci@epsgroupinc.com



1130 N Alma School Road
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Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:

BoN Gardens

Hurricane, UT

Vicinity Map

Revisions:

DESIGN: 5-1-17
1-800-665-4111

Designer: EPS
Drawn by: EPS

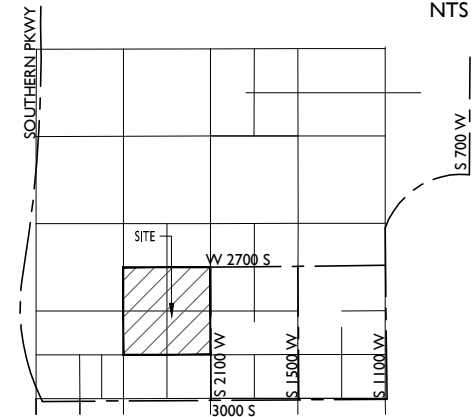
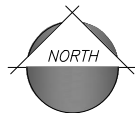
Preliminary
Not For
Construction
Or
Recording

Job No.
21-0167

VM01

Sheet No.
1
of 1

Appendix B: Preliminary Site Plan



PROPERTY OWNER:
MOLLYS VIEW LLC
1568 S RIVER RD., STE 200
SAINT GEORGE, UT 84790
CONTACT: DOUGLAS LEX HOWARD

PLANNING & LANDSCAPE ARCHITECTURE:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: TOM SNYDER
tom.snyder@epsgrouppinc.com

A.P.N.:	H-3373-PN-BL																								
GROSS AREA:	± 159.62 AC																								
EXISTING LAND USE:	VACANT/ UNDEVELOPED																								
PROPOSED LAND USE:	MIXED-USE																								
EXISTING GENERAL PLAN DESIGNATION:	MIXED USE																								
EXISTING ZONING:	R1-10 & M-1 PDO																								
PROPOSED ZONING:	R1-10 PDO																								
RESIDENTIAL UNIT BREAKDOWN:	<table><tr><td><u>APPROVED</u></td><td><u>PROPOSED</u></td></tr><tr><td>LARGE LOT (85' x 115')</td><td>NOT DEFINED</td></tr><tr><td>SMALL LOT (50' x 115')</td><td>9 UNITS</td></tr><tr><td>GREEN COURT</td><td>NOT DEFINED</td></tr><tr><td>ALLEY HOMES</td><td>44 UNITS</td></tr><tr><td>ROW HOUSING</td><td>NOT DEFINED</td></tr><tr><td>TOWN CENTER MULTI-FAMILY</td><td>21 UNITS</td></tr><tr><td>TOTAL UNITS:</td><td>81 UNITS</td></tr><tr><td></td><td>48 UNITS</td></tr><tr><td></td><td>36 UNITS</td></tr><tr><td></td><td>325 UNITS</td></tr><tr><td></td><td>239 UNITS</td></tr></table>	<u>APPROVED</u>	<u>PROPOSED</u>	LARGE LOT (85' x 115')	NOT DEFINED	SMALL LOT (50' x 115')	9 UNITS	GREEN COURT	NOT DEFINED	ALLEY HOMES	44 UNITS	ROW HOUSING	NOT DEFINED	TOWN CENTER MULTI-FAMILY	21 UNITS	TOTAL UNITS:	81 UNITS		48 UNITS		36 UNITS		325 UNITS		239 UNITS
<u>APPROVED</u>	<u>PROPOSED</u>																								
LARGE LOT (85' x 115')	NOT DEFINED																								
SMALL LOT (50' x 115')	9 UNITS																								
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TOTAL UNITS:	81 UNITS																								
	48 UNITS																								
	36 UNITS																								
	325 UNITS																								
	239 UNITS																								
GROSS RESIDENTIAL DENSITY:	1.50 DU/AC																								

- LARGE LOT DETACHED RESIDENTIAL
- SMALL LOT DETACHED RESIDENTIAL
- GREEN COURT DETACHED RESIDENTIAL
- ALLEY LOADED DETACHED RESIDENTIAL
- TOWNHOMES ATTACHED RESIDENTIAL
- BARN & CORRAL
- CARRIAGE HOUSE PICK-UP
- CASITAS / LEARNING LABS
- SERVICE BUILDING
- AMPHITHEATER
- CORPORATE OFFICES
- FITNESS/RECREATION
- PERFORMING ARTS CENTER
- SPECIALTY MEDICAL CENTER/WELLNESS CAMPUS
- COLONIAL CHURCH
- INDEPENDENCE HALL
- RESTAURANT
- VISITOR CENTER/MUSEUM/THEATER
- WALAPINI / GREENHOUSE
- GREENHOUSES
- COLONIAL HOTEL
- TOWN CENTER MIXED-USE *

SHEET INDEX

SHEET 1	CS01 COVER SHEET
SHEET 2	SP01 PRELIMINARY SITE PLAN
SHEET 3	SP02 TYPICAL LOT DETAILS & STANDARDS
SHEET 4	SP03 STREET SECTIONS

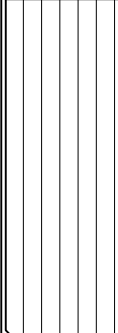
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

BoN Gardens
Hurricane UT

Cover Sheet

Project:

Revisions:



Call at least two full working days
before you begin excavation.

811

Don't dig until you've called 811. STAKE IT OUT.

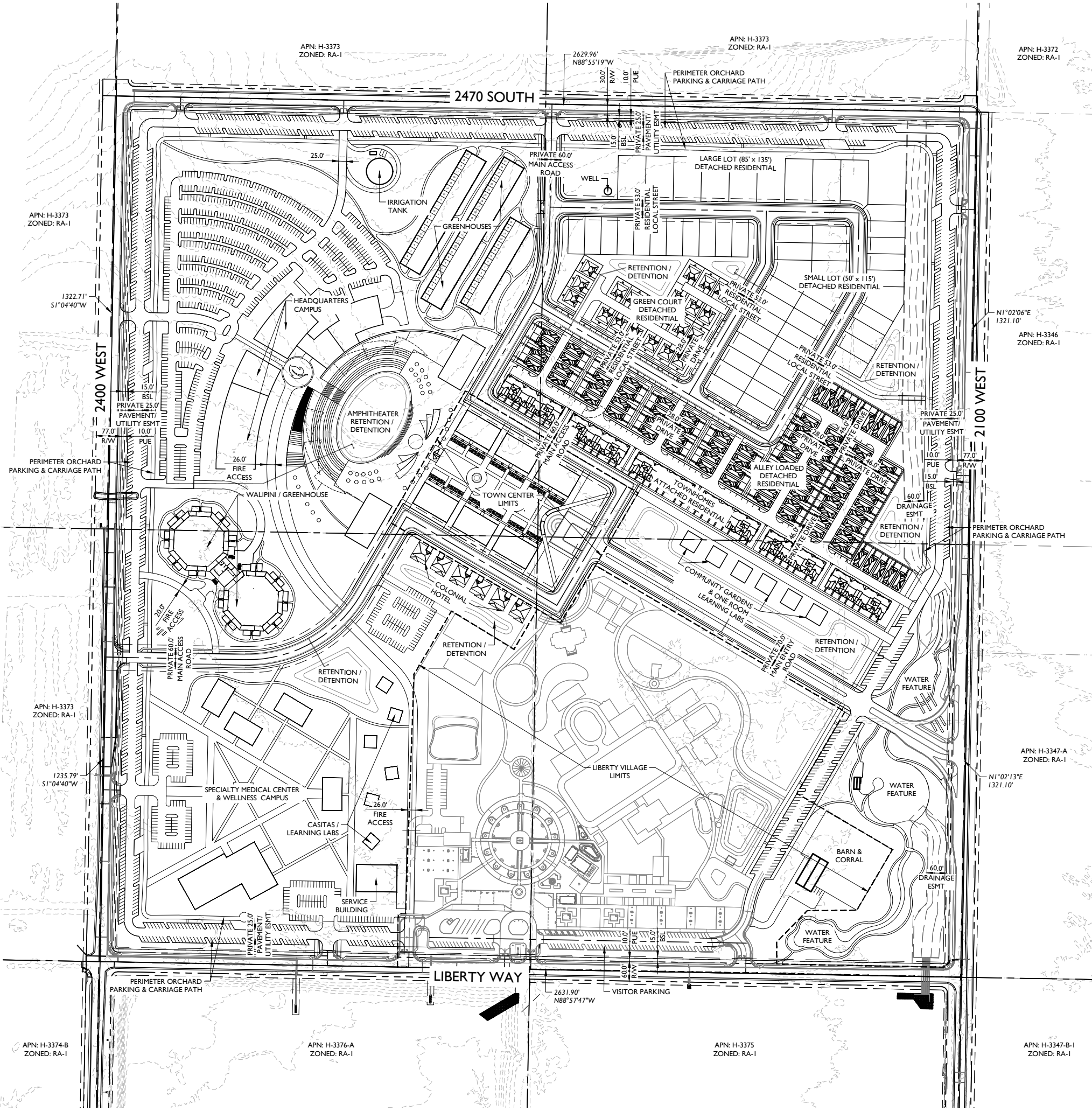
Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0167

CS01

Sheet No.
1
of 4



UTILITY NOTES

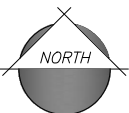
1. UTILITIES SHOWN ON THE CONCEPTUAL MASTER UTILITY PLAN ARE INTENDED TO BE PUBLICLY OWNED AND MAINTAINED. UPON FINAL ENGINEERING OF THE PROJECT, PUBLIC AND/OR PRIVATE LINES ARE SUBJECT TO CHANGE DUE TO THE ENGINEERING FINDINGS OF THE ENGINEER, CITY, OR JUC REPRESENTATIVE.
2. WATER AND SEWER PIPE SIZES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING OF THE PROJECT. FULL ENGINEERING CALCULATIONS WILL BE PERFORMED BEFORE FINAL JUC APPROVALS, INCLUDING BUT NOT LIMITED TO WATER MODELING TO DETERMINE ADEQUATE PRESSURES AND VELOCITIES IN WATER PIPES.
3. SEWER LAYOUT IS SUBJECT TO CHANGE DURING FINAL ENGINEERING OF PROJECT TO ENSURE PIPE DEPTHS, PIPE SLOPES, AND PIPE CAPACITIES MEET CITY OF HURRICANE AND ASH CREEK SPECIAL SERVICES DISTRICT REQUIREMENTS.
4. PUBLIC WATER MAINS OUTSIDE OF DEDICATED RIGHT-OF-WAY AND THROUGH PRIVATE PROPERTY WILL BE DUCTILE IRON PIPE TO THE METER, REGARDLESS OF SIZE.
5. MINIMUM SEPARATION REQUIREMENTS FOR UTILITIES WILL BE PER HURRICANE CITY STANDARDS SECTION 3.5.1 AND ASH CREEK SPECIAL SERVICES DISTRICT STANDARDS SECTION 4.2.3. MINIMUM SEPARATION REQUIREMENTS WILL BE MAINTAINED IN PUBLIC RIGHT-OF-WAY AND IN PRIVATE DRIVEWAYS.
6. ALL PUBLIC UTILITIES IN PRIVATE DRIVEWAYS WILL BE INSIDE OF A DEDICATED JOINT UTILITY EASEMENT TO ENSURE ADEQUATE ACCESS FOR SERVICE AND MAINTENANCE.
7. COORDINATION WITH THE POWER DEPARTMENT, CITY ENGINEER, AND CITY ATTORNEY WILL TAKE PLACE TO ENSURE A NEW CIRCUIT FROM THE THREE FALLS SUBSTATION IS IN PLACE TO SUPPLY POWER TO THE PROJECT.
8. UTILITIES WILL BE ADEQUATELY SPACED TO ACCOMMODATE FOR FUTURE GAS TO SERVICE THE DEVELOPMENT PER HURRICANE CITY STANDARDS SECTION 3.5.1.

LAND USE BREAKDOWN

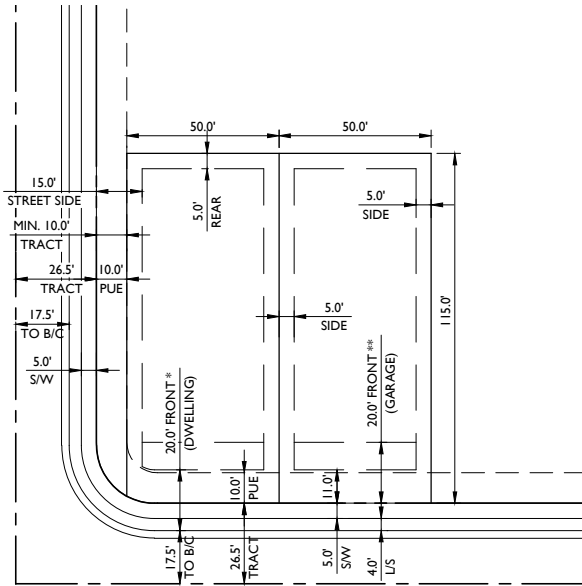
USE	AREA	UNIT COUNT
PERIMETER ORCHARD PARKING WITH CARRIAGE PATHS	20.4 AC	NONE
IRRIGATION TANK	0.5 AC	NONE
COMMUNITY GARDENS	2.6 AC	NONE
SPECIAL MEDICAL CENTER & WELLNESS CAMPUS	9.2 AC	NONE
ONE-ROOM LEARNING LABS	1.7 AC	NONE
LIBERTY VILLAGE	27.9 AC	NONE
STAGE/AMPHITHEATER/GREAT LAWN	5.3 AC	NONE
HEADQUARTERS CAMPUS	12.2 AC	NONE
TOWNHOMES ATTACHED RESIDENTIAL	4.2 AC	48 UNITS
GREEN COURT DETACHED RESIDENTIAL	3.3 AC	21 UNITS
ALLEY LOADED DETACHED RESIDENTIAL	8.4 AC	81 UNITS
SMALL LOT SINGLE-FAMILY RESIDENTIAL	8.4 AC	44 UNITS
LARGE LOT SINGLE-FAMILY RESIDENTIAL	3.0 AC	9 UNITS
TOWN CENTER (MIXED-USE)	13.2 AC	36 UNITS
WELL SITE	0.8 AC	NONE
VALIPINI / GREENHOUSE	4.3 AC	NONE
GREENHOUSES	4.5 AC	60 UNITS
CASITAS / LEARNING LABS	1.9 AC	6 UNITS
OPEN SPACE	16.8 AC	NONE
PUBLIC RIGHTS-OF-WAY	10.4 AC	NONE
TOTALS	159.62 AC	239 RESIDENTIAL UNITS

GENERAL NOTES

1. REFER TO SP02 - STREET SECTIONS FOR ACCESS AND UTILITY EASEMENTS WITHIN PRIVATE STREETS AND DRIVEWAYS.
2. A TIA WILL BE PROVIDED DURING FINAL ENGINEERING.
3. THE PRIMARY ENTRY AND ALL ISLAND DESIGNS WILL BE REFINED WITH AASHTO GREEN BOOK SECTION 9.6.3 & HCS 3.2.4.2.



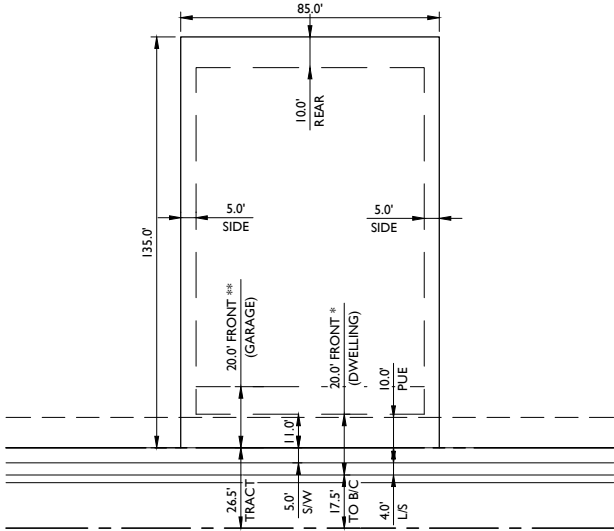
SMALL LOT DETACHED (50' X 115') - TYPICAL LOT DETAIL



SMALL LOT DETACHED (50' X 115') - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT *	20'	FROM B/C TO DWELLING
	11'	FROM B/SW TO DWELLING
FRONT **	20'	FROM B/SW TO GARAGE
REAR	10'	(SINGLE-FAMILY OR OTHER STRUCTURES)
	5'	(GARAGE / ACCESSORY)
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

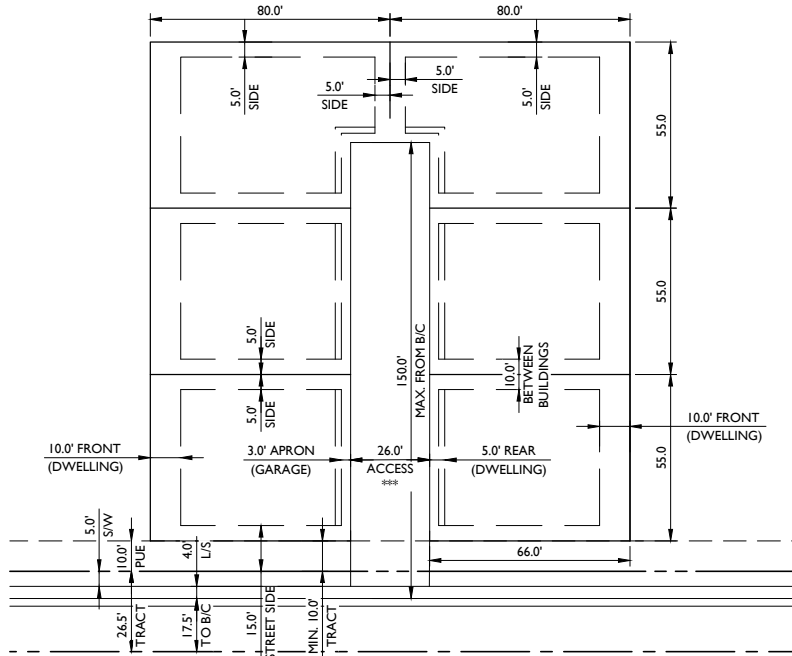
LARGE LOT DETACHED (85' X 135') - TYPICAL LOT DETAIL



LARGE LOT DETACHED (85 X 135') - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT *	20'	FROM B/C TO DWELLING
	11'	FROM B/SW TO DWELLING
FRONT **	20'	FROM B/SW TO GARAGE
REAR	10'	(SINGLE-FAMILY OR OTHER STRUCTURES)
	5'	(GARAGE / ACCESSORY)
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

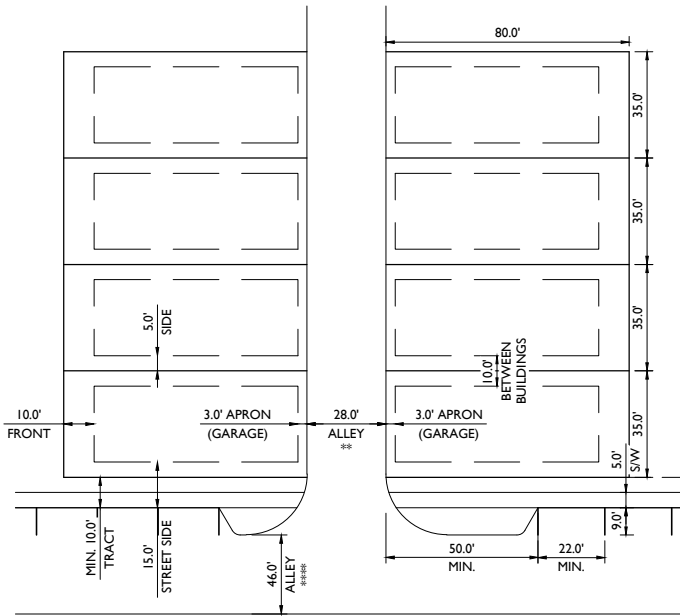
GREEN COURT DETACHED - TYPICAL LOT DETAIL



GREEN COURT DETACHED - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT	10'	(DWELLING)
REAR	3'	APRON FROM B/C (GARAGE)
	5'	FROM B/C (DWELLING)
	20'	FROM B/C IF DRIVEWAY PROVIDED
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

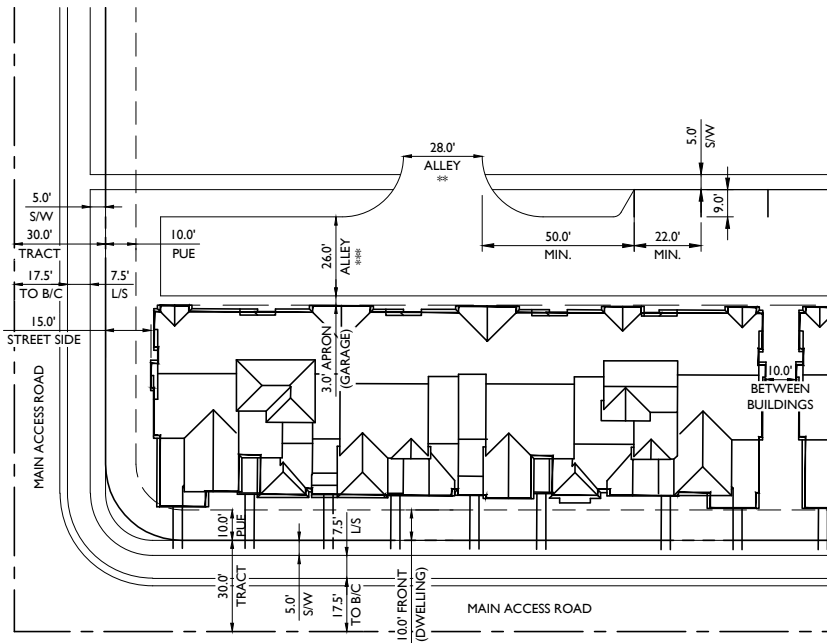
ALLEY LOADED DETACHED - TYPICAL LOT DETAIL



ALLEY LOADED DETACHED - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT	10'	
REAR	3'	APRON FROM B/C (GARAGE)
	20'	FROM B/C IF DRIVEWAY PROVIDED
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

TOWNHOMES ATTACHED - TYPICAL LOT DETAIL



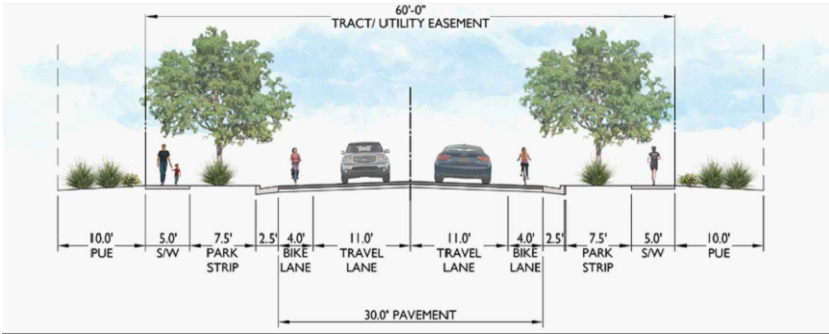
TOWNHOMES ATTACHED - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT	10'	(DWELLING)
REAR	3'	APRON FROM ALLEY B/C TO GARAGE
INTERIOR SIDE YARD	0'	
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

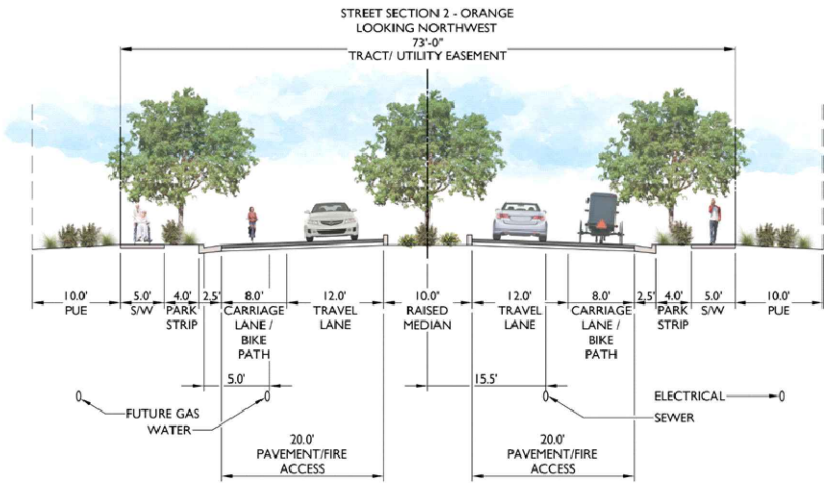
LEGEND

B/C	BACK OF CURB
L/S	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
**	PRIVATE DRIVEWAY CONDITION 1
***	PRIVATE DRIVEWAY CONDITION 2
****	PRIVATE DRIVEWAY CONDITION 3

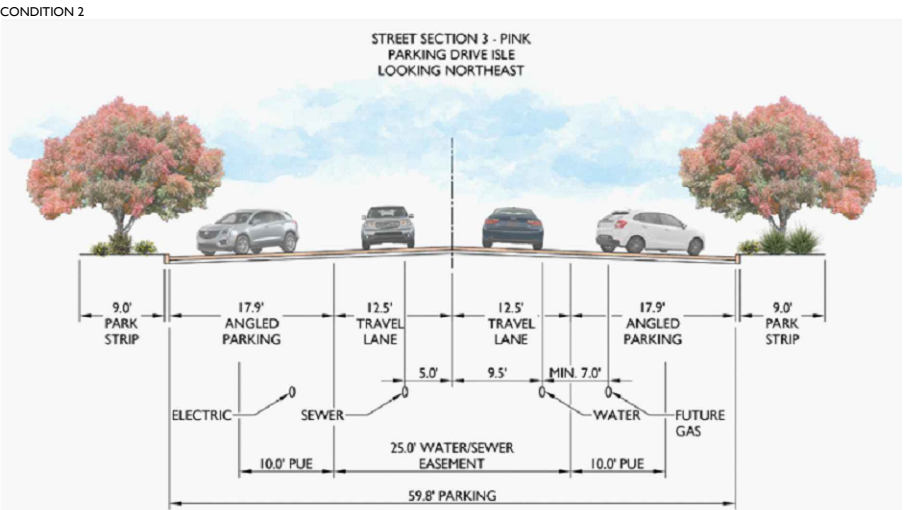
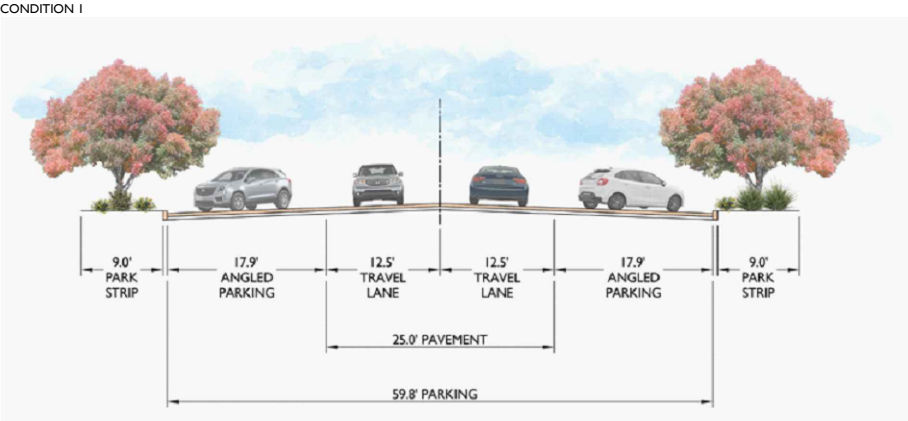
PRIVATE STREET SECTION 1 - MAIN ACCESS ROAD



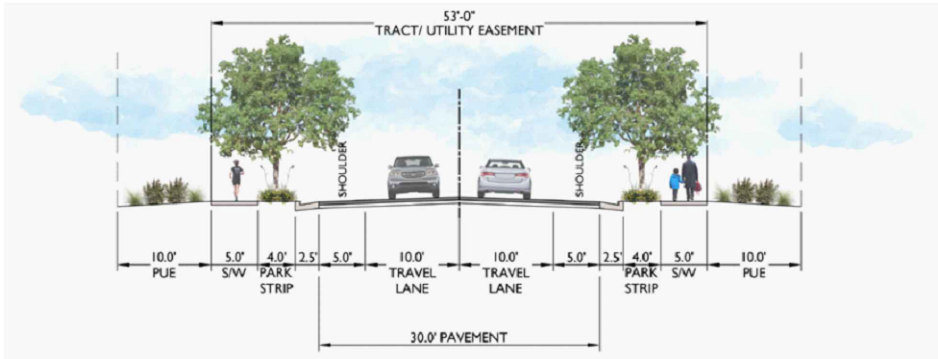
PRIVATE STREET SECTION 2 - MAIN ENTRY ROAD



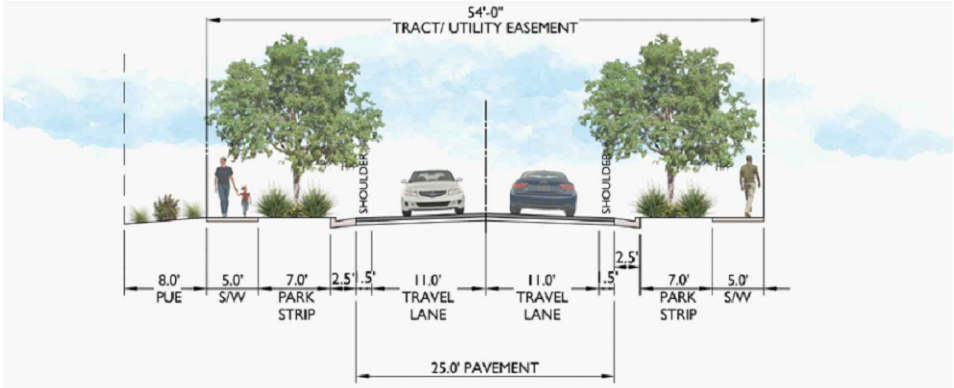
PRIVATE STREET SECTION 3 - PERIMETER PARKING CONDITIONS



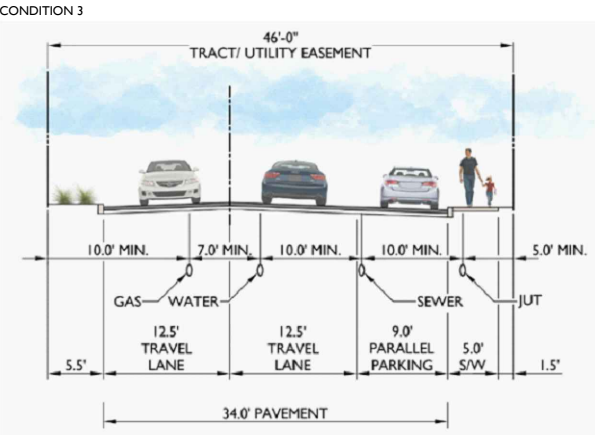
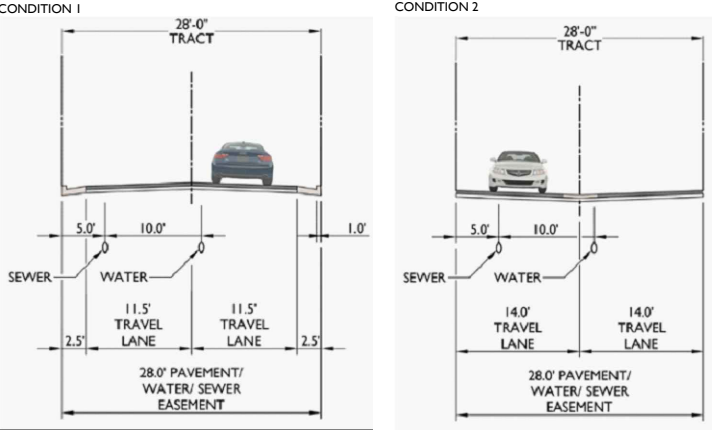
PRIVATE STREET SECTION 4 - RESIDENTIAL LOCAL ALTERNATIVE



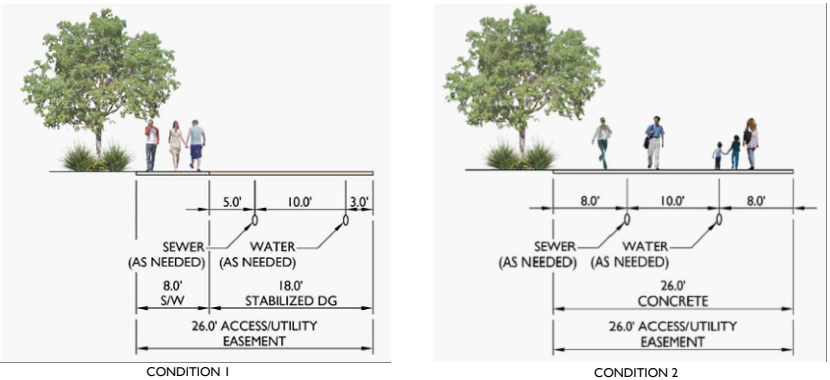
PRIVATE STREET SECTION 5 - LIBERTY VILLAGE DRIVEWAYS/PARKING ACCESS ROAD



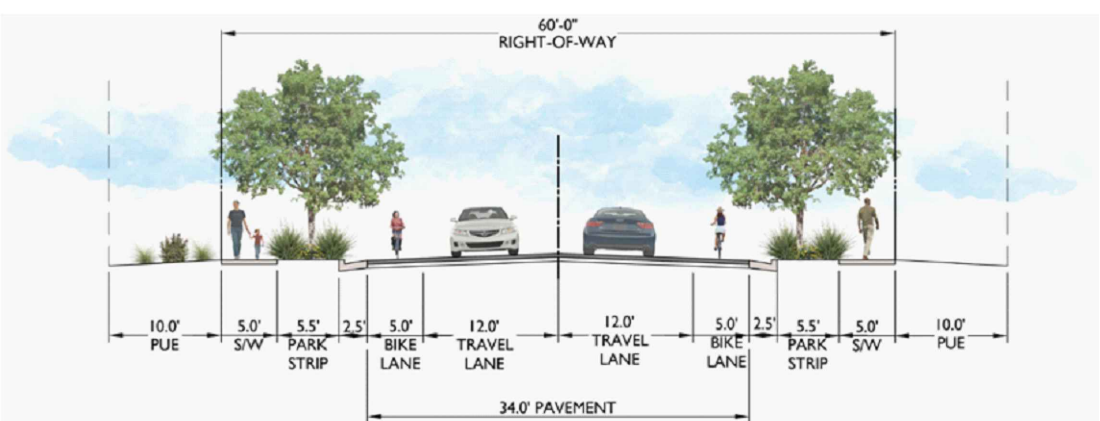
PRIVATE STREET SECTION 6 - PRIVATE DRIVEWAYS



PRIVATE STREET SECTION 7 - FIRE ACCESS PATH



PUBLIC STREET SECTION 8 - 2470 S

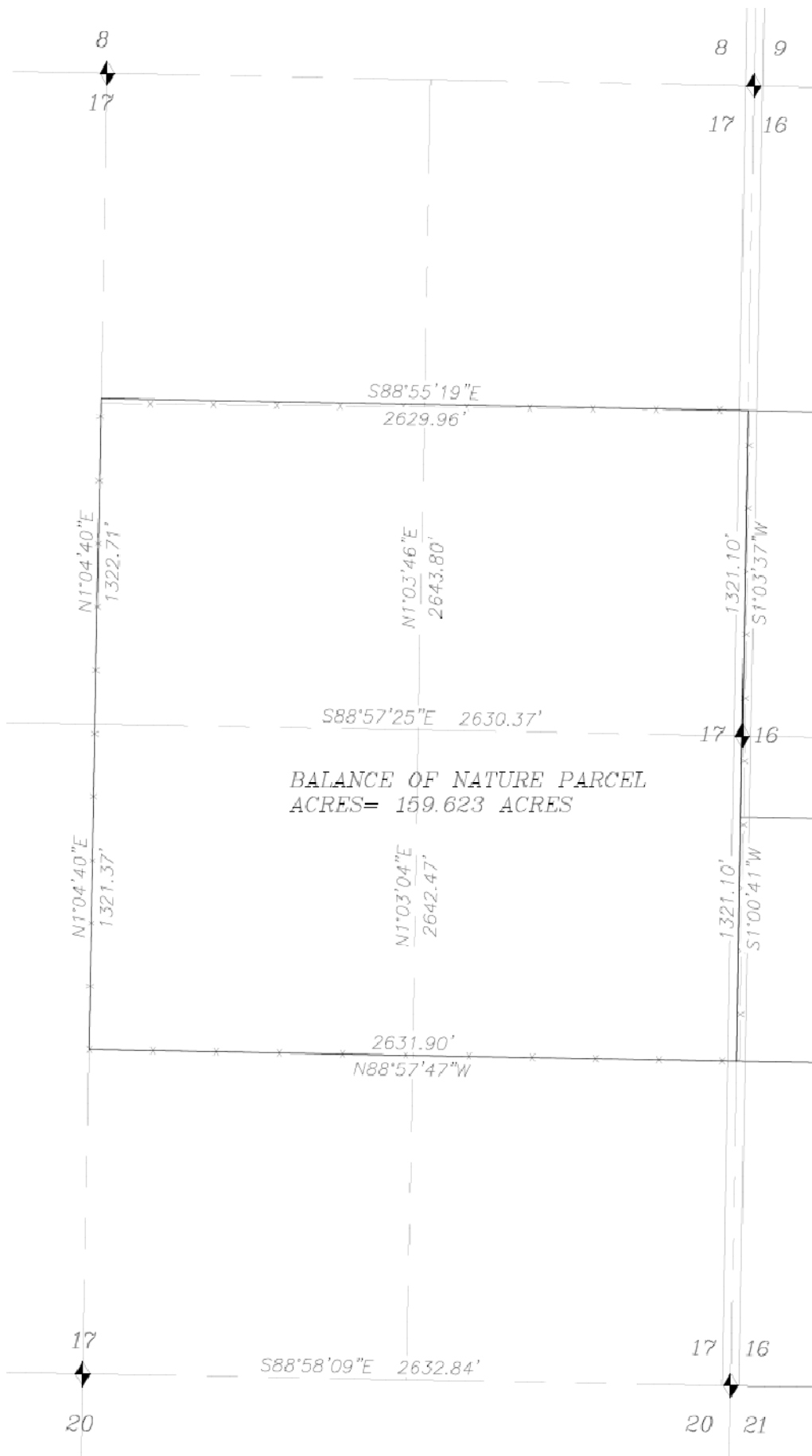


Appendix C: Legal Description and Boundary Exhibit

BALANCE OF NATURE LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°04'40"E, ALONG THE QUARTER SECTION LINE 1321.37 FEET TO THE CENTER QUARTER CORNER OF SECTION 17; THENCE N01°04'40"E ALONG THE QUARTER SECTION LINE, 1322.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THENCE S88°55'19"E ALONG THE SIXTEENTH LINE, 2629.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THENCE S01°03'37"W ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE EAST QUARTER CORNER OF SECTION 17; THENCE S01°00'41"W ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE N88°57'47"W ALONG THE SIXTEENTH LINE, 2631.90 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 6953163 SQUARE FEET OR 159.623 ACRES.



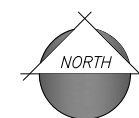
Appendix D: Zoning Map

Appendix E: Illustrative Master Plan

2470 SOUTH

KEYNOTES

- 1 PERIMETER ORCHARD PARKING
- 2 CARRIAGE PICK-UP
- 3 ENTRY FEATURE / MONUMENT SIGNAGE
- 4 ENTRY PEDESTRIAN NODE PARK
- 5 LAKE / WATER FEATURE
- 6 IRRIGATION WATER TANK
- 7 ORCHARD GROVE
- 8 COMMUNITY GARDENS / AGRARIAN FIELDS
- 9 HORSE CARRIAGE TRAIL
- 10 SPECIALTY MEDICAL CENTER
- 11 ONE ROOM LEARNING LABS
- 12 COLONIAL CHURCH
- 13 INDEPENDENCE HALL
- 14 MT. VERNON
- 15 TOWN CENTER
- 16 MONTICELLO
- 17 BALANCE OF NATURE TRIAD SCULPTURE
- 18 STAGE / SHADE STRUCTURES
- 19 AMPHITHEATER
- 20 THE GREAT LAWN
- 21 SHADE STRUCTURES
- 22 COLONIAL TREE GARDEN
- 23 CORPORATE OFFICES
- 24 PARKING
- 25 WELLNESS CAMPUS
- 26 MULTI-PURPOSE TRAILS
- 27 TOWNHOMES ATTACHED RESIDENTIAL
- 28 GREEN COURT DETACHED RESIDENTIAL
- 29 ALLEY LOADED DETACHED RESIDENTIAL
- 30 SMALL LOT SINGLE-FAMILY (3-5 DU/AC)
- 31 LARGE LOT SINGLE-FAMILY (0-3 DU/AC)
- 32 MIXED-USE COMMERCIAL / RESIDENTIAL
- 33 PROPOSED WELL LOCATION
- 34 GYM / RECREATION CENTER
- 35 PERFORMING ARTS CENTER
- 36 WALIPINI / GREENHOUSE
- 37 GREENHOUSES
- 38 COLONIAL HOTEL
- 39 CASITAS / LEARNING LABS



NTS

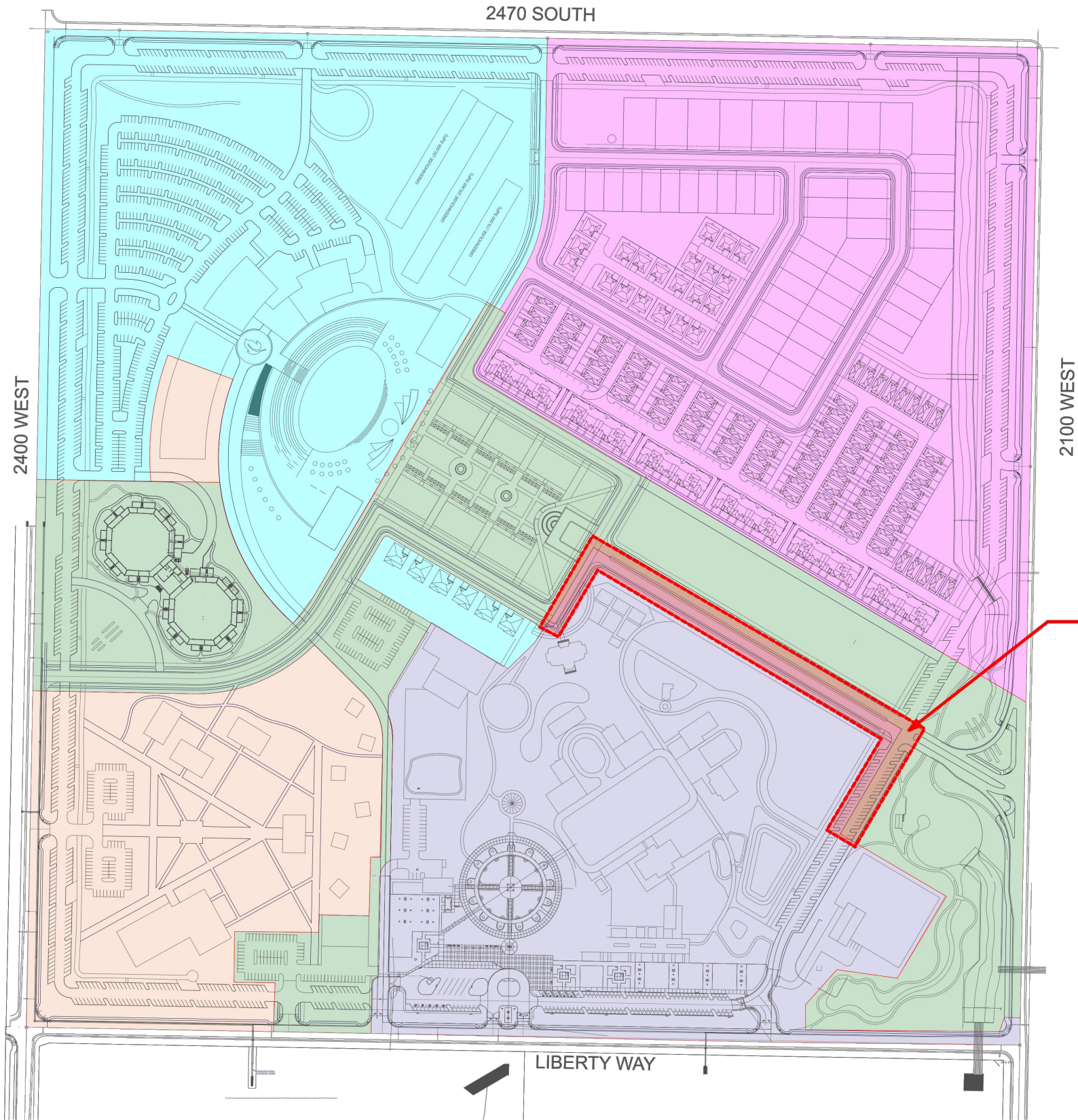
LIBERTY WAY

Appendix F: Phasing Plan

21-0167 - BoN Gardens

Apr. 16, 2025 12:34pm S:\Projects\2021\21-0167\Planning\Drawings\Entitlements\21-0167 - PDO Phasing Plan.dwg

ttomas



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

UTILITIES IN THESE STREET SECTIONS WITHIN THIS BOX TO BE CONSTRUCTED AS PART OF PHASE 1 TO SERVE PHASE 1. STREET PAVEMENT, CURBS, GUTTERS, SIDEWALK AND ALL OTHER ABOVE GROUND IMPROVEMENTS TO BE CONSTRUCTED IN PHASE 2

NOTE; THIS PHASING PLAN IS CONCEPTUAL AND BASED ON DEVELOPER'S CURRENT PLANS FOR THE DEVELOPMENT OF THIS PROPERTY SUBJECT TO CHANGE BASED ON MARKET CONDITIONS, STAFF APPROVAL AND AVAILABILITY OF INFRASTRUCTURE. REGARDLESS, DEVELOPMENT IS TO OCCUR IN A COHESIVE MANNER TO ENSURE A QUALITY DEVELOPMENT.

DEVELOPER RESERVES THE RIGHT TO BEGIN A SUBSEQUENT PHASE PRIOR TO THE TOTAL COMPLETION OF A PRIOR PHASE, OR DEVELOP MULTIPLE PHASES AT ONCE BASED ON THE DEVELOPER'S ABILITY TO PERFORM THE DEVELOPMENT SUBJECT TO STAFF APPROVAL AND AVAILABILITY OF INFRASTRUCTURE.

Revisions:

Appendix G: Land Use Exhibit

21-0167 - BoN Gardens

May 14, 2025 3:17pm S:\Projects\2021\21-0167\Planning\Drawings\Entitlements\21-0167 - PDO Land Use Plan.dwg

ttthomas

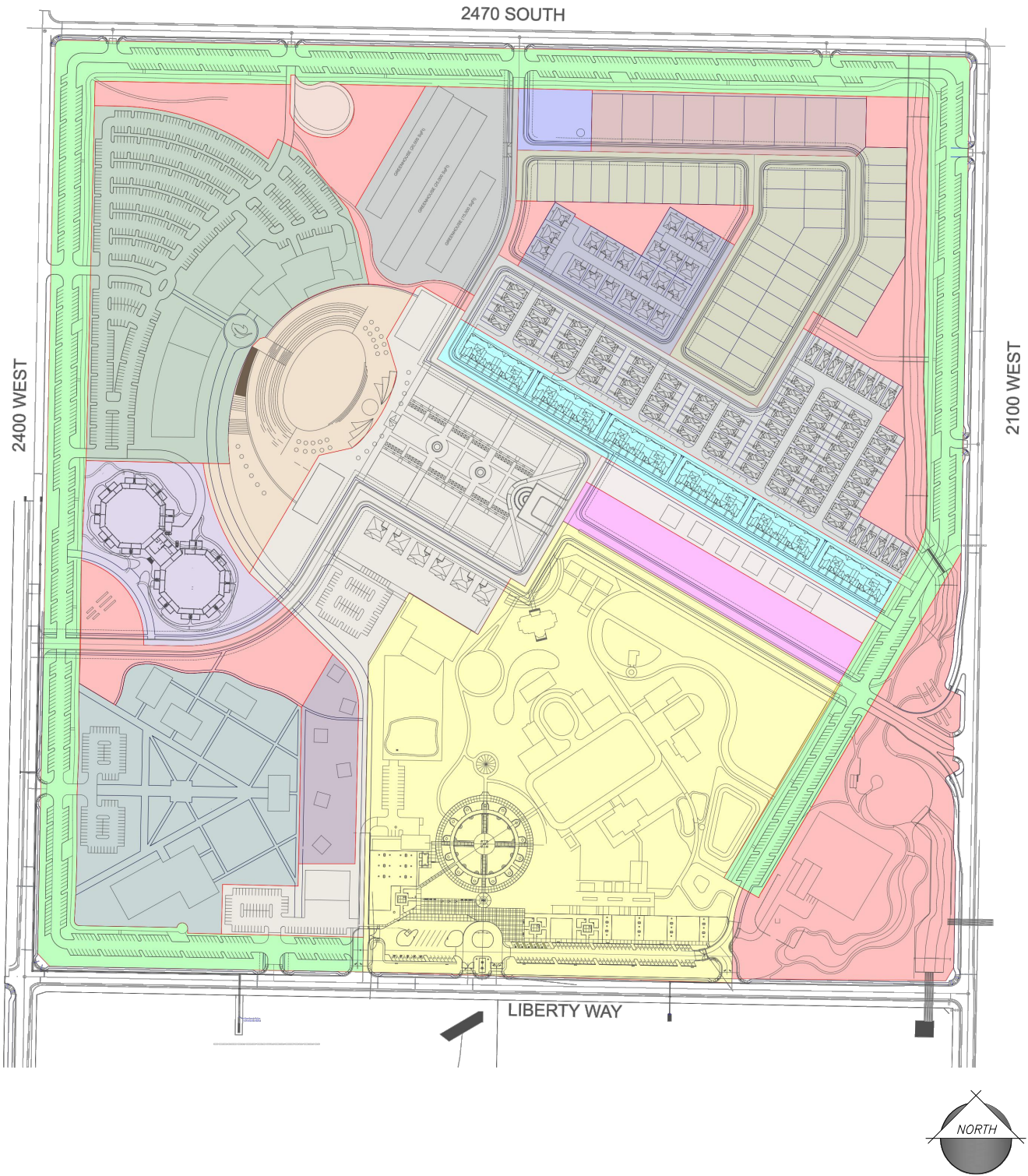


Table of Acreage and Land Use Summary		
Legend	Use Description	Acres
	Perimeter Orchard Parking with Carriage Paths	20.4 AC
	Irrigation Tank	0.5 AC
	Community Gardens (Open Space)	2.6 AC
	Specialty Medical Center and Wellness Campus (Medical)	9.2 AC
	One-Room Learning Labs (Educational)	1.7 AC
	Liberty Village (Cultural,Commercial, Educational & Entertainment)	27.9 AC
	Stage, Amphitheater, Great Lawn (Commercial Entertainment)	5.3 AC
	Headquarters Campus (Commercial Office) with Parking	12.2 AC
	Townhomes Attached Residential	4.2 AC
	Green Court Detached Residential	3.3 AC
	Alley Loaded Detached Residential	8.4 AC
	Small Lot Single Family Homes (Residential)	8.4 AC
	Large Lot Single Family Homes (Residential)	3.0 AC
	Mixed Use Commercial / Residential / Cultural / Service / Hospitality	13.2 AC
	Well	0.8 AC
	Walipini / Greenhouse	4.3 AC
	Greenhouses	4.5 AC
	Casitas / Learning Labs	1.9 AC
	Open Space / Trails / Entry Features / Lakes / Water Feature	16.8 AC
	Public Rights of Way	10.4 AC
	Site Totals	159.620

orcutt | winslow



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

BoN Gardens
Hurricane, UT
Land Use Plan

Project:
Revisions:



DESIGN 5-4-11
1-800-665-4111

Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0167

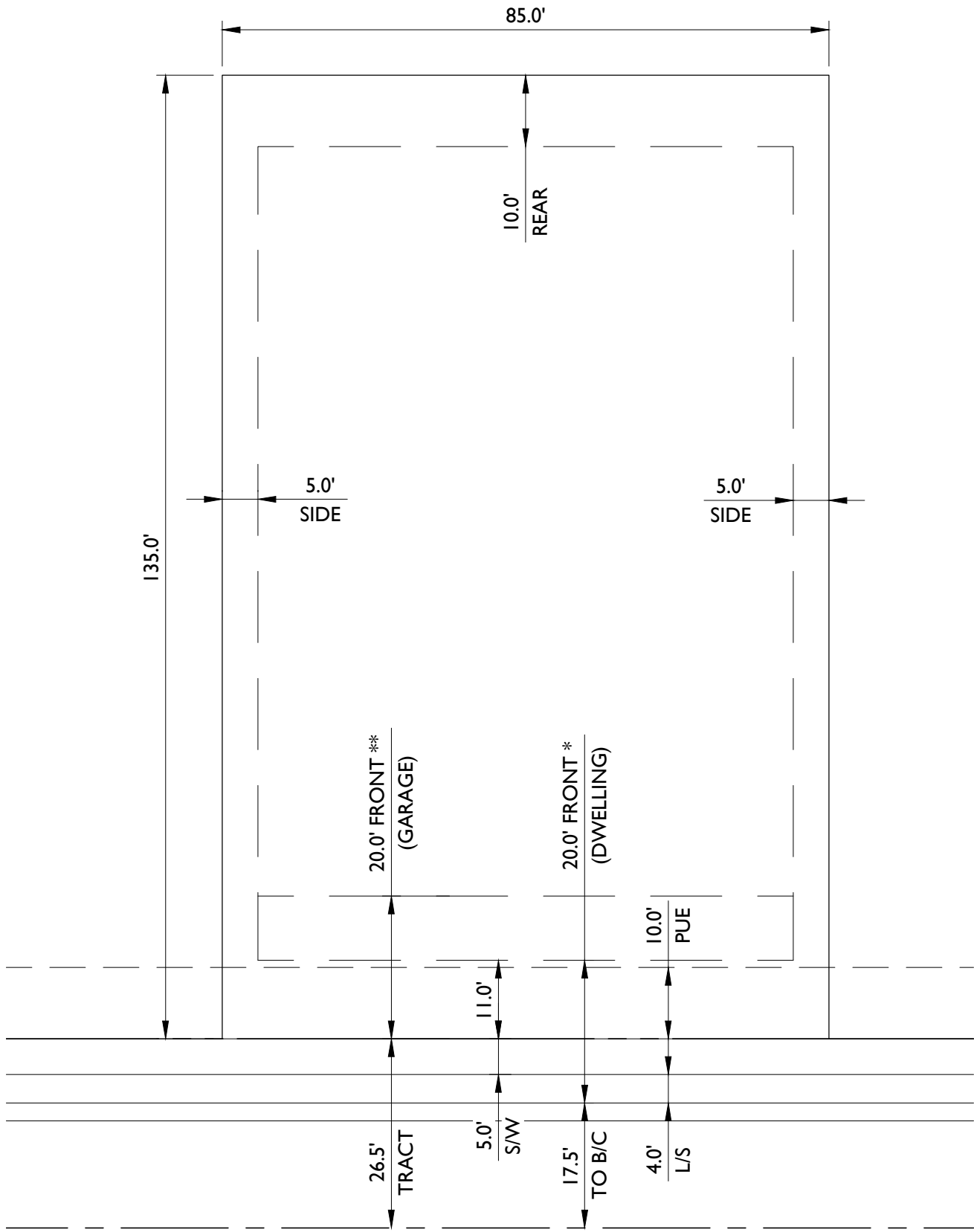
LU01

Sheet No.
1
of 1

Appendix H: Residential Plot Plans

PLOT PLAN

SCALE: 1" = 20'-0"



DEVELOPMENT STANDARDS R1-10 PDO

MINIMUM BUILDING SETBACKS:		
FRONT *	20'	FROM B/C TO DWELLING
	11'	FROM B/SW TO DWELLING
FRONT **	20'	FROM B/SW TO GARAGE
REAR	10'	(SINGLE-FAMILY OR OTHER STRUCTURES)
	5'	(GARAGE / ACCESSORY)
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

LEGEND

B/C	BACK OF CURB
L/S	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK

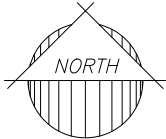
BALANCE OF NATURE GARDENS

TYPICAL PLOT PLAN

LARGE LOT DETACHED RESIDENTIAL

LOT SIZE: 85' x 135'

HURRICANE UT



DATE DRAWN: 12.18.2024

REVISION DATE: 04.14.2025



SCALE: 1" = 20'-0"



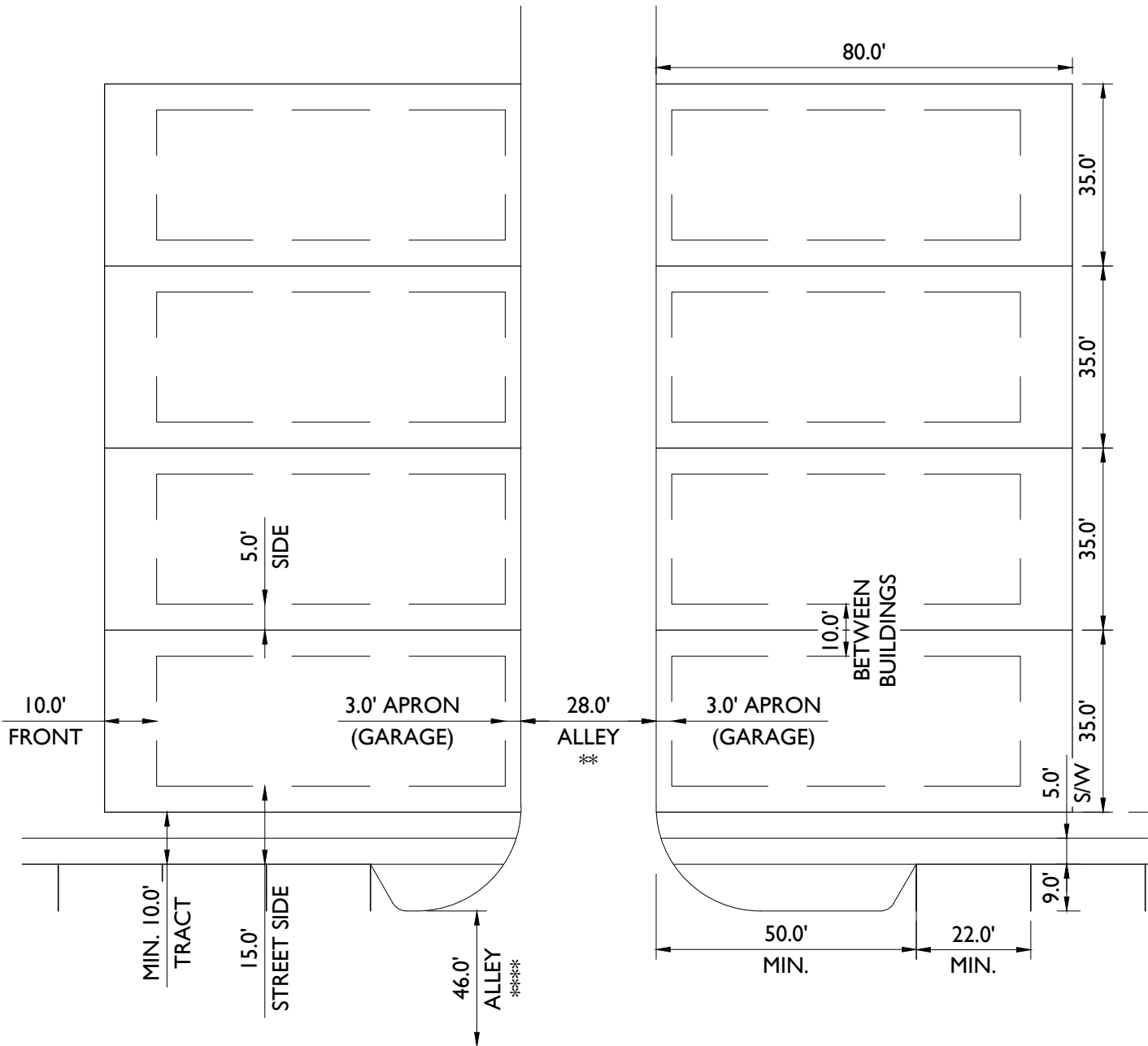
FRONT *	20'	FROM B/C TO DWELLING
	11'	FROM B/SW TO DWELLING
FRONT **	20'	FROM B/SW TO GARAGE
REAR	10'	(SINGLE-FAMILY OR OTHER STRUCTURES)
	5'	(GARAGE / ACCESSORY)
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

B/C	BACK OF CURB
L/S	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK



PLOT PLAN

SCALE: 1" = 30'-0"



DEVELOPMENT STANDARDS RI-10 PDO

MINIMUM BUILDING SETBACKS:	
FRONT	10'
REAR	3'
INTERIOR SIDE YARD	20'
STREET SIDE YARD	5'
AGGREGATE SIDE YARD	(SINGLE-FAMILY)
PERIMETER SETBACK & BUFFER	10'
MAXIMUM LOT COVERAGE	(ALL OTHERS)
	15'
	(CAN INCLUDE 10' TRACT)
	N/A
	15'
	N/A

LEGEND

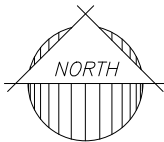
B/C	BACK OF CURB
S/W	SIDEWALK
**	PRIVATE DRIVEWAY CONDITION 1
***	PRIVATE DRIVEWAY CONDITION 2
****	PRIVATE DRIVEWAY CONDITION 3

BALANCE OF NATURE GARDENS

TYPICAL PLOT PLAN

ALLEY LOADED DETACHED RESIDENTIAL

HURRICANE UT



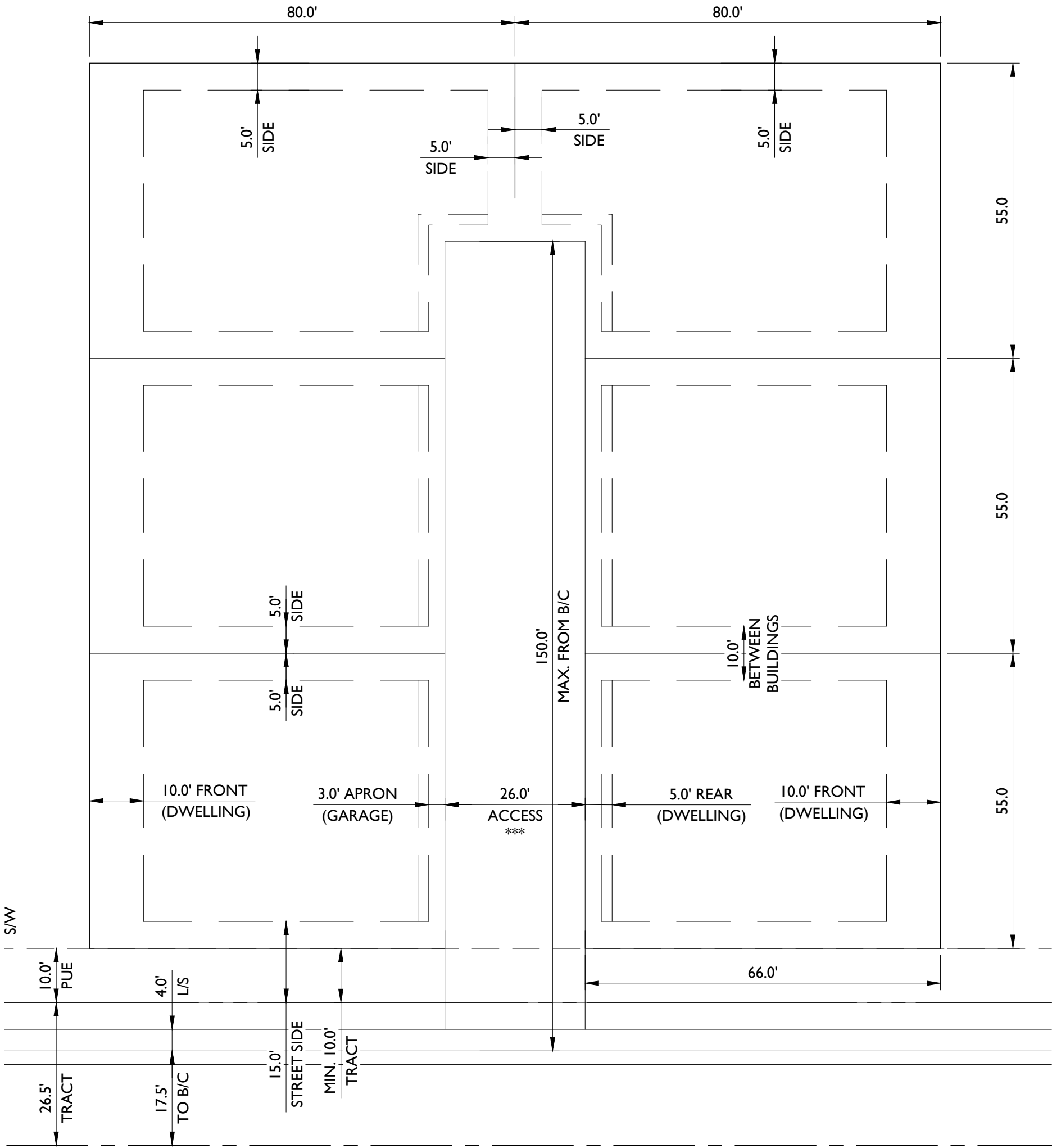
DATE DRAWN: 12.18.2024

REVISION DATE:



PLOT PLAN

SCALE: 1" = 20'-0"



DEVELOPMENT STANDARDS RI-10 PDO

MINIMUM BUILDING SETBACKS:		
FRONT	10'	(DWELLING)
REAR	3'	APRON FROM B/C (GARAGE)
	5'	FROM B/C (DWELLING)
	20'	FROM B/C IF DRIVEWAY PROVIDED
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

LEGEND

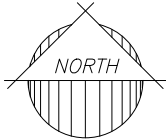
B/C	BACK OF CURB
L/S	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
***	PRIVATE DRIVEWAY CONDITION 2

BALANCE OF NATURE GARDENS

TYPICAL PLOT PLAN

GREEN COURT DETACHED RESIDENTIAL

HURRICANE UT



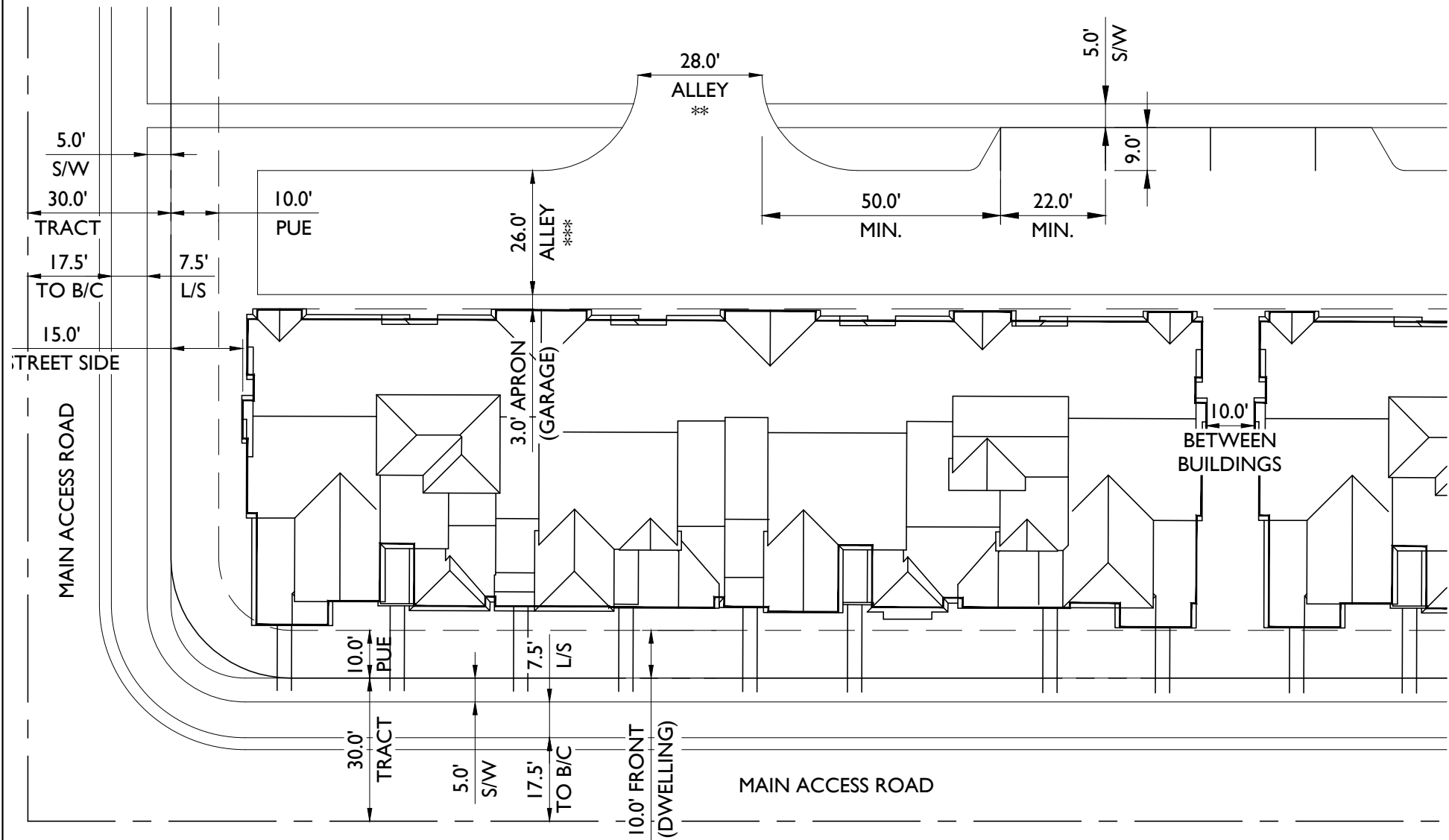
DATE DRAWN: 12.18.2024

REVISION DATE: 04.14.2025



PLOT PLAN

SCALE: 1" = 30'-0"



DEVELOPMENT STANDARDS R1-10 PDO

MINIMUM BUILDING SETBACKS:	
FRONT	10' (DWELLING)
REAR	3' APRON FROM ALLEY B/C TO GARAGE
INTERIOR SIDE YARD	0'
STREET SIDE YARD	15' (CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A
PERIMETER SETBACK & BUFFER	15'
MAXIMUM LOT COVERAGE	N/A

LEGEND

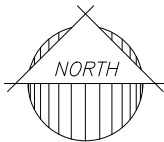
B/C	BACK OF CURB
L/S	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
**	PRIVATE DRIVE CONDITION 1
***	PRIVATE DRIVE CONDITION 2

BALANCE OF NATURE GARDENS

TYPICAL PLOT PLAN

TOWNHOMES ATTACHED RESIDENTIAL

HURRICANE UT



DATE DRAWN: 12.18.2024

REVISION DATE: 04.30.2025



Appendix I: Building Elevations



Building 1

Building 2

Building 3



Building 4

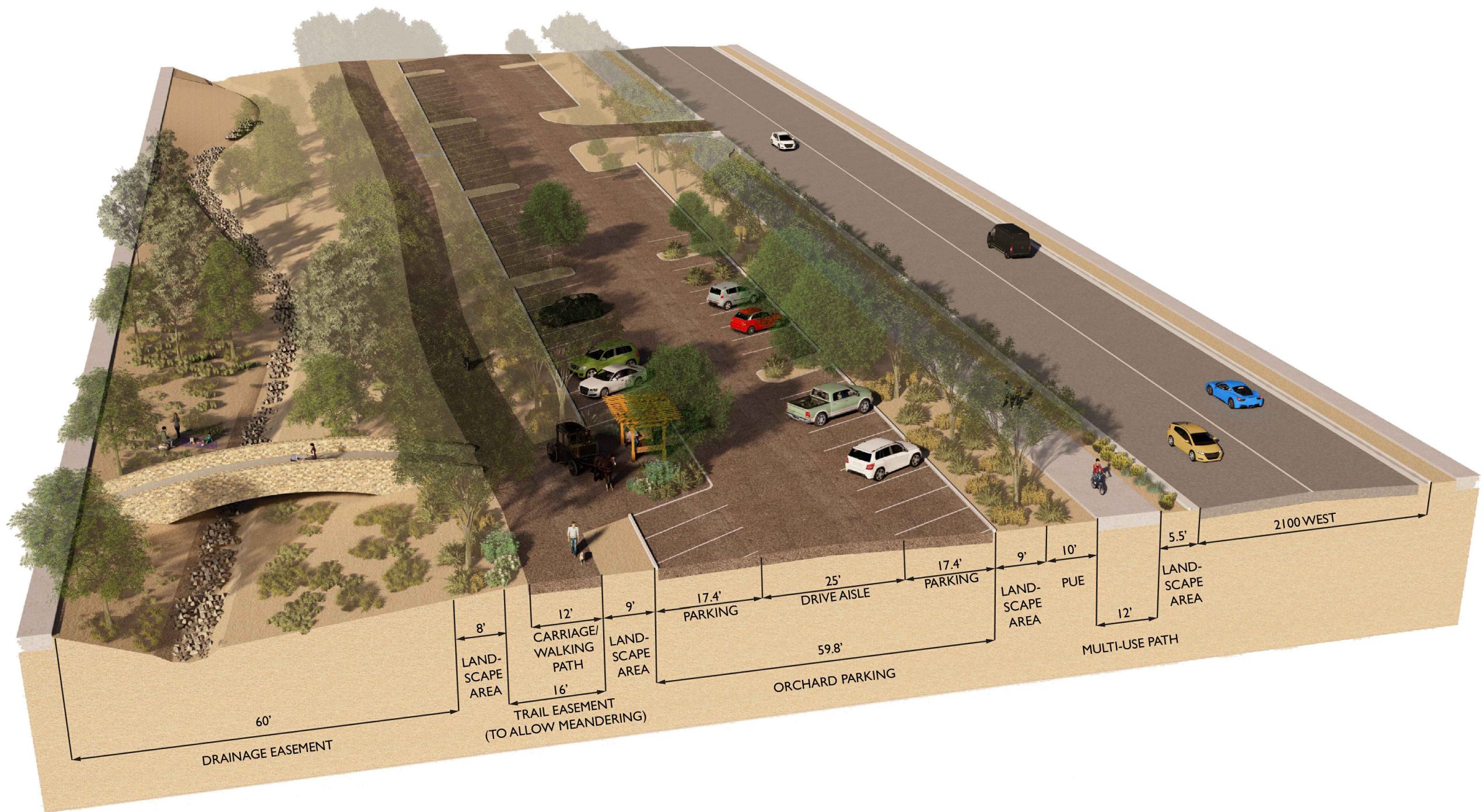
Building 5

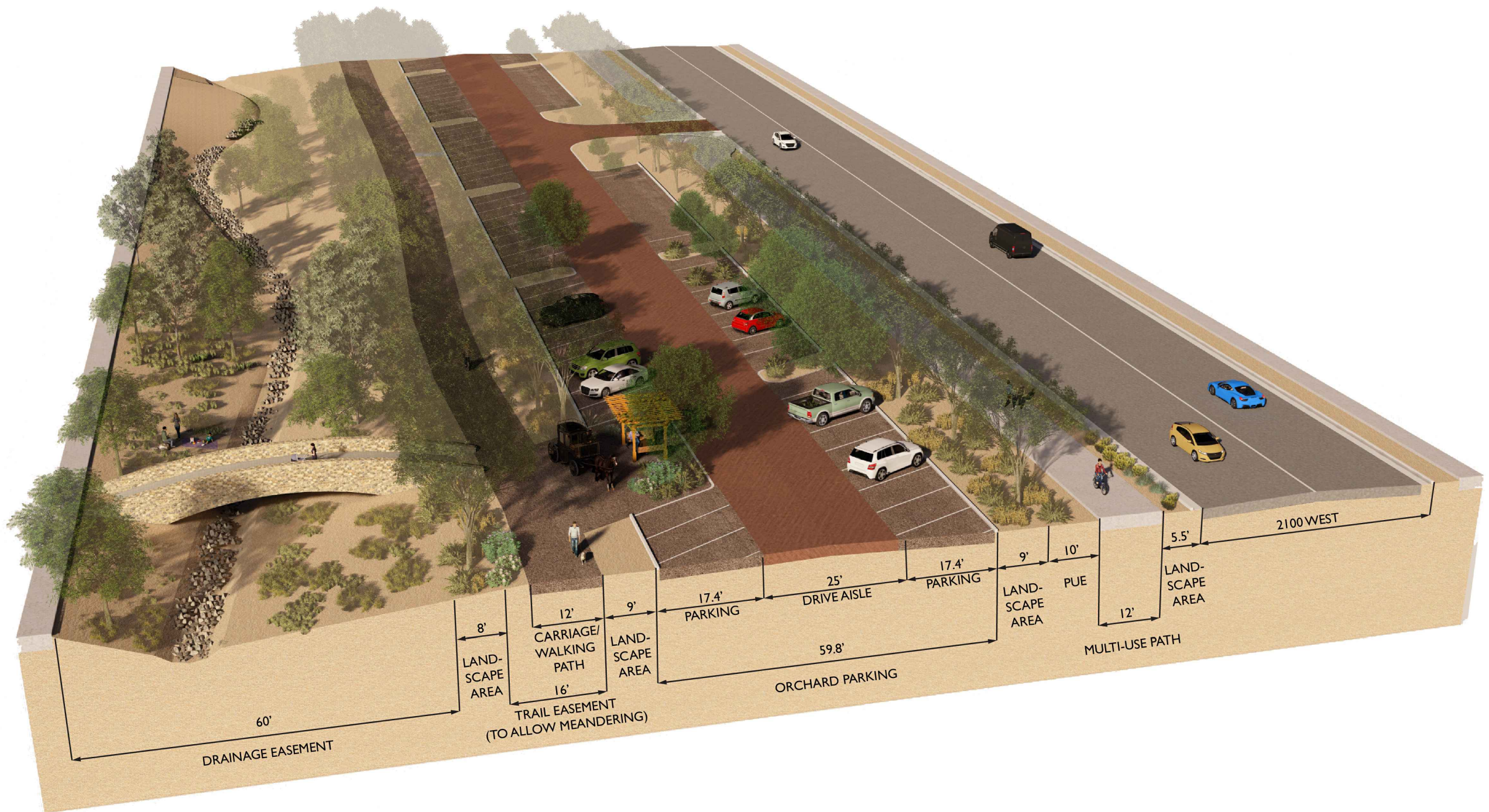
Building 6



Side Elevation

Appendix J: Illustrative Cross Sections





Appendix K: Master Utility and Grading Plans

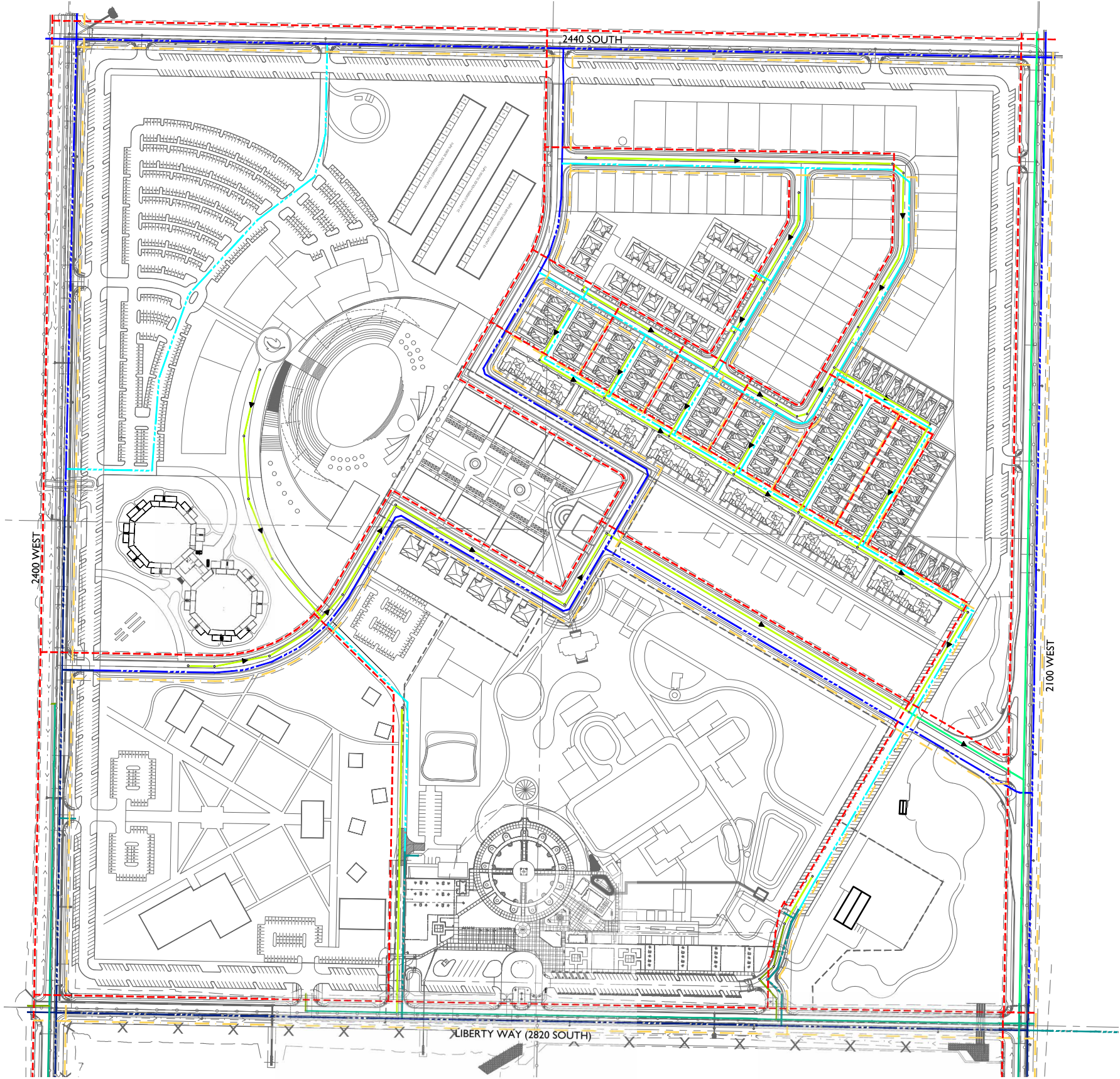
21-0167 - Balance of Nature

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ttomas

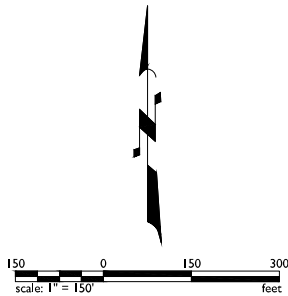
NOTES:

- A. UTILITIES SHOWN ON THIS EXHIBIT ARE INTENDED TO BE PUBLICLY OWNED AND MAINTAINED. UPON FINAL ENGINEERING OF THE PROJECT, PUBLIC AND/OR PRIVATE LINES ARE SUBJECT TO CHANGE DUE TO THE ENGINEERING FINDINGS OF THE ENGINEER, CITY, OR JUC REPRESENTATIVE.
- B. WATER AND SEWER PIPE SIZES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING OF THE PROJECT. FULL ENGINEERING CALCULATIONS WILL BE PERFORMED BEFORE FINAL JUC APPROVALS, INCLUDING BUT NOT LIMITED TO WATER MODELING TO DETERMINE ADEQUATE PRESSURES AND VELOCITIES IN WATER PIPES.
- C. SEWER LAYOUT IS SUBJECT TO CHANGE DURING FINAL ENGINEERING OF PROJECT TO ENSURE PIPE DEPTHS, PIPE SLOPES, AND PIPE CAPACITIES MEET CITY OF HURRICANE AND ASH CREEK SPECIAL SERVICES DISTRICT REQUIREMENTS.
- D. PUBLIC WATER MAINS OUTSIDE OF DEDICATED RIGHT-OF-WAY AND THROUGH PRIVATE PROPERTY WILL BE DUCTILE IRON PIPE TO THE METER, REGARDLESS OF SIZE.
- E. MINIMUM SEPARATION REQUIREMENTS FOR UTILITIES WILL BE PER HURRICANE CITY STANDARDS SECTION 3.5.1 AND ASH CREEK SPECIAL SERVICES DISTRICT STANDARDS SECTION 4.2.3. MINIMUM SEPARATION REQUIREMENTS WILL BE MAINTAINED IN PUBLIC RIGHT-OF-WAY AND IN PRIVATE DRIVEWAYS.
- F. ALL PUBLIC UTILITIES IN PRIVATE DRIVEWAYS WILL BE INSIDE OF A DEDICATED JOINT UTILITY EASEMENT TO ENSURE ADEQUATE ACCESS FOR SERVICE AND MAINTENANCE.
- G. COORDINATION WITH THE POWER DEPARTMENT, CITY ENGINEER, AND CITY ATTORNEY WILL TAKE PLACE TO ENSURE A NEW CIRCUIT FROM THE THREE FALLS SUBSTATION IS IN PLACE TO SUPPLY POWER TO THE PROJECT.
- H. UTILITIES WILL BE ADEQUATELY SPACED TO ACCOMMODATE FOR FUTURE GAS TO SERVICE THE DEVELOPMENT PER HURRICANE CITY STANDARDS SECTION 3.5.1.



LENGEND

- 8" WATER
- 12" WATER
- EXISTING 8" WATER
- EXISTING 12" WATER
- 8" SEWER
- 12" SEWER
- EXISTING 8" SEWER
- EXISTING 12" SEWER
- FUTURE GAS
- ELECTRIC
- EXISTING ELECTRIC



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www.epsgroupinc.com

EPS GROUP

Project: Balance of Nature
City of Hurricane
Utah

Revisions:

Rev	Description	Date

UTAH801

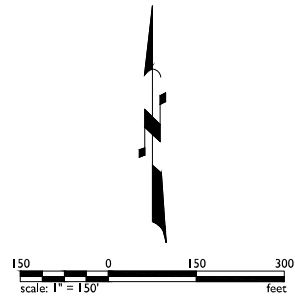
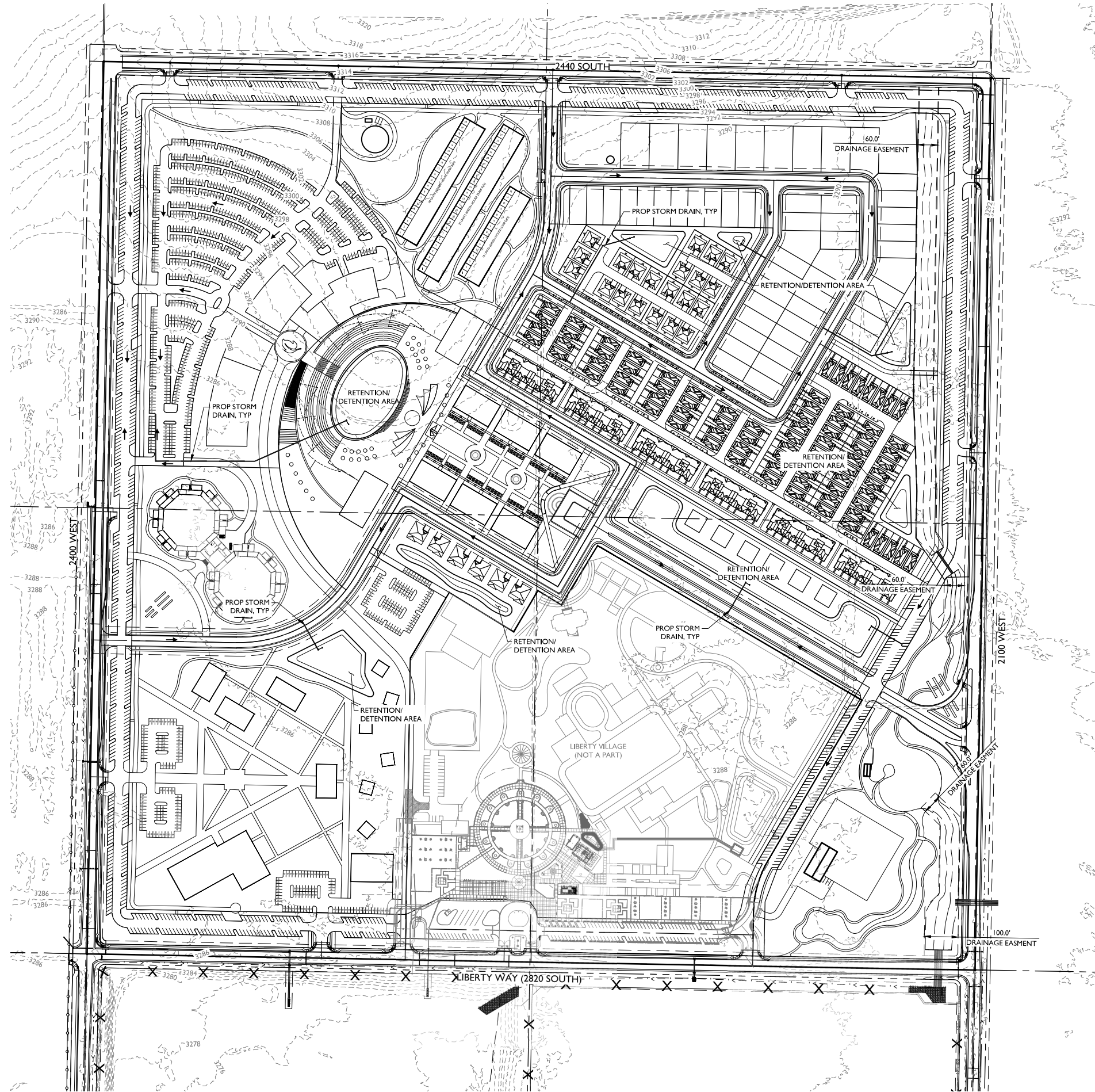
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Drawn by: EPS

Job No.
21-0167

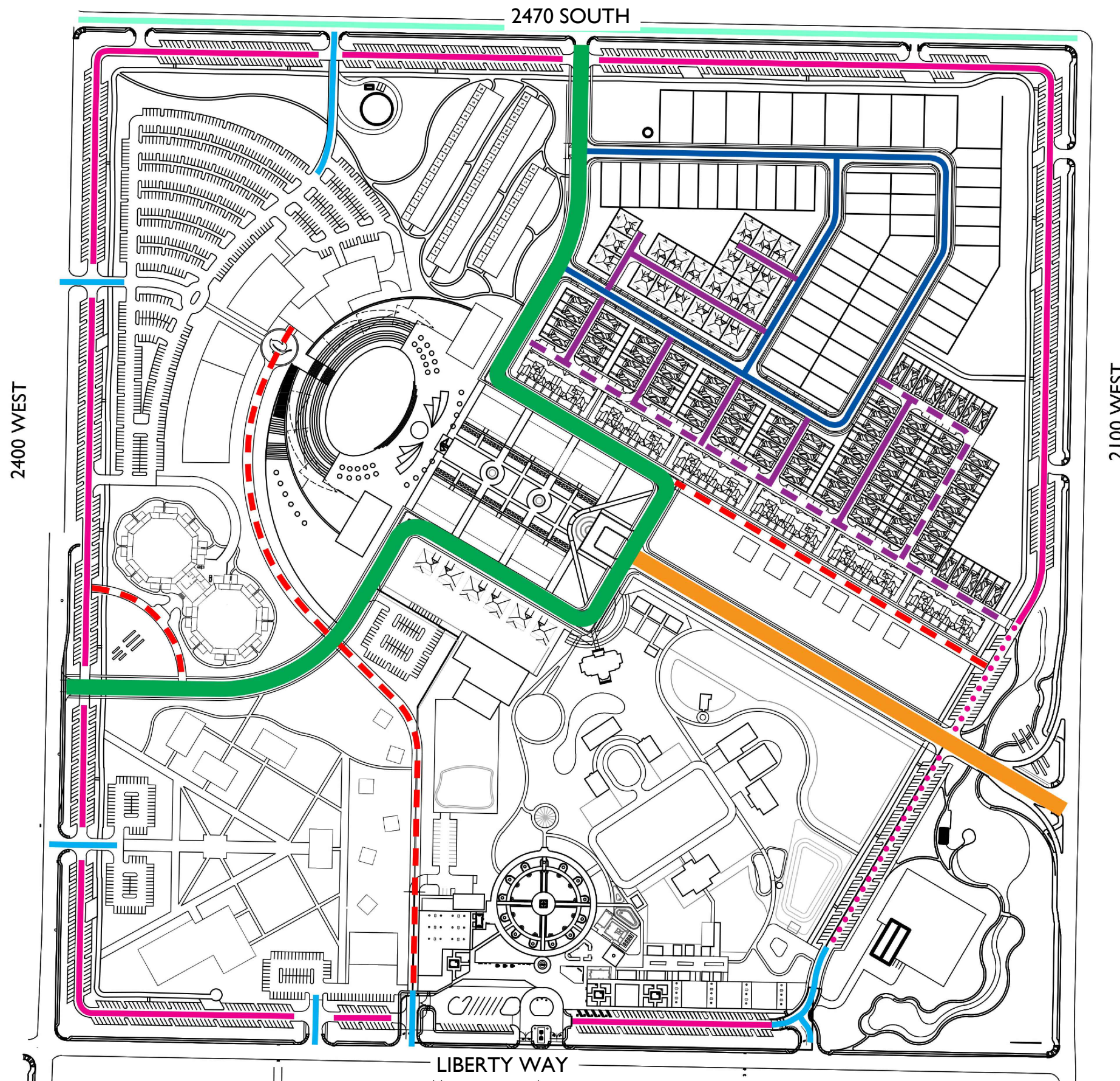
Sheet No.
EX01

of 1

21-0167 - Balance of Nature



Appendix L: Street Section Master Plan



LEGEND

- STREET SECTION 1 - MAIN ACCESS ROAD
- STREET SECTION 2 - MAIN ENTRY ROAD
- STREET SECTION 3 - PERIMETER PARKING CONDITION 1
- STREET SECTION 3 - PERIMETER PARKING CONDITION 2
- STREET SECTION 4 - RESIDENTIAL LOCAL ALTERNATIVE
- STREET SECTION 5 - LIBERTY VILLAGE DRIVEWAYS/ PARKING ACCESS ROAD
- STREET SECTION 6 - PRIVATE DRIVEWAY CONDITION 1 OR 2
- STREET SECTION 6 - PRIVATE DRIVEWAY CONDITION 3
- STREET SECTION 8 - 2470 TYPICAL CROSS SECTION
- FIRE ACCESS PATH SECTION - 26' CONDITION 1 OR 2



STAFF COMMENTS

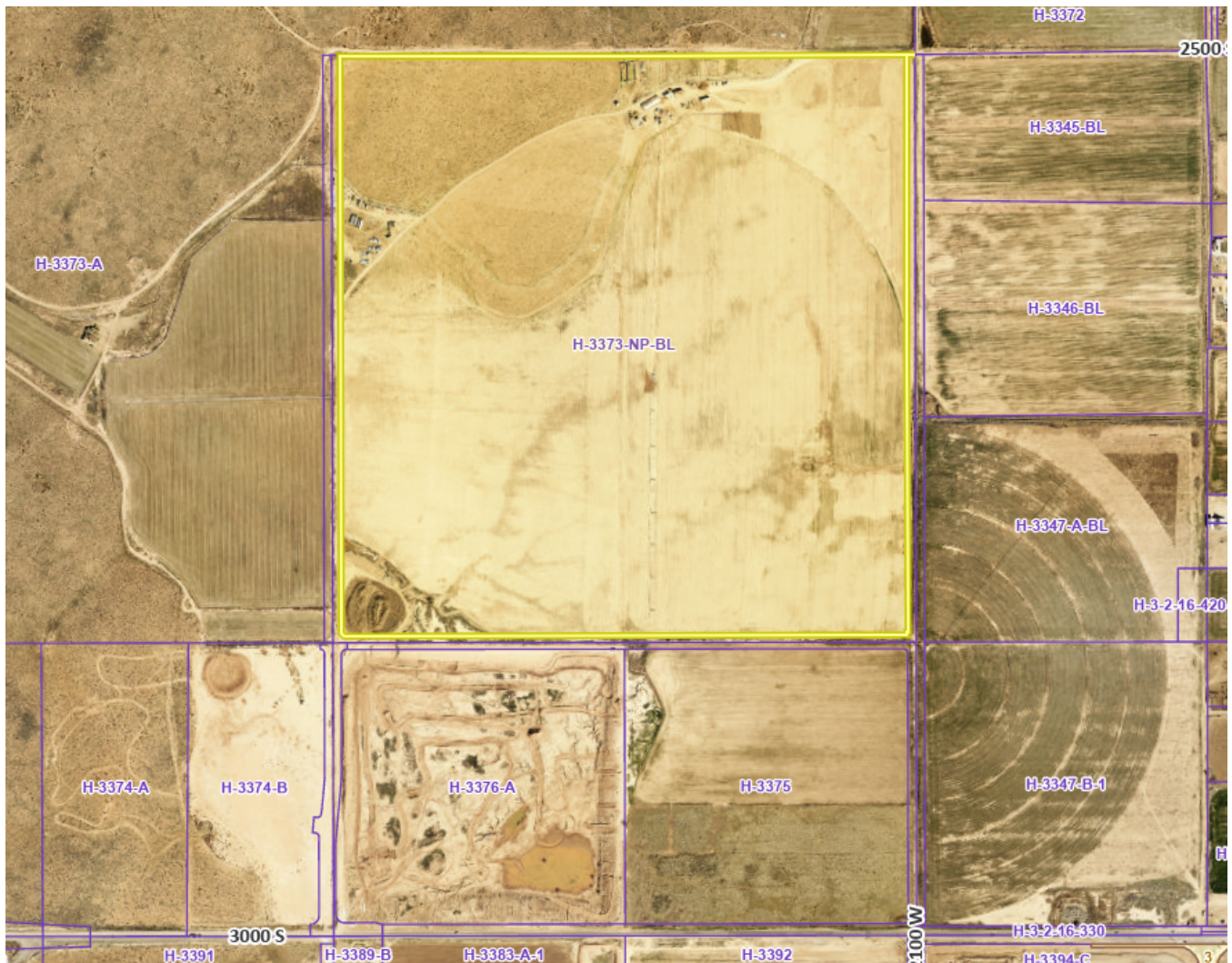
Agenda Date:	05/22/2025 - Planning Commission
Application Number:	ZC25-11 PSP25-08
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	Molly's View LLC
Agent:	Tom Snyder
Request:	A Zone Change Request from R1-10 (PDO) and M-1 to R1-10(PDO) and update the overall PDO and site plan.
Location:	2400 W and Liberty Way
Zoning:	Single Family Residential R1-10/PDO and M-1
General Plan Map:	Mixed-Use
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking a zone change and PDO update for the Balance of Nature project, located north of 3000 S. This PDO was originally approved in 2021. Liberty Village is part of this development, although now operates independently from Balance of Nature. The applicant is proposing modifications to the overall development and is requesting a zone change to accommodate adjustments in layout, land uses, and development standards.

The primary reason for the requested zoning update is to remove the 27-acre Light Industrial M-1 zone, since a manufacturing facility once planned on the southwest portion of the property will now not be constructed. Additionally, the applicant is requesting changes to the permitted land uses within the development, along with amendments to standards regarding setbacks and building heights, and a request for private street right-of-ways.

	Zoning	Adjacent Land Use
North	RA-1	Undeveloped and Agriculture Land
East	RA-1	Undeveloped and Agriculture Land
South	RA-1, with an Extraction Overlay Zone	Undeveloped and Washington County Water Conservancy District clay extraction pit.
West	RA-1	Undeveloped and Agriculture Land



Zone Change Factors:

For zone change requests, the Planning Commission must consider Hurricane City Code section 10-7-7:

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

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property;*
and

4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The [General Plan Map](#) shows this area as a future Mixed Use:

Mixed use areas should be developed as small districts or community centers offering a mix of retail, dining, entertainment, employment, and supporting residential. These developments should be easy and safe to navigate on foot and located in areas with access to major roads and surrounded with appropriate residential densities to support these uses.

This property was designated as “Mixed Use” on the Future Land Use Map in anticipation of this development. The proposed changes align with the General Plan’s objectives for this area, including fostering a small-town center atmosphere, creating walkable spaces, and maintaining an appropriate residential scale.

Additionally, the General Plan emphasizes economic development through the creation of walkable retail and restaurant centers and the addition of well-paying jobs, such as those planned within this town center (Policy 1.5). It also supports the expansion of medical facilities within Hurricane (see Strategy 1.1).

The Moderate Income Housing Plan further advocates for “mixed density” developments like this one, along with increased residential development near major corridors and job centers.

The proposed changes generally align with the goals and intent of the General Plan.

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

Response: Most of the surrounding area remains undeveloped. The properties to the north, east, and west are planned to remain in agricultural use under RA-1 zoning. To the south, the land is used as an extraction pit by the Water Conservancy District. Additionally, there are proposed mixed-use and commercial developments to the south and southwest, near the SR-7 and 3000 S interchange.

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

Response: The proposed density and land uses can be considered to significantly impact the area, since any change to a largely undeveloped area can be viewed as significant. The addition of commercial, residential, civic, and open space uses will also attract more people than previous levels. Also, the Liberty Village portion of the development could potentially draw additional visitors to the area. If developed as planned, the Balance of Nature project will become a hub for work, living, shopping,

church, school, and medical visits. However, the proposed changes decrease the overall impact of the development from what was previously approved in that a light-industrial use is being removed, along with a reduction in proposed housing density; and the planned amenities within the development, including open spaces and orchards along the boundaries, are expected to enhance the site but also protect surrounding developments and neighborhoods, thus helping to mitigate some of the broader impacts of growth in the area. Therefore, due to the mitigating project enhancements, and also due to the open, undeveloped nature of the surrounding properties, the zone change is not expected to have adverse impacts on the areas adjacent to the site.

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

Response: Currently, the area has very limited services, and full buildout of the proposed development will not be possible without significant off-site infrastructure improvements. However, since this is only a modification to the zoning of an already approved development, it is unlikely to substantially impact the region's overall utility status. Furthermore, a development agreement is already in place for the Balance of Nature project which requires that no construction can begin until adequate public facilities are available to support the project. At this time, public facilities and services are not sufficient to support construction of the development, but the development agreement, which will need to be amended upon approval of the requested zone change, ensures that necessary infrastructure will be in place before construction can begin.

Overview of Requested Changes:

- **Removal of M-1 portion of the development**
 - The applicant has informed staff that Balance of Nature's current production facility, located on Old Highway 91 in Hurricane will be expanded to meet their production needs, thus, eliminating the need for the M-1 zoning on the project site.
- **Changes to the overall site plan**
 - While the site plan is substantially similar to what was originally proposed and approved, many of the elements have changed. Liberty Village now takes up a much larger section of the development than originally conceived. The church and school facilities have been removed from the site plan, and the medical center has been moved to the site for the originally planned manufacturing facility. The Headquarters/office facility is now significantly smaller than was originally planned. There is now much more open space proposed on the site plan, and the housing density is notably smaller with 86 fewer residential units now being proposed.
- **Permitted Uses**
 - On the proposed site plan, the applicant has provided a list of permitted uses within the development. These are intended to tie into the standards and uses within Hurricane City Code. Although some uses are not strictly defined, they are substantially similar to defined terms within our code.
 - The Colonial Hotel will need to meet the recently updated definition of a hotel including 24-hour onsite management and at least 10 rentable units.
- **Setbacks**
 - Pursuant to Hurricane City Code (HCC) section 10-23-6, variations in setbacks can be approved: *if the City Council, after receiving a recommendation from the Planning Commission, finds such variation meets the approval criteria set forth in subsection 10-*

23-7B of this chapter and as set forth below. Any such variation shall be explicitly noted in the approval of a preliminary site plan and shall be shown on the approved plan.

1. Variations from the development standards set forth in this chapter are intended to be rare and shall be approved by at least four members of the City Council.

2. The applicant shall bear the burden of persuasion with regard to any request for a variation under this subsection B. Such burden shall include demonstrating that:

a. A proposed project which includes a variation is the result of a substantial amount of advanced planning;

b. Any adverse conditions which may result from the variation will be mitigated; and

c. The variation will result in a substantial benefit not only to persons who will live or work within the project, but also to the City and its citizens generally.

- The applicant is proposing different modified setbacks for their different proposed developments, these requests are outlined in more detail in the application narrative:

- **Large and Small Lot Detached Residential setbacks:** With the exception of increasing the front setback by one foot for the front setback for dwellings these match the current PDO setbacks.

- **Green Court Detached, Alley Loaded Detached, and Townhomes Residential setbacks:** As these are rear loaded units (the garage is in the back of the building rather than the front) the applicant is requesting that the front setback be decreased to 10'. If a driveway is provided, not required if a two car garage is provided, the rear setback will be 20'. Planning staff finds the request generally acceptable, however, reduced setbacks can cause conflicts with utilities. These conflicts can be avoided if the developer plans the development properly and no JUC members objected to the reduced setbacks as part of their comments.

- **Commercial setbacks:** The applicant is requesting no front setback for their commercial developments. Within their Town Center this makes sense to create a walkable mixed use downtown environment, however there may be concerns allowing this in the other commercial areas of the development. In order to allow for proper utility placement the applicant has agreed to allow for increased street side setbacks near utility placements.

- **Building Heights**

- The applicant is requested an increase to the maximum building heights within their development. The current maximum height is 35 feet. The applicant is requesting a 60-foot maximum height in the Town Center, as delineated by the preliminary site plan, and 45 feet in the remainder of their commercial areas. The applicant has provided some architectural renderings that show a European village style of architecture that requires higher building heights to justify the increased height request. Staff believes the additional height is appropriate for the intended look and feel of the development.

JUC Comments

The following comments will need to be addressed:

1. **Public Works:** No comment.
2. **Fire:** [No comments received.]
3. **Sewer:** No comment.
4. **Water:** Will need an updated water model.

5. **Power:**

- a. The general site layout looks cohesive to be able to design power
- b. Power design can only happen if a load chart is given for all buildings that need power service
- c. Talks with power dept, city engineer, and city attorney need to happen to make sure a new circuit from Three Falls Substation is in place to supply power to the project before any load.
- d. An agreement on the building permits will have to be in place with the city if power is not at location at that time.

6. **Streets:** No comment.

7. **Gas:** Okay

8. **Engineering:** Private streets are discouraged. Per HCS 3.2.4, public and private streets must be constructed to the same standards. the city council must clearly specify how/where the streets are allowed to deviate from standard (HCC 7-2-2). Non-typical street cross sections are proposed in this application; engineering supports allowing the non-typical cross sections subject to the redlines provided to the applicant. An updated traffic impact study must be provided (see HCS 3.9.2). More site specific recommendations (i.e. queue lengths/throat lengths and internal traffic control) should be provided by the new report. Access management (spacing [Transportation Master Plan 9.3.2, HCS 3.2.4.2(h), & HCS 3.2.4.3], throat lengths [Transportation Master Plan 9.3.7], and alignment [Transportation Master Plan 9.3.10]) must be observed.

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

Preliminary Site Plan

1. **Density:** The requested unit count of 239 is 86 units fewer than the currently approved 325 units and equals a density of 1.49 units per acre for the entire development. This is well below the standard 3.5 units per acre density cap within R1-10 (PDO) developments.
2. **Parking:** The majority of the parking is shown to be clustered around the outside of the development. The applicant, as part of the Liberty Village project, submitted a parking study for the overall development which the city accepted. If this zone change is approved, an amended parking study will need to be provided.
3. **Street layouts:** The applicant is proposing that all internal streets within the development be private. However, the City broadly discourages the use of private streets in larger-scale developments due to ongoing concerns regarding utility access and long-term maintenance.
 - a. Per HCC section 10-23-9(F)(1), “*All streets shall be public streets and shall be established according to public street standards adopted by the City*” for Planned Development Overlays (PDO). In addition, HCC section 10-37-13 states that “*The Zoning Administrator shall not authorize a building permit for a dwelling located on a lot accessed only by a private right-of-way.*”

- b. City staff has consistently communicated to the applicants an expectation that all major corridors and streets within the development must be public. Despite this, the applicant has not agreed to revise the proposal. Staff and the Joint Utility Committee have significant concerns about the placement of public utilities in private streets that are not maintained by the City.
4. Preliminary site plans showing the required details under HCC section 10-7-10 will need to be provided for each phase as they are planned to be developed.
5. A phasing plan has been provided showing that the development will be developed in five phases.

Findings

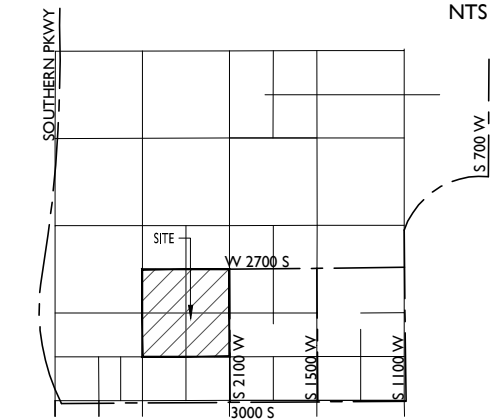
Staff makes the following findings:

1. The proposed site zoning amendment aligns with the General Plan Map and Goals due to the mixed-use nature of the development.
2. While the amendment is generally consistent with the overall character of some proposed developments, there is currently little to no development adjacent to the property. To help buffer the site, the applicant has included open space and orchards along the boundaries.
3. The project is not anticipated to have adverse impacts on the surrounding area. Furthermore, the development was previously considered and anticipated and the proposed changes are likely to reduce the overall impact compared to the previously approved plan.
4. Although public services are currently insufficient to support the development, this zone change amendment is unlikely to have an effect on the situation. The development agreement should be refined to further protect the City's interests.
5. Before final approval by the City Council, the proposed preliminary site plan and development agreement require further refinement to ensure they adequately address infrastructure and planning considerations.

Recommendation: The Planning Commission should review this application and the zone change based on standards within the Hurricane City Code and consider any public comments received at the public hearing. Staff recommends approval of the zone change and preliminary site plan subject to the following conditions:

- The current development agreement shall be updated to include terms relating to zoning, permitted uses, building heights and setbacks, as laid out in the applicant's submission.
- Staff recommends denial of private streets and strongly recommends that all streets within the development be public.
- The development agreement maintain and emphasize the terms relating to ensuring the provision of adequate public facilities.

PROJECT LOCATION



PROPERTY OWNER:
MOLLYS VIEW LLC
1568 S RIVER RD, STE 200
SAINT GEORGE, UT 84790
CONTACT: DOUGLAS LEX HOWARD

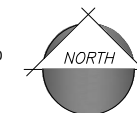
PLANNING & LANDSCAPE ARCHITECTURE:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: TOM SNYDER
tom.snyder@epsgruoinc.com

A.P.N.:	H-3373-NP-BL														
GROSS AREA:	± 159.62 AC														
EXISTING LAND USE:	VACANT/ UNDEVELOPED														
PROPOSED LAND USE:	MIXED-USE														
EXISTING GENERAL PLAN DESIGNATION:	MIXED USE														
EXISTING ZONING:	R1-10 & M-1 PDO														
PROPOSED ZONING:	R1-10 PDO														
RESIDENTIAL UNIT BREAKDOWN:	<table><tr><td><u>APPROVED</u></td><td><u>PROPOSED</u></td></tr><tr><td>LARGE LOT (85' x 135')</td><td>9 UNITS</td></tr><tr><td>SMALL LOT (50' x 115')</td><td>44 UNITS</td></tr><tr><td>GREEN COURT</td><td>21 UNITS</td></tr><tr><td>ALLEY HOMES</td><td>81 UNITS</td></tr><tr><td>ROW HOUSING</td><td>48 UNITS</td></tr><tr><td>TOWN CENTER MULTI-FAMILY</td><td>36 UNITS</td></tr></table>	<u>APPROVED</u>	<u>PROPOSED</u>	LARGE LOT (85' x 135')	9 UNITS	SMALL LOT (50' x 115')	44 UNITS	GREEN COURT	21 UNITS	ALLEY HOMES	81 UNITS	ROW HOUSING	48 UNITS	TOWN CENTER MULTI-FAMILY	36 UNITS
<u>APPROVED</u>	<u>PROPOSED</u>														
LARGE LOT (85' x 135')	9 UNITS														
SMALL LOT (50' x 115')	44 UNITS														
GREEN COURT	21 UNITS														
ALLEY HOMES	81 UNITS														
ROW HOUSING	48 UNITS														
TOWN CENTER MULTI-FAMILY	36 UNITS														
TOTAL UNITS:	325 UNITS														
GROSS RESIDENTIAL DENSITY:	1.50 DU/AC														

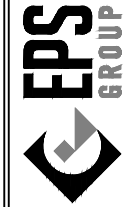
- LARGE LOT DETACHED RESIDENTIAL
- SMALL LOT DETACHED RESIDENTIAL
- GREEN COURT DETACHED RESIDENTIAL
- ALLEY LOADED DETACHED RESIDENTIAL
- TOWNHOMES ATTACHED RESIDENTIAL
- BARN & CORRAL
- CARRIAGE HOUSE PICK-UP
- CASTAS / LEARNING LABS
- SERVICE BUILDING
- AMPHITHEATER
- CORPORATE OFFICES
- FITNESS/RECREATION
- PERFORMING ARTS CENTER
- SPECIALTY MEDICAL CENTER/ WELLNESS CAMPUS
- COLONIAL CHURCH
- INDEPENDENCE HALL
- RESTAURANT
- VISITOR CENTER/MUSEUM/THEATER
- WALAPINI / GREENHOUSE
- GREENHOUSES
- COLONIAL HOTEL
- TOWN CENTER MIXED-USE ®

* USES WITHIN THE TOWN CENTER LIMITS ARE LIMITED TO THE HURRICANE CITY CODE OF ORDINANCES SEC. 10-15-3, TABLE 10-15-1 PERMITTED AND CONDITIONAL USES ALLOWED IN THE GENERAL COMMERCIAL (GC) ZONE, EXCEPT THAT DWELLING, MULTIPLE-FAMILY SHALL BE A PERMITTED USE.

SHEET 1	CS01	COVER SHEET
SHEET 2	SP01	PRELIMINARY SITE PLAN
SHEET 3	SP02	TYPICAL LOT DETAILS & STANDARDS
SHEET 4	SP03	STREET SECTIONS



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.
www.epsgroupin

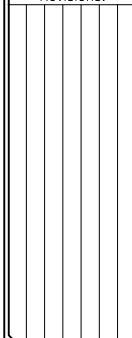


BoN Gardens

Cover Sheet

Project:

Revisions:



Call at least two full working days
before you begin excavation.

811

Dial 811 and a 900 STAKE IT (272-6746)

Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0167

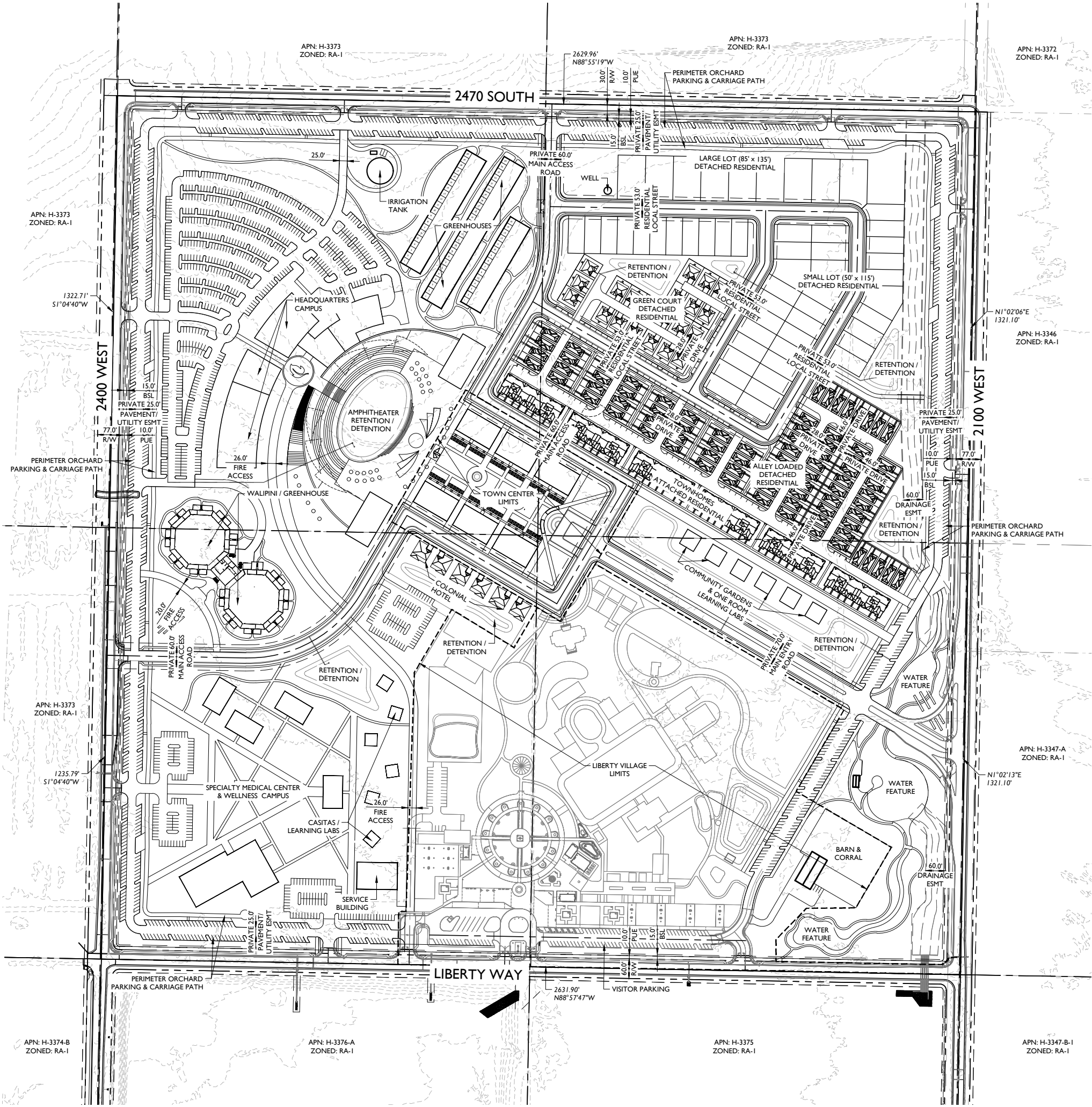
CS01

Sheet No.
1
of 4

21-0167 - BoN Gardens

May 14, 2025 2:53pm S:\Projects\2021\21-0167\Planning Drawings\Master Plan_Site Plan\21-0167 - SP01.dwg

thomas



UTILITY NOTES

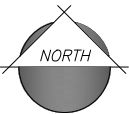
1. UTILITIES SHOWN ON THE CONCEPTUAL MASTER UTILITY PLAN ARE INTENDED TO BE PUBLICLY OWNED AND MAINTAINED. UPON FINAL ENGINEERING OF THE PROJECT, PUBLIC AND/OR PRIVATE LINES ARE SUBJECT TO CHANGE DUE TO THE ENGINEERING FINDINGS OF THE ENGINEER, CITY, OR JUC REPRESENTATIVE.
2. WATER AND SEWER PIPE SIZES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING OF THE PROJECT. FULL ENGINEERING CALCULATIONS WILL BE PERFORMED BEFORE FINAL JUC APPROVALS, INCLUDING BUT NOT LIMITED TO WATER MODELING TO DETERMINE ADEQUATE PRESSURES AND VELOCITIES IN WATER PIPES.
3. SEWER LAYOUT IS SUBJECT TO CHANGE DURING FINAL ENGINEERING OF PROJECT TO ENSURE PIPE DEPTHS, PIPE SLOPES, AND PIPE CAPACITIES MEET CITY OF HURRICANE AND ASH CREEK SPECIAL SERVICES DISTRICT REQUIREMENTS.
4. PUBLIC WATER MAINS OUTSIDE OF DEDICATED RIGHT-OF-WAY AND THROUGH PRIVATE PROPERTY WILL BE DUCTILE IRON PIPE TO THE METER, REGARDLESS OF SIZE.
5. MINIMUM SEPARATION REQUIREMENTS FOR UTILITIES WILL BE PER HURRICANE CITY STANDARDS SECTION 3.5.1 AND ASH CREEK SPECIAL SERVICES DISTRICT STANDARDS SECTION 4.2.3. MINIMUM SEPARATION REQUIREMENTS WILL BE MAINTAINED IN PUBLIC RIGHT-OF-WAY AND IN PRIVATE DRIVEWAYS.
6. ALL PUBLIC UTILITIES IN PRIVATE DRIVEWAYS WILL BE INSIDE OF A DEDICATED JOINT UTILITY EASEMENT TO ENSURE ADEQUATE ACCESS FOR SERVICE AND MAINTENANCE.
7. COORDINATION WITH THE POWER DEPARTMENT, CITY ENGINEER, AND CITY ATTORNEY WILL TAKE PLACE TO ENSURE A NEW CIRCUIT FROM THE THREE FALLS SUBSTATION IS IN PLACE TO SUPPLY POWER TO THE PROJECT.
8. UTILITIES WILL BE ADEQUATELY SPACED TO ACCOMMODATE FOR FUTURE GAS TO SERVICE THE DEVELOPMENT PER HURRICANE CITY STANDARDS SECTION 3.5.1.

LAND USE BREAKDOWN

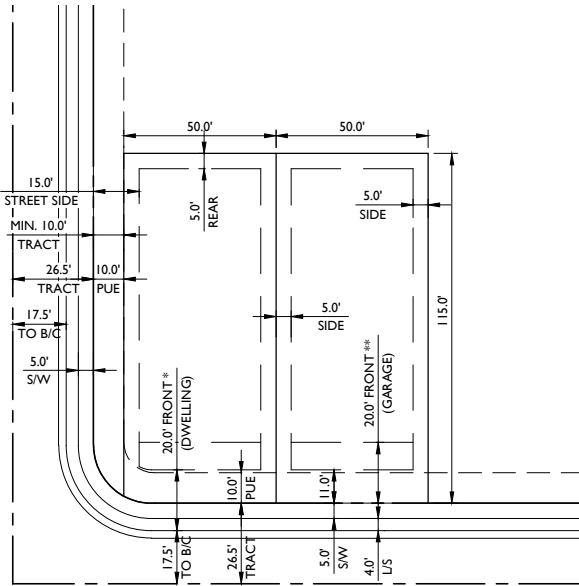
USE	AREA	UNIT COUNT
PERIMETER ORCHARD PARKING WITH CARRIAGE PATHS	20.4 AC	NONE
IRRIGATION TANK	0.5 AC	NONE
COMMUNITY GARDENS	2.6 AC	NONE
SPECIAL MEDICAL CENTER & WELLNESS CAMPUS	9.2 AC	NONE
ONE-ROOM LEARNING LABS	1.7 AC	NONE
LIBERTY VILLAGE	27.9 AC	NONE
STAGE/AMPHITHEATER/GREAT LAWN	5.3 AC	NONE
HEADQUARTERS CAMPUS	12.2 AC	NONE
TOWNHOMES ATTACHED RESIDENTIAL	4.2 AC	48 UNITS
GREEN COURT DETACHED RESIDENTIAL	3.3 AC	21 UNITS
ALLEY LOADED DETACHED RESIDENTIAL	8.4 AC	81 UNITS
SMALL LOT SINGLE-FAMILY RESIDENTIAL	8.4 AC	44 UNITS
LARGE LOT SINGLE-FAMILY RESIDENTIAL	3.0 AC	9 UNITS
TOWN CENTER (MIXED-USE)	13.2 AC	36 UNITS
WELL SITE	0.8 AC	NONE
VALIPINI / GREENHOUSE	4.3 AC	NONE
GREENHOUSES	4.5 AC	60 UNITS
CASITAS / LEARNING LABS	1.9 AC	6 UNITS
OPEN SPACE	16.8 AC	NONE
PUBLIC RIGHTS-OF-WAY	10.4 AC	NONE
TOTALS	159.62 AC	239 RESIDENTIAL UNITS

GENERAL NOTES

1. REFER TO SP02 - STREET SECTIONS FOR ACCESS AND UTILITY EASEMENTS WITHIN PRIVATE STREETS AND DRIVEWAYS.
2. A TIA WILL BE PROVIDED DURING FINAL ENGINEERING.
3. THE PRIMARY ENTRY AND ALL ISLAND DESIGNS WILL BE REFINED WITH AASHTO GREEN BOOK SECTION 9.6.3 & HCS 3.2.4.2.



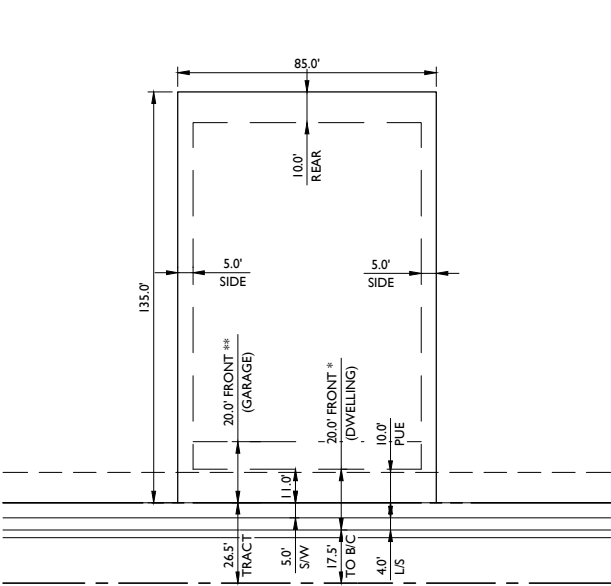
SMALL LOT DETACHED (50' X 115') - TYPICAL LOT DETAIL



SMALL LOT DETACHED (50' X 115') - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT *	20'	FROM B/C TO DWELLING
	11'	FROM B/SW TO DWELLING
FRONT **	20'	FROM B/SW TO GARAGE
REAR	10'	(SINGLE-FAMILY OR OTHER STRUCTURES)
	5'	(GARAGE / ACCESSORY)
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

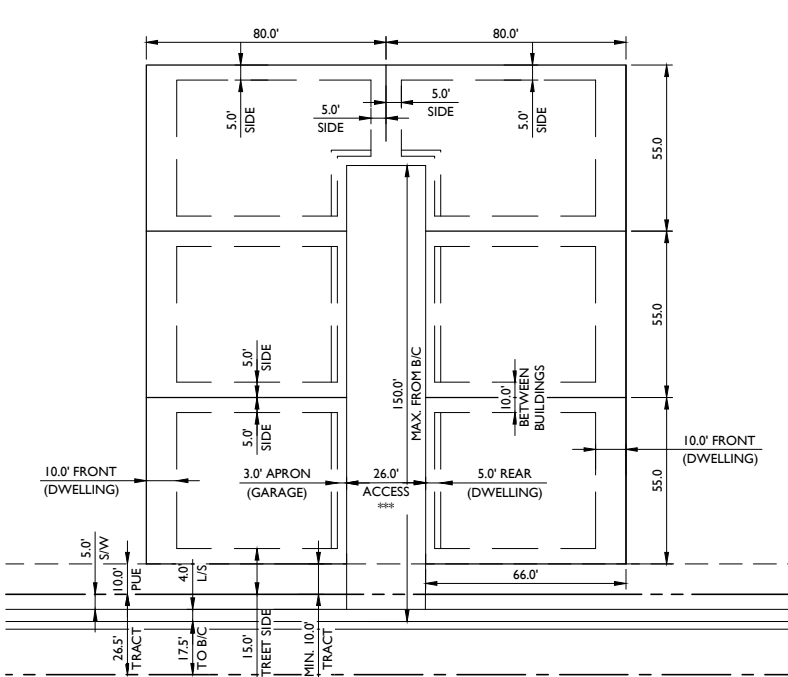
LARGE LOT DETACHED (85' X 135') - TYPICAL LOT DETAIL



LARGE LOT DETACHED (85 X 135') - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT *	20'	FROM B/C TO DWELLING
	11'	FROM B/SW TO DWELLING
FRONT **	20'	FROM B/SW TO GARAGE
REAR	10'	(SINGLE-FAMILY OR OTHER STRUCTURES)
	5'	(GARAGE / ACCESSORY)
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

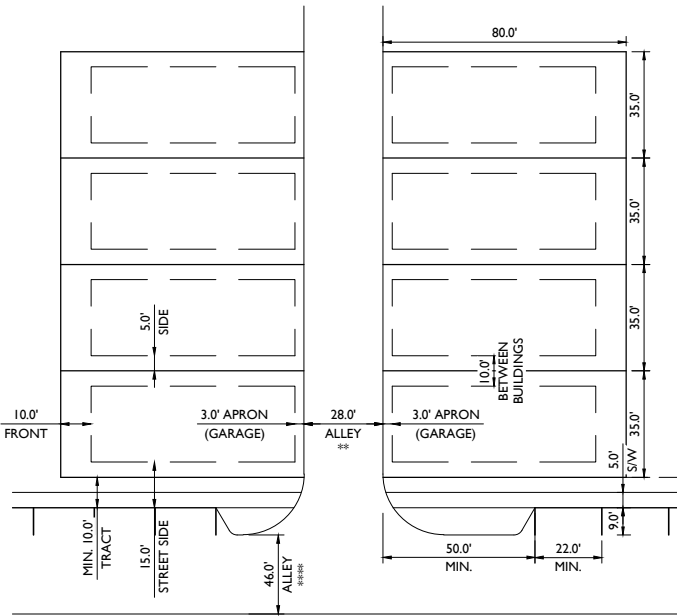
GREEN COURT DETACHED - TYPICAL LOT DETAIL



GREEN COURT DETACHED - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT	10'	(DWELLING)
REAR	3'	APRON FROM B/C (GARAGE)
	5'	FROM B/C (DWELLING)
	20'	FROM B/C IF DRIVEWAY PROVIDED
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

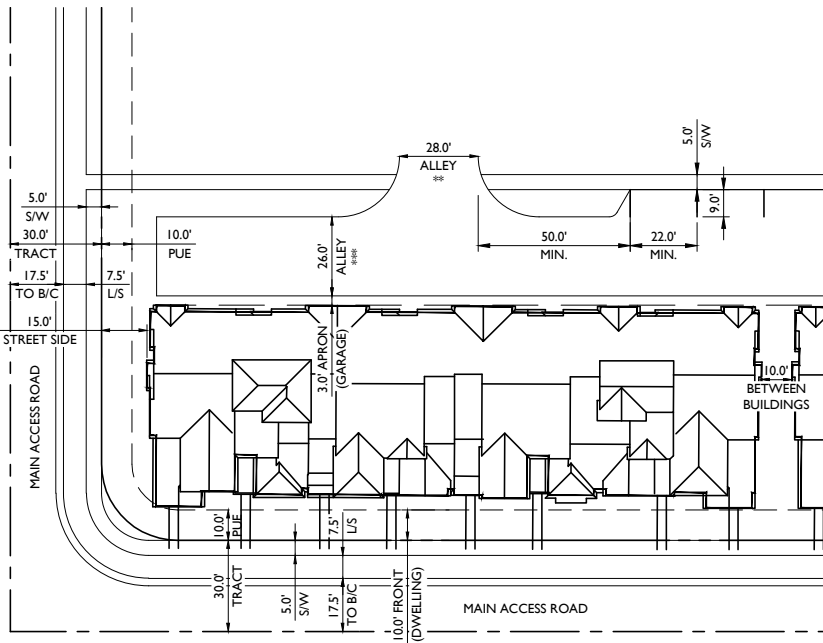
ALLEY LOADED DETACHED - TYPICAL LOT DETAIL



ALLEY LOADED DETACHED - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT	10'	
REAR	3'	APRON FROM B/C (GARAGE)
	20'	FROM B/C IF DRIVEWAY PROVIDED
INTERIOR SIDE YARD	5'	(SINGLE-FAMILY)
	10'	(ALL OTHERS)
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

TOWNHOMES ATTACHED - TYPICAL LOT DETAIL



TOWNHOMES ATTACHED - DEVELOPMENT STANDARDS

MINIMUM BUILDING SETBACKS:		
FRONT	10'	(DWELLING)
REAR	3'	APRON FROM ALLEY B/C TO GARAGE
INTERIOR SIDE YARD	0'	
STREET SIDE YARD	15'	(CAN INCLUDE 10' TRACT)
AGGREGATE SIDE YARD	N/A	
PERIMETER SETBACK & BUFFER	15'	
MAXIMUM LOT COVERAGE	N/A	

LEGEND

B/C	BACK OF CURB
L/S	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
**	PRIVATE DRIVEWAY CONDITION 1
***	PRIVATE DRIVEWAY CONDITION 2
****	PRIVATE DRIVEWAY CONDITION 3

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

BoN Gardens
Hurricane, UT

Typical Lot Details & Standards

Project:

Revisions:

Call or text two full working days
before you begin construction.

Dist. 8-1 or 1-800-STAR-UT (726-8348)
In Maricopa County: (602)262-1160

Designer: EPS
Drawn by: EPS

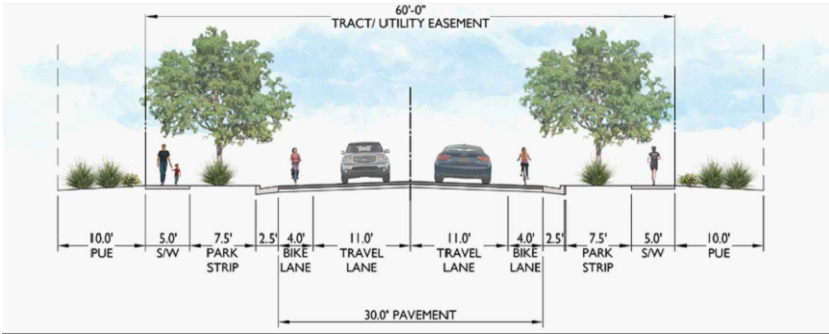
Preliminary
Not For
Construction
Or
Recording

Job No.
21-0167

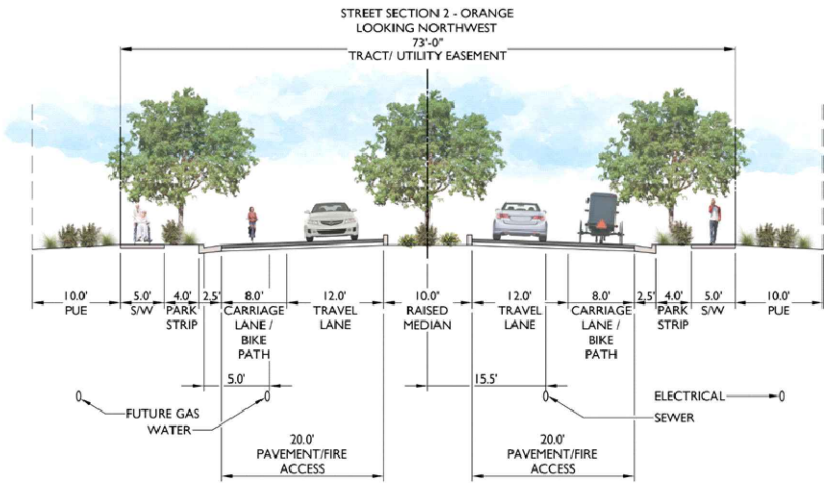
SP02

Sheet No.
3
of 4

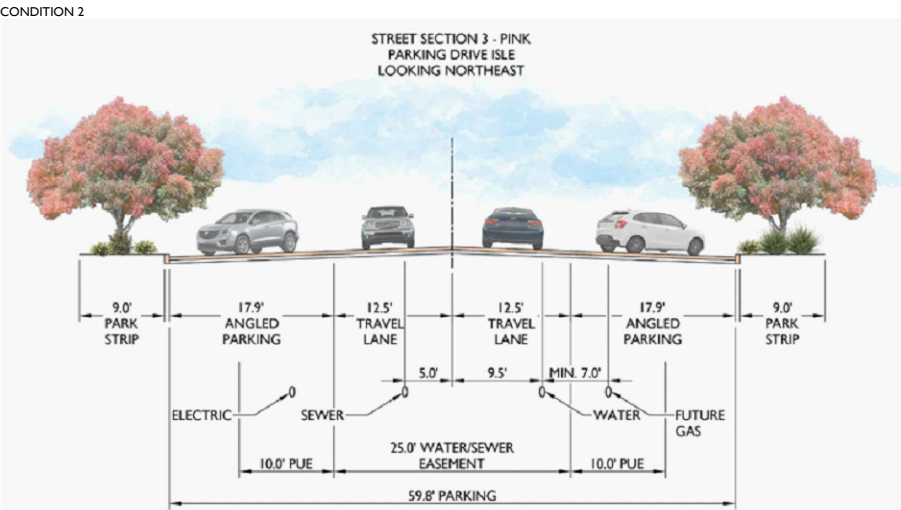
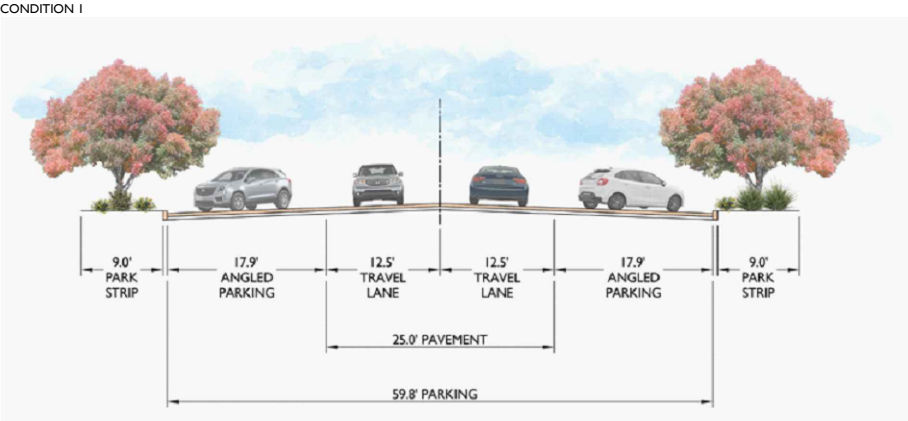
PRIVATE STREET SECTION 1 - MAIN ACCESS ROAD



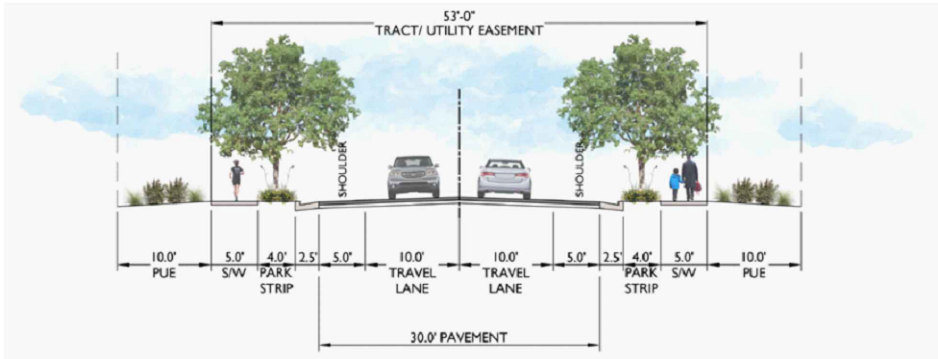
PRIVATE STREET SECTION 2 - MAIN ENTRY ROAD



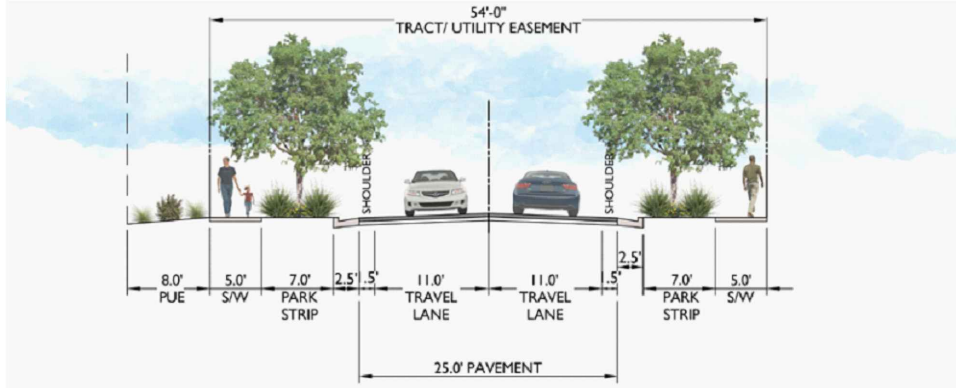
PRIVATE STREET SECTION 3 - PERIMETER PARKING CONDITIONS



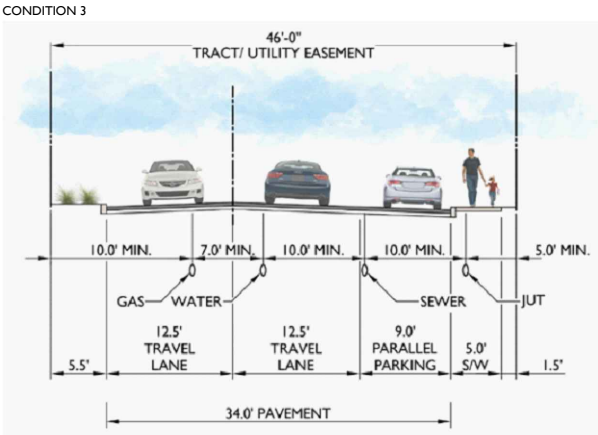
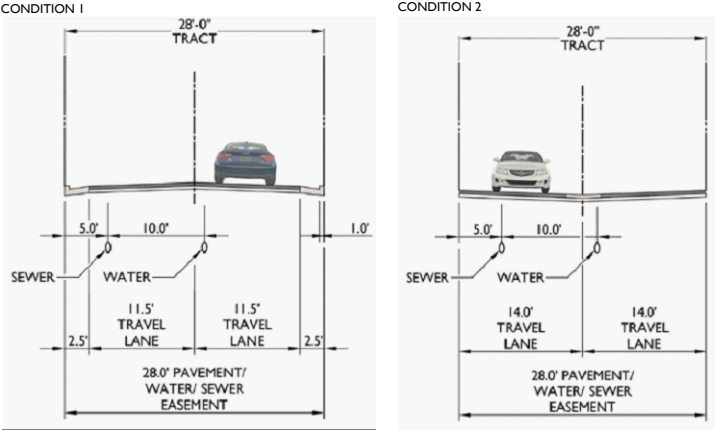
PRIVATE STREET SECTION 4 - RESIDENTIAL LOCAL ALTERNATIVE



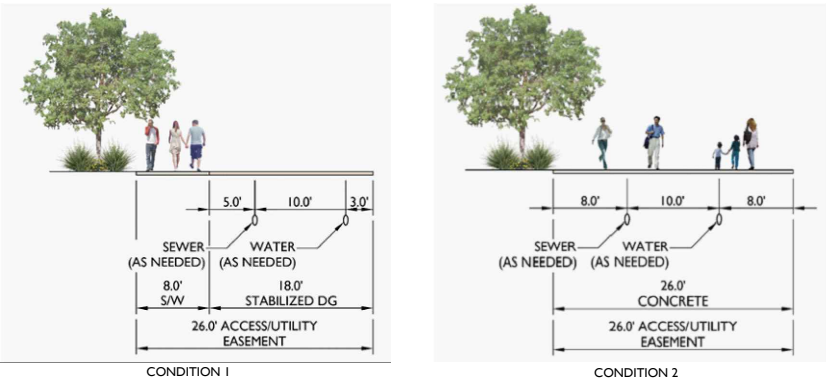
PRIVATE STREET SECTION 5 - LIBERTY VILLAGE DRIVEWAYS/PARKING ACCESS ROAD



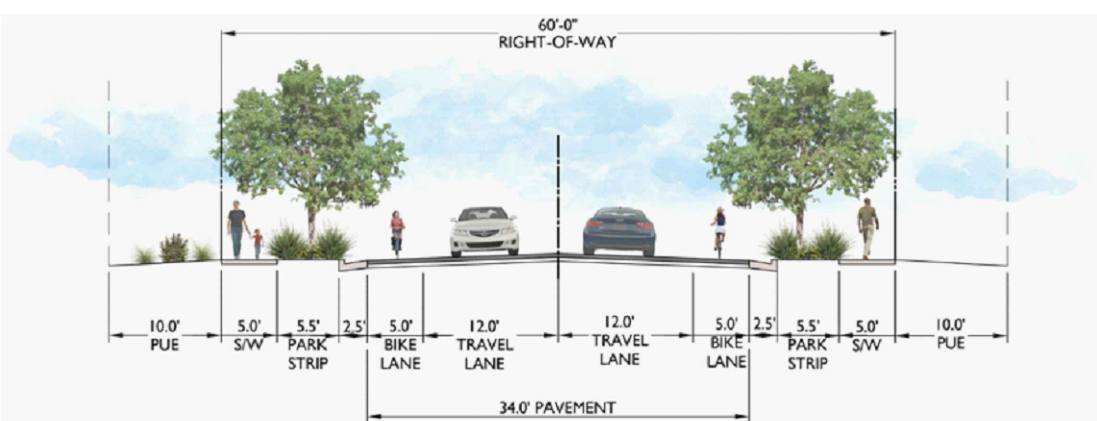
PRIVATE STREET SECTION 6 - PRIVATE DRIVEWAYS



PRIVATE STREET SECTION 7 - FIRE ACCESS PATH



PUBLIC STREET SECTION 8 - 2470 S



**Application**

Application Accepted Date: 04/11/2025		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description:		Planning Fee		\$	200.00
Tenant / Project Name: Hurricane Storage		Planning Fee		\$	200.00
Bldg. Address: W of NWC of Turf Sod Road and Sand Hollow		Sub Total:		\$	200.00
City: Hurricane City, Hurricane, UT 84737		Permit Total:		\$	200.00
Subdivision: Phase:		Amount Paid:		\$	200.00
Block: Lot #: Parcel ID #: H-4-2-11-244 & 246		Remaining Due:		\$	0.00
Property Owner: Cristina Companies UT LLC					
Permit Contact: Tony Carter P:(262) 408-7596					
Email: submittals@alcsug.com					
CONTACT INFORMATION					
Engineer of Record: American Consulting and Engineering					
Email: submittals@alcsug.com P: (435) 288-3330					
General Contractor: American Consulting and Engineering					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS		APPROVALS		DATE	INFO
DRAFT		Setbacks		Front:	Rear:
		Min.			
		Actual:			
		APPLICATION NUMBER: PLANPSP25-10			
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.			
		Applicant Name: Adam Allen			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
		Application Issued By:		Date:	
		Receipt #: 228338909-04/11/25			



April 11, 2025

Hurricane City
147 N 870 W
Hurricane, UT 84773

RE: HURRICANE STORAGE

To whom it may concern,

Cristina Companies UT LLC desires to develop their properties H-4-2-11-265 and H-4-2-11-244, located within Hurricane City limits.

The property will be developed for self-service storage, retail, and self-service car washes. The layout and proposed utilities are shown in the preliminary site plan.



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	PSP25-10
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Cristina Companies
Agent:	Tony Carter
Request:	Preliminary Site Plan Approval
Location:	West of the northwest corner of Turf Sod Road and Dixie Springs Drive.
Zoning:	General Commercial GC
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for additional storage units along with car wash bays, an office, and retail pads located on a 9.88 acre property located along Turf Sod Road near the corner with Sand Hollow Road. A preliminary site plan for a similar use was approved on the property in 2020. The project site is zoned General Commercial (GC).

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** No comments at this time
- 2. Fire:** Show radius of turning in northwest area.
- 3. Sewer:** There are significant sewer challenges with this piece of property which will require working with multiple property owners to the north of the property.
- 4. Water:** Okay. Would like to see plans.
- 5. Power:** Dixie Power area. Approved.

6. Streets: No comments. Has there been any coordination with Mr. Tait on this roadway alignment?

7. Gas: Show gas if gas is needed.

8. Infowest: No comment.

9. Engineering: Still have outstanding concerns regarding the water loop back to Sand Hollow Road and pressure zones as well as road dedication on the west boundary.

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



Staff Comments: Preliminary Site Plan

1. The proposed use of warehouse, self storage, car washes, and retail space are all permitted uses in the General Commercial (GC) zone.
2. **Parking Requirement:** Per Hurricane City Code (HCC) section 10-34-10,

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

The site plan indicates that 27 parking stalls are provided and 37 parking stalls are provided which meets this standard.

3. **Landscape:** Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

Sec. 10-32-5. Required landscaping.

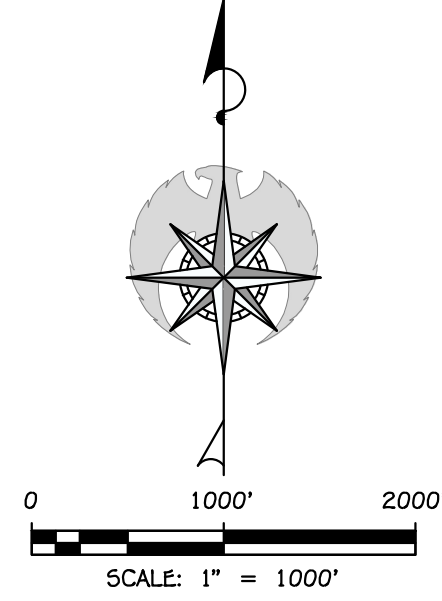
A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
 - a. A full landscape plan will be required with the final site plan. The existing landscaping may be used but only if it meets current landscaping code.

4. Pursuant to HCC section 10-32-12(A)(3): *All car wash facilities shall be plumbed during construction for water recycling systems and not exceed an average of 35 gallons of potable water per washed vehicle.*
5. Development of this site will require coordination with the property owner to the north and possibly the property owner to the east. The property owner to the east has an Agricultural Protection Overlay so the City's ability to eminent domain for the planned roadway on that property line is limited. However, the applicant has plenty of room to move the roadway entirely on their property if necessary.
6. **It should be noted that pursuant to Hurricane City Code section 10-7-10 (D)(2)(b):** *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.*

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



**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 04/11/2025
JOB #: 25-000
DRAWN BY: ASA
CHECKED BY: ASA

HURRICANE STORAGE
1700 S 4600 W HURRICANE, UT
SE COR SEC. 11, T41S, R14W S.L.B.&M.
VICINITY MAP

SITE DATA		
DESCRIPTION		DATA
CURRENT ZONING		QC
TOTAL AREA	9.88	ACRES
NO. OF STORAGE UNITS	216	UNITS
OFFICE	2000	S.F.
RETAIL	4500	S.F.
6 BAY SELF-SERVE CARWASH	4500	S.F.
NO. OF PHASES	1	

PARKING DATA		
DESCRIPTION	REQUIRED	PROVIDED
RETAIL	18	18
OFFICE	8	8
CAR WASH	1	11
TOTAL	27	37

PARKING NOTES:

1. REQUIRED OFFICE PARKING = 1 SPACE/250 S.F.
2. REQUIRED RETAIL PARKING = 1 SPACE/250 S.F.
3. REQUIRED CAR WASH PARKING = 1 SPACE/EMPLOYEE

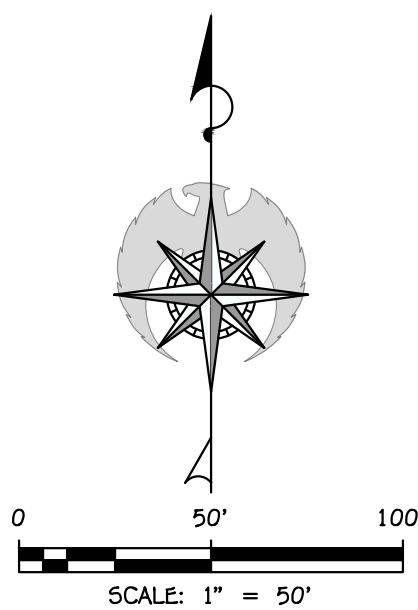
BASIS OF BEARING & BENCHMARK:

501° 03' 05.77" W ALONG THE EAST SECTION LINE BETWEEN THE EAST QUARTER CORNER OF SECTION 11 AND THE SOUTHEAST CORNER OF SECTION 11, T42 SOUTH RANGE 13 WEST SLB&M.

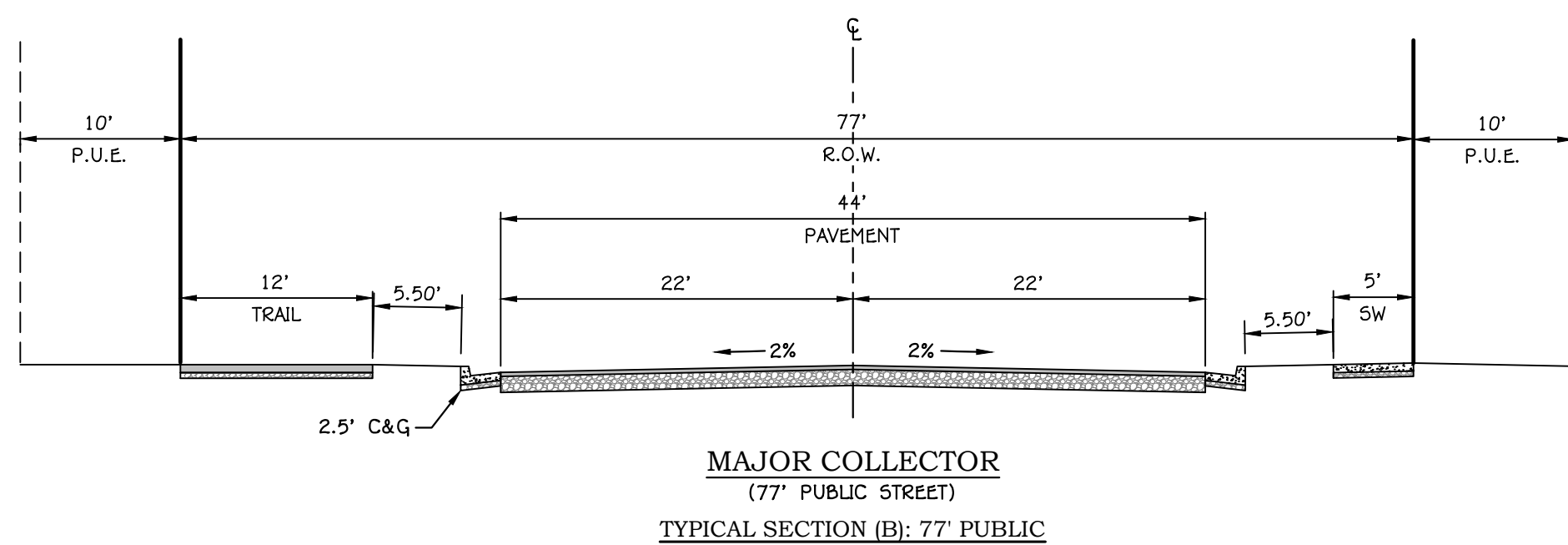
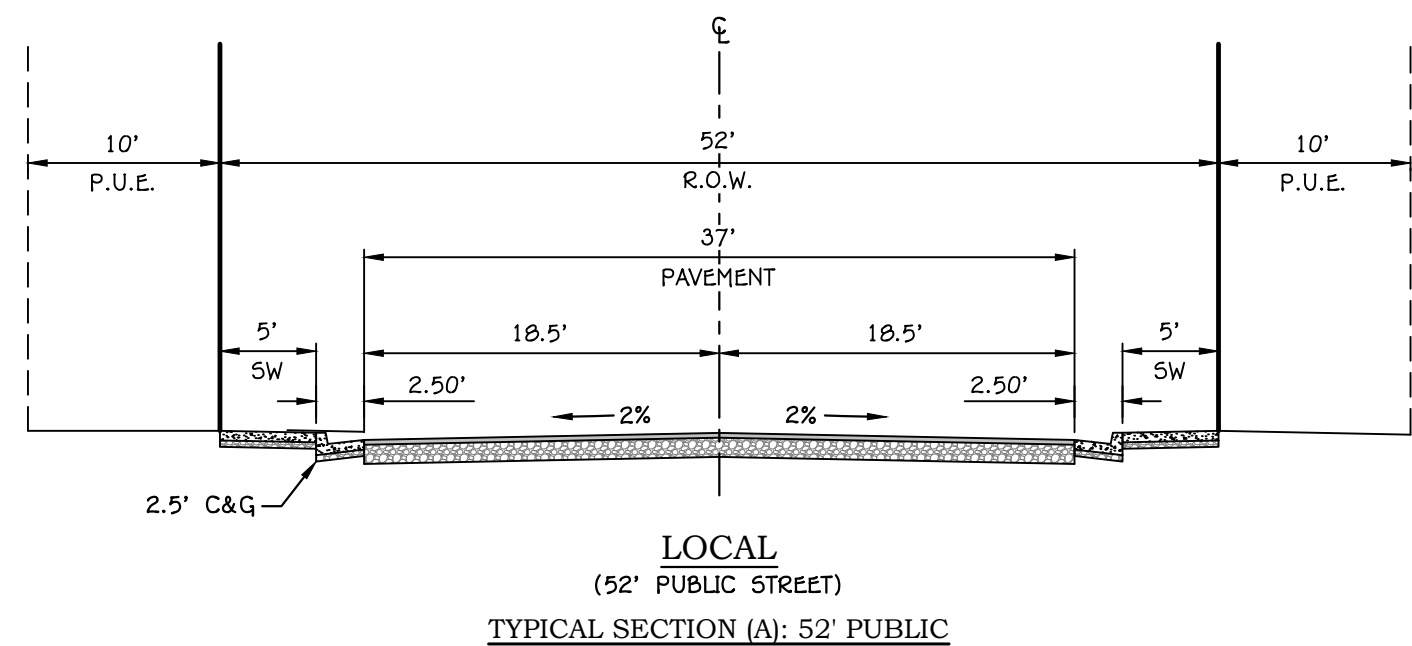
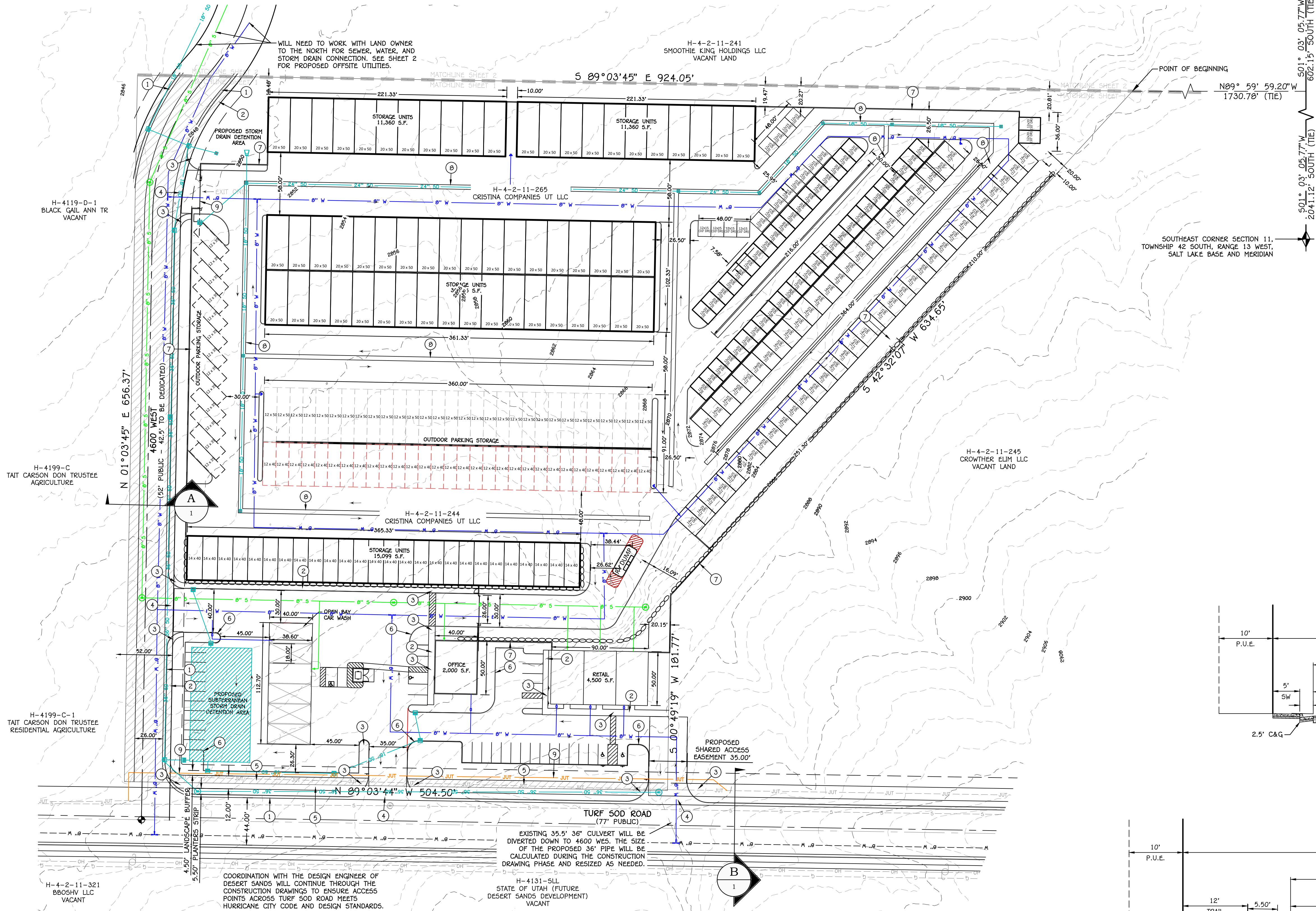
SITE PLAN NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN.
2. THE NECESSARY PORTION OF THE ROADWAY WILL BE DEDICATED BY THE DEVELOPER. DEDICATION PLAT TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. STORM WATER TO BE DETAINED ONSITE. OUTFALL LOCATION WILL NEED TO BE DETERMINED WITH THE PROPERTY OWNER TO THE NORTH AND HURRICANE CITY.
4. COORDINATION WITH THE ARCHITECT IS REQUIRED TO DETERMINE THE SIZE AND LOCATION OF ANY REQUIRED WATER RECLAMATION SYSTEM.

- KEY NOTES:**
- 1 STANDARD CURB & GUTTER (HB30-7)
 - 2 STANDARD 5' SIDEWALK
 - 3 PEDESTRIAN ACCESS RAMP
 - 4 STANDARD 8" CROSS GUTTER
 - 5 12' TRAIL SECTION
 - 6 STANDARD "A" CURB
 - 7 6' BLOCK WALL
 - 8 4' WATERWAY
 - 9 RELOCATE JOINT UTILITY TRENCH BEHIND THE PROPOSED TRAIL



LEGEND:		DETAIL
	PROPOSED PARCEL BOUNDARY	
	EXISTING/ADJACENT PARCEL BOUNDARY	
	PROPOSED EASEMENT	
	EXISTING EASEMENT	
	PROPOSED SETBACK LINE	
	PROPOSED CENTERLINE ALIGNMENT	
	EXISTING CENTERLINE ALIGNMENT	
	SURVEY SECTION LINE	
	AREA TO BE DEDICATED TO CITY	
	SURVEY SECTION CORNER MONUMENT	
	CLASS 1 SURVEY MONUMENT	
	CORNER PEDESTRIAN RAMP	
	ADA PARKING SPACE	
	STANDARD STREET SIGN	
	STANDARD STOP SIGN	
	X.X" ASPHALT OVER X.X" BASE PAVEMENT SECTION	
	CONCRETE SURFACE	
	LANDSCAPE AREA	
	EXISTING LANDSCAPE AREA	
	EXISTING GROUND MAJOR CONTOUR	
	EXISTING GROUND MINOR CONTOUR	
	PROPOSED STORM PIPE (SIZE PER PLAN)	
	STANDARD CB BOX & FRAME SINGLE CURB INLET (BICYCLE SAFE)	
	TYPICAL STORM DRAIN MANHOLE	
	FLARED END SECTION	
	GRATE INLET AREA DRAIN BOX	
	PROPOSED D.I.P. WATER MAIN (SIZE PER PLAN)	
	EXISTING WATER MAIN (SIZE PER PLAN)	
	WATER SERVICE LATERAL	
	THREE-WAY VALVE CLUSTER	
	PROPOSED SEWER MAIN (SIZE PER PLAN)	
	EXISTING SEWER MAIN (6" PRESSURE MAIN)	
	STANDARD SEWER MANHOLE	
	SEWER SERVICE CONNECTION	
	PROPOSED ROCK RETAINING WALL	



**PRELIMINARY
NOT FOR
CONSTRUCTION**

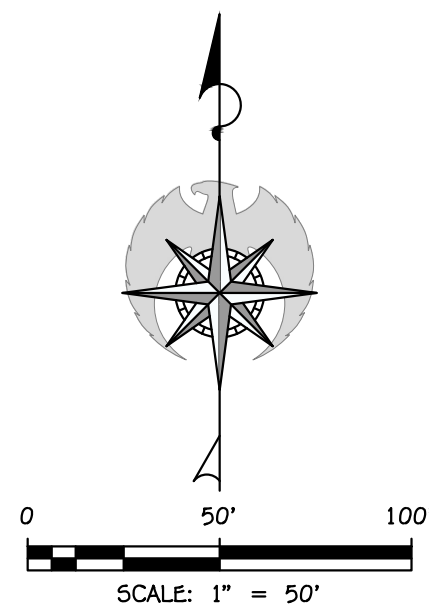
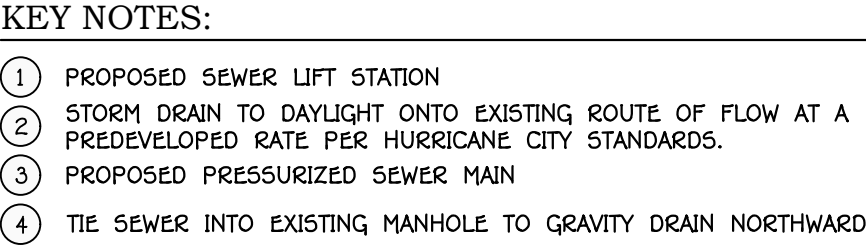


DATE: 05/13/2025
JOB #: 25-013
DRAWN BY: ASA
CHECKED BY: ASA

HURRICANE STORAGE
1700 S 4600 W HURRICANE, UT
SE COR SEC. 11, T41S, R14W S.L.B.&M.
PRELIMINARY SITE PLAN

1

SHEET: 1 of 2

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION



DATE:	05/13/2025
JOB #	25-013
DRAWN BY:	ASA
CHECKED BY:	ASA

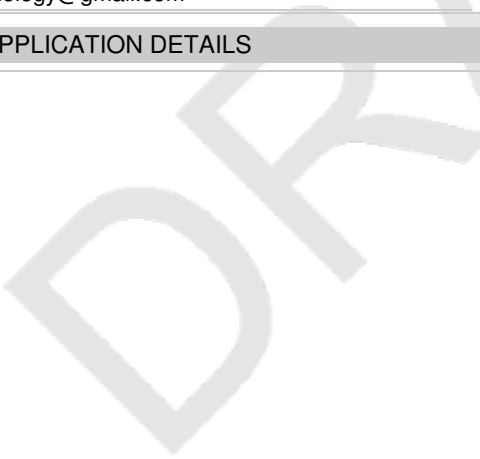
HURRICANE STORAGE
1700 S 4600 W HURRICANE, UT
SE COR SEC. 11, T41S, R14W S.L.B.&M.
PRELIMINARY SITE PLAN - OFFSIT

2

SHEET:	2	of	2
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Application

Application Accepted Date: 04/14/2025		Valuation		\$	0.00					
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES								
Description: Lot split on lot 2 , Lot consolidation lot 3 &4		Planning Fee		\$	150.00					
Tenant / Project Name: Christine Stratton Living Trust		Planning Fee		\$	150.00					
Bldg. Address: 952 S 920 W		Sub Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00					
Subdivision: 920 W. Subdivision Phase:		Amount Paid:		\$	150.00					
Block: Lot #: 2,3,4 Parcel ID #: H-NTW-2		Remaining Due:		\$	0.00					
Zone: RA-0.5										
Property Owner: Christine Stratton										
Permit Contact: Nicholotte Parker P:(435) 619-9741										
Email: northrocktechnology@gmail.com										
CONTACT INFORMATION										
Engineer of Record: Northern Engineering										
Email: btuttle@neiutah.com P: (801) 380-2114										
General Contractor: Christine Stratton										
License #: 6385290-2201 P: (435) 619-6609										
Address: 952 S 920 W										
City: Hurricane State: UT Zip: 84737										
Email: northrocktechnology@gmail.com										
APPLICATION DETAILS										
										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANAFP25-05										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Nicholotte Parker										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 226693201-03/24/25										

NARRATIVE

THE ORIGINAL FINAL PLAT FOR 920 WEST SUBDIVISION 2ND AMENDED WAS FILED WITH THE WASHINGTON COUNTY RECORDERS OFFICE ON JUNE 11, 2019 WITH DOCUMENT NUMBER 20190022732.

THE PURPOSE OF THIS SUBDIVISION AMENDMENT TO SPLIT LOT 2 INTO TWO LOTS, BEING LOTS 2A AND 2B AND CONSOLIDATE LOTS 3 AND 4 INTO ONE LOT, BEING LOT 3A, AS SHOWN ON THIS PLAT.

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°11'35" EAST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	AFP25-05
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Christine Stratton
Agent:	Nicholotte Parker
Request:	Approval of an Amended Final Plat.
Location:	952 S 920 W
Zoning:	Residential Agricultural RA-0.5 and RA-1
General Plan Map:	Rural Residential
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for the 920 W subdivision to split Lot 2 into two lots and to combine Lots 3 and 4 into one lot. A zone change on Lot 2 was approved earlier this year. This property is zoned RA-0.5 for Lot 2 and RA-1 for the remainder of the subdivision.



JUC Comments

1. **Public Works:** Need to dedicate any required property on 920 W. Improvements on 920 W.
2. **Engineering:** HCC 10-39-16 states, "the procedure for consideration and approval of any addition, alteration, modification, or change to an approved plat shall be substantially the same as is required for initial plat approval ..." HCC 10-39-11(A)(3) states, "... all subdivision streets and roadways shall be constructed and installed in accordance with the city roadway construction standards." 920 West is a master planned 60' public right of way. The existing public right of way is 58' wide and only partially completed (curb, gutter, and sidewalk stop about a third of the way across lot 3a). The storm drain master plan shows there should be a 48" storm drain along 920 west that doesn't exist yet. The planning commission's motion for approval should specify the level/quantity of improvements that staff should require of this application (HCC 10-39-6(C)(10)). Other redlines were provided to their Engineer.
3. **Streets:** No comment.
4. **Water:** Okay.
5. **Fire:** Approved.
6. **Sewer:** A new lateral will need to be installed on Lot 2B.
7. **Power:** Lot split is ok if the owner will increase the size of the wire to the lot from 350mcm to 500mcm across the street. If this parcel is to be a subdivision with more than 1 home, then an application must be submitted and there must be a design by the power dept.
8. **Gas:** Okay.

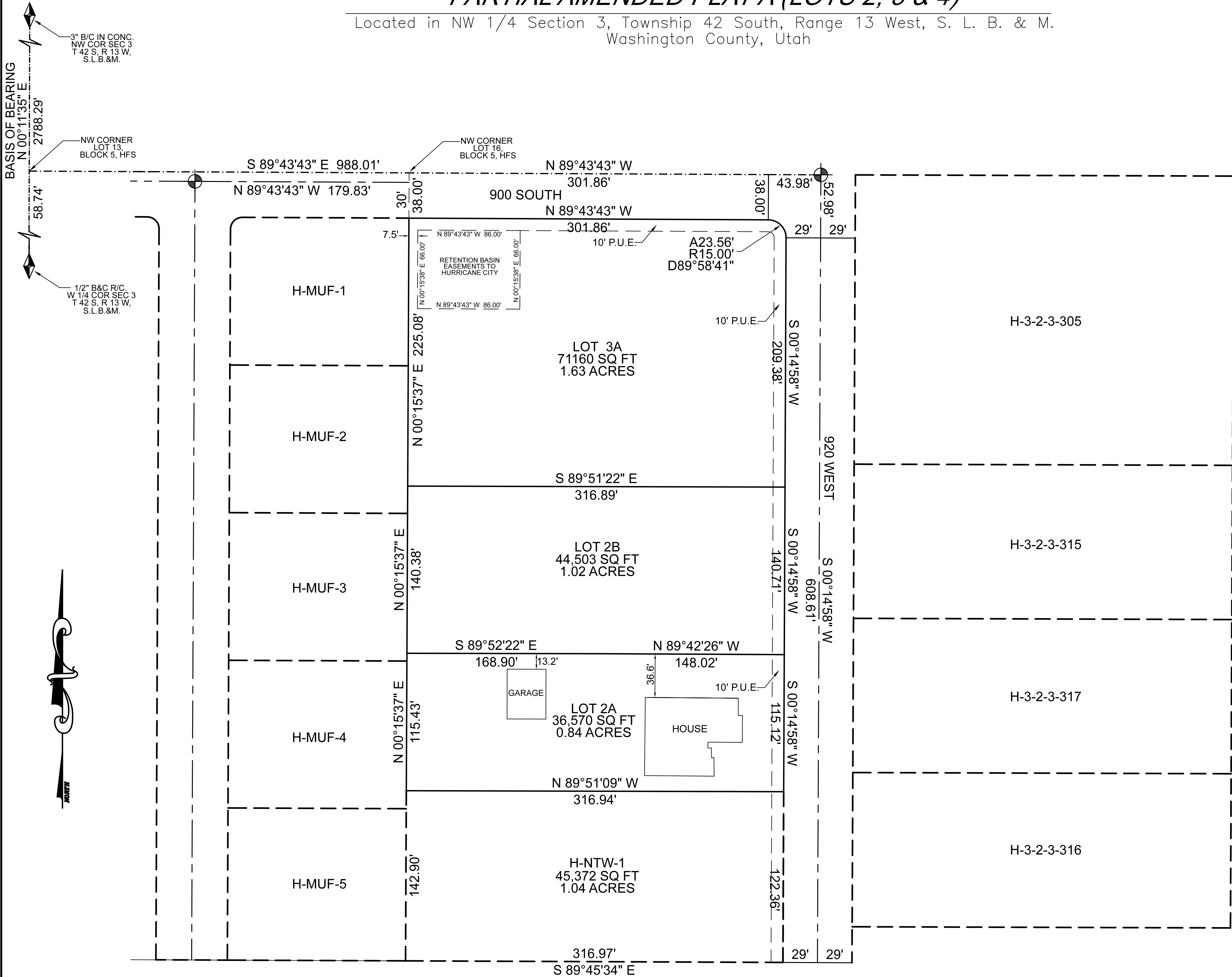
Staff Comments

1. The plat meets the following standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. This application will require construction drawings for the installation of the additional set of utilities at that point the City will determine what improvements are needed along 920 W, as there are ongoing projects in the area that may impact any physical improvements on the roadway.

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

920 WEST SUBDIVISION 2ND AMENDED
PARTIAL AMENDED PLAT A (LOTS 2, 3 & 4)

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

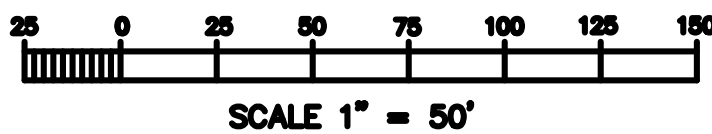


LEGEND

- SECTION CORNER (PER. REID POPE ORIGINAL PLAT)
- FOUND CENTERLINE MONUMENT (2" ALUMINUM CAP)
- FOUND 5/8" REBAR AND CAP L.R. POPE. P.L.S. CORNERS SHOWN ON PLAT ARE SET AS NOTED.
- FOUND MONUMENT (AS NOTED)

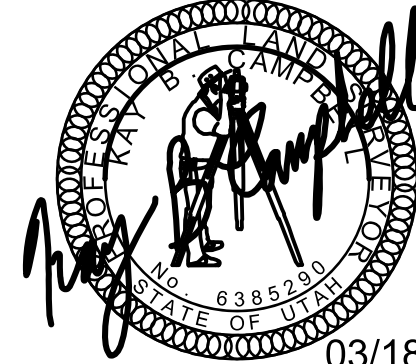
LEGEND LINES

- BOUNDARY PROPERTY
- ADJACENT PROPERTY
- SECTION LINE
- CENTERLINE



SURVEYOR'S CERTIFICATE

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



03/18/2025

Kay. B Campbell PLS. # 6385290

BOUNDARY DESCRIPTION

ALL OF LOTS 2, 3 & 4 OF THE 920 WEST SUBDIVISION AMENDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°11'35" EAST ALONG THE SECTION LINE A DISTANCE OF 58.74 FEET, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 5, HURRICANE FIELD SURVEY, THENCE SOUTH 89°43'43" EAST ALONG THE NORTH LINE OF SAID LOT 13 & 14 A DISTANCE OF 988.01 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 5, HURRICANE FIELD SURVEY; THENCE SOUTH 00°15'37" WEST 38.00 FEET TO THE NORTHWEST CORNER OF LOT 4 OF 920 WEST SUBDIVISION 2ND AMENDED AND THE POINT OF BEGINNING; THENCE SOUTH 00°15'37" WEST 480.89 FEET; THENCE SOUTH 89°51'09" EAST 316.94 FEET; THENCE NORTH 00°14'58" EAST 465.21 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG ARC OF SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 89°58'41" TO THE POINT OF TANGENCY; THENCE NORTH 89°43'43" WEST 301.86 FEET TO THE POINT OF BEGINNING.

AMENDMENT NOTE

THE ORIGINAL FINAL PLAT FOR 920 WEST SUBDIVISION 2ND AMENDED WAS FILED WITH THE WASHINGTON COUNTY RECORDERS OFFICE ON JUNE 11, 2019 WITH DOCUMENT NUMBER 20190022732.

THE PURPOSE OF THIS SUBDIVISION AMENDMENT TO SPLIT LOT 2 INTO TWO LOTS, BEING LOTS 2A AND 2B AND CONSOLIDATE LOTS 3 AND 4 INTO ONE LOT, BEING LOT 3A, AS SHOWN ON THIS PLAT.

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°11'35" EAST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

GENERAL NOTES

1) ALL LOTS TO INCLUDE A 25 FOOT FRONT YARD SET BACK, A 10 FOOT SIDE YARD SET BACK, AND A 30 FOOT REAR YARD SET BACK.

2) ALL LOTS TO INCLUDE A 10 FOOT YARD DRAINAGE & UTILITY EASEMENT OR AS OTHERWISE NOTED OR SHOWN ON THIS PLAT.

3) ALL BACK LOT CORNERS TO BE SET WITH 5/8" R/C (KBC PLS 6385290) AND ALL FRONT LOTS TO BE PROJECTED INTO CURB AND SET WITH A MAG NAIL

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENCE THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND UTILITY AND LANDSCAPE EASEMENTS TO BE HEREAFTER KNOWN AS:

920 WEST SUBDIVISION 2ND AMENDED
PARTIAL AMENDMENT A

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO WASHINGTON COUNTY ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE HEREIN AGAINST THE CLAIM OF ALL PERSONS IN WITNESS WHERE OF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____ 20__.

RYAN RICHARD HOWARD

SHELBIE DEMILLE HOWARD

CHRISTINE STRATTON
AS TRUSTEE OF THE CHRISTINE
STRATTON LIVING TRUST DATED
JUNE 19, 2024

ACKNOWLEDGMENT

STATE OF UTAH _____ } SS
COUNTY OF _____

ON THIS ____ DAY OF _____ 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONAL APPEARED BEFORE ME CHRIS MCGOUGH PROVED ON THE BASE OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE DOCUMENT AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH
(NO STAMP PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16.

NOTARY PUBLIC

920 WEST SUBDIVISION 2ND AMENDED
PARTIAL AMENDED A
(LOT 2, 3 & 4)

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

CLIENT: CHRISTINE STRATTON		ENGINEER'S APPROVAL PUBLIC WORKS	COUNTY TREASURER'S CERTIFICATE	APPROVAL AS TO FORM	ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL	APPROVAL AND ACCEPTANCE BY HURRICANE CITY	RECORDER NUMBER
NORTHROCK TECHNOLOGY LLC 55 SOUTH 300 WEST HURRICANE, UT 84737 435-619-9741		I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	I, WASHINGTON COUNTY TREASURER CERTIFY ON THIS _____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	APPROVED AS TO FORM THIS THE _____ DAY OF _____, A.D. 20____.	THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION IN THIS OFFICE THIS _____ DAY OF _____, 20____.	WE, THE CITY OF HURRICANE HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND HAVE ACCEPTED SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING TO THERETO THIS ____ DAY OF _____, 2025.	
		DATE _____ ENGINEER CITY OF HURRICANE	WASHINGTON COUNTY TREASURER _____	WASHINGTON COUNTY ATTORNEY _____	ASH CREEK SPECIAL SERVICE DISTRICT _____	CITY ATTORNEY HURRICANE CITY, UTAH _____	WASHINGTON COUNTY RECORDER _____



Application

Application Accepted Date: 04/17/2025		Valuation		\$	0.00
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES			
Description:		Planning Fee		\$	150.00
Tenant / Project Name: The Villas at Lava Knolls		Planning Fee		\$	150.00
Bldg. Address: 330 N 3220 W		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: The Villas at Lava Knolls Phase:		Amount Paid:		\$	150.00
Block: Lot #: Parcel ID #: H-3-1-31-3000		Remaining Due:		\$	0.00
Property Owner: Stratton Brothers LLC					
Permit Contact: Chase Stratton P:(435) 773-3666					
Email: chase.stratton@interstaterock.com					
CONTACT INFORMATION					
Engineer of Record: Pratt Engineering					
General Contractor: Stratton Brothers LLC					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
		APPROVALS		DATE	INFO
		APPLICATION NUMBER:		PLANPP25-13	
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.			
		Applicant Name: Chase Stratton			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
		Application Issued By:		Date:	
		Receipt #: 228894541-04/17/25			

The Villas at Lava Knolls - Preliminary Plant Narrative

The Villas at Lava Knolls is a townhome project north of Walmart. This project was approved through the final site plan process. The original thought was to keep the units as rentals, but we now wish to sell the individual units. We need to plat each unit individually so we are going through the preliminary and final plat processes.

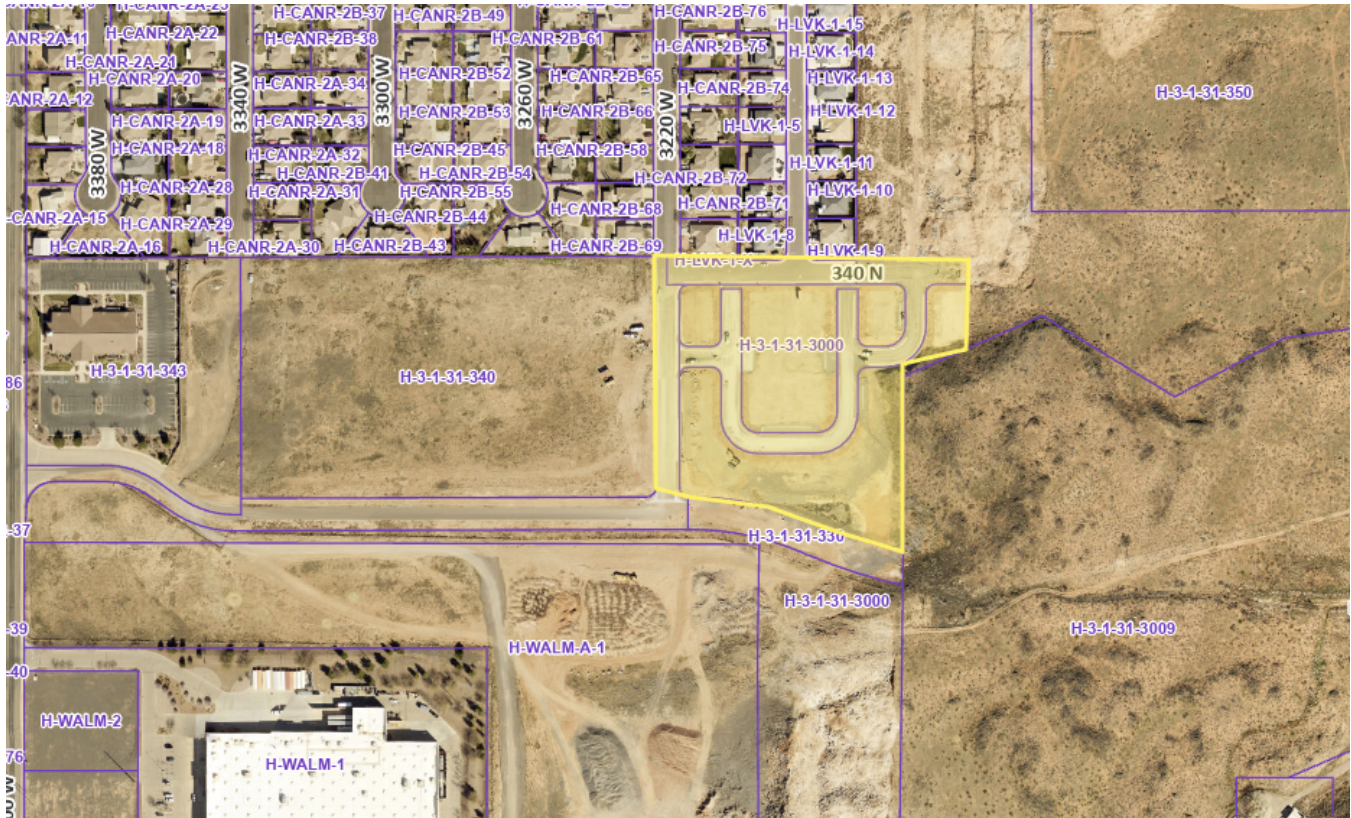


STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	PP25-13
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Stratton Brothers LLC
Agent:	Chase Stratton
Request:	Preliminary Plat Approval
Location:	330 N 3220 W
Zoning:	Multiple Family Residential RM-1/PDO
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

This application is a request for preliminary plat approval for 44 townhome units currently under construction north of Walmart. The developer previously developed these townhomes as one parcel intending that each unit would be rented, now the applicant is proposing the subdivision be platted and the individual townhomes be subdivided into separate lots. The property is zoned Multiple Family Residential RM-1/PDO.



Map is approximate.

JUC Comments

Construction drawings for this project have already been approved and construction has already begun. The following items will need to be addressed:

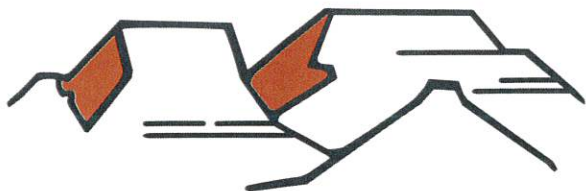
1. **Public Works:** All lots need to front a public street. Streets need to be to City standards.
2. **Power:** Good to subdivide.
3. **Sewer:** No comment.
4. **Street:** No comment.
5. **Water:** Irrigation will need to be addressed.
6. **Engineering:** This submission fails to satisfy HCC 10-39-7(B)(4). Public utility easements, public storm water retention easement, and public access easements were included on the recent roadway dedications (doc#20250009905). Requiring compliance with HCC 10-39-7(B)(3) would be useful for reporting findings on 3020 W's alignment to the applicant (atypical cross section and Hurricane City's preferred alignment). The parent parcel (H-3-1-31-3000) has a small remainder that's been isolated from the rest of the parcel by Canyon Ridge Subdivision Phase 2B and Lava Knolls Subdivision Phase 1 (HCC 10-39-7(C)(9)). Who will own the depicted open space? The preliminary plat fails to specify. Open space is typically owned by the public or HOA (HCC 10-39-7(C)(3)). The parent parcel will be impacted by two master planned roads 290 North and 3020 West. This legal description does not match the plan view. (HCC 10-39-7(B)(2) is unsatisfied). Making Hurricane City a joint owner of the plat is encouraged to keep the legal description simple. Otherwise the existing streets must be traced by this plat.
7. **Fire:** Approved.

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

Staff Comments: Preliminary Plat

1. The proposed plat meets the existing zoning and the final site plan approval.
2. The plat needs to be updated to meet standards per Engineering comments.
3. The streets within this development are public streets. Roadway dedications to the City have already been approved and recorded.
4. A will-serve letter from the culinary and sanitary water providers has been submitted.
5. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. Approval of this preliminary plat will add 44 units to Hurricane City's total.

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



WATER HURRICANE CITY UTAH

Ken Richins, Superintendent

April 16, 2025

To Whom It May Concern:

Interstate Rock (the "Developer") has requested a culinary water will serve letter for the subdivision known as The Villas at Lava Knolls, located at approximately 340 N 3220 W in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to 44 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement. The Water Department will withhold any approval of the proposed Project until all the requirements and conditions of this letter are met as determined by the Water Department.

Sincerely,

Ken Richins

Water Department Superintendent



April 17, 2025

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

Subject: The Villas at Lava Knolls

Gary,

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

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

Sincerely,

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



PROPERTY ADDRESS

340 N 3320 W
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH,
RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN

THE VILLAS AT LAVA KNOLLS

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT S 88°54'39" E, 1869.77 FEET ALONG THE CENTER SECTION LINE AND S 01°05'21" W, 747.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 8, LAVA KNOLLS SUBDIVISION, PHASE 1 AS RECORDED WITH THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 340 NORTH STREET, AND CONTINUING THENCE S 88°54'39" E, 243.28 FEET; THENCE S 01°05'21" W, 52.00 FEET; THENCE S 01°21'11" W, 143.28 FEET; THENCE S 67°32'08" W, 150.68 FEET; THENCE S 01°42'30" W, 445.54 FEET TO A POINT ON A 1235.00' RADIUS NON TANGENT CURVE TO THE RIGHT (RADIUS POINT LIES N 13°48'30" E); THENCE WESTERLY ALONG THE ARC OF SAID CURVE 219.46 FEET THROUGH A CENTRAL ANGLE OF 10°10'54"; THENCE N 66°00'36" W, 16.65 FEET TO A POINT ON A 615.00' RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 245.77 FEET THROUGH A CENTRAL ANGLE OF 22°53'50"; THENCE N 88°54'26" W, 3.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 290 NORTH STREET; THENCE N 01°05'34" E, 70.00 FEET ACROSS SAID RIGHT-OF-WAY TO A POINT ON A 20.00' RADIUS NON TANGENT CURVE TO THE RIGHT (RADIUS POINT LIES N 08°14'34" E); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 28.92 FEET THROUGH A CENTRAL ANGLE OF 82°50'47" TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 3220 WEST STREET; THENCE N 01°05'21" E, 417.17 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON A 20.00' RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 340 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE S 88°54'39" E, 364.36 FEET; THENCE N 01°05'21" E, 52.00 FEET ACROSS SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
CONTAINS 7.258 ACRES.

GEOLOGICAL HAZARDS

POTENTIAL GEOTECHNICAL CONSTRAINTS FOR FIREROCK PHASE 5
THE FOLLOWING IS BASED ON THE UTAH GEOLOGICAL SURVEY SPECIAL STUDY 127, GEOLOGICAL HAZARDS AND ADVERSE CONSTRUCTION
CONDITIONS REPORT PREPARED FOR ST. GEORGE-HURRICANE METROPOLITAN AREA, WASHINGTON COUNTY, UTAH 2008

BRECCIA PIPES AND PALEOKARST:	NONE
FAULTS:	NONE
LIQUIFACTION:	H2 - SIMILAR IN TEXTURE TO H (WELL SORTED SANDS, SILTY SANDS AND GRAVELS) NO GROUND WATER INFO
LANDSLIDES:	NONE
ROCKFALL:	NONE
CALICHE:	YES
GYPSIFEROUS ROCK:	NONE
PIPING & EROSION:	SOILS SUSCEPTIBLE TO PIPING AND EROSION
EXPANSIVE:	SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
COLLAPSIBLE SOILS	CSA-STREAM/TERRACE ALLUVIUM >=3%
WINDBLOWN SAND:	LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUNDWATER:	NONE

NOTE: A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION

DRAINAGE

DRAINAGE WILL BE MANAGED WITH STORM DRAINS EMPTYING INTO A DETENTION POND AT THE SOUTHEAST CORNER OF THE PROPERTY

STREET GRADES

STREET GRADES ARE NOT OVER 5%

PRELIMINARY PLAT
THE VILLAS AT LAVA KNOLLS

DEVELOPER

INTERSTATE ROCK
42 South 850 West
Hurricane, UT 84737
435-635-2625



PHASE 1

H-3-1-31-340

3220 WEST
(52' WIDE PUBLIC STREET)

290 NORTH
(70' WIDE PUBLIC STREET)

H-WALM-A-1

H-3-1-31-3000

H-3-1-31-3000

H-LVK-1-8

H-LVK-1-9

H-CANR-2B-70

H-LVK-1-8

H-LVK-1-9

H-3-1-31-3000

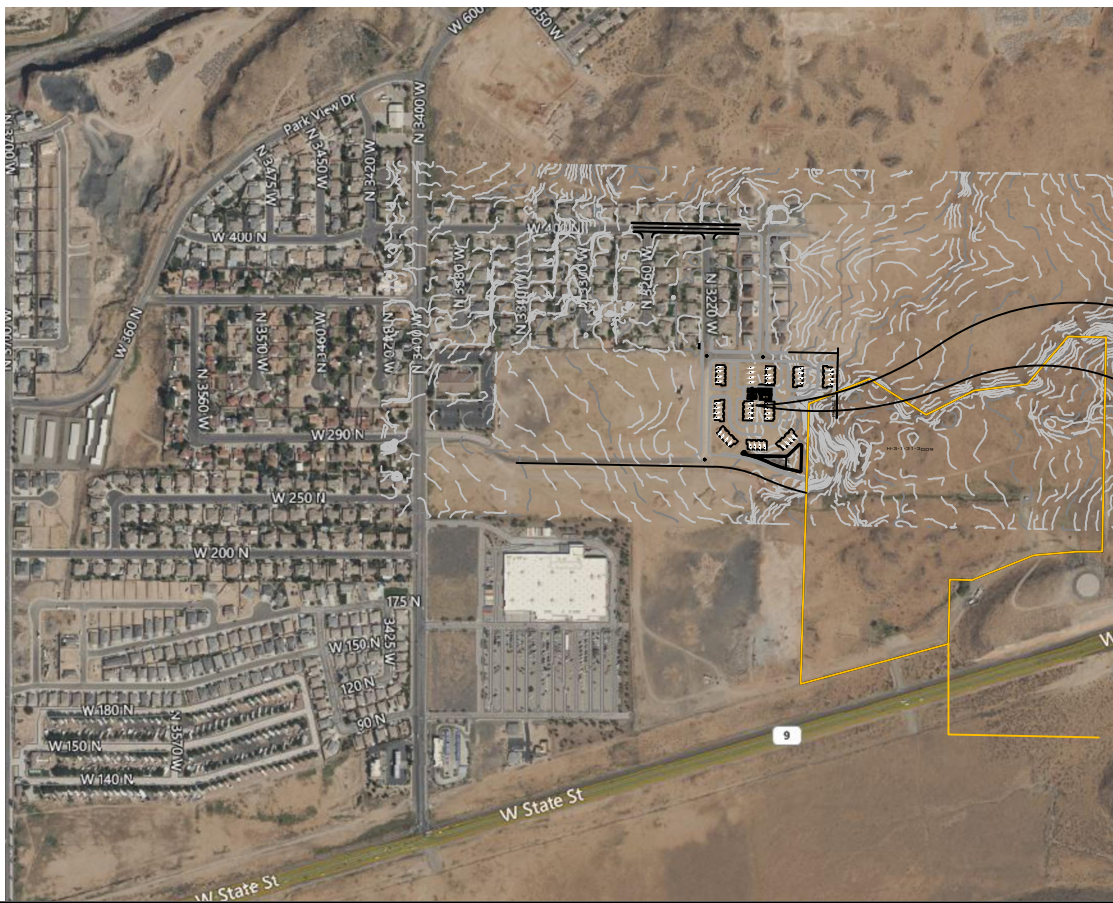
THE VILLAS PDO

COMMON AREA
56976.16 SQ. FT.

OPEN SPACE
98188.10 SQ. FT.

DETENTION POND

VICINITY MAP
N.T.S.



PROJECT
LOCATION

REVISIONS

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

PRELIMINARY PLAT
FOR
THE VILLAS AT LAVA KNOLLS
INTERSTATE ROCK
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SW 1/4 OF SECTION 31, T141S R13W, SLB&M

JOB/CLIENT NO.:
FILE NAME:
INTERSTATE
DATE:
4/15/25
SCALE:
SHOWN

SHEET
1
OF 1

**Application**

Application Accepted Date: 04/28/2025		Valuation		\$	0.00				
Type of Improvement: Site Plan (Final)		PERMIT FEES							
Description: Interior remodel		Planning Fee		\$	250.00				
Tenant / Project Name: Valley Academy Charter School Remodel		Sub Total:		\$	250.00				
Bldg. Address: 36 N 1000 W Hurricane, Utah		Permit Total:		\$	250.00				
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00				
Subdivision: NONE Phase:		Remaining Due:		\$	0.00				
Block: Lot #: Parcel ID #: H-3-1-34-3411									
Property Owner: Valley Academy Charter Schools									
Permit Contact: Kyle Welch P:(435) 229-2906									
Email: kwelch@ffkr.com									
CONTACT INFORMATION									
General Contractor: Tracy Stevens									
License #: P: (435) 680-8526									
City: State: Zip:									
Email: tracy@valleyacademycharter.com									
APPLICATION DETAILS									
# of Units: 0		custom text:							
						APPROVALS		DATE	INFO
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PLANFSP25-23									
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.									
Applicant Name: Kyle Welch									
Signature of Applicant/Authorized Agent or Owner: Date:									
Application Approved By:				Date:					
Application Issued By:				Date:					
Receipt #:									

PROJECT: Valley Academy Charter School

DATE: April 28, 2025

PERMIT PLAN #:

Appl. No: PREPFSP25-10

OWNER REP: Tracy Stevens – Valley Academy

ARCHITECT: FFKR Architecture

Kyle Welch

Project Manager

ph: 435.229.2906

City of Hurricane Planning and Zoning Department,

This project is for an interior remodel only. There are no site changes for this project. The existing grading, site drainage, landscaping and site lighting are to remain with no change. The existing exterior finishes on the building structure are to remain as well. The replacement of the building signage will be under a separate submittal.

Please let me know if you have any questions.

Thanks.

Kyle Welch

Project Manager

M 435.229.2906



now a part of

FFKR ARCHITECTS

SALT LAKE CITY • TEMPE • ST. GEORGE • BOISE



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	FSP25-23
Type of Application:	Final Site Plan Amendment
Action Type:	Administrative
Applicant:	Tracy Stevens
Agent:	Kyle Welch
Request:	Approval of a change-in-use amendment to a Final Site Plan.
Location:	36 N 1000 W
Zoning:	Light Industrial M-1
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion:

Valley Academy charter school is proposing to repurpose the former Paparazzi building, located at the corner of State Street and 1000 West for use as additional classrooms and office space. Although only minimal site improvements are anticipated, the Hurricane City Code requires an amended final site plan to be submitted whenever a new use is proposed for an existing commercial or industrial site. The subject property is zoned Light Industrial M-1.



Staff comments:

1. The property is zoned Light Industrial M-1. While schools are not typically permitted in the M-1 zoning district, Utah State Code §10-9a-305(7)(a) provides that “a charter school, home-based microschool, or micro-education entity shall be considered a permitted use in all zoning districts within a municipality.” As Valley Academy is a charter school, the proposed use is therefore permitted under state law.
2. **Parking:** Per HCC 10-34-10 a school requires: “1 space per employee, plus 2 spaces per classroom and 1 space for every 3 students of driving age.” The site plan indicates that 82 parking stalls are required with 124 parking stalls provided. To meet ADA standards two additional ADA stalls are being provided.
3. **Landscaping:** The applicant intends to maintain the existing on-site landscaping, which is in good condition and generally aligns with City standards. Under typical circumstances, additional landscaping would be required within the parking lot and along 100 North to fully comply with City code. However, Utah State Code §10-9a-305(3)(a) prohibits municipalities from imposing landscaping requirements on schools. As such, no additional landscaping can be required for this project.
4. **Outdoor lighting:** The applicant has stated they do not intend to change the outdoor lighting. If changes are made in the future they will have to meet Hurricane City Code 10-33-7.
5. **Building Elevations:** The existing building is expected to remain in place and complies with the M-1 zoning district’s maximum height limit of 60 feet.

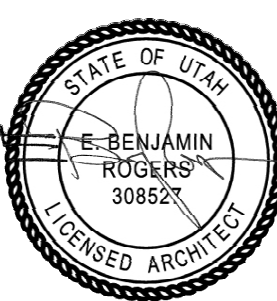
Recommendation:

The Planning Commission should review the application based on standards within the Hurricane City Code. Staff recommends approval of the amended final site plan subject to staff comments and the analysis in this report.

[illegible]

FFKR ARCHITECTS
720 S. RIVER ROAD SUITE D2100B ST. GEORGE, UTAH 84770
O 435.673.7362 FFKR.COM

VALLEY ACADEMY CHARTER SCHOOL REMODEL
36 N 1000 W HURRICANE, UTAH 84737
PERMIT SET - 02-05-2025



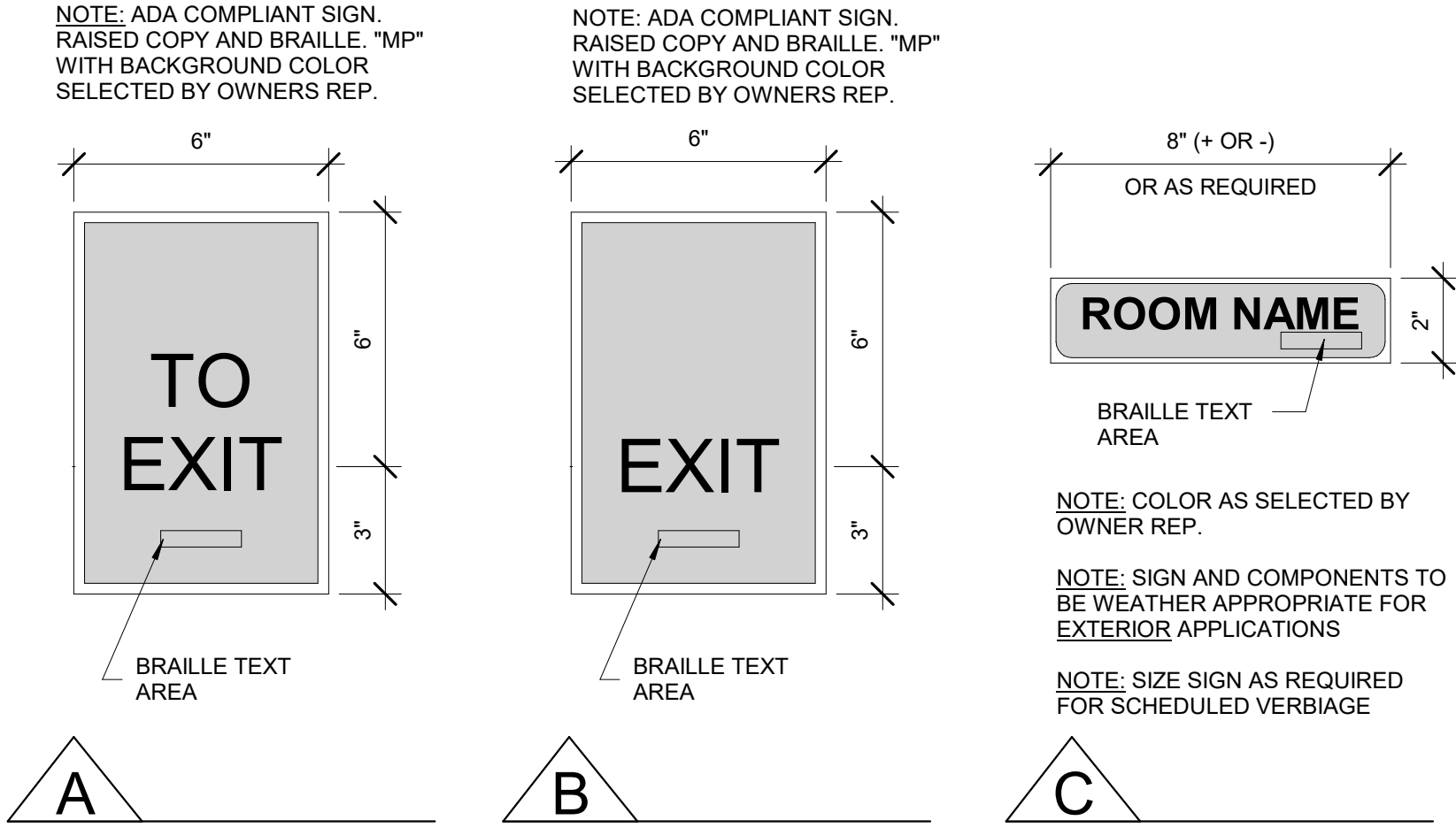
ABBREVIATIONS

	DATE	REVISION
PROJECT NUMBER		001103
COVER SHEET		
GI000		

D1

SIGNAGE DETAILS

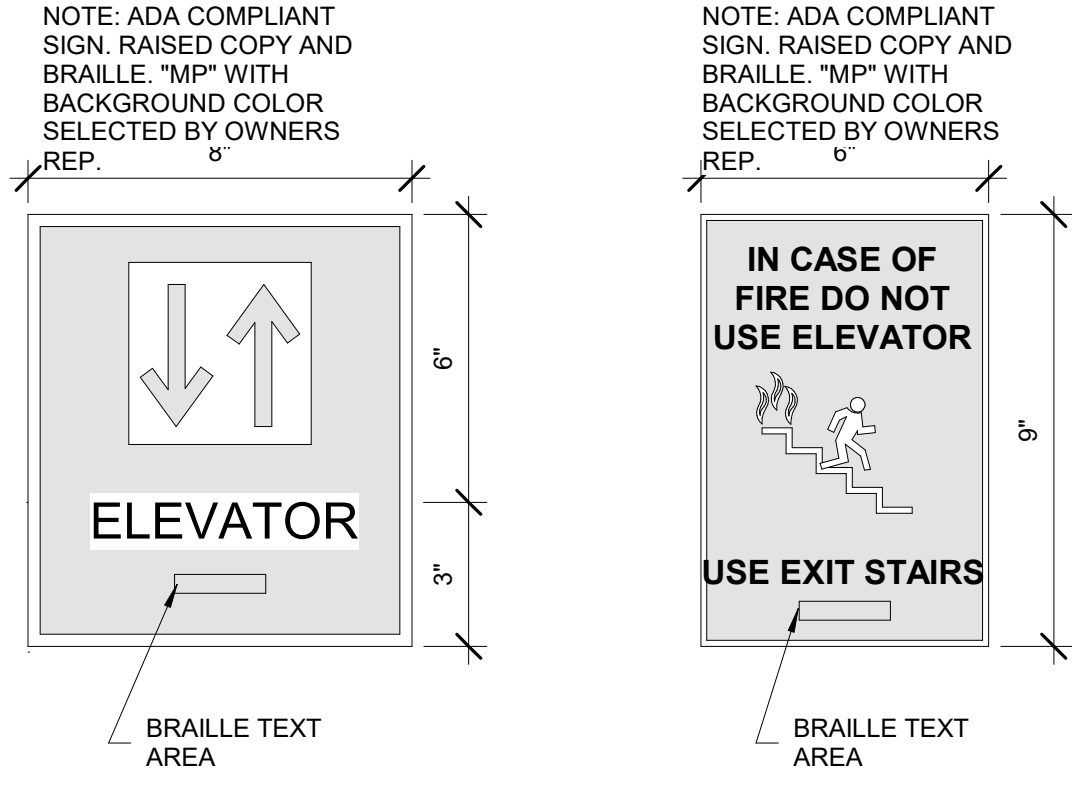
3" = 1'-0"



D2

SIGNAGE - ELEVATOR

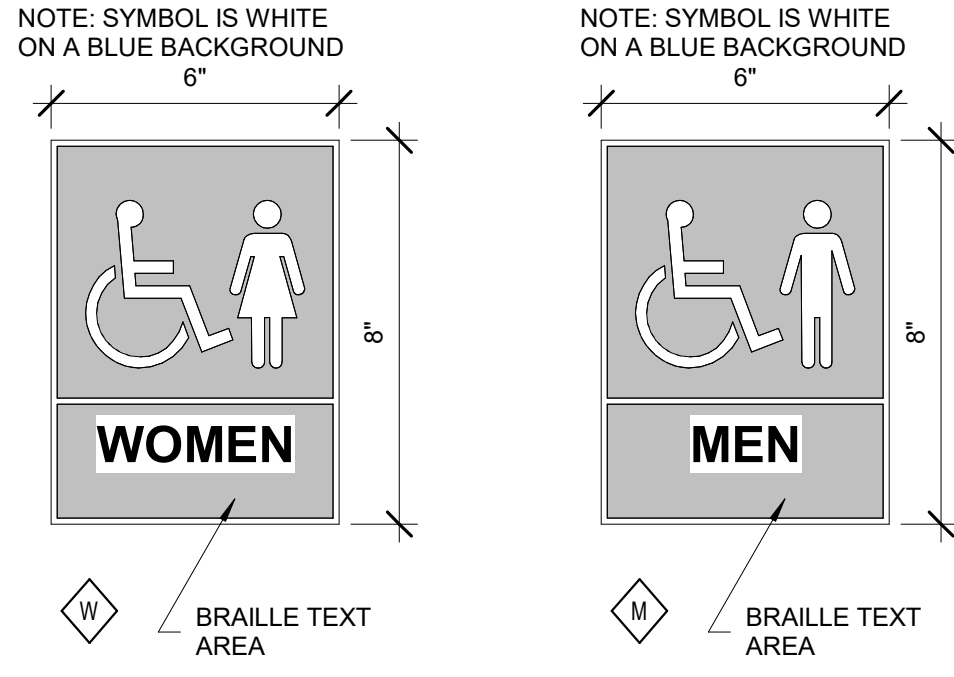
3" = 1'-0"



D4

ADA RESTROOM SIGNS

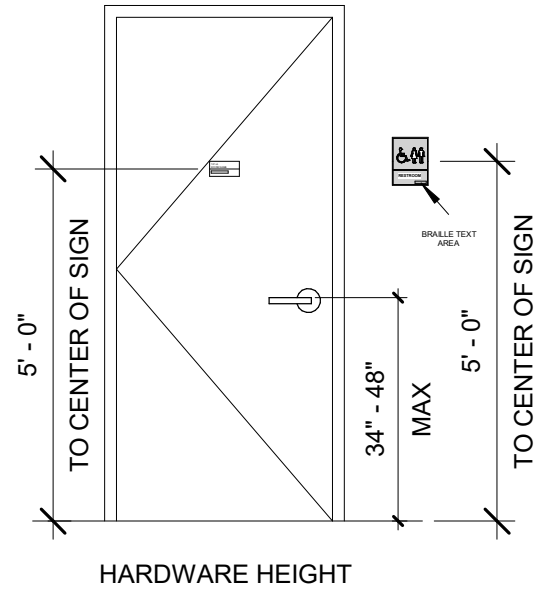
3" = 1'-0"



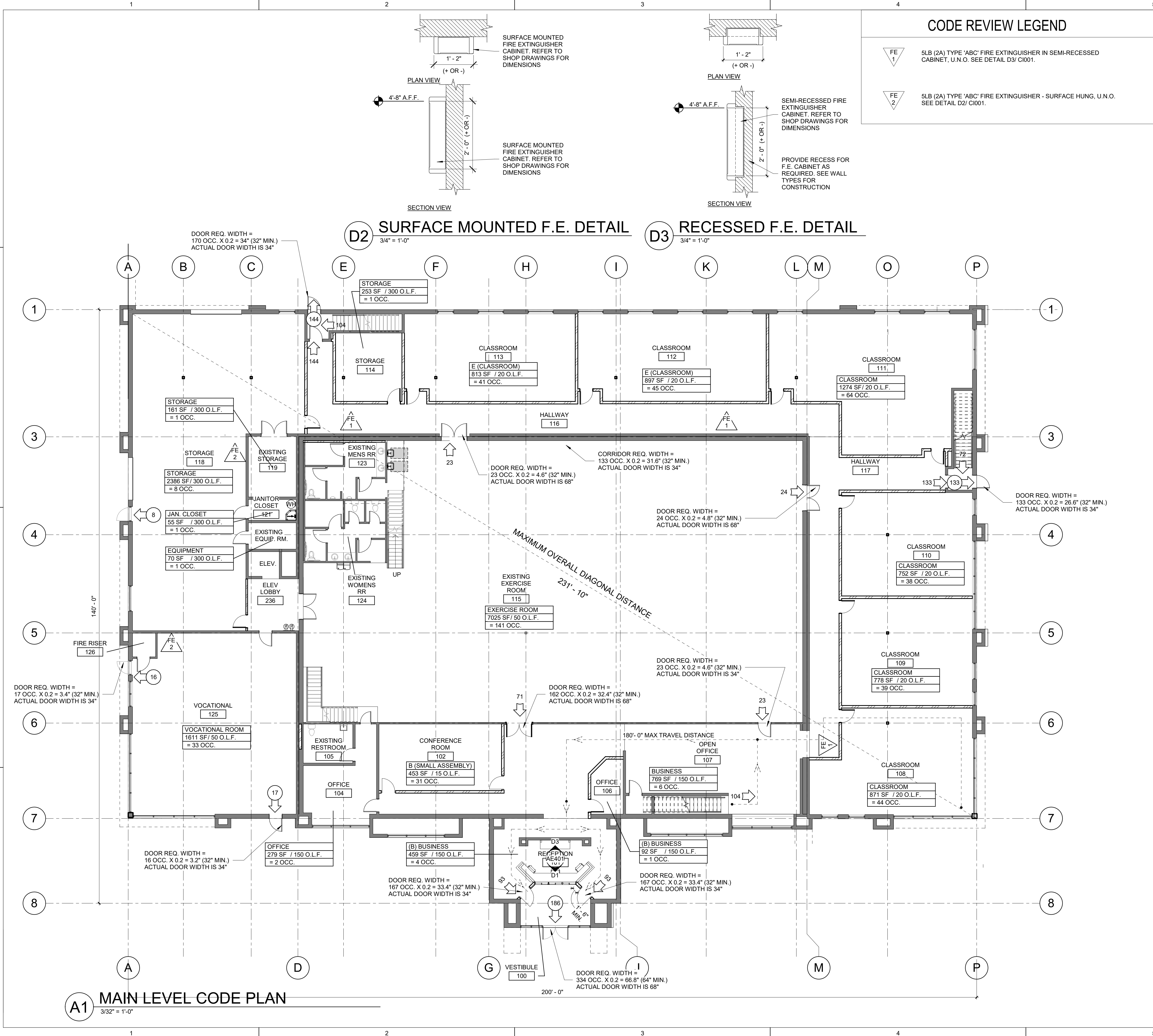
D5

MOUNTING HEIGHT

3/8" = 1'-0"



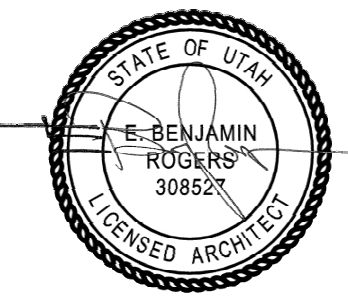
4/3/2025 9:23:55 AM



CODE REVIEW LEGEND	
	5LB (2A) TYPE 'ABC' FIRE EXTINGUISHER IN SEMI-RECESSED CABINET, U.N.O. SEE DETAIL D3/ C1001.
	5LB (2A) TYPE 'ABC' FIRE EXTINGUISHER - SURFACE HUNG, U.N.O. SEE DETAIL D2/ C1001.

CODE & DESIGN CRITERIA							
TYPE OF CONSTRUCTION		TYPE - VB					
FIRE SPRINKLERS		PROVIDED (PER 2021 IBC 903.2.9.1)					
OCCUPANCY TYPE		GROUP A-3, E, B, S-2					
ALLOWABLE FLOOR AREA	ACTUAL	TOTAL ALLOWABLE	PERCENTAGE (NON-SEPARATED)				
(2021 IBC TABLE 506.2)	MAIN LEVEL		7,050 / 18,000 = .39				
	B, E, S-2 = 7,050 SF	18,000 SF	15,407 / 27,000 = .57				
SQUARE FOOTAGE	MAIN FLR TOTAL = 22,457 SF	27,000 SF	TOTAL = .96				
PER FLOOR:	SECOND LEVEL		.97 < 1.0				
	B, E, S-2 = 16,650 SF	27,000 SF					
	2ND FLR TOTAL = 16,650 SF						
	TOTAL = 41,510 SF		AREA INCREASE MODIFICATIONS (2021 IBC TABLE 506.3.3)				
			A ₂ = A ₁ + (NS x I _h)				
			22,500 = 18,000 + (.75 x 6,000)				
ALLOWABLE HEIGHT	ACTUAL	TOTAL ALLOWABLE					
(2021 IBC TABLE 504.4)	2 STORY / 33'-0"	2 STORY / 60'-0"					
STORIES / HEIGHT:							
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS (2021 IBC TABLE 601)							
TYPE IIB (IBC TABLE 601, 602)							
ELEMENTS	MATERIAL	RATING					
PRIMARY STRUCTURAL FRAME	ANY	0 HR					
EXTERIOR BEARING WALL	ANY	0 HR					
INTERIOR BEARING WALL	ANY	0 HR					
INTERIOR NON BEARING WALL (a)	ANY	0 HR					
FLOOR / CEILING ASSEMBLY	ANY	0 HR					
ROOF / CEILING ASSEMBLY	ANY	0 HR					
	ANY	NONE					
ROOF COVERING REQUIRMENTS							
(2021 IBC TABLE 1505.1A,B)		CLASS 'B' (EXISTING)					
OCCUPANCY LOAD & CLASSIFICATIONS (2021 IBC TABLE 1004.1.2)							
OCCUPIED SPACE		AREA (SQ. FT.)	OCC. LOAD FACTOR	OCC. LOAD			
	EXERCISE ROOM	7050	50	141			
	VOCATIONAL	1650	50	33			
	EDUCATION (E)	10,060	20	503			
	OFFICE (B)	11,400	150	76			
	STORAGE	8,400	300	28			
TOTAL OCCUPANT LOAD				781			
OCCUPANCY SEPARATIONS (2021 IBC TABLE 508.4)							
OCCUPANCY: B, A-2, E, S-1		NON-SEPARATED					
MEANS OF EGRESS							
EXIT TRAVEL DIST. (2021 IBC TABLE 1017.2)		ALLOWED	ACTUAL				
		250 FT	180 FT				
COMMON PATH (2021 IBC TABLE 1006.2.1)		75 FT	45 FT				
APPLICABLE CODES							
ICC 2021 INTERNATIONAL BUILDING CODE		ICC 2021 INTERNATIONAL MECHANICAL CODE					
ICC 2021 INTERNATIONAL FIRE CODE		ICC 2021 INTERNATIONAL FUEL GAS CODE					
ICC / ANSI A117.1-2017		ICC 2021 INTERNATIONAL PLUMBING CODE					
NEC 2020 NATIONAL ELECTRICAL CODE		ICC 2021 INTERNATIONAL ENERGY CONSERVATION CODE					
ASHRAE 90.1-2010							
PLUMBING FIXTURE CALCULATIONS 2021 IBC TABLE 2902.1.							
SPACE			WATERCLOSETS / URINALS				
USE	LOAD	LOAD M/F	RATIO	MALE	RATIO	FEMALE	
(A) EXERCISE	141	70.5	1 PER 125	0.56	1 PER 65	1.8	
		70.5					
VOCATIONAL	33	16.5	1 PER 50	0.33	1 PER 50	0.33	
		16.5					
EDUCATION	503	251.5	1 PER 50	5.03	1 PER 50	5.03	
		251.5					
BUSINESS	75	44	1 PER 25	1.5	1 PER 25	1.5	
		44					
STORAGE	25	12.5	1 PER 300	0.04	1 PER 300	0.04	
		12.5					
TOTAL	778			7.46		8.7	
REQUIRED				7		9	
GENDER SPECIFIC PROVIDED				7		7	
UNISEX PROVIDED				.5		.5	
TOTAL PROVIDED				7.5		7.5	
PLUMBING FIXTURE CALCULATIONS CONTINUED							
SPACE	LAVATORIES				DRINKING FOUNTAIN RATIO	DRINKING FOUNTAINS	SERVICE SINK
USE	RATIO	MALE	RATIO	FEMALE			
(E) EXERCISE	1 PER 200	.35	1 PER 200	.35	1 PER 500	.28	1 SERVICE SINK PER BUILDING
VOCATIONAL	1 PER 40	0.41	1 PER 40	0.41	1 PER 100	.33	
EDUCATION	1 PER 50	5.03	1 PER 50	5.03	1 PER 100	5.03	
BUSINESS	1 PER 40 1 PER 80 AFTER FIRST 40	.72	1 PER 40 1 PER 80 AFTER FIRST 40	.72	1 PER 100	.75	
STORAGE	1 PER 100	.26	1 PER 100	.26	1 PER 1,000	.03	
TOTAL		6.8		6.8		6.42	
REQUIRED		7		7		6	1
GENDER SPECIFIC PROVIDED		7		6		7	
UNISEX PROVIDED		.5		.5			
TOTAL PROVIDED		7.5		7.5		7	2

VALLEY ACADEMY CHARTER SCHOOL REMODEL
36 N 1000 W HURRICANE, UTAH 84737



DATE: 2025/03/20
REVISION: CITY REVIEW COMMENTS

PROJECT NUMBER: 001103

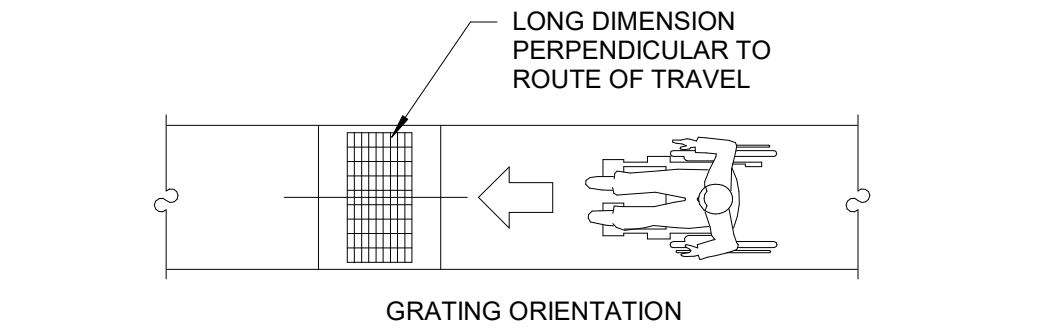
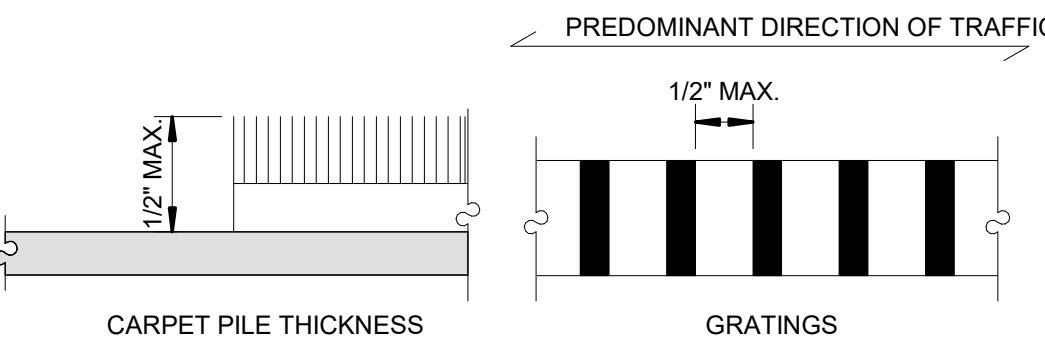
MAIN FLOOR
CODE PLAN

C1001

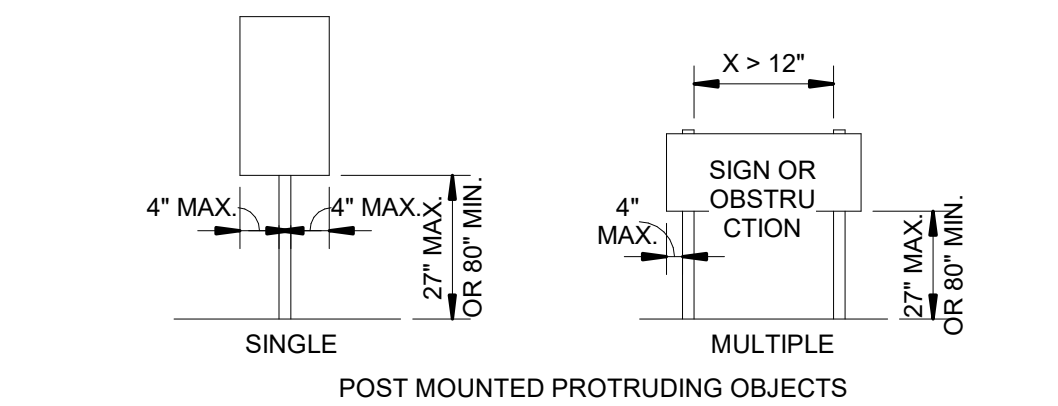
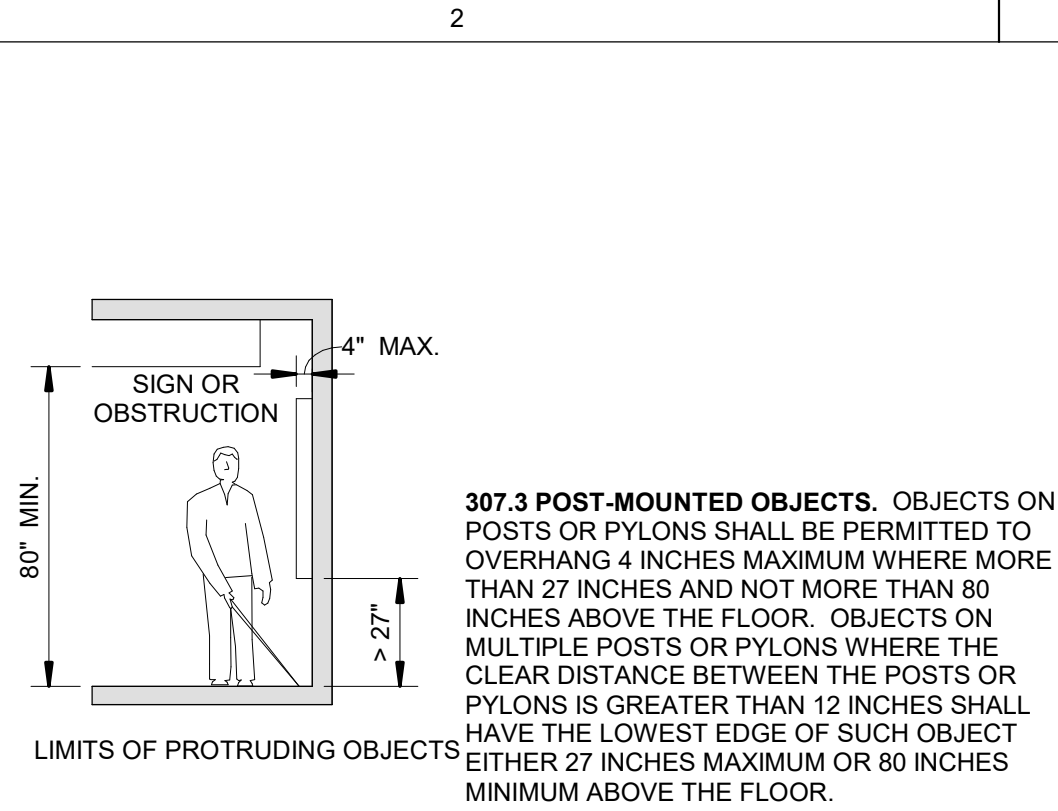
FFKR ARCHITECTS
720 S. RIVER ROAD SUITE D2100B ST. GEORGE, UTAH 84770
O 435.673.7362 FFKR.COM

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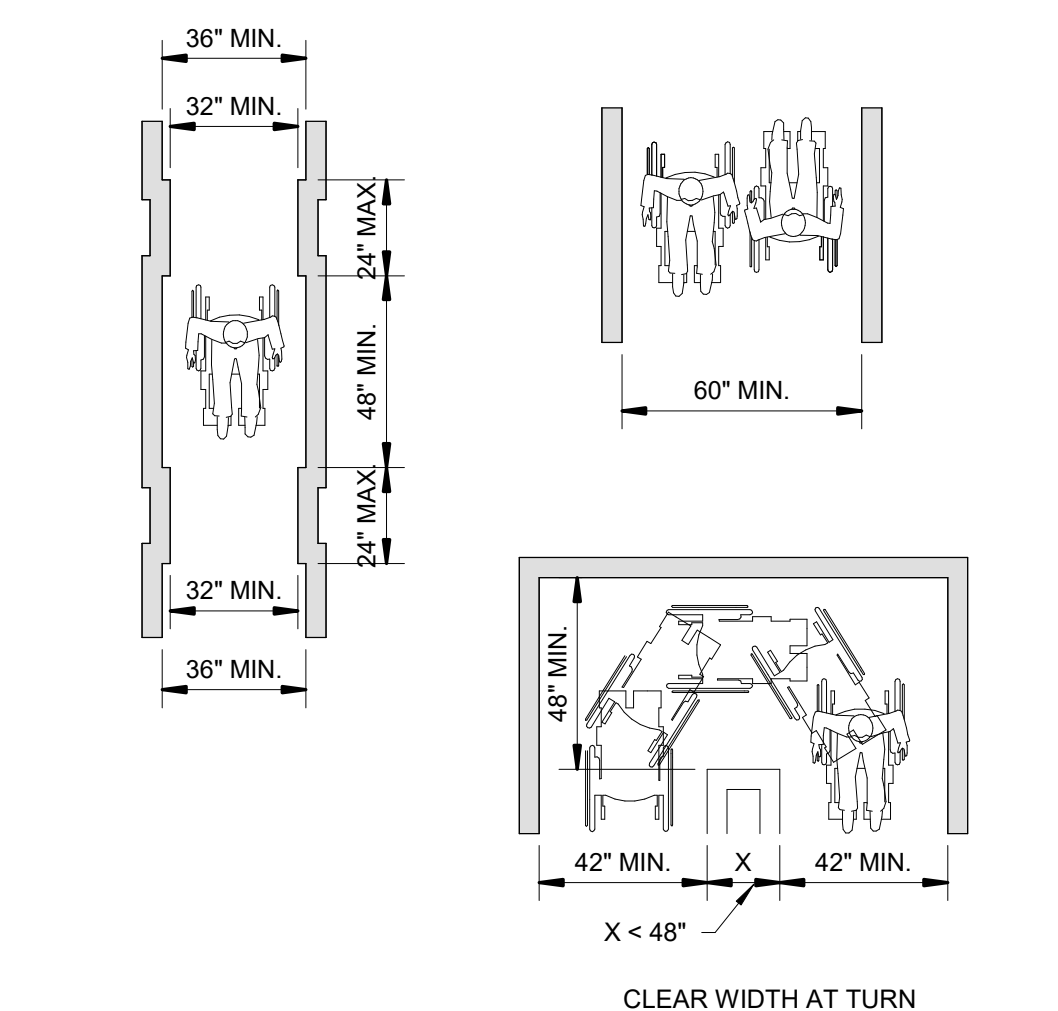




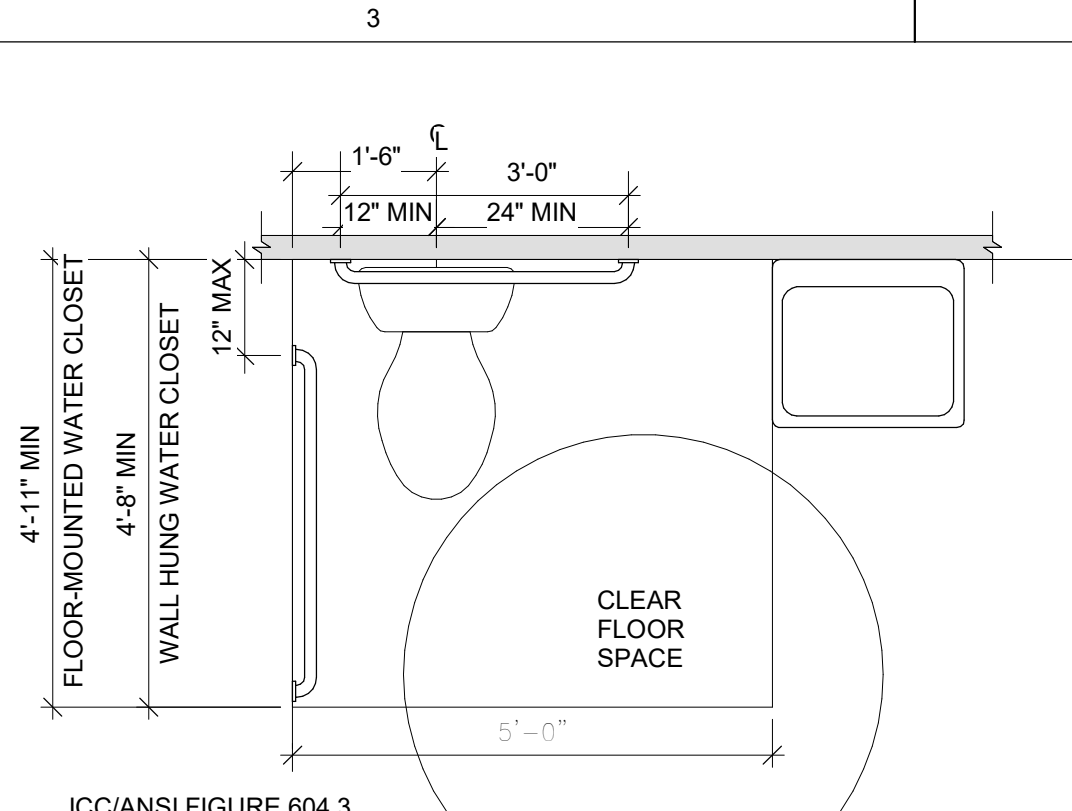
303. CHANGES IN LEVEL



307. PROTRUDING OBJECTS



403. ACCESSIBLE ROUTES



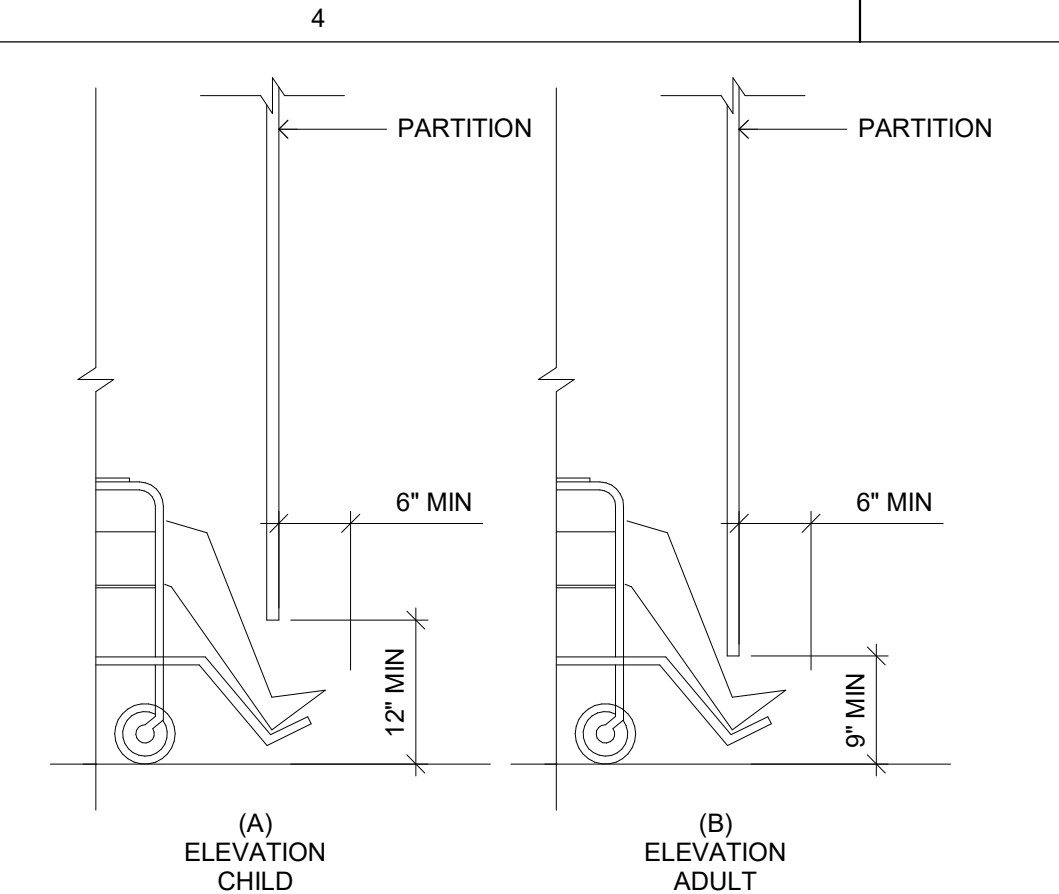
ICC/ANSI 604.3.2 OVERLAP. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET. ASSOCIATED GRATE, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, CLOTHES BASKETS, SHELVES ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

604.6 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

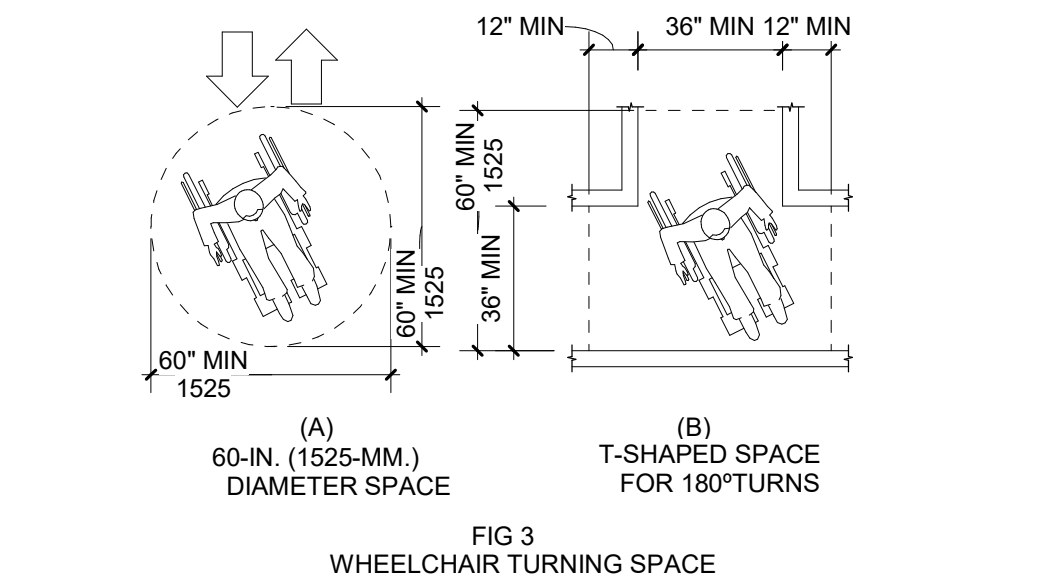
604 WATER CLOSET - CLEAR FLOOR SPACE

604.6 FLUSH CONTROLS FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

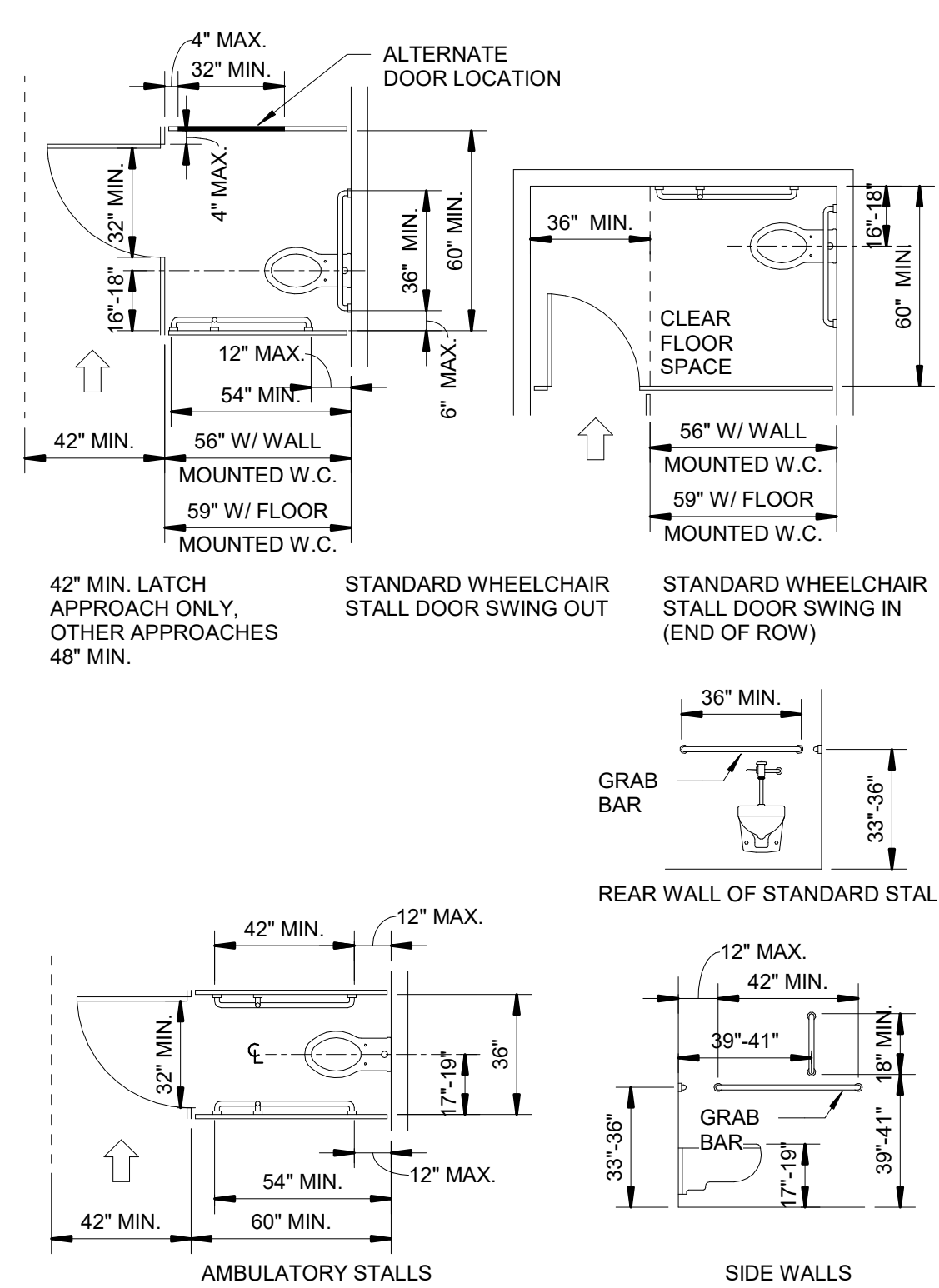
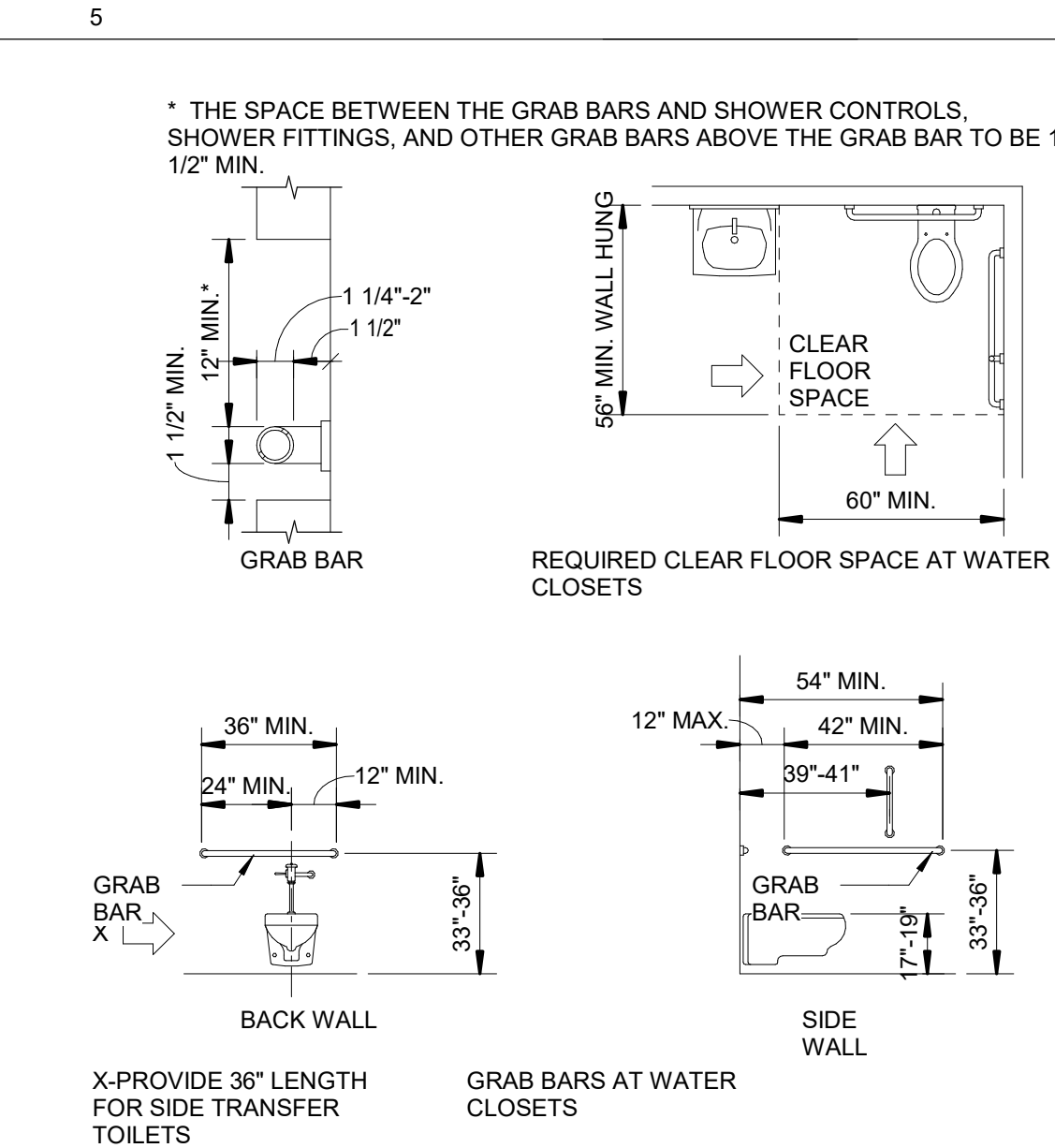
604.6 FLUSH CONTROLS



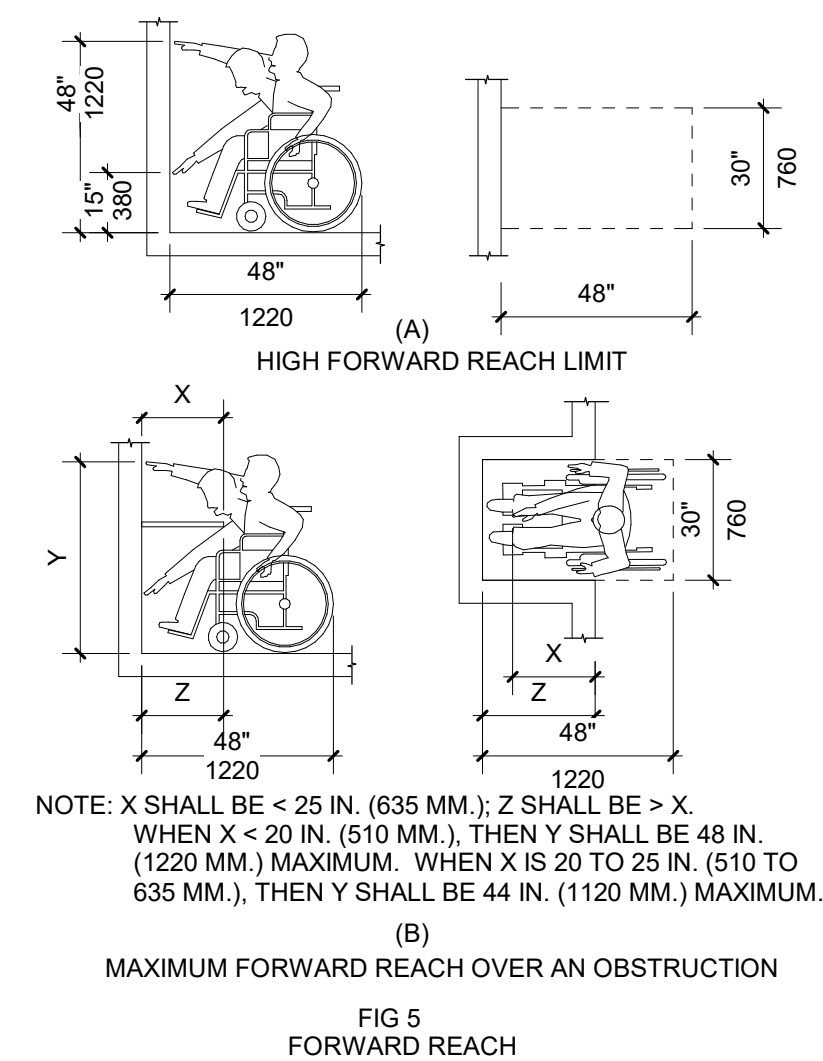
604.9.5 TOILET COMPARTMENT TOE CLEAR.



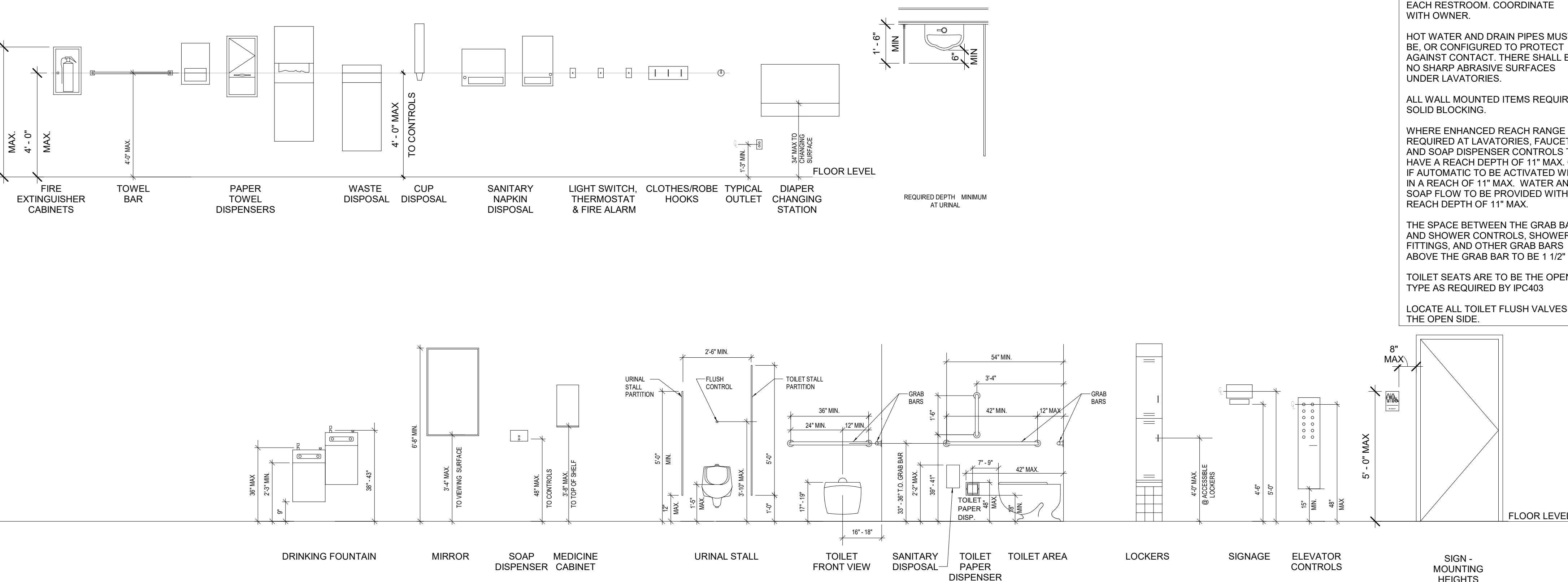
304. TURNING SPACE



604 TOILETS AND TOILET COMPARTMENTS



308. REACH RANGES



NOTES:
PROVIDE ADA COMPLIANT SIGN FOR
EACH RESTROOM. COORDINATE
WITH OWNER.

HOT WATER AND DRAIN PIPES MUST BE, OR CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP ABRASIVE SURFACES UNDER LAVATORIES.

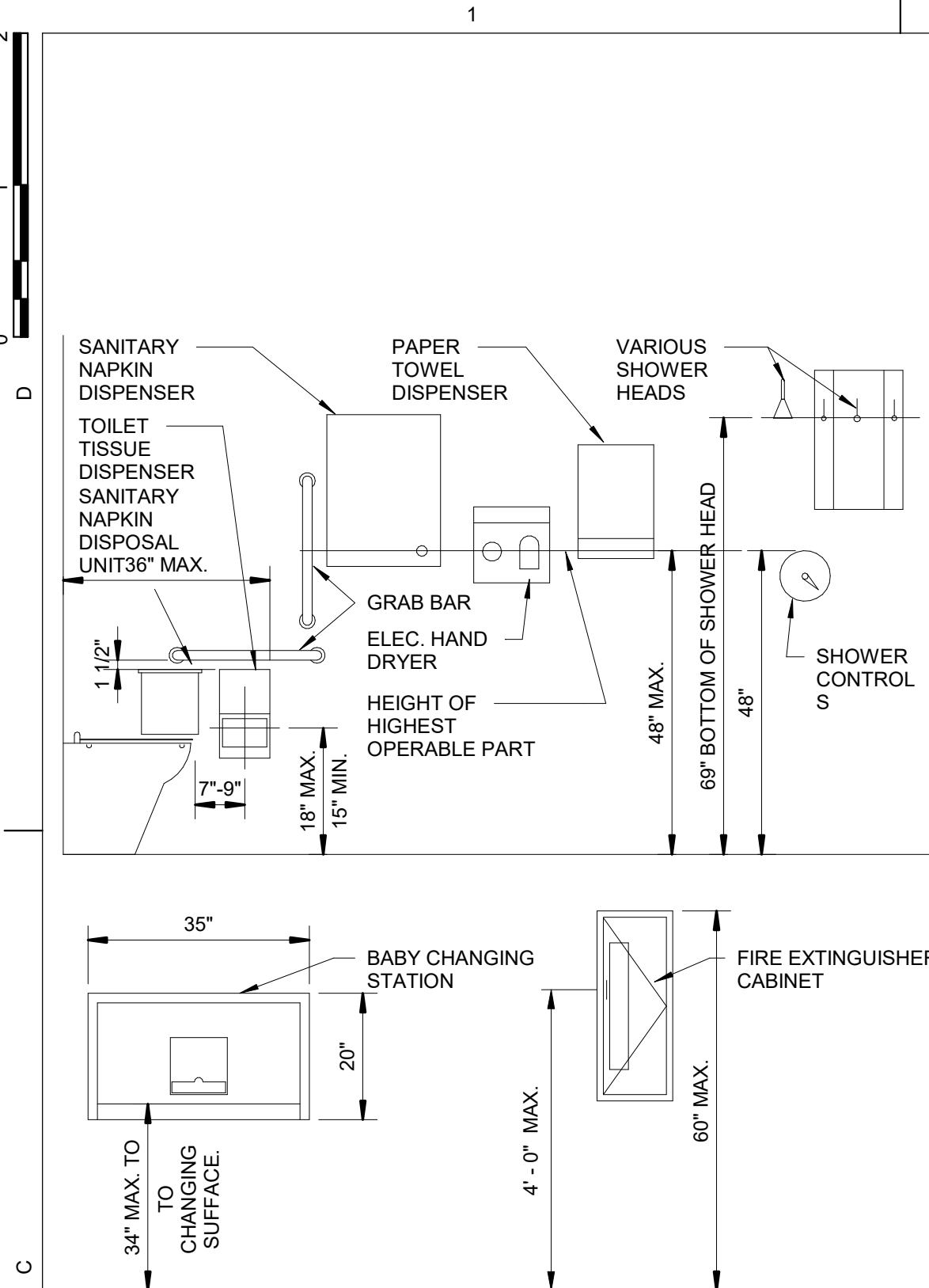
ALL WALL MOUNTED ITEMS REQUIRE SOLID BLOCKING.

WHERE ENHANCED REACH RANGE
REQUIRED AT LAVATORIES, FAUCET
AND SOAP DISPENSER CONTROLS
HAVE A REACH DEPTH OF 11" MAX.
IF AUTOMATIC TO BE ACTIVATED WITH
A REACH OF 11" MAX. WATER AND
SOAP FLOW TO BE PROVIDED WITH
REACH DEPTH OF 11" MAX.

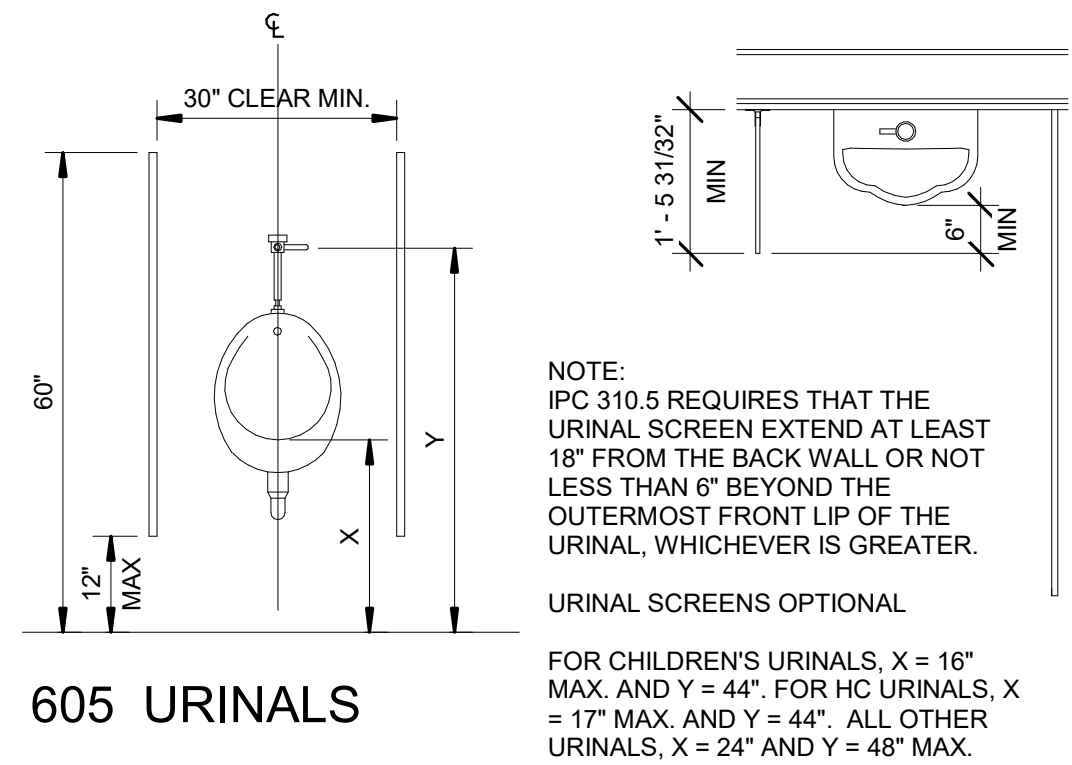
THE SPACE BETWEEN THE GRAB BAR AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS ABOVE THE GRAB BAR TO BE 1 1/2"

TOILET SEATS ARE TO BE THE OPEN
TYPE AS REQUIRED BY IPC403

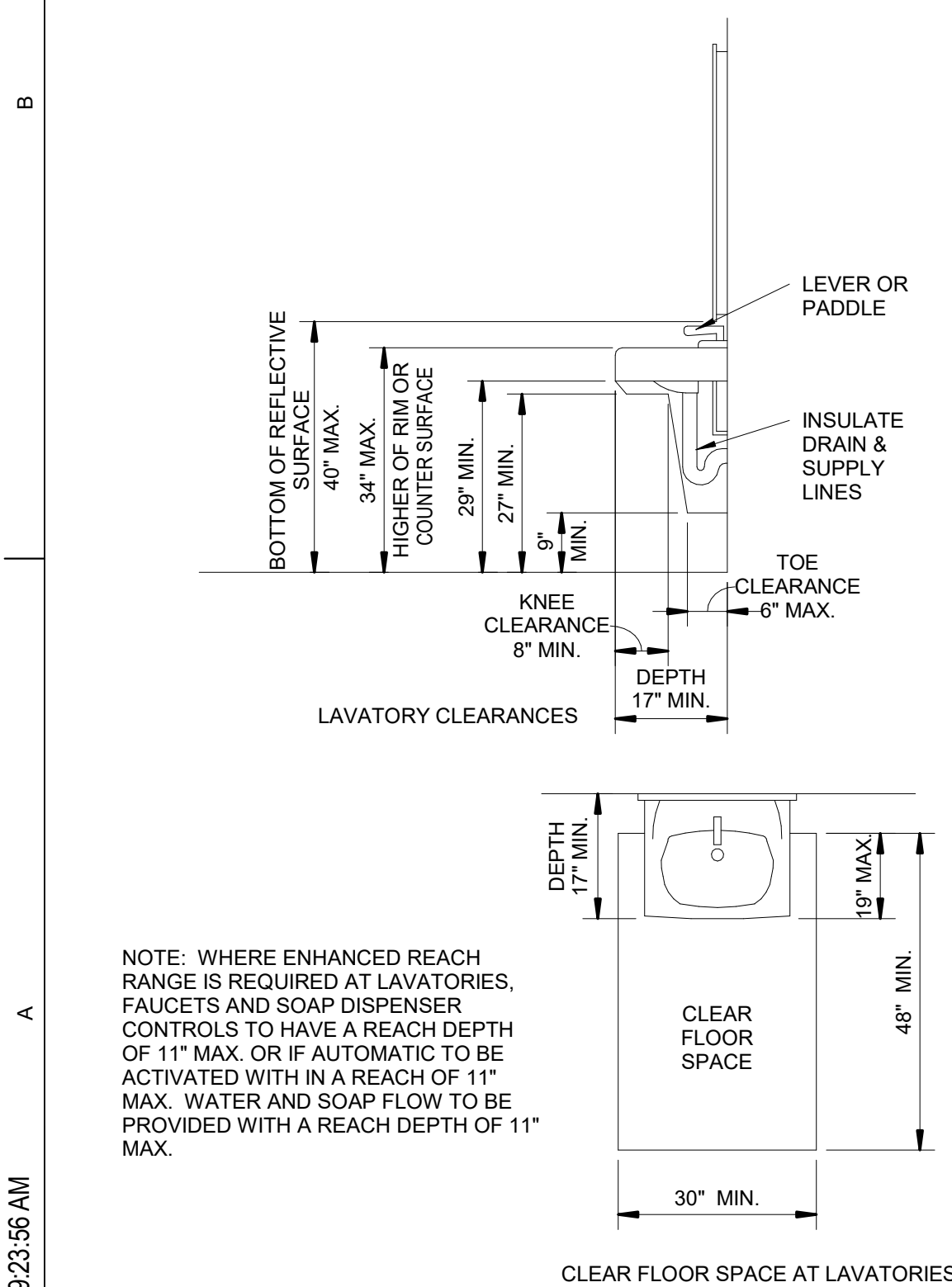
LOCATE ALL TOILET FLUSH VALVES
THE OPEN SIDE.



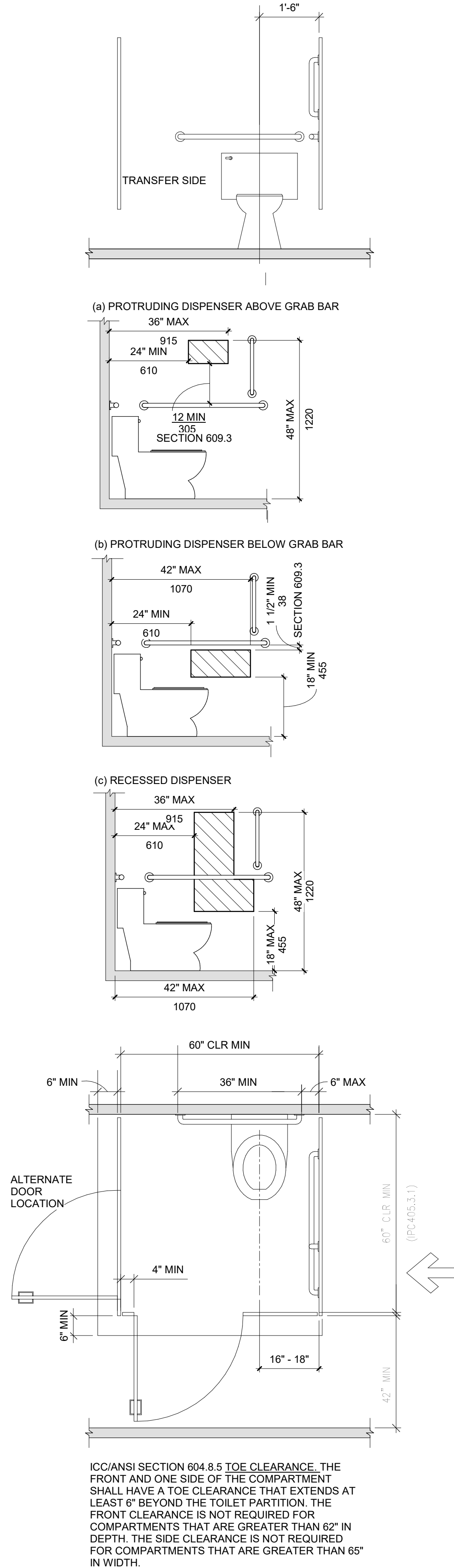
604.7 ACCESSORIES AND EQUIPMENT



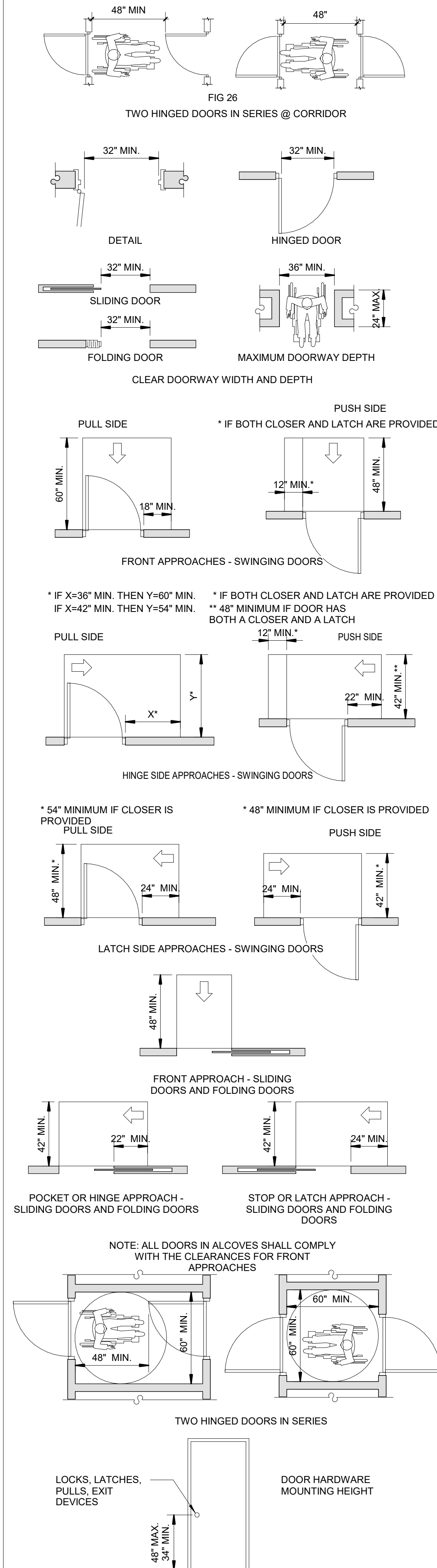
605 URINALS



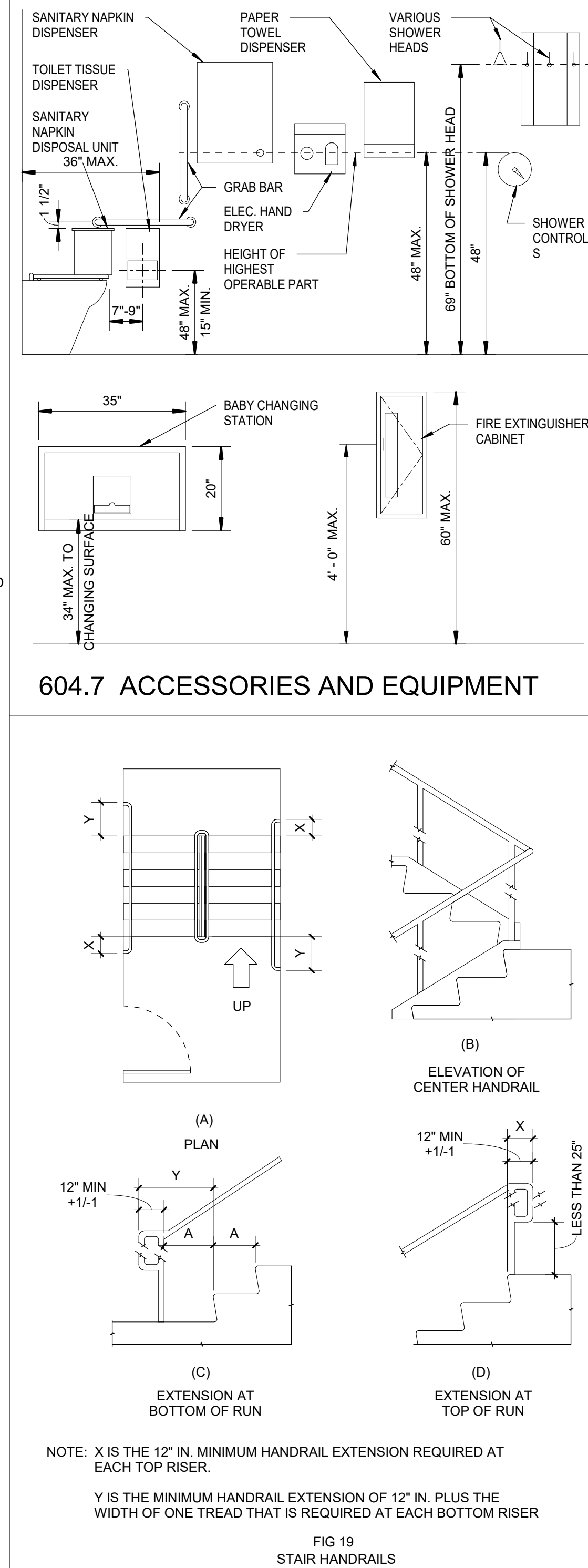
606. LAVATORIES AND SINKS



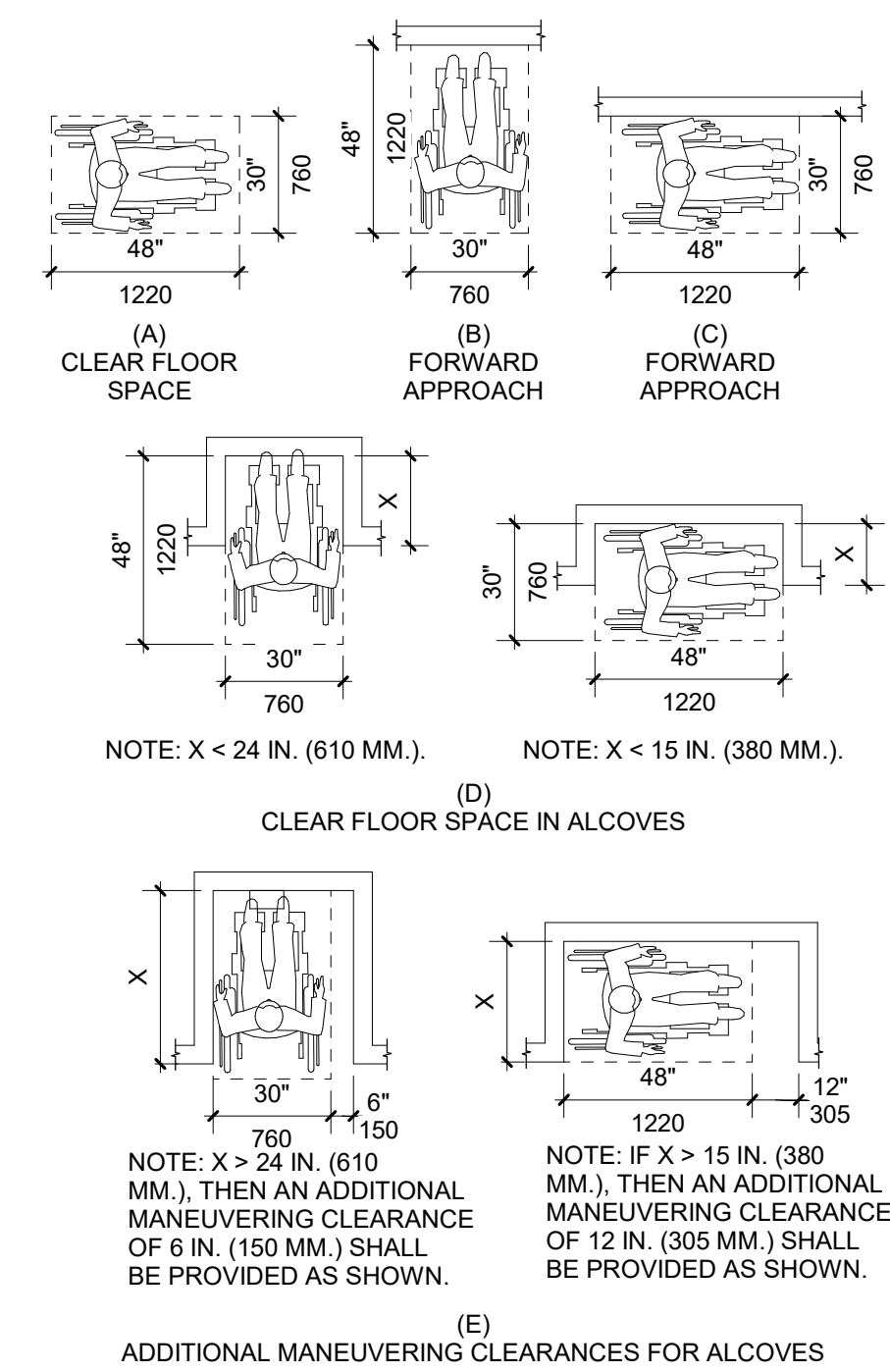
ACCESSIBLE COMPARTMENTS



404. DOORS AND DOORWAYS



505. HANDRAILS



305. CLEAR FLOOR SPACE



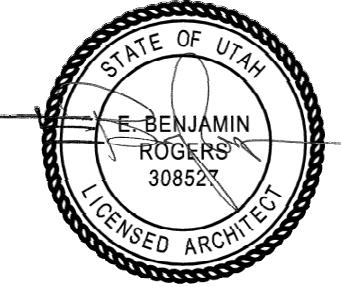
1

SITE PLAN

1" = 30'-0"

PARKING CALCULATIONS			
<u>K-8 CHARTER SCHOOL</u>			
CLASSROOMS:	18 CLASSROOMS x 2 (PER CLASSROOM) =	36	STALLS
OFFICE:	11,400 S.F. / 250 S.F.	=	<u>46 STALLS</u>
TOTAL REQ.		=	82 STALLS
		PROVIDED =	124 STALLS
(NOTE: 5 ADA STALL REQ.)			

VALLEY ACADEMY CHARTER SCHOOL REMODEL
36 N 1000 W HURRICANE, UTAH 84737
PERMIT SET - 02-05-2025



DATE	REVISION
1 2025/03/20	CITY REVIEW COMMENTS

PROJECT NUMBER 001103

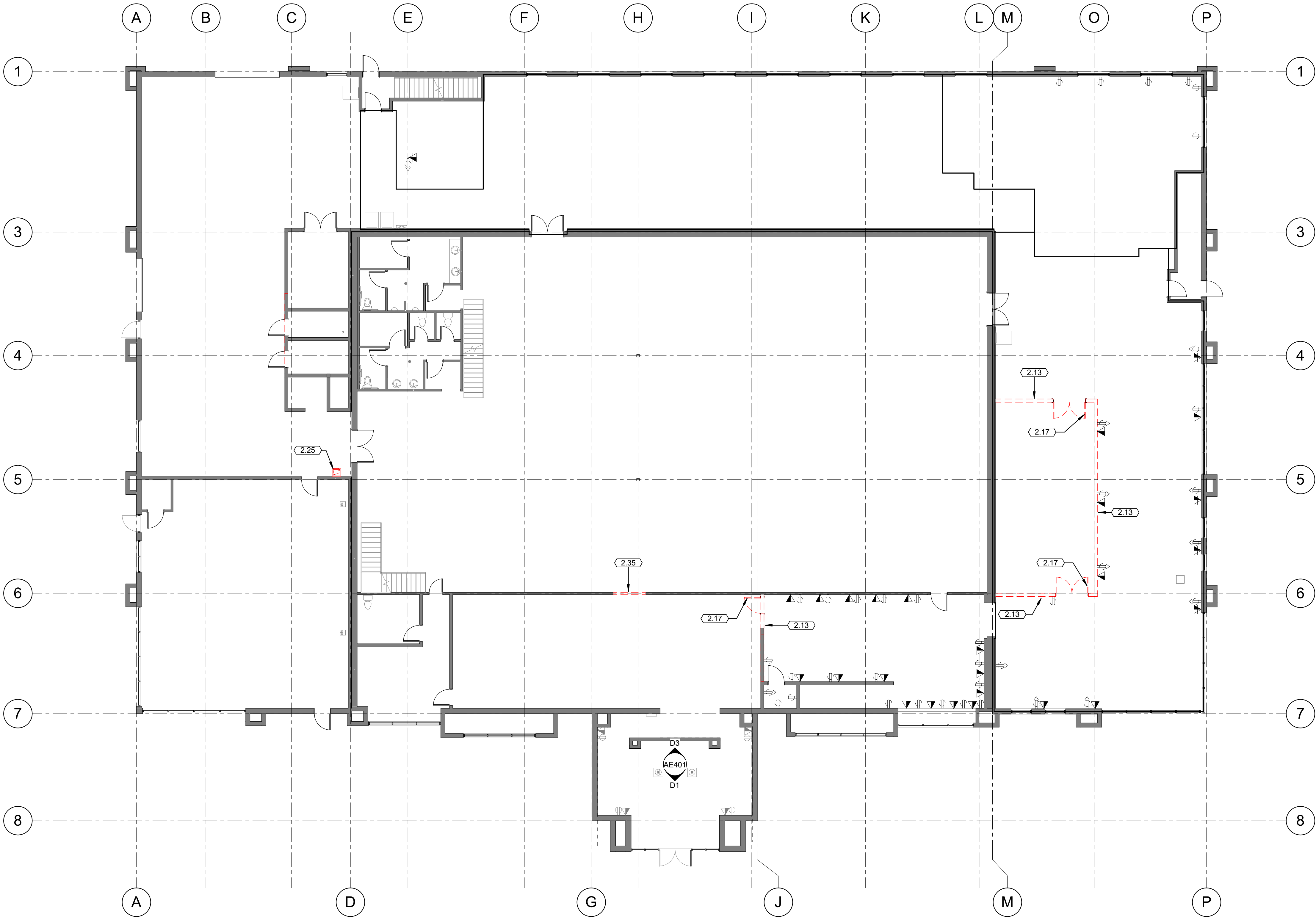
SITE PLAN

4/3/2025 9:23:49 AM

A
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C
D

0' 1" 2"

1 2 3 4 5



A1 MAIN LEVEL DEMO PLAN
3/32" = 1'-0"

GENERAL NOTES

- A. REPLACE OR REPAIR DAMAGED, DETERIORATED OR UNSUITABLE SUBSTRATES AS REQUIRED TO RECEIVE NEW WALL FINISHES AS SCHEDULED.
- B. CUT, REMOVE AND REPLACE EXISTING CONCRETE SLAB AS REQUIRED FOR INSTALLATION OF NEW UNDER SLAB PIPING AND CONDUIT.
- C. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS.
- D. ALL REMODELED BUILDING ELEMENTS INCLUDED AS PART OF THIS PROJECT SHALL COMPLY WITH THE MOST CURRENT EDITION OF BUILDING CODES AND LOCAL CODES.
- E. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, GENERAL CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE BUILDING'S STRUCTURAL SYSTEM. STRUCTURAL MEMBERS, INCLUDING BEARING AND SHEAR WALLS, SHALL NOT BE REMOVED, CUT OR OTHERWISE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- G. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
- H. GENERAL CONTRACTOR SHALL COORDINATE EXISTING STRUCTURE WITH NEW CONSTRUCTION INCLUDING MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL WORK.
- J. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES. SEE FLOOR PLAN FOR LOCATION OF BLOCKING.
- K. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
- L. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING PARTITIONS, ETC. VERIFICATION MUST BE DONE IN THE FIELD.
- M. UPON COMPLETION OF PROJECT, GENERAL CONTRACTOR TO OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
- N. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES AND ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER AND LOCAL BUILDING DEPARTMENT.
- O. ALL DIMENSIONS TO STUD FRAMING UNLESS NOTED OTHERWISE.
- P. FIRE EXTINGUISHER (PER LOCAL CODE) TO BE PROVIDED BY GENERAL CONTRACTOR. VERIFY NUMBER AND LOCATION OF EXTINGUISHERS WITH LOCAL AUTHORITIES.
- Q. CONTRACTOR TO PROVIDE 1/2" PLYWOOD BACKING AT ALL LOCATIONS WITH WALL MOUNTED EQUIPMENT.

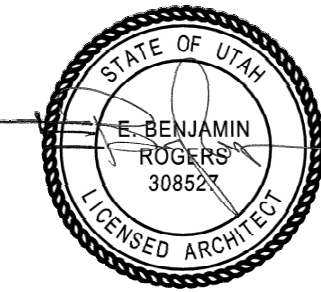
WALL LEGEND

- WALL AND ALL RELATED COMPONENTS TO BE REMOVED
- EXISTING WALL TO REMAIN

KEYNOTES

2.13	REMOVE EXISTING WALL AND RELATED ELECTRICAL COMPONENTS ETC. PATCH AND REPAIR WHERE NEEDED
2.17	REMOVE EXISTING DOOR, FRAME AND RELATED COMPONENTS, TYP.
2.25	REMOVE EXISTING DRINKING FOUNTAIN - CAP PLUMBING AND PREPARE AREA FOR NEW DRINKING FOUNTAIN INSTALL
2.35	REMOVE EXISTING PORTION OF WALL AND PROVIDE PROPER SHORING TO ACCOMMODATE FOR NEW DOOR OPENING, TYP.

VALLEY ACADEMY CHARTER SCHOOL REMODEL
36 N 1000 W HURRICANE, UTAH 84737



DATE REVISION

PROJECT NUMBER 001103

MAIN FLOOR
DEMO PLAN

AD101

FFKR ARCHITECTS
720 S. RIVER ROAD SUITE D2100B ST. GEORGE, UTAH 84770
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UPPER LEVEL DEMO PLAN

3/32" = 1'-0"

1

2

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GENERAL NOTES

- A. REPLACE OR REPAIR DAMAGED, DETERIORATED OR UNSUITABLE SUBSTRATES AS REQUIRED TO RECEIVE NEW WALL FINISHES AS SCHEDULED.
- B. CUT, REMOVE AND REPLACE EXISTING CONCRETE SLAB AS REQUIRED FOR INSTALLATION OF NEW UNDER SLAB PIPING AND CONDUIT.
- C. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS.
- D. ALL REMODELED BUILDING ELEMENTS INCLUDED AS PART OF THIS PROJECT SHALL COMPLY WITH THE MOST CURRENT EDITION OF BUILDING CODES AND LOCAL CODES.
- E. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, GENERAL CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE BUILDING'S STRUCTURAL SYSTEM. STRUCTURAL MEMBERS, INCLUDING BEARING AND SHEAR WALLS, SHALL NOT BE REMOVED, CUT OR OTHERWISE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- G. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
- H. GENERAL CONTRACTOR SHALL COORDINATE EXISTING STRUCTURE WITH NEW CONSTRUCTION INCLUDING MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL WORK.
- J. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES. SEE FLOOR PLAN FOR LOCATION OF BLOCKING.
- K. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
- L. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING PARTITIONS, ETC. VERIFICATION MUST BE DONE IN THE FIELD.
- M. UPON COMPLETION OF PROJECT, GENERAL CONTRACTOR TO OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
- N. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES AND ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER AND LOCAL BUILDING DEPARTMENT.
- O. ALL DIMENSIONS TO STUD FRAMING UNLESS NOTED OTHERWISE.
- P. FIRE EXTINGUISHER (PER LOCAL CODE) TO BE PROVIDED BY GENERAL CONTRACTOR. VERIFY NUMBER AND LOCATION OF EXTINGUISHERS WITH LOCAL AUTHORITIES.
- Q. CONTRACTOR TO PROVIDE 1/2" PLYWOOD BACKING AT ALL LOCATIONS WITH WALL MOUNTED EQUIPMENT.

WALL LEGEND



WALL AND ALL RELATED COMPONENTS TO BE REMOVED



EXISTING WALL TO REMAIN

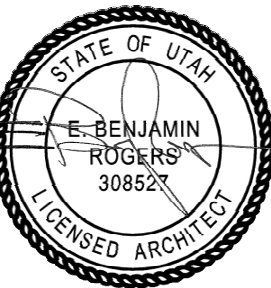
KEYNOTES

- 2.13 REMOVE EXISTING WALL AND RELATED ELECTRICAL COMPONENTS ETC. PATCH AND REPAIR WHERE NEEDED
- 2.14 REMOVE PORTION OF WALL AND PROVIDE PROPER SHORING TO ACCOMMODATE FOR NEW WINDOWS. TYP.
- 2.17 REMOVE EXISTING DOOR, FRAME AND RELATED COMPONENTS. TYP.
- 2.34 REMOVE EXISTING BENCH - PATCH AND REPAIR WALL TO ACCEPT NEW WALL FINISH
- 2.35 REMOVE EXISTING PORTION OF WALL AND PROVIDE PROPER SHORING TO ACCOMMODATE FOR NEW DOOR OPENING. TYP.
- 2.36 REMOVE EXISTING WALL MOUNTED CABINET - PATCH AND REPAIR WALL TO ACCEPT NEW WALL FINISH
- 2.37 REMOVE EXISTING STACKED WASHER AND DRYER - CAP PLUMBING AND PREPARE AREA FOR NEW WATER CLOSET INSTALL

VALLEY ACADEMY CHARTER SCHOOL REMODEL

36 N 1000 W HURRICANE, UTAH 84737

PERMIT SET - 02-05-2025



DATE REVISION

PROJECT NUMBER 001103

UPPER
LEVEL DEMO
PLAN

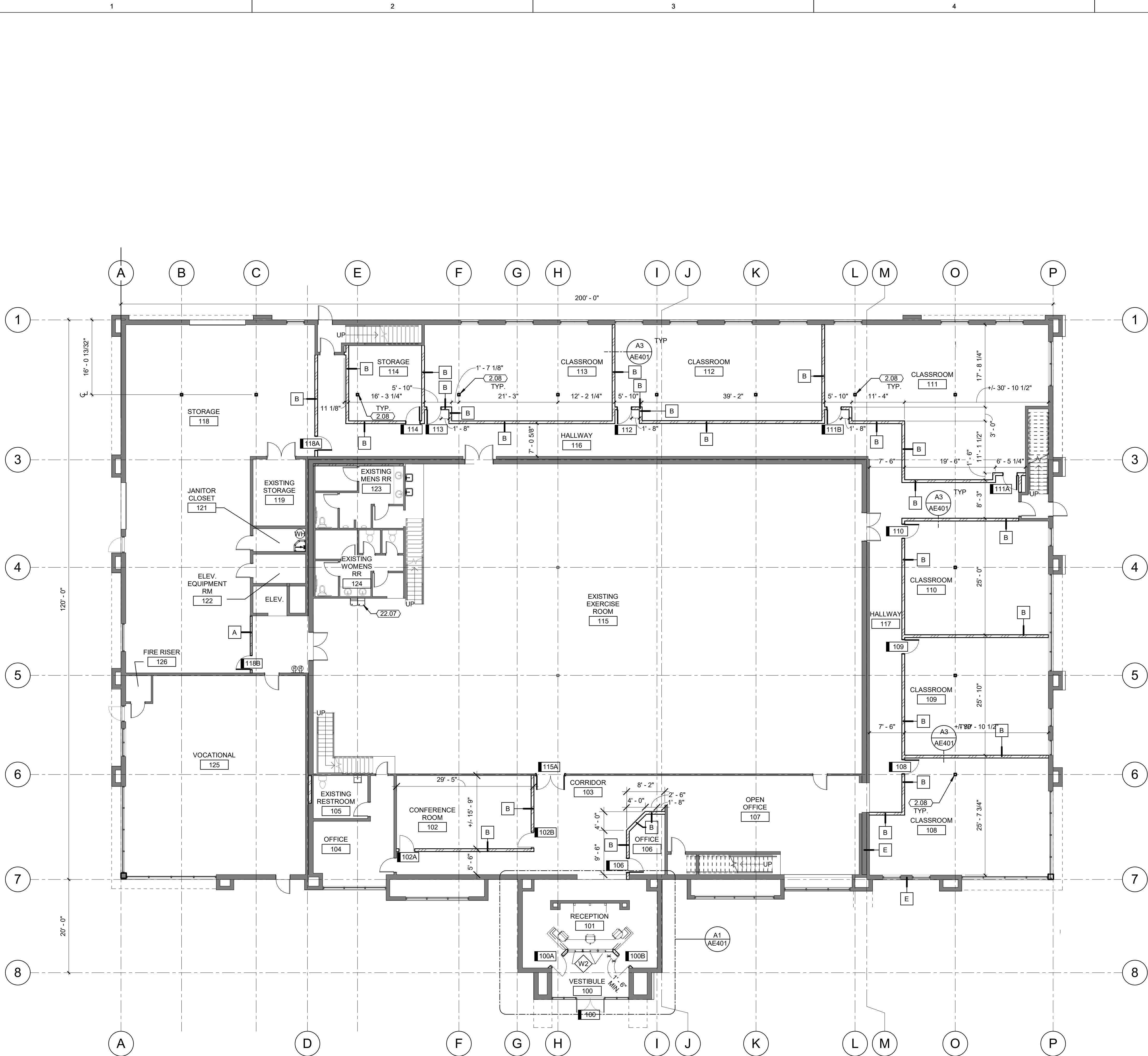
AD102

FFKR ARCHITECTS

720 S. RIVER ROAD SUITE D2100B ST. GEORGE, UTAH 84770
O 435.673.7362 FFKR.COM

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2" 1" 0" D C B A



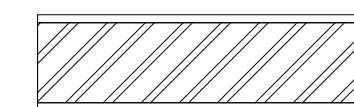
A2 MAIN LEVEL FLOOR PLAN
3/32" = 1'-0"



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS, FACE OF SHEATHING AT EXTERIOR WALLS, GRID LINES, AND CENTER LINE OF COLUMNS, U.N.O. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
- DIMENSION FROM HINGE SIDE OF DOOR FRAME TO FINISHED WALL IS 4" U.N.O.
- CABINETS AND CASEWORK SHOWN FOR BID PURPOSES AND REFERENCE ONLY - COORDINATE FINAL DESIGN AND FINISH WITH OWNER & INTERIOR DESIGNER.
- PROVIDE BACKING FOR ALL FIXTURES AND GRAB BARS. REFER TO MANUFACTURER AND SPECIFICATIONS FOR INSTALLATION.
- PROVIDE FULL HEIGHT PVC CORNER BEAD AT ALL GYPSUM BOARD CORNERS.
- PROVIDE WATER-RESISTANT GYPSUM BOARD ON WALLS BEHIND PLUMBING FIXTURES PER IBC SECTION 2509
- FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP OF STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN IBC SECTION 717.2.2 THROUGH 717.2.7
- ALL WALLS ADJACENT TO AN OPEN PLENUM CEILING SYSTEM OR EXPOSED STRUCTURE SHALL TERMINATE AT METAL ROOF DECK.
- VERIFY ALL EQUIPMENT, FIXTURE, APPLIANCE, ETC. LOCATIONS WITH RESPECTIVE DRAWINGS.
- NEW FRAMED WALLS TO BE FRAMED TO UP THE EXISTING CEILING GRID. BRACE WALL PER DETAIL CALLED OUT ON AE401 FLOOR PLANS

WALL LEGEND



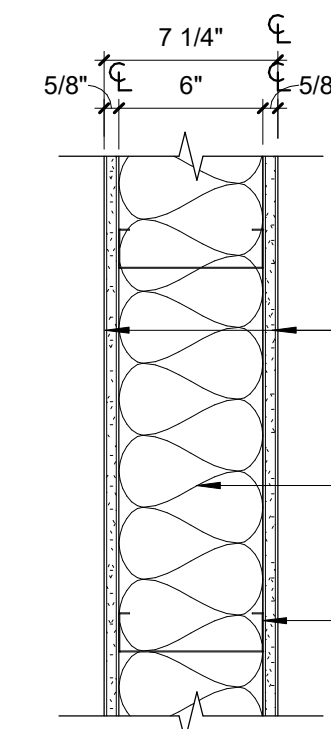
NEW WALL



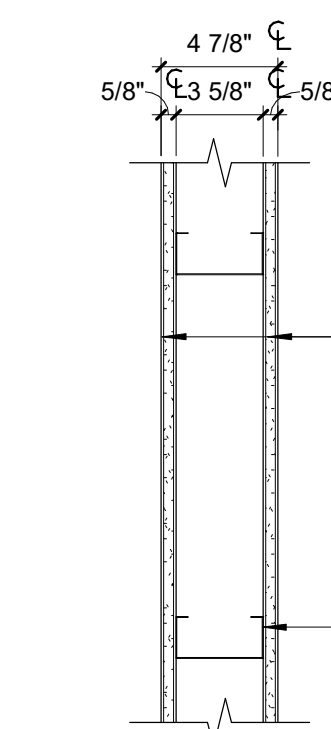
EXISTING WALL TO REMAIN

KEYNOTES

- | | |
|-------|---|
| 2.08 | EXISTING STEEL COLUMN TO REMAIN |
| 22.07 | DRINKING FOUNTAIN W/ BOTTLE FILLER. REFER TO ADA MOUNTING & DESIGN REQUIREMENTS ON SHEET C1004. |



PARTITION TYPE:
NON-RATED, INTERIOR WALL ASSEMBLY



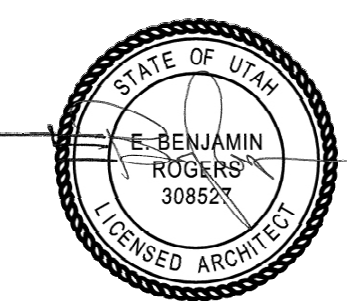
PARTITION TYPE:
NON-RATED, INTERIOR WALL ASSEMBLY

INSTALL SOUND ATTENUATION BATT INSULATION - FILL CAVITY

A5 WALL ASSEMBLIES
1 1/2" = 1'-0"

VALLEY ACADEMY CHARTER SCHOOL REMODEL
36 N 1000 W HURRICANE, UTAH 84737

PERMIT SET - 02-05-2025



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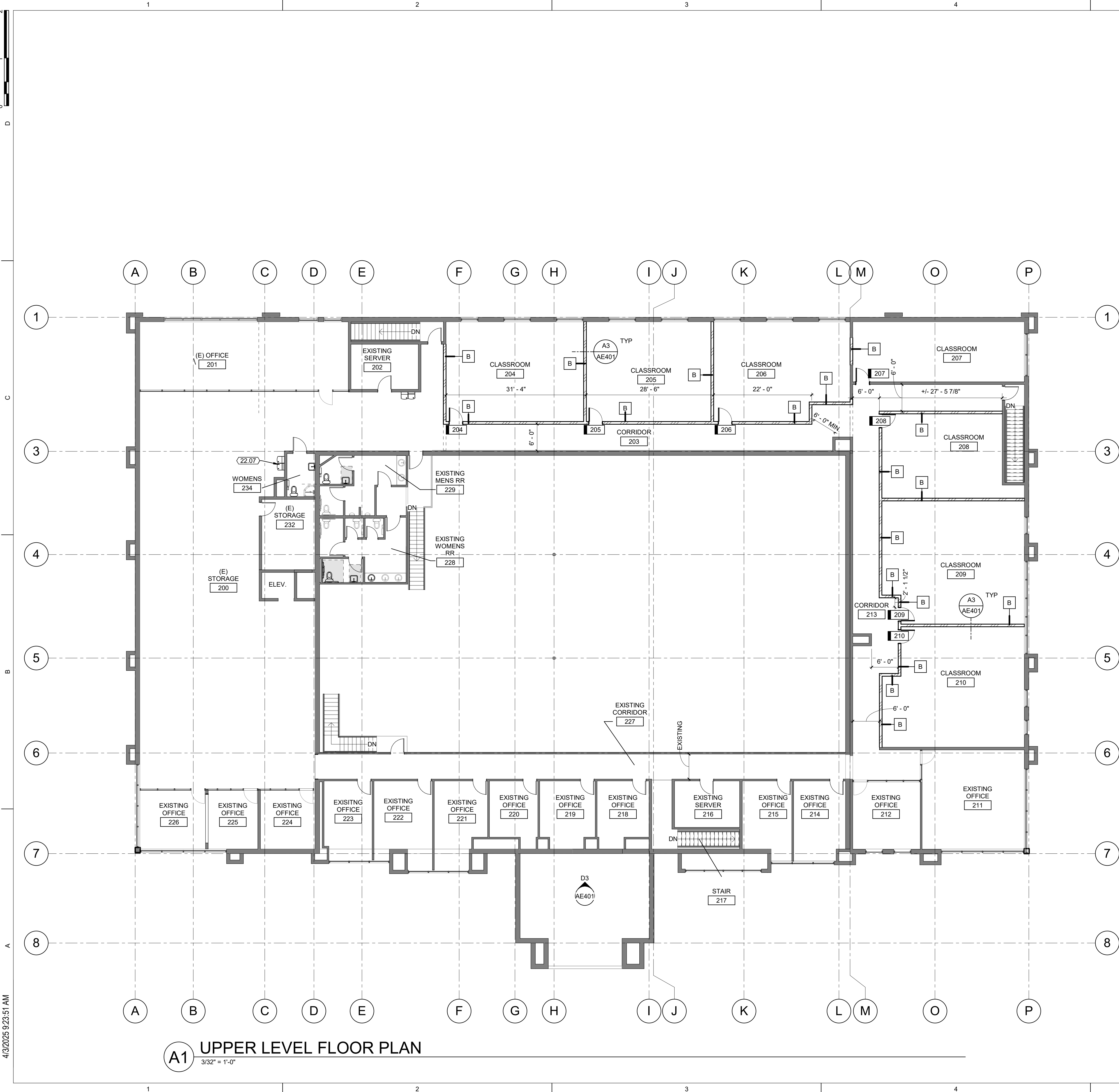
PROJECT NUMBER 001103

MAIN LEVEL FLOOR PLAN

AE101

FFKR ARCHITECTS
720 S. RIVER ROAD SUITE D2100B ST. GEORGE, UTAH 84770
O 435.673.7362 FFKR.COM

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GENERAL NOTES

A.

ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS, FACE OF SHEATHING AT EXTERIOR WALLS, GRID LINES, AND CENTER LINE OF COLUMNS, U.N.O. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.

B.

DIMENSION FROM HINGE SIDE OF DOOR FRAME TO FINISHED WALL IS 4" U.N.O.

C.

CABINETRY AND CASEWORK SHOWN FOR BID PURPOSES AND REFERENCE ONLY - COORDINATE FINAL DESIGN AND FINISH WITH OWNER & INTERIOR DESIGNER.

D.

PROVIDE BACKING FOR ALL FIXTURES AND GRAB BARS. REFER TO MANUFACTURER AND SPECIFICATIONS FOR INSTALLATION.

E.

PROVIDE FULL HEIGHT PVC CORNER BEAD AT ALL GYPSUM BOARD CORNERS.

F.

PROVIDE WATER-RESISTANT GYPSUM BOARD ON WALLS BEHIND PLUMBING FIXTURES PER IBC SECTION 2509

G.

FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP OF STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN IBC SECTION 717.2.2 THROUGH 717.2.7

H.

ALL WALLS ADJACENT TO AN OPEN PLENUM CEILING SYSTEM OR EXPOSED STRUCTURE SHALL TERMINATE AT METAL ROOF DECK.

I.

VERIFY ALL EQUIPMENT, FIXTURE, APPLIANCE, ETC. LOCATIONS WITH RESPECTIVE DRAWINGS.

J.

NEW FRAMED WALLS TO BE FRAMED TO UP THE EXISTING CEILING GRID. BRACE WALL PER DETAIL CALLED OUT ON AE401 FLOOR PLANS

WALL LEGEND

NEW WALL

EXISTING WALL TO REMAIN

KEYNOTES

22.07

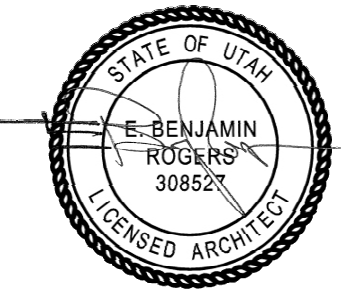
DRINKING FOUNTAIN W/ BOTTLE FILLER. REFER TO ADA MOUNTING & DESIGN REQUIREMENTS ON SHEET C1004.

VALLEY ACADEMY CHARTER SCHOOL REMODEL

36 N 1000 W HURRICANE, UTAH 84737

PERMIT SET - 02-05-2025

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DATE	REVISION
1 2025/03/20	CITY REVIEW COMMENTS

PROJECT NUMBER 001103

UPPER
LEVEL
FLOOR PLAN

AE102

4/3/2025 9:23:52 AM

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0' 1" 2"

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A1

MAIN LEVEL RCP

3/32" = 1'-0"

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5

GENERAL NOTES

- A. INSTALL ACOUSTICAL AND GYPSUM BOARD SUSPENDED CEILINGS IN ACCORDANCE WITH CHAPTER 25 OF THE IBC AND APPLICABLE IBC STANDARDS UNLESS NOTED OTHERWISE.
- B. ALL CEILING HEIGHTS ARE TAKEN FROM THE FINISH FLOOR ELEVATION.
- C. CENTER CEILING GRID SYSTEM IN BOTH DIRECTIONS WITHIN ANY GIVEN ROOM UNLESS NOTED OTHERWISE.
- D. VERIFY ALL FINISHES WITH OWNER PRIOR TO COMMENCING WORK.
- E. ALL MECHANICAL AND ELECTRICAL FIXTURES NOT LOCATED WITHIN A GRID CEILING ARE TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE CONFIGURATIONS AND DIMENSIONS SHOWN. THE INTENT IS TO PROVIDE A UNIFORM AND SYMMETRICAL LAYOUT WITHIN EACH ROOM. THESE LOCATIONS ARE SUBJECT TO FIELD VERIFICATION AND ARCHITECT APPROVAL.
- F. ELECTRICAL CONTRACTOR SHALL MEET ASTM SMOKE DENSITY 150 MAX FLAME SPREAD OF 26 TO 75
- G. THIS SHEET IS FOR GENERAL LAYOUT, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE HVAC AND ELECTRICAL LAYOUTS IN THE FIELD.
- H. INSTALL ACOUSTICAL AND GYPSUM BOARD SUSPENDED CEILINGS IN ACCORDANCE WITH CHAPTER 25 OF THE IBC AND APPLICABLE IBC STANDARDS UNLESS NOTED OTHERWISE.
- I. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- J. ALL WALLS ADJACENT TO EXPOSED STRUCTURE CEILINGS SHALL TERMINATE AT THE ROOF DECK ABOVE.
- K. ALL LIGHT FIXTURES AND MECHANICAL EQUIPMENT TO BE LOCATED ABOVE BOTTOM FLANGE OF STRUCTURAL BEAMS @ BASEMENT LEVEL TYP.

CEILING LEGEND

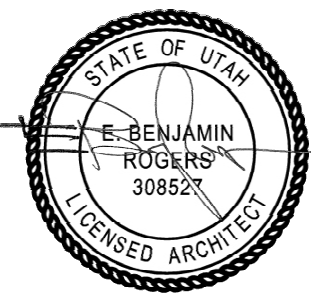
2" X 2" SUSPENDED LAY-IN CEILING	C-1 HEIGHT	
2" X 4" SUSPENDED LAY-IN CEILING - (RECONFIGURE GRIDS AT NEW WALL BRACING)	C-2 HEIGHT	
SUSPENDED GYPSUM BOARD CEILING - PAINT	C-3 HEIGHT	
EXIT SIGN. SEE ELECTRICAL		
SUPPLY AIR GRILLE. SEE MECHANICAL		
RETURN AIR GRILLE. SEE MECHANICAL		
EGRESS RECESSED MOUNTED TROFFER FIXTURE - SEE ELECTRICAL		
RECESSED MOUNTED TROFFER FIXTURE - SEE ELECTRICAL		
RECESSED CAN LIGHT. SEE ELECTRICAL		

KEYNOTES

VALLEY ACADEMY CHARTER SCHOOL REMODEL

36 N 1000 W HURRICANE, UTAH 84737

PERMIT SET - 02-05-2025



DATE REVISION

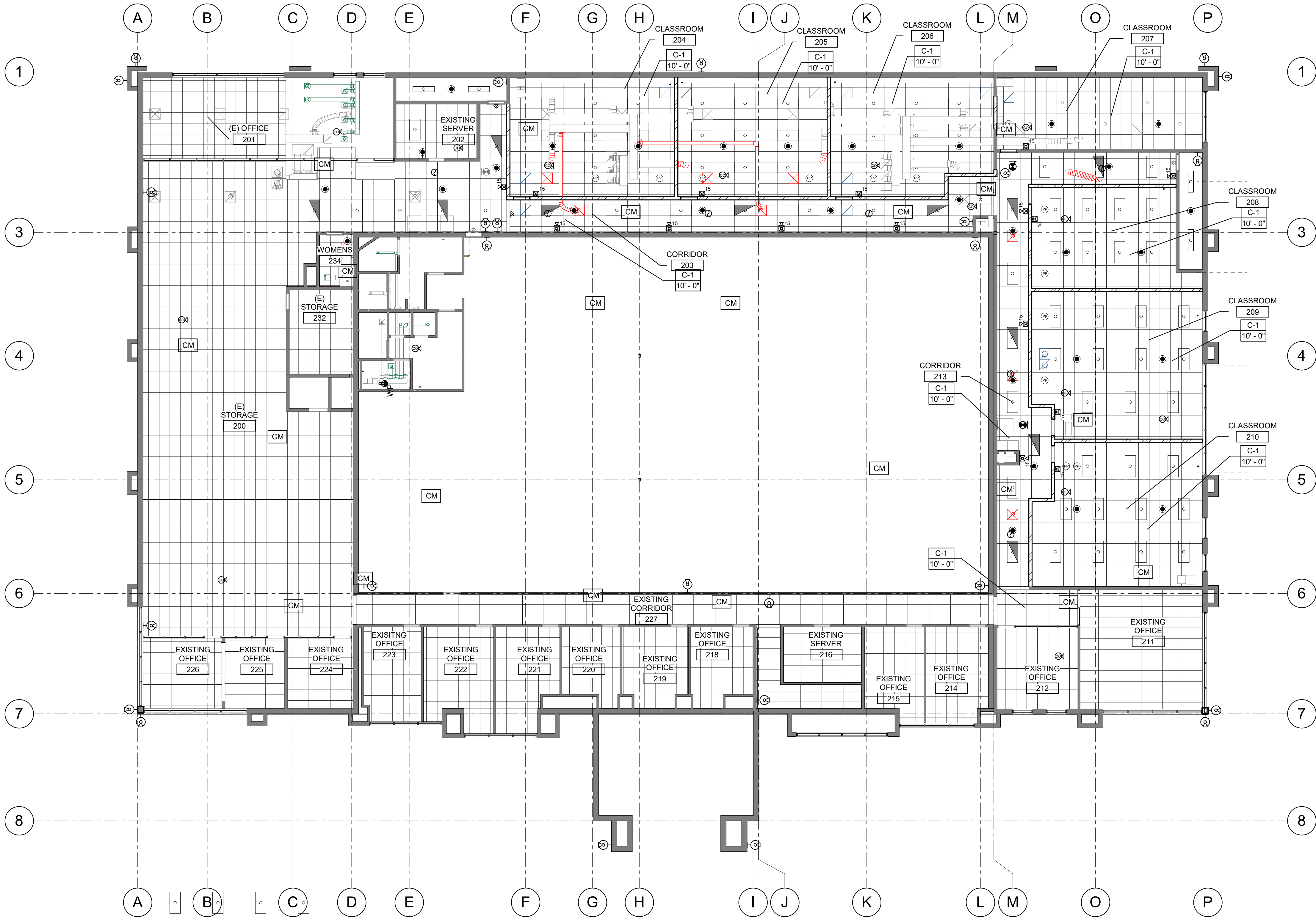
PROJECT NUMBER 001103

MAIN FLOOR
REFLECTED
CEILING
PLAN

AE171

FFKR ARCHITECTS
720 S. RIVER ROAD SUITE D2100B ST. GEORGE, UTAH 84770
O 435.673.7362 FFKR.COM

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A1 UPPER LEVEL RCP
3/32" = 1'-0"

GENERAL NOTES

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CEILING LEGEND

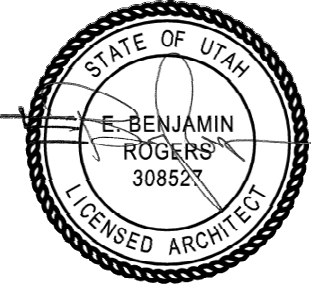
2" X 2' SUSPENDED LAY-IN CEILING	C-1	HEIGHT	
2" X 4' SUSPENDED LAY-IN CEILING - (RECONFIGURE GRIDS AT NEW WALL BRACING)	C-2	HEIGHT	
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RECESSED CAN LIGHT. SEE ELECTRICAL			

KEYNOTES

VALLEY ACADEMY CHARTER SCHOOL REMODEL

36 N 1000 W HURRICANE, UTAH 84737

PERMIT SET - 02-05-2025



DATE REVISION

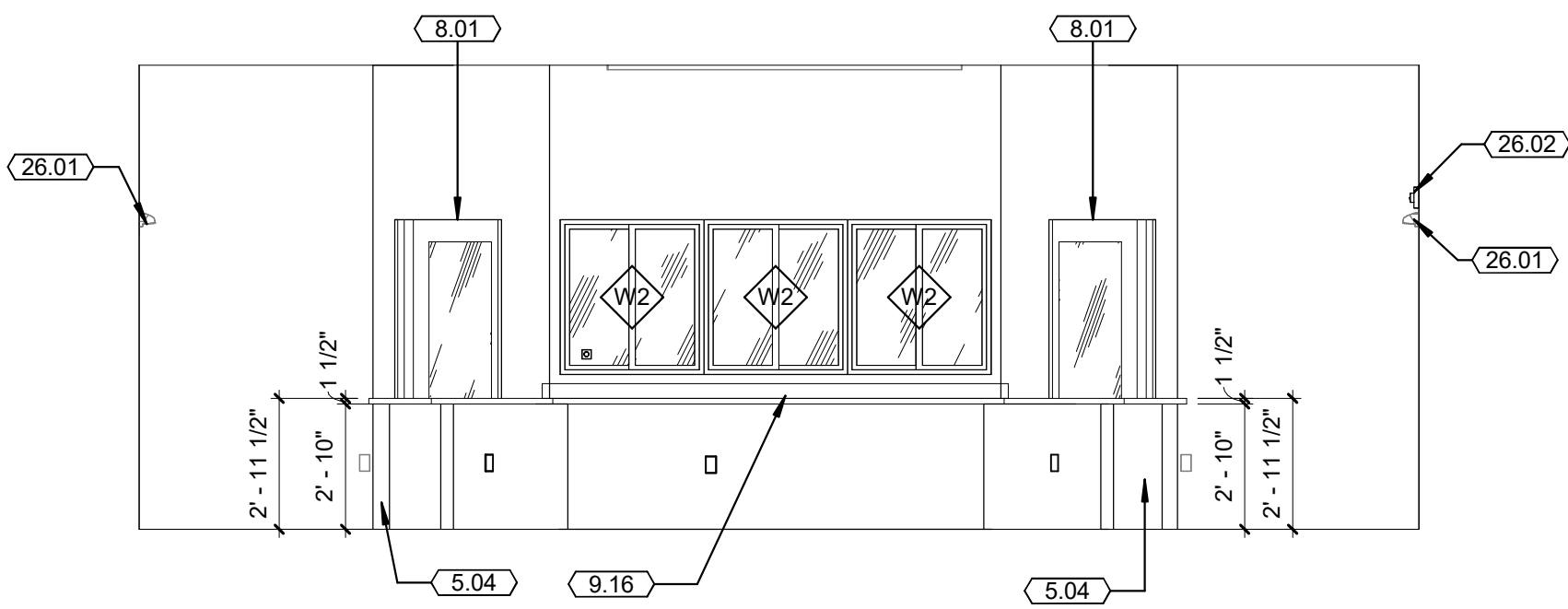
PROJECT NUMBER 001103

UPPER FLOOR REFLECTED CEILING PLAN

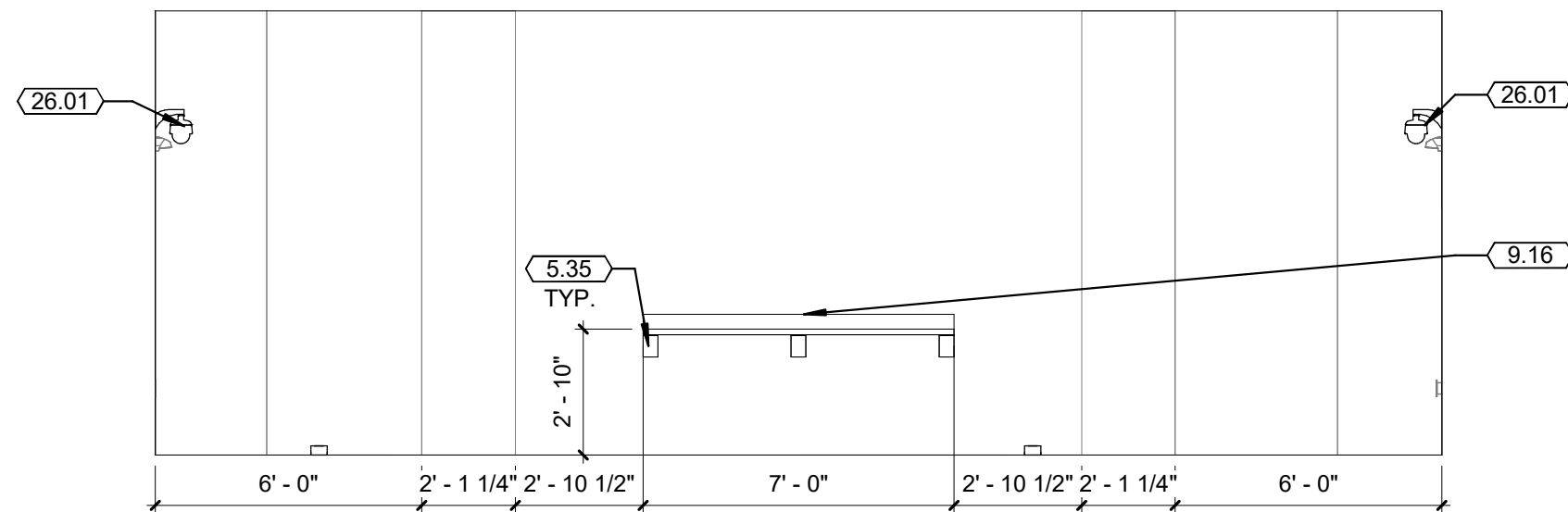
AE172

FFKR ARCHITECTS
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O 435.673.7362 FFKR.COM

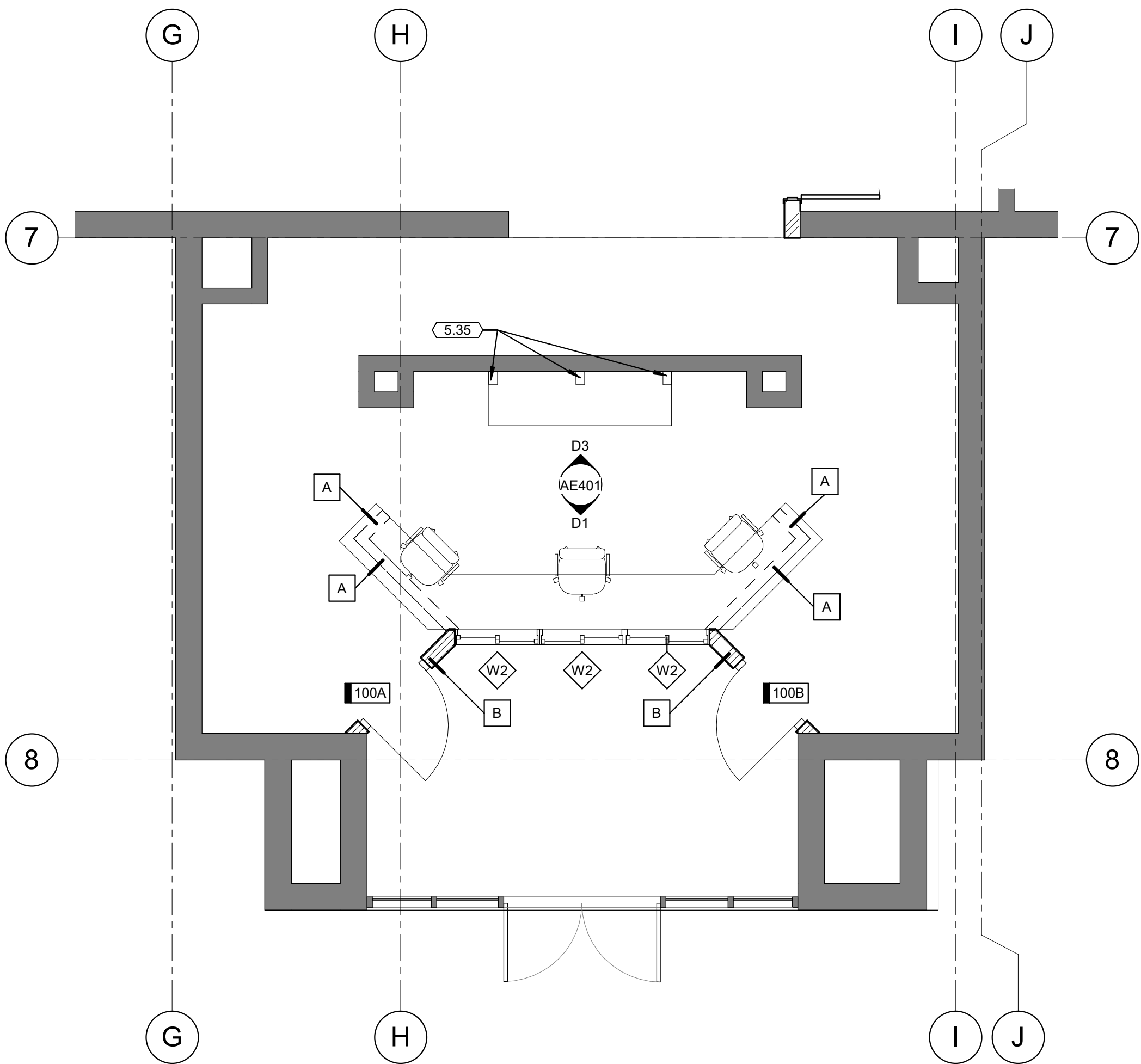
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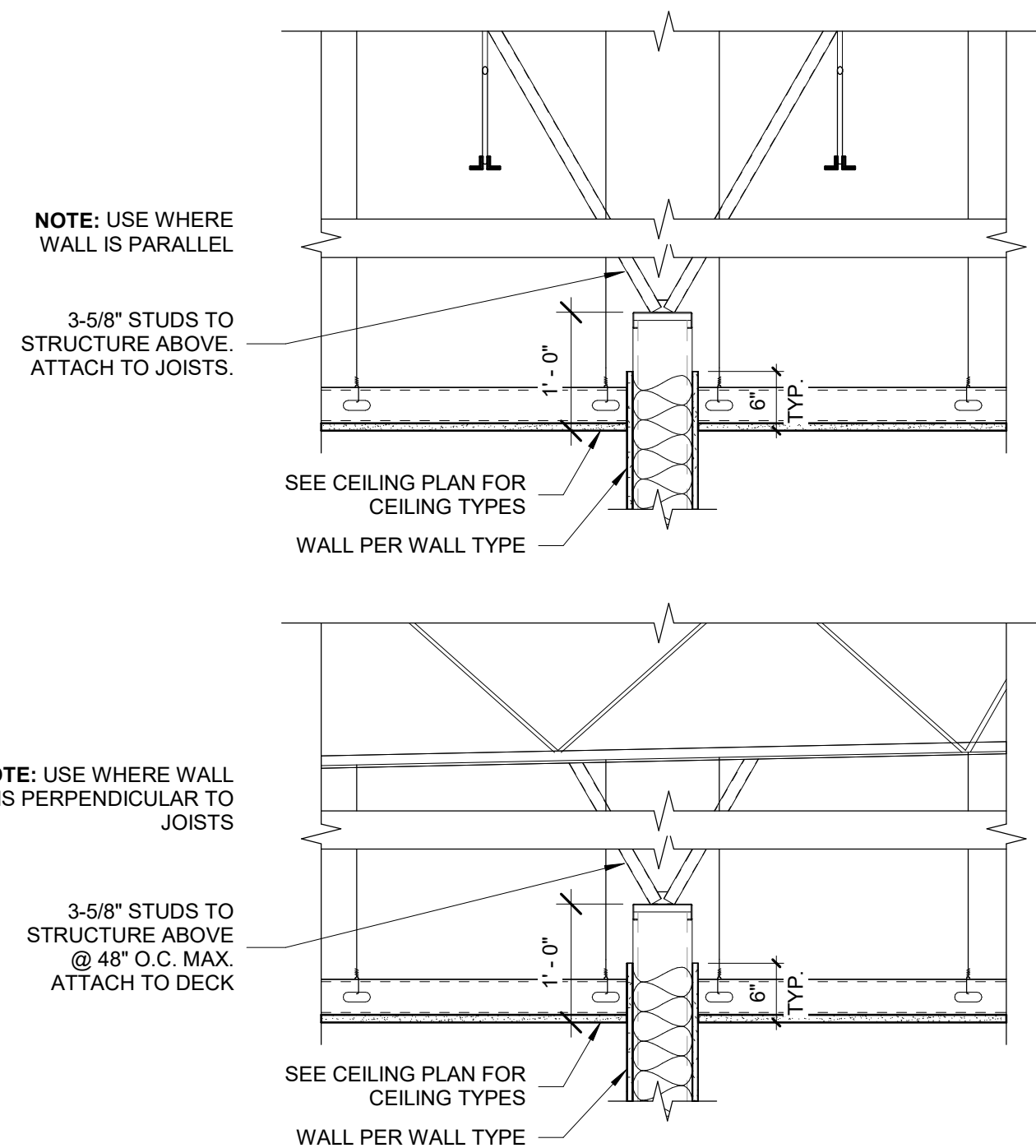
D1 ENTRY DESK ELEV.
1/4" = 1'-0"



D3 ENTRY COUNTER ELEV.
1/4" = 1'-0"



A1 ENLARGED RECEPT. PLAN
1/4" = 1'-0"

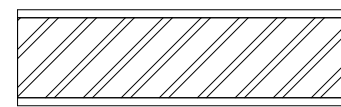


A3 WALL BRACING DETAILS
3/4" = 1'-0"

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS, FACE OF SHEATHING AT EXTERIOR WALLS, GRID LINES, AND CENTER LINE OF COLUMNS, U.N.O. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
- DIMENSION FROM HINGE SIDE OF DOOR FRAME TO FINISHED WALL IS 4" U.N.O.
- CABINETRY AND CASEWORK SHOWN FOR BID PURPOSES AND REFERENCE ONLY - COORDINATE FINAL DESIGN AND FINISH WITH OWNER & INTERIOR DESIGNER.
- PROVIDE BACKING FOR ALL FIXTURES AND GRAB BARS. REFER TO MANUFACTURER AND SPECIFICATIONS FOR INSTALLATION.
- PROVIDE FULL HEIGHT PVC CORNER BEAD AT ALL GYPSUM BOARD CORNERS.
- PROVIDE WATER-RESISTANT GYPSUM BOARD ON WALLS BEHIND PLUMBING FIXTURES PER IBC SECTION 2509
- FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP OF STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN IBC SECTION 717.2.2 THROUGH 717.2.7
- ALL WALLS ADJACENT TO AN OPEN PLENUM CEILING SYSTEM OR EXPOSED STRUCTURE SHALL TERMINATE AT METAL ROOF DECK.
- VERIFY ALL EQUIPMENT, FIXTURE, APPLIANCE, ETC. LOCATIONS WITH RESPECTIVE DRAWINGS.
- NEW FRAMED WALLS TO BE FRAMED TO UP THE EXISTING CEILING GRID. BRACE WALL PER DETAIL CALLED OUT ON AE401 FLOOR PLANS

WALL LEGEND



NEW WALL



EXISTING WALL TO REMAIN

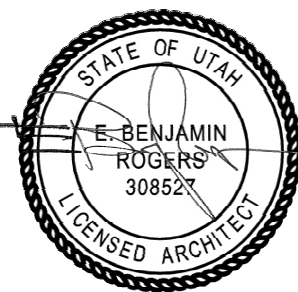
KEYNOTES

5.04	STEEL STUD WALL. PER WALL TYPES.
5.35	COUNTERTOP SUPPORT BRACKET - 42" O.C. MAX
8.01	SCHEDULED DOOR. REFER TO DOOR TYPES AND SCHEDULE.
9.16	4" BACKSPLASH TO MATCH ADJACENT HARD SURFACE COUNTERTOP
26.01	LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
26.02	ELECTRICAL FIXTURE. SEE ELECTRICAL DRAWINGS.

VALLEY ACADEMY CHARTER SCHOOL REMODEL

36 N 1000 W HURRICANE, UTAH 84737

PERMIT SET - 02-05-2025



DATE REVISION

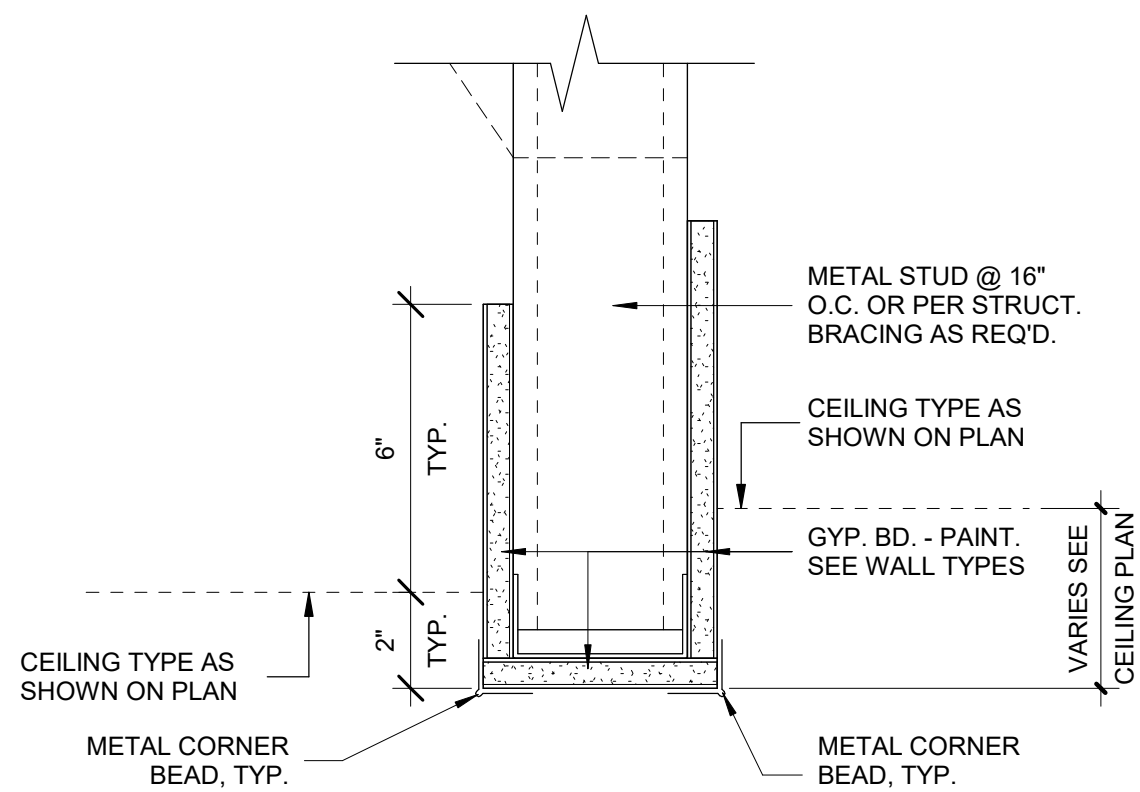
PROJECT NUMBER 001103

ENLARGED
PLANS AND
ELEVATIONS

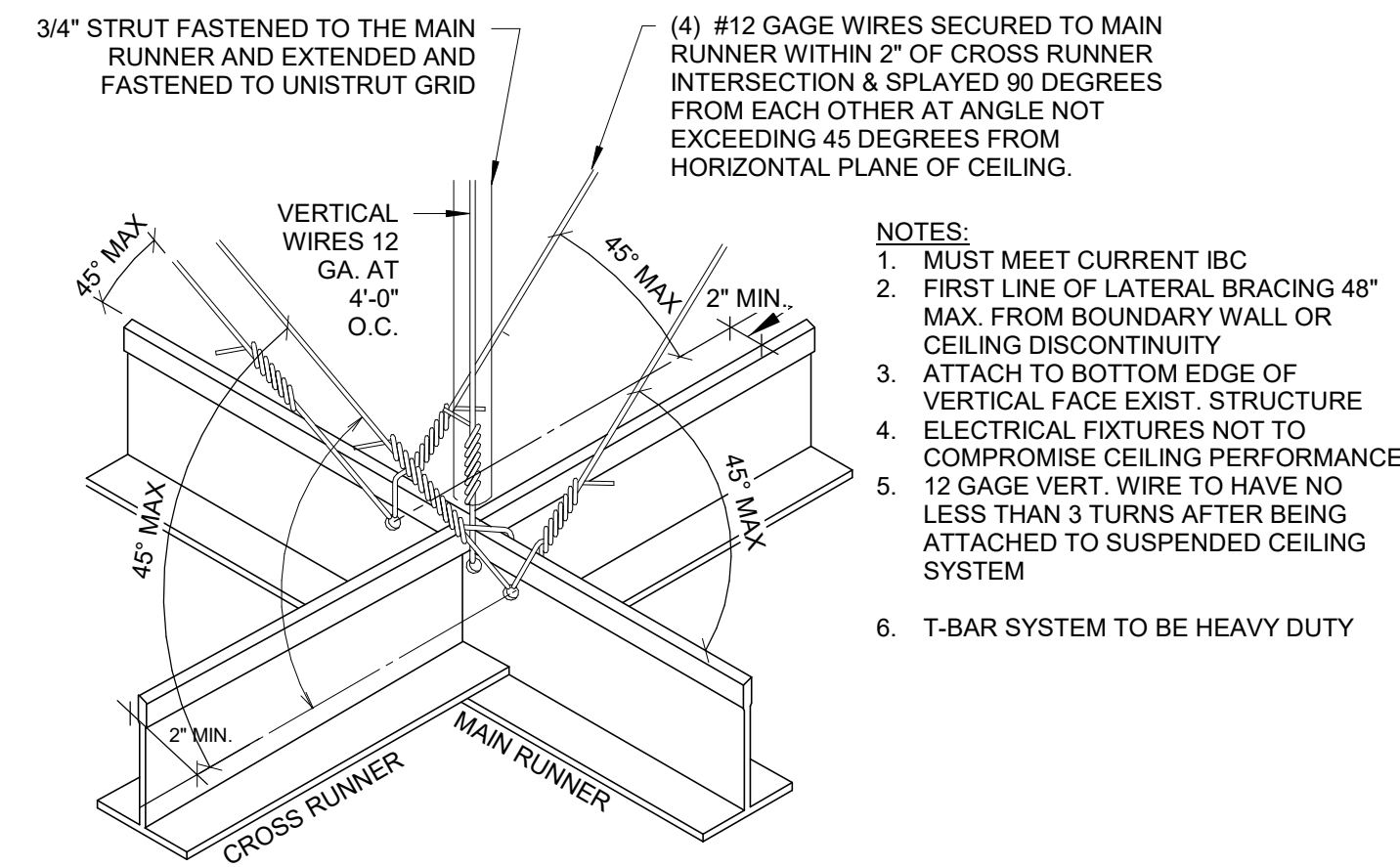
AE401

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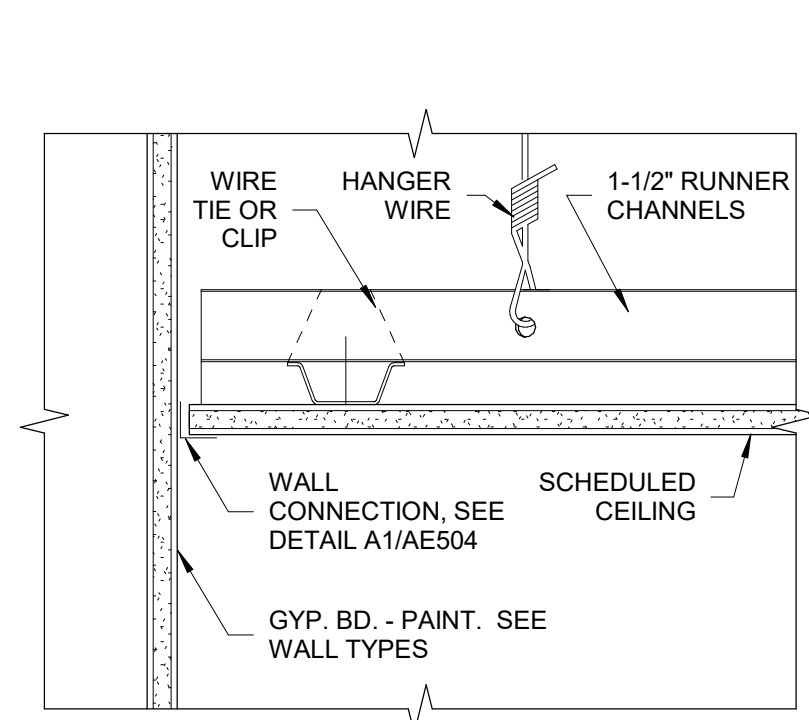
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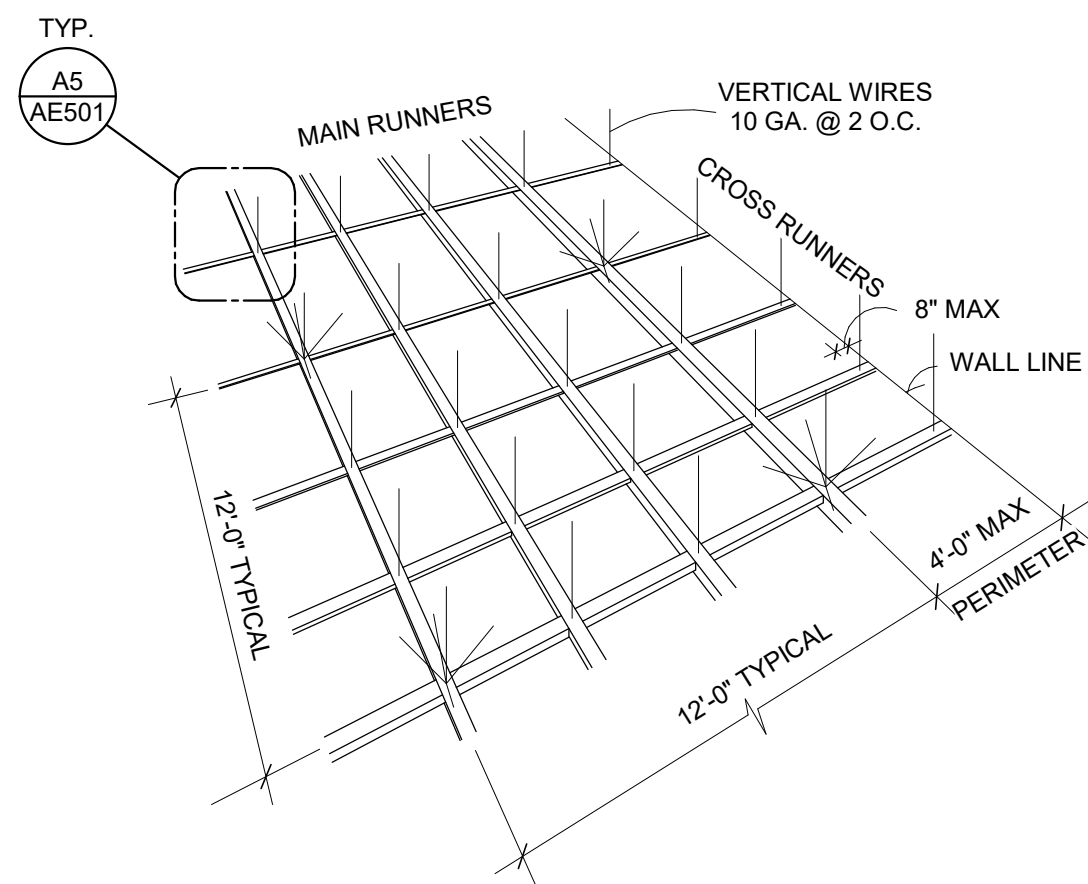
C1 HEADER DETAIL
3" = 1'-0"



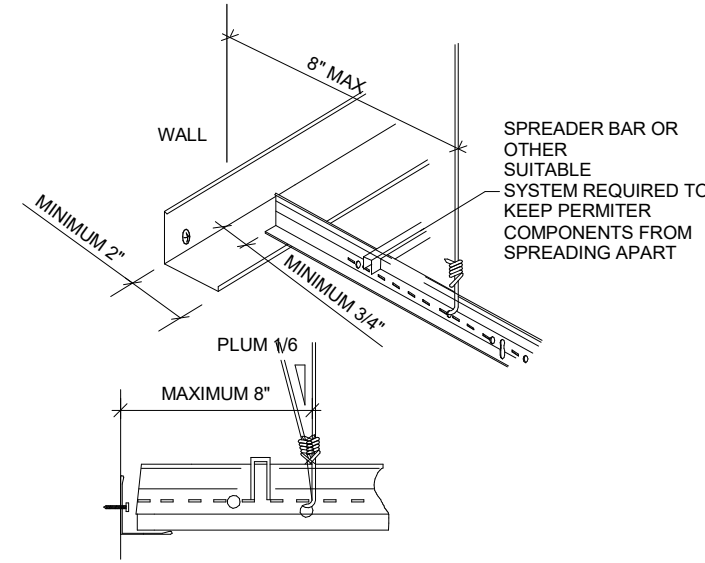
B1 LAY IN SUSPENDED CEILING1
1 1/2" = 1'-0"



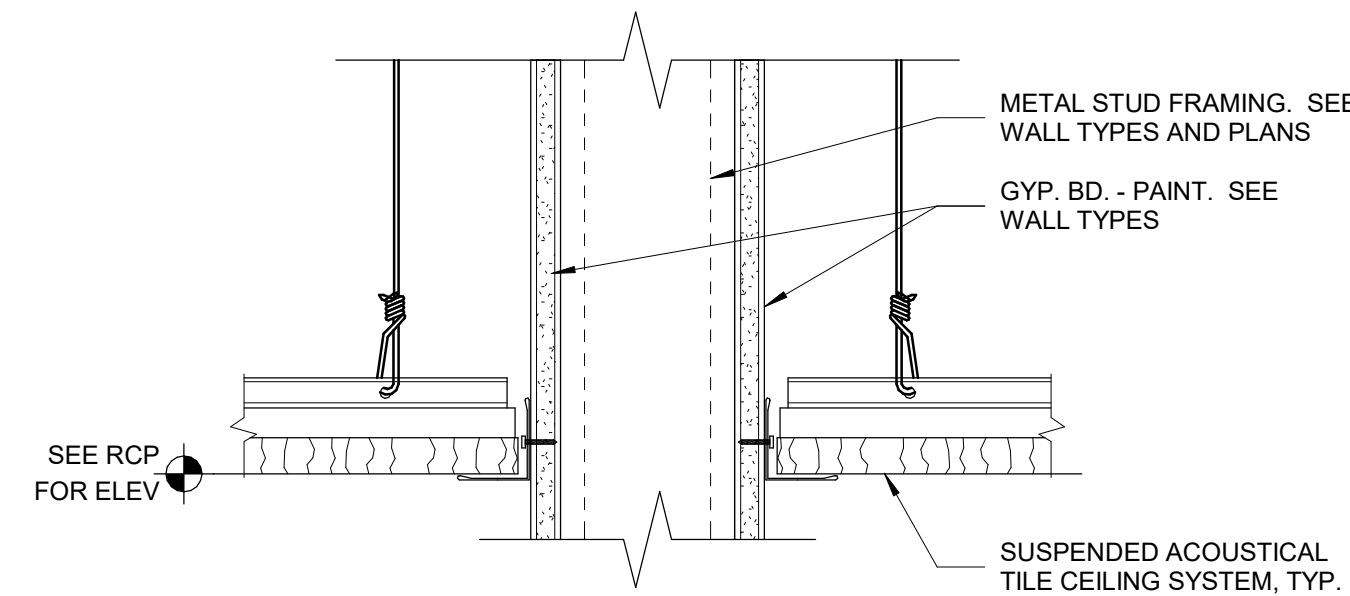
A1 GYP. BD. CEILING DETAIL1
3" = 1'-0"



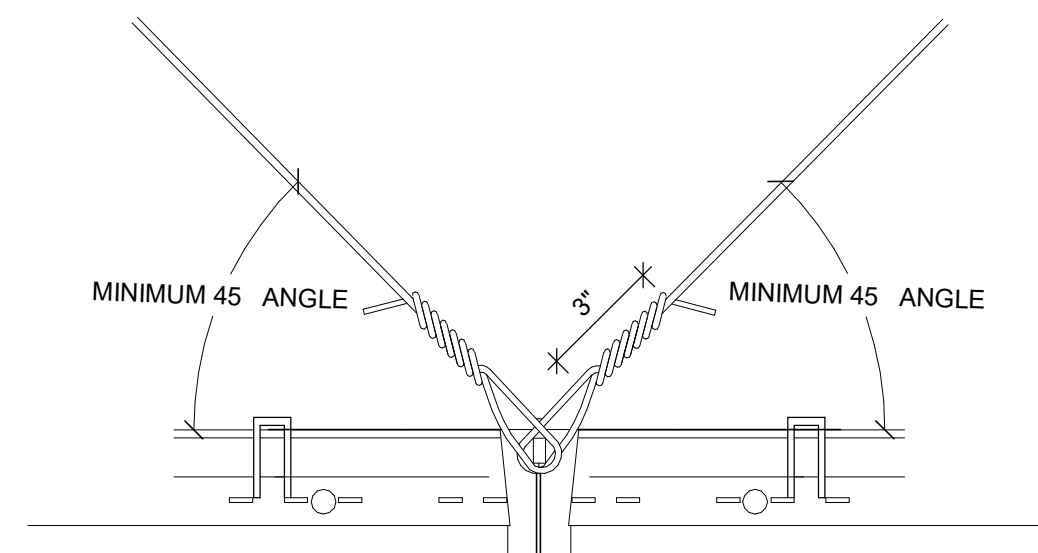
A2 GYP. SUSPENSION SYSTEM1
3" = 1'-0"



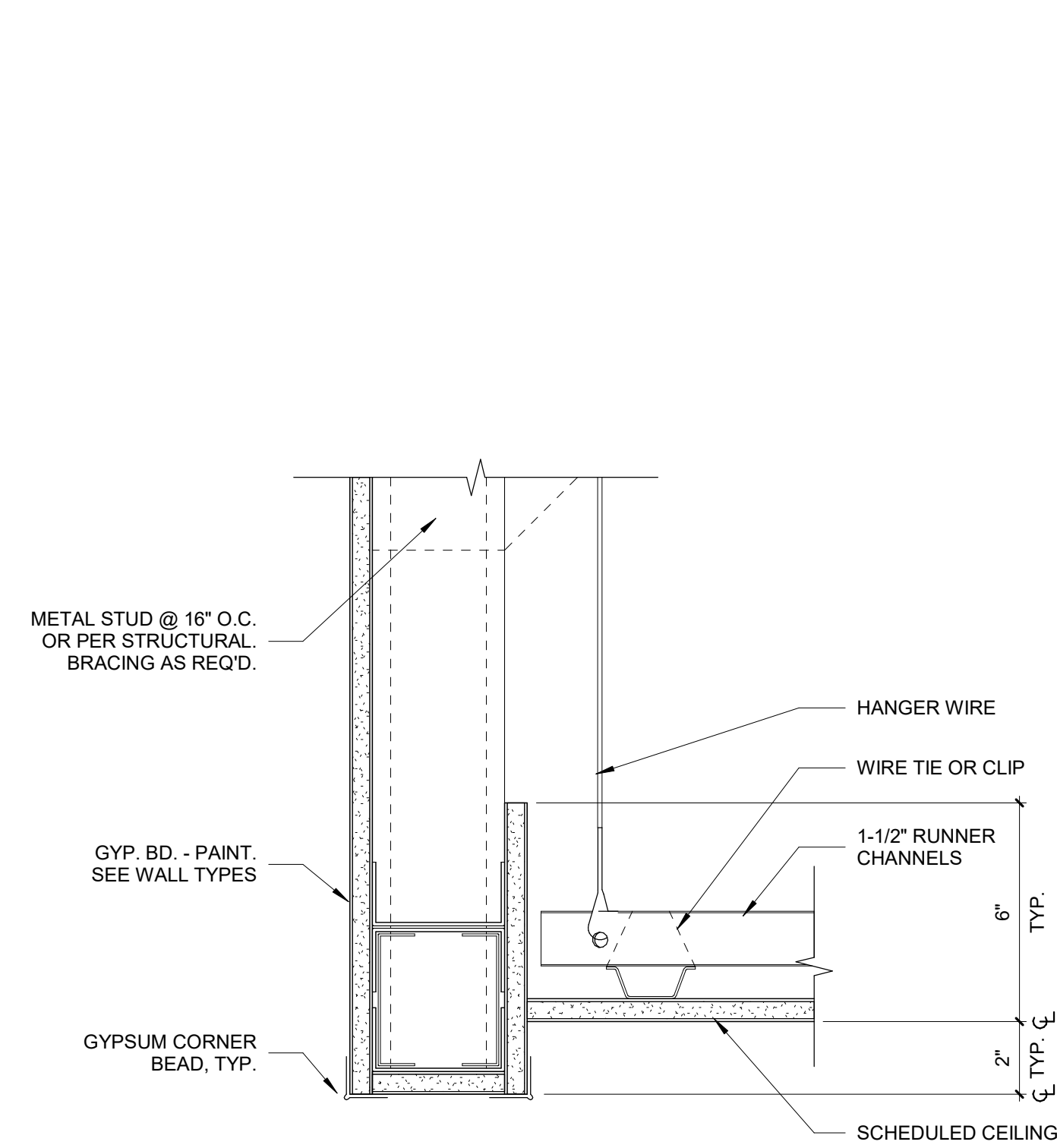
D3 CEILING/WALL CONNECTION1
1 1/2" = 1'-0"



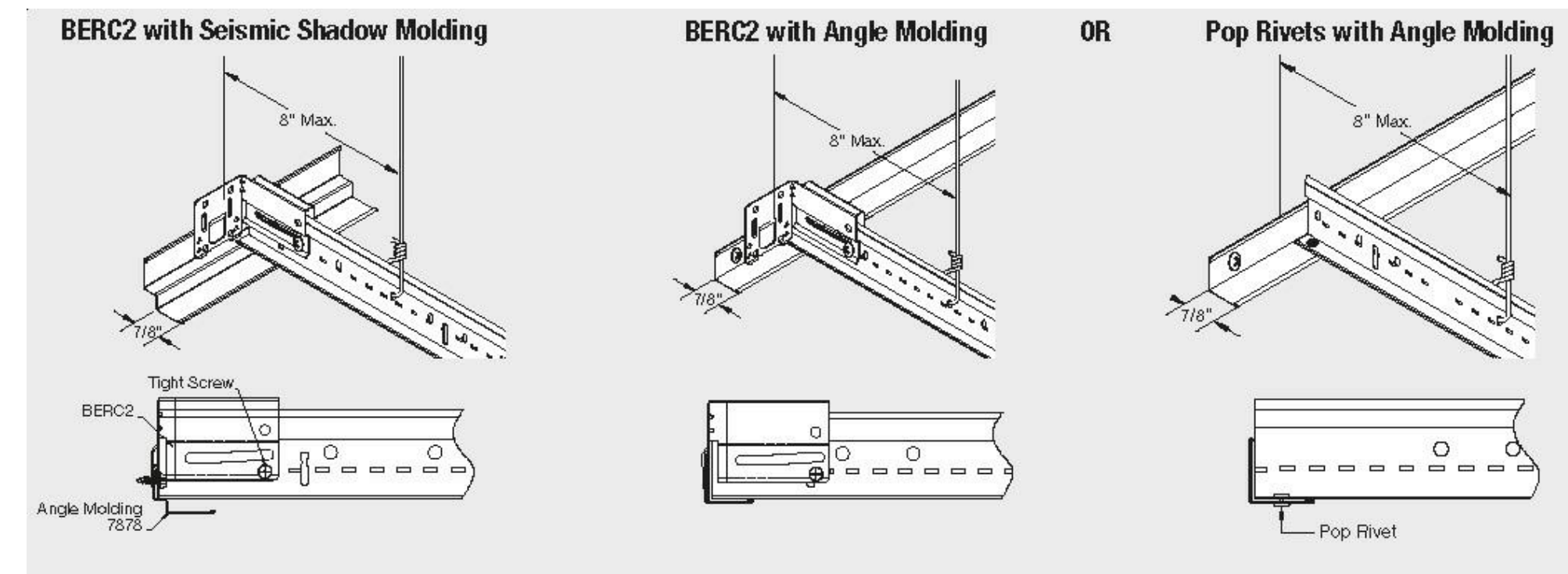
C3 WALL/ CEILING DETAIL
3" = 1'-0"



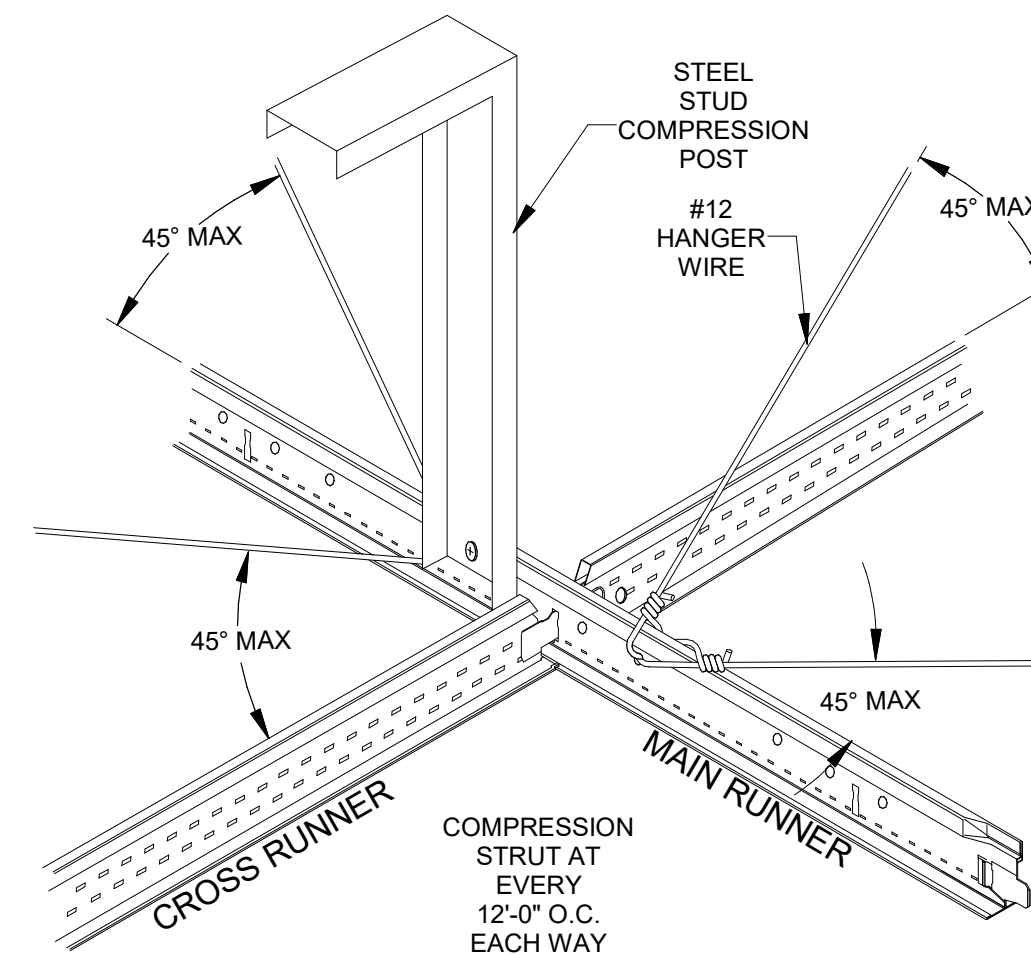
B3 COUNTER LOOPINGS
3" = 1'-0"



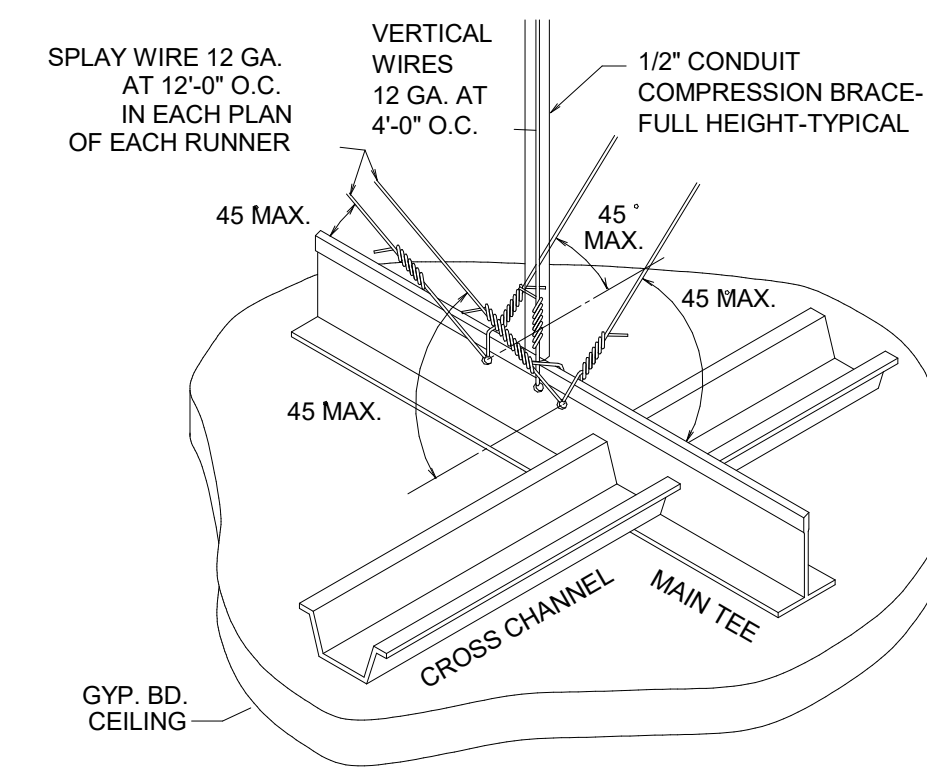
C4 INTERIOR CEILING AND WALL JOIN1
3" = 1'-0"



B4 BERC CLIP DETAILS1
3" = 1'-0"

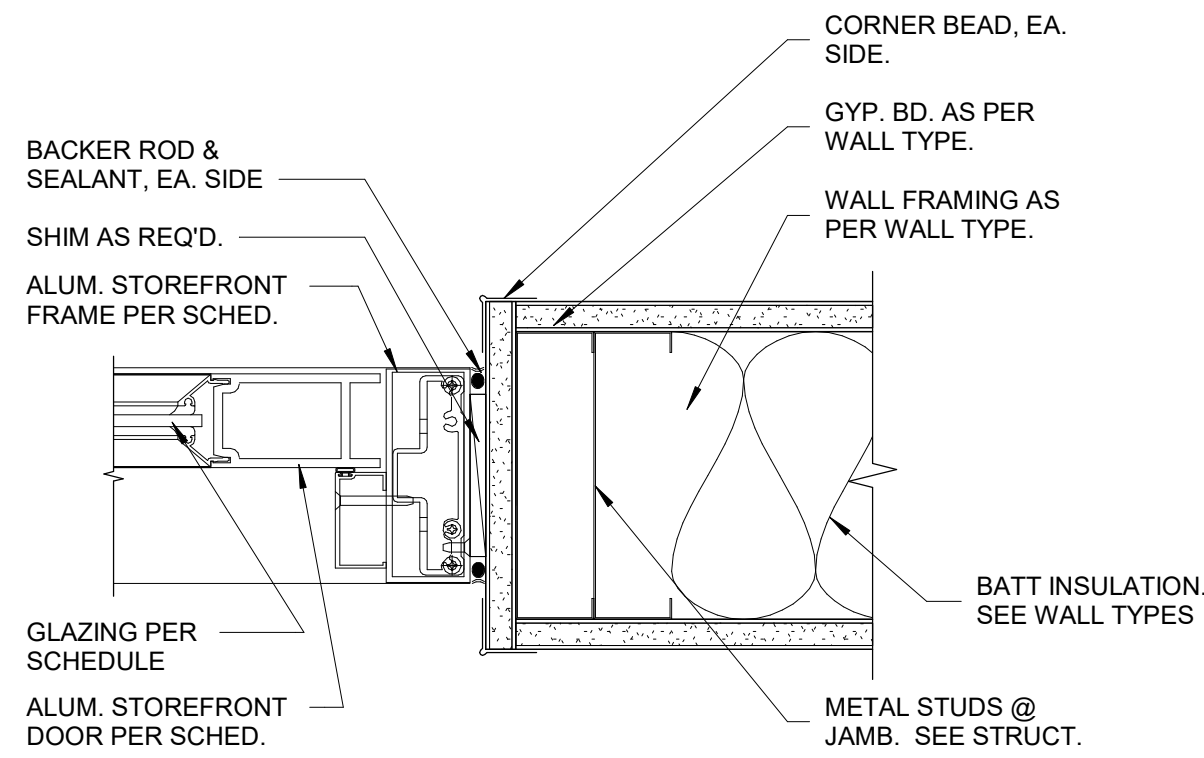


A3 SEISMIC BRACING DETAIL1
3" = 1'-0"

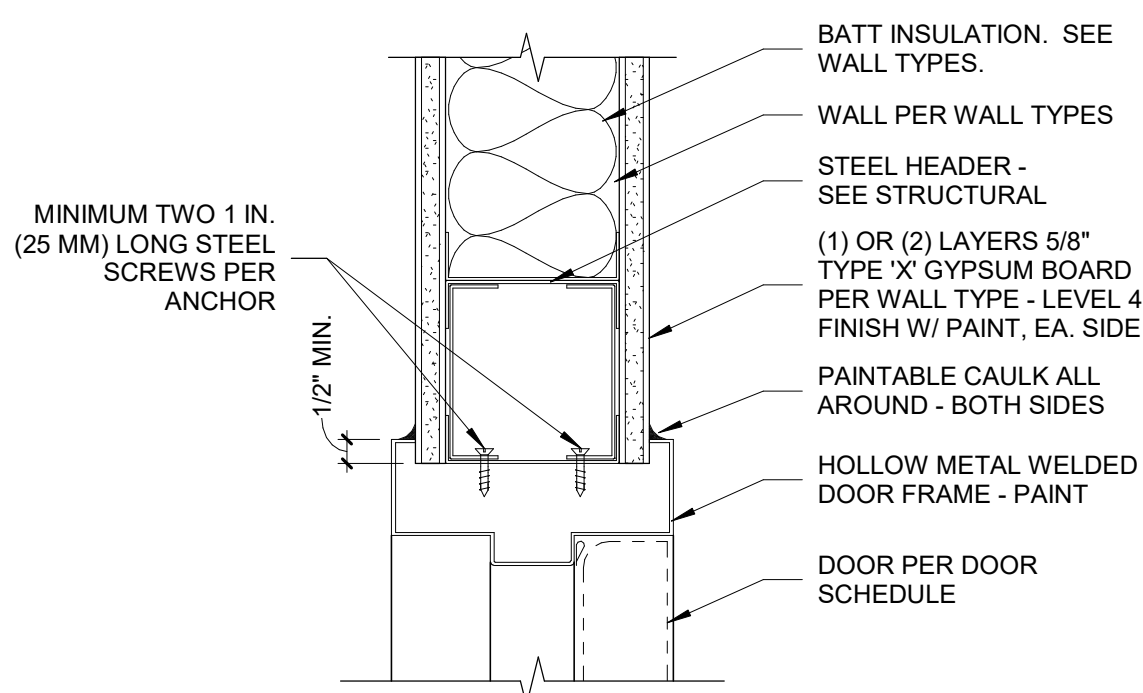


A5 SUSPENDED GYP. CEILING1
1 1/2" = 1'-0"

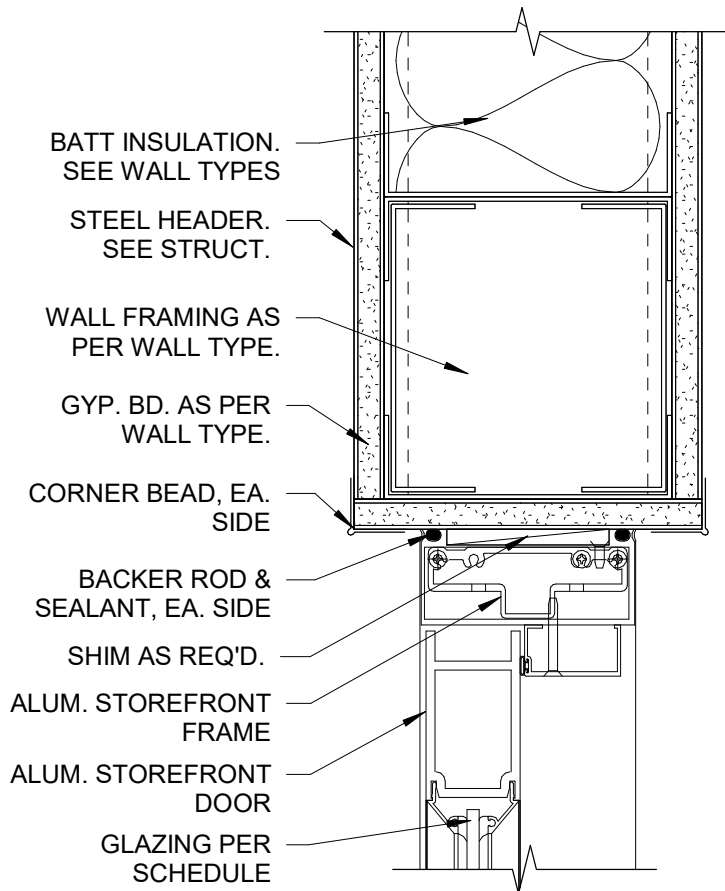
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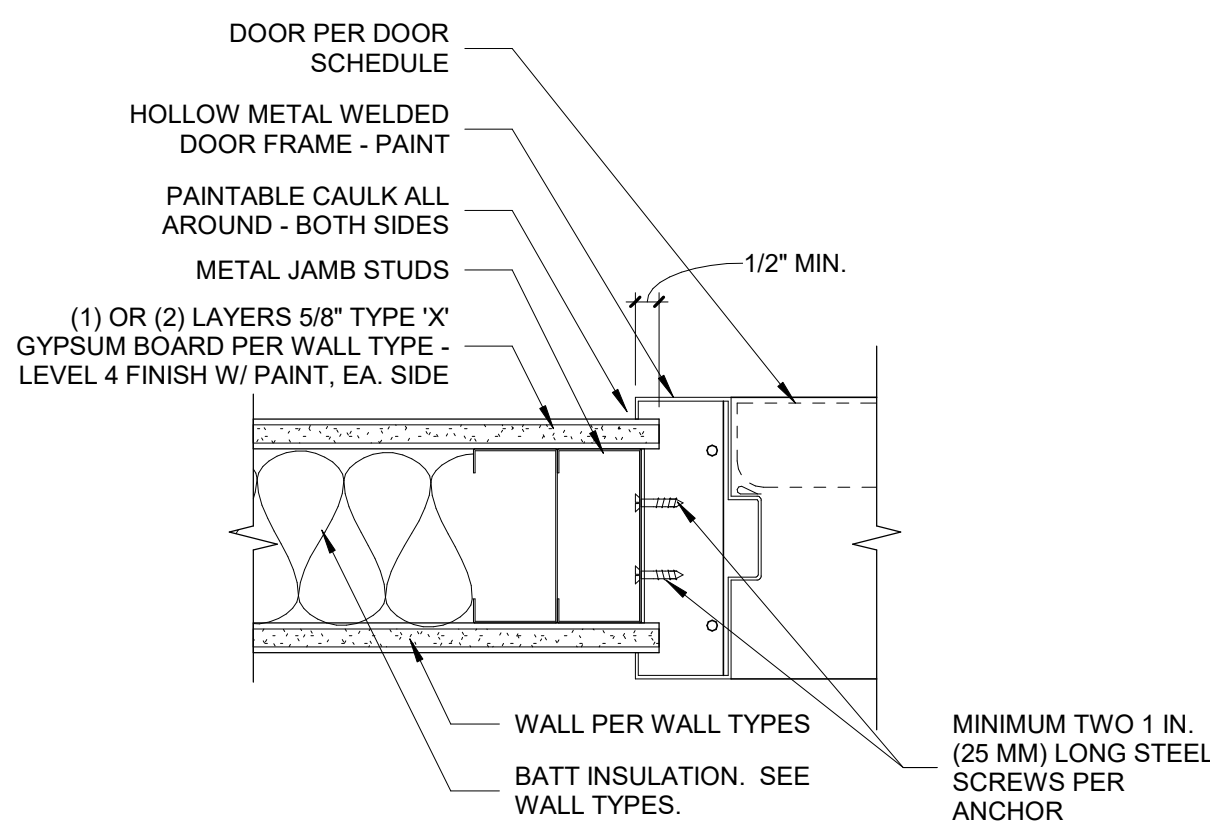
D1 S.F. DOOR JAMB DETAIL
3" = 1'-0"



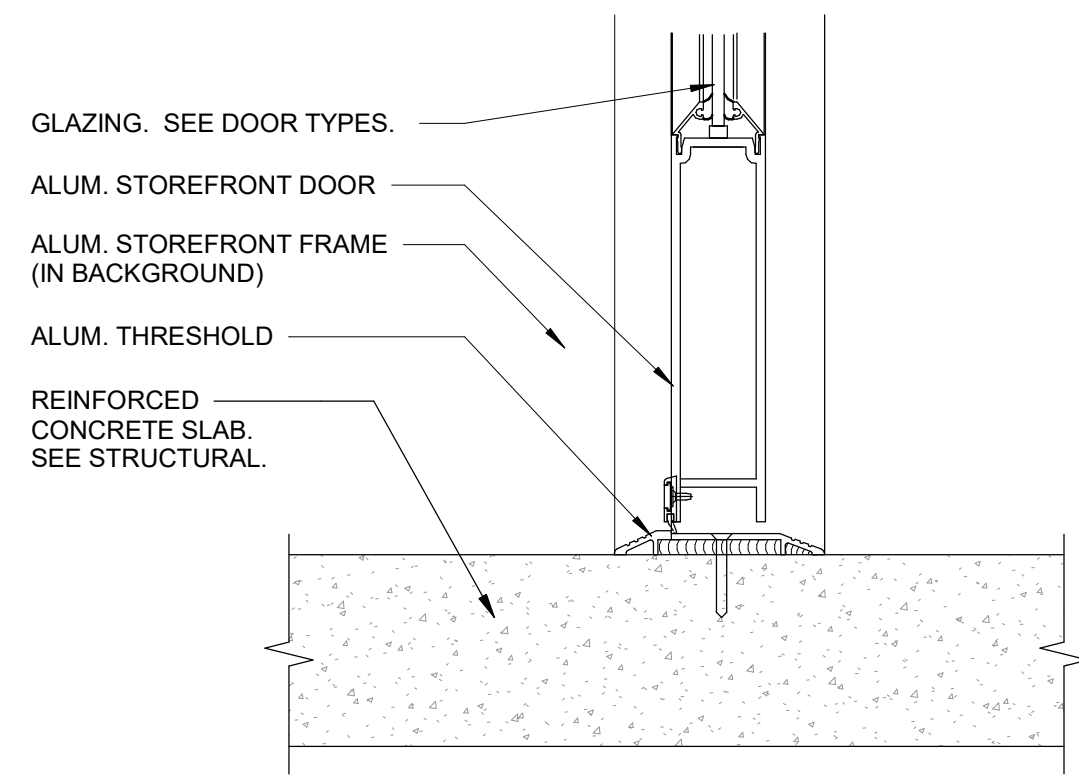
D2 HM DOOR HEAD DETAIL
3" = 1'-0"



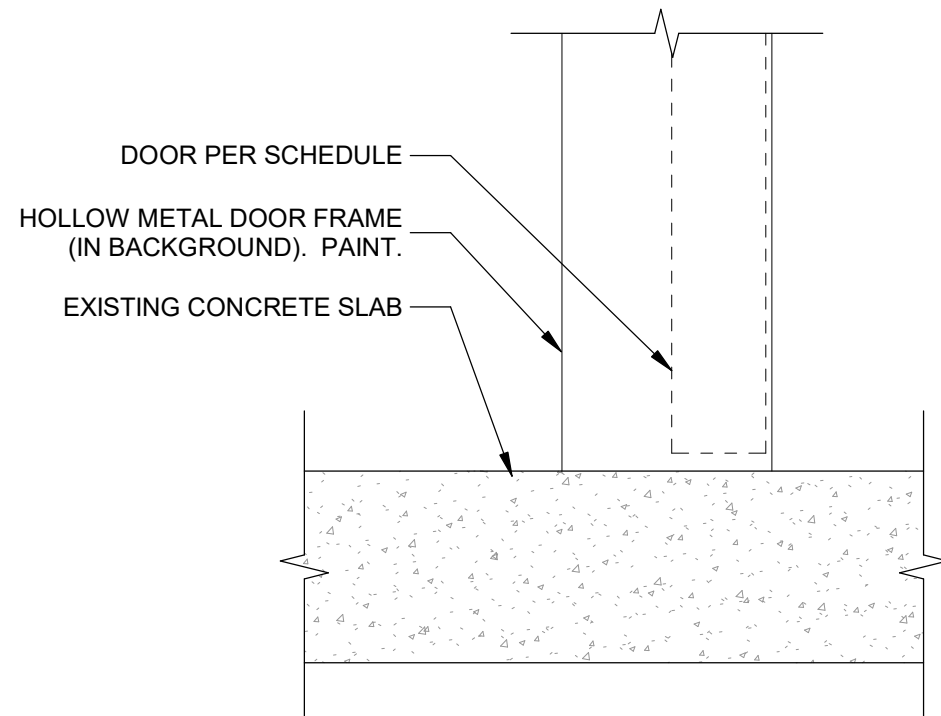
C1 S.F. DOOR HEAD DETAIL
3" = 1'-0"



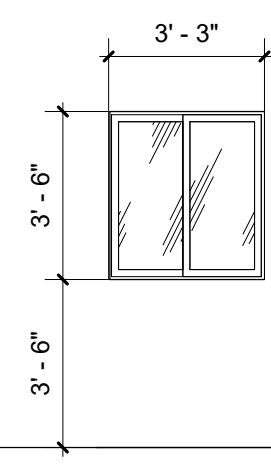
C2 HM DOOR JAMB DETAIL
3" = 1'-0"



B1 S.F. DOOR SILL DETAIL
3" = 1'-0"



B2 HM THRESHOLD (INT)
3" = 1'-0"



A3 WINDOW TYPES
1/4" = 1'-0"

GLASS TYPE LEGEND:

1" CLEAR LOW-E GLASS

1

1" TEMPERED LOW-E GLASS

1T

1" CLEAR GLASS

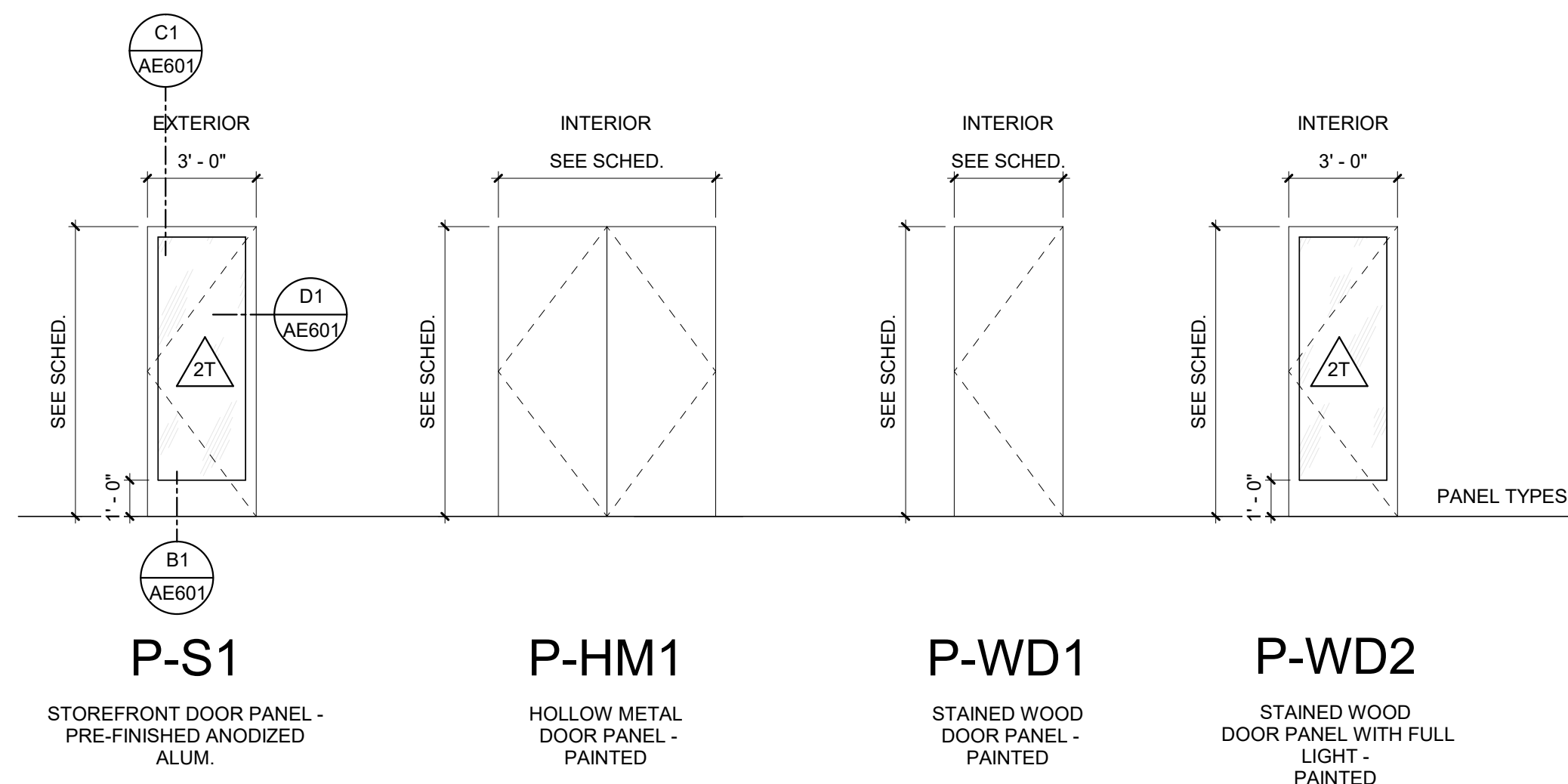
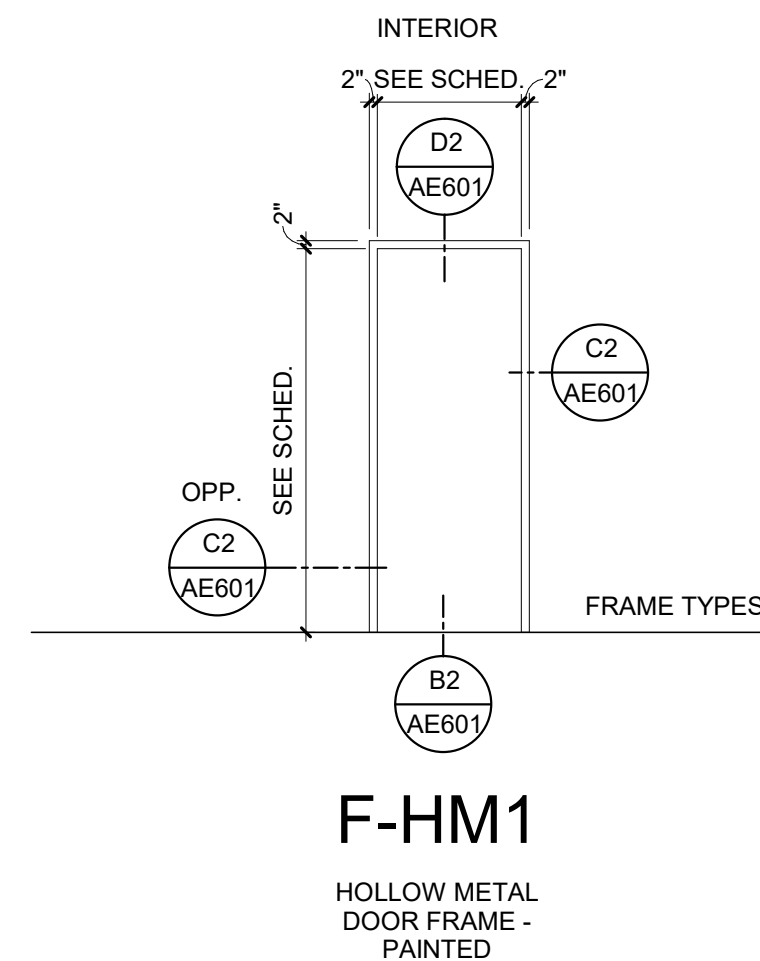
2

1" CLEAR TEMPERED GLASS

2T

DOOR SCHEDULE

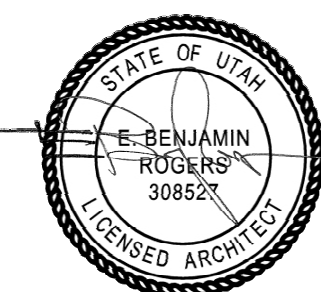
DOOR #	DOOR SIZE			PANEL TYPE	FRAME TYPE	FIRE RATING	HARDWARE SET NO.	COMMENTS
	WIDTH	HEIGHT	THICKNESS					
100	6' - 0"	7' - 8 1/4"	1 3/4"	EXISTING	EXISTING		1	EXISTING TO REMAIN
100A	3' - 0"	7' - 0"	2"	P-S1	F-HM1		3	
100B	3' - 0"	7' - 0"	2"	P-S1	F-HM1		2	
102A	3' - 0"	7' - 0"	2"	P-WD2	F-HM1		9	
102B	3' - 0"	7' - 0"	2"	P-WD2	F-HM1		9	
106	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		10	
108	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
109	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
110	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
111A	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		5	
111B	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		5	
112	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
113	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
114	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		7	
115A	6' - 0"	7' - 0"	1 3/4"	P-HM1	F-HM1		4	
118A	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		8	
118B	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		7	
204	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
205	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
206	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
207	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
208	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
209	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	
210	3' - 0"	7' - 0"	1 3/4"	P-WD1	F-HM1		6	



A4 DOOR AND FRAME TYPES
1/4" = 1'-0"

VALLEY ACADEMY CHARTER SCHOOL REMODEL
36 N 1000 W HURRICANE, UTAH 84737

PERMIT SET - 02-05-2025



DATE: 2025/03/20
REVISION: CITY REVIEW COMMENTS

PROJECT NUMBER: 001103

DOOR TYPES AND SCHEDULE

AE601

FFKR ARCHITECTS
720 S. RIVER ROAD SUITE D2100B ST. GEORGE, UTAH 84770
O 435.673.7362 FFKR.COM

HVAC SYMBOLS

20"x8"	SQUARE DUCT SIZE TAG (WIDTH x HEIGHT)
20'8"FO	OVAl DUCT SIZE TAG (WIDTH / HEIGHT)
20'Ø	ROUND DUCT SIZE TAG (DIAMETER)
(E)	EXISTING DUCT TAG
XXXXXX	DUCT BEING DEMOLISHED
SA	SUPPLY AIR - LOW PRESSURE
SA	SUPPLY AIR - MEDIUM PRESSURE
OA	CONDITIONED OUTSIDE AIR
OA	OUTSIDE AIR
RA	RETURN AIR
TA	TRANSFER AIR
EA	EXHAUST AIR
RLA	RELIEF AIR
GEA	GREASE EXHAUST AIR
SEA	SMOKE EXHAUST AIR
FLUE	EXHAUST GAS FLUE
CA	COMBUSTION AIR

DROP		RECTANGULAR SUPPLY/OUTSIDE AIR DUCT RISE
DROP		ROUND SUPPLY/OUTSIDE AIR DUCT RISE
DROP		RECTANGULAR RETURN/TRANSFER AIR DUCT RISE
DROP		ROUND RETURN/TRANSFER AIR DUCT RISE
DROP		RECTANGULAR EXHAUST/RELIEF AIR DUCT RISE
DROP		ROUND EXHAUST/RELIEF AIR DUCT RISE

GRILLES, REGISTERS & DIFFUSERS SYMBOLS AND TAGS

CEILING			
SQUARE SUPPLY DIFFUSER		ID CFM □ CD1 / 200 12"Ø NECK SIZE	BLOW PATTERNS 4-WAY
RECTANGULAR SUPPLY DIFFUSER		□ CD1 / 200 8"x6"	3-WAY
RECTANGULAR SUPPLY DIFFUSER		□ CD5 / 400 12"Ø	2-WAY
SQUARE RETURN GRILLE		□ RG1 / 500 12"x12"	2-WAY CORNER
RECTANGULAR RETURN GRILLE		□ RG2 / 180 8"Ø	1-WAY
SQUARE EXHAUST GRILLE		□ EG2 / 300 12"Ø	SIDEWALL ↗ SWS1 / 300 14"x14" ↘ SWS2 / 600 28"x12"
RECTANGULAR EXHAUST GRILLE		□ EG3 / 150 8"x6"	

TYPE (SEE SCHEDULE)

LINEAR SLOT

CFM

□ LS1 / 200
 2'11.00" x 5'0"11.00"

5' - 0"

SECTION TOTAL TRACK LENGTH

[NUMBER OF SLOTS / SLOT WIDTH / ACTIVE SLOT LENGTH (PLENUM LENGTH)]
NECK SIZE

MECHANICAL EQUIPMENT TAGS

HEATING COIL FLOW → VAV-XX Htg. 3.7 GPM VAV BOX		
BOTTOM OF EQUIPMENT ELEVATION → VAV-XX 10' - 0"		OPERATING WEIGHT NOT INCLUDING CURB → RTU-XX 590 lb
EXISTING EQUIPMENT TO REMAIN → (E)VAV-XX		NOMINAL COOLING CAPACITY → RTU-XX 4.0 ton
EXISTING RELOCATED EQUIPMENT → (R)VAV-XX		FUEL INPUT GAS PIPE FLOW → RTU-XX 115000 Btu/h 115 CFH
EQUIPMENT BY OTHERS (REFER TO OTHER DISCIPLINE FOR ADDITIONAL INFORMATION) → VAV-XX		

DATA DEVICE TAGS

CARBON DIOXIDE SENSOR	CO2	TH	RTU-XX TEMPERATURE & HUMIDITY SENSOR
CARBON MONOXIDE SENSOR	CO	TS	VAV-XX TEMPERATURE SENSOR
NITROGEN DIOXIDE SENSOR	NO2	T	THERMOSTAT
HUMIDITY SENSOR	HS	MS	MANUAL SWITCH
HUMIDISTAT	H	S	SENSOR

SYMBOL

EQUIPMENT ID

SYMBOLS

PIPE SYMBOLS

- PIPE DROP
- PIPE RISE
- PIPE TEE
- CAP
- PLUG
- REDUCING 45 DEGREE TEE
- 45 DEGREE TEE

PIPE ACCESSORY TAGS

VALVE SIZE

- 2" DOM. WM DOMESTIC WATER METER
- 2" M-CNTRL MOTORIZED CONTROL VALVE
- 2" BALANCING BALANCING VALVE
- 2" 3-WAY CNTRL 3 WAY MOTORIZED CONTROL VALVE
- 2" SHUTOFF 1/4 TURN BALL VALVE
- 2" PRV PRESSURE REDUCING VALVE
- 2" CHECK CHECK VALVE
- 3/8" SOLENOID REFRIGERANT SOLENOID VALVE
- 2" TMV 3-WAY MIXING VALVE
- 2" BUTTERFLY BUTTERFLY VALVE

DRAIN TAGS

DRAIN SIZE

- 4" FD-1 TYPE (SEE SCHEDULE)
- 4" AD-6 AREA DRAIN
- 4" DD-29 DECK DRAIN
- 4" FS-4 FLOOR SINK
- 4" RD-12 FLOW CONTROL DRAIN
- 4" FD-13 HUB DRAIN
- 8 WFU 8 WFU
- 4" RD-15 ROOF DRAIN
- 6" RD-1 ROOF AREA SERVED BY DRAIN 4000 SF
- COMBINATION DRAINS

PLUMBING FIXTURE TAGS

TYPE (SEE SCHEDULE)

WATER CLOSET - WALL HUNG - ADA

PIPE ACCESSORY TAG

4" WCO

8" COTG CLEANOUT TO GRADE

PIPE CONNECTION SIZE

WC-1A

WC-1

U-1

L-1

1.5 CWFU

1.5 HWFU

1 WFU

4" WCO

DEFERRED SUBMITTAL

SEISMIC VIBRATION AND ISOLATION DESIGN SHALL BE A DEFERRED SUBMITTAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DETAILS AND CALCULATIONS TO THE BUILDING DEPARTMENT FOR REVIEW.

FIRE PROTECTION GENERAL NOTES

1. NO FIRE PROTECTION LINE SHALL BE DESIGNED OR INSTALLED PRIOR TO CLOSE COORDINATION WITH ALL OTHER DISCIPLINES. DUCTWORK, MECHANICAL PIPING AND PLUMBING TAKE SPACE PRECEDENCE OVER FIRE PROTECTION REMOVAL AND REINSTALLATION AT THE FIRE PROTECTION CONTRACTORS EXPENSE.
2. ALL WORK DONE SHALL BE PERFORMED WITH WATER CONTROL IN MIND. CONTAINMENT OF WATER IS NECESSARY TO PREVENT WATER FROM DAMAGING SURROUNDING AREA.
3. COORDINATE EXACT LOCATION OF PIPING WITH STRUCTURAL MEMBERS, LIGHTS, REFLECTED CEILING PLANS, CABLE TRAY, ELECTRICAL CONDUITS, DUCTWORK, MECHANICAL AND PLUMBING PIPING, AND ALL OTHER TRADES AND ALL EXISTING CONDITIONS.
4. FIRE SUPPRESSION CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND/OR REROUTE ANY AND ALL FIRE PROTECTION PIPING, VALVING, SUPPORTS OR SYSTEMS, OTHERWISE WITHIN THE FIRE SUPPRESSION DISCIPLINE REGARDLESS OF WHO INSTALLED THEM OR WHEN THEY WERE INSTALLED. IN ORDER TO ACCOMMODATE MECHANICAL, PLUMBING, ELECTRICAL OR OTHER SYSTEMS. COORDINATE WORK WITH MECHANICAL, ELECTRICAL, PLUMBING OR OTHER CONTRACTORS UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
5. PROVIDE ALTERATIONS TO THE EXISTING FIRE PROTECTION SYSTEM AS REQUIRED TO ACCOMMODATE THE NEW FLOOR PLAN AND NEW CEILING TYPES. PROVIDE A COMPLETE WET TYPE SYSTEM INCLUDING NEW MAINS, BRANCHES, HEADS, VALVES, AND ACCESSORIES AS REQUIRED. REUSE EXISTING SYSTEM EQUIPMENT WHERE APPLICABLE. THE SYSTEM SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AND AS PER REQUIREMENTS OF THE STATE BUILDING CODE, LOCAL FIRE DEPARTMENT, AND ALL FEDERAL, STATE, AND LOCAL AUTHORITIES, NFPA, AND FACTORY MUTUAL.
6. THE BUILDINGS COMPLETE OPERATIONAL FIRE PROTECTION SYSTEMS SHALL REMAIN IN PLACE. THIS CONTRACTOR SHALL REPAIR ANY DAMAGE TO THIS SYSTEM CREATED BY THE REMOVAL OF ANY OTHER MECHANICAL SYSTEMS OR COMPONENTS.
7. THIS CONTRACTOR SHALL COORDINATE PHASING OF SPRINKLER WORK WITH THE GENERAL CONTRACTOR PRIOR TO STARTING WORK.
8. PROVIDE A COMPLETE WET TYPE FIRE PROTECTION SYSTEM AS REQUIRED TO ACCOMMODATE THE FLOOR PLAN AND CEILING TYPES INCLUDING MAINS, BRANCHES, HEADS, VALVES, AND ACCESSORIES AS REQUIRED. THE SYSTEM SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS OF THE STATE BUILDING CODE, LOCAL FIRE DEPARTMENT, AND ALL FEDERAL, STATE, AND LOCAL AUTHORITIES, NFPA, AND FACTORY MUTUAL.
9. THE SPRINKLER SYSTEM SHALL BE DESIGNED BASED UPON ACTUAL WATER FLOW TEST DATA OBTAINED AT OR NEAR THE JOB SITE.
10. REFER TO REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING SPRINKLER HEAD LOCATION AND PIPE, UNLESS NOTED OTHERWISE.
11. DIVISION 21 CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR PROPER INSTALLATION OF THE FIRE PROTECTION SYSTEMS ALARM DEVICES INVOLVED WITH FIRE SPRINKLER SYSTEM.
12. ALL SPRINKLER SYSTEM PIPING SHALL BE CONCEALED ABOVE THE SUSPENDED CEILING SYSTEM, UNLESS NOTED OTHERWISE. WRITTEN AUTHORIZATION SHALL BE OBTAINED FROM THE ARCHITECT PRIOR TO EXPOSING ANY PIPING IN ANY ROOM WHICH HAS A SUSPENDED CEILING.
13. THIS CONTRACTOR SHALL PROVIDE ALL ADDITIONAL SPRINKLER HEADS AS REQUIRED TO ENSURE AN APPROVED FIRE PROTECTION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
14. AUXILIARY DRAINS SHALL BE EXPOSED WITH 1" DRAIN VALVES. WHEN 5 OR MORE GALLONS ARE TRAPPED, THIS CONTRACTOR SHALL PROVIDE FIXED PIPING TO AN ADEQUATELY SIZED RECEPTOR WHICH IS CAPABLE OF ACCEPTING THE FULL FLOW OF THE DRAIN. WHEN LESS THAN 5 GALLONS ARE TRAPPED, A HOSE BIB SHALL BE PROVIDED AT THE DRAIN VALVE.
15. AUXILIARY DRAINS SHALL NOT BE LOCATED ABOVE PLASTER OR GYPSUM BOARD CEILING SYSTEMS. ONLY BY A SPECIFIC WRITTEN INSTRUCTION FROM THE ENGINEER WILL A VARIANCE BE PROVIDED.
16. AN INSPECTOR'S TEST CONNECTION SHALL BE PROVIDED FOR EACH FIRE SPRINKLER ZONE. THIS CONTRACTOR SHALL PROVIDE FIXED PIPING FROM THE TEST CONNECTION TO AN ADEQUATELY SIZED RECEPTOR WHICH IS CAPABLE OF ACCEPTING THE FULL FLOW OF THE TEST. (EXTERIOR DISCHARGE OF THE TEST CONNECTION SHALL BE PERMITTED ONLY BY SPECIFIC WRITTEN INSTRUCTION FROM THE ENGINEER.)
17. SHOW ALL ROOM NUMBERS ON SHOP DRAWING PLANS.
18. THE CONTRACTOR SHALL PERFORM A FIRE FLOW TEST IN ACCORDANCE WITH NFPA 291.
19. ROUTE SPRINKLER PIPING SUCH THAT IT DOES NOT RUN ABOVE ELECTRICAL PANELS, SWITCHGEAR, OR SIMILAR EQUIPMENT. SPRINKLER MAINS SHALL NOT RUN THROUGH ELECTRICAL OR COMMUNICATION ROOMS. SPRINKLER HEADS IN THESE ROOMS SHALL BE SERVED BY A DEDICATED BRANCH LINE FOR EACH ROOM. BRANCH LINE TO ENTER ROOM ABOVE DOOR.
20. THIS DRAWING INDICATES A GENERAL PIPING ARRANGEMENT AND SUGGESTED SIZING ONLY. THIS CONTRACTOR SHALL DETERMINE THE ACTUAL PIPE SIZING REQUIRED AND COORDINATE WORK WITH ALL OTHER TRADES TO AVOID CONFLICTS.
21. THIS CONTRACTOR SHALL PREPARE HYDRAULIC CALCULATIONS BASED UPON THE CONFIGURATION OF THE ACTUAL SYSTEM DESIGN AS SHOWN ON THIS CONTRACTOR'S SHOP DRAWINGS.

PLUMBING GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK, TYPICAL.
2. CONTRACTOR TO SAWCUT, REMOVE, REPLACE, PATCH, AND REPAIR ALL FLOORS, WALLS, AND CEILINGS FOR INSTALLATION OF NEW PIPING AND EQUIPMENT, TYPICAL.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING PIPING WHERE NEW PIPING WILL CONNECT. CONTRACTOR TO FIELD INSPECT AND ENSURE THAT EXISTING PIPING IS IN GOOD WORKING ORDER AND FREE FROM DEFECTS. CONNECTION MUST BE MADE TO PIPING THAT IS EQUAL OR GREATER IN SIZE UNLESS NOTED OTHERWISE ON THE PLANS, TYPICAL.
4. UNLESS OTHERWISE NOTED, SLOPE PIPE AS FOLLOWS: WASTE PIPING 4" AND LARGER SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT, 3" WASTE PIPING MAY BE SLOPED AT 1/8" PER FOOT UP TO 36 FIXTURE UNITS, 2" WASTE PIPING SLOPED AT A MINIMUM OF 1/4" PER FOOT; ROOF DRAIN/ROOF DRAIN OVERFLOW: 1/8" PER FOOT. VERIFY ALL SLOPING WITH LOCAL CODES.
5. ALL WORK DONE SHALL BE PERFORMED WITH WATER CONTROL IN MIND. CONTAINMENT OF WATER IS NECESSARY TO PREVENT WATER FROM DAMAGING AREAS ON FLOORS BELOW.
6. PLUMBING DRAWINGS ARE SCHEMATIC IN NATURE. FIELD VERIFY EXACT PIPE ROUTING AND COORDINATE WITH ALL OTHER TRADES.
7. ALL PIPING IN PLUMBING CHASES SHALL BE ARRANGED TO ALLOW MAINTENANCE ACCESS.
8. NO PIPING TO RUN OVER ELECTRICAL PANELS, VFD'S OR MCC'S. PROTECT EQUIPMENT WITH A 42" DEEP ZONE IN FRONT OF PANELS, VFD'S, AND MCC'S.
9. COORDINATE FAN ROOM FLOOR DRAIN AND FLOOR SINK LOCATIONS WITH COOLING COIL, EVAPORATIVE SECTION, AND HEATING COIL LOCATIONS.
10. CONTRACTOR TO PROVIDE VALVE IDENTIFICATION AND LOCATION ON ALL CEILING TILES WHERE VALVES ARE LOCATED.
11. PIPING AND ROUTING SHOWN, INCLUDING ALL BELOW FLOOR DECK PIPING IS APPROXIMATE. IT IS UP TO THE CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL PIPING.
12. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS, DIMENSIONS AND OTHER REQUIREMENTS.
13. CONTRACTOR TO VERIFY CONNECTION SIDE OF ADA FIXTURES AND ADJUST ACCORDINGLY. INSTALL FLUSH VALVES HANDLES ON WIDE SIDE OF ALL FIXTURES.
14. LOCATE ALL VENTS MINIMUM 10' AWAY FROM AIR INTAKES.
15. INSTALL ALL DOMESTIC WATER LINES BELOW DUCTWORK.
16. INSTALL A 24" X 24" ACCESS DOOR BELOW ALL ISOLATION VALVES, BALANCING VALVES AND WATER HAMMER ARRESTORS WHERE MOUNTED ABOVE HARD CEILINGS.
17. MOUNT ALL ISOLATION VALVES, CONTROL VALVES, BALANCING VALVES, ETC. NEAR CEILING HEIGHT FOR ACCESSIBILITY.
18. INSTALL ALL EQUIPMENT WITH SUFFICIENT CLEARANCE FOR MAINTENANCE PER MANUFACTURERS RECOMMENDATION.
19. COORDINATE ALL FLOOR PENETRATIONS WITH STRUCTURAL AND PROVIDE SLEEVES AS NECESSARY.
20. COORDINATE THE LOCATION OF THE FLOOR DRAIN, SHOWER DRAIN, OR FLOOR SINK WITH ARCHITECTURAL AND STRUCTURAL, TYPICAL.
21. SEE PLUMBING FIXTURE SCHEDULE FOR PIPE SIZES OF WASTE, VENT AND DOMESTIC WATER TO/FROM SINGLE FIXTURE.
22. DRAIN PANS SHALL BE INSTALLED UNDER ANY PIPING THAT MAY CONTAIN WATER INSTALLED IN AN ELECTRICAL, DATA, IT, OR OTHER ROOM WITH SENSITIVE ELECTRICAL EQUIPMENT. THIS INCLUDES, BUT IS NOT LIMITED TO HYDRONIC, WASTE, DOMESTIC, ROOF DRAIN, ETC.
23. FIELD VERIFY LOCATION AND INVERTS OF SITE UTILITIES PRIOR TO INSTALLATION.
24. FIELD VERIFY ALL NEW WATER, WASTE AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.
25. WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR TO BE 2" MINIMUM.
26. INSTALL CLEANOUTS IN DRAIN PIPING AS INDICATED, AND WHERE NOT INDICATED, ACCORDING TO THE FOLLOWING.

A. SIZE SAME AS DRAINAGE PIPING UP TO 4" NPS. USE 4" NPS FOR LARGER. DRAINAGE PIPING UNLESS LARGER CLEANOUT IS INDICATED.

B. LOCATE AT MINIMUM INTERVALS OF 50 FT FOR PIPING 4" NPS AND SMALLER AND 100 FT FOR LARGER PIPING.

C. LOCATE AT THE BASE OF EACH VERTICAL STACK.

MECHANICAL GENERAL NOTES

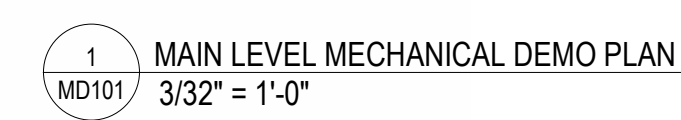
1. COORDINATE EXACT PLACEMENT OF DIFFUSERS, GRILLES AND REGISTERS WITH ARCHITECTURAL REFLECTED CEILING PLAN, TYPICAL.
2. SEE DETAIL FOR DIFFUSER CONNECTIONS TO DUCTWORK, TYPICAL.
3. BRANCH DUCTWORK SHALL BE SIZED TO MATCH THE NECK INLET SIZE OF THE DIFFUSERS, REGISTER OR GRILLE IT SERVES UNLESS NOTED OTHERWISE, TYPICAL.
4. COORDINATE EXACT MOUNTING LOCATION OF ALL THERMOSTATS WITH LATEST REVISION OF ARCHITECTURAL ELEVATION AND FURNISHINGS PLANS, TYPICAL.
5. THE MECHANICAL CONTRACTOR SHALL PROVIDE FIRE, SMOKE OR COMBINATION FIRE/SMOKE DAMPERS AT ALL LOCATIONS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED TO MEET THE INTEGRITY OF ALL SMOKE AND FIRE PARTITIONS. THE CONTRACTOR SHALL REFER TO THE LATEST ARCHITECTURAL LIFE SAFETY PLANS FOR ALL FIRE AND SMOKE PARTITION LOCATIONS. DAMPERS ARE TO BE PROVIDED WITH SHUTOFF/TEST SWITCH AT EACH LOCATION.
6. PROVIDE AND INSTALL TURNING VANES IN ALL SQUARE LOW PRESSURE DUCTWORK AT ELBOWS OR TEES, TYPICAL.
7. INSTALL ALL TERMINAL BOXES IN EASILY ACCESSIBLE AND SERVICEABLE LOCATIONS, MEETING ALL MANUFACTURERS REQUIRED CLEARANCES ON EACH SIDE, SEE DETAILS, TYPICAL.
8. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS. REFER TO MECHANICAL SPECIFICATIONS FOR EXTENT OF DUCT INSULATION AND LINER AND ADJUST SHEET METAL DIMENSION.
9. PROVIDE AND INSTALL REMOTE DAMPER OPERATORS FOR ALL DAMPERS INSTALLED ABOVE INACCESSIBLE CEILING. SEE MECHANICAL SPECIFICATIONS FOR EQUIPMENT REQUIREMENTS, TYPICAL.
10. PROVIDE AND INSTALL HIGH EFFICIENCY TAKE-OFF FITTINGS AND BALANCING DAMPER AT ALL BRANCH CONNECTIONS TO LOW PRESSURE DUCTWORK. PROVIDE BALANCING DAMPERS AT EACH BRANCH TAKE OFF TO SERVE DIFFUSER OR GRILLE AS WELL AS WHERE INDICATED.
11. PROVIDE AND INSTALL HIGH EFFICIENCY OR CONICAL TAKE-OFFS AT ALL BRANCH CONNECTIONS TO MEDIUM PRESSURE DUCTWORK.
12. WHERE DUCTWORK CROSSES, SUPPLY DUCTWORK IS USUALLY BELOW RETURN AND EXHAUST DUCT. RETURN DUCTWORK IS USUALLY BELOW EXHAUST DUCTS.
13. AT LOCATIONS WHERE DIFFUSERS OR GRILLES ARE UNDER DUCTWORK, CONTRACTOR TO FABRICATE TRANSITION BOOT FROM FLEX CONNECTION TO DIFFUSER OR GRILLE WITH BALANCING DAMPER, TYPICAL.
14. THE MECHANICAL CONTRACTOR SHALL PROVIDE CEILING MOUNTED ACCESS DOORS FOR ALL FIRE, SMOKE AND COMBINATION FIRE/SMOKE DAMPERS INSTALLED ABOVE INACCESSIBLE CEILING. FIELD VERIFY EXACT INSTALLATION LOCATIONS PRIOR TO COMMENCING WORK AND COORDINATE INSTALLATIONS WITH LATEST ARCHITECTURAL REFLECTED CEILING PLANS.
15. FLEX DUCT IS REQUIRED FOR ALL DIFFUSERS AND GRILLES INSTALLED IN LAY-IN CEILINGS. FOR DIFFUSERS AND GRILLES IN HARD LID CEILINGS, THE DUCTWORK SHALL BE EXTENDED ALL THE WAY TO THE DIFFUSER AND SHALL BE CONNECTED WITH A HARD CONNECTION OR A FLEX DUCT CONNECTION WITH A MUD RING AND LAY-IN DIFFUSER AS SHOWN ON PLANS.
16. THE CONTRACTOR SHALL INFORM THE DESIGNER OF ANY PROPOSED DEVIATIONS FROM THE CONTRACT DOCUMENTS.
17. PROVIDE ACCESS TO ALL TEMPERATURE CONTROLS ABOVE CEILING. LOCATE IN ACCESSIBLE LOCATION. WHERE THERE ARE HARD CEILINGS THE CONTRACTOR SHALL PROVIDE 24" X 24" ACCESS DOOR.
18. SUPPLY AND RETURN PIPING TO COILS ARE THE SAME SIZE.
19. CONTRACTOR SHALL LOCATE THERMOSTATS AND TEMPERATURE SENSORS AT 4'-0" AFF, A MINIMUM OF 8" FROM LIGHT SWITCH, UNLESS OTHERWISE NOTED ON THE ARCHITECT'S ELEVATIONS. COORDINATE EXACT LOCATIONS WITH ARCHITECT.
20. REFER TO MECHANICAL PIPING OR ZONING DRAWINGS FOR THERMOSTAT AND TEMPERATURE SENSOR LOCATIONS.
21. CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPE SHALL BE TYPE "L" COPPER UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS.
22. PROVIDE A 4" HOUSEKEEPING PAD FOR EACH PIECE OF MECHANICAL EQUIPMENT THAT IS FLOOR MOUNTED. COORDINATE SIZES WITH MECHANICAL EQUIPMENT SELECTED.
23. ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS.
24. THIS CONTRACTOR SHALL BE REQUIRED TO REPLACE FILTERS ON HVAC EQUIPMENT AFTER ALL DUST PRODUCING CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO THE FINAL PUNCH.

PROJECT GENERAL NOTES

1. THE PROJECT GENERAL NOTES APPLY TO ALL DISCIPLINES.
2. REMOVE ALL UNUSED PIPING, DUCTWORK, EQUIPMENT, AND ACCESSORIES.
3. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS FOR PLUMBING AND MECHANICAL SYSTEMS WITHIN THE TENANT SPACE AND WITHIN CLOSE PROXIMITY TO THE TENANT SPACE. THE CONTRACTOR WILL FIELD VERIFY AS MUCH AS IS REASONABLE BEFORE THE FINAL BID. AFTER THE FINAL BID THE CONTRACTOR WILL NOTIFY THE OWNER, ARCHITECT, AND MECHANICAL DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF EXISTING CONDITIONS THAT MAY AFFECT THE DESIGN.
4. THE MECHANICAL CONTRACTOR SHALL PERFORM SERVICE AND REPAIR ON THE EXISTING EQUIPMENT AND ITS ACCESSORIES AS FOLLOWS: CLEAN ALL COILS, REPLACE THE FILTERS AND BELTS, INSPECT, REPAIR, OR REPLACE THE ECONOMIZERS, DRIVERS AND FAN BEARINGS, MOTORS, CONTROL COMPONENTS, VALVES, AND ANY OTHER ITEM NECESSARY FOR A COMPLETE AND PROPER OPERATING SYSTEM. THIS CONTRACTOR SHALL ALSO VISIT THE SITE, PRIOR TO FINAL BIDDING, AND VERIFY ALL EXISTING SITE CONDITIONS. PROVIDE ALL MATERIAL AND COMPONENTS AS NEEDED TO BRING THE UNITS TO FULL COMPLIANCE OF THE LANDLORD'S CRITERIA AND LOCAL AUTHORITY HAVING JURISDICTION.
5. WHERE FLOOR DRAINS OCCUR WITH THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK. UNSAEL DRAINS AT COMPLETION OF CONSTRUCTION.
6. COORDINATE INSTALLATION OF PIPING, DUCTWORK, CONDUIT, LIGHTS, CABLE TRAY, STRUCTURE, EQUIPMENT, CEILINGS, ARCHITECTURAL COMPONENTS, AND ANYTHING ELSE PERTAINING TO THE PROJECT TO PREVENT CONFLICTS.
7. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS BOTH EXISTING AND THOSE ILLUSTRATED BY THESE DOCUMENTS AND THOSE OF OTHER DISCIPLINES, INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, CIVIL, ELECTRICAL, VENTILATION, PLUMBING, AND OTHER SYSTEMS INVOLVED ON THIS PROJECT.
8. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, AND INTERNATIONAL PLUMBING CODE.
9. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
10. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOF.
11. COORDINATE INSTALLATION OF DUCTWORK, PIPING AND MECHANICAL EQUIPMENT WITH NEC CLEARANCES INCLUDING THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. NO PIPING OR DUCTWORK TO RUN OVER ELECTRICAL PANELS, VFD'S OR MCC'S. PROTECT EQUIPMENT WITH A 42" DEEP ZONE IN FRONT OF PANELS, VFD'S AND MCC'S. PROVIDE PANS IF REQUIRED UNDER PIPING.
12. FIRE SEAL AROUND DUCT AND PIPING PENETRATIONS OF FIRE RATED WALLS. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CAULKING AND SEALING ALL PENETRATIONS IN FIRE AND SMOKE RATED PARTITIONS TO MAINTAIN RATINGS. REFER TO SPECIFICATION.
13. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
14. TRANSITION PIPING AND DUCTWORK SIZES TO MATCH THE SIZE OF EQUIPMENT CONNECTION.
15. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
16. ALL PIPE AND DUCT SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
17. FOR DETAILS, EQUIPMENT CONNECTIONS, AND PIPE SIZES NOT SHOWN ON THE SEGMENTS, REFER TO DETAILS, SCHEDULES, AND SPECIFICATIONS.
18. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
19. MECHANICAL CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT IS PROVIDED AND INSTALLED WITH CLEARANCES PER MANUFACTURERS RECOMMENDATIONS. THE CONTRACTOR SHALL MAINTAIN PROPER SERVICE SPACE FOR COIL PULLS, BAS DEVICES, MAINTENANCE ACCESS, ETC.
20. INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
21. LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT, AS INDICATED ON THE DRAWING, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD, INCLUDING, BUT NOT LIMITED TO, OFFSETS AND TRANSITIONS. NEW DUCTWORK, PIPING AND EQUIPMENT SHALL BE COORDINATED WITH STRUCTURE, LIGHTS, REFLECTED CEILING PLANS, CABLE TRAY, ELECTRICAL CONDUIT, PLUMBING, MECHANICAL AND FIRE PROTECTION PIPING, MEDICAL GASES, ALL OTHER TRADES AND ALL OTHER EXISTING CONDITIONS TO AVOID INTERFERENCE IN THE FIELD.
22. THE CONTRACTOR SHALL INFORM THE DESIGNER OF ANY PROPOSED DEVIATIONS FROM THE CONTRACT DOCUMENTS.
23. IF CONTRACTOR ENCOUNTERS MATERIAL WHICH MAY CONTAIN ASBESTOS, IMMEDIATELY STOP WORK IN THIS AREA AND NOTIFY THE OWNER.
24. DETAILS REFERENCE ALL SHEETS.
25. INSTALL ALL PIPING AND DUCTWORK WITHOUT FORCING OR SPRINGING.
26. ROUTE DOMESTIC WATER, FIRE PROTECTION, SANITARY WASTE, ROOF DRAIN, CAMPUS CHILLED OR HOT WATER, AND ANY OTHER UTILITY SERVICES TO SITE UTILITIES 5'-0" FROM BUILDING UNLESS NOTED OTHERWISE. REFER TO CIVIL PLANS.
27. LOCATE VALVING, ACCESSORIES, AND EQUIPMENT IN ACCESSIBLE LOCATIONS. WHERE LOCATED ABOVE HARD CEILING PROVIDE AN ACCESS DOOR IN CEILING. MINIMUM ACCESS DOOR SIZE OF 24" X 24". COORDINATE EXACT LOCATION AND STYLE WITH ARCHITECT. EQUIPMENT SHALL BE LOCATED IN THE CEILING CAVITY SO IT CAN BE SAFELY SERVICED FROM SOMEONE STAND ON A LADDER PLACED BELOW THE CEILING ACCESS.
28. WHERE VALVING, ACCESSORIES, OR EQUIPMENT IS LOCATED IN A WALL, PROVIDE AN APPROPRIATELY SIZED ACCESS DOOR. COORDINATE ACCESS DOOR SIZE, LOCATION, AND STYLE WITH ARCHITECT.
29. CONTRACTOR TO PROVIDE VALVE IDENTIFICATION AND LOCATION ON ALL CEILING TILES WHERE VALVES ARE LOCATED.
30. CONTRACTOR TO PROVIDE DELEGATED DESIGN OF SEISMIC BRACING AS A DEFERRED SUBMITTAL. SEE SPECIFICATION 23 0548 - VIBRATION AND SEISMIC CONTROLS FOR HVAC.

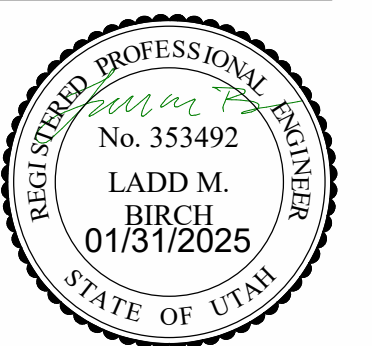
NOTE
ALL OF THE GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.





1 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. DUCTWORK AND AIR DEVICES IN LIGHT GRAY ARE TO REMAIN. DUCTWORK AND AIR DEVICES SHOWN WITH X'S TO BE DEMOLISHED IN PREPARATION FOR NEW DUCT LAYOUT.

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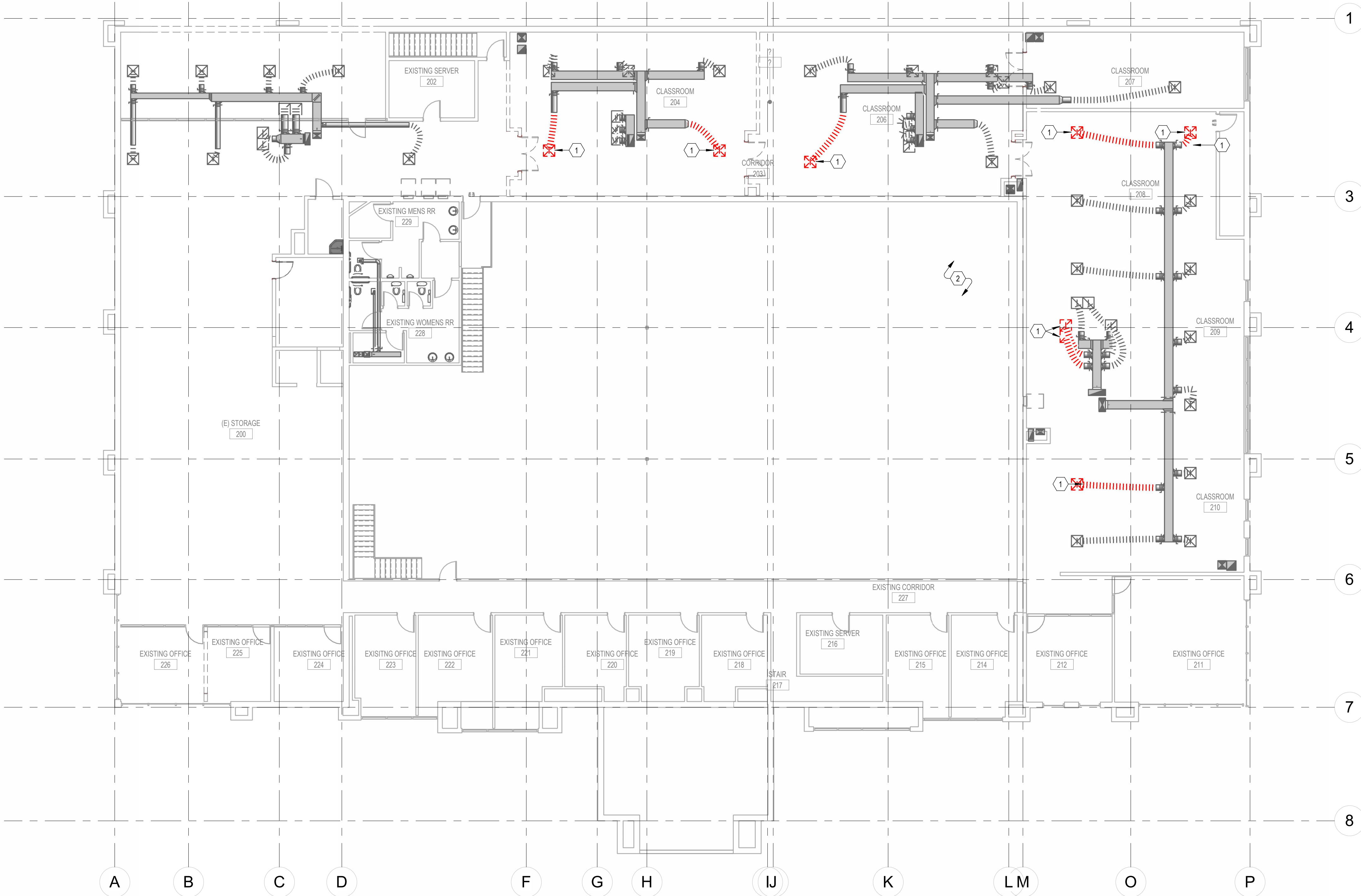
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MAIN LEVEL MECHANICAL DEMO PLAN

MD101

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- KEYNOTES**
- EXISTING AIR DEVICES AND FLEX DUCT TO REMAIN AND BE MOVED TO COORDINATE WITH NEW WALLS, SEE SHEET M102 FOR NEW DESIGN, TYPICAL.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. DUCTWORK AND AIR DEVICES IN LIGHT GRAY ARE TO REMAIN. DUCTWORK AND AIR DEVICES SHOWN WITH X'S TO BE DEMOLISHED IN PREPARATION FOR NEW DUCT LAYOUT.

1 UPPER LEVEL MECHANICAL DEMO PLAN
MD102 3/32" = 1'-0"

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737



△ DATE REVISION

PROJECT NUMBER 240771

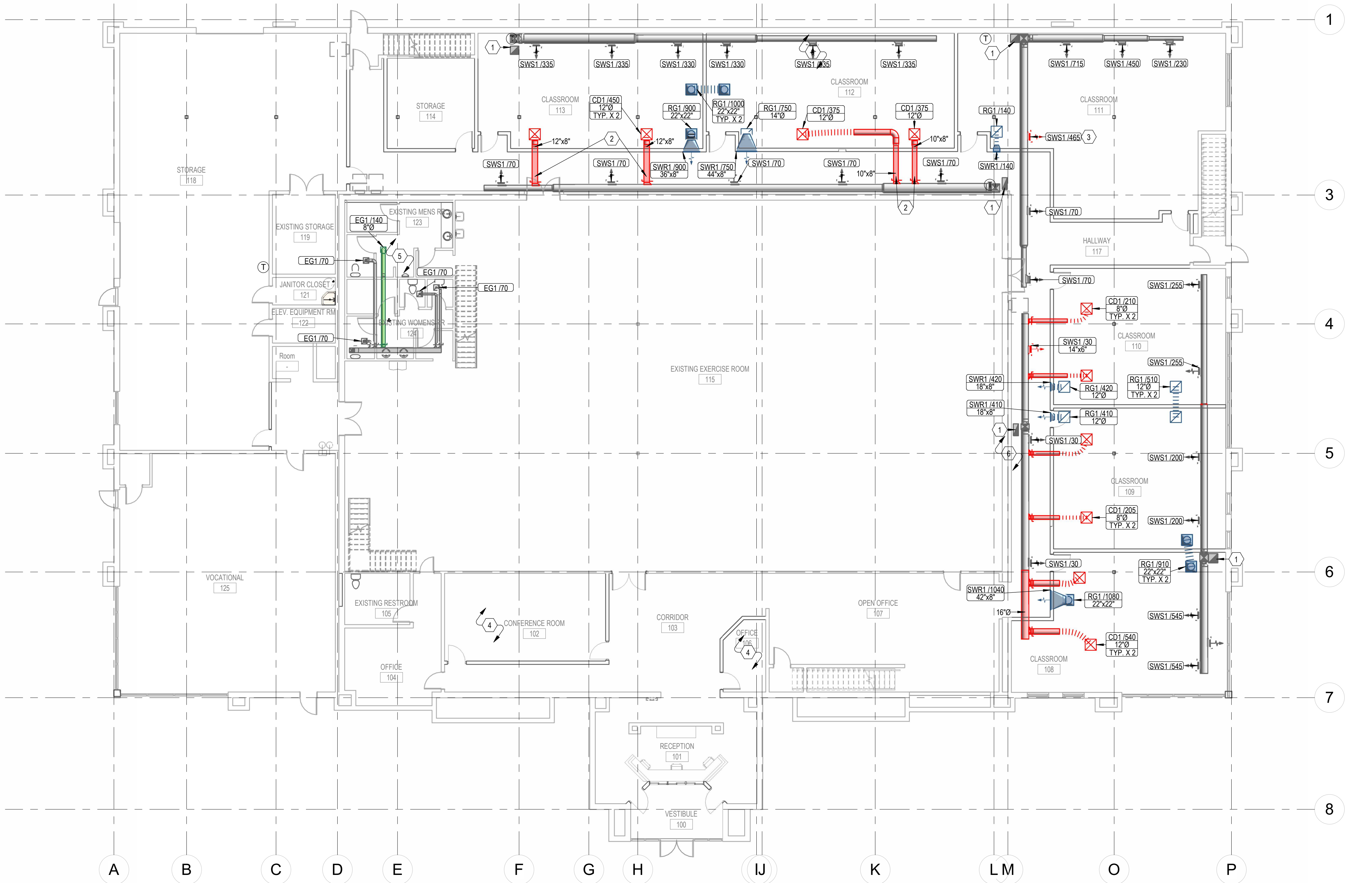
UPPER
LEVEL
MECHANICAL
DEMO PLAN

MD102

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1 MAIN LEVEL MECHANICAL PLAN
3/32" = 1'-0"

- KEYNOTES**
- 1 CONTRACTOR TO COORDINATE EXISTING RETURN DUCT LOCATION. EXTEND DUCT & 24"x28" GRILLE TO BE INSTALLED IN NEW ARCHITECTURAL CEILING. GRILLE TO BE BALANCED TO 2000 CFM. TYPICAL.
 - 2 CONTRACTOR TO VERIFY ON SITE THAT DUCTING IS ABLE TO FIT BETWEEN STRUCTURAL AND NOT BE TALLER THAN 8".
 - 3 CONTRACTOR TO VERIFY ONSITE NEW LOCATION OF EXISTING DIFFUSER DOES NOT INTERFERE WITH NEW WALLS. TYPICAL.
 - 4 NEW WALLS BEING BUILT FOR CONFERENCE ROOM 102 & OFFICE 106. CONTRACTOR TO FIELD VERIFY EXISTING HVAC. ADD/RELOCATE AIR DEVICES FOR NEW ROOMS & REBALANCE HVAC SYSTEM IN THIS AREA AS REQUIRED.
 - 5 CONTRACTOR TO USE EXISTING EXHAUST DUCTS AND DIFFUSERS. BALANCE EXISTING DIFFUSERS TO SPECIFIED CFM. REMOVE ANY EXHAUST DUCT AND/OR DIFFUSERS NOT DEPICTED.
 - 6 CONTRACTOR TO REBALANCE ALL EXISTING AIR DEVICES TO THE CFM SHOWN. TYPICAL.

Valley Academy Remodel - Hurricane, UT
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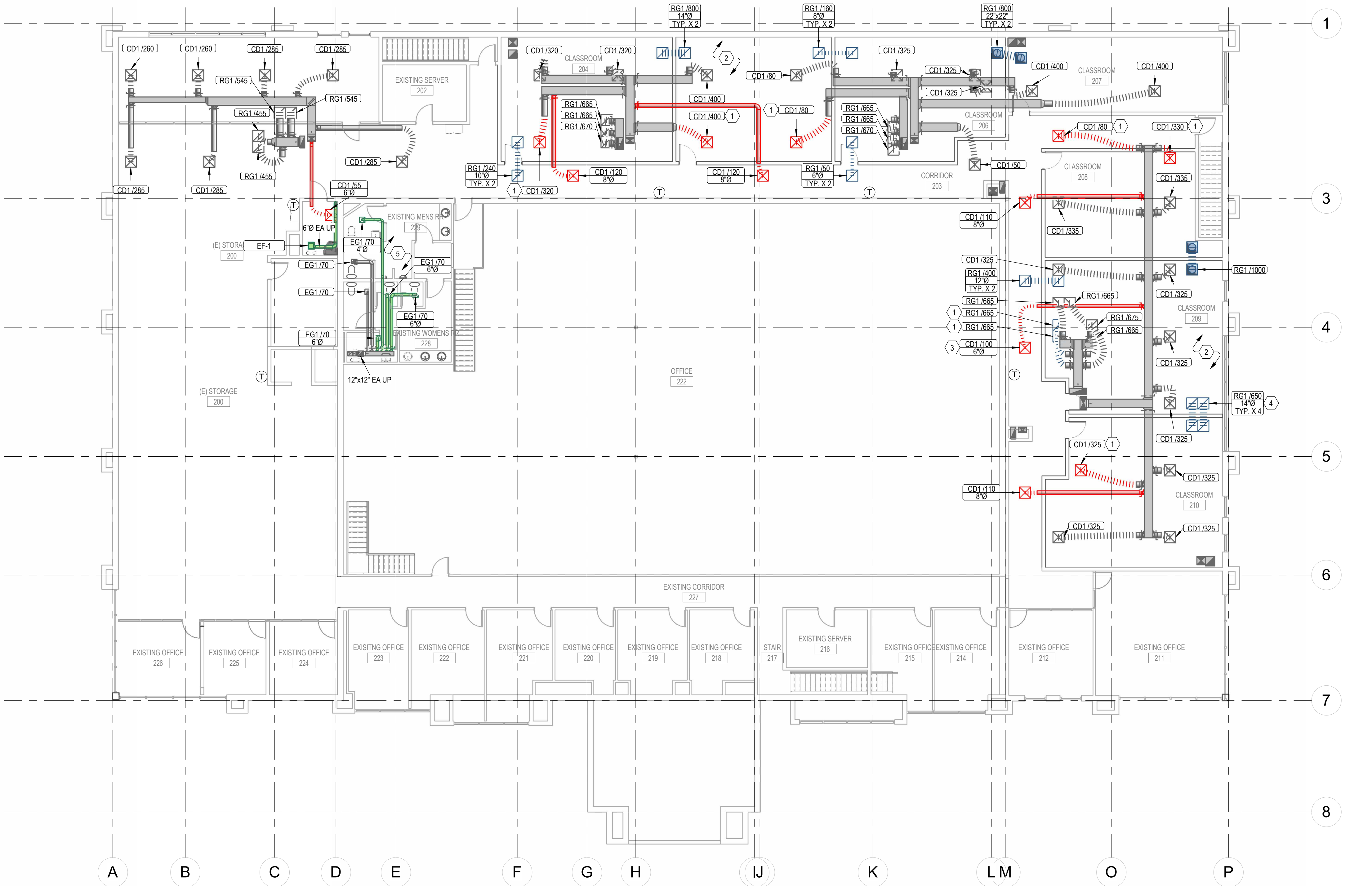
PROJECT NUMBER 240771

MAIN LEVEL
MECHANICAL
PLAN

M101

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1 UPPER LEVEL MECHANICAL PLAN
M102 3/32" = 1'-0"

- KEYNOTES**
- 1 CONTRACTOR TO VERIFY ONSITE NEW LOCATION OF EXISTING DIFFUSER DOES NOT INTERFERE WITH NEW WALLS. TYPICAL.
 - 2 CONTRACTOR TO VERIFY ON SITE THAT ALL RETURN GRILLES ARE PLACED IN A CEILING GRID. TYPICAL.
 - 3 CONTRACTOR TO INSTALL NEW DIFFUSERS AND DUCT CONNECTED TO EXISTING MAIN DUCT AND BALANCE TO CFM AS SHOWN. TYPICAL.
 - 4 CONTRACTOR TO INSTALL NEW TRANSFER GRILLES AND RETURN DUCTS TO PROVIDE AN AIR PATH BACK TO MAIN RETURN. BALANCE TO CFM AS SHOWN. TYPICAL.
 - 5 CONTRACTOR TO USE EXISTING EXHAUST DUCTS AND DIFFUSERS. BALANCE EXISTING DIFFUSERS TO SPECIFIED CFM. REMOVE ANY EXHAUST DUCT AND/OR DIFFUSERS NOT DEPICTED.

Valley Academy Remodel - Hurricane, UT
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DATE REVISION

PROJECT NUMBER 240771

UPPER
LEVEL
MECHANICAL
PLAN

M102

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

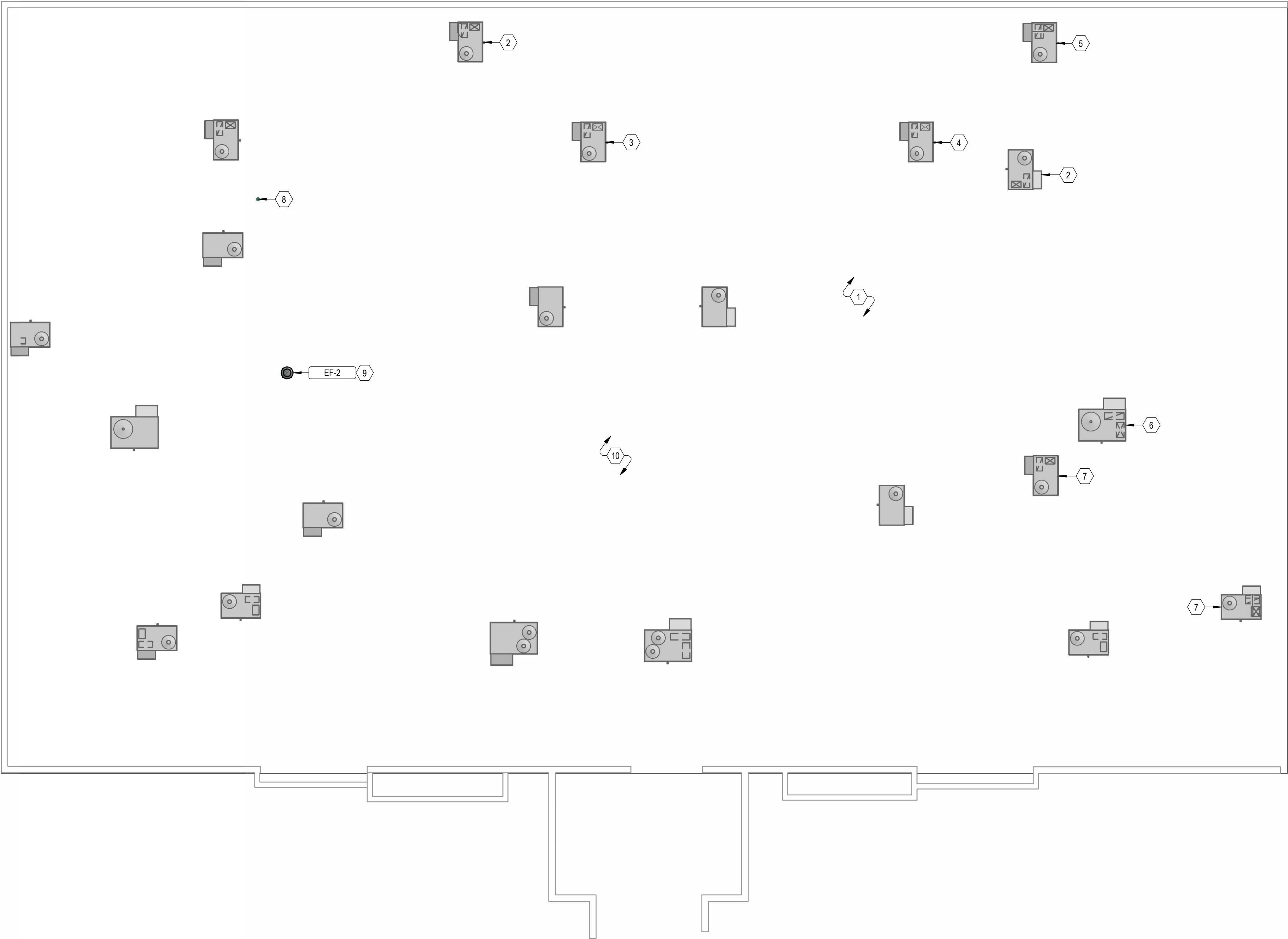
100% CDs - 1/31/2025

1

M103

ROOF MECHANICAL PLAN

3/32" = 1'-0"



- KEYNOTES
- 1
- BALANCE EXISTING ROOFTOP UNITS TO MATCH SCHEDULED OUTSIDE AIR. TYPICAL.
- 2
- CONTRACTOR TO BALANCE RTU OUTSIDE AIR CFM TO 460.
- 3
- CONTRACTOR TO BALANCE RTU OUTSIDE AIR CFM TO 785
- 4
- CONTRACTOR TO BALANCE RTU OUTSIDE AIR CFM TO 801.
- 5
- CONTRACTOR TO BALANCE RTU OUTSIDE AIR CFM TO 490.
- 6
- CONTRACTOR TO BALANCE RTU OUTSIDE AIR CFM TO 1238.
- 7
- CONTRACTOR TO BALANCE RTU OUTSIDE AIR CFM TO 620.
- 8
- ALL EX-HAUST DUCT TO MAINTAIN A 10' CLEARANCE HORIZONTAL OR 2' VERTICALLY FROM ALL AIR INTAKES. TYPICAL.
- 9
- NEW EX-HAUST FAN TO BE INSTALLED ON EXISTING ROOF CURB.
- 10
- ALL EXISTING RTU'S NOT IN SCOPE TO REMAIN. TYPICAL.



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DATE

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240771

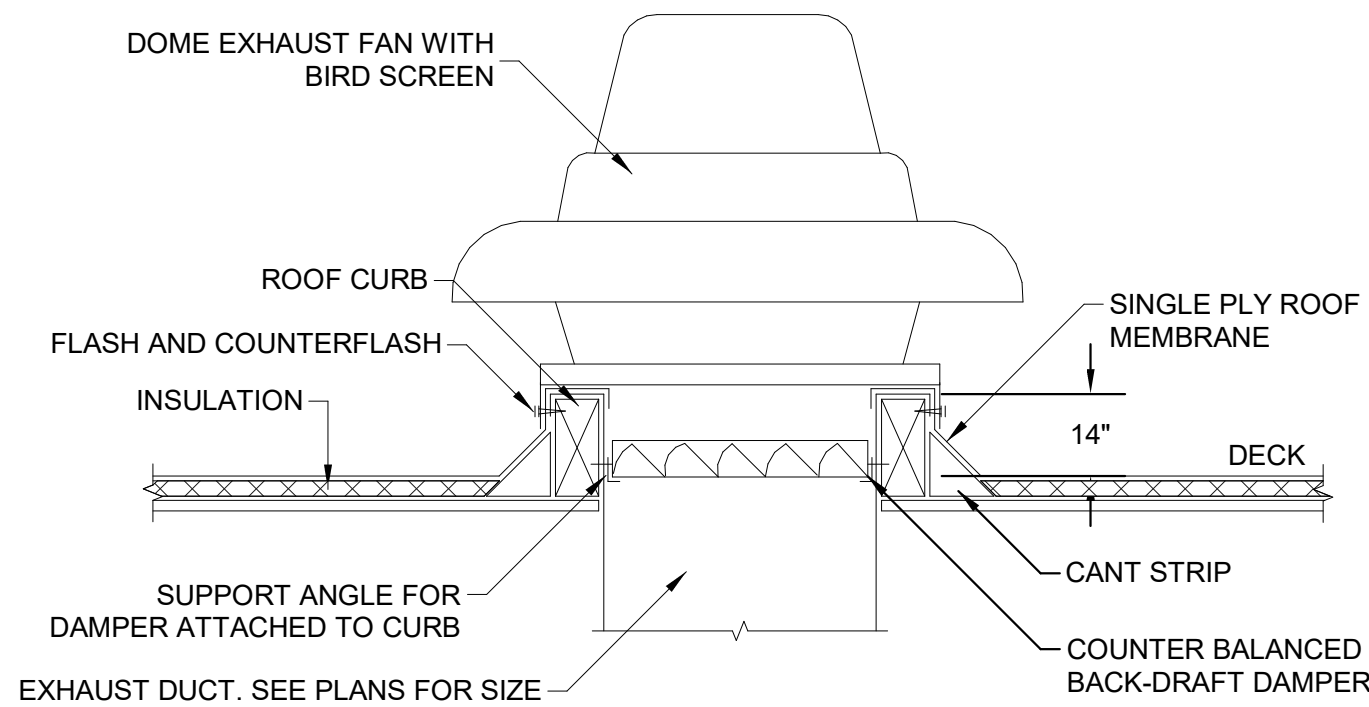
ROOF

MECHANICAL

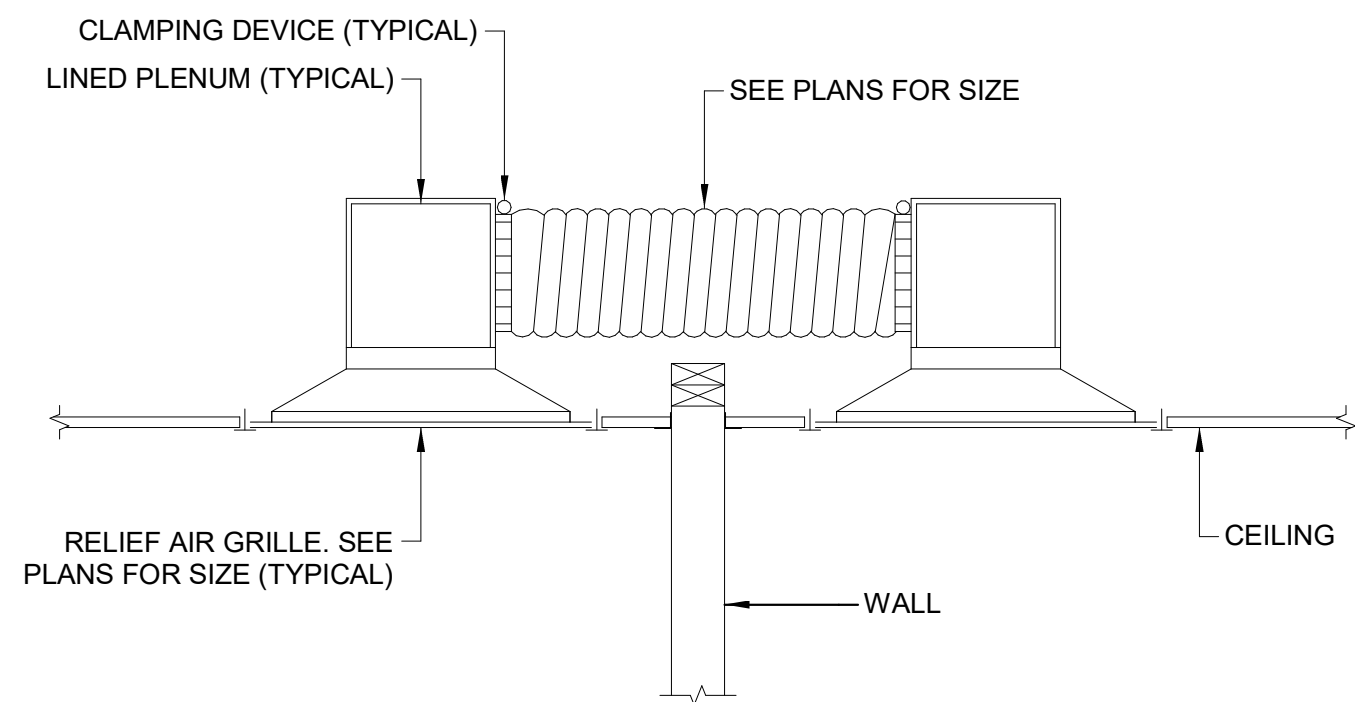
PLAN

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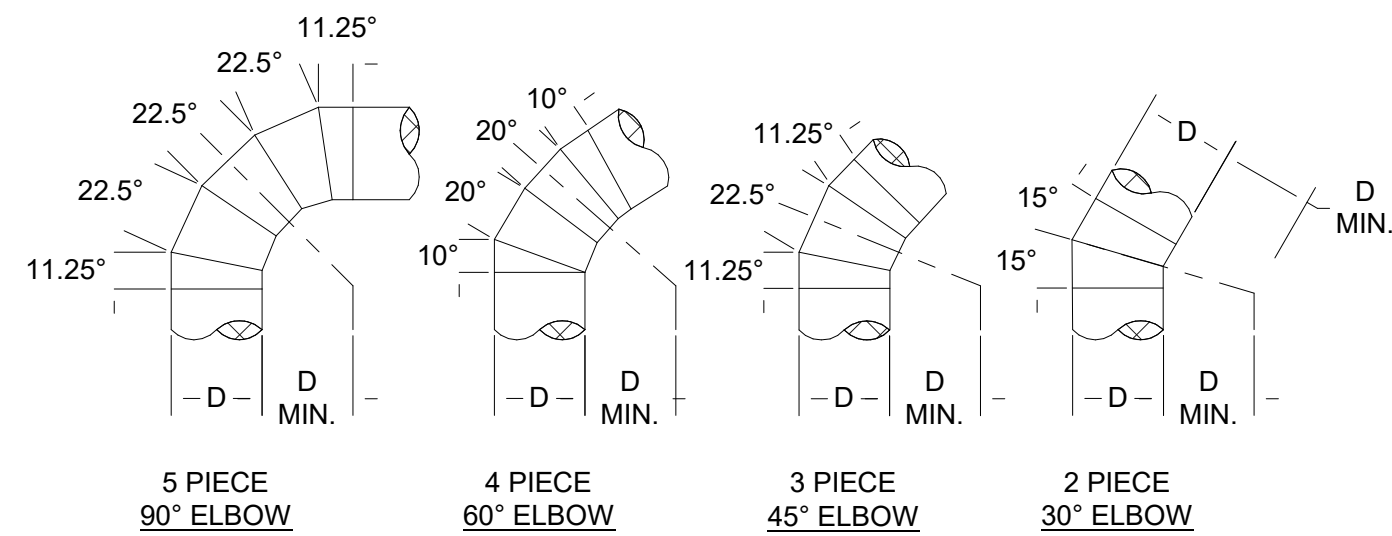
A
B
C
D
1'
2'



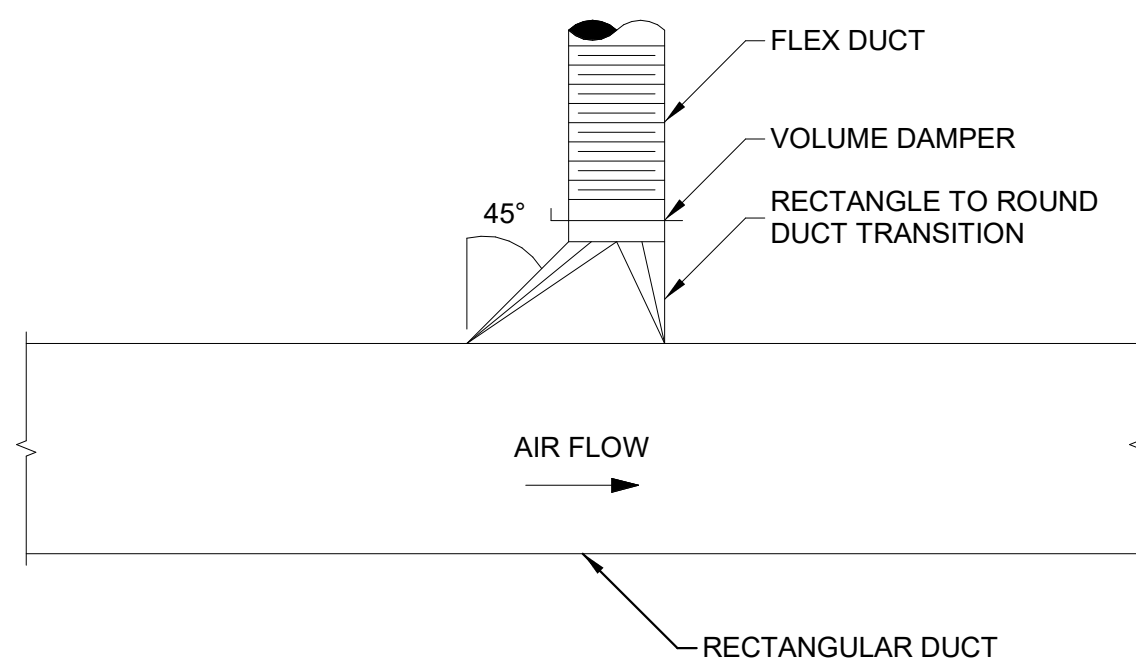
9
M501
ROOF MOUNTED EXHAUST FAN
NOT TO SCALE



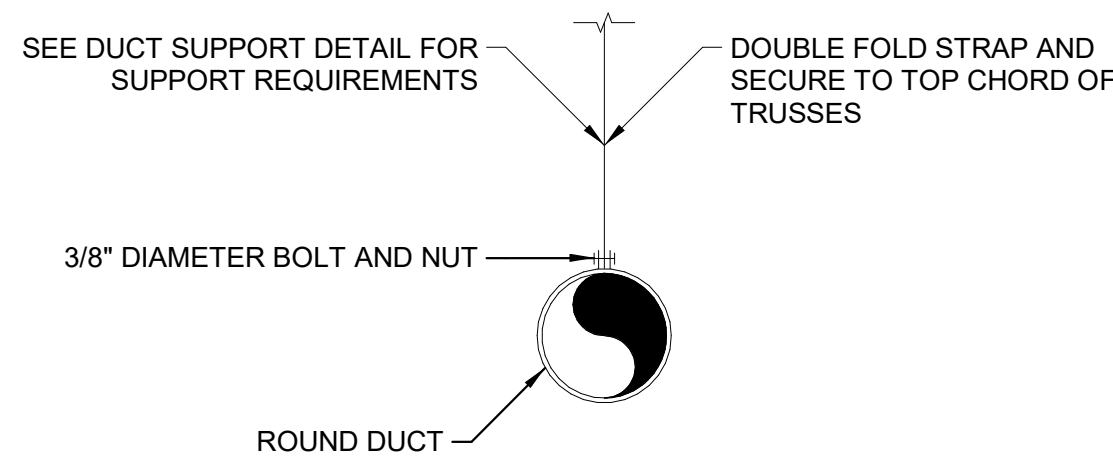
10
M501
RELIEF AIR GRILLE (TRANSFER ASSEMBLY)
NOT TO SCALE



5
M501
ROUND DUCT ELBOW
NOT TO SCALE

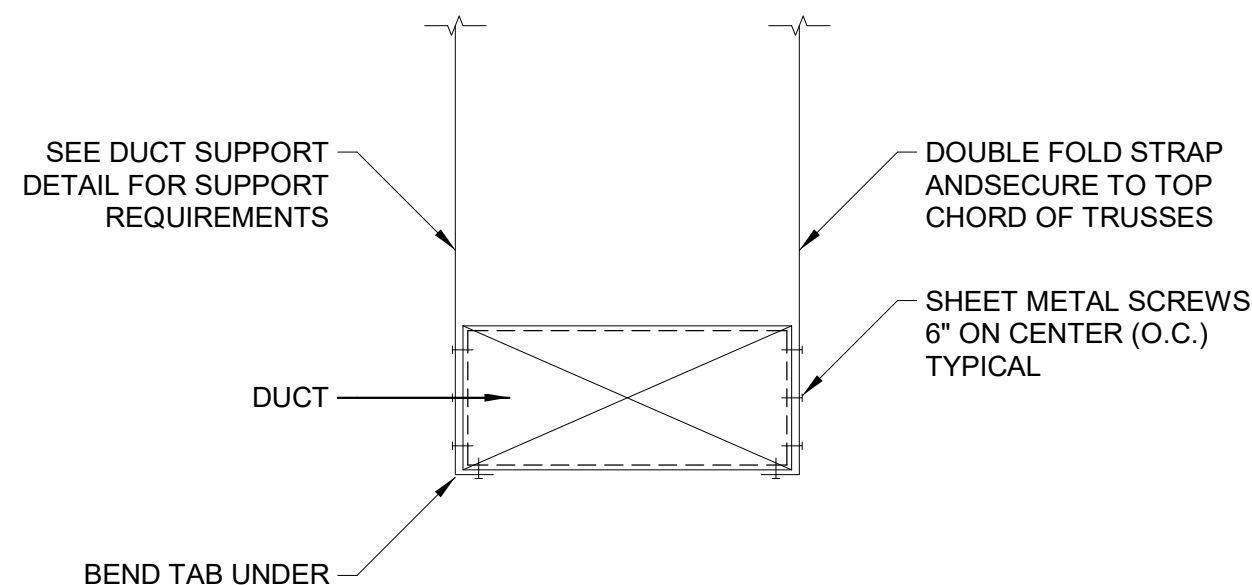


6
M501
HIGH EFFICIENCY TAKE-OFF
NOT TO SCALE



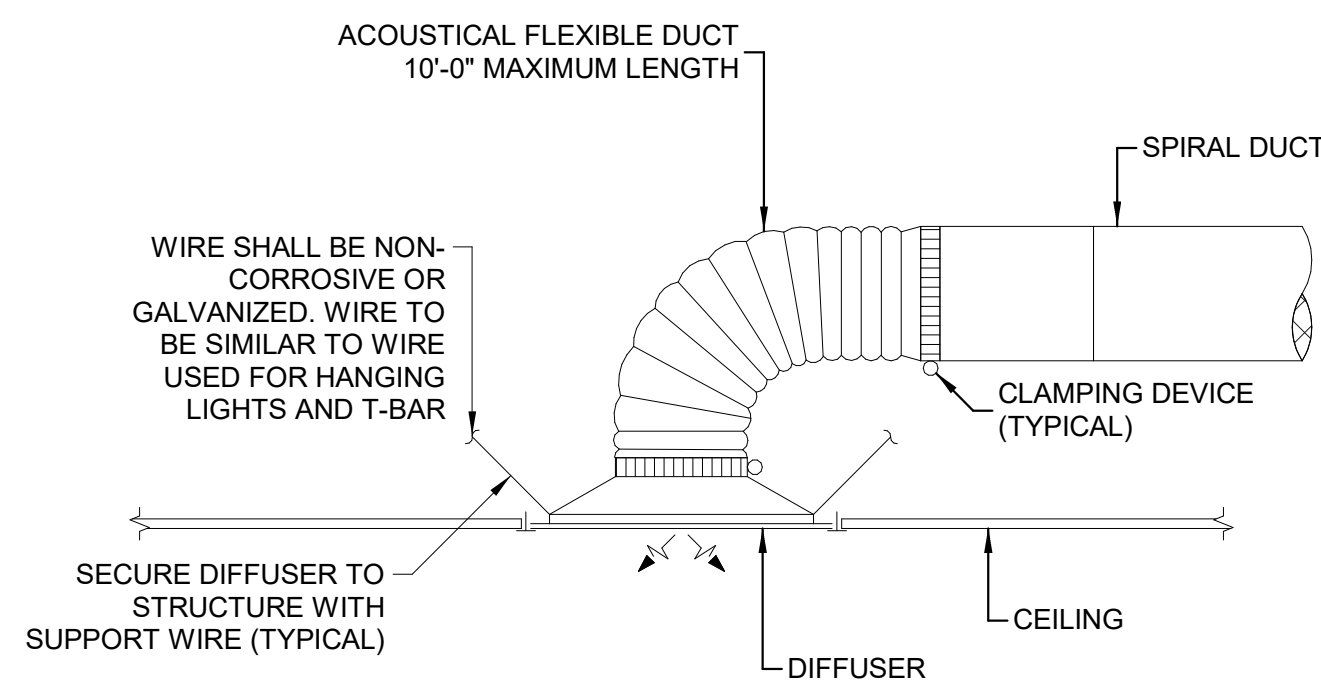
NOTE:
1. USE SPECIFIED SPACING AND NOT LESS THAN ONE SUPPORT PER BRANCH.
2. DO NOT SECURE TO ROOF DECK.

7
M501
ROUND DUCT SUPPORT
NOT TO SCALE

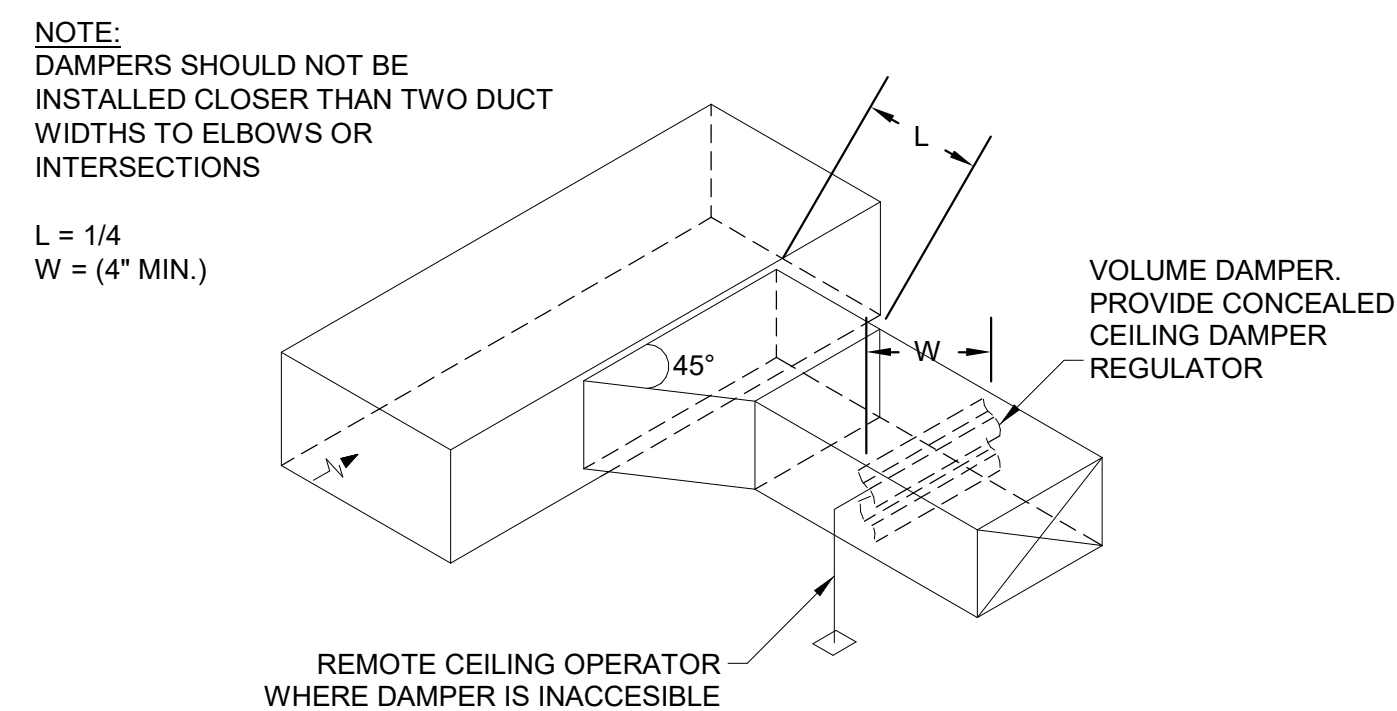


NOTE:
1. USE SPECIFIED SPACING AND NOT LESS THAN ONE SUPPORT PER BRANCH.
2. DO NOT SECURE TO ROOF DECK.

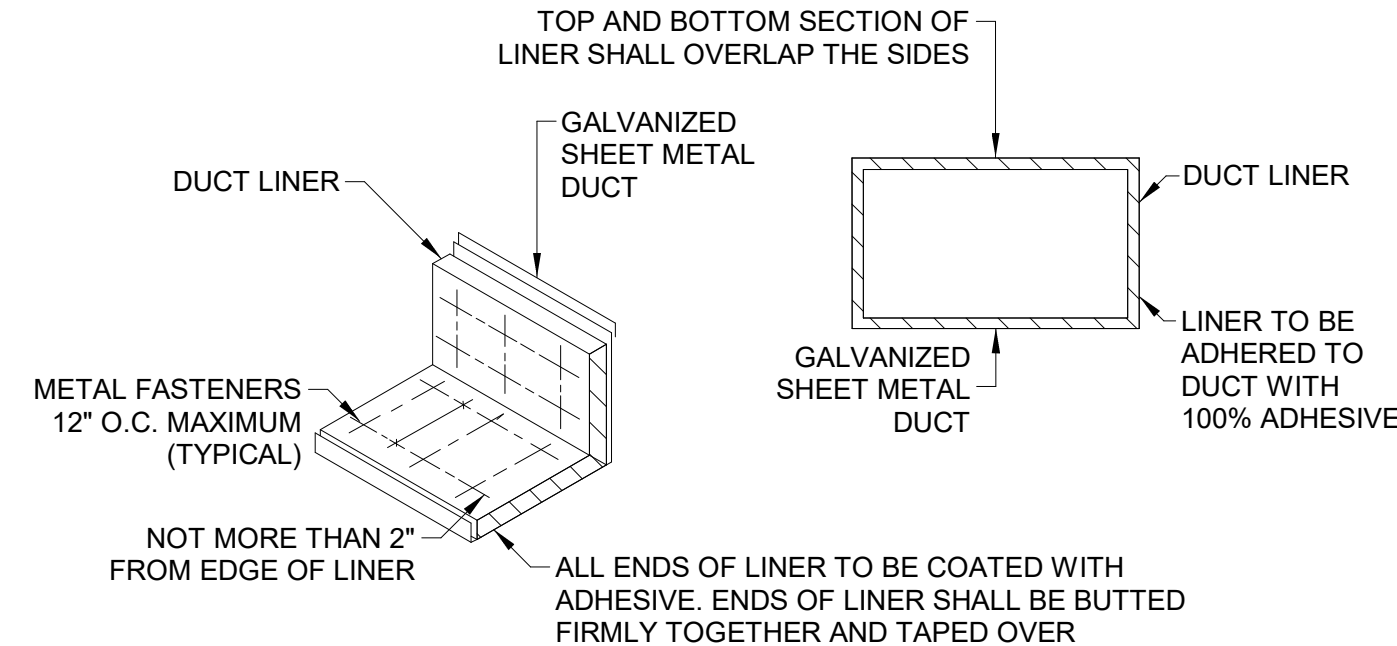
8
M501
RECTANGULAR DUCT SUPPORT
NOT TO SCALE



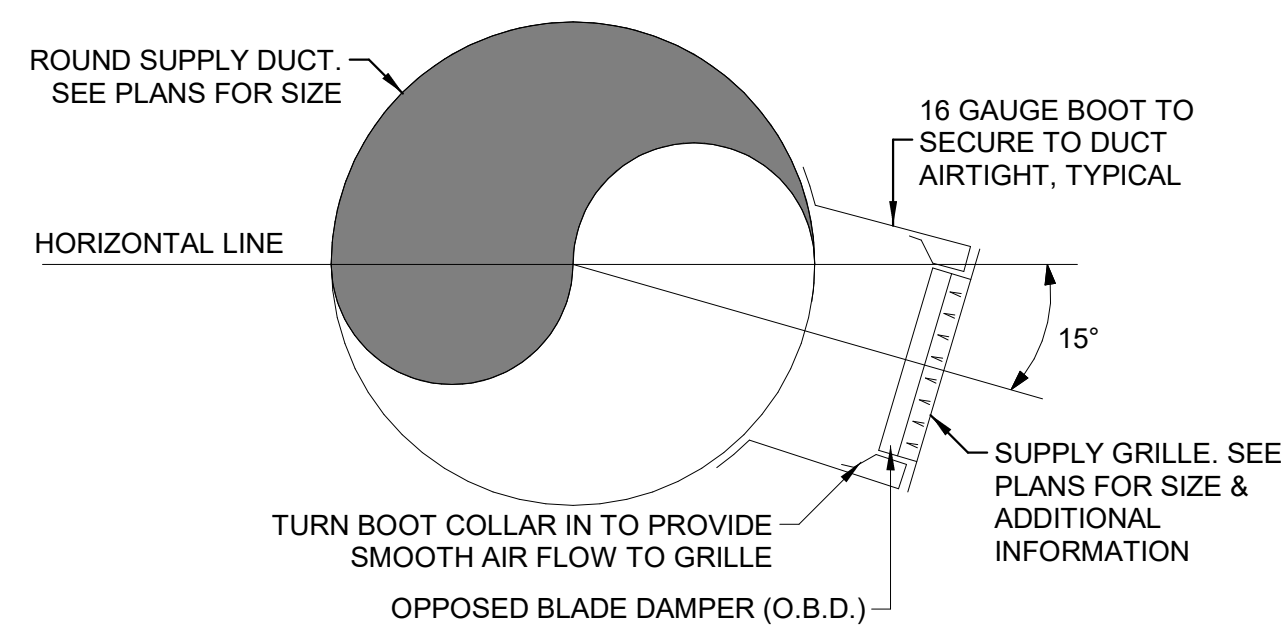
1
M501
CEILING DIFFUSER
NOT TO SCALE



2
M501
BRANCH DUCT TAKE-OFF AND DAMPER
NOT TO SCALE



3
M501
DUCT LINER
NOT TO SCALE



4
M501
SUPPLY GRILLE
NOT TO SCALE

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737

100% CDs - 1/31/2025



△ DATE REVISION

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MECHANICAL
DETAILS

M501

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3/21/2025 10:38:42 AM

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B

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0'

1'

2'

1

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3

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5

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2

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EXHAUST FAN SCHEDULE

SYMBOL	MANUF. AND MODEL NO.	TYPE	FAN	MOTOR							WEIGHT (LBS)	REMARKS
			TOTAL AIR FLOW RATE (CFM)	TOT. STATIC PRESSURE DROP (IN H2O)	OUTLET VELOCITY (FPM)	FAN SPEED (RPM)	BHP	HP	AMPS	VOLTPH		
EF-1	BROAN L100EL	CEILING MOUNTED	106	0.13		853			0.3	120/1	20	1,2,3
EF-2	GREENHECK GB-120-VG	ROOF MOUNTED	840	0.30	903	947	0.1	0.25	3.8	115/1	59	3,4,5

1. INTERLOCK EXHAUST FAN WITH WALL SWITCH.
2. WALL SWITCH AND WIRING BY ELECTRICAL.
3. DISCONNECT BY ELECTRICAL.
4. FAN TO RUN DURING OCCUPIED HOURS. COORDINATE HOURS WITH OWNER.
5. PROVIDE WITH OPTIONAL ROOF CURB AND CURB HINGE.

DUCT - MINIMUM INSULATION R-VALUE

SYMBOL	TEMPERATURE RANGE(°F)	R-VALUE	REMARKS
SUPPLY & RETURN DUCT - INDOORS	50+	6	1,2,3
SUPPLY & RETURN DUCT - OUTDOORS	50+	12	1,2,3

1. INDOOR RETURN DUCTS WITH A TEMPERATURE DIFFERENCE OF 15 DEGREES OR LESS TO AMBIENT REQUIRE DUCT LINER FOR NOISE CONTROL ONLY.
2. OUTDOOR DUCTS INCLUDE ALL DUCTS EXPOSED TO OUTSIDE AIR.
(R-8 FOR WAHSINGTON COUNTY, UTAH ONLY)
3. WHERE SCHEDULED R-VALUE DIFFERS FROM SPECIFICATIONS THE HIGHER R-VALUE WILL BE USED.

REGISTERS, DIFFUSERS AND GRILLES

SYMBOL	DESCRIPTION	SPECIFICATION
CD	CEILING DIFFUSER	CEILING SUPPLY DIFFUSERS SHALL BE PLAQUE FACED PRICE SPD, WITH BORDER TYPE 36 FOR LAY-IN CEILINGS OR BORDER TYPE 6 FOR SURFACE MOUNTING IN OTHER THAN LAY IN CEILINGS. BAKED ENAMEL FINISH FOR BLOW AND PATTERN SHOWN ON DRAWINGS.
RG	RETURN GRILLE	CEILING RETURN GRILLES SHALL BE PRICE PDOR WITH REMOVABLE PERFORATED FACEPLATE AND BAKED ENAMEL FINISH. BORDER TYPE 3 FOR LAY IN CEILINGS OR BORDER TYPE 1 FOR SURFACE MOUNT.
TG	TRANSFER GRILLE	CEILING MOUNTED TRANSFER GRILLES SHALL BE PRICE PDOR WITH REMOVABLE PERFORATED FACEPLATE AND BORDER TYPE 3 FOR LAY-IN 1-BAR APPLICATION OR BORDER TYPE 1 FOR SURFACE MOUNT, BAKED ENAMEL FINISH.
SWS	SIDEWALL SUPPLY	WALL MOUNTED SUPPLY REGISTERS SHALL BE PRICE 600 WITH OPPOSED BLADE DAMPER, DOUBLE DEFLECTION, 3/4" BLADE SPACING, BAKED ENAMEL FINISH.
HSWR	SIDEWALL RETURN	WALL MOUNTED RETURN GRILLES SHALL BE PRICE 635 WITH HORIZONTAL 45-DEGREE DEFLECTION BLADES, 1/2" BLADE SPACING, BAKED ENAMEL FINISH.

Valley Academy Remodel - Hurricane, UT

36 N 1000 W HURRICANE, UTAH 84737

100% CDs - 1/31/2025



△ DATE REVISION

PROJECT NUMBER 240771

MECHANICAL SCHEDULES

M601

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SECTION 23000 MECHANICAL
PART 1 - GENERAL

1.01 DESCRIPTION

A. WORK INCLUDED: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND NECESSARY INCIDENTALS FOR THE COMPLETE INSTALLATION OF ALL HEATING, VENTILATION AND AIR CONDITIONING AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

1. AIR CONDITIONING AND HEATING TO EXISTING A/C UNITS AS INDICATED ON PLANS COMPLETE WITH DUCTWORK, AND CONTROLS.

B. RELATED WORK INCLUDED IN THIS SECTION:

1. FURNISHING ELECTRICAL DEVICES NECESSARY FOR MECHANICAL WORK, EXCEPT DISCONNECTS UNLESS INDICATED OTHERWISE.

2. LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS INCLUDING FINAL CONNECTIONS AS INDICATED ON WIRING DIAGRAMS.

3. CONDUIT FOR LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS AS INDICATED ON WIRING DIAGRAMS.

4. RESPONSIBILITY FOR OBTAINING CLARIFICATION OF DISCREPANCIES BETWEEN MECHANICAL AND ELECTRICAL WORK FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

5. RESPONSIBILITY FOR PROPER OPERATION OF AUTOMATIC ELECTRICAL CONTROLS AND EQUIPMENT, AND OF ELECTRIC POWER DRIVEN EQUIPMENT FURNISHED UNDER THIS SECTION.

C. RELATED WORK IN OTHER SECTIONS:

1. ELECTRICAL WORK AS FOLLOWS WILL BE PROVIDED UNDER ELECTRICAL DIVISION:

a. CONDUIT FOR LINE VOLTAGE WIRING FOR EQUIPMENT AND DEVICES AS INDICATED OR SPECIFIED EXCEPT CONDUIT FOR LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS AS SPECIFIED UNDER DIVISION 22.00.

b. LINE VOLTAGE WIRING FOR EQUIPMENT AND DEVICES AS INDICATED OR SPECIFIED HEREIN EXCEPT LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS AS SPECIFIED UNDER DIVISION 22.00.

c. PROVIDING DISCONNECT SWITCHES.

d. INSTALLING ELECTRICAL DEVICES SUCH AS STARTERS AND DISCONNECTS, AND, WHEN INDICATED, FURNISHING ALL SUCH DEVICES.

D. CODES AND STANDARDS:

1. IN ADDITION TO THE REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES AND AGENCIES, CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:

a. 2021 INTERNATIONAL MECHANICAL CODE.

b. 2021 INTERNATIONAL BUILDING CODE.

c. 2021 INTERNATIONAL PLUMBING CODE.

d. 2021 INTERNATIONAL ENERGY CONSERVATION CODE.

e. 2021 INTERNATIONAL FUEL AND GAS CODE.

f. ASHRAE 90.1-2019.

H. ALL GAS FIRED EQUIPMENT SHALL INCLUDE A LABEL INDICATING THAT THE APPLIANCE HAS BEEN ADJUSTED, MODIFIED OR RE-CALIBRATED FOR THE ALTITUDE WHEREIN THE PROJECT IS TO BE LOCATED. THE APPLIANCE SHALL ALSO INCLUDE A COMPLIANCE STATEMENT INDICATING THAT THE APPLIANCE HAS BEEN ADJUSTED, MODIFIED OR RE-CALIBRATED FOR THE PROPER OPERATION AT THE ALTITUDE OF THE PROJECT AND SHALL BE LISTED CAPABLE FOR USE WITH NATURAL GAS OR PROPANE GAS IF PROPANE IS LISTED ON THE DRAWINGS.

1.02 PRODUCT HANDLING

A. PROTECTION: TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING AND AFTER INSTALLATION.

B. REPLACEMENTS: IN THE EVENT OF DAMAGE, IMMEDIATELY REPAIR ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

1.03 JOB CONDITIONS

A. EXAMINATION OF SITE: EXAMINE THE SITE AND INCLUDE IN BID PROPOSAL ALL CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.

1.04 MISCELLANEOUS

A. PERMIT AND FEES: ARRANGE, APPLY AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, EXAMINATIONS AND FEES OR CHARGES REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION.

B. LOCATIONS AND ACCESSIBILITY: CONTRACTOR SHALL FULLY INFORM HIMSELF REGARDING PECULIARITIES AND LIMITATIONS OF SPACE AVAILABLE FOR INSTALLATION OF WORK UNDER THIS SECTION. VALVES, MOTORS, CONTROLS AND OTHER DEVICES REQUIRING SERVICE, MAINTENANCE AND ADJUSTMENT SHALL BE PLACED IN FULLY ACCESSIBLE POSITIONS AND LOCATIONS. PROVIDE ACCESS DOORS WHERE REQUIRED IN DUCTWORK AND/OR CONSTRUCTION WHETHER SPECIALLY DETAILED OR NOT, AND RENDER ALL SUCH DEVICES ACCESSIBLE.

C. SCAFFOLDING: FURNISH ALL SCAFFOLDING, RIGGING AND HOISTING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.

D. DRAWINGS: DRAWINGS INDICATE DESIRED LOCATION AND ARRANGEMENT OF DUCTWORK, EQUIPMENT, AND OTHER ITEMS, AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. ALL OFFSETS AND INTERFERENCES MAY NOT BE SHOWN BECAUSE OF THE SCALE OF DRAWINGS. ASSUME THE RESPONSIBILITY FOR COORDINATING THE WORK WITH ALL OTHER TRADES. WORK SPECIFIED AND NOT CLEARLY DEFINED BY THE DRAWINGS SHALL BE INSTALLED AND ARRANGED IN A MANNER SATISFACTORY TO THE ENGINEER. IN THE EVENT CHANGES IN INDICATED LOCATIONS AND ARRANGEMENTS ARE DEEMED NECESSARY BY ENGINEER, THEY SHALL BE MADE BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGES.

E. ALL HVAC EQUIPMENT SHALL BE LABELED. INFORMATION ON LABELS SHALL INCLUDE: IDENTIFICATION NUMBER AND NAME SAME AS THE DRAWINGS, FLOW AND STATIC PRESSURE AND THE AREA TO WHICH THE UNIT SERVES. LABELS SHALL BE BLACK FACED FORMICA WITH WHITE ENGRAVED LETTERING AT LEAST 3/16 INCH HIGH.

1.05 SUBMITTALS

A. SHOP DRAWINGS: WITHIN 15 DAYS AFTER AWARD OF CONTRACT, AND BEFORE ANY OF THE MATERIALS OF THIS SECTION ARE FABRICATED AND DELIVERED TO THE JOBSITE, SUBMIT COMPLETE SHOP DRAWINGS AND EQUIPMENT SUBMITTALS FOR ENGINEER TO REVIEW IN ACCORDANCE WITH THESE SPECIFICATIONS. SHOW ALL DETAILS OF ALL DUCTWORK, AND EQUIPMENT PADS.

B. PRODUCT DATA:

1. SUBMIT SIX (6) COPIES OF ALL MANUFACTURER'S PRODUCT DATA SIMULTANEOUSLY WITH ALL SHOP DRAWING SUBMITTALS.

2. PRODUCT DATA TO INCLUDE ALL AIR CONDITIONING EQUIPMENT, HANGERS, FANS AND OTHER STANDARD ITEMS AS REQUIRED TO COMPLEMENT SHOP DRAWINGS FOR A SUBMITTAL INDICATING PRODUCTS TO BE USED ON THIS WORK.

C. RECORD DRAWINGS: MAINTAIN THROUGHOUT THE PROGRESS OF THE WORK PROJECT RECORD DRAWINGS AND SUBMIT TO THE OWNER.

D. OPERATING MANUALS AND MAINTENANCE MANUALS:

1. SUBMIT FOUR (4) COPIES OF ALL OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS.

2. FULLY INSTRUCT OWNER'S OPERATING PERSONNEL AND DEMONSTRATE PERFORMANCE, OPERATION AND MAINTENANCE OF EQUIPMENT. AMOUNT OF TIME ALLOCATED FOR SAID INSTRUCTION AND DEMONSTRATION OF EQUIPMENT AND SYSTEMS SHALL BE PART OF THESE OBLIGATIONS. SUBMIT TO ENGINEER A LETTER SIGNED BY OWNER'S REPRESENTATIVE WHO WILL OPERATE SYSTEM STATING THAT HE HAS BEEN FULLY INSTRUCTED BY CONTRACTOR ABOUT OPERATION AND MAINTENANCE OF EQUIPMENT AND SYSTEM.

3. SUBMIT ONE (1) ADDITIONAL SET OF APPROVED INSTRUCTIONS AND ONE (1) ADDITIONAL SET OF APPROVED CONTROL DIAGRAMS.

E. GUARANTEES: IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH A WRITTEN GUARANTEE AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR ONE YEAR COMMENCING ON THE DATE OF CERTIFICATION OF SUBSTANTIAL COMPLETION OF THE PROJECT. GUARANTEE SHALL INCLUDE REPAIR OF DAMAGE TO, OR REPLACEMENT OF, ANY PART OF EQUIPMENT OR PREMISES CAUSED BY LEAKS OR BREAKS IN PIPE OR EQUIPMENT PROVIDED UNDER THIS SECTION.

1.06 EQUIPMENT IDENTIFICATION

A. EXCEPT FOR INDIVIDUAL ROOM HEATING UNITS AND ITEMS FURNISHED UNDER TEMPERATURE CONTROL, ALL ITEMS OF MECHANICAL EQUIPMENT, INCLUDING FANS, PUMPS, BOILERS, AND ELECTRICAL SWITCHES AND STARTERS FOR MECHANICAL EQUIPMENT AND GAUGES SHALL BE LABELED.

B. INFORMATION ON LABELS SHALL INCLUDE THE FOLLOWING:

1. IDENTIFICATION NUMBER AND NAME. GENERALLY, THIS NUMBER AND NAME SHALL BE THE SAME AS THAT SHOWN ON THE DRAWINGS OR IN THE SPECS.

2. IF THE ITEM IS A FAN OR PUMP, THE FLOW AND HEAD SHALL BE INDICATED.

3. IF THE ITEM IS PART OF A UNIT, THE LABEL SHALL HAVE, IN ADDITION TO ITS ITEM NUMBER, THE NUMBER OF THE MAIN ITEM IT IS SERVING.

4. VALVES SHALL BE TAGGED WITH THE AREA SERVED AND THEIR NORMAL OPERATING POSITIONS SHALL BE INDICATED.

5. WHERE THE MAIN UNIT IS SERVED BY THE VALVE IS APPARENT, ONLY THE VALVE FUNCTION NEEDS TO BE INCLUDED ON THE NAMEPLATE.

C. THE TYPES OF NAMEPLATES SHALL BE AS FOLLOWS:

1. VALVE TAGS SHALL BE 1/2" EMBOSSED ALUMINUM TAPES WITH IDENTIFICATION ON ONE SIDE FOR VALVES. TAGS FOR MAGNETIC STARTERS SHALL BE SCREWED TO THE METAL STARTER COVER. TAGS SHALL BE ADDRESSOGRAPH NO. B-5300.

2. EQUIPMENT NAMEPLATES SHALL BE BLACK FACED FORMICA WITH WHITE ENGRAVED LETTERING AT LEAST 3/16" HIGH.

D. VALVE TAGS SHALL BE CONNECTED TO VALVE STEMS BY STEEL RINGS OR CHAINS. SCREWS SHALL BE USED FOR EQUIPMENT LABELS. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A COMPLETE LIST OF ALL VALVES AND EACH ITEM OF EQUIPMENT TO BE IDENTIFIED WITH THE PROPER IDENTIFICATION.

PART 2 - PRODUCTS

2.01 DIFFUSERS, REGISTERS AND GRILLES

AIR DISTRIBUTION EQUIPMENT SHALL BE OF SIZES AND CAPACITIES INDICATED.

A. REGISTERS, GRILLES, AND DIFFUSERS OF THE SIZES SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN SHALL BE FURNISHED AND INSTALLED. ALL GRILLES, DIFFUSERS, AND REGISTERS SHALL BE COMPLETE WITH FRAMES WITH RUBBER GASKETS SUITABLE FOR THE AREA AND WALL CONSTRUCTION WHERE SHOWN ON THE DRAWINGS.

B. FINISH FOR ALL REGISTERS, DIFFUSERS, GRILLES, ETC. SHALL BE OFF-WHITE UNLESS OTHERWISE SELECTED BY THE OWNER. APPROVED MANUFACTURERS FOR ALL AIR DISTRIBUTION PRODUCTS SHALL BE PRICE INDUSTRIES, NAILOR, METAL AIR, TUTTLE & BAILEY, J&J, CARNES, HART AND COOLEY, OR ANEMOSTAT.

C. SUPPLY AIR SHALL BE INTRODUCED INTO CONDITIONED SPACE IN SUCH A MANNER THAT CONDITIONED AIR IS MIXED WITH UNCONDITIONED AIR. MIXING OF AIR MUST BE RESULTING IN EQUALIZATION OF TEMPERATURE AND DRAFTLESS AIR DISTRIBUTION THROUGHOUT ZONES OF OCCUPANCY WITH TEMPERATURE DIFFERENTIALS UP TO 25 DEGREES F FOR BOTH COOLING AND HEATING AIR QUANTITIES AND THROWS SHALL BE AS INDICATED.

D. VELOCITY OF MOVING AIR BELOW 5 FOOT LEVEL DURING COOLING CYCLE SHALL NOT EXCEED 1100 FPM. EITHER 50 FPM AT 1.5 DEGREES F BELOW AVERAGE ROOM TEMPERATURE OR 10 FPM AT 1 DEGREE F BELOW AVERAGE ROOM TEMPERATURE. VELOCITY OF MOVING AIR AT THE 1FOOT LEVEL DURING HEATING CYCLE SHALL NOT BE LESS THAN 10 FPM. TEMPERATURE DIFFERENCE AT OR BELOW THE 5 FOOT LEVEL SHALL NOT EXCEED THE FOLLOWING: 2 DEGREES F BELOW AVERAGE ROOM TEMPERATURE AT 30 FPM, 1.5 DEGREES F BELOW AVERAGE ROOM TEMPERATURE AT 50 FPM, 1.0 DEGREE F BELOW AVERAGE ROOM TEMPERATURE AT 70 FPM. SOUND PRESSURE LEVEL IN ALL OCTAVE BANDS FOR EACH DIFFUSER SHALL NOT EXCEED NC35 NOISE CRITERIA CURVE AT TASK LEVEL WHEN UNITS OPERATE AT DESIGNED CAPACITIES.

E. CEILING DIFFUSERS, GRILLES AND REGISTERS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE SO THAT THEY ARE NOT DEPENDING ON THE CEILING FOR SUPPORT.

F. CEILING DIFFUSERS MAY BE ROUND NECKED OR EQUIVALENT SIZE SQUARE NECK. PROVIDE SQUARE TO ROUND NECK ADAPTER AS NECESSARY. FLEX DUCT SHALL TYPICALLY CONNECT DIRECTLY TO THE DIFFUSER USING A 1-1/2" RADIUS FLEXIBLE DUCT ELBOW. IF SPACE DOES NOT ALLOW FOR A FULL 1-1/2" RADIUS TO BE PROVIDED, THEN A LINED SHEET METAL BOOT SHALL BE PROVIDED. THE FLEXIBLE DUCT SHALL BE CONNECTED TO THE SIDE OF THE SHEET METAL BOOT. THE FLEXIBLE DUCT SHALL NOT BE CONNECT TO THE TOP OF THE SHEET METAL BOOT.

2.02 HIGH EFFICIENCY BRANCH TAKE-OFFS

A. EXPANDED THROAT HIGH EFFICIENCY TAKE-OFFS SHALL BE USED FOR ALL BRANCH TAKE-OFFS UNLESS SHOWN OTHERWISE ON THE DRAWINGS. AN OPPOSED BLADE VOLUME DAMPER WITH LOCKING ADJUSTMENT SHALL BE PROVIDED AT EACH BRANCH TAKE-OFF. WHERE DAMPERS ARE NOT ACCESSIBLE FOR ADJUSTMENT FROM ABOVE, CONCEALED CEILING REGULATORS WITH ADJUSTABLE CHROME-PLATED COVERS SHALL BE PROVIDED. HIGH EFFICIENCY TAKE-OFFS SHALL BE AIR-RITE, HERCULES OR DANIEL.

2.03 DUCTS AND SHEET METAL WORK

A. PROVIDE DUCTS, PLENUMS, ACCESS DOORS, FRESH AIR INTAKES, AND EXHAUSTS AS INDICATED AND REQUIRED. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS, PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION. PROVIDE PREFABRICATED SPIRAL LOCKSEAM DUCTS AND FITTINGS AND RECTANGULAR DUCTS OF GALVANIZED STEEL. ALUMINUM FLEXIBLE DUCTWORK OR GYPSUM BOARD DUCTWORK IS NOT ACCEPTABLE.

B. ALL CONNECTIONS TO MAIN DUCTS SHALL BE MADE WITH LOW LOSS FITTINGS.

C. FLAT DUCT SURFACES SHALL BE CRIMPED DIAGONALLY REGARDLESS OF SIZE. LONGITUDINAL JOINTS IN ALL DUCT SIZES SHALL BE FLAT LOCK JOINTS. TRANSVERSE JOINTS AND INTERMEDIATE BRACING SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL OR GALVANIZED STRUCTURAL ANGLES IN ACCORDANCE WITH REQUIREMENTS OF ASHRAE GUIDE AND PUBLIC AUTHORITIES HAVING JURISDICTION.

D. TRANSVERSE JOINTS ON ALL DUCTS SHALL BE SEALED WITH MASTIC OR TAPE.

E. LONGITUDINAL JOINTS ON DUCTS WITH INTERNAL STATIC PRESSURES IN EXCESS OF 0.75 INCHES OF WATER PRESSURE SHALL BE SEALED WITH MASTIC OR TAPE.

F. LOCK JOINTS SHALL BE HAMMERED TO MAKE THEM AIRTIGHT. INSIDE OF DUCT SHALL PRESENT A SMOOTH SURFACE TO FLOW AIR.

G. CHANGES IN SIZE OF DUCTS SHALL INCREASE GRADUALLY WITH A SLOPE OF NOT MORE THAN 12 INCHES IN 5 FEET WHERE POSSIBLE, BUT NOT MORE THAN 12 INCHES IN 3 FEET IN ANY EVENT.

H. TURNS SHALL BE MADE WITH A THROAT RADIUS OF NOT LESS THAN THE DUCT WIDTH.

2.04 VOLUME DAMPERS

A. DAMPERS: DAMPERS USED IN LOW-VELOCITY BRANCH DUCTS TO CONTROL THE VOLUME OF AIR SHALL BE YOUNG REGULATOR COMPANY 820 OR 5050 SERIES VOLUME CONTROL DAMPERS. AN OPERATING HEAD SHALL BE PLACED ON THE SIDE OF THE DUCT AND SHALL BE LOCKED IN POSITION BY A SET KEY WHERE THE DAMPER IS ACCESSIBLE. APPROVED MANUFACTURERS ARE: YOUNG, AIR BALANCE, RUSKIN, POTTORFF, C&S, AIR RITE, GREENHECK, DANIEL, OR CESCO.

B. CONCEALED DAMPER REGULATOR: WHERE THE DAMPER IS NOT ACCESSIBLE: END BEARING OR MITER GEAR, COUPLING, 3/8" SQUARE ROD, AND REGULATOR FOR OPERATING THE DAMPER SHALL BE PROVIDED. YOUNG MODEL 301 (OR EQUAL) 3/8" CONCEALED LOCKING REGULATOR DESIGNED TO CONTROL DAMPERS FROM THE CEILING LINE. THE 301 REGULATOR IS IMBEDDED IN THE CEILING SO THAT THE UNIT IS FLUSH WITH THE FINISHED SURFACE. IT IS 2-5/8" IN DIAMETER AND 151/16" DEEP. WITH A 3" COVER PLATE WHICH COVERS THE JOINT BETWEEN BOX AND PLASTER. THE COVER PLATE, WHICH SHOULD BE REMOVED BEFORE PLASTERING, IS HELD IN PLACE BY TWO 6-32X5/8" STAINLESS STEEL MACHINE SCREWS THAT ARE EASILY REMOVED FOR DAMPER ADJUSTMENT. THE 301 IS OPERATED BY YOUNG 04 WRENCH, WHICH FITS THE END OF THE 3/8" DAMPER ROD. 3/8" MUST BE USED WITH 3/8" ROD. COVER PLATE TO BE PROVIDED IN PRIMER COATED FINISH. USED EITHER 927 OR 1200 RIGHT ANGLE CONTROLS ON ANY ROUND OR RECTANGULAR SIDE CONTROL DAMPER INCLUDING THE 5020 AND 820 SERIES. MANUFACTURERS ARE: YOUNG, VENFABRICS, METCO, DURO DYNE, OR CAIN.

2.05 TURNING VANES

TURNING VANES SHALL BE FURNISHED AND INSTALLED IN ALL 90-DEGREE TURNS IN SUPPLY, RETURN, MIXED AIR AND FRESH AIR DUCTS, AND ELSEWHERE AS SHOWN ON THE DRAWINGS. MATERIAL OF TURNING VANES SHALL MATCH DUCTWORK. VANES ARE TO BE SINGLE BLADE, OF SIZE, SPACING, GAUGE, AND FABRICATION IN ACCORDANCE WITH SMACNA RECOMMENDATIONS.

2.06 INSULATION

A. THERMAL DUCT INSULATION: INSULATE ALL SUPPLY AND RETURN AIR DUCTS, UNLESS OTHERWISE SPECIFIED WITH KNAUF OR EQUAL, MICROCLITE FIBERGLASS DUCT INSULATION, FOL FACED, 3/4 LB. DENSITY, 1-1/2" THICK INSULATION WRAPPED ENTIRELY AROUND DUCT WITH JOINTS LAPPED AT LEAST 2" AND SECURED WITH 16 GAUGE GALVANIZED WIRE ON 12" CENTERS. INSULATION SHALL COVER ALL SURFACES INCLUDING STANDING SEAMS. THERMAL RESISTIVE VALUE OF DUCT WRAP SHALL BE A MINIMUM OF R-6.

B. RECTANGULAR SUPPLY DUCTS AND RETURN AIR DUCTS LOCATED IN UNCONDITIONED SPACES SHALL BE LINED WITH KNAUF LINAQUOSTIC OR EQUAL, 1 INCH, 1-1/2 LB. THERMAL RESISTIVE VALUE OF DUCT LINER SHALL BE A MINIMUM OF R-6. RECTANGULAR SUPPLY DUCTS AND RETURN AIR DUCTS LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE LINED WITH KNAUF LINAQUOSTIC OR EQUAL, 2 INCH, 1-1/2 LB. THERMAL RESISTIVE VALUE OF DUCT LINER SHALL BE A MINIMUM OF R-12 (R-8 WASHINGTON COUNTY, UTAH ONLY). DENSITY COATED FIBERGLASS DUCT LINER COMPLYING WITH FRICTION CORRECTION FACTOR NOT GREATER THAN 1:1 AT A VELOCITY OF 3000 FPM. APPLY INSULATION TO INSIDE OF DUCTS WITH AN APPROVED FIRE RETARDANT ADHESIVE TO PROVIDE 100% COVERAGE AND A SMOOTH SURFACE. IN DUCTS WITH ONE SIDE MORE THAN 12" SECURE INSULATION WITH MECHANICAL FASTENERS IN ADDITION TO ADHESIVE, SPACED AT 1/4" CENTERS IN BOTH DIRECTIONS. MECHANICAL FASTENERS SHALL BE FLUSH WITH THE LINER SURFACE AND SHALL START WITHIN 2" OF THE LEADING EDGE OF EACH SECTION, AND WITHIN 3" OF THE LEADING EDGE OF ALL CROSS JOINTS OF THE LINER SHALL BE HEAVILY COATED WITH AN APPROVED FIRE RESISTANT ADHESIVE. THE DUCT LINER SHALL BE CUT TO ASSURE SNUG CLOSING CORNER JOINTS. THE BLACK SURFACE OF THE LINER SHALL FACE THE AIR STREAM, TRANSVERSE JOINTS SHALL BE NEATLY BUTTED AND ALL DAMAGED AREAS SHALL BE HEAVILY COATED WITH AN APPROVED ADHESIVE.

C. ALL DUCT INSULATION SHALL HAVE AN NRC RATING OF NOT LESS THAN 0.60 AND A K FACTOR OF NOT MORE THAN 0.27. DUCT DIMENSIONS SHALL BE INCREASED 2 INCHES ON EACH SIDE FROM THOSE SHOWN ON DRAWINGS TO ACCOMMODATE INSULATION.

2.07 THERMOSTATS

A. THERMOSTATS FOR HEAT PUMP UNITS SHALL BE INSTALLED AND WIRED BY THE ATC CONTRACTOR. THE THERMOSTATS SHALL BE PROVIDED BY THE ATC CONTRACTOR. THERMOSTATS SHALL BE LOW VOLTAGE TYPE PROVIDED WITH AUTOMATIC CHANGE OVER FEATURE FOR BOTH HEATING AND COOLING STAGES. SEVEN DAY PROGRAM WITH TWO STARTS AND STOPS PER DAY, AND PROVISIONS FOR DAMPER OPERATIONS. APPROVED MANUFACTURER AND MODEL#: BASYS S2 024 OR EQUIVALENTS.

2.08 ROOF MOUNTED CENTRIFUGAL DOMED EXHAUST FAN

A. ROOF MOUNTED EXHAUST FANS OF THE CAPACITY SHOWN ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED. FANS SHALL BE DRIVEN BY A MOTOR WITH ADJUSTABLE PITCH V-BELT OR BY A DIRECT DRIVEN MOTOR COMPLETE WITH BACKDRIFT DAMPERS AND SPUN ALUMINUM DOMED HOUSING. BLOWER SHALL BE NON-OVERLOADING BACKWARD INCLINED. THE MOTOR AND BEARING SHALL NOT COME INTO CONTACT WITH THE DISCHARGE AIR AND SHALL BE READILY ACCESSIBLE WITHOUT REMOVAL OF FAN OR HOUSING FROM LOCATION. A DISCONNECT SWITCH AND SELF FLASHING PREFABRICATED CURB SHALL BE SUPPLIED WITH THE FAN. FAN SHALL BE COMPLETE WITH INSECT SCREEN. FANS SHALL BE GREENHECK, PENN, COOK, ACME OR SOLER & PALAU.

2.09 EQUAL MATERIALS AND SUBSTITUTIONS

A. IN ADDITION TO MANUFACTURERS SPECIFIED, THE FOLLOWING SHALL ALSO BE CONSIDERED EQUAL. PROVIDED CORRESPONDING MODELS MEET SPECIFIED REQUIREMENTS. EQUIVALENT SUBSTITUTED EQUIPMENT NAME HEREIN SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. SUBMIT ALTERNATE SELECTIONS AT TIME OF BID, LISTING MAJOR EQUIPMENT:

INSULATION:	CERTAINTEED, MANVILLE, FIBERGLAS
AIR FILTERS:	AAF, FARR
DIFFUSERS AND GRILLES:	NAILOR, PRICE, KRUEGER, TITUS, METALAIR
EXHAUST FANS (IN-LINE, ROOFTOP):	COOK, GREENHECK, SOLAR & PALAU, PENN APPROVED EQUAL

- END -

PART 3 - EXECUTION

3.01 DISCREPANCIES

- A. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE OWNER.
- B. DO NOT PROCEED WITH INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

3.02 EQUIPMENT IDENTIFICATION

- A. ALL MAJOR EQUIPMENT SHALL BEAR FIRMLY ATTACHED METAL NAMEPLATES WHICH STATE NAME OF MANUFACTURER, MODEL NUMBER AND ELECTRICAL DATA.

3.03 INITIAL LUBRICATION, ADJUSTING, AND FILLING SYSTEMS

- A. BEFORE OPERATING ANY MECHANICAL SYSTEMS, EQUIPMENT BEARINGS SHALL BE LUBRICATED AND BOLTS, PULLEYS, AND OTHER MOVING PARTS CHECKED FOR ALIGNMENT AND TOLERANCES IN ACCORDANCE WITH MANUFACTURER'S OPERATING INSTRUCTIONS. VIBRATIONS AND NOISE SHALL BE SUPPRESSED.

3.04 CLEANING OF EQUIPMENT, MATERIALS AND PREMISES

- A. BE PAINTED SMOOTH AND CLEAN, READY FOR PAINTERS. CLEAN ENTIRE PREMISES OF UNUSED MATERIALS, RUBBISH, DEBRIS, GREASE SPOTS AND DIRT LEFT BY SUBCONTRACTOR.

3.05 EQUIPMENT AND MATERIAL

- A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

3.06 ACCESSIBILITY

- A. INSTALL WORK READILY ACCESSIBLE FOR NORMAL OPERATION, READING OF INSTRUMENTS, ADJUSTMENT, SERVICE, INSPECTION AND REPAIR, PROVIDE ACCESS PANELS WHERE INDICATED AND REQUIRED. ACCESS PANELS SHALL BE THE RESPONSIBILITY OF RESPECTIVE SUBCONTRACTORS.

3.07 SYSTEM BALANCING

- A. BALANCING WORK INCLUDED:

1. COMPLETE TESTING AND BALANCING OF THE HVAC SYSTEM AS HEREIN SPECIFIED.
- B. VERIFICATION OF CONDITIONS: PRIOR TO TESTING AND BALANCING, INSPECT EQUIPMENT AND MATERIALS AND ARRANGE WITH CONTRACTOR FOR SATISFACTORY CORRECTION OF ALL DEFECTS IN WORKMANSHIP AND/OR MATERIAL THAT COULD AFFECT THE WORK SPECIFIED HEREIN.
- C. PROTECTION: AS SPECIFIED HEREIN.
- D. SYSTEM OPERATION: CONTRACTOR SHALL PUT ALL PARTS OF SYSTEMS IN FULL OPERATION AND SHALL CONTINUE THE OPERATION OF SAME DURING EACH WORKING DAY OF TESTING AND BALANCING.
- E. TEST DATA: SUBMIT COPY OF TEST AND BALANCE REPORT TO THE ENGINEER FOR REVIEW UPON COMPLETION OF WORK UNDER THIS SECTION.
- F. TEST AND BALANCE CONTRACTOR SHALL CERTIFY IN WRITING THAT SYSTEM HAS BEEN ADJUSTED AND BALANCED AND DESIGN CONDITIONS HAVE BEEN ATTAINED IN ALL AREAS OF THE BUILDING.
- G. INSTRUMENTS: INSTRUMENTS USED BY CONTRACTOR SHALL BE ACCURATELY CALIBRATED AND MAINTAINED IN GOOD WORKING ORDER.
- H. AIR DISTRIBUTION TESTING AND BALANCING:

1. TEST AND RECORD MOTOR FULL LOAD AMPERES AND RPM.

2. TEST AND RECORD SYSTEM STATIC PRESSURES, SUCTION AND DISCHARGE.

3. ADJUST ALL SUPPLY AND RETURN AIR DUCTS TO PROPER DESIGN CFM.

4. IN COOPERATION WITH THE CONTROL MANUFACTURER'S REPRESENTATIVE, THE SETTING ADJUSTMENT OF AUTOMATICALLY OPERATED CONTROLS TO OPERATE AS SPECIFIED, INDICATED AND/OR NOTED.
- I. WITNESS: NOTIFY ARCHITECT TWO WEEKS PRIOR TO TESTING AND BALANCING OF ALL MAJOR EQUIPMENT IN ORDER TO ARRANGE THAT ENGINEER, ARCHITECT OR OWNER'S REPRESENTATIVE WILL WITNESS THE TESTS.

3.08 OPERATION

- A. PLACE SYSTEM IN OPERATION AND REGULATE AND ADJUST TO ENGINEER'S SATISFACTION. SYSTEMS SHALL OPERATE QUIETLY AND WITHOUT VIBRATION OR NOISE.

3.09 CERTIFICATION

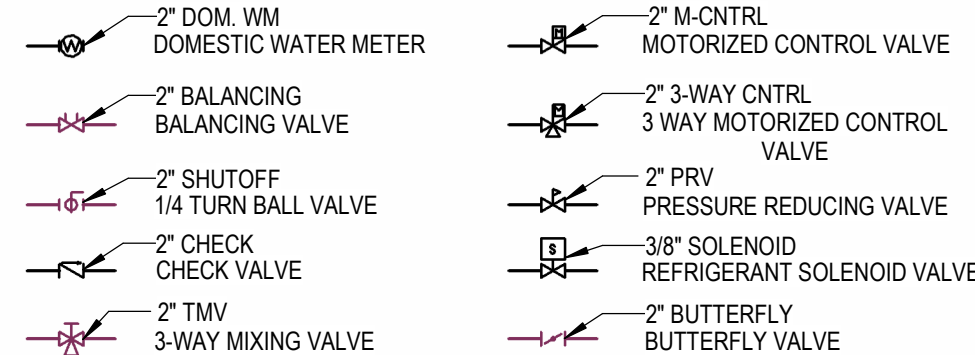
- A. UPON COMPLETION, THE CONTRACTOR SHALL INSPECT WORK OF THIS SECTION AND DELIVER TO OWNER A WRITTEN CERTIFICATION THAT INSTALLED MATERIALS AND WORKMANSHIP CONFORM TO SPECIFICATIONS.

3.10 SEISMIC & VIBRATION ISOLATION

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A SUBMITTAL FOR SEISMIC AND VIBRATION ISOLATION. STAMPED DRAWINGS AND DETAILS TO BE PROVIDED BY A LICENSED ENGINEER IN THE STATE OF UTAH. APPROVED ARE AMBER-BOOTH, MASON INDUSTRIES, VIBRO ACCOUSTICS, KINETICS NOISE CONTROL, INC., VIBRATION MOUNTING AND CONTROLS, INC. AND INTERNATIONAL SEISMIC APPLICATION TECHNOLOGY.

- END -





TYPE (SEE SCHEDULE)

FLOOR DRAIN	4" FD-1	AREA DRAIN	4" AD-6
FLOOR DRAIN	4" FD-1P	DECK DRAIN	4" DD-29
FLOOR SINK	4" FS-4	FLOW CONTROL DRAIN	4" RD-12
HUB DRAIN	4" FD-13	ROOF DRAIN	4" RD-15
8 WFU		COMBINATION DRAINS	6" RD-1

ROOF AREA SERV'D BY DRAIN 4000 SF

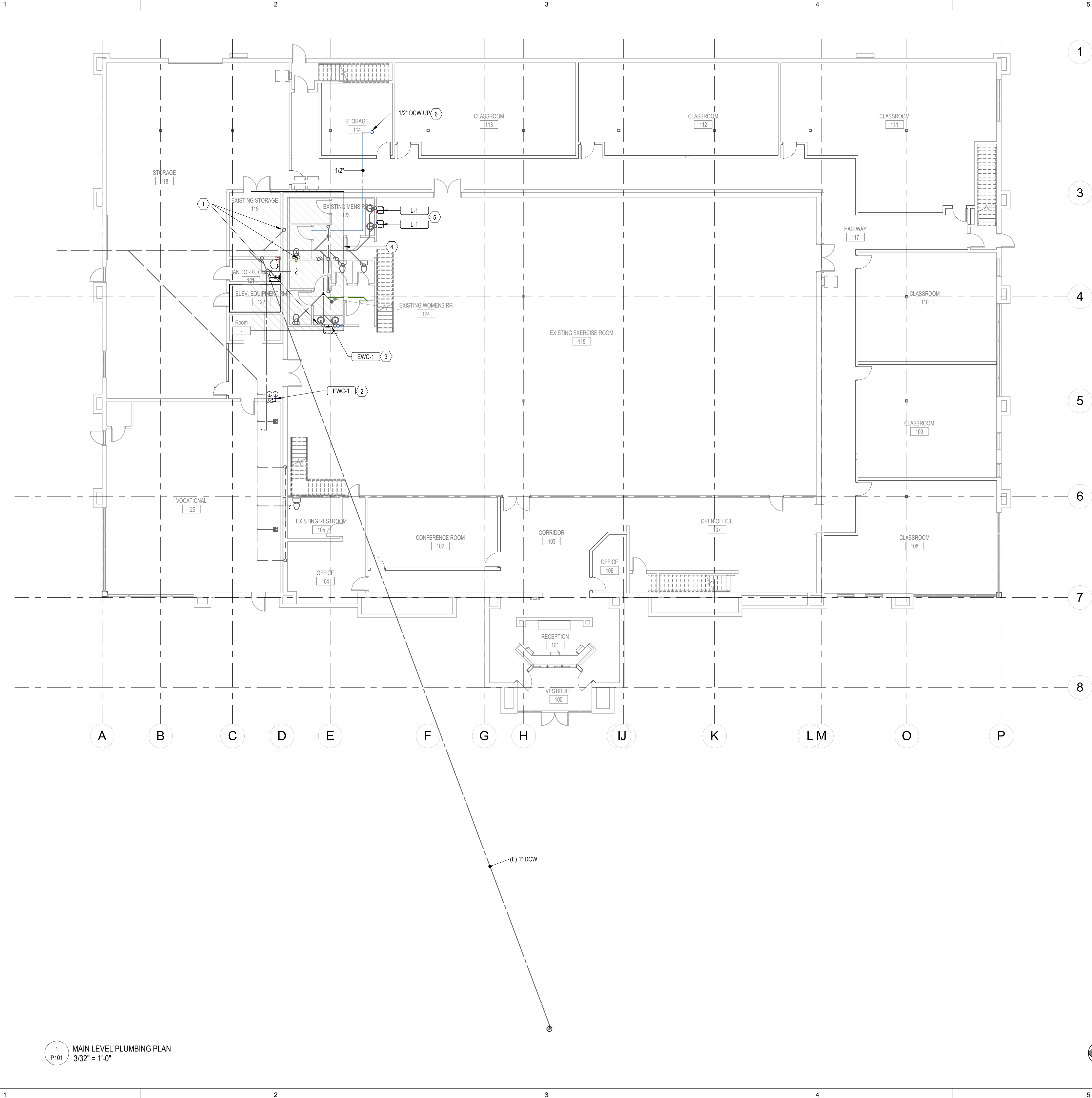
P000	PLUMBING TITLE SHEET
P101	MAIN LEVEL PLUMBING PLAN
P102	UPPER LEVEL PLUMBING PLAN
P401	PLUMBING ENLARGED VIEWS
P501	PLUMBING DETAILS
P601	PLUMBING SCHEDULES
P701	PLUMBING SPECIFICATIONS
P702	PLUMBING SPECIFICATIONS

- THE PROJECT GENERAL NOTES APPLY TO ALL DISCIPLINES.
2. REMOVE ALL UNUSED PIPING, DUCTWORK, EQUIPMENT, AND ACCESSORIES.
 3. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS FOR PLUMBING AND MECHANICAL SYSTEMS WITHIN THE TENANT SPACE AND WITHIN CLOSE PROXIMITY TO THE TENANT SPACE. THE CONTRACTOR WILL FIELD VERIFY AS MUCH AS IS REASONABLE BEFORE THE FINAL BID. AFTER THE FINAL BID THE CONTRACTOR WILL NOTIFY THE OWNER, ARCHITECT, AND MECHANICAL DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF EXISTING CONDITIONS THAT MAY AFFECT THE DESIGN.
 4. THE MECHANICAL CONTRACTOR SHALL PERFORM SERVICE AND REPAIR ON THE EXISTING EQUIPMENT AND ITS ACCESSORIES AS FOLLOWS: CLEAN ALL COILS, REPLACE THE FILTERS AND BELTS, INSPECT, REPAIR, OR REPLACE THE ECONOMIZERS, DRIVERS AND FAN BEARINGS, MOTORS, CONTROL COMPONENTS, VALVES, AND ANY OTHER ITEM NECESSARY FOR A COMPLETE AND PROPER OPERATING SYSTEM. THIS CONTRACTOR SHALL ALSO VISIT THE SITE, PRIOR TO FINAL BIDDING, AND VERIFY ALL EXISTING SITE CONDITIONS. PROVIDE ALL MATERIAL AND COMPONENTS AS NEEDED TO BRING THE UNITS TO FULL COMPLIANCE OF THE LANDLORD'S CRITERIA AND LOCAL AUTHORITY HAVING JURISDICTION.
 5. WHERE FLOOR DRAINS OCCUR WITH THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DEBRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK. UNSAID DRAINS AT COMPLETION OF CONSTRUCTION.
 6. COORDINATE INSTALLATION OF PIPING, DUCTWORK, CONDUIT, LIGHTS, CABLE TRAY, STRUCTURE, EQUIPMENT, CEILINGS, ARCHITECTURAL COMPONENTS, AND ANYTHING ELSE PERTAINING TO THE PROJECT TO PREVENT CONFLICTS.
 7. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS BOTH EXISTING AND THOSE ILLUSTRATED BY THESE DOCUMENTS AND THOSE OF OTHER DISCIPLINES, INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, CIVIL, ELECTRICAL, VENTILATION, PLUMBING, AND OTHER SYSTEMS INVOLVED ON THIS PROJECT.
 8. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, AND INTERNATIONAL PLUMBING CODE.
 9. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
 10. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOF.
 11. COORDINATE INSTALLATION OF DUCTWORK, PIPING AND MECHANICAL EQUIPMENT WITH NEC CLEARANCES INCLUDING THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. NO PIPING OR DUCTWORK TO RUN OVER ELECTRICAL PANELS, VFD'S OR MCC'S. PROTECT EQUIPMENT WITH A 42" DEEP ZONE IN FRONT OF PANELS, VFD'S AND MCC'S. PROVIDE PANS IF REQUIRED UNDER PIPING.
 12. FIRE SEAL AROUND DUCT AND PIPING PENETRATIONS OF FIRE RATED WALLS. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CAULKING AND SEALING ALL PENETRATIONS IN FIRE AND SMOKE RATED PARTITIONS TO MAINTAIN RATINGS. REFER TO SPECIFICATION.
 13. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
 14. TRANSITION PIPING AND DUCTWORK SIZES TO MATCH THE SIZE OF EQUIPMENT CONNECTION.
 15. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
 16. ALL PIPE AND DUCT SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
 17. FOR DETAILS, EQUIPMENT CONNECTIONS, AND PIPE SIZES NOT SHOWN ON THE SEGMENTS, REFER TO DETAILS, SCHEDULES, AND SPECIFICATIONS.
 18. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF WORKSMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
 19. MECHANICAL CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT IS PROVIDED AND INSTALLED WITH CLEARANCES PER MANUFACTURERS RECOMMENDATIONS. THE CONTRACTOR SHALL MAINTAIN PROPER SERVICE SPACE FOR COIL PULLS, BAS DEVICES, MAINTENANCE ACCESS, ETC.
 20. INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
 21. LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT, AS INDICATED ON THE DRAWING, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD, INCLUDING, BUT NOT LIMITED TO, OFFSETS AND TRANSITIONS. NEW DUCTWORK, PIPING AND EQUIPMENT SHALL BE COORDINATED WITH STRUCTURE, LIGHTS, REFLECTED CEILING PLANS, CABLE TRAY, ELECTRICAL, CONDUIT, PLUMBING, MECHANICAL AND FIRE PROTECTION PIPING, MEDICAL GASES, ALL OTHER TRADES AND ALL OTHER EXISTING CONDITIONS TO AVOID INTERFERENCE IN THE FIELD.
 22. THE CONTRACTOR SHALL INFORM THE DESIGNER OF ANY PROPOSED DEVIATIONS FROM THE CONTRACT DOCUMENTS.
 23. IF CONTRACTOR ENCOUNTERS MATERIAL, WHICH MAY CONTAIN ASBESTOS, IMMEDIATELY STOP WORK IN THIS AREA AND NOTIFY THE OWNER.
 24. DETAILS REFERENCE ALL SHEETS.
 25. INSTALL ALL PIPING AND DUCTWORK WITHOUT FORCING OR SPRINGING.
 26. ROUTE DOMESTIC WATER, FIRE PROTECTION, SANITARY WASTE, ROOF DRAIN, CAMPUS CHILLED OR HOT WATER, AND ANY OTHER UTILITY SERVICES TO SITE UTILITIES 5'-0" FROM BUILDING UNLESS NOTED OTHERWISE. REFER TO CIVIL PLANS.
 27. LOCATE VALVING, ACCESSORIES, AND EQUIPMENT IN ACCESSIBLE LOCATIONS, WHERE LOCATED ABOVE HANG CEILING PROVIDE AN ACCESS DOOR IN CEILING. MINIMUM ACCESS DOOR SIZE OF 24" X 24". COORDINATE EXACT LOCATION AND STYLE WITH ARCHITECT. EQUIPMENT SHALL BE LOCATED IN THE CEILING CAVITY SO IT CAN BE SAFELY SERVICED FROM SOMEONE STAND ON A LADDER PLACED BELOW THE CEILING ACCESS.
 28. WHERE VALVING, ACCESSORIES, OR EQUIPMENT IS LOCATED IN A WALL, PROVIDE AN APPROPRIATELY SIZED ACCESS DOOR. COORDINATE ACCESS DOOR SIZE, LOCATION, AND STYLE WITH ARCHITECT.
 29. CONTRACTOR TO PROVIDE VALVE IDENTIFICATION AND LOCATION ON ALL CEILING TILES WHERE VALVES ARE LOCATED.
 30. CONTRACTOR TO PROVIDE DELEGATED DESIGN OF SEISMIC BRACING AS A DEFERRED SUBMITTAL. SEE SPECIFICATION 23 0549 - VIBRATION AND SEISMIC CONTROLS FOR HVAC.

* NOTE *

ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET. THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

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KEYNOTES

- 1 EXISTING SEWER STACK TO THE UPPER LEVEL. CONTRACTOR TO FIELD VERIFY THE EXISTING STACK LOCATION AND SIZE FOR CONNECTION TO NEW FIXTURES. MAKE CONNECTIONS TO THE EXISTING SEWER LINES ABOVE THE CEILING AS NECESSARY. TYPICAL.
- 2 REPLACE THE EXISTING SINGLE STATION DRINKING FOUNTAIN WITH A BI-LEVEL WATER COOLER WITH A BOTTLE FILLER. INSTALL IN THE SAME LOCATION AND CONNECT TO THE EXISTING PLUMBING AS NECESSARY.
- 3 PROVIDE AND INSTALL A NEW DUAL STATION WATER COOLER WITH BOTTLE FILL. CONNECT WASTE AND WATER PIPING TO THE EXISTING PIPING FROM THE LAVATORY IN THE WALL. CONTRACTOR TO FIELD VERIFY AND MAKE CONNECTIONS AS NECESSARY.
- 4 REFER TO ENLARGED PLANS FOR PIPING TO UPPER LEVEL RESTROOMS, TYPICAL.
- 5 NEW LAVATORIES. CONNECT TO THE EXISTING WASTE AND DOMESTIC WATER SUPPLIES TO THE LAVATORIES ON THE OTHER SIDE OF THE WALL. CONTRACTOR TO FIELD VERIFY THE EXISTING PLUMBING IN THE WALL AND MAKE FINAL CONNECTIONS AS NECESSARY.
- 6 1/2" DCW LINE UP TO NEW ELECTRIC WATER COOLER. SEE SHEET P102 FOR CONTINUATION OF PIPING.

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737

100% CDs - 1/31/2025



DATE REVISION

PROJECT NUMBER 240771

MAIN LEVEL
PLUMBING
PLAN

P101

FFKR ARCHITECTS

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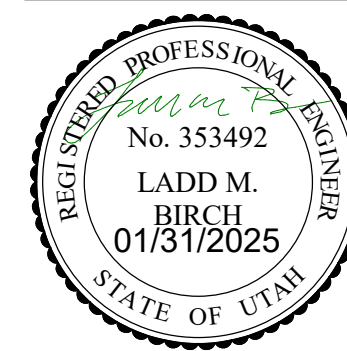
1 P102 UPPER LEVEL PLUMBING PLAN
3/32" = 1'-0"

KEYNOTES

- 1 CONNECT A NEW 2" WASTE LINE TO THE EXISTING WASTE STACK TO THE LAVATORY. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND MAKE FINAL CONNECTIONS AS NECESSARY.
- 2 CONNECT A NEW 1-1/2" VENT LINE TO THE EXISTING VENT LINE ABOVE THE CEILING IN THE APPROXIMATE LOCATION. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE AND MAKE FINAL CONNECTIONS AS NECESSARY.

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737

100% CDs - 1/31/2025



△ DATE REVISION

PROJECT NUMBER 240771

UPPER
LEVEL
PLUMBING
PLAN

P102

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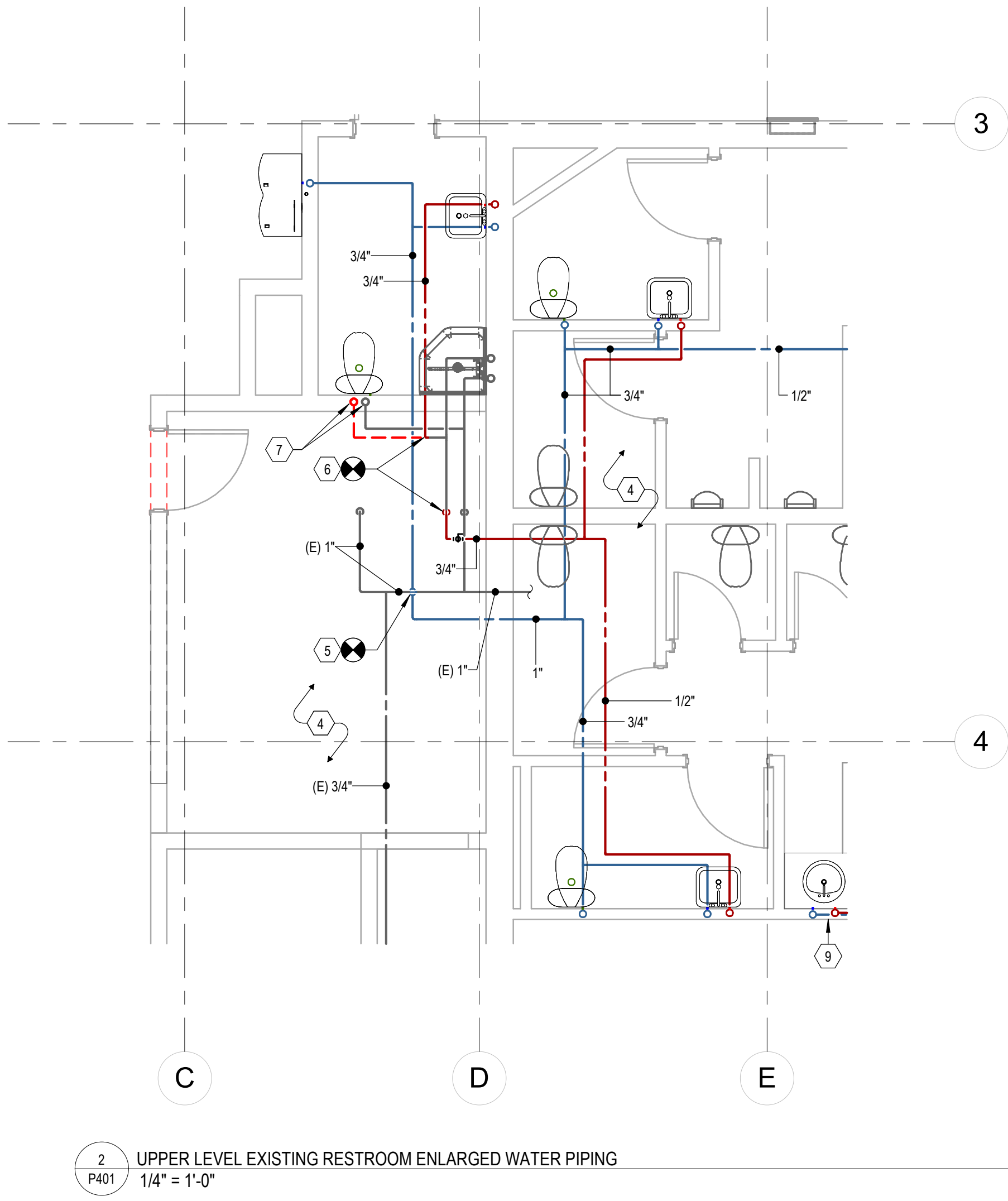
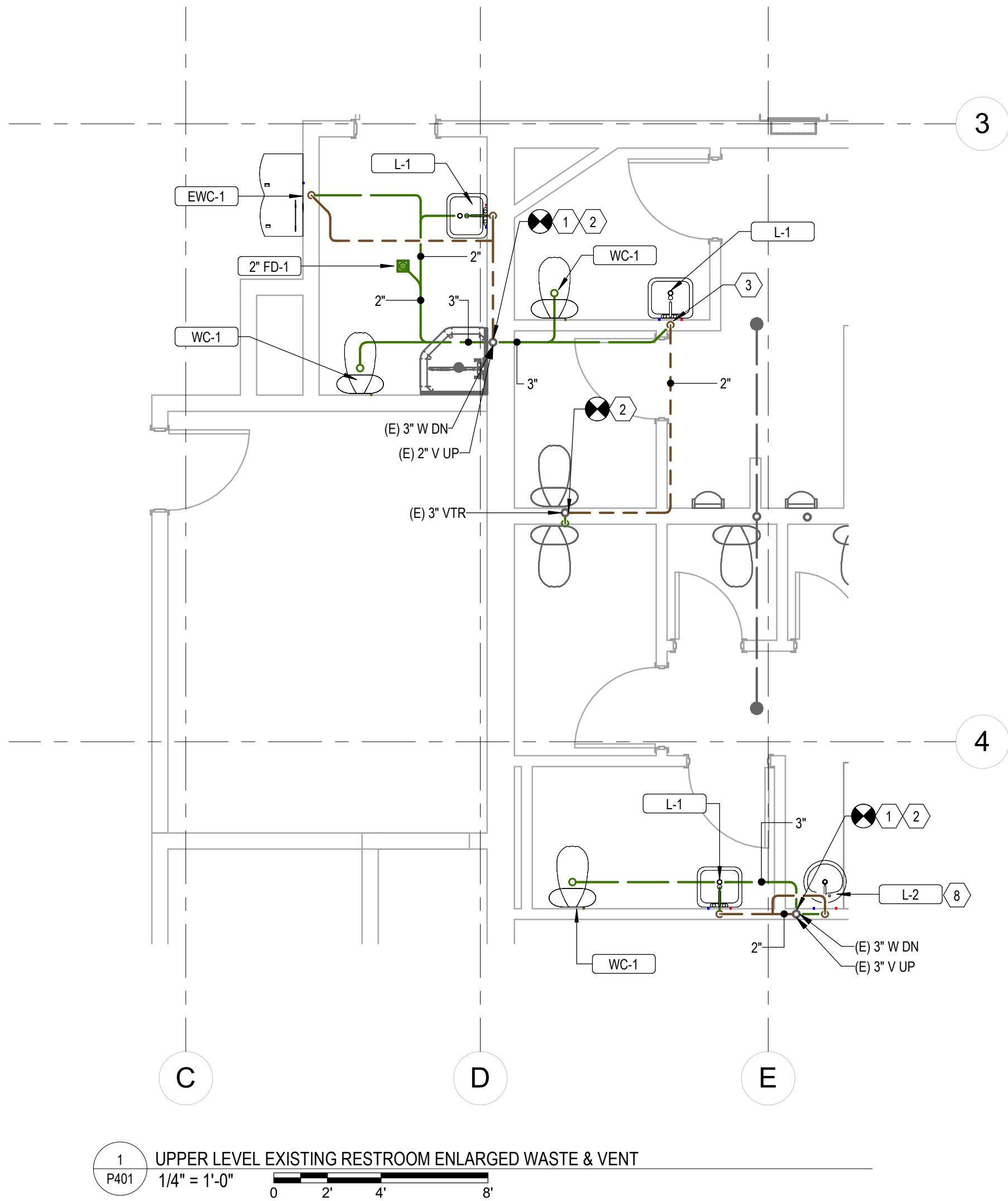
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2

3

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5



- KEYNOTES**
- 1 CONNECT A NEW 3" WASTE LINE TO THE EXISTING 3" WASTE RISER IN THE APPROXIMATE LOCATION. CONTRACTOR TO FIELD VERIFY THE EXACT SEWER RISER (NOTED FROM EXISTING PLANS), OFFSET PIPING AS NECESSARY, AND MAKE FINAL CONNECTION TO THE WASTE STACK AS NEEDED.
 - 2 CONNECT A NEW 2" VENT LINE TO THE VENT RISER PRIOR TO RISING UP THRU THE ROOF. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND MAKE CONNECTION AS NECESSARY.
 - 3 PROVIDE WASTE RISER IN THE WALL WITH A CLEANOUT PRIOR TO DROPPING BELOW THE FLOOR. INSTALL IN AN ACCESSIBLE LOCATION AND PROVIDE WITH A SECURE ACCESS COVER, TYPICAL.
 - 4 UNLESS NOTED OTHERWISE, DOMESTIC WATER PIPING TO BE INSTALLED IN THE CEILING SPACE OF THE FLOOR BELOW. RISE UP IN THE UPPER LEVEL WALLS AND CONNECT TO THE NEW FIXTURES, TYPICAL.
 - 5 CONNECT A NEW 1" DOW LINE TO THE EXISTING 1" DOW MAIN IN THE APPROXIMATE LOCATION. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND SIZE AND MAKE FINAL CONNECTIONS AS NECESSARY.
 - 6 CONNECT A NEW 3/4" DHW LINE TO THE EXISTING HOT WATER SERVICE AT THE WATER HEATER. INSTALL 3/4" DHW LINES IN THE LOWER LEVEL CEILING SPACE TO THE NEW FIXTURES. COORDINATE PIPING WITH EXISTING STRUCTURE AND ALL OTHER TRADES, TYPICAL.
 - 7 DEMO AND REMOVE THE EXISTING WASHER BOX AND HOT WATER PIPING BACK TO NEW CONNECTION POINT. CONNECT EXISTING 1/2" WASHER BOX LINE TO THE NEW TOILET IN THE SAME LOCATION. FIELD VERIFY.
 - 8 PROVIDE AND INSTALL A NEW LAVATORY IN THE EXISTING COUNTERTOP IN THE APPROXIMATE LOCATION. SEE ARCHITECTURAL PLANS. INSTALL A NEW 2" WASTE LINE OVER AND CONNECT TO THE EXISTING 3" WASTE STACK. RISE A 1-1/2" VENT LINE TO ABOVE THE CEILING AND CONNECT TO VENT SERVICE PRIOR TO RISING THRU THE ROOF.
 - 9 EXTEND 1/2" DOW AND DHW LINES FROM THE EXISTING LAVATORY TO THE NEW LAVATORY IN THE APPROXIMATE LOCATION. SEE ARCHITECTURAL PLANS. PROVIDE WITH ANGLE STOPS AND FLEXIBLE SUPPLIES TO THE FAUCET CONNECTION.

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737
100% CDs - 1/31/2025



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PROJECT NUMBER 240771

PLUMBING
ENLARGED
VIEWS

P401

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UL SYSTEM NO. W-L-2186
PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY
F-RATING = 1 AND 2-HR.
T-RATING = 1/2 AND 1-HR.
L-RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L-RATING AT 400°F = 2 CFM/SQ. FT.

FRONT VIEW SECTION A-A

1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN) WOOD STUDS TO CONSIST OF 2" x 4" LUMBER. STEEL STUDS TO BE MIN. 2-1/2" WIDE.
3. (OPTIONAL) MAXIMUM 3" NOMINAL DIAMETER STEEL PIPE SLEEVE (SCHEDULE 40 OR LIGHTER).
4. MAXIMUM 1" NOMINAL DIAMETER SDR 9 CROSS-LINKED POLYETHYLENE (PEX) TUBING (CLOSED PIPING SYSTEM).
5. HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT :
A. MINIMUM 5/8" DEPTH, FOR A 1-HR. FIRE-RATING.
B. MINIMUM 1-1/4" DEPTH, FOR A 2-HR. FIRE-RATING.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 1/2", MAXIMUM 1-3/8".
3. WHEN A STEEL SLEEVE IS PROVIDED FOR ASSEMBLIES WITH L-RATINGS, APPLY HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT AROUND PERIPHERY OF OPENING TO COVER EXPOSED ENDS OF SLEEVE AND TO LAP MINIMUM 1/4" ONTO GYPSUM BOARD ON EACH SIDE OF WALL.

HILTI FIRESTOP SYSTEMS HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 Sheet 1 of 1 Scale 7/32" = 1" Date July 25, 2008 Drawing No. WL 2186c

Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2406
PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY
F-RATING = 1 AND 2-HR.
T-RATING = 0, 1/2 AND 3/4-HR.
L-RATING AT AMBIENT = 1.2 CFM/SQ. FT.
L-RATING AT 400°F = LESS THAN 1 CFM/SQ. FT.

FRONT VIEW SECTION A-A

1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN) WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 3-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
A. MAXIMUM 6" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
B. MAXIMUM 4" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR OR SOLID CORE).
C. MAXIMUM 6" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM).
4. HILTI CP 648S FIRESTOP WRAP STRIP WRAPPED CONTINUOUSLY AROUND CIRCUMFERENCE OF PIPE AND SECURED IN PLACE WITH INTEGRATED FASTENING TAPE, SUCH THAT THE WRAP STRIP PROTRUDES 1/8" FROM WALL SURFACE.
5. MINIMUM 1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT (OPTIONAL IN 1-HR. WALLS ON PIPES 4" OR SMALLER).
6. MINIMUM 1/4" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT AT WRAP STRIP/GYPSUM WALL INTERFACE (OPTIONAL IN 1-HR. WALLS ON PIPES 4" OR SMALLER).

NOTES : 1. CLOSED OR VENTED PIPING SYSTEM (PVC, ABS = SCHEDULE 40; CPVC = SDR 13.5).
2. L-RATINGS ONLY APPLY WHEN HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT IS USED.

HILTI FIRESTOP SYSTEMS HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 Sheet 1 of 2 Scale 5/32" = 1" Date Oct. 13, 2005 Drawing No. WL 2406b

Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-5244
INSULATED METAL PIPE THROUGH 2-HR. GYPSUM SHAFT WALL ASSEMBLY
F-RATING = 2-HR.
T-RATING = 0 AND 3/4-HR.

FRONT VIEW SECTION A-A

1. GYPSUM SHAFT WALL ASSEMBLY (UL CLASSIFIED U400 OR V400 SERIES) (2-HR. FIRE-RATING).
2. "C-T" OR "C-H" SHAPED STEEL STUDS (MIN. 2-1/2" WIDE x 1-1/2" DEEP, MIN. 29 GA.) SPACED MAX. 24" C/C.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
A. MAXIMUM 2" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 5 OR HEAVIER).
B. MAXIMUM 2" NOMINAL DIAMETER CAST OR DUCTILE IRON PIPE.
C. MAXIMUM 2" NOMINAL DIAMETER COPPER PIPE OR TUBING.
4. MAXIMUM 2" THICK GLASS-FIBER PIPE INSULATION.
5. MAXIMUM 7-1/2" DIAMETER SHEET METAL SLEEVE (MIN. 20 GA.) HAVING A MINIMUM 1" OVERLAP ALONG LONGITUDINAL SEAM.
6. HILTI CP 648E WRAP STRIP (NOMINAL 3/16" THICK x 1-3/4" WIDE) CONTINUOUSLY WRAPPED AROUND THE PIPE INSULATION, COVERING ONE TIME, AND HELD IN PLACE WITH TAPE. WRAP STRIP TO BE RECESSED APPROXIMATELY 3/4" FROM FINISHED SURFACE OF WALL.
7. MINIMUM 3-1/4" THICKNESS MINERAL WOOL (MIN. 4 PCF DENSITY) TIGHTLY PACKED, RECESSED ON ONE SIDE OF WALL TO ACCOMMODATE FIRESTOP SEALANT.
8. MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 7-1/2".
2. ANNULAR SPACE = MINIMUM 3/16", MAXIMUM 13/64".
3. THIS SYSTEM WAS DESIGNED AND TESTED FOR APPLICATIONS IN WHICH THERE IS LIMITED OR NO ACCESS AVAILABLE ON ONE SIDE OF THE WALL.

HILTI FIRESTOP SYSTEMS HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 Sheet 1 of 1 Scale 1/8" = 1" Date JUNE 01, 2005 Drawing No. WL 5244a

Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2406
PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY
F-RATING = 1 AND 2-HR.
T-RATING = 0, 1/2 AND 3/4-HR.
L-RATING AT AMBIENT = 1.2 CFM/SQ. FT.
L-RATING AT 400°F = LESS THAN 1 CFM/SQ. FT.

1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN) WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 3-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
A. MAXIMUM 6" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
B. MAXIMUM 4" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR OR SOLID CORE).
C. MAXIMUM 6" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM).
4. HILTI CP 648S FIRESTOP WRAP STRIP WRAPPED CONTINUOUSLY AROUND CIRCUMFERENCE OF PIPE AND SECURED IN PLACE WITH INTEGRATED FASTENING TAPE, SUCH THAT THE WRAP STRIP PROTRUDES 1/8" FROM WALL SURFACE.
5. MINIMUM 1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT (OPTIONAL IN 1-HR. WALLS ON PIPES 4" OR SMALLER).
6. MINIMUM 1/4" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT AT WRAP STRIP/GYPSUM WALL INTERFACE (OPTIONAL IN 1-HR. WALLS ON PIPES 4" OR SMALLER).

NOMINAL PIPE DIAMETER	TYPE OF PIPE	PRODUCT DESCRIPTION	MAXIMUM DIAMETER OF OPENING	ANNULAR SPACE	
				MINIMUM	MAXIMUM
1-1/2"	ALL	CP 648S - 1.5"	2-3/8"	3/16"	5/16"
2"	ALL	CP 648S - 2"	3"	3/16"	5/16"
3"	ALL	CP 648S - 3"	4"	3/16"	5/16"
4"	ALL	CP 648S - 4"	5-3/8"	3/8"	1/2"
6"	PVC AND CPVC	CP 648S - 6"	8"	9/16"	13/16"

NOTES : 1. CLOSED OR VENTED PIPING SYSTEM (PVC, ABS = SCHEDULE 40; CPVC = SDR 13.5).
2. L-RATINGS ONLY APPLY WHEN HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT IS USED.

HILTI FIRESTOP SYSTEMS HILTI, Inc. Tulsa, Oklahoma USA (918) 252-6000 Sheet 2 of 2 Scale - Date Oct. 13, 2005 Drawing No. WL 2406b

Saving Lives through Innovation and Education

1 WALL CLEANOUT NOT TO SCALE

2 FLOOR DRAIN WITH TRAP GUARD NOT TO SCALE

3 BRANCH WATER LINE TABLE NOT TO SCALE

BRANCH WATER LINE TABLE

FIXTURE	FIXTURE UNITS	QUANTITY OF FIXTURES SERVED BY					
		1/2"	3/4"	1"	1-1/4"	1-1/2"	2"
WATER CLOSET (FLUSH VALVE)	10	-	-	1	3	5	15
WATER CLOSET (TANK TYPE)	3	1	2	4	10	-	-
URINAL	5	-	1	2	6	10	30
LAVATORY	2	1	3	6	15	25	-
SERVICE SINK	4	1	3	6	-	-	-
QUANTITY OF FIXTURE UNITS SERVED BY	-	3	6	12	30	50	150

NOTES:
1. WHERE PIPING IS SIZED ON DRAWINGS, IT SHALL BE FOLLOWED. OTHERWISE, INSTALL ACCORDING TO TABLE. WHERE FIXTURES ON A BRANCH ARE MIXED, TAKE THE SUM OF FIXTURE UNITS TO DETERMINE SIZING. THE BRANCHES SHALL BE REDUCED AS THE LOAD IS TAKEN OFF. MINIMUM SIZE TO ONE (1) FIXTURE SHALL BE 1/2".

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737
100% CDs - 1/31/2025



DATE REVISION

PROJECT NUMBER 240771

PLUMBING DETAILS

P501

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

PLUMBING FIXTURE SCHEDULE						
SYMBOL	FIXTURE	CW (IN)	HW (IN)	W (IN)	V (IN)	REMARKS
EW-1	ELECTRIC WATER COOLER/ BOTTLE FILLING STATION	1/2	--	1-1/2	1-1/2	ELECTRIC WATER COOLER/BOTTLE FILLING STATION: ELKAY LZSTL8WSLP DUAL STATION, HI-LO ADA FILTERED COOLER WITH BOTTLE FILLING STATION ON THE ADA UNIT, WALL MOUNTED, BARRIER FREE, WITH FLEXIBLE BUBBLER GUARD, STAINLESS STEEL BOWL AND CONTROL BUTTONS ON FRONT AND SIDES, WITH P-TRAP AND C.P. SUPPLY AND STOP. COMPRESSOR TO BE 115/60/1, 5 FLA, 370 WATTS, WITH CAPACITY TO DELIVER AT LEAST 8.0 GPH OF 50°F WATER. EQUIPPED WITH ELECTRIC CORDS AND THREE-PRONG MOLDED RUBBER PLUGS FOR USE WITH 15-AMP MINIMUM DUAL RECEPTACLE. BOTTLE FILLING UNIT SHALL INCLUDE AN ELECTRONIC SENSOR FOR NO-TOUCH ACTIVATION WITH AUTOMATIC 30-SECOND SHUT-OFF TIMER.1-1/2" CAST BRASS CHROME-PLATED P-TRAPS. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS. COOLERS SHALL BE ELKAY, OASIS OR HAWS.
FD-1	FLOOR DRAIN	--	--	2	1-1/2	FLOOR DRAIN: SMITH #2005-A WITH 5" DIAMETER NICKEL BRONZE STRAINER WITH 2" #7221 CAST IRON DEEP SEAL P-TRAP. DRAINS SHALL BE SMITH, ZURN, WATTS, WADE OR MIFAB. FLOOR DRAINS SHALL BE FURNISHED WITH CLAMPING COLLARSWHERE A WATERPROOF MEMBRANE IS PROVIDED. MEMBRANES WILL BE REQUIRED FOR ALL DRAINS INSTALLED ABOVE GRADE. PROVIDE WITH TRAP GUARD PART-TG22 2" INSERT TO FIT INSIDE THE STRAINER TAILPIECE. PROVIDE APPROPRIATE TRAP GUARD FOR SPECIFIC APPROVED MANUFACTURER'S DRAIN.
L-1	LAVATORY	1/2	1/2	2	1-1/2	LAVATORY (WALL HUNG) (ADA): KOHLER K-2005 "KINGSTON" VITREOUS CHINA, 21" X 18" FOR CONCEALED ARMS, MOEN CHATEAU FAUCET MODEL L4621, METAL CONSTRUCTION, CHROME FINISH, PIVOT ACTION LEVER HANDLE WITH AERATOR, 1-1/4" C.P. CAST BRASS "P-TRAP" EBC: TB-125Z & EBC: LA-16-K C.P. FLEXIBLE SUPPLIES WITH STOPS, WITH #700 SMITH CONCEALED ARM SUPPORT, HEIGHT SET BY ARCHITECT, SYMMONS 8-210-CK THERMOSTATIC MIXING VALVE WITH INTEGRAL CHECK VALVES, STRAINERS AND 3/8" COMPRESSION FITTINGS. COVER ALL EXPOSED PIPING WITH LIGHT GRAY "HANDI-LAV GUARD" PROTECTOR TO MEET ADA REQUIREMENTS.
L-2	LAVATORY	1/2	1/2	2	1-1/2	LAVATORY (COUNTER MOUNTED OVAL, ADA): KOHLER K-2196 "PENNINGTON", 20"X17", OVAL LAVATORY, SELF RIMMING; MOEN CHATEAU FAUCET MODEL L4621, METAL CONSTRUCTION, CHROME FINISH, PIVOT ACTION LEVER HANDLE WITH AERATOR, POP UP DRAIN, ANGLE SUPPLIES, P-TRAP, FLEXIBLE SUPPLIES WITH STOPS. SYMMONS 8-210-CK THERMOSTATIC MIXING VALVE WITH INTEGRAL CHECK VALVES, STRAINERS AND 3/8" COMPRESSION FITTINGS. COVER ALL EXPOSED PIPING WITH LIGHT GRAY "HANDI-LAV GUARD" PROTECTOR TO MEET ADA REQUIREMENTS.
WC-1	WATER CLOSET	1/2	--	3	2	WATER CLOSET (ADA, FLOOR, TANK TYPE): KOHLER K-3979-0 HIGHLINE, VITREOUS CHINA, 1.6 GPF, CLASS FIVE FLUSHING SYSTEM, WITH K4670-C-0 OPEN FRONT SEAT, STAINLESS STEEL HINGE POSTS WITH CHECK, BRASSCRAFT C.P. SUPPLY PIPE WITH STOP. WATER CLOSETS SHALL BE KOHLER, AMERICAN STANDARD, OR ELJER. OWNER TO MAKE FINAL SELECTION OF PLUMBING FIXTURE. PLUMBING EQUIPMENT MUST BE APPROVED BY THE OWNER.



△	DATE	REVISION
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PROJECT NUMBER

240771

PLUMBING SCHEDULES

DIVISION 220000 PLUMBING
PART 1 - GENERAL

1.01 GENERAL CONDITIONS

THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND DIVISION 1, ARE A PART OF THIS SECTION AND THE CONTRACT FOR THIS WORK AND SHALL APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN.

1.02 SCOPE OF WORK

FURNISH ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND NECESSARY INCIDENTALS FOR THE COMPLETE INSTALLATION OF ALL PLUMBING AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

A. WORK SPECIFIED IN THIS SECTION

- SANITARY SOIL, WASTE AND VENT SYSTEMS.
- DOMESTIC HOT AND COLD WATER SYSTEMS.
- DOMESTIC WATER HEATERS.
- FURNISH AND SET ALL SLEEVES FOR PIPES PASSING THROUGH WALLS AND FLOORS.
- PIPE COVERING, INSULATION AND WRAPPING.
- EXCAVATION AND BACKFILL.
- ROUGH-IN AND FINAL CONNECTIONS TO AIR CONDITIONING EQUIPMENT OF CONDENSATE DRAINS.
- ALL PLUMBING FIXTURES, WATER HEATERS, VALVES, AND OTHER MISCELLANEOUS ITEMS OR EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION.

1.03 QUALITY ASSURANCE

A. CODES AND STANDARDS

- ALL ITEMS INDICATED ON SITE, ARCHITECTURAL OR MECHANICAL DRAWINGS ARE TO BE PROVIDED COMPLETE FROM POINT OF CONNECTION TO FINISHED FIXTURE IN CONFORMANCE WITH ALL GOVERNING AUTHORITY REQUIREMENTS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK IN VIOLATION OF GOVERNING CODES.
- IN ADDITION TO THE REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES AND AGENCIES, CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
 - 2021 INTERNATIONAL PLUMBING CODE.
 - 2021 INTERNATIONAL BUILDING CODE.
 - 2021 INTERNATIONAL MECHANICAL CODE.
 - 2021 INTERNATIONAL ENERGY CONSERVATION CODE.

1.04 PRODUCT HANDLING

- PROTECTION: TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING AND AFTER INSTALLATION.
- REPLACEMENTS: IN THE EVENT OF DAMAGE, IMMEDIATELY REPAIR ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

1.05 SUBMITTALS

- MANUFACTURER'S LITERATURE: WITHIN 35 DAYS AFTER AWARD OF CONTRACT AND BEFORE ANY OF THE MATERIALS OF THIS SECTION ARE DELIVERED TO THE JOB SITE, SUBMIT ELECTRONIC BROCHURES OF ALL MATERIALS AND EQUIPMENT, PER DIVISION 1 OF THE SPECIFICATIONS.
- OTHER SUBMITTALS:
 - SHOP DRAWINGS.
 - STERILIZATION TEST REPORT.
 - TEST DATA.
- RECORD DRAWINGS: KEEP AN ACCURATE DIMENSIONED RECORD OF AS-BUILT LOCATIONS AND ELEVATIONS, AS REFERRED TO APPROVED BASE DATUM, OF BURIED CONCEALED LINES, MANHOLE, CLEANOUTS, VALVES, PLUGGED TEES, CAPPED ENDS, AND OF WORK WHICH IS INSTALLED DIFFERENT FROM SHOWN IN THE PLANS.
- OPERATION AND MAINTENANCE INSTRUCTIONS: DELIVER TO ARCHITECT TWO COMPLETE SETS IN BOUND BOOKLET FORM OF WRITTEN OPERATING AND MAINTENANCE INSTRUCTIONS AND BROCHURES FOR EQUIPMENT SPECIFIED IN THIS SECTION. FULLY INSTRUCT OWNER'S OPERATING PERSONNEL.

1.06 MISCELLANEOUS

- EXAMINATION OF THE SITE: EXERCISE CARE IN EXAMINING THE SITE AND COORDINATE ALL WORK INDICATED ON THE DRAWINGS WITH EXISTING CONDITIONS. REPORT TO ARCHITECT IN WRITING CONDITIONS THAT WILL PREVENT PROPER PROVISIONS OF THIS WORK. VERIFY DEPTH AND LOCATION OF ALL SERVICE LINES WITH SERVICING COMPANIES HAVING JURISDICTION BEFORE EXCAVATING. BY SUBMISSION OF THE BID, THE CONTRACTOR WARRANTS THAT HE HAS FAMILIARIZED HIMSELF WITH THE EXISTING CONDITIONS AND WILL PERFORM ALL WORK AS REQUIRED FOR HOOKUP AND AS REQUIRED BY THE CONTRACT DOCUMENTS AT NO ADDITIONAL CHARGE.
- PERMITS AND FEES: ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS AND FEES REQUIRED BY ALL GOVERNING AGENCIES.
- SERVICE CONNECTIONS: MAKE ALL NECESSARY ARRANGEMENTS WITH APPLICABLE UTILITY COMPANY FOR CONNECTION TO EXISTING SERVICE LINES. PAY ALL FEES ASSOCIATED WITH WORK INCLUDING METERS, HOOKUP CHARGE AND UTILITY ASSESSMENT FEES.
- DRAWINGS: COORDINATE ALL SPACE REQUIREMENTS WITH OTHER TRADES. DRAWINGS INDICATE DESIRED LOCATION AND ARRANGEMENT OF PIPING, EQUIPMENT, AND OTHER ITEMS AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE.
- ALL GAS FIRED EQUIPMENT SHALL INCLUDE A LABEL INDICATING THAT THE APPLIANCE HAS BEEN ADJUSTED, MODIFIED OR RE-CALIBRATED FOR THE ALTITUDE WHEREIN THE PROJECT IS TO BE LOCATED. THE APPLIANCE SHALL ALSO INCLUDE A COMPLIANCE STATEMENT INDICATING THAT THE APPLIANCE HAS BEEN ADJUSTED, MODIFIED OR RE-CALIBRATED FOR THE PROPER OPERATION AT THE ALTITUDE OF THE PROJECT AND SHALL BE LISTED CAPABLE FOR USE WITH NATURAL GAS OR PROPANE GAS IF PROPANE IS LISTED ON THE DRAWINGS.

PART 2 - PRODUCTS

2.01 GENERAL

- PIPE SLEEVES AND WRAPPING: PROVIDE POLISHED CHROMIUM PLATED AND BRASS SET SCREW FLANGES WHERE PLUMBING PIPING PASS THROUGH WALLS, FLOORS, CEILINGS, AND PARTITIONS IN FINISHED PORTIONS OF BUILDING INCLUDING FLANGES ON PIPES AT FIXTURES. ALL SLEEVES IN CONCEALED AND EXTERIOR WALLS SHALL BE 20 GA. GALVANIZED IRON ONE INCH O.D. LARGER THAN THE PIPE, CAULKED IF BELOW GRADE IN A MOISTUREPROOF MANNER. ALL PIPES PENETRATING THROUGH FIRE WALLS AND FLOORS SHALL BE PROPERLY SAFED WITH DOW CORNING 3-6548 SILICONE RTV FOAM OR EQUAL. INSTALL PER MANUFACTURE'S DIRECTION.
- PIPE IDENTIFICATION:
 - PIPING IDENTIFICATION PER ANSI AND OSHA STANDARDS; EACH INDIVIDUAL PIPELINE SHALL BE MARKED FOR QUICK AND EASY IDENTIFICATION AS TO CONTENTS AND CHARACTER OF MATERIAL CARRIED IN THE PIPES BY SET ON SNA OR STR MARKER.
 - MARKERS SHALL BE INSTALLED AND SPACED AT NOT MORE THAN 8 FT. INTERVALS AND SO LOCATED THAT MARKERS SHALL BE VISIBLE WHERE PIPING SYSTEM IS EXPOSED.
 - COLOR SCHEME SHALL BE APPROVED. BASE COLOR FOR MARKERS SHALL BE AS FOLLOWS:

DOMESTIC HOT WATER -	YELLOW
DOMESTIC COLD WATER -	GREEN
SANITARY SEWER -	GREEN
SANITARY VENT -	GREEN
CONDENSATE DRAIN -	BLUE
- ONE MARKER SHALL BE INSTALLED AT EACH SIDE OF VALVES, SPECIAL FITTINGS AND AT BRANCH TAKE-OFF. IN FURRED SPACES INSTALL ONE BAND 2 FT. ABOVE FLOOR AND 19 IN. BELOW CEILING LINE.
- MATERIALS: MATERIALS WHEN NOT OTHERWISE DEFINITELY SPECIFIED SHALL CONFORM TO THE APPLICABLE ASTM, ASME, AGA, AND ASA STANDARDS.
- ALL GAS FIRED EQUIPMENT SHALL INCLUDE A LABEL INDICATING THAT THE APPLIANCE HAS BEEN ADJUSTED, MODIFIED OR RE-CALIBRATED FOR THE ALTITUDE WHEREIN THE PROJECT IS TO BE LOCATED. THE APPLIANCE SHALL ALSO INCLUDE A COMPLIANCE STATEMENT INDICATING THAT THE APPLIANCE HAS BEEN ADJUSTED, MODIFIED OR RE-CALIBRATED FOR THE PROPER OPERATION AT THE ALTITUDE OF THE PROJECT AND SHALL BE LISTED CAPABLE FOR USE WITH NATURAL GAS OR PROPANE GAS IF PROPANE IS LISTED ON THE DRAWINGS.

2.02 PIPE AND FITTING SCHEDULE

PIPE AND FITTINGS:

- NO PIPE OF A FOREIGN MANUFACTURER WILL BE ACCEPTABLE.
- ALL PIPING, FITTINGS, FLANGES, ETC. SHALL BE FREE FROM DEFECTS AND SHALL COMPLY WITH THE APPROPRIATE ASTM SPECIFICATIONS.
- BLACK STEEL PIPE: ASTM A53 ERW GRADE B, STANDARD WEIGHT (SCHEDULE 40) OR EXTRA STRONG (SCHEDULE 80) AS SPECIFIED.
- COPPER TUBING: ASTM B88, TYPE L OR K AS SPECIFIED.
- PVC PIPE AND FITTINGS: ASTM D1785 CLASS 150 WITH ASTM D 2853 SOLVENT CEMENT JOINTS UNLESS OTHERWISE SPECIFIED. SCHEDULE 40. PVC PLASTIC PIPE FITTINGS: ASTM F 628, SCHEDULE 40.
- ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC PIPE: ASTM D 2661, SCHEDULE 40, ASTM F 628, SCHEDULE 40. ABS PLASTIC PIPE FITTINGS: ASTM F 409, ACCESSIBLE AND REPLACEABLE, SOLVENT CEMENT AND THREADED TYPES, DRAIN PATTERN.
- CAST IRON SOIL PIPE AND FITTINGS: ASTM A74
- WELDED BLACK STEEL FITTINGS: ASTM A234 GRADE B, 150-POUND FOR STANDARD WEIGHT PIPING, 300-POUND FOR EXTRA STRONG PIPING, OR OF WEIGHT OR SCHEDULE OF MATCHING PIPING.
- THREADED MALLEABLE IRON FITTINGS: ANSI B16.3, 150-POUND FOR STANDARD WEIGHT PIPING, 300-POUND FOR EXTRA STRONG PIPING, OR OF WEIGHT OR SCHEDULE OF MATCHING PIPING EITHER BLACK OR GALVANIZED TO MATCH PIPING.
- WELDED FLANGES: ASTM A181 GRADE B, 150-POUND FOR STANDARD WEIGHT PIPING, 300-POUND FOR EXTRA STRONG PIPING OR OF EQUAL WEIGHT OF CONNECTED EQUIPMENT.
- COPPER FITTINGS: WROUGHT COPPER, ANSI SPECIFICATION B16.22.
- BALL VALVES, DOMESTIC WATER: BRONZE, FULLPORT, CLASS 150, THREADED. GRINNELL 3750 OR 171N NIBCO T-585 JAMESBURY 300
- PARTITION STOP VALVES: T&S B415, LOOSE KEY TYPE WITH WALL FLANGE.
- BALANCING COCKS 2 INCHES AND SMALLER SHALL BE CRANE NO 250 OR MILWAUKEE BUTTERBALL B62-100 OR B62-350 WITH MEMORY STOP.
- SOLDER:
 - JOINTS IN COPPER PIPING ABOVE GRADE SHALL BE STAY SAFE 50 SOLDER OR 95-5 SOLDER SHALL BE SILFOS OR SILVERFLOW FOR ALL REFRIGERANT PIPING JOINTS.
- DOMESTIC HOT WATER AND COLD WATER PIPING SHALL BE TYPE L OR K HARD TEMPERED COPPER PIPE WITH WROUGHT COPPER FITTINGS USING 95-5 SOLDER. PEX TUBE OR CPVC PIPING MAY BE USED IN LIEU OF COPPER ON SIZES 2-INCHES AND SMALLER. WHERE PIPING IS EXPOSED OUTSIDE OF PARTITIONS, USE TYPE L OR K HARD COPPER TUBING AND WROUGHT COPPER FITTINGS.
- ALL SOIL, WASTE, AND VENT PIPING SHALL BE ABS OR PVC PLASTIC PIPE, RATED FOR DOMESTIC WASTE AND VENT, WITH ABS OR PVC PLASTIC SOCKET TYPE DRAIN, WASTE AND VENT PATTERN FITTINGS. SOLVENT CEMENTED JOINTS. INSTALL ABS DRAINAGE PIPE AND FITTINGS ACCORDING TO ASTM D2661. INSTALL PVC DRAINAGE PIPE AND FITTINGS ACCORDING TO ASTM F891.

2.03 ROOF FLASHING

SANITARY VENT FLASHINGS: SEMCO 1100-3 OR 1100-5, WITH ONE-PIECE LEAD FLASHING AND COUNTERFLASHING SLEEVE.

2.04 PIPE SLEEVES

AT CONCRETE WALLS OR FLOORS, ADJUST-TO-CRETE, PARAMOUNT, HOLE-OUT OR SPERZEL CRETESLEEVE FLOOR SLEEVES SHALL EXTEND TO TOP OF CONCRETE CURBS FOR PIPING RISING THROUGH FLOORS. WALL SLEEVES SHALL BE FLUSH WITH FINISHED SURFACE. SLEEVES SHALL BE SIZED TO ALLOW 1/2 IN. CLEARANCE AROUND PIPE INSULATION. INSULATION AND COVERING SHALL BE CONTINUOUS THROUGH WALL AND FLOOR SLEEVES.

2.05 CLEANOUTS

- FULL SIZE CLEANOUTS SHALL BE INSTALLED AT THE BASE OF EACH SOIL WASTE STACK. ALL OTHER CLEANOUTS SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS AND WHERE REQUIRED BY STATE, LOCAL OR NATIONAL PLUMBING CODES.
- ALL CLEANOUTS SHALL BE INSTALLED IN LOCATIONS EASILY ACCESSIBLE FOR ROODING. CLEANOUTS IN WALLS SHALL BE JR SMITH 4402, IN FLOORS JR SMITH 4023. CLEANOUTS SHALL BE JR SMITH, ZURN, WADE, OR JOSAM.

2.06 PIPE INSULATION

- ALL DOMESTIC HOT WATER AND COLD WATER PIPING SHALL BE COVERED WITH OWENS CORNING ASJ-25 FIBERGLASS PIPE INSULATION WITH VAPOR SEAL JACKET. INSULATION THICKNESS SHALL BE AS SHOWN.

OPERATING TEMP (°F)	CONDUCTIVITY	PIPE SIZES (IN.)			
		<1	1 TO <1 1/2	1 1/2 TO ≤ 8	≥ 8
141-200	0.25-0.29	1.5	1.5	2.0	2.0
105-140	0.21-0.28	1.0	1.0	1.5	1.5
40-60	0.21-0.27	0.5	0.5	1.0	1.0
<40	0.20-0.26	0.5	1.0	1.0	1.5

- INSULATE ALL PIPING UNDER LAVATORIES ACCESSIBLE TO THE PHYSICALLY HANDICAPPED WITH HOT WATER SUPPLY AND "P" TRAP PREFABRICATED INSULATION, HANDI LAV GUARD.

2.07 PIPE HANGERS

HANGERS SHALL BE SUPPLIED WITH FACTORY INSTALLED ISOLATION AND DI-CHROMATE FINISH.

PIPE 2 IN. AND SMALLER, GRINNEL F69. PIPE 2-1/2 IN. AND LARGER, GRINNEL F65. CONCRETE INSERTS: GRINNEL 281 ANAD 282. RISER CLAMPS FOR COPPER PIPING: GRINNEL 261P, PLASTIC COATED. RISER CLAMPS FOR OTHER PIPING: GRINNERL 261.

HANGER RODS SHALL CONFORM TO THE FOLLOWING: PIPE SIZE 2 IN. AND SMALLER: 3/8 IN. RODS. PIPE SIZE 2-1/2 IN. AND 3 IN.: 1/2 IN. RODS. PIPE SIZE 3 IN. AND LARGER: 5/8 IN. RODS.

2.08 PLUMBING FIXTURES

SEE PLUMBING FIXTURES ON SCHEDULE SHEET

SUPPLIES AND STOPS SHALL BE FROST, BRASSCRAFT, KOHLER, EASTMAN, US BRASS, ROVERT MFG OR EQUAL. P-TRAPS SHALL BE FROST, KOHLER, SANITARY DASH OR EQUAL.

ALL FIXTURES SHALL BE CAULKED TO THE FLOOR OR WALL WITH WATER RESISTANT WHITE BUTYL RUBBER CAULKING COMPOUND. TRIM FOR ALL FIXTURES SHALL BE CHROME PLATED AND ALL TRIM SHALL MATCH IN DESIGN. SUPPLY FAUCETS SHALL HAVE RENEWABLE SEATS AND BARRELS.

FIXTURES SHALL BE THE WATER SAVER TYPE WITH MAXIMUM USAGE OF 1.6 GALLONS PER FLUSH FOR WATER CLOSETS, 2.5 GALLONS PER MINUTE FOR SHOWERS, 3.0 GALLONS PER MINUTE FOR SERVICE SINKS, 1.0 GALLONS PER MINUTE FOR URINALS, 0.5 GALLONS PER MINUTE FOR LAVATORIES AND 2.0 GALLONS PER MINUTE FOR SINKS.

2.09 EQUAL MATERIALS AND SUBSTITUTIONS

- IN ADDITION TO MANUFACTURERS SPECIFIED, THE FOLLOWING SHALL ALSO BE CONSIDERED EQUAL, PROVIDED CORRESPONDING MODELS MEET SPECIFIED REQUIREMENTS; EQUIVALENT SUBSTITUTED EQUIPMENT NAMED HEREIN SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. SUBMIT ALTERNATE SELECTIONS AT TIME OF BID, LISTING MAJOR EQUIPMENT:

PLUMBING EQUIPMENT	MANUFACTURER
INSULATION	JOHNS MANVILLE, OWENS-CORNING, KNAUF, ARMACELL, OR EQUAL.
PIPE HANGERS & SUPPORTS	GRINNELL, FEE & MASON OR B-LINE
VALVES	WATTS, MILWAUKEE OR NIBCO
CLEANOUTS	ZURN, JR SMITH, WATTS, JOSAM OR EQUAL
LAVATORY FAUCETS	MOEN, CHICAGO FAUCETS, SYMMONS, T&S BRASS
TOILET SEATS	BEMIS, KOHLER, CENTOCO, OR CHURCH
FIXTURE SUPPORTS	J.R. SMITH, WADE, ZURN, JOSAM, MIFAB, WATTS
WATER CLOSETS	AMERICAN STANDARD, SLOAN, KOHLER
LAVATORIES	AMERICAN STANDARD, SLOAN, KOHLER
DRINKING FOUNTAINS	ELKAY, HAWS, OASIS,



△ DATE REVISION

PROJECT NUMBER 240771

PLUMBING SPECIFICATIONS

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

A. INSPECTION: ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING AUTHORITIES, THE ORIGINAL DESIGN, AND THE REFERENCED STANDARDS.

B. DISCREPANCIES

1. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE ARCHITECT.
2. DO NOT PROCEED WITH INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.
3. INTERFERENCES BETWEEN INSTALLED WORK OF VARIOUS TRADES DUE TO LACK OF COORDINATION SHALL BE RESOLVED BY ARCHITECT WHOSE DECISION IS FINAL. RELOCATE OR OFFSET ANY WORK AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES AT NO EXTRA COST TO THE OWNER WHEN SO DIRECTED BY THE ARCHITECT.

3.02 LOCATIONS AND SPACE REQUIREMENTS

A. CONTRACTOR SHALL FULLY INFORM HIMSELF REGARDING PECULIARITIES AND LIMITATIONS OF SPACES AVAILABLE FOR INSTALLATION OF WORK UNDER THIS DIVISION. DRAWINGS INDICATE DESIRED LOCATION AND ARRANGEMENT OF PIPING, EQUIPMENT AND OTHER ITEMS, AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. WORK SPECIFIED AND NOT CLEARLY DEFINED BY DRAWINGS SHALL BE INSTALLED AND ARRANGED IN A SATISFACTORY MANNER. IN ANY CASE AND AT ANY TIME, A CHANGE IN LOCATION REQUIRED BY OBSTACLES OR THE INSTALLATION OF OTHER TRADES NOT SHOWN ON THE MECHANICAL PLANS SHALL BE MADE BY CONTRACTOR WITHOUT ADDITIONAL CHARGE PROVIDED THE CHANGE IS ORDERED BEFORE WORK IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

B. VERIFY ALL SPACES, DIMENSIONS FOR ALL FIXTURES, EQUIPMENT, OR OWNER-FURNISHED EQUIPMENT AND EQUIPMENT FURNISHED UNDER OTHER SECTIONS.

C. OBTAIN ALL NECESSARY ROUGH IN DATA AND DIMENSIONS FOR ALL FIXTURES, EQUIPMENT, OR OWNER-FURNISHED EQUIPMENT AND EQUIPMENT FURNISHED UNDER OTHER SECTIONS.

D. MAINTAIN AMPLE HEADROOM CLEARANCES AND ACCESSIBILITY. MAINTAIN CEILING HEIGHTS.

E. CONSTANTLY CHECK WORK OF OTHER TRADES TO PREVENT INTERFERENCE WITH THIS INSTALLATION.

3.03 EXCAVATION AND BACKFILLING

PERFORM EXCAVATION AND BACKFILLING REQUIRED WORK UNDER THIS SECTION UNLESS OTHERWISE SPECIFIED. CONFORM TO REQUIREMENTS OF DIVISION 2, SOILS REPORT AND OF PUBLIC AUTHORITIES HAVING JURISDICTION.

3.04 SPECIALTY ITEMS

INSTALL AS INDICATED ON THE DRAWINGS, AS HEREIN SPECIFIED, AND AS RECOMMENDED BY MANUFACTURER.

3.05 STERILIZATION

STERILIZE EACH UNIT OF WATER SUPPLY AND DISTRIBUTION SYSTEM WITH LIQUID CHLORINE OR HYDROCHLORIC BEAD ACCEPTANCE FOR OPERATION IN ACCORDANCE WITH AWWA C601, "STANDARD FOR DISINFECTING WATER MAINS" WORK SHALL BE DONE BY CONTRACTOR AND, UNLESS OTHERWISE REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION, SHALL CONFORM TO THE FOLLOWING:

A. MATERIALS

1. LIQUID CHLORINE: U.S. ARMY SPECIFICATION 4-1.2. HYDROCHLORIC: LIQUID SHALL CONFORM TO FED. SPEC. Q-C-111RA (INT. 4).

B. METHOD: AMOUNT OF CHLORINE SHALL PROVIDE A DOSAGE OF 50 PPM MINIMUM. INTRODUCE CHLORINATING MATERIALS INTO LINES AND DISTRIBUTION SYSTEM IN APPROVED MANNER. AFTER A CONTACT PERIOD OR 24 HOURS MINIMUM DURING WHICH PERIOD CHLORINE RESIDUAL SHALL BE MAINTAINED AT 5 PPM MINIMUM, FLUSH OUT SYSTEMS WITH CLEAN WATER UNTIL RESIDUAL CONTENT IS NOT GREATER THAN 0.2 PPM. FLUSH ENTIRE SYSTEM OPEN AND CLOSE VALVES IN LINES BEING STERILIZED SEVERAL TIMES DURING CONTACT PERIOD.

C. TEST REPORTS: FURNISH ONE COPY OF TEST REPORT OF COMPLETE AND ADEQUATE STERILIZATION TO ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK. CERTIFICATES SHALL BEAR SIGNATURE OF AN OFFICIAL OF LABORATORY RESPONSIBLE FOR TEST. COST OF TESTING LABORATORY SERVICES SHALL BE INCLUDED IN THIS SUBCONTRACT.

3.06 ADJUSTING

UPON COMPLETION OF WORK AND AFTER CLEANING OF SYSTEM, FIXTURES AND EQUIPMENT, AND AUTOMATIC PARTS OF PIPING SYSTEM SHALL BE CAREFULLY ADJUSTED FOR NORMAL OPERATION. ALL FLUSH VALVES AND FIXTURE STOPS SHALL BE CHECKED FOR PROPER OPERATION AND FINAL ADJUSTMENT.

3.07 HANGERS AND SUPPORTS

HOLD HORIZONTAL PIPE RUNS FIRMLY IN PLACE USING APPROVED STEEL AND IRON HANGERS, SUPPORTS, AND/OR PIPE RESTS UNLESS OTHERWISE INDICATED. SUSPEND HANGER RODS FROM CONCRETE INSERTS OR FROM APPROVED BRACKETS, CLAMPS OR CLIPS. HANG PIPES INDIVIDUALLY OR IN GROUPS IF SUPPORTING STRUCTURE IS ADEQUATE TO SUPPORT WEIGHT OF PIPING AND FLUID. EXCEPT FOR BURIED PIPING, HANG OR SUPPORT PIPE RUNS SO THAT THEY MAY EXPAND OR CONTRACT FREELY WITHOUT STRAIN TO PIPE OR EQUIPMENT.

1. HORIZONTAL STEEL PIPING: PROVIDE HANGERS OR SUPPORTS EVERY 10 FT. EXCEPT EVERY 8 FT. FOR PIPING 1-1/4 IN. AND SMALLER.
2. HORIZONTAL COPPER TUBING: FOR 2 IN. DIAMETER AND OVER, PROVIDE HANGERS EVERY 10 FT.; FOR 1-1/2 IN. DIAMETER AND SMALLER, EVERY 6 FT.
3. HORIZONTAL CAST-IRON HUB AND SPIGOT PIPING: PROVIDE HANGERS OR SUPPORTS AT EACH HUB.
4. HORIZONTAL CAST-IRON NO-HUB PIPING: PROVIDE HANGERS OR SUPPORTS AT EACH SIDE OF NO-HUB FITTINGS. PROVIDE ANTI-SEPARATION BRACING AT EACH 90 DEGREE CHANGE OF DIRECTION.
5. VERTICAL PIPING: SUPPORT AT FLOOR WITH IRON PIPE CLAMPS.

BRANCHES: PROVIDE SEPARATE HANGERS OR SUPPORTS FOR BRANCH LINES 6 FT. OR MORE IN LENGTH.

SOUND AND ELECTROLYSIS ISOLATORS: PROVIDE AT ALL HANGERS AND SUPPORTS FOR HOT AND COLD DOMESTIC WATER LINES. SECURELY ATTACH PIPE TO WALLS, STUDS, ETC. ALL SUCH PIPING ISOLATED FROM STRUCTURE BY "TRISOLATORS".

3.08 TESTS

PERFORM TESTS TO ARCHITECT'S SATISFACTION. MAKE TESTS IN PRESENCE OF OWNER'S REP AND AT A TIME SUITABLE TO HIM IF REQUESTED. FURNISH NECESSARY LABOR AND EQUIPMENT AND BEAR COSTS FOR TESTING. COST OF REPLACING AND/OR REPAIRING DAMAGE RESULTING THEREFORE SHALL BE BORNE BY THIS CONTRACTOR. SHOULD THE CONTRACTOR REFUSE OR NEGLECT TO MAKE TESTS NECESSARY TO SATISFY THE ARCHITECT THAT REQUIREMENT OF SPECIFICATIONS AND DRAWINGS ARE MET, SUCH TESTS MAY BE MADE BY AN INDEPENDENT TESTING COMPANY AND THE CONTRACTOR CHARGED FOR ALL EXPENSES.

HYDROSTATIC TESTS: MAKE BY COMPLETELY FILLING PIPING SYSTEM WITH WATER AND ELIMINATING ACCUMULATIONS OF AIR SO THAT LEAKAGE, NO MATTER HOW SMALL, WILL BE APPARENT ON TESTING GAUGE IMMEDIATELY. MAINTAIN PRESSURE UNTIL PIPE UNDER TEST HAS BEEN EXAMINED, BUT IN NO CASE LESS THAN 24 HOURS. TEST SYSTEMS AT THE FOLLOWING PRESSURE.

SYSTEM	TEST PRESSURE
DOMESTIC COLD WATER	150 PSIG
DOMESTIC HOT WATER	150 PSIG

SANITARY SOIL, WASTE, VENT SYSTEM TESTS: BEFORE INSTALLATION OF FIXTURES, CAP END OF SYSTEM AND FILL TRENCH WITH WATER TO 10 FT. ABOVE THE SECTION BEING TESTED, (INCLUDING VENTS) AND ALLOW TO STAND FOR AT LEAST FIFTEEN (15) MINUTES BEFORE INSPECTION STARTS. MAKE TESTS IN SECTIONS IF NECESSARY OR CONVENIENT. HOWEVER, INCLUDE INTERCONNECTIONS BETWEEN NEW SECTIONS AND PREVIOUSLY TESTED SECTIONS IN THE NEW TEST.

ROOF DRAINAGE SYSTEM: TEST AS SPECIFIED FOR SANITARY SYSTEM.

GAS SYSTEMS: TEST WITH COMPRESSED AIR AT 10 PSI FOR SIX HOURS OR LONGER AS DIRECTED TO PROVIDE A TIGHT SEAL WITHOUT LEAKS. USE PRESSURE RECORDER TO RECORD PRESSURE OF ALL LINES FOR DURATION OF TEST.

REPAIR ALL LEAKAGES AND RETEST AS REQUIRED.

3.09 CLEANOUTS

PROVIDE CLEANOUTS WHERE INDICATED AND REQUIRED. UNLESS OTHERWISE INDICATED, CLEANOUTS SHALL BE ACCESSIBLE WITH EXTENSIONS TO GRADE, TO OUTSIDE OF BUILDINGS, OR TO FLOORS ABOVE AS INDICATED OR REQUIRED. DO NOT LOCATE CLEANOUTS IN PUBLIC LOBBIES AND PUBLIC CORRIDORS UNLESS APPROVED BY ARCHITECT.

MEMBRANES: WHERE WATERPROOFING MEMBRANE OCCURS UNDER FLOOR, BRING MEMBRANE TO CLEANOUT WITHOUT PUNCTURING, AND PERMANENTLY ANCHOR TO INTEGRAL ANCHORING FLANGE WITH A HEAVY CAST-IRON CLAMPING COLLAR AND RUSTPROOFED BOLTS.

COVERS: SET CLEANOUT COVERS WITH ALL FINISHED WALL, FLOOR OR GRADE. IN ALL CASES SECURELY ANCHOR BY MEANS OF INTEGRAL LUGS AND BOLTS. WHERE SURFACING MATERIAL SUCH AS RESILIENT COVERING IS SPECIFIED, ASCERTAIN THICKNESS BEING USED AND SET CLEANOUT TOP SO FINISHED FLOOR IS SMOOTH.

USE ACORN 3500 THREAD COMPOUND.

3.10 PIPE INSTALLATION

MAKE PIPE RUNS STRAIGHT AND TRUE. SPRINGING OR FORCING PIPING INTO PLACE IS NOT PERMITTED. INSTALL IN MANNER TO PREVENT ANY UNDE STRAIN ON EQUIPMENT. MAKE JOINTS SMOOTH AND UNOBSTRUCTED INSIDE AND OUT, AND REAM PIPE ENDS THOROUGHLY TO REMOVE BURRS. CONCEAL PIPING IN FINISHED PORTIONS OF THE BUILDINGS EXCEPT AS OTHERWISE DIRECTED OR INDICATED. CAP OR PLUG ENDS AND OPENINGS IN PIPE AND FITTINGS IMMEDIATELY TO EXCLUDE DIRT UNTIL EQUIPMENT IS INSTALLED OR FINAL CONNECTIONS ARE MADE.

INSTALL PIPING TO CLAMP BEAMS UNLESS SLEEVING IS INDICATED. CONSTANTLY CHECK WORK OF OTHER TRADES TO PREVENT INTERFERENCE WITH THIS INSTALLATION. OBTAIN APPROVAL FROM ARCHITECT IF CORING OR CUTTING OF CONCRETE WORK IS NECESSARY DUE TO FAILURE TO INSTALL REQUIRED SLEEVES PRIOR TO THE TIME OF CONCRETE POUR. COST OF CORING AND CUTTING WORK SHALL BE BORNE BY THE SUBCONTRACTOR.

EXPOSED PLATED OR ENAMELED PIPE: MAKE CONNECTIONS TO EQUIPMENT WITH SPECIAL CARE. SHOW NO TOOL MARKS OR THREADS.

DIELECTRIC UNIONS: MAKE CONNECTIONS BETWEEN TWO DISSIMILAR METAL PIPES WITH DIELECTRIC UNIONS.

UNIONS: PROVIDE A UNION ON ONE SIDE OF EACH SHUTOFF VALVE, AT BOTH SIDES OF AUTOMATIC VALVES, AT EQUIPMENT CONNECTIONS AND ELSEWHERE INDICATED OR REQUIRED. UNLESS FLANGES ARE INDICATED.

FLOOR, WALL AND CEILING PLATES: PROVIDE WHERE PIPES PIERCE FINISHED SURFACES.

NOISE: INSTALL SOIL, WASTE, AND WATER PIPING IN A MANNER THAT PREVENTS ANY UNUSUAL NOISE FROM FLOW OF WATER UNDER NORMAL CONDITIONS.

SHUTOFF VALVES: PROVIDE WHERE INDICATED AND REQUIRED FOR ADEQUATE CONTROL OF SYSTEMS AND FOR ISOLATION OF FIXTURE GROUPS AND EQUIPMENT.

BURIED PIPING: INSTALL WITH MINIMUM 36 IN. COVERAGE UNLESS OTHERWISE INDICATED. LAY PIPING ACCURATELY TO GRADE WHERE INVERT ELEVATIONS ARE INDICATED. WHEN REQUIRED, PROVIDE TRUSS BLOCKS PER MANUFACTURER'S RECOMMENDATIONS.

EQUIPMENT AND MATERIALS: INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ACCESSIBILITY: INSTALL WORK READILY ACCESSIBLE FOR NORMAL OPERATION, READING OF INSTRUMENTS, ADJUSTMENT, SERVICE, INSPECTION AND REPAIR. PROVIDE ACCESS PANELS WHERE INDICATED AND REQUIRED.

PIPE JOINTS: MAKE SCHEDULED JOINTS WITH A MINIMUM AMOUNT OF COMPOUND APPLIED TO THE MALE THREAD ONLY. ALL JOINTS SHALL BE MADE PER CODE REQUIREMENTS.

PIPE PIPE ISOLATION AT ALL HANGERS FOR NON-INSULATED MATERIALS.

PIPING ROUGH-IN FOR FIXTURES: SUPPORT OR SECURE TO BUILDING CONSTRUCTION OF FIRMLY ANCHORED WASTE PIPING SO THAT PIPES WILL NOT BE DISPLACED. DO NOT SECURE TO WALLS. USE OF MAKESHIFT DEVICES, SUCH AS ROPE, WIRE, TAPE, ETC. IS PROHIBITED.

HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPES. THE MINIMUM SLOPE OF HORIZONTAL PIPE 4" OR LARGER IN DIAMETER MAY HAVE A SLOPE OF NOT LESS THAN 1% (1/8 INCH PER FOOT). THE MINIMUM SLOPE OF HORIZONTAL PIPE LESS THAN 4" MAY HAVE A SLOPE OF NOT LESS THAN 2% (1/4 INCH PER FOOT).

- END -

	MECHANICAL/PLUMBING EQUIPMENT CALLOUT		
	KITCHEN EQUIP. CALLOUT		
	KITCHEN EQUIP. CALLOUT OR AS NOTED BY ARCH.		
	LUMINAIRE TYPE		
	DIAGRAM/DETAIL CALLOUT		
	CONDUIT RUN CONCEALED IN WALL/CEILING		
	CONDUIT RUN CONCEALED IN GROUND/FLOOR		
	SURFACE RACEWAY/WIREMOLD		
	LOW VOLTAGE CONDUIT RUN		
	DEMOLITION		
	EXISTING		
	EQUIPMENT CONNECTION		
	HOME RUN TO PANEL		
	CONDUIT STUB		
	CONDUIT STUB DOWN		
	CONDUIT STUB UP		
	CONDUIT BREAK/CONTINUATION		
	FUSE		
	GROUND/GROUND ROD		
	CIRCUIT BREAKER		
NOTES			
(1)	SEE LUMINAIRE SCHEDULE FOR FIXTURE TYPES AND DETAILS.		
(2)	SEE LUMINAIRE SCHEDULE FOR MOUNTING REQUIREMENTS.		
(3)	WIRE LIGHT FIXTURE FROM ADJACENT J-BOX.		
(4)	CONNECT NEAREST UN-SWITCHED HOT CONDUCTOR TO EMERGENCY BALLAST.		
(5)	DIRECTIONAL ARROWS INDICATE REQUIRED CHEVRONS.		
(6)	COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECTURAL INTERIOR ELEVATIONS AND APPROVED MILLWORK SHOP DRAWINGS.		
(7)	USE WITH POWER PACK.		
(8)	"X" IN SYMBOL IS INCHES BETWEEN RECEPTACLE ALONG WIREWAY. SEE DRAWINGS.		
(9)	PROVIDE UL LISTED DEVICE COMPATIBLE WITH THE FIRE ALARM PANEL/SYSTEM.		
(10)	MATCH THE VOLTAGE OF THE RELAY WITH THAT OF THE CONTROLLING CIRCUIT.		
(11)	USE A 4" X 4" BOX WITH A MUD RING TO MATCH THE DEVICE AND INSTALLATION.		
(12)	PROVIDE MUD RING AND/OR BOX COVER APPROPRIATE FOR DEVICES/FIXTURE SERVED.		
(13)	USE HEAVY DUTY DEVICE FOR 480 VOLT.		
(14)	SIZE TO THE EQUIPMENT BEING CONTROLLED.		
(15)	FIRE ALARM PANELS: FACP: FIRE ALARM CONTROL PANEL, NAC: NOTIFICATION APPLIANCE CIRCUIT PANEL, ANNUIN: GRAPHIC ANNUNCIATOR PANEL, AND SES: SMOKE EVACUATION SYSTEM PANEL.		
(16)	LIGHT FIXTURES ARE SCALED WITHIN THE DRAWINGS BASED ON ACTUAL DIMENSIONS.		

ABBREVIATIONS					
A	AMPS	EX	EXISTING TO REMAIN	PC	PLUMBING CONTRACTOR
AFC	AVAILABLE FAULT CURRENT	FGC	FLEXIBLE METAL CONDUIT	POC	POINT OF CONNECTION
AFF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	POS	POINT OF SALES
AFB	ABOVE FINISHED GRADE	GEC	GROUND ELECTRICAL	R	RELOCATED
AG	AMPS INTERRUPTING		CONDUCTOR AT SES	RX	RECEIVER
AWG	AMERICAN WIRE GAUGE	GFCI	GROUND FAULT CIRCUIT	RM	ROOM MOUNTED
B	BATTERY		INTERRUPTER	RMC	RIGID METALLIC CONDUIT
BC	BARE COPPER	GFEF	GROUND FAULT EQUIPMENT	RNC	RIGID NON-METALLIC CONDUIT
BCF	BELOW FINISHED CEILING		PROTECTOR		
BFG	BELOW FINISHED GRADE	GNF	GROUNDING	SBJ	SYSTEM BONDING JUMPER
BFC	BELOW FINISHED GRADE	IMC	INTERMEDIATE METAL CONDUIT	SCA	SHORT CIRCUIT AMPERES
C	CONDUIT	IG	ISOLATED GROUND	TX	TRANSMITTER
CO	CARBON MONOXIDE	KMIL	1000 CIRCULAR MILS (MCM)	TC	TEMPERATURE CONTROL
CT	CURRENT TRANSDUCER	LF	LOW FREQUENCY, 520 HZ		CONTROLLER
CD	COPPER MATERIAL	LFMC	LIQUID-TIGHT FLEXIBLE METAL CONDUIT	TR	TAMPERPROOF
DED	DEDICATED		LIQUID-TIGHT FLEXIBLE NON-METAL CONDUIT	UG	UNDERGROUND
DFA	DROP FROM ABOVE	LFNC	LIQUID-TIGHT FLEXIBLE NON-METAL CONDUIT	UNO	UNLESS NOTED OTHERWISE
EC	ELECTRICAL CONTRACTOR				
EF	EXHAUST FAN	MC	MECHANICAL CONTRACTOR	VF	VOLT/AMPS
EM	EMERGENCY EGRESS	MA	MINIMUM CIRCUIT AMPS	VI	VERIFY IN FIELD
EMT	ELECTRICAL METALLIC TUBING	N1	NEMA 1	W	WATTS
ENT	ELECTRICAL NON-METALLIC TUBING	N3R	NEMA 3R	WP	WEATHERPROOF/NEMA 3R
ER	EXISTING TO BE RELOCATED	N	NEW	XP	EXPLOSION PROOF
		NL	NIGHT LIGHT, BYPASS LOCAL SWITCHING	XR	EXISTING TO BE REMOVED

E_EQUIPMENT SYMBOL SCHEDULE			
SYMBOL	Schedule Description	MOUNTING	COMMENTS
	PANEL BOARD, RECESSED	6'-6" TO TOP	
	FIRE ALARM PANEL, SURFACE	AS NOTED	(15)

E_LIGHTING DEVICE SYMBOL SCHEDULE			
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
	POWER PACK	(7)	CEILING
	DUAL TECHNOLOGY VACANCY SENSOR	(7)	CEILING
		6'-6" TO TOP	
	DUAL TECHNOLOGY VAC. SENSOR, WALL	4'-0"	(7)
	SINGLE POLE SWITCH	4'-0"	
	LOW VOLTAGE SWITCH WITH DIMMING	4'-0"	

E_ELECTRICAL SYMBOL SCHEDULE				
SYMBOL	Schedule Description	Schedule Description	MOUNTING	COMMENTS
		PUSH BUTTON SWITCH SINGLE	AS NOTED	
  		CONVENIENCE OUTLET, GFCI	18"	
  		STANDARD CONVENIENCE OUTLET	18"	
  		CONVENIENCE OUTLET, CUSTOM HEIGHT	44", UNLESS INDICATED OTHERWISE	(6)
  		CONVENIENCE OUTLET, WEATHER PROOF	18"	
  		CONVENIENCE OUTLET, FLOOR	FLOOR	
  		STANDARD CONVENIENCE OUTLET	18"	
 TH		MANUAL SWITCH WITH THERMAL OVERLOAD		
  		CONVENIENCE OUTLET, CEILING	CEILING	

E DATA SYMBOL SCHEDULE			
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
▼	DUAL DATA AND SINGLE TELEPHONE PORT	18"	
▼	DATA OUTLET CEILING	CEILING	

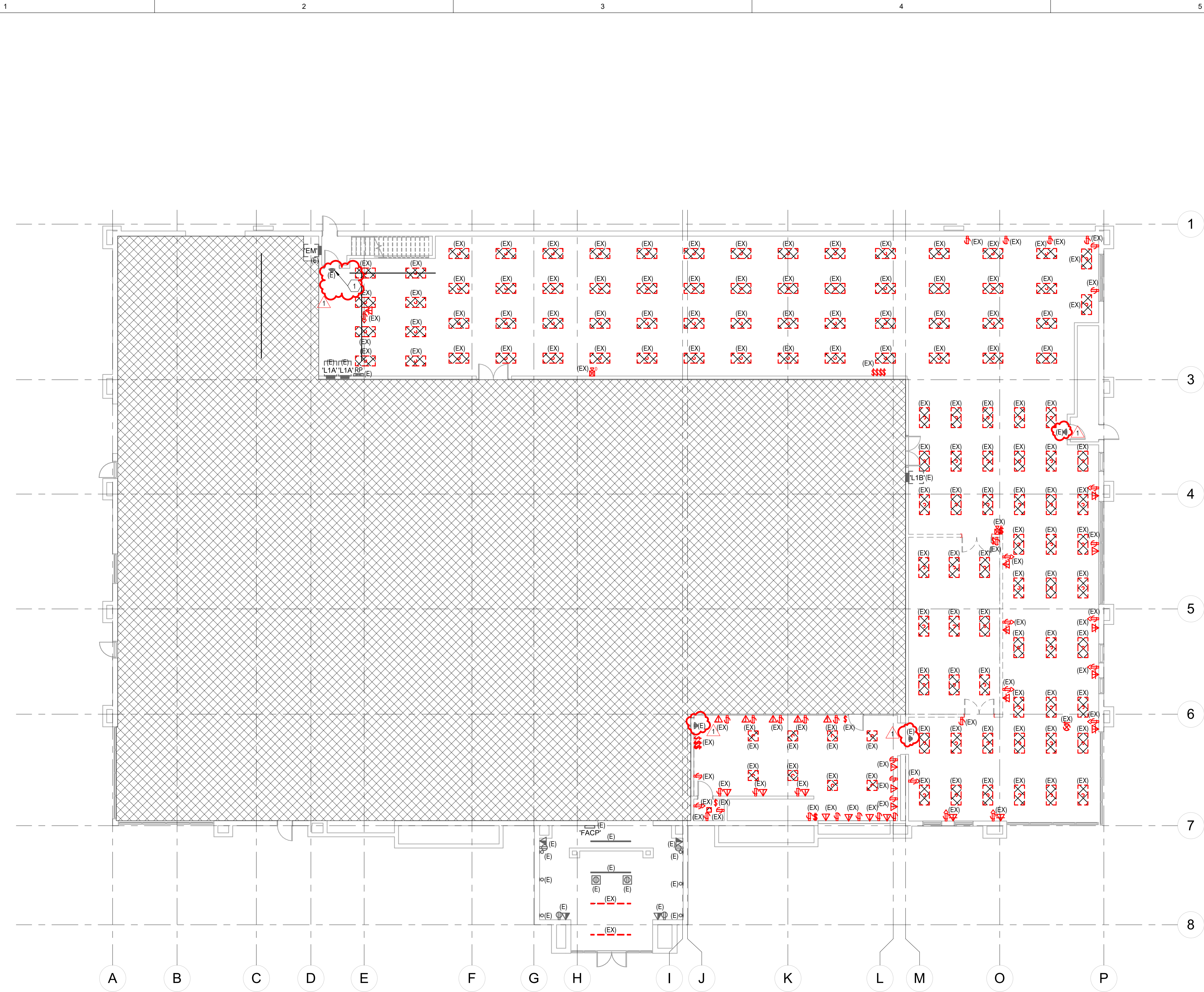
E_FIRE ALARM SYMBOL SCHEDULE			
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
	CONTROL MODULE		(9)
	BLUE LIGHT INDICATOR, CO DETECTION		(9)
	SMOKE DETECTOR	CEILING	(9) (11)
	FIRE ALARM STROBE, ATTRIBUTE SIGNIFIES CANDELA RATING	7'-6"	(9) (11)
	FIRE ALARM HORN STROBE, ATTRIBUTE SIGNIFIES CANDELA RATING	7'-6"	(9) (11)

E. SECURITY SYMBOL SCHEDULE			
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
	CARD READER		(11)
	SECURITY CAMERA FIXED		(11)
	REQUEST TO EXIT		(11)
	SECURITY CAMERA FIXED WALL		(11)

ELECTRICAL SHEET INDEX	
E001	ELECTRICAL TITLE SHEET
ED101	MAIN LEVEL ELECTRICAL DEMO PLAN
ED102	UPPER LEVEL ELECTRICAL DEMO PLAN
E101	MAIN LEVEL LIGHTING PLAN
E102	UPPER LEVEL LIGHTING PLAN
E111	MAIN LEVEL POWER AND SYSTEMS PLAN
E112	UPPER LEVEL POWER AND SYSTEMS PLAN
E113	ROOF POWER AND SYSTEMS PLAN
E501	ELECTRICAL DETAILS
E502	ELECTRICAL DETAILS
E601	ELECTRICAL SCHEDULES
E602	ELECTRICAL SCHEDULES
E603	ELECTRICAL SCHEDULES
E701	ELECTRICAL SPECIFICATIONS

GENERAL NOTES

1. THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE. SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR OR OMISSION IN CONFLICT EXIST, EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING HIS BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIER SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS AT THE CONTRACTOR'S OWN EXPENSE. WHEN THE CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE.
2. THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.
3. NO ADDITIONS TO THE CONTRACTOR BID WILL BE ALLOWED FOR CHANGES MADE NECESSARY BY INTERFERENCE WITH OTHER WORK.
4. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
5. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL AND STATE CODES AND TO BE IN AT ANY TIME DURING CONSTRUCTION. IF AFTER, SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THE CODES LISTED ABOVE, IT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
6. ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT SHALL BE INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER PANELS FROM WHICH NEW CIRCUITS ARE BEING FED FROM. VERIFY EXISTING BRANCH CIRCUIT BREAKERS AND PROVIDE NEW BREAKERS AS NECESSARY FOR INTERFERENCE WITH OTHER WORK.
8. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE TELE/DATA ROOM FROM WHICH NEW TELE/DATA OUTLETS WILL BE FED FROM. VERIFY EXISTING PATCH PANEL SPACES AND PROVIDE NEW PATCH PANELS AS NECESSARY FOR LAND ALL NEW TELE/DATA CABLING.
9. THE ELECTRICAL CONTRACTOR SHALL INSURE AND COORDINATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE ELECTRICAL CONTRACTOR SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
10. THE ELECTRICAL CONTRACTOR SHALL CONFORM TO MINIMUM ELECTRICAL WORKING CLEARANCE BEFORE INSTALLING ALL ELECTRICAL AND ONE CABLES AND SHALL MOVE THE PANELS AT HIS EXPENSE IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
11. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMATIC, NOT INDICATING THE ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE THE CIRCUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE AND OTHER POTENTIAL OBSTRUCTIONS.
12. THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL PERMITS TO THE PROJECT.
13. THE ELECTRICAL CONTRACTOR SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES.
14. MINIMUM SIZE CONDUIT SHALL BE 3/4". ABOVE GROUND CONDUIT SHALL BE EMT WITH TIGHT SET SCREW FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH40) WITH GROUND WELDS AND RISERS IN PLACED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.
15. FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEALTITE CONDUIT SHALL NOT BE GREATER THAN 72" INCHES.
16. WIRING DEVICES SHALL MATCH EXISTING CODED AND DELETED TYPE.
17. TO ASSURE ALL DEVICES ARE RIGIDLY MOUNTED, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION. ANY DEVICE BOXES NOT SECURED WILL BE MADE SECURE AT THE CONTRACTORS EXPENSE.
18. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.
19. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR). THE UNCOVERING AND REPLACEMENT OF ELECTRICAL WORK FOR THE INSPECTION PURPOSES WILL BE AT THE COST OF THE ELECTRICAL CONTRACTOR.
20. ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.
21. LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.
22. ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT SOLELY FROM THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBER.
23. TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURE, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICIENCY, LUMEN OUTPUT AND STARTING CHARACTERISTICS FOR ALL INSTALLED.
24. WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120/277VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12CU/THHN#121CU/THHN#12IN 3/4" EMT CONDUIT. THE CIRCUIT SHALL BE IN CONFORMANCE WITH THE NATIONAL 120VAC BRANCH CIRCUITS WITH OVERCURRENT LENGTHS EXCEEDING 12' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING. CONDUCTORS SHALL BE COPPER, 600VAC RATED, TYPE THHN/THWN-2 UNLESS OTHERWISE NOTED. MINIMUM CONDUCTOR SIZES UP TO #10AWG SHALL BE SOLID AND #8AWG AND LARGER SHALL BE STRANDED.
25. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS, WIRES, AND OVERCURRENT PROTECTION PRIOR TO ROUGH-IN. THE ELECTRICAL CONTRACTOR SHALL MAKE THE WIRING CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER.
26. THE ELECTRICAL CONTRACTOR SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.
27. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE ELECTRICAL CONTRACTOR WITHOUT THE WIRING DIAGRAM SHALL BE REMOVED AT THE CONTRACTORS OWN EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
28. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMISTATS AND ALL OTHER MECHANICAL DEVICES.
29. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.
30. PROVIDE AN UPDATED, TYPED PANEL CIRCUIT DIRECTORY FOR ALL PANELS WHERE CIRCUITS HAVE BEEN MODIFIED, ADDED, OR REMOVED BY THE SCOPE OF THIS PROJECT. CIRCUIT DESCRIPTIONS ON THE DIRECTORY SHALL BE UNIQUE AND INDICATE THE ROOM AND EQUIPMENT/DEVICE IT IS FEEDING. DATE DIRECTORY WITH PROJECT COMPLETION DATE. PROVIDE CIRCUIT SIZES TO THE BRANCH CIRCUIT NUMBER.
31. SUBMIT A SCALED LAYOUT (1/4" = 1') OF ALL ELECTRICAL ROOMS BASED ON THE ELECTRICAL GEAR AND EQUIPMENT SUBMITTALS.
32. PROVIDE A CLEAR, TYPED LABEL ON THE FACEPLATE OF ALL RECEPTACLES AND LIGHT SWITCHES INDICATING THE CIRCUIT IT IS TIED TO. USE LABELING CONVENTION XX-xx, WHERE "XX" IS THE ROOM OR PANEL AND "xx" IS THE BRANCH CIRCUIT NUMBER. LABELS LENGTH SHALL NOT EXCEED 14" ON EITHER SIDE OF TEXT.
33. FUSED DISCONNECTS TO BE HEAVY DUTY.
34. ALL TELECOMMUNICATIONS WIRING SHALL BE INSTALLED WITHIN CONDUIT UNLESS INSTALLED ABOVE ACCESSIBLE CEILINGS. MINIMUM CONDUIT SIZE FOR TELECOMMUNICATIONS WIRING SHALL BE 1/2" OR 3/4" IN SIZE. UNLESS OTHERWISE NOTED.
35. PROVIDE A DEDICATED NEUTRAL FOR EACH BRANCH CIRCUIT. SHARED NEUTRALS ARE NOT ALLOWED UNLESS NOTED OTHERWISE.



KEYNOTES

1 TYPICAL EXISTING EXIT BUGEYE COMBO

GENERAL DEMOLITION NOTES

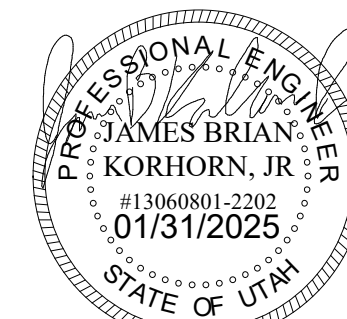
- EC SHALL COORDINATE WITH ALL OTHER TRADES DURING DEMOLITION AND CONSTRUCTION TO FACILITATE TIMELY WORK.
- ALL AREAS ARE TO BE KEPT CLEAN AND CLEAR OF DEBRIS AT ALL TIMES.
- CONTRACTOR SHALL PATCH AND REPAIR ALL WALLS, CEILINGS ETC. TO MATCH EXISTING CONDITIONS. PENETRATIONS SHALL BE SEALED WITH FIRE RATED CAULK.
- ROUTE ALL CONDUIT IN A NEAT AND ORDERLY FASHION. ALL CONDUIT SHALL BE CONCEALED ABOVE CEILINGS OR IN WALLS OR FINISHED SPACES UNLESS OTHERWISE INDICATED ON THE PLANS.
- DEVICES SHOWN ON DEMOLITION SHEETS ARE GATHERED FROM AS-BUILT DRAWINGS AND FIELD INVESTIGATION. NOT ALL DEVICES ARE SHOWN. DEVICE PLACEMENT IS SCHEMATIC AND NOT EXACT. CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS AND COORDINATE WORK WITH ALL OTHER TRADES. DEVICES, EQUIPMENT, CONDUIT, ETC. WHETHER OR NOT SHOWN TO COMPLETE PROJECT.
- CONTRACTOR TO COORDINATE WITH OWNER FOR ITEMS TO BE SALVAGED PRIOR TO DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ANY MATERIAL THAT THE OWNER DOES NOT WANT TO KEEP.
- CAP AND LABEL ALL EMPTY CONDUIT TO REMAIN.
- DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY.

DEMOLITION KEY

- E: EXISTING TO REMAIN
EN: EXISTING TO BE REPLACED WITH NEW
ER: EXISTING TO BE RELOCATED
EX: EXISTING TO BE REMOVED AND OFFERED UP TO THE OWNER FOR FIRST RIGHTS OF REFUSAL. PROPERLY AND LEGALLY DISPOSE OF MATERIAL IF REFUSED.

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737

100% CDs - 1/31/2025



DATE: 3/20/25
REVISION: Delta #1

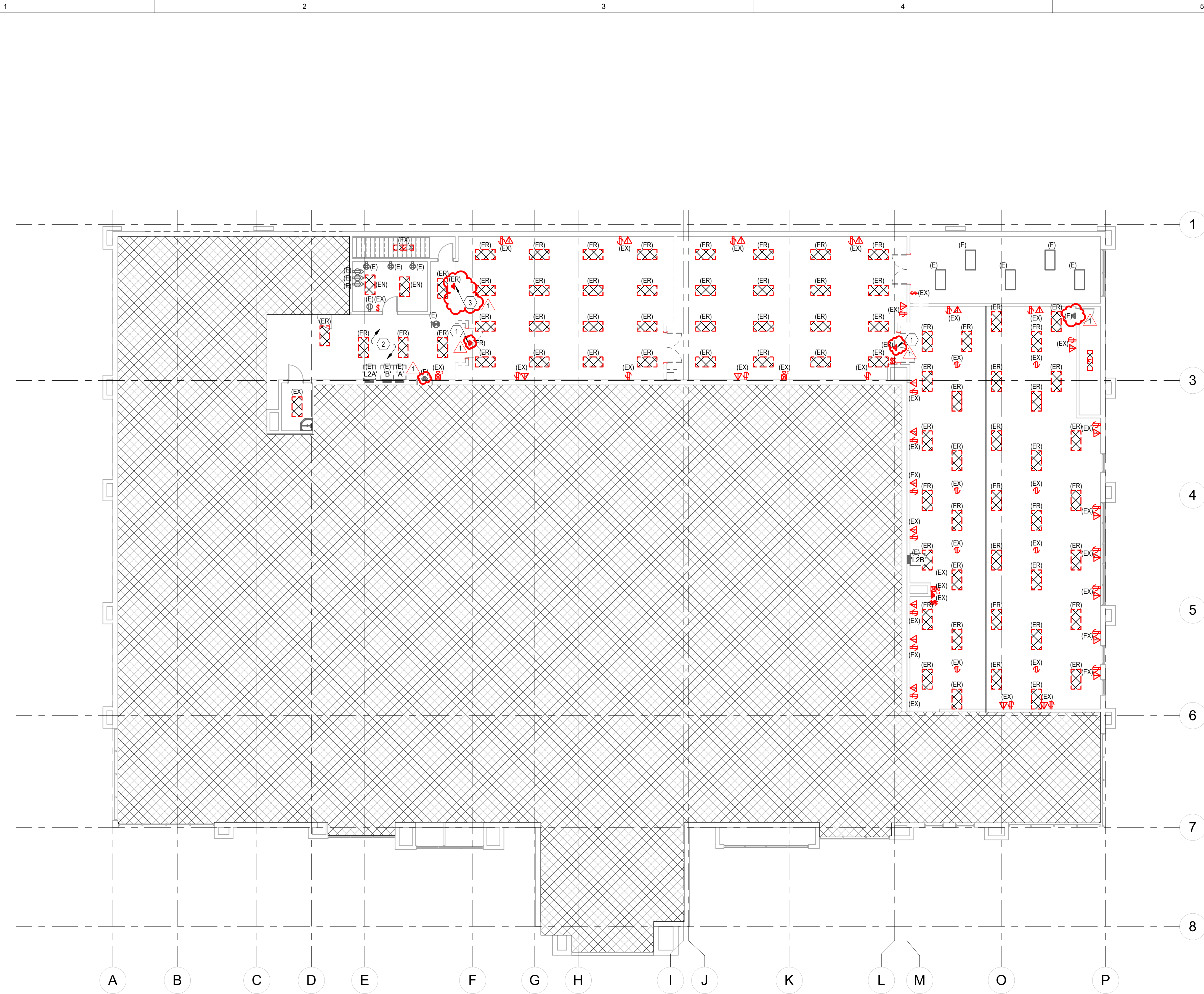
PROJECT NUMBER: 240771

MAIN LEVEL
ELECTRICAL
DEMO PLAN

ED101

FFKR ARCHITECTS

730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



1 UPPER LEVEL ELECTRICAL DEMO PLAN
ED102 3/32" = 1'-0"

KEYNOTES

1 EXIT SIGN TO BE REMOVED DURING DEMOLITION AND RELOCATED TO THE NEW CORRIDOR ENTRANCE IN THE SAME AREA. SEE SHEET E102 FOR LOCATION.

2 REMOVE FIXTURES SHOWN IN THIS AREA FROM EXISTING BRANCH CIRCUIT. MAINTAIN EXISTING BRANCH CIRCUIT FOR ALL REMAINING LIGHT FIXTURES THAT ARE OUT OF SCOPE OF WORK.

3 EXIT SIGN TO BE REMOVED DURING DEMOLITION AND RELOCATED ABOVE THE STAIRS. SEE SHEET E102 FOR LOCATION.

GENERAL DEMOLITION NOTES

- A. EC SHALL COORDINATE WITH ALL OTHER TRADES DURING DEMOLITION AND CONSTRUCTION TO FACILITATE TIMELY WORK.
- B. ALL AREAS ARE TO BE KEPT CLEAN AND CLEAR OF DEBRIS AT ALL TIMES.
- C. CONTRACTOR SHALL PATCH AND REPAIR ALL WALLS, CEILINGS ETC. TO MATCH EXISTING CONDITIONS. PENETRATIONS SHALL BE SEALED WITH FIRE RATED CAULK.
- D. ROUTE ALL CONDUIT IN A NEAT AND ORDERLY FASHION. ALL CONDUIT SHALL BE CONCEALED ABOVE CEILINGS OR IN WALLS OR FINISHED SPACES UNLESS OTHERWISE INDICATED ON THE PLANS.
- E. DEVICES SHOWN ON DEMOLITION SHEETS ARE GATHERED FROM AS-BUILT DRAWINGS AND FIELD INVESTIGATION. NOT ALL DEVICES ARE SHOWN. DEVICE PLACEMENT IS SCHEMATIC AND NOT EXACT. CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS AND COORDINATE WORK WITH ALL OTHER TRADES, DEVICES, EQUIPMENT, CONDUIT, ETC. WHETHER OR NOT SHOWN TO COMPLETE PROJECT.
- F. CONTRACTOR TO COORDINATE WITH OWNER FOR ITEMS TO BE SALVAGED PRIOR TO DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ANY MATERIAL THAT THE OWNER DOES NOT WANT TO KEEP.
- G. CAP AND LABEL ALL EMPTY CONDUIT TO REMAIN.
- H. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY.

DEMOLITION KEY

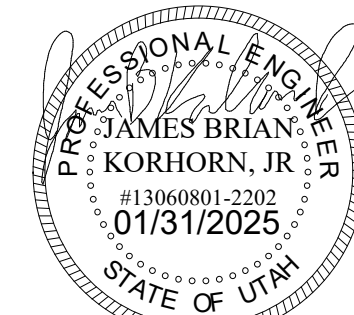
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Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737
100% CDs - 1/31/2025



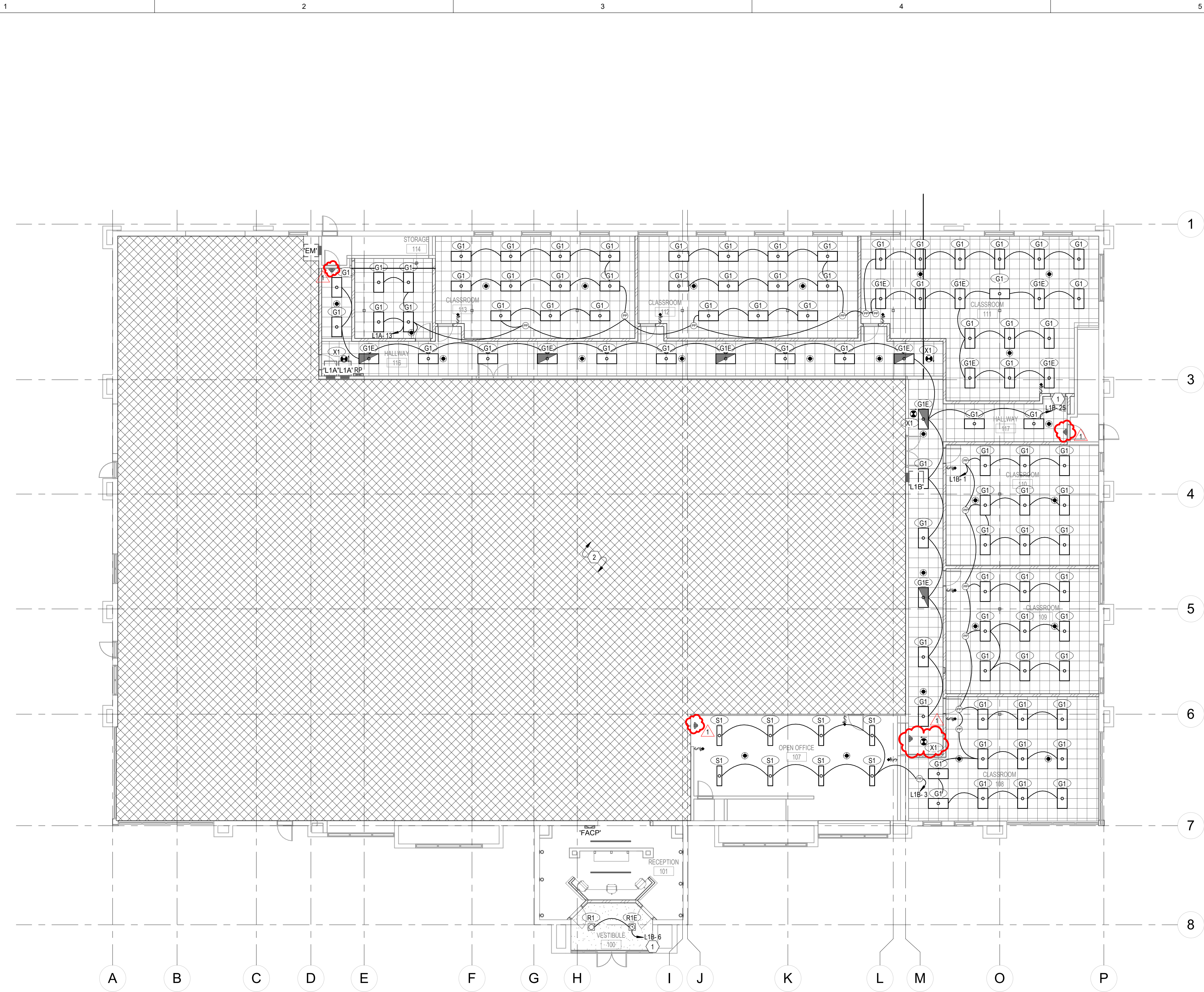
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PROJECT NUMBER 240771

UPPER
LEVEL
ELECTRICAL
DEMO PLAN

ED102

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
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1 MAIN LEVEL LIGHTING PLAN
E101 3/32" = 1'-0"

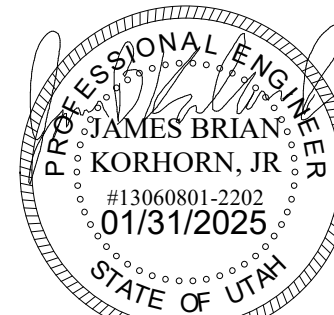
- KEYNOTES**
- 1 BRANCH CIRCUIT TO BE CONNECTED TO EXISTING LIGHTING CONTROL PANEL. FIXTURES ARE TO BE FULL AUTOMATIC ON AND TIMED OFF.
 - 2 AREA IS OUT OF SCOPE OF WORK.

GENERAL LIGHTING NOTES

- A. CIRCUIT EXIT AND EMERGENCY LIGHTS TO THE SAME CIRCUIT FEEDING THE LIGHTING IN THE AREA. RUN AN UNSWITCHED HOT CONDUCTOR UPSTREAM OF THE RELAY, POWER PACK, OR SWITCH TO EXIT AND EMERGENCY LIGHT FIXTURES.
- B. AREAS SHOWING OCCUPANCY/VACANCY SENSORS IDENTIFY SPACES WHERE THE LIGHTS IN THE SPACE ARE TO BE CONTROLLED BY OCCUPANCY/VACANCY SENSORS AND DO NOT NECESSARILY INDICATE EXACT QUANTITIES AND PLACEMENT. THE CONTRACTOR IS TO COORDINATE WITH THE LOCAL MANUFACTURER'S REPRESENTATIVE FOR EXACT LOCATIONS AND QUANTITIES FOR A 90% MINIMUM COVERAGE OF THE SPACE. PROVIDE APPROPRIATE TYPE TO MATCH CEILING HEIGHT APPLICATION. PROVIDE RELAYS, POWER PACKS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION. INSTALL SENSOR(S) A MINIMUM OF 3 FEET FROM DIFFUSERS. ALL OCCUPANCY SENSORS SHALL BE DUAL-TECHNOLOGY.
- C. RUN ALL LIGHTING IN SPACES NOT CONTROLLED BY OCCUPANCY SENSORS OR TIMERS THROUGH THE LIGHTING CONTROL PANEL.
- D. DAYLIGHT RESPONSIVE CONTROL PHOTOCELLS TO ACTIVATE FOR A LIGHT FIXTURE THAT IS ON IN THE PRIMARY OR SECONDARY DAYLIGHT ZONE, INCLUDING NIGHTLIGHTS, WHEN SUFFICIENT DAYLIGHT IS PRESENT. PROVIDE ADDITIONAL ZONES, POWER PACKS, ETC. AS REQUIRED TO AUTOMATICALLY DIM LIGHTS IN DAYLIGHT ZONES AND MEET SWITCHING REQUIREMENTS. PROVIDE ADDITIONAL ZONES, POWER PACKS, ETC AS REQUIRED TO ACCOMMODATE SWITCHING INDICATED AND DAYLIGHT HARVESTING ZONES.
- E. LIGHTING CALLOUTS ARE TYPICAL FOR OTHER LIGHTS IN THE ROOM OF THE SAME LUMINAIRE SYMBOL UNLESS INDICATED OTHERWISE.
- F. PROVIDE DIMMING WIRING FOR SPACES WHERE DIMMERS ARE SHOWN TO CONTROL LIGHTING FOR THAT SPACE.
- G. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY.

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737

100% CDs - 1/31/2025

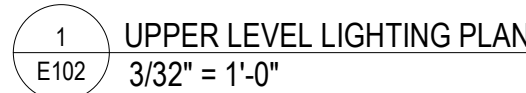


DATE 3/20/25
REVISION Delta #1

PROJECT NUMBER 240771

MAIN LEVEL
LIGHTING
PLAN

E101



- E102



- ## GENERAL SYSTEMS NOTES

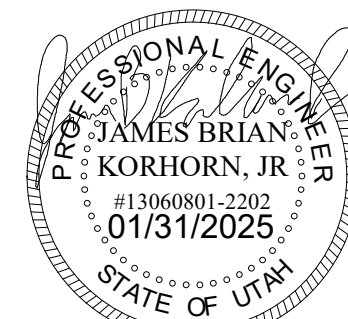
- A. COORDINATE FIRE ALARM DEVICES WITH LIGHTING FIXTURES, SPEAKERS, MECHANICAL DIFFUSERS, ETC.
- B. PROVIDE 2"x4"x2-1/2" JUNCTION BOX WITH MUD RING FOR ALL VOICE/DATA OUTLET(S); EXTEND 3"x4" NMT CONDUIT WITH PULL CORD TO NEAREST HALL CONTAINING CABLE MANAGEMENT SYSTEM. VOICE/DATA JACKS, FACE PLATES, AND CABLE PROVIDED AND INSTALLED BY OTHERS. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- C. SOUND SYSTEM, SECURITY SYSTEM AND SURVEILLANCE SYSTEM PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE ALL ROUGH-IN REQUIREMENTS WITH SOUND SYSTEM AND SURVEILLANCE SYSTEM INSTALLER AND PROVIDE ALL NECESSARY BACK-BOXES, RACEWAYS FOR SAID SYSTEM.
- D. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING CABLE MANAGEMENT SYSTEM (J-HOOKS) ALONG ONE SIDE OF ALL HALLS WITH ACCESSIBLE CEILINGS OR HATCHES PROVIDE ERCO (ER-CAT64HP) 4" DIA. J-HOOKS OR EQUAL. LOCATE J-HOOKS 6" ABOVE CEILING WITH A SPACING NOT TO EXCEED 4'-0" ON CENTER.
- E. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY

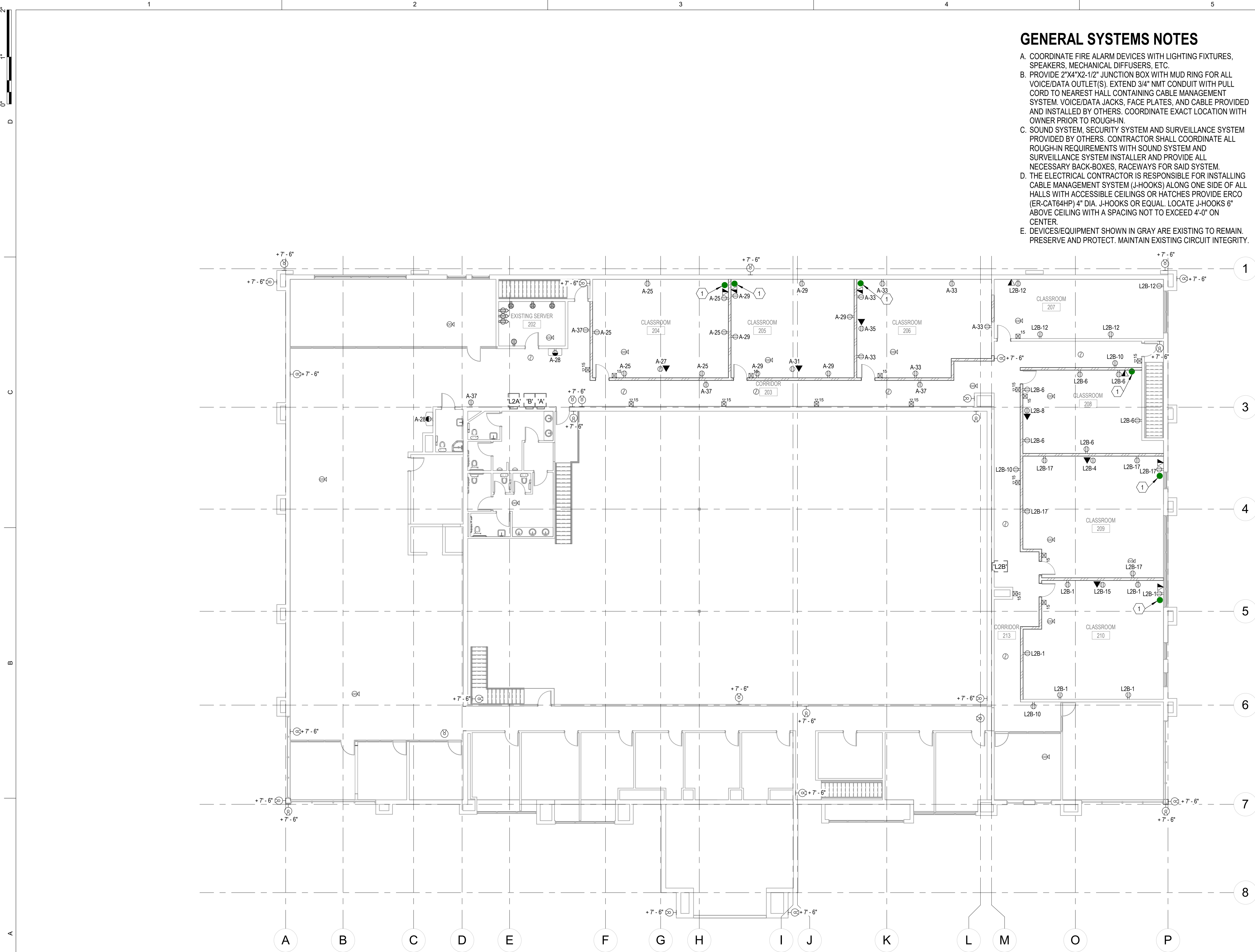
GENERAL POWER NOTES

- A. EC SHALL COORDINATE WITH ALL OTHER TRADES DURING DEMOLITION AND CONSTRUCTION TO FACILITATE TIMELY WORK.
- B. ALL AREAS ARE TO BE KEPT CLEAN AND CLEAR OF DEBRIS AT ALL TIMES.
- C. CONTRACTOR SHALL PATCH AND REPAIR ALL WALLS, CEILINGS ETC. TO MATCH EXISTING CONDITIONS.
- D. ROUTE ALL CONDUIT IN A NEAT AND ORDERLY FASHION. ALL CONDUIT IN FINISHED SPACES SHALL BE CONCEALED ABOVE CEILINGS OR IN WALLS UNLESS OTHERWISE INDICATED ON THE PLANS.
- E. PROVIDE TAMPER-RESISTANT RECEPTACLES FOR SPACES IDENTIFIED IN NEC 408.12.
- F. PROVIDE CLEAR, TYPED, P-TOUCH LABELS ON THE COVERPLATE OF ALL RECEPTACLES INDICATING THE PANEL AND CIRCUIT NUMBER IT IS TIED TO. LABEL SHALL BE 1/8" LONGER THAN TEXT ON BOTH ENDS.
- G. PROVIDE UPDATED TYPED CIRCUIT DIRECTORY WITH UNIQUE CIRCUIT DESCRIPTIONS PER NEC 408.4 FOR PANELS AFFECTED BY THIS PROJECT.
- H. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
- I. CIRCUIT NUMBERS AT DEVICES CORRESPOND TO BREAKERS (SEE PANELBOARD SCHEDULE). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE ON THE ELECTRICAL EQUIPMENT SCHEDULE.
- J. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY.

GENERAL FIRE ALARM NOTES

- A. CONTRACTOR TO MAKE PROVISIONS TO MEET THE INTELLIGIBILITY REQUIREMENTS OF NFPA 72 AND TEST AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- B. PROVIDE A COMPLETE CODE COMPLIANT FIRE ALARM SYSTEM APPROVED BY THE AUTHORITY HAVING JURISDICTION. DEVICES SHOWN INDICATE DESIGN INTENT FOR THE SPACE. CONTRACTOR IS RESPONSIBLE FOR A CODE COMPLIANT SYSTEM FOR THE SPACE WHETHER OR NOT EXACT QUANTITY OF DEVICES ARE SHOWN OR NOT.
- C. THESE DRAWINGS ARE DIAGRAMMATIC. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
- D. INSTALLATION SHALL COMPLY WITH NEC, NFPA 72 AND ALL OTHER APPLICABLE CODES AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- E. WIRING DEPICTED ON THESE PLANS IS SCHEMATIC. ACTUAL WIRE LOCATIONS MAY DIFFER FROM THESE PLANS. WIRING SHALL BE PERFORMED AS ACTUAL BUILDING CONSTRUCTION CONDITIONS ALLOW AND TO MINIMIZE PENETRATIONS THROUGH AREA SEPARATION WALLS AND FIRE WALLS. THE USE OF A RACEWAY IS PERMITTED AS LONG AS NO 110V OR HIGHER VOLTAGE CABLES ARE IN THE SAME RACEWAY.
- F. FIRE RATINGS SHALL BE MAINTAINED FOR ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION.
- G. POWER FOR ALL FIRE ALARM PANELS AND FIRE ALARM POWER SUPPLIES MUST BE PROVIDED BY A DEDICATED AC BRANCH CIRCUIT.
- H. POWER-LIMITED AND NONPOWER-LIMITED CIRCUIT WIRING MUST REMAIN SEPARATED IN CABINET. ALL POWER-LIMITED CIRCUIT WIRING MUST REMAIN AT LEAST 0.25" AWAY FROM ANY NONPOWER-LIMITED CIRCUIT WIRING. FURTHERMORE, ALL POWER-LIMITED AND NONPOWER-LIMITED CIRCUIT WIRING MUST ENTER AND EXIT THE CABINET THROUGH DIFFERENT KNOCK OUTS AND/OR SEPARATE CONDUITS. WHEN UTILIZING CLASS "A" CIRCUITS, SEPARATE OUTGOING AND RETURN CONDUCTORS OF CLASS "A" CIRCUITS BY A MINIMUM OF 12" WHERE RUN VERTICALLY AND 48" WHERE RUN HORIZONTALLY. WHEN UTILIZING SHIELDED CABLE TIE SHIELDS THROUGH AND INSULATE AT EACH JUNCTION BOX. INSULATE AND TAPE BACK AT END.
- I. ALL FIRE ALARM CABLING SHALL BE ACCEPTABLE TO THE FIRE ALARM EQUIPMENT MANUFACTURER FOR THE INTENDED PURPOSE.
- J. SMOKE DETECTORS SHALL NOT BE INSTALLED UNTIL AFTER CONSTRUCTION CLEAN-UP IS COMPLETED AND FINAL.
- K. LOCATE SMOKE DETECTORS A MINIMUM OF THREE (3) FEET FROM MECHANICAL DIFFUSERS. WALL-MOUNTED SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 4" AND A MAXIMUM OF 12" FROM CEILING. CEILING-MOUNTED SMOKE DETECTORS SHALL BE MOUNTED ON CEILINGS AND NOT ON THE BOTTOMS OF BEAMS OR JOISTS.
- L. PROVIDE SYNCHRONIZATION OF ALL VISUAL NOTIFICATION APPLIANCE CIRCUITS. PROVIDE ALL REQUIRED SYNC MODULES. PROVIDE A MULTI-SYNC MODE SLAVE CONNECTION BETWEEN ALL SYNC MODULES.
- M. VERIFY ALL FIELD SELECTABLE AUDIBILITY SETTINGS OF NOTIFICATION APPLIANCES WITH FIRE ALARM CONTRACTOR.
- N. UPON COMPLETION OF THE FIRE ALARM SYSTEM INSTALLATION AND PROGRAMMING, THE INSTALLING CONTRACTOR SHALL PERFORM FINAL TESTING OF THE ENTIRE SYSTEM, PER ALL APPLICABLE CODES, AND SHALL COORDINATE AND PERFORM A FINAL FIRE ALARM SYSTEM INSPECTION.
- O. PROVIDE OFF-SITE MONITORING AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- P. PROVIDE FIRE ALARM DEVICES COMPATIBLE WITH EXISTING FIRE ALARM CONTROL PANEL.
- Q. A SINGLE BLUE STROBE IS REQUIRED IN A NORMALLY OCCUPIED LOCATION AS PART OF THE CARBON MONOXIDE (CO) DETECTION.
- R. HVAC FANS SHALL SHUTDOWN IN THE ZONE INVOLVED, AT A MINIMUM. UPON CO ALARM.
- S. SYSTEM SHALL BE EQUIPPED WITH A DIGITAL READ OUT INDICATING PARTS PER MILLION (PPM) OF CO IN A SPACE.
- T. SCHOOLS SHALL BE EVACUATED WHEN INTERIOR CO LEVELS EXCEED 50 PPM.





1 UPPER LEVEL POWER & SYSTEMS PLAN
3/32" = 1'-0"

GENERAL SYSTEMS NOTES

- A. COORDINATE FIRE ALARM DEVICES WITH LIGHTING FIXTURES, SPEAKERS, MECHANICAL DIFFUSERS, ETC.
- B. PROVIDE 2"x4"x2-1/2" JUNCTION BOX WITH MUD RING FOR ALL VOICE/DATA OUTLET(S). EXTEND 3/4" NMT CONDUIT WITH PULL CORD TO NEAREST HALL CONTAINING CABLE MANAGEMENT SYSTEM. VOICE/DATA JACKS, FACE PLATES, AND CABLE PROVIDED AND INSTALLED BY OTHERS. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- C. SOUND SYSTEM, SECURITY SYSTEM AND SURVEILLANCE SYSTEM PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE ALL ROUGH-IN REQUIREMENTS WITH SOUND SYSTEM AND SURVEILLANCE SYSTEM INSTALLER AND PROVIDE ALL NECESSARY BACK-BOXES, RACEWAYS FOR SAID SYSTEM.
- D. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING CABLE MANAGEMENT SYSTEM (J-HOOKS) ALONG ONE SIDE OF ALL HALLS WITH ACCESSIBLE CEILINGS OR HATCHES PROVIDE ERCO (ER-CAT64HP) 4" DIA. J-HOOKS OR EQUAL. LOCATE J-HOOKS 6" ABOVE CEILING WITH A SPACING NOT TO EXCEED 4'-0" ON CENTER.
- E. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY.

KEYNOTES

- 1 APPROXIMATE LOCATION OF (1) 1 1/4" CONDUIT TO ACCESSIBLE CEILING SPACE FOR HDMI CONNECTION TO PROJECTOR. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

GENERAL POWER NOTES

- A. EC SHALL COORDINATE WITH ALL OTHER TRADES DURING DEMOLITION AND CONSTRUCTION TO FACILITATE TIMELY WORK.
- B. ALL AREAS ARE TO BE KEPT CLEAN AND CLEAR OF DEBRIS AT ALL TIMES.
- C. CONTRACTOR SHALL PATCH AND REPAIR ALL WALLS, CEILINGS ETC. TO MATCH EXISTING CONDITIONS.
- D. ROUTE ALL CONDUIT IN A NEAT AND ORDERLY FASHION. ALL CONDUIT IN FINISHED SPACES SHALL BE CONCEALED ABOVE CEILINGS OR IN WALLS UNLESS OTHERWISE INDICATED ON THE PLANS.
- E. PROVIDE TAMPER-RESISTANT RECEPTACLES FOR SPACES IDENTIFIED IN NEC 406.12.
- F. PROVIDE CLEAR, TYPED, P-TOUCH LABELS ON THE COVERPLATE OF ALL RECEPTACLES INDICATING THE PANEL AND CIRCUIT NUMBER IT IS TIED TO. LABEL SHALL BE 1/8" LONGER THAN TEXT ON BOTH ENDS.
- G. PROVIDE UPDATED TYPED CIRCUIT DIRECTORY WITH UNIQUE CIRCUIT DESCRIPTIONS PER NEC 408.4 FOR PANELS AFFECTED BY THIS PROJECT.
- H. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
- I. CIRCUIT NUMBERS AT DEVICES CORRESPOND TO BREAKERS (SEE PANELBOARD SCHEDULE). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE ON THE ELECTRICAL EQUIPMENT SCHEDULE.
- J. DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY.

GENERAL FIRE ALARM NOTES

- A. CONTRACTOR TO MAKE PROVISIONS TO MEET THE INTELLIGIBILITY REQUIREMENTS OF NFPA 72 AND TEST AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- B. PROVIDE A COMPLETE CODE COMPLIANT FIRE ALARM SYSTEM APPROVED BY THE AUTHORITY HAVING JURISDICTION. DEVICES SHOWN INDICATE DESIGN INTENT FOR THE SPACE. CONTRACTOR IS RESPONSIBLE FOR A CODE COMPLIANT SYSTEM FOR THE SPACE WHETHER OR NOT EXACT QUANTITY OF DEVICES ARE SHOWN OR NOT.
- C. THESE DRAWINGS ARE DIAGRAMMATIC. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
- D. INSTALLATION SHALL COMPLY WITH NEC, NFPA 72 AND ALL OTHER APPLICABLE CODES AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- E. WIRING DEPICTED ON THESE PLANS IS SCHEMATIC. ACTUAL WIRE LOCATIONS MAY DIFFER FROM THESE PLANS. WIRING SHALL BE PERFORMED AS ACTUAL BUILDING CONSTRUCTION CONDITIONS ALLOW AND TO MINIMIZE PENETRATIONS THROUGH AREA SEPARATION WALLS AND FIRE WALLS. THE USE OF A RACEWAY IS PERMITTED AS LONG AS NO 110V OR HIGHER VOLTAGE CABLES ARE IN THE SAME RACEWAY.
- F. FIRE RATINGS SHALL BE MAINTAINED FOR ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION.
- G. POWER FOR ALL FIRE ALARM PANELS AND FIRE ALARM POWER SUPPLIES MUST BE PROVIDED BY A DEDICATED AC BRANCH CIRCUIT.
- H. POWER-LIMITED AND NONPOWER-LIMITED CIRCUIT WIRING MUST REMAIN SEPARATED IN CABINET. ALL POWER-LIMITED CIRCUIT WIRING MUST REMAIN AT LEAST 0.25" AWAY FROM ANY NONPOWER-LIMITED CIRCUIT WIRING. FURTHERMORE, ALL POWER-LIMITED AND NONPOWER-LIMITED CIRCUIT WIRING MUST ENTER AND EXIT THE CABINET THROUGH DIFFERENT KNOCK OUTS AND/OR SEPARATE CONDUITS. WHEN UTILIZING CLASS "A" CIRCUITS, SEPARATE OUTGOING AND RETURN CONDUCTORS OF CLASS "A" CIRCUITS BY A MINIMUM OF 12" WHERE RUN VERTICALLY AND 48" WHERE RUN HORIZONTALLY. WHEN UTILIZING SHIELDED CABLE TIE SHIELDS THROUGH AND INSULATE AT EACH JUNCTION BOX. INSULATE AND TAPE BACK AT END.
- I. ALL FIRE ALARM CABLING SHALL BE ACCEPTABLE TO THE FIRE ALARM EQUIPMENT MANUFACTURER FOR THE INTENDED PURPOSE.
- J. SMOKE DETECTORS SHALL NOT BE INSTALLED UNTIL AFTER CONSTRUCTION CLEAN-UP IS COMPLETED AND FINAL.
- K. LOCATE SMOKE DETECTORS A MINIMUM OF THREE (3) FEET FROM MECHANICAL DIFFUSERS. WALL-MOUNTED SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 4" AND A MAXIMUM OF 12" FROM CEILING. CEILING-MOUNTED SMOKE DETECTORS SHALL BE MOUNTED ON CEILINGS AND NOT ON THE BOTTOMS OF BEAMS OR JOISTS.
- L. PROVIDE SYNCHRONIZATION OF ALL VISUAL NOTIFICATION APPLIANCE CIRCUITS. PROVIDE ALL REQUIRED SYNC MODULES. PROVIDE A MULTI-SYNC MODE SLAVE CONNECTION BETWEEN ALL SYNC MODULES.
- M. VERIFY ALL FIELD SELECTABLE AUDIBILITY SETTINGS OF NOTIFICATION APPLIANCES WITH FIRE ALARM CONTRACTOR.
- N. UPON COMPLETION OF THE FIRE ALARM SYSTEM INSTALLATION AND PROGRAMMING, THE INSTALLING CONTRACTOR SHALL PERFORM FINAL TESTING OF THE ENTIRE SYSTEM, PER ALL APPLICABLE CODES, AND SHALL COORDINATE AND PERFORM A FINAL FIRE ALARM SYSTEM INSPECTION.
- O. PROVIDE OFF-SITE MONITORING AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- P. PROVIDE FIRE ALARM DEVICES COMPATIBLE WITH EXISTING FIRE ALARM CONTROL PANEL.
- Q. A SINGLE BLUE STROBE IS REQUIRED IN A NORMALLY OCCUPIED LOCATION AS PART OF THE CARBON MONOXIDE (CO) DETECTION.
- R. HVAC FANS SHALL SHUTDOWN IN THE ZONE INVOLVED, AT A MINIMUM. UPON CO ALARM.
- S. SYSTEM SHALL BE EQUIPPED WITH A DIGITAL READ OUT INDICATING PARTS PER MILLION (PPM) OF CO IN A SPACE.
- T. SCHOOLS SHALL BE EVACUATED WHEN INTERIOR CO LEVELS EXCEED 50 PPM.

Valley Academy Remodel - Hurricane, UT

36 N 1000 W HURRICANE, UTAH 84737

100% CDs - 1/31/2025



DATE REVISION

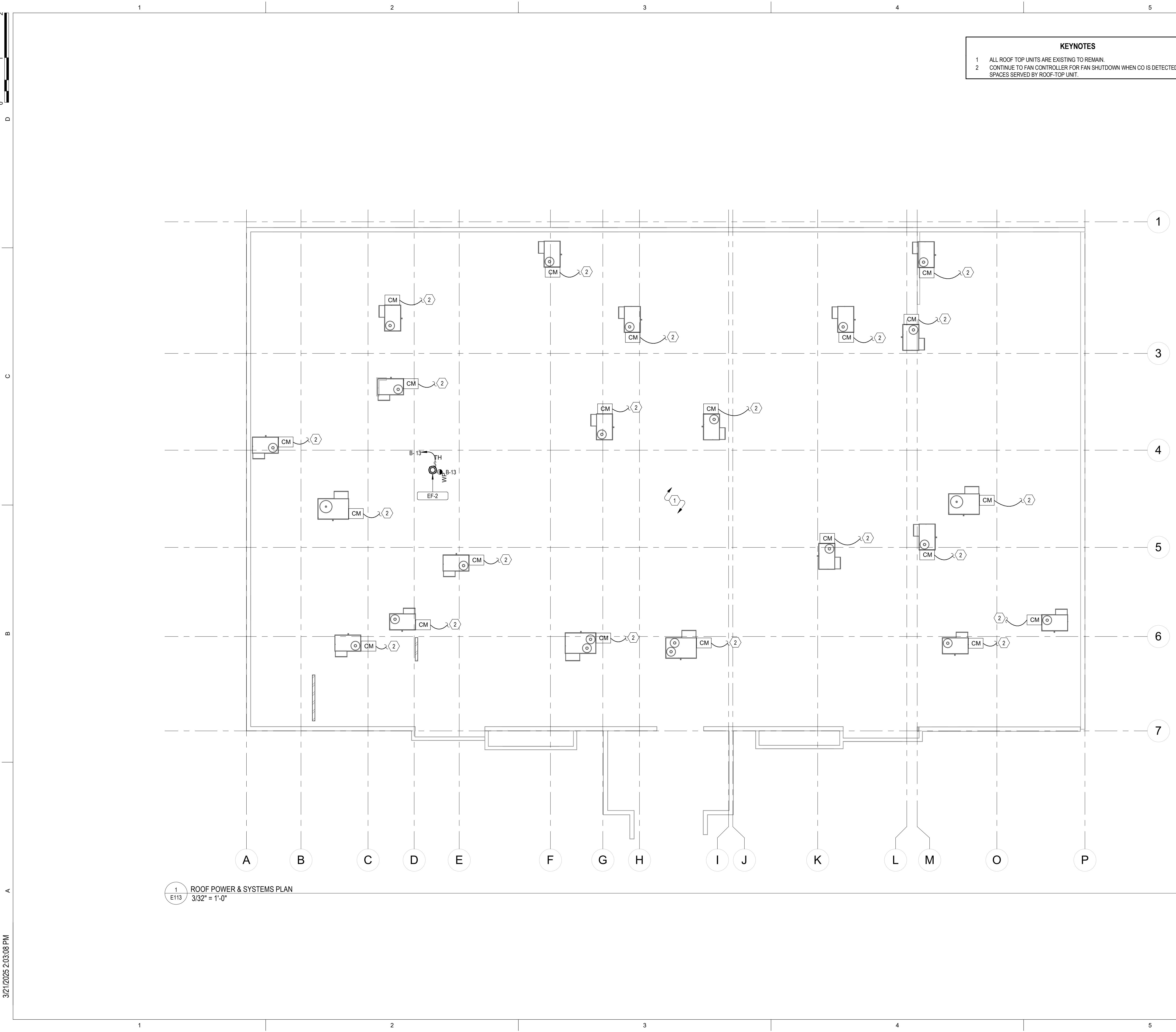
PROJECT NUMBER 240771

UPPER
LEVEL
POWER AND
SYSTEMS
PLAN

E112

FFKR ARCHITECTS

730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



GENERAL POWER NOTES

- EC SHALL COORDINATE WITH ALL OTHER TRADES DURING DEMOLITION AND CONSTRUCTION TO FACILITATE TIMELY WORK.
- ALL AREAS ARE TO BE KEPT CLEAN AND CLEAR OF DEBRIS AT ALL TIMES.
- CONTRACTOR SHALL PATCH AND REPAIR ALL WALLS, CEILINGS ETC. TO MATCH EXISTING CONDITIONS.
- ROUTE ALL CONDUIT IN A NEAT AND ORDERLY FASHION. ALL CONDUIT IN FINISHED SPACES SHALL BE CONCEALED ABOVE CEILINGS OR IN WALLS UNLESS OTHERWISE INDICATED ON THE PLANS.
- PROVIDE TAMPER-RESISTANT RECEPTACLES FOR SPACES IDENTIFIED IN NEC 406.12.
- PROVIDE CLEAR, TYPED, P-TOUCH LABELS ON THE COVERPLATE OF ALL RECEPTACLES INDICATING THE PANEL AND CIRCUIT NUMBER IT IS TIED TO. LABEL SHALL BE 1/8" LONGER THAN TEXT ON BOTH ENDS.
- PROVIDE UPDATED TYPED CIRCUIT DIRECTORY WITH UNIQUE CIRCUIT DESCRIPTIONS PER NEC 408.4 FOR PANELS AFFECTED BY THIS PROJECT.
- WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
- CIRCUIT NUMBERS AT DEVICES CORRESPOND TO BREAKERS (SEE PANELBOARD SCHEDULE). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE ON THE ELECTRICAL EQUIPMENT SCHEDULE.
- DEVICES/EQUIPMENT SHOWN IN GRAY ARE EXISTING TO REMAIN. PRESERVE AND PROTECT. MAINTAIN EXISTING CIRCUIT INTEGRITY.

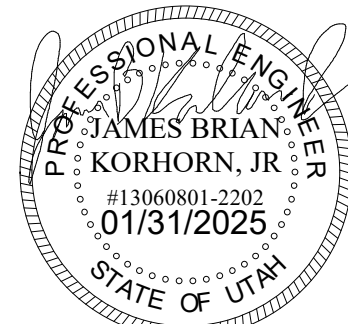
GENERAL FIRE ALARM NOTES

- CONTRACTOR TO MAKE PROVISIONS TO MEET THE INTELLIGIBILITY REQUIREMENTS OF NFPA 72 AND TEST AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- PROVIDE A COMPLETE CODE COMPLIANT FIRE ALARM SYSTEM APPROVED BY THE AUTHORITY HAVING JURISDICTION. DEVICES SHOWN INDICATE DESIGN INTENT FOR THE SPACE. CONTRACTOR IS RESPONSIBLE FOR A CODE COMPLIANT SYSTEM FOR THE SPACE WHETHER OR NOT EXACT QUANTITY OF DEVICES ARE SHOWN OR NOT.
- THESE DRAWINGS ARE DIAGRAMMATIC. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
- INSTALLATION SHALL COMPLY WITH NEC, NFPA 72 AND ALL OTHER APPLICABLE CODES AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- WIRING DEPICTED ON THESE PLANS IS SCHEMATIC. ACTUAL WIRE LOCATIONS MAY DIFFER FROM THESE PLANS. WIRING SHALL BE PERFORMED AS ACTUAL BUILDING CONSTRUCTION CONDITIONS ALLOW AND TO MINIMIZE PENETRATIONS THROUGH AREA SEPARATION WALLS AND FIRE WALLS. THE USE OF A RACEWAY IS PERMITTED AS LONG AS NO 110V OR HIGHER VOLTAGE CABLES ARE IN THE SAME RACEWAY.
- FIRE RATINGS SHALL BE MAINTAINED FOR ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION.
- POWER FOR ALL FIRE ALARM PANELS AND FIRE ALARM POWER SUPPLIES MUST BE PROVIDED BY A DEDICATED AC BRANCH CIRCUIT.
- POWER-LIMITED AND NONPOWER-LIMITED CIRCUIT WIRING MUST REMAIN SEPARATED IN CABINET. ALL POWER-LIMITED CIRCUIT WIRING MUST REMAIN AT LEAST 0.25" AWAY FROM ANY NONPOWER-LIMITED CIRCUIT WIRING. FURTHERMORE, ALL POWER-LIMITED AND NONPOWER-LIMITED CIRCUIT WIRING MUST ENTER AND EXIT THE CABINET THROUGH DIFFERENT KNOCK OUTS AND/OR SEPARATE CONDUITS. WHEN UTILIZING CLASS "A" CIRCUITS, SEPARATE OUTGOING AND RETURN CONDUCTORS OF CLASS "A" CIRCUITS BY A MINIMUM OF 12" WHERE RUN VERTICALLY AND 48" WHERE RUN HORIZONTALLY. WHEN UTILIZING SHIELDED CABLE TIE SHIELDS THROUGH AND INSULATE AT EACH JUNCTION BOX. INSULATE AND TAPE BACK AT END.
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- SMOKE DETECTORS SHALL NOT BE INSTALLED UNTIL AFTER CONSTRUCTION CLEAN-UP IS COMPLETED AND FINAL.
- LOCATE SMOKE DETECTORS A MINIMUM OF THREE (3) FEET FROM MECHANICAL DIFFUSERS. WALL-MOUNTED SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 4" AND A MAXIMUM OF 12" FROM CEILING. CEILING-MOUNTED SMOKE DETECTORS SHALL BE MOUNTED ON CEILINGS AND NOT ON THE BOTTOMS OF BEAMS OR JOISTS.
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- VERIFY ALL FIELD SELECTABLE AUDIBILITY SETTINGS OF NOTIFICATION APPLIANCES WITH FIRE ALARM CONTRACTOR.
- UPON COMPLETION OF THE FIRE ALARM SYSTEM INSTALLATION AND PROGRAMMING, THE INSTALLING CONTRACTOR SHALL PERFORM FINAL TESTING OF THE ENTIRE SYSTEM, PER ALL APPLICABLE CODES, AND SHALL COORDINATE AND PERFORM A FINAL FIRE ALARM SYSTEM INSPECTION.
- PROVIDE OFF-SITE MONITORING AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- PROVIDE FIRE ALARM DEVICES COMPATIBLE WITH EXISTING FIRE ALARM CONTROL PANEL.
- A SINGLE BLUE STROBE IS REQUIRED IN A NORMALLY OCCUPIED LOCATION AS PART OF THE CARBON MONOXIDE (CO) DETECTION.
- HVAC FANS SHALL SHUTDOWN IN THE ZONE INVOLVED, AT A MINIMUM, UPON CO ALARM.
- SYSTEM SHALL BE EQUIPPED WITH A DIGITAL READ OUT INDICATING PARTS PER MILLION (PPM) OF CO IN A SPACE.
- SCHOOLS SHALL BE EVACUATED WHEN INTERIOR CO LEVELS EXCEED 50 PPM.

Valley Academy Remodel - Hurricane, UT

36 N 1000 W HURRICANE, UTAH 84737

100% CDs - 1/31/2025



DATE REVISION

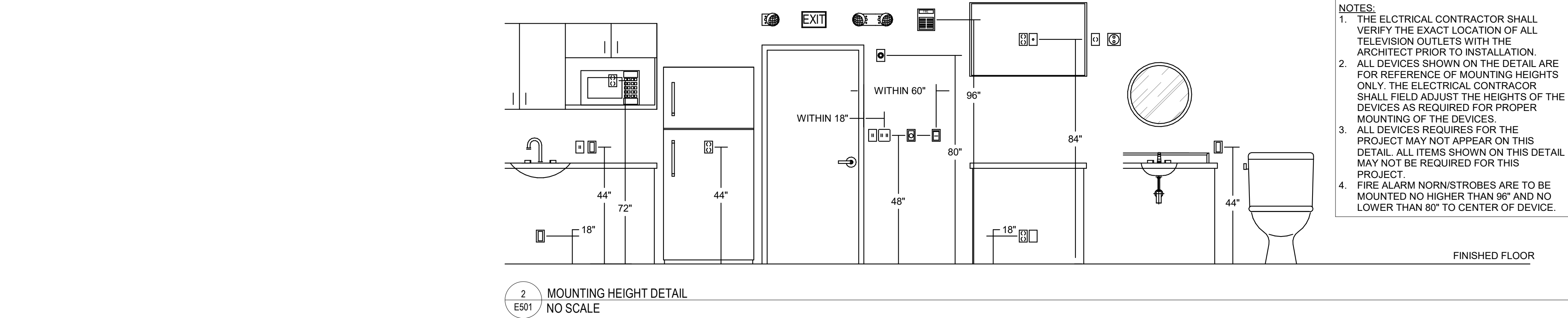
PROJECT NUMBER 240771

ROOF
POWER AND
SYSTEMS
PLAN

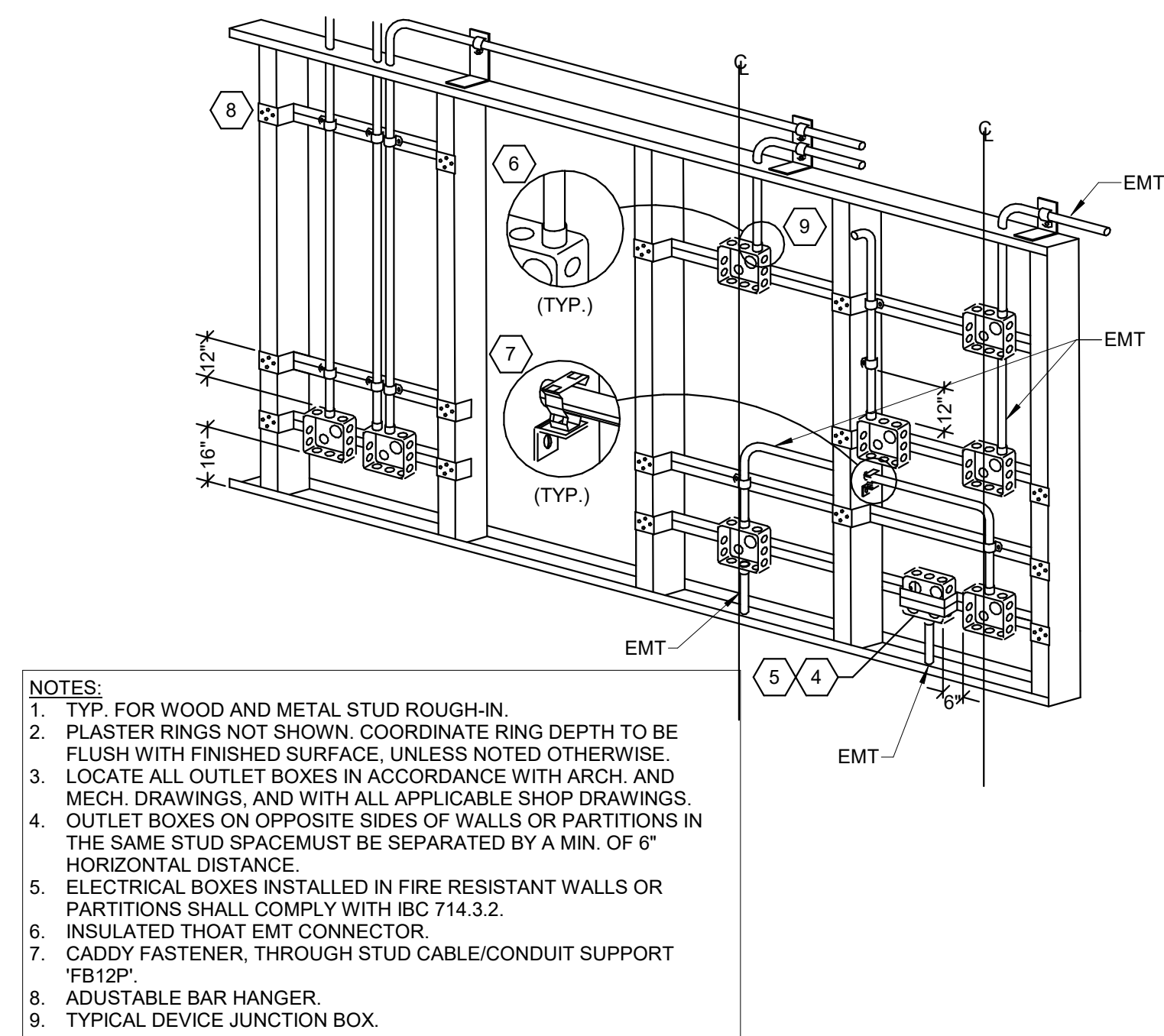
E113

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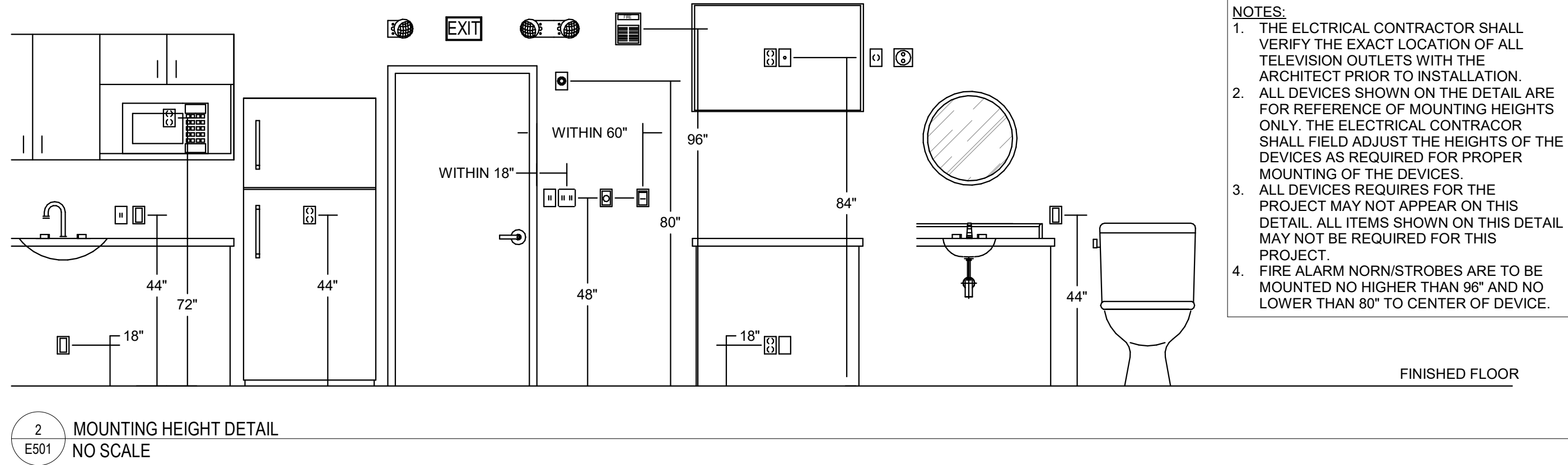
A
B
C
D
1'
2'



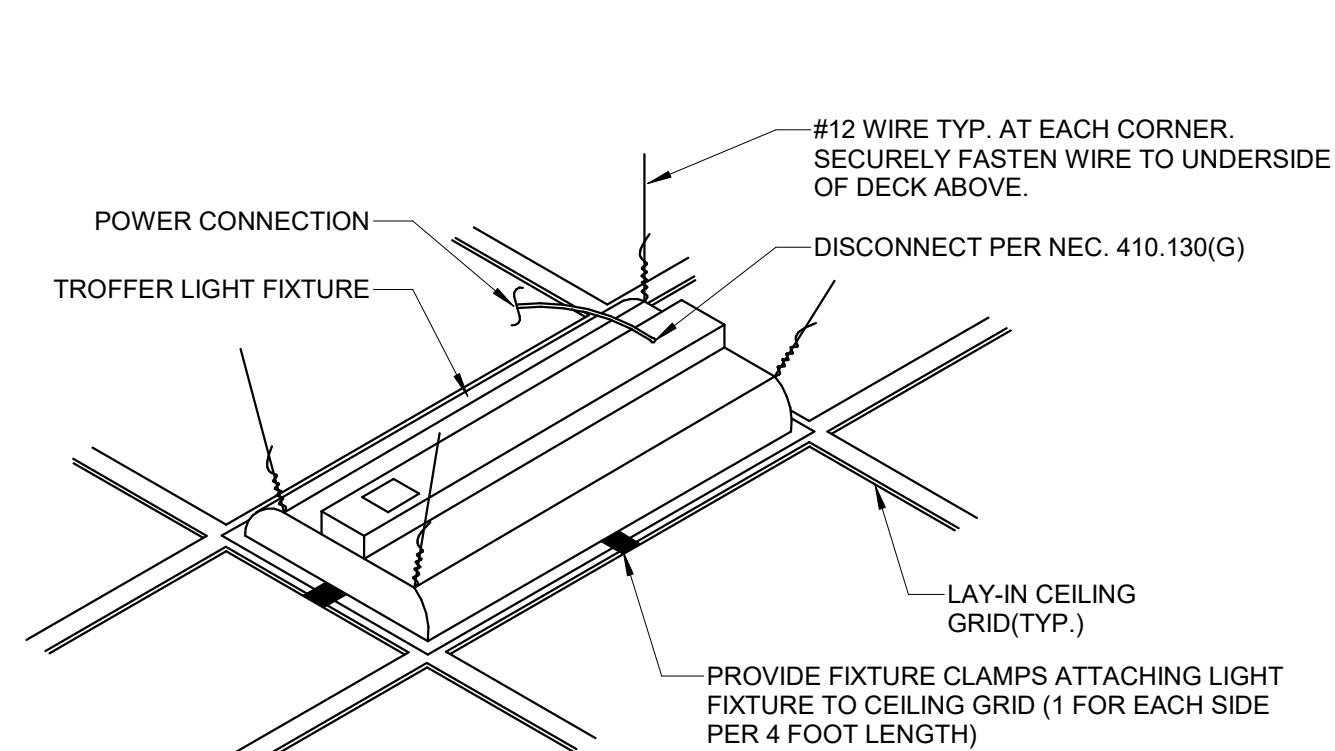
1
E501
ELECTRIC WATER COOLER (EWC) DIAGRAM
NO SCALE



5
E501
ROUGH-IN DETAIL
NO SCALE

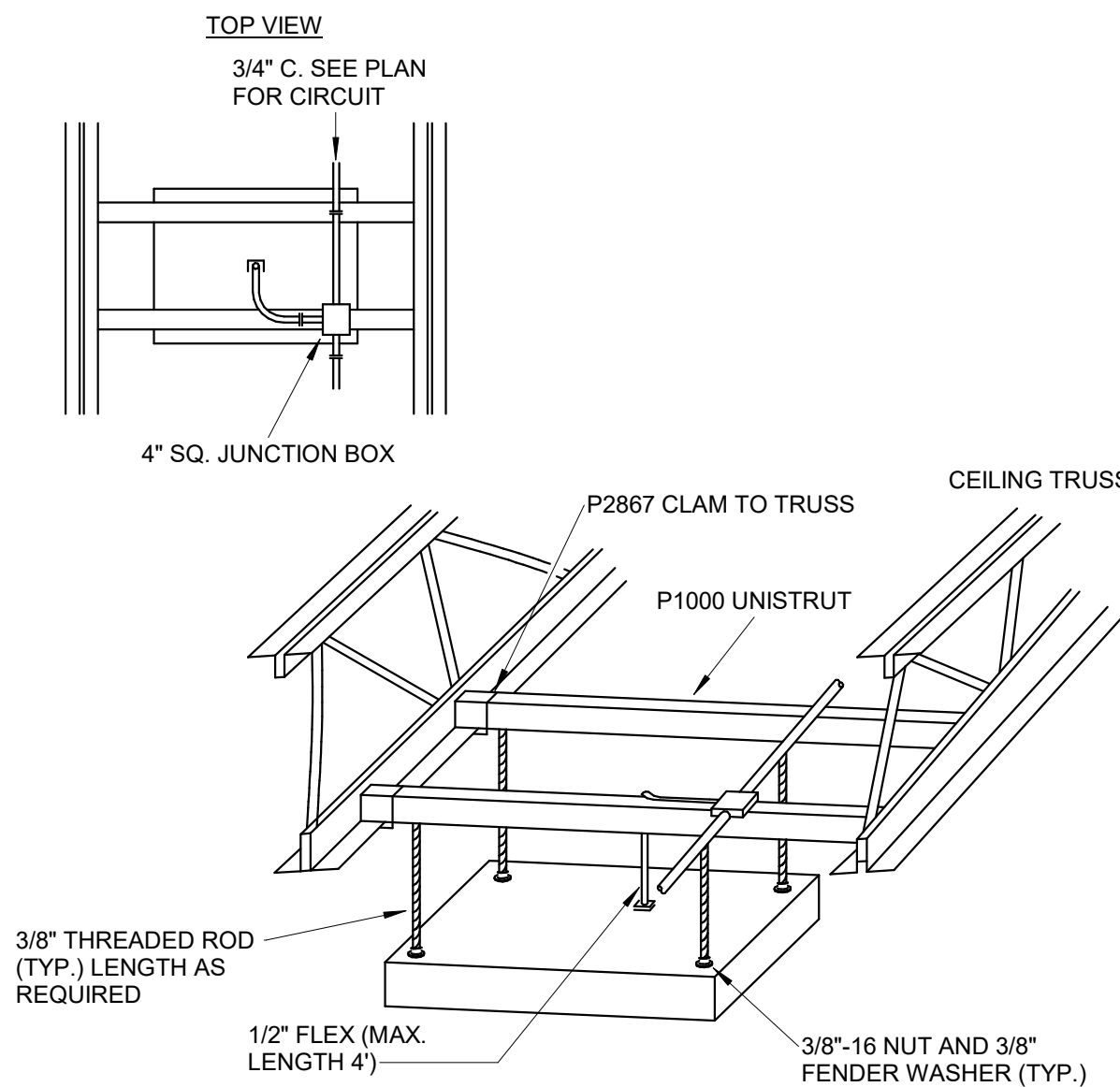


2
E501
MOUNTING HEIGHT DETAIL
NO SCALE

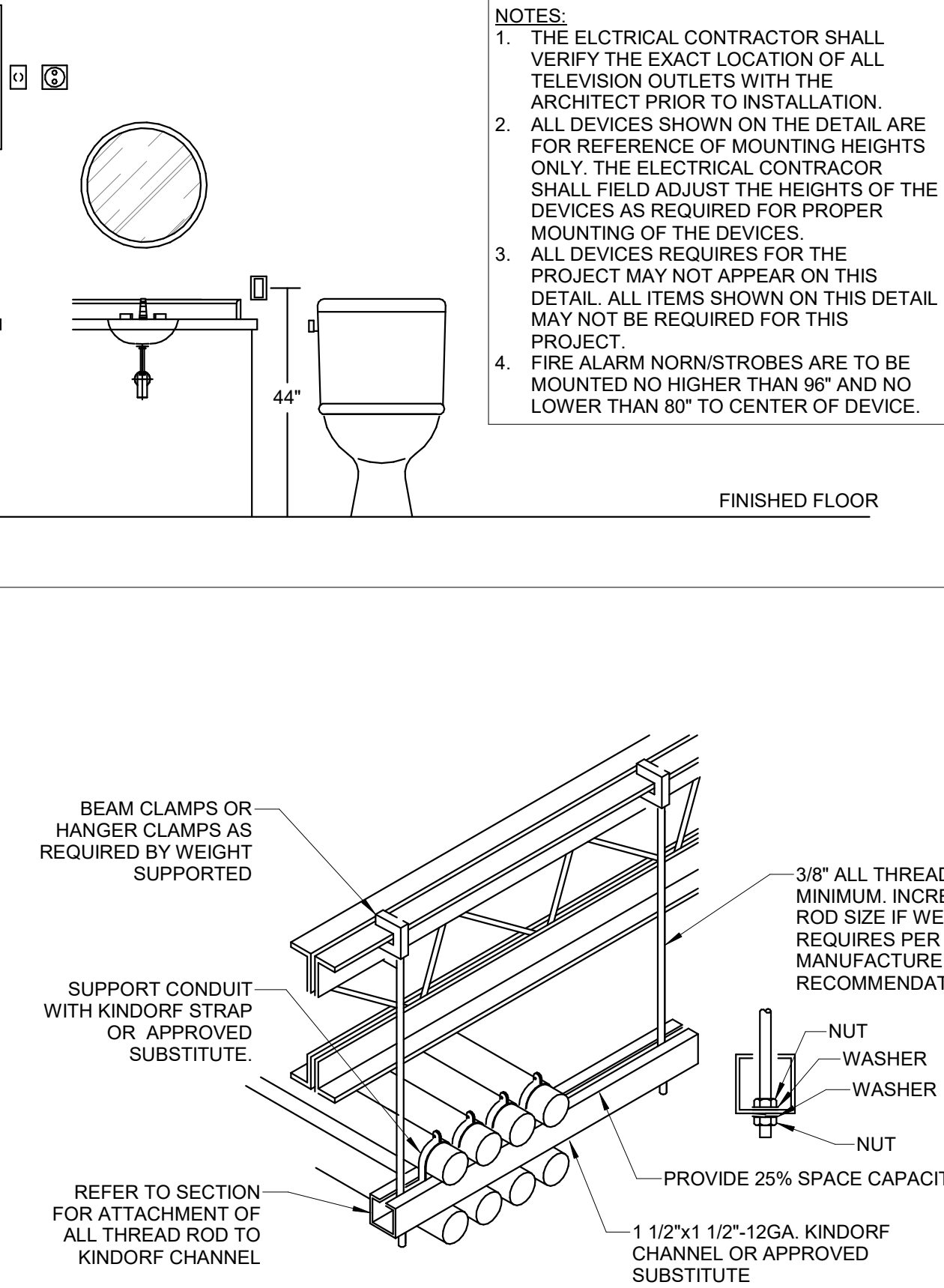


4
E501
RECESSED FIXTURE MOUNTING DIAGRAM
NO SCALE

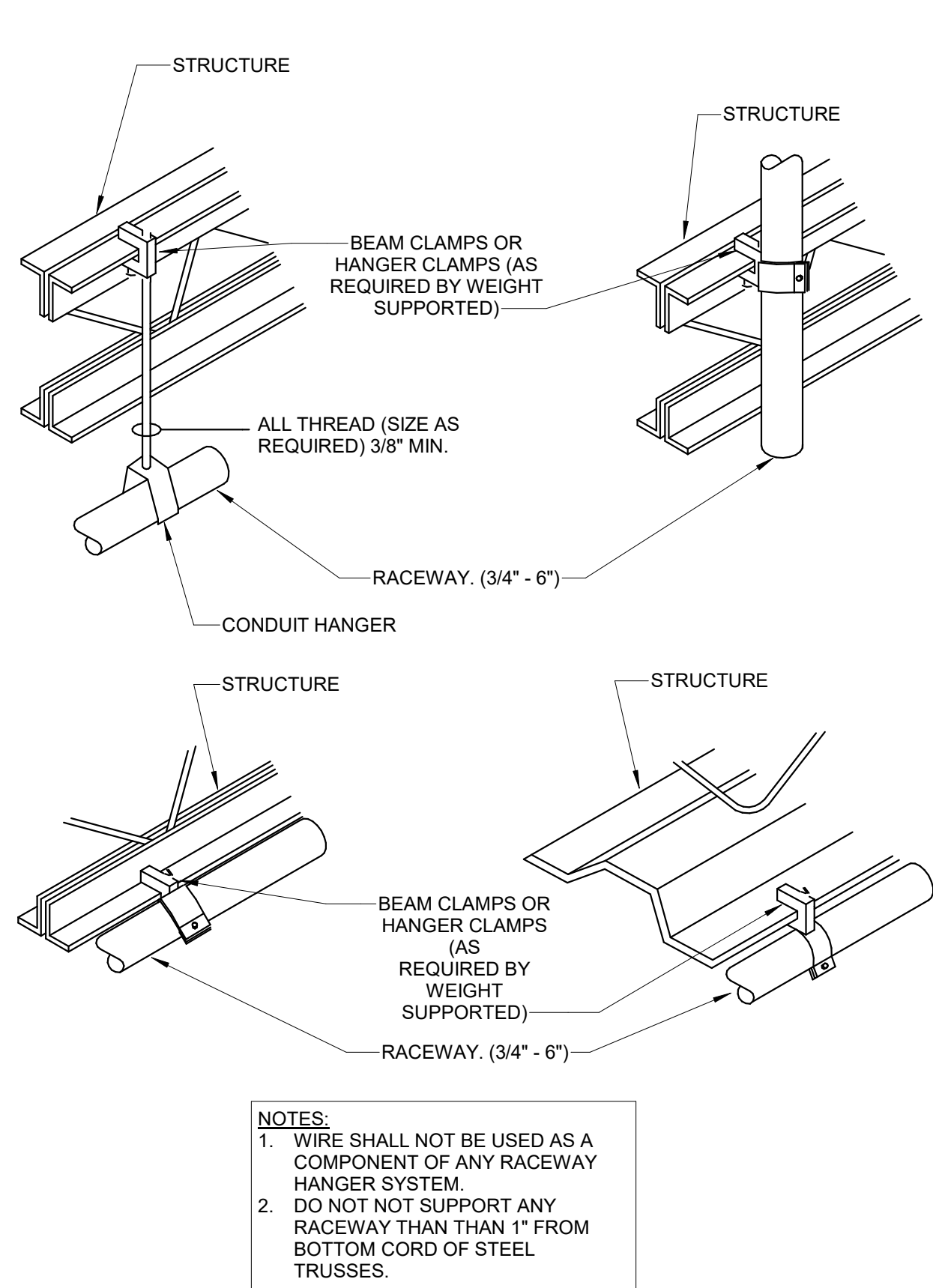
SUPPORT FROM EITHER TOP OR BOTTOM OF TRUSSES DEPENDING ON MOUNTING HEIGHT SHOWN ON PLANS. IF FIXTURE IS LOCATED UNDER CEILING TRUSS, SUPPORT FROM UNISTRUT MOUNTED ON BOTTOM OF TRUSS.



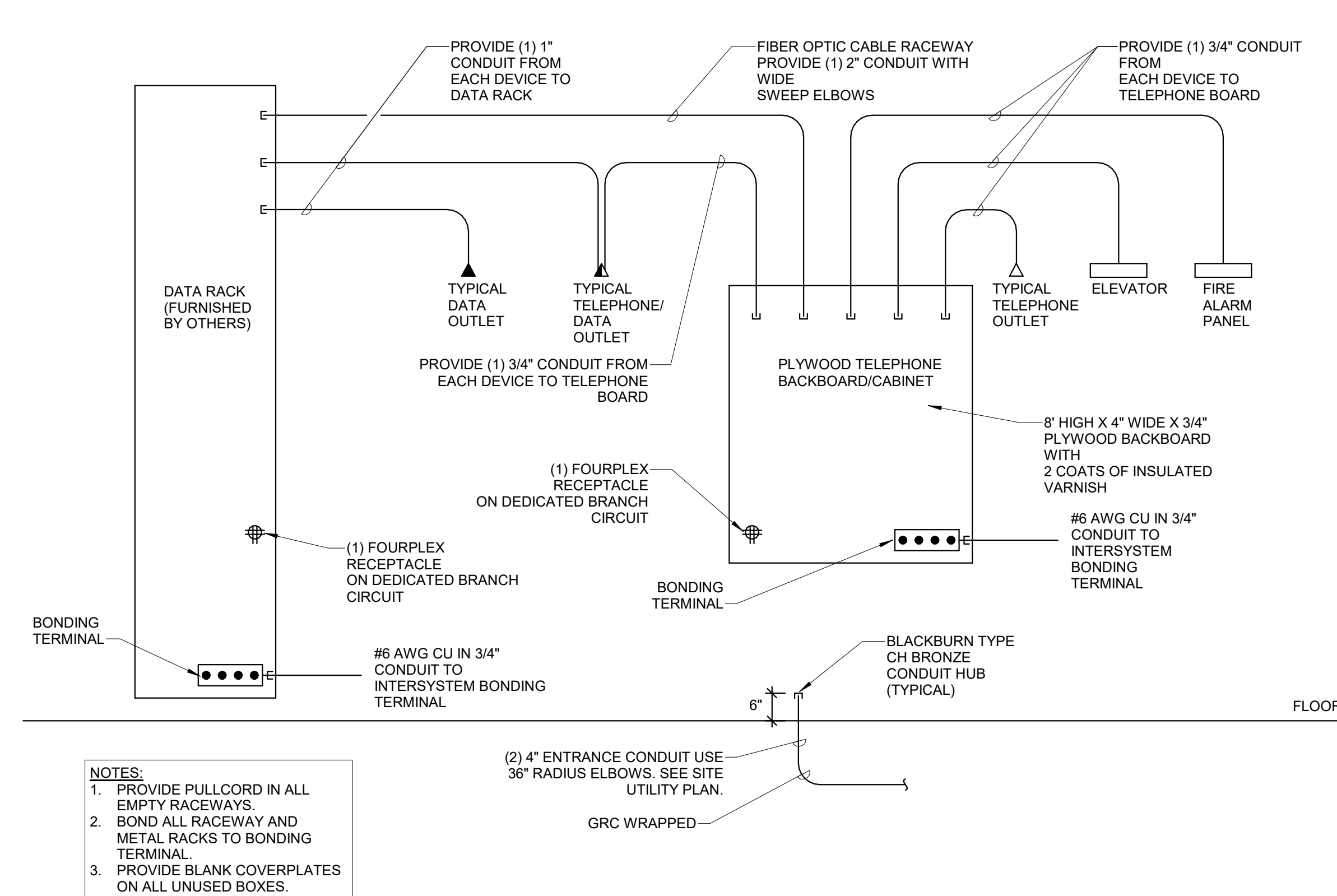
6
E501
SUSPENDED LIGHT FIXTURE
12" = 1'-0"



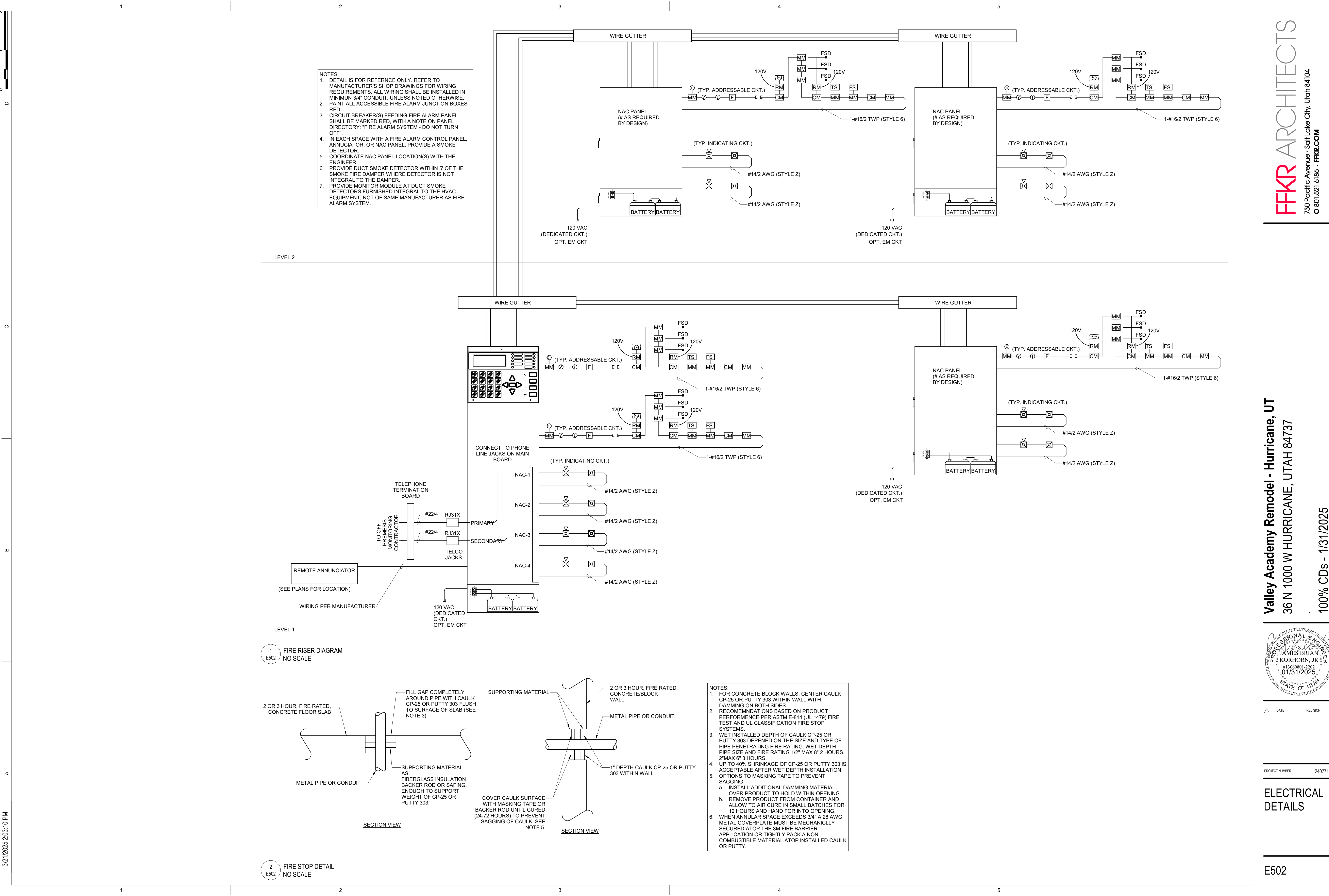
8
E501
TRAPEZE SUPPORT DETAIL
NO SCALE



3
E501
RACEWAY SUPPORT METHODS DIAGRAM
NO SCALE



7
E501
TELEPHONE/DATA RACEWAY DIAGRAM
NO SCALE

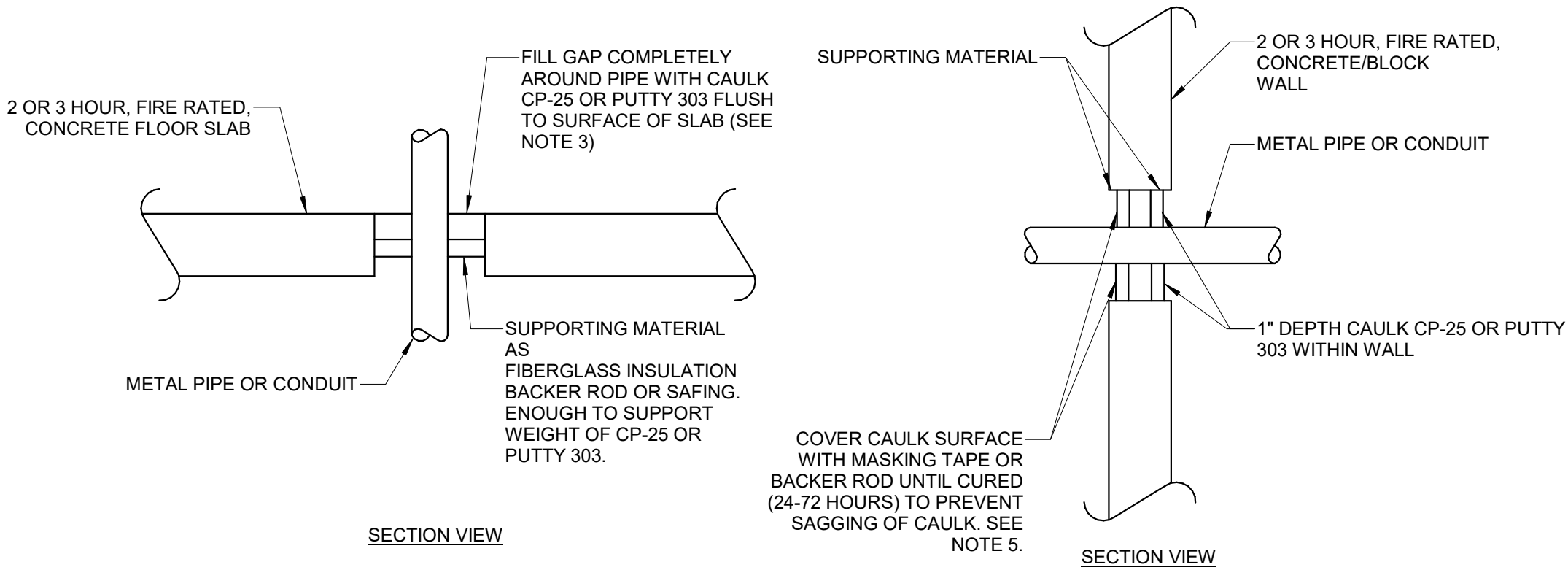


- NOTES:
1. DETAIL IS FOR REFERENCE ONLY. REFER TO MANUFACTURER'S SHOP DRAWINGS FOR WIRING REQUIREMENTS. ALL WIRING SHALL BE INSTALLED IN MINIMUM 3/4" CONDUIT, UNLESS NOTED OTHERWISE.
 2. PAINT ALL ACCESSIBLE FIRE ALARM JUNCTION BOXES RED.
 3. CIRCUIT BREAKER(S) FEEDING FIRE ALARM PANEL SHALL BE MARKED RED, WITH A NOTE ON PANEL DIRECTORY: "FIRE ALARM SYSTEM - DO NOT TURN OFF".
 4. IN EACH SPACE WITH A FIRE ALARM CONTROL PANEL, ANNUNCIATOR, OR NAC PANEL, PROVIDE A SMOKE DETECTOR.
 5. COORDINATE NAC PANEL LOCATION(S) WITH THE ENGINEER.
 6. PROVIDE DUCT SMOKE DETECTOR WITHIN 5' OF THE SMOKE FIRE DAMPER WHERE DETECTOR IS NOT INTEGRAL TO THE DAMPER.
 7. PROVIDE MONITOR MODULE AT DUCT SMOKE DETECTORS FURNISHED INTEGRAL TO THE HVAC EQUIPMENT, NOT OF SAME MANUFACTURER AS FIRE ALARM SYSTEM.

LEVEL 2

LEVEL 1

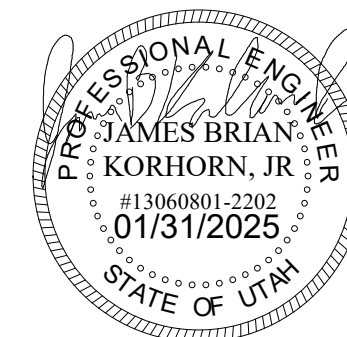
1 FIRE RISER DIAGRAM
E502 NO SCALE



- NOTES:
1. FOR CONCRETE BLOCK WALLS, CENTER CAULK CP-25 OR PUTTY 303 WITHIN WALL WITH DAMMING ON BOTH SIDES.
 2. RECOMMENDATIONS BASED ON PRODUCT PERFORMANCE PER ASTM E-814 (UL 1479) FIRE TEST AND UL CLASSIFICATION FIRE STOP SYSTEMS.
 3. WET INSTALLED DEPTH OF CAULK CP-25 OR PUTTY 303 DEPENDED ON THE SIZE AND TYPE OF PIPE PENETRATING FIRE RATING. WET DEPTH PIPE SIZE AND FIRE RATING 1/2" MAX 8" 2 HOURS. 2" MAX 6" 3 HOURS.
 4. UP TO 40% SHRINKAGE OF CP-25 OR PUTTY 303 IS ACCEPTABLE AFTER WET DEPTH INSTALLATION.
 5. OPTIONS TO MASKING TAPE TO PREVENT SAGGING:
 - a. INSTALL ADDITIONAL DAMMING MATERIAL OVER PRODUCT TO HOLD WITHIN OPENING.
 - b. REMOVE PRODUCT FROM CONTAINER AND ALLOW TO AIR CURE IN SMALL BATCHES FOR 12 HOURS AND HAND FOR INTO OPENING.
 6. WHEN ANNULAR SPACE EXCEEDS 3/4" A 28 AWG METAL COVERPLATE MUST BE MECHANICALLY SECURED ATOP THE 3M FIRE BARRIER APPLICATION OR TIGHTLY PACK A NON-COMBUSTIBLE MATERIAL ATOP INSTALLED CAULK OR PUTTY.

2 FIRE STOP DETAIL
E502 NO SCALE

Valley Academy Remodel - Hurricane, UT
36 N 1000 W HURRICANE, UTAH 84737
100% CDs - 1/31/2025



DATE REVISION

PROJECT NUMBER 240771

ELECTRICAL
DETAILS

E502

△

DATE

NEMA ENCLOSURES	
RATING	NEMA STANDARDS / DEFINITIONS
1	ENCLOSURES CONSTRUCTED FOR INDOOR USE THAT PROVIDE A DEGREE OF PROTECTION TO PERSONNEL AGAINST ACCESS TO HAZARDOUS PARTS AND THAT PROVIDE A DEGREE OF PROTECTION TO PERSONNEL THAT INSIDE THE ENCLOSURE AGAINST INGRESS OF SOLID FOREIGN OBJECTS (FALLING DIRT).
3R	ENCLOSURES CONSTRUCTED FOR EITHER INDOOR OR OUTDOOR USE THAT PROVIDE A DEGREE OF PROTECTION TO PERSONNEL THAT ACCESS TO HAZARDOUS PARTS, THAT PROVIDE A DEGREE OF PROTECTION OF THE EQUIPMENT INSIDE THE ENCLOSURE AGAINST INGRESS OF SOLID FOREIGN OBJECTS (FALLING DIRT), AND THAT PROVIDE A DEGREE OF PROTECTION WITH RESPECT TO HARMFUL EFFECTS ON THE EQUIPMENT DUE TO INGRESS OF WATER (RAIN, SLEET, SNOW); AND THAT WILL BE UNDAUNAGED BY THE EXTERNAL FORMATION OF ICE ON THE ENCLOSURE.

A circular professional engineer seal for the State of Utah. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom, separated by small dots. In the center, the name "JAMES BRIAN KORHORN, JR" is printed above the license number "#13060801-2202" and the expiration date "01/31/2025". A stylized signature is written across the seal.

Branch Panel: L1B														Existing													
Location: 117 HALLWAY 7-3														Volts: 208Y/120													
Supply From:														Mains Type: Main Lugs Only													
Mounting: RECESSED														Mains Rating: 225.0 A													
Enclosure: NEMA1														Phases: 3													
Wires: 4														A.I.C. Rating:													
CKT	Circuit Description	Code	BRK	P	Wire	A	B	C	Wire	P	BRK	Code	Circuit Description	CKT													
1	CLASSROOM 108-110 LTG	3	20 A	1	12	1073	0			-	2	20 A	4 ASSEMBLY LIGHTS	2													
3	OPEN OFFICE 107 LTG	3	20 A	1	12		0	0						4													
5	CLASSROOM 108 RCPT	5	20 A	1	12			720	0	-	1	20 A	4 VESTIBULE 100 LTG	6													
7	CLASSROOM 108 PROJECTOR RCPT	5	20 A	1	12	700	0			-	1	20 A	4 ASSEMBLY LIGHTS	8													
9	CC1B LIGHT CONTROL PNL	4	20 A	1	-		0	0		-	1	20 A	4 ASSEMBLY LIGHTS	10													
11	CLASSROOM 109 RCPT	5	20 A	1	12			900	1080	12	1	20 A	5 CLASSROOM 111 RCPT	12													
13	CLASSROOM 109 PROJECTOR RCPT	5	20 A	1	12	700	700			12	1	20 A	5 CLASSROOM 111 PROJECTOR RCPT	14													
15	RECEPTION 101 RCPT	5	20 A	1	12		540	720		12	1	20 A	5 HALLWAY 117 RCPT	16													
17	FACP	4	20 A	1	-			0	0	-	1	20 A	4 RECEPTION RCPT	18													
19	STORAGE ROOM LIGHTS	4	20 A	1	-	0	0			-	1	20 A	4 SOUTH EAST RCPT	20													
21	CLASSROOM 110 RCPT	5	20 A	1	12		900	0		-	1	20 A	4 SOUTH EAST RCPT	22													
23	CLASSROOM 110 PROJECTOR RCPT	5	20 A	1	12			700	--	-	1	--	4 SOUTH EAST RCPT	24													
25	HALLWAY 116,117 LTG	3	20 A	1	12	740	--			-	1	--	- SPACE	26													
27	SPACE	-	--	1	-		--	--		-	1	--	- SPACE	28													
29	SPACE	-	--	1	-			--	--	-	1	--	- SPACE	30													
31	SPACE	-	--	1	-	--	--			-	1	--	- SPACE	32													
33	SPACE	-	--	1	-		--	--		-	1	--	- SPACE	34													
35	SPACE	-	--	1	-			--	--	-	1	--	- SPACE	36													
37	SPACE	-	--	1	-	--	--			-	1	--	- SPACE	38													
39	SPACE	-	--	1	-		--	--		-	1	--	- SPACE	40													
41	SPACE	-	--	1	-			--	--	-	1	--	- SPACE	42													
Total Load:						3904 VA	2160 VA	3344 VA																			
Total Amps:						34.1 A	18.0 A	29.4 A																			
Code:																											
1 = See Drawings For Conduit & Conductor Sizes																											
2 = Existing Breaker to Remain, Remove Load																											
3 = New Breaker for New Load																											
4 = Existing Breaker and Load to Remain																											
5= Existing Breaker for New Load																											
6 = Existing Breaker to Remain as Spare																											
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals																			
Lighting		1813 VA		125.00%		2266 VA		Total Conn. Load: 9276 VA																			
Receptacle		7480 VA		100.00%		7480 VA		Total Est. Demand: 9726 VA																			
								Total Conn.: 25.7 A																			
								Total Est. Demand: 27.0 A																			
Notes:																											

Branch Panel: L2B														Existing													
Location: 274 CORRIDOR 18-6														Volts: 208Y/120													
Supply From:														Phases: 3													
Mounting: RECESSED														Mains Type: Main Lugs Only													
Enclosure: NEMA1														Mains Rating: 100.0 A													
CKT	Circuit Description	Code	BRK	P	Wire	A		B		C		Wire	P	BRK	Code	Circuit Description	CKT										
1	Receptacle 210 CLASSROOM 21-6	5	20 A	1	12	1080	1110					12	1	20 A	3	CLASSROOM 208-210 LTG	2										
3	S. & S.W. GND LIGHTS	4	20 A	1	-			0	700			12	1	20 A	3	CLASSROOM 209 PROJECTOR RCPT	4										
5	PARAPET ROOF RCPT	4	20 A	1	-					0	1080	12	1	20 A	3	CLASSROOM 208 RCPT	6										
7	PARAPET ROOF RCPT	4	20 A	1	-	0	700					12	1	20 A	5	CLASSROOM 208 PROJECTOR	8										
9	SIGNAGE OUTDOOR	4	20 A	1	-			0	540			12	1	20 A	5	CORRIDOR 213 RCPT	10										
11	SIGNAGE OUTDOOR	4	20 A	1	-					0	720	12	1	20 A	5	CLASSROOM 207 RCPT	12										
13	CC2B LIGHT CNTRL PANEL	4	20 A	1	-	0	0					12	1	20 A	5	STAIRWAY LTG	14										
15	CLASSROOM 210 PROJECTOR RCPT	5	20 A	1	12			700	666			12	1	20 A	5	CORRIDOR 213 LTG	16										
17	CLASSROOM 209 RCPT	5	20 A	1	12					900	0	-	1	20 A	2	SPARE	18										
19	OPEN OFFICE RCPT	4	20 A	1	-	0	0					-	1	20 A	2	SPARE	20										
21	BOARD ROOM RCPT	4	20 A	1	-			0	0			-	1	20 A	2	SPARE	22										
23	OPEN OFFICE RCPT	4	20 A	1	-					0	0	-	1	20 A	2	SPARE	24										
25	NIGHT LIGHT & EM LIGHTS	4	20 A	1	-	0	0					-	1	20 A	2	SPARE	26										
27	CONFERENCE RM LIGHTS	4	20 A	1	-			0	0			-	1	20 A	2	SPARE	28										
29	OFFICE LIGHTS	4	20 A	1	-					0	0	-	1	20 A	2	SPARE	30										
31	SPARE	6	20 A	1	-	0	0					-	1	20 A	2	SPARE	32										
33	SPARE	6	20 A	1	-			0	0			-	1	20 A	2	SPARE	34										
35	A.C. ROOF TOP RCPT	4	20 A	1	-					0	0	-	1	20 A	2	SPARE	36										
37	SPARE	6	20 A	1	-	0	0					-	1	20 A	2	SPARE	38										
39	SPARE	6	20 A	1	-			0	0			-	1	20 A	2	SPARE	40										
41	SPACE	-	--	1	-					--	--	-	1	--	-	SPACE	42										
Total Load:						2840 VA		2567 VA		2700 VA																	
Total Amps:						23.8 A		21.4 A		22.7 A																	
Code:																											
1 = See Drawings For Conduit & Conductor Sizes																											
2 = Existing Breaker to Remain, Remove Load																											
3 = New Breaker for New Load																											
4 = Existing Breaker and Load to Remain																											
5= Existing Breaker for New Load																											
6 = Existing Breaker to Remain as Spare																											
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals																			
Lighting		1776 VA		125.00%		2220 VA		Total Conn. Load: 8033 VA																			
Receptacle		6277 VA		100.00%		6277 VA		Total Est. Demand: 8473 VA																			
								Total Conn.: 22.3 A																			
								Total Est. Demand: 23.5 A																			
Notes:																											

LUMINAIRE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER, CATALOG NUMBER	VOLTS	LAMPS		MOUNTING	VA
				QTY	MODEL		
G1	2X4 LAY-IN LED	COOPER 24SR LD2 45 C UNV L840 CD 1 U	120	1	36.7 W LED 4000K	LAY-IN	37 VA
G1E	2X4 LAY-IN LED WITH EMERGENCY BATTERY BACKUP	COOPER 24SR LD2 45 C UNV EL7W L840 CD 1 U	120	1	36.7 W LED 4000K	LAY-IN	37 VA
O1	2' LED VANITY	AFX TADV2404LAJMVSN	120	1	18 W LED 3500K	WALL	18 VA
R1	4" RECESSED DOWNLIGHT	COOPER HC4 07 D010 // HM40525835 // 41 MD H	120	1	7.9 W LED 3500K	RECESSED	8 VA
R1E	4" RECESSED DOWNLIGHT WITH EMERGENCY BATTERY BACKUP	COOPER HC4 07 D010 REMV7 // HM40525835 // 41 MD H	120	1	7.9 W LED 3500K	RECESSED	8 VA
S1	4" LINEAR WRAPAROUND	COOPER 4 SWLED 36SL LW UNV L835 CD 1 U	120	1	32.8 W LED 4000K	SURFACE	33 VA
S1E	4" LINEAR WRAPAROUND WITH EMERGENCY BATTERY BACKUP	COOPER 4 SWLED 36SL LW UNV EL14W L840 CD 1 U	120	1	32.8 W LED 4000K	SURFACE	33 VA
X1	CEILING MOUNT EDGE LIT LED EXIT SIGN WITH EMERGENCY BATTERY BACKUP 5-YEAR WARRANTY	SURE-LITES EUR70G	120	1	5 W LED	SURFACE	5 VA
GENERAL NOTES							
1. REFER TO LUMINAIRE DESCRIPTION FOR FIXTURE REQUIREMENTS. MANUFACTURER'S MODEL NUMBERS MAY NOT BE SPECIFIC OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE COMPLETE FIXTURES AS DESCRIBED ON THIS SCHEDULE WITH ALL MOUNTING HARDWARE AND EQUIPMENT FOR A COMPLETE INSTALLATION. 2. REFER TO THE ARCHITECTURAL REFLECTED CEILING DRAWINGS FOR EXACT FIXTURE LOCATIONS AND CEILING TYPES. VERIFY EXACT CEILING TYPES AND BRING TO THE ATTENTION OF THE ARCHITECT AND THE ELECTRICAL ENGINEER WITH ANY DISCREPANCIES PRIOR TO BID. FIXTURES SHALL MATCH ARCHITECTURAL CEILING TYPES. 3. PROVIDE ALL FIXTURE SUPPORT AND SEISMIC BRACING TO SECURE FIXTURE TO STRUCTURE, WALLS AND CEILING SYSTEMS. REFER TO MOUNTING DETAILS FOR ADDITIONAL REQUIREMENTS. PROVIDE ALL POLE BASES AS SHOWN ON THE DETAILS. 4. PRIOR APPROVAL SHALL BE REQUIRED FOR ALL MANUFACTURER'S WHO ARE NOT LISTED ON THIS SCHEDULE. THE PRIOR APPROVALS SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER (7) WORKING DAYS PRIOR TO THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME CUT-OFF SHALL NOT BE REVIEWED OR APPROVED. 5. SUBMITTALS FOR PRIOR APPROVAL SHALL BE EQUIVALENT TO THE SPECIFIED FIXTURES AND REVIEWED AND SIGNED BY THE PRINCIPLE OF THE ORGANIZATION THAT IS SUBMITTING FOR APPROVAL. PROVIDE COMPLETE FIXTURE SUBMITTALS AS LISTED IN THE SPECIFICATION. ALL INFORMATION THAT DOES NOT APPLY TO THE FIXTURE BEING SUBMITTED SHALL BE CROSSED OUT. THE ELECTRICAL ENGINEER SHALL BE THE FINAL DETERMINATION IF THE FIXTURE IS EQUIVALENT OR NOT. 6. FIXTURES THAT HAVE BEEN REVIEWED AND APPROVED AS EQUIVALENT TO THE SPECIFIED FIXTURES SHALL BE LISTED IN AND ADDENDUM PRIOR TO BID. LIGHT FIXTURES WITHOUT PRIOR APPROVAL ARE REJECTED AND CONTRACTOR SHALL BASE THEIR BID ON THE APPROVED LISTED FIXTURES. A VERBAL APPROVAL WILL NOT BE GIVEN OR APPROVED BY VBFA AT ANY TIME. 7. ANY ADDITIONAL TIME REQUIRED TO VERIFY IF SUBMITTED FIXTURE MEETS ALL PHOTOMETRIC REQUIREMENTS SHALL BE PAID BY THE AGENCY REQUESTING APPROVAL. PHOTOMETRIC POINT-BY-POINT PLANS MAY BE REQUIRED FROM THE AGENCY SUBMITTING FOR APPROVAL INDICATING EQUIVALENCY. 8. COLOR TEMPERATURE FOR ALL LAMPING SHALL BE 3500K FOR INTERIOR LIGHTING AND 4000K FOR EXTERIOR LIGHTING UNLESS NOTED OTHERWISE IN THIS SCHEDULE. 9. PROVIDE FACES AND CHEVRONS AS SHOWN ON THE DRAWINGS.							

EQUIPMENT SCHEDULE															
TYPE	DESCRIPTION	VIPH	LOAD	FLA	ELECTRICAL				COND SIZE	OCPD/ MOCP	OVER CURRENT PROTECTION			STR NEMA SIZE	REMARKS
					SETS	QTY	WIRE SIZE	GND			TYPE	DISC SIZE/PL	FUSE SIZE		
EF-1	EXHAUST FAN	120/1	0.3 FLA	0.3	1	2	12	12	3/4"	20	C1	-	-	-	4A,15A
EF-2	EXHAUST FAN	120/1	3.8 FLA	3.8	1	2	12	12	3/4"	20	C1	-	-	-	4A
ABBREVIATIONS:		KVA = KILOVOLT AMPERES				GND = GROUND				COND = CONDUIT					
VIPH = VOLTAGE/PHASE		VA = VOLT AMPERES				DISC = DISCONNECT				OCPD = OVERCURRENT PROTECTIVE DEVICE					
KW = KILOWATTS		MCA = MINIMUM CIRCUIT AMPACITY				STR = STARTER				PL = POLE					
W = WATTS		FLA = FULL LOAD AMPERES				MOCP = MAXIMUM OCPD (LISTED BY THE MANUFACTURER)									
HP = HORSEPOWER															
REMARKS:															
1. NEMA 1 FUSED DISCONNECT SWITCH						A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26.									
2. NEMA 1 NON-FUSED DISCONNECT SWITCH						B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIV 26.									
3. BREAKER IN ENCLOSURE						C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIV 26.									
4. MANUAL STARTER WITH THERMAL OVERLOAD						D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION.									
5. MANUAL MOTOR CONTROLLER W/OUT THERMAL OVERLOAD						E. FURNISHED AND INSTALLED UNDER DIV 26 REQUIRING CONNECTION UNDER ANOTHER DIVISION.									
6. MAGNETIC STARTER															
7. MAGNETIC STR/NON-FUSED DISCONNECT COMBINATION						OCPD TYPES:									
8. MAGNETIC STR/FUSED DISCONNECT COMBINATION						C1 = THERMAL MAGNETIC CIRCUIT BREAKER				F1 = INDUCTIVE FUSE (CLASS RK5)					
9. NEMA 3R FUSED DISCONNECT SWITCH						C2 = MAGNETIC ONLY CIRCUIT BREAKER				F2 = NON-INDUCTIVE FUSE (CLASS RK1)					
10. NEMA 3R NON-FUSED DISCONNECT SWITCH															
11. VARIABLE FREQUENCY DRIVE															
12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.															
13. DIRECT CONNECTION															
14. DUCT DETECTOR IN RETURN AIR DUCT															
15. CONTROLLED WITH LIGHTS															
16. INDOOR UNIT POWERED FROM OUTDOOR UNIT WITH LINE VOLTAGE															
GENERAL NOTE: THE EC SHALL COORDINATE ALL REQUIREMENTS (IE: MOCP SIZE, UNIT THERMAL PROTECTION, ETC) WITH APPROVED MECHANICAL SHOP DRAWINGS/															
SUBMITTALS AND BRING UP ANY DISCREPANCIES WITH THE ELECTRICAL ENGINEER OF RECORD IN WRITING PRIOR TO ROUGH-IN.															

Branch Panel: L2A															Existing				
Location: (E) STORAGE 200										Volts: 208Y/120					A.I.C. Rating: 10,000 AMPS SYMMETRICAL				
Supply From:										Phases: 3					Mains Type: Main Lugs Only				
Mounting: RECESSED										Wires: 4					Mains Rating: 100.0 A				
Enclosure: NEMA1																			
CKT	Circuit Description	Code	BRK	P	Wire	A		B		C		Wire	P	BRK	Code	Circuit Description	CKT		
1	RESTROOM, STORAGE 202 LTG	5	20 A	1	12	74	0										2		
3	OUTDOOR WALL PACKS	4	20 A	1	-			0	0			-	3	20 A	4	OPEN OFFICE LIGHTS	4		
5	OFFICE LIGHTS	4	20 A	1	-					0	0						6		
7	N. & N.W. GND LIGHTS	4	20 A	1	-	0	0					12	1	20 A	5	STAIRWAY LTG	8		
9	NIGHT LIGHTS & EM LIGHTS	4	20 A	1	-			0	0			-	1	20 A	4	UTILITY RCPT	10		
11	CLASSROOM 204-207 LTG	5	20 A	1	12					1147	0	-	1	20 A	4	OPEN OFFICE CEIL RCPT	12		
13	OPEN OFFICE RCPT	4	20 A	1	-	0	0					-	1	20 A	4	OPEN OFFICE CEIL RCPT	14		
15	OPEN OFFICE RCPT	4	20 A	1	-			0	0			-	1	20 A	4	OPEN OFFICE CEIL RCPT	16		
17	OPEN OFFICE RCPT	4	20 A	1	-					0	0	-	1	20 A	4	OPEN OFFICE CEIL RCPT	18		
19	OPEN OFFICE RCPT	4	20 A	1	-	0	0					-	1	20 A	4	OPEN OFFICE CEIL RCPT	20		
21	OPEN OFFICE RCPT	4	20 A	1	-			0	0			-	1	20 A	4	OPEN OFFICE CEIL RCPT	22		
23	PARAPET ROOF RCPT	4	20 A	1	-					0	0	-	1	20 A	4	OPEN OFFICE CEIL RCPT	24		
25	A.C. ROOF TOP RCPT	4	20 A	1	-	0	0					-	1	20 A	4	OPEN OFFICE CEIL RCPT	26		
27	E STORAGE 200 LTG	5	20 A	1	12			222	0			-	1	20 A	4	OPEN OFFICE CEIL RCPT	28		
29	CC2A LIGHT CNTRL PANEL	4	20 A	1	-					0	0	-	1	20 A	4	OPEN OFFICE CEIL RCPT	30		
31	PARKING LOT LIGHT	4	20 A	1	-	0	0					-	1	20 A	4	OPEN OFFICE CEIL RCPT	32		
33	PARKING LOT LIGHT	4	20 A	1	-			0	0			-	1	20 A	4	OPEN OFFICE CEIL RCPT	34		
35	ICE MACHINE #3	4	30 A	1	-					0	0	-	1	20 A	4	OPEN OFFICE CEIL RCPT	36		
37	DRYER	4	30 A	2	-	0	0					-	1	20 A	4	OPEN OFFICE CEIL RCPT	38		
39								0	0			-	1	20 A	4	PHOTOROOM SPOT LIGHTS	40		
41	WASHER	4	20 A	1	-					0	0	-	1	20 A	4	PHOTOROOM RCPT	42		
Total Load:						74 VA		222 VA		1147 VA									
Total Amps:						0.6 A		2.0 A		9.7 A									
Code:																			
1 = See Drawings For Conduit & Conductor Sizes										2 = Existing Breaker to Remain, Remove Load									
3 = New Breaker for New Load										4 = Existing Breaker and Load to Remain									
5= Existing Breaker for New Load										6 = Existing Breaker to Remain as Spare									
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals											
Lighting		1443 VA		125.00%		1804 VA													
								Total Conn. Load: 1443 VA											
								Total Est. Demand: 1804 VA											
								Total Conn.: 4.0 A											
								Total Est. Demand: 5.0 A											
Notes:																			



ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

A. DESCRIPTION

1. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION AS REQUIRED TO PROPERLY INSTALL A COMPLETE AND OPERABLE ELECTRICAL SYSTEM.

B. RULES AND REGULATIONS

1. ALL WORK AND MATERIALS SHALL BE INSTALLED AS SHOWN AND HEREIN SPECIFIED.

2. THE LATEST EDITIONS OF THE FOLLOWING SPECIFICATIONS, STANDARDS, AND AMENDMENTS, AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION, SHALL FORM A PART OF THIS SPECIFICATION THE SAME AS IF HEREIN WRITTEN OUT IN FULL (ALL MATERIALS AND INSTALLATIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS THEREOF):

a. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION), PUBLICATION NUMBER 70, "NATIONAL, ELECTRICAL CODE"; PUB. NO. 72E, "AUTOMATIC FIRE DETECTORS"; NFPA (NATIONAL FIRE PROTECTION ASSOCIATION), PUBLICATION NUMBER 70, "NATIONAL, ELECTRICAL CODE"; PUB. NO. 72E, "AUTOMATIC FIRE DETECTORS".

b. UL (UNDERWRITERS LABORATORIES, INC.).

c. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION).

d. UBC (UNIFORM BUILDING CODE) AND STANDARD BUILDING CODE.

e. IBC (INTERNATIONAL BUILDING CODE)

f. IFC (INTERNATIONAL FIRE CODE)

g. IECC (INTERNATIONAL ENERGY CONSERVATION CODE)

h. IEC (INTERNATIONAL ELECTRICAL CODE) STATE AND

i. LOCAL BUILDING AUTHORITY AND CODES

3. NO REQUIREMENT TO THESE DRAWINGS AND SPECIFICATIONS SHALL BE CONSTRUCTED TO VOID ANY OF THE PROVISIONS OF THE ABOVE SPECIFICATIONS AND STANDARDS.

C. PERMITS AND INSPECTIONS UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL APPLY, PAY FOR AND SCHEDULE ALL APPLICABLE PERMITS, FEES AND INSPECTIONS REQUIRED BY ANY AND ALL PUBLIC AUTHORITIES HAVING JURISDICTION AND REQUIRING INSPECTION.

1. EC SHALL INCLUDE ALL UTILITY COMPANY CHARGES IN THE BASE BID.

D. WORKMANSHIP AND MATERIALS

1. WORKMANSHIP SHALL BE OF THE BEST QUALITY AND NONE BUT COMPETENT PERSONNEL SKILLED IN THEIR TRADE SHALL BE EMPLOYED. THE CONTRACTOR SHALL FURNISH THE SERVICES OF AN EXPERIENCED SUPERINTENDENT, WHO WILL BE IN CHARGE OF THE EXECUTION OF WORK, UNTIL COMPLETED AND ACCEPTED.

2. UNLESS OTHERWISE HEREIN AFTER SPECIFIED, ALL MATERIALS AND EQUIPMENT UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL BE NEW, OF BEST GRADE AND AS LISTED IN PRINTED CATALOGS OF THE MANUFACTURER. EACH ARTICLE OF ITS KIND SHALL BE THE STANDARD PRODUCT OF A SINGLE MANUFACTURER.

3. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO ACCEPT OR REJECT MATERIAL EQUIPMENT AND/OR WORKMANSHIP AND DETERMINE WHEN THEY HAVE COMPLIED WITH THE REQUIREMENTS HEREIN SPECIFIED.

4. ALL MANUFACTURED MATERIALS SHALL BE CLEARLY MARKED OR STAMPED WITH THE MANUFACTURER'S NAME AND RATING.

5. REFERENCE TO STANDARDS ARE INTENDED TO BE THE LATEST REVISION OF THE STANDARD SPECIFIED, OR THAT ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.

E. MANUFACTURER'S RECOMMENDATIONS

1. EQUIPMENT INSTALLED UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.

F. GUARANTEE ALL MATERIALS AND EQUIPMENT PROVIDED AND INSTALLED UNDER THIS SECTION SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR. SHOULD ANY TROUBLE OR MALFUNCTIONS DEVELOP DURING THIS PERIOD DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THE CONTRACTOR WILL BE HELD LIABLE AND SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CORRECT THE TROUBLE OR MALFUNCTION WITHOUT ADDITIONAL COST TO THE OWNER. ALL DEFECTIVE MATERIAL OR INFERIOR WORKMANSHIP NOTICED DURING THE TIME OF INSTALLATION SHALL BE CORRECTED IMMEDIATELY TO THE LIABLE AND SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CORRECT THE TROUBLE OR MALFUNCTION WITHOUT ADDITIONAL COST TO THE OWNER. ALL DEFECTIVE MATERIAL OR INFERIOR WORKMANSHIP NOTICED DURING THE TIME OF INSTALLATION SHALL BE CORRECTED IMMEDIATELY TO THE ENTIRE SATISFACTION OF THE ARCHITECT, ENGINEER AND OWNER, AT NO ADDITIONAL COST.

G. DEFINITIONS

1. "PROVIDE" - MEANS FURNISH, INSTALL, AND CONNECT, UNLESS OTHERWISE INDICATED.

2. "FURNISH" - MEANS PURCHASE NEW AND DELIVER IN OPERATING ORDER TO PROJECT SITE.

3. "INSTALL" - MEANS TO PHYSICALLY INSTALL THE ITEMS IN-PLACE.

4. "CONNECT" - MEANS MAKE FINAL ELECTRICAL CONNECTIONS FOR A COMPLETE OPERATING PIECE OF EQUIPMENT. THIS INCLUDES PROVIDING CONDUIT, WIRE, TERMINATIONS, ETC. AS APPLICABLE.

5. "OR EQUIVALENT" - MEANS TO PROVIDE EQUIVALENT EQUIPMENT. SUCH EQUIPMENT MUST BE APPROVED BY THE ENGINEER PRIOR TO BIDDING.

H. SUBMITTALS

1. PROVIDE SHOP DRAWINGS AND MANUFACTURER'S LITERATURE OF MATERIALS AND EQUIPMENT AS REQUIRED IN THE GENERAL CONDITIONS, AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND AS LISTED BELOW:

2. CATALOG CUTS

a. CIRCUIT BREAKERS (EACH SIZE AND TYPE)

b. SAFETY SWITCHES

c. MOTOR STARTERS

d. THERMAL SWITCHES

e. LIGHT FIXTURES

THE ABOVE IS A STANDARD SUBMITTAL REQUIREMENT LIST. ELECTRICAL CONTRACTOR SHALL SUBMIT ALL APPLICABLE ITEMS FOR REVIEW. MATERIAL NOT SUBMITTED AND APPROVED BY THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTORS COST IF DIRECTED BY THE ARCHITECT, ENGINEER OR THE OWNER'S REPRESENTATIVE.

PART 2 - MATERIALS

A. GENERAL

1. MATERIALS AND EQUIPMENT SHALL BE STANDARD CATALOGED PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF THE PRODUCT. UL LISTED, AND SHALL BE THE LATEST STANDARD DESIGN THAT CONFORMS TO SPECIFIED MATERIALS AND EQUIPMENT.

B. RACEWAY

1. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED IN INTERIOR DRY LOCATIONS.

2. GALVANIZED FLEXIBLE STEEL (FMC) OR LIQUID TIGHT STEEL (LFMC) CONDUIT SHALL BE USED FOR CONNECTIONS TO MECHANICAL EQUIPMENT, LUMINAIRES AND TRANSFORMERS AND AS INDICATED. LIQUID TIGHT CONDUIT SHALL BE USED IN EXTERIOR OR DAMP LOCATIONS.

3. SCHEDULE 40 PVC (WITH PVC COATED OR VINYL TAPE DOUBLE WRAPPED RIGID STEEL ELBOWS AND RISES) SHALL BE USED FOR RUNS THAT ARE IN CONTACT WITH THE EARTH.

4. 3/4" CONDUIT SHALL BE THE MINIMUM SIZE CONDUIT.

5. OUTDOOR AND WET OR DAMP LOCATIONS: PROVIDE RIGID STEEL CONDUIT.

C. FITTINGS

1. ALL FITTINGS SHALL BE STEEL/MALLEABLE IRON WITH INSULATING BUSHINGS.

D. OUTLET AND JUNCTION BOXES

1. BOXES IN INTERIOR DRY LOCATIONS SHALL BE GALVANIZED ONE-PIECE PRESSED STEEL, KNOCKOUT TYPE, NOT LESS THAN 4 INCHES SQUARE AND 2 1/8" DEEP, APPLETON, RACO, OR EQUAL.

2. BOXES SHALL BE EQUIPPED WITH PLASTER RINGS, EXTENSION RINGS, AND FIXTURE STUDS AS REQUIRED.

3. BOXES FOR FLOOR OUTLETS SHALL BE OF THE CAST-METAL THREADED-CONDUIT-ENTRANCE, WATERPROOF TYPE WITH MEANS FOR ADJUSTING COVER PLATE TO FINISHED FLOOR LEVEL. BOXES SHALL BE SUCH AS HUBBELL B2503 OR EQUAL. THE COVER SHALL BE HUBBELL S3925, S3082 OR EQUAL TO MATCH THE FLOOR TYPE OR AS SHOWN ON THE PLANS.

4. PROVIDE FLUSH MOUNTING OUTLET BOX IN FINISHED AREAS.

5. BOXES FOR STRUCTURED CABLING (DATA & PHONE) IN INTERIOR DRY LOCATIONS SHALL BE GALVANIZED ONE-PIECE PRESSED STEEL, KNOCKOUT TYPE 4 11/16" x 2 1/8"; APPLETON, RAYCO OR EQUAL.

6. ALL BOXES IN FINISHED SPACES SHALL BE PROVIDED WITH MUD RINGS AS REQUIRED FOR THE DEVICE AND WALL MATERIAL.

7. OUTDOOR AND WET OR DAMP LOCATIONS: PROVIDE CAST METAL OR PVC OUTLET, JUNCTION, AND PULL BOXES.

E. CONDUCTORS

1. ALL CONDUCTORS SHALL BE SOFT DRAWN, ANNEALED COPPER IN RACEWAY SIZED AS SHOWN ON THE PLANS. ALL CONDUCTORS TO BE MINIMUM #12 AWG UNLESS NOTED OTHERWISE #8 AWG AND LARGER SHALL BE STRANDED.

2. CONDUCTORS SHALL BE COPPER, THHN OR THWN-2 COLOR CODED IN ACCORDANCE WITH PART 3, SECTION C. 1. OF THESE SPECIFICATIONS OR AS INDICATED ON THE DRAWINGS.

F. WIRING CONNECTIONS

1. MAKE ALL ELECTRICAL CONNECTIONS.

2. MAKE CONNECTION TO DEVICES USING "PIG-TAILS". DO NOT USE A DEVICE AS A CONNECTION OR A SPLICE UNIT.

3. DO NOT PLACE STRANDED CONDUCTORS DIRECTLY UNDER SCREWS. INSTALL CRIMP-ON, INSULATED, FORK TERMINALS FOR CONDUCTOR TERMINATIONS, OR INSTALL SOLID CONDUCTORS.

G. NAMEPLATES

1. PROVIDE EACH PANEL BOARD, DISCONNECT SWITCH, AND BREAKER IN SWITCHBOARD WITH A MICARTA PLASTIC NAMEPLATE MADE OF WHITE-FACED BLACKCORE PLASTIC LAMINATE. NAMEPLATE SHALL BE MINIMUM 3" WIDE BY 3/4" HIGH FOR PANEL BOARD IDENTIFICATION INCLUDE DESIGNATION, PHASE, VOLTAGE, AND CIRCUIT NUMBER. FASTEN WITH EPOXY GLUE. DOUBLE STICK TAPE IS NOT ACCEPTABLE.

J. FRACTIONAL HORSEPOWER MANUAL STARTER

1. PROVIDE FRACTIONAL HORSEPOWER MANUAL STARTER WITH THE FOLLOWING FEATURES.

a. MELTING ALLOY TYPE THERMAL OVERLOAD RELAY

b. RED NEON PILOT LIGHT

c. THERMAL ELEMENT SIZED FOR MOTOR LOAD

2. PROVIDE A NAMEPLATE ON EACH COMPONENT OF MOTOR CONTROL EQUIPMENT AS SPECIFIED IN "NAMEPLATES".

K. SAFETY SWITCHES

1. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL SAFETY SWITCHES AS INDICATED ON THE DRAWINGS OR AS REQUIRED. ALL SAFETY SWITCHES SHALL BE UL LISTED. THE SWITCHES SHALL BE FUSED SAFETY SWITCHES OR NON-FUSED SAFETY SWITCHES AS SHOWN ON THE DRAWINGS OR REQUIRED BY CODE AND SHALL BE MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, SIEMENS OR CUTLER HAMMER.

2. SWITCHES SHALL HAVE A QUICK-MAKE AND QUICK-BREAK OPERATING HANDLE AND MECHANISM WHICH SHALL BE AN INTEGRAL PART OF THE BOX. PADLOCKING PROVISIONS SHALL BE PROVIDED FOR PADLOCKING IN THE OFF POSITION WITH AT LEAST THREE PADLOCKS. SWITCHES SHALL BE HORSEPOWER RATED FOR 250 VOLTS AC OR DC OR 600 VOLTS AC AS REQUIRED. LUGS SHALL BE UL LISTED FOR COPPER AND ALUMINUM CABLE AND SHALL HAVE A TEMPERATURE RATING OF AT LEAST 75 DEGREES C.

3. SWITCHES SHALL BE FURNISHED IN NEMA 1 HEAVY DUTY ENCLOSURES WITH KNOCKOUTS UNLESS OTHERWISE NOTED OR REQUIRED. SWITCHES LOCATED ON THE EXTERIOR OF THE BUILDING OR IN "WET" LOCATIONS SHALL HAVE NEMA 3R ENCLOSURES (WP).

4. THE SAFETY SWITCHES SHALL BE SECURELY MOUNTED IN ACCORDANCE WITH THE NEC. THE CONTRACTOR SHALL PROVIDE ALL MOUNTING MATERIALS AND INSTALL FUSES IN THE FUSED SAFETY SWITCHES. THE FUSES SHALL BE DUAL ELEMENT ON MOTOR CIRCUITS. PROVIDE FUSES AS SPECIFIED BELOW. FUSES SHALL BE INSTALLED SO THAT THE RATING IS CLEARLY VISIBLE WITHOUT REMOVING FUSE. PROVIDE A SPARE FUSE FOR EACH FUSE INSTALLED.

6. PROVIDE A NAMEPLATE ON EACH DISCONNECT SWITCH AS SPECIFIED IN "NAMEPLATES".

L. FUSES

1. FUSES SHALL BE CLASS "RK-1" REJECTION TYPE. FUSES SERVING MOTOR LOADS SHALL BE DUAL ELEMENT WITH A MINIMUM TIME DELAY OF 10 SECONDS AT 500% RATING. FUSES SHALL BE CURRENT LIMITING TIME DELAY TYPE WITH INTERRUPTING CAPACITY OF 200,000 AMP RMS SYMMETRICAL.

2. FUSES SERVING SWITCH OR CIRCUIT BREAKER DISTRIBUTION PANELS, LIGHTING PANEL BOARDS AND OTHER NON - MOTOR LOADS NEED NOT BE TIME DELAY TYPE, BUT SHALL BE CURRENT LIMITING WITH THE INTERRUPTING CAPACITY OF 200,000AMP RMS SYMMETRICAL MINIMUM. FUSES SHALL BE BUSSMAN, GOULD OR LITTELFUSE.

3. PROVIDE FUSES SIZED TO THE MAXIMUM SIZE RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT OR AS SHOWN ON THE DRAWINGS IF THE MANUFACTURER DOES NOT HAVE A RECOMMENDED SIZE.

M. PANELBOARDS

1. DEAD FRONT TYPE, EQUIPPED WITH BOLT-ON CIRCUIT BREAKERS AND PROVISIONS FOR FUTURE BREAKERS AS INDICATED. SQUARE D, GENERAL ELECTRIC, SIEMENS, OR CUTLER HAMMER. THE NUMBER OF POLES, TYPE, VOLTAGE, AND AMP RATING SHALL BE AS INDICATED ON THE PLANS. BUS BARS SHALL BE COPPER. PROVIDE FULL SIZE GROUND BUS. NEUTRAL WIRES SHALL BE CONNECTED TO A COMMON NEUTRAL BUS WITH BINDING SCREWS OR LUGS, THE NEUTRAL BUS SHALL BE INSULATED FROM THE CABINET.

2. FURNISH COMPLETE WITH DOOR, KEYED LOCK AND TYPE WRITTEN, LAMINATED DIRECTORY. CABINETS SHALL BE RIGIDLY SUPPORTED INDEPENDENT OF CONDUITS. KEYING SHALL MATCH EXISTING PANEL BOARDS, IF ANY.

3. PROVIDE FULLY RATED PANEL BOARDS WITH A MINIMUM AIC RATING AS INDICATED ON DRAWINGS.

PART 3 - EXECUTION

A. GENERAL

1. ALL MATERIALS SHALL BE INSTALLED IN A PROFESSIONAL MANNER INDICATIVE OF THE TRADE.

2. ALL PENETRATIONS OF THE OUTSIDE WALLS OR ROOF SHALL BE SEALED WITH APPROPRIATE SEALANT OR CAULK FOR THE PARTICULAR SURFACE INVOLVED.

3. PROVIDE CLEAR, TYPED, P-TOUCH LABEL FOR ALL RECEPTACLES COVERPLATES IDENTIFYING THE CIRCUIT NUMBER THAT THE RECEPTACLE IS CIRCUITED TO.

4. PROVIDE UPDATED TYPED PANEL SCHEDULE INDEX FOR ALL PANELS WHERE CIRCUITS HAVE BEEN MODIFIED OR CHANGED.

5. NO PIPING, DUCTS, LEAK PROTECTION, APPARATUS, OR OTHER EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THE DEDICATED EQUIPMENT SPACE. ALL SWITCHBOARDS, SWITCHGEAR, PANELBOARDS, AND MOTOR CONTROL CENTERS SHALL BE LOCATED IN DEDICATED SPACES AND PROTECTED FROM DAMAGE. DEDICATED SPACES SHALL COMPLY WITH NEC 110.26(E)(1) AND NEC 110.26(E)(2).

6. ALL SWITCHBOARDS, SWITCHGEAR, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS SHALL BE FIELD OR FACTORY MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH. MARKING MUST BE CLEARLY VISIBLE TO QUALIFIED PERSONS AND COMPLY WITH NEC 110.21.

B. RACEWAYS

1. RACEWAYS SHALL RUN CONCEALED UNLESS OTHERWISE INDICATED. EXPOSED RACEWAY RUNS SHALL BE PARALLEL WITH SUPPORTING WALLS, BEAMS, AND CEILINGS AND WITH EACH OTHER CLOSER THAN 6 INCHES TO ANY WATER PIPE OR HEATER BE INSTALLED AND SHALL NOT FLUME.

2. RACEWAY ENDS SHALL BE REAMED AFTER THREADING AND AFTER CUTTING AND BE MADE TO BUTT IN THE CENTER OF THE COUPLING. THE USE OF RUNNING THREADS IS PROHIBITED.

3. RACEWAYS SHALL BE INSTALLED AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET, BOX OR FITTINGS, AND SHALL BE MECHANICALLY CONNECTED SO THAT ADEQUATE ELECTRICAL CONTINUITY FROM ONE TO ANOTHER IS OBTAINED. CONDUITS SHALL BE SUPPORTED WITH ONE OR TWO HOLE STAMPED STEEL OR MALLEABLE IRON STRAPS (SUCH AS MANUFACTURED BY RACO) DESIGNED FOR SUPPORTING CONDUIT. THE SIZE OF STRAP SHALL MATCH THE SIZE OF THE CONDUIT. NAILS, PERFORATED STRAP, OR PLUMBERS TAPE SHALL NOT BE USED FOR SUPPORT OF RACEWAY.

4. PROVIDE 1/8" POLY PULL CORD IN RACEWAYS WITHOUT CONDUCTORS.

5. FOUR 90 DEGREE BENDS MAXIMUM BETWEEN TERMINATIONS OR BOXES.

C. CONDUCTORS

1. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT AND COLOR CODED AS FOLLOWS:

PHASE	120/240	208/120	480/277
PHASE A	BLACK	BLACK	BROWN
PHASE B	RED	RED	ORANGE
PHASE C	-	BLUE	YELLOW
NEUTRAL	WHITE	WHITE	GRAY
GROUND	GREEN	GREEN	GREEN

2. MAKE JOINTS, SPLICES, TAPS AND CONNECTIONS IN CONDUCTORS WITH SOLDERLESS CONNECTORS.

3. WHERE THE PREMESIS HAS BRANCH CIRCUITS SUPPLIED FROM MORE THAN ONE NOMINAL VOLTAGE, PROVIDE PERMANENT MEANS OF COLOR IDENTIFICATION AT ALL BRANCH-CIRCUIT DISTRIBUTION EQUIPMENT. LABEL SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED AND SHALL NOT BE HANDWRITTEN.

D. JUNCTION AND PULL BOXES

1. PULL BOXES SHALL BE PROVIDED WHERE INDICATED AND WHERE NECESSARY TO FACILITATE THE PULLING OF CONDUCTORS. TELEPHONE RACEWAYS SHALL HAVE A MAXIMUM OF TWO 90 DEGREE BENDS BETWEEN TERMINATIONS OR BOXES.

E. GROUNDING

1. INSTALL A CODE SIZED GROUNDING CONDUCTOR IN ALL RACEWAYS. DO NOT USE THE RACEWAY FOR GROUNDING. MAKE GOOD CONTACT AT ALL PANEL BOARDS, OUTLET BOXES, AND JUNCTION OR PULL BOXES TO THE RACEWAY SYSTEM. USE APPROVED BONDING MATERIALS.

G. BONDING

1. BOND ALL PIPING (GAS WATER, ETC) AS REQUIRED BY THE NEC. CONFIRM SYSTEMS TO BE USED WITH MC.

H. SEISMIC REQUIREMENTS

1. IF REQUIRED, RECESSED TYPE LIGHTING FIXTURES, IN ADDITION TO THE STANDARD SEISMIC CLIPS AND SUPPORT ON T-BAR GRID SYSTEM, SHALL HAVE 2#12 STEEL SAFETY WIRES PER FIXTURE. ONE END OF EACH SAFETY WIRE SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE. THE OTHER END (6 INCHES LONGER THAN THE T-BAR GRID SUPPORT WIRES) SHALL BE FASTENED TO DIAGONAL CORNERS OF EACH LIGHTING FIXTURE.

I. CUTTING AND PATCHING

1. PERFORM DRILLING, CUTTING, AND PATCHING OF THE GENERAL CONSTRUCTION WORK WHETHER EXISTING OR NEW, AS REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK. PATCH WITH THE SAME MATERIALS, WORKMANSHIP, AND FINISH AS THE ORIGINAL WORK AND ACCURATELY MATCH ALL SURROUNDING WORK. SUCH WORK WILL BE DONE BY A CRAFTSMAN ACCREDITED IN THE APPLICABLE TRADE UNDER THE CONTRACTOR'S SUPERVISION AND BE ACCEPTABLE TO THE OWNER'S REPRESENTATIVE. COORDINATE WITH OTHER TRADES AND GENERAL CONTRACTOR PRIOR TO CUTTING, DRILLING, OR CORING.

K. TESTING

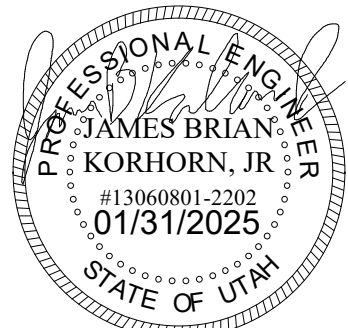
1. DEMONSTRATE THAT ALL COMPONENTS OF THE WORK OF THIS DIVISION HAVE BEEN PROVIDED AND THAT THEY OPERATE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

2. TEST WIRING AND CONNECTORS FOR CONTINUITY, SHORT CIRCUITS AND IMPROPER GROUNDS. TEST EACH LIGHTING AND APPLIANCE PANEL WITH MAINS DISCONNECTED FROM FEEDERS, BRANCHES CONNECTED, WALL SWITCHES CLOSED AND FIXTURES PERMANENTLY CONNECTED AND COMPLETE WITH LAMPS. TEST EACH INDIVIDUAL POWER CIRCUIT WITH THE POWER EQUIPMENT CONNECTED FOR PROPER OPERATION.

3. PROVIDE DETAILED DOCUMENTATION OF EACH TEST PERFORMED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, WITH THE NAMES AND THE SIGNATURES OF QUALIFIED INDIVIDUALS WHO CONDUCTED AND WITNESSED EACH TEST.

4. ALL EQUIPMENT RATED 1000 AMPERES OR GREATER SHALL BE TESTED IN CONFORMANCE WITH UL STANDARD 889 OR 891 FOR INSULATION BREAKDOWN PRIOR TO BEING ENERGIZED. THE TEST SHALL BE PERFORMED BY A TESTING FACILITY ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AND THE BUILDING OFFICIAL.

5. ENSURE PROPER LOAD-SIDE GROUNDING CONNECTION OF NEUTRAL CONDUCTOR PRIOR TO ENERGIZING NEW CIRCUITS. CONFORM TO NEC 250.24(A)(5).



PROJECT: Valley Academy Charter School

DATE: April 7, 2025

PERMIT PLAN #:

Appl. No: PLAN25-094

SCA Job No: 20250071-0001

OWNER REP: Tracy Stevens – Valley Academy

ARCHITECT: FFKR Architecture

Kyle Welch

Project Manager

ph: 435.229.2906

Attn. Fred Resch,

Please see the attached Site Plan regarding the Plan Review Comments Dated 3/3/25 and our phone call today. 2 additional ADA parking stalls are to be added to the existing front ADA parking area to meet the parking requirements/ Calcs. The rest of the parking and landscaping is existing to remain and no other site improvements are intended to be made. Please let me know if you have any questions.

Thanks.

Kyle Welch

Project Manager

M 435.229.2906



now a part of

FFKR ARCHITECTS

SALT LAKE CITY • TEMPE • ST. GEORGE • BOISE



1

SITE PLAN

1" = 30'-0"

PARKING CALCULATIONS			
<u>K-8 CHARTER SCHOOL</u>			
CLASSROOMS:	18 CLASSROOMS x 2 (PER CLASSROOM) =	36	STALLS
OFFICE:	11,400 S.F. / 250 S.F.	=	<u>46 STALLS</u>
TOTAL REQ.		=	82 STALLS
		PROVIDED =	124 STALLS
(NOTE: 5 ADA STALL REQ.)			

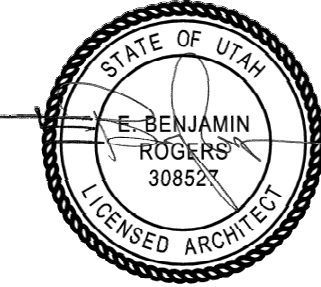
VALLEY ACADEMY CHARTER SCHOOL REMODEL

36 N 1000 W HURRICANE, UTAH 84737

PERMIT SET (04-03-25)

FFKR ARCHITECTS

720 S. RIVER ROAD SUITE D2100B ST. GEORGE, UTAH 84770
O 435.673.7362 FFKR.COM



DATE	REVISION
1 2025/03/20	CITY REVIEW COMMENTS

PROJECT NUMBER 001103

SITE PLAN

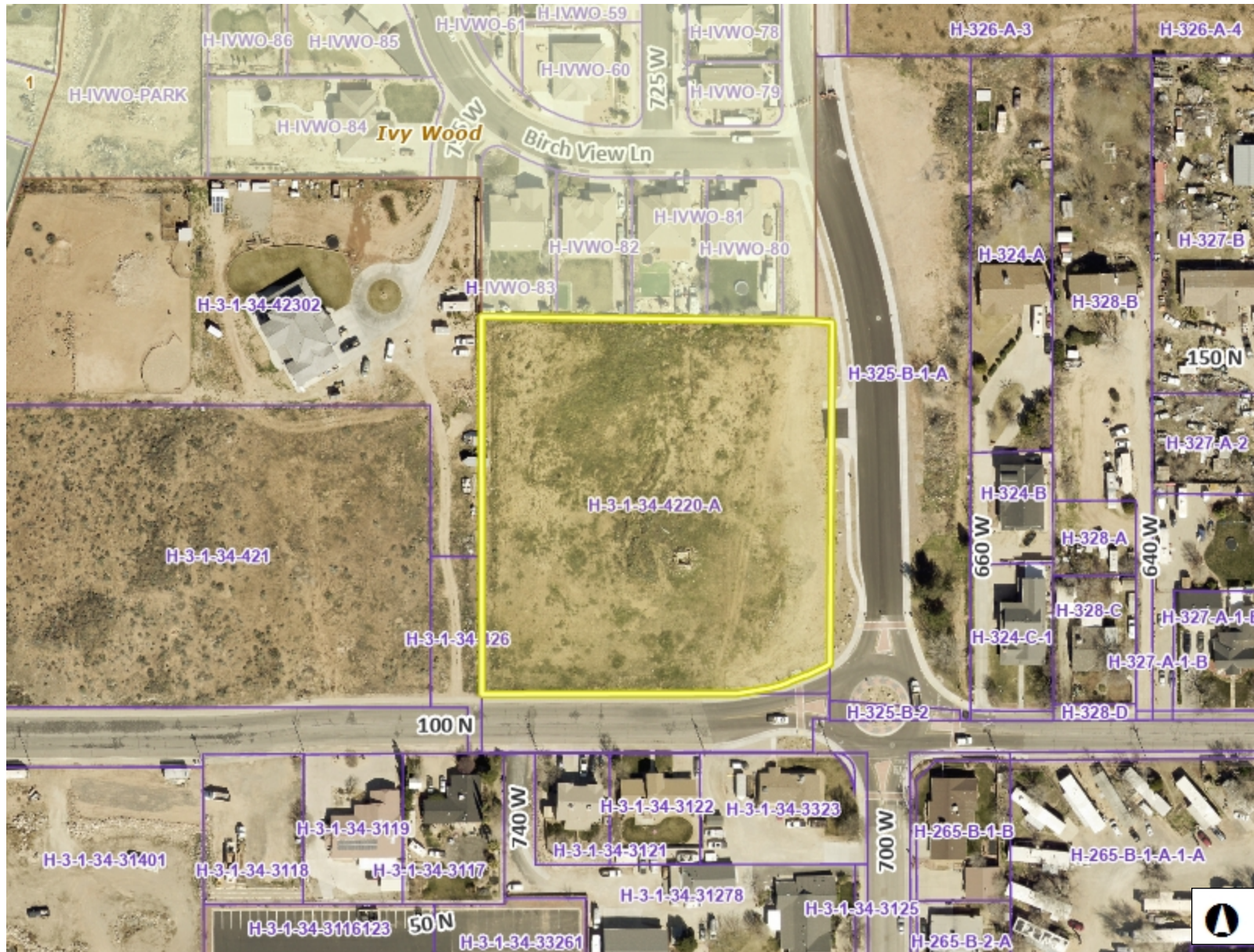


Application

Application Accepted Date: 05/01/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: 25 Residential Units		Planning Fee		\$	200.00					
Tenant / Project Name: Magnolia Court		Planning Fee		\$	200.00					
Bldg. Address: 700 West 100 North		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: Magnolia Court Phase:		Amount Paid:		\$	200.00					
Block: Lot #: Parcel ID #: H-3-1-34-4220-A		Remaining Due:		\$	0.00					
Zone: R1-6 & RM-2										
Property Owner: Short Term Investments LLC										
Permit Contact: Brandee Walker P:(435) 668-4023										
Email: bwalker@civilsience.com										
CONTACT INFORMATION										
Engineer of Record: Civil Science										
Email: bwalker@civilsience.com P: (435) 668-4023										
General Contractor: Mike Stewart										
License #: P: (435) 668-6646										
City: State: Zip:										
Email: trademarkrealtyutah@gmail.com										
APPLICATION DETAILS										
# of Units: 0		custom text:								
APPROVALS						DATE	INFO			
Setbacks						Front:	Rear:	Left:	Right:	
Min.										
Actual:										
						APPLICATION NUMBER:			PLANPSP25-14	
						This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.				
						Applicant Name: Brandee Walker				
						Signature of Applicant/Authorized Agent or Owner: Date:				
Application Approved By:						Date:				
Application Issued By:						Date:				
Receipt #: 230243861-05/01/25										



Magnolia Court



Legend

FEMA Flood Hazard

- 1 % Annual Hazard (100-year)
- 0.2 % Annual Hazard (500-year)

Subdivision Phases

Subdivisions

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

Notes

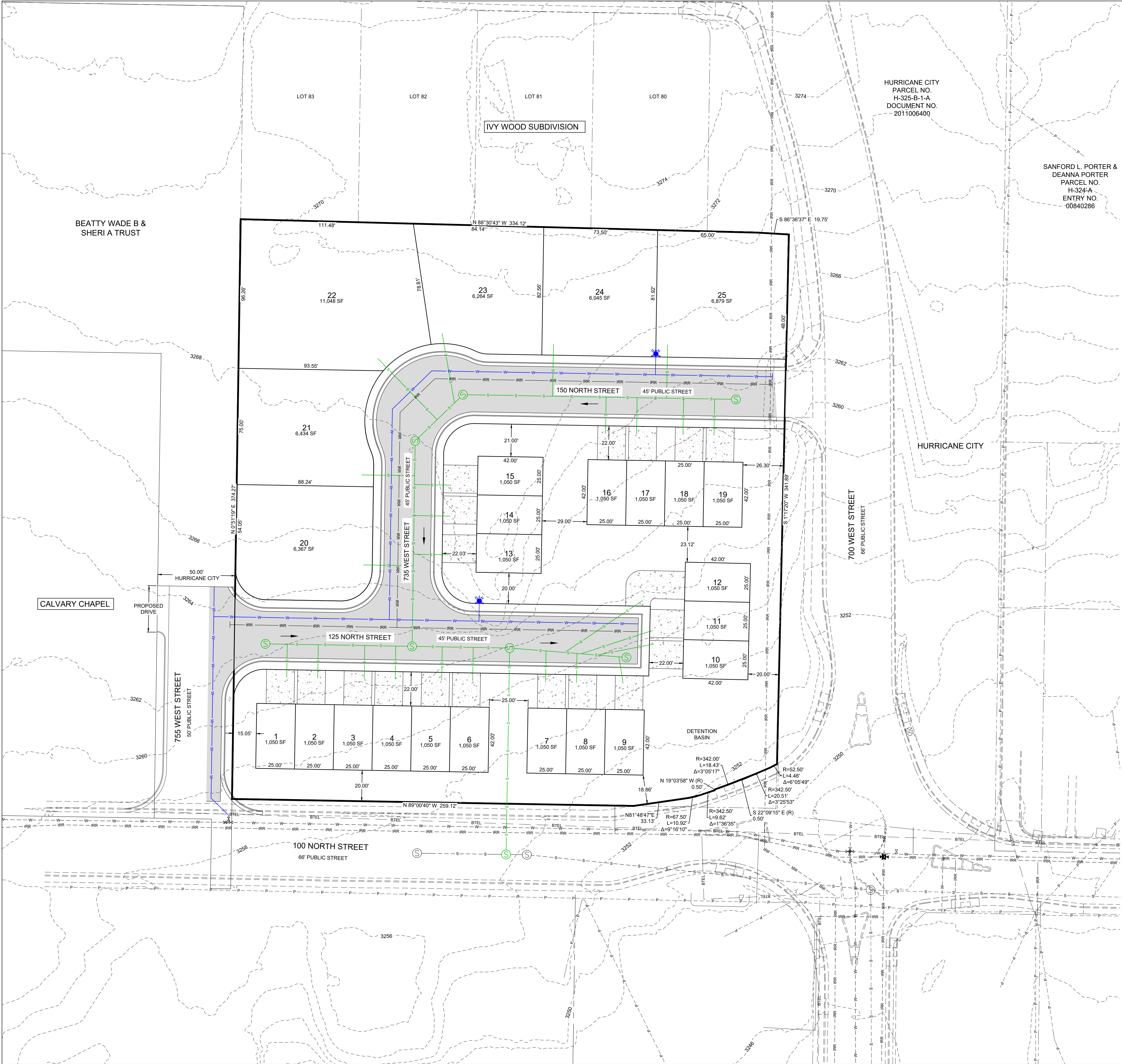
376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

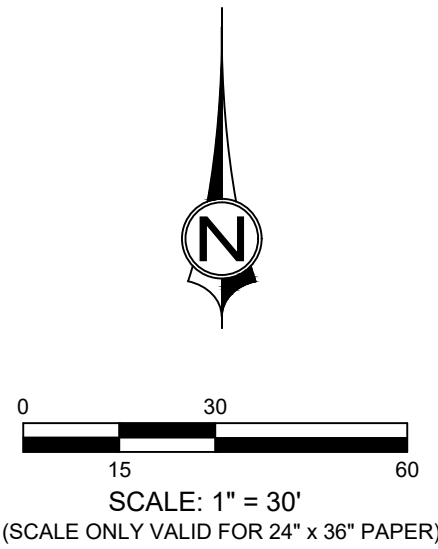
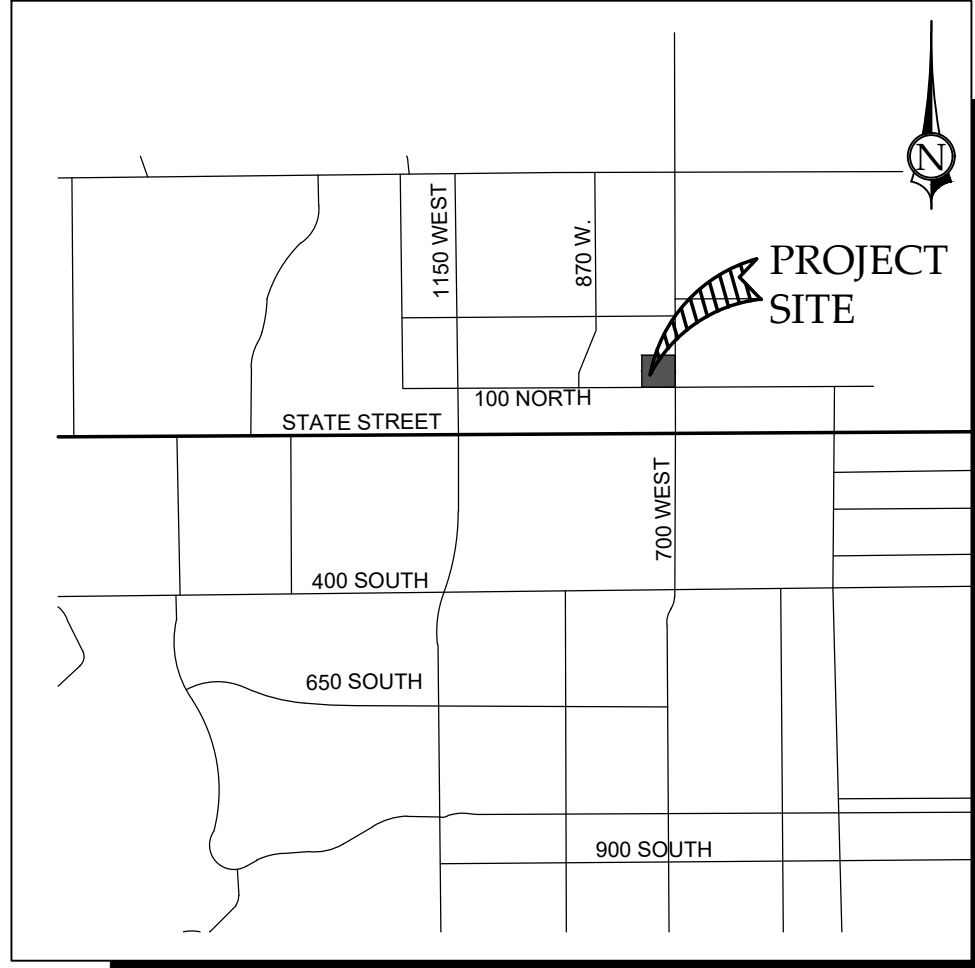
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Magnolia Court

The proposed residential development contains 25 residential units comprising 19 townhomes and 6 single family lots. The property is located at approximately 100 North and 700 West on 2.99 acres. The parcel is split zoned with R1-6 and RM-2.



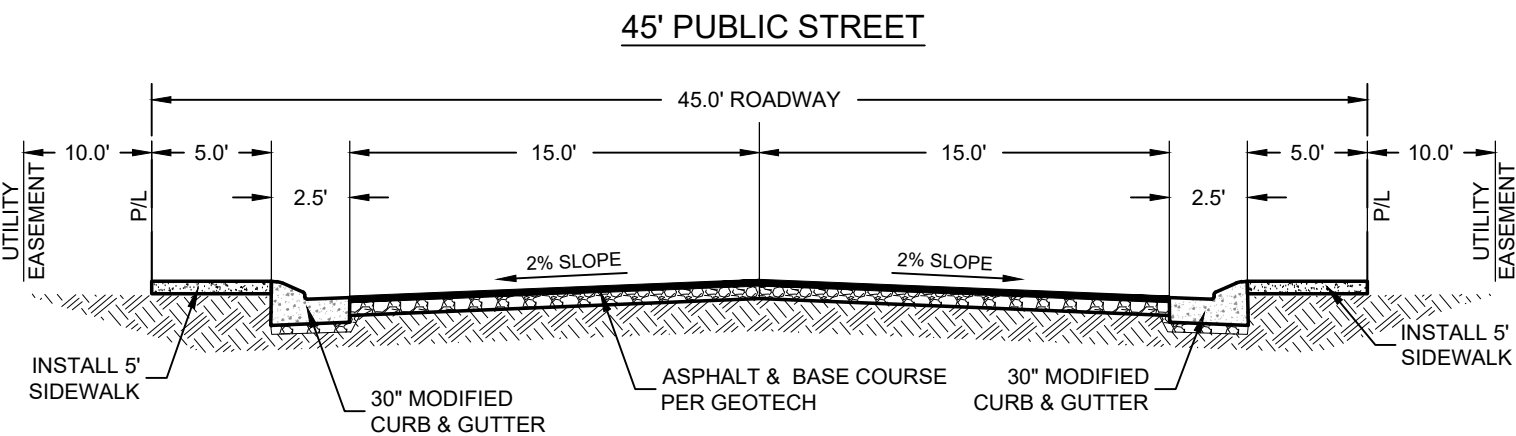
VICINITY MAP
(N.T.S.)



LEGAL DESCRIPTION BEGINNING AT THE CENTER 1/4 CORNER MONUMENT, OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°52'10" WEST 330.00 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 00°00'20" EAST 432.48 FEET TO A POINT ON THE EXTENSION OF A WEST TO EAST FENCE LINE; THENCE SOUTH 89°22'00" EAST 330.02 FEET ALONG SAID FENCE AND ITS EXTENSION TO THE CENTER SECTION LINE OF SAID SECTION 34; THENCE SOUTH 84°53'00" EAST 19.75 FEET ALONG A FENCE TO FENCE CORNER; THENCE SOUTH 00°25'50" WEST 394.85 FEET ALONG A FENCE AND ITS EXTENSION TO THE NORTHERLY RIGHT OF WAY LINE OF 100 NORTH STREET, HURRICANE CITY, UTAH; THENCE NORTH 89°52'10" WEST 16.74 FEET ALONG SAID 100 NORTH STREET TO THE CENTER SECTION LINE; THENCE SOUTH 00°00'20" WEST 33.00 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:
BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°00'40" WEST, 330.00 FEET ALONG THE CENTER SECTION LINE, TO THE SOUTHWEST CORNER OF GRANTORS LAND AS RECORDED IN BOOK 1233, PAGE 553, WASHINGTON COUNTY OFFICIAL RECORDS; THENCE NORTH 00°51'51" EAST, 58.00 FEET ALONG THE WEST LINE OF SAID PARCEL, TO A POINT ON THE NORTH LINE OF 100 NORTH RECORDED #467102, WASHINGTON COUNTY OFFICIAL RECORDS; THENCE SOUTH 89°00'40" EAST, 346.93 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL; THENCE SOUTH 01°17'21" WEST, 25.00 FEET ALONG THE EAST LINE OF SAID PARCEL; THENCE NORTH 89°01'03" WEST, 16.74 FEET ALONG SAID EAST LINE, THENCE SOUTH 00°52'23" WEST, 33.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:
PROPERTY WITHIN 700 WEST STREET AND 100 NORTH STREET.



LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- EXISTING WATER LINE
- SEWER MANHOLE
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- EXISTING CONTOUR (2' INTERVAL)
- DRAINAGE FLOW DIRECTION

PROJECT INFO

ZONING: R1-6 & RM-2
AREA: 2.99 ACRES
TOTAL TOWN HOMES: 19 UNITS
TOTAL R1-6 LOTS: 6 UNITS
DENSITY: 8.4 D.U./A.C.

OWNER

SHORT TERM INV LLC
983 PAUTE DR
WASHINGTON, UT 84780

DEVELOPER

MIKE STEWART
435-668-6646

**MAGNOLIA COURT
PRELIMINARY SITE PLAN**

720 W 100 N HURRICANE, UT 84737
SECTION 34, T 41 S, R 13 W, SLB&M

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



MAGNOLIA COURT
PRELIMINARY SITE PLAN
LOCATED IN HURRICANE, UTAH

PROJ. #: FF21143.00
DRAWN BY: BLW
DATE: 03/31/2025
CHECKED BY:
SCALE OF SHEET
HOR SCALE: 1" = 30'

SHEET
1
OF
1



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	PSP25-14
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Mike Stewart
Agent:	Civil Science
Request:	Approval of a Preliminary Site Plan.
Location:	700 W 100 N
Zoning:	R1-6 and RM-2
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has submitted a preliminary site plan for a 25 unit residential development consisting of 19 townhomes and six single family lots on the corner of 700 W and 100 N. This property is zoned Multifamily Residential RM-2 and Single Family Residential R1-6.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Improvements and dedication on 755 W.
2. **Power:** Depending on what project arrives first, power will need to be developed across 400N in front of Calvary Chapel property and brought to the entrance of Magnolia at 125N. A tie will have to be developed along 700W to create a back feed. An application for power will need to be submitted to HC Power
3. **Water:** Okay.
4. **Streets:** Improvements and dedication on 755 W.
5. **Sewer:** No comment.
6. **Engineering:** It feels like we should be able to locate the public/private interface further west. (i.e. work out a shared parking lot for units 7 to 12 and find an appropriate means to meter the utilities at said location). Maneuvering for vehicles backing from Lots 9 and 12 is the underlying

concern. The Hurricane Canal Company should be consulted for the minimum acceptable clearance from the Hurricane Canal Company's existing 30" irrigation main. Public right of way must cover each public path. What can be done to align the proposed street and access? (HCS 3.2.4.3, Transportation Master Plan 9.3.10) sanitary sewer and the joint utility trench shall be on the north and west sides of the streets water, irrigation, and gas mains must be on the south and east sides of the streets. (HCS 2.2.9)

7. **Fire:** Turnaround required.

8. **Phone:** [No comments received.]

9. **Cable:** No comment.

10. **Gas:** Okay

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

<i>Dwelling, Multiple-family</i>	<i>2 spaces per dwelling unit</i>	
----------------------------------	-----------------------------------	--

The site plan shows that each townhome unit will have driveway space sufficient for two parking stalls.

3. **Open Space and Amenities:** HCC section 10-33-5 requires that multifamily developments provide a minimum of 20% open space and at least one qualifying amenity. The preliminary site plan appears to meet the open space requirement; however, additional detail will be required with the final site plan to demonstrate compliance with the amenity requirement.
 - a. HCC section 10-33-5(E)(9)(f)(2) states: *Amenities may include, but are not limited to, pools of at least 1,500 square feet, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sport courts, and club houses. All amenities shall be built to commercial standards.*
4. **Landscaping:** The final site plan will have to provide a landscaping plan which meets HCC section 10-32-6.
5. There are some outstanding concerns with layouts and utilities as laid out in the JUC comments, however, Hurricane City Code states: *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 section 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.



Application

[illegible]



SURVEYOR'S NARRATIVE

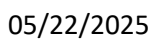
THIS SURVEY WAS DONE AT THE REQUEST OF CLINTON LARRY WATERS, JR. TO AMEND THE EXISTING SUBDIVISION OF THE PORT AT GATEWAY AMENDED, PARTIAL AMENDMENT A (LOT 2A, 2C, & 2D) COMMERCIAL SUBDIVISION.

THE PURPOSE FOR THIS AMENDED PLAT IS TO CHANGE THE LOT LINES BETWEEN LOTS 2A, 2C, AND 2D.

THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°02'12"W, 1350.78 FEET FROM THE EAST 1/4 CORNER TO THE CE 1/16 CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, S.L.B.&M.



Discussion: The applicant has applied to amend the final plat for the Port at Gateway subdivision for a lot-line adjustment between Lots 2A, 2C, and 2D. This subdivision is located along Old Highway 91. This subdivision is zoned Light Industrial M-1.



JUC Comments

1. **Public Works:** Okay.
2. **Engineering:**
3. **Streets:** Okay.
4. **Water:** Okay.
5. **Fire:** Approved.
6. **Sewer:** No comment.
7. **Power:** As long as the lot line locations at the street does not move the power does not have any problems.
8. **Gas:** Okay.
9. **Fiber:** Okay.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

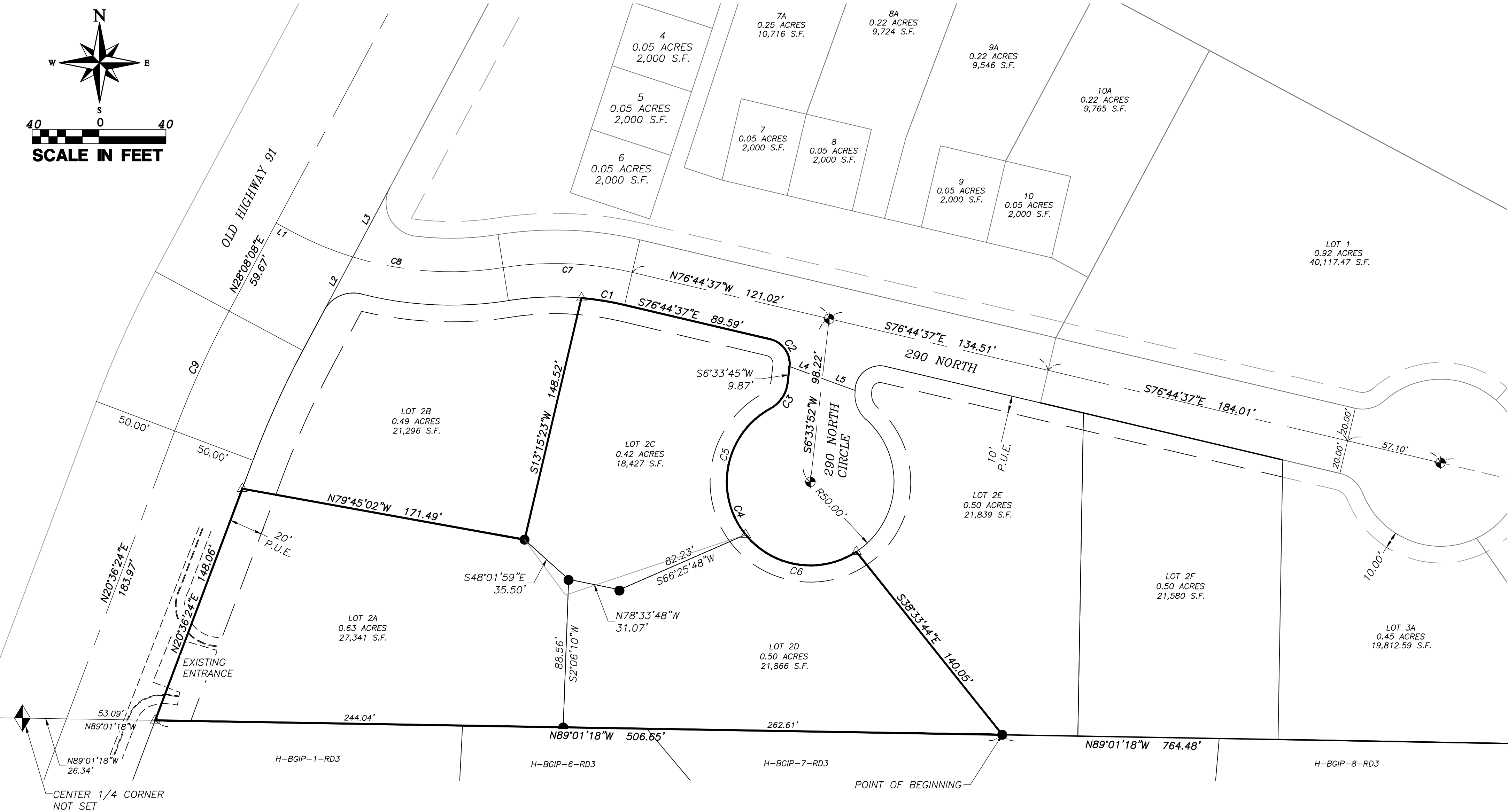
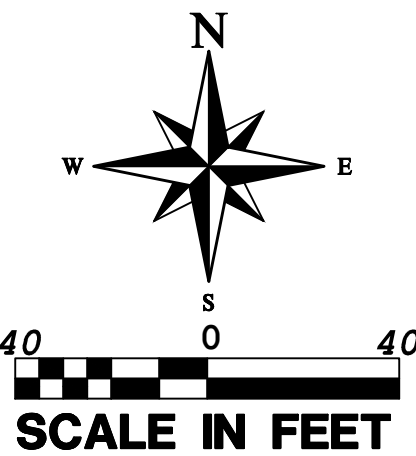
Staff Comments

1. The plat meets the following standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	26.12'	180.00'	26.09'	N80°54'00"W	8°18'47"
C2	21.81'	15.00'	19.94'	S35°05'22"E	83°18'29"
C3	19.15'	20.00'	18.43'	S33°59'50"W	54°51'55"
C4	161.21'	50.00'	99.91'	S30°56'03"E	184°43'40"
C5	87.81'	50.00'	76.95'	N11°07'09"E	100°37'17"
C6	73.40'	50.00'	66.98'	S81°14'41"E	84°06'23"
C7	77.68'	200.00'	77.19'	N87°52'14"W	22°15'13"
C8	129.62'	200.00'	127.36'	S80°25'50"E	37°08'00"
C9	78.84'	600.00'	78.78'	N24°22'16"E	7°31'43"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	11.59'	N61°51'52"W
L2	36.51'	N28°08'08"E
L3	47.32'	N28°08'22"E
L4	20.86'	S69°56'31"E
L5	20.86'	S69°56'31"E



FINAL PLAT FOR: THE PORT AT GATEWAY AMENDED, PARTIAL AMENDMENT B (LOT 2A, 2C, & 2D)

LOCATED IN THE SW 1/4, OF THE NE 1/4, OF SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING 5/8" REBAR & CAP
P.L.S. #7837685
- CENTERLINE MONUMENT TO BE SET PER HURRICANE CITY STANDARDS
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- FOUND REBAR CAP AS DESCRIBED

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JAYMIE WETZEL WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF MATT'S OFF ROAD RECOVERY ADVENTURES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF MATT'S OFF ROAD RECOVERY ADVENTURES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

MY COMMISSION EXPIRES: _____

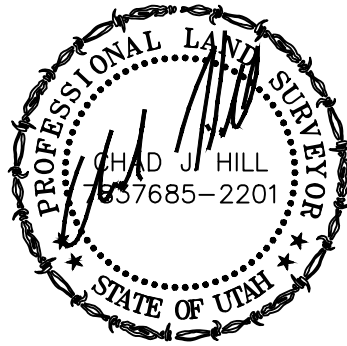
COMMISSION NUMBER: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

SURVEYOR'S CERTIFICATE

CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, I IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE PORT AT GATEWAY AMENDED, PARTIAL AMENDMENT B (LOT 2A, 2C, & 2D) AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

CHAD J. HILL, P.L.S. #7837685



4/29/2025
DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF CLINTON LARRY WATERS, JR. TO AMEND THE EXISTING SUBDIVISION OF THE PORT AT GATEWAY AMENDED, PARTIAL AMENDMENT A (LOT 2A, 2C, & 2D) COMMERCIAL SUBDIVISION.

THE PURPOSE FOR THIS AMENDED PLAT IS TO CHANGE THE LOT LINES BETWEEN LOTS 2A, 2C, AND 2D.

THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°02'12"W, 1350.78 FEET FROM THE EAST 1/4 CORNER TO THE CE 1/16 CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, S.L.B.&M.

THE PORT AT GATEWAY AMENDED PARTIAL AMENDMENT B DESCRIPTION

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°02'12"W ALONG THE EAST-WEST CENTER SECTION LINE TO THE CE 1/16 CORNER, 1350.78 FEET; THENCE N89°01'18"W ALONG THE EAST-WEST CENTER SECTION LINE, 764.48 FEET TO THE POINT OF BEGINNING; THENCE N89°01'18"W ALONG SAID LINE, 506.65 FEET TO THE EASTERLY BOUNDARY OF OLD HIGHWAY 91; THENCE N20°36'24"E ALONG SAID BOUNDARY, 148.06 FEET; THENCE S79°45'02"E 171.49 FEET; THENCE N13°15'23"E 148.52 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 26.12 FEET, HAVING A RADIUS OF 180.00 FEET AND A RADIAL BEARING OF S04°56'36"W, THROUGH A CENTRAL ANGLE OF 08°18'47" (LONG CHORD BEARS: S80°54'00"E 26.09 FEET); THENCE S76°44'37"E 89.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.81 FEET, THROUGH A CENTRAL ANGLE OF 83°18'29" (LONG CHORD BEARS: S35°05'22"E 19.94 FEET); THENCE S06°33'45"W 9.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.15 FEET, THROUGH A CENTRAL ANGLE OF 54°51'55" (LONG CHORD BEARS: S33°59'50"W 18.43 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 161.21 FEET, THROUGH A CENTRAL ANGLE OF 184°43'40" (LONG CHORD BEARS: S30°56'03"E 99.91 FEET); THENCE S38°33'44"E 140.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 67,634 SQUARE FEET OR 1.553 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND PUBLIC STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS THE PORT AT GATEWAY AMENDED PARTIAL AMENDMENT B (LOT 2A, 2C, 2D), AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS THE _____ DAY OF _____, 20____.

CWZ INC. A UTAH CORPORATION
CLINTON LARRY WATERS, JR. (VICE-PRESIDENT/DIRECTOR)

MATT'S OFF ROAD RECOVERY ADVENTURES, LLC,
A UTAH LIMITED LIABILITY COMPANY
JAYMIE WETZEL (MANAGER)

CORPORATION ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CLINTON LARRY WATERS, JR., WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE-PRESIDENT/DIRECTOR OF CWZ, INC. A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

RESIDING IN _____ COUNTY, STATE OF UTAH

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL	CITY SURVEYOR'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS THE _____ DAY OF _____, A.D. 20____.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS THE _____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	WE, THE MAYOR AND CITY COUNCIL OF HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, A.C.S.S.D.	CITY SURVEYOR HURRICANE CITY, UTAH	CITY ATTORNEY HURRICANE CITY, UTAH	ATTEST: CITY RECORDER HURRICANE, UTAH MAYOR HURRICANE CITY, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 580-3121 Fax: (435) 580-3121
CHAD J. HILL



FINAL PLAT FOR:
THE PORT AT GATEWAY AMENDED, PARTIAL AMENDMENT B (LOT 2A, 2C, & 2D)
LOCATED IN THE SW 1/4, OF THE NE 1/4, OF SECTION 34, T41S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 4/29/2024
SCALE: 1"=40'

JOB NO.
608-001

SHEET NO:
1 OF 1



Application

Application Accepted Date: 05/05/2025		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description: 2 lot amendment		Planning Fee		\$	150.00
Tenant / Project Name: Dixie Springs Third Amendment and Extension Plat "C" Lots 117 & 118		Planning Fee		\$	150.00
Bldg. Address: 2700 South 3440 West		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Dixie Springs Third Amendment and Phase:		Amount Paid:		\$	150.00
Block: Extension Plat "C" Parcel ID #: H-DSP-C-117-A & H-DSP-C-118-A		Remaining Due:		\$	0.00
Property Owner: Ron Prosser DSP-C-118-A					
Permit Contact: Brandee Walker P:(435) 668-4023					
Email: bwalker@civilsience.com					
CONTACT INFORMATION					
Engineer of Record: Civil Science					
Email: bwalker@civilsience.com P: (435) 668-4023					
General Contractor: Ron Prosser					
License #: P: (714) 869-8346					
Address: 18032 Lemon Dr #C431					
City: Yorba Linda State: CA Zip: 92886					
Email: ron@amplexgroupservices.com					
APPLICATION DETAILS					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER: PLANAFP25-07					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Brandee Walker					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #: 230544393-05/05/25					



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	AFP25-07
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Ron Prosser
Agent:	Civil Science
Request:	Approval of an Amended Final Plat.
Location:	2700 S 3440 W
Zoning:	Single Family Residential R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat C for a lot-line adjustment between Lots 117 and 118 to accommodate a future residence on Lot 117. There is currently a house on Lot 118 and a portion of a pool on Lot 117. This subdivision is zoned Single Family Residential R1-10.



JUC Comments

1. **Public Works:** Okay.
2. **Engineering:**
3. **Streets:** Okay.
4. **Water:** Okay.
5. **Fire:** Approved.
6. **Sewer:** No comment.
7. **Power:** Approved.
8. **Gas:** Okay.
9. **Fiber:** Okay.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the following standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final play mylar is printed and submitted for recording.
3. The existing house still meets setbacks even with the adjusted lot line.

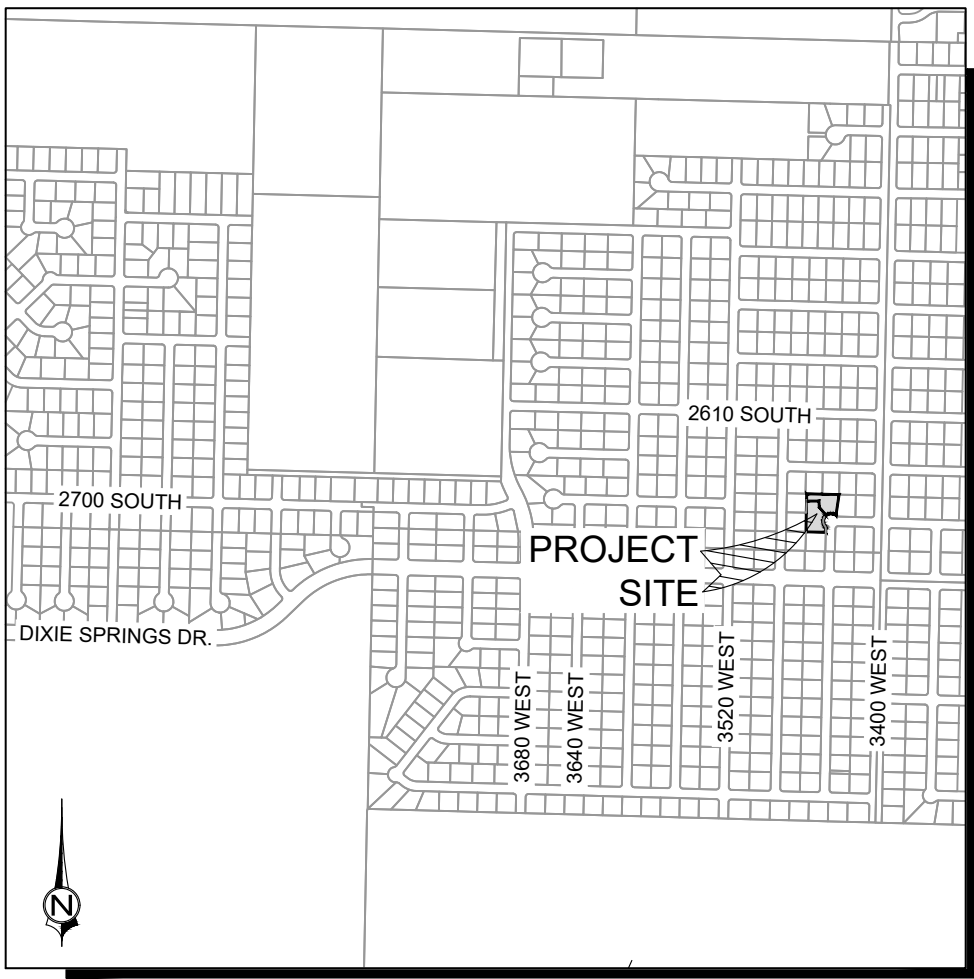
Recommendation: The Planning Commission should review this application based on Hurricane City and State Code standards. Staff recommends approval of this item subject to staff and JUC comments.

Dixie Springs Subdivision Third Amendment and Extension Plat "C"
Partial Amendment "D" (Lots 117 & 118)

The purpose of this partial amendment is to adjust the common lot lines of Lots 117 and 118 of Dixie Springs Subdivision Third Amendment and Extension Plat "C", according to the official plat thereof, recorded and on file in the Office of the Recorder, Washington County, State of Utah, as entry no. 20170000709.

The applicant owns both lots and wishes to adjust the common lot line to better accommodate a proposed residence on Lot 117. Setbacks to the existing home on Lot 118 have been met along the revised common lot line.

No other changes were made or implied with this amendment.



VICINITY MAP
SCALE: 1" = 1000'

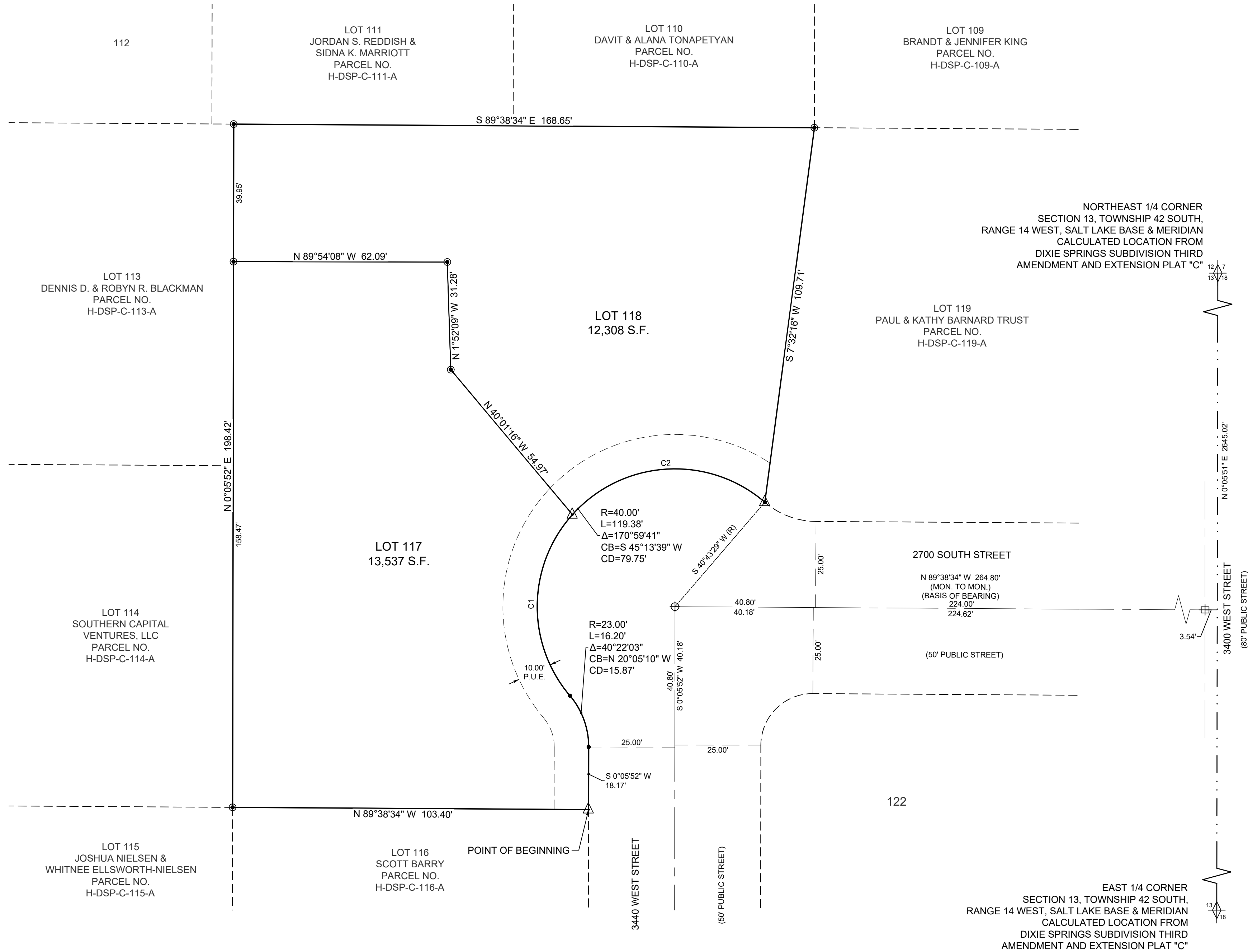
DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C" PARTIAL AMENDMENT "D" (LOTS 117 & 118)

LOCATED IN
NE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE - WASHINGTON COUNTY, UTAH

LEGEND

- SECTIONAL MONUMENTATION (NOT FOUND)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE. (OR OTHERWISE NOTED)
- HORIZONTAL GEOMETRY POINT. NOTHING SET.
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	40.00'	57.37'	82°10'28"	S 0°49'03" W	52.58'
C2	40.00'	62.01'	88°49'13"	S 86°18'53" W	55.98'



SURVEYOR'S CERTIFICATE

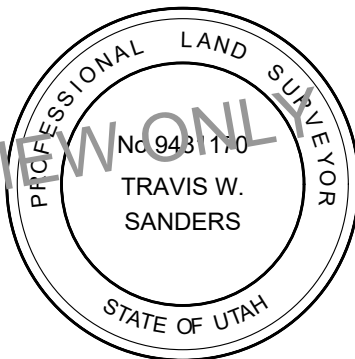
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS' I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C",
PARTIAL AMENDMENT "D"

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 116, DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION, PLAT "C", RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 89°38'34" W 103.40 FEET; THENCE N 0°05'52" E 198.42 FEET; THENCE S 89°38'34" E 168.65 FEET; THENCE S 7°32'16" W 109.71 FEET, TO A POINT ON A 40.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 40°43'29" W, THENCE ALONG THE ARC OF SAID CURVE 119.38 FEET THROUGH A CENTRAL ANGLE OF 170°59'41"; TO THE POINT OF CURVATURE OF A 23.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 16.20 FEET THROUGH A CENTRAL ANGLE OF 40°22'03"; THENCE S 0°05'52" W 18.17 FEET, TO THE POINT OF BEGINNING.

CONTAINS 25,845 S.F. OR 0.59 ACRES MORE OR LESS

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO HEREFTER BE KNOWN AS:

DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C",
PARTIAL AMENDMENT "D"

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS' DO HEREBY WARRANT AND CONVEY TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DOC. NO. 20220048624, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 1ST DAY OF NOVEMBER, 2022, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

UNLEADED 6, LLC
(A NEVADA LIMITED LIABILITY COMPANY)

RONALD FRANK PROSSER (MANAGING MEMBER)

RONALD FRANK PROSSER
(AN INDIVIDUAL)

RONALD FRANK PROSSER

OWNER'S ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED RONALD FRANK PROSSER PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN

DO NOT STAMP

OWNER'S ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED RONALD FRANK PROSSER PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN

DO NOT STAMP

AMENDMENT NOTE

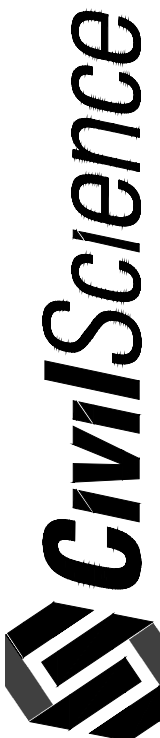
THE PURPOSE OF THIS PARTIAL AMENDMENT IS TO ADJUST THE COMMON LOT LINES OF LOTS 117 AND 118 OF DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AS ENTRY NO. 20170000709. NO OTHER CHANGES WERE MADE OR INTENDED.

GENERAL NOTES

- A 10.00 FOOT UTILITY EASEMENT IS LOCATED ON THE STREET SIDE PROPERTY LINES AS SHOWN.

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20____.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20____.	APPROVED AS TO FORM, THIS THE ____ DAY OF ____ A.D. 20____.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF ____ A.D. 20____.	I, _____ WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

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



DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION
PLAT "C", PARTIAL AMENDMENT "D" (LOTS 117 & 118)
LOCATED IN
NE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: IF 25261
DRAWN BY: JRM
DATE: 05/01/2025
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 20'

SHEET
1
OF
2

DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C"
PARTIAL AMENDMENT "D" (LOTS 117 & 118)

LOCATED IN
NE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE - WASHINGTON COUNTY, UTAH

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR AMERITRUST MORTGAGE CORPORATION, DOES HEREBY GIVE
CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES
DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND
CONVEYANCES.

REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND
COUNTY, _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT ____ SIGNED THE CONSENT OF MORTGAGEE TO
RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN



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

DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION
PLAT "C", PARTIAL AMENDMENT "D" (LOTS 117 & 118)
LOCATED IN
NE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: IF 25261
DRAWN BY: JRM
DATE: 05/01/2025
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: NA

SHEET
2
OF
2



Application

Application Accepted Date: 05/05/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Final)		PERMIT FEES								
Description: 16 Townhomes		Planning Fee		\$	250.00					
Tenant / Project Name: Sky Valley Townhomes Phase 4		Sub Total:		\$	250.00					
Bldg. Address: 570 North 3030 West		Permit Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00					
Subdivision: Sky Valley Townhomes Phase: 4		Remaining Due:		\$	0.00					
Block: Lot #: Parcel ID #: H-3-1-31-140, H-3-1-31-										
Property Owner: Shoshone Land Company 41100										
Permit Contact: Brandee Walker P:(435) 668-4023										
Email: bwalker@civilsience.com										
CONTACT INFORMATION										
Engineer of Record: Civil Science										
Email: bwalker@civilsience.com P: (435) 668-4023										
General Contractor: Frank Lindhardt										
License #: P: (435) 229-4447										
City: State: Zip:										
Email: frankgl@gemstoneproperties.com										
APPLICATION DETAILS		APPROVALS		DATE	INFO					
DRAFT										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANFSP25-25										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Brandee Walker										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By:				Date:						
Application Issued By:				Date:						
Receipt #: 230523609-05/05/25										

Sky Valley Townhomes Phase 4

16 multifamily townhome units on approximately 2.36 acres

A portion of parcels H-3-1-31-140 & H-3-1-31-4101



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	FSP25-25
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Frank Lindhart
Agent:	Civil Science
Request:	Approval of a Final Site Plan.
Location:	570 N 3030 W
Zoning:	Single Family Residential R1-8/PDO
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking a final site plan for phase 4 of Sky Valley Townhomes, consisting of 16 additional townhome units. The site is zoned Single Family Residential R1-8/PDO.

JUC Comments

The JUC signed the construction drawings for this project in April of 2025.

Lighting Plan

Street lights will be installed per the power design provided on the Utility Plan. Homes to have downward lighting on the structure.

LOCATED IN HURRICANE, UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	SITE & SIGNAGE PLAN
C3	EROSION & DUST CONTROL PLAN
C4	GRADING & DRAINAGE PLAN
C5	PLAN & PROFILE - 3030 WEST & 570 SOUTH
C6	SEWER, WATER, & POWER PLAN
C7	GAS, & COMMUNICATIONS PLAN
C8	STANDARD DETAILS
C9	STANDARD DETAILS
C10	STANDARD DETAILS
C11	STANDARD DETAILS
C12	STANDARD DETAILS
L1	OVERALL LANDSCAPE PLAN

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS & ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD.
3. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
4. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
5. A MANDATORY CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
6. FOLLOW APPENDIX J' STANDARDS FOUND IN THE IBC.
7. ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

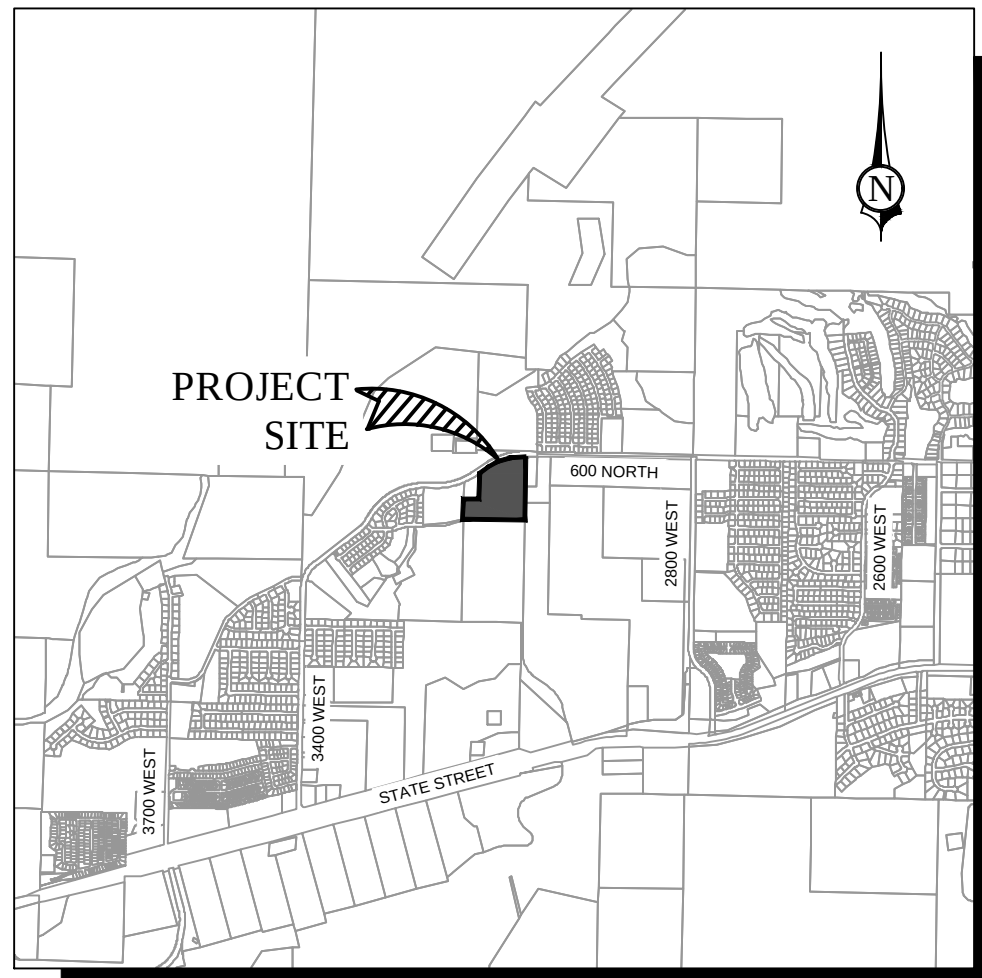
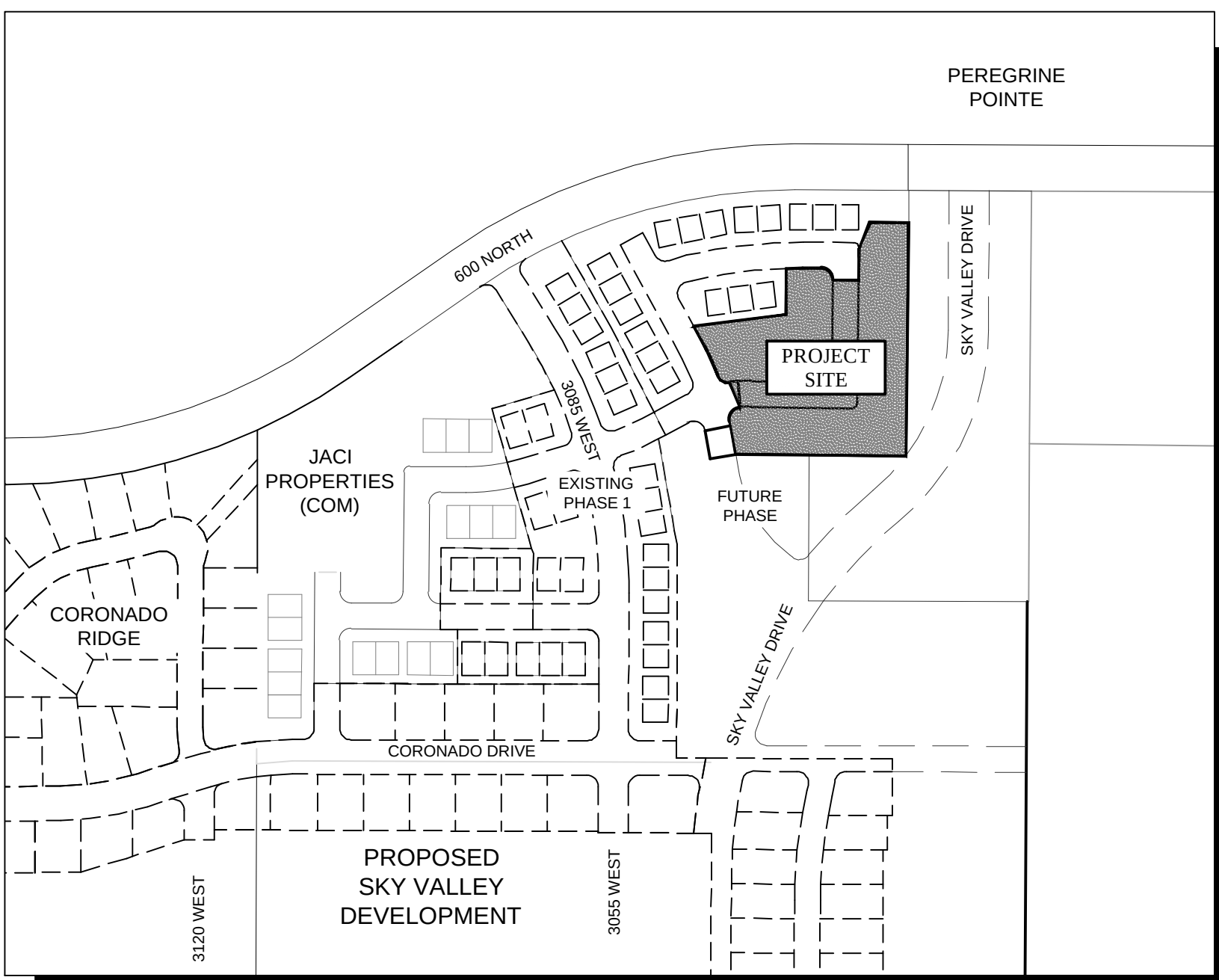
THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES.

EARTH MOVING ACTIVITIES

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES

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

VICINITY MAP
(N.T.S.)

APPROVALS		UTILITIES	
<i>M. Vucimic</i>	4/14/05	N/A	
PUBLIC WORKS	DATE	PHONE	DATE
<i>Lucy Hicking</i>	3/27/05	<i>Lucy Hicking</i>	4-2-25
CITY ENGINEERING	DATE	GAS	DATE
<i>Tim Ruppel</i>	4/2/05	<i>Sheldon</i>	4-2-25
PLANNING & ZONING	DATE	CABLE	DATE
<i>Danena Barney</i>	4/2/05	<i>Jo</i>	4/2/05
TRAILS & RECREATION	DATE	FIBER	DATE
<i>Sheldon</i>	4/2/05	<i>Sheldon</i>	4-2-25
STREETS DEPARTMENT	DATE	HURRICANE VALLEY FIRE DISTRICT	DATE
<i>Sheldon</i>	4-2-25	<i>Sheldon</i>	4-2-25
WATER DEPARTMENT	DATE	WASHINGTON COUNTY WATER CONDI DISTRICT	DATE
<i>Sheldon</i>	4-2-25	<i>Sheldon</i>	4/2/05
COB	DATE	ASH CREEK SPECIAL SERVICE DISTRICT	DATE
<i>Sheldon</i>	4-2-25		
POWER	DATE		



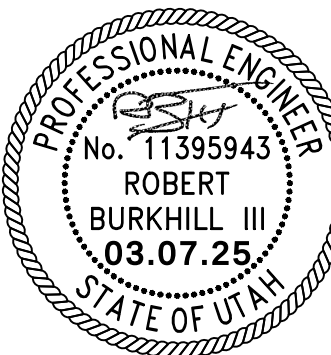
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CONTACT

SHADOW GLEN 420 INC
2608 W. 510 N.
HURRICANE, UT 84737
435-229-4447



Know what's **below**.
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REUSE OF DRAWINGS

REVISION		BY	APR	DATE
NO.	DESCRIPTION			

CONSTRUCTION DRAWINGS

SKY VALLEY TOWNHOMES PHASE 4
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 25028
DATE:	03/07/2025
DESIGN BY:	ZNI
CHECKED BY:	BW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A
SHEET	

C1

NORTH 1/4 CORNER OF SECTION
31, TOWNSHIP 41 SOUTH, RANGE
13 WEST, SALT LAKE BASE AND
MERIDIAN (FND ALUM. CAP)

30 29
31 32

NORTHEAST CORNER SECTION
31, TOWNSHIP 41 SOUTH, RANGE
13 WEST, SALT LAKE BASE AND
MERIDIAN (FND BRASS CAP)

	PROPERTY LINE
	EDGE OF ASPHALT
	PROPOSED LOT LINES
	EXISTING LOT LINES
	FUTURE LOT LINES
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	SIGN PER PLAN
	STREET & STOP SIGN
	PROPOSED BUILDING PAD (PHASE 4)

KEYED NOTES:

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

1	30" MODIFIED CURB & GUTTER (PER CITY STD)
2	EXISTING MODIFIED CURB & GUTTER
3	5' CONCRETE SIDEWALK (PER CITY STD)

PARKS DEPARTMENT NOTE:

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

40.00'

44.00'

TYP. TOWN HOUSE UNIT
1,760 S.F.

22.0'

18'

CURB, GUTTER, & SIDEWALK PER PLAN

LINE TABLE		
LINE NO.	DIRECTION	LENGT
L1	S 0°32'38" W	15.89'
L2	S 0°32'38" W	15.63'
L3	S 0°32'38" W	15.58'
L4	S 0°32'38" W	15.32'
L5	S 89°24'07" E	20.00'
L6	S 89°24'07" E	20.00'
L7	S 89°24'07" E	20.00'
L8	S 89°24'07" E	20.00'
L9	S 89°24'07" E	20.00'
L10	S 89°24'07" E	20.00'
L11	N 89°24'07" W	15.00'
L12	S 63°38'13" E	22.20'
L13	N 7°22'57" W	39.29'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGT
C1	227.50'	19.57'	004°55'45"	S 88°15'55" W	19.57
C2	272.50'	37.44'	007°52'22"	S 86°47'37" W	37.41
C3	10.00'	15.73'	090°07'54"	N 45°39'50" E	14.16
C4	20.00'	31.46'	090°07'54"	N 45°39'50" E	28.32

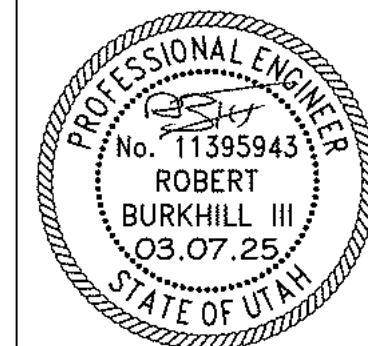


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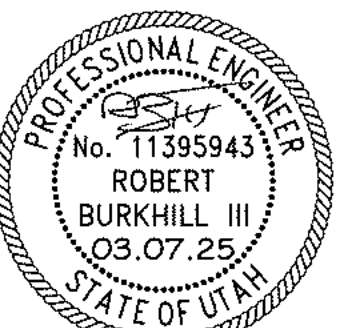
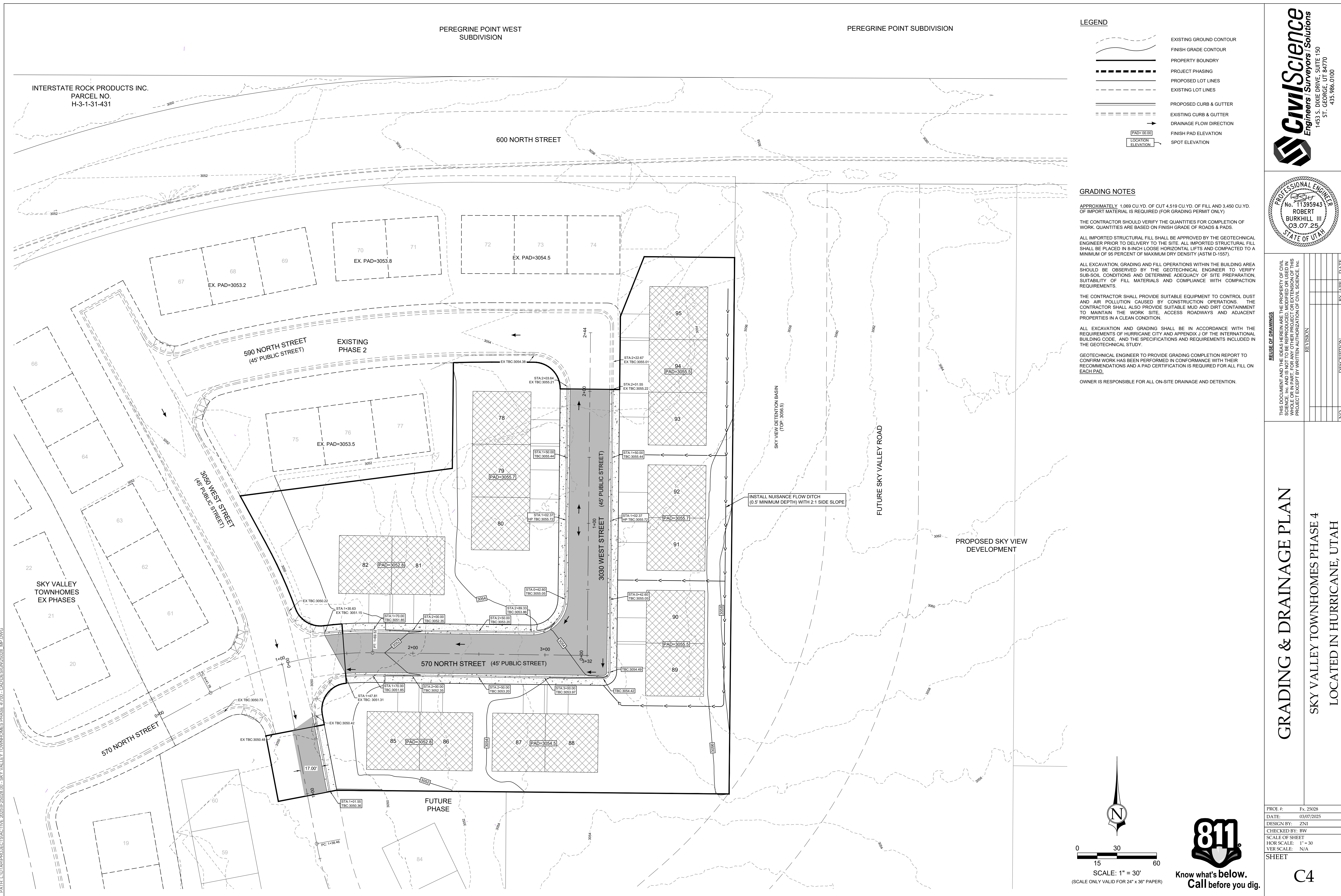
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SITE & SIGNAGE PLAN

PROJ. #:	Fx. 25028
DATE:	03/07/2025
DESIGN BY:	ZNI
CHECKED BY:	BW
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A
SHEET	

C2



[illegible]

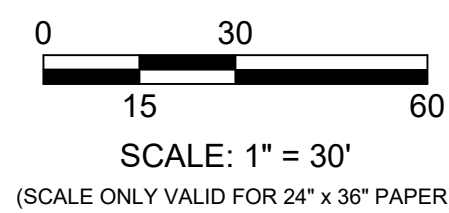
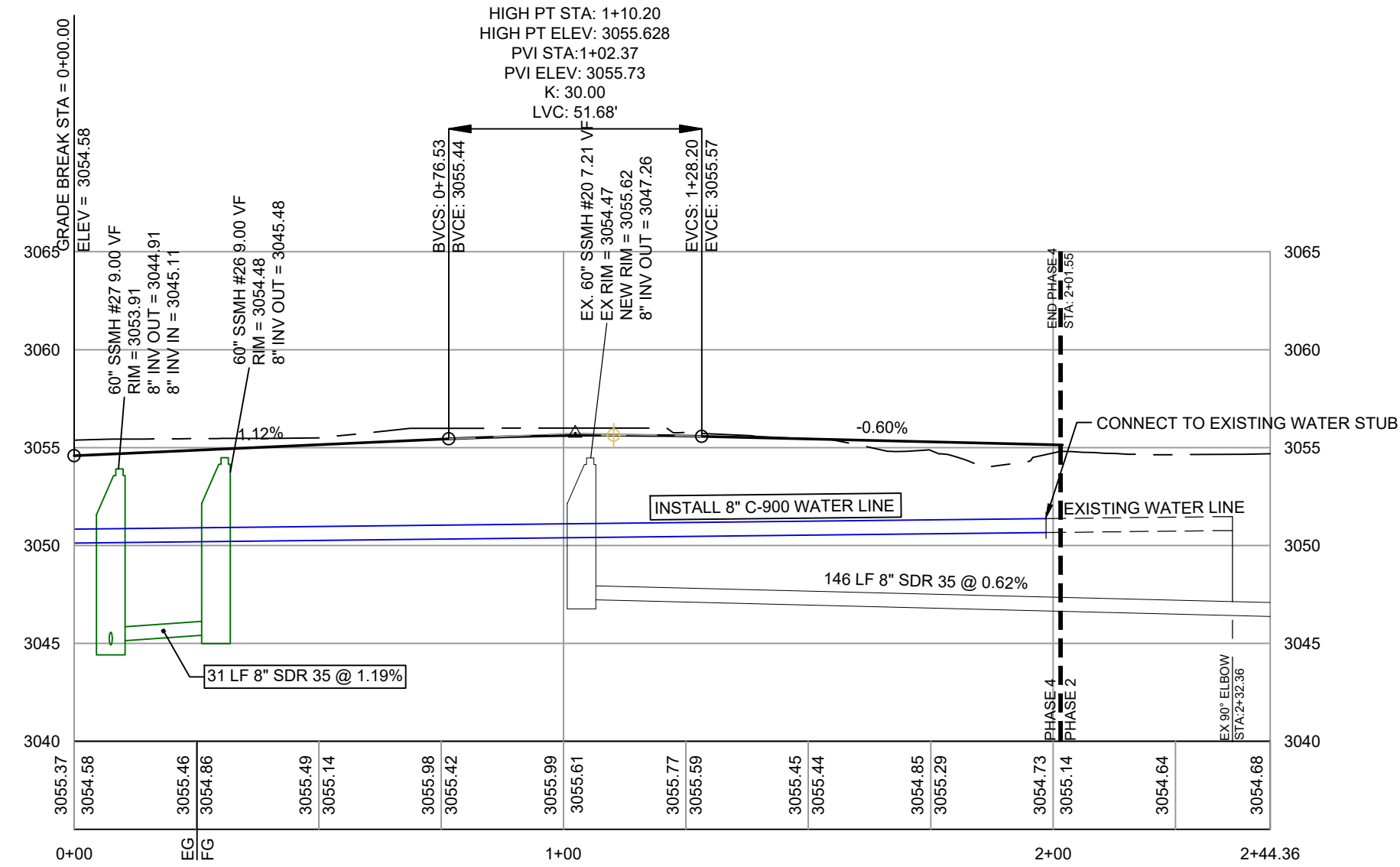
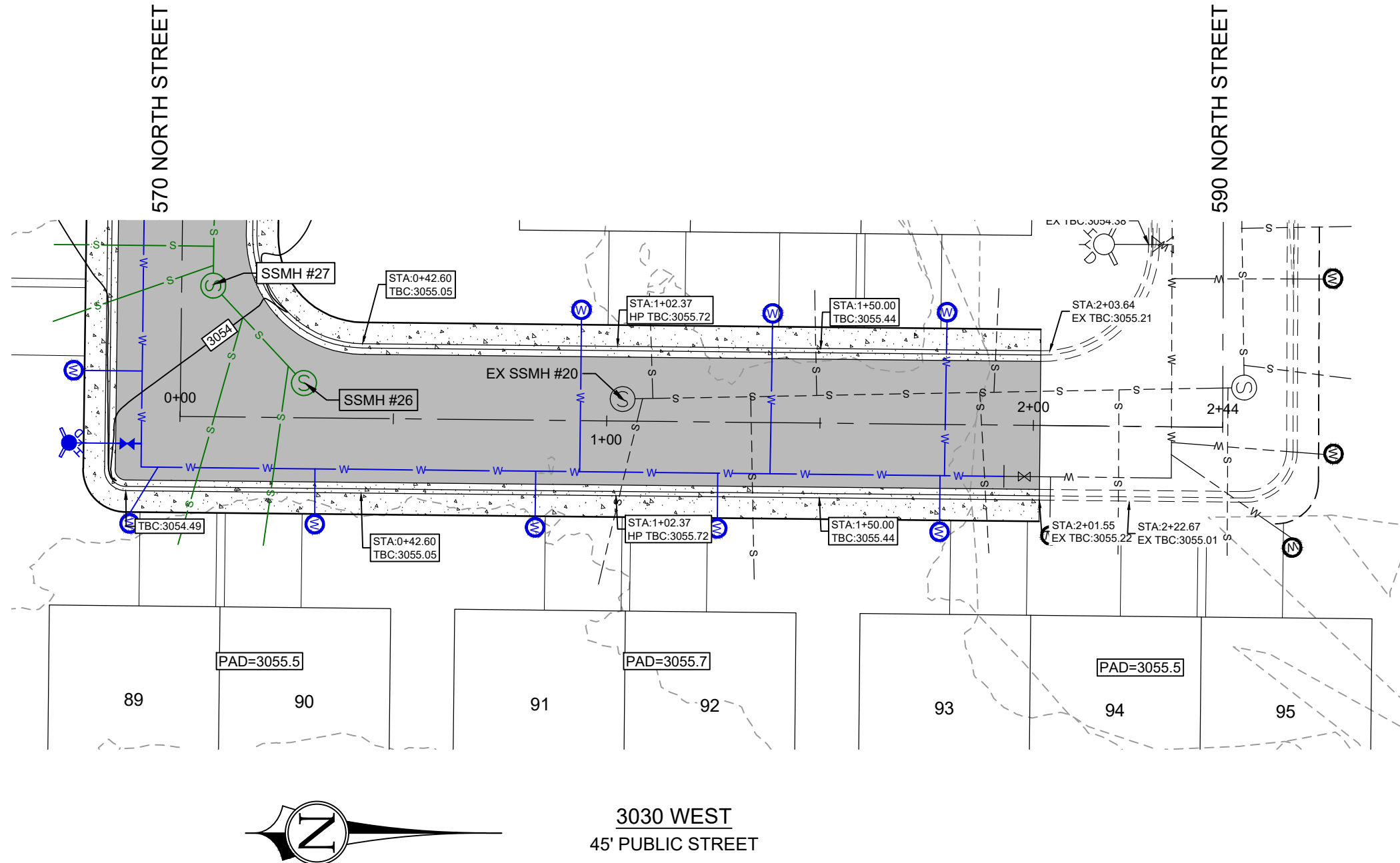
GRADING & DRAINAGE PLAN

SKY VALLEY TOWNHOMES PHASE 4 LOCATED IN HURRICANE, UTAH

ROJ. #:	Fx. 25028
DATE:	03/07/2025
DESIGN BY:	ZNI
CHECKED BY:	BW
SCALE OF SHEET	
OR SCALE:	1" = 30'
ER SCALE:	N/A
SHEET	

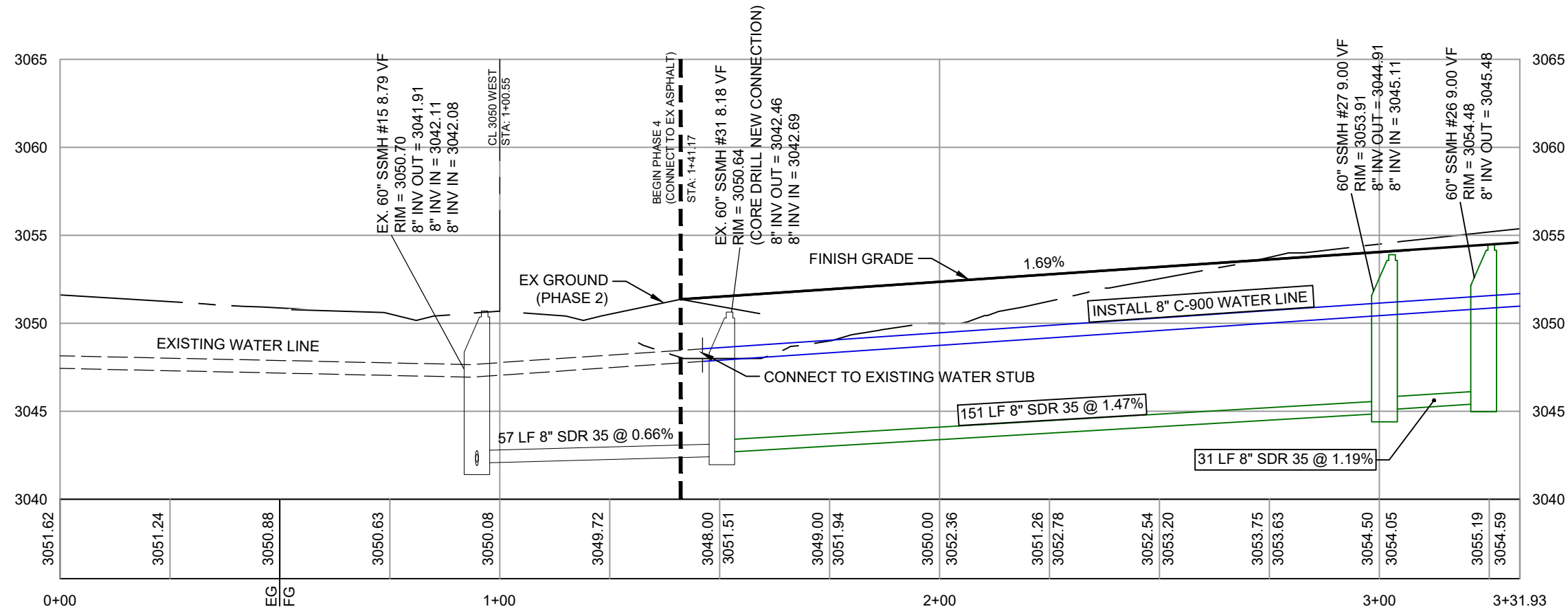
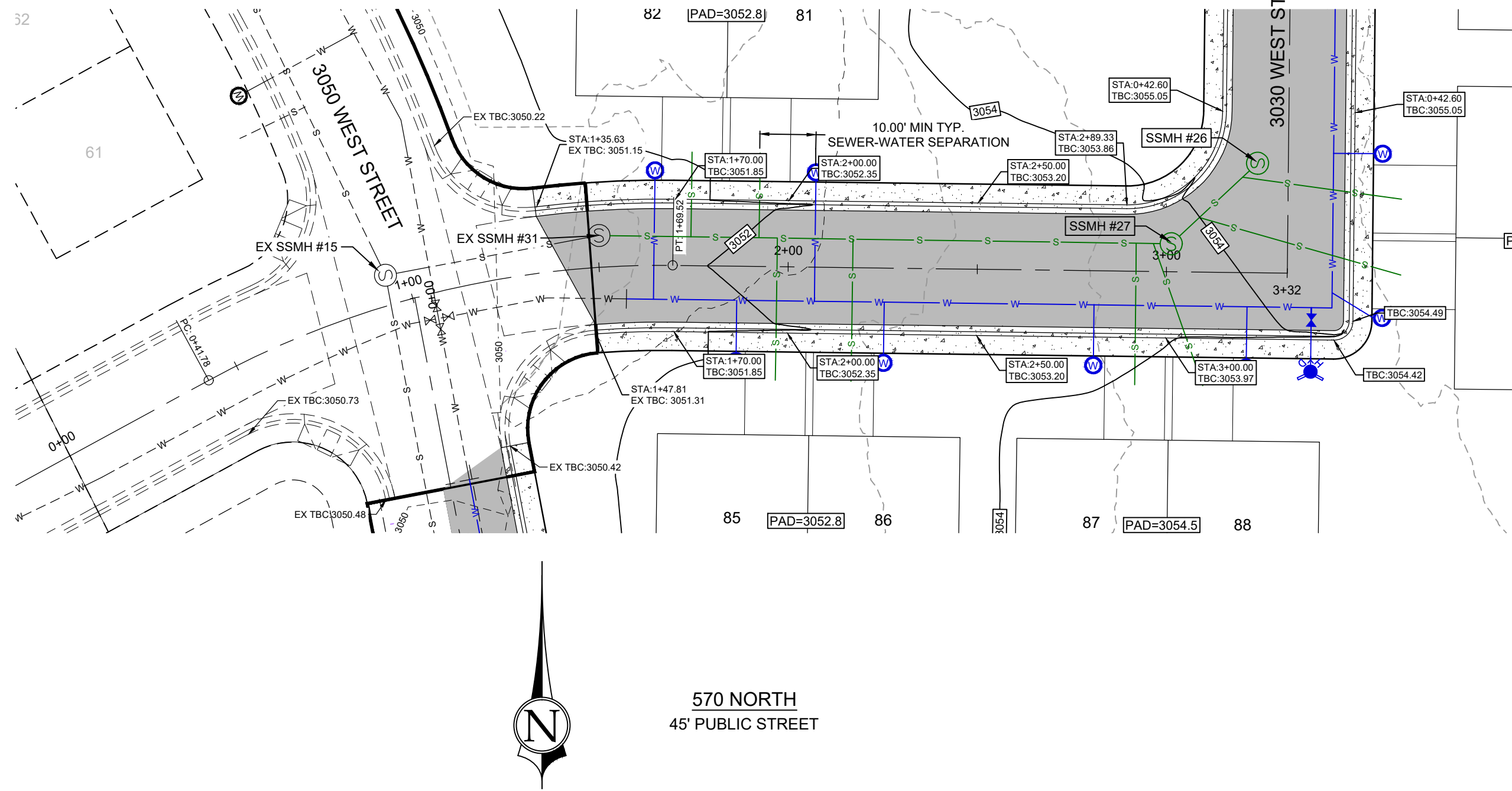
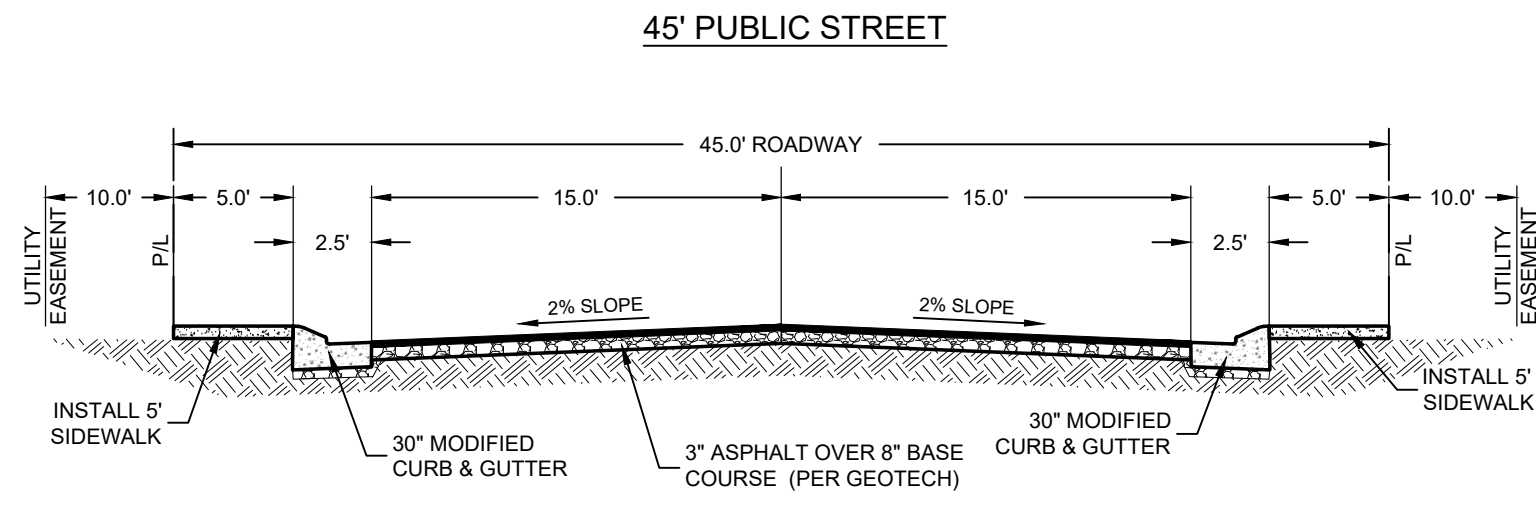
C4

PATH:L:\UTAH\PROJECTS\ACTIVE 2025\IF2025.00 - SKY VALLEY TOWNHOMES PHASE 4\700 - CAD\DESIGN\2025. MP.DWG



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION



PLAN & PROFILE
3030 WEST & 570 SOUTH
SKY VALLEY TOWNHOMES PHASE 4
LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 25028
DATE: 03/07/2025
DESIGN BY: ZNI
CHECKED BY: BW
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE: 1" = 50'

SHEET

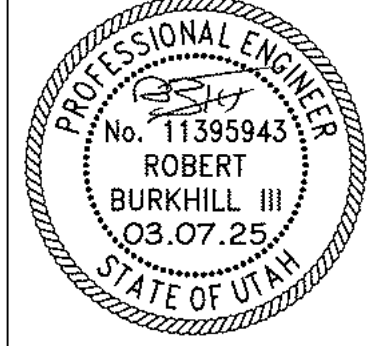
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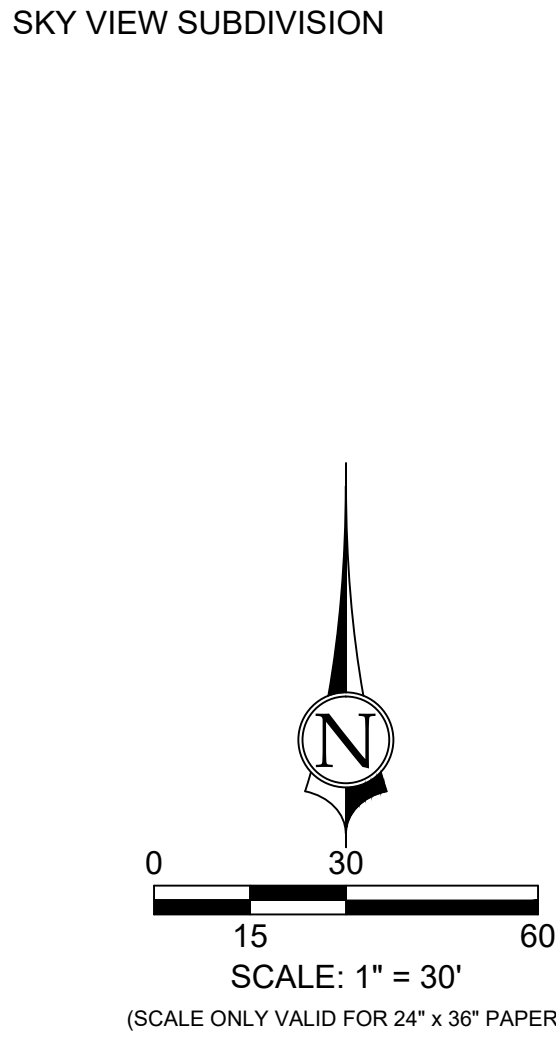
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ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," THE "INTERNATIONAL PLUMBING CODE," THE "INTERNATIONAL FIRE ALARM AND NOTIFICATION BUILDING CODE," AND THE "INTERNATIONAL ELECTRICAL CODE," ALL LATEST EDITIONS. THE CONTRACTOR SHALL POT-HOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO CUTTING ON ANY BUILDING OR PIPELINE CONSTRUCTION.

THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE" (IPC) SECTION 608.15 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.

ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).

WORK ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EITHER SIDE OF THE TRENCH.

CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.

ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY, A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE TO EXISTING CUSTOMERS SHALL BE MINIMIZED. THE CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.

TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY, A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE TO EXISTING CUSTOMERS SHALL BE MINIMIZED. THE CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.

THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE VERIFIED BY A SEAL OF AVAILABLE RECORDS, TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE. THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.

GATED TO LESS THAN 1/2" FOR ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS OF HURRICANE CITY POWER:

1. DEVELOPER RESPONSIBLE FOR ALMOSTS, UNLESS OTHERWISE STATED ON PRINT.
2. FOR SCHEMATIC PURPOSES ONLY, EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
3. APPROVED CONTRACTOR TO GO OVER PLANS WITH HC POWER BEFORE WORK BEGINS. CONTACT HC POWER FOR AN APPOINTMENT. 435-635-5536
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ALL PROPERTIES THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUBLIC RIGHT OF WAY AVAILABLE.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
8. THE ENTIRE CURB TRENCH MUST BE BACKFILLED WITH 3" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER FOR POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
10. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELEC.
11. HURRICANE CITY TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER FOR BOLLARD QUESTIONS.
12. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDOR OR BY THE DEVELOPER.
13. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PAD SIZE AND SERVICE VOLTAGE NEEDS IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
14. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANEL IS 2", 3" AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 40, 350, OR 500 MCM MINIMUM ONLY.
15. HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC TO LED. SEE HC POWER FOR NEW SPECS. ALL STREETLIGHTS WILL BE BLACK HEAD AND BLACK POLE.
16. CURB SIDE OF THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT FOR 5' ON ALL SIDES, ANY SLOPES OR CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
17. ANY INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER GEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IS APPLICABLE.
18. ALL ELECTRICAL EQUIPMENT AND ALL ELECTRICAL SOCKETS MUST BE LABELED WITH PLACARDS, OR METALLIC STICKER TO THE APPROPRIATE UTILITY.
19. HURRICANE POWER WILL WORK IN CONJUNCTION WITH A PREQUALIFIED HIGH VOLTAGE CONTRACTOR TO DE-ENERGIZE POWER LINES AND MAKE SAFE THE POWER EQUIPMENT TO MOVE.
20. POWER TO THE METER WILL NEED TO BE RE-PULLED AS THEY WILL BE SHORT TO REACH THE NEW EQUIPMENT.
21. ALL NEW CONDUITS AND SWITCH WILL NEED TO BE IN PLACE BEFORE MAKING THE CONNECTION WITH THE OLD POWER EQUIPMENT.

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2X3" PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHALL INCLUDE A CLEAR EASEMENT LINE 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 PAVING. THE FIELD INSPECTION SHALL BE COMPLETED PRIOR TO THE SEWER LATERAL MARKER BEING SET. THE SEWER LATERAL MARKER SHALL BE 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. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
6. SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20' ON CENTER AT WATER LINE).
7. NO SEWERS UNDER 9' DEEP UNLESS APPROVED BY ASH CREEK SDD 435-635-2348.
8. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

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 1,000 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. FDS MUST BE REMOTE. OUT OF THE BUILDING'S LOT OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT & EQUIPPED WITH KNOW CAPS
8. UNDERGROUND FLUSH MUST BE WITNESSED BY HVFSD
9. FIRE HYDRANTS MUST MAINTAIN 3' CLEAR SPACE AROUND HYDRANT. NO FENCES OR SHRUBS SHALL BE WITHIN 3'

INTERSTATE ROCK PRODUCTS INC.
PARCEL NO.
H-3-1-31-431

600 NORTH STREET

590 NORTH STREET

EXISTING
PHASE 2

CONNECT TO EXISTING JUC TRENCH

CONNECT TO EXISTING GAS LINE

3030 WEST STREET

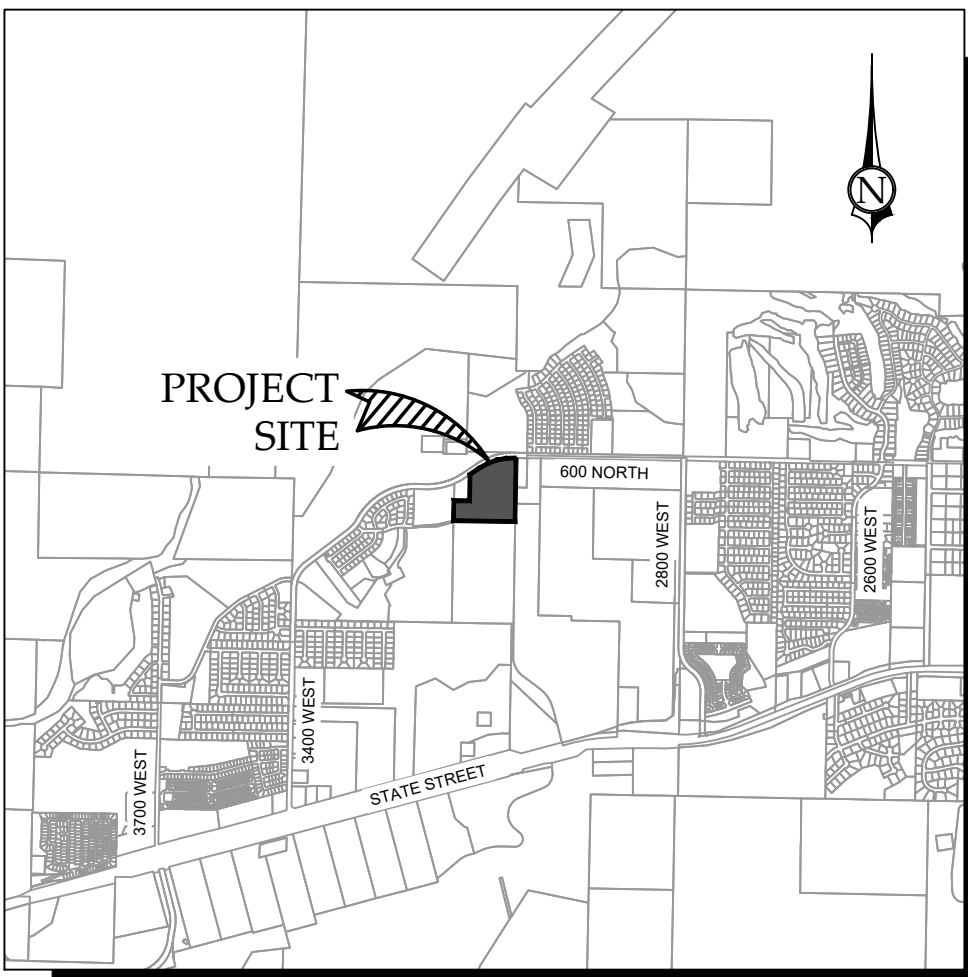
570 NORTH STREET

CONNECT TO EXISTING GAS LINE

570 NORTH STREET

CONNECT TO EXISTING JUC TRENCH

FUTURE
PHASE



VICINITY MAP
(N.T.S.)

ENBRIDGE GAS UTAH NOTES:

1. DEVELOPER NEEDS TO CONTACT ENBRIDGE GAS PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N - ST GEORGE).
4. ALL OF THE 15' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 15' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. "NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ONIN A PUE" DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION."
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL, (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. "IMPORTANT NOTICE" GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 15' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A ENBRIDGE GAS HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

CENTURY LINK NOTES:

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-832-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS BROADBAND NOTES:

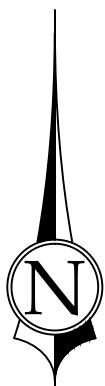
1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH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

INFOWEST, CATV/FIBER OPTIC NOTES:

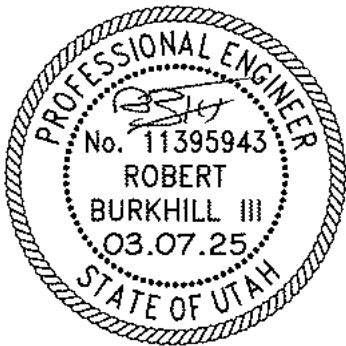
1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATION REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR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

LEGEND

- PROPERTY LINE
- PHASE LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED LOT LINES
- EXISTING / FUTURE LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED GAS MAIN
- EXISTING GAS MAIN
- PROPOSED JUC TRENCH
- EXISTING JUC TRENCH



0 15 30 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)



REUSE OF DRAWINGS

THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.

NO.	REVISION	DESCRIPTION	BY	DATE

GAS & COMMUNICATIONS PLAN

SKY VALLEY TOWNHOMES PHASE 4
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx, 25028
DATE:	03/07/2025
DESIGN BY:	ZNI
CHECKED BY:	BW
SCALE OF SHEET	HOR SCALE: 1" = 30'
VER SCALE:	N/A
SHEET	

C7

12 IN. MINIMUM

GEOTEXTILE

DRIVEWAY RAMP OR PAVED SURFACE

75 FT. MINIMUM

EXISTING GROUND

25 FT. MINIMUM

GEOTEXTILE BENEATH QUARRY SPALLS

4 IN. TO 6 IN. QUARRY SPALLS

CULVERT AS REQUIRED

PAVED DRIVING SURFACE

25 FT. RADIUS

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

The technical drawing consists of two parts. The upper part is a plan view of a bridge deck, which is a square with a side length of 23' MIN. It features a central rectangular opening with a width of 5' MIN and a height of 10' MIN. The deck is divided into four trapezoidal sections by diagonal lines. The lower part is a cross-section labeled 'SECTION A' at the bottom. It shows a trapezoidal channel with a bottom width of 3' MIN and a 3:1 slope on both sides. The channel is filled with water, indicated by horizontal lines. A flow arrow labeled 'FLOW' points to the right, indicating the direction of water movement.

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

Diagram illustrating a proposed stabilization structure. The structure consists of a top section labeled "2' MIN." and a sloped section labeled "2:1 SLOPE MAX." The area between the structure and the "EXISTING GRADE" is labeled "COMPACT FILL". A note indicates "STABILIZING COVER WHEN NEEDED" for the sloped section. The "EXISTING GRADE" is shown as a dashed line, and the "FLOW" direction is indicated by an arrow pointing right.

NOTES:

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

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

5' X 10"

FLOW

1' MIN

FLOW

RIP RAP LINED
SILTING BASIN
D50 = 6' MIN.
6' DEEP

Diagram illustrating the components of a corner pedestrian ramp, including:

- 6" WIDE MONOLITHIC CURB
- FULL HEIGHT CURB
- RAMP
- LANDING
- FLARE
- NO LIP AT CURB LINE
- CROSSWALK
- SEE NOTE 3
- SEE STANDARD DRAWING 121AA FOR SECTION C-C

- NOTES:**
1. REFER TO STANDARD DRAWING 1211AA 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 1211AA 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
**STANDARD CORNER
 PEDESTRIAN RAMP**

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

A detailed cross-section diagram of a trench wall and its backfill. The diagram shows the following layers from top to bottom:

- TACK COAT (ALL ASPHALT EDGES)**: A thin layer at the very top.
- HOT MIX ASPHALT**: A layer below the tack coat.
- "OVERCUT" 12" (SEE NOTE #6)**: A layer below the hot mix asphalt.
- EXISTING PAVEMENT**: The surface on which the trench is cut.
- COMPACTED UNTREATED ROAD BASE MATERIAL (3/4" MAX)**: A layer below the overcut.
- COMPACTED MATERIAL (SEE NOTE #5)**: A layer below the road base material.
- TRENCH WALLS SHOW GRAPHICAL REPRESENTATION ON ACTUAL TRENCHES SHOULD CONFORM TO U.S.H.A. STANDARDS.**: A note pointing to the trench walls.
- INITIAL BACKFILL MATERIAL**: The material immediately adjacent to the trench walls.
- BEDDING MATERIAL**: A layer below the initial backfill.
- FOUNDATION MATERIAL (SEE NOTE #3)**: The base layer of the trench.

Dimensions and labels include:

- 12"**: Dimension for the "OVERCUT" layer.
- 6"**: Dimension for the bedding material layer.
- D₁**: Dimension for the trench width.
- D₂**: Dimension for the trench depth.
- W (VARIES)**: Dimension for the trench width at the bottom.

- NOTES
1. ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENGINEER.
 2. MINIMUM THICKNESS OF ASPHALT AND BASE SHALL BE AS OUTLINED IN THE ROADWAY STRUCTURAL REQUIREMENTS. IN NO CASE SHALL THE THICKNESS BE LESS THAN THE EXISTING.
 3. EXISTING MATERIAL SHALL BE USED UNLESS THE TRENCH BOTTOM IS UNSTABLE.
 4. ALL STATE HIGHWAY CROSSINGS SHALL BE APPROVED BY THE U.D.O.T. ENGINEER (U.D.O.T. PERMIT REQUIRED).
 5. MINIMUM COMPACTION SHALL BE 95%. WHEN APPROVED FLOWABLE FILL OR SLURRY BASED COMPACTION TESTING WILL NOT BE REQUIRED.
 6. WHEN MATERIAL UNDER THE 12" OVERCUT SLUFFS OFF OR IS REMOVED, THE TRENCH SHALL BE COMPACTED TO THE BOTTOM LEVEL OF EXISTING ASPHALT. AN ADDITIONAL 6" IN WIDTH OF ASPHALT SHALL BE CUT, REMOVED AND REPAVED AS PART OF THE OVERLAP PATCH.
 7. WHERE ROAD SECTION HAS A DESIGNED GRANULAR SUB-BASE, IT SHALL BE REPLACED IN KIND OR WITH ROAD BASE GRAVEL.
 8. IN GENERAL, STREET SURFACES LESS THAN 24 MONTHS OLD WILL NOT BE CUT. IF A CUT MUST BE MADE, ADDITIONAL, STRICTER REQUIREMENTS MAY BE INVOKED. SEE ENCROACHMENT OFFICER.
 9. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS.
 10. ALL TRENCH BACKFILL SHALL MEET MINIMUM COMPACTION REQUIREMENTS EXCLUDING EMERGENCY CLOSURES.
 11. ALL CLOSURES SHALL BE 24 HOURS. REQUIRE 48 HOURS PRIORITY NOTICE.

TRENCH BACKFILL AND REPAIR
N.T.S.

CITY OF HURRICANE ENGINEERING

TRENCH BACKFILL AND
REPAIR DETAIL

			CITY OF HURRICANE ENGINEERING		STANDARD DWG NO.	
REVISIONS DATE DESCRIPTION BY			TRENCH BACKFILL AND REPAIR DETAIL		TD 100 1 OF 1 APPROVED: _____ DATE: 08/01/2020 BY: M.C.E.	

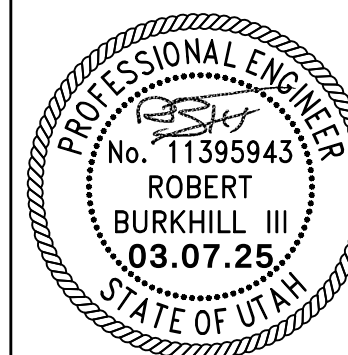
The diagram illustrates a trench layout for various conduits. On the left, a vertical dimension line indicates four depth levels: 12" MIN., 24" DEEP MIN., 36" DEEP MIN., and 48" DEEP MIN. A label 'QUAD DUCT AS NEEDED FOR ATMS / ITS' points to the 12" MIN. level. The trench contains several conduits: a 'WARNING TAPE 6" WIDE MIN. (RED)' at the top, followed by 'CABLE TELEVISION CONDUIT' and 'TELEPHONE COMMUNICATION CONDUIT'. Below these are 'SECONDARY POWER CONDUITS - 350 MCM 3 OR 4 SERVICE - 500 MCM' and 'PRIMARY POWER CONDUITS 2 1/2" FOR SINGLE PHASES AS NEEDED'. At the bottom, a dimension of '6" OR 4" FOR THREE PHASE AS NEEDED' is shown. To the right of the trench, a 'SIDEWALK' is indicated, followed by a 30" gap and a 'CURB TYP. REQUIRED PROJECT'.

NOTE:
 *BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

***BURIAL DEPTH MEASURED TO CENTER OF CONDUIT**

JOINT UTILITIES TRENCH DETAIL

	CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO. TD 101 1 OF 1																				
REVISIONS	JOINT UTILITIES TRENCH DETAIL	APPROVED:																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 20%;">BY</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	DATE	DESCRIPTION	BY																<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">DATE: 08/11/2020</td> <td style="width: 70%;">BY: M.C.E.</td> </tr> </table>	DATE: 08/11/2020	BY: M.C.E.	
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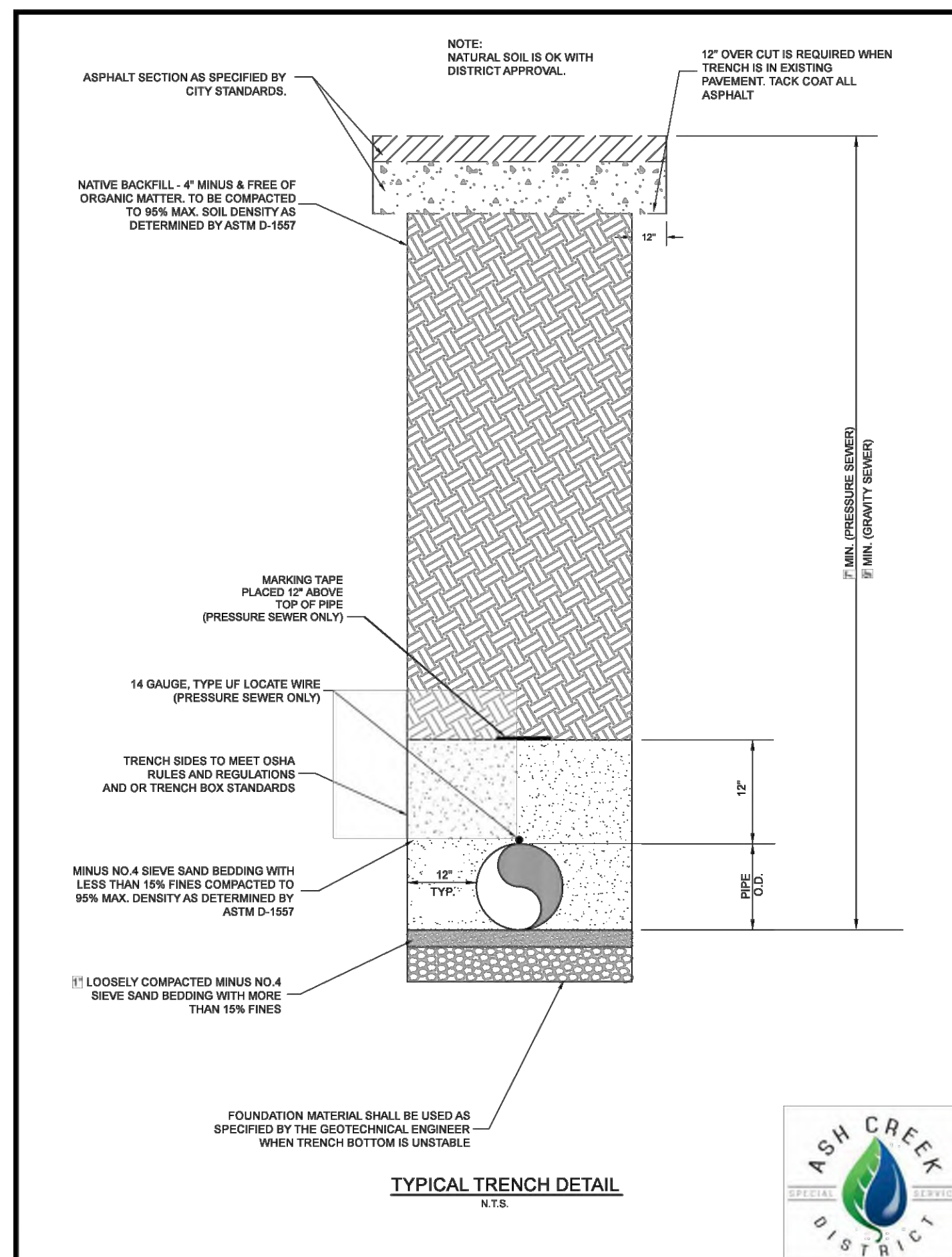
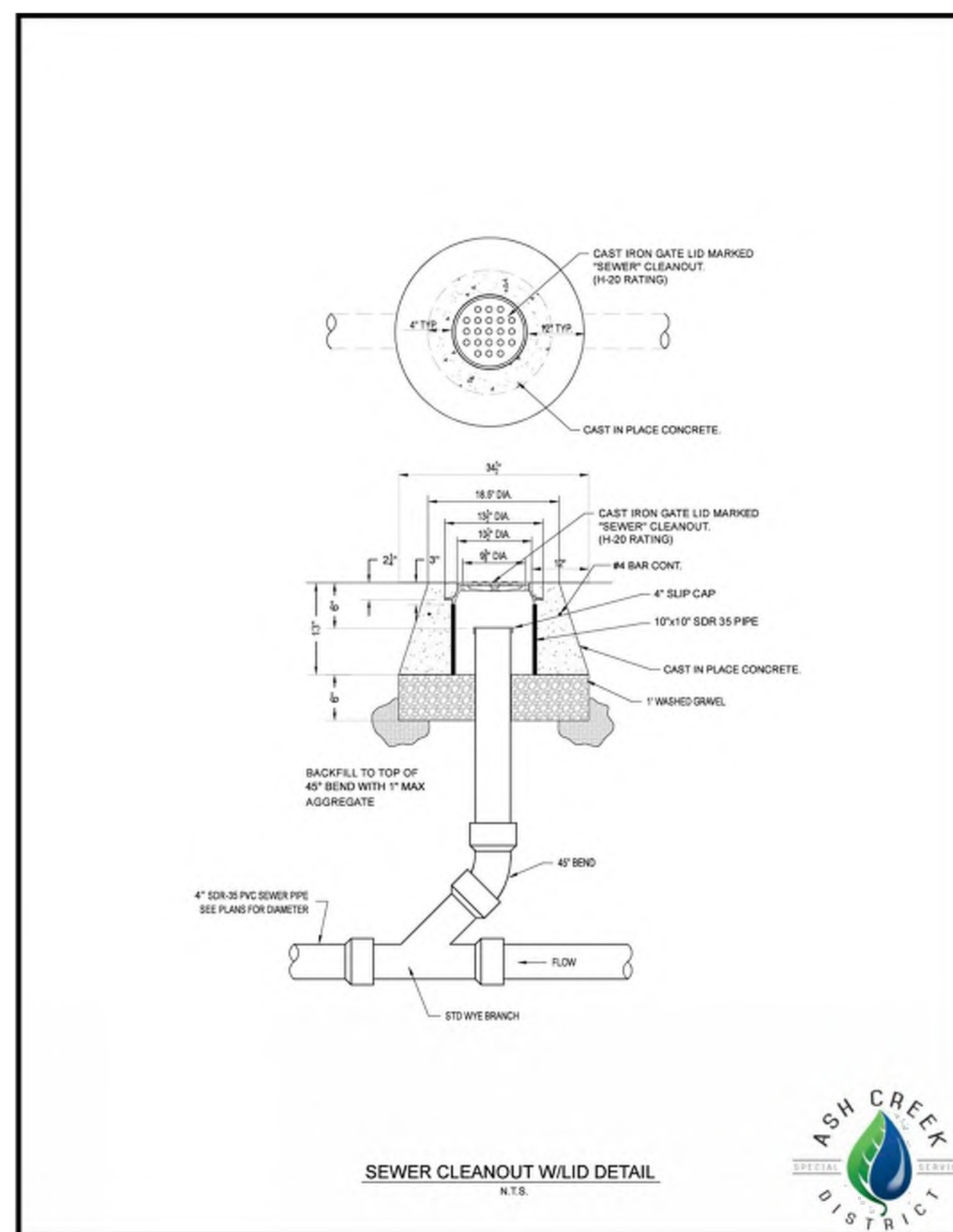
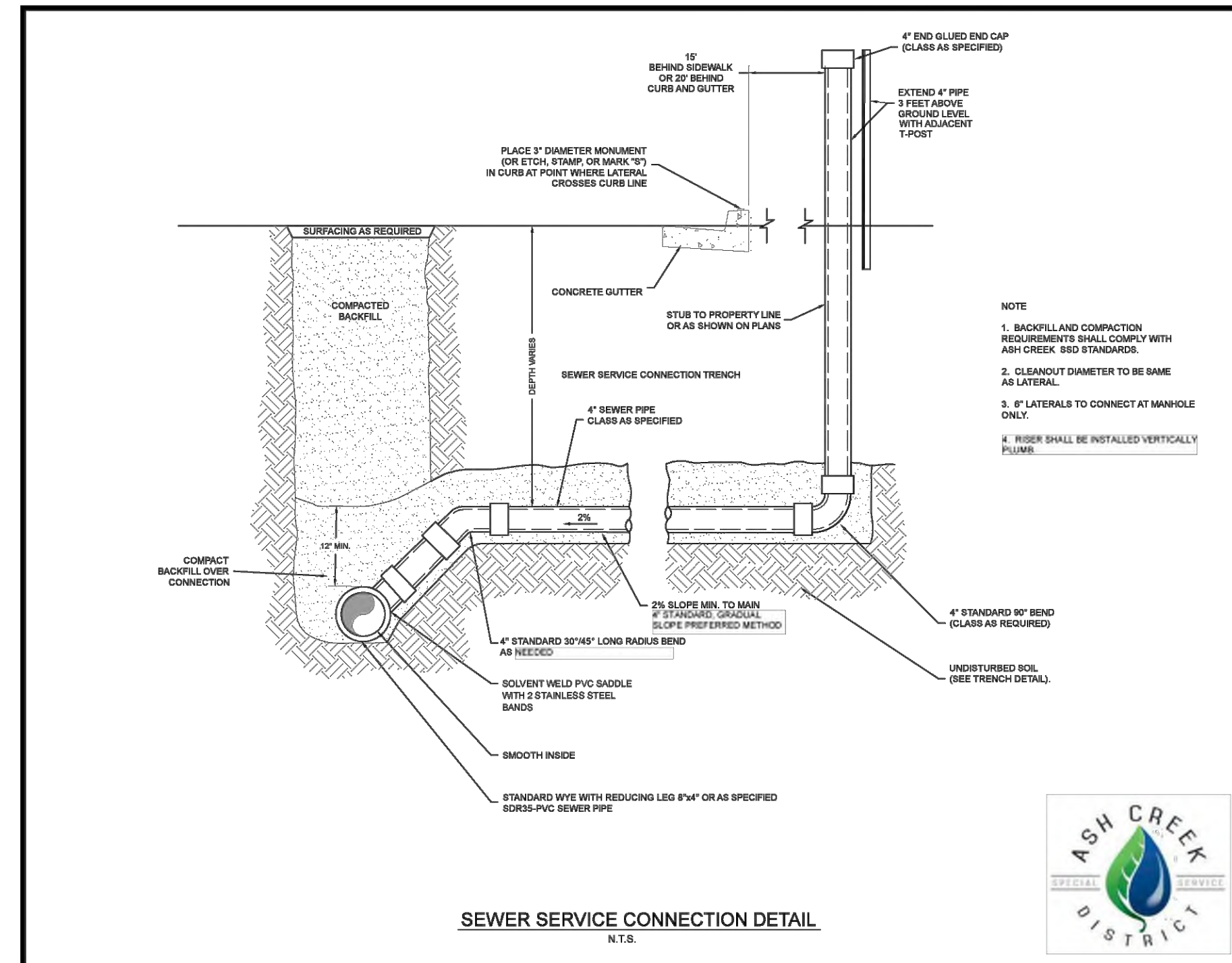
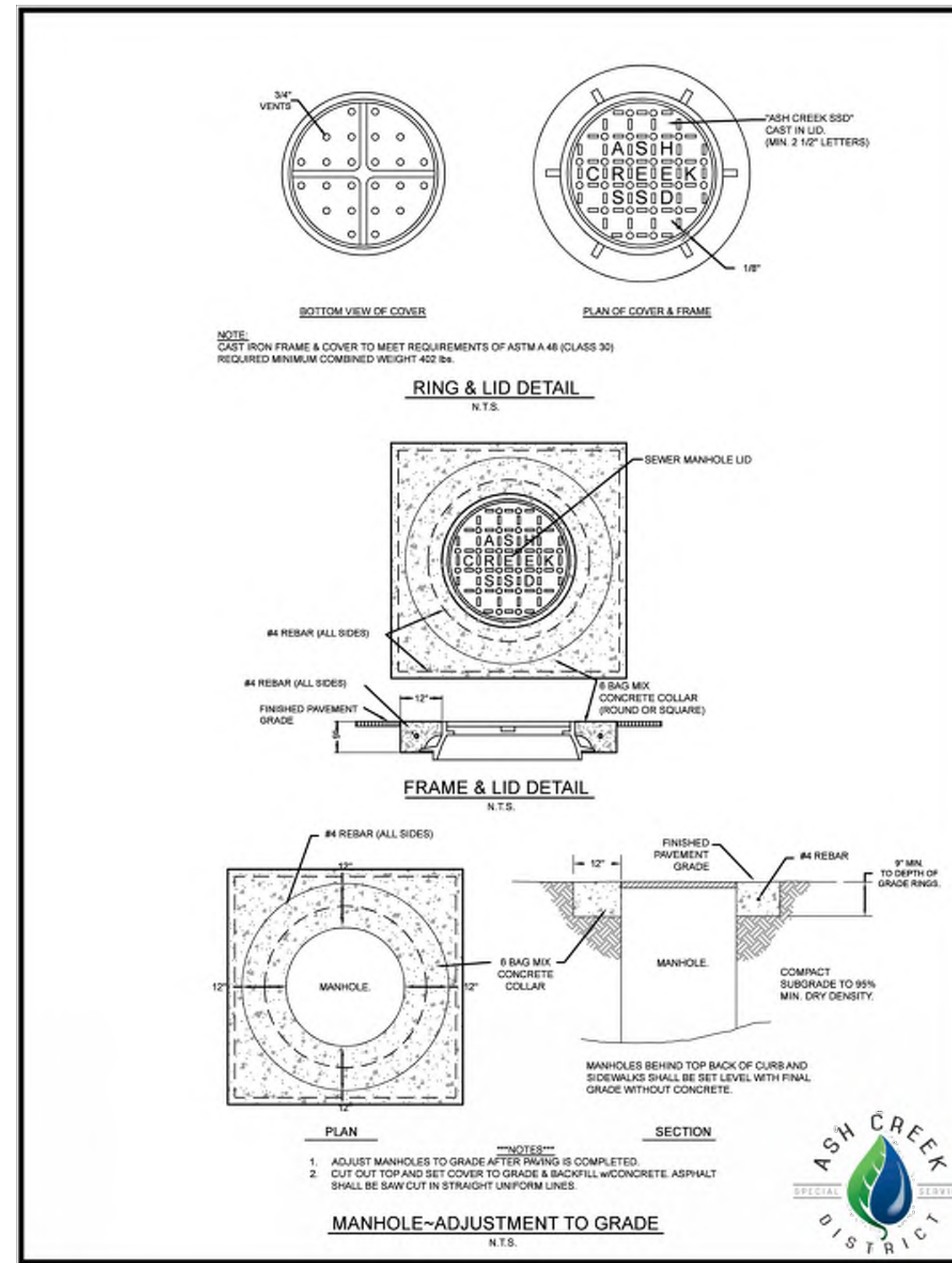
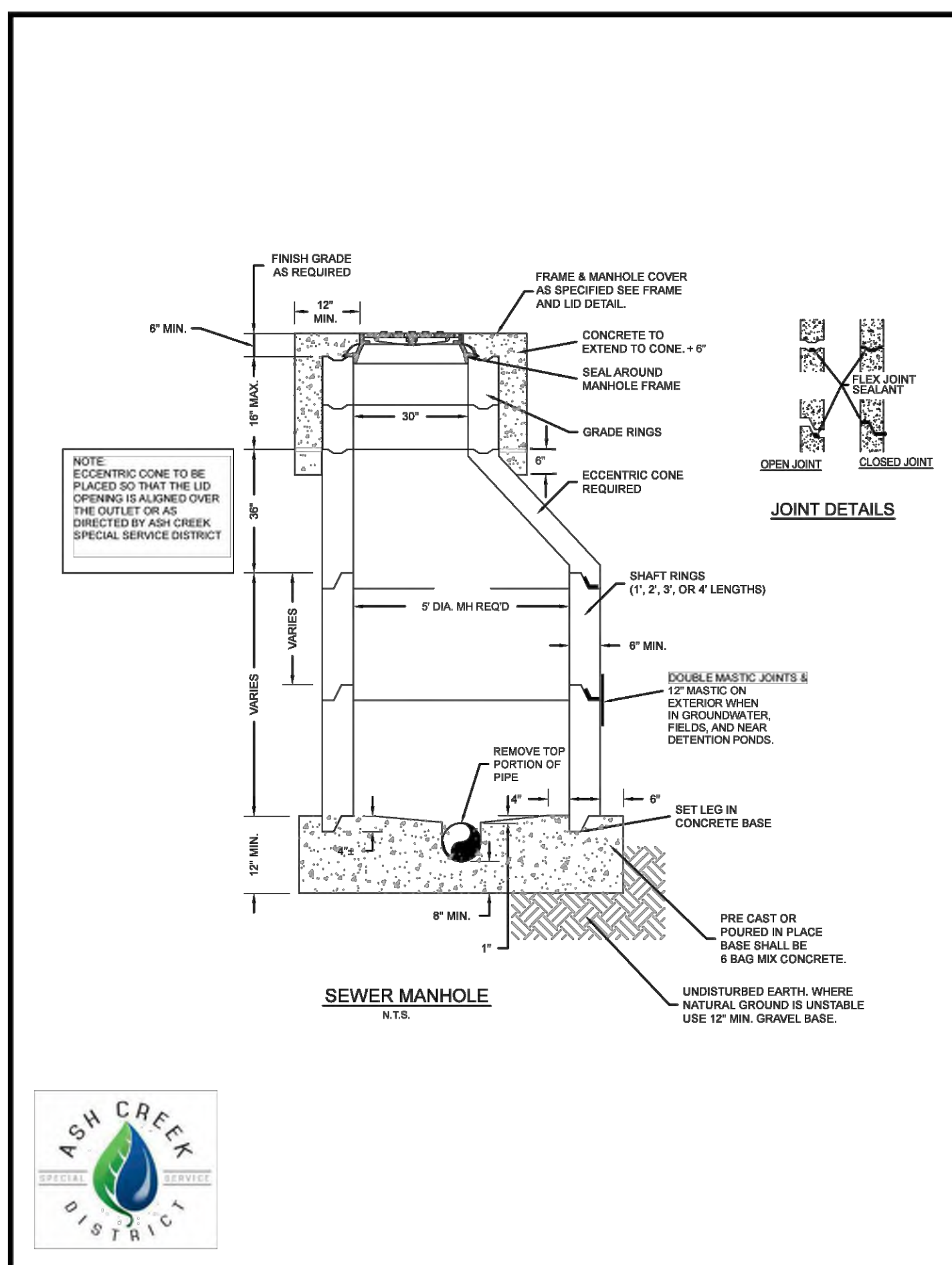
REUSE OF DRAWINGS

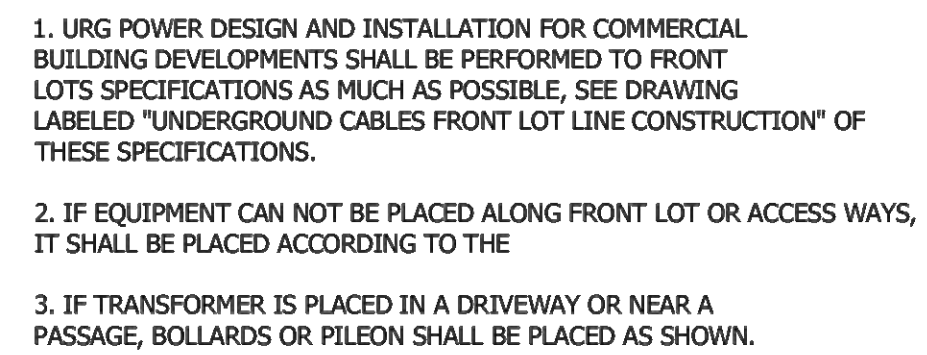
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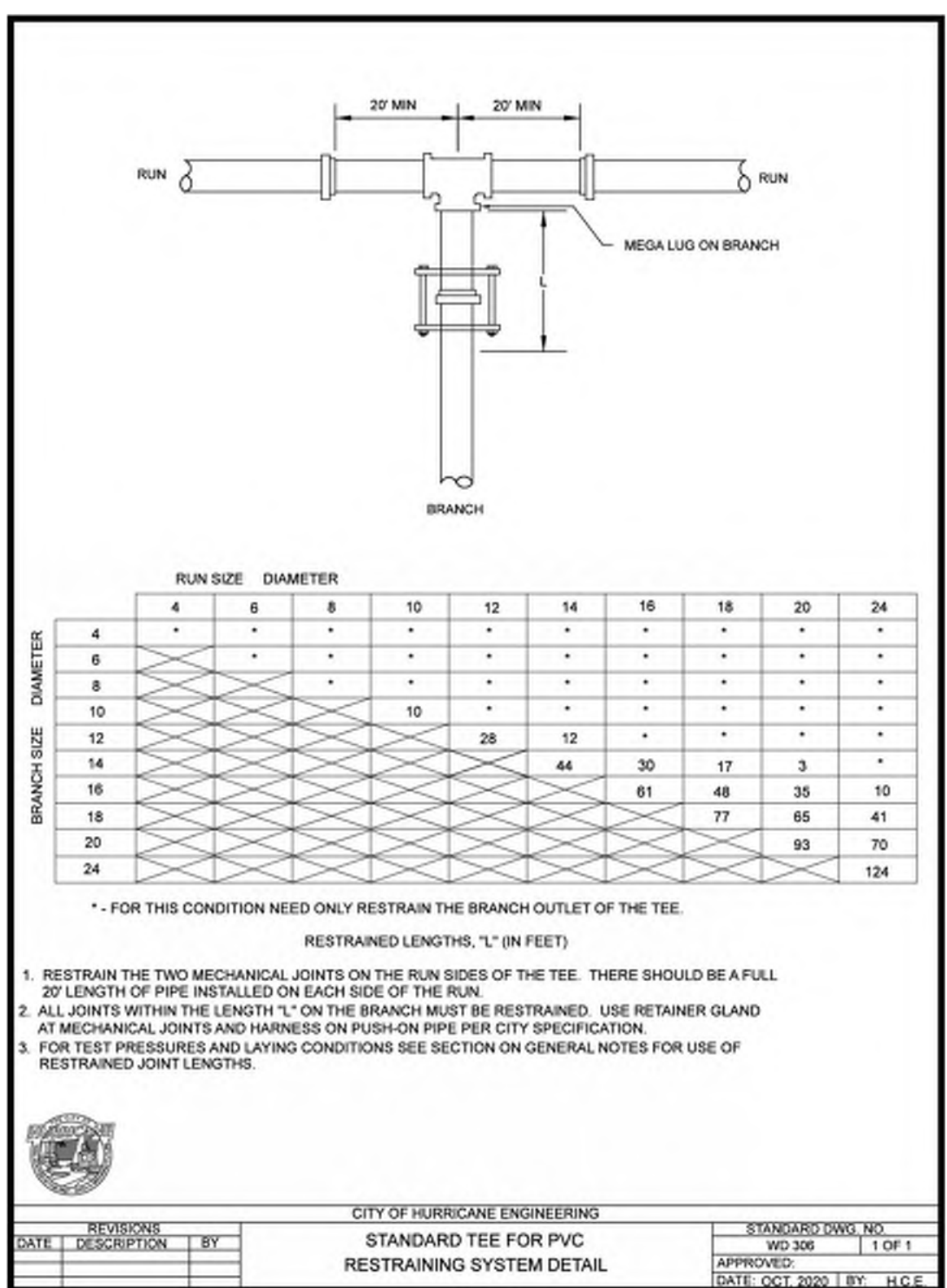
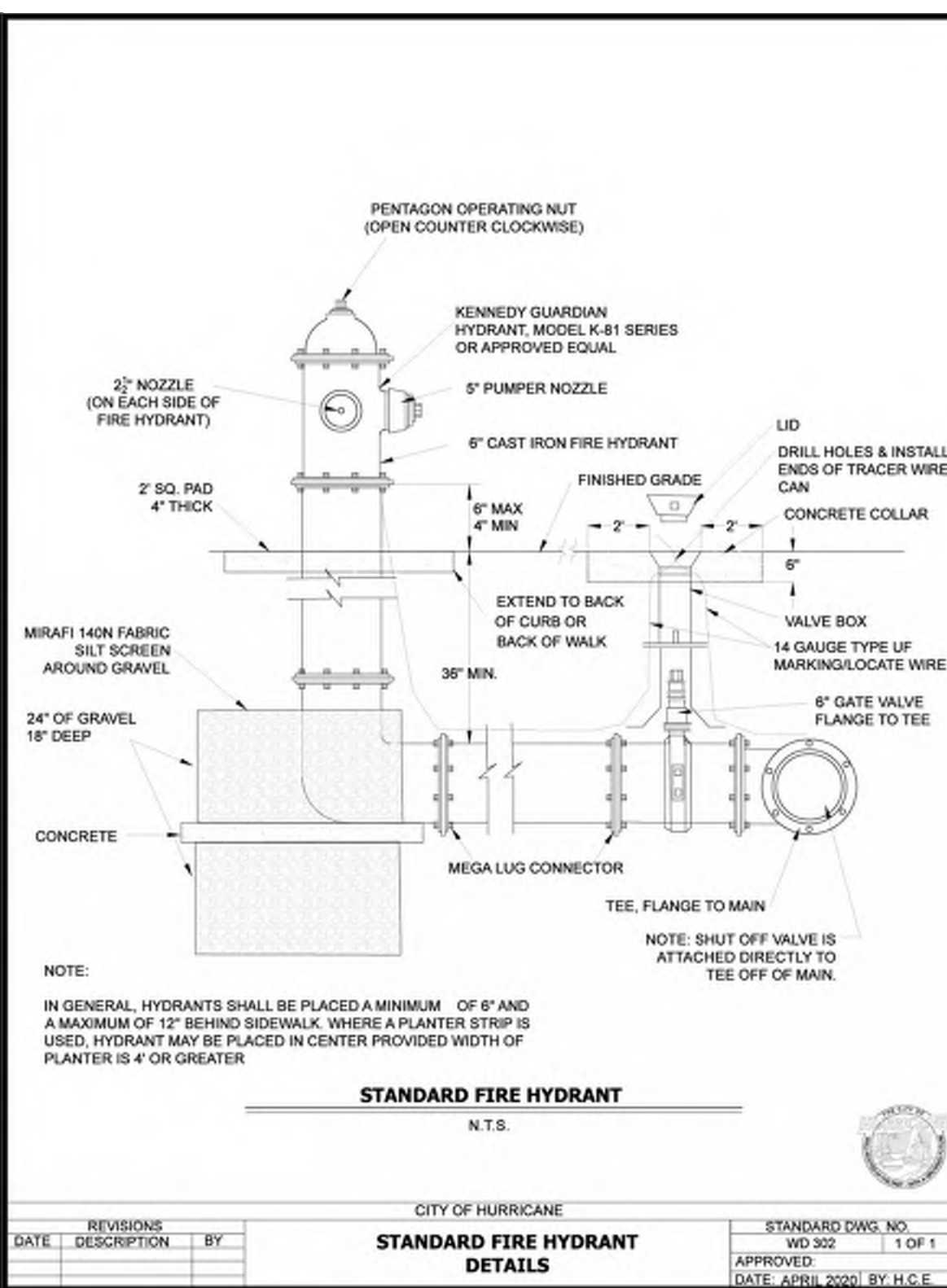
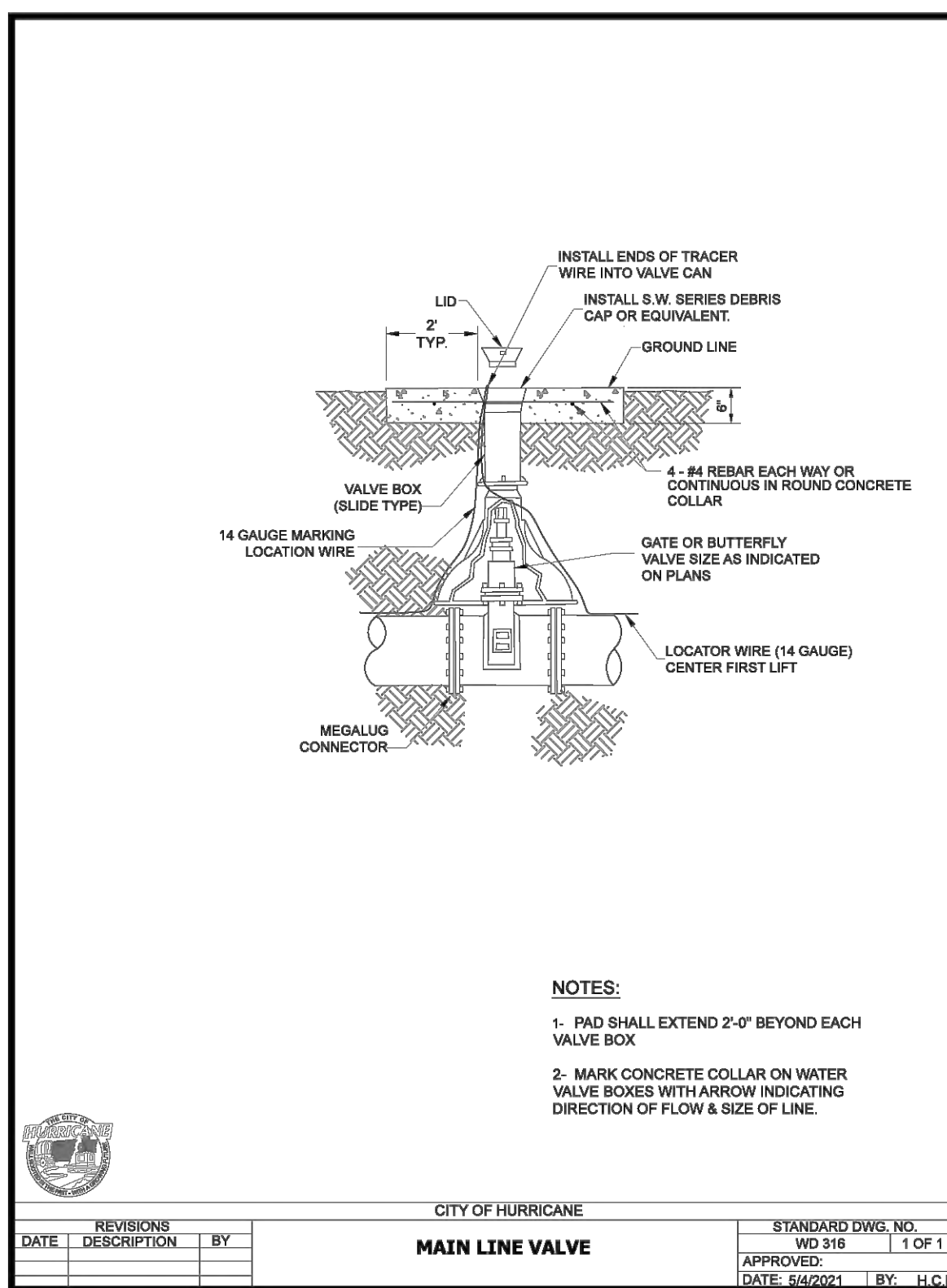
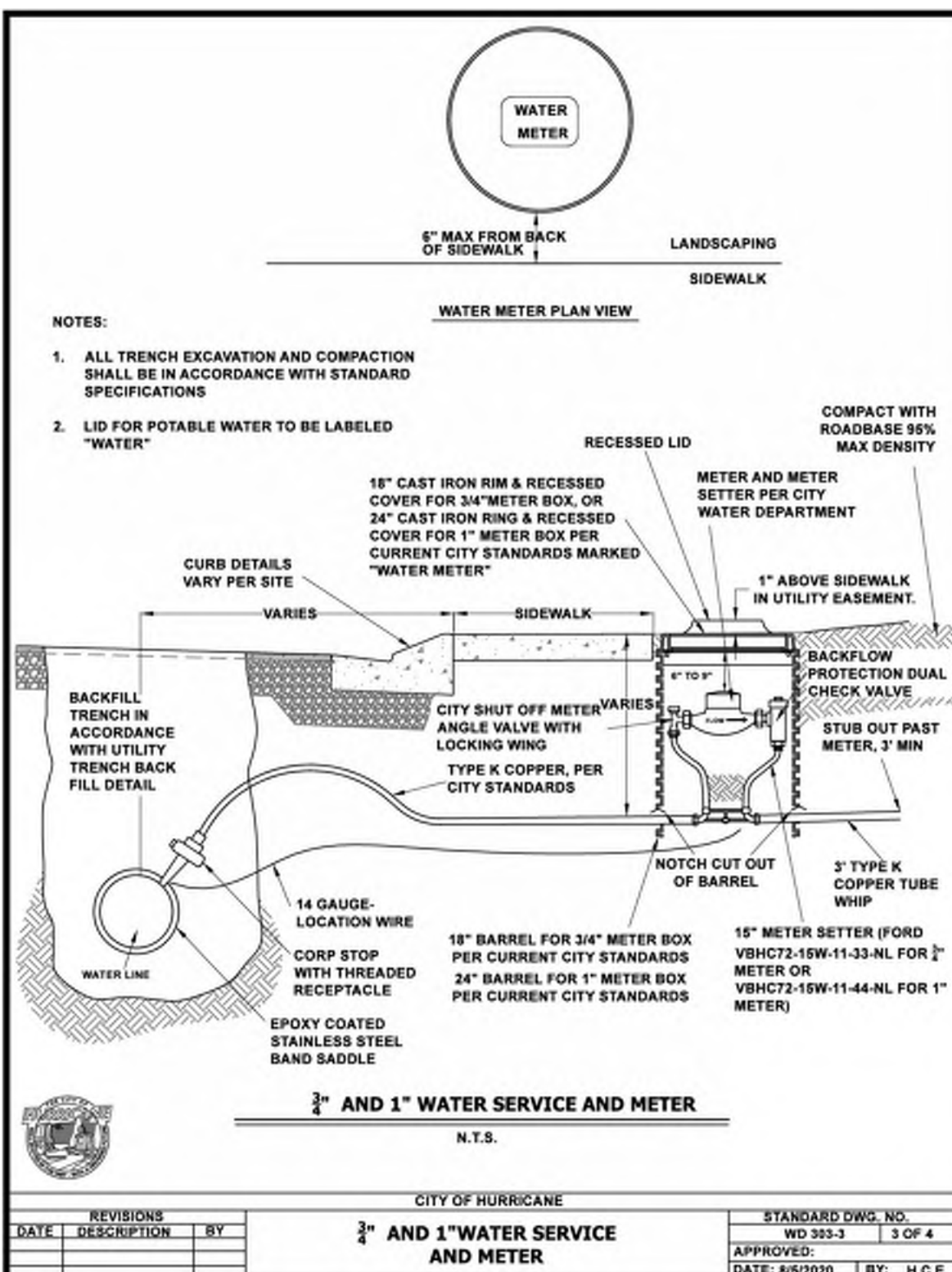
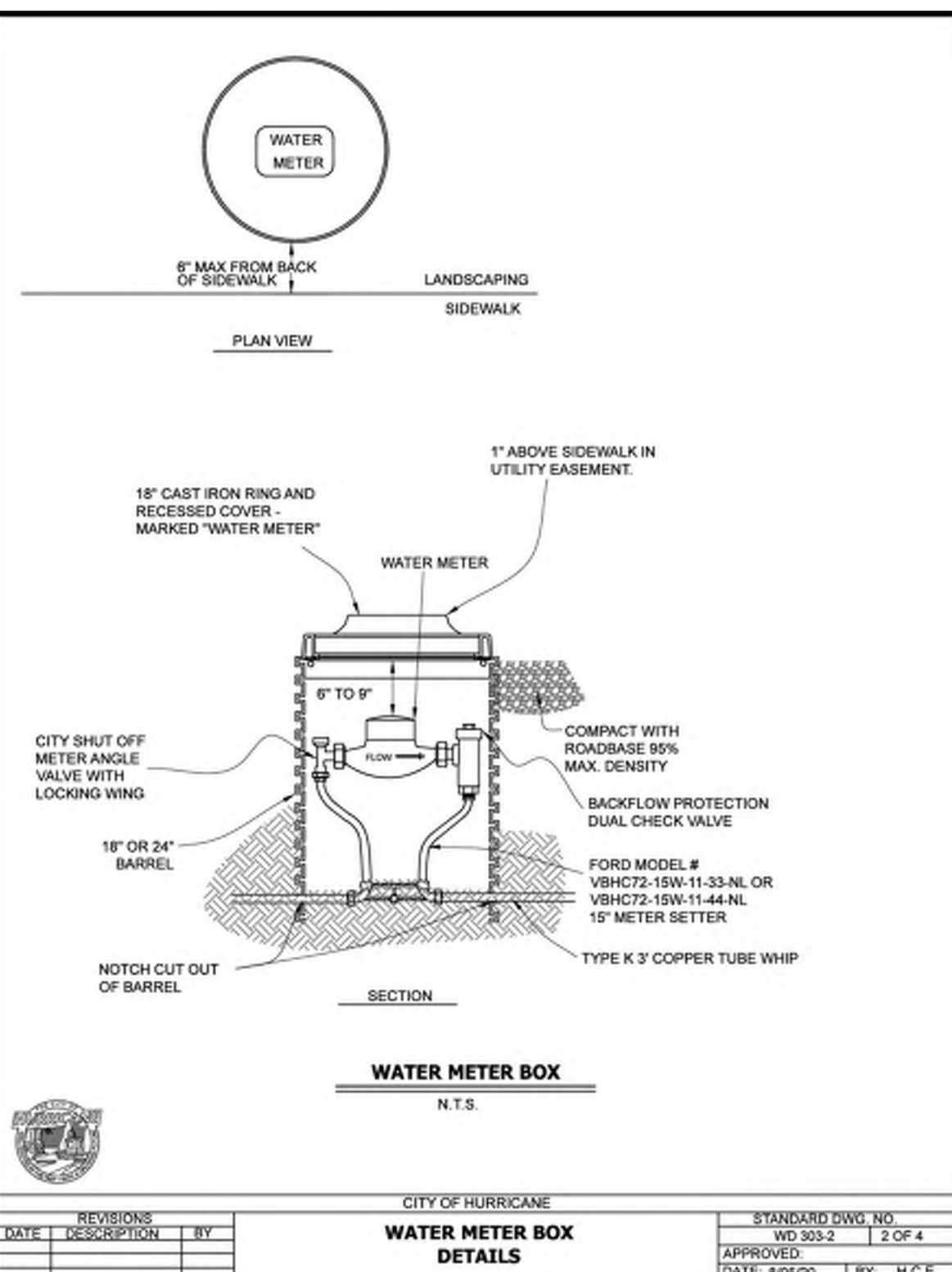
STANDARD DETAILS

SKY VALLEY TOWNHOMES PHASE 4
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 25028
DATE:	03/07/2025
DESIGN BY:	ZNI
CHECKED BY:	BW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A
SHEET	







SKY VALLEY - TOWNHOMES

Hurricane, UT





STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	LUCA25-05
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	
Request:	Amend Title 10, Chapter 7 regarding new and unlisted business uses.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

To comply with the requirements of SB 179, effective May 7, 2025, Hurricane City must amend Title 10 Chapter 7 to establish a formal process for reviewing and approving new or unlisted business uses. These are hypothetical business uses that are not listed on the use tables within our ordinance. The proposed changes begin by incorporating state-defined terms, including “classification request” and “new or unlisted business use.” A classification request refers to an application to determine whether a proposed business use aligns with an existing use in the City’s zoning code, while a new or unlisted business use is one that does not align with any use currently listed.

The updated process includes a two-step review. First, the Zoning Administrator (i.e., Planning Director or designee) evaluates whether the proposed use matches an existing listed use. If so, the applicant may proceed under that use category. If not, the use is considered new or unlisted and may be forwarded to the City Council for legislative review. The City Council is then responsible for approving or denying the use within a specific timeframe, currently recommended to be 45 calendar days, provided the applicant responds to requests for information and attends required hearings. If approved, the City Council must designate an appropriate zoning district for the use. If the application is denied or the classification is disputed, the City must provide written reasons to the applicant and provide an opportunity to appeal the decision.

To satisfy the requirements of SB 179 and Utah Code § 10-9a-701 et seq., the City must also establish a formal administrative appeal process. This process should allow affected applicants to appeal within a set period (suggested as 15 calendar days) to the Appeals Board. Appeals have to be decided in writing and will constitute the City’s final administrative action.

Recommendation:

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

Sec. 10-7-18. Administrative interpretation and Classification of new and unlisted business uses.

A. ~~A.~~ Purpose. The provisions of this title, though detailed and extensive, cannot as a practical matter address every specific situation to which these provisions may be applied. This section allows the Zoning Administrator to interpret a provision of this title in light of the general and specific purposes for which it was enacted and as applied to specific circumstances.

B. Definitions:

a. "Classification request" means a request to determine whether a new or unlisted business use aligns with an existing land use specified within this Title.

b. "New or unlisted business use" means a business activity that does not align with a specified use listed within this Title.

CB. Authority. The Zoning Administrator is authorized to render interpretations of the provisions of this title, and any rule or regulation adopted pursuant thereto, and respond to classification requests as provided in this section.

DC. Initiation. Any person may request an administrative interpretation or classification request as provided in subsection D1 of this section.

ED. ~~Application Requirements~~Procedure. An application for an administrative interpretation or classification request shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to 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 specific provision or provisions of this title for which an interpretation is requested;
 - c. Specific facts of the situation which illustrate the need for an administrative interpretation;
 - d. The interpretation claimed by the applicant to be correct; and
 - e. When a ~~use interpretation~~classification request is requested the application shall include:
 - (1) A statement explaining why the proposed use should be deemed as included within a use category allowed by the zone applicable to the property; and
 - (2) Documents, statements, and other evidence demonstrating that the proposed use will conform to all use limitations established by the zone applicable to the property.
2. After the application is determined to be complete, the Zoning Administrator shall review the request and make an interpretation in accordance with the standards set forth in subsection FE of this section.
- ~~3. After making a decision, the Zoning Administrator shall give the applicant written notice of the decision.~~
- ~~4. A record of all administrative interpretations shall be maintained in the office of the Zoning Administrator.~~

FE. Standards for making administrative interpretations. The following standards shall apply to administrative interpretations:

1. Administrative interpretations shall not add to or change the provisions of this title.

-
2. Questions about the location of zone boundaries shall be resolved by applying the standards set forth in section 10-11-4 of this title.
 3. An administrative interpretation shall be consistent with:
 - a. The provisions of this title; and
 - b. Any previously rendered interpretations based on similar facts.
 4. A ~~use interpretation shall also be~~ classification request shall be subject to the following standards:
 - a. A "use" defined in section 10-3-4 of this title shall be interpreted as provided therein;
 - b. Any use specifically listed as "not permitted" in a table of permitted and conditional uses for a particular zone shall not be allowed in that zone;
 - c. No ~~use interpretation~~ classification request shall allow a use in a zone unless evidence is presented demonstrating the use will conform to development standards established for the zone;
 - d. No ~~use interpretation~~ classification request shall allow a use in a particular zone unless the use is substantially similar to a use allowed in the zone;
 - e. If a proposed use is most similar to a conditional use authorized in the zone in which it is proposed to be located, any interpretation allowing such use shall require that the use be approved only as a conditional use pursuant to section 10-7-9 of this chapter; and
 - f. No use interpretation shall permit the establishment of any use that would be inconsistent with the statement of purpose of the zone in which it would be located.

g. If the Zoning Administrator determines that the proposed use does not align with an existing use the proposed use is deemed to be a new or unlisted business use.

G. Legislative Action for New or Unlisted Business Uses.

a. The applicant must submit a request to the City to amend the code to approve the proposed business use within 14 calendar days of the Zoning Administrator's determination of a new or unlisted business use. This shall follow the process of Section 10-7-7 of this Title.

b. At a regular meeting of the City Council they shall

1. Approve or deny the proposed business use; and

2. If approved, designate appropriate zones for the use.

c. The City Council shall act within 60 days of the request for Legislative Review, provided that the applicant responds to information requests and attends all required hearings.

d. If denied, the City shall provide written reasons for the denial.

F. Appeal of decision.

a. Any person adversely affected by an administrative interpretation, ~~classification request, or legislative action for new or unlisted business uses~~ rendered by the Zoning Administrator or City Council may appeal to the Appeals Board in accordance with the provisions of section 10-7-19 of this chapter.

G. Effect of approval. An administrative interpretation shall apply only to the property for which an interpretation is given.

1. A use interpretation finding a use to be a permitted or conditional use in a particular zone shall be deemed to authorize only that use on the subject property. A use interpretation shall not authorize another allegedly similar use for which a separate use interpretation has not been issued.

-
2. A use interpretation finding a particular use to be a permitted or conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any approvals or permits that may be required by this title or other applicable provisions of this Code.
 3. After making a decision, the Zoning Administrator shall give the applicant written notice of the decision.
 4. A record of all administrative interpretations shall be maintained in the office of the Zoning Administrator.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2018-12, 10-18-2018)

Sec. 10-7-19. Appeal of administrative decision.

- A. *Purpose.* This section sets forth procedures for appealing an administrative decision applying provisions of this title.
- B. *Authority.* The Appeals Board shall hear and decide appeals from administrative decisions applying the provisions of this title as provided in this section.
- C. *Initiation.* Any person, or any officer, department, board or bureau of the City, adversely affected by a decision administering or interpreting a provision of this title may appeal to the Appeals Board as provided in subsection D1 of this section. A complete application for an appeal shall be filed within 14 days of the decision which is appealed.
 - 1. Only decisions applying this title may be appealed to the Appeals Board.
 - 2. A person may not appeal, and the Appeals Board may not consider, any amendment to this title. Appeals may not be used to waive or modify the terms or requirements of this title.
- D. *Procedure.* An appeal of an administrative decision to the Appeals Board shall be considered and processed as provided in this subsection.
 - 1. A complete application shall be submitted to 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 decision being appealed;
 - c. Grounds for the appeal; and
 - d. A description of the action claimed by the applicant to be incorrect.
 - 2. After an application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Appeals Board as provided in section 10-7-4 of this chapter. Prior to the hearing the Zoning Administrator shall transmit to the Appeals Board all papers constituting the record of the action which is appealed.
 - 3. Upon receipt of a complete application for an appeal all further proceedings concerning the matter appealed shall be stayed as provided in subsection 10-6-5H of this title.
 - 4. The Appeals Board shall hold a public meeting and thereafter shall approve, approve with conditions, or deny the application. Any conditions of approval shall be limited to conditions needed to conform the matter appealed to applicable approval standards.
 - 5. After the Appeals Board makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
 - 6. A record of all appeals shall be maintained in the office of the Zoning Administrator.
- E. *Standards for decision.*
 - 1. The Appeals Board may reverse or affirm, wholly or in part, or may modify an administrative decision. To that end the Appeals Board shall have all the powers of the officer from whom the appeal was taken, may attach appropriate conditions, and may issue or direct the issuance of a permit.
 - 2. The board shall review an administrative decision for correctness and shall give no deference to the reasonableness of the decision being appealed.
 - 3. The person making an appeal shall have the burden of proving that an error has been made.

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4. Because this title is in derogation of a property owner's common law right to unrestricted use of property, provisions herein restricting property use should be strictly construed, and provisions permitting property use should be liberally construed in favor of the property owner.

5. Standards for decision on legislative action for new or unlisted business uses

a. The Appeals Board may reverse or modify the City Council's denial or determination of a new or unlisted business use only under the following conditions:

1. The interpretation or classification was inconsistent with city code or state law;
2. The process violated procedural requirements;
3. There was insufficient evidence to support the decision.

- F. *Appeal of decision.* Any person adversely affected by a decision of the Appeals Board regarding an appeal of an administration decision may, within 30 days after such decision, appeal to the district court as provided in Utah Code Annotated section 10-~~9a-801~~~~10-1001~~, as amended.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2018-12, 10-18-2018)

Local Regulation of Business Entities Amendments

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Calvin R. Musselman

House Sponsor: Karen M. Peterson

LONG TITLE

General Description:

This bill enacts provisions related to local classification and approval of new and unlisted business uses.

Highlighted Provisions:

This bill:

- defines terms; and
- requires each municipality and county to enact a land use regulation establishing a process for reviewing a business use not listed as an approved use in existing ordinances.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

10-9a-507.5, Utah Code Annotated 1953

17-27a-506.5, Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **10-9a-507.5** is enacted to read:

10-9a-507.5 . Classification of new and unlisted business uses.

(1) As used in this section:

- (a) "Classification request" means a request to determine whether a proposed business use aligns with an existing land use specified in a municipality's land use ordinances.
- (b) "New or unlisted business use" means a business activity that does not align with an existing land use specified in a municipality's land use ordinances.

- (2)(a) Each municipality shall incorporate into the municipality's land use ordinances a process for reviewing and approving a new or unlisted business use and designating an appropriate zone or zones for an approved use.
- (b) The process described in Subsection (2)(a) shall:
- (i) detail how an applicant may submit a classification request;
 - (ii) establish a procedure for the municipality to review a classification request, including:
 - (A) providing a land use authority with criteria to determine whether a proposed use aligns with an existing use; and
 - (B) allowing an applicant to proceed under the regulations of an existing use if a land use authority determines a proposed use aligns with that existing use;
 - (iii) provide that if a use is determined to be a new or unlisted business use:
 - (A) the applicant shall submit an application for approval of the new or unlisted business use to the legislative body for review;
 - (B) the legislative body shall consider and determine whether to approve or deny the new or unlisted business use; and
 - (C) the legislative body shall approve or deny the new or unlisted business use, within a time frame the legislative body establishes by ordinance, if the applicant responds to requests for additional information within a time frame established by the municipality and appears at required hearings;
 - (iv) provide that if the legislative body approves a proposed new or unlisted business use, the legislative body shall designate an appropriate zone or zones for the approved use; and
 - (v) provide that if the legislative body denies a proposed new or unlisted business use, or if an applicant disagrees with the land use authority's classification of the proposed use, the legislative body shall:
 - (A) notify the applicant in writing of each reason for the classification or denial; and
 - (B) offer the applicant an opportunity to challenge the classification or denial through an administrative appeal process established by the municipality.
- (3) Each municipality shall amend each land use ordinance that contains a list of approved or prohibited business uses to include a reference to the process for petitioning to approve a new or unlisted business use, as described in Subsection (2).

Section 2. Section **17-27a-506.5** is enacted to read:

17-27a-506.5 . Classification of new and unlisted business uses.

(1) As used in this section:

(a) "Classification request" means a request to determine whether a proposed business use aligns with an existing land use specified in a county's land use ordinances.

(b) "New or unlisted business use" means a business activity that does not align with an existing land use specified in a county's land use ordinances.

(2)(a) Each county shall incorporate into the county's land use ordinances a process for reviewing and approving a new or unlisted business use and designating an appropriate zone or zones for an approved use.

(b) The process described in Subsection (2)(a) shall:

(i) detail how an applicant may submit a classification request;

(ii) establish a procedure for the county to review a classification request, including:

(A) providing a land use authority with criteria to determine whether a proposed use aligns with an existing use; and

(B) allowing an applicant to proceed under the regulations of an existing use if a land use authority determines a proposed use aligns with that existing use;

(iii) provide that if a use is determined to be a new or unlisted business use:

(A) the applicant shall submit an application for approval of the new or unlisted business use to the legislative body for review;

(B) the legislative body shall consider and determine whether to approve or deny the new or unlisted business use; and

(C) the legislative body shall approve or deny the new or unlisted business use, within a time frame the legislative body establishes by ordinance, if the applicant responds to requests for additional information within a time frame established by the county and appears at required hearings;

(iv) provide that if the legislative body approves a proposed new or unlisted business use, the legislative body shall designate an appropriate zone or zones for the approved use; and

(v) provide that if the legislative body denies a proposed new or unlisted business use, or if an applicant disagrees with a land use authority's classification of the proposed use, the legislative body shall:

(A) notify the applicant in writing of each reason for the classification or denial;
and

(B) offer the applicant an opportunity to challenge the classification or denial

97 through an administrative appeal process established by the county.
98 (3) Each county shall amend each land use ordinance that contains a list of approved or
99 prohibited business uses to include a reference to the process for petitioning to approve a
100 new or unlisted business use, as described in Subsection (2).

101 Section 3. **Effective Date.**

102 This bill takes effect on May 7, 2025.