



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

June 12, 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 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308.
2. A Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1.
3. A Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J.

4. A Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory buildings in front yards.

NEW BUSINESS

1. ZC25-14: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308. Michael and Aimee Carnell, Applicants.
2. ZC25-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1. Western Mortgage and Realty Co-Tim Tippet, Applicant. Karl Rasmussen, Agent.
3. ZC25-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J. Andrew Hall, Applicant. Bush & Gudgeon-Ryan Lay, Agent.
4. PP25-15: Discussion and consideration of a possible approval of a preliminary plat for Sandwater Estates, a 255 lot single family subdivision located at Sand Hollow Road and 2300 S. Western Mortgage & Realty Co, Applicant. Karl Rasmussen, Agent.
5. FSP25-26: Discussion and consideration of a possible approval of a final site plan for Shadow Ridge Apartments Phase 2, a 16-unit apartment building, located at 6129 W 100 S. Landon Anderson, Applicant. Curtis Anderson, Agent.
6. AFP25-08: Discussion and consideration of a possible approval of an amended final plat for Hurricane Commercial Center located at 83 S 2600 W. DGR Holdings, LLC, Applicant. Civil Science-Brandee Walker, Agent.
7. PSP25-13: Discussion and consideration of a preliminary site plan for Goldenwest Credit Union, a bank, located at 28 N 2000 W. Eric Malmberg, Applicant.
8. Discussion and consideration of a possible approval of a sign of greater size for Coral Cliffs Entertainment, located at 835 W State St. Rainbow Sign and Banner, Applicant.
9. FSP25-16: Discussion and consideration of a possible approval of a final site plan for Southwest Vision, a medical office located at 83 S 2600 W. DGR Holdings LLC, Applicant. Civil Science-Brandee Walker, Agent.
10. LUCA25-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory building in front yards.

Planning Commission Business:

1. Presentation and discussion on updates to use tables
2. Presentation and discussion on transfer of development rights

Adjournment



Application

Application Accepted Date: 05/12/2025		Valuation		\$	0.00					
Type of Improvement: Zone Change Application		PERMIT FEES								
Description: Zone change at 2085 S 700 W from zone R1-15 to gen		Planning Fee		\$	500.00					
Tenant / Project Name: Carnell		Planning Fee		\$	500.00					
		Sub Total:		\$	500.00					
Bldg. Address: 2085 S 700 W		Permit Total:		\$	500.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	500.00					
Subdivision: Phase:		Remaining Due:		\$	0.00					
Block: Lot #: Parcel ID #: H-3-2-10-2308										
Zone: R1-15										
Property Owner: Michael & Aimie Carnell										
Permit Contact: Mike and Aimie Carnell P:(801) 941-5023										
Email: sorensenaimie94@gmail.com										
CONTACT INFORMATION										
General Contractor: Mike & Aimie Carnell										
License #: 157757900 P: (801) 941-5023										
Address: 2085 S 700 W										
City: Hurricane State: Utah Zip: 84737										
Email: sorensenaimie94@gmail.com										
APPLICATION DETAILS										
										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANZC25-14										
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: Aimee Carnell										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 8.000188835-05/12/25										

Item: A

Entry Number 20250015807

Book

Page

Recording Date 05/07/202

Fee \$40.00

Consideration \$10.00

Instrument Date 05/07/202

From

To

BEARD PROPERTIES LLC

CARNELL MICHAEL

CARNELL AIMIE

Legal Information

Subdivision

Lot

Block

Unit

Section

Township

10

42S

13W

Legal Description

BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT BEING NORTH 00°12'39" EAST 1046.72 FEET ALONG SAID CENTER SECTION LINE FROM THE SOUTH QUAR 42 SOUTH, RANGE 13 WEST, SLBM; THENCE SOUTH 89°27'22" EAST 333.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THEN THE CENTER SECTION LINE 130.84 FEET; THENCE NORTH 89°27'22" WEST 333.00 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 10, TO A POINT ON THE CENTER LINE; TH CENTER SECTION LINE 130.84 FEET TO THE POB.

Parcel Number

Account Number

H-3-2-10-2308

0366057 Account

This document references more accounts than can be displayed. The number of accounts on this document is 1

Related Information

Entry Number

Book

Page

Item = F - as well

Zone change Application check List - Item A



* This is us. 2085 S. 700 W.

Name: Michael Carnell

Address:

Name: Aimie Carnell

Address

Zone change Application
check List - Item B



* This is us. 2085 S. 700 W. (existing zoning)

proposed zoning: general Commercial

Zone change Application
check List - Item C



* This is us. 2085 S. 700 W.
△ Abutting properties

Item: D

State Construction...

County Map

out public

Account 0366057

Location

Account Number 0366057

Parcel Number H-3-2-10-2308

Tax District 03 - Hurricane City

Acres 1.00

Situs 2085 S 700 W, HURRICANE

Legal S: 10 T: 42S R: 13W BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT BEING NORTH 00°12'39" EAST 1046.72 FEET ALONG SAID CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 10 TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLBM; THENCE SOUTH 89°27'22" EAST 333.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 00°12'39" EAST PARALLEL WITH THE CENTER SECTION LINE 130.84 FEET; THENCE NORTH 89°27'22" WEST 333.00 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 10, TO A POINT ON THE CENTER LINE; THENCE SOUTH 00°12'39" WEST ALONG SAID CENTER SECTION LINE 130.84 FEET TO THE POB.

Parent Accounts 0356819

Parent Parcels H-3-2-10-2307

Child Accounts 0808957

Child Parcels H-3-2-10-2312

Sibling Accounts

Sibling Parcels

Entry Number

00296578

00317153

00372214

00401796

00956326

Name L

1763 W

SAINT G

In

Recon

06/18/1986

06/23/1987

10/04/1990

03/11/1992

07/08/2005

03/16/2006

04/27/2006

07/28/2006

Account Number: 0366057
Owner Name: BEARD PROPERTIES LLC
Mailing Address: 1763 W GRAND VIEW DR
SAINT GEORGE, UT
84770
Situs Address: 2085 S 700 W
HURRICANE, UT 84737

[Sign up account 0366057 for Property Watch](#)

Hyperlinks

[View Ownership Data](#)

[Assessor Record Search](#)

[Sign Up for Property Watch](#)

Details

Account
366057

Tax ID
H-3-2-10-2308

Ownership Type
Privately Owned

Phase
N/A

Lot
N/A

Description
N/A

Owner Name
BEARD PROPERTIES LLC

Mailing Address1
1763 W GRAND VIEW DR

Mailing Address2
N/A

Brice

628-0404



Home



Layers



Parc

2
DOC # 20250015807

Warranty Deed Page 1 of 2
Gary Christensen, Washington County Recorder
05/07/2025 12:57:07 PM Fee \$ 40.00
By CARNELL MICHAEL



When recorded mail deed and tax notice to:
Michael Carnell
2085 S 700 West
Hurricane, UT 84737

Tax I.D. No. H-3-2-10-2308

WARRANTY DEED

Beard Properties, LLC, a Utah Limited Liability Company, grantor(s), of St George, UT, hereby
CONVEY and WARRANT to

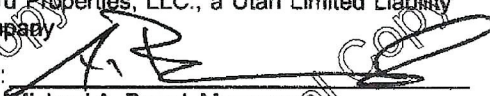
Michael Carnell and Aimie Carnell, as Joint Tenants, grantee(s) of Hurricane, UT, for the sum of TEN
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land
in Washington County, State of UTAH:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances thereto belonging, and being SUBJECT TO
easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), on May 7, of the year 2025.

Beard Properties, LLC., a Utah Limited Liability
Company

By: 

Michael A. Beard, Manager

STATE OF Utah)

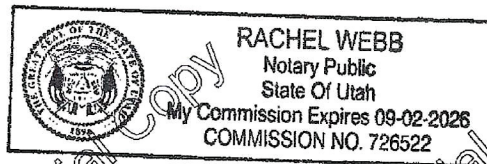
:ss.

COUNTY OF Washington)

On the May 7th, of the year 2025, personally appeared before me, Michael A. Beard, who being by me
duly sworn, did say that he/she is the Manager of Beard Properties, LLC., a Utah Limited Liability
Company, and that said instrument was signed by him/her in behalf of said limited liability company by
authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein
mentioned, and said Michael A. Beard acknowledged to me that said limited liability company executed the
same.


NOTARY PUBLIC

My Commission Expires: 9.2.2026



Attachment to that certain Warranty Deed executed by Beard Properties, LLC, a Utah Limited Liability Company grantor(s), to Michael Carnell and Aime Carnell grantee(s).

Order No. 174785

Tax ID. No. H-3-2-10-2308

EXHIBIT "A"

Beginning at a Point on the Center Section Line, said point being North 00°12'39" East 1046.72 feet along said Center Section Line from South Quarter corner of Section 10 Township 42 South Range 13 West Salt Lake Base and Meridian and running thence South 89°27'22" East 333.00 feet parallel with the South Line of the Southeast Quarter of said Section 10; thence North 00°12'39" East Parallel with the center section line 130.84 feet; thence North 89°27'22" West 333.00 feet parallel with the South line of said Section 10, to a point on the center line; thence South 00°12'39" West along said center section line 130.84 feet to the point of beginning.

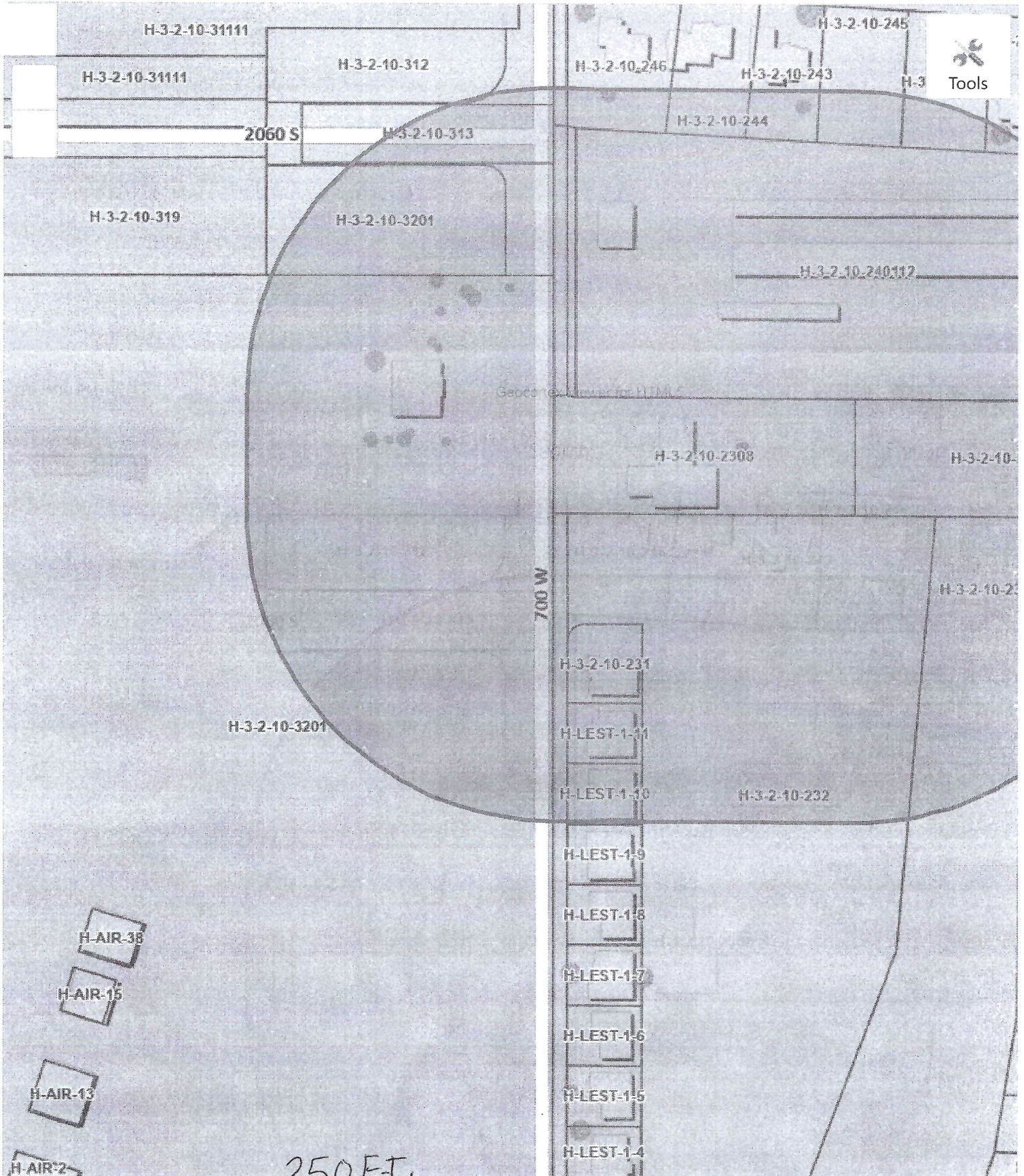
Initials

AB



Search...

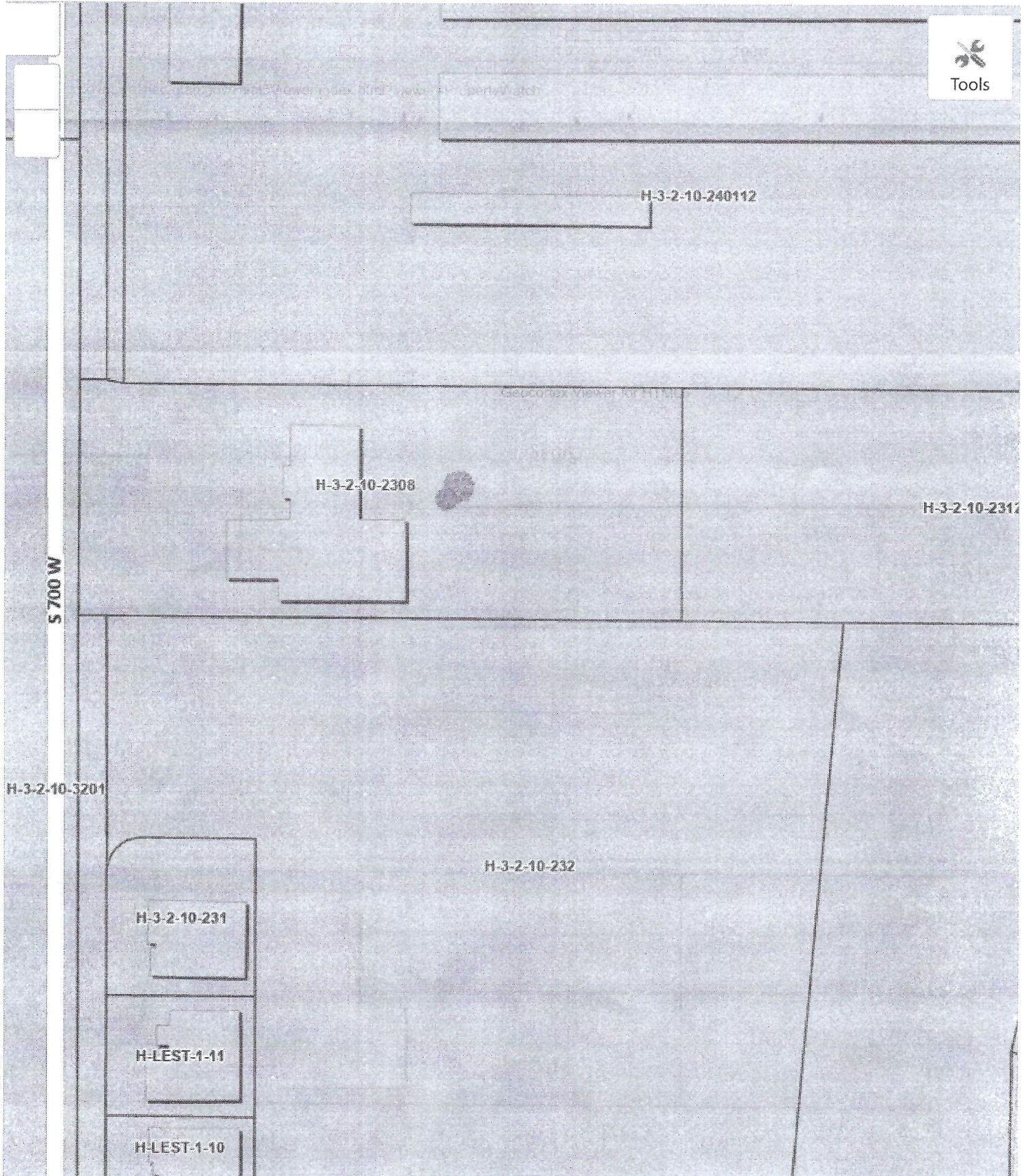
Sign in





Search...

Sign in



Washington County Recorder

Recorder's Fee	\$40.00
Description	
SUBTOTAL	\$40.00
Processing Fee	\$1.50
TOTAL	\$41.50

05/7/2025 12:55 pm

V*7608

AuthCode: 045542-045544

Ref: 681bacae-SIP-06586

Transaction ID: Event-2809

Parcel: MICHAEL CARNELL-V*7608

Name: MICHAEL CARNELL

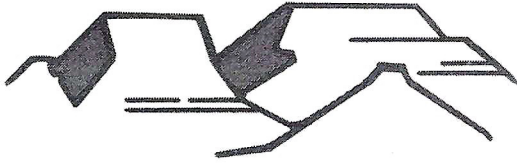
X _____
MICHAEL CARNELL

Merchant Copy

Washington County Recorder
111 East Tabernacle St
St. George, UT 84010
435-301-7680

Thank-you.

Your statement will describe your payment as 'CBT*WASHINGTON COUNTY' and the service fee transaction as 'CBT*SVC FEE WASHINGTON'.



PLANNING & ZONING HURRICANE CITY UTAH

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

ZONE CHANGE APPLICATION CHECKLIST

For office use only: \$500.00 Fee

Submittal Requirements: The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents. -
- ☒ b. A property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property to be rezoned.
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning (provided in person)
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- ☐ g. **PDO Zone Change applications must also have a separate preliminary site plan submitted. NA

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 a regular zone change application is 14 days. The deadline for a PDO zone change is 20 days. 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: Aimie & Michael Carnell Date: 5/12/25
Signature: Aimie Carnell Michael Carnell

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the 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, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

CITY OF HURRICANE
147 NORTH 870 WEST
HURRICANE UT 84737

435-635-2811

May 12, 2025

Receipt No: 8.000188835

ZONE CHANGE

.00

Previous Balance:
BUILDING PERMIT
ZONING & SUBDIVISION

500.00

500.00

Total:

500.00

500.00

CASH

Total Applied:

.00

Change Tendered:

05/12/2025 9:01 AM



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	ZC25-14
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Michael and Aimee Carnell
Agent:	
Request:	Approval of a Zone Change from R1-15 to General Commercial (GC).
Location:	2085 S 700 W
Zoning:	Single Family Residential R1-15
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking a zone change from Single Family Residential R1-15 to General Commercial (GC) on a one-acre parcel located along 700 West, between Frog Hollow Storage and the Angell Heights Storage facility. The applicant has converted an existing residential garage into a multi-chair, commercial beauty salon without building permits. Commercial salons are not permitted land uses in single family residential zones, and the applicant has requested approval of a zone change to General Commercial to legalize the business. The applicant currently resides in the existing house to which the salon is attached and wishes to continue living in the home following the zone change, which is not allowed in commercial zones. The GC zone would allow the commercial salon use, but it does not permit the residential use of the property; therefore, a development agreement will be required to allow a simultaneous non-conforming residential use jointly with the commercial business activity.

	Zoning	Adjacent Land Use
North	M-1	Frog Hollow storage units
East	R1-15	Undeveloped property
South	M-1	Under construction-Angell Heights storage units
West	PF	Hurricane Airport and Animal Shelter



Map is approximate.

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 Single Family, which recommends:

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

However, the mapped boundaries of the General Plan are not binding, and therefore, do not need to be rigidly interpreted. The Planning Commission and City Council have the discretion to determine whether the proposed zone change aligns with the overall intent of the General Plan. The General Plan also supports the integration of commercial uses near residential areas where appropriate, particularly when such uses contribute to improved connectivity, accessibility, and walkability within the community. Where this development is surrounded by light industrial and civic developments, staff do not object to the requested zone change on this criterium.

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

Response: The subject property is bordered by light industrial uses, including storage units to the north and south, and civic uses such as the municipal airport and animal shelter in close proximity. Given this context, the conversion of the property from residential to commercial use would not be incompatible with the surrounding development pattern. Staff finds that the proposed zone changes to be consistent with the existing and emerging land uses in the immediate area.

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

Response: While commercial zoning introduces the potential for adverse impacts on nearby residential properties, such impacts will largely depend on the specific commercial use established on the subject property. In this case, staff finds the likelihood of significant impacts to be low due to the relatively limited traffic and operational intensity associated with the proposed salon use. Adjacent uses, primarily storage units and civic facilities, are unlikely to conflict with potential future commercial uses on the property. In fact, storage facilities tend to be low-impact and compatible use in mixed-use contexts.

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

Response: See JUC comments below. 700 W is not fully dedicated or built out in that area, which will need to be addressed as part of any development approvals. Overall, there is no concern about availability of utilities and services for the property.

JUC Comments:

Public Works: No comment.

Power: Good if not asking for additional power.

Water: Okay.

Streets: No comment.

Sewer: No comment.

Engineering: The subject property has yet to dedicate property for 700 W. Roadway improvements (curb, gutter, and sidewalk) are missing. It appears most neighboring properties conveyed approx 15' to public use for 700 W (for a planned 58' public street). Hurricane City owns most of the roadway as part of the airport/animal shelter parcel (H-3-2-10-3201). Existing utility services are sized for a single

family residence (which can support a myriad of commercial uses). The Carnell parcel (H-3-2-10-2308) is subject to a 20' wide access easement for parcel H-3-2-10-2312.

Fire: Okay

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.

Development Agreement:

The applicant intends to continue residing in the existing single-family home on the property as their primary dwelling while operating a multi-chair salon within the attached garage. This specific mixed use is not permitted outright in any zoning district, necessitating a development agreement to authorize the arrangement. Staff recommends that the development agreement include provisions clarifying that if the residential use is discontinued or abandoned, or if the property is transferred, the residential occupancy on the property will no longer be allowed. Additionally, the development agreement should address the timing and requirements for necessary dedications or public improvements along 700 West related to this property.

Findings:

Staff makes the following findings:

1. While the application does not strictly conform to the General Plan Map designation of Single Family, the commercial nature of the proposal supports the goals and recommendations of the General Plan.
2. Due to the light industrial and civic uses in the area, the zone change is not out of character and is generally harmonious with the surrounding development pattern and long-term planning vision.
3. In light of the small size of the property and the applicant's intent to legalize the salon use, the zone change is unlikely to present any adverse impacts on adjacent residential development.
4. Public services are adequate to serve the property.

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



Application

Application Accepted Date: 05/27/2025		Valuation		\$	0.00					
Type of Improvement: Zone Change Application		PERMIT FEES								
Description: Zone Change PF (Public Facility)		Planning Fee		\$	500.00					
Tenant / Project Name: Zone Change Map for Dixie Power		Planning Fee		\$	500.00					
Bldg. Address: appr. 3700 W Bash Parkway		Sub Total:		\$	500.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00					
Subdivision: Phase:		Amount Paid:		\$	500.00					
Block: Lot #: Parcel ID #: H-4-2-12-1213-GS1		Remaining Due:		\$	0.00					
Zone: R1-8										
Property Owner: Tim Tippet										
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										
DRAFT										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANZC25-15										
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 #: 232567013-05/27/25										

Zone Change Request Narrative

From R1-8 to Public Facility

A zone change for parcel H-4-2-12-1213-GS1, owned by Dixie-Escalante Rural Electric Association, Inc., a Utah corporation. The proposal seeks to rezone the property from Zone R1-8: Residential - 1 unit per 8,000 S.F. to Public Facility (PF) to better align with its intended use.



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	ZC25-15
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Western Mortgage and Realty Co
Agent:	Karl Rasmussen
Request:	Approval of a Zone Change from R1-8 to Public Facility.
Location:	Approximately 3700 W Bash Parkway
Zoning:	Single Family Residential R1-8
General Plan Map:	Planned Community
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting a zone change from Single Family Residential R1-8 to Public Facility (PF) on a 1.1 acre piece of property to allow for the future construction of a power substation for Dixie Power. The property is located near the Strawberry Fields Estates subdivision and is part of the Gateway to Sand Hollow Public Infrastructure District (PID).

	Zoning	Adjacent Land Use
North	R1-8, R1-8(PDO)	Undeveloped property (future single family homes and city park)
East	R1-8	Undeveloped property
South	R1-8	Undeveloped property (future single family homes)
West	R1-8	Undeveloped property (future single family homes)

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

Response: Yes. All necessary utilities have been brought to the property with the Bash Parkway and Strawberry Fields Estates development.

JUC Comments

Full JUC comments will be available on June 11th, 2025. This report will be updated at that time and sent to the applicant and Planning Commission.

Public Works:

Power: Dixie Power area. Approved.

Water:

Streets:

Sewer:

Engineering:

Fire:

WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change 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.

Other Considerations

1. The applicant will need to do a preliminary and final site plan for the substation when they are ready to proceed with construction.

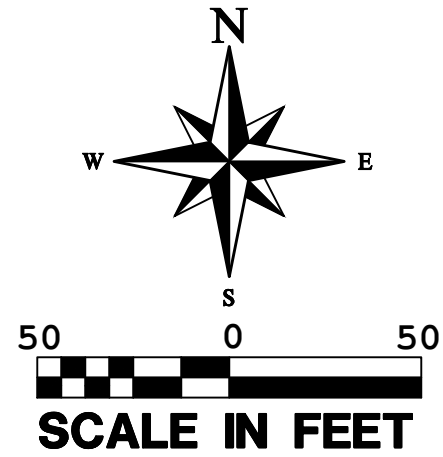
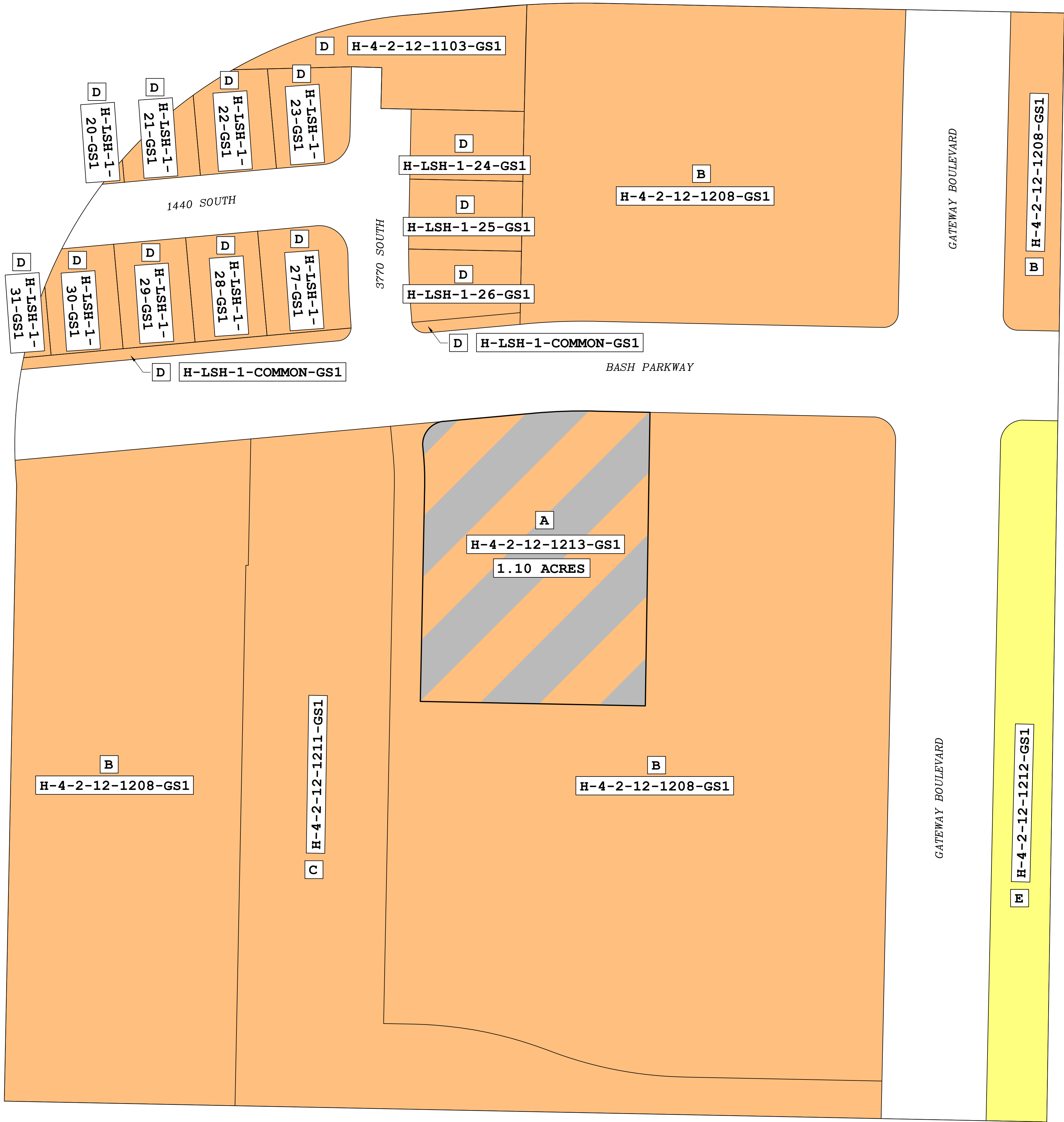
Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. Provision of public utility infrastructure is not considered an adverse impact.
4. Public facilities are adequate.

Recommendation: The Planning Commission should review the proposed zone change based on the applicable standards within the Hurricane City Code and consider any public comments received at the public hearing for the item and make a recommendation to the City Council. Staff recommends approval.

ZONE CHANGE FOR:
DIXIE POWER

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



OWNERS LEGEND:

- A DIXIE-ESCALANTE RURAL ELECTRIC ASSOCIATION, INC., A UTAH CORPORATION - PARCEL: H-4-12-1213-GS1
- B WESTERN MORTGAGE & REALTY COMPANY - PARCEL: H-4-2-12-1208-GS1
- C HRHJ HOLDINGS LLC - PARCEL: H-4-2-12-1211-GS1
- D BASH HOLDINGS LLC - PARCELS: H-4-2-12-1103-GS1, H-LSH-1-20-GS1, H-LSH-1-21-GS1, H-LSH-1-22-GS1, H-LSH-1-23-GS1, H-LSH-1-24-GS1, H-LSH-1-25-GS1, H-LSH-1-26-GS1, H-LSH-1-27-GS1, H-LSH-1-28-GS1, H-LSH-1-29-GS1, H-LSH-1-30-GS1, H-LSH-1-31-GS1, H-LSH-1-COMMON-GS1
- E PEACH SPRINGS REAL ESTATE LLC - PARCEL H-4-2-12-1212-GS1

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONE R1-8: RESIDENTIAL - 1 UNIT PER 8,000 S.F.
- ZONE R1-10: RESIDENTIAL - 1 UNIT PER 10,000 S.F.
- ZONE CHANGE FROM R1-8 TO PUBLIC FACILITY

LEGAL DESCRIPTION

PARCEL #: H-4-2-12-1213-GS1 FROM DOCUMENT #: 20250012772

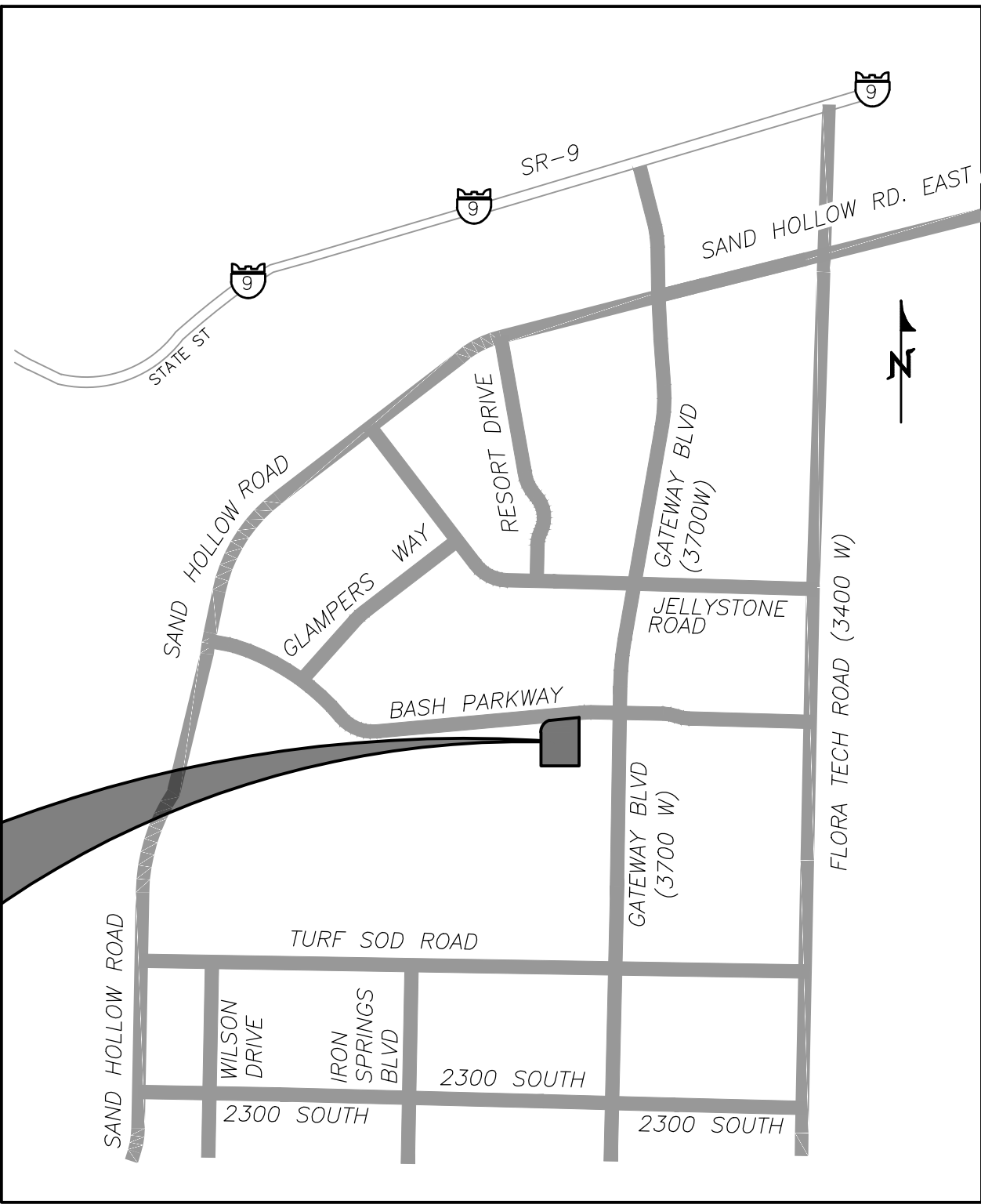
COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE & MERIDIAN; THENCE S01°11'07"W ALONG THE EAST SECTION LINE, 1225.90 FEET; THENCE N90°00'00"W 2221.71 FEET TO THE POINT OF BEGINNING; THENCE S00°53'57"W 251.87 FEET; THENCE N88°51'12"W 193.03 FEET; THENCE N01°08'48"E 185.83 FEET; THENCE NORTHERLY ALONG THE ARC OF A 226.00-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 24.96 FEET, THROUGH A CENTRAL ANGLE OF 06°19'43" (LONG CHORD BEARS: N02°01'04"W 24.95 FEET); THENCE N05°10'55"W 7.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N39°49'05"E 28.28 FEET) TO THE SOUTH BOUNDARY LINE OF BASH PARKWAY; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) N84°49'05"E 77.59 FEET; 2) THENCE EASTERLY ALONG THE ARC OF A 465.00-FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 51.86 FEET, THROUGH A CENTRAL ANGLE OF 06°23'22" (LONG CHORD BEARS: N88°00'46"E 51.83 FEET); 3) THENCE S88°47'33"E 47.63 FEET TO THE POINT OF BEGINNING.

OWNER(S):

DIXIE-ESCALANTE RURAL
ELECTRIC ASSOCIATION, INC.,
A UTAH CORPORATION

71 E. HIGHWAY 56
BERYL, UT 84714

PROJECT
LOCATION



VICINITY MAP

N.T.S

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



RECORD OF SURVEY FOR:

DIXIE POWER

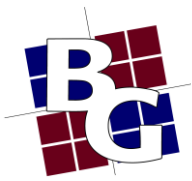
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	5/27/2025
SCALE	1"=50'
JOB NO.	336-000
SHEET NO:	



Application

Application Accepted Date: 05/29/2025		Valuation		\$	0.00					
Type of Improvement: Zone Change Application		PERMIT FEES								
Description: Buying property and wanting to change it from A5 z		Planning Fee		\$	500.00					
Bldg. Address: Pecan Valley		Planning Fee		\$	500.00					
City: Hurricane City State: UT Zip: 84737		Sub Total:		\$	500.00					
Subdivision: Unnamed - Phase: unnumbered		Permit Total:		\$	500.00					
Block: Lot #: Parcel ID #: H-4138-J		Amount Paid:		\$	500.00					
Zone: Hurricane City - A5		Remaining Due:		\$	0.00					
Property Owner: Andrew Hall - in the process										
Permit Contact: Andrew Hall P:(435) 256-5111										
Email: andrew.ashexcavating@gmail.com										
CONTACT INFORMATION										
General Contractor: Andrew Hall										
License #: 10794131-5501 P: (435) 256-5111										
Address: 1921 W 5780 N										
City: St. George State: UT Zip: 84770										
Email: andrew.ashexcavating@gmail.com										
APPLICATION DETAILS										
										
						APPROVALS		DATE	INFO	
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
										
APPLICATION NUMBER: PLANZC25-16										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Ryan Lay (Bush & Gudgeon, Inc.)										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 229275396-04/21/25										



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

www.bushandgudgell.com

May 29, 2025

Hurricane City
Planning and Zoning Department
147 N 870 W
Hurricane, UT 84737
435-635-2811

Dear Commissioners:

We are pleased to submit this Zone Change application to the City of Hurricane for our project in Pecan Valley on parcel # H-4138-J. The parcel lies just east of Turf Sod Road at approximately 2600 South. We have worked to create a thoughtful development that both helps satisfy upcoming needs in the city and also remains in harmony with other developments in the area. Further information about the project is provided below.

We greatly appreciate your consideration of this application.

Sincerely,

Bob Hermandson
President
Bush & Gudgell, Inc.

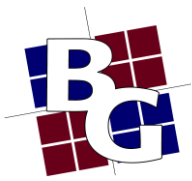
Zone Change: A-5 to R1-6 and R1-8

Project Purpose:

This request seeks to rezone 40.0 acres of land currently designated as A-5 (Agricultural - 1 Unit Per 5 Acres) to 24.4 acres of R1-6 (Residential - 1 Unit Per 6,000 Sq. Ft.) and 15.6 acres of R1-8 (Residential – 1 Unit Per 8,000 Sq. Ft.) in order to facilitate the development of affordable single-family housing within Hurricane City.

Justification and Intent:

As Hurricane City continues to experience rapid growth, the demand for affordable, attainable housing options has increased significantly. The current A-5 zoning limits density and does not allow for the type of residential development needed to meet this growing demand. By rezoning the subject property to R1-6 and R1-8, we will be able to offer smaller, more cost-effective single-family lots that align with the City's General Plan goals for smart growth and housing diversity. Pecan Valley has many active



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development projects near the subject property which will facilitate connecting the property to necessary facilities and utilities. The River Heights project will extend the paved portion of Turf Sod Road and will bring culinary and irrigation water to within approximately 1300' of the northwest corner of the property. The Pecan Valley Resort has plans to expand south, will border the subject property to the east and will be another access point for vehicles and water service. Ash Creek has given preliminary approval for the subject property to connect to the nearby force main system at the corner of 5300 W and 2360 S. There is overhead power on both the east and west side of the property.

Community Benefit:

Rezoning to R1-6 and R1-8 will provide numerous benefits to Hurricane City, including:

- **Increased Housing Supply:** The R1-6 and R1-8 zones allow for a higher residential density, which means more homes on the same acreage. This helps alleviate housing shortages and meets the need of both first-time buyers and working families.
- **Affordability:** Smaller lot sizes and modest home footprints reduce land and construction costs, making homeownership more accessible to a broader demographic.
- **Smart Growth Principles:** This development supports compact walkable neighborhoods that reduce infrastructure strain and align with sustainable land use practices.
- **Economic Development:** Affordable housing helps support the local workforce by allowing essential workers – teachers, first responders, service workers, etc. – to live within the community they serve.

Compatibility with Surrounding Land Uses:

The proposed zoning change is compatible with the nearby residential developments and aligns with the City's general plan for a planned community for the area. It serves a thoughtful transition from a rural area to a higher-density residential area.

Conclusion:

We respectfully request approval of the zoning change from A-5 to R1-6 and R1-8 to support Hurricane City's housing goals and contribute meaningfully to the community's future. This rezoning will enable the development of a high-quality, affordable neighborhood that fits within the fabric of the city and addresses a critical need for housing diversity and attainability.



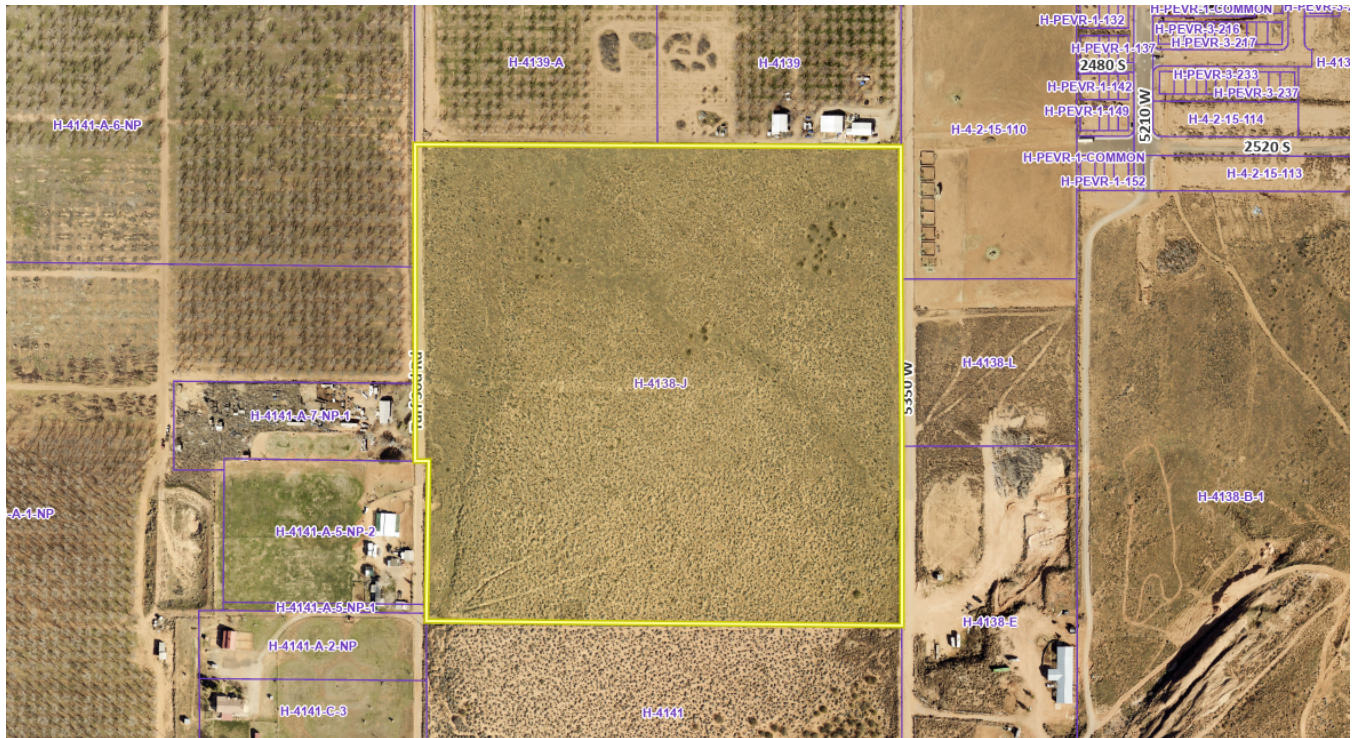
STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	ZC25-16
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Andrew Hall
Agent:	Bush & Gudgeon - Ryan Lay
Request:	Approval of a Zone Change from A-5 to R1-6 and R1-8.
Location:	Approximately 2241 S 5400 W
Zoning:	Agricultural 5 (A-5)
General Plan Map:	Planned Community
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting a zone change for a 40-acre parcel located along Turf Sod Road, south of the River Heights development and west of Pecan Valley. The proposal seeks to rezone the property from Agricultural 5 (A-5), which permits one dwelling unit per five acres, to a combination of residential zones: Single Family Residential R1-6 (one unit per 6,000 square feet) on approximately 24.8 acres and Single Family Residential R1-8 (one unit per 8,000 square feet) on approximately 15.2 acres. The property is currently vacant and does not appear to have been previously used for agricultural purposes.

	Zoning	Adjacent Land Use
North	A-5, R1-10	Agricultural use, future single family homes
East	RR, RM-1(PDO)	Undeveloped property (Pecan Valley Resort-short-term and long-term rentals)
South	A-5	Undeveloped property
West	A-5	Agricultural use, single family homes



Zone Change Factors:

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

“Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.”

While the current proposal is not for a fully integrated, master-planned community, the requested zone change would move the property closer to compliance with the General Plan than its current Agricultural 5 (A-5) zoning. Although most of the bounding properties are still zoned agricultural, the site is located within a developing area of the city where a mix of residential and supporting uses are planned and currently emerging; specifically, the development within the adjacent Pecan Valley recreation resort zone. In addition, the City’s Moderate Income Housing Plan encourages approval of smaller-lot, single-family subdivisions to expand housing options. The proposed R1-6 and R1-8 zoning designations would support this objective by facilitating the development of more moderately priced single-family homes. This contributes to the City’s broader goals of promoting housing affordability and accommodating population growth in a balanced and sustainable manner.

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

Response: Most of the surrounding property is currently undeveloped or developed with agricultural or low-density residential uses. However, there are approved and planned single-family and multifamily developments in the immediate vicinity, namely Pecan Valley and River Heights, that reflect the region’s ongoing transition toward more residential development. The proposed R1-6 and R1-8 zoning is compatible with this evolving area character and represents a reasonable progression in the area's development trajectory.

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

Response: The change from agricultural to residential zoning would introduce higher density housing than what currently exists on nearby properties, many of which remain undeveloped or are used for agriculture or low-density residential purposes. This could result in increased traffic, noise, and activity levels compared to current conditions. However, the area is in transition with several planned residential developments already approved nearby, including both single-family and multifamily units. If developed as intended, increased residential development may also lead to improved availability of public services and infrastructure, such as paved access on Turf Sod Road and utility services, benefiting both the subject property and surrounding parcels. Ultimately, this finding is largely dependent upon future development patterns for the areas surrounding the project site. For instance, the proposed zone change could be considered an adverse impact if the wider area is, and remains, actively agricultural. Alternatively, if the neighboring agriculturally zoned parcels are not being actively farmed and the development trajectory continues to trend toward residential development, which is ultimately expected for the project area over time, the proposed zone change is not likely to have an adverse impact.

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

Response: While services are present in the general region, this specific parcel is isolated from those services. Planning staff are still awaiting comments from the Joint Utility Committee, and at this time, it is unclear whether existing infrastructure can adequately support the proposed development. The applicant should be required to submit a more detailed utility plan before the project proceeds further in the entitlement process. No development plans have been submitted at this time, but the project narrative indicates that “affordable single-family housing” is planned for the site. Without more detailed development plans, the future site-specific needs for utilities, access, and drainage are not known at this time. Therefore, staff cannot make the required finding that public facilities are adequate to serve the project site at this time.

JUC Comments

These comments will need to be addressed with more detailed construction drawings and preliminary plats:

1. **Public Works:**
2. **Power:** Dixie Power area: Approved.
3. **Water:**
4. **Streets:**
5. **Sewer:**
6. **Engineering:**
7. **Fire:**
8. **Phone:**
9. **Gas:**
10. **WCWCD:**

Other Considerations: Given that this property is adjacent to land designated as Rural Residential on the Future Land Use Map, which allows densities up to RA-0.5, it may be more appropriate to reverse the proposed layout of the R1-6 and R1-8 zones. Currently, the proposed R1-6 zoning is located along the western portion of the site, which borders the area designated for Rural Residential use. Shifting the R1-8 zoning to the west and the R1-6 zoning to the interior or east side of the parcel would help create a more appropriate transition in density and character between existing and planned development patterns. The Planning Commission has the discretion to recommend that the City Council consider a revised zoning layout or approve a less intense zoning designation that would create more compatible development with the surrounding properties and better consistency with the long-term planning objectives of the General Plan.

Findings: Staff makes the following findings:

1. The zone change complies with the General Plan Map designation of Planned Community for the area.
2. While the proposal is not fully harmonious with the existing development, much of which remains agricultural or low-density residential, it is anticipated to better align with nearby planned developments once those are constructed.
3. This finding is largely dependent upon future development patterns for the areas surrounding the project site. For instance, the proposed zone change could be considered an adverse impact if the wider area is, and remains, actively agricultural. Alternatively, if the neighboring agriculturally

zoned parcels are not being actively farmed and the development trajectory continues to trend toward residential development, which is ultimately expected for the project area over time, the proposed zone change is not likely to have an adverse impact.

4. Public services and utilities exist in the broader region, but this specific parcel is isolated from those services, thus raising concerns about infrastructure availability. Therefore, staff cannot make the required finding that public facilities are adequate to serve the project site at this time.

Recommendation: The Planning Commission should review the proposed zone change based on the applicable standards within the Hurricane City Code and consider any public comments received at the public hearing for the item and make a recommendation to the City Council. While the application has merits related to its consistency with the General Plan Map and the pattern of planned developments in the surrounding area, staff has serious concerns regarding the availability of utilities to serve the property. A final recommendation will be provided once full comments from the Joint Utility Committee have been received and reviewed.

Via E-Mail June 4, 2024

Comments for 12 June 2025 Public Hearing conducted by the Hurricane City Planning Commission to consider a zone change amendment request for Parcel number H-4138-J

The proposal would result in changing the currently allowable density of A-5, a total of 8 residential units for the 40 acres, to R1-6 (up to 290 residential units) and R1-8 (up to 217 residential units).

We are the owners of parcels H-4141-A-5-NP-1, H-4141-A-2-NP, and H-4141-C-3. We object to this proposal for the following reasons:

1. The proposed higher density is incompatible with the existing area. This parcel is surrounded on three sides by open land or parcels with A-5 zoning. The current units built or under construction along Turf Sod Road are indeed higher density, but they do not border any existing housing developments.
2. The schematic enclosed with the May 30, 2025 meeting notice is in error. On the west side, the property belonging to Jeremy Hargis does not appear. It is the parcel between Heffernan and Tullius. This may mean he did not receive adequate notice of the meeting. It also calls the accuracy of your planning efforts into question.
3. Those of us who live along that section of Turf Sod Road have experienced flooding a number of times after heavy rains, when runoff from the cliffs at Sand Hollow crosses H-4141 and inundates the road, as well as creating washouts around our barn at the back of our property at times. After these events, Hurricane City has been unresponsive to our requests to come and repair the road, and it is only due to the efforts of a good neighbor that our washed-out driveway where it enters the road has been repaired in every case.

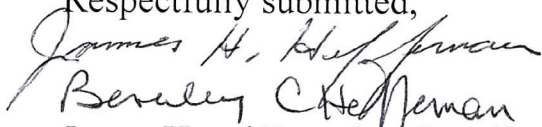
The proposed development, particularly at such high densities, will certainly exacerbate the existing drainage problem. We strongly recommend that you do a very thorough flood analysis before H-4138-J is developed in any way.

4. Such development will presumably lead to proposed improvements to Turf Sod Road, as evidenced by a widening of the road where it turns south. We very much oppose paving the road in front of our property, as our neighbors and we ride our horses down the road. Further, you should be aware that our property line extends halfway across Turf Sod Road, and our adjacent neighbors' parcels do as well. Bush & Gudgell have surveyed our property and so can furnish you with the markers in the road pertaining to our property.

Therefore, if there is ANY improvement to the road, the entire right of way should be shifted to the developers of H-4138-J. The land on that side of the road is undeveloped and thus is far preferable for improvement compared with moving our fences, irrigation systems, and buildings. We note further that the City of Hurricane has never had an easement for our property on the road, and historic use never envisioned a high traffic thoroughfare.

In summary, we oppose the proposed zoning change. A-5 zoning continues to be appropriate. We will plan to attend the meeting on June 12th and may wish to provide further comments.

Respectfully submitted,



James H and Beverley C Heffernan

b.heffernan@att.net

(801) 891-5349

Subject: Public Comment on Proposed Zone Change Amendment for Parcel No. H-4138-J

Robert & Susan Sebold

2320 S 5400 W

Hurricane, UT 84737

Susan.sebold@outlook.com

435-632-8378

June 5, 2025

Dear Members of the Planning and Zoning Commission

We are the owners of Parcel No. H-4141-A-5-NP-2 and are writing to formally object to the proposed zone change amendment for Parcel No. H-4138-J, which would alter the current A-5 zoning designation to R1-6 and R1-8. We respectfully submit the following concerns for your consideration.

1) Incompatibility with Existing Zoning

The proposed higher density zoning is inconsistent with the surrounding area, which is currently zoned A-5. While nearby subdivisions such as Pecan Valley and River's Edge include higher density housing, they do not directly border the affected parcel. This change would disrupt the established character of our neighborhood.

2) Flooding and Drainage Issues

Residents along this section of Turf Sod Road have experienced increased flooding during heavy rains, which we attribute to altered natural drainage patterns made worse by recent construction. Prior to this development, flooding was a less frequent issue. The resulting washouts have damaged both the road and private property. When the City attempted repairs, a two-foot-deep ditch was dug across the road in front of our property, making it impossible to access our driveway with a truck and horse trailer. We are concerned that additional high-density development will exacerbate these drainage problems.

3) Our property is A-5 and is managed as such

We and our neighbors do manage our properties for agricultural use. We don't want to become yet another case of people who move in near horses and complain about horses, which in this case have been there for decades. We also don't want to deal with an increase of trespass. We already have people coming onto our property through the closed posted gate asking to pet or ride our horses.

4) Potential Road Improvements and Property Access

We are opposed to any paving or major improvements to our section of Turf Sod Road. We use this road to access nearby trails on horseback, and increased traffic and speed pose safety risks. Additionally, we have been informed –and county maps confirm that we own the land extending across the road. Our property includes only one easement, a 10-foot utility

easement held by Dixie Escalante on the eastern boundary. No other entity holds a right of way or easement through our land.

5) Environmental Concerns

I have personally observed a Desert Tortoise on our road while horseback riding, and I am including a photo for your reference. Given the presence of this protected species, we believe further development should be paused until a thorough environmental impact study is completed.

We appreciate the opportunity to provide input and urge the Commission to consider the long-term impacts of this proposed zoning change on the community, environment and infrastructure.

Sincerely

Robert & Susan Sebold

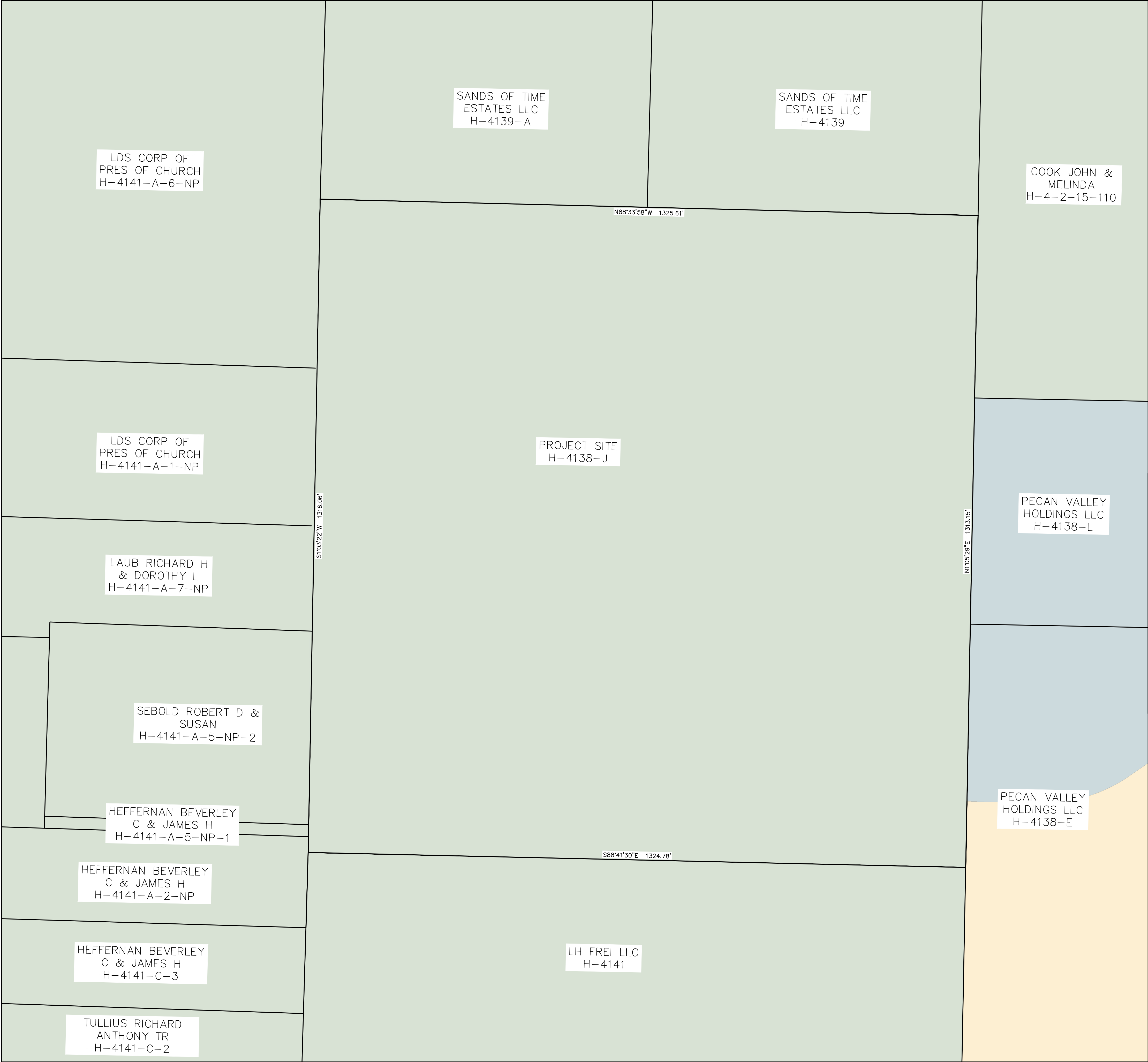
Owner, Parcel No. H-4141-A-5-NP-2

Gary Cupp

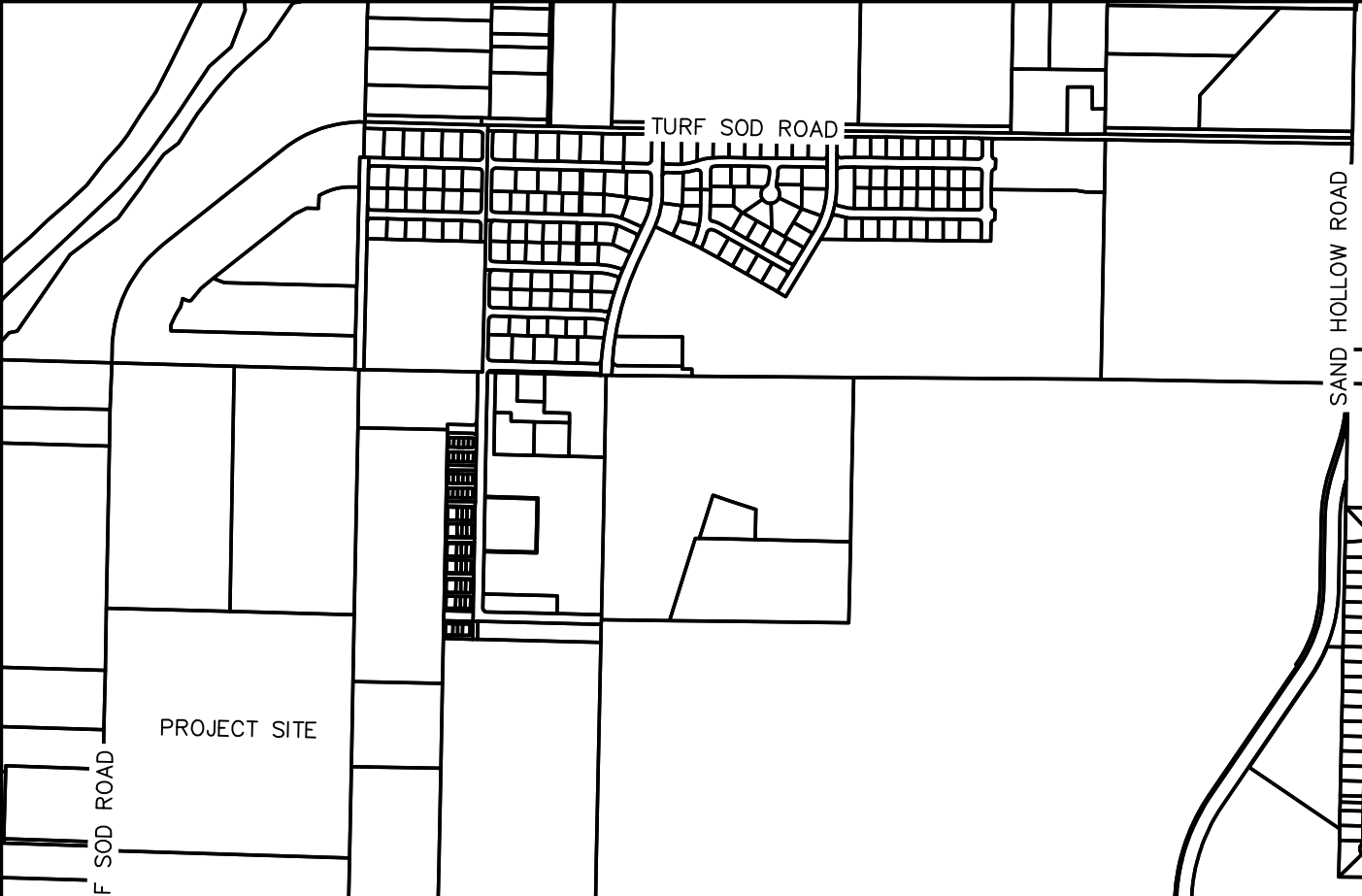
From: Beverley Heffernan <b.heffernan@att.net>
Sent: Tuesday, June 3, 2025 6:00 PM
To: Public Comment
Subject: Letter re zoning for parcel H-4138-J

I am in receipt of your May 30 letter and we will be providing comments in objection to the zoning change. Meanwhile you should be aware that your plat is incorrect. You have omitted Jeremy Hargis at 2380 Turf Sod Road. His property is between ours and Tony Tullius. That sort of error does not inspire confidence.

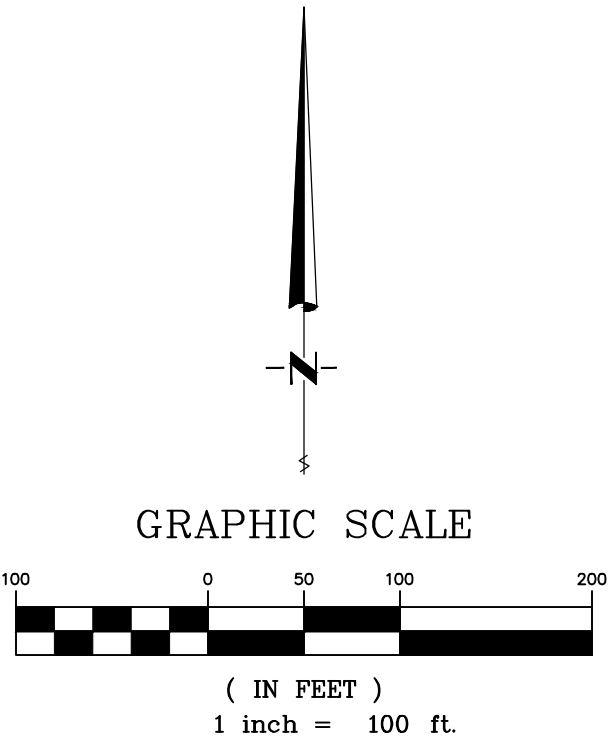
Sincerely,
Beverley Heffernan



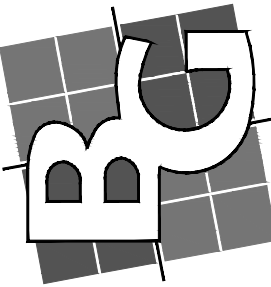
EXISTING ZONES	
DESCRIPTION	
	A-5
	RR
	RM-1



VICINITY MAP



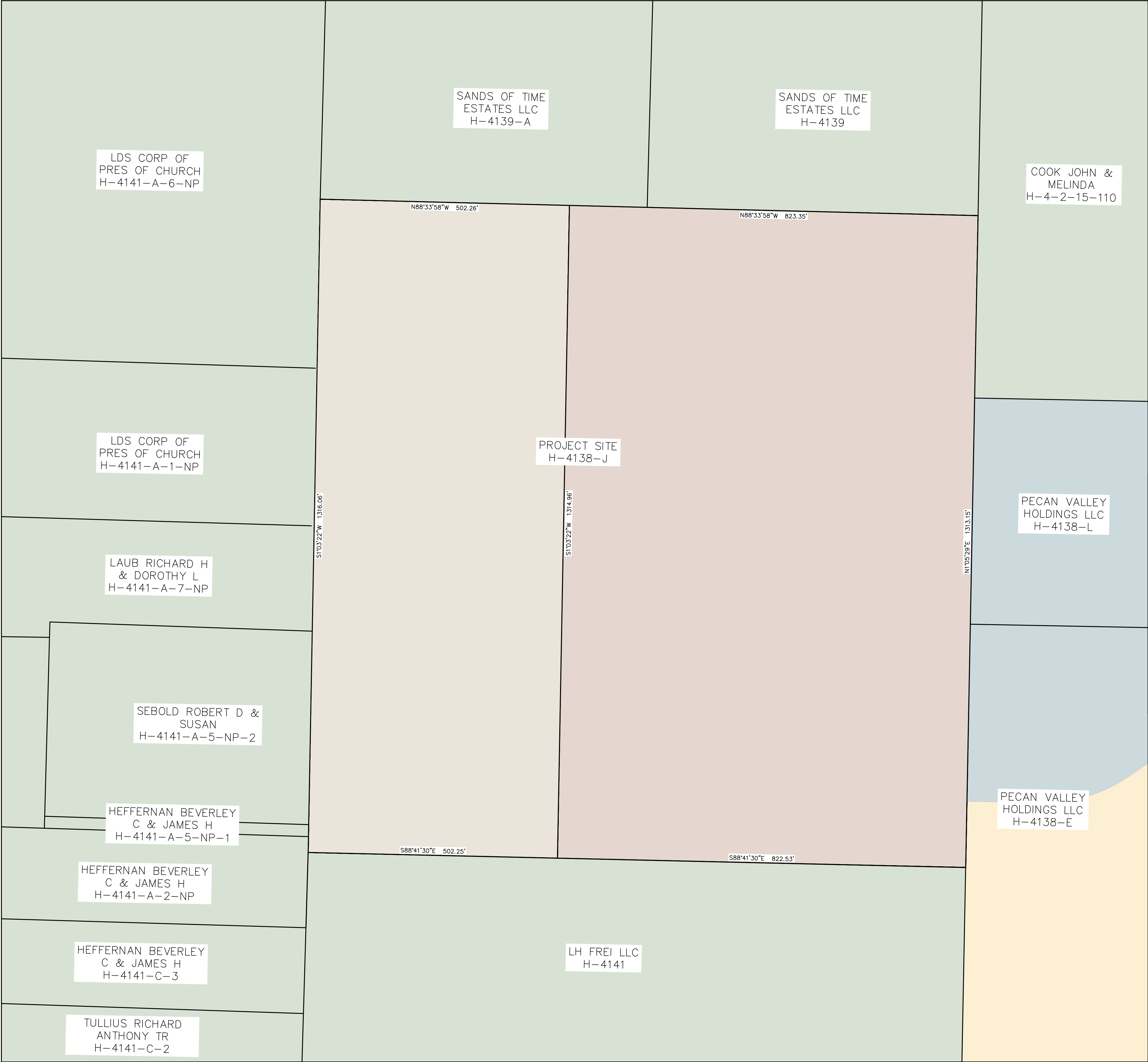
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: MAY 2025
DRAWN: JAS
APPROVED: -
SCALE: 1" = 80'
JOB NO. 251077

PECAN VALLEY PROJECT
CURRENT ZONING
LOCATED IN HURRICANE, UTAH

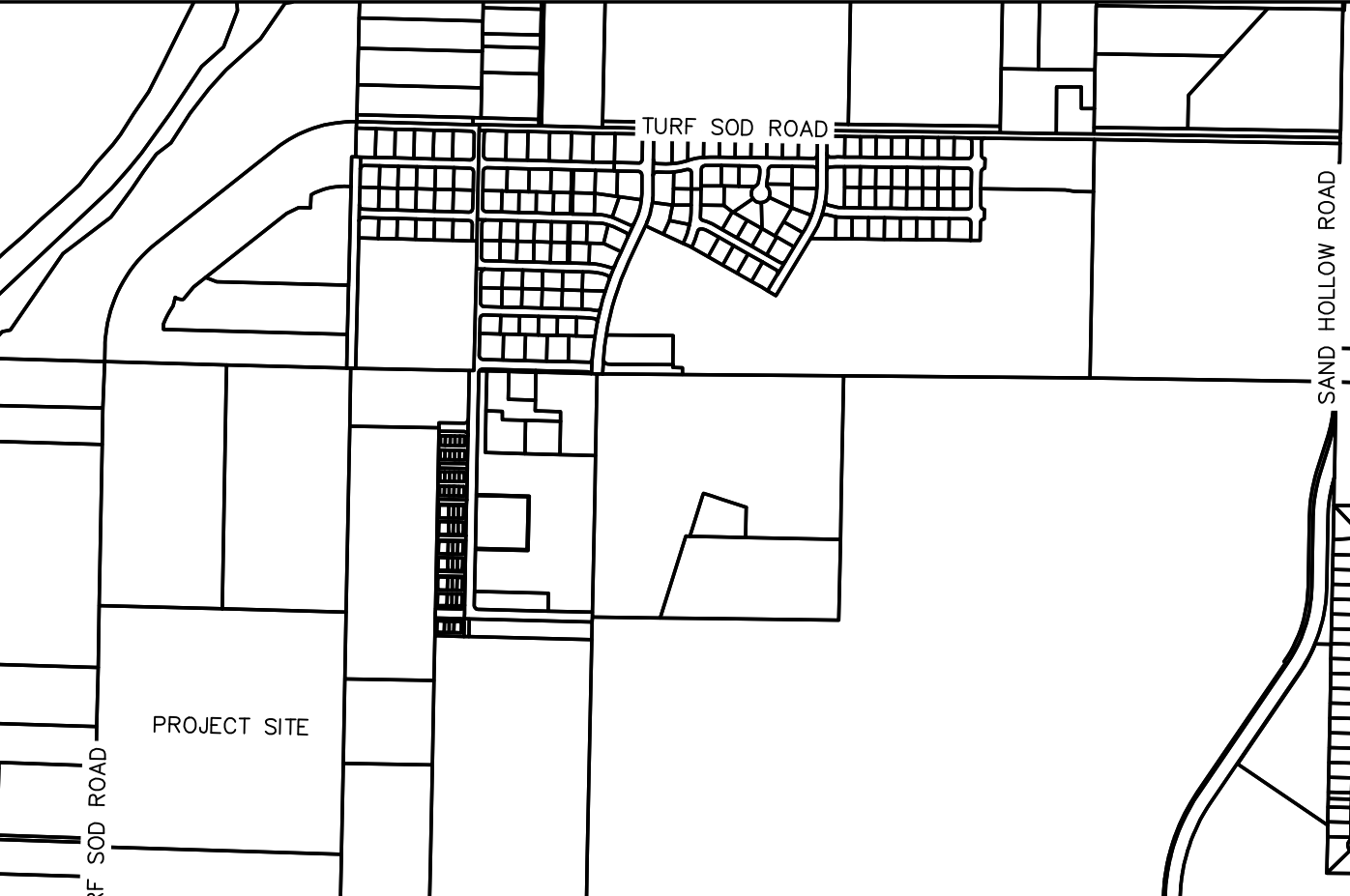
SHEET **1** OF **1** SHEETS
FILE: 251077



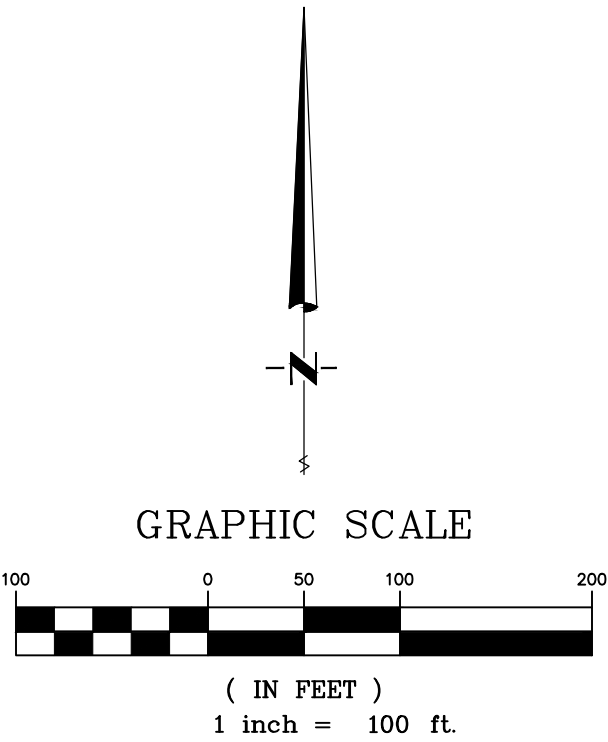
PROPOSED ZONE CHANGE	
DESCRIPTION	ACRES
R1-6	24.8
R1-8	15.2
TOTAL	40.0

* CURRENT ZONE IS A-5

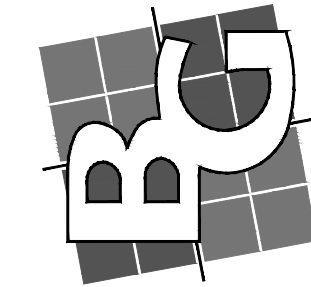
EXISTING ZONES	
DESCRIPTION	
A-5	
RR	
RM-1	



VICINITY MAP



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
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St. George, Utah 84770
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DATE: MAY 2025
DRAWN: JAS
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SCALE: 1"= 80'
JOB NO. 251077

PECAN VALLEY PROJECT
PROPOSED ZONE CHANGE
LOCATED IN HURRICANE, UTAH



Application

Application Accepted Date: 05/02/2025		Valuation		\$	0.00					
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES								
Description: Richardson Brother Custom Homes will be buying thi		Planning Fee		\$	150.00					
		Planning Fee		\$	150.00					
Tenant / Project Name: Sandwater Estates Subdivision		Sub Total:		\$	150.00					
Bldg. Address: Sand Hollow Road and 2300 South		Permit Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	150.00					
Subdivision: Sandwater Estates Subdivision Phase: 9		Remaining Due:		\$	0.00					
Block: Lot #: 255 Parcel ID #: H-4-2-12-2113-GS3, H-4-2-										
Zone: R1-10 4-2-11-2103-GS3, H-4-2-										
Property Owner: Western Mortgage & Realty Company, H-4-2-										
Permit Contact: Karl Rasmussen 12-1102-GS3, H-4-2-16										
Email: karl@pv-eng.com 1104-GS3										
CONTACT INFORMATION										
Engineer of Record: Karl Rasmussen										
Email: karl@pv-eng.com P: (435) 668-8307										
General Contractor: Richardson Brothers Custom Homes										
License #: P: (435) 652-6016										
City: State: Zip:										
Email: riley.richardsonbros@gmail.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPP25-15										
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: KBR										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 230264511-05/01/25										



May 2, 2025

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

Subject: Will Serve – Sandwater Estates

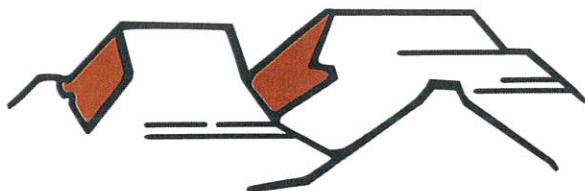
Gary,

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

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

Sincerely,

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



WATER HURRICANE CITY UTAH

Ken Richins, Superintendent

May 5, 2025

To Whom It May Concern:

Western Mortgage & Realty Company (Tim Tippitt) (the "Developer") has requested a culinary water will serve letter for the subdivision known as Sandwater Estates, located at approximately Sand Hollow Rd and 2300 South 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 255 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

NARRATIVE FOR: SANDWATER ESTATES

The Sandwater Estates is a subdivision of 255 lots. It is located approximately at Sand Hollow Road and 2300 South (Parcels H-4-2-12-2113-GS3, H-4-2-11-2103-GS3, H-4-2-11-31031-GS3, H-4-2-12-1102-GS3, h-4-2-14-1104-GS3).

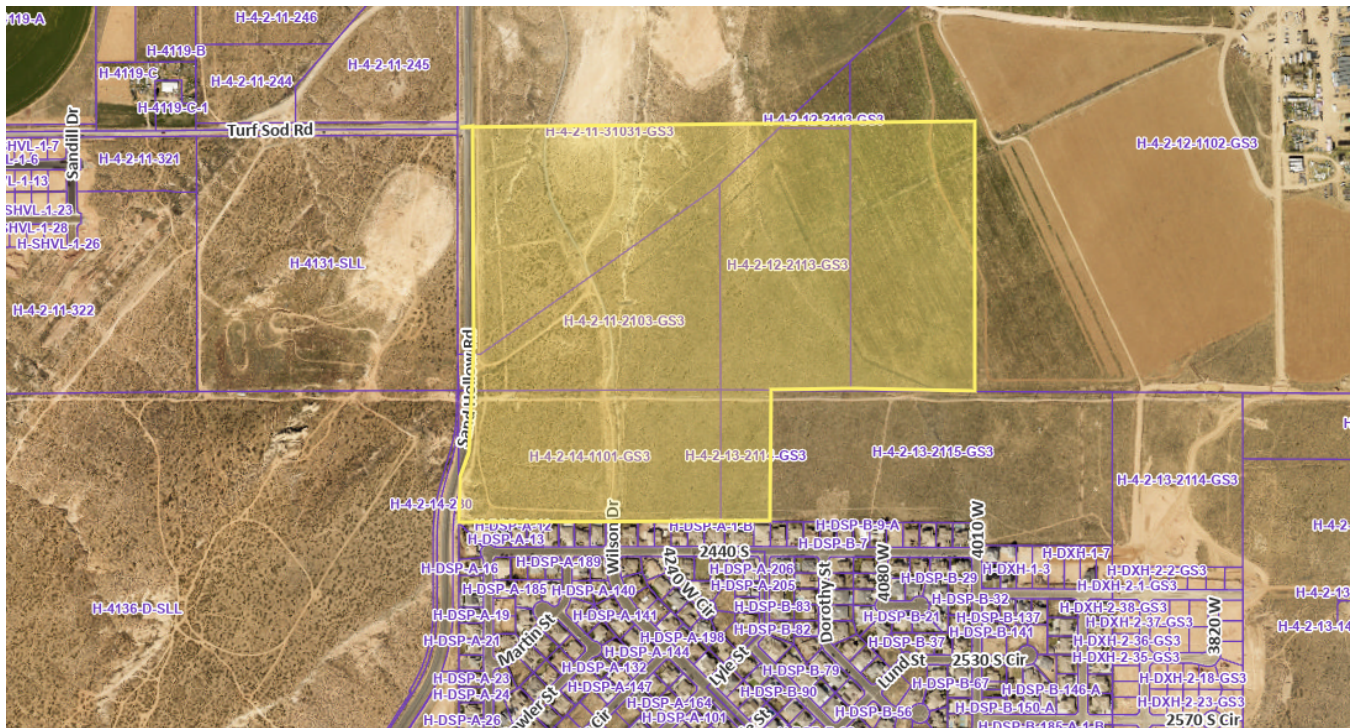


STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	PP25-15
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Richardson Brothers Custom Homes
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat.
Location:	Sand Hollow Road and 2300 S
Zoning:	Single Family Residential R1-10
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting preliminary plat approval for a 255-lot residential subdivision located along Sand Hollow Road, north of the Dixie Springs development. The subject property lies within the Gateway to Sand Hollow Public Infrastructure District (PID). Portions of the site were previously included in the preliminary plat for Dixie Meadows, approved in 2023; however, that approval has since expired. Other portions were proposed as part of the Sandwater Estates preliminary plat in 2024, but that application was tabled by the City Council due to concerns regarding the adequacy of public facilities. This application supersedes those previous applications. The property is currently zoned Single Family Residential R1-10.



Map is approximate.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Will require easements on Turf Sod Road and 4010 S for utilities. All required utilities in Turf Sod Road and 4010 S. ROW dedication on Sand Hollow Road?
2. **Fire:** Approved.
3. **Sewer:** Sewer main line will need to be rerouted.
4. **Water:** Water line looping required in the phases. Replace HDPE water line.
5. **Power:** Dixie Power area. Reviewed and approved.
6. **Streets:** No comment.
7. **Cable:** Received.
8. **Gas:** Okay.
9. **Engineering:** Full dedications for the boundary roads must come prior to or with the subdivision (including 10' PUE). Trails along the diagonal property lines are encouraged for better discoverability and visibility from the nearby intersections. 2300 S west of Wilson Dr is a typical 45' with a 12' trail (52' pubic street). It appears water looping requirements (HCS 3.6.4) will make phase 2 challenging to construct as shown. Additionally, phase 2's grading must be intentional to make the sanitary sewer and storm drain work.
10. **Washington County Water Conservancy District:** "Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make

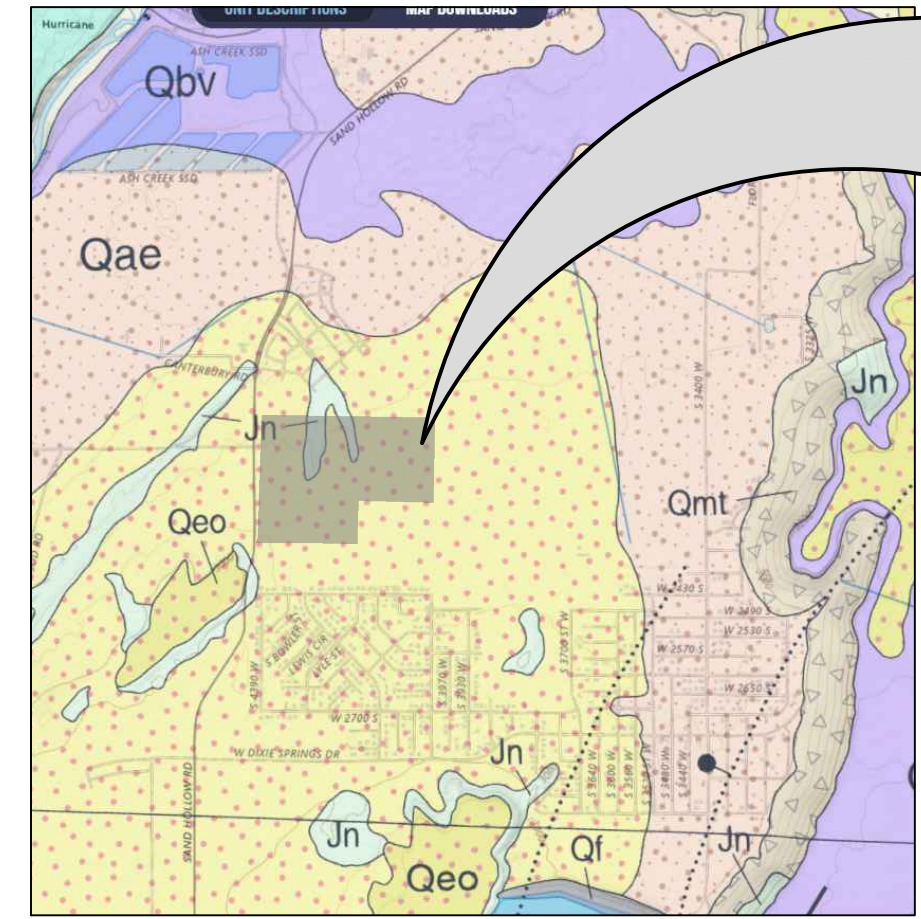
any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.”

Staff Comments: Preliminary Plat

1. Zoning is Single Family Residential R1-10. All lots meet R1-10 development standards.
2. There are five master planned roadways affected by this development: Sand Hollow Road, Turf Sod Road, Wilson Drive, 2300 S, and 4010 W.
 - a. All roadways at this time are depicted as subdivision improvements and not PID improvements.
 - b. Notes will need to be added to the final plats that no lots shall have direct access to these roadways.
3. This subdivision borders and affects property owned by the Washington County School District. Staff has been provided with agreements with the School District for how improvements will be handled between the two developments. 4010 W is planned to continue through the school property south to Dixie Springs.
4. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided.
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. As part of the Gateway to Sand Hollow PID these lots are already counted as part of Hurricane City’s totals.

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

GEOLOGICAL MAP:



PROJECT
LOCATION

GEOLOGICAL NARRATIVE

QEO/QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE):--

WELL SORTED, FINE- TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

JN: NAVAJO SANDSTONE (LOWER JURASSIC)

PALE-REDDISH-ORANGE, REDDISH-BROWN, OR WHITE, CLIFF-FORMING, CROSS-BEDDED, QUARTZ SANDSTONE; FORMS SPECTACULAR SHEER CLIFFS, DEEP CANYONS, AND IMPRESSIVE SPIRES, PROMONTORIES, AND MONOLITHS; CONSISTS OF WELL-SORTED, FINE- TO MEDIUM-GRAINED, FROSTED QUARTZ SAND; BEDDING CONSISTS OF HIGH-ANGLE, LARGE-SCALE, CROSS-BEDDING IN TABULAR-PLANAR, WEDGE-PLANAR, AND TROUGH-SHAPED SETS 10 TO 45 FEET OR MORE (3-14+ M) THICK; CONTAINS SPARSE PLANAR INTERDUNE DEPOSITS AND LOCALLY COMMON IRONSTONE BANDS AND CONCRETIONS; LOCALLY PROMINENTLY JOINTED (SEE, FOR EXAMPLE, ROGERS AND ENGELDER, 2004; ROGERS AND OTHERS, 2004); LOWER PART FORMS TRANSITION ZONE CHARACTERIZED BY PLANAR-BEDDED, FINE-GRAINED SANDSTONE AND SILTY SANDSTONE WITH THIN SILTSTONE INTERBEDS WITH WAVY BEDDING, FLASER-LIKE LAMINAE, AND SOFT-SEDIMENT DEFORMATION AND BIOTURBATION FEATURES, AND LESS COMMON BUT RESISTANT CROSS-STRATIFIED SANDSTONE; DIVIDED INTO THREE INFORMAL NON-STRATIGRAPHIC UNITS OF VARIABLE BUT ROUGHLY EQUAL THICKNESS BASED ON COLOR AND WEATHERING HABIT IN THE SOUTH PART OF ZION NATIONAL PARK (DOELLING AND OTHERS, 2002); (1) "WHITE NAVAJO," WHICH FORMS THE UPPER PART OF THE NAVAJO SANDSTONE AND IS PALE-GRAY, YELLOWISH-GRAY, ORANGISH-GRAY, AND WHITE BECAUSE OF ALTERATION, REMOBILIZATION, AND BLEACHING OF LIMONITIC AND HEMATITIC (IRON-BEARING) CEMENT, PROBABLY DUE TO HYDROCARBON MIGRATION (SEE, FOR EXAMPLE, BETTLER AND OTHERS, 2003); (2) "PINK NAVAJO," WHICH FORMS THE MIDDLE PART OF THE NAVAJO SANDSTONE, IS GENERALLY LESS RESISTANT THAN THE "WHITE NAVAJO" ABOVE AND "BROWN NAVAJO" BELOW, AND IS PALE REDDISH ORANGE DUE TO MORE UNIFORMLY DISPERSED HEMATITIC CEMENT; AND (3) "BROWN NAVAJO," WHICH IS STREAKED MEDIUM TO DARK REDDISH BROWN DUE TO IRON OXIDE REMOBILIZATION CAUSED BY GROUND-WATER OR HYDROCARBON MIGRATION, AND WHICH FORMS THE LOWER MASSIVE CLIFF OF THE NAVAJO SANDSTONE AND IS CORRELATIVE IN PART WITH THE LOWER TRANSITIONAL BEDS OF THE NAVAJO; NIELSEN AND CHAN (IN PREPARATION) DESCRIBED DIAGENETIC FACIES AND FLUID-RELATED ALTERATION OF THE NAVAJO SANDSTONE IN SOUTHWEST UTAH; THE UPPER, UNCONFORMABLE CONTACT OF THE NAVAJO IS SHARP AND PLANAR AND CORRESPONDS TO A PROMINENT BREAK IN SLOPE, WITH CLIFF-FORMING, CROSS-BEDDED SANDSTONE BELOW AND REDDISH-BROWN MUDSTONE OF THE SINAWAVA MEMBER OF THE TEMPLE CAP FORMATION ABOVE; DEPOSITED IN A VAST COASTAL AND INLAND DUNE FIELD WITH PREVAILING WINDS PRINCIPALLY FROM THE NORTH (BLAKEY, 1994, PETERSON, 1994); CORRELATIVE WITH THE NUGGET SANDSTONE OF NORTHERN UTAH AND WYOMING AND THE AZTEC SANDSTONE OF SOUTHERN NEVADA AND ADJACENT AREAS (SEE, FOR EXAMPLE, KOCUREK AND DOTT, 1983; RIGGS AND OTHERS, 1993); THE LOWER TRANSITION INTERVAL, WHICH REACHES ITS MAXIMUM THICKNESS OF ABOUT 300 FEET (100 M) IN THE RED CLIFFS AREA NORTHEAST OF ST. GEORGE, REPRESENTS DEPOSITION IN A SAND-DOMINATED SABKHA ENVIRONMENT (TUESINK, 1989; SANSON, 1992); MUCH OF THE SAND MAY ORIGINALLY HAVE BEEN TRANSPORTED TO AREAS NORTH AND NORTHWEST OF UTAH VIA A TRANSCONTINENTAL RIVER SYSTEM THAT TAPPED GRENVILLIAN-AGE (ABOUT 1.0 TO 1.3 BILLION-YEAR-OLD) CRUST INVOLVED IN APPALACHIAN OROGENESIS OF EASTERN NORTH AMERICA (DICKINSON AND GEHRELS, 2003; RAHL AND OTHERS, 2003; REINERS AND OTHERS, 2005); FORMS THE PRINCIPAL AQUIFER THROUGHOUT MUCH OF THE QUADRANGLE (CLYDE, 1987; HURLOW, 1998; HELWEL AND OTHERS, 2000; HELWEL AND OTHERS, 2002; ROWLEY AND DIXON, 2004; ROWLEY AND OTHERS, 2004); ABOUT 1800 TO 2300 FEET (550-700 M) THICK.

DESERT TORTOISE TAKE AREA

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

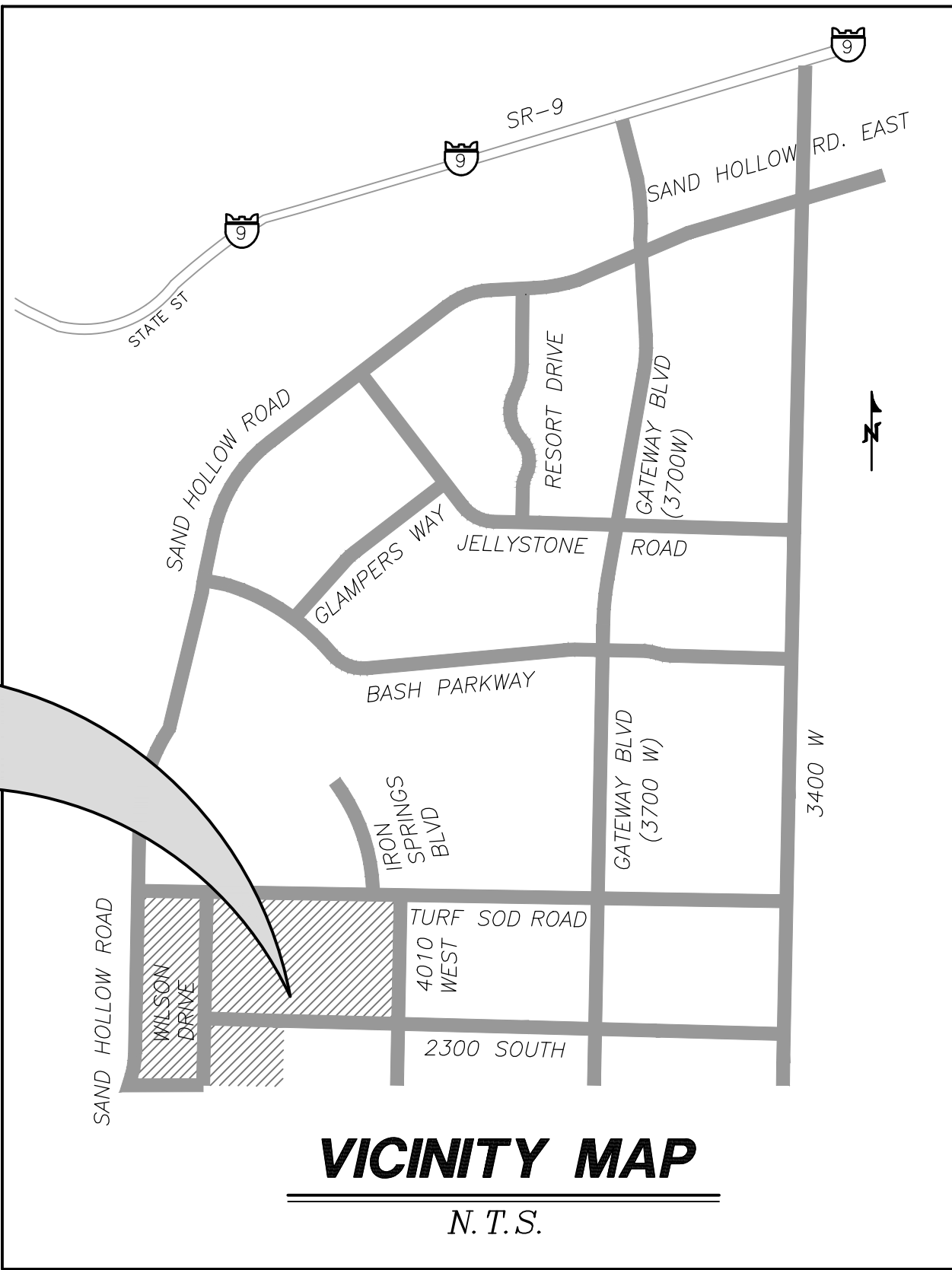
GEOLOGICAL HAZARDS

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

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

PRELIMINARY PLAT TITLE SHEET FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP

N.T.S.

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY

CONTACT REPRESENTATIVE:

RICK RICHARDSON
(435)-229-3641
RICK.RICHARDSONBROS@GMAIL.COM

SHEET INDEX

SHEET	DESCRIPTION
1 OF 6	PRELIMINARY PLAT TITLE SHEET
2 OF 6	EXISTING CONDITIONS
3 OF 6	OVERALL AREA
4 OF 6	PHASES 1, 3, 7 & 8
5 OF 6	PHASE 2, 4, 5, & 6
6 OF 6	CURVE TABLE

SITE DATA

PHASE #	# OF LOTS
PHASE 1	32 LOTS
PHASE 2	17 LOTS
PHASE 3	24 LOTS
PHASE 4	27 LOTS
PHASE 5	25 LOTS
PHASE 6	42 LOTS
PHASE 7	31 LOTS
PHASE 8	29 LOTS
PHASE 9	28 LOTS
	255 LOTS

AVERAGE LOT SIZE= 11,696 S.F.

LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 12, S01°03'06"W 1321.62 FEET TO THE POINT OF BEGINNING; THENCE S89°04'10"E 1348.32 FEET; THENCE S00°55'50"W 77.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 31.42 FEET, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S00°55'50"W, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S45°55'50"W 28.28 FEET); THENCE S00°55'50"W 1216.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.22 FEET, THROUGH A CENTRAL ANGLE OF 89°26'49", (LONG CHORD BEARS: S43°47'35"E 28.15 FEET); THENCE S00°38'36"W 77.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 31.61 FEET, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S01°29'01"W, THROUGH A CENTRAL ANGLE OF 90°33'11" (LONG CHORD BEARS: S46°12'25"W 28.42 FEET); THENCE N88°13'45"W 77.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 31.22 FEET, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF N89°04'10"W, THROUGH A CENTRAL ANGLE OF 89°26'49" (LONG CHORD BEARS: N43°47'35"W 28.15 FEET); THENCE N88°30'59"W 978.48 FEET; THENCE S01°29'55"W 626.43 FEET; THENCE N88°30'16"W 251.78 FEET; THENCE N89°02'51"W 1327.61 FEET; THENCE N01°04'27"E 2043.76 FEET; THENCE S88°56'55"E 1033.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 31.46 FEET, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S88°56'35"E, THROUGH A CENTRAL ANGLE OF 90°07'36" (LONG CHORD BEARS: S44°00'22"E 28.32 FEET); THENCE S89°04'10"E 1203.79 FEET; TO THE POINT OF BEGINNING.

AREA CONTAINS 4720291 SQUARE FEET OR 108.363 ACRES.

EASEMENT NOTE:

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

ALL LOTS TO HAVE 10' PUBLIC UTILITY EASEMENTS ALONG THE RIGHT-OF-WAY LINE OF ALL INTERNAL ROADWAYS.

NOTES:

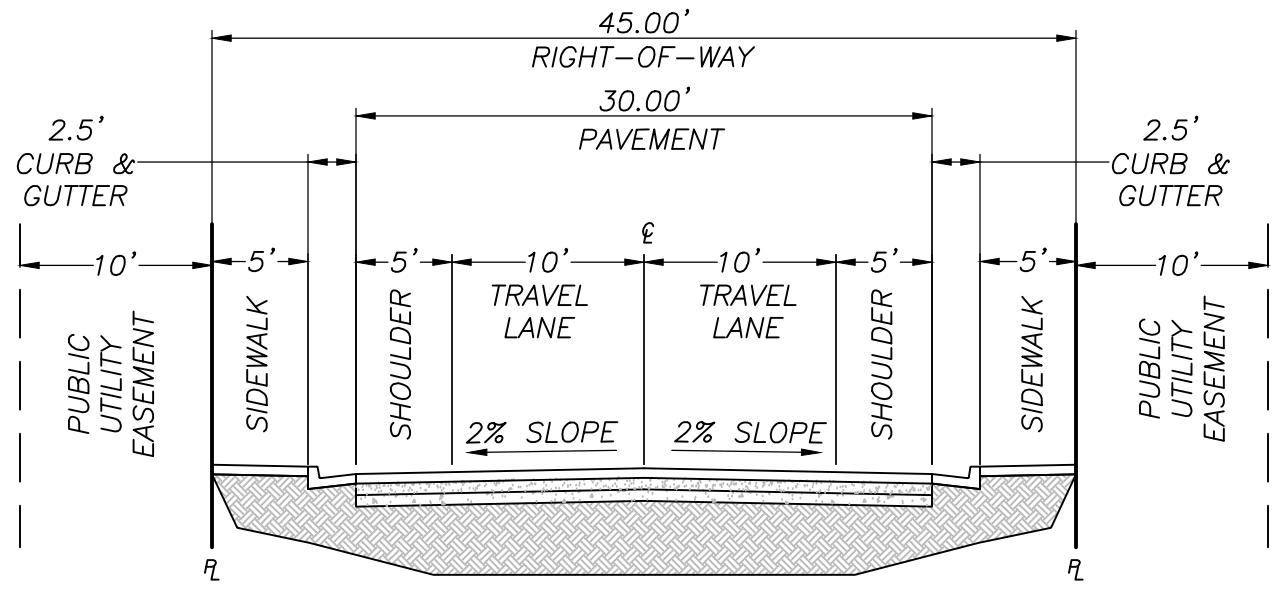
STORM WATER WILL GO IN STORM DRAIN SYSTEMS IN WILSON DRIVE, TURF SOD ROAD & 4010 WEST TO THE NEW EAST MARLA DETENTION BASIN CONSTRUCTION DRAWINGS WILL SUBMIT A MASTER STORM DRAIN DRAWING FOR THIS AREA.

THERE ARE NO IRRIGATION FACILITIES.

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

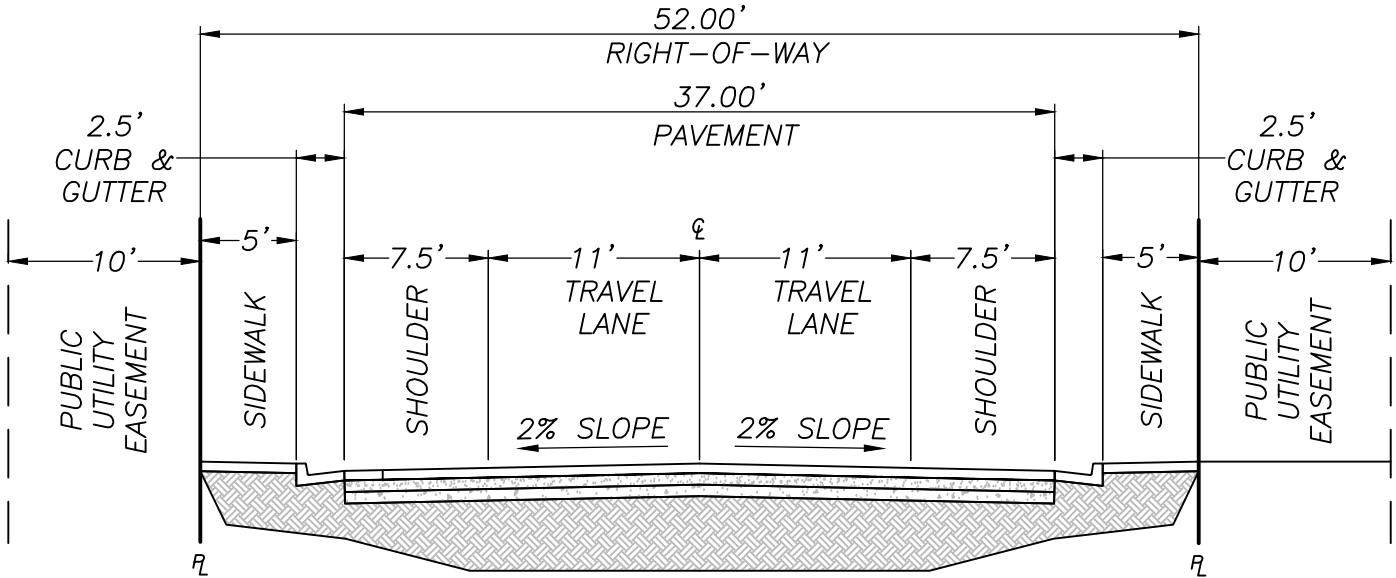
THERE ARE NO SPRINGS, SEEPS, OR WELLS ON THIS PROPERTY.

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



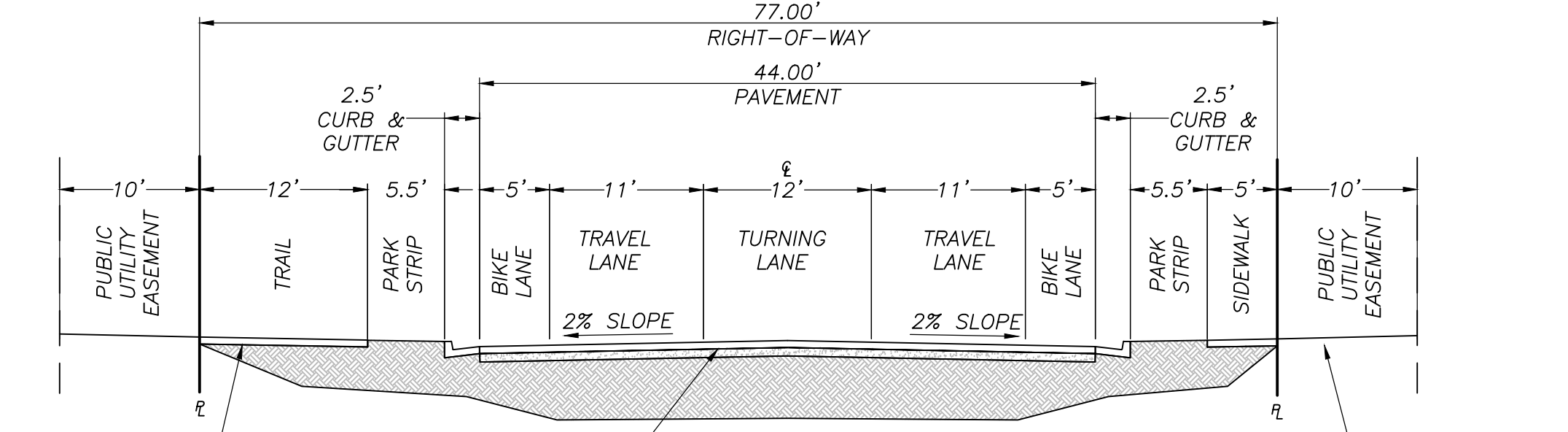
45' R-O-W

1"=10'



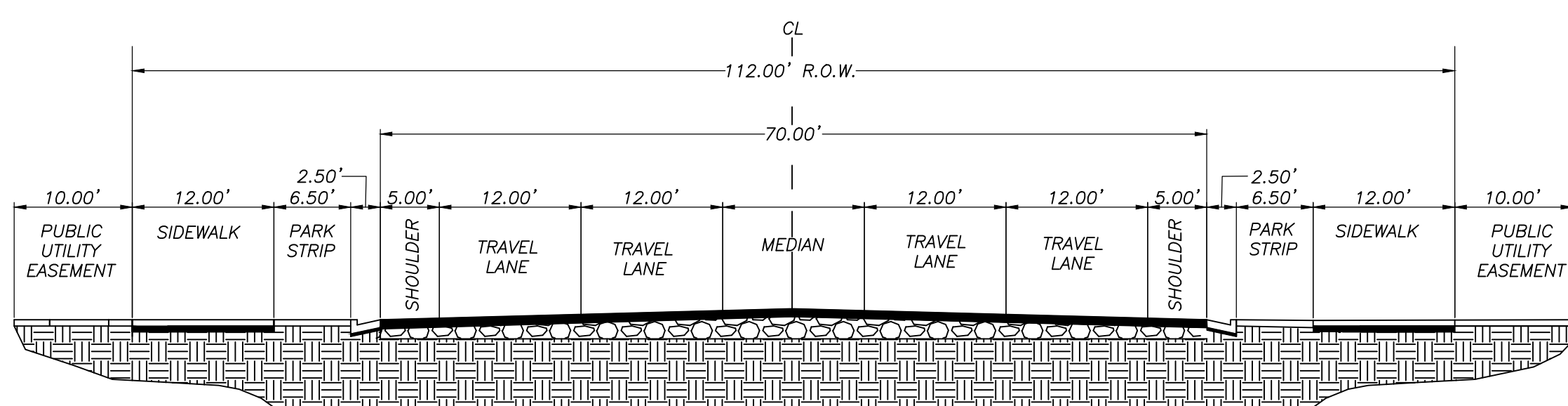
52' R-O-W

1"=10'



77' R-O-W

1"=10'



SAND HOLLOW ROAD (112' R-O-W)

1"=10'

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NO	REVISIONS DESCRIPTION	DATE	BY

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



PRELIMINARY PLAT TITLE SHEET FOR:
SANDWATER ESTATES SUBDIVISION

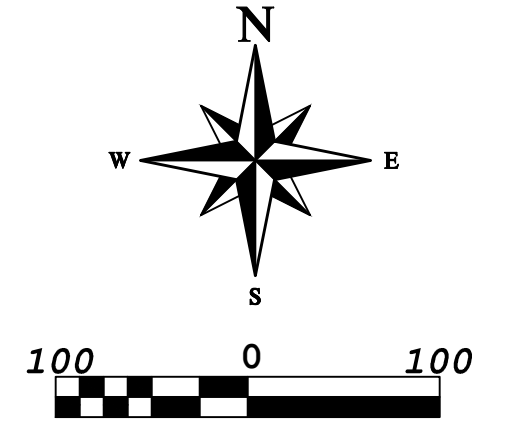
LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/3/2025
SCALE	N/A
JOB NO.	706-002
SHEET NO.	

1 OF 6

**EXISTING CONDITIONS FOR:
SANDWATER ESTATES SUBDIVISION**

**LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**

[illegible]

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



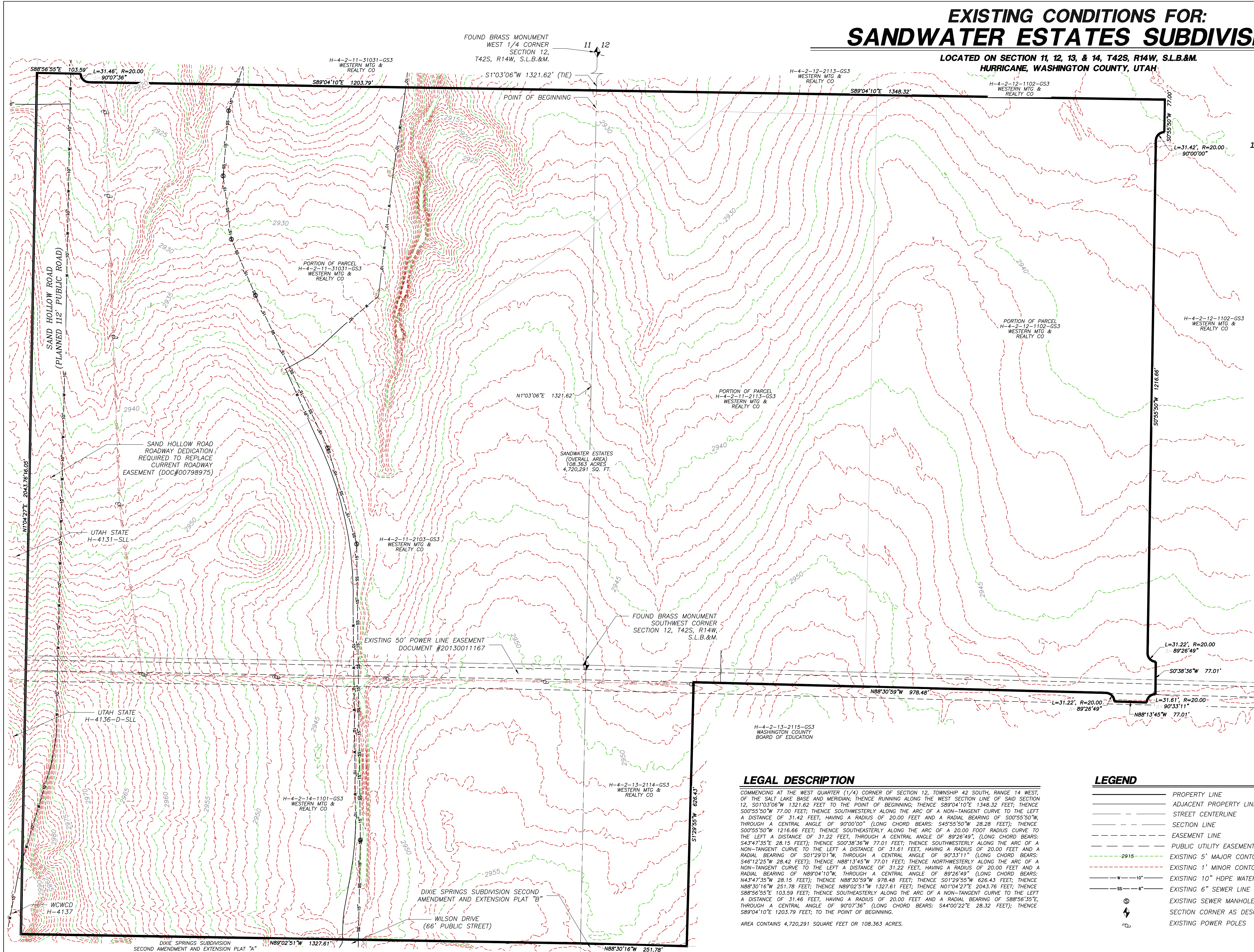
EXISTING CONDITIONS FOR:
SANDWATER ESTATES SUBDIVISION

HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/3/2025
SCALE	1"=100'
DB NO.	706-002
SHEET NO:	

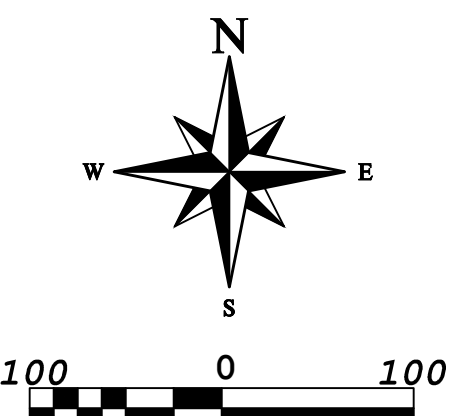
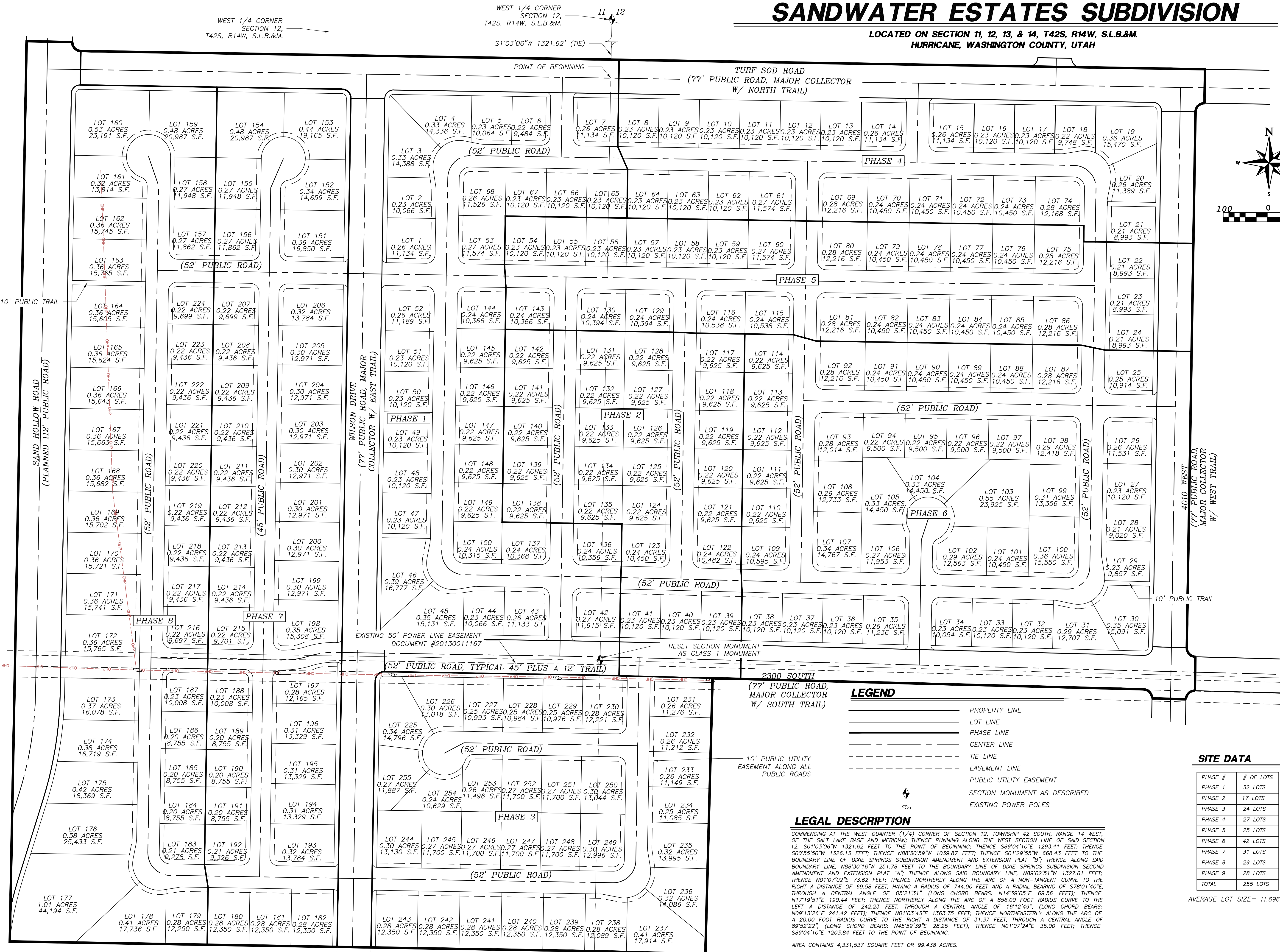
2 OF 6

DIVISIONS

[illegible]

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND	
	PROPERTY LINE
	LOT LINE
	PHASE LINE
	CENTER LINE
	TIE LINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT
	SECTION MONUMENT AS DESCRIBED
	EXISTING POWER POLES

LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 12, S01°03'06"W 1321.62 FEET TO THE POINT OF BEGINNING; THENCE S89°04'10"E 1293.41 FEET; THENCE S00°55'50"W 1326.13 FEET; THENCE N88°30'59"W 1039.87 FEET; THENCE S01°29'55"W 668.43 FEET TO THE BOUNDARY LINE OF DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "B"; THENCE ALONG SAID BOUNDARY LINE, N88°30'16"W 251.78 FEET TO THE BOUNDARY LINE OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "A"; THENCE ALONG SAID BOUNDARY LINE, N89°02'51"W 1327.61 FEET; THENCE N09°13'26"E 241.42 FEET; THENCE N01°03'45"E 1363.75 FEET; THENCE N01°07'24"E 35.00 FEET; THENCE S89°04'10"E 1203.84 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 4,331,537 SQUARE FEET OR 99.438 ACRES.

SITE DATA	
PHASE #	# OF LOTS
PHASE 1	32 LOTS
PHASE 2	17 LOTS
PHASE 3	24 LOTS
PHASE 4	27 LOTS
PHASE 5	25 LOTS
PHASE 6	42 LOTS
PHASE 7	31 LOTS
PHASE 8	29 LOTS
PHASE 9	28 LOTS
TOTAL	255 LOTS

AVERAGE LOT SIZE= 11,696 S.F.

REVISIONS	
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 PLAT FOR:
SANDWATER ESTATES SUBDIVISION

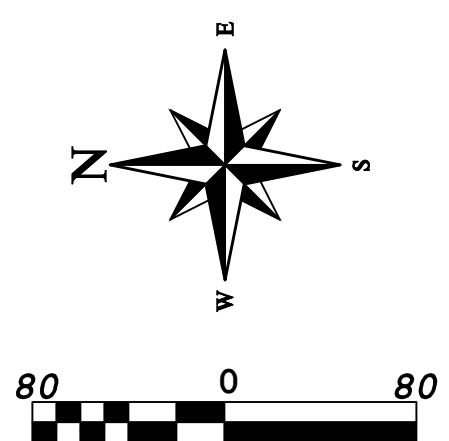
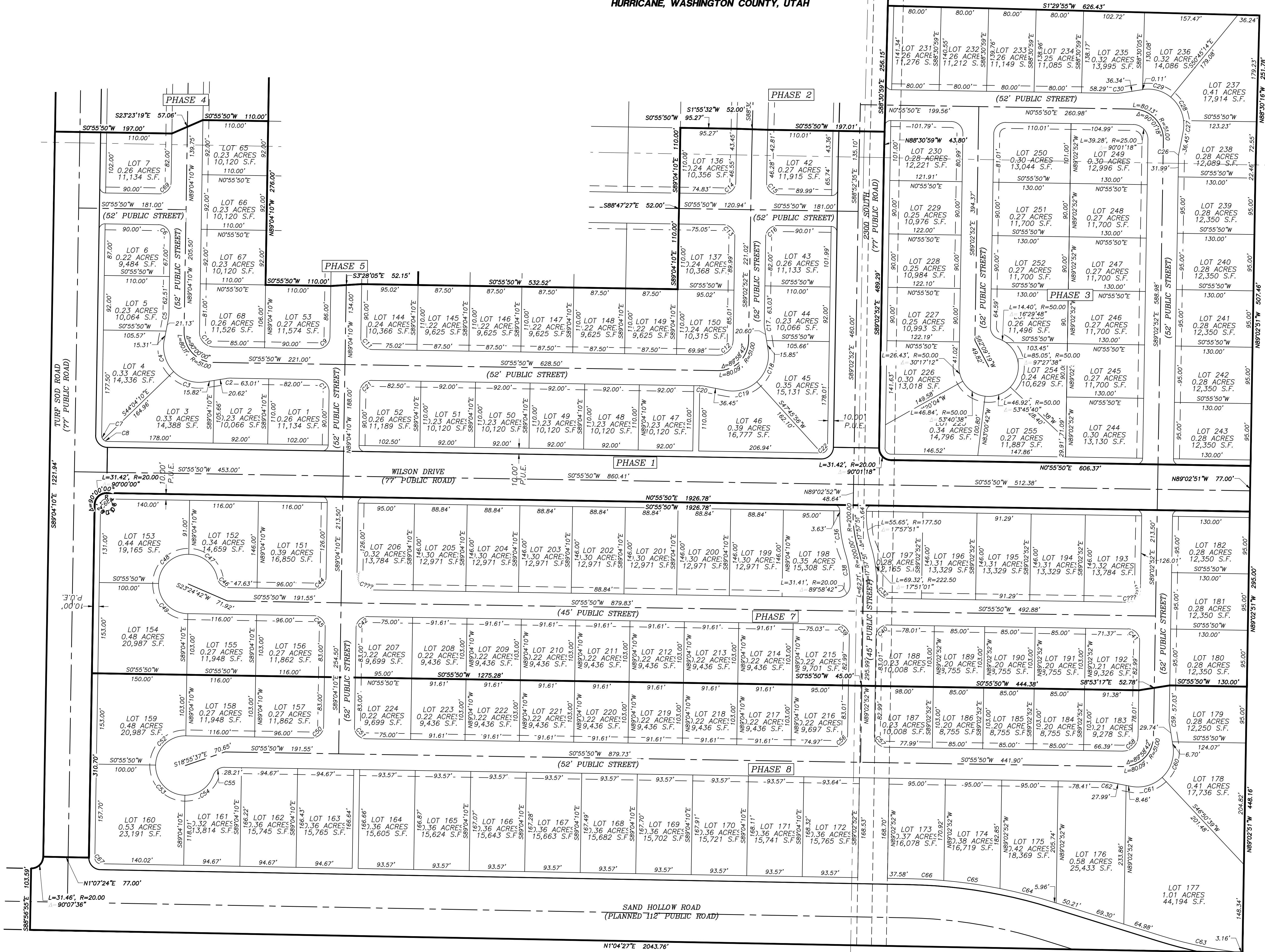
LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/3/2025
SCALE	1"=100'
JOB NO	706-002
SHEET NO:	

3 OF 6

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASES 1, 3 & 7-8

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND	
	PROPERTY LINE
	LOT LINE
	PHASE LINE
	CENTER LINE
	PUBLIC UTILITY EASEMENT

REVISIONS	
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 PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASES 1, 3 & 7-8

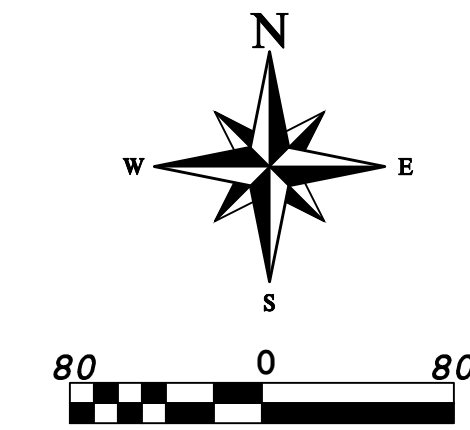
LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/3/2025
SCALE	1"=80'
JOB NO	706-002
SHEET NO:	

4 OF 6

706-002 PRELIMINARY PLAT SANDWATER ESTATES.DWG
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**LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**



_____ PROPERTY LINE
 _____ LOT LINE
 _____ PHASE LINE
 - - - - - CENTER LINE
 - - - - - PUBLIC UTILITY EASEMENT

NO	DESCRIPTION	DATE	BY

SANDWATER ESTATES SUBDIVISION PHASES 2 & 4-6

LOCATED IN SECTIONS 11, 12, 13, & 14, 142S, R14W, S14B.&M:
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/3/2025
SCALE	1"=80'
DB NO.	706-002
SHEET NO:	

CURVE TABLE FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"	C39	31.42'	20.00'	28.29'	N45°56'29"E	90°01'18"	C70	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"	C102	39.51'	25.00'	35.53'	N46°12'25"E	90°33'11"
C3	57.60'	60.00'	55.41'	N18°25'50"E	55°00'00"	C40	31.41'	20.00'	28.28'	N44°03'31"W	89°58'42"	C71	31.42'	20.00'	28.28'	S44°04'10"E	90°00'00"	C103	31.61'	20.00'	28.42'	N46°12'25"E	90°33'11"
C4	57.60'	60.00'	55.41'	N73°25'50"E	55°00'00"	C41	31.42'	20.00'	28.29'	N45°56'29"E	90°01'18"	C73	33.89'	60.00'	33.44'	S82°53'16"E	32°21'49"	C104	31.22'	20.00'	28.15'	S43°47'35"E	89°26'49"
C5	8.73'	50.00'	8.72'	S84°04'10"E	10°00'00"	C42	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"	C74	43.69'	60.00'	42.73'	S45°50'47"E	41°43'09"	C105	31.61'	20.00'	28.42'	N46°12'25"E	90°33'11"
C6	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"	C44	31.42'	20.00'	28.28'	S44°04'10"E	90°00'00"	C75	37.61'	60.00'	37.00'	S7°01'42"E	35°55'03"	C106	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C7	7.85'	10.00'	7.65'	S68°25'50"W	45°00'00"	C45	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"	C76	8.73'	50.00'	8.72'	S5°55'50"W	10°00'00"	C107	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"
C8	7.85'	10.00'	7.65'	S23°25'50"W	45°00'00"	C46	27.10'	20.00'	25.07'	S39°44'38"W	77°37'35"	C77	31.42'	20.00'	28.28'	S44°04'10"E	90°00'00"	C108	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C9	31.42'	20.00'	28.28'	S44°04'10"E	90°00'00"	C47	67.74'	50.00'	62.68'	S39°44'37"W	77°37'35"	C78	15.71'	10.00'	14.14'	N44°04'10"W	90°00'00"	C109	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"
C10	39.27'	25.00'	35.36'	S45°55'50"W	90°00'00"	C48	78.54'	50.00'	70.71'	S44°04'10"E	90°00'00"	C79	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"	C110	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C11	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"	C49	78.54'	50.00'	70.71'	N45°55'50"E	90°00'00"	C81	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"	C111	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"
C12	39.26'	25.00'	35.35'	S44°03'31"E	89°58'42"	C50	31.42'	20.00'	28.28'	S44°04'10"E	90°00'00"	C82	8.73'	50.00'	8.72'	S4°04'10"E	10°00'00"	C112	31.42'	20.00'	28.28'	S44°04'10"E	90°00'00"
C13	31.42'	20.00'	28.29'	N45°56'29"E	90°01'18"	C51	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"	C83	15.58'	60.00'	15.53'	S1°37'59"E	14°52'23"	C113	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"
C14	31.41'	20.00'	28.28'	S44°03'31"E	89°58'42"	C52	78.54'	50.00'	70.71'	S44°04'10"E	90°00'00"	C84	47.01'	60.00'	45.81'	S37°55'55"W	44°53'17"	C114	31.42'	20.00'	28.28'	S44°04'10"E	90°00'00"
C15	31.42'	20.00'	28.29'	S45°56'29"W	90°01'18"	C53	78.54'	50.00'	70.71'	N45°55'50"E	90°00'00"	C85	43.05'	60.00'	42.13'	S80°55'47"W	41°06'28"	C115	39.27'	25.00'	35.36'	N44°04'10"W	90°00'00"
C16	31.41'	20.00'	28.28'	N44°03'31"W	89°58'42"	C54	62.55'	50.00'	58.55'	N34°54'38"W	71°40'56"	C86	0.01'	49.97'	0.01'	N88°30'37"W	0°00'45"	C116	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"
C17	8.73'	50.00'	8.72'	S85°57'08"W	10°00'00"	C55	25.02'	20.00'	23.42'	N34°54'38"W	71°40'56"	C87	15.80'	10.00'	14.21'	N46°12'25"E	90°33'11"	C117	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C18	59.49'	60.00'	57.09'	N70°38'28"W	56°48'48"	C56	31.41'	20.00'	28.28'	S44°03'31"E	89°58'42"	C88	31.61'	20.00'	28.42'	S46°12'25"W	90°33'11"						
C19	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"	C57	31.42'	20.00'	28.29'	S45°56'29"W	90°01'18"	C89	31.22'	20.00'	28.15'	S43°47'35"E	89°26'49"						
C19	55.67'	60.00'	53.70'	N15°39'07"W	53°09'54"	C58	39.26'	25.00'	35.35'	S44°03'31"E	89°58'42"	C90	31.61'	20.00'	28.42'	N46°12'25"E	90°33'11"						
C20	8.73'	50.00'	8.72'	N5°55'50"E	10°00'00"	C59	8.73'	50.00'	8.72'	S85°57'08"W	10°00'00"	C91	31.22'	20.00'	28.15'	N43°47'35"W	89°26'49"						
C21	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"	C60	58.53'	60.00'	56.24'	N71°06'07"W	55°53'31"	C92	22.25'	20.00'	21.12'	S32°48'01"W	63°44'22"						
C23	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"	C61	56.64'	60.00'	54.56'	N16°06'45"W	54°05'11"	C93	40.38'	50.00'	39.30'	S41°31'54"W	46°16'35"						
C26	8.73'	50.00'	8.72'	N84°02'52"W	10°00'00"	C62	8.73'	50.00'	8.72'	N5°55'50"E	10°00'00"	C94	54.39'	50.00'	51.75'	S12°46'09"E	62°19'32"						
C27	18.52'	60.00'	18.45'	N87°53'23"W	17°41'02"	C63	137.95'	734.00'	137.75'	S11°56'48"W	10°46'06"	C95	69.61'	50.00'	64.12'	S83°48'56"E	79°46'01"						
C28	46.10'	60.00'	44.97'	S61°15'26"W	44°01'20"	C64	91.81'	866.00'	91.76'	S14°17'38"W	6°04'26"	C96	62.59'	50.00'	58.59'	N20°26'14"E	71°43'39"						
C29	50.60'	60.00'	49.11'	S15°05'18"W	48°18'56"	C65	95.79'	866.00'	95.74'	S8°05'17"W	6°20'15"	C97	11.32'	50.00'	11.29'	N21°54'43"W	12°58'14"						
C30	8.73'	50.00'	8.72'	S4°04'10"E	10°00'00"	C66	57.47'	866.00'	57.46'	S3°01'05"W	3°48'08"	C98	10.24'	20.00'	10.13'	N13°44'00"W	29°19'40"						
C32	30.84'	20.00'	27.87'	S45°06'13"W	88°20'46"	C67	15.69'	10.00'	14.13'	S45°59'39"W	89°52'22"	C99	31.22'	20.00'	28.15'	S43°47'35"E	89°26'49"						
C36	69.76'	222.50'	69.48'	N81°58'13"E	17°57'51"	C68	15.71'	10.00'	14.14'	N44°04'10"W	90°00'00"	C100	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"						
C38	54.66'	177.50'	54.44'	N81°48'24"E	17°38'34"	C69	31.42'	20.00'	28.28'	S44°04'10"E	90°00'00"	C101	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"						

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 PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASES 1-2 & 7-9
LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	5/1/2025
SCALE	1"=80'
JOB NO.	706-002
SHEET NO:	6 OF 6

706-002 PRELIMINARY PLAT SANDWATER ESTATES.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.



Application

Application Accepted Date: 05/21/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Final)		PERMIT FEES								
Description:		Planning Fee		\$	250.00					
Tenant / Project Name: Shadow Ridge Phase II		Sub Total:		\$	250.00					
Bldg. Address: 6129 W. 100 S.		Permit Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00					
Subdivision: Shadow Ridge Phase: 2		Remaining Due:		\$	0.00					
Block: Lot #: 1 Parcel ID #: H-4-2-4-3211										
Property Owner: Landon Anderson										
Permit Contact: Curtis Anderson P:(435) 632-8899										
Email: peakconstructionanddev@gmail.com										
CONTACT INFORMATION										
Engineer of Record: Vector Engineering										
Email: vector-sg@infowest.com P: (435) 628-5122										
General Contractor: Landon Anderson										
License #: P: (435) 773-7844										
Address: 3103 E 2080 S										
City: Saint George State: Utah Zip: 84790										
Email: peakconstructionanddev@gmail.com										
APPLICATION DETAILS										
						APPROVALS				
						DATE				
						INFO				
Setbacks										
Front:										
Rear:										
Left:										
Right:										
Min.										
Actual:										
APPLICATION NUMBER: PLANFSP25-26										
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: Landon Anderson										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 232066224-05/21/25										

Shadow Ridge Apartments Phase II will consist of 16 one-bedroom apartments with a 20-year agreement with the City of Hurricane, limiting rental rates to 80% of the area median income for Washington County renters may be allowed to make up to 120% of the AMI for the respective household size unless other form of financing prohibits an income AMI higher than the rental rate AMI. Phase II will include one open space amenity area with a BBQ and turf, and the project meets the required parking and open space requirements outlined by the City of Hurricane.



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	FSP25-26
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Landon Anderson
Agent:	Curtis Anderson
Request:	Approval of a Final Site Plan.
Location:	6129 W 100 S
Zoning:	Multiple Family Residential RM-3(PDO)
General Plan Map:	Planned Community
Recommendation:	
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking a final site plan for phase 2 of Shadow Ridge Apartments, a 16 unit apartment building located near the southeast corner of State St and Old Highway 91. The site is zoned Multiple Family Residential RM-3(PDO).

JUC Comments

The JUC signed the construction drawings for this project in April of 2025.



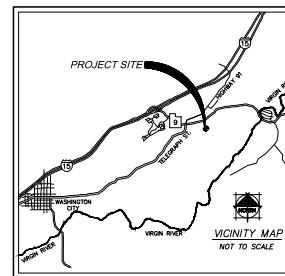
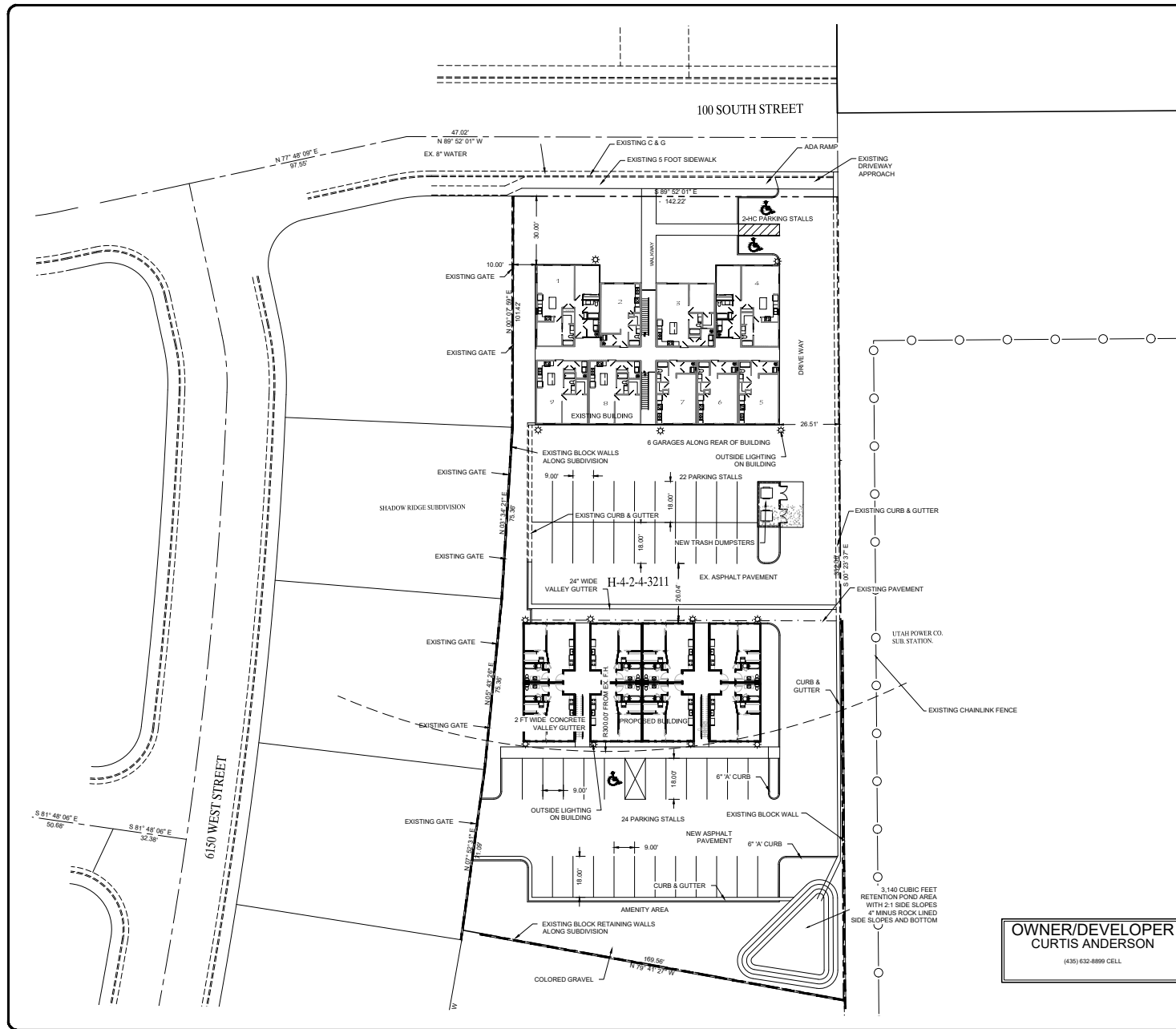
Map is approximate.

Staff Comments

1. The application substantially matches the preliminary site plan and the underlying zoning.
2. The applicant has supplied a landscape plan that meets Hurricane City Code (HCC) requirements of one tree and two shrubs for each unit.
3. The site plan shows an "amenity area" with a fire pit on the southern boundary of the project. HCC 10-33-5 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." The Planning Commission can make a determination whether this amenity plan is adequate for this project.
4. The applicant has provided an outdoor lighting plan. All outdoor lighting will need to meet HCC 10-33-7.
5. The applicant has supplied a rendering of the apartment building. It is a two story building with a highest roof point of 30 feet.
6. The applicant will need to provide two parking spaces for each unit. They are proposing 24 parking stalls, which is sufficient for this development due to each unit being one bedroom.

7. The project's narrative refers to a 20 year agreement with the City regarding the rental rates of these units. An agreement of that sort is not required for this development, nor has one been submitted or entered into by the City.

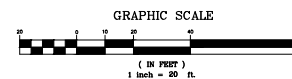
Recommendation: The Planning Commission should review the application based on the standards within the Hurricane City Code. If the Planning Commission finds the proposed amenity plan acceptable, staff would recommend approval subject to staff and JUC comments.



SITE DATA

PARCEL NO. H-4-2-4-3211
 TOTAL SITE: 50,736 SF OR 1.165 ACRES
 SITE ADDRESS: 100 SOUTH 6000 WEST
 LOCATED IN SECTION 3, T. 42 S, R. 14 W, SLB&M
 OWNER : CURTIS ANDERSON
 PUBLIC STREET IS EXISTING
 18 EXISTING UNITS
 16 PROPOSED UNITS
 TOTAL UNITS=34
 DENSITY= 29 UNITS PER ACRE
 EX. BUILDING FOOTPRINT AREA=7058 S.F.
 TWO STORY IN FRONT
 THREE STORY IN BACK WITH PARKING ON LOWER LEVEL
 PROPOSED BUILDING FOOTPRINT 5453 S.F.
 EXISTING BUILDING SQUARE FOOTAGE=17,013 SF
 PROPOSED BUILDING SQUARE FOOTAGE=10,906 SF
 BUILDING TYPE OF CONSTRUCTION V-B
 EX. FIRE FLOW REQUIRED=3500 GPM
 BUILDING TO BE SPRINKLED
 PROPOSED BLDG FIRE FLOW REQUIRED=2750 GPM
 BUILDING TO BE SPRINKLED
 6 GARAGES AND 48 PARKING STALL=54 TOTAL
 LANDSCAPING AND OPEN AREA=11,398 SF
 RETENTION POND AREA= 1902 SF

OWNER/DEVELOPER
CURTIS ANDERSON
 (435) 632-8899 CELL



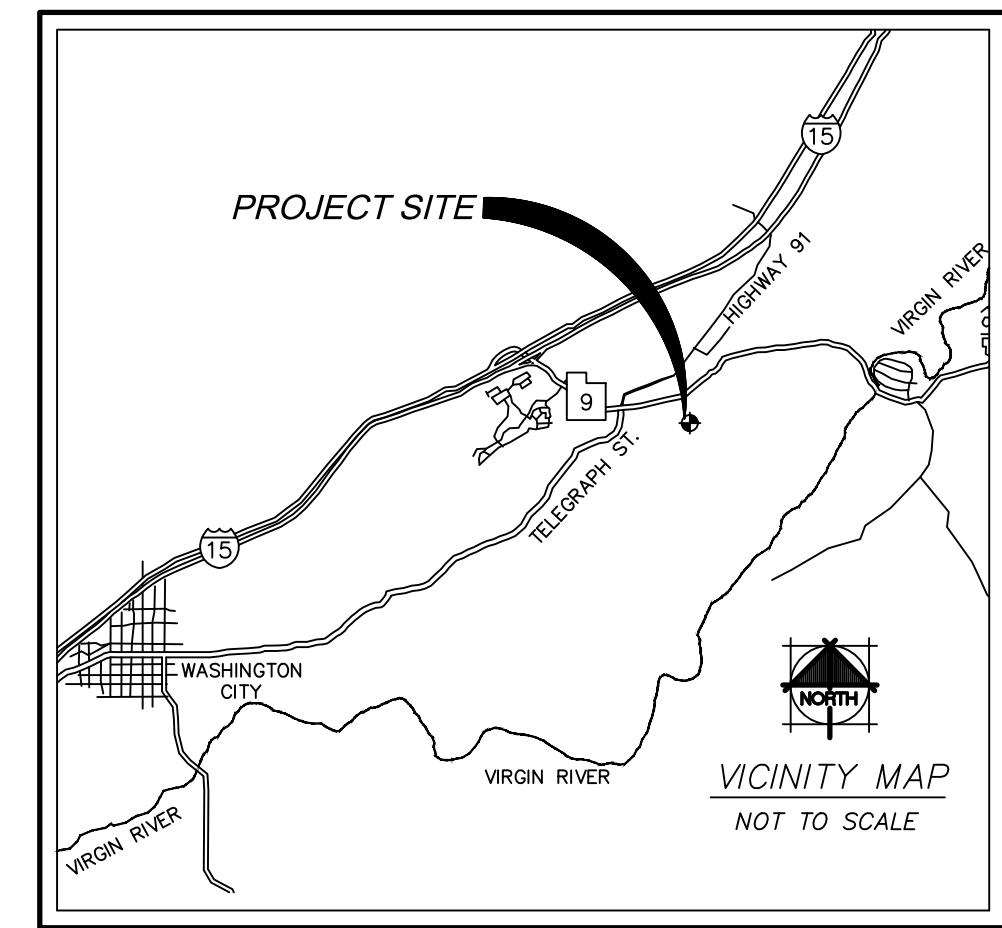
NO. DATE BY APPVD REVISION DESCRIPTION



L.R. POPE ENGINEERING INC.
 L.R. POPE, P.E.
 1000 EAST 1000 NORTH, SUITE 100
 PROVO, UTAH 84601
 (435) 765-1111
 FAX (435) 765-1112

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
SITE PLAN
 LOCATED IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY
 LRP
 DATE
 8/20/24
 FILE NAME
 CURTIS ANDERSON
 24" x 36"
 SCALE 1" = 20'
 12" x 18"
 SCALE 1" = 40'
 SHEET NUMBER
C1.00



PARCEL NO. H-4-2-4-3211

TOTAL SITE: 50,736 SF OR 1.165 ACRES

SITE ADDRESS: 100 SOUTH 6000 WEST

LOCATED IN SECTION 3, T 42 S, R 14 W, SLB&M

OWNER : CURTIS ANDERSON

PUBLIC STREET IS EXISTING

18 EXISTING UNITS
16 PROPOSED UNITS
TOTAL UNITS=34

DENSITY= 29 UNITS PER ACRE

EX. BUILDING FOOTPRINT AREA=7058 S.F.
TWO STORY IN FRONT
THREE STORY IN BACK WITH PARKING
ON LOWER LEVEL

PROPOSED BUILDING FOOT PRINT 5453 S.F.

EXISTING BUILDING SQUARE FOOTAGE=17,013
SF
PROPOSED BUILDING SQUARE
FOOTAGE=10,906 SF

BUILDING TYPE OF CONSTRUCTION V-B

EX. FIRE FLOW REQUIRED=3500 GPM
BUILDING TO BE SPRINKLED

PROPOSED BLDG FIRE FLOW REQUIRED=2750
GPM BUILDING TO BE SPRINKLED

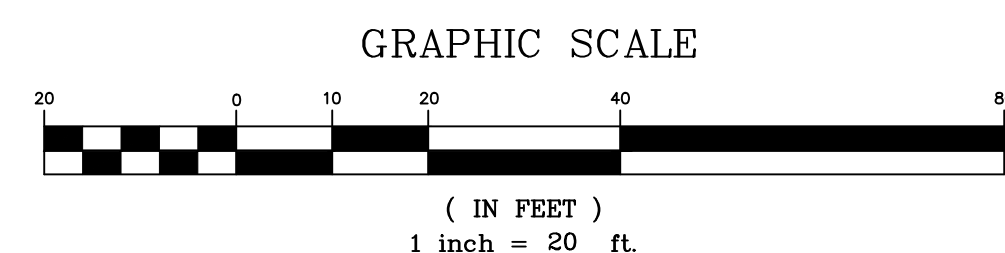
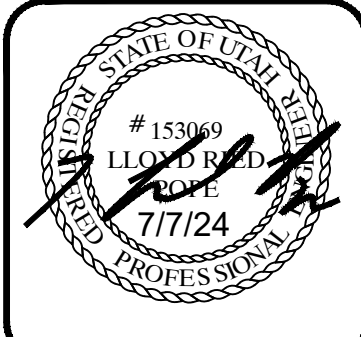
6 GARAGES AND 47 PARKING STALL=53 TOTAL

LANDSCAPING AREA=9597 SF

ASPHALT PAVEMENT AREA=24,692 SF

RETENTION POND AREA= 1902 SF

(435) 632-8899 CELL

[illegible]

L.P.E.

1240 EAST 100 SOUTH SUITE 14-B
ST. GEORGE, UTAH
(PHONE) 435-528-1216
(FAX) 435-528-1788
(EMAIL) lpope@lpope.com

L. L. R. POPE ENGINEERING INC.

STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF L. L. R. POPE ENGINEERING INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF L. L. R. POPE ENGINEERING INC.

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
SITE PLAN

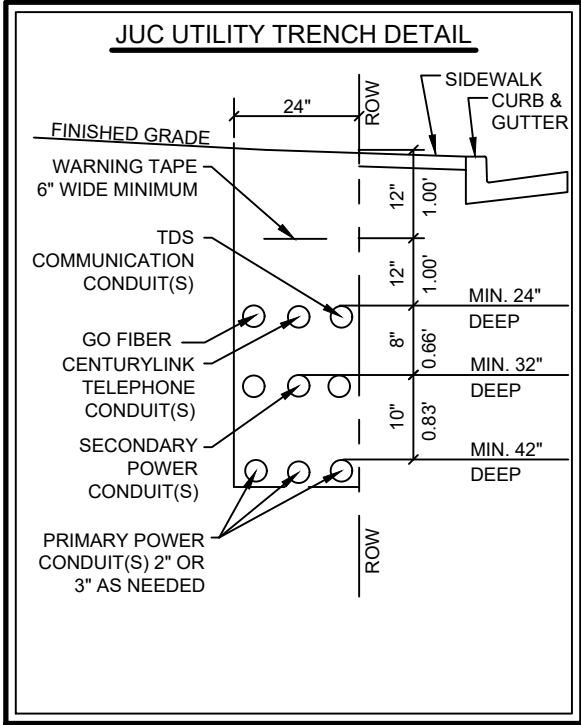
LOCATED IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY	LRP
DATE	7/7/24
FILE NAME	CURTIS ANDERSON

24" x 36"
SCALE 1" = 20'

12" x 18"
SCALE 1" = 40'

SHEET NUMBER
C1.00



POWER KEY

- ① INSTALL 2 1/2" PVC WITH 1/0 15 KV SINGLE PHASE
- ② INSTALL 75 KVA 120/240 VOLT SINGLE PHASE TRANSFORMER
- ③ INSTALL SERVICE MAIN WITH 9 SOCKET METER PACK (125 AMP EACH)
- ④ INSTALL SECONDARY POWER SERVICE. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 3" OR 4" PVC. YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUANTITY NEEDED TO BE DETERMINED BY ELECTRICIAN, SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM.

- # **HURRICANE CITY WATER NOTES**
1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
 2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," THE "INTERNATIONAL PLUMBING CODE," AND THE "INTERNATIONAL BUILDING CODE," LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
 3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
 4. ALL EXISTING WATER SUPPLY TO LAWN AND TREES SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE" (IPC) SECTION 608.1.6 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.1.6.4.
 5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY WATER FLOW ORDINANCE, (TITLE 8 CHAPTER 3).
 6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
 7. ALL EXISTING WATER SUPPLY TO LAWN AND TREES SHALL BE MAINTAINING PLACEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
 8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED SUBJ LINES THAT WILL BE ABANDONED.
 9. ANY CHANGED PLANS TO THIS CONTRACT MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
 10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
 11. IN CONNECTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXITING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF THE SYSTEM. FROM 8:00 AM TO 5:00 PM. MONDAY THROUGH FRIDAY. FROM 8:00 AM TO 14:00 PM ON SATURDAY. OUTSIDE OF THIS PERIOD, CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
 12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPROVED CONNECTIONS TO THE CITY'S WATER SYSTEMS. ANY VIOLATION OF THE UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEMS IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
 13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OR 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.

CENTURYLINK INTERNET FIBER OPTIC NOTES: (RESIDENTIAL)

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL AND ROAD CROSSINGS.
2. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH.
3. ALL CLOSING DAYS PRIOR TO REQUIRED CONDUIT TO SCHEDULE DELIVERY.
4. 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.
5. CONTACT CENTURYLINK ENGINEER AT 435-673-9639 WITH ANY QUESTIONS OR CHANGES TO JUC PLAN.

NOTE: CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

- WATER SERVICE METER CONNECTION TO MEET THE FOLLOWING ITEMS PER WCWCD.
1. TAPPING SADDLE TO CONNECT SERVICE LINES ON PVC LINES.
 2. 2" MALE X MALE CORPORATION STOP VALVE.
 3. FEMALE X COMPRESSION FITTING
 4. 2" COPPER SERVICE LINE FROM MAIN LINE TO METER SETTER.
 5. METER SETTER MUST HAVE LOCKABLE SHUTOFF AND DUAL CHECK VALVE. FORD OR APPROVED EQUAL MFG.
 6. 3" X 2" COPPER LINE FROM METER SETTER FOR FUTURE CONNECTION.
 7. ROUND HDPE METER BARREL WITH METAL RING AND COVER.
 8. DISTANCE FROM METER TO TOP OF BARREL SHOULD BE 9" TO 12".
 9. 1/4 GAUGE LOCATE WIRE FROM MAIN CONNECTION TO METER BARREL W/ MINIMUM OF 24" BROUGHT UP IN METER BARREL

NOTE:
NO COMPONENT SHALL BE INSTALLED FOR WATER DELIVERY WITHIN THE
SUBDIVISION THAT HAS NOT BEEN APPROVED AND INSPECTED BY THE WCWCD.
PLEASE CALL DAVE JESSOP, OPERATIONS MANAGER, AT 435-668-7416 OR
435-673-3617 TO ARRANGE FOR INSPECTIONS.

SEWER

— S — S — NEW SEWER LINES (SIZE AS NOTED)

— EX — S — EXISTING SEWER LINES (SIZE AS NOTED)

— SS — 6" — SERVICE LATERALS (SIZE AS NOTED)

(S) SEWER MANHOLES (SIZE AS NOTED)

WATER

— W — W — NEW WATER LINE (SIZE AS NOTED)

— W — W — W — EXISTING WATER LINES (SIZE AS NOTED)

— F — F — SERVICE LINE (SIZE AS NOTED)

— F — 6 — F — 6 — FIRE LINE (SIZE AS NOTED)

— FIRE — FIRE — EXISTING FIRE LINE (SIZE AS NOTED)

 NEW FIRE HYDRANT W/ GATE VALVE

 EXISTING FIRE HYDRANT W/ GATE VALVE

 NEW WATER GATE VALVE

 EXISTING WATER GATE VALVE

(W) SINGLE WATER METER (SIZE AS NOTED)
(DETECTOR LINE TO BE INSTALLED TO MAIN)

POWER

— ABC — ABC — PRIMARY THREE PHASE POWER LINE

— — — ABC — SECONDARY THREE PHASE POWER LINE

— A — A — PRIMARY POWER LINE (PHASE NOTED)

— — — A — — — A — SECONDARY POWER LINE (PHASE NOTED)

 PMH SWITCH (SIZE AS NOTED)

 TRANSFORMER (SIZE AND PHASE NOTED)

SINGLE

 4-WAY VAULT

 SECONDARY POWER BOX

⊙ Q₂ POWER POLE

GAS

— G — NEW GAS LINE

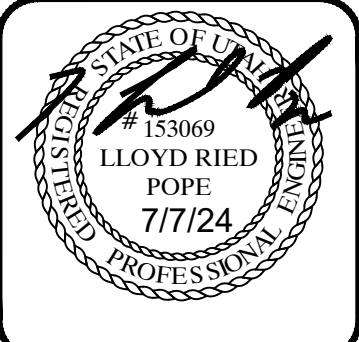
1. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRIC SYSTEM.
2. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF TO BE TO HURRICANE POWER SPECS.
3. EXISTING PRIMARY POWER LINE WILL NEED TO BE RELOCATED AS SHOWN ON PLAN.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT 435-633-5530 EXT 4
5. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
6. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
7. IMPACT FEES FOR ADDITIONAL POWER SERVICE WILL BE COLLECTED BY BUILDING DEPARTMENT. IMPACT FEES TO BE CHARGED BY THE MAIN PANEL SIZE. CONTACT HURRICANE POWER
8. METERS SHALL NOT BE LOCATED IN FENCED AREA. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
9. DEVELOPER WILL CHARGE FOR OUR LIMEMAN TO TERMINATE ALL PRIMARY ELBOW TERMINATIONS. CHARGE WILL BE \$89 PER ELBOW
10. DEPENDING ON LOCATION OF LOCATION TRANSFORMER POWER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.

TD5 TELECOM NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT AREA. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLABLE TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING THE PROJECT OR SERVICE SHOULD BE DIRECTED TO DAVID TRAUTVINT WITH TDS AT 435-703-8932.
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.

(435) 632-8899 CELL

(IN FEET)
1 inch = 20 ft.

[illegible]

LRP

1260 EAST 100 SOUTH SUITE 15-B
ST. GEORGE, UTAH 84770
PHONE: 801-225-1676
FAX: 801-225-1678
E-MAIL: lrp@pepo.com

L. R. POPE ENGINEERING INC.

STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

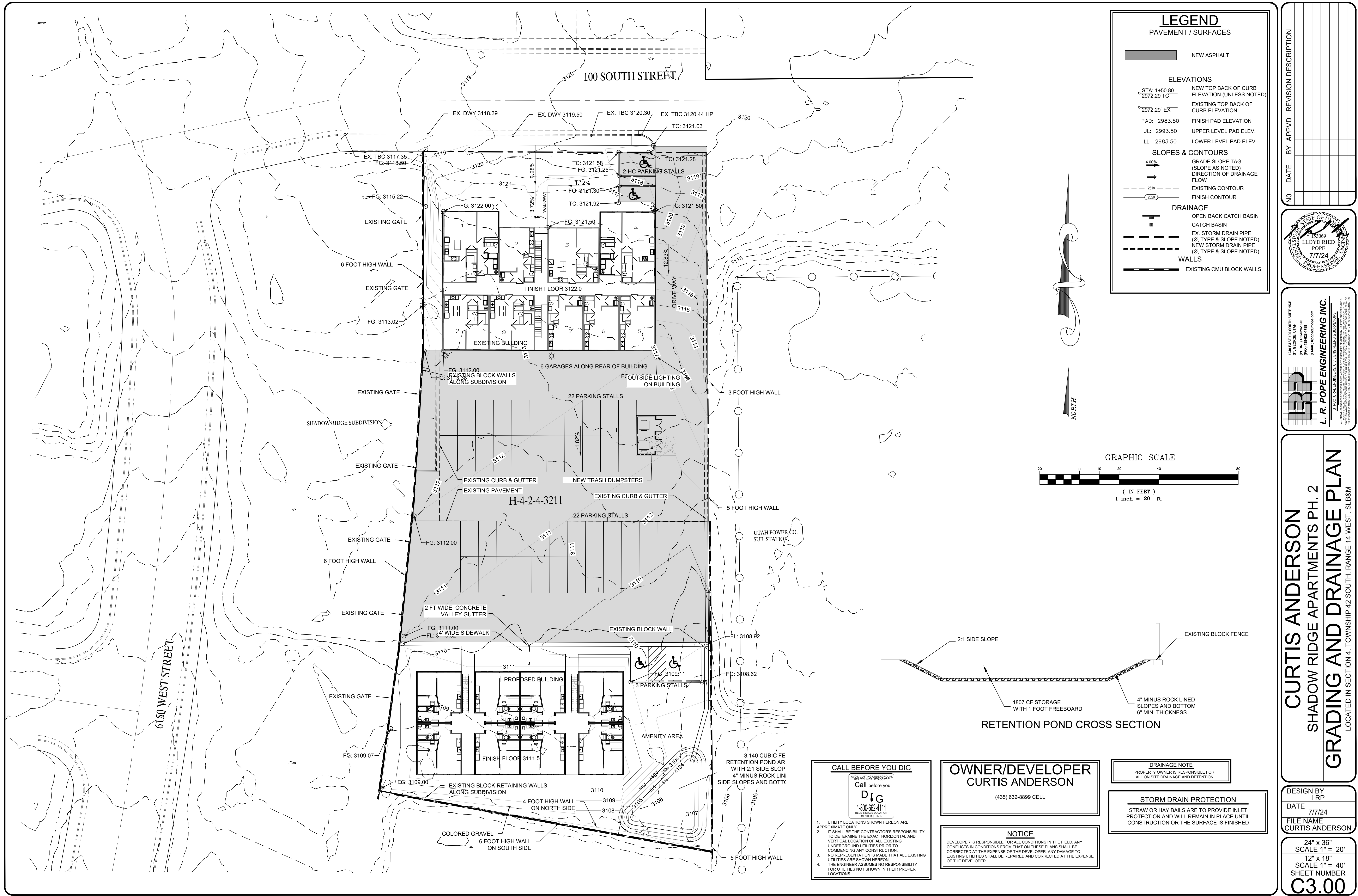
ALL CONSTRUCTION AND REPAIRS OF BRIDGES OF ALL TYPES, THE SERVICES ENGINEERED BY L. R. POPE ENGINEERING INC. ARE PROVIDED BY LICENSED PROFESSIONAL ENGINEERS AND SURVEYORS. WE HAVE OVER 40 YEARS OF EXPERIENCE IN THE DESIGN AND CONSTRUCTION OF BRIDGES AND ARE CURRENTLY WORKING ON THE DESIGN AND CONSTRUCTION OF BRIDGES IN THE STATE OF UTAH. WE HAVE A LARGE STOCK OF BRIDGE MATERIALS AND EQUIPMENT ON HAND. WE HAVE A LARGE STOCK OF BRIDGE MATERIALS AND EQUIPMENT ON HAND. WE HAVE A LARGE STOCK OF BRIDGE MATERIALS AND EQUIPMENT ON HAND.

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2

SITE UTILITY PLAN
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY LRP
DATE 7/7/24
FILE NAME CURTIS ANDERSON

24" x 36"
SCALE 1" = 20'
12" x 18"
SCALE 1" = 40'
SHEET NUMBER
C2.00



LEGEND
PAVEMENT / SURFACES

NEW ASPHALT

ELEVATIONS

STA: 1+50.80
2972.29 TC

NEW TOP BACK OF CURB
ELEVATION (UNLESS NOTED)

2972.29' EX

EXISTING TOP BACK OF
CURB ELEVATION

PAD: 2983.50

FINISH PAD ELEVATION

UL: 2993.50

UPPER LEVEL PAD ELEV.

LL: 2983.50

LOWER LEVEL PAD ELEV.

SLOPES & CONTOURS

4.00%

GRADE SLOPE TAG
(SLOPE AS NOTED)

DIRECTION OF DRAINAGE
FLOW

2618

EXISTING CONTOUR

2620

FINISH CONTOUR

DRAINAGE

OPEN BACK CATCH BASIN

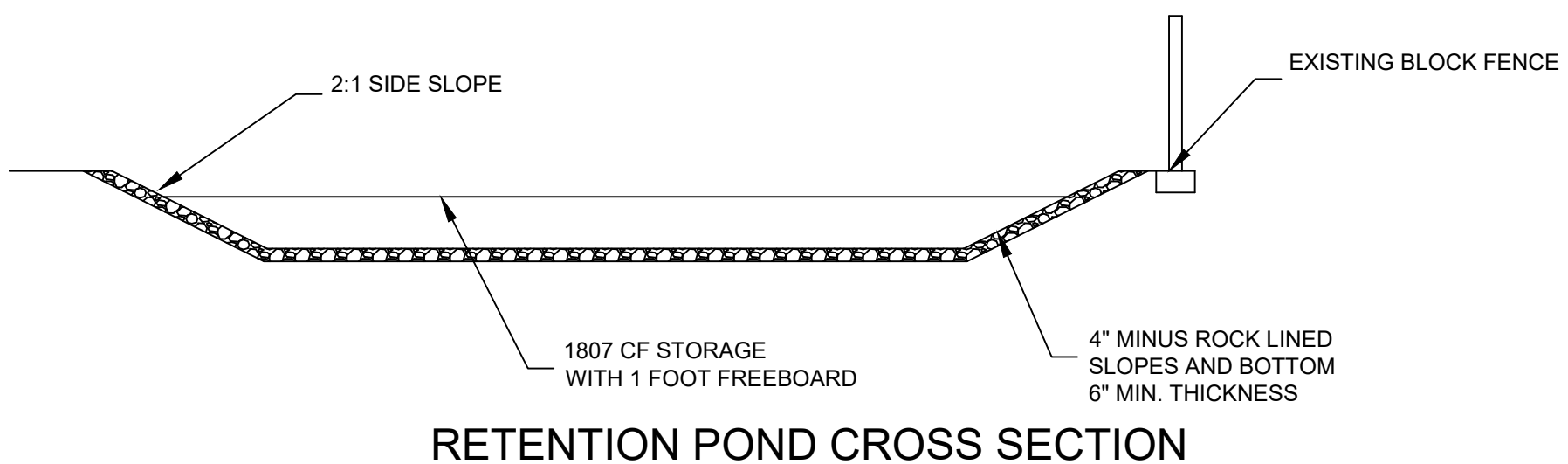
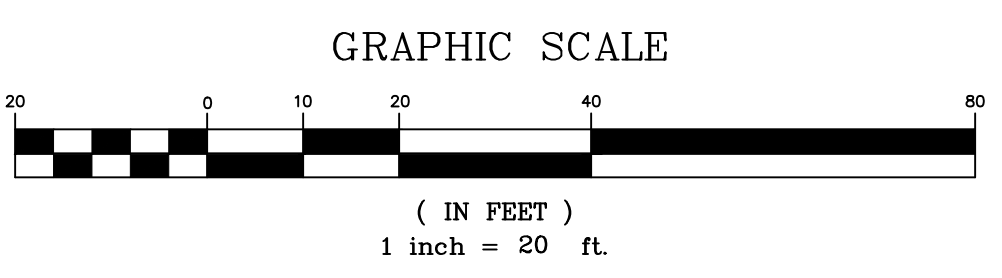
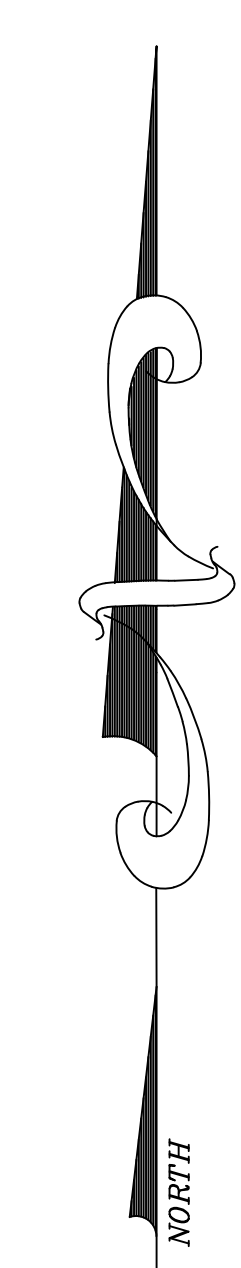
CATCH BASIN

EX. STORM DRAIN PIPE
(Ø, TYPE & SLOPE NOTED)

NEW STORM DRAIN PIPE
(Ø, TYPE & SLOPE NOTED)

WALLS

EXISTING CMU BLOCK WALLS



CALL BEFORE YOU DIG

POLE CUTTING UNDERGROUND
UTILITY LINES - IT'S COSTLY!
Call before you
DIG
1-800-662-4111
BLUE STARRED LOCATION
CENTER (STARS)

- UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
- NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

OWNER/DEVELOPER
CURTIS ANDERSON
(435) 632-8899 CELL

NOTICE
DEVELOPER IS RESPONSIBLE FOR ALL CONDITIONS IN THE FIELD. ANY CONFLICTS IN CONDITIONS FROM THAT ON THESE PLANS SHALL BE CORRECTED AT THE EXPENSE OF THE DEVELOPER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND CORRECTED AT THE EXPENSE OF THE DEVELOPER.

DRAINAGE NOTE
PROPERTY OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION

STORM DRAIN PROTECTION
STRAW OR HAY BAILS ARE TO PROVIDE INLET PROTECTION AND WILL REMAIN IN PLACE UNTIL CONSTRUCTION OR THE SURFACE IS FINISHED

NO. DATE BY APPVD REVISION DESCRIPTION

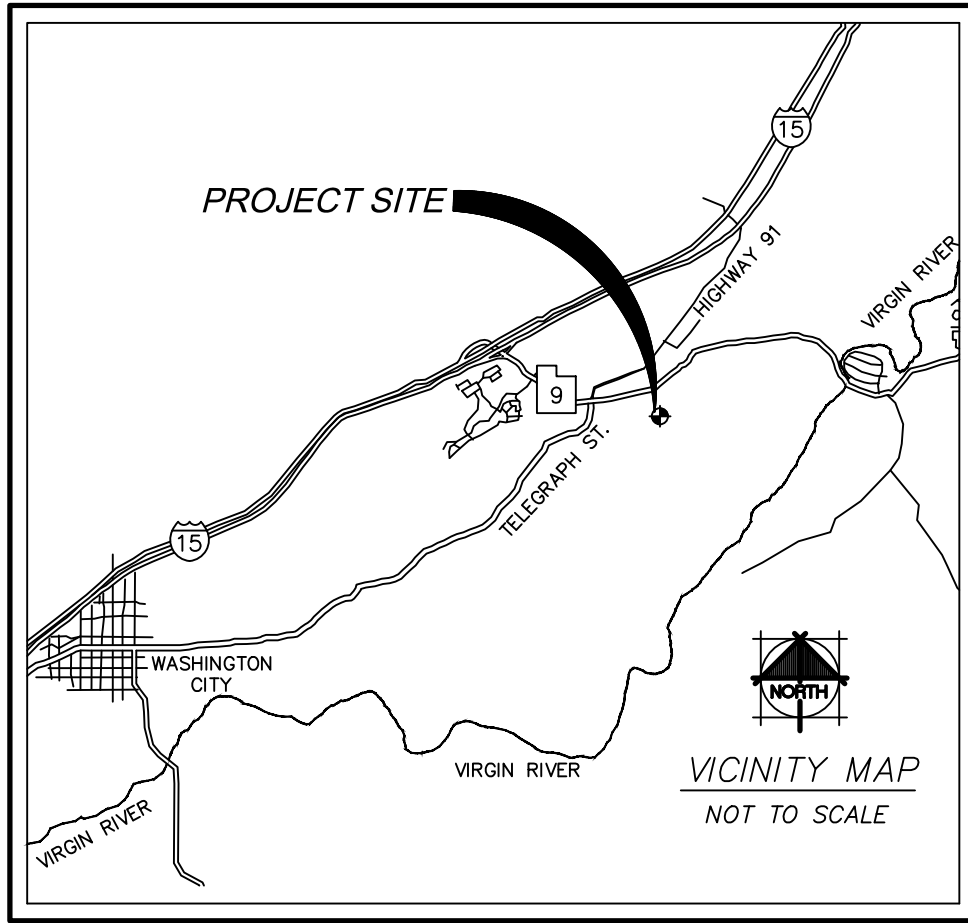
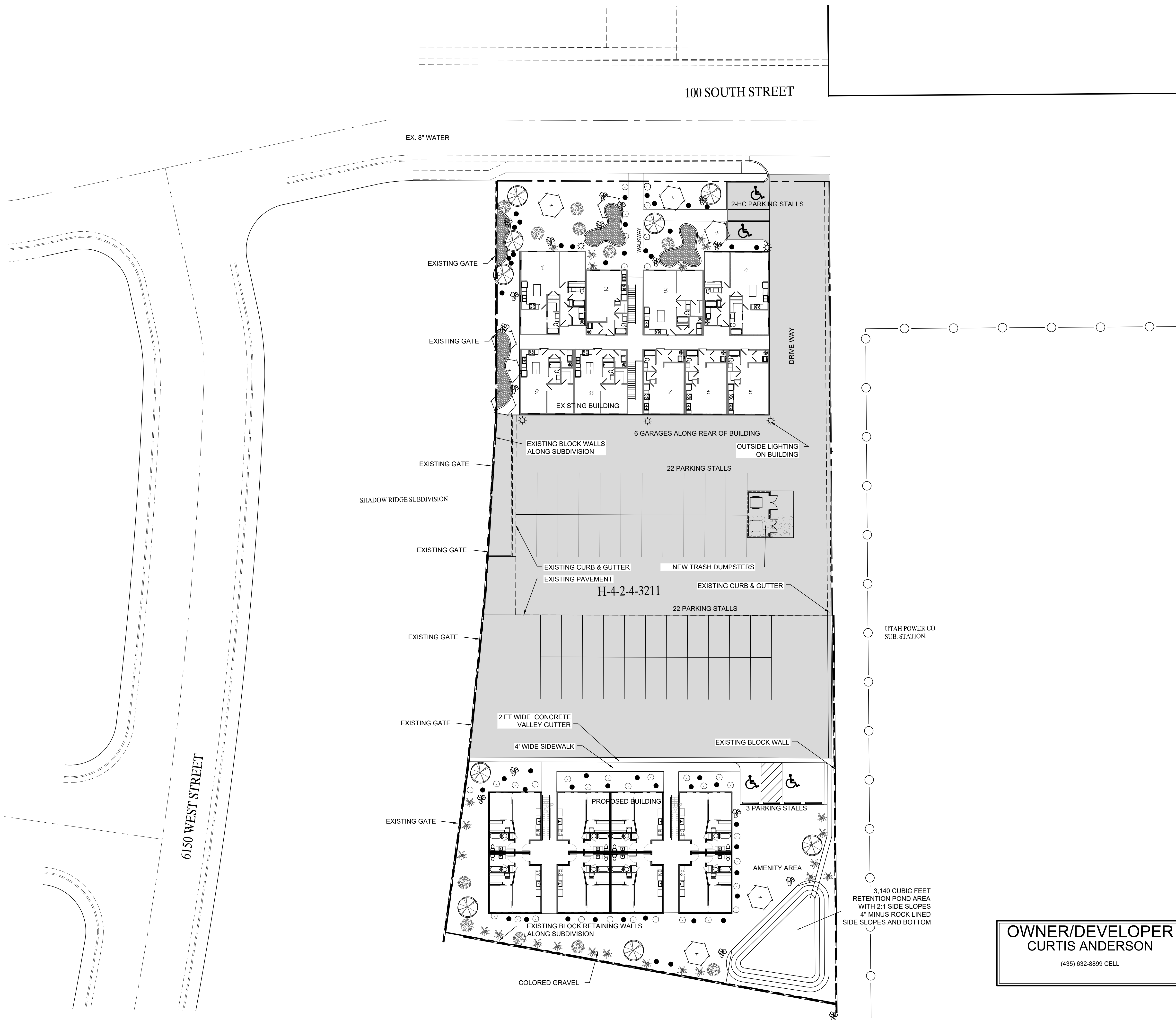
L. R. POPE ENGINEERING INC.
153069
LLOYD R. POPE
7/7/24
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

1530 NORTH SUITE 15-B
ST. GEORGE, UTAH
(PHONE) 435-632-1476
(FAX) 435-632-1788
(EMAIL) lrpope@lrpe.com

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
GRADING AND DRAINAGE PLAN
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SL&M

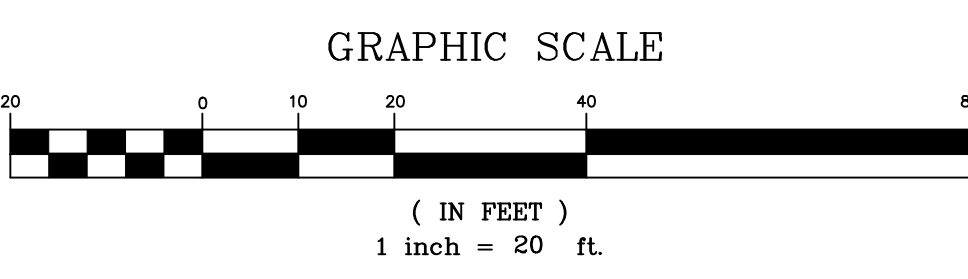
DESIGN BY
LRP
DATE
7/7/24
FILE NAME
CURTIS ANDERSON

24" x 36"
SCALE 1" = 20'
12" x 18"
SCALE 1" = 40'
SHEET NUMBER
C3.00



- LANDSCAPE LEGEND**
- TREES**
- 5-PLUMB, PURPLE LEAF
 - 7-ARIZONA ASH
 - 6-MONDALE PINE
- TREES AND CALIPER OF TWO INCHES
- PLANTS & GROUND COVER**
- 12-DWARF PINK OLEANDER
 - 6-SAGE, TEXAS RANGER
 - 8-EUONYMUS, GOLDEN
- 3'-6" BOULDERS TO BE PLACED RANDOMLY AMONG LANDSCAPING AREAS
- ALL VEGETATION TO BE IRRIGATED BY LOW PRESSURE DRIP SYSTEM WITH BACKFLOW VALVES
- ALL LANDSCAPE AREAS TO BE COVERED BY 1"-3" ROCK MULCH 2" MIN. DEPTH OVER DEWITT WEED FABRIC TO MATCH EXISTING ROCK MULCH.
- SHRUBS TO HAVE MIN. HEIGHT OF 18" AT TIME OF PLANTING
- IRRIGATION MAIN LINES TO BE 1 1/2" DIA. SCH. 40 PVC

OWNER/DEVELOPER
CURTIS ANDERSON
(435) 632-8899 CELL



NO.	DATE	BY	APPVD	REVISION DESCRIPTION



140 EAST 1600 SOUTH SUITE 158
SPRINGDALE, UT 84661
(PHONE) 435-458-1476
(FAX) 435-458-1788
(EMAIL) lrpope@lrpe.com

L. R. POPE ENGINEERING INC.

STRUCTURAL, CIVIL, ELECTRICAL, MECHANICAL, PLUMBING, AND LANDSCAPE ARCHITECTURE

ALL PROJECTS ARE SUBJECT TO THE UTAH PROFESSIONAL ENGINEERING ACT, CHAPTER 10, UTAH CODES ANNOTATED

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
LANDSCAPE PLAN
LOCATED IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SUB&M

DESIGN BY
LRP

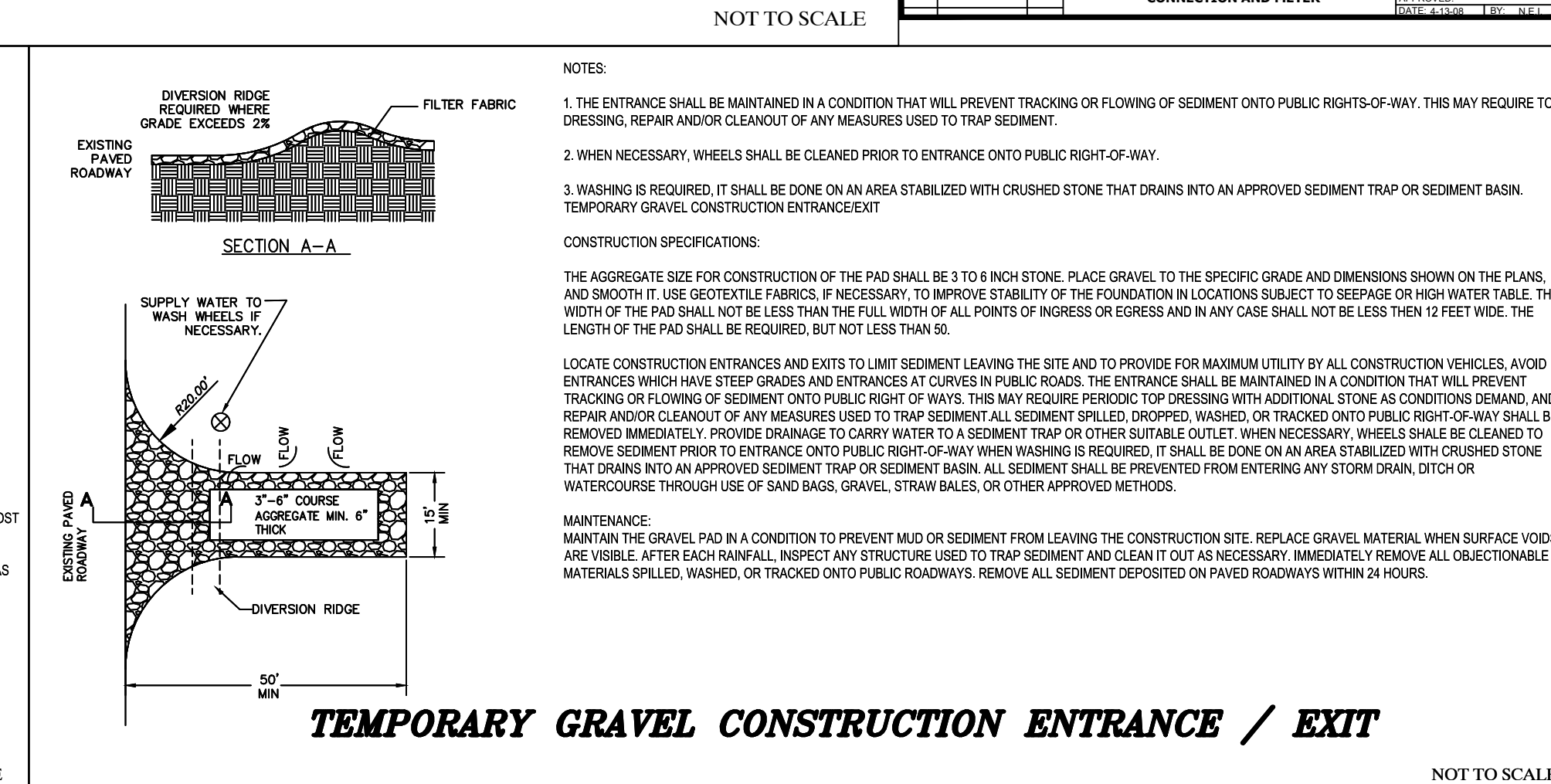
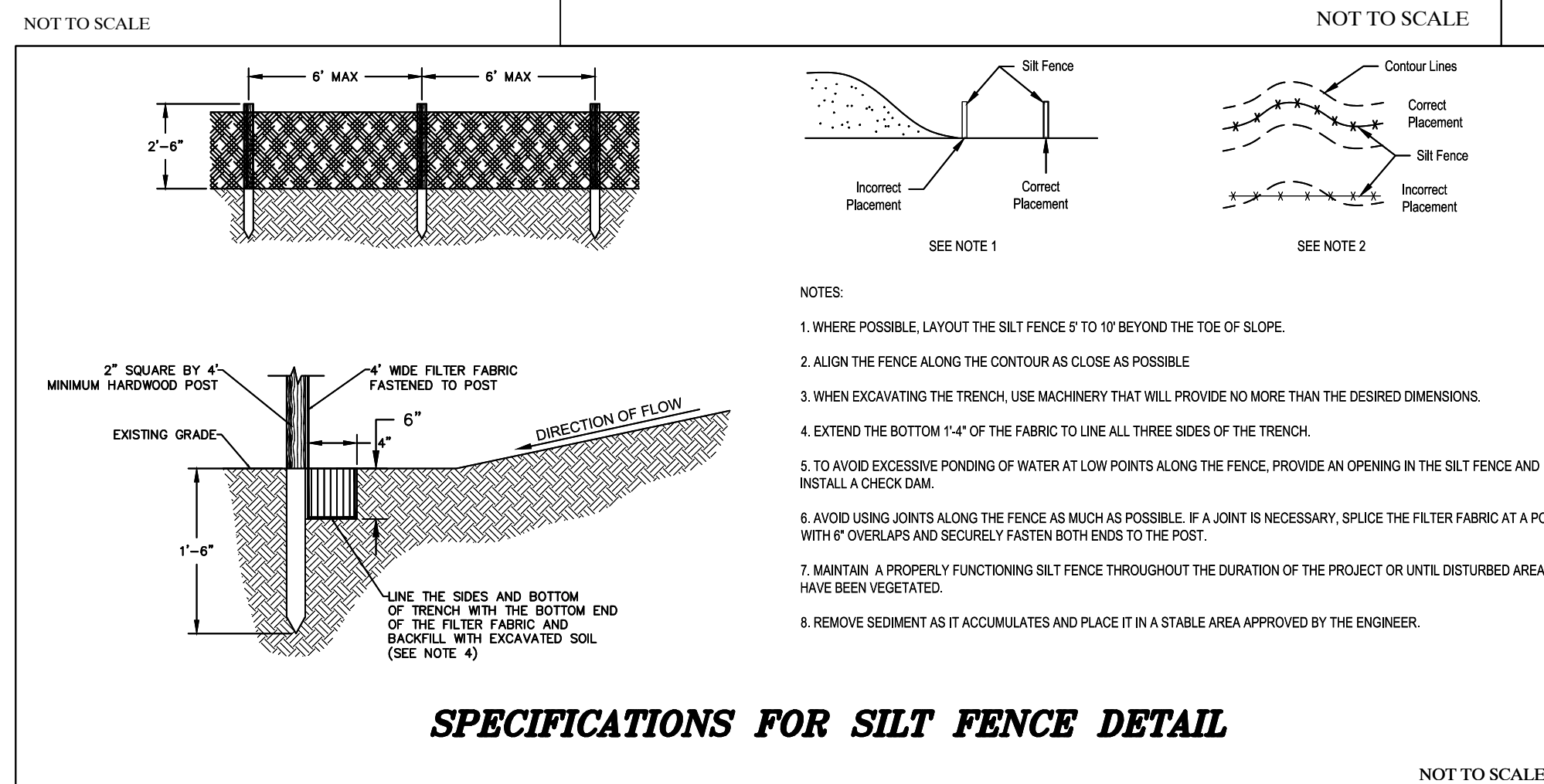
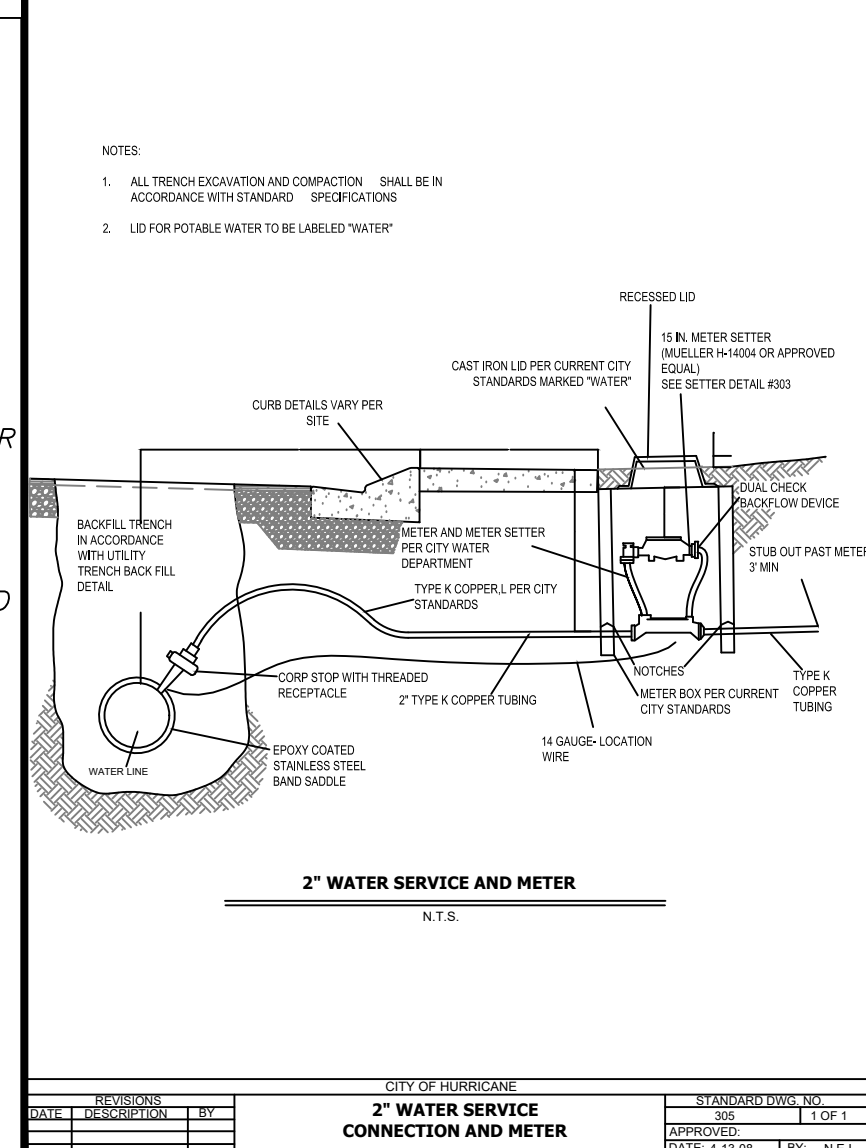
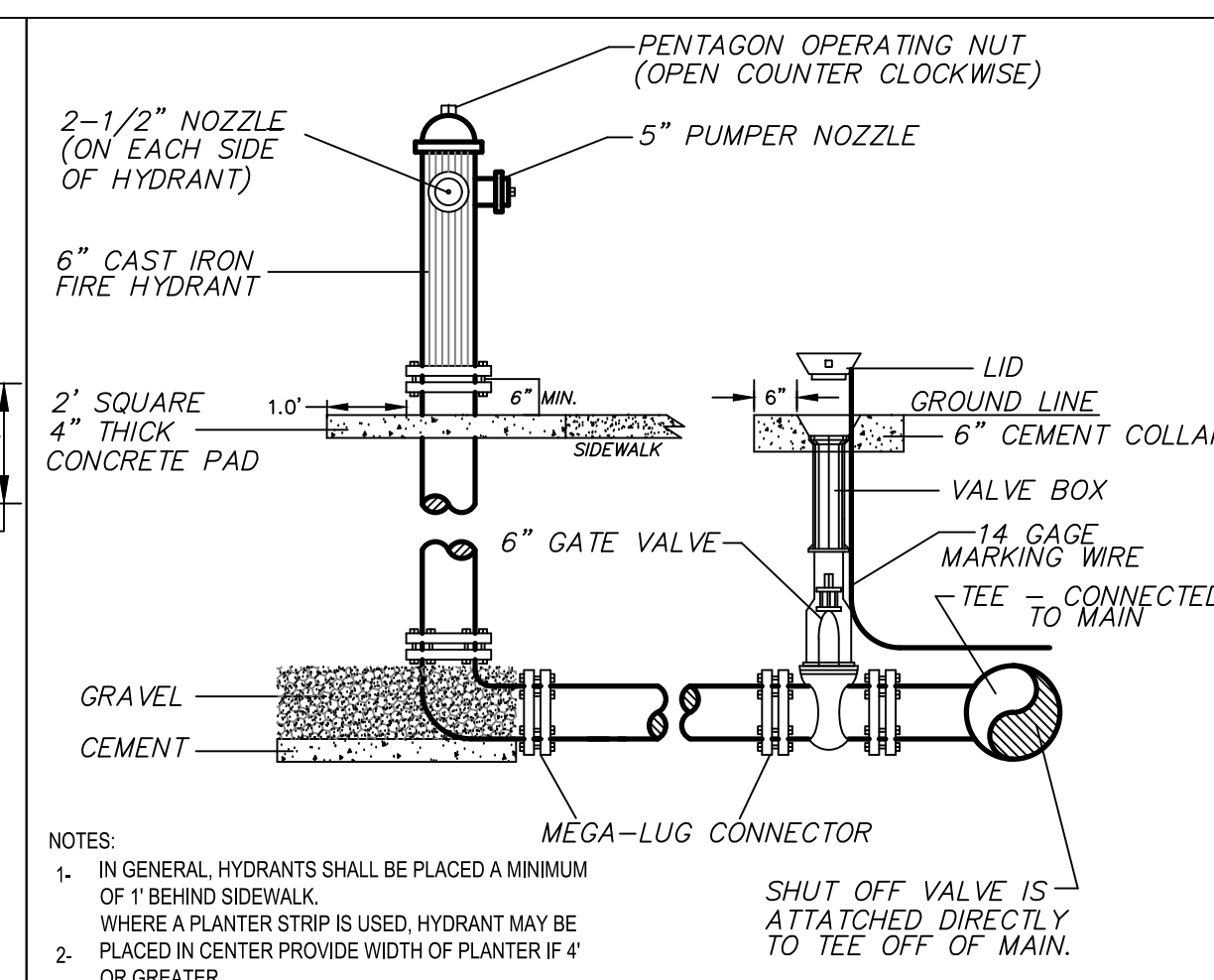
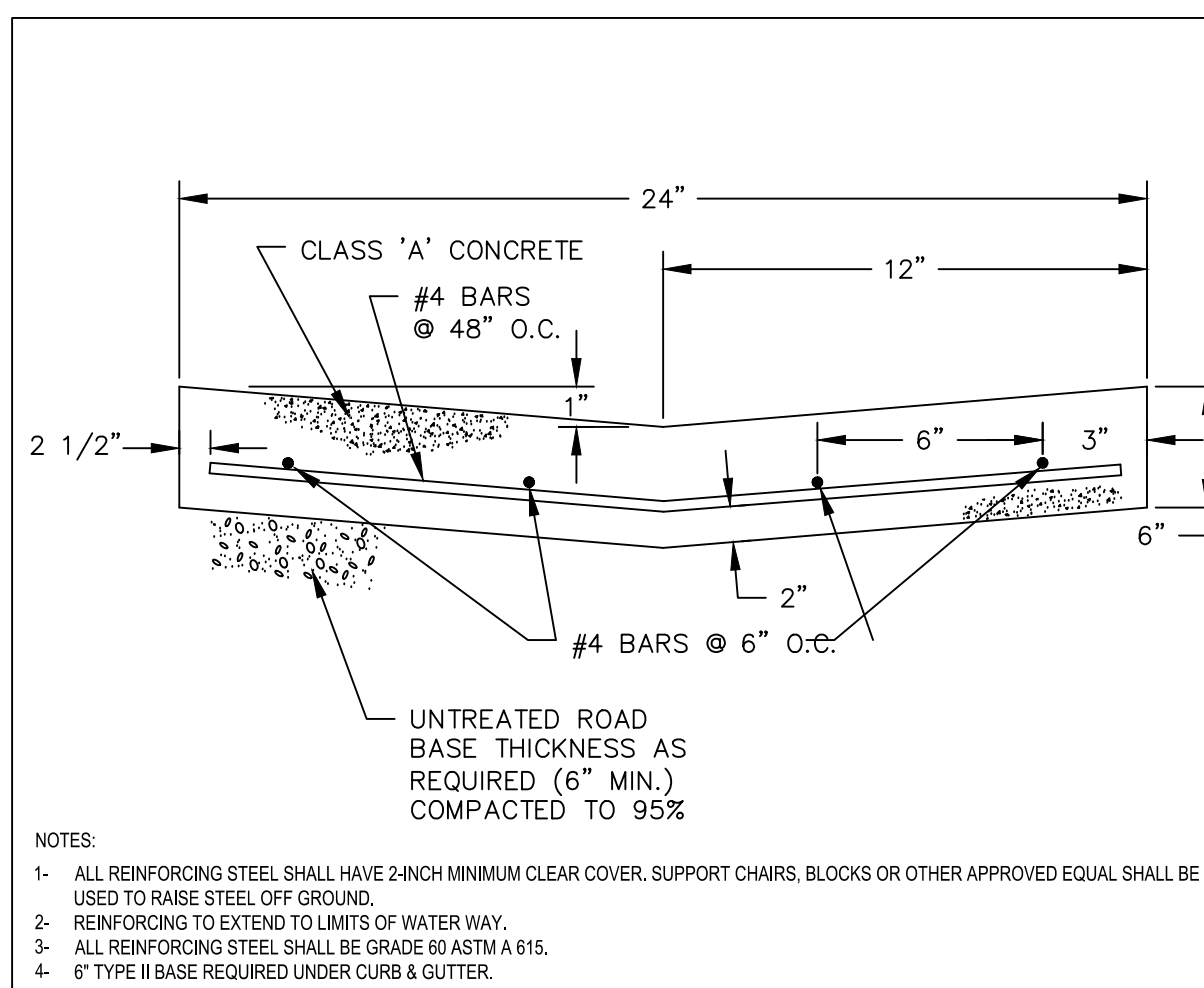
DATE
7/7/24

FILE NAME
CURTIS ANDERSON

24" x 36"
SCALE 1" = 20'

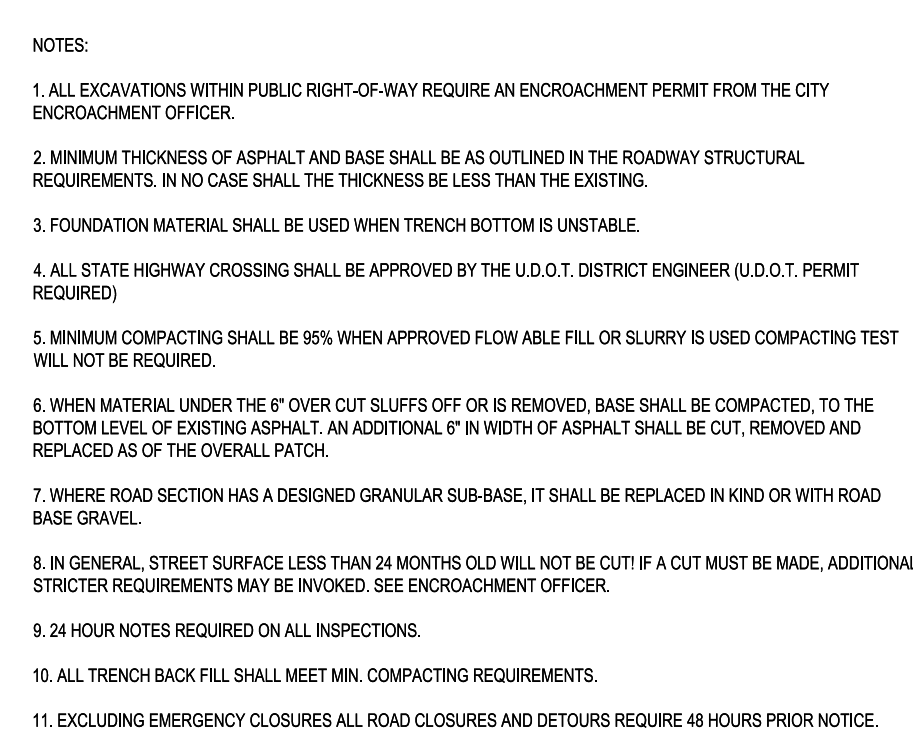
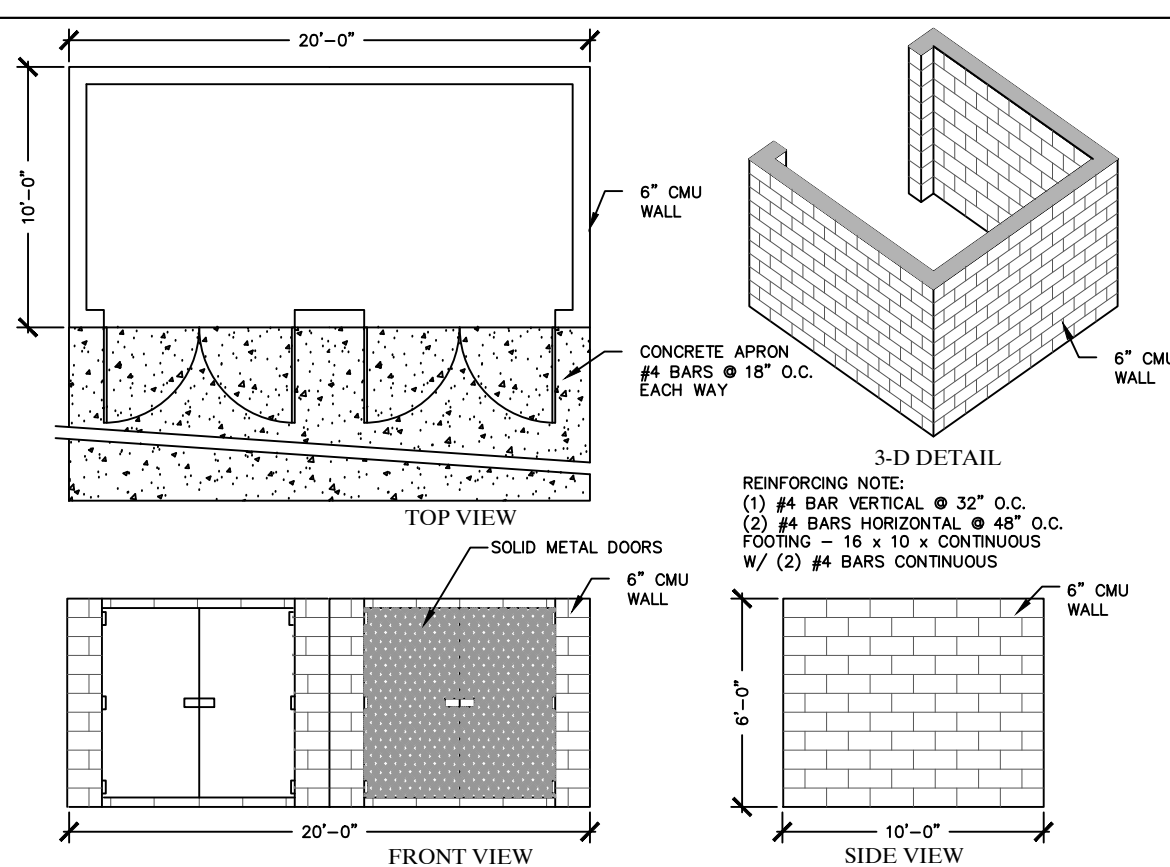
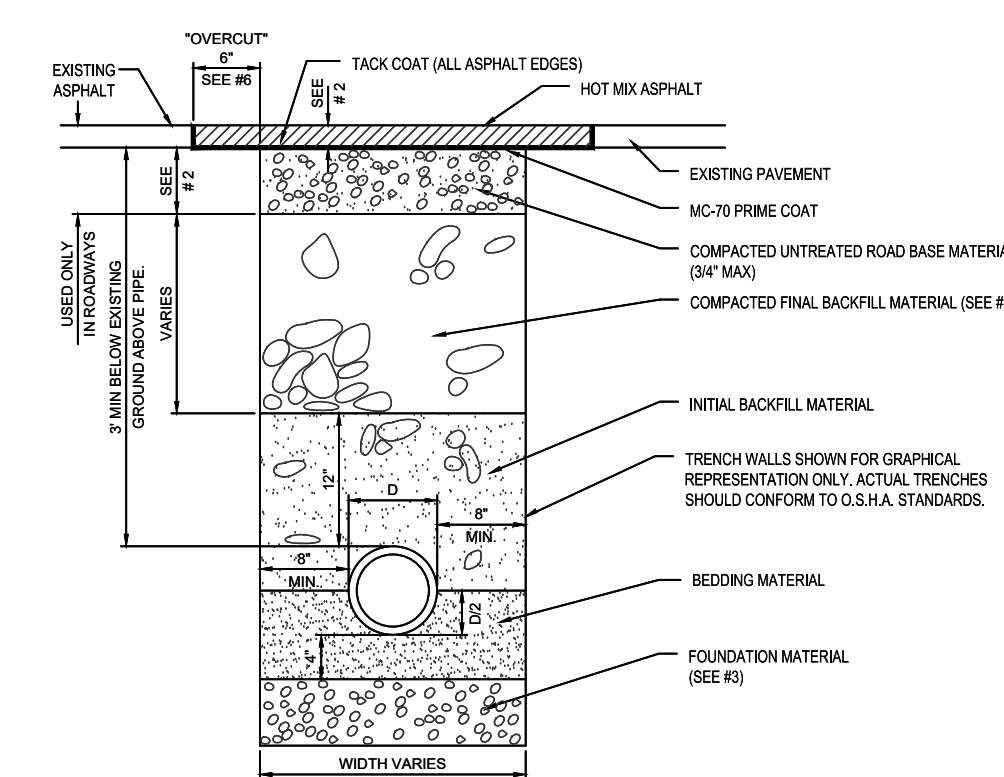
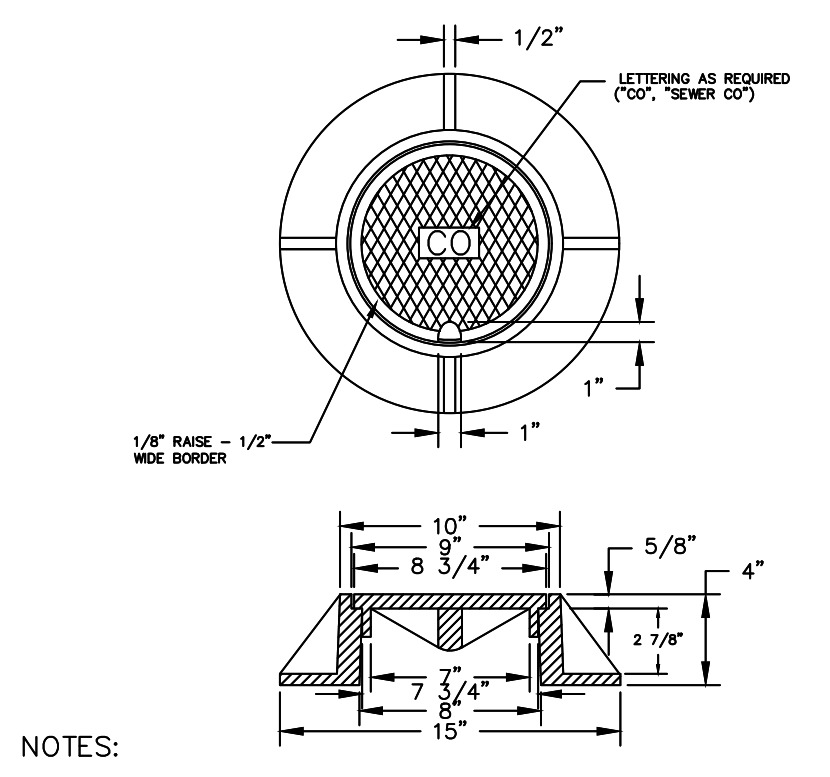
12" x 18"
SCALE 1" = 40'

SHEET NUMBER
C6.00



EROSION CONTROL NOTES:

- 1.PROVIDE SEDIMENT BASINS AT THE BOTTOM OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED AFTER EVERY STORM EVENT. THE BASINS MAY BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED ON ERODABLE SLOPES
- 2.PROVIDE SEDIMENT CONTROL AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM
- 3.ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY STORM EVENT.
- 4.ANY ALTERNATIVE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND THE CITY OF HURRICANE.
- 5.THE CONTRACTOR SHOULD FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES.
- 6.LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
- 7.PRACTICE STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
- 8.AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL BMP'S
- 9.ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR THE CITY OF HURRICANE.
- 10.THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS.
- 11.CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL ENTRANCES AND EXITS.
- 12.ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED AS TO NOT ENTER THE STORM WATER SYSTEM.
- 13.CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
- 14.THE LIMITS OF DISTURBANCE SHALL BE STAKED BEFORE CONSTRUCTION BEGINS
- 15.COMPLY WITH ANY AND ALL REQUIREMENTS FROM THE CITY OF ST.GEORGE AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.
- 16.A COPY OF THIS STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON SITE DURING ALL CONSTRUCTION ACTIVITY.
LONG TERM MAINTENANCE (POST CONSTRUCTION))



AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

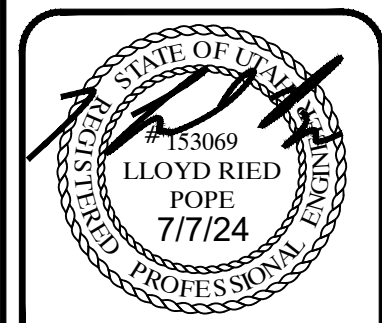
Call before you

DIG

1-800-662-4111

UNDERGROUND SERVICE ALERT (USA)

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

[illegible]

LRP

1500 EAST 105 SOUTH SUITE 15-B
ST. GEORGE, UTAH
(PHONE) 435-626-1676
(FAX) 435-624-1788
(EMAIL) lrp@lrpape.com

L. R. POPE ENGINEERING INC.

STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

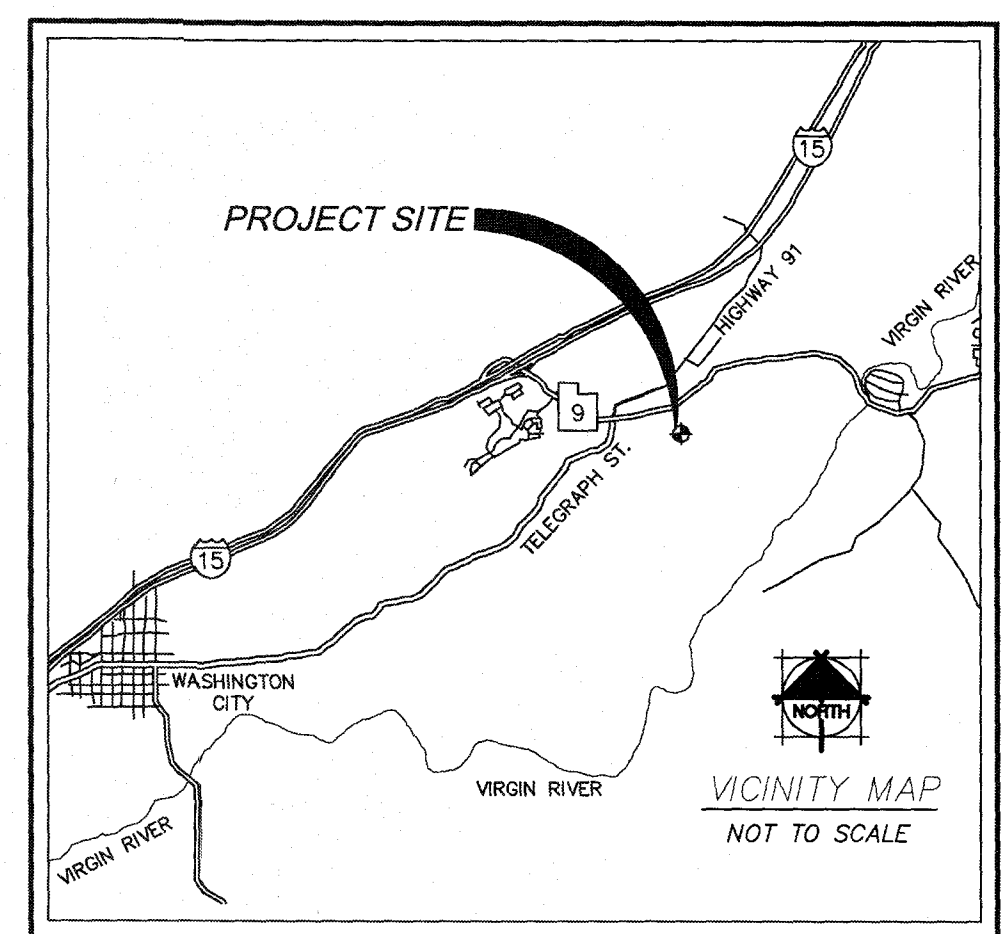
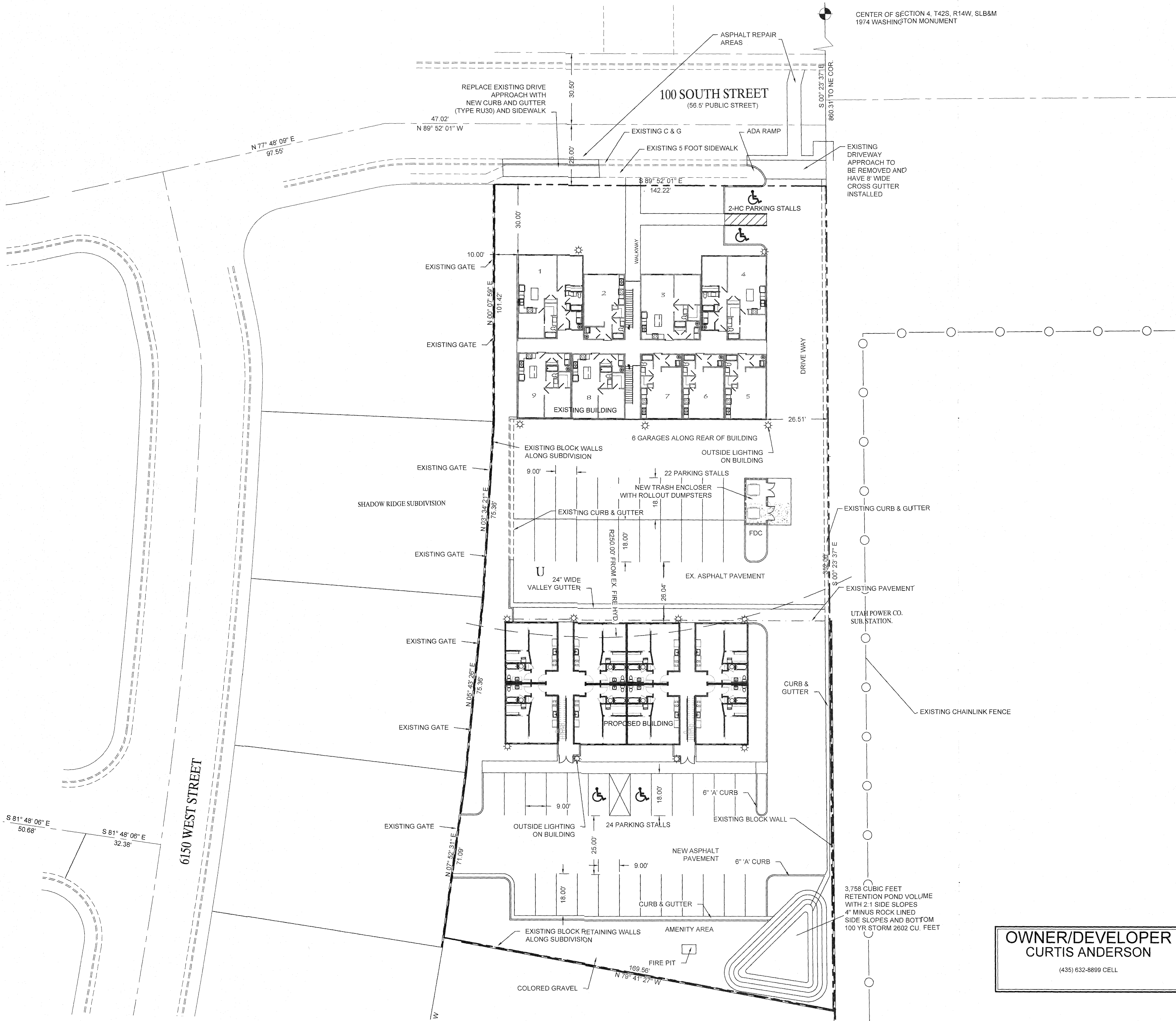
ALL PROJECTS ARE DESIGNED TO MEET THE REQUIREMENTS OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE UTAH DEPARTMENT OF TRANSPORTATION HAS REVIEWED AND APPROVED THE DESIGN OF ALL PROJECTS. THE UTAH DEPARTMENT OF TRANSPORTATION HAS REVIEWED AND APPROVED THE DESIGN OF ALL PROJECTS. THE UTAH DEPARTMENT OF TRANSPORTATION HAS REVIEWED AND APPROVED THE DESIGN OF ALL PROJECTS.

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
DETAILS
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY LRP
DATE 7/7/24
FILE NAME CURTIS ANDERSON

24" x 36"
SCALE 1" = 1"
12" x 18"
SCALE 1" = 1"
SHEET NUMBER
C10.00



SITE DATA

PARCEL NO. H-4-2-4-3211

TOTAL SITE: 50,736 SF OR 1.165 ACRES

SITE ADDRESS: 100 SOUTH 6000 WEST

LOCATED IN SECTION 3, T 42 S, R 14 W, SLB&M

OWNER : CURTIS ANDERSON

PUBLIC STREET IS EXISTING

18 EXISTING UNITS
16 PROPOSED UNITS
TOTAL UNITS=34

DENSITY= 29 UNITS PER ACRE

EX. BUILDING FOOTPRINT AREA=7058 S.F.
TWO STORY IN FRONT
THREE STORY IN BACK WITH PARKING
ON LOWER LEVEL

PROPOSED BUILDING FOOT PRINT 5453 S.F.

EXISTING BUILDING SQUARE FOOTAGE=17,013 SF
PROPOSED BUILDING SQUARE FOOTAGE=10,906 SF

BUILDING TYPE OF CONSTRUCTION V-B

EX. FIRE FLOW REQUIRED=3500 GPM
BUILDING TO BE SPRINKLED

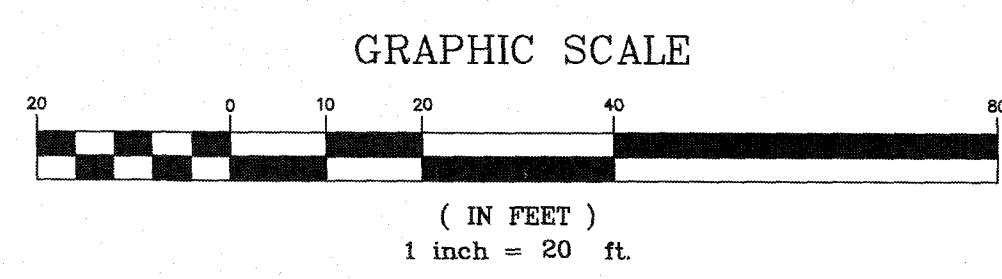
PROPOSED BLDG FIRE FLOW REQUIRED=2750 GPM
BUILDING TO BE SPRINKLED

6 GARAGES AND 46 PARKING STALL=54 TOTAL

LANDSCAPING AND OPEN AREA=11,298 SF

RETENTION POND AREA= 1440 SF

OWNER/DEVELOPER
CURTIS ANDERSON
(435) 632-8899 CELL

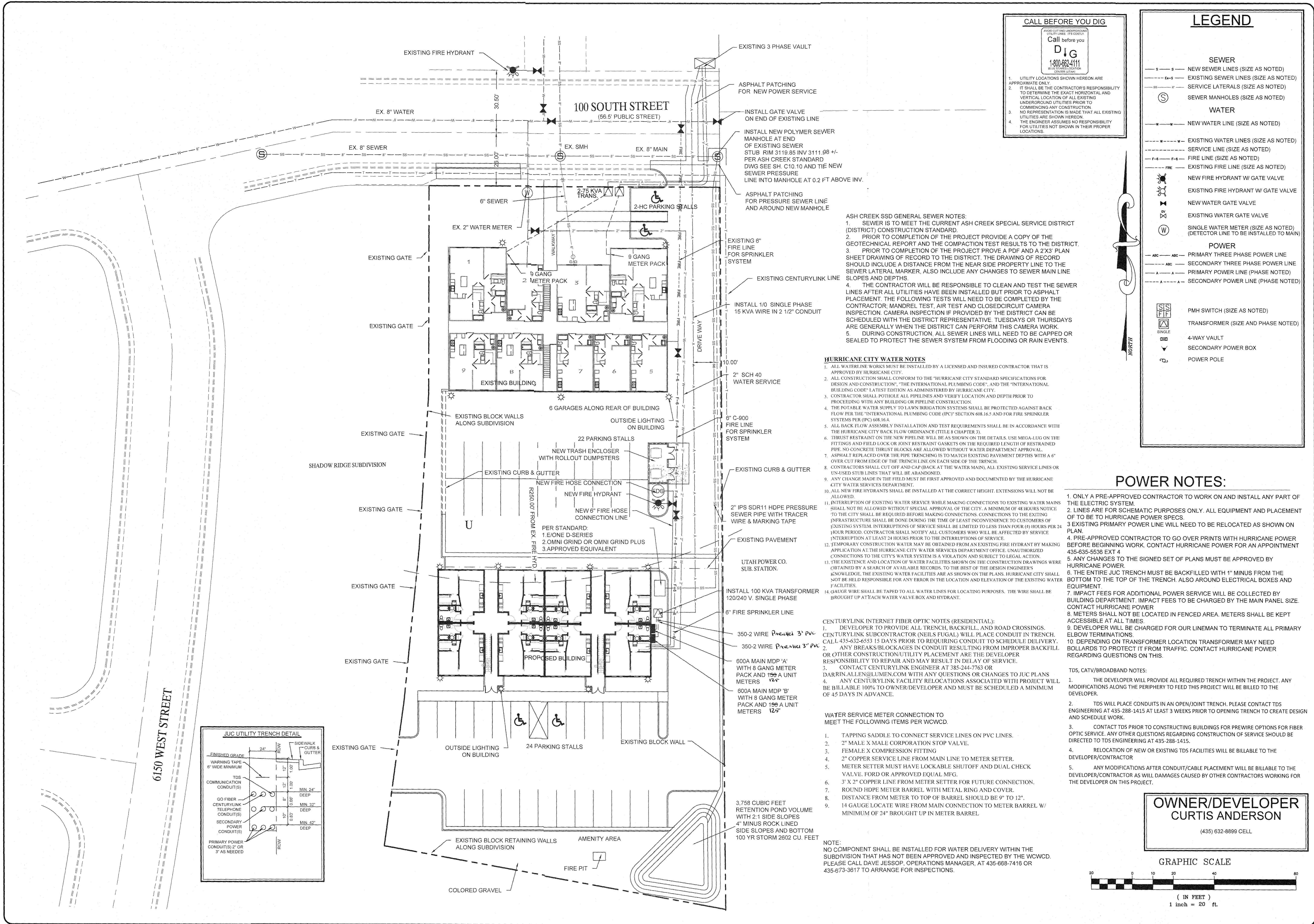


NO. DATE BY APPVD REVISION DESCRIPTION

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
SITE PLAN
LOCATED IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY LRP
DATE 2/11/25
FILE NAME CURTIS ANDERSON

24" x 36" SCALE 1" = 20'
12" x 18" SCALE 1" = 40'
SHEET NUMBER
C1.00



CALL BEFORE YOU DIG

Call before you dig

1-800-662-4111

1. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.

3. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON.

4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

LEGEND

SEWER

- NEW SEWER LINES (SIZE AS NOTED)
- EXISTING SEWER LINES (SIZE AS NOTED)
- SERVICE LATERALS (SIZE AS NOTED)
- SEWER MANHOLES (SIZE AS NOTED)

WATER

- NEW WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINES (SIZE AS NOTED)
- SERVICE LINE (SIZE AS NOTED)
- FIRE LINE (SIZE AS NOTED)
- EXISTING FIRE LINE (SIZE AS NOTED)
- NEW FIRE HYDRANT W/ GATE VALVE
- EXISTING FIRE HYDRANT W/ GATE VALVE
- NEW WATER GATE VALVE
- EXISTING WATER GATE VALVE
- SINGLE WATER METER (SIZE AS NOTED) (DETECTOR LINE TO BE INSTALLED TO MAIN)

POWER

- PRIMARY THREE PHASE POWER LINE
- SECONDARY THREE PHASE POWER LINE
- PRIMARY POWER LINE (PHASE NOTED)
- SECONDARY POWER LINE (PHASE NOTED)
- PMH SWITCH (SIZE AS NOTED)
- TRANSFORMER (SIZE AND PHASE NOTED)
- 4-WAY VAULT
- SECONDARY POWER BOX
- POWER POLE

ASH CREEK SSD GENERAL SEWER NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANHOLE TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE, TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

HURRICANE CITY WATER NOTES:

- 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", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
- CONTRACTOR SHALL NOTIFY ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 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).
- THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
- ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
- 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.
- INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
- TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
- THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN 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.
- GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

- DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUBCONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
- 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.
- CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
- 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.

WATER SERVICE METER CONNECTION TO MEET THE FOLLOWING ITEMS PER WCWCD:

- TAPPING SADDLE TO CONNECT SERVICE LINES ON PVC LINES.
- 2" MALE X MALE CORPORATION STOP VALVE.
- FEMALE X COMPRESSION FITTING.
- 2" COPPER SERVICE LINE FROM MAIN LINE TO METER SETTER.
- METER SETTER MUST HAVE LOCKABLE SHUTOFF AND DUAL CHECK VALVE. FORD OR APPROVED EQUAL MFG.
- 3" X 2" COPPER LINE FROM METER SETTER FOR FUTURE CONNECTION.
- ROUND HDPE METER BARREL WITH METAL RING AND COVER.
- DISTANCE FROM METER TO TOP OF BARREL SHOULD BE 9" TO 12".
- 14 GAUGE LOCATE WIRE FROM MAIN CONNECTION TO METER BARREL W/ MINIMUM OF 24" BROUGHT UP IN METER BARREL.

NOTE:

NO COMPONENT SHALL BE INSTALLED FOR WATER DELIVERY WITHIN THE SUBDIVISION THAT HAS NOT BEEN APPROVED AND INSPECTED BY THE WCWCD. PLEASE CALL DAVE JESSOP, OPERATIONS MANAGER, AT 435-668-7416 OR 435-673-3617 TO ARRANGE FOR INSPECTIONS.

POWER NOTES:

- ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRIC SYSTEM.
- LINE ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF TO BE TO HURRICANE POWER SPECS.
- EXISTING PRIMARY POWER LINE WILL NEED TO BE RELOCATED AS SHOWN ON PLAN.
- PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT 435-635-5536 EXT 4.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
- IMPACT FEES FOR ADDITIONAL POWER SERVICE WILL BE COLLECTED BY BUILDING DEPARTMENT. IMPACT FEES TO BE CHARGED BY THE MAIN PANEL SIZE. CONTACT HURRICANE POWER.
- METERS SHALL NOT BE LOCATED IN FENCED AREA. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
- DEVELOPER WILL BE CHARGED FOR OUR LINEMAN TO TERMINATE ALL PRIMARY ELBOW TERMINATIONS.
- DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.

TDS, CATV/BROADBAND NOTES:

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

OWNER/DEVELOPER

CURTIS ANDERSON

(435) 632-8899 CELL

GRAPHIC SCALE

20 0 10 20 30 40 50 60 70 80

(IN FEET)

1 inch = 20 ft.

NO. DATE BY APPVD REVISION DESCRIPTION

DESIGN BY LRP

DATE 2/11/25

FILE NAME CURTIS ANDERSON

24" x 36" SCALE 1" = 20'

12" x 18" SCALE 1" = 40'

SHEET NUMBER C2.00

CURTIS ANDERSON

SHADOW RIDGE APARTMENTS PH. 2

SITE UTILITY PLAN

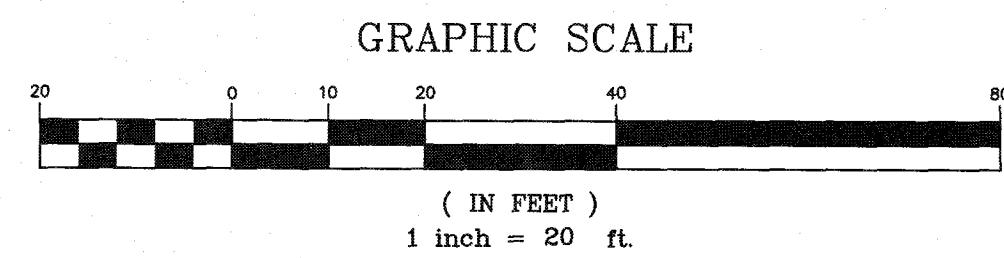
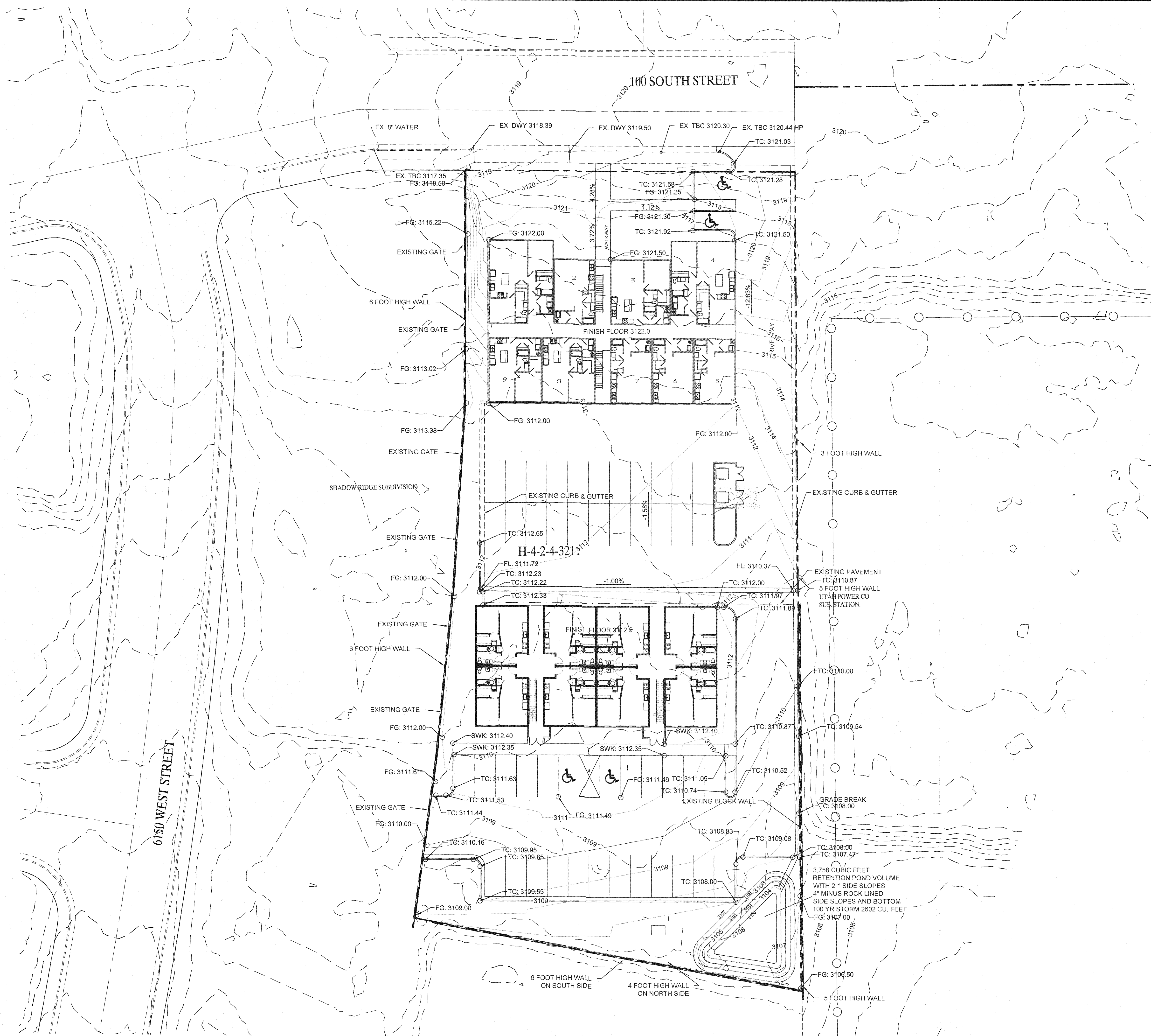
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L. R. POPE ENGINEERING INC.

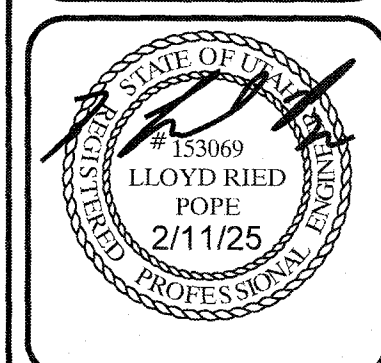
STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

153069 LLOYD RIED POPP 3/17/25

1545 EAST 100 SOUTH SUITE 100 ST. GEORGE, UTAH 84095 (PH) 435-632-1788 (FAX) 435-632-1788 (EMAIL) lrp@lropeng.com



NO.	DATE	BY	APPVD	REVISION DESCRIPTION

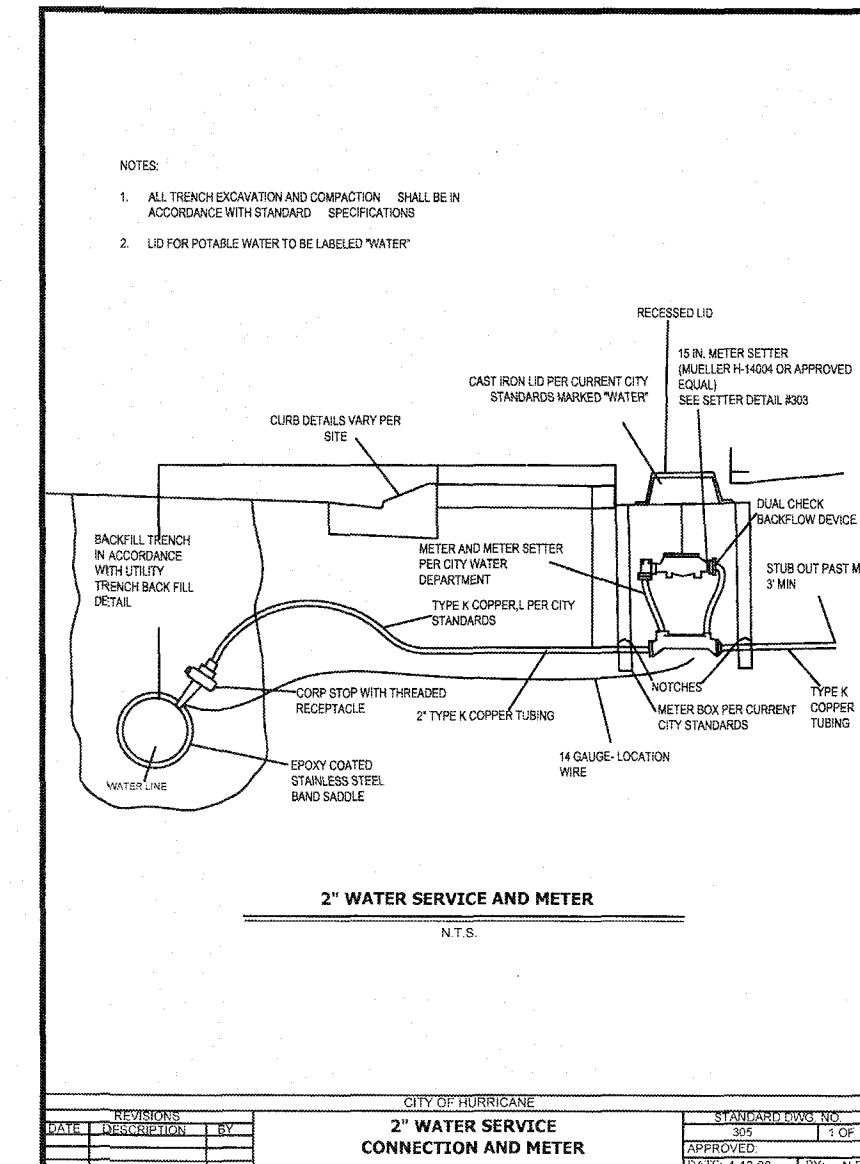
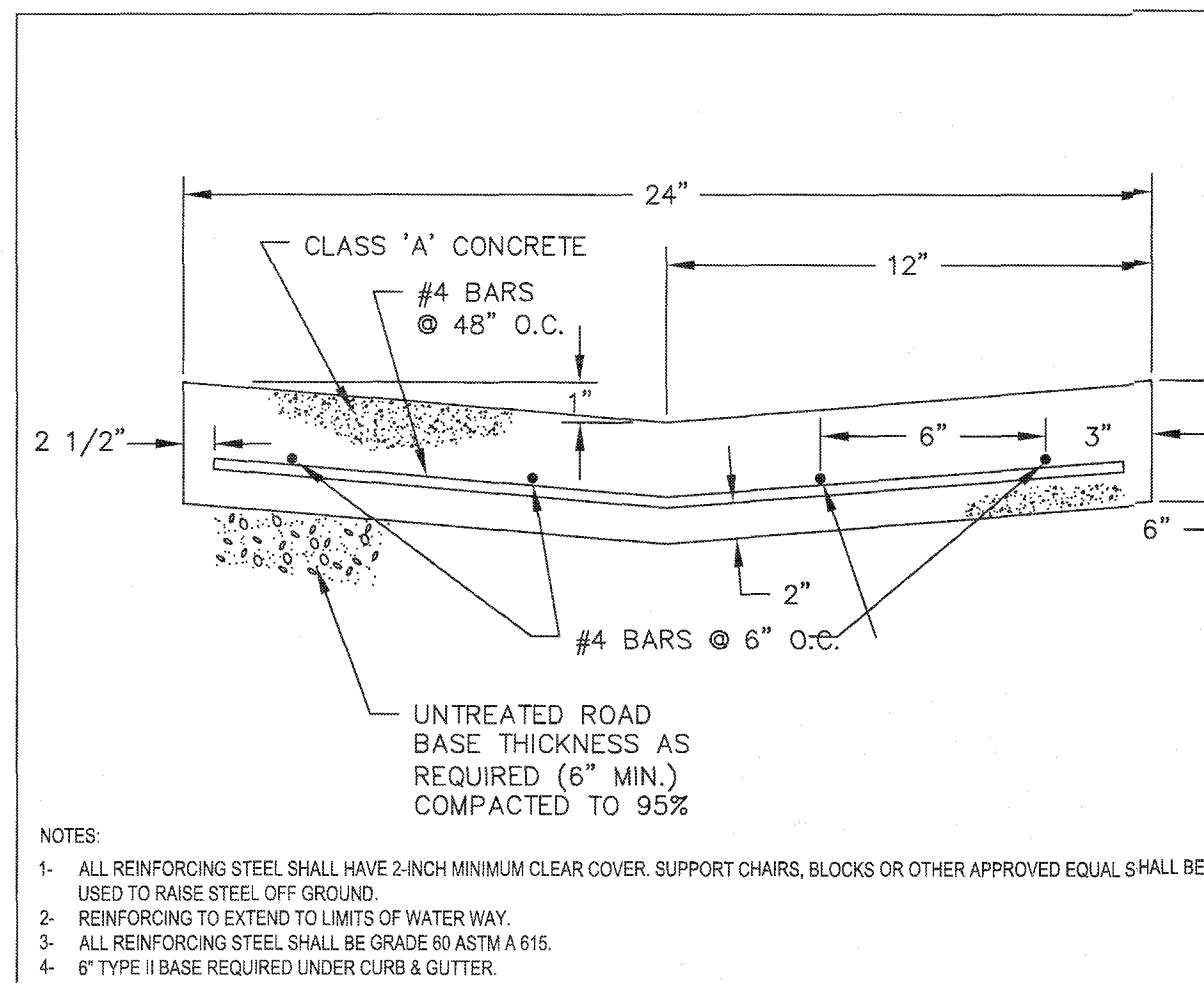
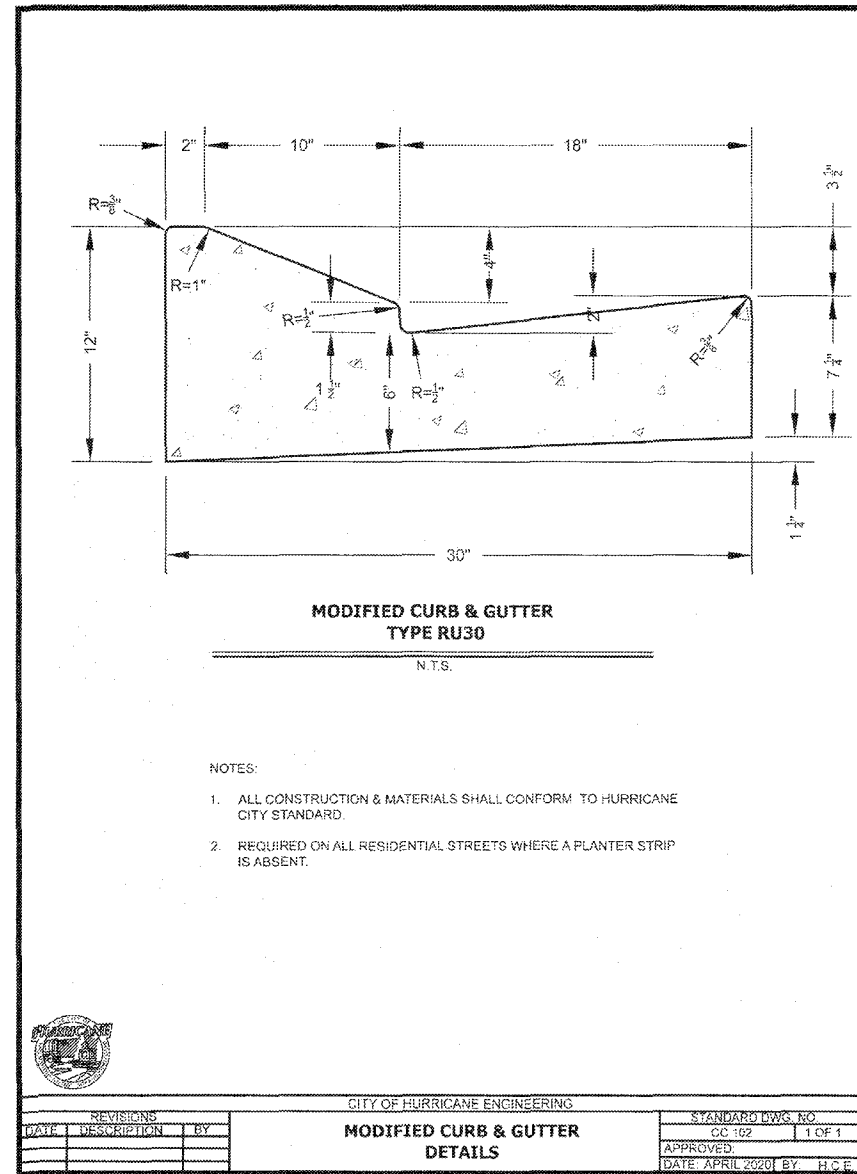
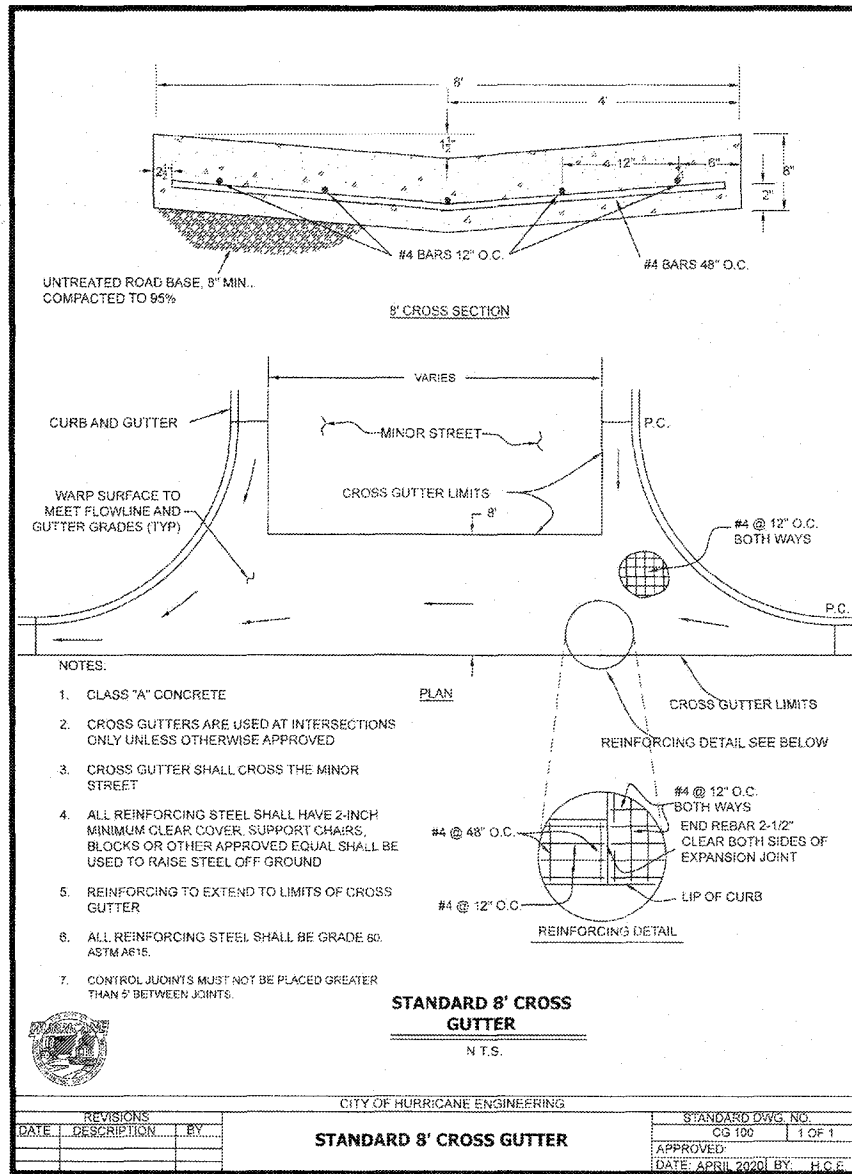


L.R. POPE ENGINEERING INC.
STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS
1340 EAST 100 SOUTH SUITE 148
ST. GEORGE, UTAH 84790
PHONE: 435-645-4475
FAX: 435-645-4476
EMAIL: lrpope@lrpe.com

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
GRADING AND DRAINAGE PLAN
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

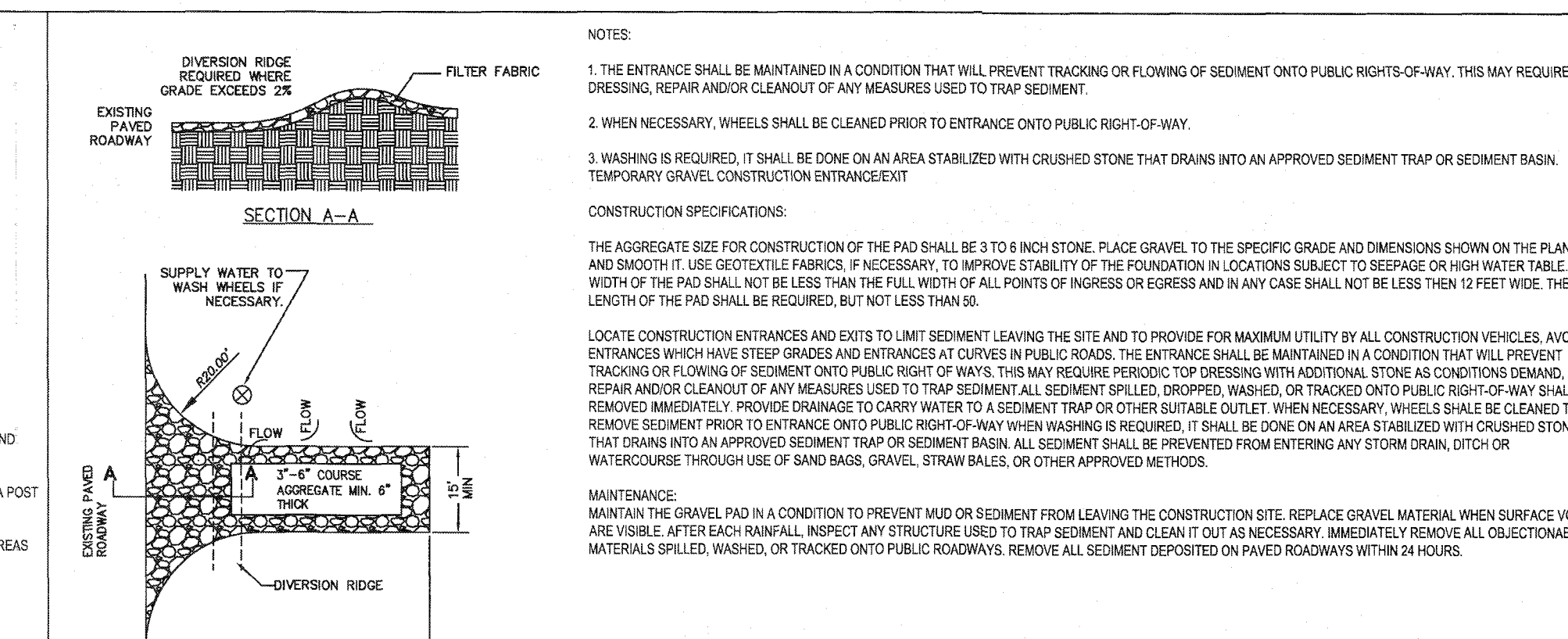
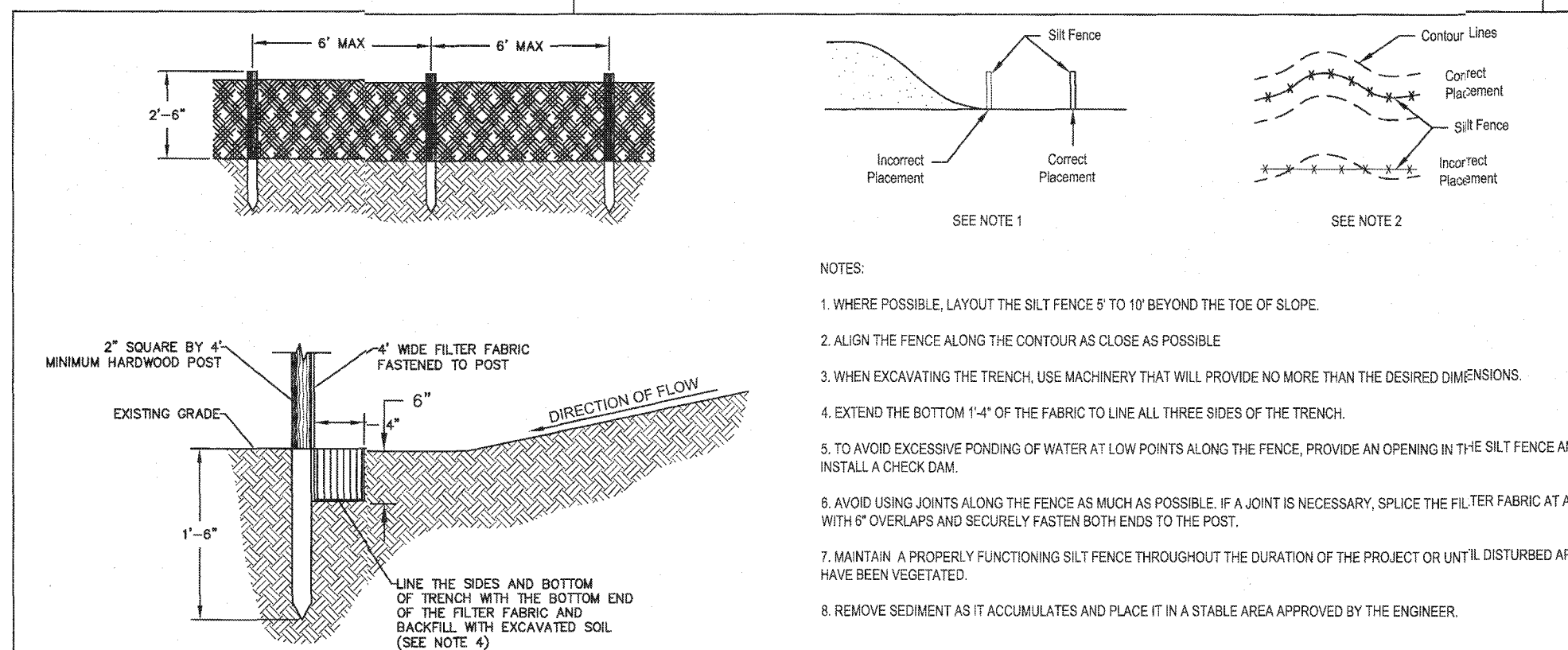
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DATE	2/11/25
FILE NAME	CURTIS ANDERSON

24" x 36"
SCALE 1" = 20'
12" x 18"
SCALE 1" = 40'
SHEET NUMBER
C3.00



NOT TO SCALE

NOT TO SCALE

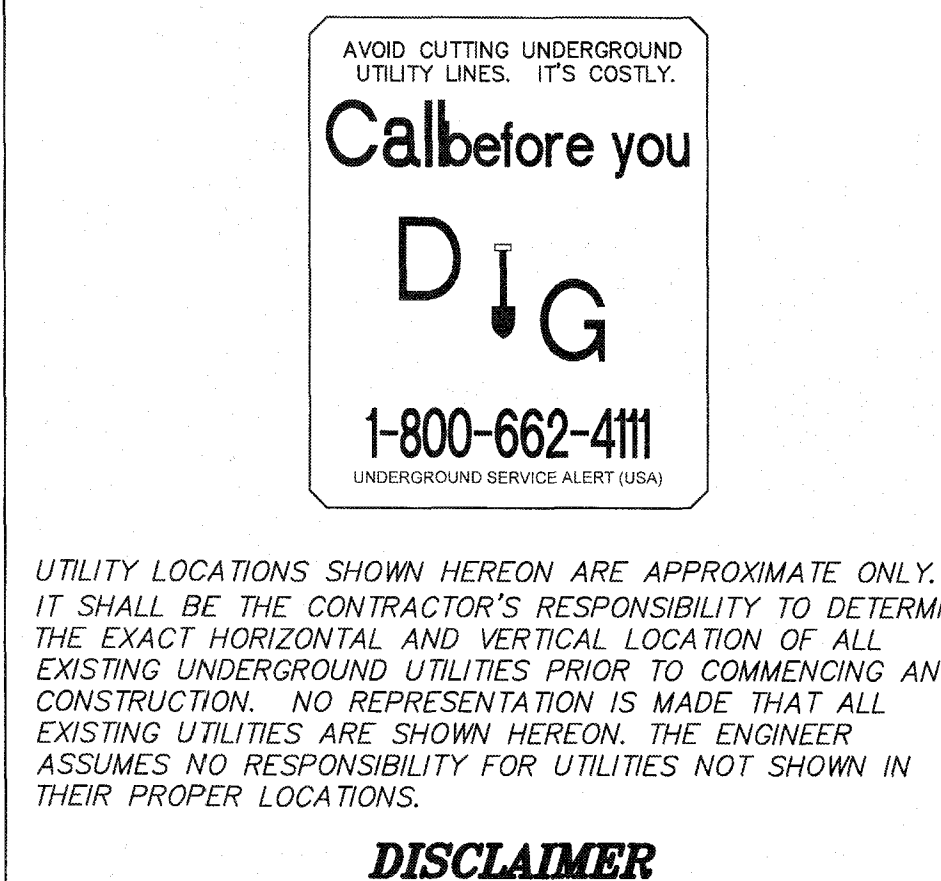
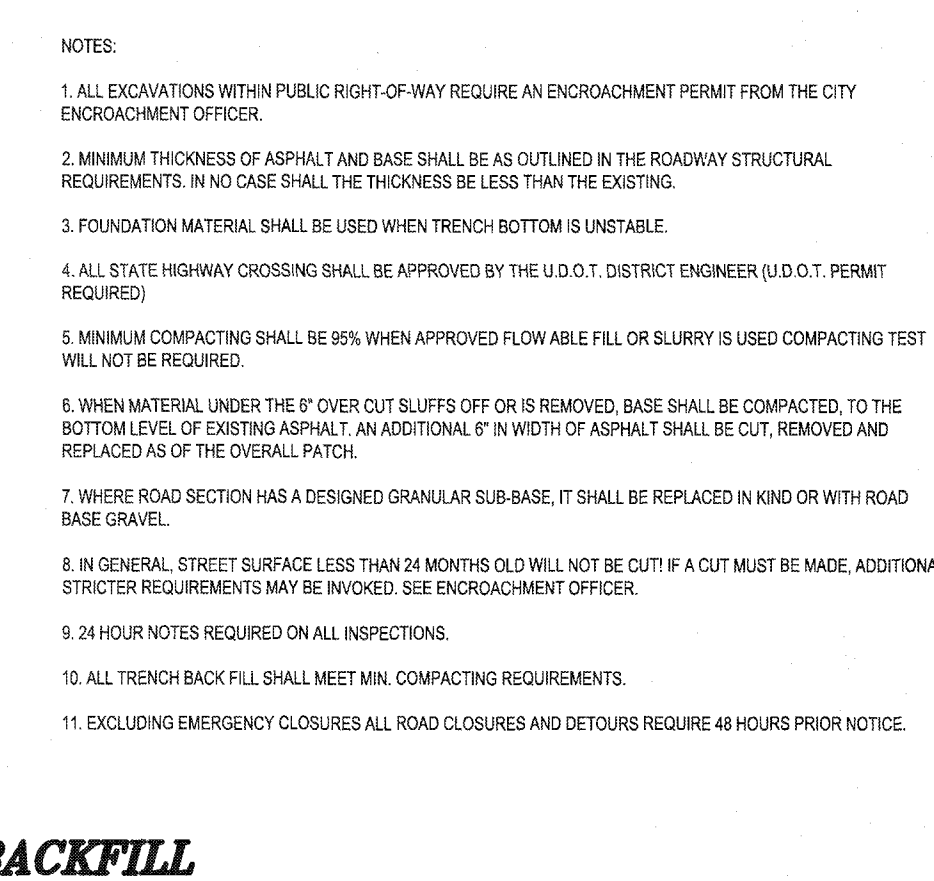
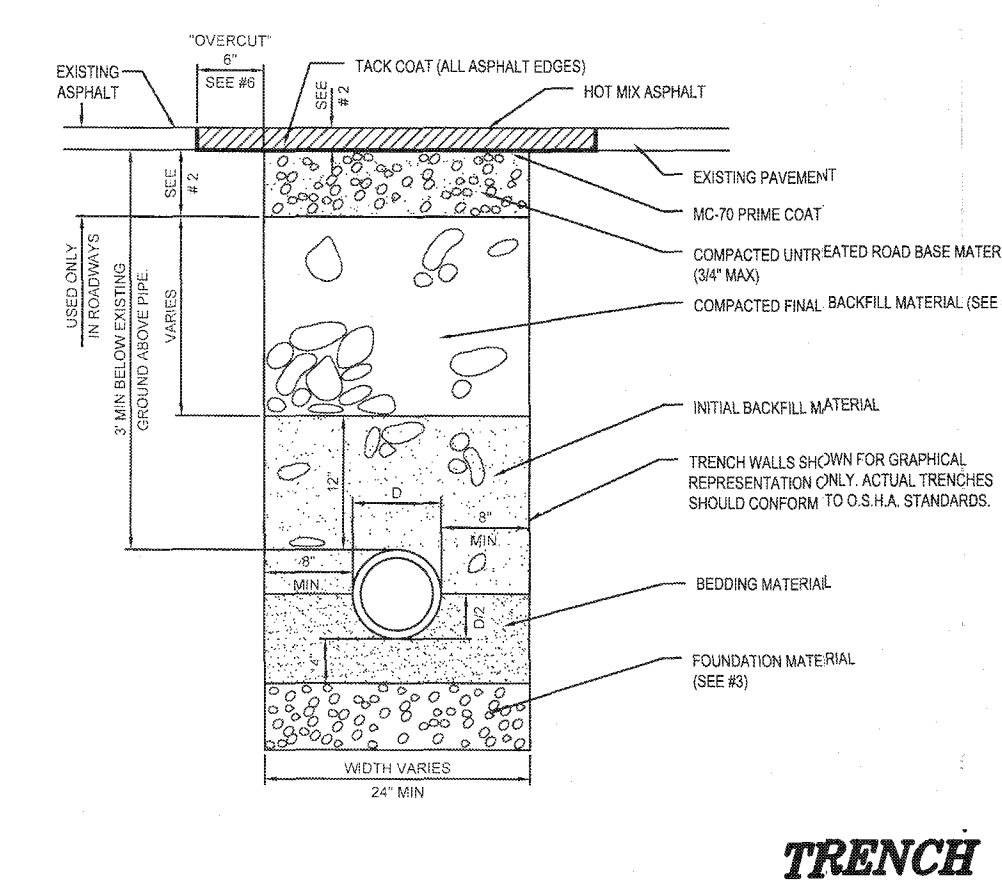
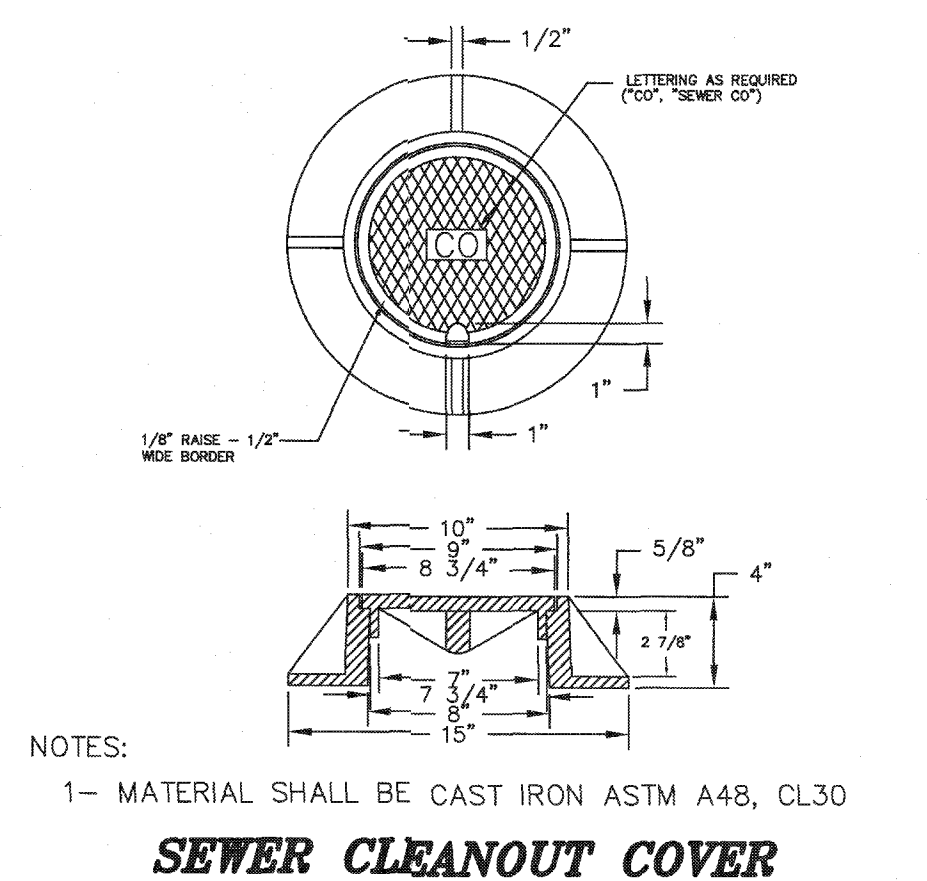
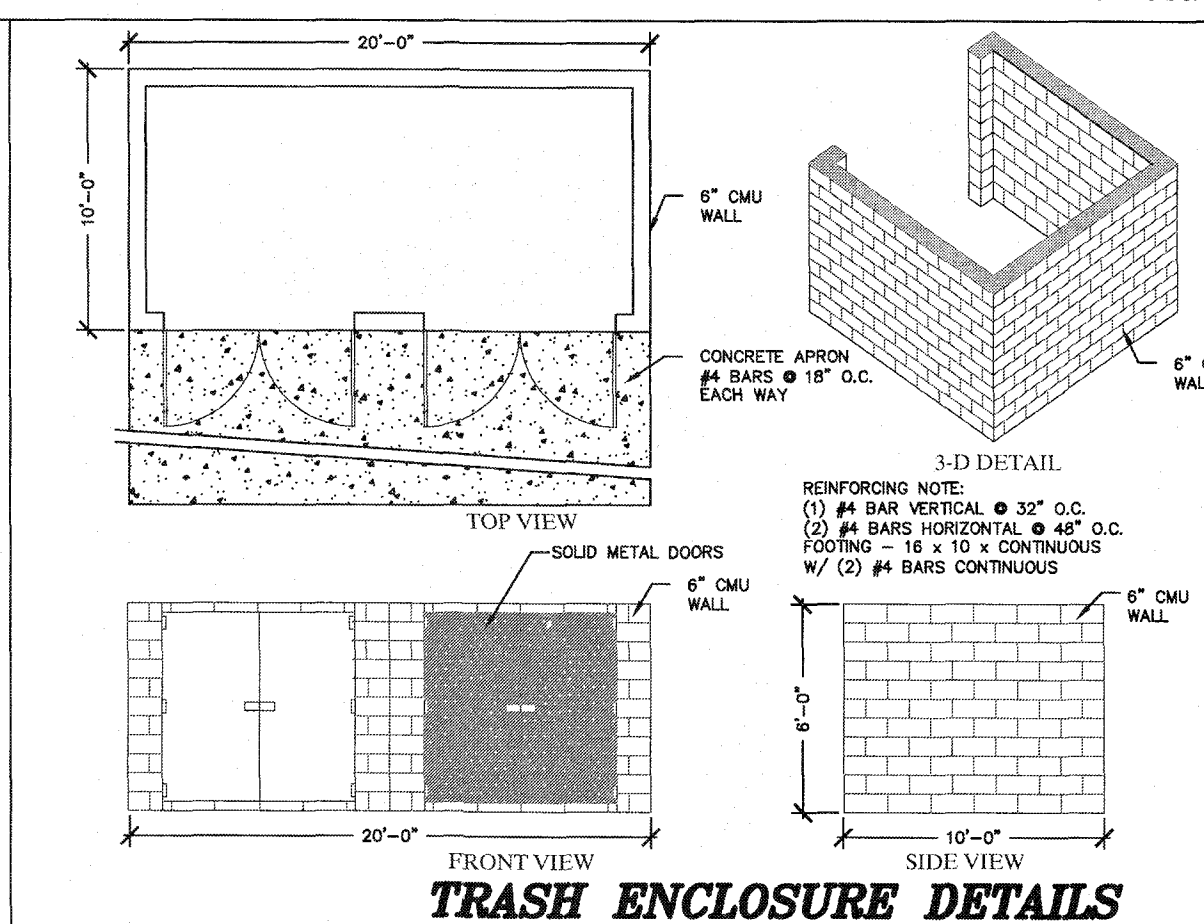
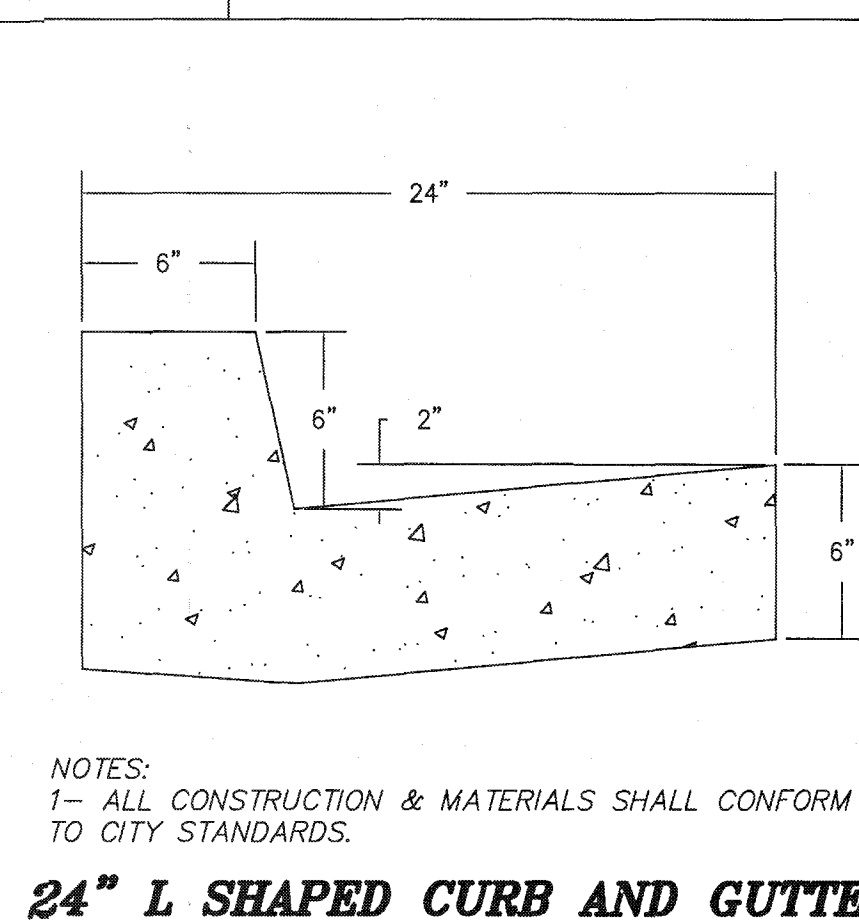
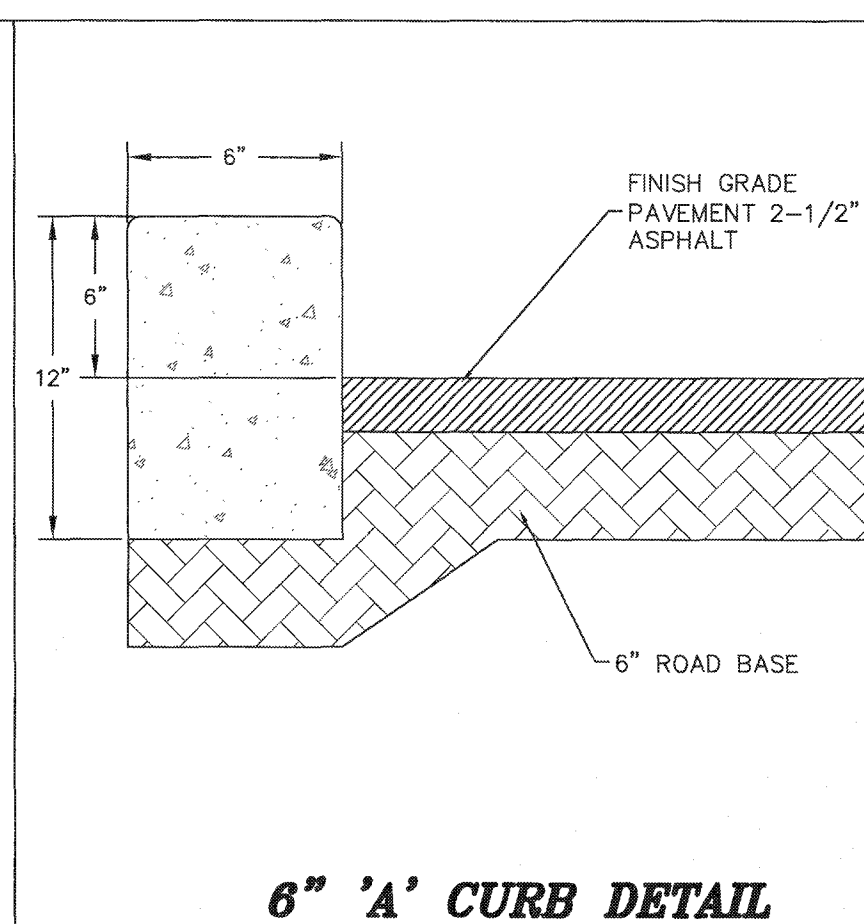


NOT TO SCALE

EROSION CONTROL NOTES:

1. PROVIDE SEDIMENT BASINS AT THE BOTTOM OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED AFTER EVERY STORM EVENT. THE BASINS MAY BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED ON ERODABLE SLOPES
2. PROVIDE SEDIMENT CONTROL AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM
3. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY STORM EVENT.
4. ANY ALTERNATIVE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND THE CITY OF HURRICANE.
5. THE CONTRACTOR SHOULD FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES.
6. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
7. PRACTICE STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
8. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL BMP'S
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR THE CITY OF HURRICANE.
10. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS.
11. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL ENTRANCES AND EXITS.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED AS TO NOT ENTER THE STORM WATER SYSTEM.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
14. THE LIMITS OF DISTURBANCE SHALL BE STAKED BEFORE CONSTRUCTION BEGINS
15. COMPLY WITH ANY AND ALL REQUIREMENTS FROM THE CITY OF ST. GEORGE AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.
16. A COPY OF THIS STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON SITE DURING ALL CONSTRUCTION ACTIVITY. LONG TERM MAINTENANCE (POST CONSTRUCTION)

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDING AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
2. THE PROPERTY OWNER IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. ALL BMP'S SHALL BE MAINTAINED TO EFFECTIVELY PREVENT THE IMPACTS OF THIS PROJECTS CONSTRUCTION AND USE ON STORM WATER QUALITY.
3. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED
 - a. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/2 FULL. INSPECTIONS SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
 - b. LITTER, DEBRIS, AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
 - c. PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.



CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
DETAILS

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY LRP

DATE 2/1/12

FILE NAME CURTIS ANDERSON

24" x 36" SCALE 1" = 1"

12" x 18" SCALE 1" = 1"

SHEET NUMBER C10.00

NO. DATE BY APPVD REVISION DESCRIPTION

153069 LLOYD RIED POPE 2/1/12

PROFESSIONAL ENGINEER

153069 LLOYD RIED POPE 2/1/12

PROFESSIONAL ENGINEER

153069 LLOYD RIED POPE 2/1/12

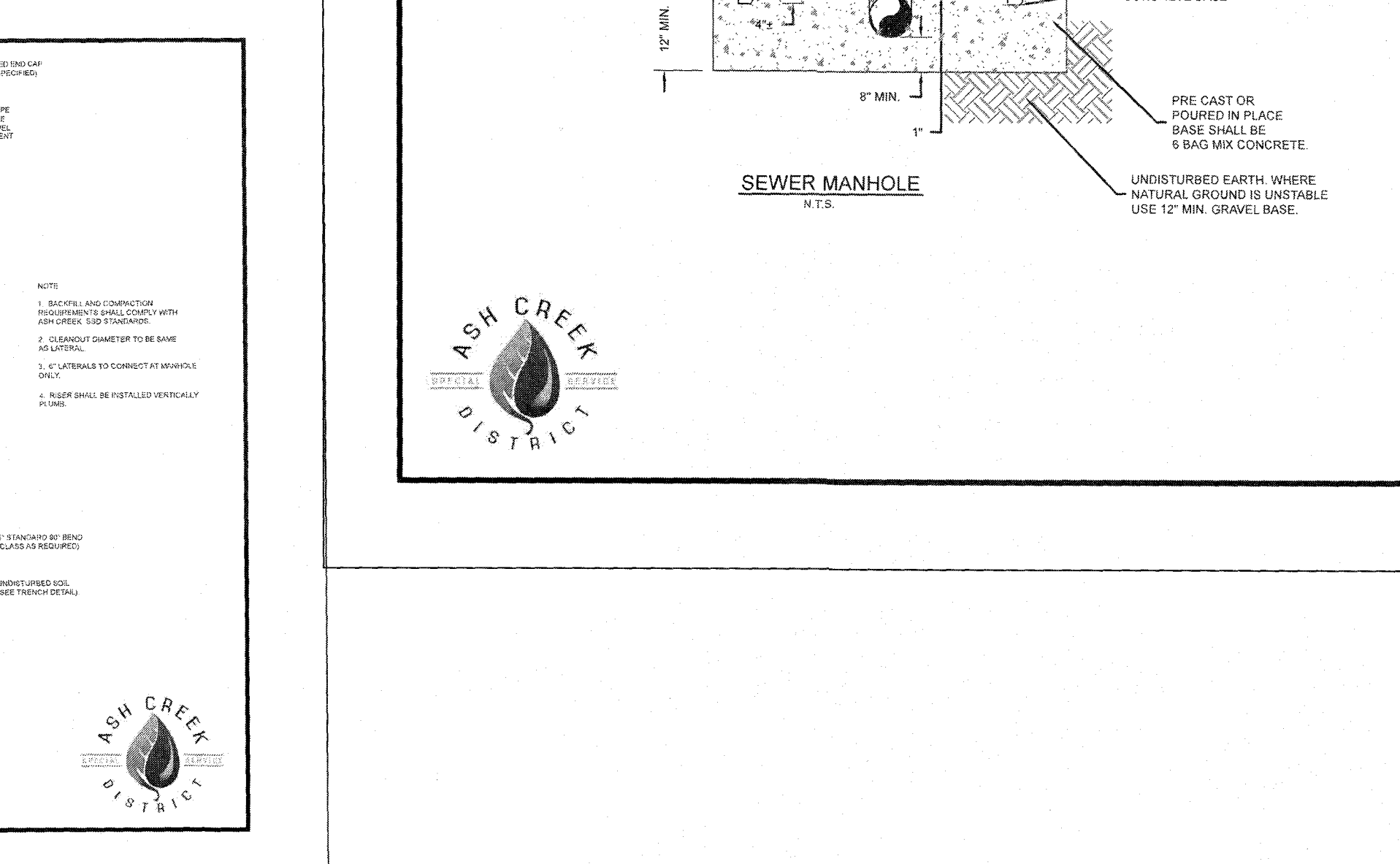
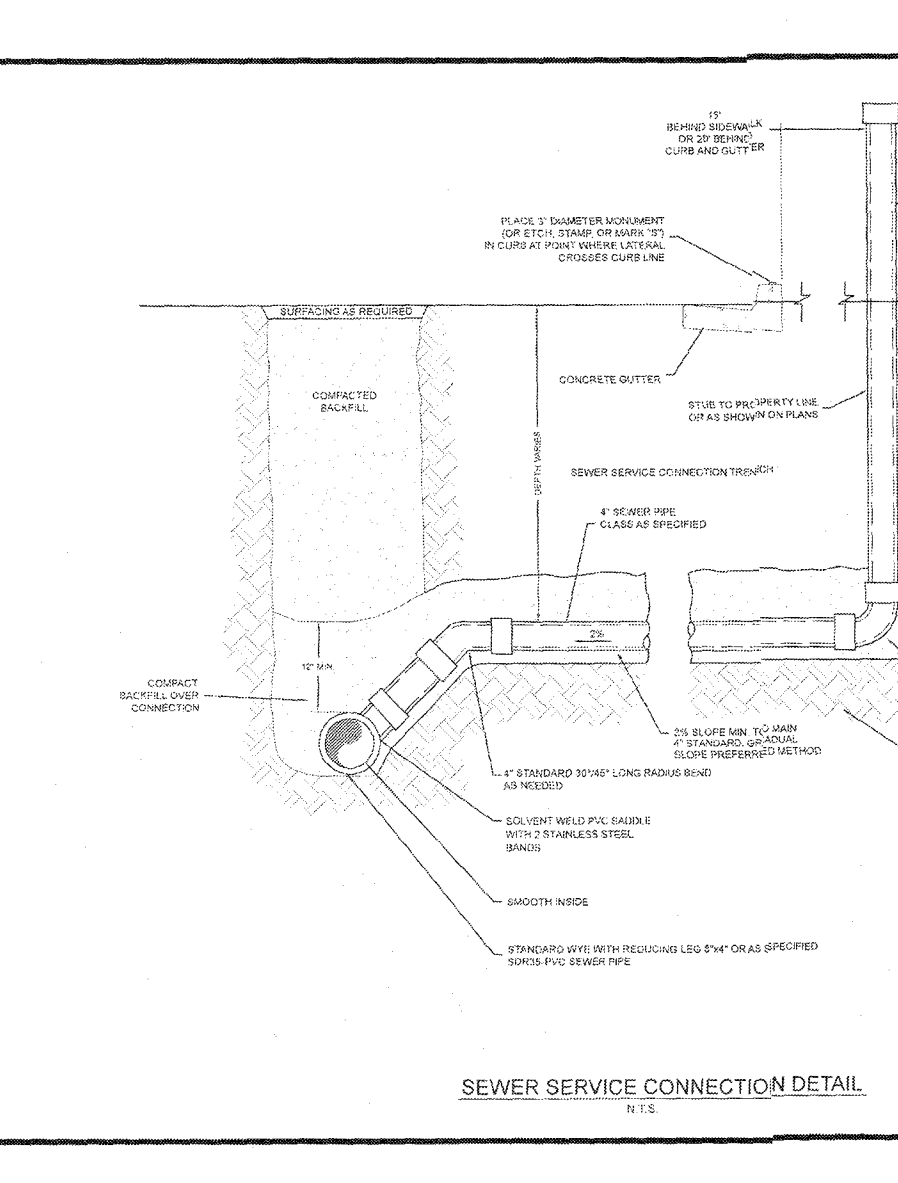
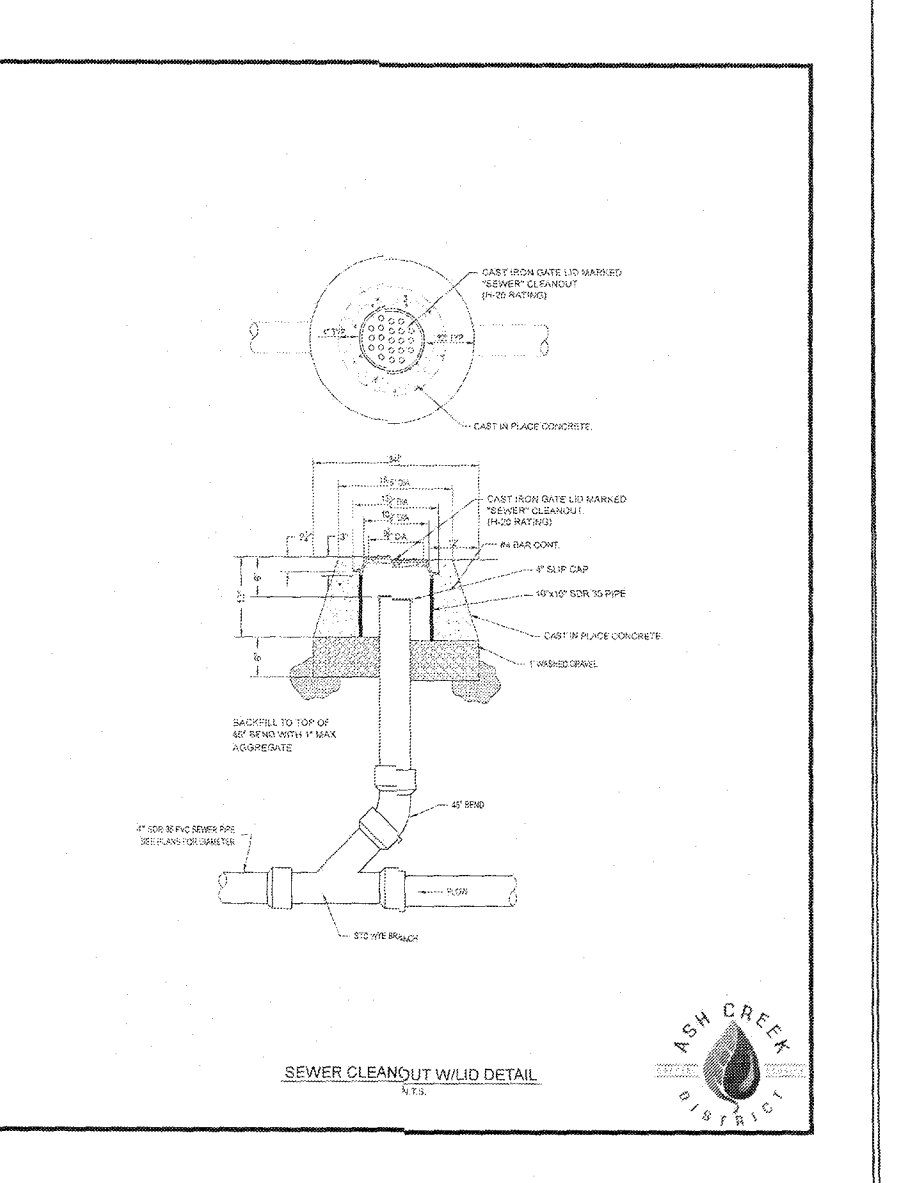
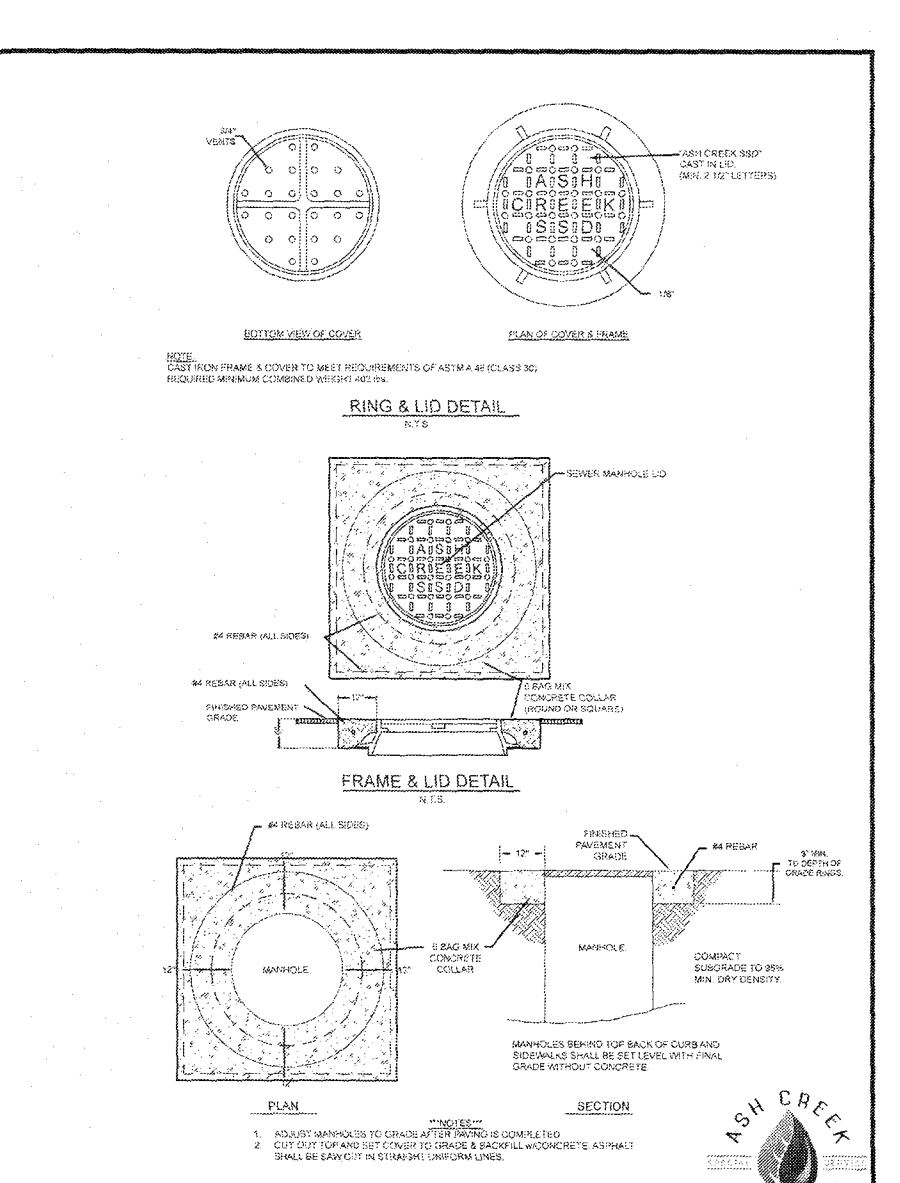
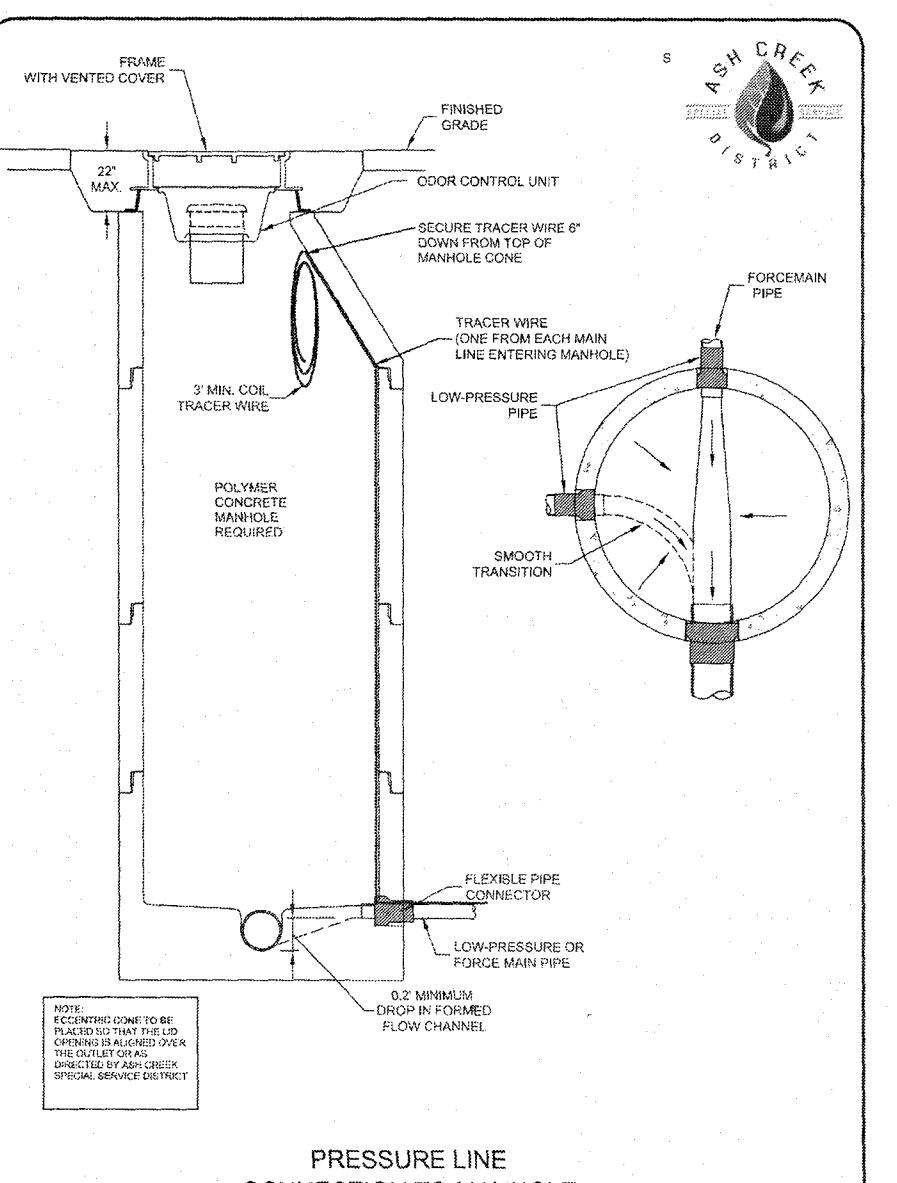
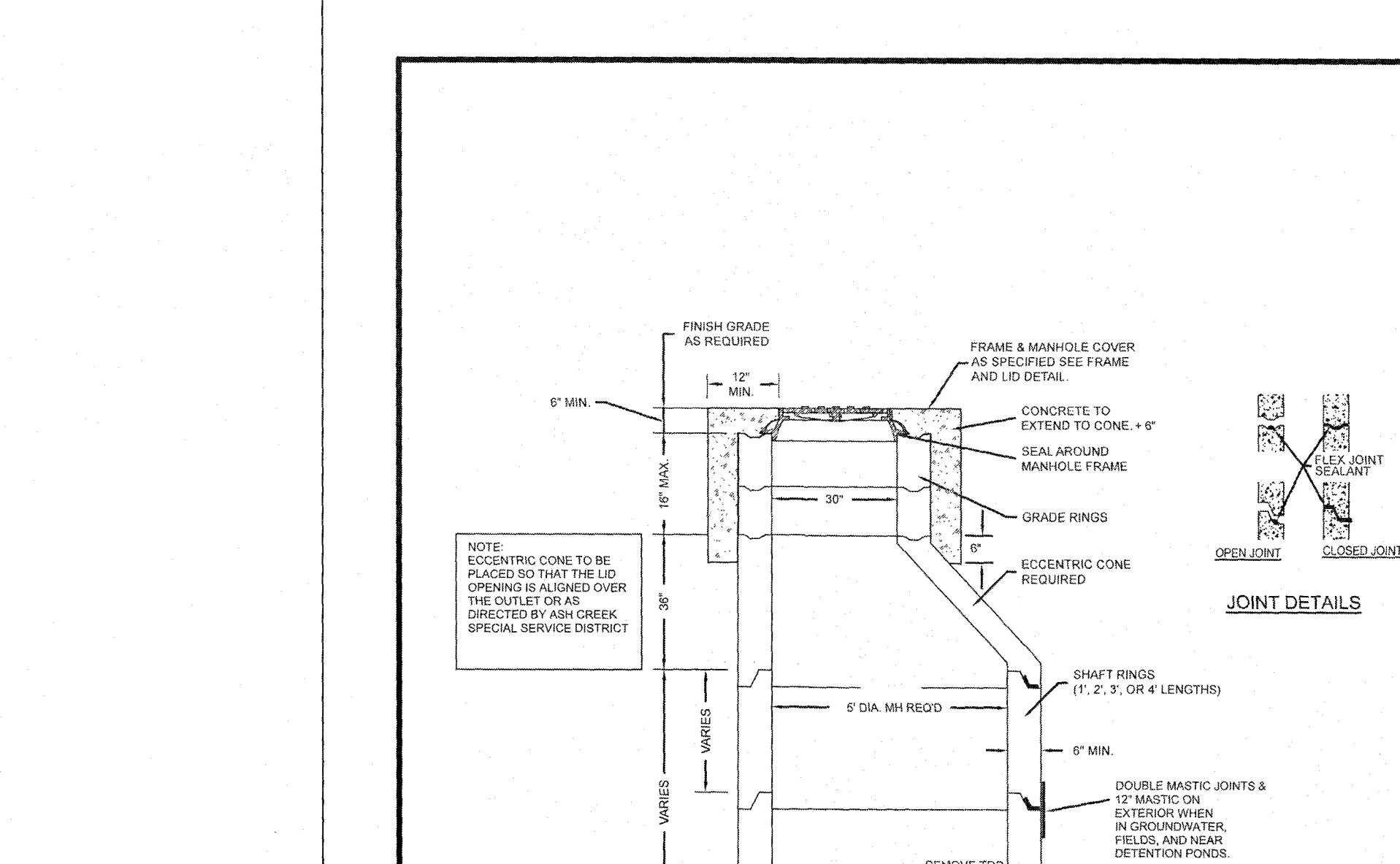
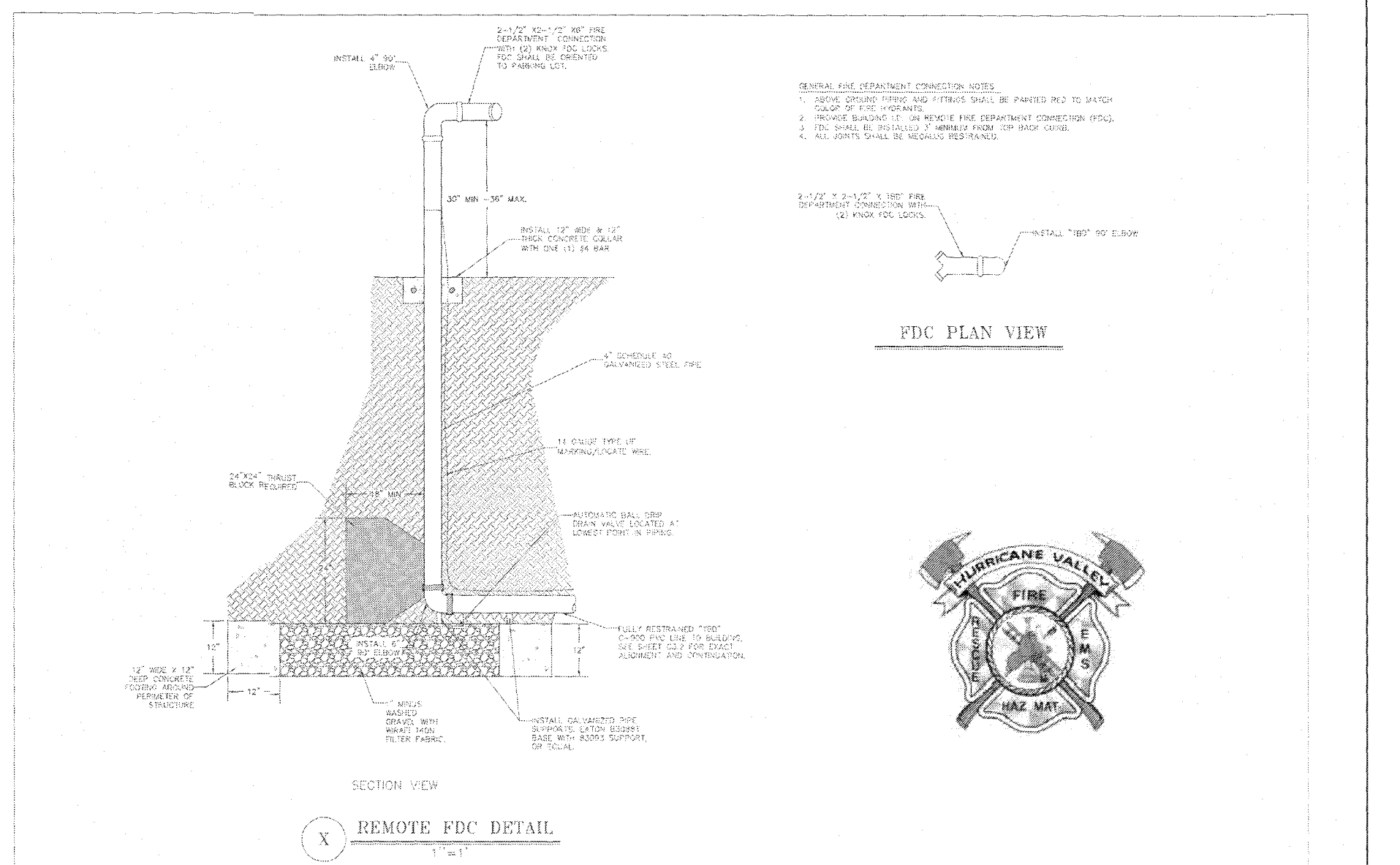
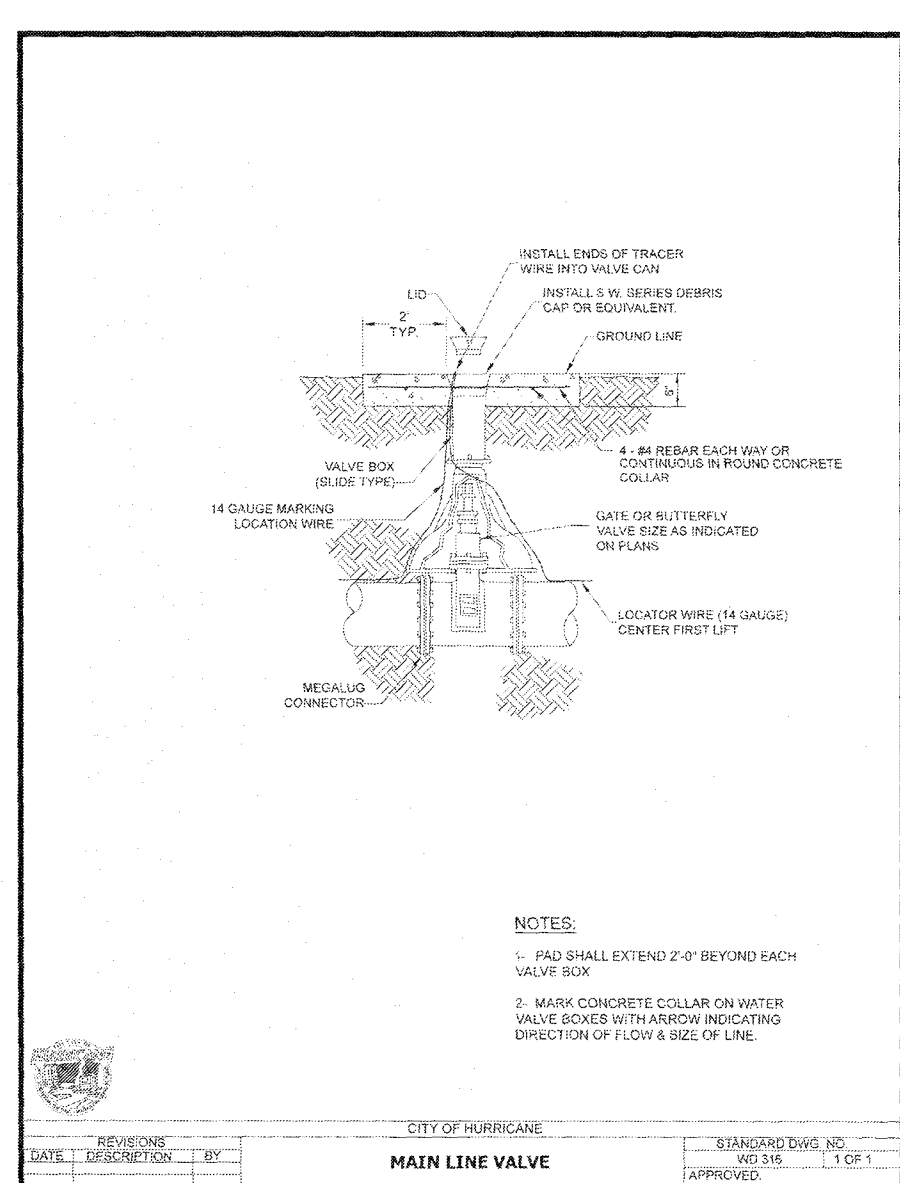
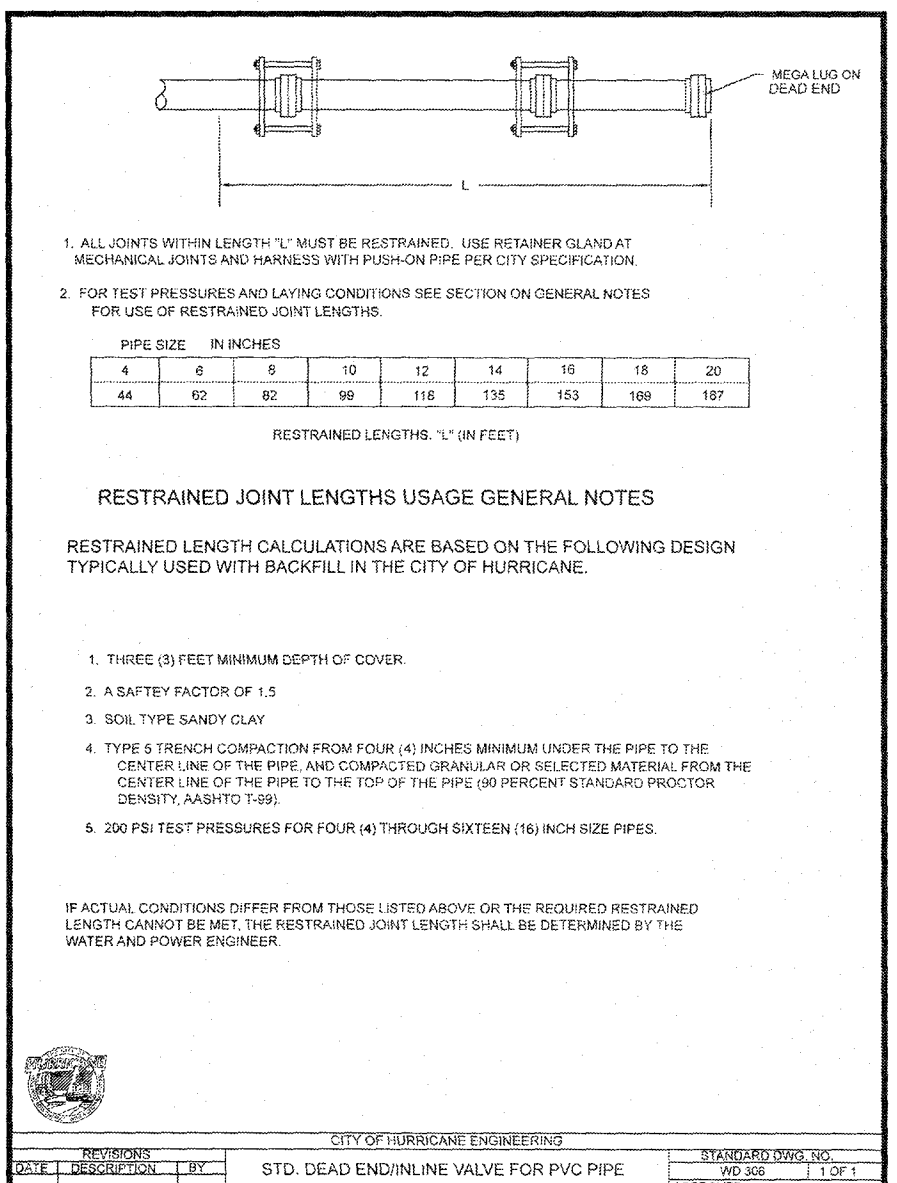
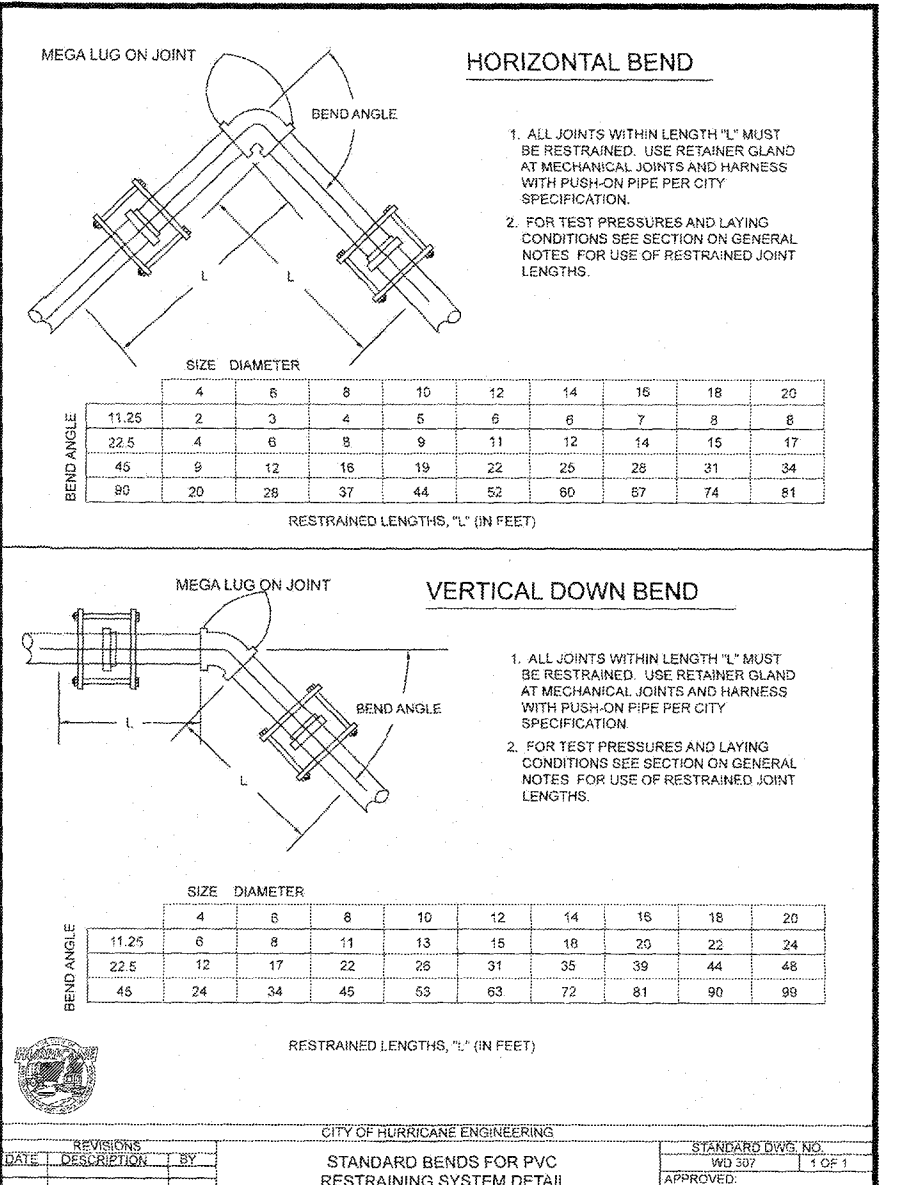
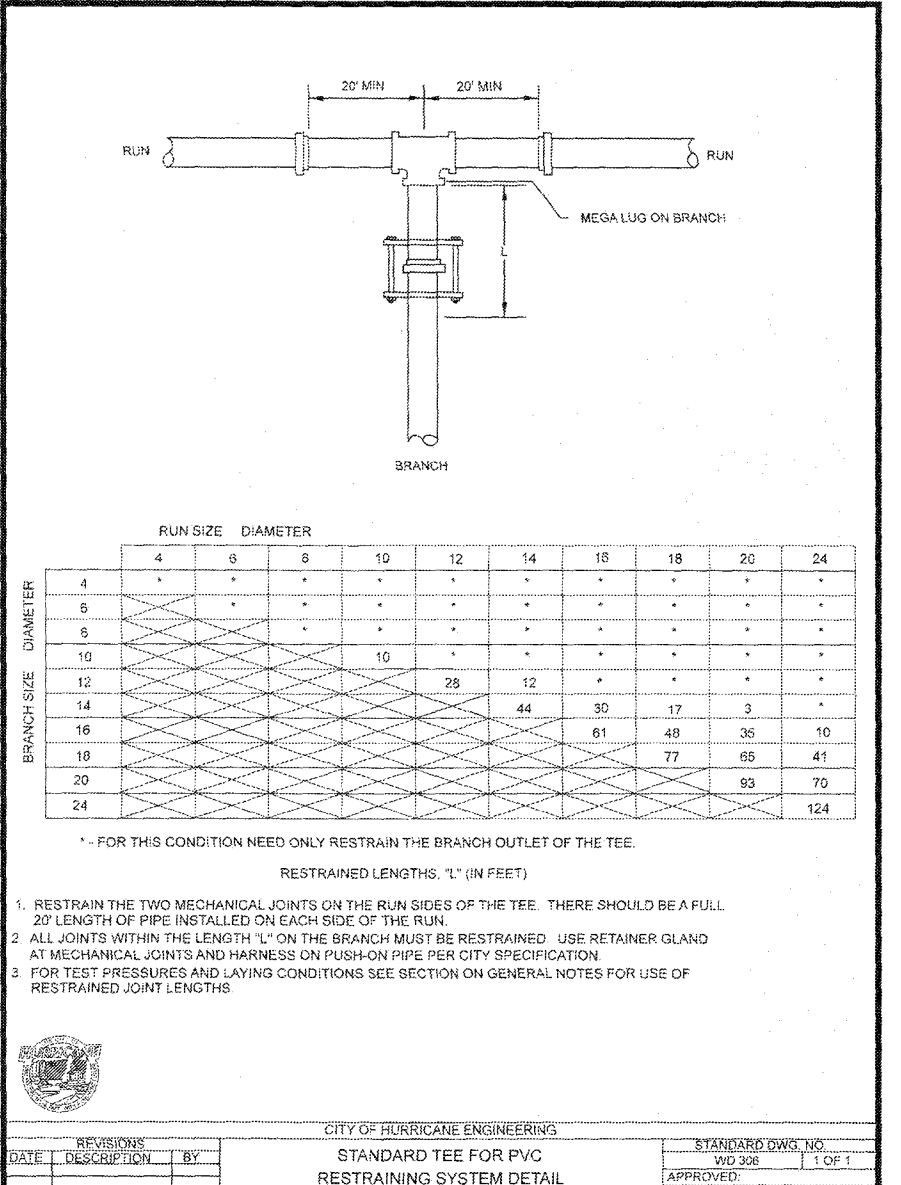
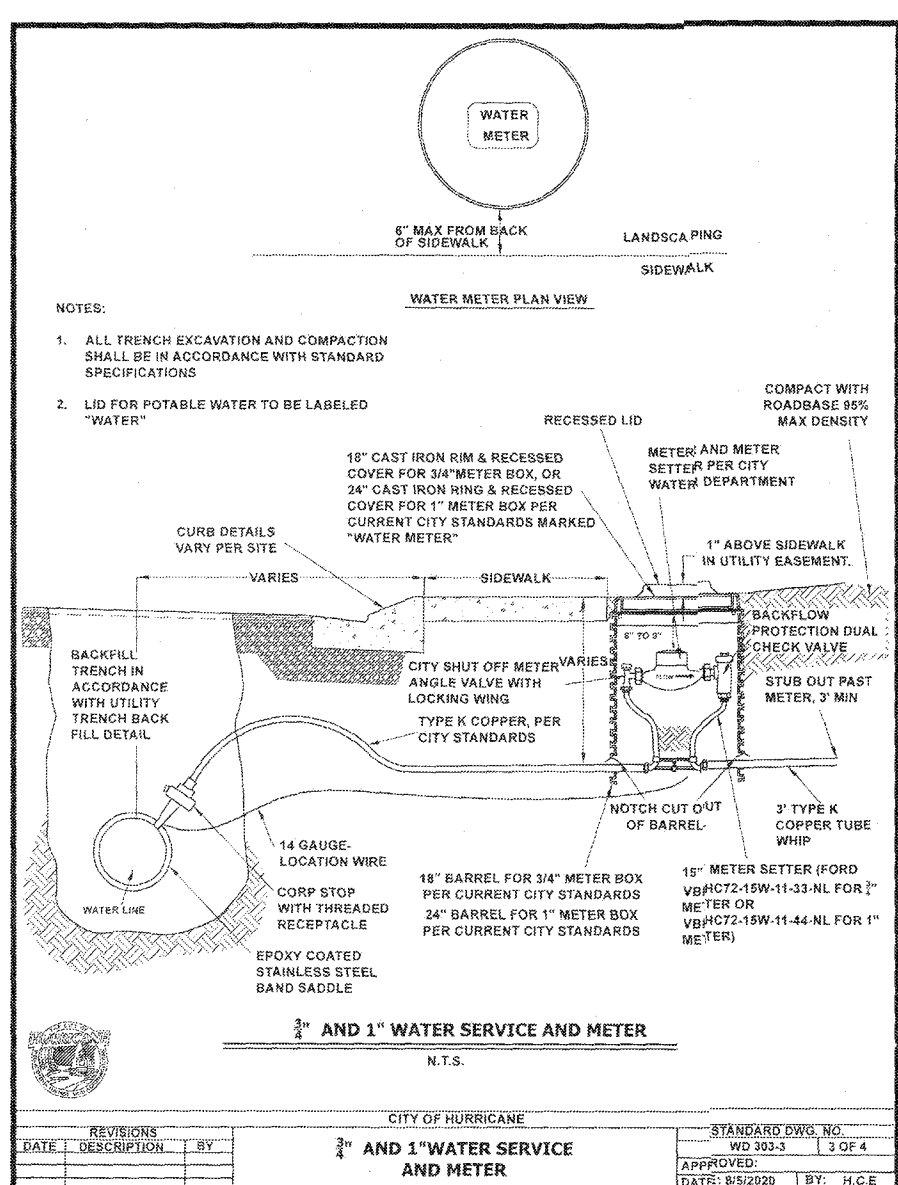
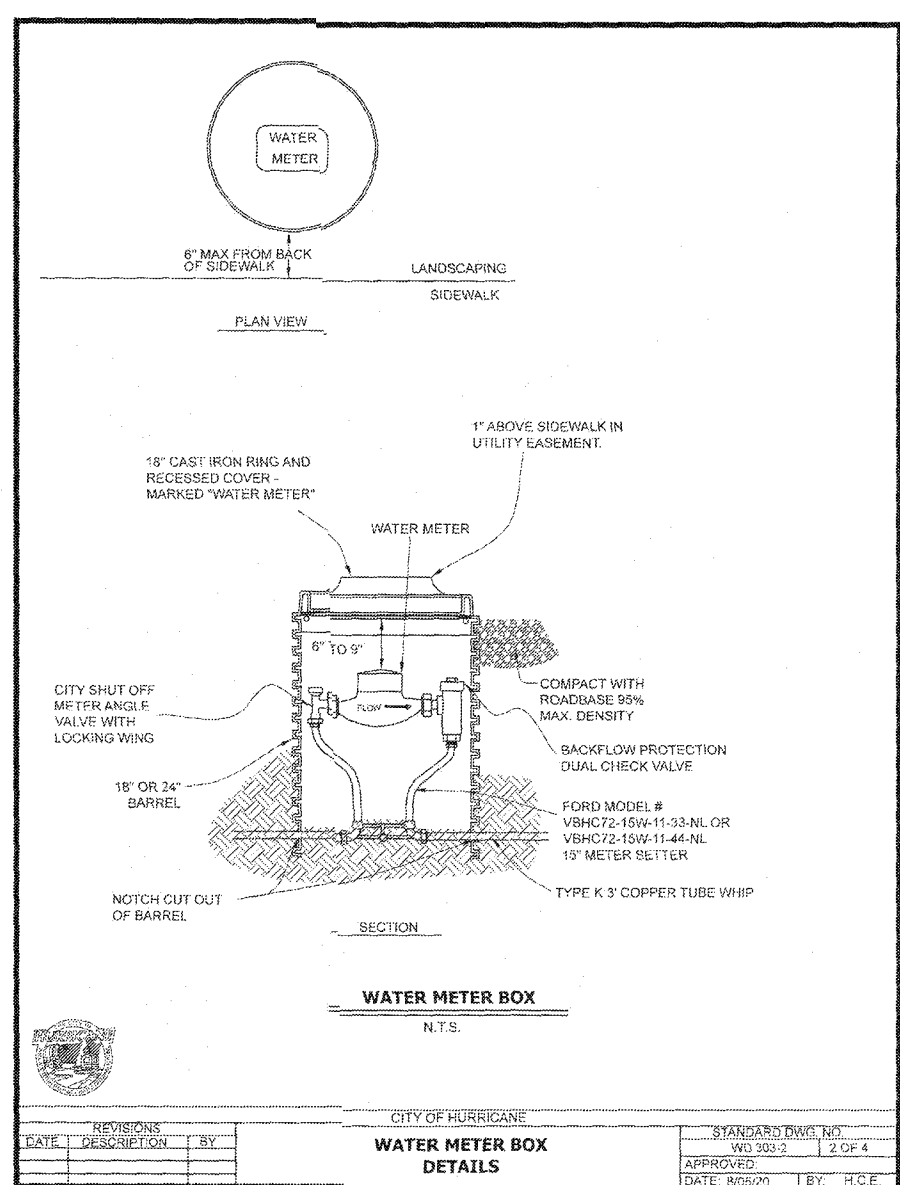
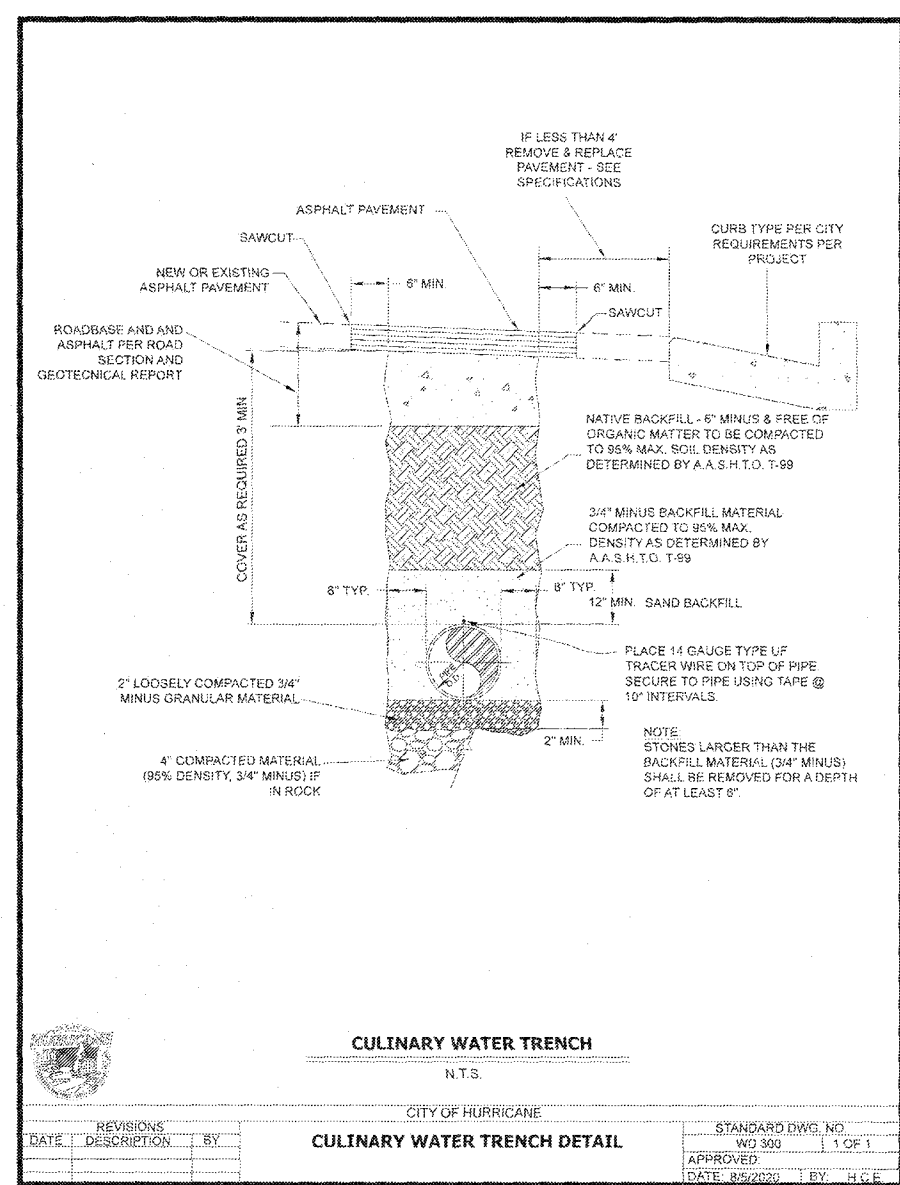
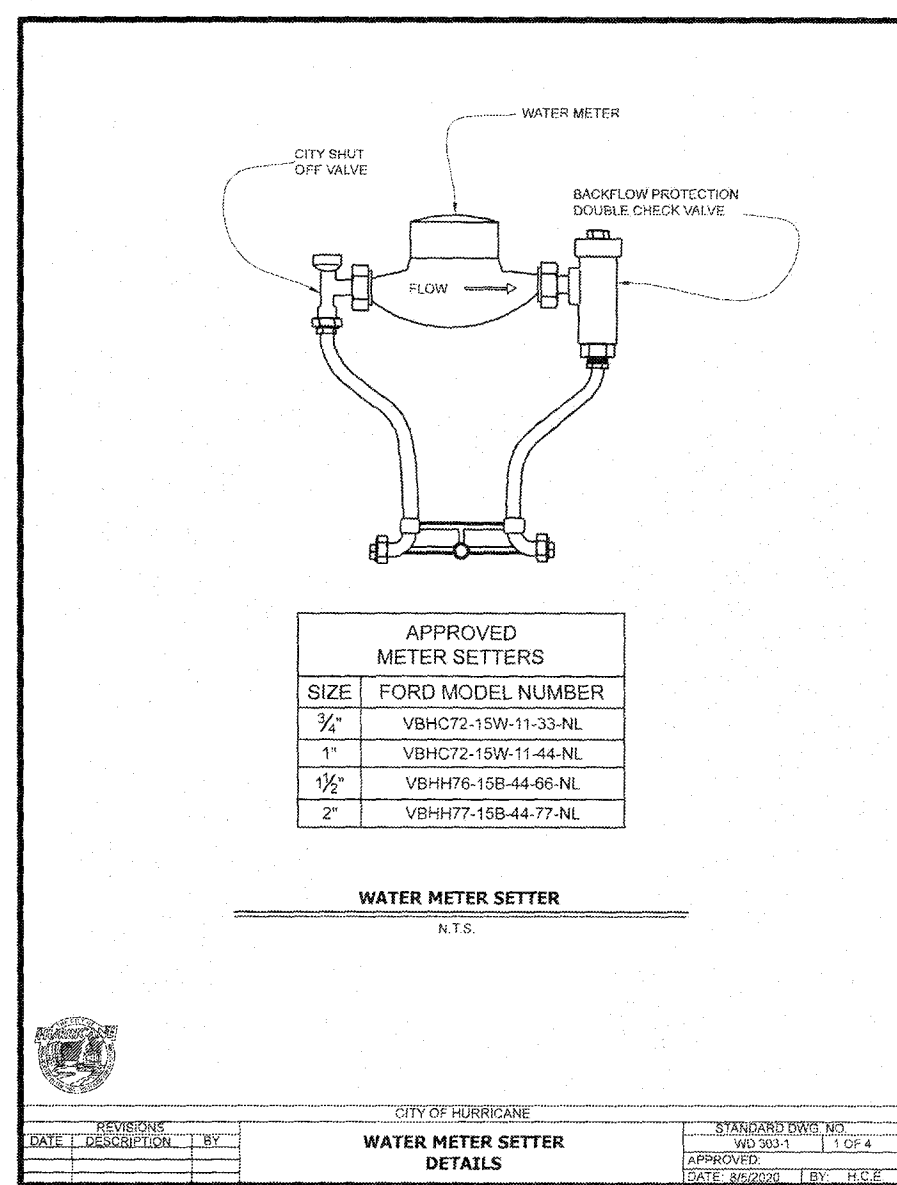
PROFESSIONAL ENGINEER

153069 LLOYD RIED POPE 2/1/12

PROFESSIONAL ENGINEER

153069 LLOYD RIED POPE 2/1/12

PROFESSIONAL ENGINEER



NO.
DATE
BY
APPVD
REVISION DESCRIPTION

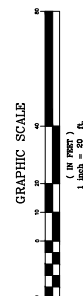
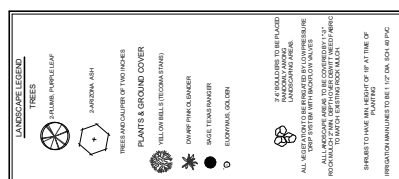
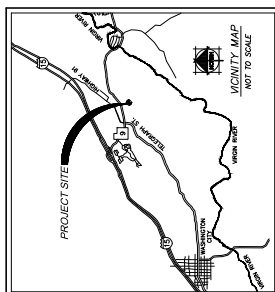
158 EAST 16th AVENUE SUITE 408
ST. GEORGE, FL 32135
PHONE: 352-525-4175
FAX: 352-525-1788
EMAIL: lrpope@lrapopengr.com

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
WATER DETAILS

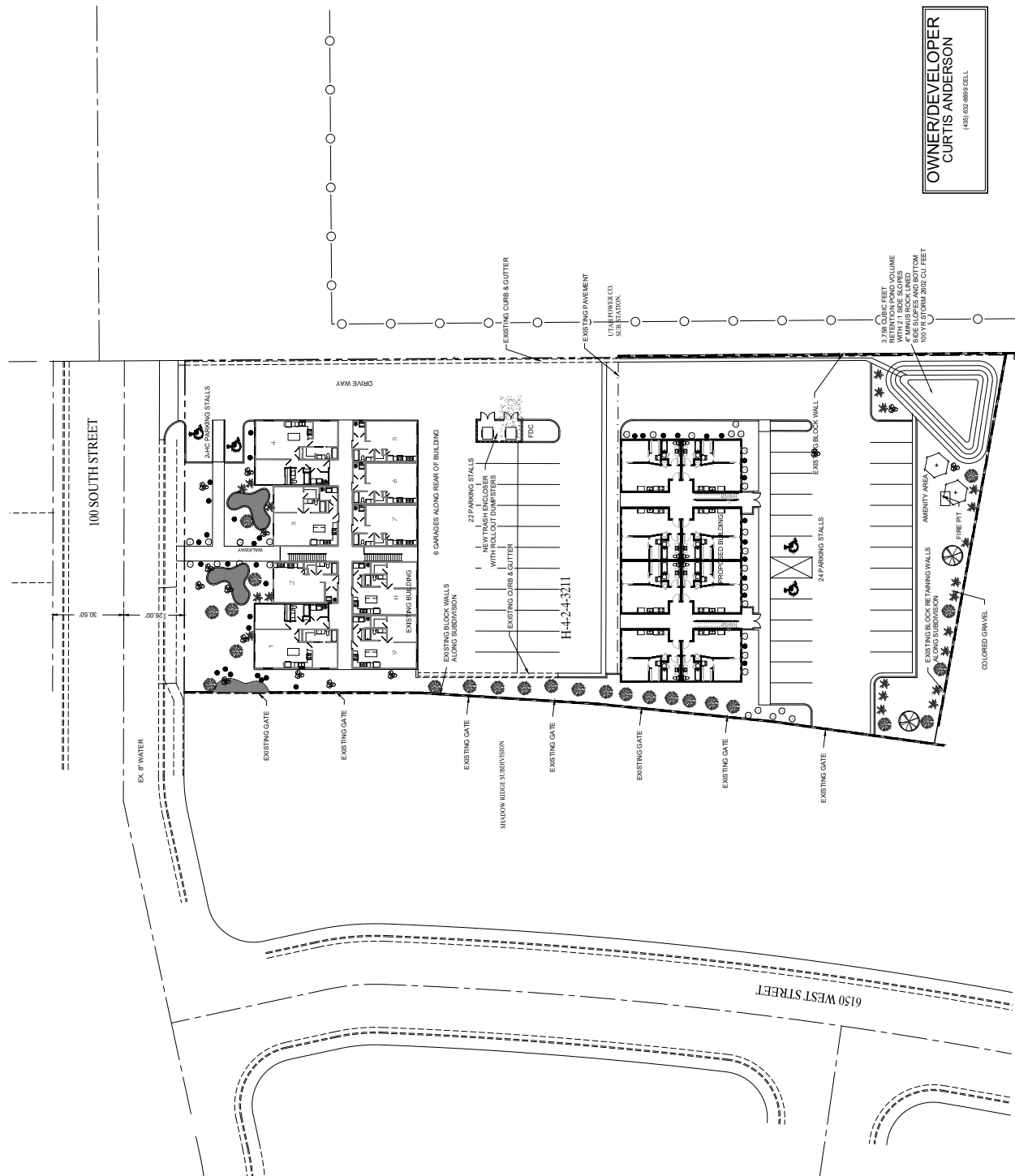
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY
DATE
FILE NAME
CURTIS ANDERSON

24" x 36"
SCALE 1" = 1'
12" x 18"
SCALE 1" = 1'
SHEET NUMBER
C10.10



OWNER/DEVELOPER
CURTIS ANDERSON
(435) 632-8899 CELL



GENERAL NOTES

1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
3. CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF ALL EQUIPMENT FURNISHED UNDER ALL DIVISIONS, INCLUDING ALL EXISTING EQUIPMENT TO BE RE-USED. REVIEW ALL SHOP DRAWINGS AND EXISTING EQUIPMENT BEFORE BEGINNING ROUGH IN.
4. SEE SECTION 265100 (16510) OF THE SPECIFICATION REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
5. SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.
6. SEE SPECIFICATION FOR ENERGY SAVING LAMP AND BALLAST REQUIREMENTS.
7. FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
8. THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE COMMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
9. ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH MASONRY CONTRACTOR.
10. ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
11. CONTRACTOR SHALL VERIFY FURNITURE LAYOUT PRIOR TO ANY FLOORBOX OR POKE-THRU INSTALLATION. COORDINATE EXACT LOCATION OF FLOOR BOX OR POKE-THRU WITH OWNER AND FURNITURE PROVIDER PRIOR TO ROUGH-IN.
12. CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING		
MAXIMUM LENGTH	BRANCH CIRCUIT VOLTAGE	
CONDUCTOR LENGTH (FT)	120 VOLT	277 VOLT
<70	MIN. #12 AWG	MIN. #12 AWG
70 - 115	MIN. #10 AWG	MIN. #12 AWG
115 - 170	MIN. #8 AWG	MIN. #10 AWG
170 - 270	MIN. #6 AWG	MIN. #8 AWG
271 - 380	NOTE B	MIN. #6 AWG
>380	NOTE B	NOTE B

- A. THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.
- B. PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE DROP LESS THAN 3% WITH A 15 AMP LOAD.
- C. CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 15 AMP LOAD. IF NECESSARY, CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.

INDEX OF ELECTRICAL DRAWINGS

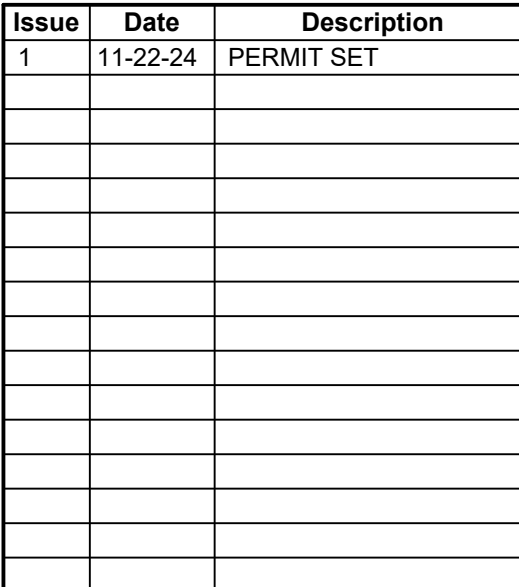
E001	SYMBOLS AND NOTES
E002	SCHEDULES
E003	ELECTRICAL SPECIFICATIONS
E101	ELECTRICAL SITE PLAN
E201	LEVEL 1 LIGHTING PLAN
E202	LEVEL 2 LIGHTING PLAN
E301	LEVEL 1 POWER/SYSTEMS PLAN
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SYMBOL SCHEDULE									
NOTES: 1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE. 2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR. 3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS. 4. SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED. 5. NEMA TYPE 'ND' NON-FUSED UNLESS NOTED 'F' (FUSED). USE 'HD' 480V. 6. HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR. 7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED. 8. DOUBLE ARROWS INDICATE A DOUBLE FACE UNIT. 9. DEVICES NOTED WITH AN 'A' ADJACENT TO IT INDICATES TO COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT. 10. SUBSCRIPT INDICATES NEMA CONFIGURATION. 11. SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR, DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING. 12. COORDINATE WITH DOOR HARDWARE SUPPLIER. 13. FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS MOUNT AT +16" TO BOTTOM OF THE BOX FROM FINISHED FLOOR, OR AS NOTED. 14. ARROWS SHOWN ON DEVICE INDICATE THE SENSOR AIMING LOCATION. 15. CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE SHOWN IN CAMERA TAGS. 16. MOUNT ON TRACK OF OVERHEAD DOOR 6" FROM TOP OF DOOR UNLESS OVERHEAD DOOR IS ROLL UP DOOR, THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS. 17. INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. 18. DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW DENOTES FRONT OF RANK. 19. SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION. 20. MOUNTING HEIGHTS IS TO BOTTOM OF DISPLAY. * TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED IN THIS SET OF DRAWINGS.									
STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS									
GENERAL									
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES	SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES		
	ONE CIRCUIT, HOME RUN TO PANEL				JUNCTION BOX (F' IN FLOOR)	AS NOTED			
	TWO CIRCUIT, HOME RUN TO PANEL				EQUIPMENT PANEL SEE DRAWINGS	+72"	6.		
	THREE CIRCUIT, HOME RUN TO PANEL				CABLE TRAY (BASKET/LADDER)	AS NOTED			
	CONDUIT RUN CONCEALED IN WALL OR CEILING				GROUND BUS BAR	+18"	6.		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND				LIGHT FIXTURE (LETTER DESIGNATES TYPE)				
	CONDUIT UP				EQUIPMENT NUMBER				
	CONDUIT DOWN				ARCHITECTURAL ROOM NUMBER				
	CONDUIT STUB LOCATION	CAP CONDUIT			DEVICE/EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE				
	CONDUIT/CIRCUIT CONTINUATION				DEVICE/EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE/LEGEND				
LIGHTING									
	CEILING LIGHT FIXTURE	CEILING	1.		EMERGENCY LIGHTING CONTROL UNIT	ABOVE CEILING	SEE DIAGRAM, SPEC.		
	WALL LIGHT FIXTURE	AS NOTED	1.		SINGLE POLE SWITCH	+46"	2. 4.		
	RECESSED DOWNLIGHT FIXTURE	CEILING	1.		THREE-WAY SWITCH	+46"	2. 4.		
	RECESSED WALL-WASH DOWNLIGHT FIXTURE	CEILING	1.		FOUR-WAY SWITCH	+46"	2. 4.		
	LIGHT FIXTURE	AS NOTED	1.		KEY OPERATED SWITCH	+46"	2. 4.		
	EGRESS LIGHT FIXTURE	AS NOTED	1.		SWITCH WITH PILOT LIGHT	+46"	2. 4.		
	AREA LIGHT POLE AND FIXTURE	CONCRETE BASE	1., SEE DIAGRAM		VARIABLE INTENSITY SWITCH	+46"	2. 4.		
	BOLARD	CONCRETE BASE	1.		TIMER SWITCH	+46"	2. 4.		
	STEP LIGHT FIXTURE	AS NOTED	1.		MOMENTARY CONTACT SWITCH	+46"	2. 4.		
	IN-GRADE LIGHT FIXTURE	CONCRETE BASE	1.		LOW VOLTAGE WALLSTATION (SUBSCRIPT INDICATES CONFIGURATION & CONTROL SEQUENCE)	+46"	2. SEE DIAGRAM, SPEC.		
	FLOOD OR TRACK FIXTURE	AS NOTED	1.		DUAL TECH CEILING MOUNTED OCCUPANCY SENSOR (PROVIDE WITH ALL PS AND ROOM CONTROLLERS)	SEE CEILING	SEE DIAGRAM, SPEC.		
	CEILING / WALL MOUNTED EXIT LIGHT	CEILING/ AS NOTED	1. 3. 8.		DUAL TECH WALL MOUNTED OCCUPANCY SENSOR (SUBSCRIPT D = DIMMING AND DAY-LIGHT CONTROL)	+46"	2. 4. SEE DIAGRAM, SPEC.		
	EMERGENCY LIGHT FIXTURE	AS NOTED	1.		PHOTO-ELECTRIC CONTROL (LOCATE ON ROOF, FACE NORTH)	AS NOTED	MOUNT AS PER MFR.		
	COMBO EXIT / EMERGENCY LIGHT FIXTURE	AS NOTED	1.		DIGITAL DAYLIGHT SENSOR	CEILING	SEE DIAGRAM, SPEC.		
	POWER PACK	ABOVE CEILING	SEE DIAGRAM, SPEC.		TIME CLOCK	+60"	2.		
	DIGITAL ROOM CONTROLLER (SUBSCRIPT INDICATES NUMBER OF RELAYS)	ABOVE CEILING	SEE DIAGRAM, SPEC.		RECEPTACLE SWITCH PACK	ABOVE CEILING			
POWER									
	DUPLEX RECEPTACLE	UPPER OUTLET SWITCH CONTROLLED	+18" OR AS NOTED	2. 9.		RECEPTACLE SWITCH PACK	ABOVE CEILING		
	SIMPLEX RECEPTACLE		+18" OR AS NOTED						

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E-001

LIGHT FIXTURE SCHEDULE		
LIGHT FIXTURE ABBREVIATION SCHEDULE		PROJECT MANAGER:
A.F.F. ABOVE FINISH FLOOR	CCBA CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	CFBA CUSTOM FINISH AS SELECTED BY THE ARCHITECT
WALL(B)CLG. WALL MOUNT AT CORNER OF WALL AND CEILING	SCBA STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT	SFBA STANDARD FINISH AS SELECTED BY THE ARCHITECT

1. REFER TO ARCHITECTURAL REFLECTED GLING PLANS FOR LOCATIONS OF LIGHT FIXTURES AND, CONFIRM CEILING TYPES WITH LIGHT FIXTURE TRIMS. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BIDDING.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR ORIENTATIONS, LOCATIONS AND LOCUSES OF LIGHT FIXTURES. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE, FUSING, LED DRIVERS, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.
5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH.
6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURES. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF THE UNDERCABINET FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO FIT WITHIN THE MILLWORK. COORDINATE FIXTURE LENGTH WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTAL.
7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, NOTIFY THE ELECTRICAL ENGINEER AND/OR LIGHTING DESIGNER.
8. PRIOR APPROVALS ARE REQUIRED BEFORE BIDDING THE PROJECT AND SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST 8 (EIGHT) WORKING DAYS BEFORE THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REQUESTED.
9. REFER TO SPECIFICATIONS 20-0500, 25-1000 & 26-5000 (16001, 16510 & 16551).
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM IS: ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	TOTAL WATTS	LAMPS
D1	6" SURFACE MOUNTED LED DISC LIGHT IC RATED WHEN USED WITH 4" JUNCTION BOX WHITE FINISH	NORA	NLOPCA-R6509124-30-W OR OWNER APPROVED EQUAL	120	17	3000° K LEDS; 90 CRI 1069 LUMENS
EX	THERMOPLASTIC BUG-EYE EMERGENCY LIGHTING UNIT LED ADJUSTABLE HEADS, WHITE FINISH	PROGRESS	PE2EJ-30 OR OWNER APPROVED EQUAL	MV/OLT		LEDs INCLUDED
O1	EXTERIOR WALL SCENCE LOW PROFILE, INTEGRAL HEATSINK BRONZE FINISH	DURA GUARD	TV2C32X10U41KZ OR OWNER APPROVED EQUAL	MV/OLT	21	4000° K LEDS; 70 CRI 2300 LUMENS
O1X	EXTERIOR WALL SCENCE LOW PROFILE, INTEGRAL HEATSINK BRONZE FINISH, COLD WEATHER 90 MINUTE BATTERY BACKUP	DURA GUARD	TV2C32X10U41KZ-BUC4 OR OWNER APPROVED EQUAL	MV/OLT	21	4000° K LEDS; 70 CRI 2300 LUMENS
O2	EXTERIOR WALL SCENCE LOW PROFILE, INTEGRAL HEATSINK BRONZE FINISH	DURA GUARD	TV2C32X20U41KZ OR OWNER APPROVED EQUAL	MV/OLT	43	4000° K LEDS; 70 CRI 4000 LUMENS
O5	SINGLE HEAD LED PARKING FIXTURE, TYPE V DISTRIBUTION DIE CAST ALUMINUM HOUSING, FLAT LENS EQUIP WITH B-LEVEL, MOTION/AMBIENT SENSOR INCLUDE A 15' SOLAR REE STEEL POLE STANDARD COLOR BY ARCHITECT	LITHONIA	RXS1 LED P3-40K R5 MV/OLT SPA NLTAR2/PRH/ SCBA OR OWNER APPROVED EQUAL	MV/OLT	109	4000° K LEDS; 70 CRI 14000 LUMENS
S4X	4" LED LENSED SURFACE MOUNT STRIPLIGHT PROVIDE INTEGRAL 90 MINUTE BATTERY PACK	ETI	ST-4-3C-850-M/N-BEM OR OWNER APPROVED EQUAL	MV/OLT	33	5000° K LEDS; 80 CRI 4900 LUMENS
SB1	16" DIAMETER FLUSHMOUNT LOW PROFILE, WHITE FINISH	MODERN FORMS	FM-4215-30K-WT OR OWNER APPROVED EQUAL	120	27	3000° K LEDS; 90 CRI 2200 LUMENS
SL4	4" LED LENSED SURFACE MOUNT STRIPLIGHT	ETI	EC08T-4FT-2000LM-8-3CP-SV OR OWNER APPROVED EQUAL	120	18	4000° K LEDS; 80 CRI 2000 LUMENS
VB1	2" WIDE, (4) LAMP LINEAR BATH VANITY SATIN NICKEL FINISH MOUNTED ABOVE BATHROOM MIRROR WITH (4) VINTAGE STYLE G25/E26 LED BULBS	SUNSET LIGHTING	F2253-53 OR OWNER APPROVED EQUAL	120	24	3000° K LEDS; 80 CRI 500 LUMENS (4) LED BULBS
X1X	WHITE THERMOPLASTIC LED EXIT SIGN SINGLE FACE WITH (2) ADJUSTABLE LED HEADS, DUAL VOLTAGE UNIVERSAL MOUNTING AND CHEVRON APPROVAL, NI-CAD BATTERY	PROGRESS	PECUE-U-G-30 OR OWNER APPROVED EQUAL	MV/OLT		LEDs INCLUDED
X2	WHITE THERMOPLASTIC LED EXIT SIGN DOUBLE FACE, DUAL VOLTAGE UNIVERSAL MOUNTING AND CHEVRON APPROVALS, NI-CAD BATTERY	PROGRESS	PETPE-U-G-30 OR OWNER APPROVED EQUAL	MV/OLT		LEDs INCLUDED

EQUIPMENT SCHEDULE

UNIT #	FUNCTION	LOAD	VOLT	PHASE	FULL LOAD AMPS	CONDUIT SIZE	WIRES		OCPD		REMARKS			
							STARTER/DISC/VPD (SEE NOTES)	AMPS	NO. SETS	NO.		SIZE	EQUIP. GND _g	TYPE
C-1	OUTDOOR HEAT PUMP	33.2 MCA	240	1	26.56	3/4"	1	2	8	10	CB	40	2A	PROVIDE POWER TO INDOOR UNIT
C-3	OUTDOOR HEAT PUMP	23.9 MCA	240	1	19.12	3/4"	1	2	10	10	CB	30	2A	PROVIDE POWER TO INDOOR UNIT
C-4	OUTDOOR HEAT PUMP	33.2 MCA	240	1	26.56	3/4"	1	2	8	10	CB	40	2A	PROVIDE POWER TO INDOOR UNIT
C-8	OUTDOOR HEAT PUMP	23.9 MCA	240	1	19.12	3/4"	1	2	10	10	CB	30	2A	PROVIDE POWER TO INDOOR UNIT
C-9	OUTDOOR HEAT PUMP	23.9 MCA	240	1	19.12	3/4"	1	2	10	10	CB	30	2A	PROVIDE POWER TO INDOOR UNIT
EF-1	EXHAUST FAN	11 VA	120	1	0.09	3/4"	1	2	12	12	CB	15	11A	(22) UNITS
P-R1	PX/AC WALL UNIT	27.6 MCA	240	1	22.08	3/4"	1	2	10	10	CB	30	12A	(8) UNITS
RT-1	ROOFTOP UNIT	58.9 MCA	240	1	47.12	1"	1	2	4	10	CB	60	2A	(5) UNITS
WH-1	WATER HEATER GAS	4500 VA	240	1	18.75	3/4"	1	2	10	10	CB	25	12A	PROVIDE CORD AND P LUGS, (18) UNITS

1. NON-FUSED DISCONNECT SWITCH	A. FURNISHED, INSTALLED, AND CONNECTED UNDER DIVISION 26
2. FUSED DISCONNECT SWITCH	B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26.
3. BREAKER IN ENCLOSURE	C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26.
4. MANUAL STARTER WITH THERMAL OVERLOAD	D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION.
5. MAGNETIC STARTER	
6. MAGNETIC STARTER/NON-FUSED DISCONNECT COMBINATION	
7. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION	CB = CIRCUIT BREAKER - THERMAL MAGNETIC
8. MAGNETIC STARTER/BREAKER COMBINATION	
9. VARIABLE FREQUENCY DRIVE	
10. REDUCED VOLTAGE STARTER	NOTE 1: PER 250.122(A), EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN PHASE CONDUCTOR
11. DIRECT CONNECTION	NOTE 2: OVERCURRENT PROTECTION DEVICE (OCPD) SHOWN IS LOCATED AT POWER PANEL. ALL FUSING TO BE SIZED IN ACCORDANCE WITH FUSE MFR RECOMMENDATION FOR MOTOR NAME PLATE RATING. SEE SECTION 26 2815.
12. RECEPTACLE/SPECIAL PURPOSE OUTLET, ETC.	NOTE 3: ALL EQUIPMENT TO BE RATED FOR THE ENVIRONMENT FOR WHICH IT IS INSTALLED.
13. TWO-SPEED STARTER, COORDINATE WITH MOTOR TYPE	
14. SOLID STATE SOFT STARTER	

SHADOW RIDGE PHASE 2
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SLB&M

[illegible]

Project number	2410
Project phase	CD3
Date	02-29-2024

SCHEDULES

E-002

GENERAL SHEET NOTES

1. COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR.
2. REFER TO CIVIL UTILITY PLANS FOR UTILITY CONTACT INFORMATION AND UTILITY CONNECTION POINTS.

1. COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR.
2. REFER TO CIVIL UTILITY PLANS FOR UTILITY CONTACT INFORMATION AND UTILITY CONNECTION POINTS

 SHEET KEYNOTES

- | | |
|----|--|
| S1 | APPROXIMATE LOCATION OF SERVICE TRANSFORMER. REFER TO CIVIL UTILITY PLANS FOR EXACT LOCATION. |
| S2 | APPROXIMATE LOCATION OF MOP* DISCONNECT/METER BANK. REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION. |
| S3 | BUILDING COMMUNICATION DEPARTMENT LOCATED IN FIRST-LEVEL STORAGE ROOM. REFER TO SHEET S301 FOR EXACT PHONEBOARD LOCATION). PROVIDE (2) 2" AND (2) 4" CONDUITS FROM DEMARCATION POINT TO SERVICE UTILITY. REFER TO DIAGRAM F010 FOR MORE CONDUIT/CABLE REQUIREMENTS. REFER TO CIVIL JOINT UTILITY PLAN FOR SERVICE UTILITY LOCATIONS. |
| S4 | PROVIDE 240V CIRCUIT AND 120V CIRCUIT SHOWN FOR SEWER LIFT STATION. PRIOR TO ROUGH-IN COORDINATE ALL REQUIREMENTS WITH OWNER. |



PLAN NORTH

 ELECTRICAL SITE PLAN

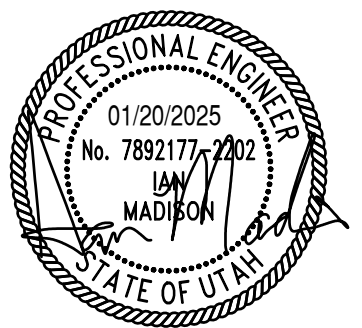
ELECTRICAL SITE PLAN

SHADOW RIDGE PHASE 2

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SLB&M

BNA
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SALT LAKE ST. GEORGE

4225 Lake Park Blvd Ste 275
West Valley City, Utah 84120
P:801.532.2196
www.bnaconsulting.com

[illegible]

Project number	24101
Project phase	CDs
Date	02-29-2024

ELECTRICAL SITE PLAN

E-101

GENERAL SHEET NOTES	
1.	REFER TO ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.
2.	ADDITIONAL OR RELOCATION OF EXIT SIGNAGE MAY BE REQUIRED BY THE BUILDING INSPECTOR OR FIRE MARSHALL AS PER SITE INSPECTION.

1. REFER TO ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.
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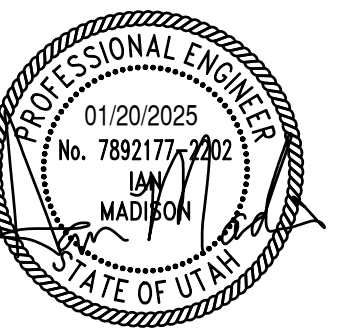
SHEET KEYNOTES

- L2 CONNECT LIGHT FIXTURE TO NIGHT LIGHT CIRCUIT HP-1.
- L3 PROVIDE UNSWITCHED LIGHTING CIRCUIT TO EMERGENCY BATTERY IN FIXTURE.
- L5 REFER TO ENLARGED UNIT PLANS ON SHEET E401.
- L6 MOUNT WALL PACK 8'-0" ABOVE STAIR TREAD.
- L7 PROVIDE EXTERIOR PHOTOCELL TO CONTROL EXTERIOR LIGHTING CIRCUIT HP-5. MOUNT PHOTOCELL ADJACENT TO EXTERIOR ELECTRICAL EQUIPMENT AT APPROXIMATELY 1'-0". PHOTOCELL TO BE INTERMATIC EK4393S WITH LIGHT SHIELD 6LV1352 (OR EQUAL).

- L2 CONNECT LIGHT FIXTURE TO NIGHT LIGHT CIRCUIT HP-1.
- L3 PROVIDE UNSWITCHED LIGHTING CIRCUIT TO EMERGENCY BATTERY IN FIXTURE.
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SHADOW RIDGE PHASE 2

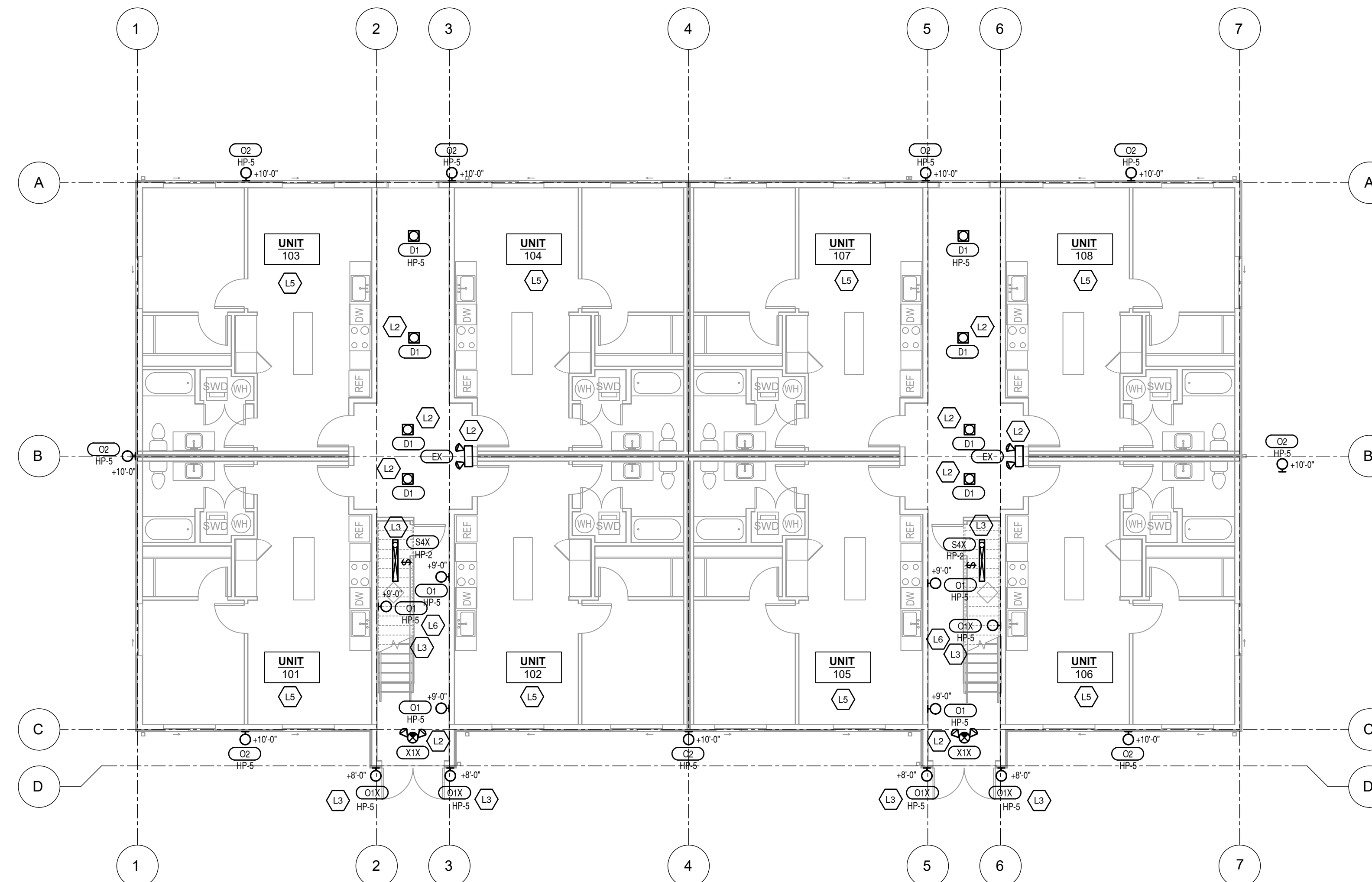
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SLB&M

[illegible]

Project number	24101
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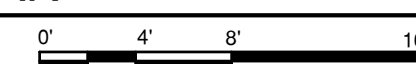
LEVEL 1 LIGHTING PLAN

E-201



LEVEL 1 LIGHTING PLAN

1/8" = 1'-0"



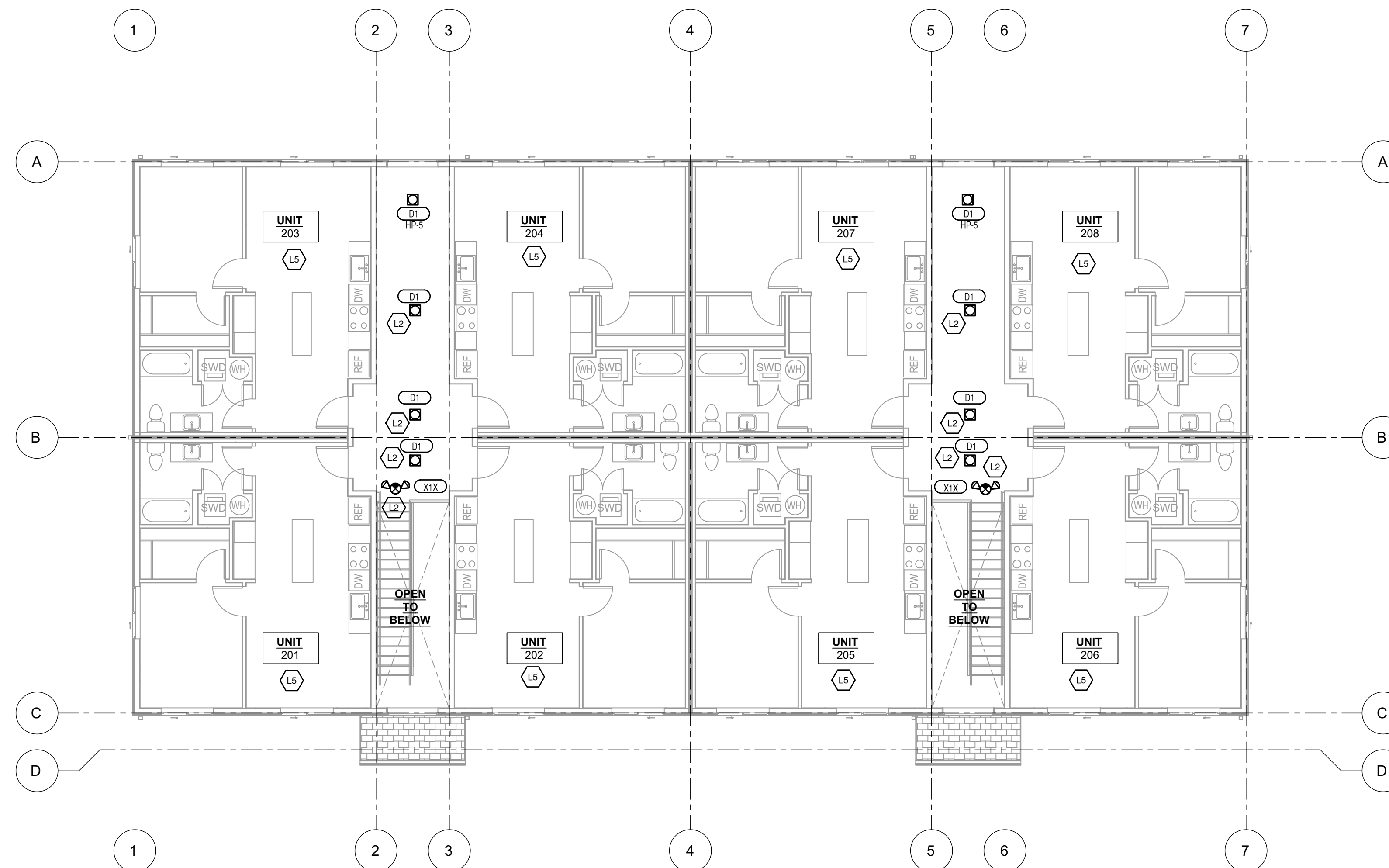
GENERAL SHEET NOTES	
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SHEET KEYNOTES

L2	CONNECT LIGHT FIXTURE TO NIGHT LIGHT CIRCUIT HP-1.
L5	REFER TO ENLARGED UNIT PLANS ON SHEET E401.

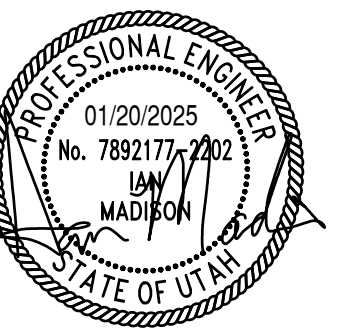
- L2 CONNECT LIGHT FIXTURE TO NIGHT LIGHT CIRCUIT HP-1.
L5 REFER TO ENLARGED UNIT PLANS ON SHEET E401.



1/8" = 1'-0"

A horizontal graphic scale bar with tick marks at 0, 4, 8, and 16 feet. The bar is divided into four equal segments, each representing 4 feet.

SHADOW RIDGE PHASE 2
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SLB&M

[illegible]

Project number	24101
Project phase	CDs
Date	02-29-2024

E-202

1. REFER TO ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORRED AND/OR ROTATED.

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E1 REFER TO ENLARGED UNIT PLANS ON SHEET E401.

E1 REFER TO ENLARGED UNIT PLANS ON SHEET E401.

E5 LOCATION OF PHONE/DATA DEMARC. REFER TO SITE PLAN AND DIAGRAM F010 FOR INCOMING/OUTGOING CONDUIT AND CABLING REQUIREMENTS.

E11 EXTERIOR HEAT PUMPS SHOWN FOR REFERENCE ONLY. PRIOR TO ROUGH-IN VERIFY EXACT LOCATION AND POWER REQUIREMENT HEAT PUMP. PROVIDE POWER TO INDOOR UNITS FROM OUTDOOR UNIT AS REQUIRED BY EQUIPMENT MANUFACTURER. WIRE COMP COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE CODE REQUIRED CLEARANCES FOR EQUIPMENT DISCONNECTS.

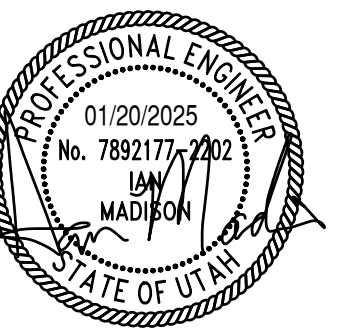

$$1/8'' = 1'-0'' \quad \quad \quad 0 \quad \quad 4' \quad \quad 8'$$

A horizontal number line with tick marks at 0, 4', 8', and 16.

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[illegible]

Project number	24101
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E-301

1. REFER TO ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORRED AND/OR ROTATED.

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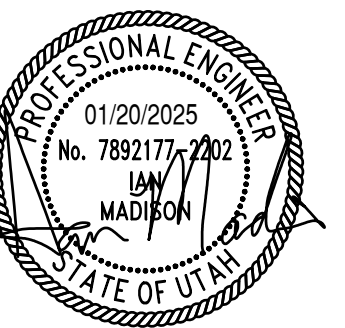


E1 REFER TO ENLARGED UNIT PLANS ON SHEET E401.


$$3/86''=11.90''$$


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Project number	24101
Project phase	CDs
Date	02-29-2024

E-302

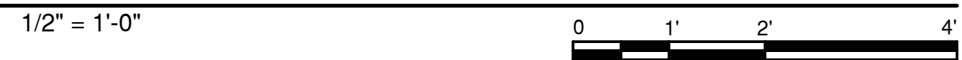
- | | |
|-----|---|
| E6 | PROVIDE ARLINGTON INDUSTRIES TVB1505 (OR EQUIV) RECESSED FLAT PANEL DISPLAY BOX. MOUNT BOXES AT 72" AFF. EQUIP DISPLAY BOX WITH RECEPTACLE AND DATA CONNECTION. EQUIP DISPLAY BOX WITH RECEPTACLE AND DATA CONNECTION. |
| E7 | SWITCH AND RECEPTACLE SHOWN FOR DIAGRAM. |
| E8 | UNIT COMMUNICATIONS PANEL. REFER TO DISPOAL F010 FOR CONDUIT/CABLING REQUIREMENTS FROM UTILITY DEMARCATION POINT ON SECOND LEVEL, TO EACH UNIT STRUCTURED CABLE MEDIA ENCLOSURE. MEDIA ENCLOSURES TO INCLUDE THE FOLLOWING (ALL PART NUMBERS LISTED ARE FROM PROVIDER. PROVIDE LEMONITE (OR EQUIV.) 1" STRUCTURED MEDIA ENCLOSURE WITH VENTILATED HINGED DOOR (46905-14), 6-PORT PATCH PANEL (4678M-EX), 1X4 PASSIVE VIDEO SPLITTER MODULE (47800-42) AND SURGE PROTECTION (47605-ACC). |
| E9 | ELECTRICAL CONTRACTOR TO PROVIDE DOOR CHIME AND WIRE COMPLETE. PROVIDE EDWARDS SIGNALING C212W-12L CHIME KIT (OR EQUIV.). |
| E10 | PROVIDE GFI RECEPTACLE AND LIGHT IN ATTIC FOR SERVING EQUIPMENT AS REQUIRED BY CODE. |

- ALL INTERIOR RECEPTACLES SHALL BE TAMPER-PROOF TYPE RECEPTACLES.
- ALL RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6" FROM A RECEPTACLE PER NEC 210.52(A). PROVIDE FIRE PUTTY PADS ON ALL RECEPTACLES INSTALLED BACK TO BACK IN A FIRE RATED WALL.
- ALL RECEPTACLES INSTALLED ON KITCHEN COUNTER TOPS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE WALL LINE IS MORE THAN 2" FROM A RECEPTACLE PER NEC 210.52
- ALL RECEPTACLES WITHIN 6' OF THE EDGE OF THE KITCHEN SINK ARE REQUIRED TO BE GFCI PROTECTED PER NEC 210.8(A)(7).
- PROVIDE ARC FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN AREAS NOTED IN NEC 210.
- PROVIDE 120V SMOKE DETECTORS WITH BATTERY. CONNECT INTO 120V CIRCUIT WITHIN UNIT. SMOKE DETECTORS IN UNIT SHALL BE INTERCONNECTED SUCH THAT IF ONE DETECTOR GOES INTO ALARM, ALL DETECTORS WITHIN THE UNIT SHALL SOUND ALARM.
- REFER TO ARCHITECTURAL CEILING PLANS FOR ALL LIGHT FIXTURE LAYOUTS.
- COORDINATE WITH LIGHT FIXTURE MANUFACTURER FOR DIMMING CAPABILITY OF THE FIXTURES.
- ALL ELECTRICAL BOXES IN FIRE-RESISTANCE RATED WALLS AND CEILINGS TO BE INSTALLED ACCORDING TO NEC 300.21 AND IBC 714.3.2.
- ALL FIRE ALARM HORN STROBES LOCATED IN SLEEPING AREAS SHALL LISTED AND LABELED UL464.
- THE TOPMOST CIRCUIT BREAKER IN THE RESIDENTIAL PANELBOARDS TO BE LOCATED AT A MAXIMUM OF 48" A.F.F.
- WALL MOUNTED SWITCHES AND ELECTRICAL PANELS SHALL BE NO HIGHER THAN 48" FROM FINISHED FLOOR AND NOT LOWER THAN 15 INCHES FROM FINISHED FLOOR.



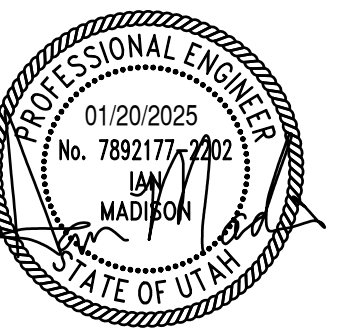
1/2" = 1'-0"

A horizontal graphic scale bar with tick marks at 0, 1', 2', and 4'. The segments between 0 and 1', 1' and 2', and 2' and 4' are shaded with diagonal lines.



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E-401

Project Name: SHADOW RIDGE PHASE 2		
Job number: 24-408		
Description: _____		
GENERAL LIGHTING: [Table 220.12] General Lighting Load, [220.52] Small Appliance & Laundry		
	596 sf	
	16 units	
596 sf x 3 W =	28608 W	
16 units x 4500 W =	72000 W	
Subtotal =	100.608 kW	100.61
FIXED APPLIANCES: [220.53]		
Dishwasher	900 W	
Disposal	1200 W	
Microwave	1500 W	
Refrigerator	1500 W	
Steam Shower	W	
Water Heater	4500 W	
Spa Tub	W	
Other	W	
Fixed Appliance Sub-Total	9600 W	
Total Fixed Appliance	153.60 kW	153.60
DRYER: [Table 220.54]		
Dryer Load =	5000 W	
Total Demand Load 3φ =	80.00 kW	Note 3 80.00
RANGE: [Table 220.55 Column C]		
Range Load =	8000 W	
Total Demand Load 3φ =	128.00 kW	Note 1 128.00
ELECTRIC SPACE HEATING: [220.51]		
Load =	W	Note 2
Unit Load x 16 units =	kW	
AIR CONDITIONING: [220.50]		
Load =	4589 W	
Unit Load x 16 units =	73.42 kW	Note 2 73.42
25% OF THE LARGEST MOTOR		
kW Load =	kW	

s used for dryer per 220.54. If you know actual load it should be entered here.

PANEL		HP		TYPE		120/240		VOLTS		1		3		W	
MOUNTING FLUSH X SURFACE		DIMENSIONS		W D (in.) H		LOCATION		ELEC/COMM ROOM		MAINS		X		LUGS	
												BREAKER			
												SUBFEED LUGS			
												50% GROUND		200% NEUTRAL	
														SPD	

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CR. NO.	L. PHASE LOAD			R. PHASE LOAD			CR. NO.	AMPS	POLE	WIRE SIZE	ITEM
					A	B		A	B						
NIGHT LIGHTS/EXIT SIGNS	20	1	12	1	276		66			2	20	1	12	STORAGE RM LIGHTS	
SPARE	20	1	3						720	4	20	1	12	1ST LVL HALL OUTLETS	
EXTERIOR WALL PACKS	20	1	12	5	623		360		6	20	1	12	2ND LVL HALL OUTLETS		
FACP	20	1	12	7		750			8	20	1	12	PHONEBOARD RECEPTACLE		
FIRE BELL	20	1	12	9	250		180		10	20	1	12	PHONEBOARD STORAGE OUTLET		
FIRE RISER RM OUTLET	20	1	12	11		180			12	60	2	4	SEWER LIFT STATION		
EXTERIOR RECEPTACLES	20	1	12	13	900		3360		14	-	-	-			
SPARE	20	1	15						750	16	20	1	12	SEWER LIFT CNTRL PANEL	
SPACE ONLY				17						18				SPACE ONLY	
SPACE ONLY				19						20				SPACE ONLY	
SPACE ONLY				21						22				SPACE ONLY	
SPACE ONLY				23						24				SPACE ONLY	
SPACE ONLY				25						26				SPACE ONLY	
SPACE ONLY				27						28				SPACE ONLY	
SPACE ONLY				29						30				SPACE ONLY	
					2049	930	3966	5580							
					6015	6510	TOTAL								
					50	54	AMPS/PHASE								

* Provide 5 mA GFCI Circuit Breaker

CONNECTED LOAD TOTAL	12525 W
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EQUIP RATING 10,000 AMPS RMS SYM.

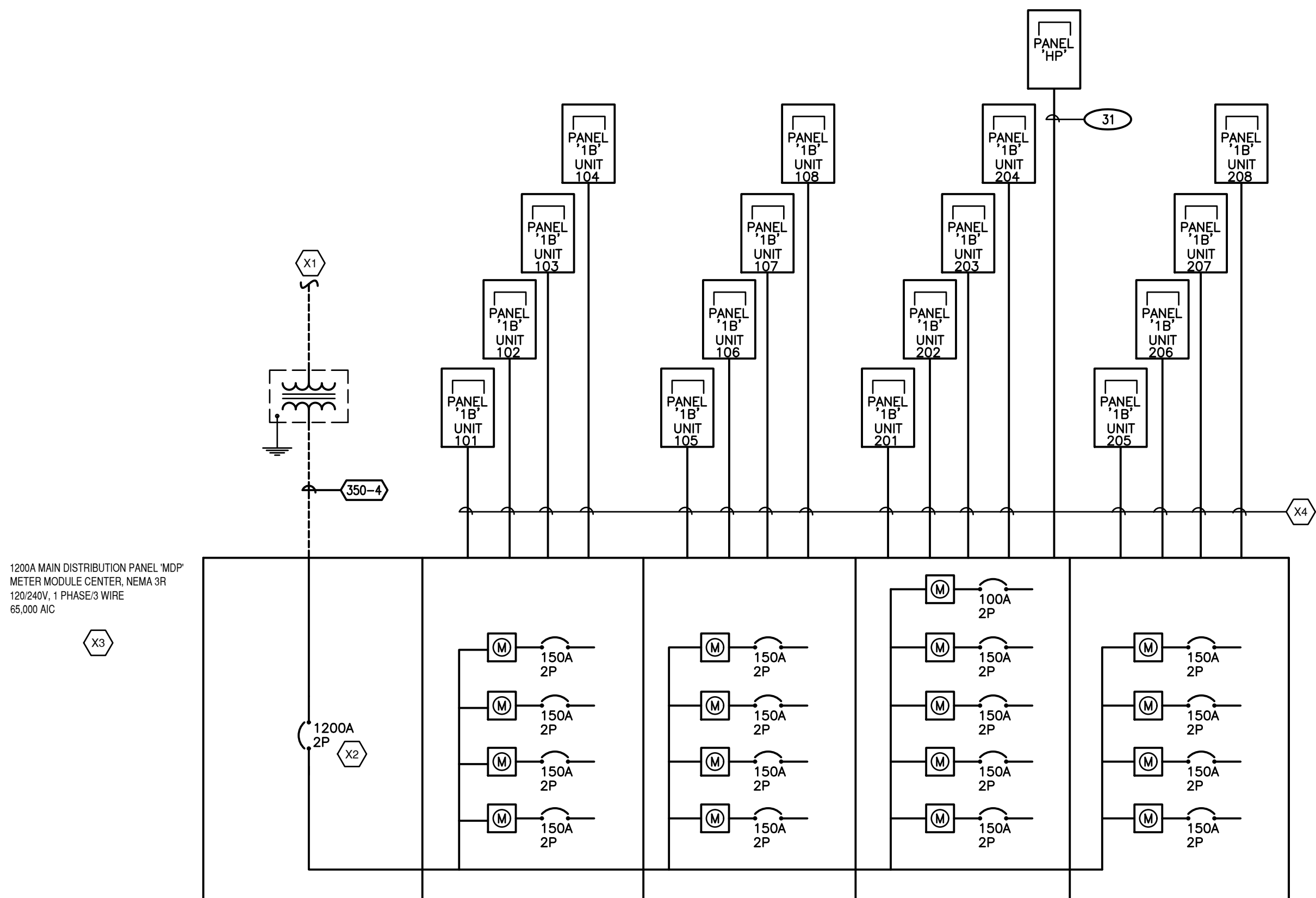
X1	COORDINATE ALL REQUIREMENTS RELATED TO EXTENDING POWER TO PROJECT SITE WITH CIVIL DRAWINGS AND HURRICANE CITY POWER
X2	PROVIDE INSULATED CASE CIRCUIT BREAKER WITH SOLID STATE TRIP. PROVIDE BREAKER WITH GROUND FAULT PROTECTION AS REQUIRED BY NEC.
X3	PROVIDE PERMANENT PLAQUE AT EACH METER NOTING BUILDING ADDRESS AND APARTMENT NUMBER.
X4	PROVIDE 150A RATED ALUMINUM SERVICE ENTRANCE RATED CABLES FOR FEEDERS FROM MDP TO APARTMENT UNIT PANELS. PROVIDE 30/30/30-ALUMINUM SER CABLE WITH 1/0 GROUND.

TYPE	AMP.	COND. SIZE	CONDUCTOR		INSULATION	EQ. GND. COND.
			QUAN.	SIZE		
(20)	30	3/4"	2	10	THHN THWN	10
(30)	30	3/4"	3	10	THHN THWN	10
(40)	30	3/4"	4	10	THHN THWN	10
(28)	40	1"	2	8	THHN THWN	10
(38)	40	1"	3	8	THHN THWN	10
(48)	40	1"	4	8	THHN THWN	10
(26)	55	1"	2	6	THHN THWN	8
(36)	55	1"	3	6	THHN THWN	8
(46)	55	1"	4	6	THHN THWN	8
(24)	70	1"	2	4	THHN THWN	8
(34)	70	1-1/4"	3	4	THHN THWN	8
(44)	70	1-1/4"	4	4	THHN THWN	8
(23)	85	1-1/4"	2	3	THHN THWN	8
(33)	85	1-1/4"	3	3	THHN THWN	8
(43)	85	1-1/2"	4	3	THHN THWN	8
(32)	95	1-1/2"	3	2	THHN THWN	6
(42)	95	1-1/2"	4	2	THHN THWN	6
(31)	110	1-1/2"	3	1	THHN THWN	6
(41)	110	2"	4	1	THHN THWN	6
(51)	88	2"	5 *	1	THHN THWN	6
(31X)	150	2"	3	1/0	THHN THWN	6
(41X)	150	2"	4	1/0	THHN THWN	6

TYPE	AMP.	COND. SIZE	CONDUCTOR		INSULATION	EQ. GND. COND.(AL)
			QUAN.	SIZE		
31X	120	2"	3	1/0	XHHW-2	4
41X	120	2"	4	1/0	XHHW-2	4
51X	96	2"	5 *	1/0	XHHW-2	4
32X	135	2"	3	2/0	XHHW-2	4
42X	135	2"	4	2/0	XHHW-2	4
52X	108	2"	5 *	2/0	XHHW-2	4
33X	155	2"	3	3/0	XHHW-2	4
43X	155	2"	4	3/0	XHHW-2	4
53X	124	3"	5 *	3/0	XHHW-2	4
34X	180	2"	3	4/0	XHHW-2	4
44X	180	3"	4	4/0	XHHW-2	4
54X	144	3"	5 *	4/0	XHHW-2	2
325	205	2"	3	250	XHHW-2	2
425	205	3"	4	250	XHHW-2	2
525	164	3"	5 *	250	XHHW-2	2
330	230	3"	3	300	XHHW-2	2
430	230	3"	4	300	XHHW-2	2
530	184	3"	5 *	300	XHHW-2	2
335	250	3"	3	350	XHHW-2	2
435	250	3"	4	350	XHHW-2	2
535	200	3"	5 *	350	XHHW-2	2
340	270	3"	3	400	XHHW-2	2
440	270	3"	4	400	XHHW-2	2
540	216	3"	5 *	400	XHHW-2	2
350	310	4"	3	500	XHHW-2	1
450	310	4"	4	500	XHHW-2	1
550	248	4"	5 *	500	XHHW-2	1
375	385	4"	3	750	XHHW-2	1
475	385	4"	4	750	XHHW-2	1
575	308	4"	5 *	750	XHHW-2	1

TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE	CONDUIT SIZE	EG. AND COND./IN.
325-2	400	410	2	3	250	2-1/2"	2/0
425-2	400	410	2	4	250	2-1/2"	2/0
535-2	400	400	2	5*	350	3"	2/0
350-2	600	620	2	3	500	3"	2/0
450-2	600	620	2	4	500	3"	2/0
535-3	600	600	3	5*	350	3"	2/0
340-3	800	810	3	3	400	2-1/2"	3/0
440-3	800	810	3	4	400	3"	3/0
535-4	800	800	4	5*	350	4"	3/0
375-3	1000	1155	3	3	750	4"	4/0
475-3	1000	1155	3	4	750	4"	4/0
535-5	1000	1000	5	5*	350	4"	4/0
350-4	1200	1240	4	3	500	4"	250
450-4	1200	1240	4	4	500	4"	250
550-5	1200	1240	5	5*	500	4"	250
340-6	1600	1620	6	3	400	4"	350
440-6	1600	1620	6	4	400	4"	350
550-7	1600	1736	7	5*	500	4"	350
475-6	2000	2310	6	4	750	4"	400
475-7	2500	2695	7	4	750	5"	600
475-8	3000	3080	8	4	750	5"	600
475-11	4000	4235	11	4	750	5"	750
375-6	2000	2310	6	3	750	4"	400

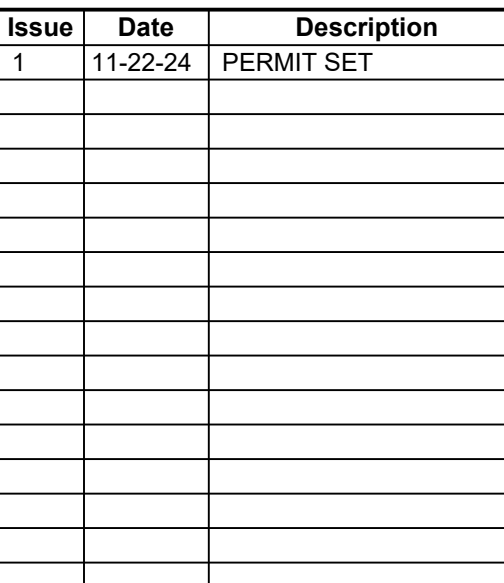
PROVIDE ALL ELECTRICAL EQUIPMENT WITH PROPER SIZING TO ACCOMMODATE ALUMINUM CONDUCTORS, COORDINATE WITH EQUIPMENT SUPPLIER.



NO SCALE

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ONE-LINE DIAGRAM

E-501

PANEL SCHEDULE

PANEL 1B TYPE 120/240 VOLTS 1 PH 3 W

MOUNTING X FLUSH LUGS
 SURFACE BREAKER

MAINS SUBFEED LUGS
 ISO GROUND
 200% NEUTRAL
 SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	SIZE	WIRE CIR. NO.	L. PHASE LOAD			R. PHASE LOAD			CIR. NO.	AMPS	POLE	SIZE	ITEM
					A	B	C	A	B	C					
LIGHTS/FANS	20	1	12	1	375			360			2	20	1	12	COUNTER FGI
HALL/CHIME	20	1	12	3		540			540		4	20	1	12	COUNTER/ISLAND FGI
BATH/GFI	20	1	12	5	500			1125			6	20	1	12	FRIDGE
COMM PANEL	20	1	12	7		500			900		8	20	1	12	DISHWASHER
BDRM OUTLETS	20	1	12	9	1440			900			10	20	1	12	DISPOSAL
WH-1	25	2	10	11		1688			1125		12	20	1	12	HOOD/MICRO
	20	1	12	13		2688			4000		14	50	2	6	RANGE
WASHER	20	1	12	15		1500			4000		16	20	1	12	LIVING OUTLETS
DRYER	30	2	10	17	2500			720			18	20	1	12	LIVING OUTLETS
	-	-	-	19		2500			540		20	20	1	12	LIVING OUTLETS
OUTDR HEAT PUMP	30	2	10	21	2294						22	20	1		SPARE
	-	-	-	23		2294					24	20	1		SPARE
SPACE ONLY				25							26	20	1		SPACE ONLY
SPACE ONLY				27							28	20	1		SPACE ONLY
SPACE ONLY				29							30				SPACE ONLY
					8797	9022		7105	7105						
					15902	16127	TOTAL			CONNECTED LOAD TOTAL					
					1330	134	AMPS/PHASE			32029 W					

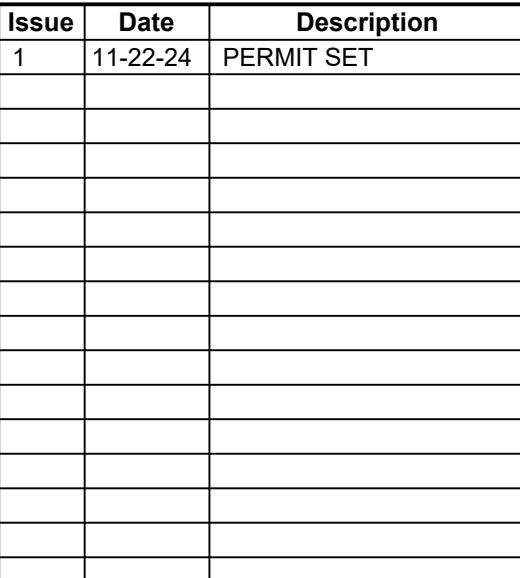
* Provide 5 mGFCI Circuit Breaker

PROVIDE ARC-FAULT BREAKERS AS REQUIRED PER NEC 210.12(A) EQUIP RATING 22,000 AMPS RMS SYM.

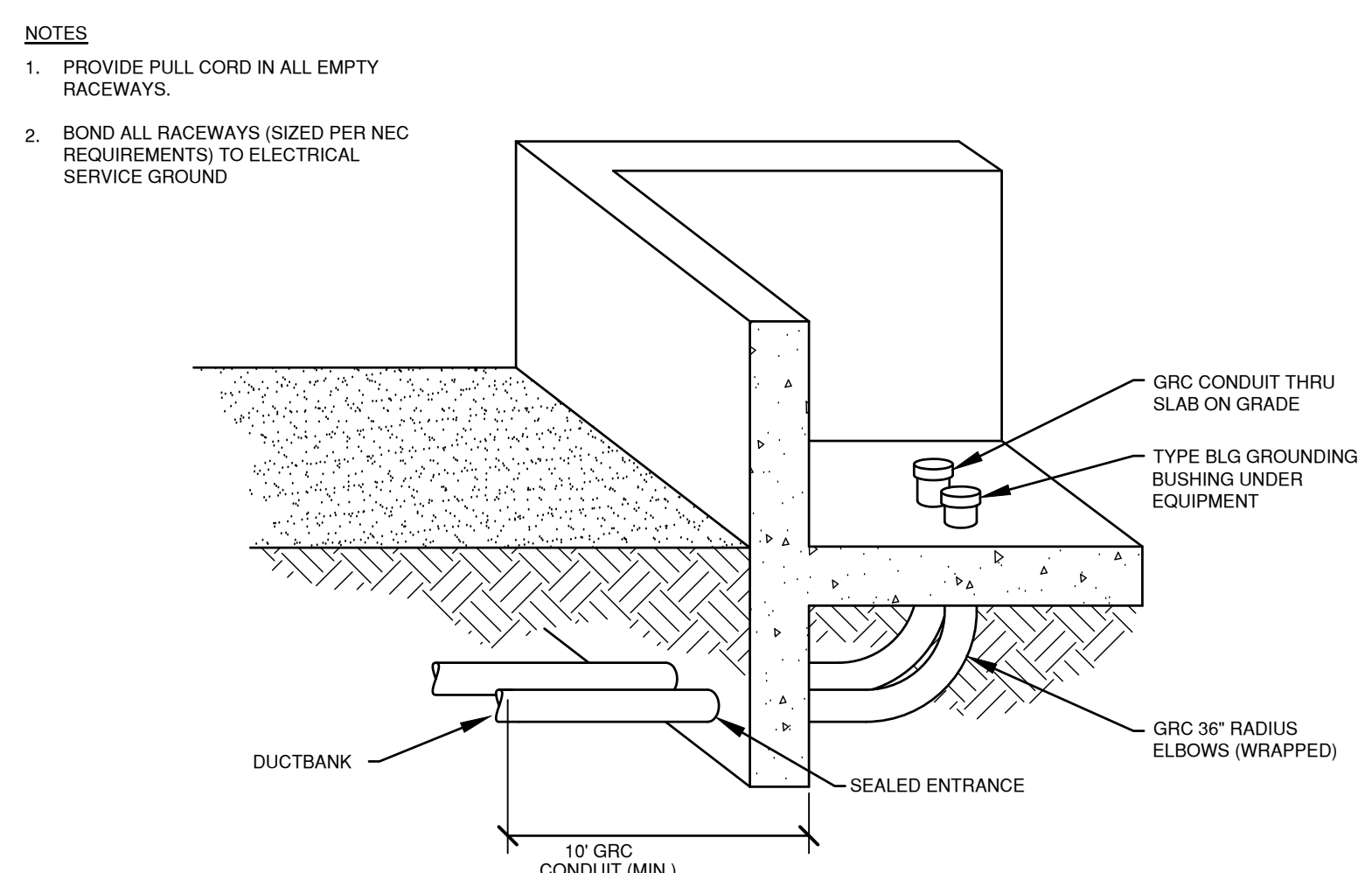
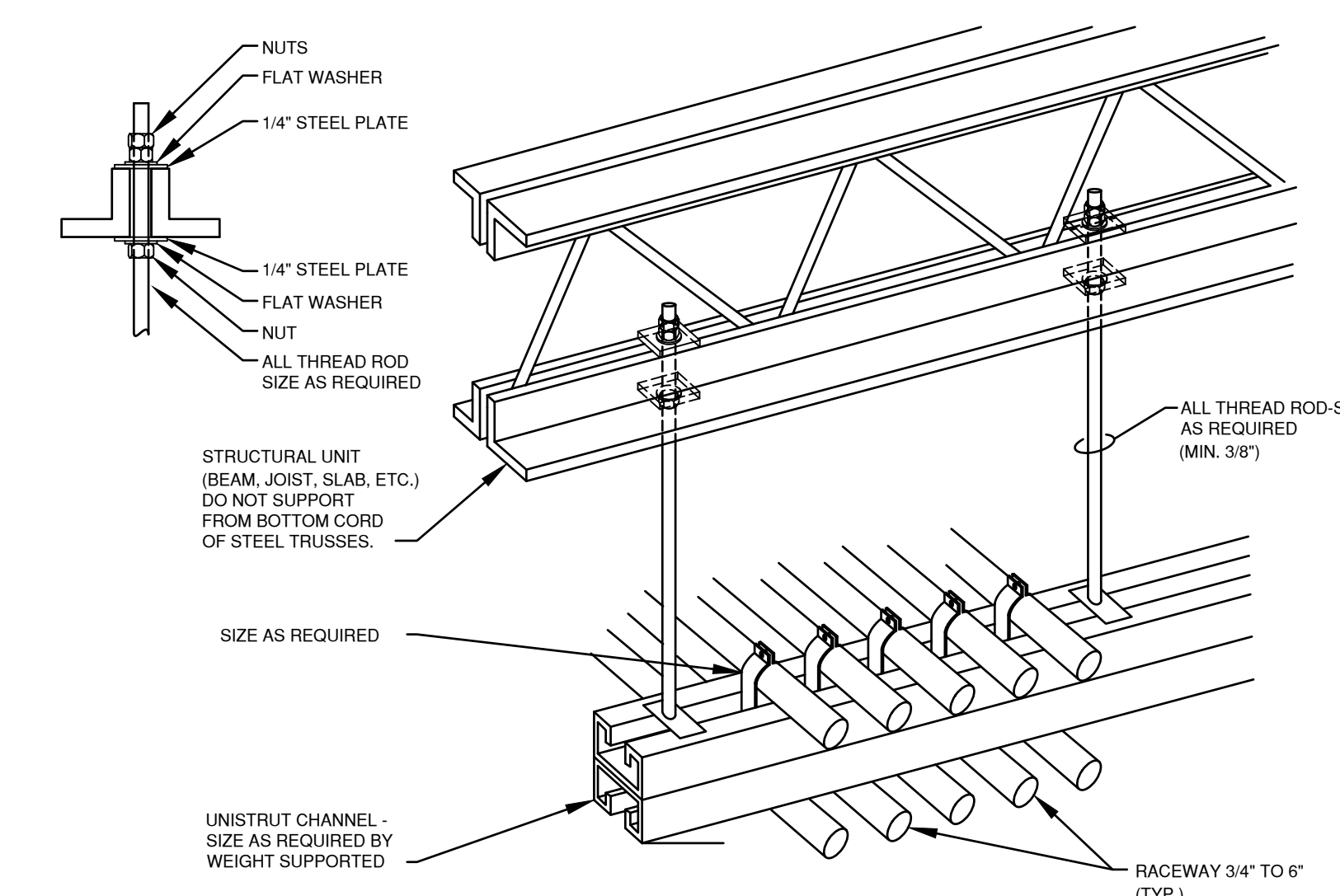
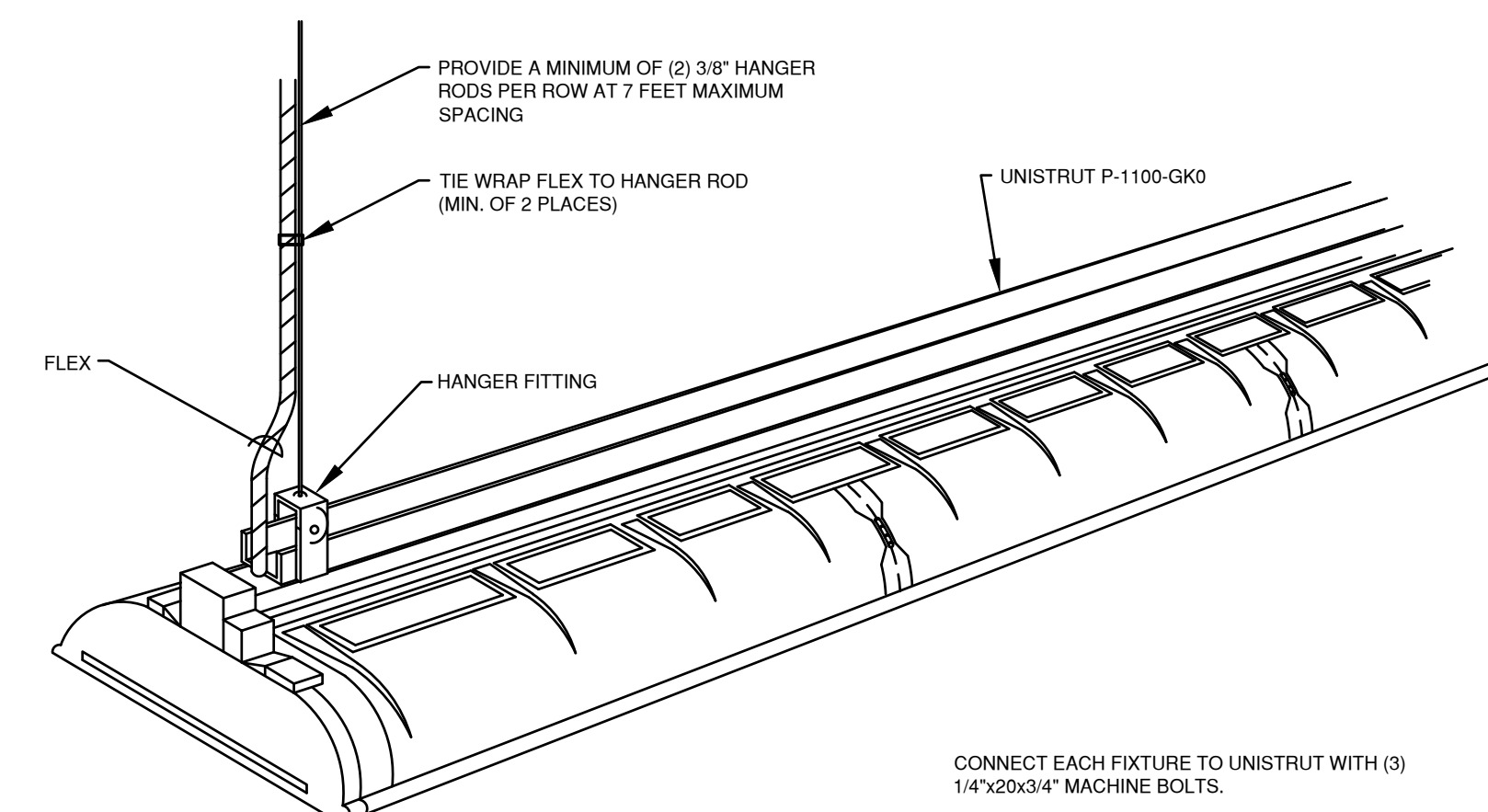
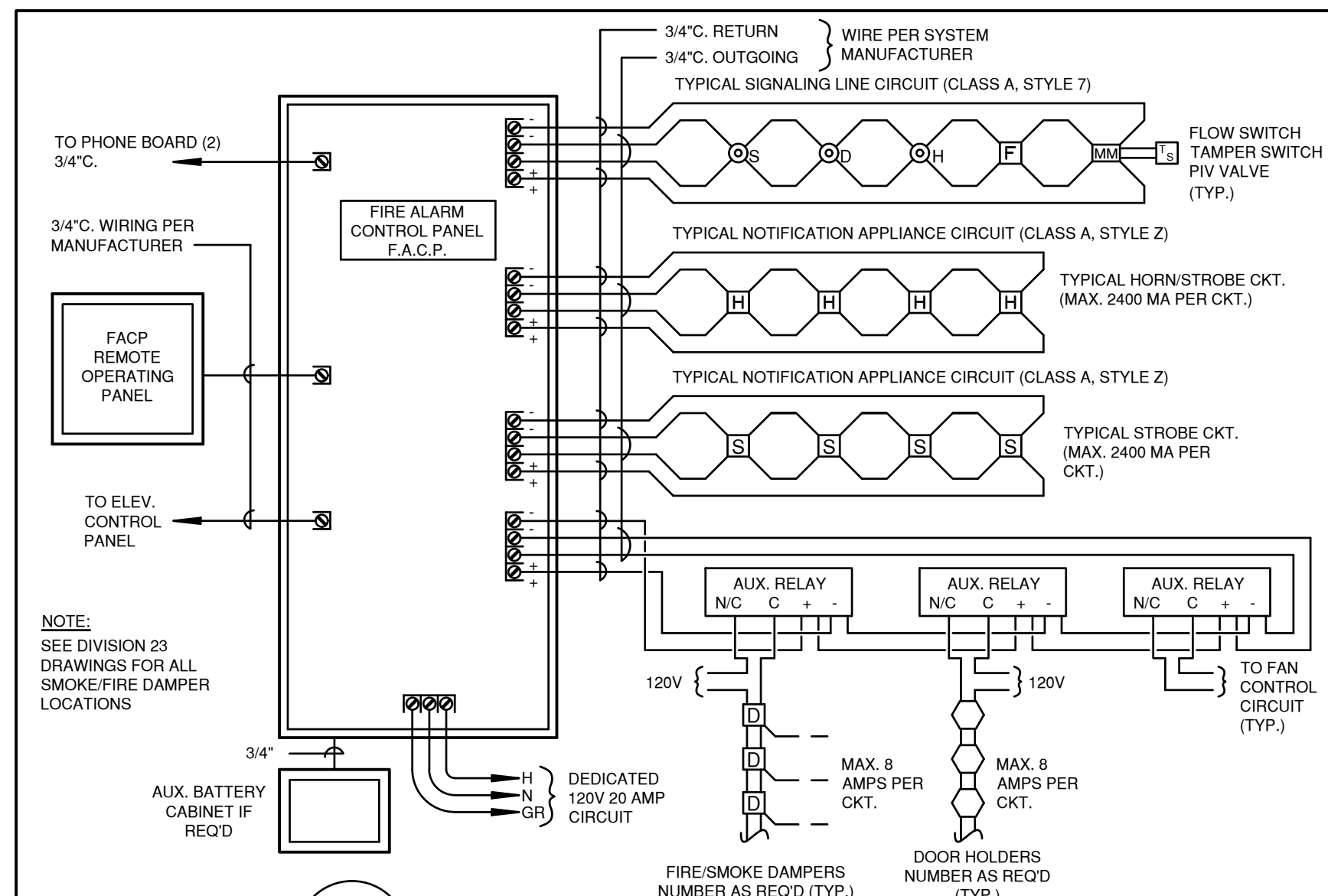
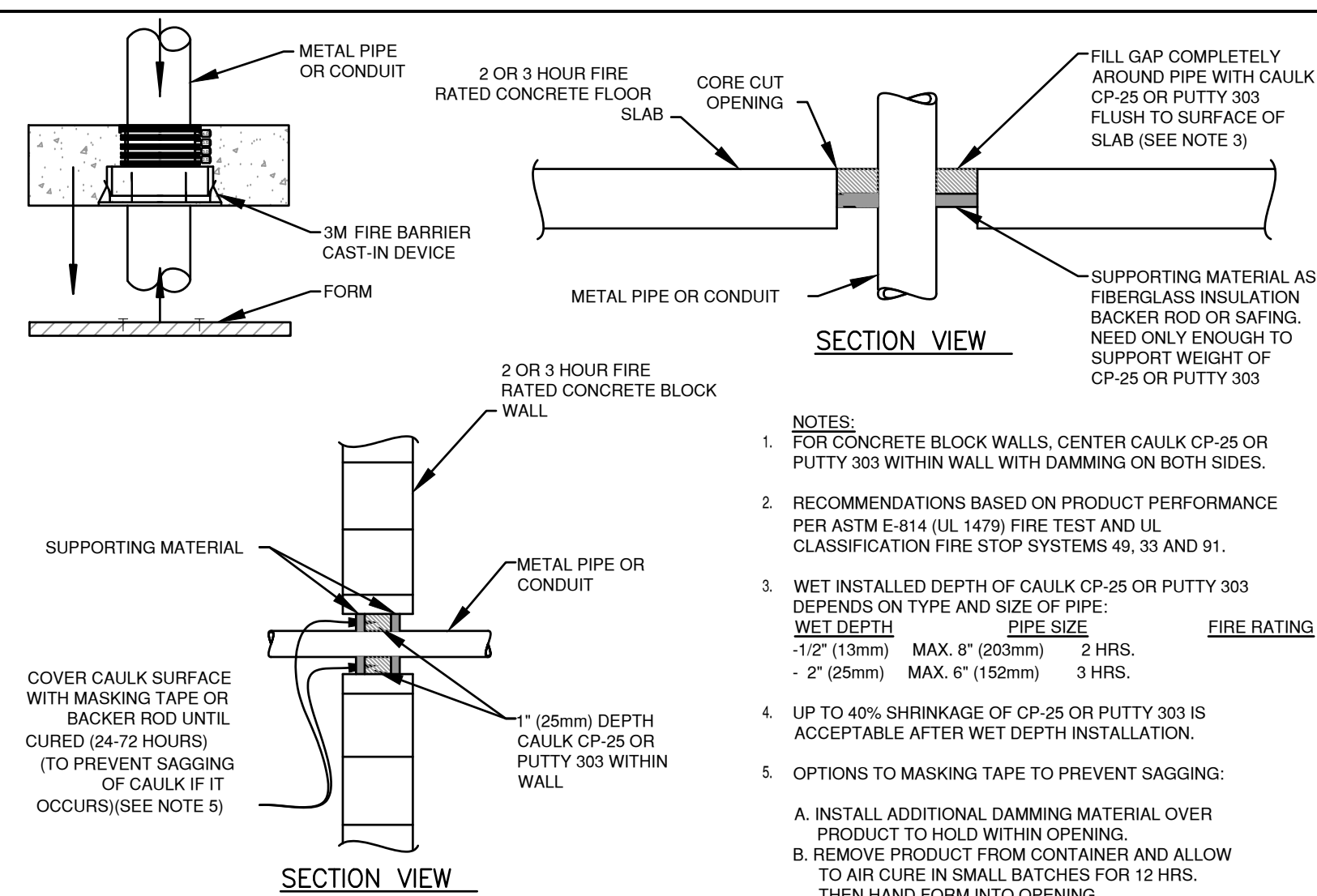
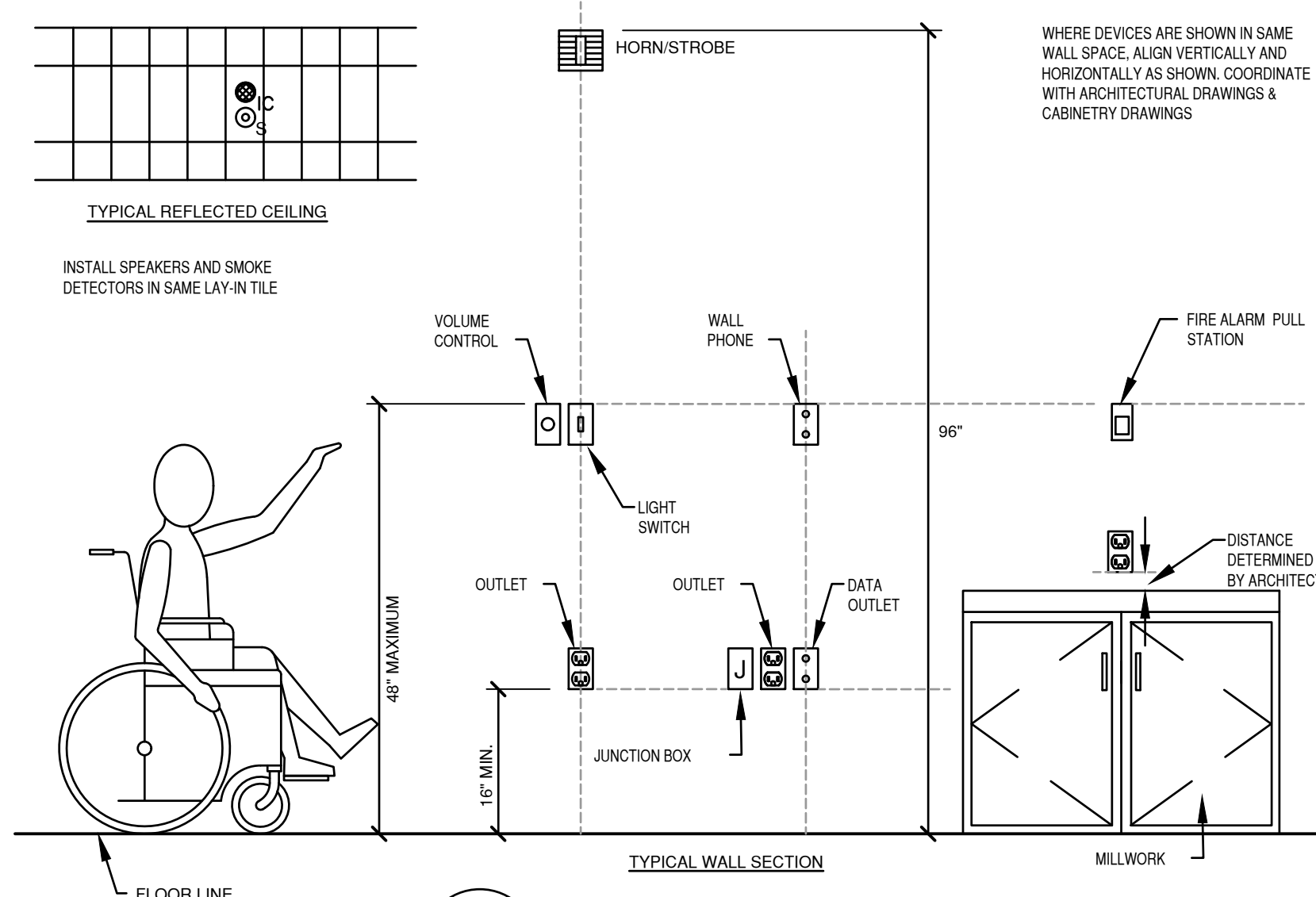
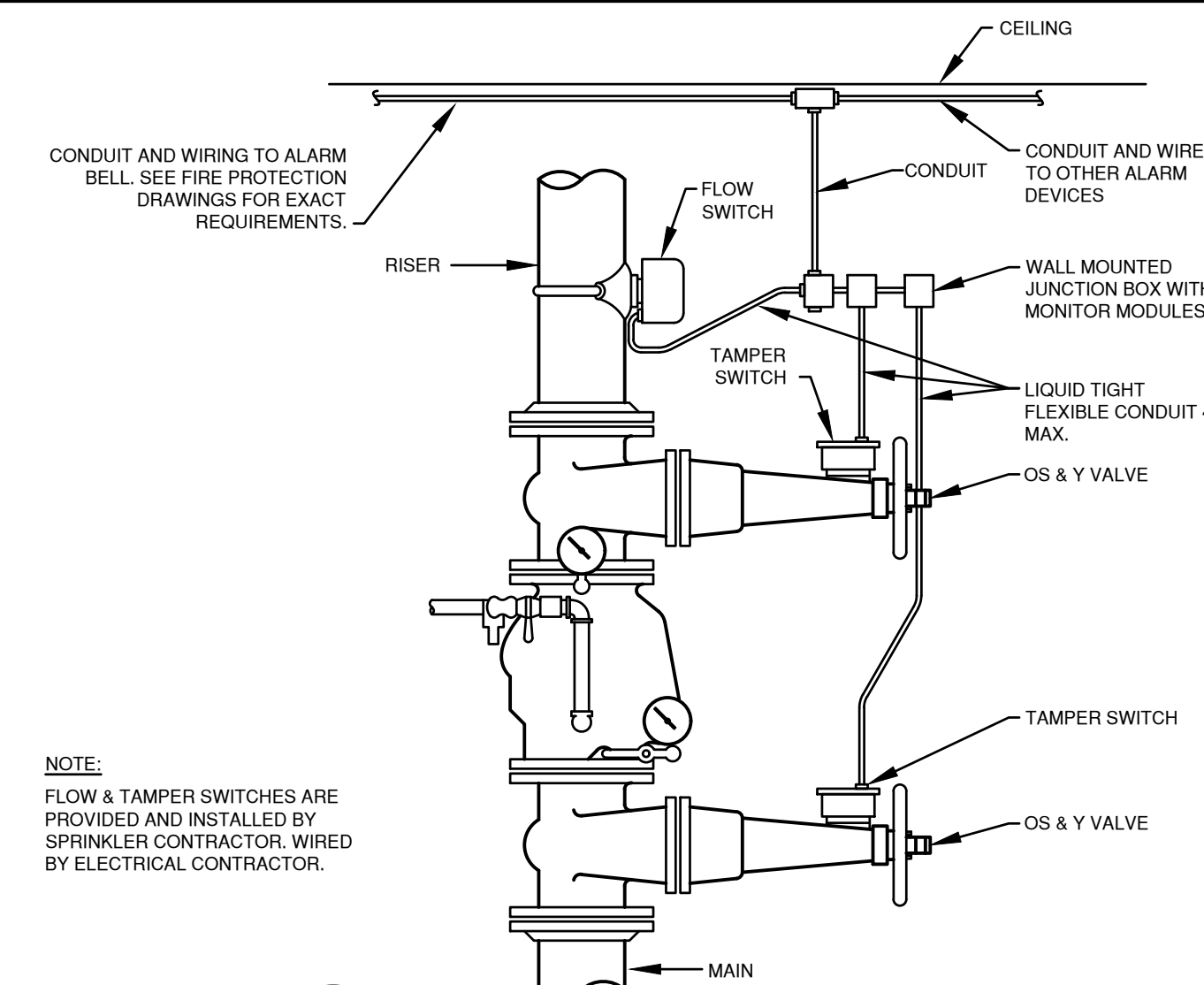
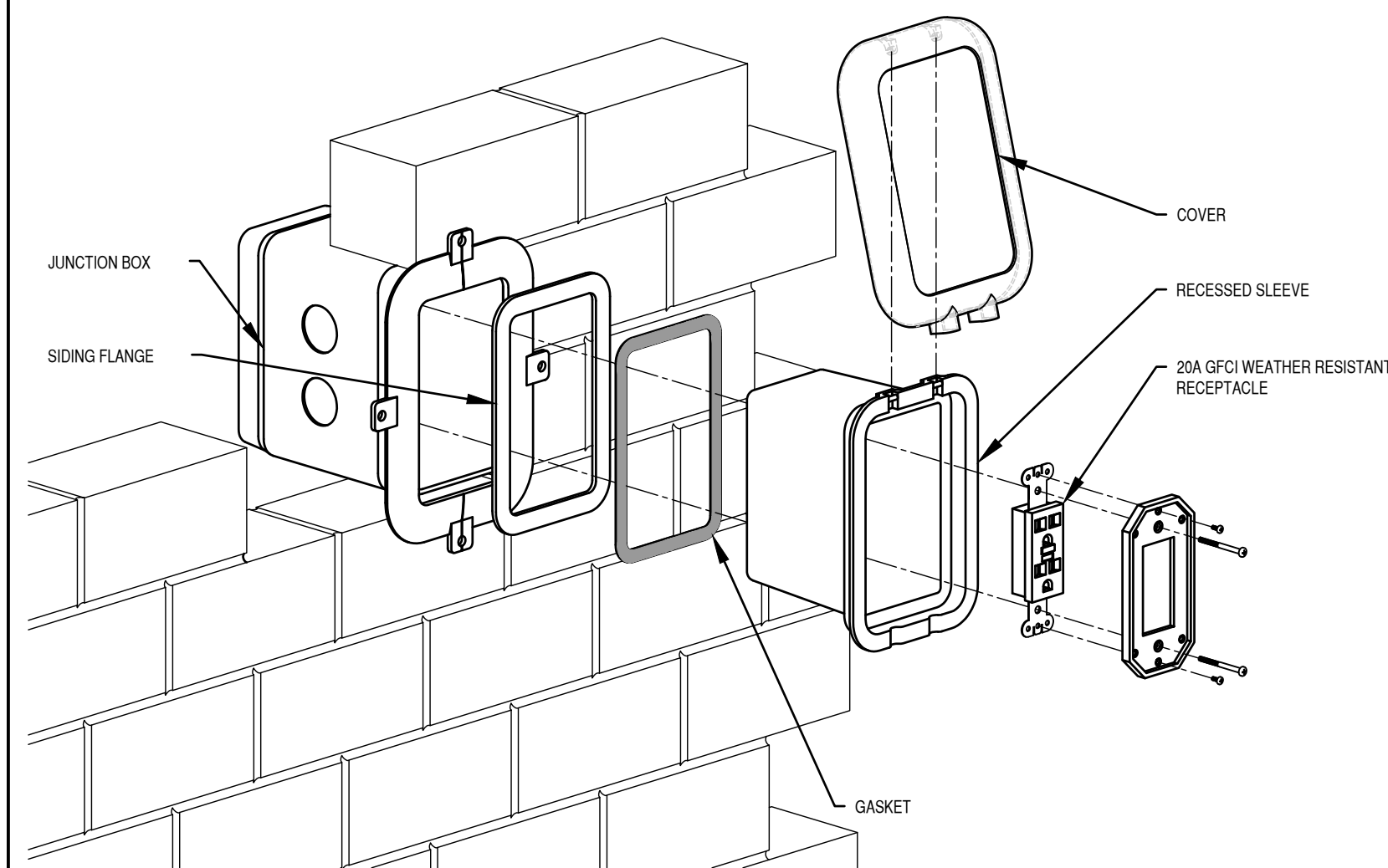
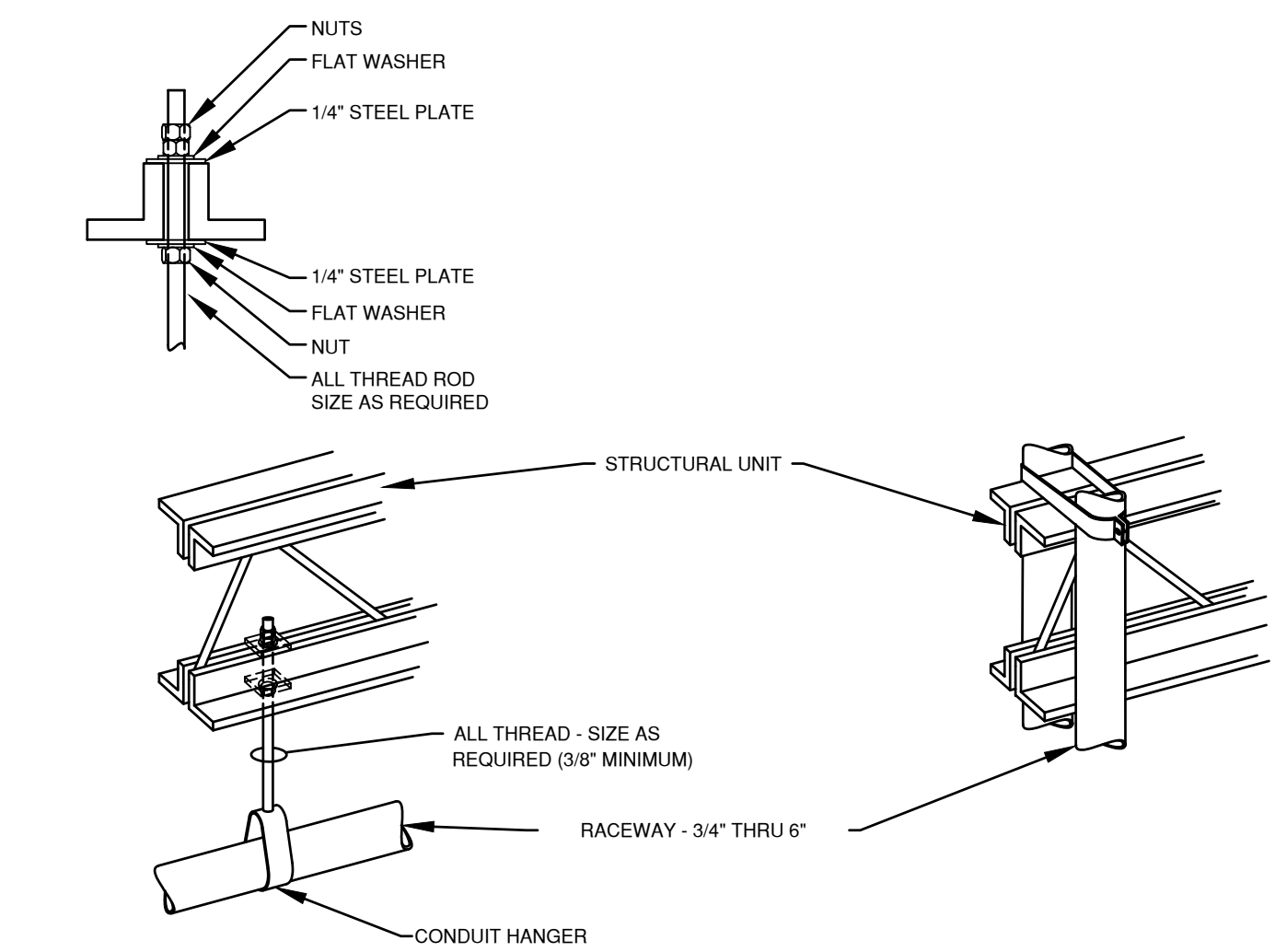
SINGLE UNIT - 1B			
GENERAL LIGHTING: [Table 220.12] General Lighting Load, [220.52] Small Appliance & Laundry			
	638 sf		
	1 unit		
638 sf x 3 W =	1914 W		
1 unit x 4500 W =	4500 W		
Subtotal =	6414 W		
LIGHTING LOAD DEMAND FACTORS: [Table 220.42]			
0 to 3,000 sf @ 100%	3000	3000.0 (x 100%)	
3001 to 120,000 sf @ 35%	3414	1194.9 (x 35%)	
more than 120,000 sf @ 25%	0	0.0	
Subtotals =	6414	4194.9	
Non-Diversified Total =	6.41 kW		
Diversified Total =	4.19 kW		4.19 kW
FIXED APPLIANCES: [220.53]			
Dishwasher	1200 W		
Disposal	1200 W		
Microwave	1500 W		
Spa Tub	W		
Steam Shower	W		
Water Heater	4500 W		
Refrigerator	1500 W		
Other	W		
No. of Appliances =	5 Appliances		
Load Subtotal =	9.90 kW		
Diversified Load =	7.43 kW	(x 75%)	
Diversified Load x 1 unit =	7.43 kW		7.43 kW
DRYER: [Table 220.54]			
Load =	5000 W		
Demand Factor =	100%		
Diversified Load =	5000 W	(x 100%)	
Diversified Load x 1 unit =	5.00 kW		5.00 kW
RANGE: [Table 220.55 Column C]			
Load =	8000 W		
Demand Factor =	100%		
Diversified Load =	8000 W	(x 100%)	
Diversified Load x 1 unit =	8.00 kW		8.00 kW
ELECTRIC SPACE HEATING: [220-15]			
Load =	W		Note 1
Demand Factor =	100%		
Diversified Load =	0 W		
Diversified Load x 1 unit =	0.00 kW		0.00 kW
AIR CONDITIONING: [220-7]			
Load =	4590 W		Note 1
Demand Factor =	100%		
Diversified Load =	4590 W	(x 100%)	
Diversified Load x 1 unit =	4.59 kW		4.59 kW
25% OF THE LARGEST MOTOR			
kW Load =	kW		0.00 kW
GRAND TOTAL			29.2 kW
Note 1: Enter larger of heating or air conditioning load but not both.			

BNA
CONSULTING
SALT LAKE ST. GEORGE

4225 Lake Park Blvd Ste 275
West Valley City, Utah 84120
P: 801.532.2196
www.bnaconsulting.com



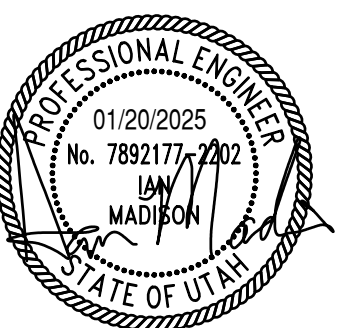
E-502



SHADOW RIDGE PHASE 2
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SLB&M

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[illegible]

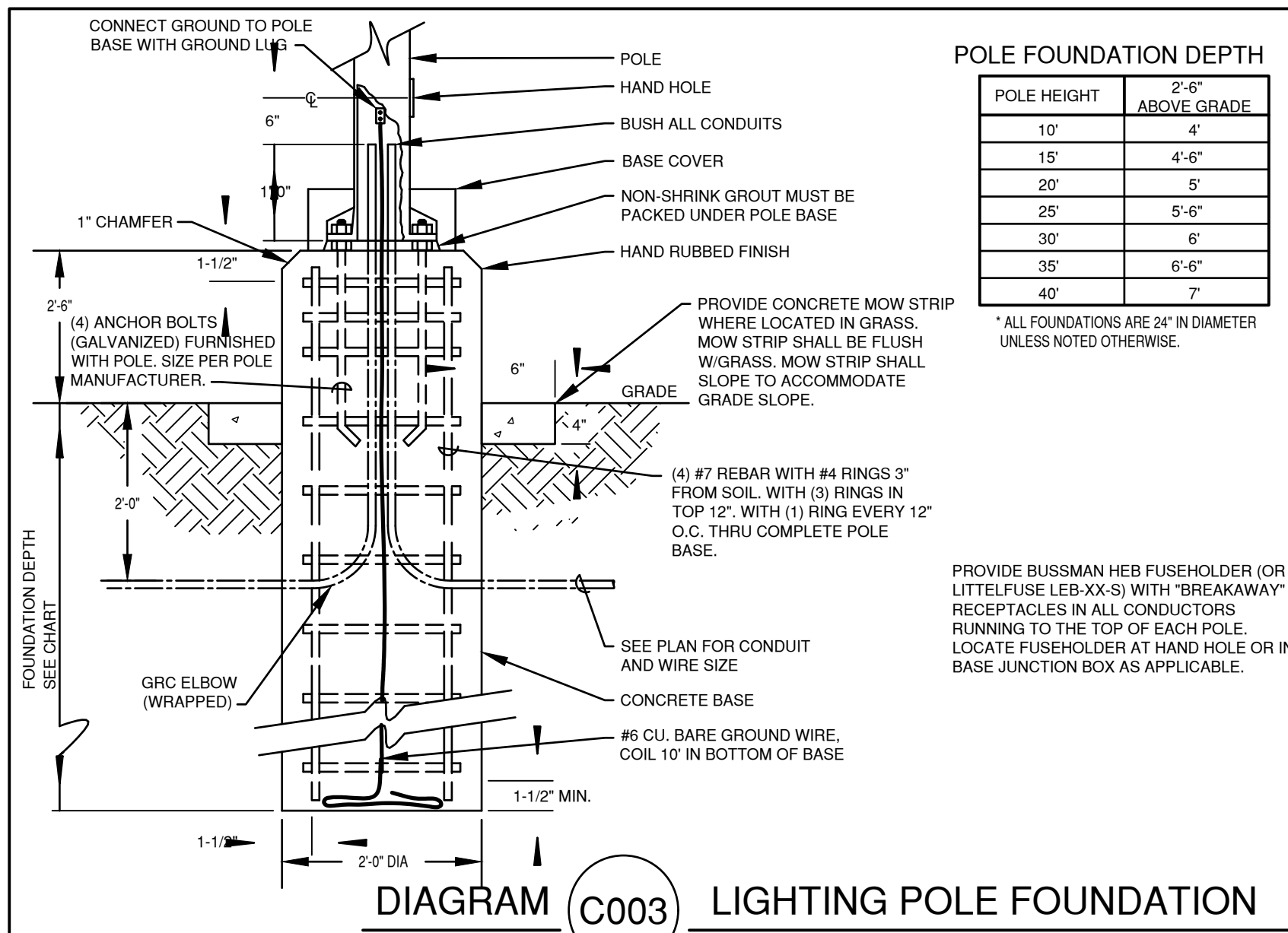
ELECTRICAL DIAGRAMS

E-601

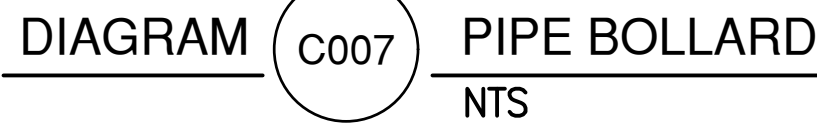
Technical drawing showing two views of a cable installation:

- Top View (Perspective):** Shows a corner of a **FLOOR SLAB**. Below the slab is a **4" MIN. ROAD BASE**, followed by a **4" MIN. SAND** layer, and then a **SAND BED**. A **MARKING TAPE: 6"-8" BELOW FINISHED GRADE** is indicated.
- Bottom View (Plan):** Shows the **FLOOR SLAB** and **4" MIN. ROAD BASE**. Below the road base is a **4" MIN. SAND** layer, and then a **SAND BED**. A **MARKING TAPE: 6"-8" BELOW FINISHED GRADE** is indicated.
- Detail View:** A cross-section showing the **4" MIN. ROAD BASE** and **4" MIN. SAND** layers. A note indicates: **8" MIN. FROM BOTTOM OF CONCRETE TO TOP OF CONDUITS**.

U007

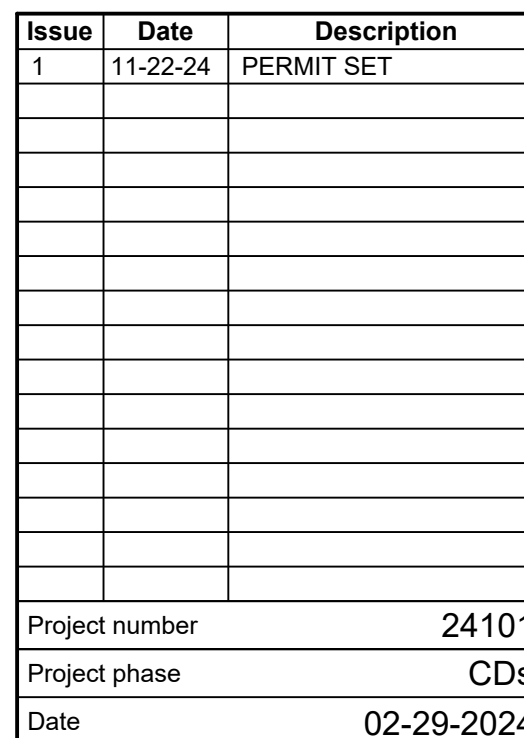


C003



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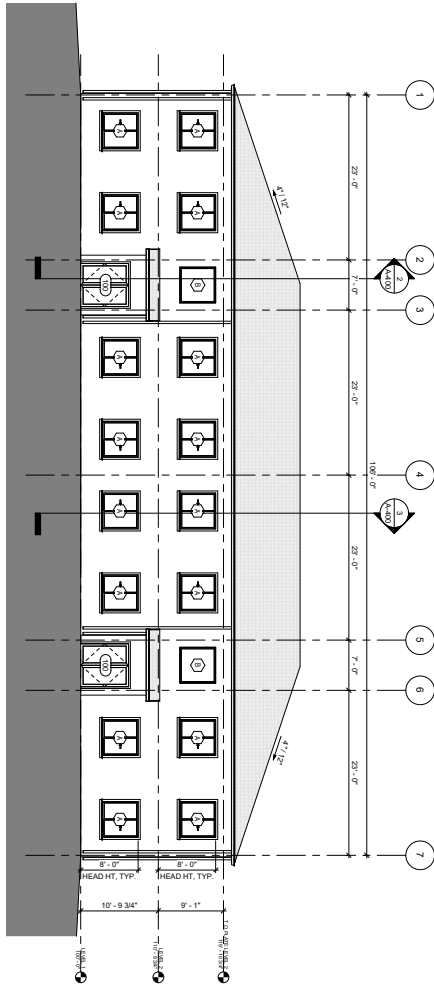
4225 Lake Park Blvd Ste 275
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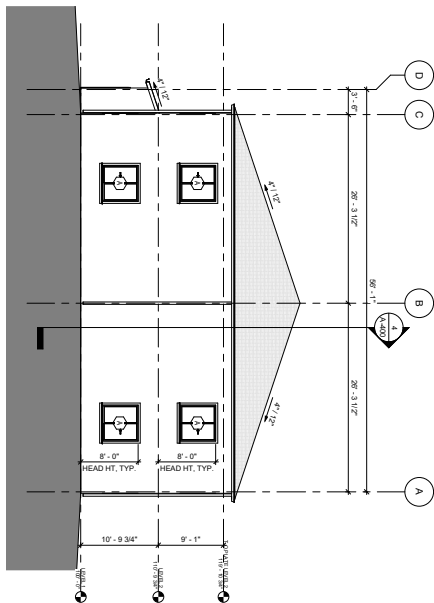
E-602

MATERIAL LEGEND	
	FLAT ROOF
	SLOPED ROOF

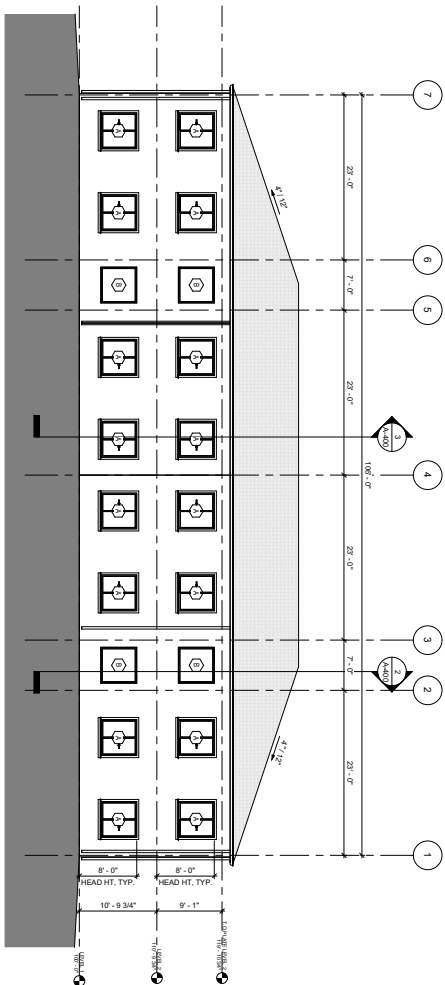
- GENERAL ELEVATION NOTES:**
1. ELEVATIONS ARE SHOWN IN FEET AND INCHES.
 2. CONSTRUCTION SHALL EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BOTH ON PLANS AND IN FIELD.
 3. MATERIALS SHALL BE AS SHOWN ON THE ELEVATIONS AND CORRECTED FOR.
 4. SEE A-300 FOR DOORS & WINDOW SCHEDULES.
 5. SEE A-300 FOR LOCATIONS OF ALUMINUM JOINTS AND FIBER CEMENT TRIM.
 6. SEE A-300 FOR LOCATIONS OF OTHER SOLIDPANEL AND DOWNSPOUTS ARE TO BE PREPARED.
 7. SEE A-300 FOR LOCATIONS OF OTHER SOLIDPANEL AND DOWNSPOUTS ARE TO BE PREPARED.
 8. STUDIOS REVEALS NOT SHOWN. INITIAL PER CODE AND MANUFACTURER'S REQUIREMENTS.



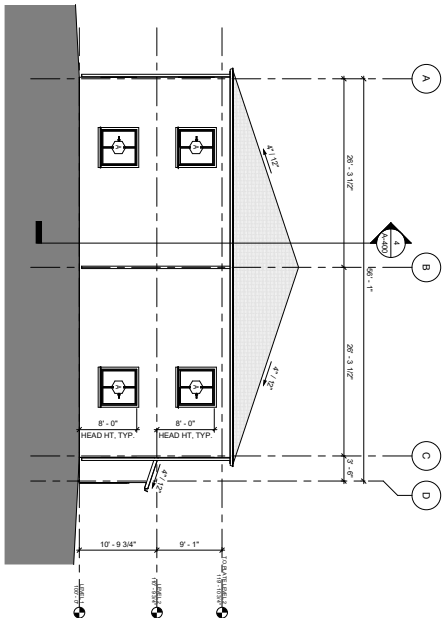
4 BUILDING ELEVATION - FRONT
1/8" = 1'-0"



2 BUILDING ELEVATION - RIGHT
1/8" = 1'-0"



3 BUILDING ELEVATION - REAR
1/8" = 1'-0"



1 BUILDING ELEVATION - LEFT
1/8" = 1'-0"

SHADOW RIDGE PHASE 2

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SLB&M

PIVOTAL
ARCHITECTURAL, PC
763 Santa Fe Drive
Denver, CO 80204
PH: (720) 473-8020

Sheet	Date	Description
1	11-23-24	REVISION SET
2	11-23-24	REVISION SET
3	11-23-24	REVISION SET
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24-01-24
REVISED
10-23-24
BUILDING
ELEVATIONS
A-300



Application

Application Accepted Date: 05/21/2025		Valuation		\$	0.00	
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES				
Description: Add additional Unit 5 to existing commercial subdi		Planning Fee		\$	150.00	
Tenant / Project Name: Hurricane Commercial Center Partial		Planning Fee		\$	150.00	
Amended & Extended "A"		Sub Total:		\$	150.00	
Bldg. Address: 83 South 2600 West		Permit Total:		\$	150.00	
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	150.00	
Subdivision: Hurricane Commercial Center Phase:		Remaining Due:		\$	0.00	
Block: Lot #: Parcel ID #: H-3-1-32-313						
Property Owner: DGR Holdings LLC						
Permit Contact: Brandee Walker P:(435) 668-4023						
Email: bwalker@civilsience.com						
CONTACT INFORMATION						
Engineer of Record: Civil Science						
Email: Travis Sanders P: (435) 668-4023						
General Contractor: DGR Holdings LLC						
License #: P: (235) 227-7895						
City: State: Zip:						
Email: kim@shakespearedev.com						
APPLICATION DETAILS		APPROVALS		DATE	INFO	
		Setbacks	Front:	Rear:	Left:	Right:
		Min.				
		Actual:				
		APPLICATION NUMBER: PLANAFP25-08				
		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 compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.				
		Applicant Name: Brandee Walker				
		Signature of Applicant/Authorized Agent or Owner: Date:				
		Application Approved By: Date:				
		Application Issued By: Date:				
		Receipt #: 232054067-05/21/25				

Hurricane Commercial Center Amendment

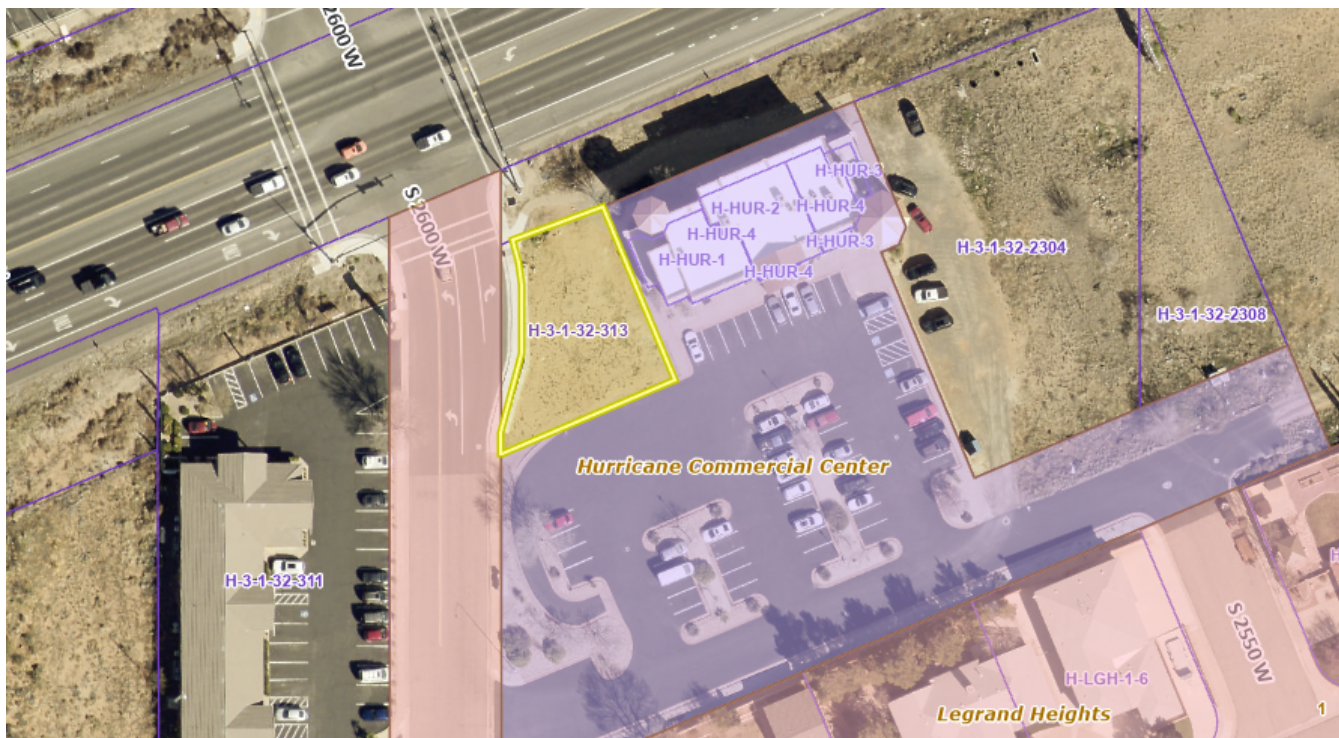
The purpose of the amendment and extension of final plat is to incorporate proposed Unit 5, Southwest Vision office building, into the existing plat and HOA. The amendment will allow Unit 5 to participate in the HOA obligations to maintain the parking, driveways, and landscape areas.



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	AFP25-08
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	DGR Holdings LLC
Agent:	Civil Science-Brandee Walker
Request:	Approval of an Amended Final Plat
Location:	83 S 2600 W
Zoning:	Highway Commercial
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat of the Hurricane Commercial Center subdivision, located at the southeast corner of 2600 W and State St, to incorporate an additional lot. The subject property is intended for development as a medical office building. Including this parcel within the existing subdivision will formalize the utility easements and shared parking arrangements between the two sites. The entire subdivision, including the proposed addition, is zoned Highway Commercial (HC).



JUC Comments

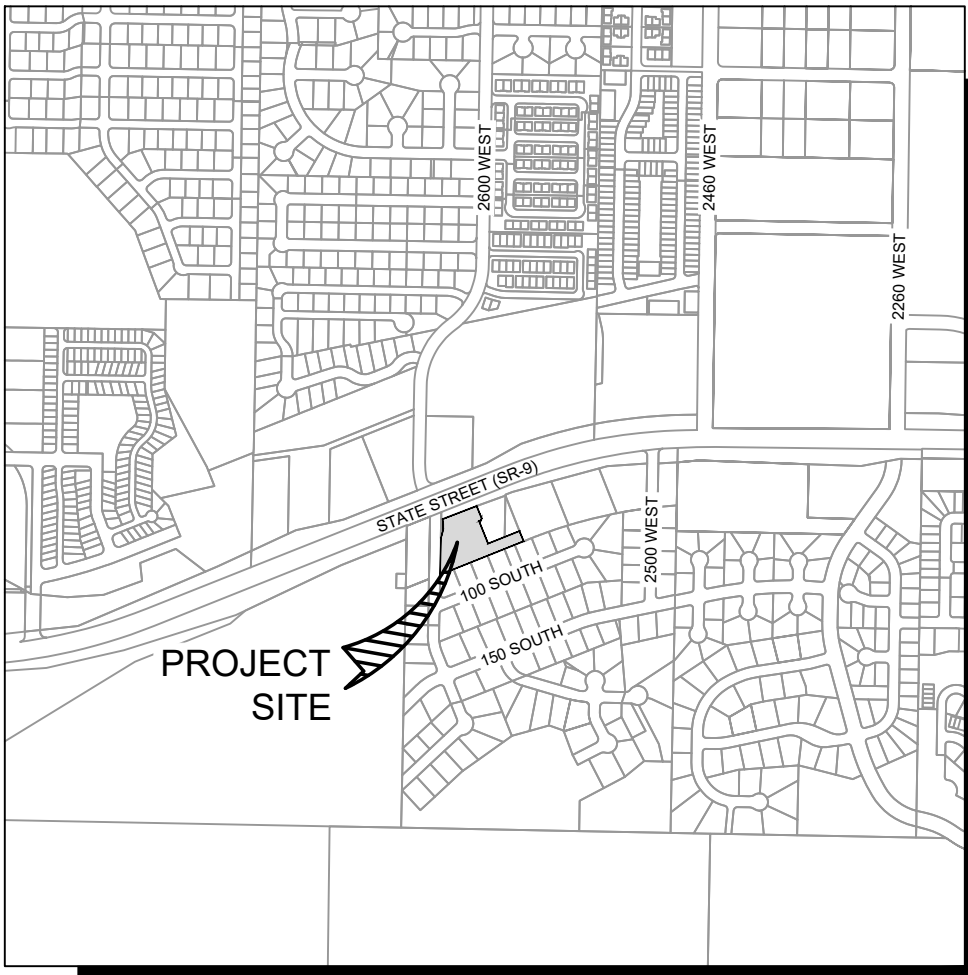
1. **Public Works:** No comment.
2. **Engineering:** The original plat references a geotechnical investigation report prepared by Applied Geotechnical Engineering Consultants (dated 7/5/2002, project #2020733). Grant parcel H-3-1-32-313 (the parent parcel to this plat) access to a public street, rights to an existing parking area, and access to existing utilities by adding said parcel to the Hurricane Commercial Center subdivision and entitling it to use of said subdivision's common area. 67% of the unit owners (based on par value, see table below section 2.1(a) of said declaration) must record their consent to the proposed plat extension (CC&R's section 2.4). Coordinate the best form for said recording with the City Attorney. A revised declaration of covenants, conditions, and restrictions has been proposed. Additional detailed redlines submitted to the applicant.
3. **Streets:** Okay with amendment.
4. **Water:** Okay.
5. **Fire:** Approved.
6. **Sewer:** Sewer is in the area and plans have been provided.
7. **Power:** Per our design with the vision center – they will need to install power lines to extend closer to the property. Hurricane Power will assist in the power install. Hurricane Power will invoice the development for work and materials before power is given
8. **Gas:** Okay.
9. **Fiber:** No comment.
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.



VICINITY MAP
1" = 1000'

HURRICANE COMMERCIAL CENTER PARTIAL AMENDED & EXTENDED "A"

LOCATED IN
SW 1/4 & SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE - WASHINGTON COUNTY, UTAH

SURVEYOR'S CERTIFICATE

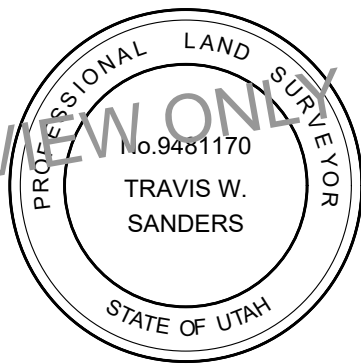
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS' AND PROFESSIONAL LAND SURVEYORS' LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 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 UNITS, COMMON SPACE, AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

HURRICANE COMMERCIAL CENTER PARTIAL AMENDED & EXTENDED "A"

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 A POINT WHICH IS S 88°55'52" E 303.48 FEET ALONG THE SOUTH SECTION LINE AND N 0°00'00" E 1503.45 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTHEAST CORNER OF HURRICANE COMMERCIAL CENTER, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND FOLLOWING SAID SUBDIVISION BOUNDARY (2) COURSES, S 88°16'53" W 467.72 FEET AND N 1°03'38" E 179.00 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE: N 16°31'08" E 35.94 FEET, TO THE POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 13.52 FEET THROUGH A CENTRAL ANGLE OF 15°29'24", THENCE N 1°01'44" E 15.72 FEET, TO THE POINT OF CURVATURE OF A 139.94 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 36.61 FEET THROUGH A CENTRAL ANGLE OF 14°59'25", TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY SR-9; THENCE N 68°24'37" E 49.85 FEET ALONG SAID RIGHT OF WAY LINE THENCE; S 21°39'11" E 96.79 FEET ALONG SAID SUBDIVISION THENCE; S 68°14'36" W 97.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.656 SQ FT OR 0.15 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 UNITS, COMMON SPACE, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

HURRICANE COMMERCIAL CENTER PARTIAL AMENDED & EXTENDED "A"

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 PUBLIC STREETS AND EASEMENTS. ALL LOTS, COMMON AREA, PUBLIC STREETS 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, 200900002200, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 22ND DAY OF JANUARY, 2009, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

DGR HOLDINGS LLC
(A UTAH LIMITED LIABILITY COMPANY)

NAME:
MANAGING MEMBER

GENERAL NOTES AND RESTRICTIONS

- THIS CONDOMINIUM SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF HURRICANE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS CONDOMINIUM SUBDIVISION.
- ALL DRAINAGE IMPROVEMENTS WITHIN THIS CONDOMINIUM SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF HURRICANE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS CONDOMINIUM SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF HURRICANE AS PUBLIC.
- ALL POWER AND WATER MAINLINE IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF HURRICANE UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS, FIRE LINES AND THEIR APPURTENANCES WITH THIS CONDOMINIUM SUBDIVISION ARE PRIVATE AND ARE MAINTAINED BY THE ASSOCIATION. ALL SEWER MAINLINE AND MANHOLES ARE PUBLIC AND MAINTAINED BY ASH CREEK SPECIAL SERVICE DISTRICT (SSD) PER AN AGREEMENT BETWEEN ASH CREEK SSD AND FIRST R&R HOLDINGS L.C. RECORDED WITH DOCUMENT #20070032951 ON JUNE 26, 2007 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDERS OFFICE IN SAID COUNTY, STATE OF UTAH. THE SEWER LATERALS TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS CONDOMINIUM SUBDIVISION RESULTING FROM DAMAGE OR DESTRUCTION CAUSED BY THE CITY OF HURRICANE OR ASH CREEK SSD IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, AND SEWER IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE AND COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS CONDOMINIUM SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS CONDOMINIUM SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE, THEIR FRANCHISEES, OR ASH CREEK SSD IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, AND SEWER IMPROVEMENTS.
- BY RECORDING THIS CONDOMINIUM SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS CONDOMINIUM SUBDIVISION FOR INSTALLATION ACCESS, MAINTENANCE, AND REPAIR OF ALL PUBLIC UTILITIES.
- EXTERIOR BOUNDARIES AGREE WITH EXISTING OR PROPOSED DIVISION LINES AS DEPICTED ON FILED OR APPROVED RECORD OF SURVEY MAP(S), ROS INDEX NO. FILED AT THE COUNTY: RS000562-89 AND RS001445-93

NOTES

- A GEOTECHNICAL INVESTIGATION WAS PREPARED BY GEOTECHNICAL TESTING SERVICES, INC., 735 EAST TABERNAACLE STREET, ST. GEORGE, UTAH 84770. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED SEPTEMBER 3, 2024 (PROJECT #18719). THE REPORT IS AVAILABLE FROM THE DEVELOPER, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- TO THE EXTENT THAT HURRICANE CITY, IN CONNECTION WITH REPAIR, REPLACEMENT OR MAINTENANCE OF PUBLIC UTILITIES, PROVIDES MAINTENANCE OR REPAIRS TO (A) COMMON AREA, OR (B) PRIVATE IMPROVEMENTS LOCATED WITHIN PUBLIC UTILITY EASEMENTS, WHICH MAINTENANCE OR REPAIRS REPRESENT AN UNSATISFIED OBLIGATION OF THE ASSOCIATION, IT'S SUCCESSORS OR ASSIGNS, HURRICANE CITY IS HEREBY GRANTED AUTHORITY TO REQUIRE THAT THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, ASSESS ITS MEMBERS FOR THE PURPOSE OF REIMBURSING HURRICANE CITY FOR THE REASONABLE EXPENSE OF ANY SUCH MAINTENANCE OR REPAIRS.
- ALL COMMON, LIMITED COMMON, AND PRIVATE DRIVE AREAS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF HURRICANE TO REQUIRE THE ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES. (SEE DECLARATION)
- THE BASIS OF BEARING IS THE SOUTH SECTION LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, BETWEEN THE SOUTH 1 / 4 CORNER AND THE SOUTHEAST CORNER. THE BEARING IS SOUTH 88°55'52" EAST AND MEASURES 2652.50 FEET.
- THE BENCHMARK FOR THIS PROJECT IS THE RIGHT-OF-WAY MARKER LOCATED AT STATION 369+69 ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 9. THE ELEVATION IS 3229.00 FT.

AMENDMENT NOTE

THE PURPOSE OF THIS PARTIAL PLAT AMENDMENT AND EXTENSION IS TO ADD UNIT 5 TO THE COMMERCIAL SUBDIVISION. NO OTHER CHANGES ARE IMPLIED.

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, HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF _____, 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

HURRICANE COMMERCIAL CENTER PARTIAL
AMENDED & EXTENDED "A"
LOCATED IN
SW 1/4 & SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF 24257
DRAWN BY: PJW
DATE: 05/06/2025

CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET

1

OF

2

1453 S. DYKE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.966.0100



LEGEND

- 

SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- 

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.
- 

BOUNDARY LINE
- 

LOT LINE
- 

EXISTING RIGHT OF WAY LINE
- 

EXISTING LOT LINE
- 

EASEMENT LINE (SEE NOTES)
- 

CENTERLINE
- 

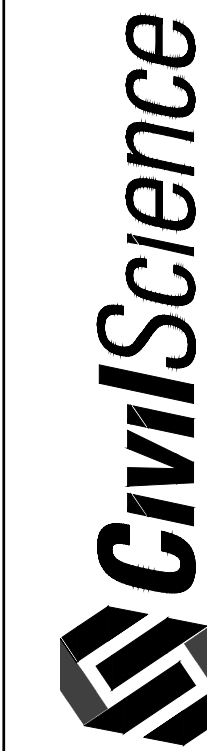
SECTION LINE
- 

PRIVATE OWNERSHIP

HURRICANE COMMERCIAL CENTER
PARTIAL AMENDED & EXTENDED "A"

LOCATED IN
SW 1/4 & SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE - WASHINGTON COUNTY, UTAH

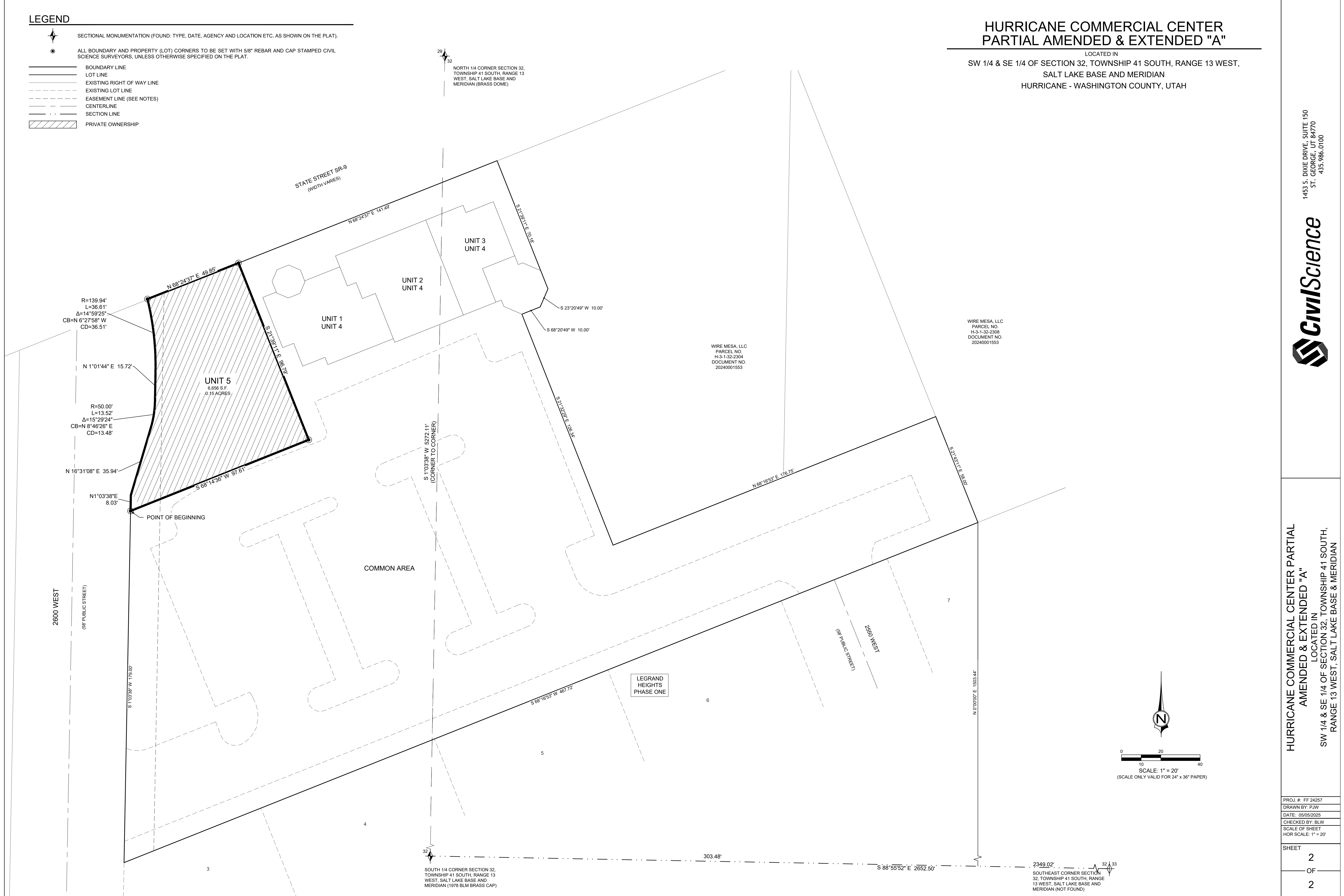
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



HURRICANE COMMERCIAL CENTER PARTIAL
AMENDED & EXTENDED "A"
LOCATED IN
SW 1/4 & SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF 24257
DRAWN BY: PJW
DATE: 05/05/2025
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 20'

SHEET
2
OF
2





Application

Application Accepted Date: 05/23/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: Goldenwest Credit Union proposes to develop a new		Planning Fee		\$	250.00					
		Planning Fee		\$	250.00					
		Sub Total:		\$	250.00					
Tenant / Project Name: Goldenwest Credit Union (GWCU-Hurricane)		Permit Total:		\$	250.00					
Bldg. Address: 28 North 2000 West		Amount Paid:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Remaining Due:		\$	0.00					
Subdivision: Privately Owned Phase:										
Block: Lot #: H-3-1-33-3422# H-3-1-33-3422										
Zone: HC Highway Commercial										
Property Owner: Goldenwest Federal Credit Union										
Permit Contact: Eric Malmberg P:(801) 410-8500										
Email: ericm@awaeng.com										
CONTACT INFORMATION										
Engineer of Record: Eric Malmberg										
Email: ericm@awaeng.com P: (801) 410-8500										
General Contractor: Eric Malmberg										
License #: 7716441-2202 P: (801) 410-8500										
Address: 2010 North Redwood Road										
City: Salt Lake City State: Utah Zip: 84116										
Email: ericm@awaeng.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPSP25-13										
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: Eric Malmberg										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 8.000189214-05/23/25										

Project Narrative for Goldenwest Federal Credit Union

GWCU- Hurricane

Goldenwest Federal Credit Union (GWCU) proposes to develop an existing vacant property located at 28 North and 2000 West in Hurricane, Utah for a new credit union branch. The building will be approximately 2,965 square feet in size and will include two drive-through banking lanes and an ATM lane.



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	PSP25-13
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Eric Malmberg
Agent:	N/A
Request:	Approval of a Preliminary Site Plan.
Location:	28 N 2000 W
Zoning:	Highway Commercial HC
General Plan Map:	General Commercial
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 proposed Goldenwest Credit Union branch, to be located along 2000 West directly across from the Zion Gateway commercial development. A carwash was previously approved for this site, but that project was not pursued. The property is zoned Highway Commercial (HC).

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need to landscape UDOT ROW.
2. **Power:** Provide an application for power at this address.
3. **Water:** At 25 N the water mainline needs to be extended to the east sideline of the project and capped for extension into the next project to the east.
4. **Street:** May want to look at landscaping along SR-9.
5. **Sewer:** 8" sewer main line in 2000 W. Sewer manhole to be brought to grade with manhole sections. Need to add 4" sewer lateral service and clean out.
6. **Engineering:** Which boundary should govern setbacks? Staff should coordinate if additional action is needed by the applicant to resolve the discrepancy. HCC 10-7-10(3)(c)(1)(D). The island in the shared driveway appears to obstruct a likely future vehicle motion. HCC 10-33-5(H) specifies, "a network of convenient, safe, and raised or textured pedestrian paths shall connect areas within the project, and should also connect the project to adjacent properties." A potential

network for the surrounding Highway Commercial sites that have yet to develop is shown in a faded blue color. It seems the proposed pedestrian routes could better connect to a network. move or remove onsite signs. (HCC 10-36-12). An oversized detention basin could be a boon for a cohesive development with the neighbors. Minimum required cover over the existing water main may force the pedestrian path west. It appears the shared driveway must provide a stormwater outlet for future development (i.e. stub storm drain or adjust grades). The row of homes in firerock phase 1 and the retaining wall on the overall site's east side seem to make other potential storm drain/stormwater alignments infeasible. What can we do to encourage a finished look in the UDOT ROW?

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



Map is approximate.

Staff Comments: Preliminary Site Plan

06/12/2025

PSP25-13

1. Use: The proposed use of a bank or financial institution is permitted in the Highway Commercial zone.
2. Parking Requirement: Pursuant to Hurricane City Code (HCC) 10-34-10.

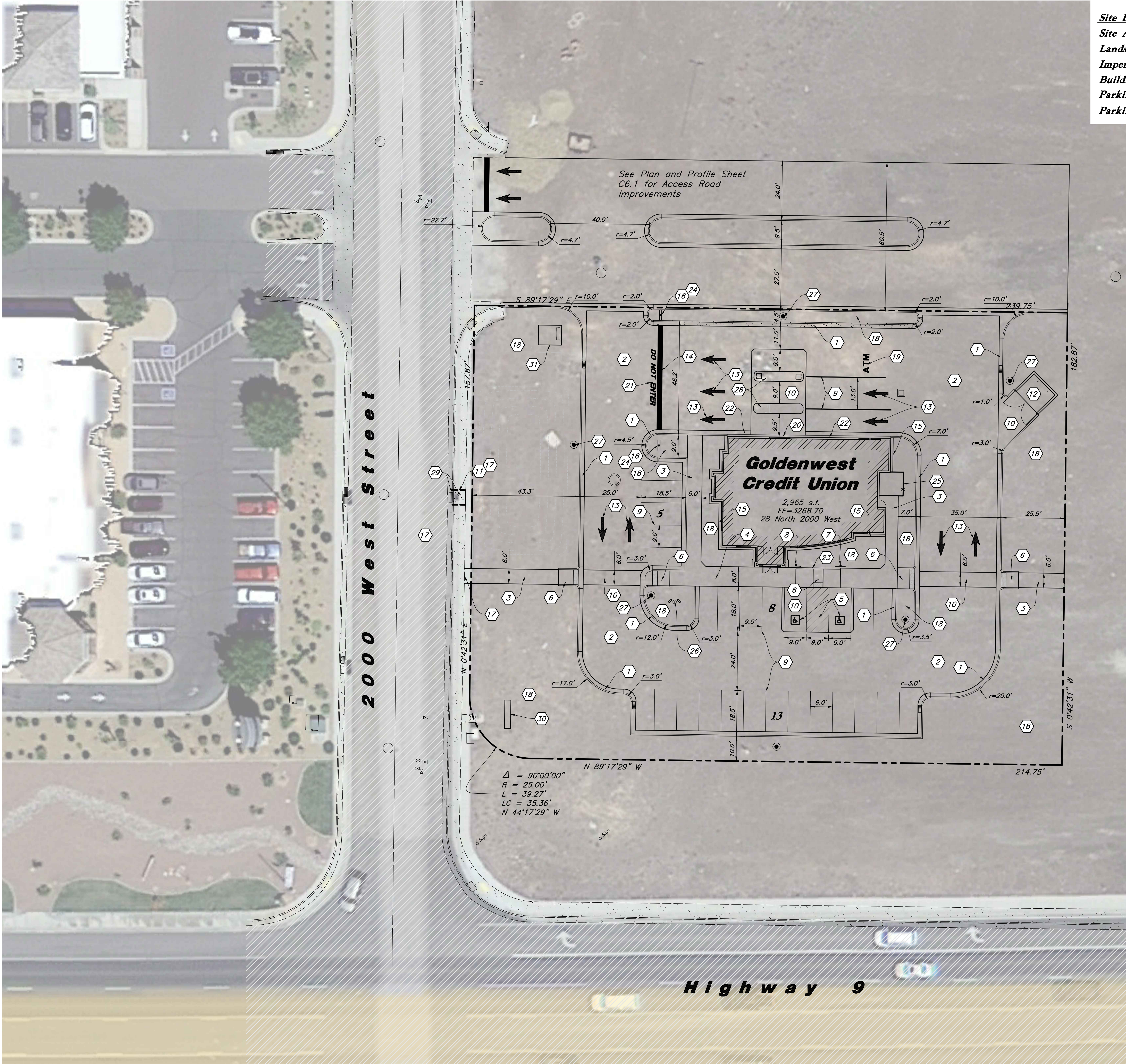
<i>Bank or financial institution</i>	<i>2 spaces, plus 1 space per 200 square feet of gross floor area</i>	<i>Plus stacking spaces per subsection 10-34-6D1 of this chapter</i>
--------------------------------------	---	--

The plan proposes a 2,965 sq ft building; 17 parking stalls is required. 26 parking stalls are shown, which exceeds the requirement.

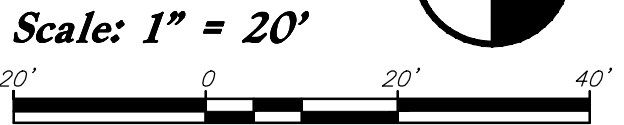
Additional HCC 10-34-6(D)(1) requires that stacking space for three cars per lane be provided. While it appears stacking space has been provided, it is not clear from the exhibit if this space is adequate. This will need to be clarified with the final site plan.

3. Landscape: A landscaping plan has been submitted. Landscaping in the UDOT property between State St and this property should be added.
4. The proposed monument sign will need a separate sign permit.
5. The site plan shows, and staff appreciates, the additional sidewalk connectivity through the site. As mentioned in Engineering's comments (JUC #6) a sidewalk connection to State St may be better for connectivity for the whole region.
6. No Vested Rights: *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.* (see Hurricane City Code 10-7-10 (D)(2)(b)).

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



Site Data
Site Area = 43,709 s.f. (1.003 ac.)
Landscape Area Provided = 16,691 s.f. (38.2%)
Impervious Area Provided = 24,053 s.f. (55.0%)
Building Area = 2,965 s.f. (6.8%)
Parking Required = 2 + 1/200 s.f. = 17 stalls
Parking Provided = 25 stalls (8.43/1,000)



Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Site Construction Notes

- Const. 24" Curb & Gutter
 - Const. Standard Asphalt Paving
 - Const. Conc. Sidewalk
 - Const. Thickened Edge Sidewalk
 - Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
 - Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
 - Const. Conc. Paving
 - Sawcut; Provide Smooth Clean Edge
 - Dumpster Enclosure (See Arch. Plans)
 - Const. Directional Arrows per MUTCD
 - Const. 24" White Stop Bar
 - Const. Conc. Mowstrip
 - Const. Stop Sign per MUTCD R1-1
 - Conn. & Match Existing Improvements
 - Const. Landscaping (Coordinate w/ Landscape Plan)
- General Site Notes:**
- All dimensions are to back of curb unless otherwise noted.
 - Fire lane markings and signs to be installed as directed by the Fire Marshal.
 - Asle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Const. curb transition at all points where curb abuts sidewalk, see detail.
 - Contractor shall place asphalt paving in the direction of vehicle travel where possible.
 - Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
 - The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- Construction Survey Note:**
- The Construction Survey Layout for this project will be provided by Anderson Wahlén & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.
- Survey Control Note:**
- The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlén and Associates ALTA Surveys or Anderson Wahlén and Associates construction improvement plans. Prior to proceeding with construction staking, surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlén and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlén and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.
- PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**
- The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



Site Plan
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah

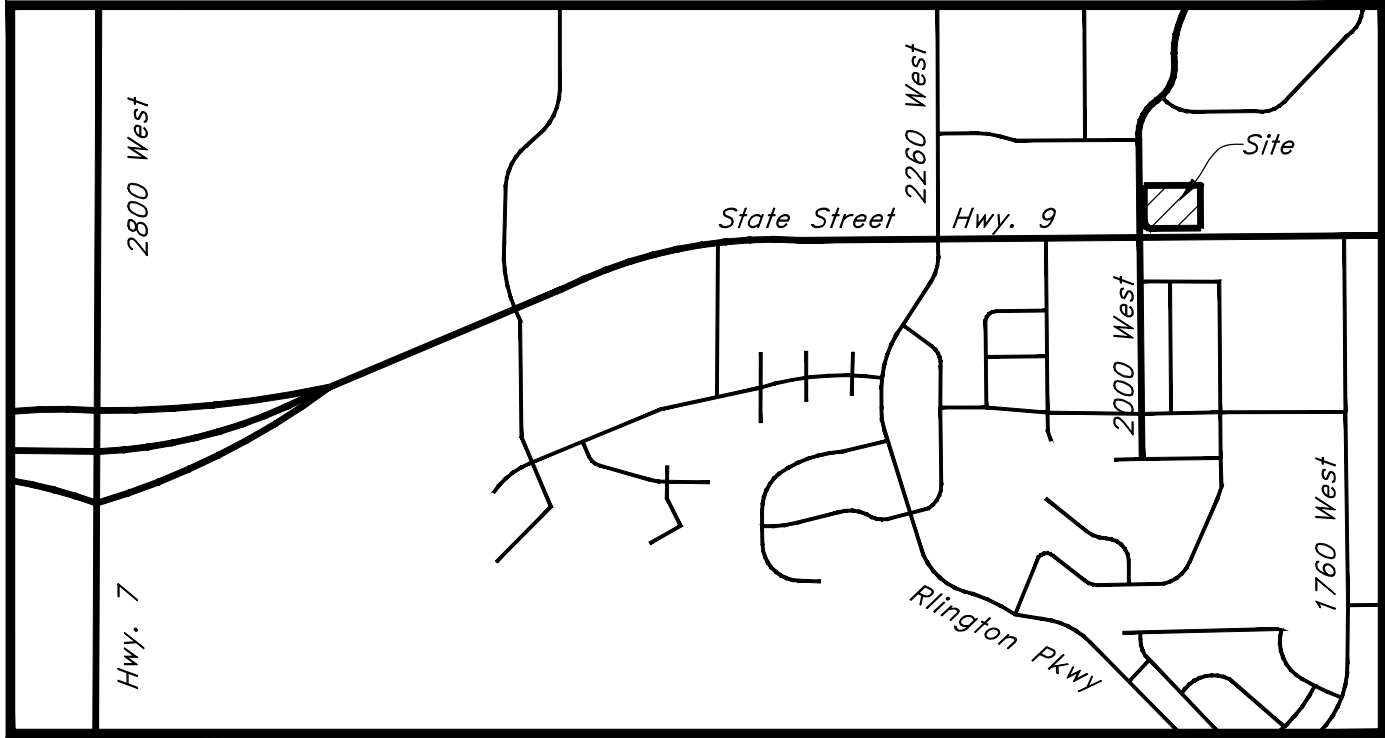


9 May, 2025
SHEET NO.
C1.1

Goldenwest Credit Union

28 North 2000 West

Hurricane, Utah



Vicinity Map
Not to Scale

Abbreviations			
BCR	Begin Curb Return	PP	Power Pole
BOL	Bollard	PT	Point of Tangency
BRW	Finish Grade - Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

Legend			
Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	
Proposed Manhole		Existing Water Valve	
Proposed Transformer		Existing Overhead Power Line	
Proposed Meter Box		Existing Water	
Proposed Water Meter		Existing Secondary Water	
Proposed Combo Box		Existing Sewer	
Proposed Fire Hydrant		Existing Storm Drain	
Proposed Water Valve		Existing Gas	
Proposed Water Line		Existing Power	
Proposed Sanitary Sewer		Existing Telephone	
Proposed Storm Drain		Existing Fiber Optic	
Proposed Conduit Line		Existing Fence	
Proposed Power Line		Flowline	
Proposed Gas Line		Centerline	
Proposed Fire Line		Existing Contour	
Proposed Fiber Optic		Existing Spot	
Proposed Secondary Water Line		Existing Light Pole	
Proposed Roof Drain		Existing Street Light	
Proposed Fence		Existing Building	
Ridge Line		Existing Telephone Box	
Grade Break		Existing Power Meter	
Proposed Contour		Existing Electrical Box	
Direction of Drainage		Existing Electrical Cabinet	
Proposed Spot		Existing Gas Meter	
ADA Accessible Route		Existing Water Meter	
Property Line		Existing Irrig. Control Box	
Sawcut Line		Existing Bollard	
Proposed Light Pole		Existing Hose Bib	
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number	
Existing Utility Marker		Sheet Number	
Existing Post			

C0.0	Cover Sheet
1	ALTA Survey
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details and Notes
C2.3	Accessible Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
C6.1	Plan and Profile
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Owner/Developer	Engineer
Butch Cambell Goldenwest Federal Credit Union 5025 Adams Ave Ogden, UT 84403 801-786-8006	Eric Malmberg AWA Engineering 2010 North Redwood Road Salt Lake City, UT 84116 801-410-8500
Architect	Surveyor
Ethan Heiner Studio 333 Architects 333 24th Street Ogden, Utah, 84401 801-394-3033	AWA Engineering 2010 North Redwood Road Salt Lake City, UT 84116 801-521-8529

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Hurricane City, Utah of Map Number 49053008400 dated April 2, 2009. Flood Zone X is defined as "Area of minimal flood hazard"

Basis of Bearings

A line between monuments found for the West Quarter Corner and the East Quarter Corner of Section 33 was assigned the N40B3 Utah South bearing of South 88°55'06" East as the Basis of Bearings to match said State Plane Datum.

Benchmark

West Quarter Corner of Section 33, T41S, R13W, SLB&M, U.S. Survey
3265.71' NAVD89
Ortho Height, Geoid 18

Legal Description

Beginning at a point South 89°58'08" East along the Center Section line 708.94 feet, South 0°20'31" East along an extension of the centerline of 2000 West Street and continuing along said centerline 268.10 feet and North 89°39'29" East 30.00 feet from the West Quarter Corner of Section 33, Township 41 South Range 13 West, Salt Lake Base and Meridian and running thence North 89°39'29" East 239.75 feet; thence South 0°20'31" East 182.87 feet to a point on the North Right of Way of State Highway SR-9; thence South 89°39'29" West along said Right of Way 214.75 feet to a point on a 25.00 foot radius curve to the right, point also being on the East Right of 2000 West Street; thence along the arc of said curve and said Right of Way, 39.27 feet through an Central Angle of 90°00'00"; thence North 0°20'31" West continuing along said Right of Way, 157.87 feet to the point of beginning.



DESIGNED BY: xx
DRAFTED BY: xx
CLIENT NAME: Client
24-144cv

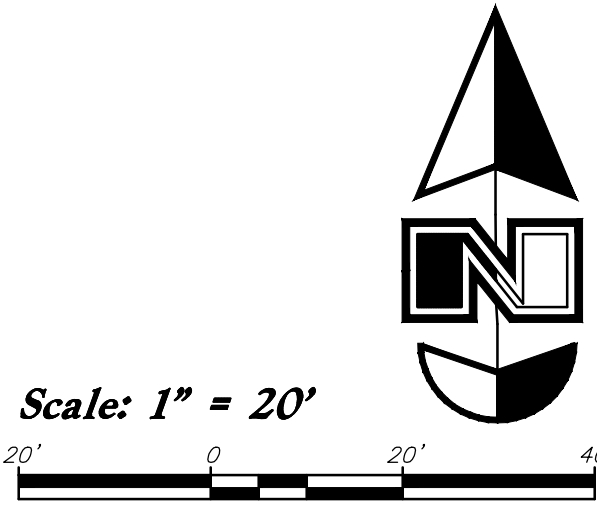
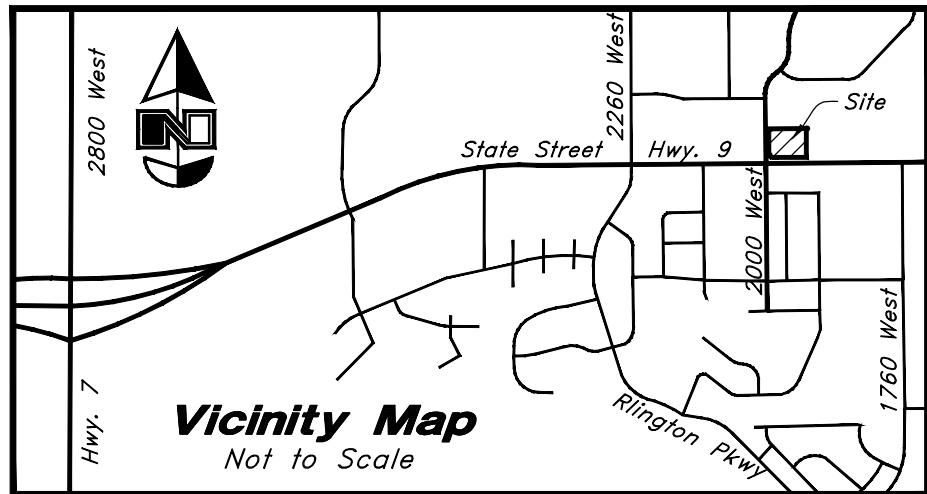
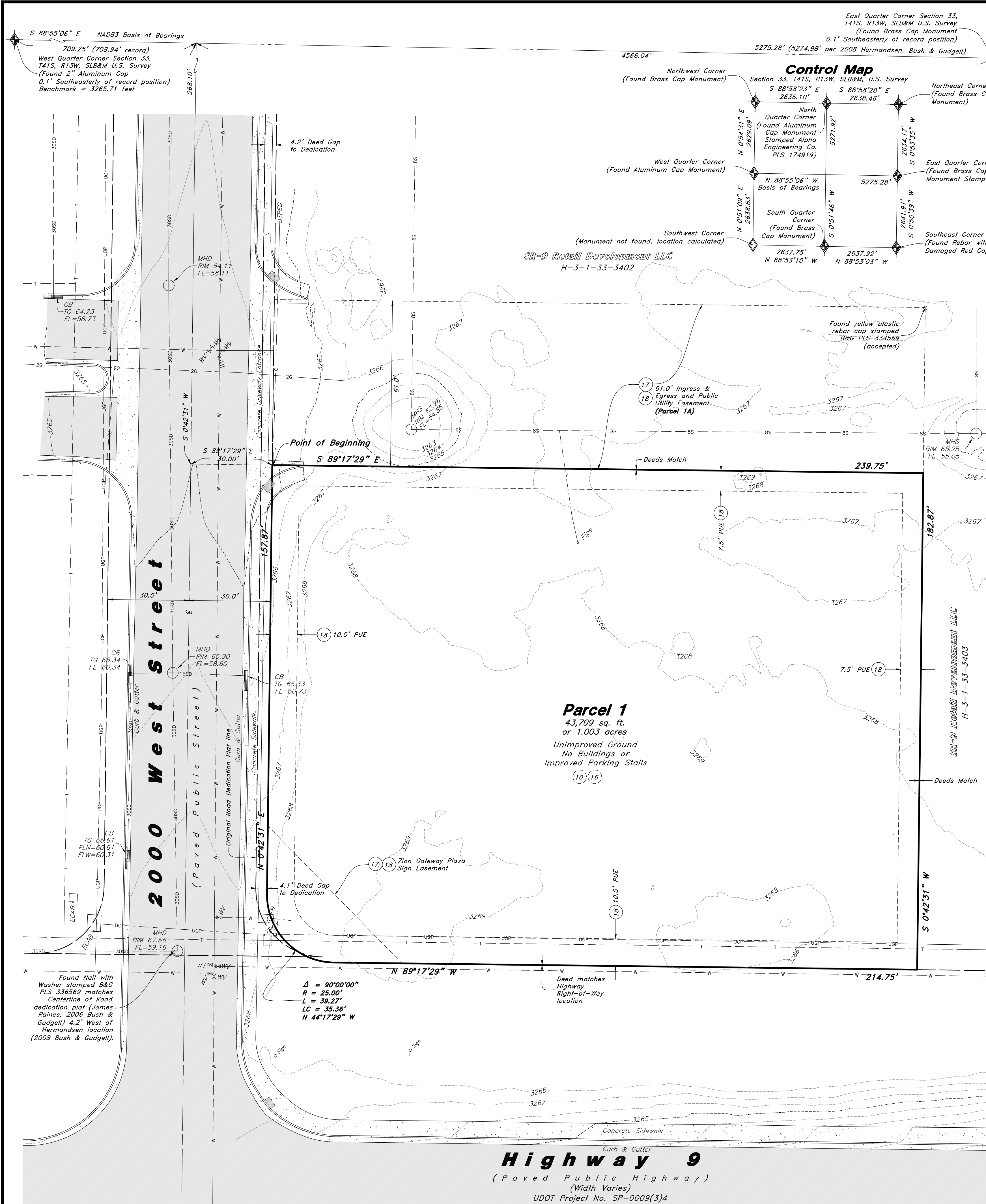
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Cover Sheet

Goldenwest Credit Union

28 North 2000 West
Hurricane, Utah

9 May, 2025
SHEET NO.
C0.0



Narrative

This Survey was requested by Goldenwest Federal Credit Union prerequisite to the purchase and development of this property.

This Survey retraces and honors Section control displayed on Survey No.'s 5115-05 & 6014-12 and retraces Survey No.'s 4810-08 & 4953-08 of the Subject Property as well as the adjacent 2000 West Street and 100 North Street Dedication Plat.

Said record Section control has been rotated 0°50'31" in a Clockwise direction to match a NAD83 Utah South Zone reference to North.

A line between monuments found for the West Quarter Corner and the East Quarter Corner of Section 33 was assigned the NAD83 Utah South bearing of South 88°55'06" East as the Basis of Bearings to match said State Plane Datum.

The Road Dedication Plat for 2000 West Street plots 4.1 feet Westerly of the Bush and Gudgeff surveys. The Bush and Gudgeff location matches the constructed centerline of the road but differs from the dedication placement and bearings of record.

The legal description provided matches the dimensions shown on Bush and Gudgeff Survey No.'s 4810-08 & 4953-08. The surveyor found the East-West Quarter Section line to measure 0.3' longer than is reported on the Bush & Gudgeff surveys, but a recovered rebar and cap matches a placement holding the East Quarter corner of Section 33.

The Monuments consisting of the Basis of Bearings shown hereon have both been reset from their record descriptions and both points were found 0.1' Southeastly of their record positions.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report File No. 042525 dated June 4, 2024 from Lincoln Title Insurance Agency and issued by Old Republic National Title Insurance Company:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

(10) Decree Organizing and Establishing the Washington County Water Conservancy District dated November 28, 1962 as recorded June 02, 1964 as Entry No. 121696, in Book S-49 at Pages 94, of the Official Records of the Recorder, Washington County, State of Utah blankets all of Washington County, contains nothing to plot.

(16) A Patent recorded September 8, 1998 as Entry No. 616531, in Book 1264 at Page 514 of Official Records, covers this site along with more land, reserving Mineral rights to the State of Utah as well as reserving Right-of-Ways for ditches, telephone lines, canals etc.

(17) Declaration of Covenants, Conditions & Restrictions and Cross-Easements of Zion Gateway Plaza, recorded October 30, 2007 as Entry No. 20070052576 of Official Records reveals the 61.0 foot wide ingress/egress easement along the North (Parcel 1A), and a sign easement in the Southwest corner of this site. Blankets this site along with more land.

(18) Record of Survey recorded June 13, 2008 as Entry No. RS004953-08 of Official Records purports to identify 7.5 & 10.0 foot wide PUEs of unknown source.

* Exception No.'s 1-9 & 11-15 are general and/or standard exceptions that do not reveal matters of survey.

** Exception No. 19 describes and affects this site but does not reveal matters of survey.

Record Descriptions

Parcel 1:

Beginning at a point South 89°58'08" East along the Center Section line 708.94 feet, South 0°20'31" East along an extension of the centerline of 2000 West Street and continuing along said centerline 268.10 feet and North 89°39'29" East 30.00 feet from the West Quarter Corner of Section 33, Township 41 South Range 13 West, Salt Lake Base and Meridian and running thence North 89°39'29" East 239.75 feet; thence South 0°20'31" East 182.87 feet to a point on the North Right of Way of State Highway SR-9; thence South 89°39'29" West along said Right of Way 214.75 feet to a point on a 25.00 foot radius curve to the right, point also being on the East Right of 2000 West Street; thence along the arc of said curve and said Right of Way, 39.27 feet through an Central Angle of 90°00'00"; thence North 0°20'31" West continuing along said Right of Way, 157.87 feet to the point of beginning.

Parcel 1A:

A 61 foot ingress and egress and Public Utility Easement, designated as Easement #1, beginning at a point South 89°58'08" East along the Center Section line 708.94 feet; South 0°20'31" East along an extension of the centerline of 2000 West Street and continuing along said centerline 207.10 feet and North 89°39'29" East 30.00 feet from the West Quarter Corner of Section 33, Township 41 South Range 13 West, Salt Lake Base and Meridian and running thence North 89°39'29" East 239.75 feet; thence South 0°20'31" East 61.00 feet; thence South 89°39'29" West 239.75 feet to a point on the East Right of 2000 West Street; thence North 0°20'31" West along said Right of Way 61.00 feet to the point of beginning. As created by Declaration of Covenants, Conditions and Restrictions, and Cross-Easements of Zion Gateway Plaza recorded October 30, 2007 as Entry No. 20070052576, records of Washington County, Utah. (Exception No. 17 hereon)

Certification

To Goldenwest Federal Credit Union, One Stop Super Wash Hurricane, LLC, a Utah Limited Liability Company, Lincoln Title Insurance Agency and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 8 and 11(a) of Table A thereof. The fieldwork was completed on August 29, 2024.

Date: _____

David M. Hamilton
Utah PLS No. 12966234

PROFESSIONAL LAND SURVEYOR
12966234
David M. Hamilton
STATE OF UTAH

Designed by: DH
Drafted by: NE, TC
Client Name:
Goldenwest Federal Credit Union

24-144as

ALTA / NSPS Land Title Survey

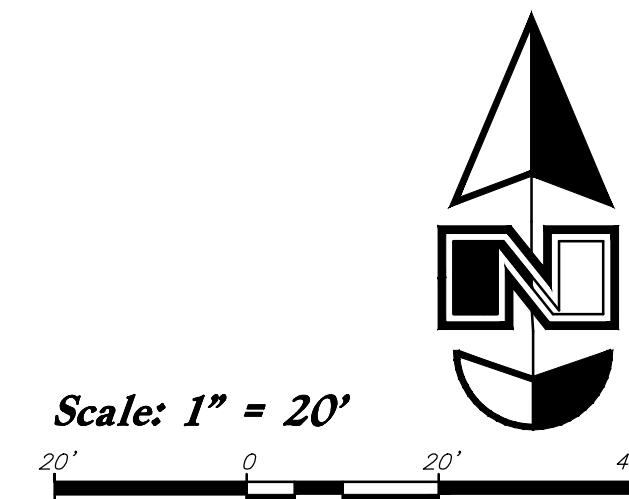
GWCU Hurricane

2000 West State Street
Hurricane City, Washington County, UT
A Part of the Southwest Quarter of Section 33, T41S, R13W, SLB&M, U.S. Survey

4 Sep, 2024

SHEET NO.
1

of 1

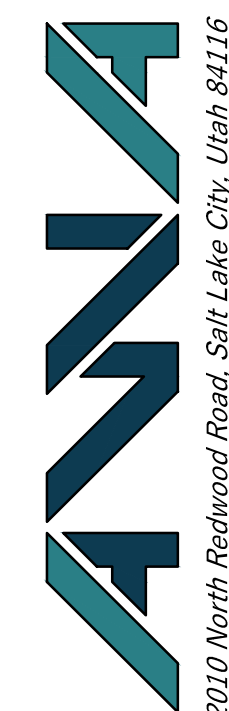


1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, sidewalks, and meters, gauges, fire, street, off-line, light poles, cables, storm drains, piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3:1 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
17. Contractor shall share and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the sound boundaries of the property. Any excavation noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
18. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

[illegible]

24-144:



2010 North Redwood Road, Salt Lake City, Utah 84116

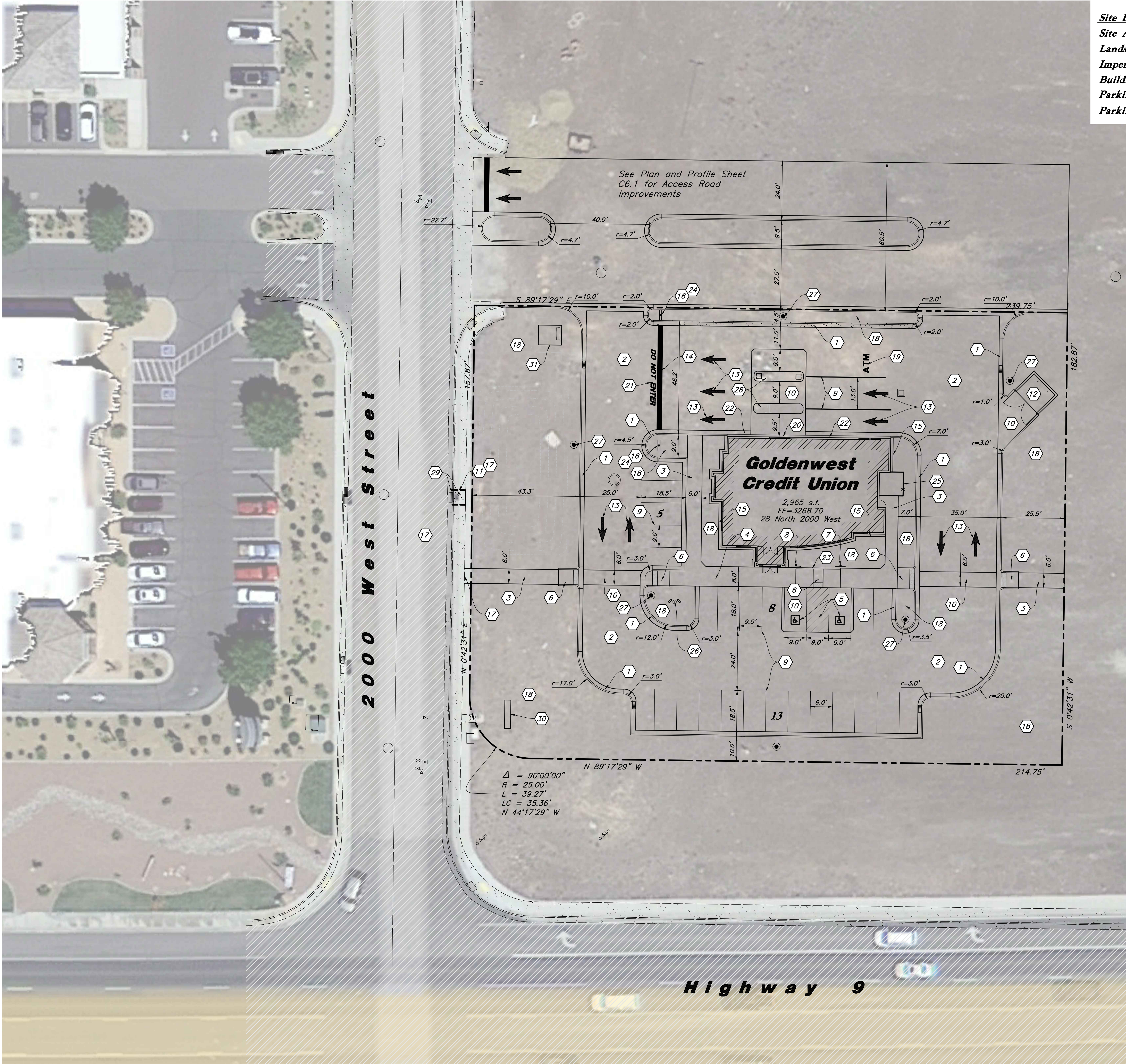
Goldenwest Credit Union

28 North 2000 West
Hurricane, Utah

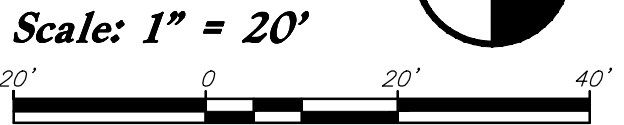


SHEET NO.

CO.1



Site Data
Site Area = 43,709 s.f. (1.003 ac.)
Landscape Area Provided = 16,691 s.f. (38.2%)
Impervious Area Provided = 24,053 s.f. (55.0%)
Building Area = 2,965 s.f. (6.8%)
Parking Required = 2 + 1/200 s.f. = 17 stalls
Parking Provided = 25 stalls (8.43/1,000)



Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Site Construction Notes

- Const. 24" Curb & Gutter
 - Const. Standard Asphalt Paving
 - Const. Conc. Sidewalk
 - Const. Thickened Edge Sidewalk
 - Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
 - Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
 - Const. Conc. Paving
 - Sawcut; Provide Smooth Clean Edge
 - Dumpster Enclosure (See Arch. Plans)
 - Const. Directional Arrows per MUTCD
 - Const. 24" White Stop Bar
 - Const. Conc. Mowstrip
 - Const. Stop Sign per MUTCD R1-1
 - Conn. & Match Existing Improvements
 - Const. Landscaping (Coordinate w/ Landscape Plan)
- General Site Notes:**
- All dimensions are to back of curb unless otherwise noted.
 - Fire lane markings and signs to be installed as directed by the Fire Marshal.
 - Asle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Const. curb transition at all points where curb abuts sidewalk, see detail.
 - Contractor shall place asphalt paving in the direction of vehicle travel where possible.
 - Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
 - The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- Construction Survey Note:**
- The Construction Survey Layout for this project will be provided by Anderson Wahlén & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.
- Survey Control Note:**
- The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlén and Associates ALTA Surveys or Anderson Wahlén and Associates construction improvement plans. Prior to proceeding with construction staking, surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlén and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlén and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.
- PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**
- The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Designed by: xx
Drafted by: xx
Client Name:
Client
24-144sp

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AIAEngineering.net

Site Plan

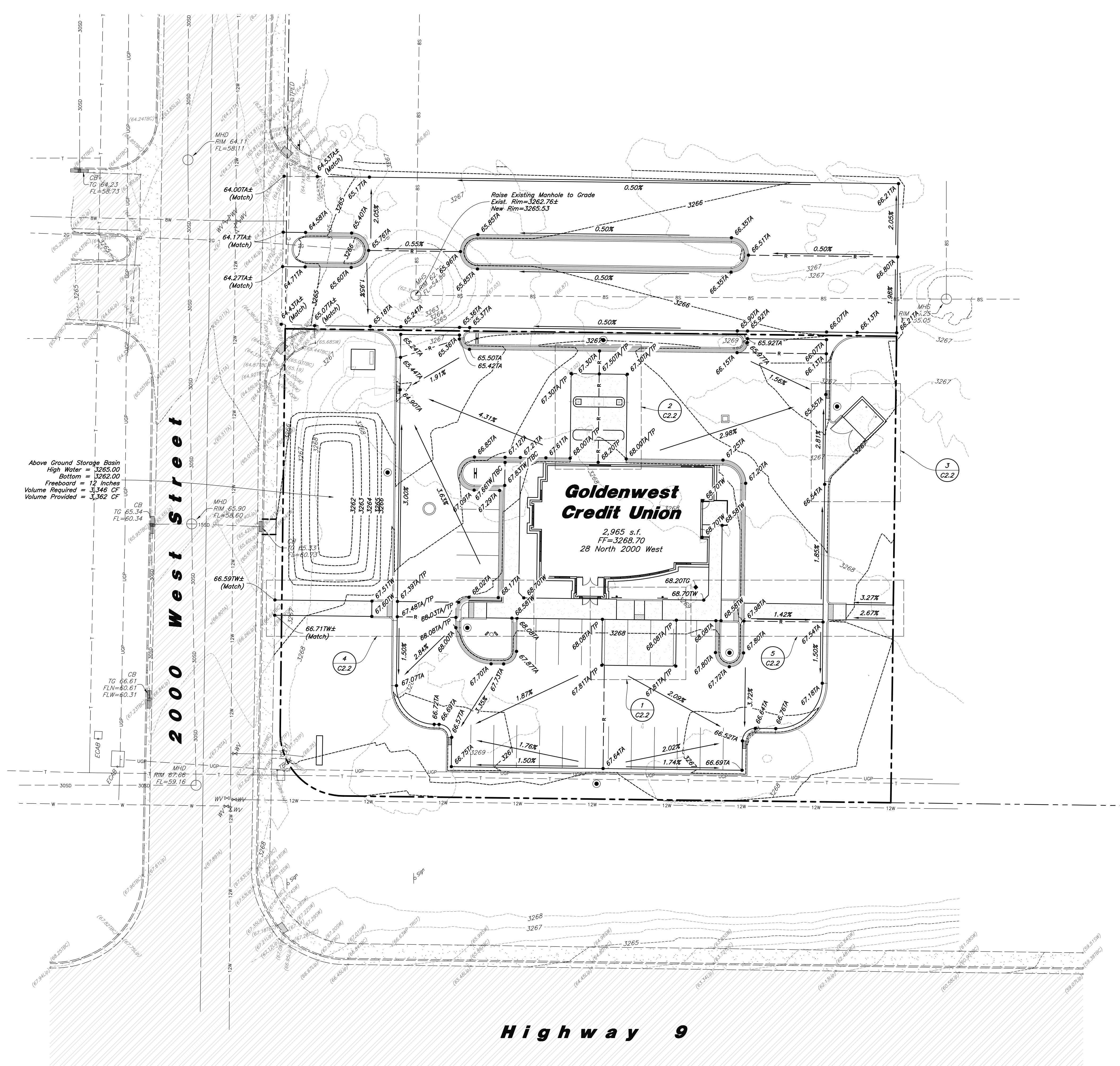
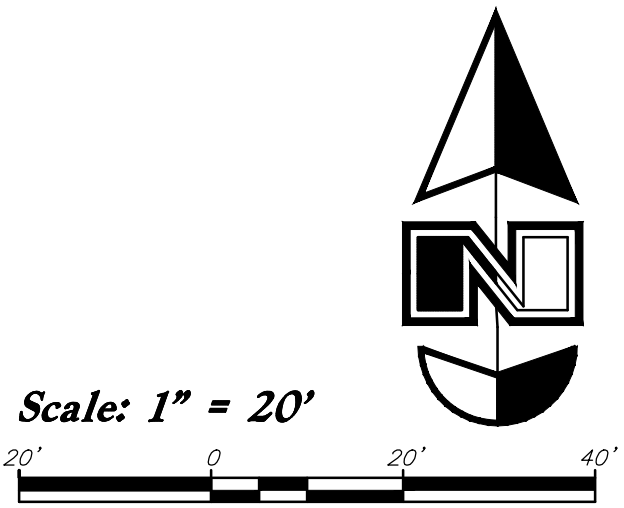
Goldenwest Credit Union

28 North 2000 West
Hurricane, Utah

9 May, 2025

SHEET NO.

C1.1



General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled: "Report: Geotechnical Study; Proposed Goldenwest Credit Union - Hurricane; Northeast of the Intersection of State Street and Firerock Way; Hurricane, Utah" GSH Project No.: 0645-027-24 Dated: August 30, 2024
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
20. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
- ① 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
- ② 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

Designed by: xx
Drafted by: xx
Client Name:
Client

24-144gr



Grading Plan
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah



9 May, 2025
SHEET NO.
C2.1

Scale: 1" = 5'

4 *Scale: 1" = 5'*

Scale: 1" = 5'

Scale: 1" = 5'

Scale: 1" = 5'

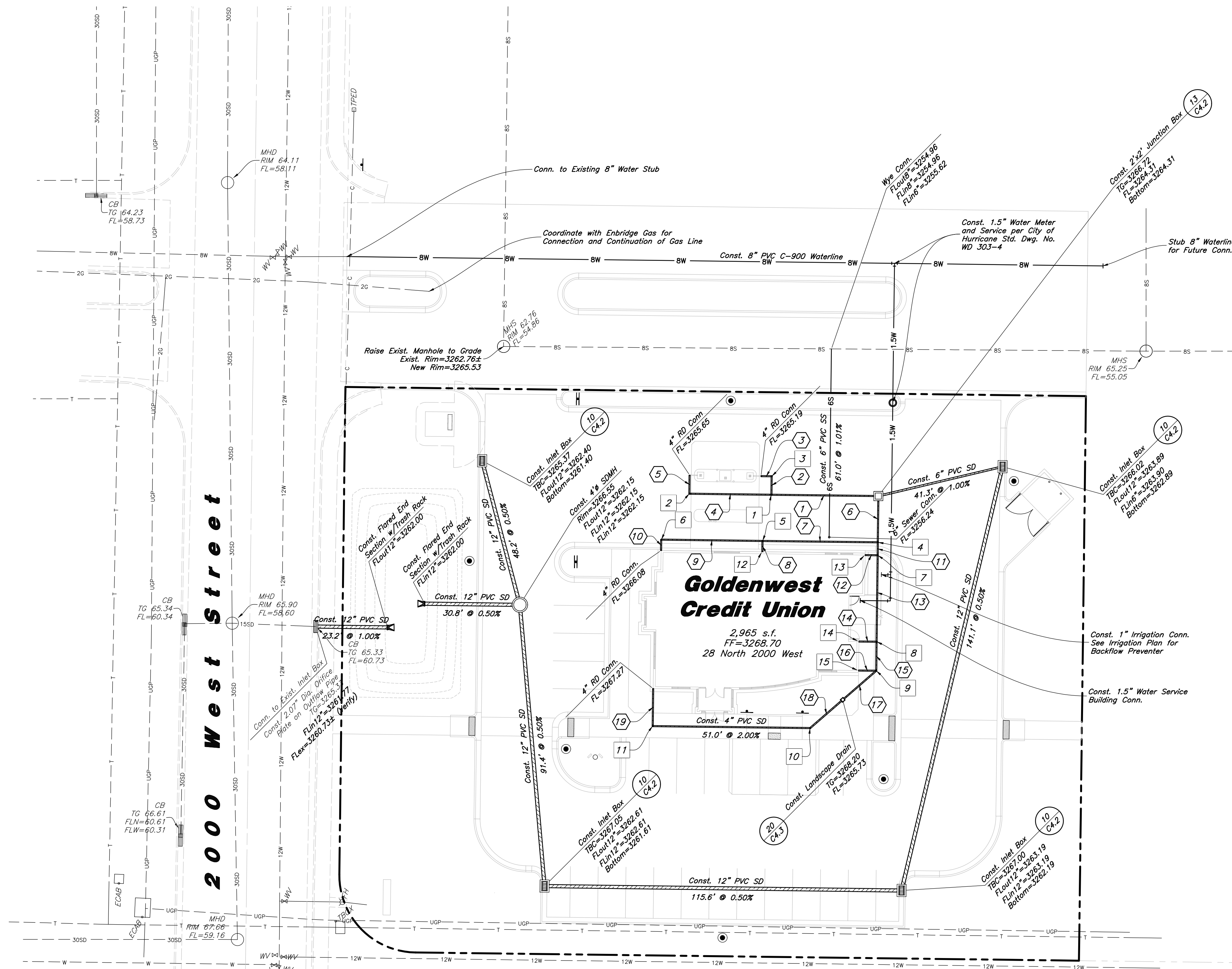
Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Public Curb Ramp Construction Notes

1. *All public urb ramps shall be constructed in accordance with governing municipalities standards and specifications.*
2. *It is the contractors responsibility to obtain governing municipalities standards and specifications.*
3. *The Client, Contractor and Subcontractor should immediately notify the Conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1—Latest Edition) and/or FHAA.*

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson Wahlén & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current "State of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from ramp to its of reveal. Curb or sidewalk height to match ramp throughout transition.



Storm Water Calculations					
Developed Conditions					
Area Type	Area (ft ²)	C			
Hard Surface	24,053	0.9			
Landscape	16,691	0.2			
Building	2,965	0.9			
Subtotal=	43709				
Total=	1.00	ac.			
C average=	0.63				
Frequency:	100 year	Release Rate (cfs)=	0.20	(0.2 cfs/acre)	
Time (min)	Intensity (in/hr)	Acc.Vol (ft ³)	Rel.Vol (ft ³)	Req. Stor. (ft ³)	Peak Flow (cfs)
15	4.28	2445	181	2265	2.72
30	2.88	3291	361	2930	1.83
60	1.78	4088	722	3346	1.13
120	0.988	4516	1445	3071	0.63
180	0.675	4628	2167	2461	0.43
360	0.376	5156	4335	821	0.24
720	0.23	6308	8670	-2362	0.15
1440	0.128	7021	17339	-10318	0.08

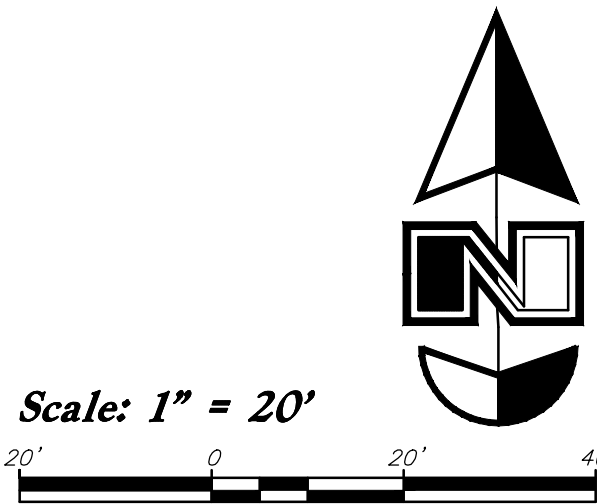
Orifice Size -	
Q=CdAo(2gh) ^{1/2}	
Flow (Q) =	0.20
Head (h) =	3
Cd=	0.62
Area (in ²)=	3.35
Dia (in) =	2.07

Roof Drain Structure Keynotes:

- 1 Const. 4" C.O.T.G.
Flout4=3265.00
FLin4=3265.00
FLin4=3265.00
- 2 Const. 4" C.O.T.G.
Flout4=3265.53
FLin4=3265.53
- 3 Const. 4" C.O.T.G.
Flout4=3265.12
FLin4=3265.12
- 4 Const. 4" C.O.T.G.
Flout4=3264.61
FLin4=3264.61
FLin4=3264.61
- 5 Const. 4" C.O.T.G.
Flout4=3265.35
FLin4=3265.35
FLin4=3265.35
- 6 Const. 4" C.O.T.G.
Flout4=3266.01
FLin4=3266.01
- 7 Const. 4" C.O.T.G.
Flout4=3264.69
FLin4=3264.69
FLin4=3264.69
- 8 Const. 4" C.O.T.G.
Flout4=3265.25
FLin4=3265.25
FLin4=3265.25
- 9 Const. 4" C.O.T.G.
Flout4=3265.44
FLin4=3265.44
FLin4=3265.44
- 10 Const. 4" C.O.T.G.
Flout4=3266.01
FLin4=3266.01
- 11 Const. 4" C.O.T.G.
Flout4=3267.03
FLin4=3267.03
- 12 4" RD Conn
Flout4=3265.43
- 13 4" RD Conn
Flout4=3264.77
- 14 4" RD Conn
Flout4=3265.37
- 15 4" RD Conn
Flout4=3265.55

Roof Drain Structure Keynotes:

- 1 Const. 4" PVC SD
34.6' @ 2.00%
- 2 Const. 4" PVC SD
6.0' @ 2.00%
- 3 Const. 4" PVC SD
3.4' @ 2.00%
- 4 Const. 4" PVC SD
26.6' @ 2.00%
- 5 Const. 4" PVC SD
6.0' @ 2.00%
- 6 Const. 4" PVC SD
15.0' @ 2.00%
- 7 Const. 4" PVC SD
37.3' @ 2.00%
- 8 Const. 4" PVC SD
3.5' @ 2.00%
- 9 Const. 4" PVC SD
32.8' @ 2.00%
- 10 Const. 4" PVC SD
3.5' @ 2.00%
- 11 Const. 4" PVC SD
4.2' @ 2.00%
- 12 Const. 4" PVC SD
4.0' @ 2.00%
- 13 Const. 4" PVC SD
28.0' @ 2.00%
- 14 Const. 4" PVC SD
5.7' @ 2.00%
- 15 Const. 4" PVC SD
9.4' @ 2.00%
- 16 Const. 4" PVC SD
5.7' @ 2.00%
- 17 Const. 4" PVC SD
14.4' @ 2.00%
- 18 Const. 4" PVC SD
13.9' @ 2.00%
- 19 Const. 4" PVC SD
12.2' @ 2.00%



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.
10. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

Building Data	
Type:	V-B
Square Footage:	2,965
Fire Sprinkled:	No
Building Height:	24'-6.5"
Fire Flow Required:	1,500 gal/min

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berring over the pipes.



Utility Plan
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah

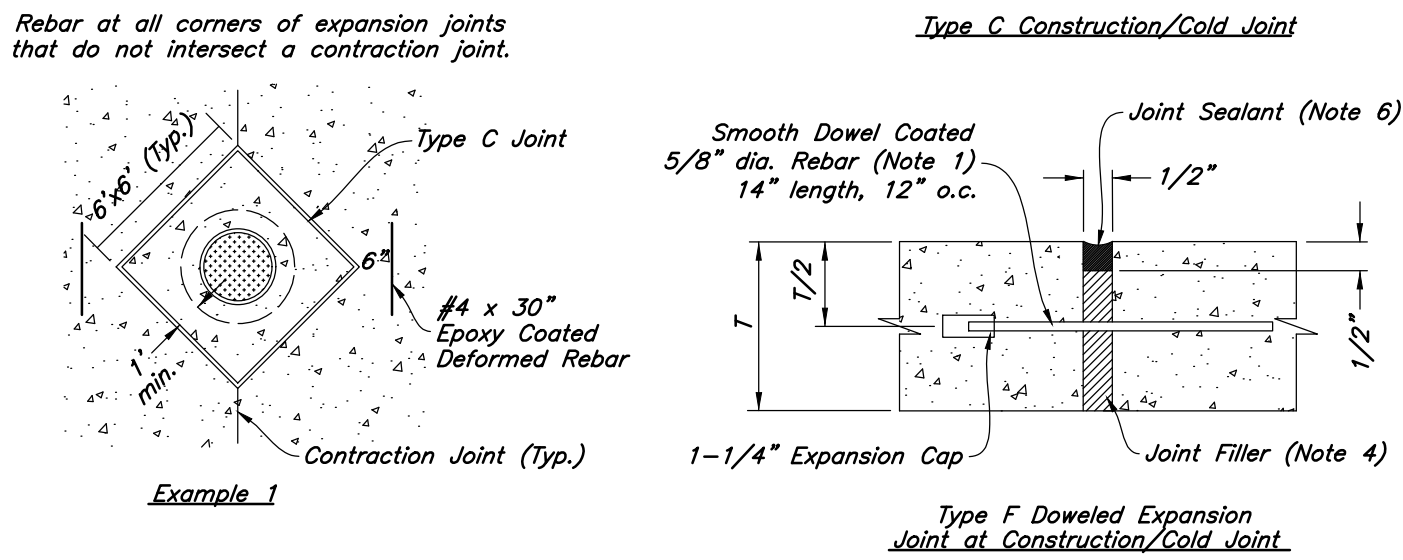
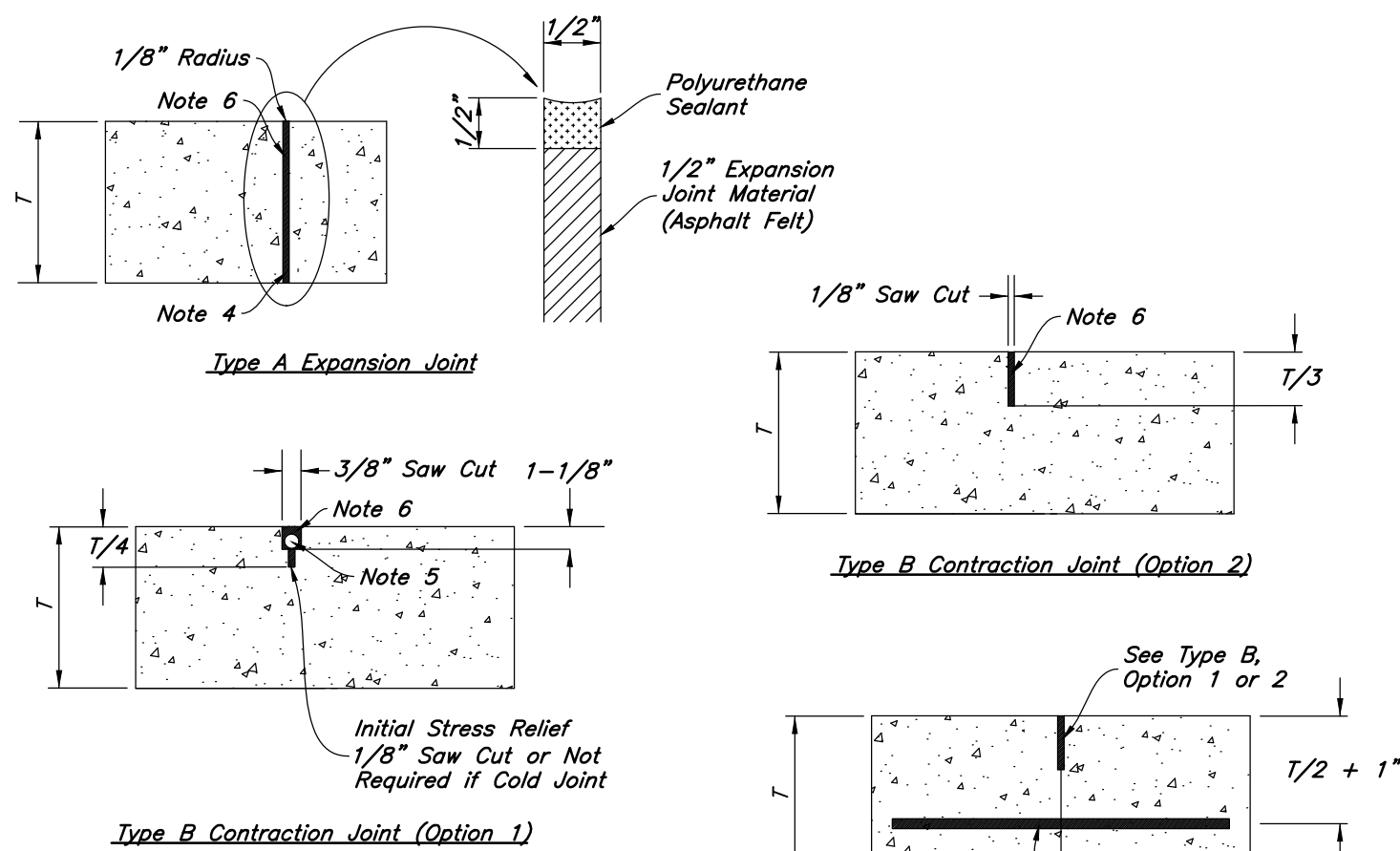


9 May, 2025

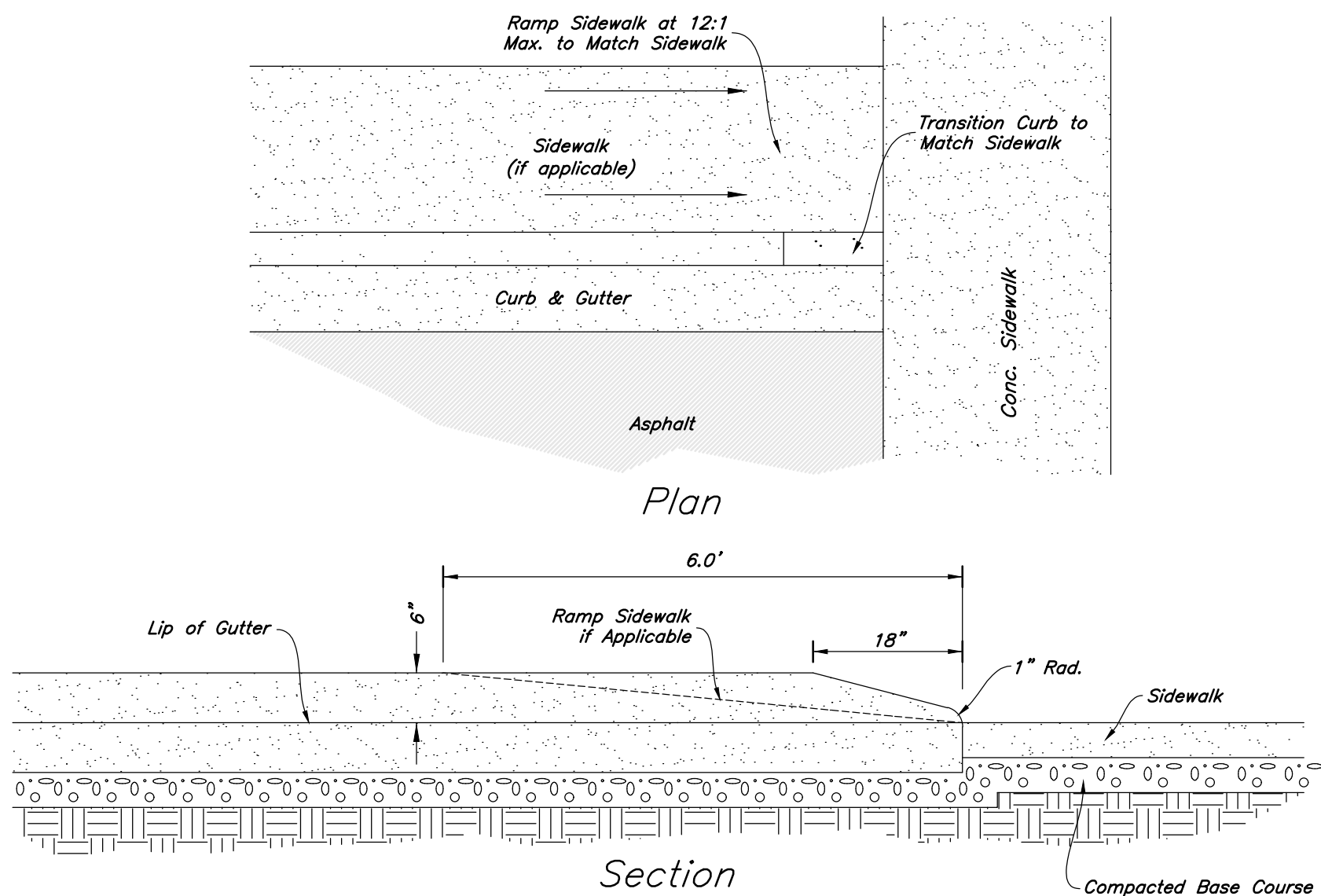
SHEET NO.

C3.1

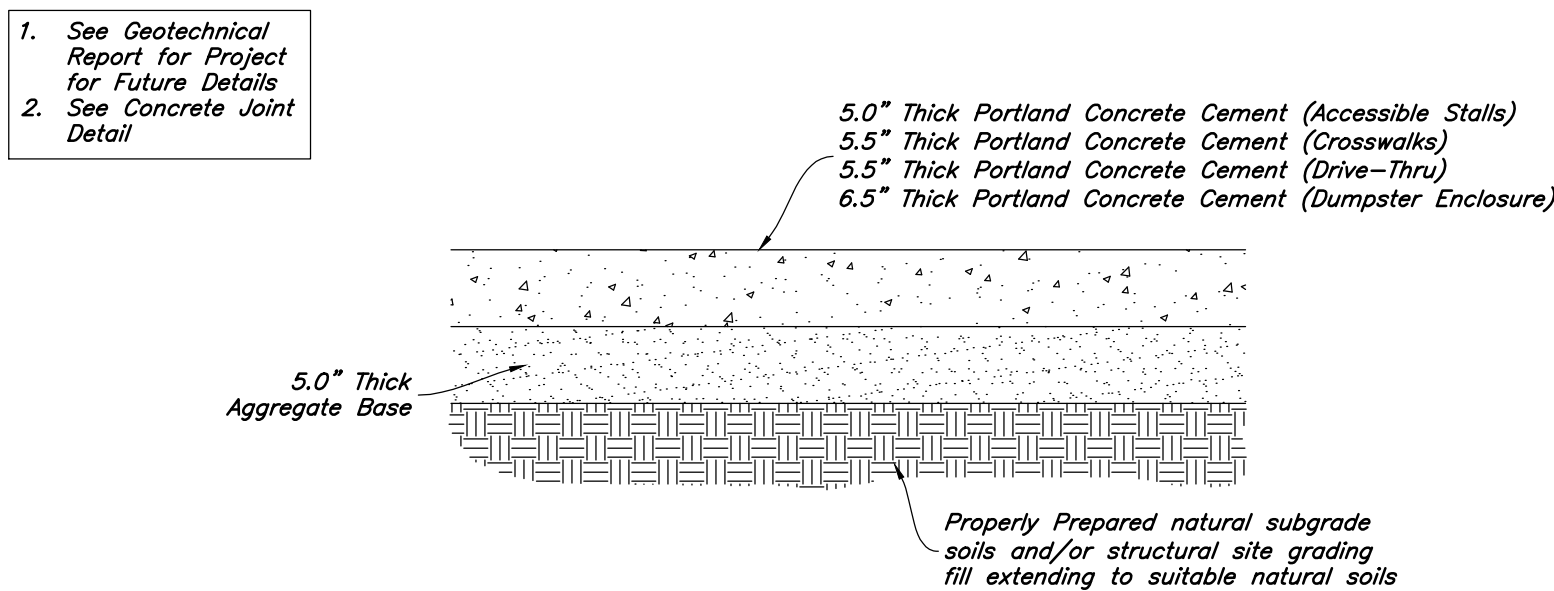
1. **REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
- A. Space rebar and dowels at 12 to 15 inches on center.
B. Grease dowels to provide movement in expansion joints.
C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. **SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. **JOINTS:** Lay out joints to aid construction and control random cracking.
- A. Joint Spacing shall be 12 feet maximum on center in both directions.
B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
C. Make adjustments in joint locations to meet inlet or manhole locations.
D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



9 Concrete Joint Detail
Not to Scale



8 Curb Transition
Not to Scale



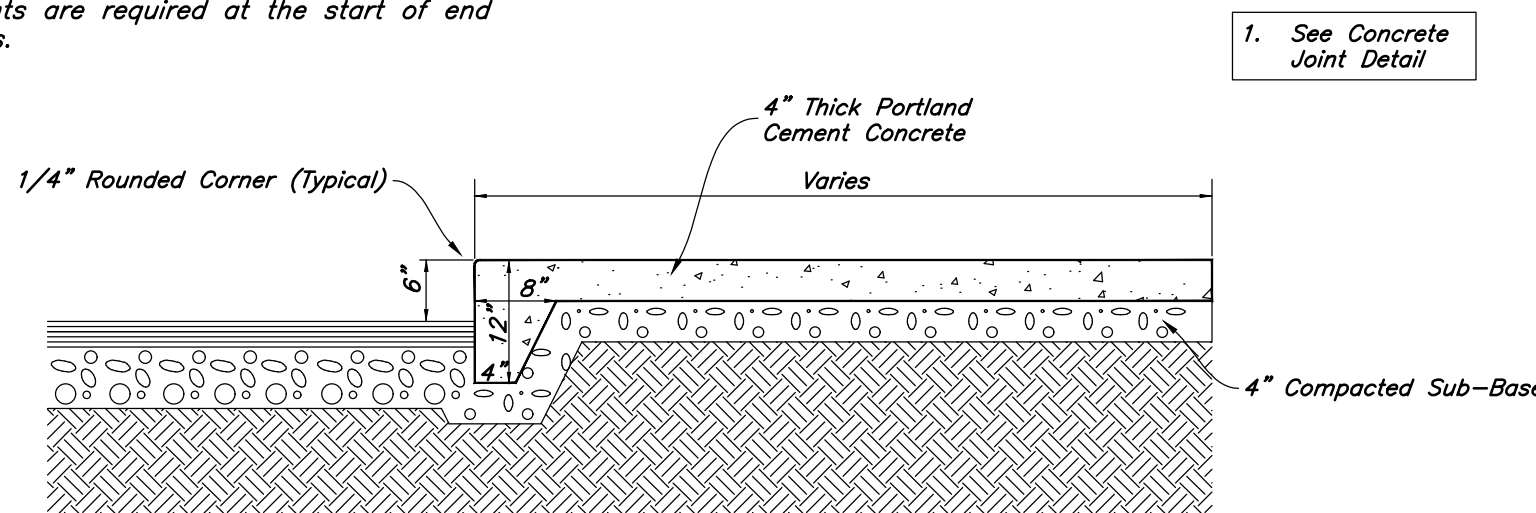
6 Concrete Paving Section
Not to Scale

Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



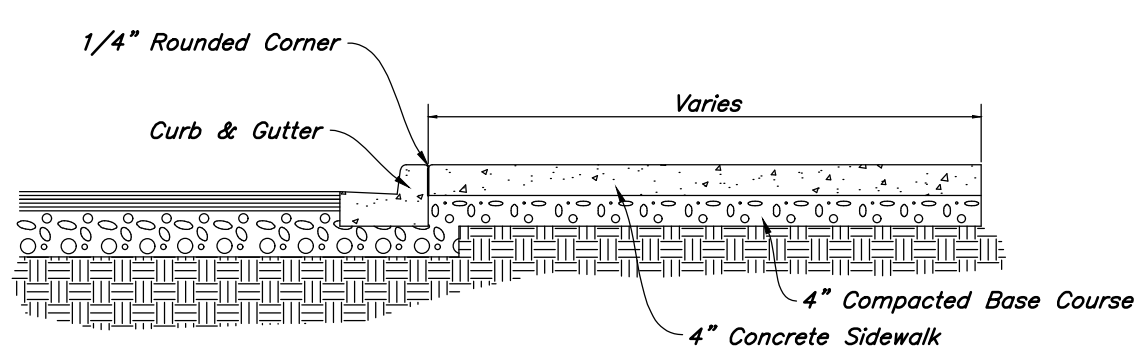
5 Thickened Edge Walk
Not to Scale

Contraction Joints

- A. Spacing = 10' O.C.

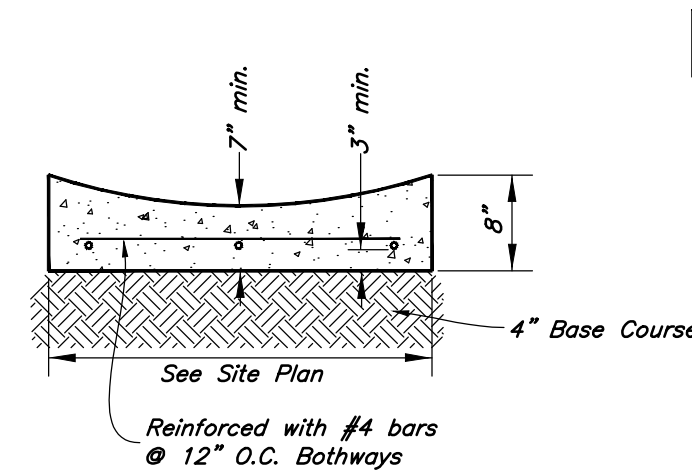
Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



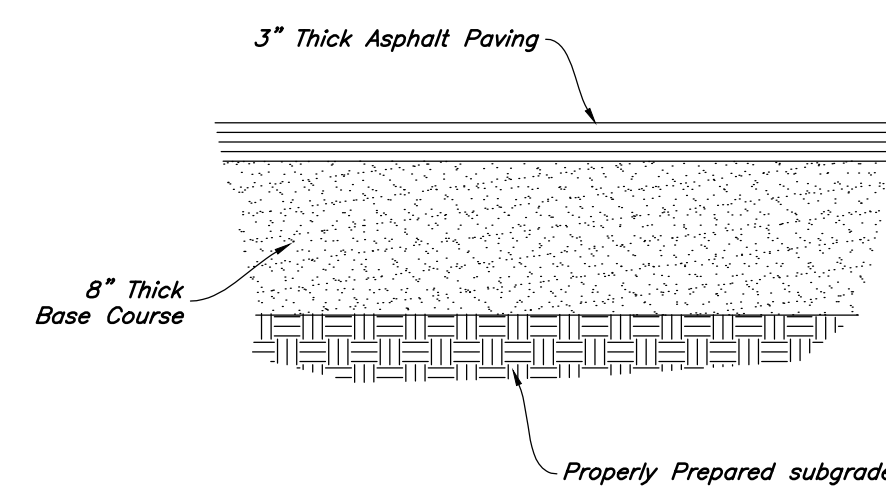
4 Typical Sidewalk Detail
Not to Scale

- Contraction Joints
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

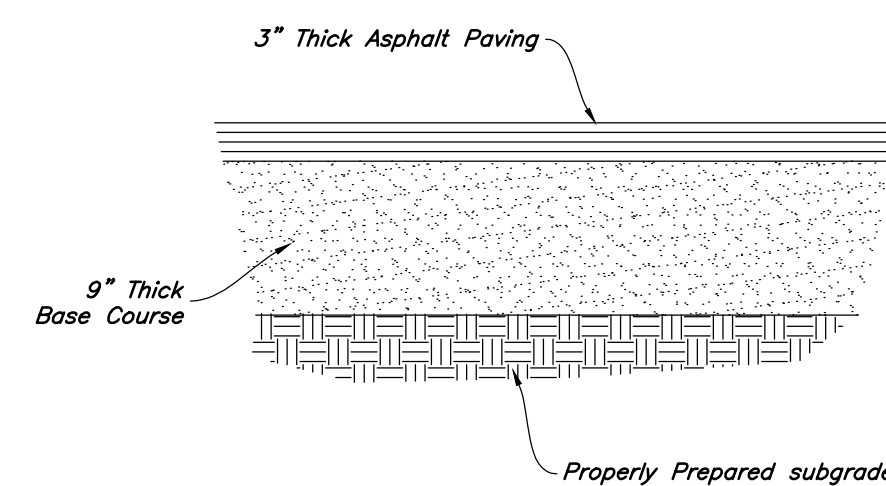


3 Typical Waterway Detail
Not to Scale

1. See Geotechnical Report for Project

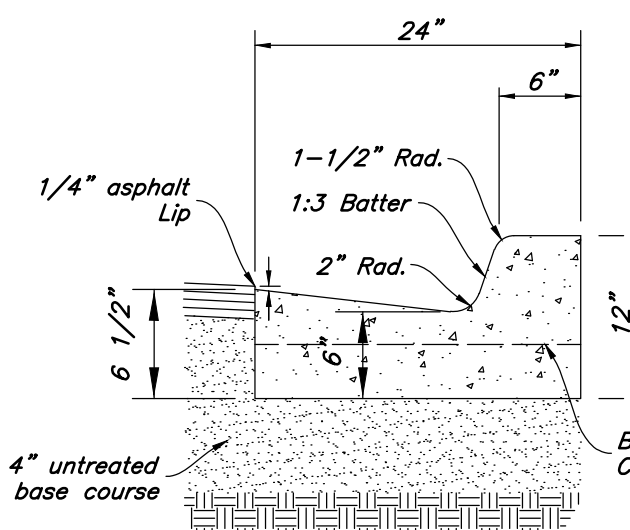


2A Standard Asphalt Section
Not to Scale



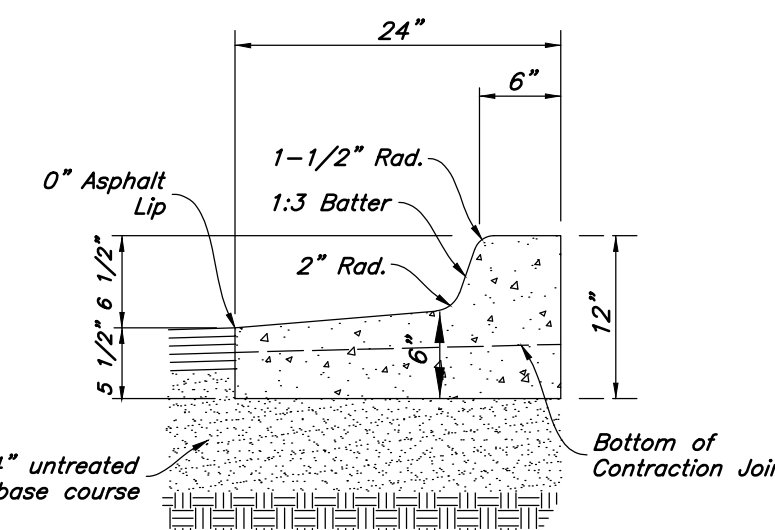
2B Heavy-Duty Asphalt Section
Not to Scale

1. **Contraction Joints**
A. Spacing = 10' o.c., see joint detail
B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. **Expansion Joints**
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at ends of all radii 0.08.
D. Required 5'-0" on each side of drainage structures
E. Required at 90'-0" maximum intervals in straight curb and gutter
F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard

Note: All Curb and Gutter to be Standard Unless Otherwise Noted



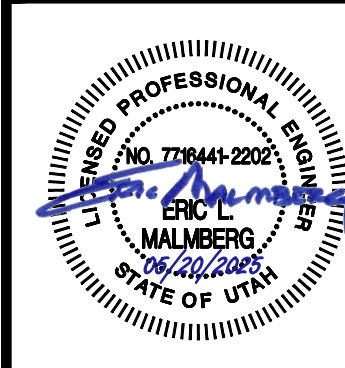
Open Face

1 24" Curb And Gutter
Not to Scale

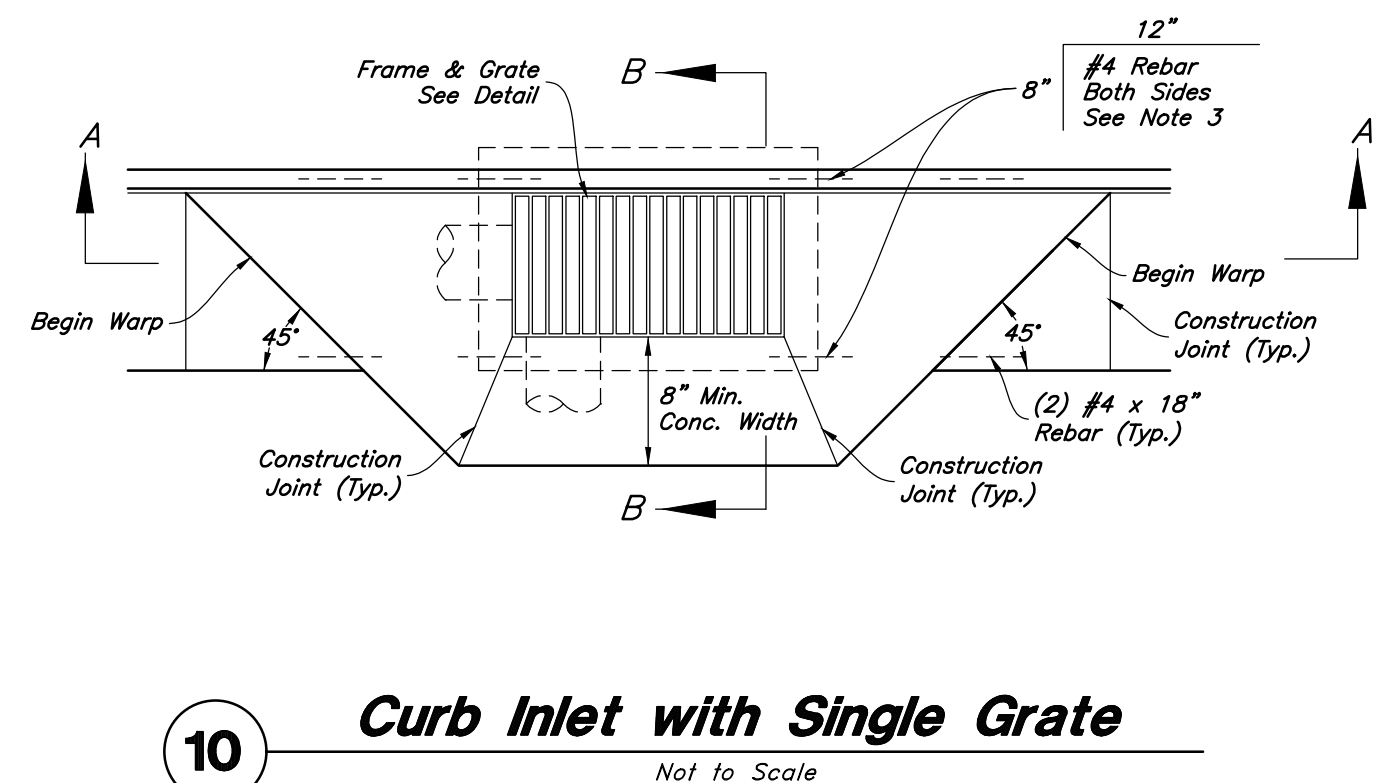
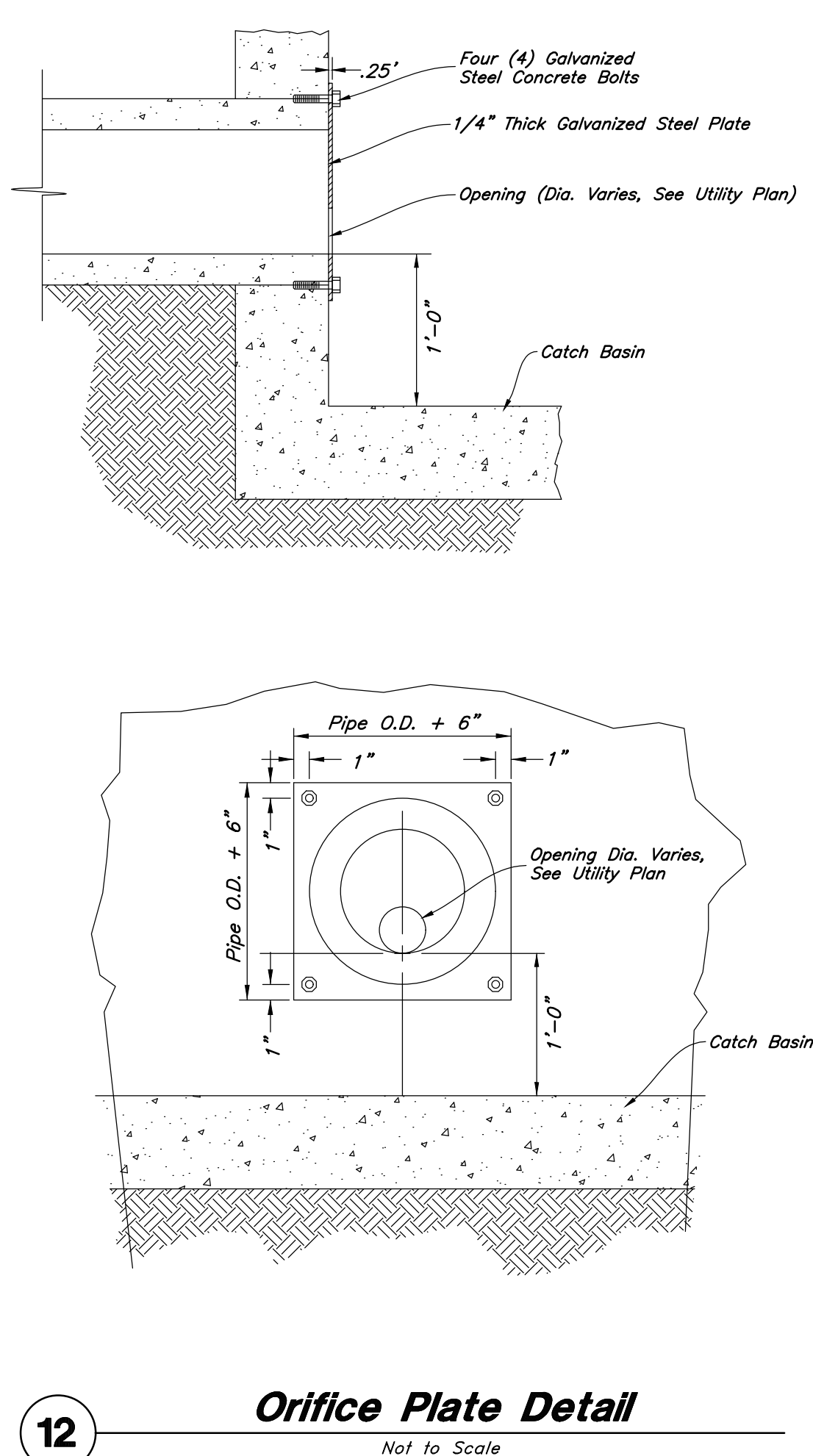
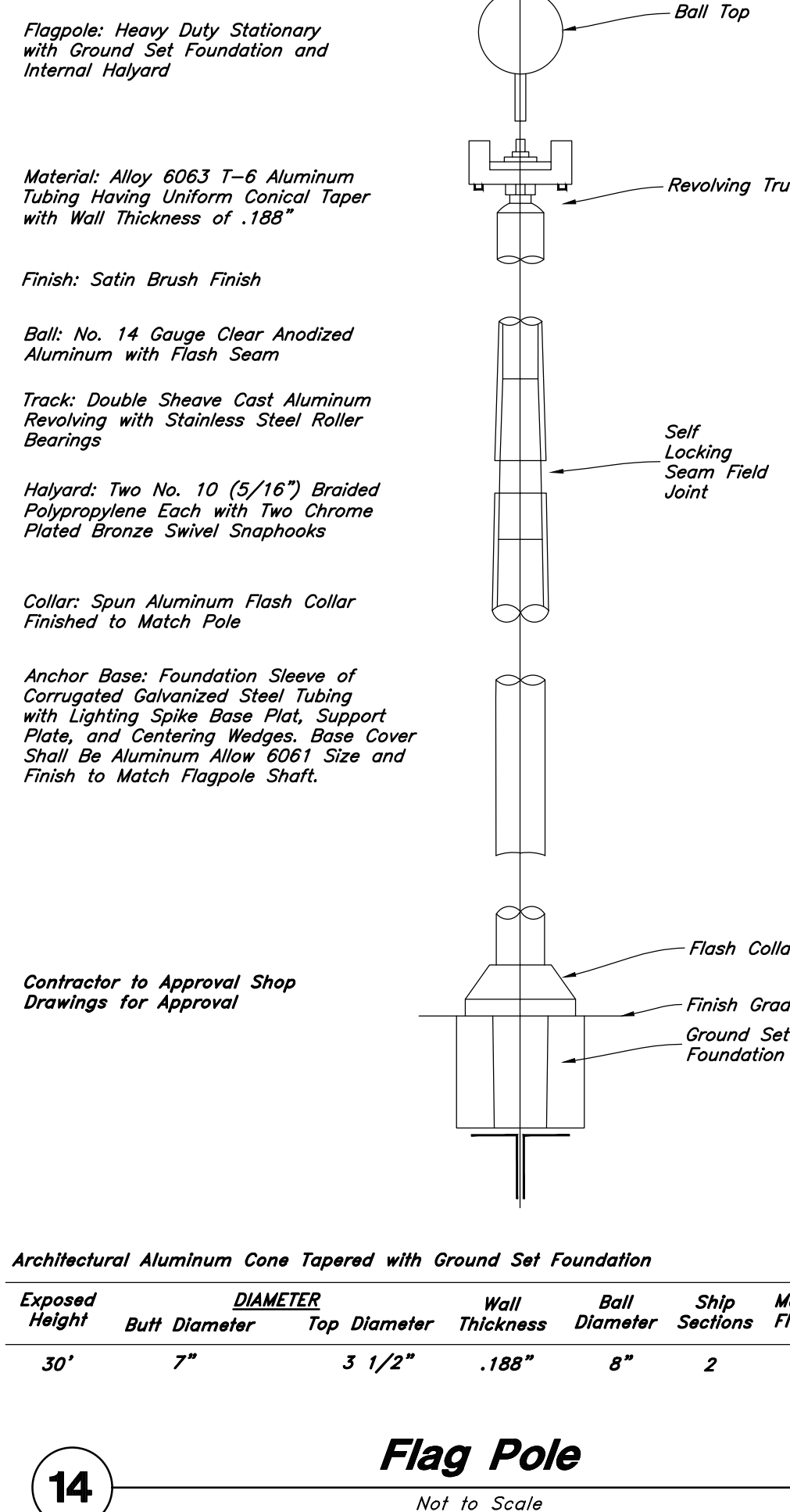
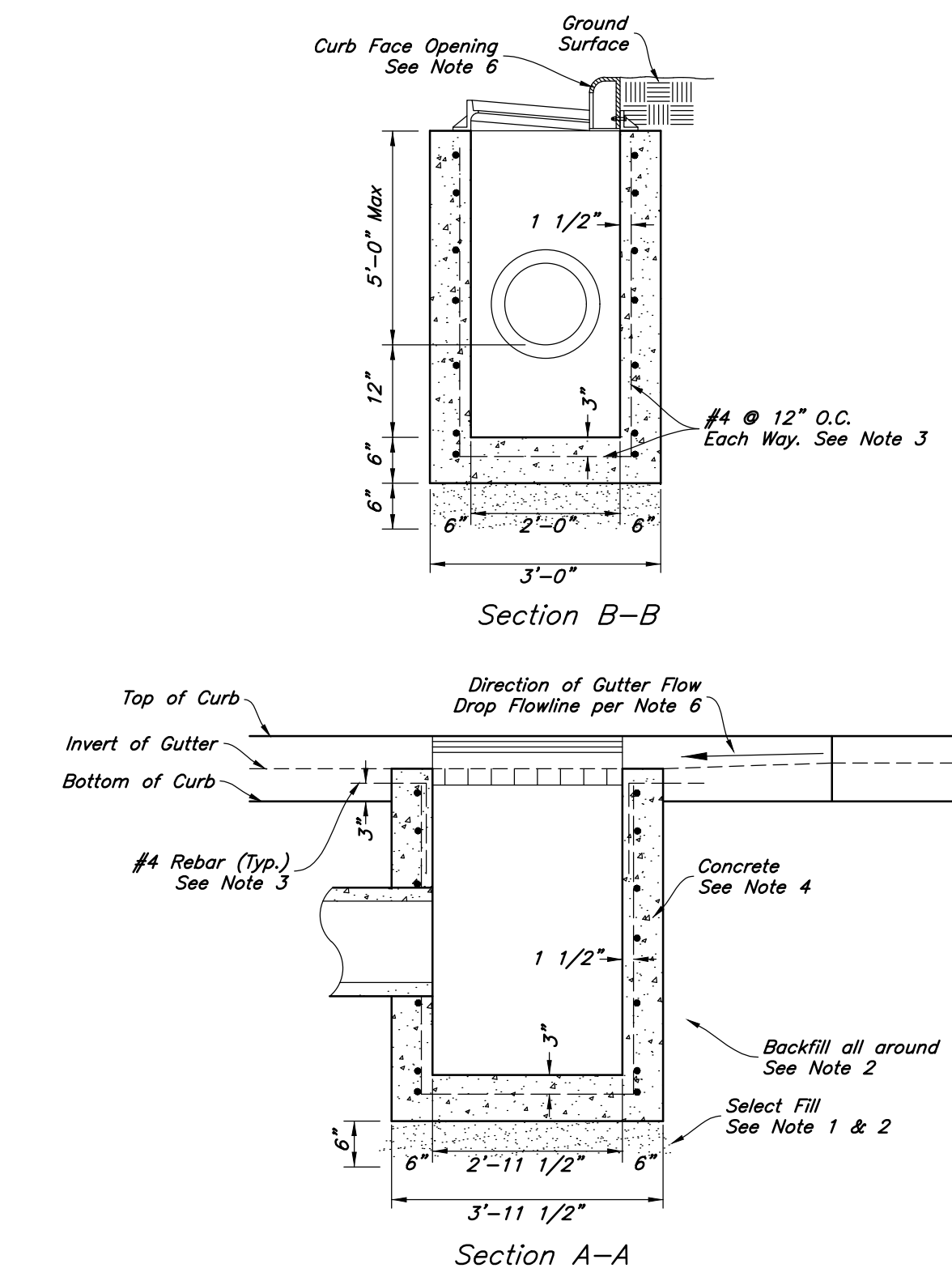
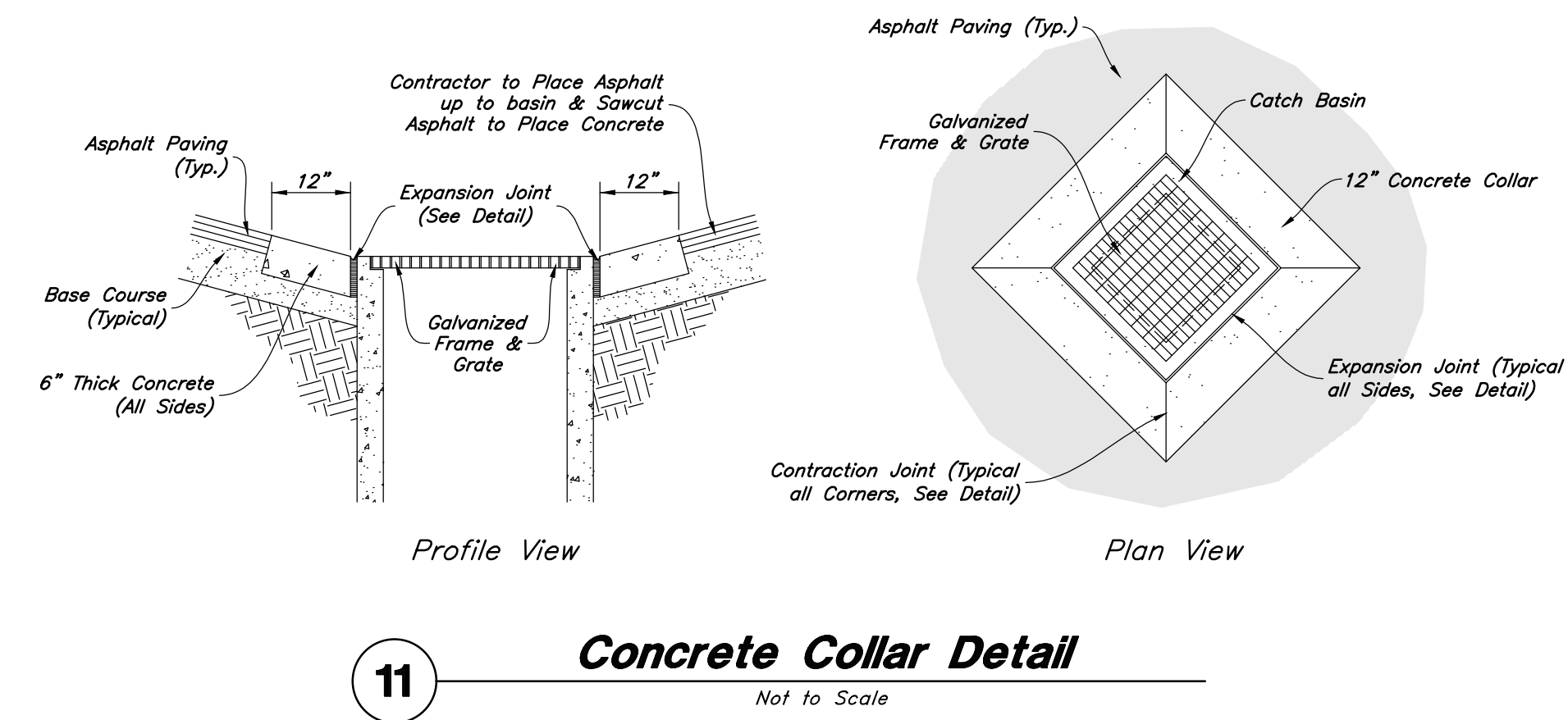
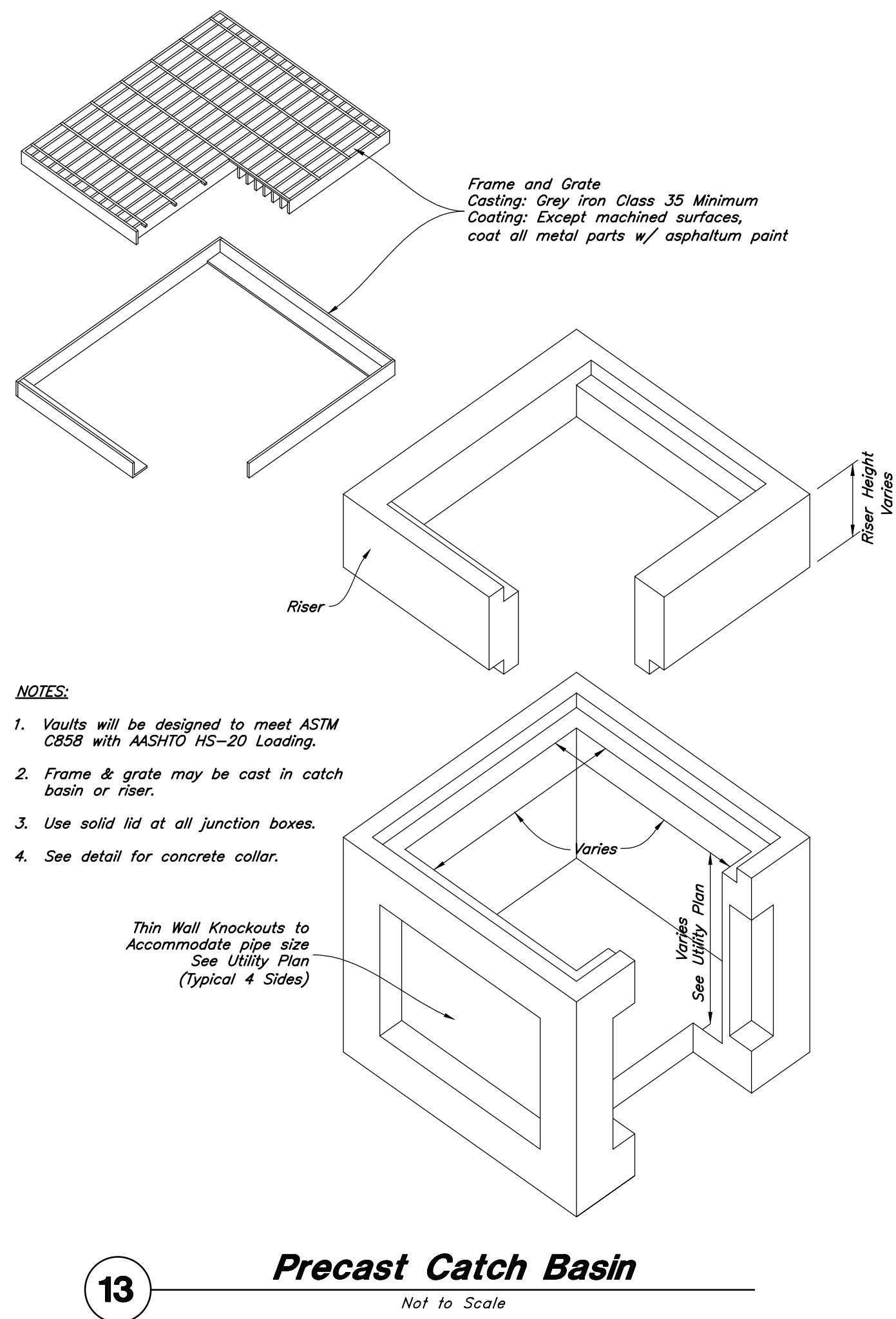
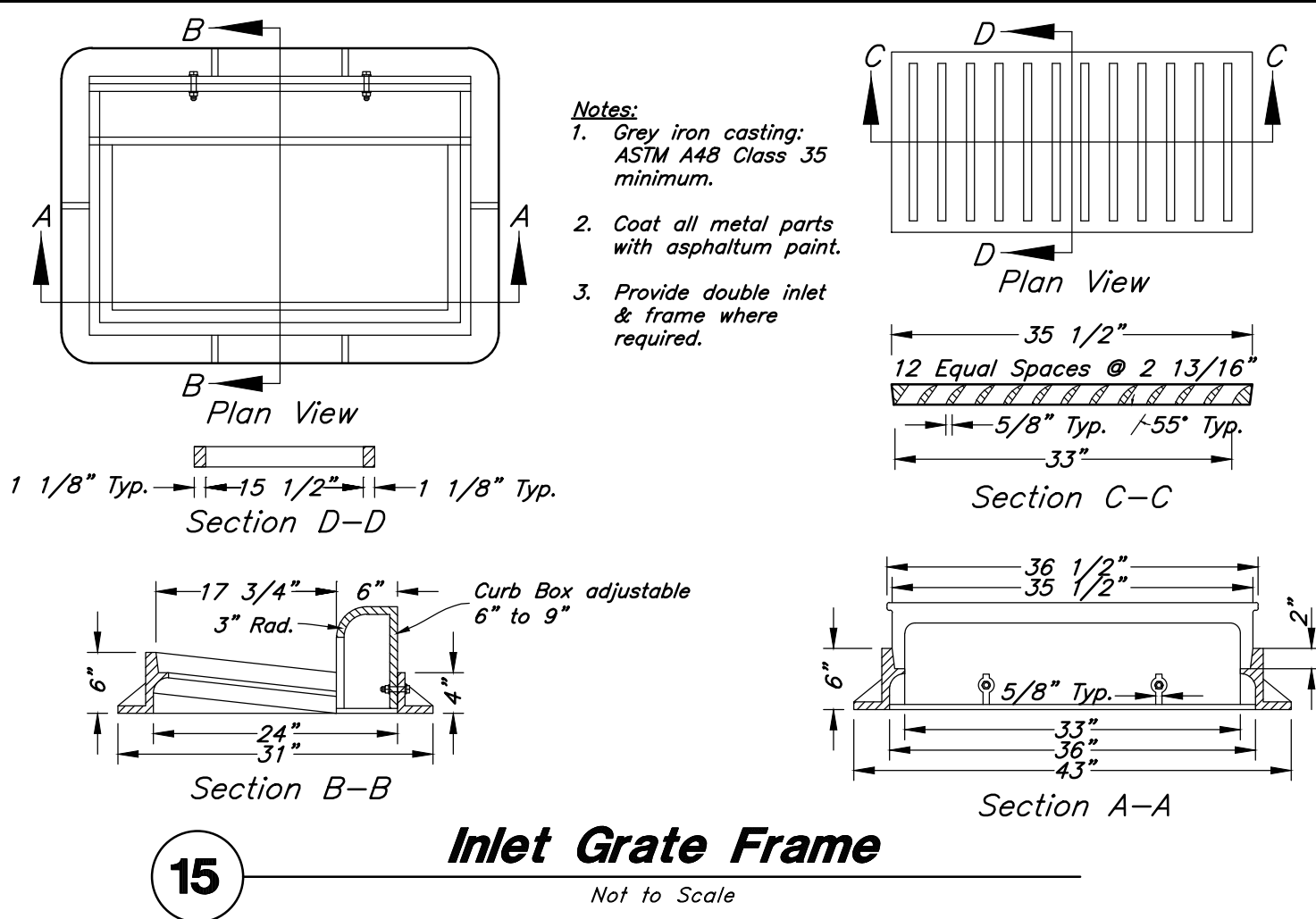
Designed by: xx
Drafted by: xx
Client Name: Client
24-144dt



Details
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah



9 May, 2025
SHEET NO.
C4.1

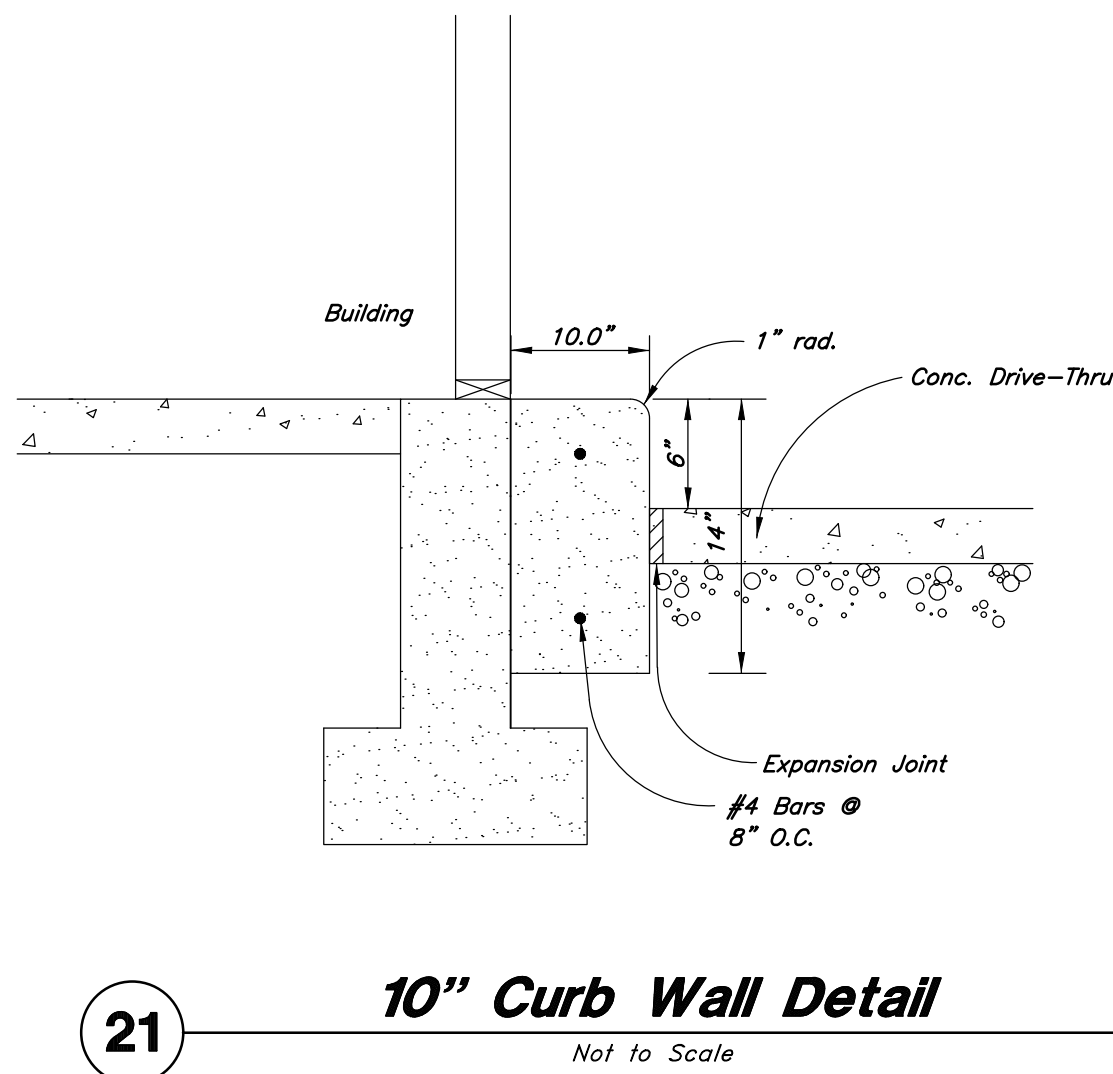


Designed by: xx
 Drafted by: xx
 Client Name: Client
 24-144dt

Goldenwest Credit Union
 28 North 2000 West
 Hurricane, Utah

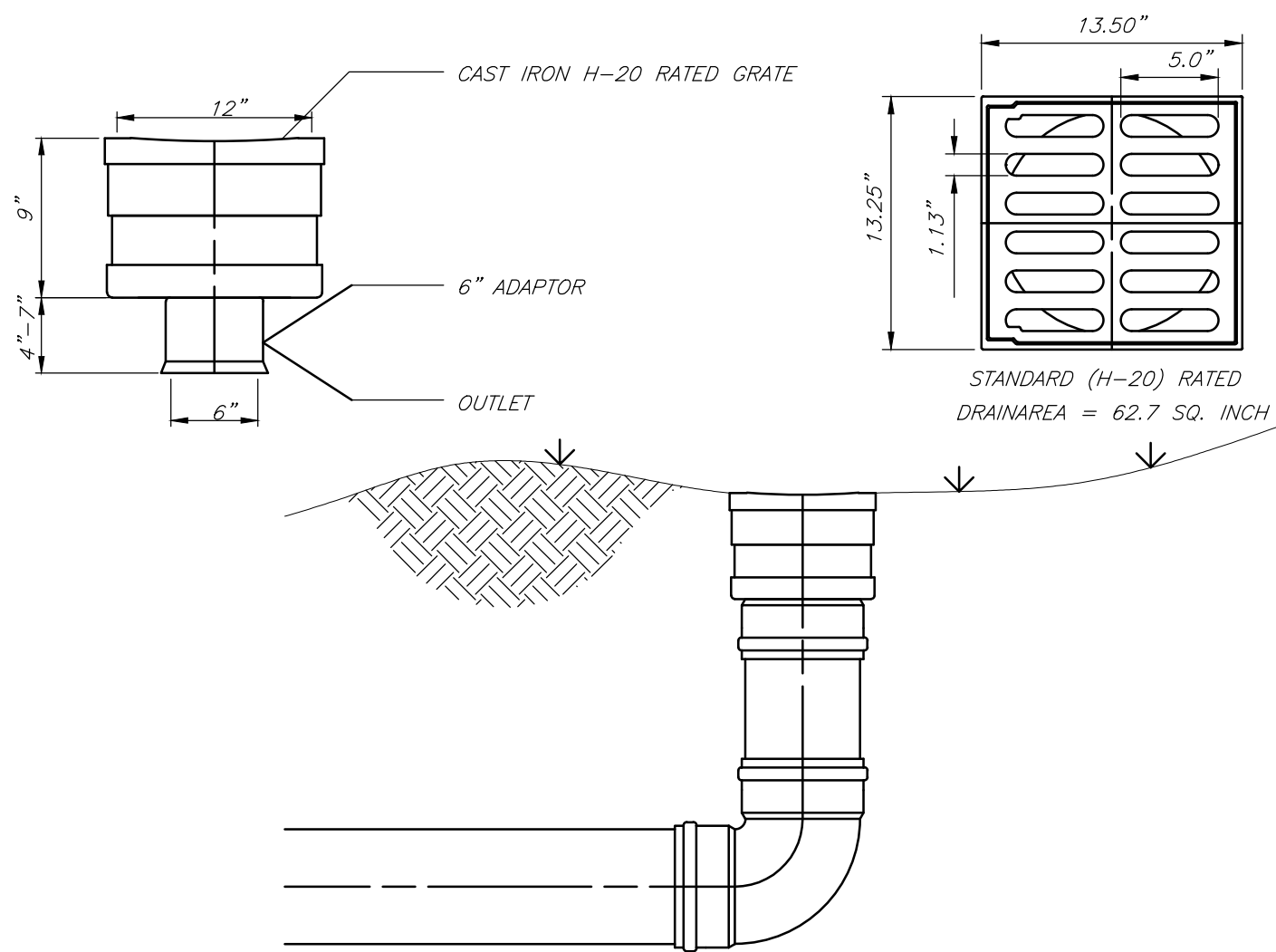
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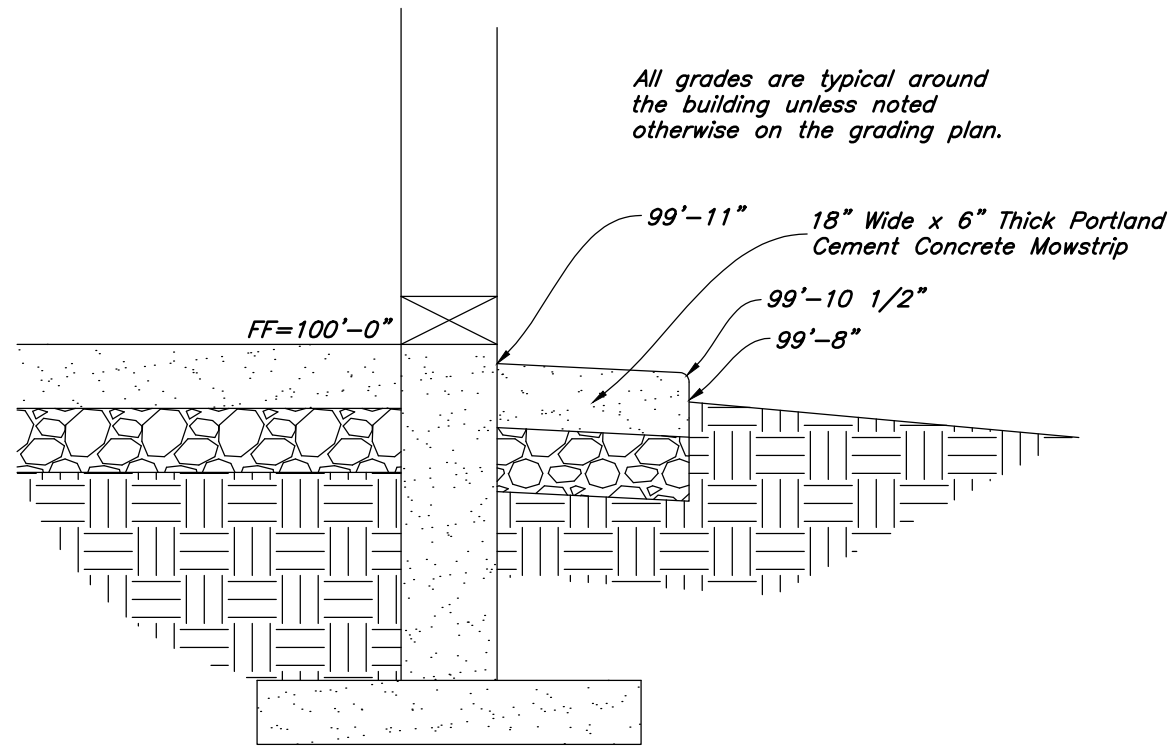
21 10" Curb Wall Detail

Not to Scale



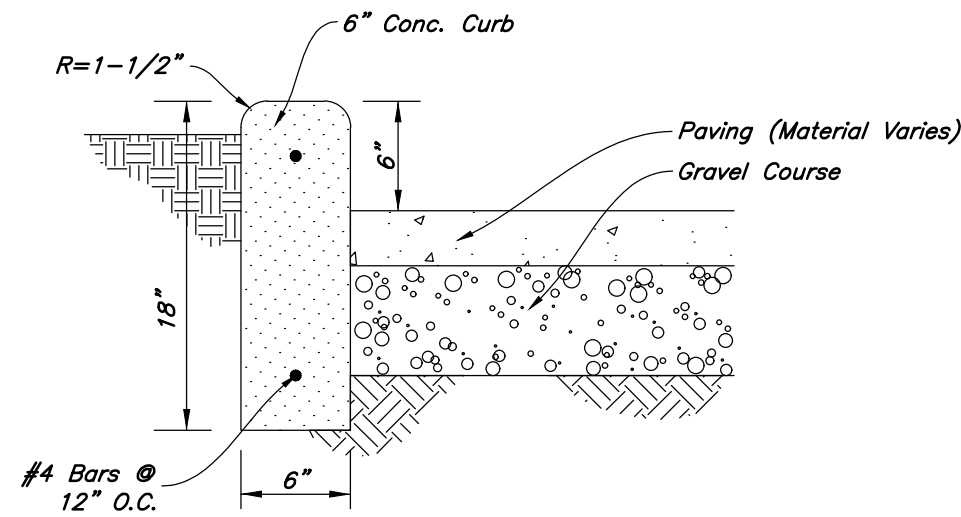
20 12" Landscape Drain

Not to Scale



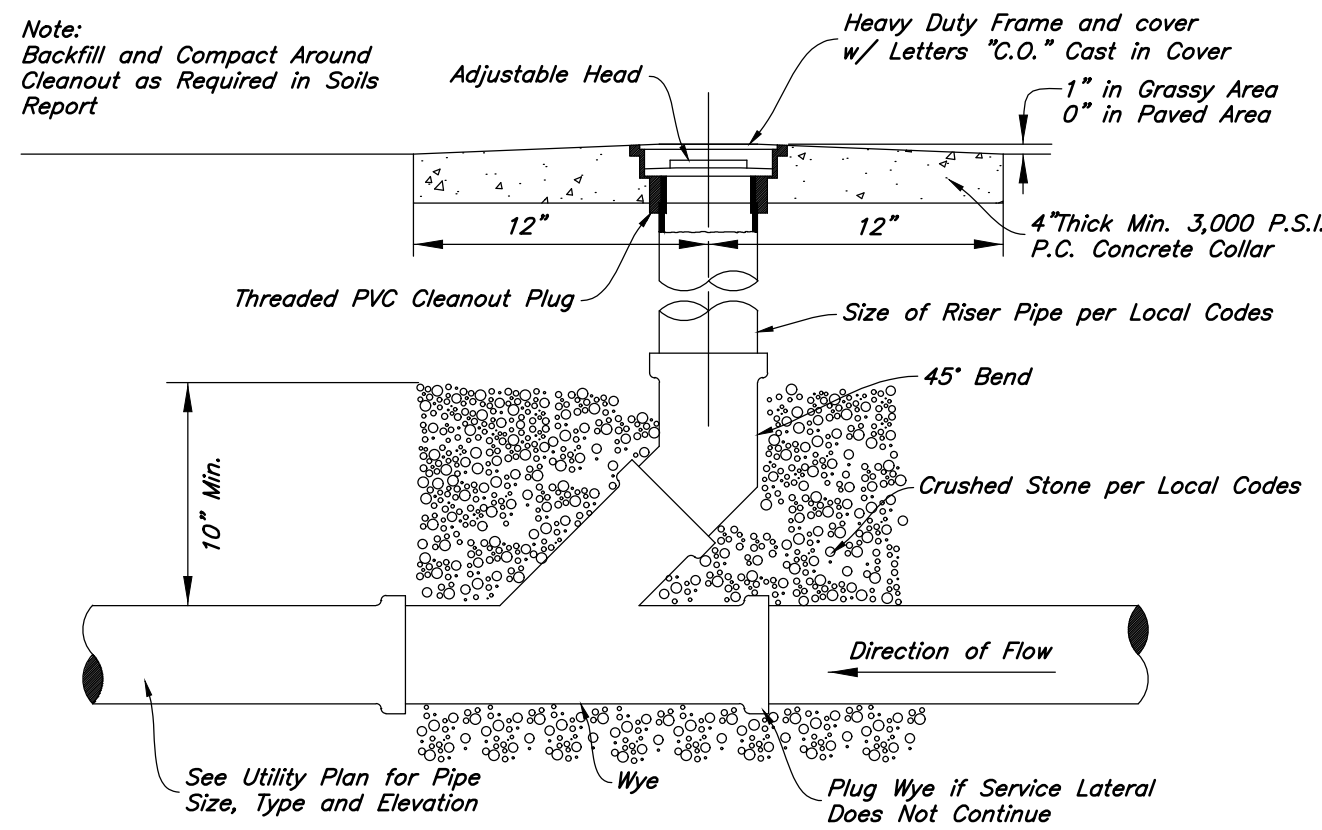
19 Concrete Mowstrip

Not to Scale



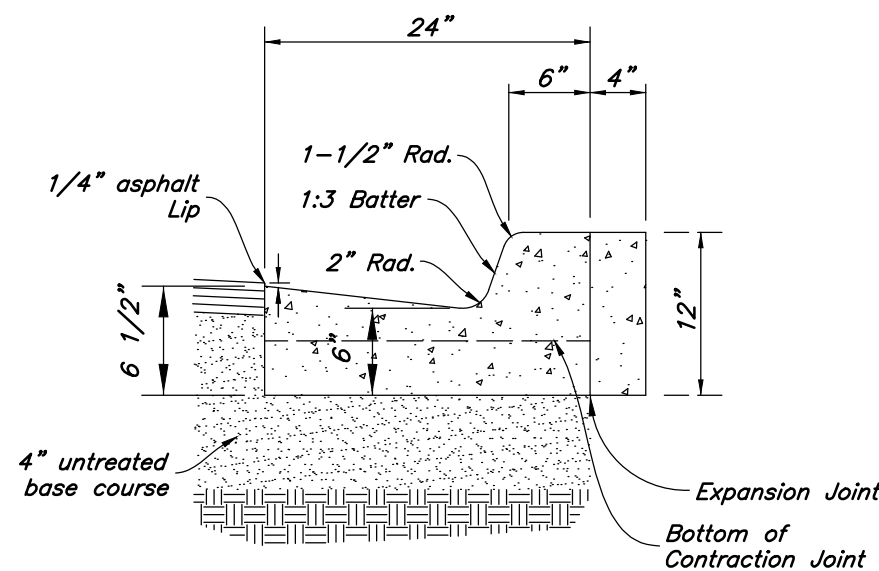
18 6" Curb Wall Detail

Not to Scale



17 Typical Cleanout Detail

Not to Scale

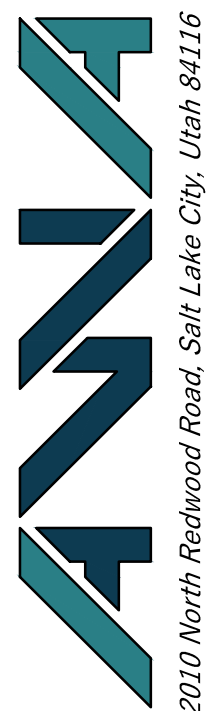


16 28" Curb And Gutter

Not to Scale

Designed by: xx
Drafted by: xx
Client Name:
Client

24-144dt



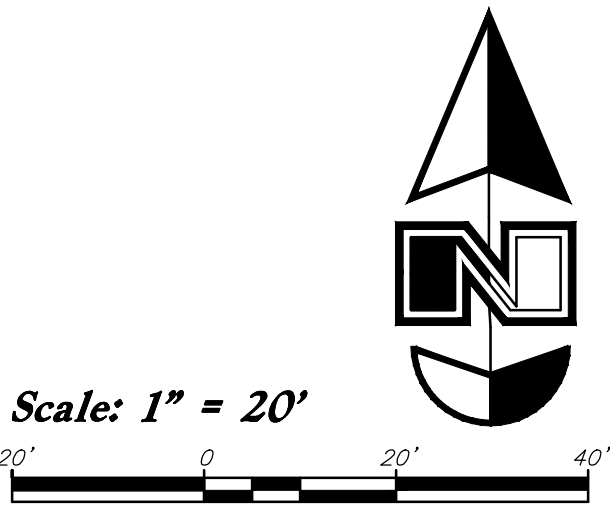
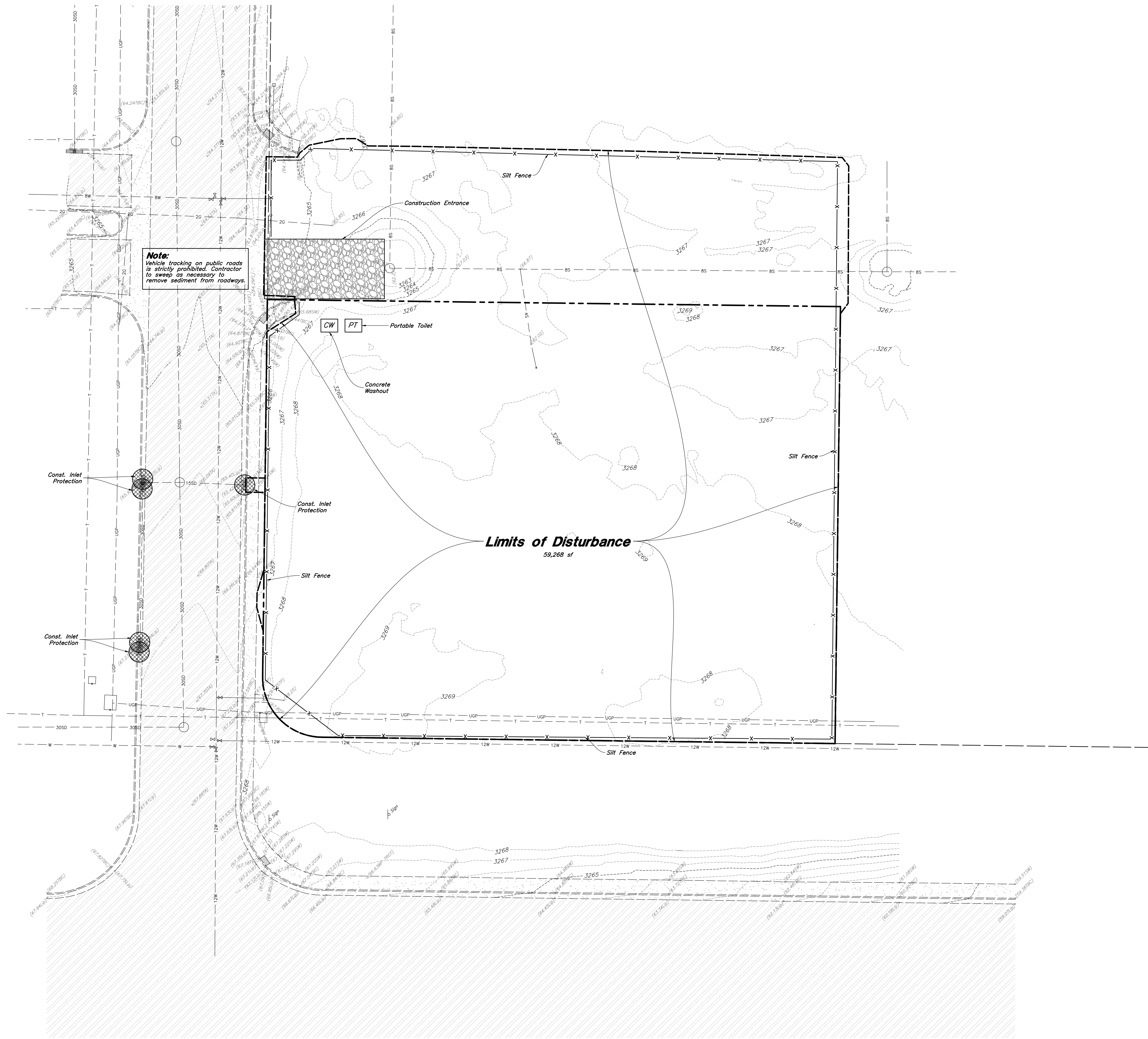
Details
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah



9 May, 2025

SHEET NO.

C4.3



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

Portable Toilet

Gravel Sock

Existing Contour

Existing Spot

Proposed Contour

2
C5.3

3
C5.3

1
C5.3

4
C5.3

5
C5.3

78

78.001A

78

- Erosion Control Notes**
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
 - The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
 - All Construction equipment will enter thru Designated Construction Entrances.
 - Coordinate Entrance locations with the local jurisdiction.
 - Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
 - Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
 - The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
 - All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
 - Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
 - Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
 - Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
 - This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
 - Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
 - Re-vegetate areas where landscaping has died or not taken hold.
 - Divert storm water runoff around disturbed soils with berms or dirt swales.
 - Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
 - Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Goldenwest Credit Union

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAEngineering.net

Erosion Control Plan - Phase 1

Goldenwest Credit Union

28 North 2000 West
Hurricane, Utah

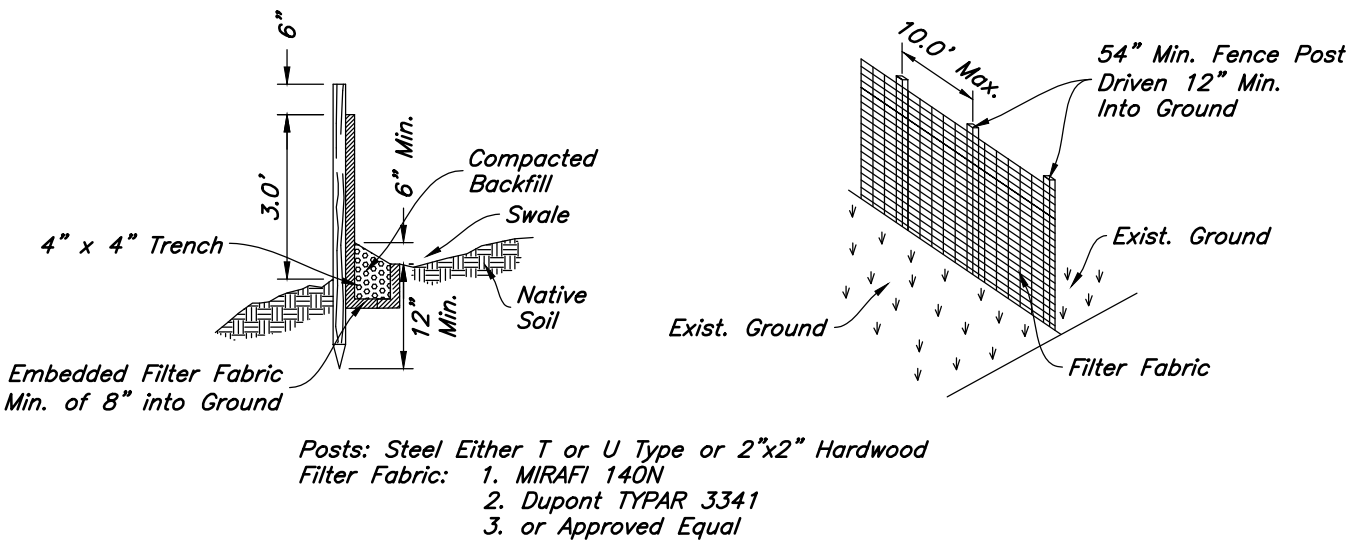
PROFESSIONAL ENGINEER
NO. 77844-2202
ERIC L. MALMBERG
STATE OF UTAH

9 May, 2025

SHEET NO.

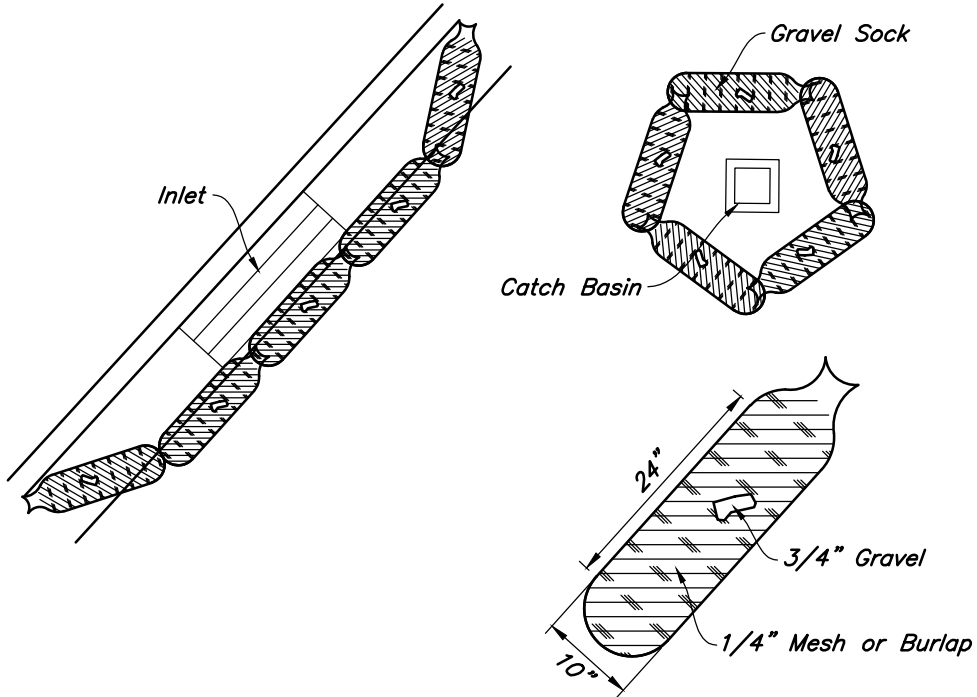
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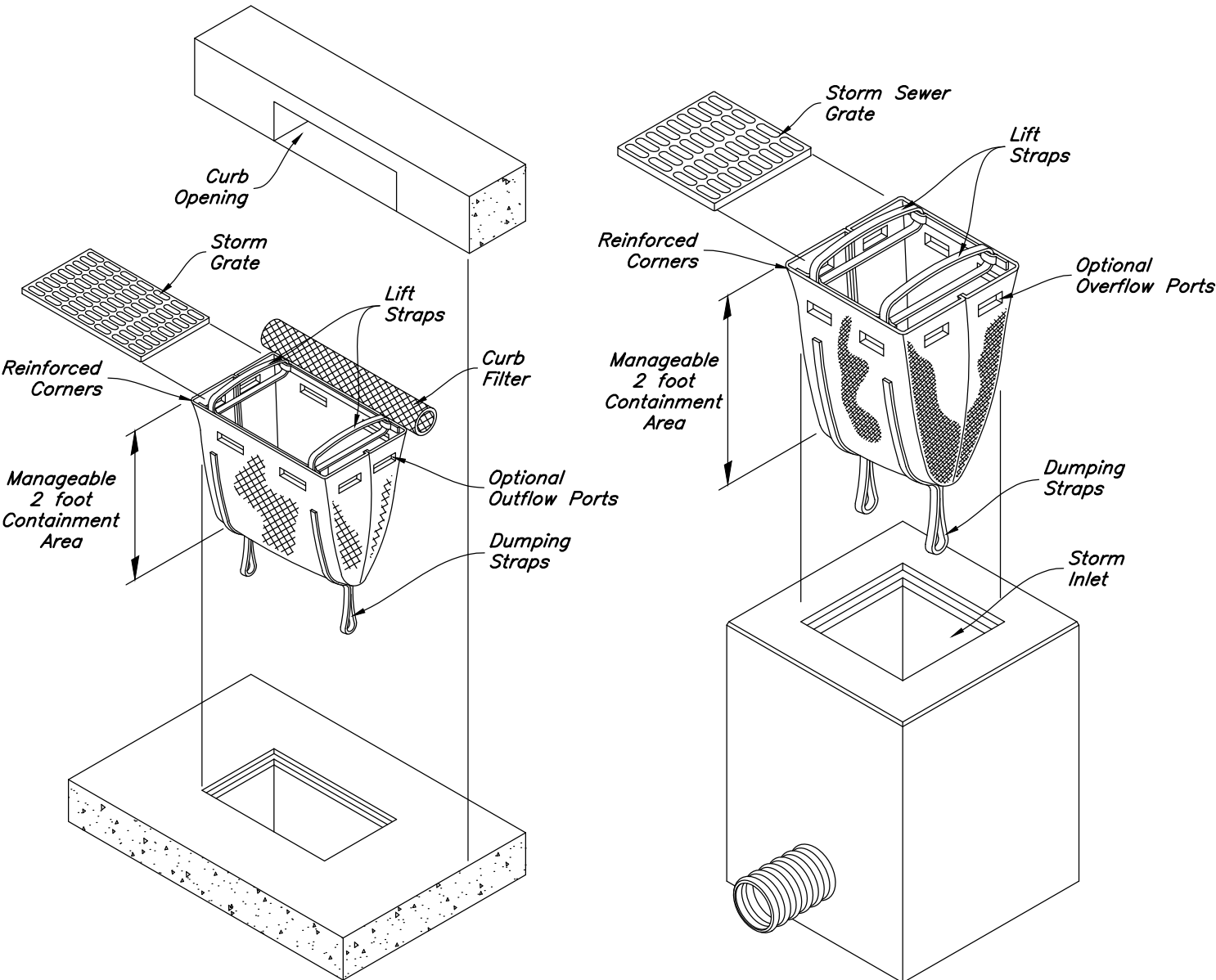


- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 3. Collected material shall be removed when "bulges" develop in the silt fence.

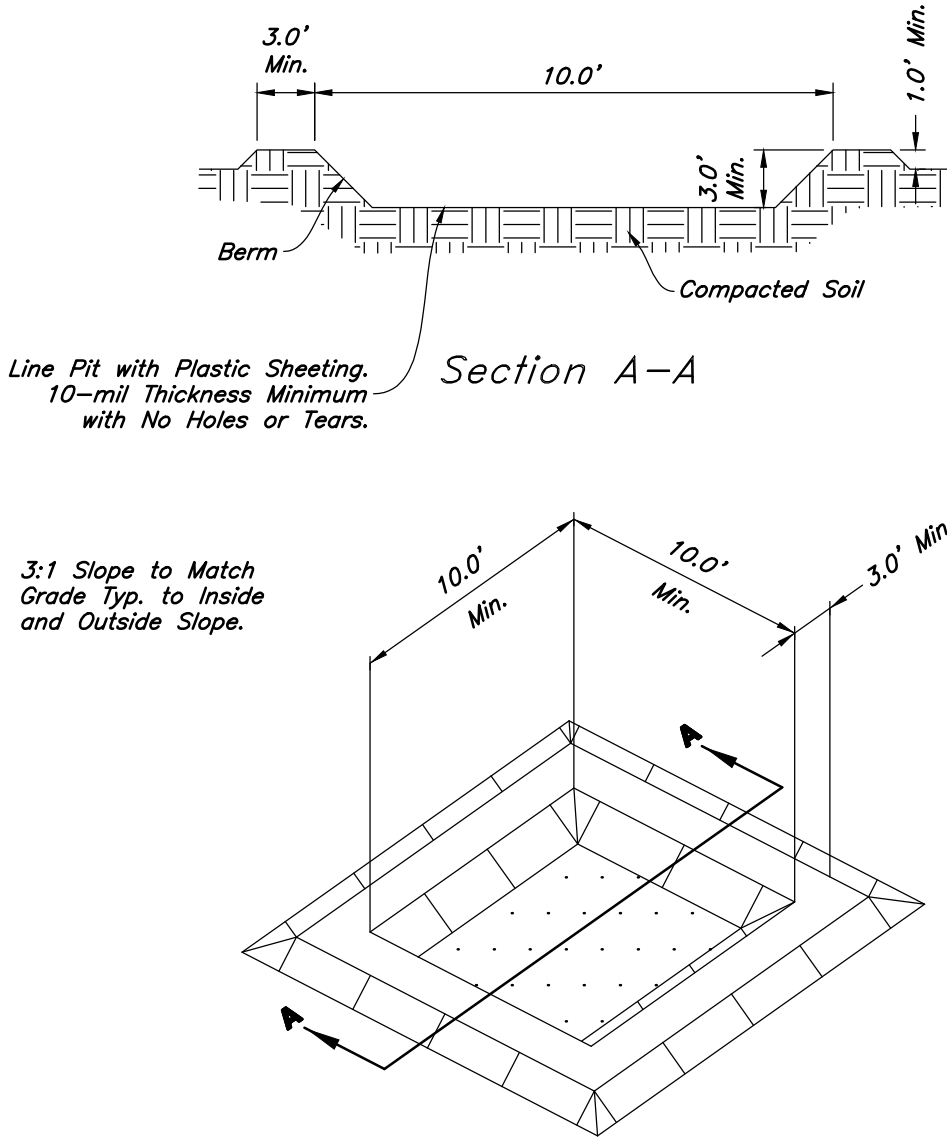
3 Silt Fence Section
Not to Scale



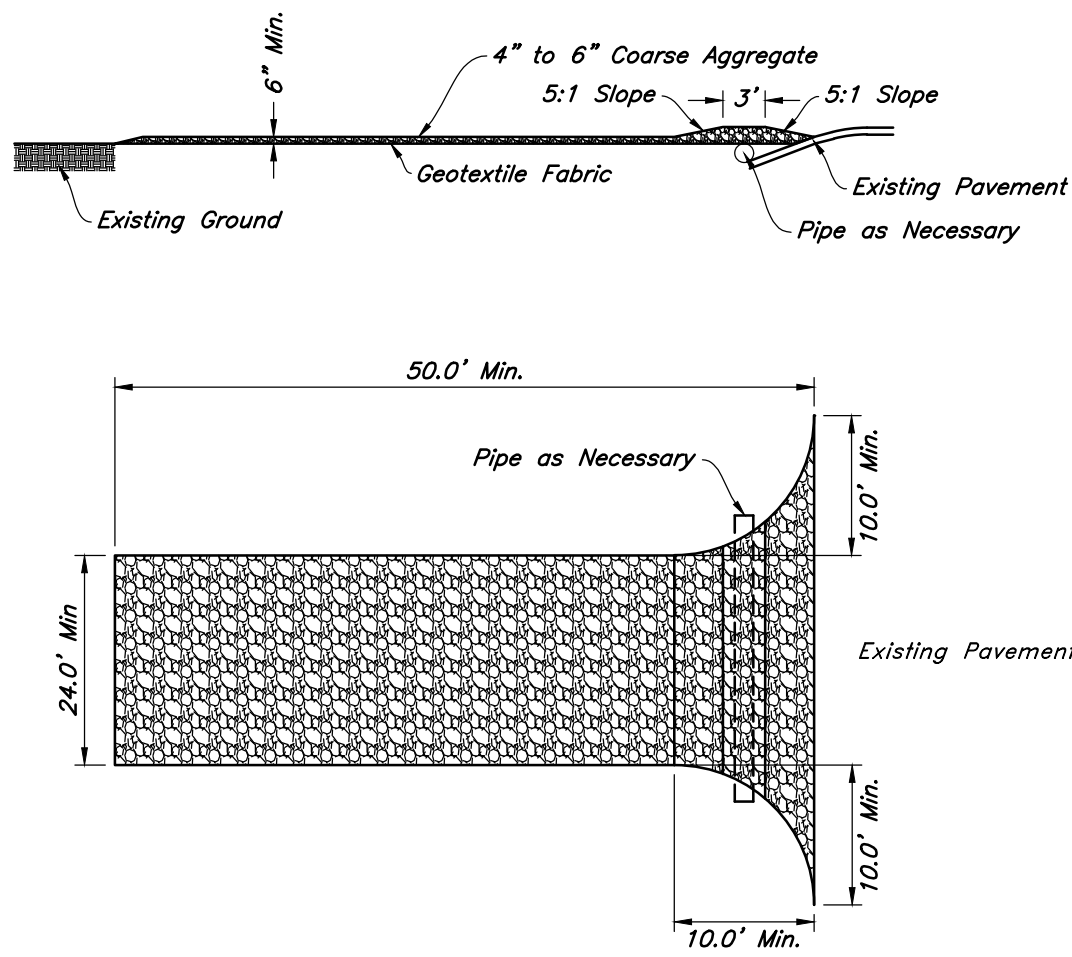
5 Gravel Sock Sediment Barrier
Not to Scale



2 Dandy Sack Inlet Protection
Not to Scale



4 Concrete Washout
Not to Scale



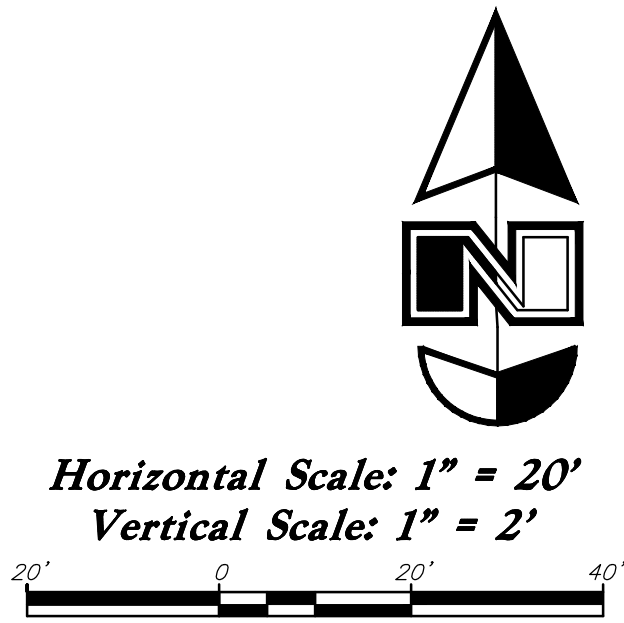
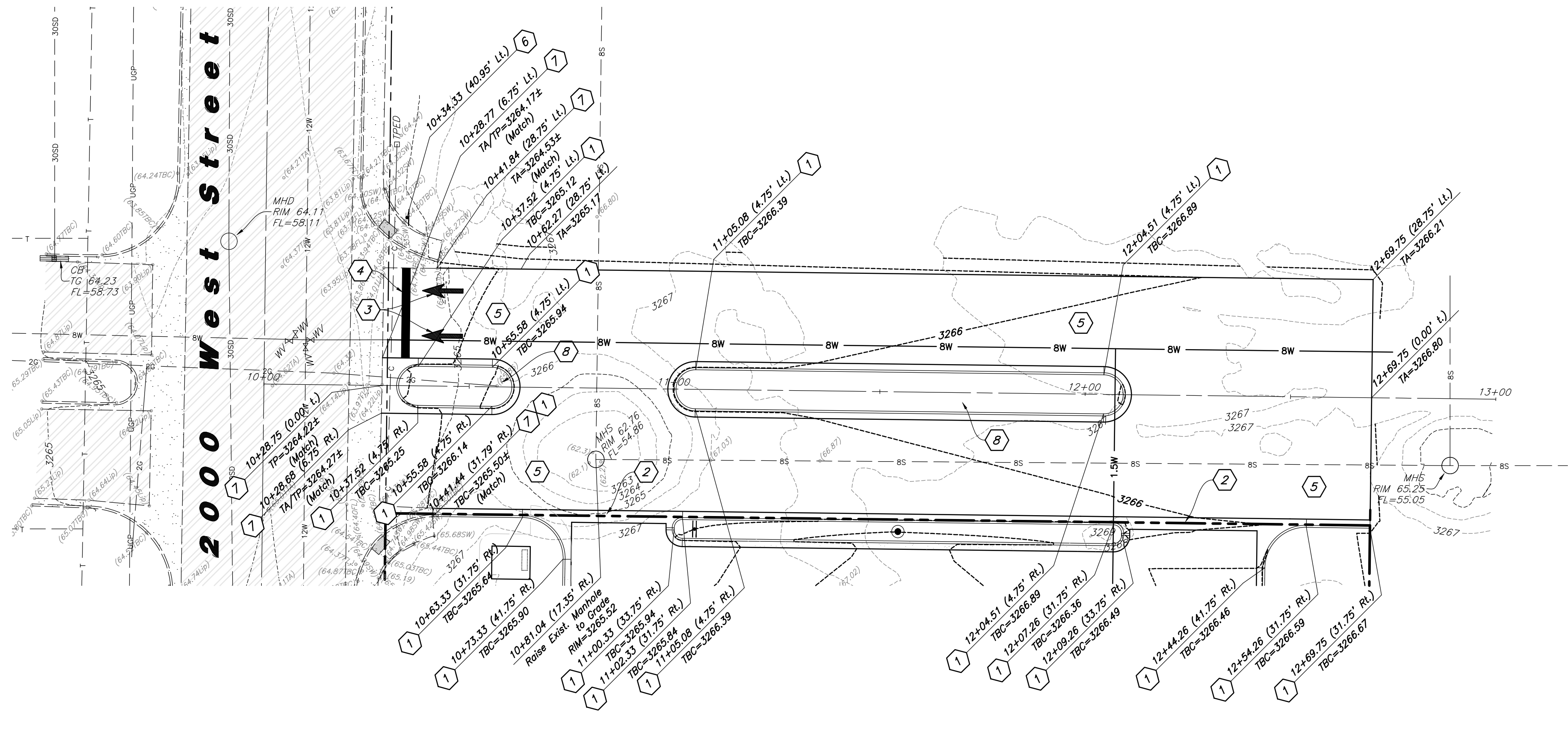
1 Stabilized Construction Entrance
Not to Scale



Erosion Control Details
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah

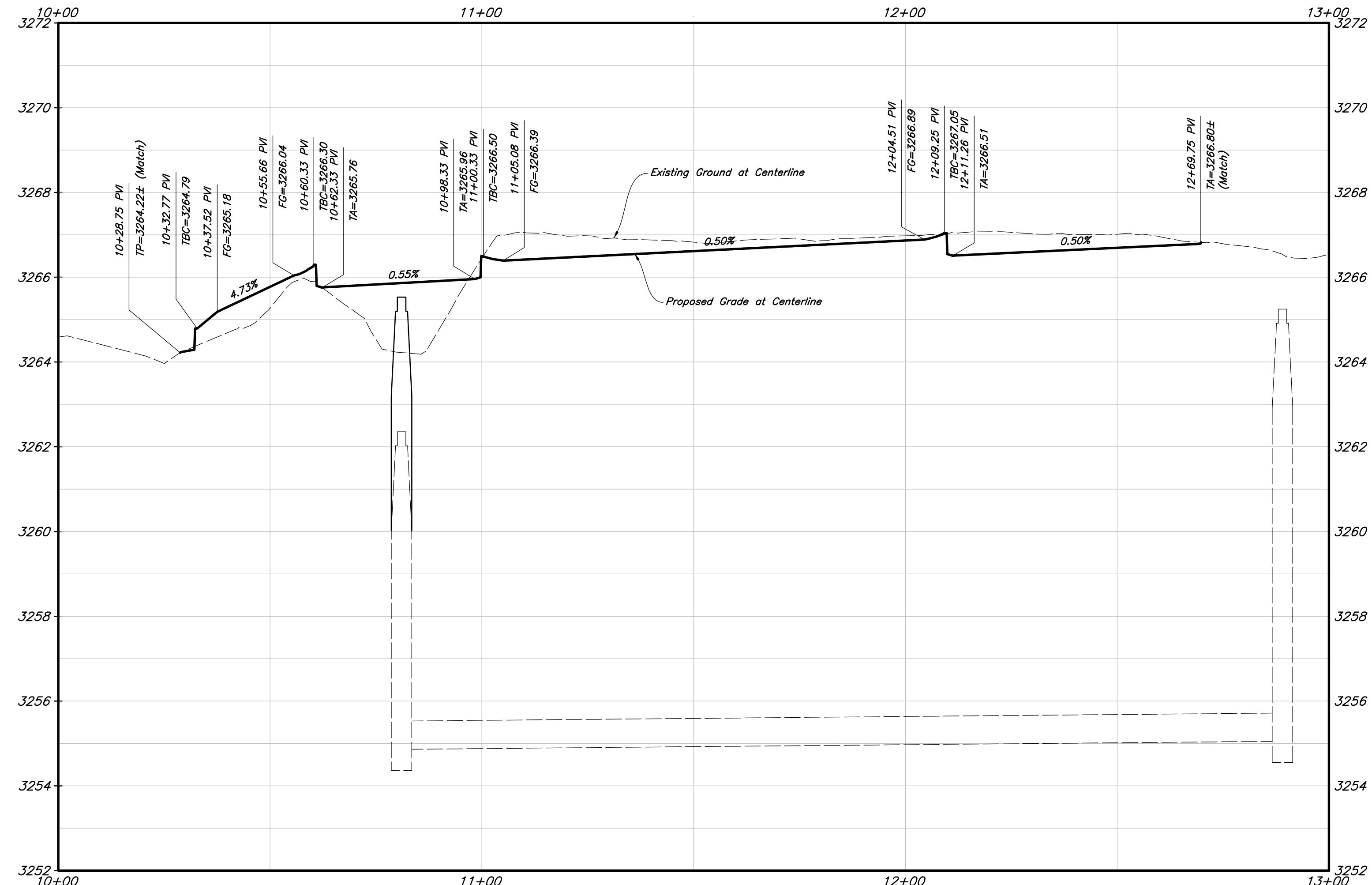


9 May, 2025
SHEET NO.
C5.3



- Site Construction Notes**
- 1 Const. 24" Curb & Gutter
 - 2 Const. 3' Conc. Waterway
 - 3 Const. Directional Arrows per MUTCD
 - 4 Const. 24" White Stop Bar
 - 5 Const. Heavy-Duty Asphalt Paving
 - 6 Const. Stop Sign per MUTCD R1-1
 - 7 Conn. & Match Existing Improvements
 - 8 Const. Landscaping (Coordinate w/ Landscape Plan)
 - 9 Const. Directional Arrows per MUTCD

- General Site Notes:**
- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
 - Limits of demolition/disturbed areas shown on the plans may not be an exact depiction, it is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
 - All dimensions are to back of curb unless otherwise noted.



Plan and Profile

Goldenwest Credit Union

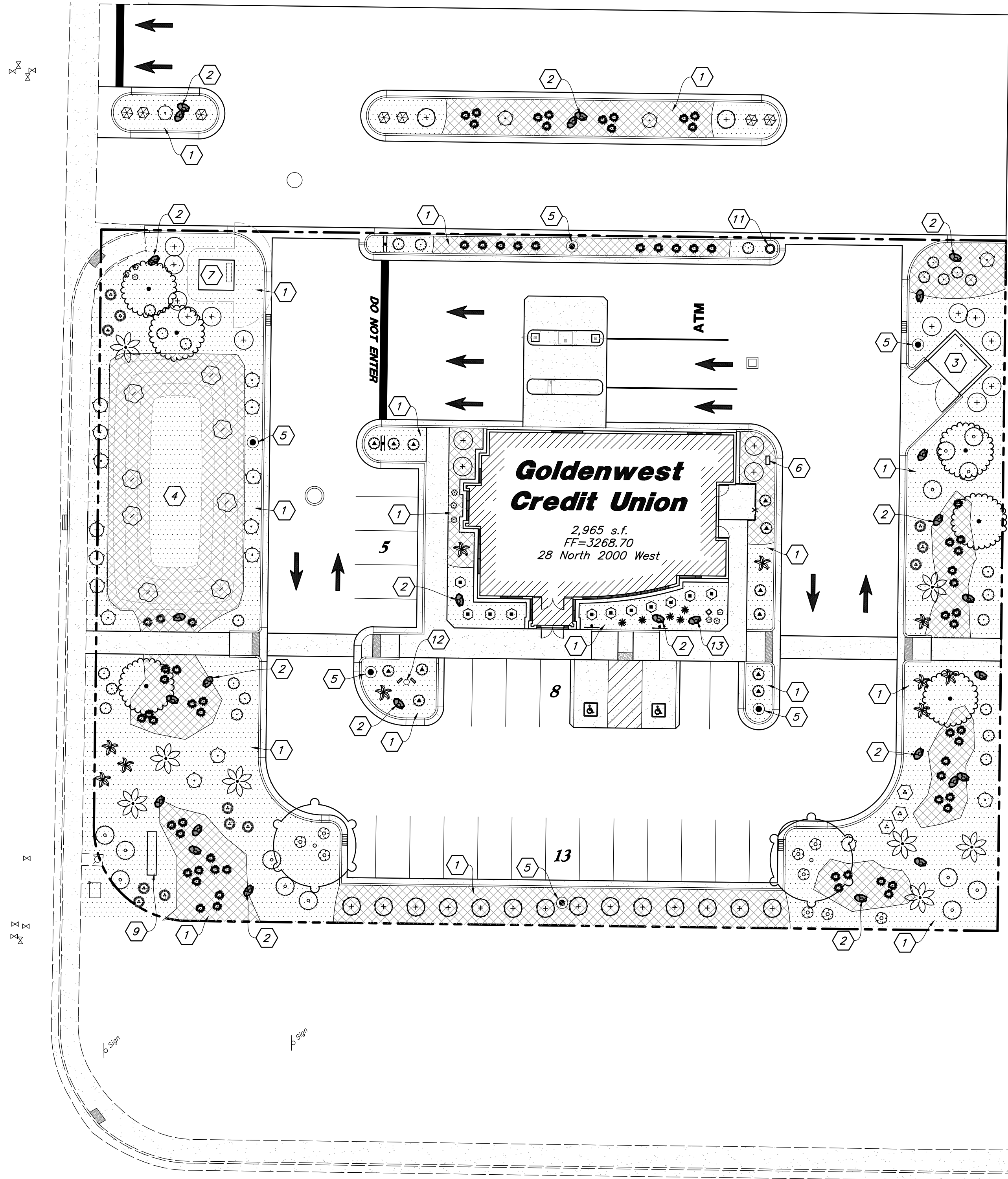
28 North 2000 West
Hurricane, Utah



9 May, 2025

SHEET NO. **C6.1**

2000 West Street



Highway 9

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	8	Chamaerops humilis / Mediterranean Fan Palm	24" Box; Multi-Trunk
	6	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle	24" Box; Multi-Trunk
	2	Pistacia x 'Red Push' / Red Push Pistache (Non-Fruiting)	24" Box; Std. Trunk
SHRUBS			
	12	Callistemon citrinus Little John / Dwarf Bottlebrush	5 gal
	24	Eremophila glabra 'Mingenew Gold' / Outback Sunrise Emu Bush	5 gal
	16	Leucophyllum langmaniae 'Rio Bravo' / Rio Bravo Langman's Sage	5 gal
	12	Leucophyllum zygophyllum 'Cimarron' / Cimarron Texas Ranger	5 gal
	16	Photinia x fraseri / Photinia	5 gal
	11	Rhaphiolepis indica 'Pink Lady' / Pink Lady Hawthorne Standard	5 gal
	9	Rosa x 'Noare' / Flower Carpet Red Groundcover Rose	5 gal
	13	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	5 gal
	8	Spartium junceum / Spanish Broom	5 gal
ORNAMENTAL GRASSES			
	69	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal
PERENNIALS			
	5	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
ACCENTS / PERENNIALS			
	20	Dasylirion wheeleri / Grey Desert Spoon	5 gal
	3	Hesperaloe parviflora / Red Yucca	1 gal
SUCCULENTS / ACCENTS			
	10	Agave parryi truncata / Artichoke Parry's Agave	5 gal
	9	Euphorbia rigida / Yellow Spurge	2 gal
	7	Hesperaloe parviflora / Red Yucca	5 gal

MATERIAL SCHEDULE

	Decorative Stone #1 - Install over Dewitt Pro5 Weed Barrier at a Three (3) Inch Depth to Cover Weed Barrier; Stone Shall be Used in all Shrub Areas Where Shown on Plan and Washed Prior to Installation; Stone Shall be 1 inch Diameter, Crushed, Fractured, Apache Gold From a Local Source; Submit Sample for Approval	Detail: 3/L3.1
	Decorative Stone #2 - Install over Dewitt Pro5 Weed Barrier at a Depth to Cover Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil from Weed Barrier Prior to Laying Stone; Stone Shall be Chunky Apache Brown From a Local Source; Provide a Sample for Approval	Detail: 3/L3.1
	Landscape Boulders - Boulders Shall be 3-4' in Diameter, Angular, and Match Proposed Stone; Boulders Shall be Washed Prior to Installation; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper or Car Door;	Detail: 4/L3.1

Landscape Data
Site Area = 43,709 s.f. (1.003 ac.)
Landscape Area Provided = 16,691 s.f. (38.2%)
2000 West Street Frontage = 183 l.f.
Street Trees Required (1 per 35 l.f. of Frontage) = 6 Trees
Street Trees Provided = 6 Trees
Street Shrubs Required (2 per 35 l.f. of Frontage) = 12 Shrubs
Street Shrubs Provided = 12 Shrubs
Highway 9 Frontage = 239 l.f.
Street Trees Required (1 per 35 l.f. of Frontage) = 7 Trees
Street Trees Provided = 7 Trees
Street Shrubs Required (2 per 35 l.f. of Frontage) = 14 Shrubs
Street Shrubs Provided = 14 Shrubs
Parking Stalls = 25 Stalls
Parking Area = 8,656 s.f.
Parking Lot Landscape Required = 605 s.f. (7%)
Parking Lot Landscape Provided = 709 s.f. (8.2%)
Parking Lot Trees Required = 3 Trees (3 Provided)
Parking Lot Shrubs Required = 6 Shrubs (6 Shrubs)

General Landscape Notes

- All New Landscape Material Shall be Fully Irrigated by a New Automatic Irrigation System. Point Source Drip Irrigation Shall be Used to Water Plant Material. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details.
- See Sheet L3.1 for Landscape Details.
- Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities.
- All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone.
- No Edging Shall be Used Between Different Decorative Stone.
- Any Landscaping Installed by Owner/Developer Must be Maintained by Owner/Developer.
- See Irrigation Plan for State Approved Irrigation Backflow Preventer.
- The Irrigation Controller Shall be a US EPA WaterSense Smart Controller. See Irrigation Plan for More Detail.

Landscape Installation Keynotes

- Install Shrub Planter with Decorative Stone Over Weed Barrier - See Material Sch. for Stone Type and Size
- Install Landscape Boulder
- Dumpster Enclosure with Plant Screening
- Detention Pond with Decorative Stone Over Weed Barrier; Interlock Stone on Hillside; See Civil for Pond Grading
- New Light Pole - See Site Elect. Plan for More Detail
- Irrigation Backflow Preventer: Install Away From Edge of Back of Curb Between Plant Material; Install with an Enclosure on a Concrete Pad; Secure Enclosure to Concrete Pad; Provide a Frost Bag
- New Elect. Transformer - See Site Elect. Plan; Verify that Plant Material Doesn't Block Access Door; Shift Plant Material if Needed
- Landscape Drain - See Utility Plan for More Detail; Verify that the Adjacent Landscape Area Around Drain Flows Toward Drain; Verify that Stone is Installed Below the Top of Drain Inlet to Prevent Stone from Entering Drain System
- GWCUC Monument Sign by Separate Permit
- Elect. Transformer - Verify that Access Doors are Able to Open; Adjust Plant Material as Needed
- New Water Meter for Culinary and Irrigation Water - See Utility Plan for More Detail
- New Flag Pole - See Civil Plans for More Detail
- Landscape Drain - See Civil Utility Plan for More Detail; Verify that the Adjacent Landscape Slopes Toward Drain and That Top of Stone is Slightly Below Rim of Drain to Fall Inside; Verify that Drain is Clean and Free of Dirt and Stone

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call 811 before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.

- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported topsoil shall be used for all landscape areas. Topsoil shall be free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
- Provide an eight (8) inch depth of existing or imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil conditioner, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with the specified stone and the remainder of the planter.

- All new plants shall be boxed, balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. It is the contractors responsibility to remove tree staking after one year.
- Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance. Dead plant material shall be replaced in a timely manner.



Landscape Plan
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah

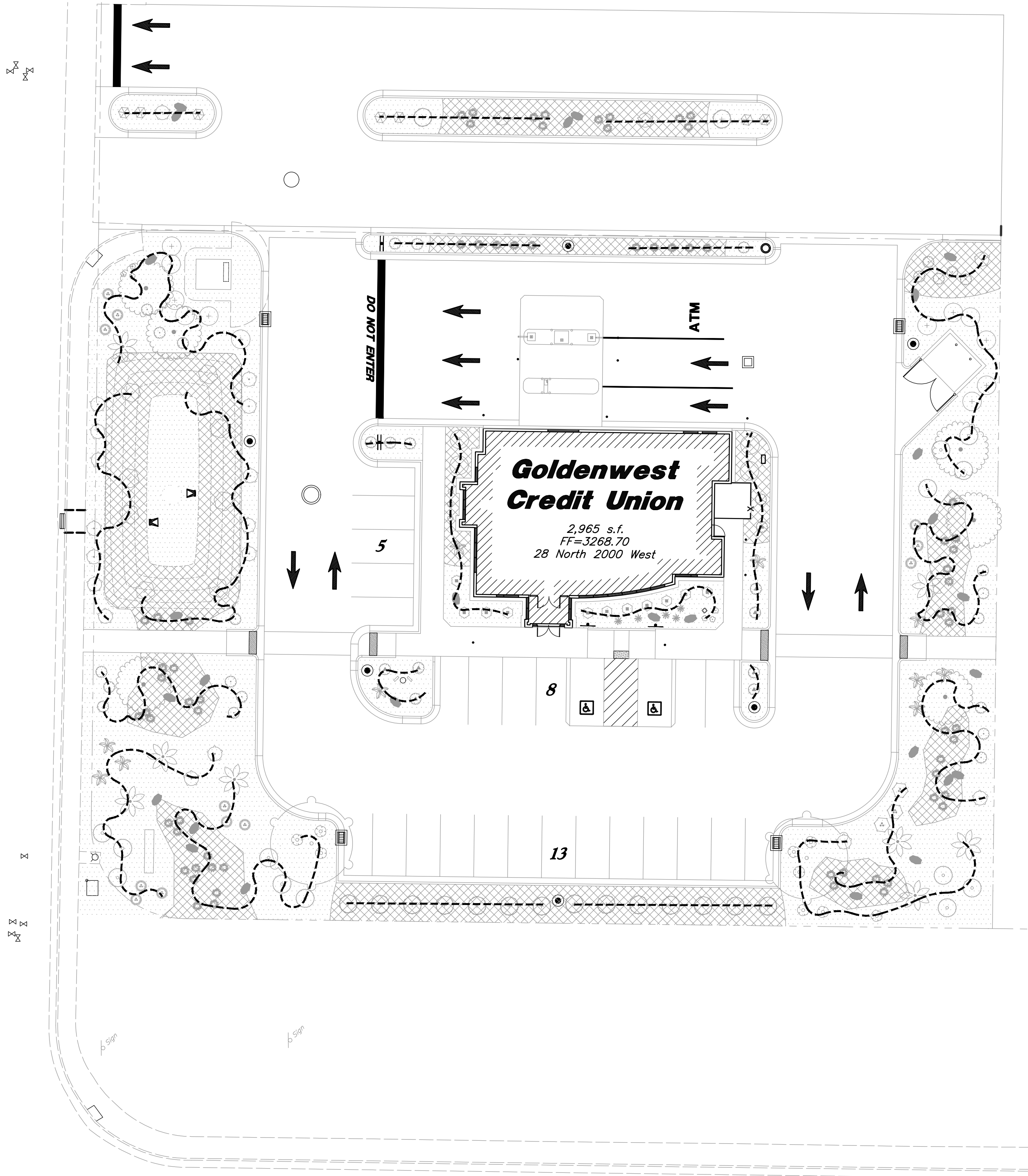


9 May, 2025

SHEET NO.

L1.1

2000 West Street



Highway 9

Irrigation Notes:

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. All Irrigation Boxes and Equipment Shall be Tan in Color.
4. From the Beginning of the Project Through the Final Walk Thru Parking Lots, Sidewalks and Gutters Shall be Free of Dirt and Debris at the End of Each Day.
5. A Static Pressure of psi was Reported in the Area. A PRV Shall be Installed with the Backflow Preventer for High Pressure. The Irrigation System was Designed for a Minimum of psi.

Irrigation Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XG2-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	5/L3.1
	Rain Bird 44RC	Quick Coupler with a Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	9/L3.1
	Nibco T-PP-600A	Manual Drain (Brass Ball Valve)	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	12/L3.1
Drip				
	Rain Bird XBS-940	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed		
	Rain Bird XO-100	1/4" Distribution Tubing - Install one per Emitter		10/L3.1
	Rain Bird XB-10PC	Xer-Bug Emitter (1 & 2 Gal/Hr.) - 1(1) per Perennial & Orn. Grass, 2(1) Shrub, 3(2) per Tree		13/L3.1
	Rain Bird TSD25	Tie Down Stake - Tubing to be Staked every 3'		
	Rain Bird DBC-025	Diffuser Bug Cap - Install one per Emitter		
	Rain Bird MDCFAP	Removable Flush Cap - Install at the End of Each Line		
P.O.C. Components				
	Mueller Oriseal Mark II	Stop & Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	15/L3.1
	Zurns Wilkins 500XL	Pressure Reducer Valve	1 Inch Size; Install with Backflow Preventer in an Enclosure; Adjust PRV to Provide Optimum Pressure to System; Install with Backflow Assembly in the Enclosure	6/L3.1
	Febco 825Y	Reduced Pressure Backflow Preventer (RPBP)	1 Inch Size; Backflow Preventer Shall be Properly Installed and Tested to Meet all State and Local Health and Safety Laws and Ordinances; Install in GuardShack Enclosure (#GS-2) on Poured Concrete Pad and 2 Locks (GS-AWPKA); Enclosure Color Shall be Tan in Color; Backflow Preventer Shall Receive an Enclosure. Secure Enclosure to the Concrete Pad - See Detail for More Info.	6/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	11/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 inch; Minimum Pipe Size Shall be 1 inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	11/L3.1
Controller				
	Rain Bird ESP4ME	4 Station Base Outdoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor; Provide a Zone Map in Controller Door	7/L3.1
	Rain Bird WR2-RFC	Wireless Rain and Freeze Sensor Combo	Install Receiver Adjacent to Controller and Sensor on roof in a Location that will Receive an Accurate Moisture Reading; Install per MFR's Specifications	None
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	14/L3.1
All Irrigation Boxes and Equipment Shall be Tan in Color.				

VALVE SCHEDULE

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters				
2	1"	Area for Drip Emitters				
3	1"	Area for Drip Emitters				
4	1"	Area for Drip Emitters				

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for

- checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be eighteen (18) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.

14. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades. Valve boxes to be tan in color.
15. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UL-rated. All connections shall be made with water tight connectors (DBR/Y) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
16. Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks.
17. Quick couplers shall be a Rain Bird 44RC with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
18. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
19. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-two (22) inches

- minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
20. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, els, or changes in direction shall occur under hardscape.
21. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
22. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
23. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each shrub area or parking. No poly tubing shall run under pavement.
24. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
25. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.

26. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
27. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with one set of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
28. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.



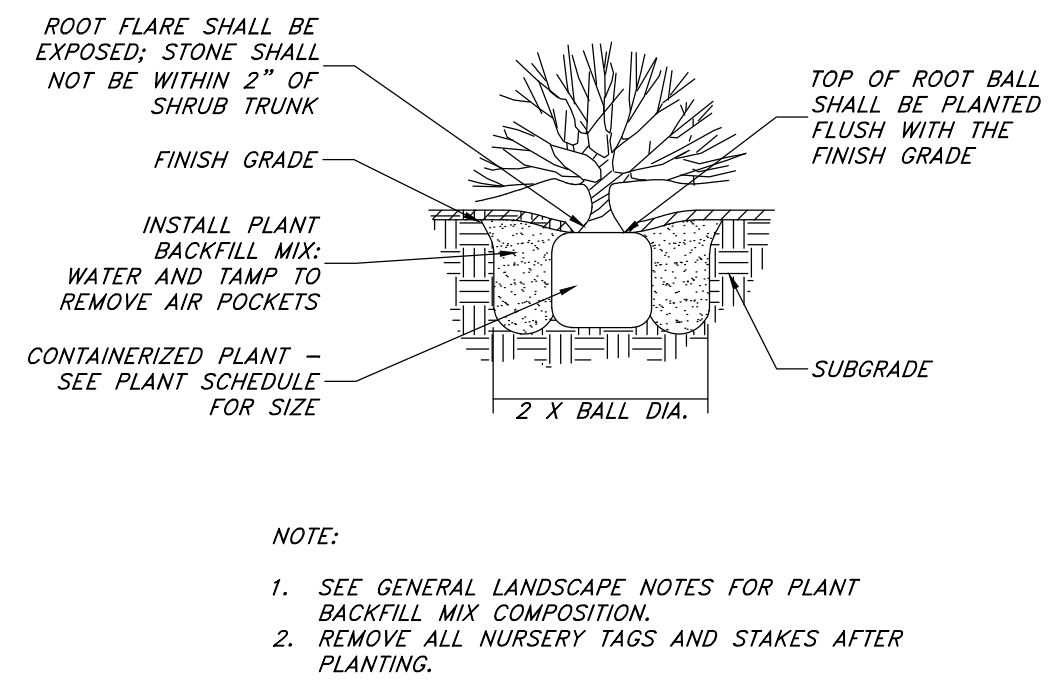
Irrigation Plan
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah



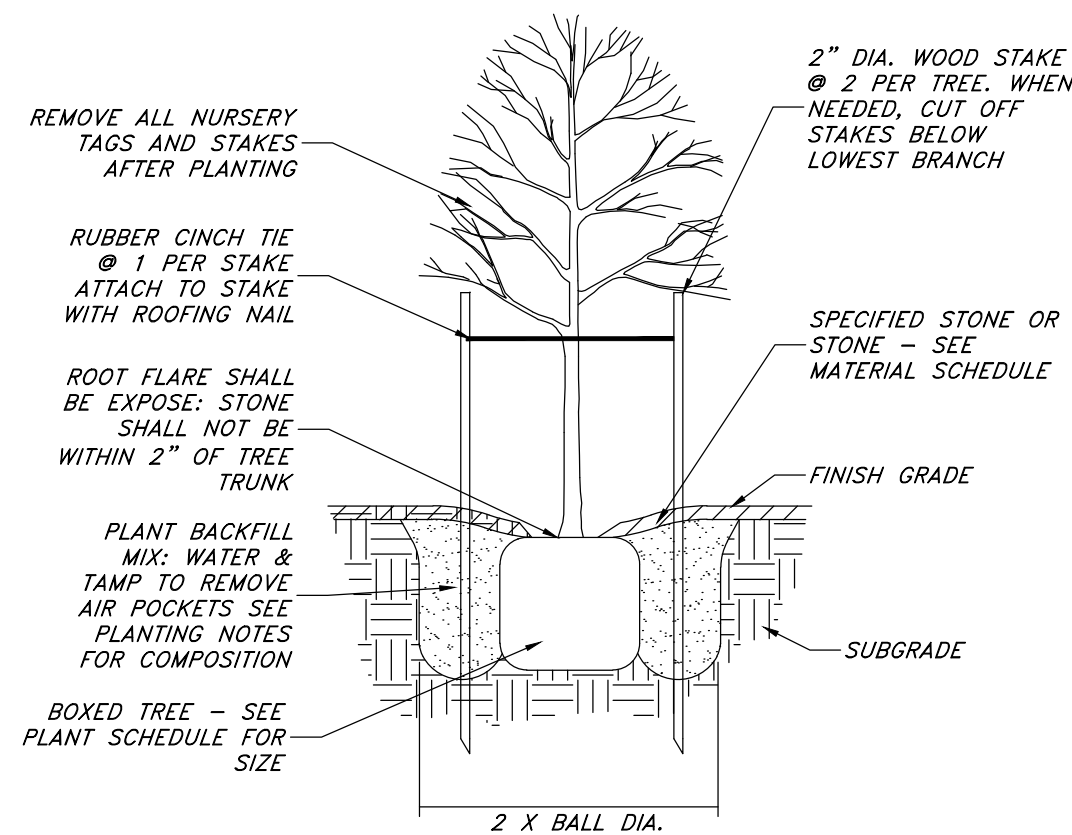
9 May, 2025

SHEET NO.

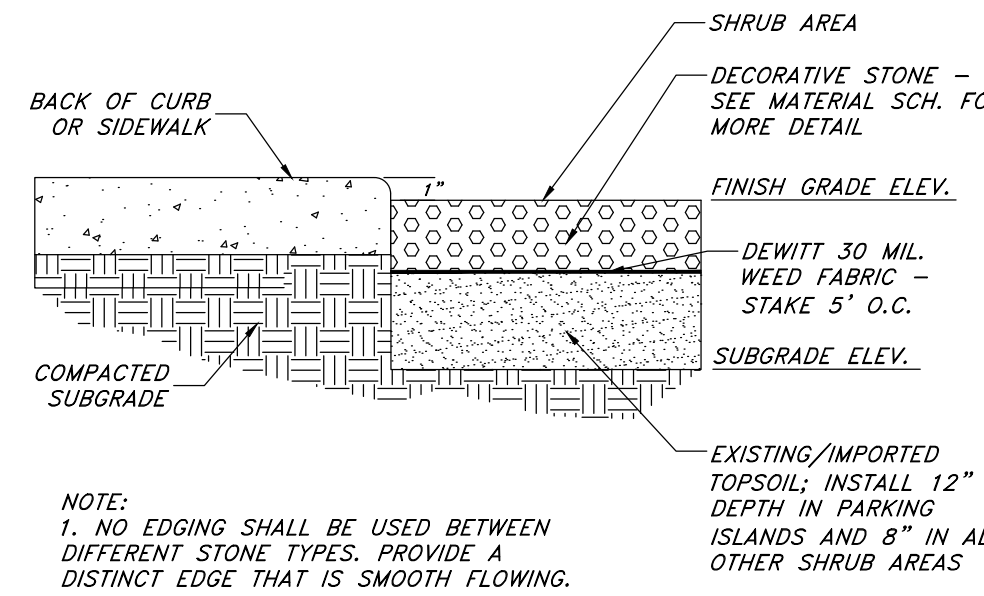
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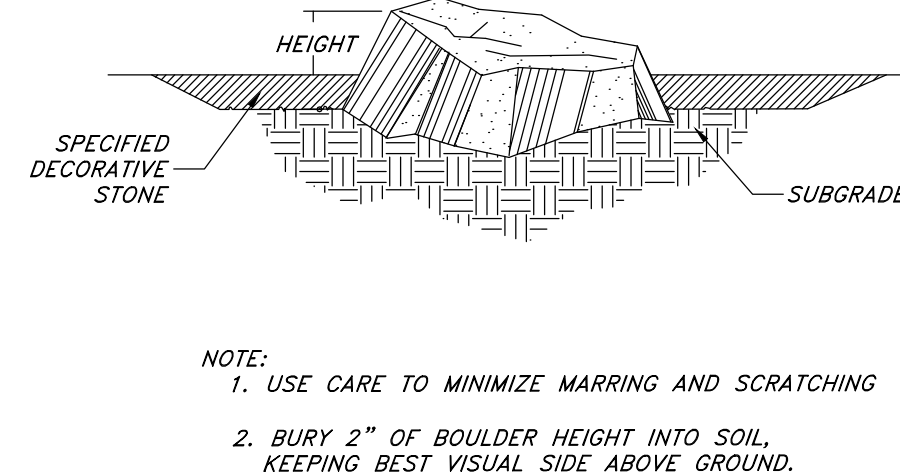
1 **SHRUB PLANTING**
NOT TO SCALE



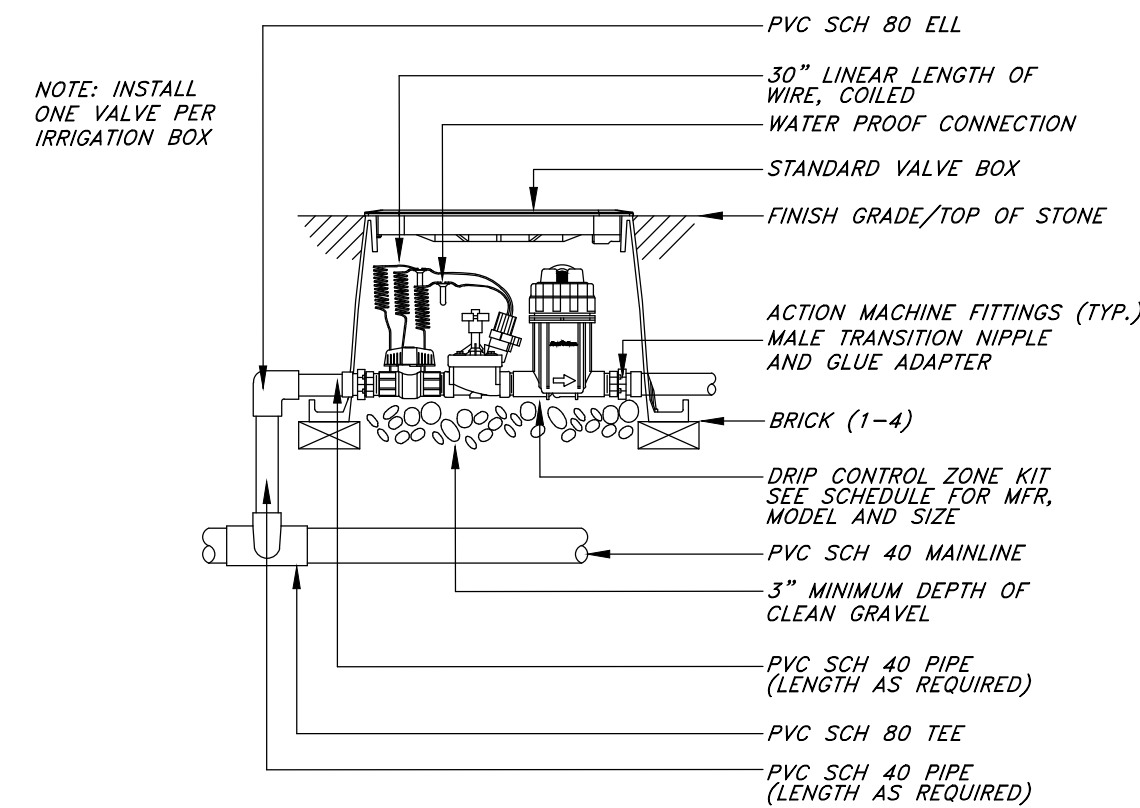
2 **DECIDUOUS TREE PLANTING**
NOT TO SCALE



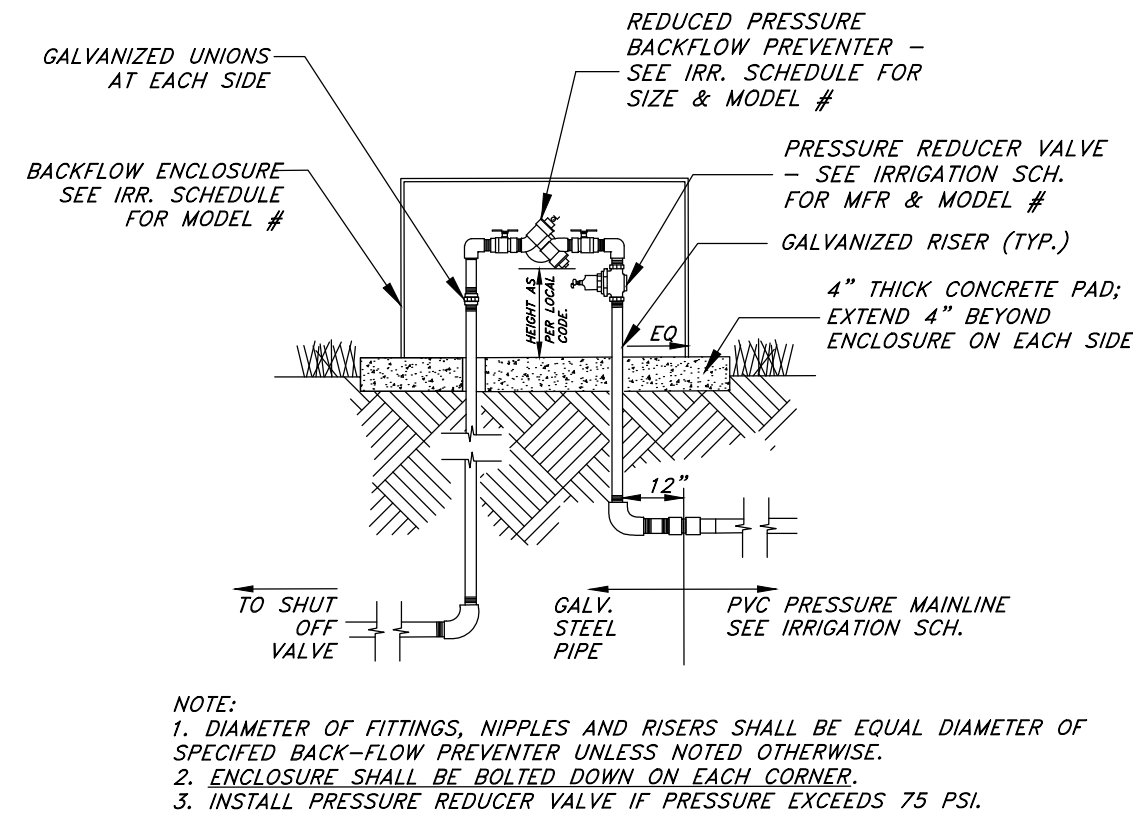
3 **LANDSCAPE PREPARATION**
NOT TO SCALE



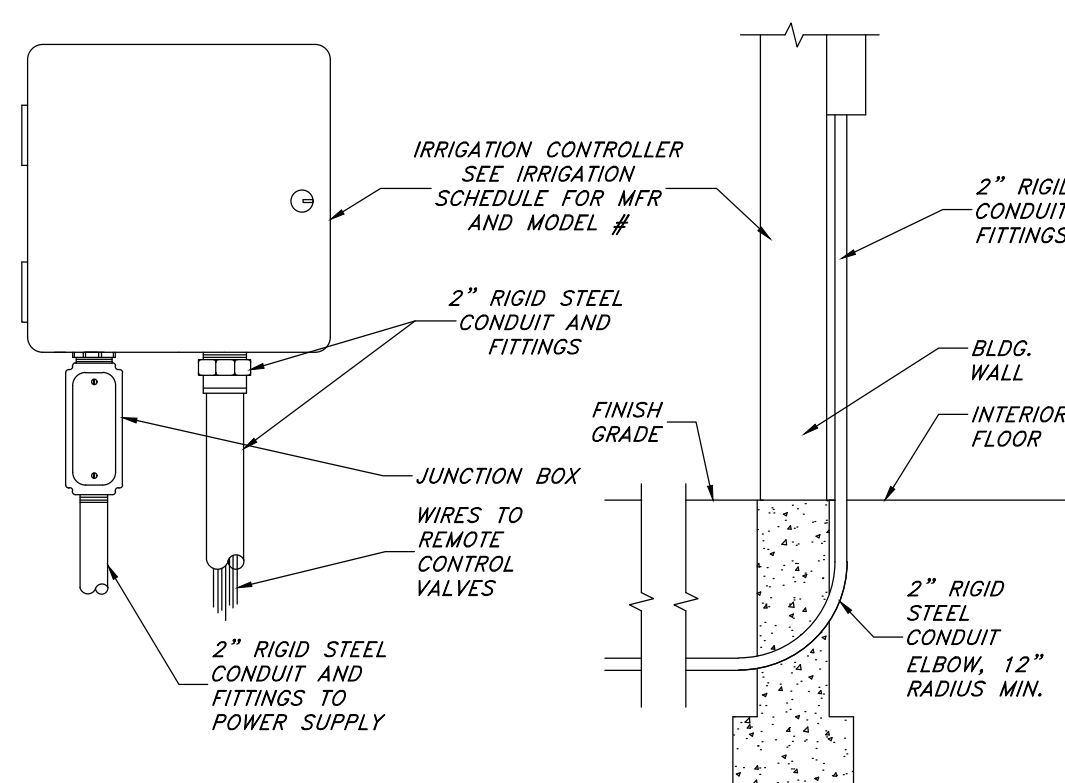
4 **LANDSCAPE BOULDER**
NOT TO SCALE



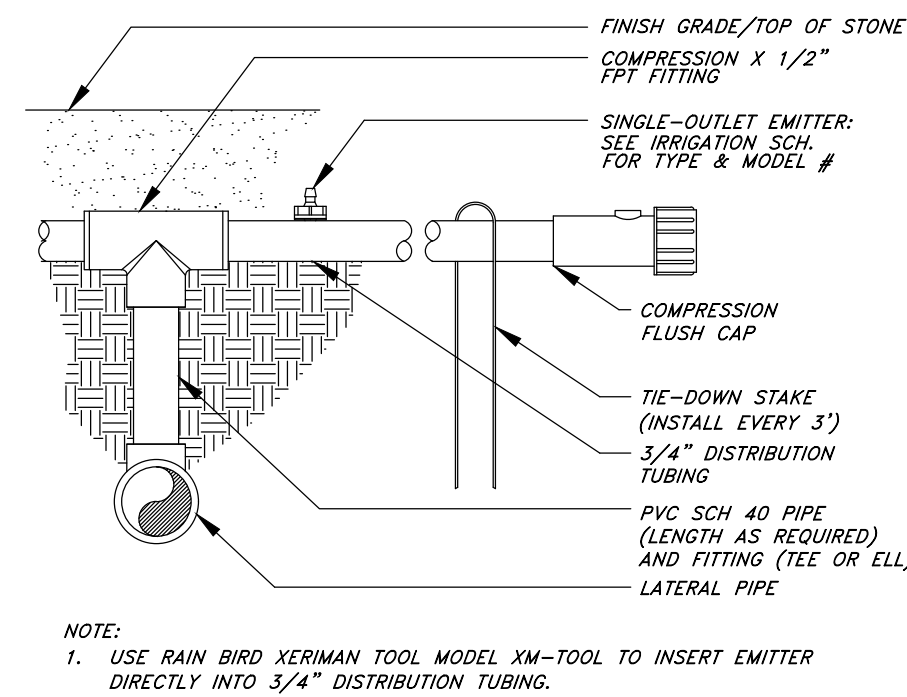
5 **DRIP CONTROL VALVE**
NOT TO SCALE



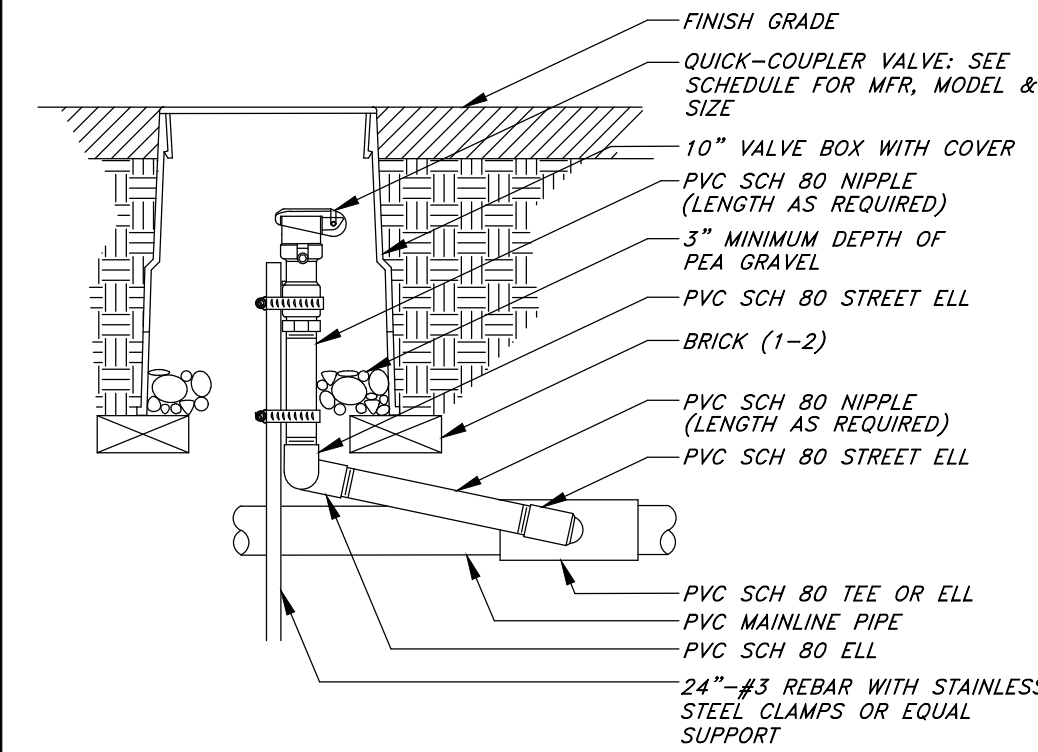
6 **BACKFLOW PREVENTION DEVICE**
NOT TO SCALE



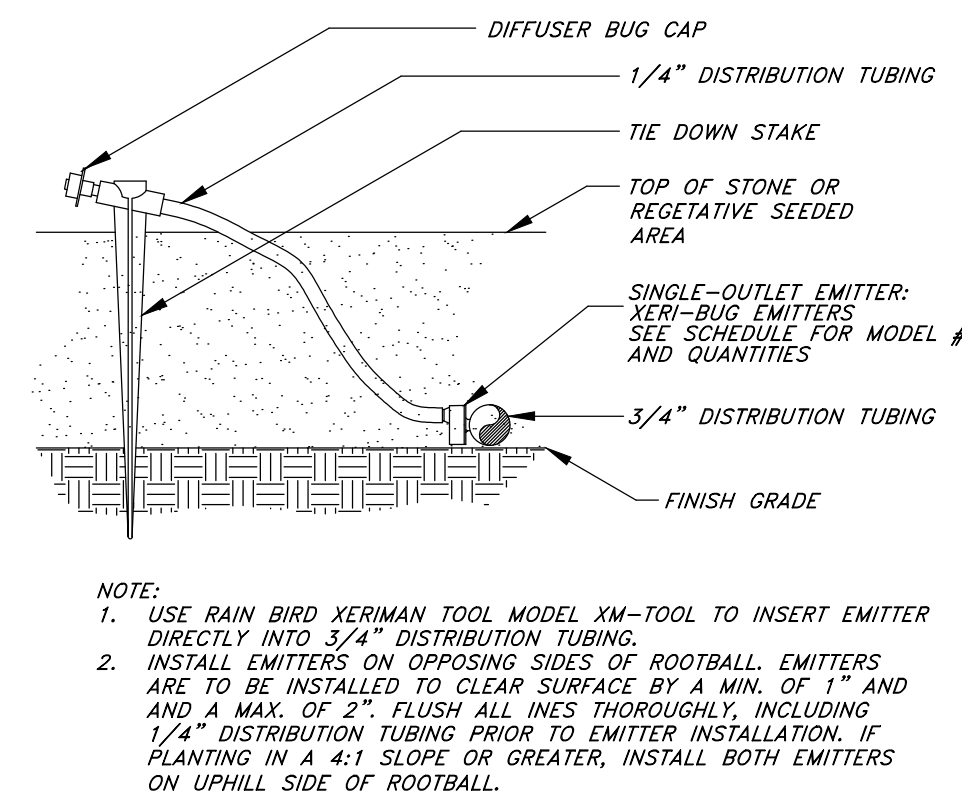
7 **IRR. CONTROLLER - INDOOR WALL MOUNT**
NOT TO SCALE



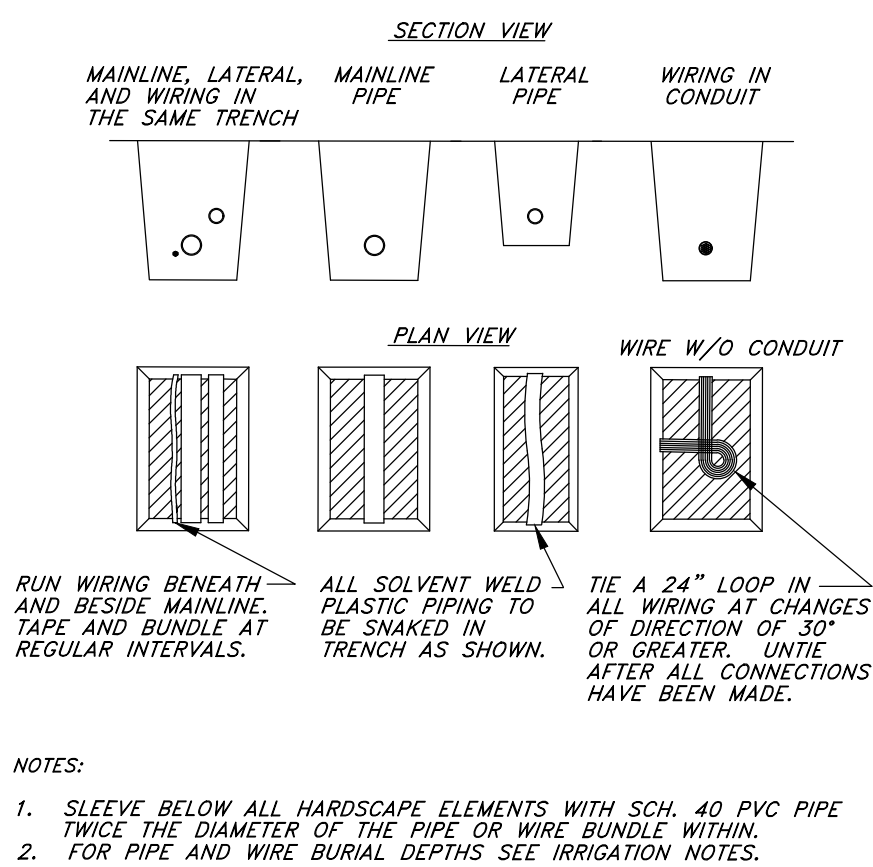
8 **PVC TO POLY PIPE CONNECTION**
NOT TO SCALE



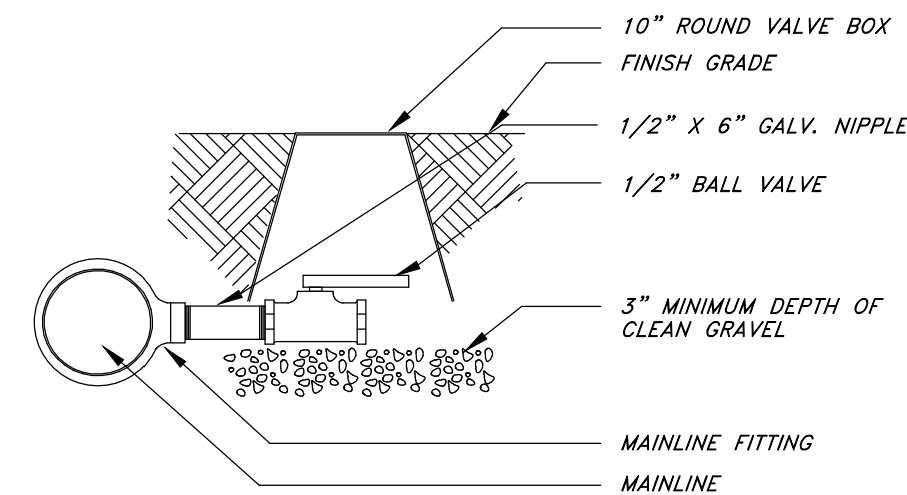
9 **QUICK COUPLING VALVE**
NOT TO SCALE



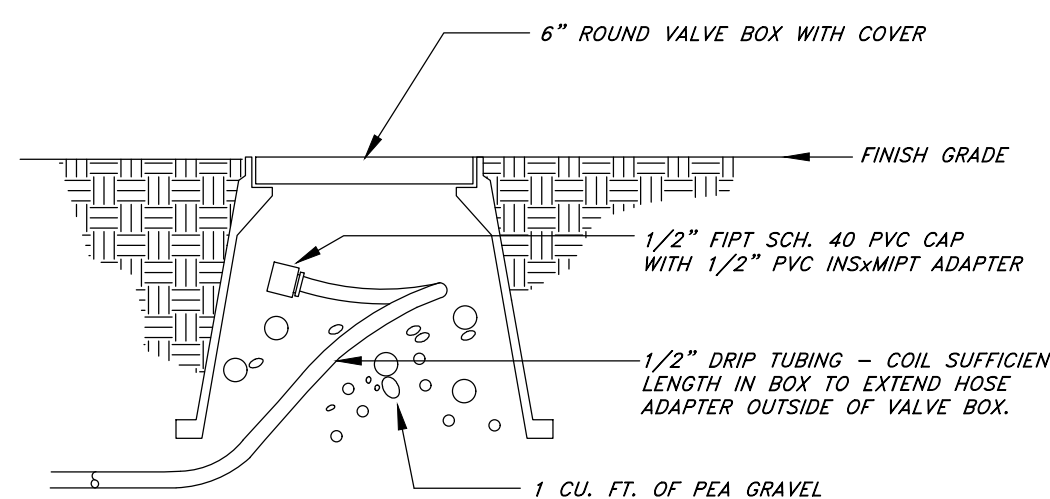
10 **EMITTER INTO DISTRIBUTION TUBE**
NOT TO SCALE



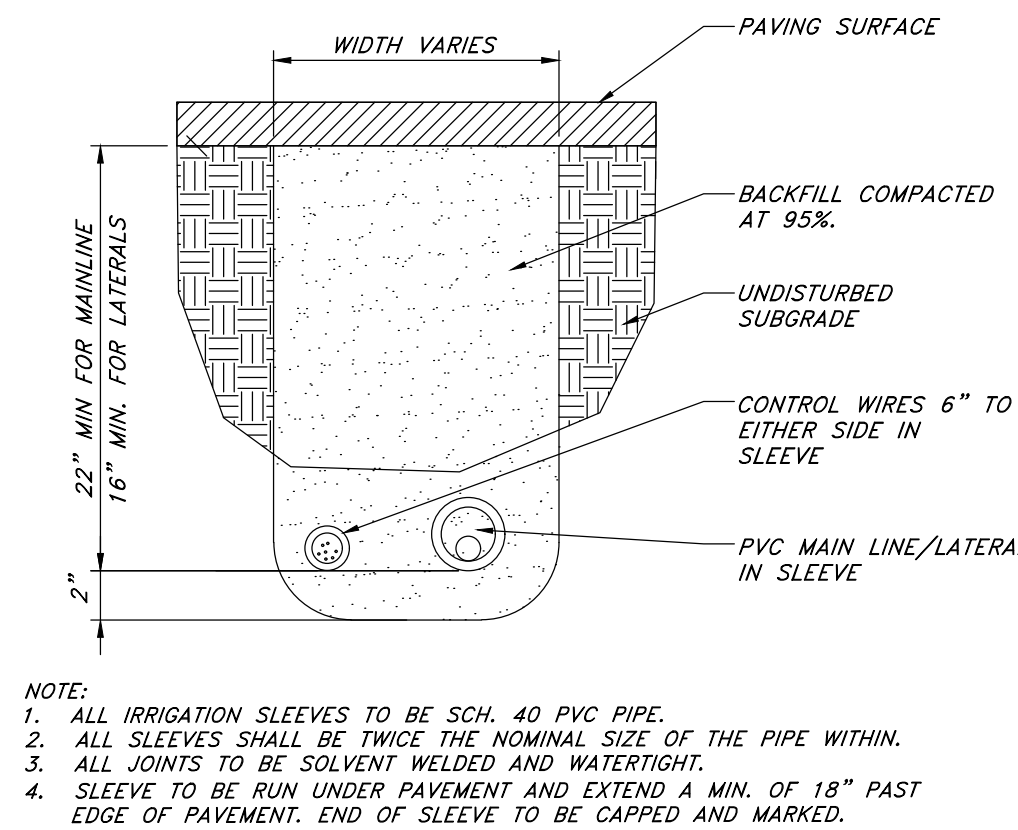
11 **PIPE & WIRE TRENCHING**
NOT TO SCALE



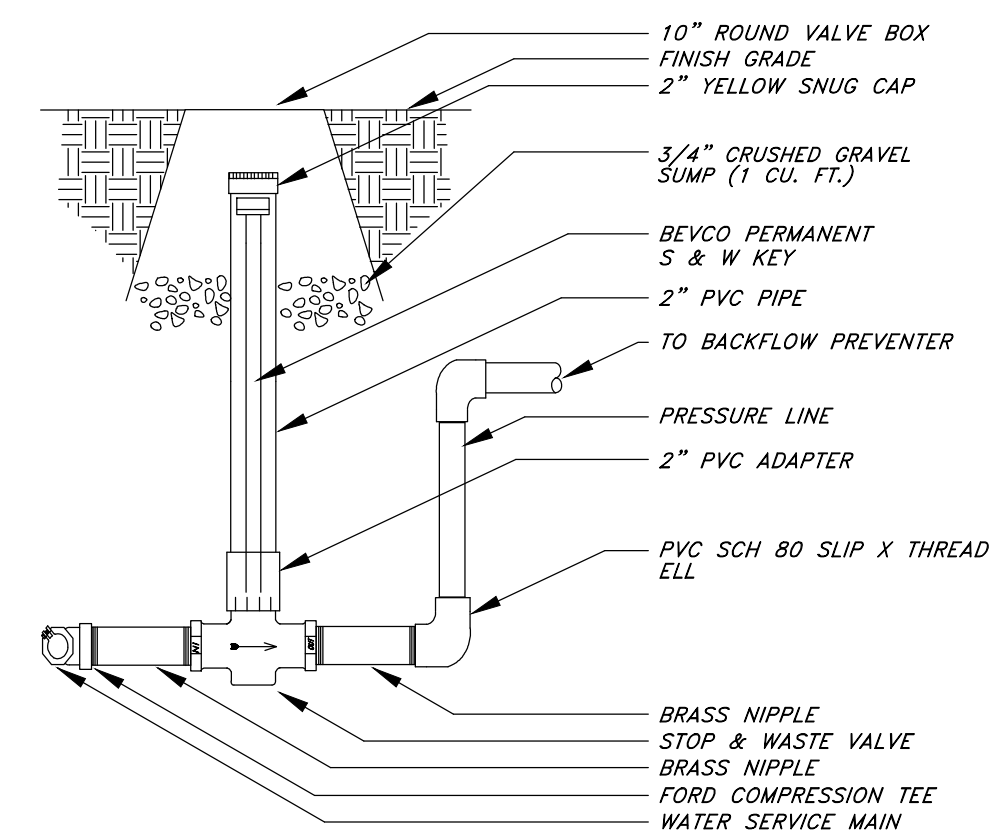
12 **MANUAL DRAIN VALVE**
NOT TO SCALE



13 **COMPRESSION FLUSH CAP**
NOT TO SCALE



14 **PIPE SLEEVING**
NOT TO SCALE



15 **STOP & WASTE VALVE**
NOT TO SCALE

Designed by: xx
Drafted by: xx
Client Name: Client
24-144ir
A2Z
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - A2ZEngineering.net

Landscape & Irrigation Details
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
05/29/2025
Landscape Architect



Know what's below.
Call before you dig.

9 May, 2025
SHEET NO.
L3.1



STAFF COMMENTS

Agenda Date:	06/12/2025
Application Number:	N/A
Type of Application:	Sign Plan
Action Type:	Administrative
Applicant:	Rainbow Sign and Banner
Agent:	
Request:	Approval of a sign of greater size than otherwise permitted
Location:	835 W State St
Zoning:	HC
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff comments
Report prepared by:	Fred Resch III

Discussion: The applicant is proposing a new promotional sign for the new Coral Cliffs Entertainment Center/Cinema development. They are working on a signage plan for the whole project and desire to have one sign for the overall development to advertise. The maximum size for a freestanding sign in commercial zones is 200 square feet and the maximum height is 35 feet. They are proposing a sign face in excess of 225 square feet and a height of 34.5 feet tall.

The applicable codes are below:

10-36-7: SIGN DEVELOPMENT STANDARDS

E. New buildings or clusters of buildings having more than one tenant or use shall provide a sign plan for the entire structure or project. The sign plan must be designated so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering styles, scale, symbols, and size of signs and backgrounds. Only one freestanding sign may be allowed, if permitted by this chapter, for clusters of buildings. Individual businesses may be identified on the same sign. The Planning Commission may approve a sign in excess of the maximum size permitted by this chapter when considering the overall sign plan.

Findings:

1. Staff believes that this plan meets the standards of HCC 10-36-7 with regards to the greater size, as it is advertising multiple businesses intending to operate within the complex. Staff also notes that the proposed 225-square-foot LED sign, while allowed within the zone but due to ambiguity in the ordinance, may raise concerns regarding

potential distraction to passing drivers due to its size and illumination. However, driver distraction is not a standard explicitly addressed in the sign code and, therefore, is not grounds for denying the request.

Recommendation: The Planning Commission should consider the standards of the sign code and whether this application meets those standards. Staff would recommend that the Planning Commission grant the request for a greater size sign.



SITE PLAN

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR MORE ACCURATE COLOR SPECIFICATIONS

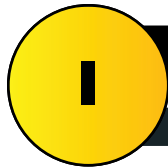
	SALESPERSON: Nick Davis	PROJECT: New Monument	ADDRESS: 835 W State St. Hurricane Utah	© 2025 RAINBOW SIGN & BANNER THIS DRAWING IS COPYRIGHTED AND WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT MAY NOT BE COPIED OR REVISED IN ANY FORM. THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF RAINBOW SIGN & BANNER UNTIL TRANSFERRED BY SALE	CUSTOMER APPROVAL	LANDLORD APPROVAL
	DESIGNER:	COMPANY: Coral Cliffs Entertainment				

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CONCEPTUAL SIGNAGE RENDERING

Coral Cliffs

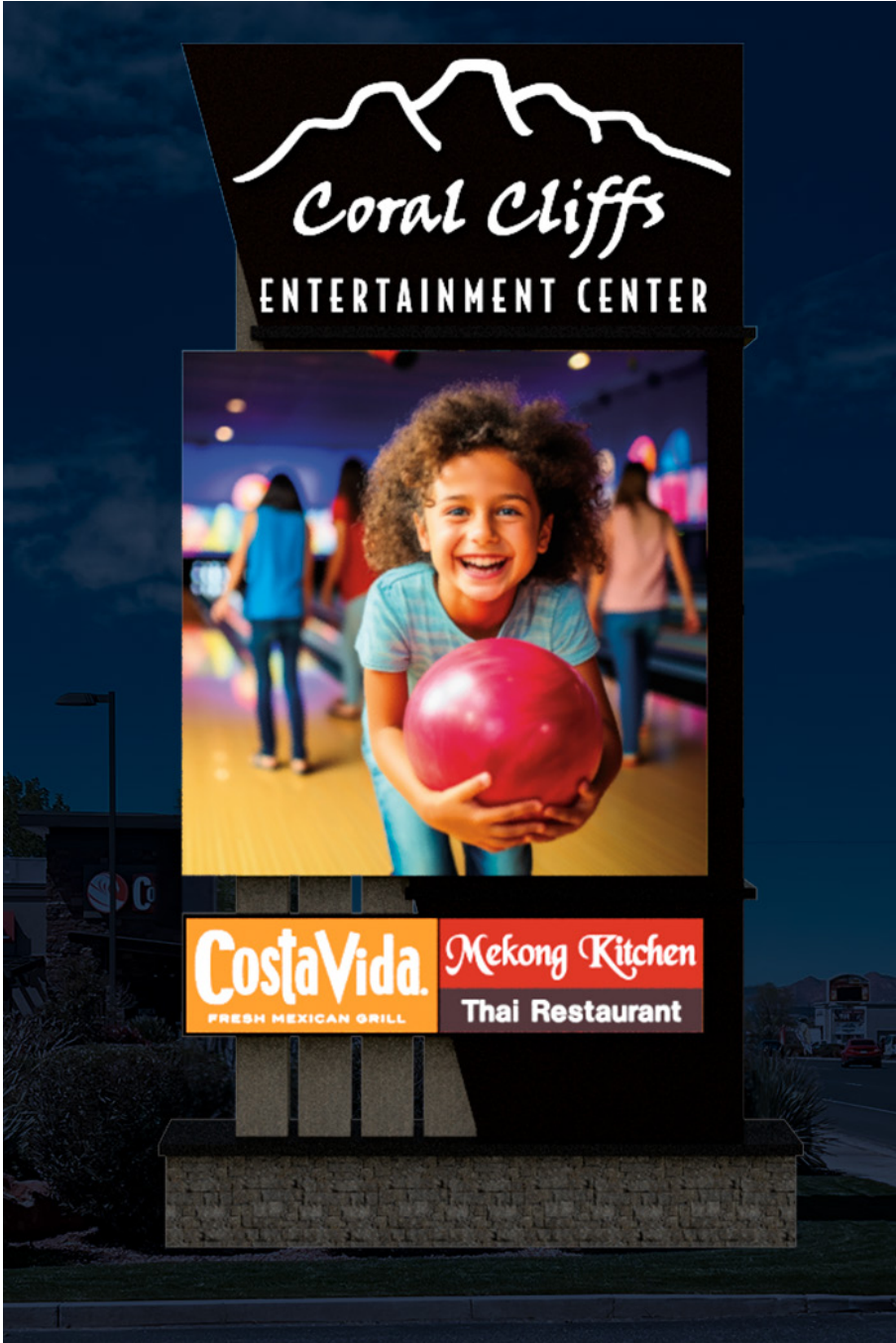


Overview Pylon Sign

OPTION C

Mockup by Day

Mockup by night



Pylon:
220" (W) x 414.3" (H) x 48"
632.5 SQ FT

LED Display:
180" (W) x 180" (H) x 8mm (D)
225 SQ FT

DIMENSIONS

Pylon Sign Redesign,
Double sided,
Aluminum Lit Sign
Box, 8mm LED display
and Front Lit Channel
Letters.

DESCRIPTION

	White
	Black
	Dark Bronze Sand Textured
	Stone Application
	Alumaboard Light Pecan

COLORS

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Perspective Night



Measurements



Pylon:
220" (W) x 414.3" (H) x 48"
632.5 SQ FT

LED Display:
180" (W) x 180" (H) x 8mm (D)
225 SQ FT

DIMENSIONS

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PROJECT NAME Coral Cliffs Entertainment
& LOCATION: 835 W State St, Hurricane,
UT 84737

SALESPERSON: Nick Davis

DESIGNER: TSP

CUSTOMER APPROVAL & DATE

LANDLORD APPROVAL & DATE

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Application

Application Accepted Date: 05/28/2025		Valuation		\$	0.00	
Type of Improvement: Site Plan (Final)		PERMIT FEES				
Description: Commercial Site Plan		Planning Fee		\$	250.00	
Tenant / Project Name: Southwest Vision		Sub Total:		\$	250.00	
Bldg. Address: 83 South 2600 West		Permit Total:		\$	250.00	
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00	
Subdivision: Hurricane Commercial Center Phase:		Remaining Due:		\$	0.00	
Block: Lot #: Parcel ID #: H-3-1-32-313						
Property Owner: DGR Holdings 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: Shakespeare Development						
License #: P: (235) 227-7895						
City: State: Zip:						
Email: kim@shakespearedev.com						
APPLICATION DETAILS		APPROVALS		DATE	INFO	
		Setbacks	Front:	Rear:	Left:	Right:
		Min.				
		Actual:				
		APPLICATION NUMBER: PLANFSP25-16				
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.				
		Applicant Name: Brandee Walker				
		Signature of Applicant/Authorized Agent or Owner: Date:				
		Application Approved By: Date:				
		Application Issued By: Date:				
		Receipt #: 232646797-05/28/25				

Narrative – Final Site Plan Southwest Vision

The final site plan application is for a new commercial building to be located within the Hurricane Commercial Center subdivision as being amended.

PROJECT INFORMATION

CURRENT ZONING: HC
ADDRESS: 83 SOUTH 2600 WEST
PARCEL: # H-3-1-32-313
SITE AREA: 0.15 ACRES
BUILDING USE: VISION OFFICE/RETAIL
BUILDING AREA:
TOTAL AREA: 3,773 SQ FT

BUILDING HEIGHT:
ALLOWABLE HEIGHT: 40'-0"
ACTUAL HEIGHT: 27'-2"

PARKING

GENERAL (1/250 SQ FT)
3773 SQ FT TOTAL
REQUIRED: 15 SPACES
TOTAL PROVIDED: 15 SPACES

FIRE

- CONSTRUCTION TYPE: V-B
- OCCUPANCY GROUP: B
- SPRINKLED: NO

April 7, 2025
Hurricane City
147 N 870 W
Hurricane, Utah 84737
Phone: (435)635-2811

RE: Southwest Vision – Landscape Deviation

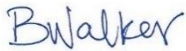
Dear Hurricane City,

It is required that a request for Landscape Deviation (HCC 10-32-6(B)) be requested for the proposed Southwest Vision project located at approximately 83 South 2600 West, being parcel H-3-1-32-313. The project site dedicated a portion of property to Hurricane City in 2020 for the widening of 2600 West right-of-way. This right-of-way expansion provided an agreement with the landowner and city to grant variance to the building setback in the affected area. The provided landscape plan requests a reduction along the 2600 West portion directly adjacent to the building as per the agreement.

Additional landscaping is being provided north of the building along State Street and south of the building along 2600 West in excess as per the attached proposed landscape plan. The Southwest Vision site improvements will be removing the existing asphalt drive section and replacing the area with landscaping.

Please let us know if you should have any questions regarding this request.

Sincerely,



Brandee walker
Project Manager
Civil Science

Attachments:

- Letter from Arthur LeBaron, PE to the landowner regarding the right-of-way acquisition and agreement.
- Proposed Landscape Plan



City of Hurricane

Mayor
John W. Bramall

City Manager
Kaden DeMille

City Engineer

**Arthur LeBaron
PE, PLS**

September 29, 2020

Kendrick Rogers
First R&R Holding LC

Re: 2600 West Signal

Dear Kendrick,

I am writing to follow up on previous discussions that we have had regarding impacts to your property due to the proposed installation of a signal and associated widening at 2600 West. It is my understanding that the main concern with this proposal is the ability for you to be able to construct a building with a foot print of 3,400 square feet. After discussing the issue with Planning and Zoning and reviewing the development standards in the code for buildings in a highway commercial zone, we have come to following conclusions:

1. The front and side setback standard in a highway commercial zone is 20 feet. The frontage along 2600 West would be considered the side yard. The proposed acquisition for widening on 2600 West would impact the required setback area. However, in Hurricane City Code 10-37-12 it states that *"If a portion of a lot which meets minimum lot area requirements is acquired for public use in any manner, including dedication, condemnation or purchase, and such acquisition reduces the minimum area required, the remainder of such lot shall nevertheless be considered as having the required minimum lot area..."* The City has reasonably interpreted "minimum lot area" to also apply to building setbacks.
2. From my analysis the proposed widening would make the setback to the proposed building layout 7 to 8 feet from the proposed back of sidewalk on 2600 West. This letter serves as documentation that the City would allow this to meet the intent of the code.

I have attached a legal description and map exhibit of the proposed parcel that Hurricane City needs to acquire from you in order to proceed with UDOT on the signal construction. Please review this information and let me know how you would like to proceed. I would like to get this wrapped up this week if possible so we can begin work on the widening and signal.

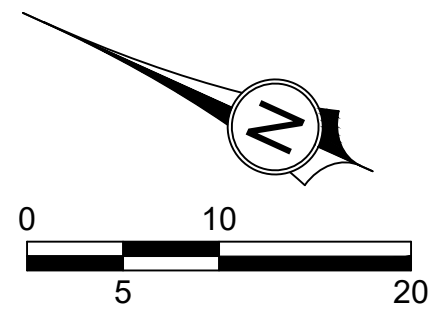
Very Sincerely,

Arthur O. LeBaron, PE, PLS
City Engineer

PATH: L:\UTAH\PROJECTS\ACTIVE\2024\HURRICANE\01_SOUTHWEST_VISION - HURRICANE LOT\2024_CADD\DESIGN\24257.MXD DWG

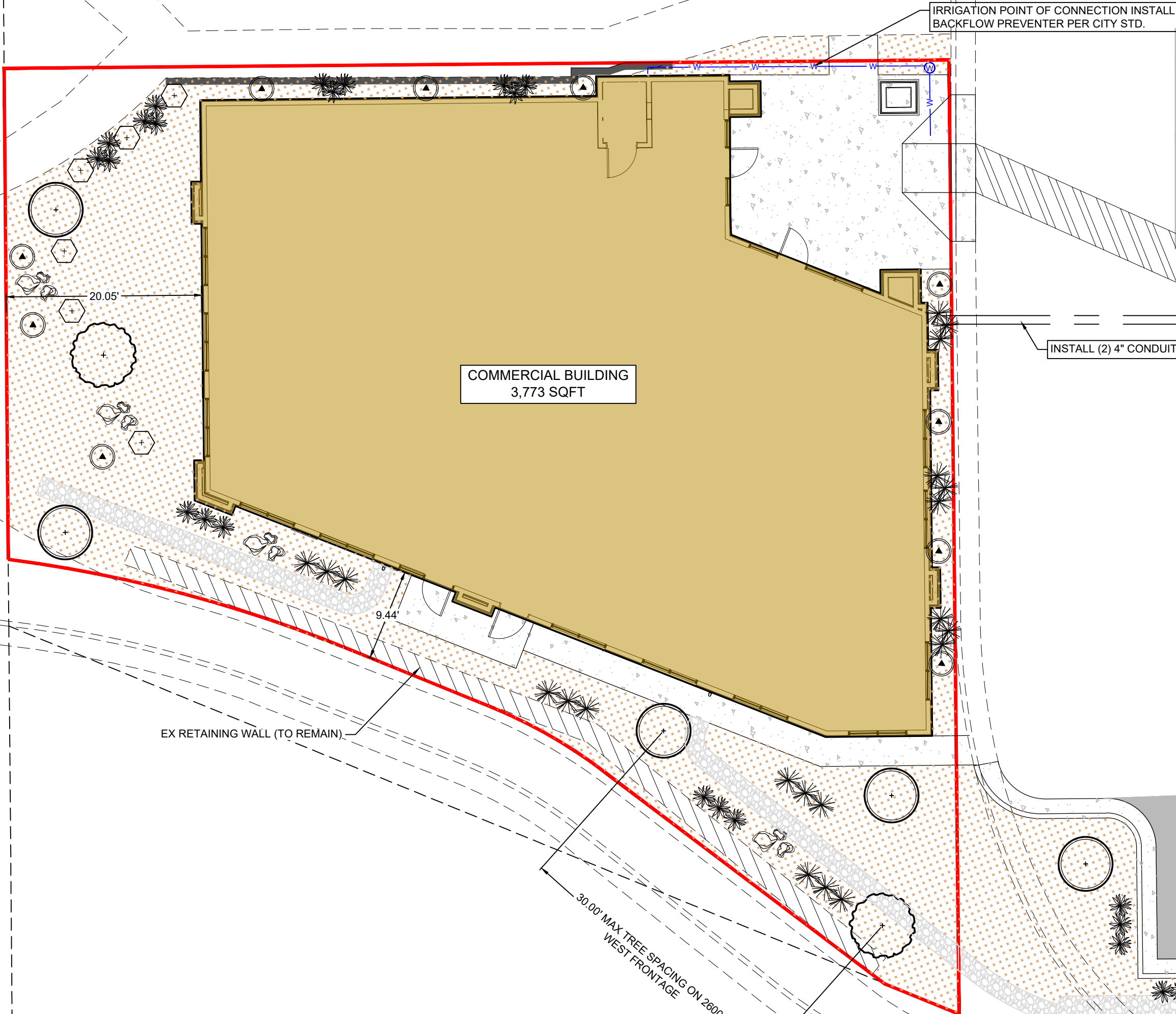


Know what's below.
Call before you dig.



STATE STREET (SR-9)

HURRICANE COMMERCIAL CENTER



EX LANDSCAPE

LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Size
Shrubs			
	Yellow Bird of Paradise	Caesalpinia gilliesii	15 Gal
	Arizona Rosewood	Vauquelinia californica	15 Gal
	Thunder Cloud Texas Ranger	Leucophyllum candidum 'Thunder Cloud'	5 Gal
	Silver Cloud Texas Ranger	Leucophyllum candidum 'Silver Cloud'	5 Gal
	Dwarf Red Oleander	Nerium oleander 'Petite'	5 Gal
	Cimarron Cup Leaf Blue Sage	Leucophyllum zygomphyllum 'Cimarron'	5 Gal
	Gray Desert Spoon	Dasylirion wheeleri	5 Gal
	Red Yucca	Hesperaloe parviflora	5 Gal
	Desert Daisy	Chrysactinia mexicana	1 Gal
	Germander	Teucrium chamaedrys	1 Gal
	Boulders	Beige Sandstone	3'-5' Dia.
Trees			
	Maverick Mesquite	Prosopis glandulosa 'Maverick'	
	Desert Willow	Chilopsis linearis 'Burgandy Lace'	
	Southern Live Oak	Quercus virginiana	
	BUILDING AREA		
	CONCRETE AREA		
	ROCK MULCH 1" LIGHT BROWN		
	DRAINAGE DEPRESSION INSTALL RIP RAP D50 = 6" MIN @ 1" DEEP		

EXISTING LEGRAND HEIGHTS
SUBDIVISION

LANDSCAPE PLAN
SOUTHWEST VISION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 24257
DATE:	03/20/2025
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET:	
HOR SCALE:	1" = 10'
VER SCALE:	N/A

SHEET

L1

REUSE OF DRAWINGS

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REVISION

NO.	DESCRIPTION	BY	DATE



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	FSP25-16
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	DGR Holdings LLC
Agent:	Civil Science -Brandee Walker
Request:	Approval of a Final Site Plan
Location:	83 S 2600 W
Zoning:	Highway Commercial HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for Southwest Vision, a medical office located at the southeast corner of 2600 W and State St. This building will be located immediately adjacent to the Hurricane Commercial Center building. The preliminary site plan was approved in January 2025. The site is zoned Highway Commercial (HC).

JUC Comments

The construction drawings were signed in May 2025



Map is approximate.

Staff Comments: Preliminary Site Plan

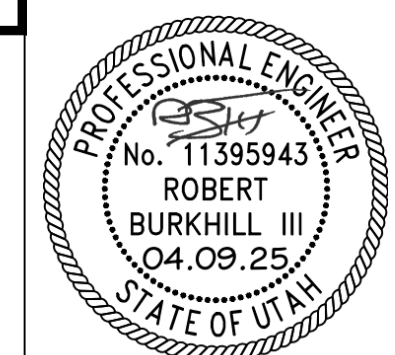
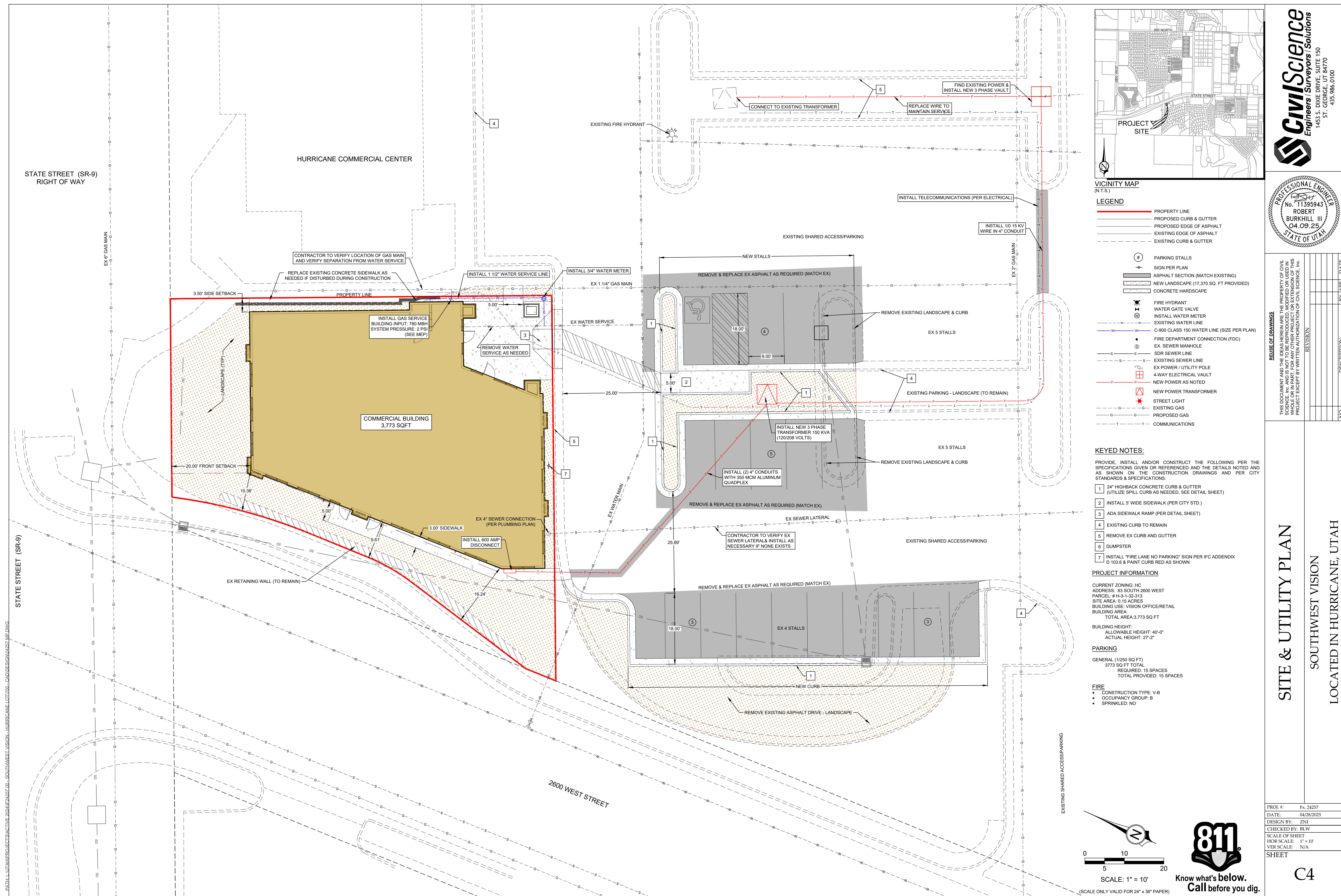
1. The proposed uses are permitted in the Highway Commercial zone.
2. Hurricane City Code (HCC) 10-15-4 states that the street side yard setback in the Highway Commercial zone is 20 feet. As part of the widening of the intersection of 2600 W the City and UDOT acquired property and agreed to lower the side yard setback to allow for development of the property. The site plan shows a 9.53' side setback which meets the intent of the agreement between the city and the property owner.
3. Parking Requirement: Per HCC 10-34-10.

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

The applicant is proposing a 3,763-square-foot building, which requires 15 parking stalls. To meet this requirement, they propose adding 15 new stalls to the existing parking lot located to the south. These stalls are technically considered “off-site,” so the applicant has proposed amending the subdivision plat for the adjacent property to incorporate it into the same subdivision, thereby allowing the new stalls to be constructed. While there is currently an access easement between the two properties, it does not permit the construction of additional parking. Recording the amended final plat will need to be a condition of approval for this final site plan application.

4. Landscape: The applicant has submitted a landscaping plan that meets Hurricane City Code with the exception of the required 10' landscape buffer along public streets (HCC 10-32-6(B)). As mentioned above, the street side setback was lessened as part of the dedication for the turn lane on 2600 W and the applicant has submitted a request for a landscape deviation. HCC 10-32-5 states the Planning Commission may grant a landscape deviation if it meets the following standards:
 - *The Planning Commission may authorize a landscape plan deviation only if it finds the deviation:*
 - *Is consistent with the intent of this chapter;*
 - *Is justified by site constraints;*
 - *Is of comparable quality to what would otherwise be required without a deviation; and*
 - *Will conform to the water efficiency standards set out in this chapter.*
 - a. The applicant is proposing the same number of trees and shrubs as would otherwise be required and the request is only to lower the required landscape buffer by six inches. Staff recommends approval of the landscape deviation as it meets the standards in the code.
5. Outdoor lighting: The applicant has stated they do not intend to install any new outdoor lighting. Any new outdoor lighting needs to meet HCC 10-33-7.
6. Building renderings have been submitted, staff has no concerns with the renderings presented as the building will be under 35' tall.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the final site plan and the landscape deviation request subject to the recording of the amended final plat for Hurricane Commercial Center, and subject to staff and JUC comments.



NO.	DESCRIPTION	BY	DATE
	REVISION		

SITE & UTILITY PLAN

SOUTHWEST VISION

LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 24257
DATE:	04/28/2025
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 10'
VER SCALE:	N/A
SHEET	

C4

SOUTHWEST VISION

CONSTRUCTION DRAWINGS LOCATED IN HURRICANE, UTAH

SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST

ADDRESS: 2600 WEST HURRICANE, UTAH

PARCEL: H-3-1-32-313

SHEET #	SHEET DESCRIPTION
C1	COVER SHEET
C2	GENERAL NOTES & LEGENDS
C3	EROSION & DUST CONTROL PLAN
C4	SITE & UTILITY PLAN
C5	GRADING & DRAINAGE PLAN
C6	ADA PLAN
C7	STANDARD DETAILS
C8	STANDARD DETAILS
L1	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.
- 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 PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 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

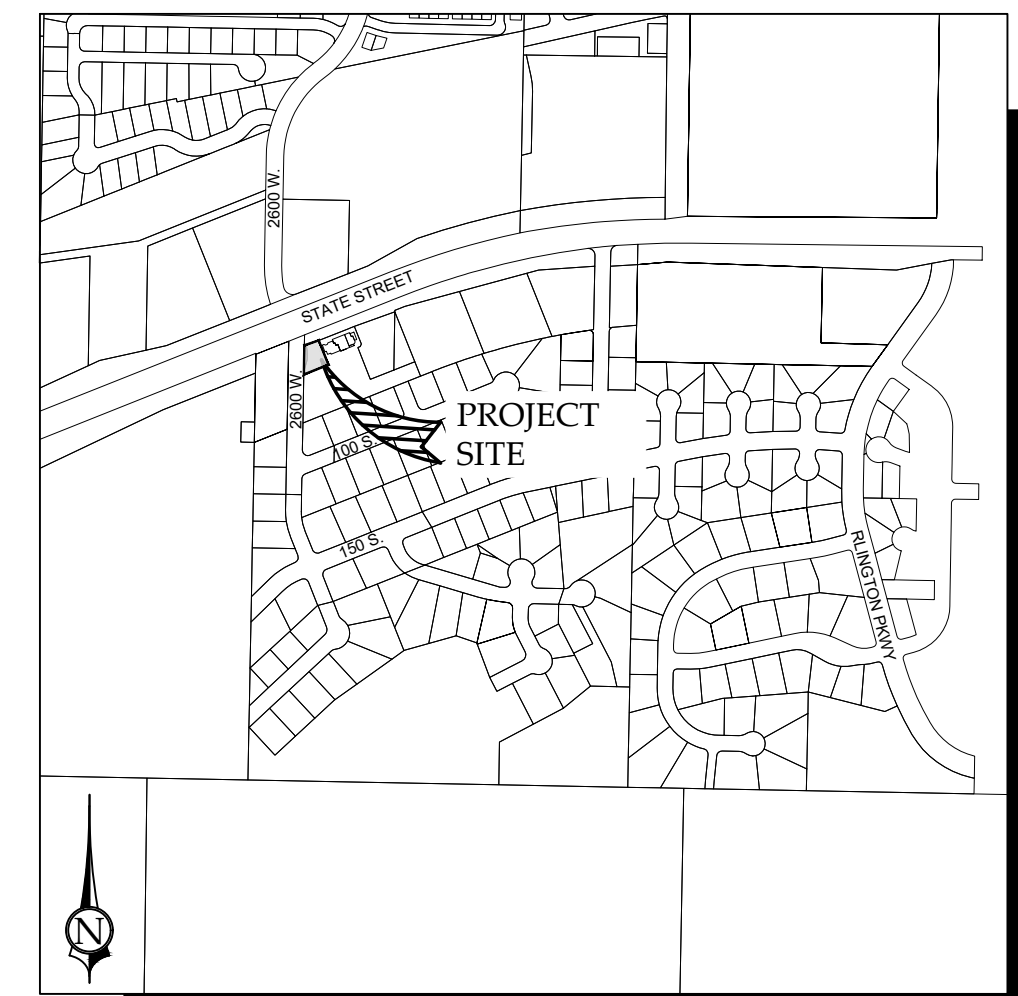
THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES

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 EARTHMOVING ACTIVITIES.
- 2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
- 3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
- 4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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



VICINITY MAP
(N.T.S.)

CONTACT

KIM TOWNES
KIM@SHAKESPEAREDEV.COM

ARCHITECT

BRANDON HALL
BRANDON@BHA.DESIGN
435-701-7002

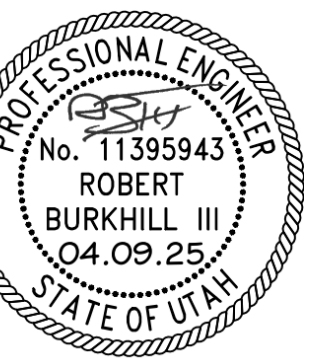
APPROVALS		UTILITIES	
<i>Michelle Vercinski</i>	5/11/25	<i>Jim</i>	5/11/25
PUBLIC WORKS	DATE	PHONE	DATE
<i>Jimmy Lichinger</i>	5/7/25	<i>AS</i>	5/7/25
CITY ENGINEERING	DATE	GAS	DATE
<i>Joe R. III</i>	5/12/25	<i>Shawn</i>	5-7-25
PLANNING & ZONING	DATE	CABLE	DATE
<i>Danica Bannay</i>	5/7/25	<i>dt</i>	5/11/25
PARKS & RECREATION	DATE	FIBER	DATE
<i>Wt Wt</i>	5-7-25	<i>Jim Pater</i>	5-7-25
STREETS DEPARTMENT	DATE	HURRICANE VALLEY FIRE DISTRICT	DATE
<i>John</i>	5-7-25	<i>John</i>	5/9/25
WATER DEPARTMENT	DATE	WASHINGTON COUNTY WATER CONS DISTRICT	DATE
<i>John</i>	5/9/25	<i>John P. Wilson</i>	5-21-25
GIS	DATE	ASH CREEK SPECIAL SERVICE DISTRICT	DATE
<i>John</i>	5-7-25		
POWER	DATE		



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



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

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 COMPLETION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASING/CORROSION ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (

1. ALL MATERIALS WILL BE INSTALLED BY A PREQUALIFIED CONTRACTOR
2. ALL MATERIALS WILL BE INSTALLED TO HURRICANE POWER STANDARDS
3. HURRICANE POWER WILL NEED TO TAKE AN OUTAGE ON THE EXISTING BUILDING TO INSTALL A 3 PHASE VAULT, REPLACE WIRE, AND TERMINATE. ALL COSTS WILL BE INVOICED TO DEVELOPER
4. TRANSFORMER INFORMATION WILL NEED TO BE SUPPLIED TO HURRICANE POWER AND WILL BE REVIEWED FOR EFFICIENCY
5. HURRICANE POWER WILL INSTALL METERING EQUIPMENT ON THE TRANSFORMER AND WILL INVOICE THE DEVELOPER
6. A LOCKABLE RED HANDLE DISCONNECT WILL BE INSTALLED ON THE BUILDING AT THE POWER SERVICE ENTRANCE RATED AT 600 AMPS

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NELLS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.

2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.

3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 WITH ANY QUESTIONS OR CHANGES TO JUMP 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.

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.

SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.

PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOGRAPHICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.

CONTRACTOR SHALL PROVIDE A 24" X 36" PLAN SIGN, 12" HIGH, WITH THE FOLLOWING INFORMATION: THE DRAWING OR SIGNATURE SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.

THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANHOLE TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.

DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

SEWER MAINS SHALL BE INSTALLED AT A MINIMUM 18" DEPTH. THE SEWER MAIN WITHOUT A PUMP AND THE SEWER LATERAL END SHOULD BE AT LEAST 24" DEEP.

FIELD VERIFIED FOR DEPTH TO DRAIN A SLAB ON GRADE HOME. LOTS MAY NEED TO BE BUILT UP.

SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20" LONG CENTERED AT WATER LINE).

NO SEWER UNDER OR OVER UNLESS APPROVED BY ASH CREEK SSD 4550-0048.

ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

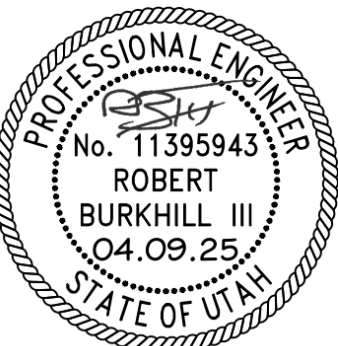
1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATION REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS, CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY RESTORATION OF GRASS OR EXISTING INFOWEST FACILITIES 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.

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. KNOW REQUIRED ON ALL COMMERCIAL BUILDINGS
7. FDC MUST BE REMOTE, OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT & 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'

2. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
3. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT SITE AND ALL GRADING AT + 3".
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
9. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF THEIR WORK.
10. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL INSPECT THE OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE PLANS SHALL NOT BE ALTERED OR IMPEDED.
13. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. TREES AWAY FROM TRAIL/ROADS SHALL BE FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. TREES SHALL BE A MINIMUM OF 3" FROM CURB OR SIDEWALK. SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFUSE TO PLANT AND MAINTAIN SHRUB MASSING AS SHOWN AHEAD FROM HARDSCAPE.
6. SOIL MULCH FOR TREES, SHRUBS, AND GROUNDS SHALL BE PARTS TOPSOIL, 1 PART NUTRIENTED GROUND BARK MULCH OR APPROVED EQUIV.
7. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.

SOUTHWEST VISION
LOCATED IN HURRICANE, UTAH

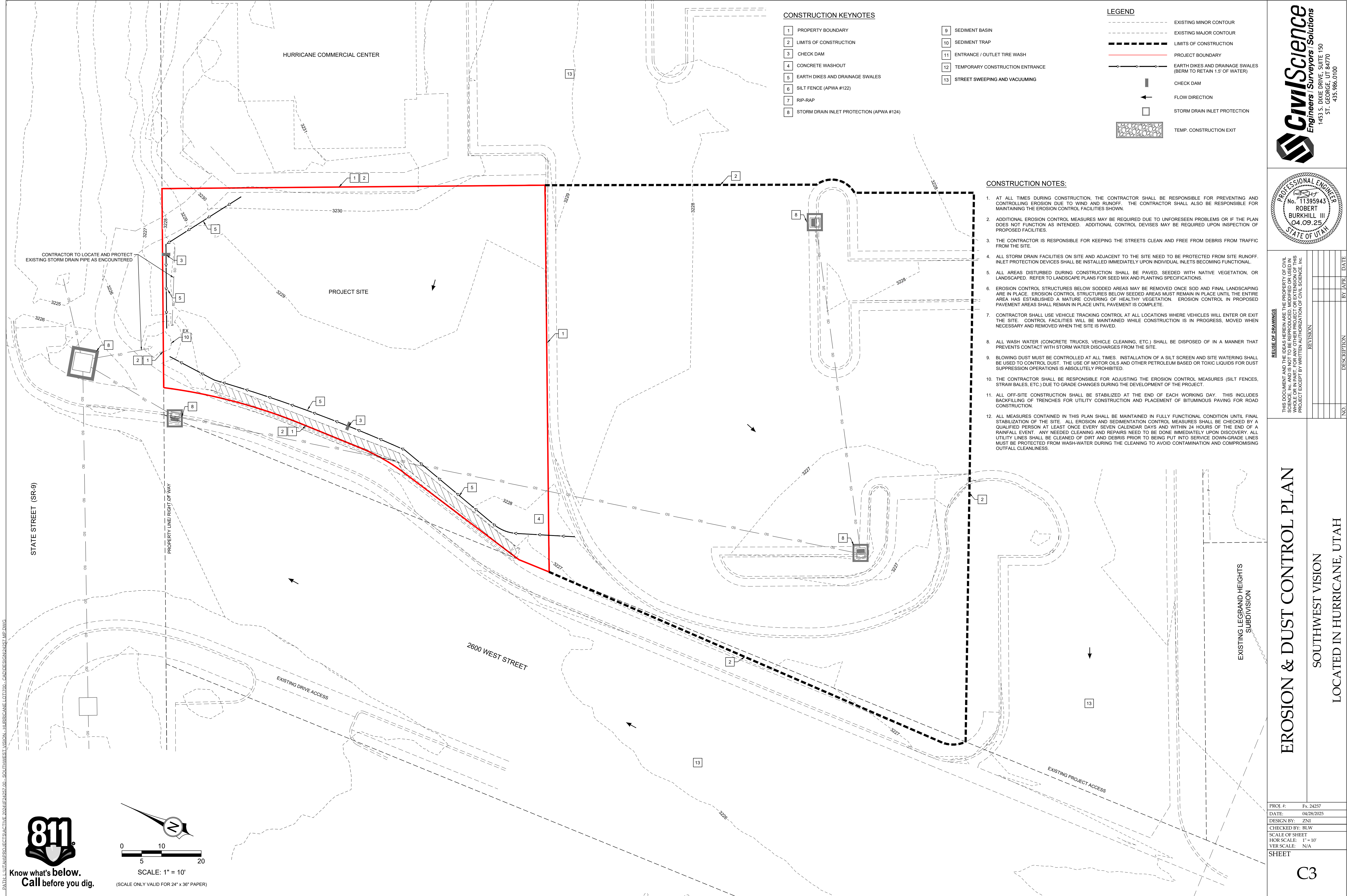


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HOR SCALE:	N/A
VER SCALE:	N/A

C2



CONSTRUCTION KEYNOTES

- 1 PROPERTY BOUNDARY
- 2 LIMITS OF CONSTRUCTION
- 3 CHECK DAM
- 4 CONCRETE WASHOUT
- 5 EARTH DIKES AND DRAINAGE SWALES (BERM TO RETAIN 1.5' OF WATER)
- 6 SILT FENCE (APWA #122)
- 7 RIP-RAP
- 8 STORM DRAIN INLET PROTECTION (APWA #124)

- 9 SEDIMENT BASIN
- 10 SEDIMENT TRAP
- 11 ENTRANCE / OUTLET TIRE WASH
- 12 TEMPORARY CONSTRUCTION ENTRANCE
- 13 STREET SWEEPING AND VACUUMING

LEGEND

- EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- LIMITS OF CONSTRUCTION
- PROJECT BOUNDARY
- EARTH DIKES AND DRAINAGE SWALES (BERM TO RETAIN 1.5' OF WATER)
- CHECK DAM
- FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT

CONSTRUCTION NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

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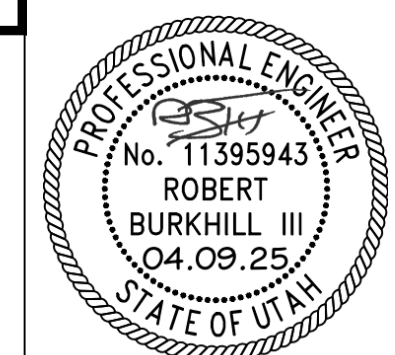
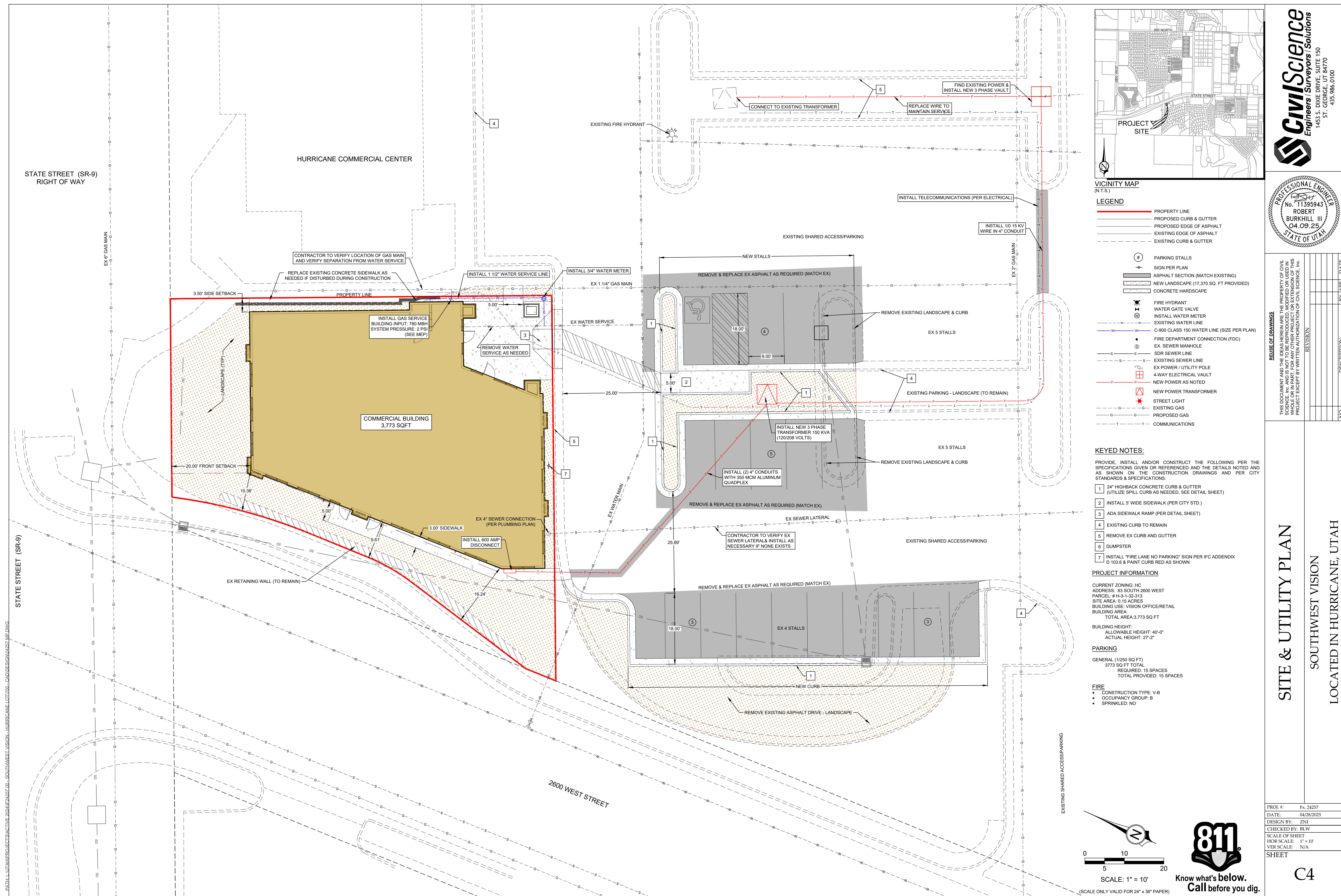
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EROSION & DUST CONTROL PLAN

SOUTHWEST VISION
LOCATED IN HURRICANE, UTAH

PROJ. #: FS. 24257
DATE: 04/28/2025
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SCALE OF SHEET
HOR SCALE: 1" = 10'
VER SCALE: N/A

SHEET
C3



NO.	DESCRIPTION	BY	DATE
	REVISION		

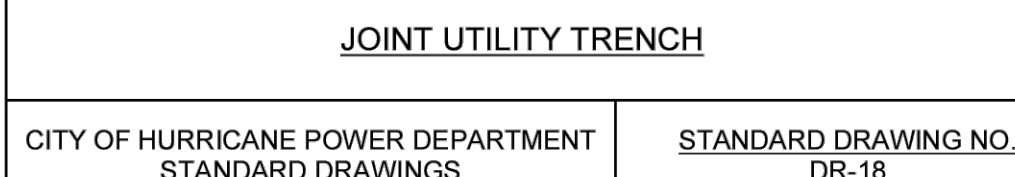
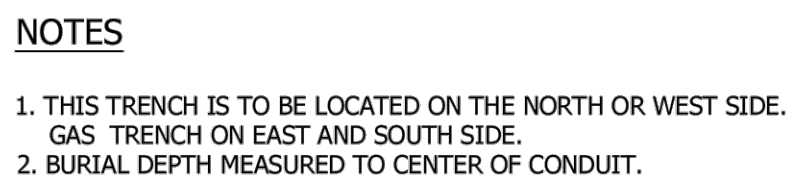
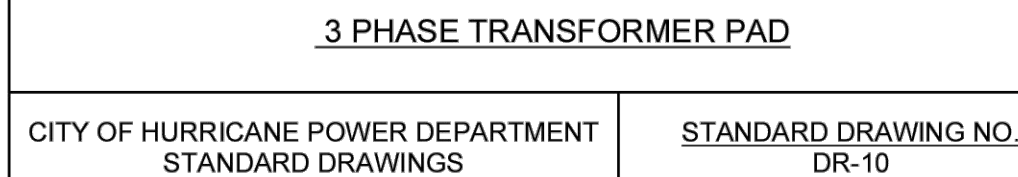
SITE & UTILITY PLAN

SOUTHWEST VISION

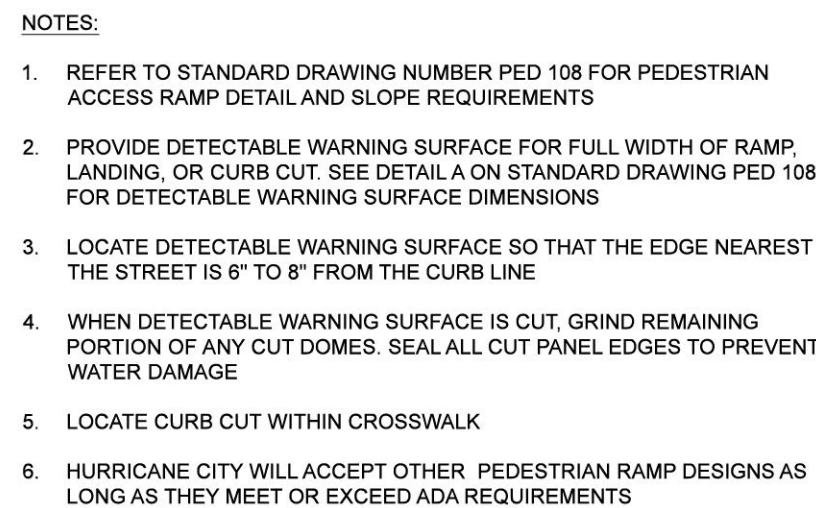
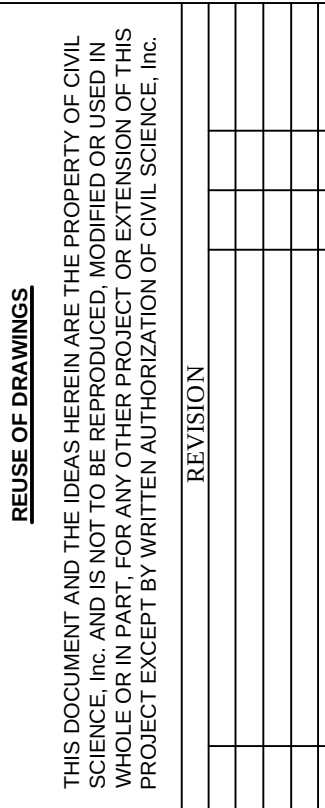
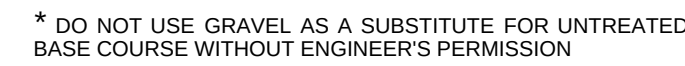
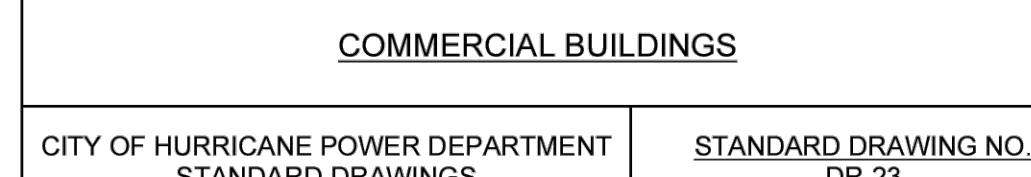
LOCATED IN HURRICANE, UTAH

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SCALE OF SHEET	
HOR SCALE:	1" = 10'
VER SCALE:	N/A
SHEET	

C4



1. URD POWER DESIGN AND INSTALL FOR COMMERCIAL BUILDING DEVELOPMENTS SHALL BE PERFORMED TO FRONT LOTS SPECS AS MUCH AS POSSIBLE SEE STD DWG DR-20
2. IF EQUIPMENT CANNOT BE PLACED IN FRONT, PLACEMENT SHALL BE DETERMINED BY HURRICANE CITY POWER
3. IF TRANSFORMER IS PLACED IN A DRIVEWAY OR NEAR A PASSAGE, BOLLARDS OR PILEONS SHALL BE PLACED AS SHOWN

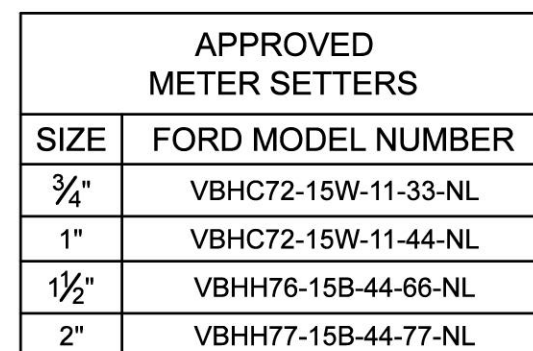


**2 PERPENDICULAR PEDESTRIAN
ACCESS RAMPS**

N.T.S.



N.T.S.



WATER METER SETTER

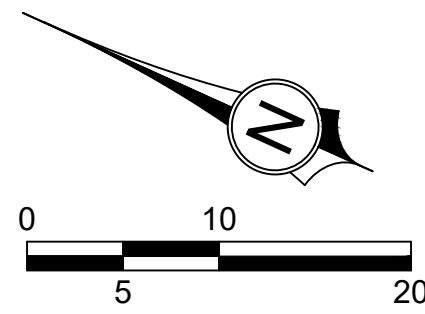
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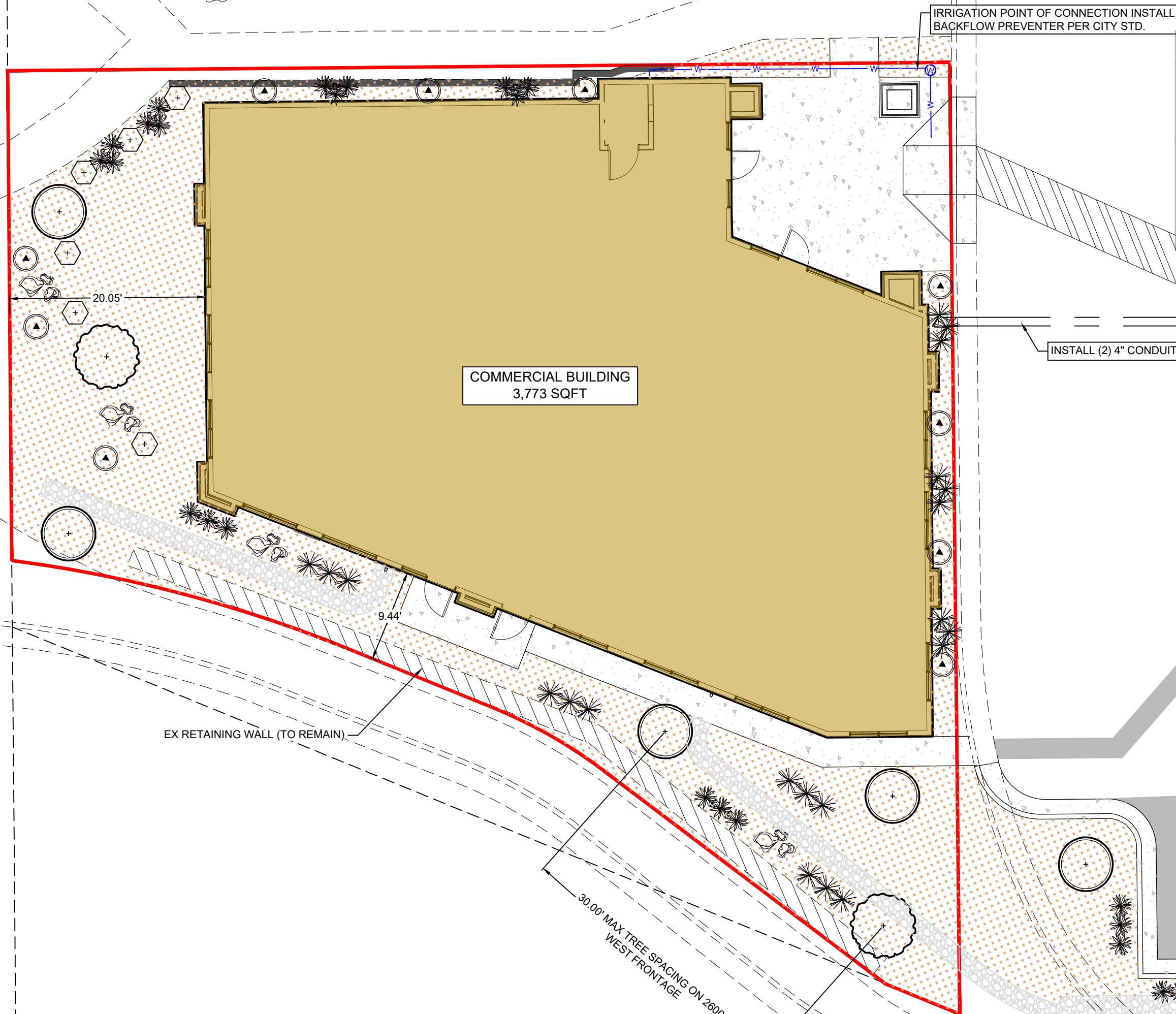
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(SCALE ONLY VALID FOR 24" x 36" PAPER)

STATE STREET (SR-9)

HURRICANE COMMERCIAL CENTER



2600 WEST STREET

EX LANDSCAPE

EXISTING LANDSCAPE TO REMAIN
(HURRICANE COMMERCIAL CENTER)

EXISTING MAILBOX

EXISTING LANDSCAPE

EXISTING PROJECT ACCESS

LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Size
Shrubs			
	Yellow Bird of Paradise	Caesalpinia gilliesii	15 Gal
	Arizona Rosewood	Vauquelinia californica	15 Gal
	Thunder Cloud Texas Ranger	Leucophyllum candidum 'Thunder Cloud'	5 Gal
	Silver Cloud Texas Ranger	Leucophyllum candidum 'Silver Cloud'	5 Gal
	Dwarf Red Oleander	Nerium oleander 'Petite'	5 Gal
	Cimarron Cup Leaf Blue Sage	Leucophyllum zygomphyllum 'Cimarron'	5 Gal
	Gray Desert Spoon	Dasylirion wheeleri	5 Gal
	Red Yucca	Hesperaloe parviflora	5 Gal
	Desert Daisy	Chrysactinia mexicana	1 Gal
	Germander	Teucrium chamaedrys	1 Gal
	Boulders	Beige Sandstone	3'-5' Dia.
Trees			
	Maverick Mesquite	Prosopis glandulosa 'Maverick'	
	Desert Willow	Chilopsis linearis 'Burgandy Lace'	
	Southern Live Oak	Quercus virginiana	
	BUILDING AREA		
	CONCRETE AREA		
	ROCK MULCH 1" LIGHT BROWN		
	DRAINAGE DEPRESSION INSTALL RIP RAP D50 = 6" MIN @ 1' DEEP		

EXISTING LEGRAND HEIGHTS
SUBDIVISION

LANDSCAPE PLAN
SOUTHWEST VISION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fs. 24257
DATE:	04/28/2025
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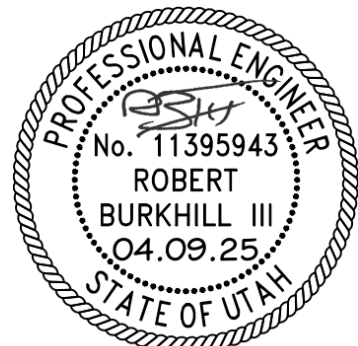
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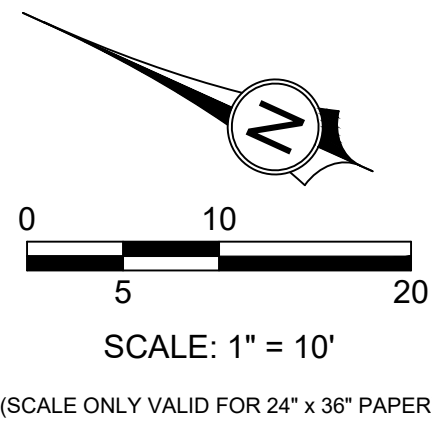
CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435-986-0100

MAY 21, 2025

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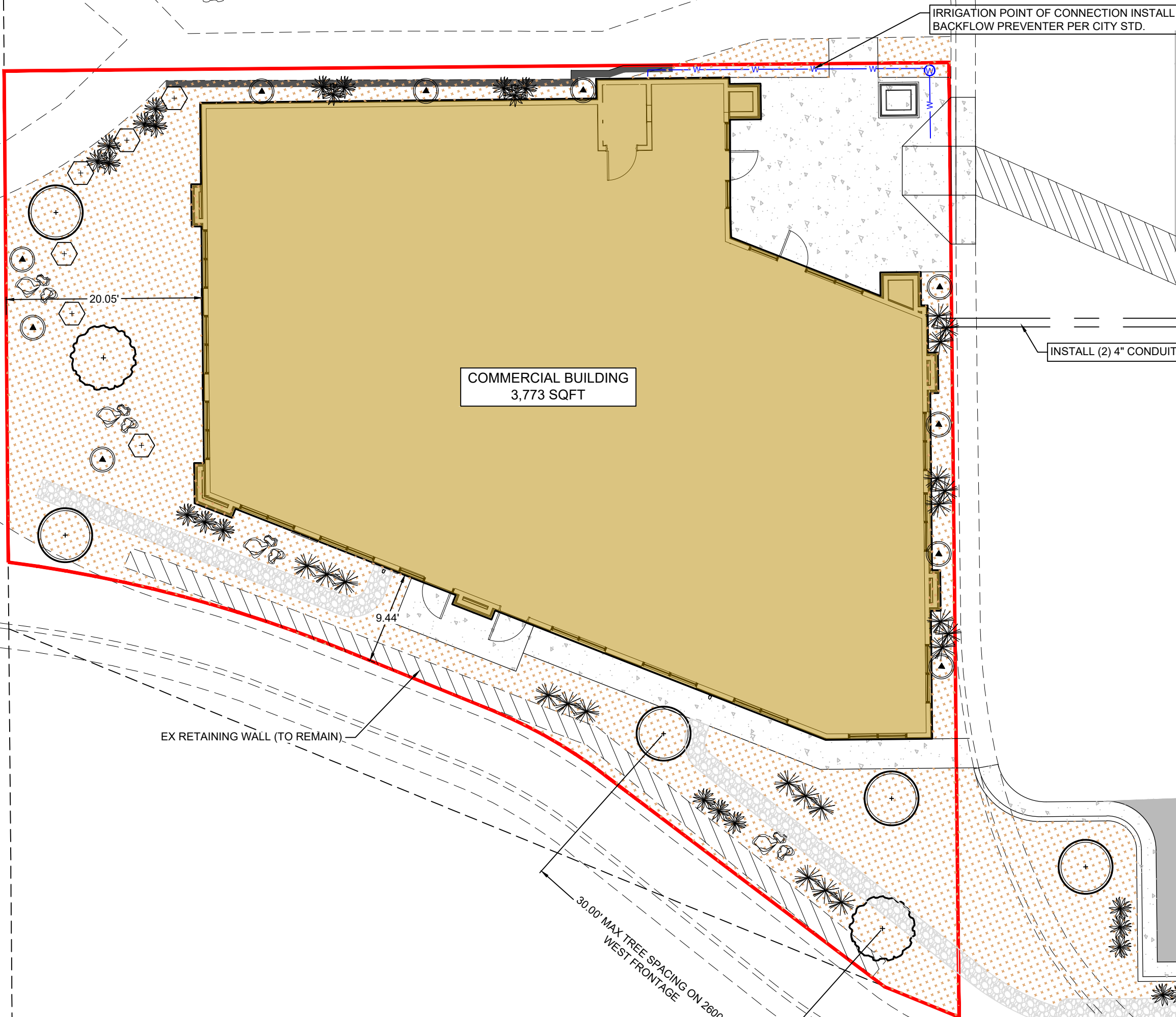


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STATE STREET (SR-9)

HURRICANE COMMERCIAL CENTER



EX LANDSCAPE

LANDSCAPE MATERIALS & PLANT LIST

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	BUILDING AREA		
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	DRAINAGE DEPRESSION INSTALL RIP RAP D50 = 6" MIN @ 1" DEEP		

EXISTING LEGRAND HEIGHTS
SUBDIVISION

LANDSCAPE PLAN
SOUTHWEST VISION
LOCATED IN HURRICANE, UTAH

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Lighting Plan
Southwest Vision

The existing parking lot will provide lighting as currently installed. No additional street or parking lot lights are proposed with this application.

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TYPICAL EXTERIOR FINISHES:

ITEM: COPING
COLOR: IRON ORE - ULTRA LOW
GLOSS BY CMG

ITEM: STUCCO O/FOAM
COLOR: SW 6141 SOFTER TAN

ITEM: STUCCO O/FOAM
COLOR: SW 9117 URBAN JUNGLE

ITEM: STEEL AWNING
COLOR: IRON ORE - ULTRA LOW
GLOSS BY CMG

ITEM: CULTURED STONE
TYPE/COLOR: PRO-FIT ALPINE
LEDGESTONE, CHARDONNAY



ITEM: STUCCO O/FOAM
COLOR: SW 9117 URBAN JUNGLE

ITEM: STUCCO O/FOAM
COLOR: SW 6141 SOFTER TAN

ITEM: COPING
COLOR: IRON ORE - ULTRA LOW
GLOSS BY CMG

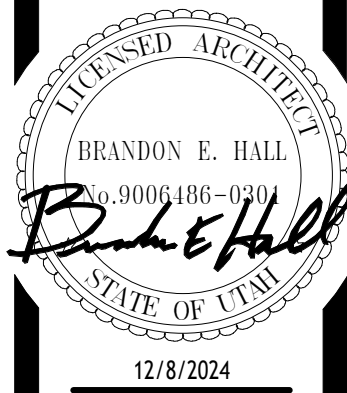


ITEM: STEEL AWNING
COLOR: IRON ORE - ULTRA LOW
GLOSS BY CMG

ITEM: CULTURED STONE
TYPE/COLOR: PRO-FIT ALPINE
LEDGESTONE, CHARDONNAY

MARK	ISSUE	DESCRIPTION	ISS. DATE

REV.	DATE	DESCRIPTION



BHArchitecture
(435) 701-7000
WWW.BH.A:DESIGN
PROJECT #:
BH24010

RENDERINGS
SOUTHWEST VISION
83 S 2600 W, HURRICANE, UT 84737

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SHEET ISSUE DATE:
12/8/2024

AA10



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	LUCA25-06
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapters 3 & 37 regarding accessory buildings in front yards.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion:

Planning staff proposes updating chapters 3 and 37 of Title 10 to allow accessory buildings in the front yard area lots under certain conditions. Recently, a property owner requested to have an accessory dwelling unit (ADU) in his front yard, and staff initially denied the request based on Hurricane City Code (HCC) section 10-37-12(G)(1), which states that yards are to be unobstructed except for accessory buildings in a rear yard or interior side yard. In other words, this code section gives an exception allowing accessory buildings in the side and rear yards only, and since an ADU is an accessory building, it cannot be located in the front yard. But since the code does not explicitly disallow accessory buildings in front yards, staff ultimately cannot legally deny the property owner's request for an ADU in his front yard.

It is therefore proposed that the code be updated to explicitly allow accessory buildings in front yards, provided it is setback a minimum of 100 feet from the front property line.

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

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Yard means an open space located between a front, rear, or side building line and an adjoining lot line which is unoccupied and unobstructed from the ground upward by any portion of a building or structure, except as specifically provided in this title.

Yard depth means the least horizontal distance between a lot line and a building line.

Yard, front means a space on the same lot extending across the full width of the lot between the front building line and the front lot line. ~~The depth of the front yard is the minimum distance required by this title between the front lot line and the front building line.~~

Yard, rear means a space on the same lot extending across the full width of the lot between the rear building line and rear lot line. ~~The depth of the rear yard is the minimum distance required by this title between the rear lot line and rear building line.~~

Yard, side means a space on the same lot extending from the front building line to the rear building line between the side building line and the side lot line. ~~The width of a side yard is the minimum distance required by this title between the side building line and the side lot line.~~

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Sec. 10-37-12. Lots and yards.

- A. *Every building on legally created lot.* Every building shall be located and maintained on a legally created lot as defined in this title, unless such lot is a legally nonconforming lot. Not more than one single-family dwelling or commercial structure shall occupy any one lot except as authorized by the provisions of this title.
- B. *Sale or Lease of required land.* No land needed to meet the size, width, yard, area, coverage, parking or other requirements of this title shall be sold, leased, or otherwise transferred away, whether by subdivision or metes and bounds, so as to create or increase the nonconformity of a lot, building, or site development. No lot having less than the minimum width and area required by the zone where it is located may be divided from a larger parcel of land, except as permitted by this section or by the Appeals Board pursuant to the requirements of this title.
 - 1. A reduction in the minimum required area of a lot owned by the City, county, state, or other public entity or utility provider may be granted a special exception approved by the Appeals Board provided:
 - a. Such lot is used exclusively for public purposes; and
 - b. No living quarters are located on such lot.
 - 2. If a portion of a lot which meets minimum lot area requirements is acquired for public use in any manner, including dedication, condemnation or purchase, and such acquisition reduces the minimum area required, the remainder of such lot shall nevertheless be considered as having the required minimum lot area if all of the following conditions are met:
 - a. The lot contains a rectangular space of at least 30 feet by 40 feet exclusive of applicable front and side yard requirements, and exclusive of one-half of the applicable rear yard requirements, and such rectangular space is usable for a principal use or structure.
 - b. The remainder of the lot has an area of at least one-half of the required lot area of the zone in which it is located.
 - c. The remainder of the lot has access to a public street.
- C. *Reduction of minimum lot width and area requirements.* Minimum lot area or lot width requirements of this title shall not be construed to prevent the use of a lot for a single-family dwelling so long as such lot was:
 - 1. Held in separate ownership on the effective date of this title; and
 - 2. Was legally created when it became nonconforming as to area or width.
- D. *Adjacent lots when used as one building lot.* When a common side lot line separating two or more contiguous lots is covered or proposed to be covered by a building, such lots shall constitute a single building site and the setback requirements of this title shall not apply to a common lot line if a document is recorded indicating the owner's intent to use the combined lots as a single development site. The setback requirements of this title shall apply only to the exterior side lot lines of the contiguous lots so joined.
- E. *Double frontage lots.* Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only.
- F. *Setback measurement.* The depth of a required yard abutting a street shall be measured from the lot line except as set forth below:
 - 1. In blocks where more than 50 percent of the buildable lots have main buildings which do not meet the current front yard setback of the zone where the block is located, the minimum front yard requirement

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- for new construction shall be equal to the average existing front yard size on the block. In no case shall a front yard of more than 30 feet be required.
2. On lots with frontage on the curve of a cul-de-sac or "knuckle" street, the front setback may be measured from a straight line drawn joining the front corners of the lot. In no case may the living area be any closer than 15 feet from the back of sidewalk or the garage be any closer than 20 feet from the back of sidewalk.
- G. *Yards to be unobstructed; exceptions.* Every part of a required yard shall be open to the sky and unobstructed except for:
1. Accessory buildings in a rear yard or ~~interior~~ side yards;
 2. Accessory buildings in a front yard if located 100 feet or more from a front property line;
 23. The ordinary projections of window bays, roof overhangs, skylights, sills, belt courses, cornices, chimneys, flues and other ornamental features, which shall not project into a yard more than four feet;
 34. Open or lattice enclosed fire escapes, fireproof outside stairways and balconies open upon fire towers projecting into a yard not more than five feet; and
 45. Any part of an uncovered deck or patio, excluding nonopaque railings.
- H. *Yard space for one building only.* No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this title, shall be considered as providing a yard or open space for any other building, nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.
- I. *Lot coverage.* In no zone shall a building or group of buildings with their accessory buildings cover more than 50 percent of the area of the lot.
- (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2005-12, 6-2-2005; Ord. 2017-14, 8-17-2017; Ord. 2018-12, 10-18-2018)