HURRICANE CITY
UTAH

Mayor
Clark Fawcett

City Manager
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

January 8, 2026
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 request on approximately 15 acres located at 3390 S 1100 W from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet.

NEW BUSINESS

1. ZC25-23: Discussion and consideration of a recommendation to the City Council on a Zone Change request on approximately 15 acres located at 3390 S 1100 W from RA-1, residential agriculture one unit per acre to R1-15, single family residential

one unit per 15,000 square feet. DAF Development, Applicant. Rosenberg Associates-Rob Reid, Agent.

2. AFP25-12: Discussion and consideration of a possible approval of an amneded final plat for Dixie Man Caves Lots 24-26 and Lots 31-33, located at the northwest corner of Abbey Road and Sand Hollow Road. Jake Miller, Applicant. Bush & Gudgell, Agent.
3. PP25-19: Discussion and consideration of a possible approval of a preliminary plat for Desert Sands Garage Condos, a 104 lot commercial subdivision located at 4640 W 2650 S. The Hollows LLC, Applicant. Logan Blake, Agent.
4. PP25-20: Discussion and consideration of a possible approval of a preliminary plat for Desert Sands Commercial, an 8 lot commercial subdivision located at 2840 S Sand Hollow Road. The Hollows LLC, Applicant. Logan Blake, Agent.
5. PSP25-24: Discussion and consideration of a possible approval of a preliminary site plan for Venture Fuels Commercial Plaza, a gas station and convenience store located at 600 N and 700 W. CIG Hurricane Holdings LLC, Applicant. Eric McFadden, Agent.
6. FSP25-44: Discussion and consideration of a possible approval of a final site plan for Ernie's Too, a convenience store located at State St and 300 W. Gas Patch LLC, Applicant. Eric McFadden, Agent.
7. FSP25-45: Discussion and consideration of a possible approval of a final site plan for Downtown Pickleball Court Reconstruction, a parks project located at 50 S 200 W. Hurricane City-Darren Barney, Applicant. Sunrise Engineering-Nathan Wallentine, Agent.

Approval of Minutes:

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician,435-635-2811 x 112, at least 24 hours in advance if you have special needs.

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:

X a. The name and address of every person or company the applicant represents.
X b. A property map showing the existing and proposed zoning classifications.
X c. All abutting properties showing present zoning classifications.
X d. An accurate legal description of the property to be rezoned.
X 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)
X f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
N/A g.**PDO Zone Change applications must also have a separate preliminary site plan submitted.

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: DELL S. WETENKAMP Date: 6/20/2024

Signature: _____

December 18, 2025

To whom it may concern,

The property shown in the exhibit is currently zoned RA-1 and we are proposing a change to zone R1-15, which allows the lot size to be an average of 15,000 sq.ft.

One of the main reasons has to do with the topography and the difficulties of trying to step the lot pads with retaining walls when they are of the larger 1 acre size (the walls become too tall).

Also, it is felt that the smaller size lots would fit better the current market.

Sincerely,

DAF Development, LLC

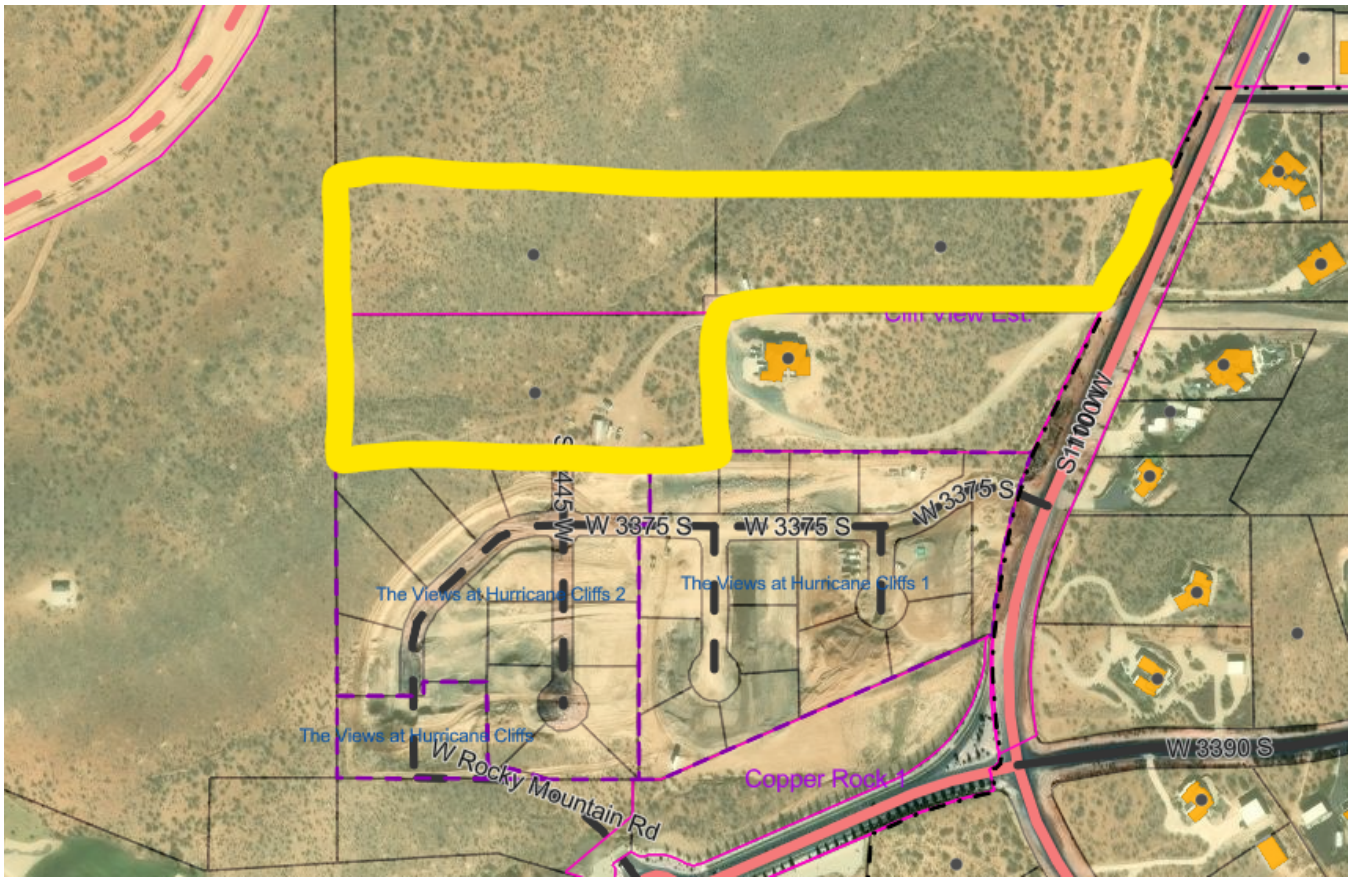
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/08/2026 - Planning Commission**
Application Number:	ZC25-23
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	DAF Development
Agent:	Rosenberg Associates-Rob Reid
Request:	A zone change from RA-1 to R1-15.
Location:	3390 S 1100 W
Zoning:	RA-1
General Plan Map:	Planned Community
Recommendation:	Denial
Report Prepared by:	Fred Resch III

Discussion:
The applicant has proposed a zone change for approximately fifteen acres located along 1100 W, from RA-1 to R1-15. The property is located north of the Hurricane Cliffs subdivision and would be considered an additional phase of that development. The applicant has submitted a conceptual layout showing primarily half-acre lots; however, because this is a zone change application, the layout would not be binding unless it is approved through a development agreement.

	Zoning	Adjacent Land Use
North	RA-1, RM-2	Undeveloped property
East	Unincorporated Washington County	Single Family Homes
South	R1-15	Hurricane Cliffs subdivision
West	R1-10 (PDO)	Undeveloped Property (Future phases of Copper Rock development)



Vicinity Map

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

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

Response: The General Plan Map shows this area as Planned Community, which advises:

PLANNED COMMUNITY: 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.

The proposed zoning is broadly consistent with the General Plan for this area. There are several different housing types in the area and with more planned in the Copper Rock development to the west. The requested zoning is consistent with the zoning to the south.

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

Response: Most of the existing development is larger lot single family homes similar to what is being proposed with this development.

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

Response: The proposed amendment is not anticipated to adversely affect adjacent properties. The requested zone change is consistent with the existing residential character of the surrounding area and represents an extension of the adjacent Hurricane Cliffs subdivision, as well as being within the approved densities within the General Plan. Any future development would have to meet typical city standards required for road improvements along 1100 W.

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

Response: There is not sufficient power capacity for this development. Hurricane City Code 9-6-3 and 10-37-4 states that land shall only be developed where existing infrastructure is in place or can be timely provided. At this point the City does not have a plan where sufficient power capacity can be timely provided to the property. See JUC comments below.

JUC Comments

1. **Public Works:** [No comments received.]
2. **Power:** This Hurricane Cliffs P 3 is not in a capacity project and was never considered to be approved. They will have to get more capacity to move forward.
3. **Sewer:** No comment.
4. **Streets:** No conflicts.
5. **Water:** Water line loops will be required before final sign off.
6. **Engineering:** Explicit public right of way along 1100 W is sporadic and much of 1100 W appears to be public right of way by prescriptive use (HCS 2.1(bullet 1)). The existing pavement width is narrow (HCS table 3.1(4th column and unit counts below table)) and the existing alignment is substandard (HCS 3.2.4.13). 1100 W is the only paved access south of 3000 S and east of the Copper Rock development (IFC appendix D D107.1 & D107.2). BLM's recent approval of a sand and gravel mine south of town will impact 1100 W's use that we have yet to see. The storm drain master plan shows a large diameter pipe is needed to handle existing and future flows. A future site-specific drainage study must speak to this. The transportation master plan shows 1100 West as a 90' wide three-lane minor arterial that transitions to a three-lane major collector at Cliff View Drive (formerly Copper Rock Parkway). The existing Cliff View Estates final plat (doc #00672858) and road dedication (doc #00935901 suggests that 1100 W is an existing 66' wide public right of way. Additional public right of way (+12') will likely be collected from the subject property with future applications.
7. **Fire:** [No comments received.]
8. **Gas:** Gas is good on this.
9. **WCWCD:** There is an existing 6-inch line that serves the single-family home located just south of the development. This line runs along the southern property boundary of lots 21 through 25. Once construction drawings are submitted, the line will need to be shown on the plans, and our plan set note will need to be included as well.

Other key considerations:

- The applicant has submitted a site plan depicting 25 single-family lots. As noted above, the site plan is not binding under the code; however, it represents a reasonable illustration of how the property could be developed. The plan reflects a density of approximately 1.67 units per acre. By comparison a typical R1-15 development pattern, at approximately 2.35 units per acre, could yield up to 35 units. However, the presence of sensitive lands on the property would likely limit the full build-out potential otherwise allowed under the zoning designation.

- A sensitive lands application will be required with a preliminary plat application.

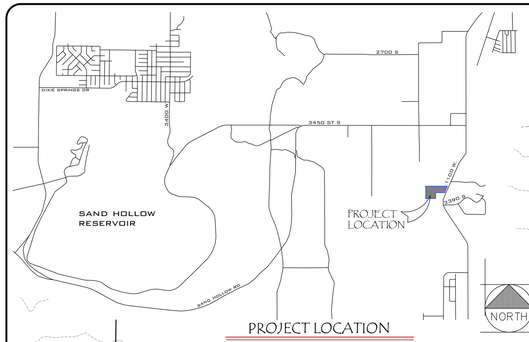
Findings:
Staff makes the following findings:

1. The proposed zone change is consistent with the General Plan Map for the property.
2. The proposed zone change is generally in harmony with the surrounding existing and proposed development.
3. The proposed zone change is not expected to have an adverse effect on neighboring properties.
4. The services, primarily power, are not adequate for the development in this region.

Recommendation: The Planning Commission should review this zone change application based on City ordiance codes and standards, and also consider any public comments that may be received at the public hearing. Due to the lack of public facilities in the area, the zone change should be denied pursuant to sections 9-6-3 and 10-37-4 of the Hurricane City Code.

HURRICANE CLIFFS - PHASE 3

LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
DEVELOPED BY: WTG PROPERTIES, LLC



PROJECT LOCATION

THE PROJECT IS LOCATED AT:

HURRICANE, UTAH

SCALE: NONE

VICINITY MAP
HURRICANE, UTAH

ZONE R1-15

AVERAGE LOT AREA:	15,000 SQ.FT.
MIN. LOT AREA:	12,000 SQ.FT.
MIN. FRONTAGE:	90'

SETBACKS

FRONT:	25'
REAR:	20'*
SIDE:	10'
STREETSIDE:	20'

* PER CITY CODE, IF AN ACCESSORY BUILDING IS BUILT AT LEAST 10 FT. FROM THE MAIN BUILDING THEN THE REAR SETBACK FOR THE ACCESSORY BUILDING WOULD BE A MIN. OF 2 FT.

AREA OF 30% OR GREATER SLOPE (NO DISTURB AREA)

GGTTI
119674 sq ft
2.75 acres

GGTTI, LLC
PARCEL No. H-3394-A-B
(CURRENTLY ZONED: RA-1)

AREA OF 30% OR GREATER SLOPE (NO DISTURB AREA)

SITE INFORMATION
(PARCEL SEEKING ZONE CHANGE):

CURRENT ZONE: RA-1

TOTAL AREA: 14.72 AC (641,060 SQ.FT.)

NEW ZONE R1-15 (25 - SINGLE FAMILY LOTS) AREA: 11.54 AC (501,888 SQ.FT.) = 78.40%
PUBLIC R.O.W. AREA: 2.86 AC (124,904 SQ.FT.) = 19.43%
COMMON AREA: 0.32 AC (14,268 SQ.FT.) = 2.17%
AVERAGE LOT AREA: SQ.FT./UNITS = 501,888/25 = 20,076 SQ.FT.
DENSITY: UNITS/ACRES = 25/11.54 = 2.17 UNITS PER ACRE (1.74 U.P.A. WITH R.O.W.)

NOTES:
-THIS PROJECT IS NOT LOCATED WITHIN A DESERT TORTOISE TAKE AREA.

WTG PROPERTIES, LLC
PARCEL No. H-CFVE-1
(CURRENTLY ZONED: RA-1)

WTG PROPERTIES, LLC
PARCEL No. H-CFVE-2
(CURRENTLY ZONED: RA-1)

COMMON AREA (NO BUILD)
8640 sq ft
0.20 acres

PHASE 3

WTG PROPERTIES, LLC
PARCEL No. H-3394-A-1D-D
(CURRENTLY ZONED: RA-1)

COPPER ROCK PROPERTIES, LLC
PARCEL No. H-3398-C-1
(CURRENTLY ZONED: R1-10)

COMMON AREA
5428 sq ft
0.12 acres

FUTURE ROAD

BUILDABLE AREA
(SEE SETBACK NOTE ABOVE), TYP

EXISTING HOME (TO REMAIN)

CLIFF VIEW ESTATES
AUSTIN J SMITH
PARCEL No. H-CFVE-3
(CURRENTLY ZONED: RA-1)

EXISTING ROAD

SOUTH 1100 WEST

DAF DEV, LLC
PARCEL No. H-3394-A-2-A
(CURRENTLY ZONED: R1-15)

PHASE 2

PHASE 1

OLSEN CRAIG W & DIANE W TRS
PARCEL NO. H-CFVE-1-HV
(CURRENTLY ZONED: RA-1)

WEST TAMMY M
PARCEL NO. HCFE-3-HV
(CURRENTLY ZONED RA-1)

PRONESTI GEORGE ANGELO & CARRIE MARIE
PARCEL No. 3394-B-9-HV
(CURRENTLY ZONED: RA-1)

GLOVER GARY S & KIMLYNN L TRS
PARCEL No. 3394-G-HV
(CURRENTLY ZONED: RA-1)

NEBEKER SCOTT D & LIZ
PARCEL No. 3394-A-13-A-HV
(CURRENTLY ZONED: RA-1)

MOSER TONJA LYNN & HANS
PARCEL No. 3394-E-1-HV
(CURRENTLY ZONED: RA-1)

HURRICANE N KANAB, LLC
PARCEL No. CFDR-1-30-HV
(CURRENTLY ZONED: RA-1)

0 60' 120'
SCALE: 1"=60'

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
WTG PROPERTIES, LLC
CONTACT: TODD GETZ
3449 EAST KIRK ROCKS DRIVE
ST. GEORGE, UTAH 84790 (435) 229-3643

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E. OR DEL S. WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

DATE: 12/18/2025
JOB NO.: 12637-23-001
DESIGNED BY: DSW
CHECKED BY: RAR
DWG: Zone Change
REVISIONS / DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

ZONE CHANGE EXHIBIT (R1-15)
FOR
HURRICANE CLIFFS - PHASE 3
HURRICANE, UTAH

STATE OF UTAH
No. 191604
ROBERT A. REID
12/18/25
LICENSED PROFESSIONAL ENGINEER

SHEET
1
1 OF 1 SHEETS

Z:\2000-2999\12637-23-001 Hurricane Cliffs North Parcel\DWG\12637-23-001 Zone Change Exhibit - R1-15.dwg, SP, 12/18/2025 10:28:04 AM, del, DWG To PDF.pc3

Docusign Envelope ID: 3C79C846-9976-497A-ACD2-6E2B0D7B58E1

HURRICANE CITY
UTAH
147 N 870 W Hurricane UT 84737
PHONE: 435.635.2811 FAX: 435.635.2184

For Office Use Only: $150 Fee

AMENDED FINAL PLAT CHECKLIST

Submittal Requirements:

a. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

__X__ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.

__X__ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.

__X__ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.

__X__ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.

__X__ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.

__X__ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

__X__ g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County, or other official monuments.

__X__ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

__X__ i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

__X__ j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.

__X__ k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

2. Required Forms & Certificates: In addition, the final plat shall contain the standard forms for the following:

__X__ a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.

__X__ b. The owner's certificate of dedication of all streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.

__X__ c. Mortgagee or other lien holder's Consent to Record, if applicable.

__X__ d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.

__X__ e. Certificate of approval of Ash Creek Special Service District.

__X__ f. Certificate of approval of the City Engineer.

__X__ g. Certificate of approval of the City Council, as evidenced by the signature of the mayor

__X__ h. Certificate of approval as to form executed by the City Attorney.

__X__ i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

3. Other Information Required: The following information or documentation shall be submitted:

__X__ a. A completed form from the Washington County Treasurer's office for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full.

__X__ b. An original copy for Staff reviews of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.

__X__ c. Title report, updated within 30 days, for the property being subdivided.

__X__ d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

Docusign Envelope ID: 3C79C846-9976-497A-ACD2-6E2B0D7B58E1

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.

2. Amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.

3. A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

4. Requirements for recordation:

1. Amended plat approval by the City Council

2. Review of the title report by the City Attorney.

3. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent.
    a. The City Attorney is the last signer of the mylar just prior to recordation.

4. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

A development with CC&Rs should submit a copy of the CC&R's to the Planning Staff for review at the time the plat amendment is submitted.

Note: It is important that all applicable information is submitted with the application at least 14 days prior to the Planning Commission meeting. 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. A deadline missed due to an incomplete application could result in a delay.

***An amended plat that includes the abandonment of a dedicated road or for a subdivision that is not fully improved requires a different application and procedure.

****

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: Jake Miller Date: 11/13/2025

Signature: DocuSigned by: Jake Miller 7C330BCC648140A...

Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
www.bushandgudgell.com

November 20, 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 application for a second Amended Final Plat of the Dixie Man Caves in the City of Hurricane. This project lies adjacent to the west side of Sand Hollow Road, just north of Abby Road. With this amendment, the applicant desires to combine six of the original lots into 4. Lots 31, 32, and 33 will be combined into two lots and the same change is requested for Lots 24, 25, and 26, as shown on the plat included with this application. This amendment will not significantly alter the development. With the changes to the plat, those areas will remain in harmony with the remainder of the development.

We greatly appreciate your consideration of this application.

Sincerely,

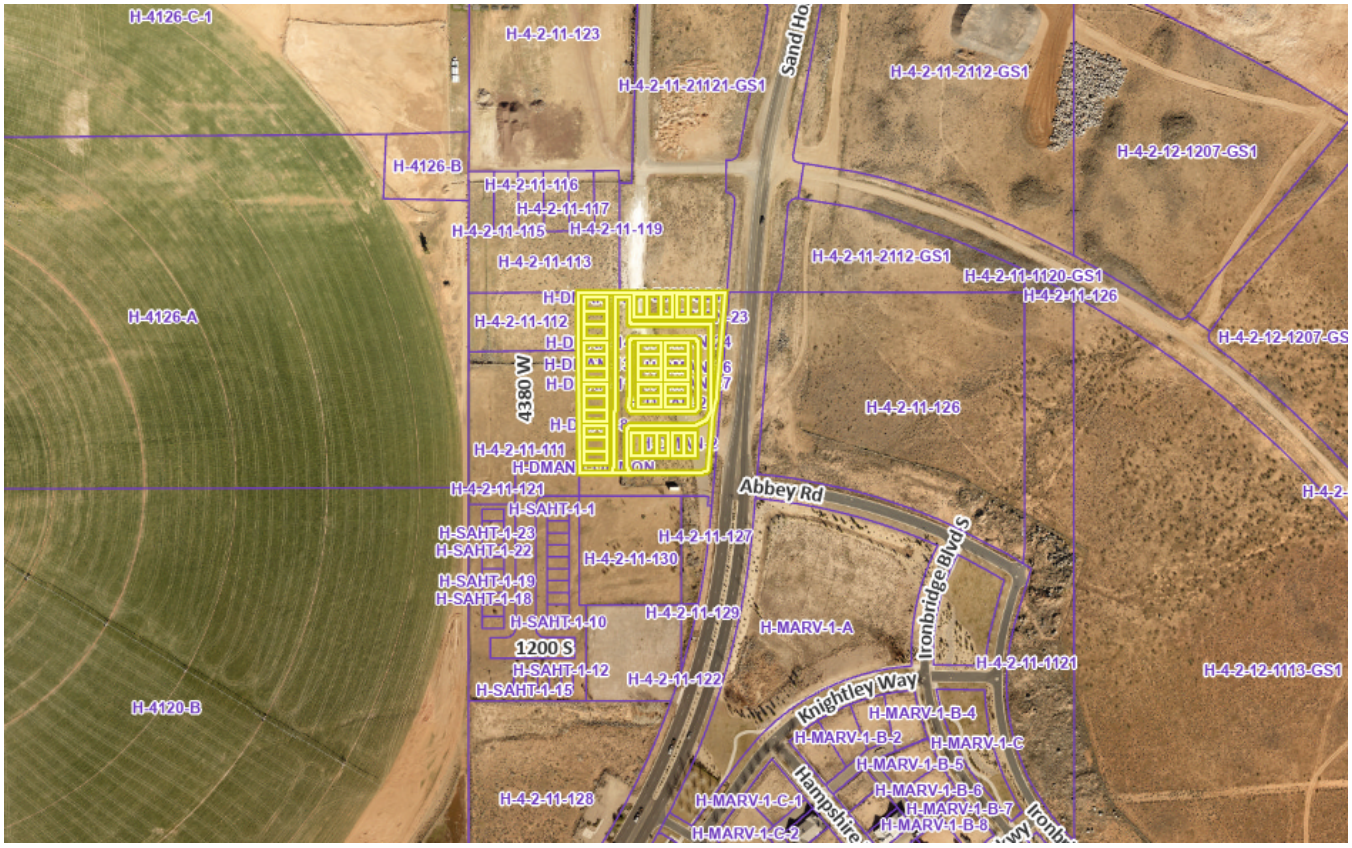
Bob Hermandson
President
Bush & Gudgell, Inc.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/08/2026 - Planning Commission**
Application Number:	AFP25-12
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Jake Miller
Agent:	Bush & Gudgell
Request:	Approval of an Amended Final Plat.
Location:	Northwest corner of Abbey Road and Sand Hollow Road
Zoning:	GC
General Plan Map:	Neighborhood Commercial
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Dixie Man Caves, a subdivided storage unit development near the corner of Sand Hollow Road and Abbey Road. The applicant wishes to amend the plat to combine Lots 31, 32, and 33 into two lots and Lots 24, 25, and 26 also into two lots. The property is zoned General Commercial (GC).



Vicinity Map

JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Engineering doesn't object to the intent of the amendment; however, the plat must be restructured to better depict only the amended portion of the existing subdivision (USC 10-20-811). In contrast to the previous amendment, now there are multiple owners of the original plat (doc #20230021133). Restating the original boundary description will need more owners' signatures than shown hereon.
3. **Streets:** No conflicts.
4. **Water:** [No comments received.]
5. **WCWCD:** No comment.
6. **Cable:** [No comments received.]
7. **Fire:** [No comments received.]
8. **Sewer:** The horizontal run of existing unused laterals need to be cut, capped, and abandoned.
9. **Power:** Dixie Power area. No issues.

Staff Comments

1. The plat meets the standards for amending final plats contained in Utah Code 10-20-811. Subdivision Amendments, updated in 2025. The following are the key requirements:
    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. Describes the differences from the original plat.
    d. Includes references to the original plat.

2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional services no longer needed will be removed.

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 01°05'29" EAST ALONG THE SECTION LINE 1573.74 FEET AND DUE WEST 771.36 FEET, FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ABBEY ROAD, A PUBLIC ROAD DEDICATED AS DOCUMENT NO. 20220054257, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING EIGHT COURSES: 1) NORTH 84°10'13" WEST 9.00 FEET, 2) SOUTH 05°49'47" WEST 36.26 FEET, 3) SOUTHERLY ALONG A 100.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 11°29'05" WEST A DISTANCE OF 19.71 FEET), CENTER POINT LIES NORTH 84°10'13" WEST THROUGH A CENTRAL ANGLE OF 11°18'36", A DISTANCE OF 19.74 FEET, 4) SOUTH 17°08'23" WEST 2.10 FEET, 5) SOUTHERLY ALONG A 162.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 11°29'05" WEST A DISTANCE OF 31.93 FEET), CENTER POINT LIES SOUTH 72°51'37" EAST THROUGH A CENTRAL ANGLE OF 11°18'36", A DISTANCE OF 31.98 FEET, 6) SOUTH 05°49'47" WEST 114.90 FEET, 7) WESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 72°13'30" WEST A DISTANCE OF 12.92 FEET), CENTER POINT LIES NORTH 36°37'28" WEST THROUGH A CENTRAL ANGLE OF 37°41'56", A DISTANCE OF 13.16 FEET, AND 8) NORTH 88°55'32" WEST 270.73 FEET; THENCE NORTH 01°04'28" EAST 392.29 FEET; THENCE SOUTH 88°55'32" EAST 89.18 FEET; THENCE SOUTH 88°52'23" EAST 240.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD, A PUBLIC ROAD DEDICATED AS DOCUMENT NO. 20080020605, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE SOUTH 05°49'47" WEST ALONG SAID LINE 185.83 FEET THE POINT OF BEGINNING.

CONTAINING 120,250 SQUARE FEET OR 2.76 ACRES.

GENERAL NOTES

1. BY RECORDING THIS PLAT, PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY CREATED OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS PRIVATE ACCESS, COMMON SPACE, AND LIMITED COMMON SPACE FOR THE INSTALLATION, ACCESS, MAINTENANCE AND REPAIR OF ALL PUBLIC UTILITIES.

2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT (#2211026) DATED JUNE 3, 2021. A COPY OF THIS REPORT IS ON FILE WITH HURRICANE CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.

3. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

4. ALL LANDSCAPING WITHIN THE LIMITED COMMON & COMMON SPACES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, (THE "ASSOCIATION").

5. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES.

6. ALL SEWER, AND WATER IMPROVEMENTS ARE MUNICIPAL UTILITIES AND MAINTAINED BY HURRICANE CITY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE MUNICIPAL AND ARE MAINTAINED BY HURRICANE CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

7. A PERPETUAL EASEMENT IS GRANTED TO EACH LOT OWNER FOR ACCESS (INGRESS AND EGRESS) ACROSS THE LIMITED COMMON SPACE BETWEEN THE FRONT PORTION OF THE OWNER'S PRIVATE LOT AND THE CLOSER OF THE BACK OF SIDEWALK OR BACK OF CURB FOR DRIVEWAY ACCESS ACROSS THE LIMITED COMMON AREA TO THE PRIVATELY-OWNED LOT. THIS DRIVEWAY EASEMENT SHALL BE FOR THE PRIVATE USE OF EACH RESPECTIVE LOT OWNER, SUBJECT TO THE OWNER'S DEDICATION AND OTHER DEDICATED EASEMENTS AS SHOWN AND NOTED HEREON.

8. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

9. THE PARENT PARCEL FOR THIS DEVELOPMENT IS H-4-2-11-131.

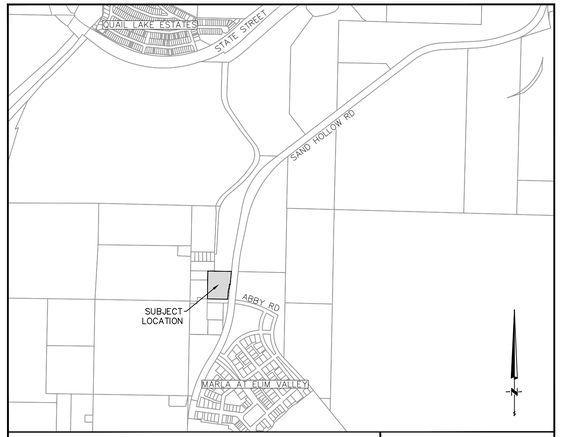
10. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE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

AMENDMENT NOTE

THE PURPOSE OF THIS SUBDIVISION FINAL PLAT SECOND AMENDMENT OF DIXIE MAN CAVES, DOCUMENT NO. 20230021133, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, IS TO COMBINE LOT 31, LOT 32 AND LOT 33, INTO TWO LOTS TO BE HEREAFTER KNOWN AS LOT 31 AND LOT 32 , AND TO COMBINE LOT 24, LOT 25 AND LOT 26, INTO TWO LOTS TO BE HEREAFTER KNOWN AS LOT 25 AND LOT 26. NO OTHER CHANGES ARE MADE OR INTENDED AS PART OF THIS AMENDMENT.

DIXIE MAN CAVES

LOCATED IN
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST
SALT LAKE BASE AND MERIDIAN



HURRICANE, UTAH

VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER, I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC RIGHT OF WAY, PRIVATE ACCESSES, COMMON SPACE AND LIMITED COMMON SPACE HEREAFTER TO BE KNOWN AS:

DIXIE MAN CAVES SECOND AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

11/04/2025
DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR
11/4/25
No. 6362432
ROBERT R. HERMANDSON
STATE OF UTAH

\\-\-\-\-\Employee\Brian S\Bob Signature.png

ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 6362432

OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC RIGHT OF WAY, PRIVATE ACCESSES, COMMON SPACE AND LIMITED COMMON SPACE TO BE HEREBY KNOWN AS:

DIXIE MAN CAVES SECOND AMENDED

DOES HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL PRIVATE ACCESSES, COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 20230021135, DATED JULY 14, 2023, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER HEREBY DEDICATES AND CONVEYS TO HURRICANE CITY PUBLIC STREETS AND EASEMENTS, AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

DIXIE MAN CAVES LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: JASON MILLER
ITS: MANAGER

DIXIE MAN CAVES LLC
(A UTAH LIMITED LIABILITY COMPANY)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JASON MILLER WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF DIXIE MAN CAVES, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF DIXIE MAN CAVES, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME:_____
COMMISSION NUMBER:_____

MY COMMISSION EXPIRES:_____
A NOTARY PUBLIC COMMISSIONED IN _____
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

WADE FOSTER, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: _____
ITS: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME:_____
COMMISSION NUMBER:_____

MY COMMISSION EXPIRES:_____
A NOTARY PUBLIC COMMISSIONED IN _____
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

FINAL PLAT OF:

DIXIE MAN CAVES SECOND AMENDED

LOCATED IN
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST
SALT LAKE BASE AND MERIDIAN

ASH CREEK SPECIAL SERVICE DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____

SUPERINTENDENT ASH CREEK S.S.D.

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____

ENGINEER, CITY OF HURRICANE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____

CITY ATTORNEY, CITY OF HURRICANE

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER, HURRICANE, UT

NANETTE BILLINGS, MAYOR, HURRICANE, UT

TREASURER APPROVAL

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

WASHINGTON COUNTY TREASURER

RECORDED No.

WASHINGTON COUNTY RECORDER

No.	Date	By	Revision

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

Drawn : BRS Date : 11/04/2025
Email : Checked : RRH
Approved : RRH
Scale : -
Job No : 251256

DIXIE MAN CAVES SECOND AMENDED
LOCATED IN
NORTHEAST 1/4 SECTION 11,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

SHEET
1
2
SHEETS
FILE: 251256

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.35	19.50'	48°02'17"	N25°05'36"E	15.87'
C2	10.79	302.00'	2°02'53"	S2°05'54"W	10.79'
C3	10.01	302.00'	1°54'00"	S4°04'20"W	10.01'
C4	18.21	302.00'	3°27'15"	S6°44'57"W	18.20'
C5	6.93	298.00'	1°19'59"	N7°48'35"E	6.93'
C6	30.06	298.00'	5°46'46"	N4°15'12"E	30.05'
C7	1.51	298.00'	0°17'22"	N1°13'09"E	1.51'
C8	15.71	10.00'	90°00'00"	S43°55'32"E	14.14'
C9	15.71	10.00'	90°00'00"	S46°04'28"W	14.14'
C10	15.71	10.00'	90°00'00"	N43°55'32"W	14.14'
C11	15.71	10.00'	90°00'00"	N46°04'28"E	14.14'
C12	15.71	10.00'	89°59'08"	S43°55'59"E	14.14'
C13	0.79	10.00'	4°31'09"	S3°19'09"W	0.79'
C14	24.24	328.00'	4°14'03"	N3°27'42"E	24.23'
C15	1.55	328.00'	0°16'14"	N1°12'34"E	1.55'
C16	57.82	40.00'	82°49'09"	N42°29'02"E	52.92'
C17	5.01	40.00'	7°10'51"	N87°29'02"E	5.01'
C18	15.71	10.00'	90°00'00"	S46°04'28"W	14.14'
C19	16.35	19.50'	48°02'17"	S22°56'41"E	15.87'

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- CLASS I (RING & LID) MONUMENT SET WITH THIS PLAT.
- SPECIFIES MONUMENT (CLASS 1, RING & LID) PER SAND HOLLOW ROAD DEDICATION PLAT DOC. # 20080020605 AND FINAL PLAT OF SAND HOLLOW TOWNHOMES PHASE 1 DOC. #20220054664, NOT FOUND.
- EXISTING MONUMENT (CLASS II, REBAR & ALUM. CAP)
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- STREET CENTER LINE
- COMMON SPACE
- LIMITED COMMON SPACE
- PRIVATE OWNERSHIP

COLFIT LLC SERIES-10 H-4-2-11-113

SH RENTAL HOLDINGS LLC H-4-2-11-21121-GS1

COLFIT LLC SERIES-9 H-4-2-11-112

COLFIT LLC SERIES-7 H-4-2-11-111

S88°55'32"E 89.18'

S88°52'23"E 240.60'

30.83'

5.05' (TIE)

175.00'

25.74'

4.89' (TIE)

9.03'

47.00'

208.52'

10.04' (TIE)

0.33'

16A 2,250 S.F. 0.05 ACRES

15A 2,250 S.F. 0.05 ACRES

18 1,500 S.F. 0.03 ACRES

19 1,500 S.F. 0.03 ACRES

20 1,250 S.F. 0.03 ACRES

21 1,250 S.F. 0.03 ACRES

22 1,500 S.F. 0.03 ACRES

23 1,250 S.F. 0.03 ACRES

14 1,250 S.F. 0.03 ACRES

13 1,500 S.F. 0.03 ACRES

12 1,250 S.F. 0.03 ACRES

11 1,250 S.F. 0.03 ACRES

10 1,500 S.F. 0.03 ACRES

9 1,250 S.F. 0.03 ACRES

8 1,250 S.F. 0.03 ACRES

7 1,500 S.F. 0.03 ACRES

6 1,250 S.F. 0.03 ACRES

32 2,000 S.F. 0.05 ACRES

31 2,000 S.F. 0.05 ACRES

25 2,000 S.F. 0.05 ACRES

26 2,000 S.F. 0.05 ACRES

29A 2,500 S.F. 0.06 ACRES

27A 2,500 S.F. 0.06 ACRES

5 1,250 S.F. 0.03 ACRES

4 1,500 S.F. 0.03 ACRES

3 1,250 S.F. 0.03 ACRES

1A 2,500 S.F. 0.06 ACRES

30' PRIVATE ACCESS

COMMON SPACE

S88°55'32"E 130.00'

130.00'

N88°55'32"W 131.04'

135.00'

131.04'

N1°04'28"E 370.04'

N1°04'28"E 392.29'

N1°04'28"E 138.45'

113.45'

S1°04'28"W 140.00'

180.00'

S1°04'28"W 114.90'

N5°49'47"E 185.09'

AREA TO BE DEDICATED TO HURRICANE CITY WITH THIS PLAT 9' PUBLIC RIGHT OF WAY

S5°49'47"W 185.83'

POINT OF BEGINNING

N84°10'13"W 9.00'

WEST 771.36'(TIE)

NORTHEAST CORNER SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN 1978 BLM BRASS CAP

1065.54'

BASIS OF BEARING N1°03'29"E 2642.28'(MON. TO MON.) ALONG THE EAST LINE OF SECTION 11 (SAND HOLLOW ROAD DEDICATION PLAT) (DOC. NO. 20080020605) S0°01'19"E 2642.21' (MON. TO MON.)

1573.74'(TIE)

EAST QUARTER CORNER SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN 1978 BLM BRASS CAP

SAND HOLLOW RD (PUBLIC ROAD VARIES IN WIDTH) (DOCUMENT NO. 20080020605)

390.45'

N5°49'47"E 625.06'

S5°49'47"W 36.26'

R=100.00'
L=19.74'
Δ=11°18'36"
CB=S11°29'05"W
CD=19.71'

S17°08'23"W 2.10'

R=162.00'
L=31.98'
Δ=11°18'36"
CB=S11°29'05"W
CD=31.93'

S5°49'47"W 114.90'

R=20.00'
L=13.16'
Δ=37°41'56"
CB=S72°13'30"W
CD=12.92'

61.50'

61.01'

S83°49'54"E 10.39'

26.09'

26.00'

159.27'

N88°55'32"W 270.73'

68.54'

22.25'

ABBY ROAD (52' PUBLIC RIGHT OF WAY) (DEDICATION PLAT INFO. DOC. NO.20220054257)

S88°55'32"E 449.22'

180.73'

90.00'

117.48'

438.0 WEST (45' PUBLIC RIGHT OF WAY) (PLAT INFO. DOC. NO.20220054664)

FINAL PLAT OF:
DIXIE MAN CAVES AMENDED

LOCATED IN
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST
SALT LAKE BASE AND MERIDIAN

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

No.	Date	By	Revision

Drawn : BRS Date : 04/10/2024
Email : BRH
Checked : BRH
Approved : BRH
Scale : 1"= 20'
Job No : 251256

DIXIE MAN CAVES AMENDED
LOCATED IN
NORTHEAST 1/4 SECTION 11,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

SHEET 2
2 SHEETS
FILE: 251256

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT CHECKLIST

For office use only: $150.00 Fee

Submittal Requirements: The preliminary plat application shall provide the following:

X **1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:**
- X a. The proposed name of the subdivision.
- X b. The location of the subdivision, including the address and section, township, and range.
- X c. The names and addresses of the owner or subdivider, if other than the owner.
- X d. Date of preparation, and north point.
- X e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

X **2. Existing Conditions: The preliminary plat shall show:**
- X a. The location of the nearest monument.
- X b. The boundary of the proposed subdivision and the acreage included.
- X c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- X d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- X e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- X f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- N/A g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- X h. Contours at vertical intervals not greater than five (5) feet.
- X i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- N/A j. Information on whether property is located in desert tortoise take area.

X **3. Proposed Plan: The subdivision plans shall show:**
- X a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
- X b. The layout, numbers, and typical dimensions of lots.
- X c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- X d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- X e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

__X__ f. A plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

__X__ g. Approximate radius of all center line curves on highways or streets.

__X__ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

__X__ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

__X__ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

__X__ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

__X__ l. Will this subdivision be phased? If yes show possible phasing lines.

__X__ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

__X__ **4. Warranty deed or preliminary title report or another document (see attached Owner Affidavit) showing evidence that the applicant has control of the property. (Wet copy of affidavit must be provided in person)**

__X__ **5. Signed and notarized Acknowledgement Water Supply. (Wet copy must be provided in person)**

__N/A__ **6. Application for power services.**

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application could result in a month's delay. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. The deadline to apply to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

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: Logan Hyde Date: 12/2/25

Signature: Logan Hyde

PRELIMINARY PLAT APPLICATION (General Information)

PURPOSE
The preliminary plat application is the first step in the land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to a the adopted development standards of the Land Use Ordinance.

WHEN REQUIRED
The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits the desired subdivision, you may request a meeting with Planning staff to discuss the project.
- Obtain a preliminary plat application form and complete the application and have a plat and subdivision improvement plans prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required $150 fee to Planning Department before noon on the Wednesday twenty calendar days before desired Planning Commission meeting. (See submittal dates sheet)
- Planning staff and Joint Utility Committee members will review the plans and provide initial feedback to the applicant along with a recommendation to the Planning Commission.
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive approval, approval with conditions, or denial from Planning Commission.

Once the preliminary plat is approved by the Planning Commission, the applicant has one year after receiving approval of the preliminary plat to submit a complete final plat application. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached.

The Final Plat approval shall act as the approval of the subdivision improvement plans.

APPEALS
The Planning Commission's action on a preliminary plat application may be appealed to the Appeals Board.

Preliminary Plat

Desert Sands Garage Condos

Narrative Description

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

DECEMBER 2025

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

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

Property Location and Purpose of Preliminary Site Plan Review

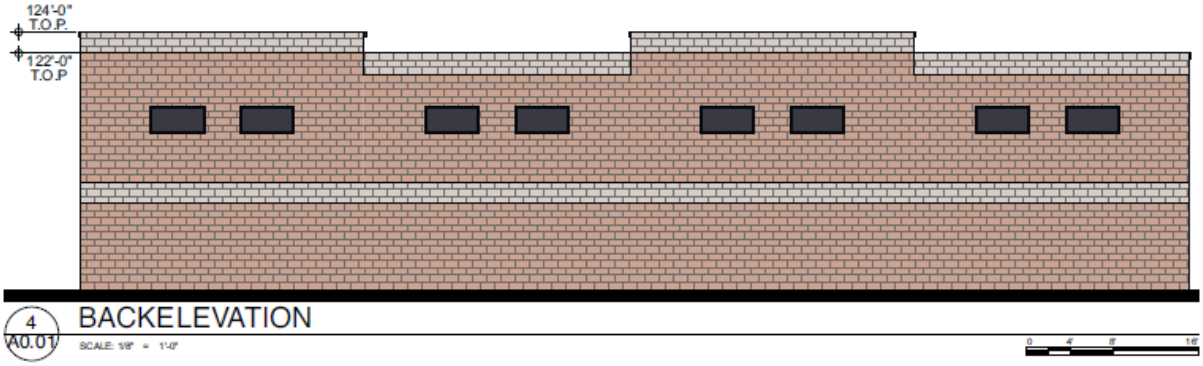
The subject property is part of the overall Desert Sands development, and is located North of 2950 South, west of Sand Hollow Rd, and east of 4640 West. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is Neighborhood Commercial with a PDO overlay. This application proposes to develop Garage Condos on 9.11 acres shown as area "E" on the Desert Sands PDO Land use Plan.

A. Use of Land

We propose 104 Garage Condo Units on the site. The units will be one story with an optional indoor mezzanine. Units will be 25 ft by 52 ft wide on the inside. A 20 ft deep driveway from the interior private streets with provide outside parking for each unit. CC&R's will not allow these to be used as residences but will allow for the construction of indoor plumbing within each unit. We propose that the interior streets be private and automatic gates be installed at the two entrances for additional security for the project. Masonry privacy walls will be constructed in the gaps between the units to provide a continuous masonry perimeter.

B. Height and Elevations

The proposed buildings are of two-tone masonry construction with black metal accents and will contain anywhere from 6 units to 18 units per building. Building heights to the top of the parapet will be 24 ft. Masonry firewalls will be constructed periodically within the buildings to keep the combustible space below 5,000 sq. ft.



C. Density

We propose 104 units on 9.11 acres for a project density of 11.4 units per acre (u/a).

D. Schools, Churches and Open Spaces

No schools or churches are proposed within this project. The Elementary and upper grade level schools that service this area are 8 miles away. The Washington County School District owns property within 1.5 miles of the property, but it is not known when and if schools will be constructed. Several Churches are within 5 to 8 Miles of the project. Open space is also proposed on the PDO Land Use Plan north of the project.

E. Phasing Plan

We plan on constructing the project in 2 phases.

F. Topography

The project site itself slopes from south to north at grades of less than 1%

G. Landscape Plan

Landscaping will be installed adjacent to the units as they are constructed. Landscaping will also be installed along the 4640 West, 2950 South, and Sand Hollow Road.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements is 88,000 sq. ft. about 22% of the project area.

I. Utilities

Water, sewer, power, and communication utilities will be extended from Dixie Springs Dr and 2950 South to service the project. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

Two dumpsters within an enclosure is proposed for the project.

K. Lighting Plan

Exterior Wall sconces will be placed on the units to provide lighting.

L. Turning Space

With each phase of the project, space will be provided. The interior private street cross sections match Hurricane City Standard Street sections.

M. Signs

There will be a project sign located at the entrance on 2950 South and the south end of the proposed commercial project. A sign permit application will be submitted at a later date.

WATER
HURRICANE CITY
UTAH

Ken Richins, Superintendent

December 17, 2025

To Whom It May Concern:

The Hollows, LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Desert Sands Garage Condos**, located at approximately **2950 S 4640 W** in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to **104** 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,

Kwright 12/17/25

Kory Wright
Water Department Supervisor

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

December 4, 2025

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

Subject: Desert Sands Commercial Area E

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

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

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

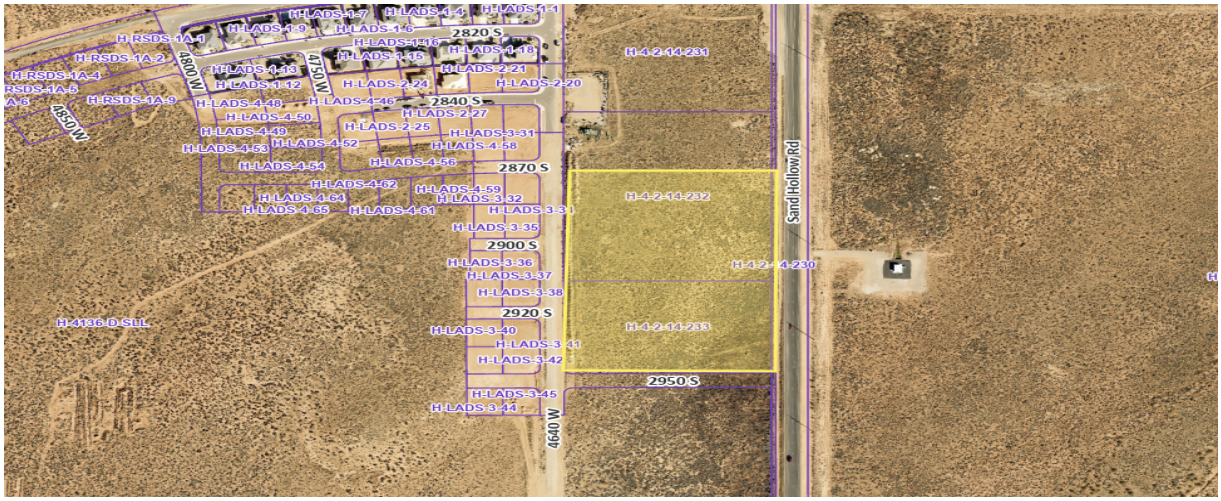
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/08/2026 - Planning Commission**
Application Number:	PP25-19
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Logan Blake
Request:	Preliminary Plat Approval.
Location:	4640 W 2950 S
Zoning:	R1-8 (PDO) (designated Neighborhood Commercial)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion

The applicant has filed a preliminary plat for "garage condos", i.e., luxury storage units that are individually owned. Hurricane City Code considers the land use as substantially similar to storage units. They are proposing 104 units over 9.11 acres located south of Dixie Springs Drive along Sand Hollow Road. This property is part of the Desert Sands development that was approved with a PDO in 2021.



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. Public Works: [No comments received.]

2. Fire: Preliminary plat approved. Construction drawings and plan review fee will be sent with construction drawing.

3. Sewer: Ash Creek is ok with the preliminary plat. Additional redlines sent to the applicant.

4. Water: Please include detail sheets for water.

5. Power: [No comments received.]

6. Streets: Approved.

7. Gas: If gas is needed, please add to plans.

8. Infowest: [No comments received.]

9. Engineering: Additional dedication for Sand Hollow Road was expected to come from an existing road dedication plat already distributed for owners' signatures. Additional coordination is needed between engineering and applicant if expectations need to change (HCS 2.1(bullet 1)). Typical striping for 4640 West should be provided when the pavement width is complete between Dixie Springs Drive and 2950 South (HCS 3.2.7). Storm drain on private property must be privately maintained. Systems receiving public storm waters must be protected by public drainage easement. Conveying public water across a private site should be avoided. A large diameter drainage alignment is depicted along Sand Hollow Road on Hurricane City's Storm Drain Master Plan. The project's drainage study must provide commentary on this (item 5, pg. 4-1, Hurricane City's Drainage Manual/HCS 3.4.1). Applicant must plan for turn lane(s) on 2950 South at Sand Hollow Road (i.e. 40' or 52' min pavement) per the traffic impact study dated 9/9/2020. This plat is dependent on infrastructure provided by the Desert Sands Commercial site. namely (but not limited to: water loop, sewer outlet, and storm drain outlet.

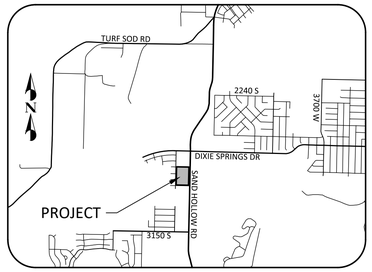
10. Washington County Water Conservancy District: Please include WCWCD line locations and attach plan set note.

Staff Comments

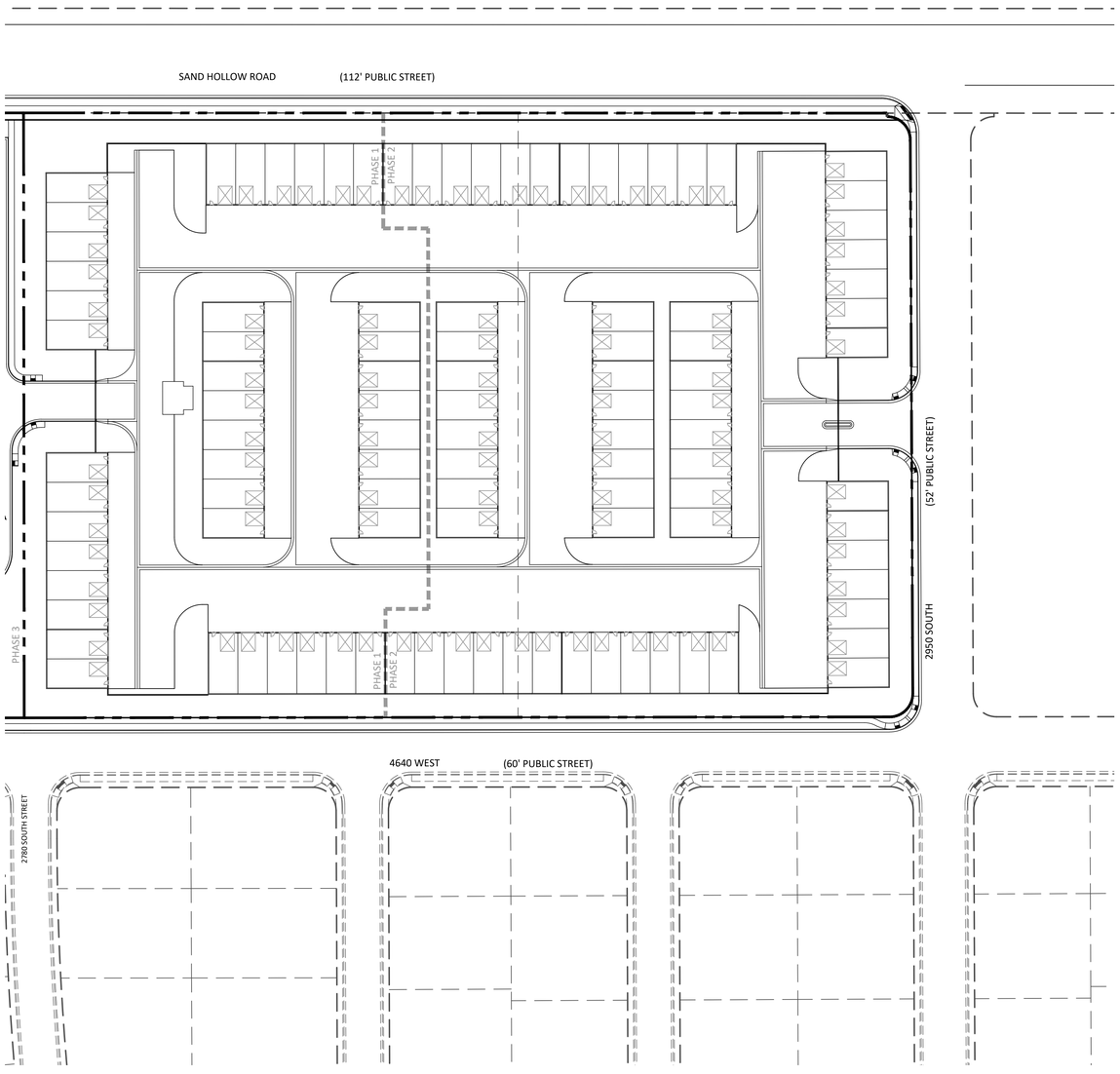
1. Land Use: The proposed use of warehouse, self storage is not currently approved in Neighborhood Commercial, but the use is entitled in 2021 and was approved as part of the PDO approval for Desert Sands as a potential use in the Neighborhood Commercial portions of the development. No residential use is permitted within these zones; therefore, residential use of the units is not permitted. The applicant has proposed CC&Rs to enforce the zoning restrictions within this development. Additional business uses may be permitted if parking requirements can be met.
2. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability..
3. The applicant has noted that the property isn’t located in a desert tortoise take area.

4. Water Use: To assist the Washington County Water Conservancy District ("WCWCD") as the city's wholesale water provider under the 2006 Regional Water Supply Agreement ("RWSA"), Hurricane City and other cities report monthly the number of number final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. The 104 units contemplated by this application have not yet been reported to the WCWCD as lots to plan for, so adding these units to the monthly report will increase the number of future lots that the WCWCD will need to include in its plans for water supply and infrastructure. But these units are not expected to be large water users since they are not residential units.

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



VICINITY MAP
SCALE: 1" = 3000 FEET



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60 0 60 120
SCALE IN FEET

SHEET INDEX

SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
GN-1	2	GENERAL NOTES & SYMBOLS
HC-1,2	3,4	HORIZONTAL CONTROL
SP-1	5	SITE PLAN
GD-1	6	GRADING & DRAINAGE PLAN
UT-1	7	SEWER, WATER, & POWER PLAN
DT-1,2,3	8,9,10	DETAILS & SECTIONS

OWNER/DEVELOPER

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

CONTACT

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

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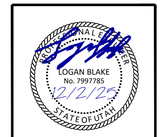
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PRELIMINARY PLAT
FOR
DESERT SANDS COMMERCIAL (AREA E)

4640 WEST DIXIE SPRINGS DR.,
HURRICANE UT, 84737
LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 42 SOUTH,
RANGE 14 WEST, S.L.B.&M.



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT SANDS GARAGE CONDOS (AREA E)
4640 WEST 2950 SOUTH, HURRICANE, UTAH

SHEET NAME : PRELIMINARY PLAT COVER SHEET

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 60'

SHEET NUMBER :
CS-1

PROPERTY / RIGHT OF WAY LINE STYLES

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

SURFACE FEATURE LINE STYLES

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED FLOW LINE
- EXISTING FLOW LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED BUILDING LINE
- EXISTING BUILDING LINE
- PROPOSED EDGE OF ASPHALT LINE
- EXISTING EDGE OF ASPHALT LINE
- EXISTING EDGE OF ASPHALT LINE
- EXISTING EDGE OF ASPHALT LINE
- SILT FENCE
- SEDIMENT BERM
- CONSTRUCTION FENCE

UTILITY LINE STYLES

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

ABBREVIATIONS

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

PROPERTY / RIGHT OF WAY SYMBOLS

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

SURFACE FEATURE SYMBOLS

- FINISHED ELEVATION
- EXISTING ELEVATION
- FINISHED TBC ELEVATION & STATION
- EXSITING TBC ELEVATION & STATION
- PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK)
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN AREA DRAIN
- PROPOSED FLARED END SECTION
- EXISTING CURB INLET CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING STORM DRAIN AREA DRAIN
- PROPOSED SIGN
- REVISION WORK

UTILITY SYMBOLS

- PROPOSED SEWER LATERAL
- EXISTING SEWER LATERAL
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED WATER METER (¾" UNO)
- EXISTING WATER METER
- PROPOSED IRRIGATION METER
- EXISTING IRRIGATION METER
- UTILITY STUB
- PROPOSED STREET LIGHT WITH JUNCTION BOX
- PROPOSED TRANSFORMER (SIZE AS NOTED)
- PROPOSED SECONDARY POWER PED.
- EXISTING SECONDARY POWER PED.
- EXISTING STREET LIGHT
- 4-WAY VAULT
- PAD MOUNT SWITCH GEAR
- PROPOSED POWER POLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PROPOSED TELEPHONE PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- PROPOSED CABLE TELEVISION PEDESTAL
- EXISTING CABLE TELEVISION PEDESTAL

DIXIE POWER NOTES:

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

CENTURY LINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

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

TDS, CATV/BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST THREE (3) WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
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.

HURRICANE VALLEY FIRE SSD NOTES:

1. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT.
2. FIRE HYDRANT MUST PRODUCE A MINIMUM OF 1000 GPM. (2021 IFC APPENDIX B)
3. HYDRANT SPACING PER 2021 IFC APPENDIX C
4. BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED
5. HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED
6. KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS
7. FDC MUST BE REMOTE. OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT AND EQUIPPED WITH KNOX CAPS.
8. UNDERGROUND FLUSH MUST BE WITNESSED BY HVFSSD
9. FIRE HYDRANTS MUST MAINTAIN 3' CLEAR AROUND HYDRANT. NO FENCES OR SHRUBS SHALL BE WITHIN 3'
10. BUILDINGS BUILT IN ACCORDANCE WITH 2021 IFC 903 MAY REQUIRE SUPPRESSION.

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

ASH CREEK SSD GENERAL SEWER NOTES:

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

INFOWEST, CATV/FIBER OPTIC NOTES:

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

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

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

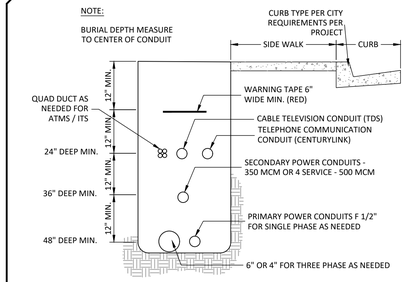
DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

DOMINION ENERGY NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP.
   ASHLEY GLANZMAN AT (435) 218-4063
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (115S E 350 N - ST. GEORGE).
4. **ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.****
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE **MUST** BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT **JC HALL** AT **(435) 210-0729,** AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. *******IMPORTANT NOTICE***** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.**
11. **HIGH PRESSURE GAS NOTE:**
    CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801)324-3370, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN 10 FEET OF A HIGH PRESSURE GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

NOTE:



JOINT UTILITIES TRENCH

N.T.S

GENERAL NOTES

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

LOGAN BLAKE
No. 7997785
12/2/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT SANDS GARAGE CONDOS (AREA E)
4640 WEST 2950 SOUTH, HURRICANE, UTAH

SHEET NAME : GENERAL NOTES

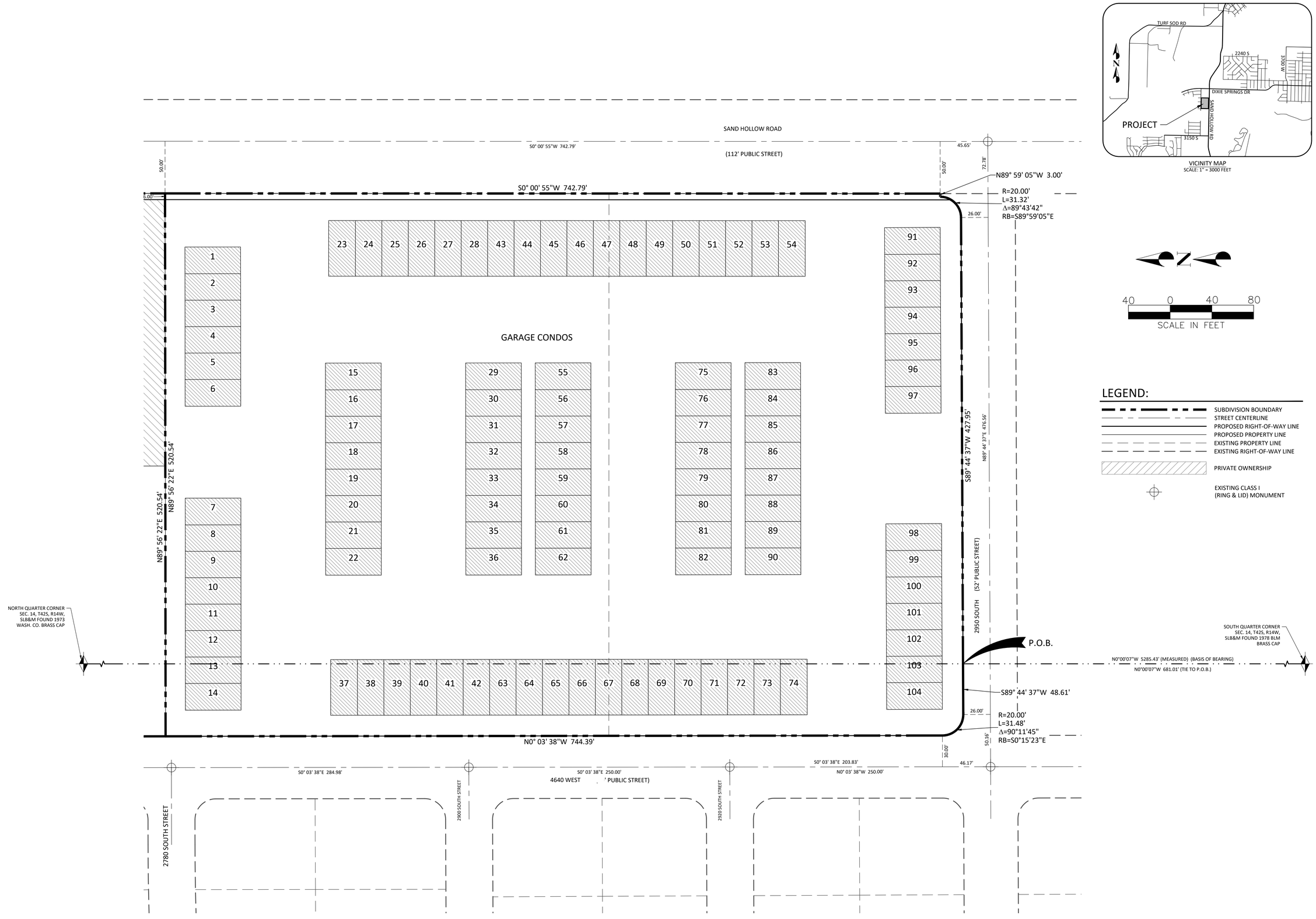
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	N.T.S.

SHEET NUMBER :

GN-1

1 OF 10 TOTAL



VICINITY MAP
SCALE: 1" = 3000 FEET

40 0 40 80
SCALE IN FEET

LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PRIVATE OWNERSHIP
- EXISTING CLASS I (RING & LID) MONUMENT

LOGAN BLAKE
No. 7997785
12/2/25
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT SANDS GARAGE CONDOS (AREA E) 4640 WEST 2950 SOUTH, HURRICANE, UTAH

SHEET NAME : HORIZONTAL CONTROL PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 40'

SHEET NUMBER :

HC-1

3 OF 10 TOTAL

SAND HOLLOW ROAD

(112' PUBLIC STREET)

(35' PRIVATE ACCESS)

(34' PRIVATE ACCESS)

(42' PRIVATE ACCESS

(52' PUBLIC STREET)

2950 SOUTH

4640 WEST

(60' PUBLIC STREET)

SCALE IN FEET

30 0 30 60

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS
GARAGE CONDOS (AREA E)
4640 WEST 2950 SOUTH, HURRICANE, UTAH

SHEET NAME :
HORIZONTAL CONTROL PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

SHEET NUMBER :

HC-2

4 OF 10 TOTAL

SAND HOLLOW ROAD

(112' PUBLIC STREET)

(34' PRIVATE ACCESS)

GARAGE CONDOS

(35' PRIVATE ACCESS)

(42' PRIVATE ACCESS

(52' PUBLIC STREET)

2950 SOUTH

4640 WEST

(60' PUBLIC STREET)

SECURITY GATE PER OWNER SPEC.

30 0 30 30

SCALE IN FEET

LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- CONCRETE ON GRADE (SEE SCOPE OF WORK FOR THICKNESS)

SCOPE OF WORK

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

1. ON-SITE SHEDDING CURB PER DETAIL 'D1', SHEET DT-2
2. ON-SITE COLLECTING CURB PER DETAIL 'D2', SHEET DT-2
3. RN24 TYPE ROLL CURB PER DETAIL 'D3', SHEET DT-2
4. STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
5. VALLEY GUTTER PER DETAIL 'F' SHEET DT-2, WIDTH PER PLAN
6. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
7. 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
8. 4" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE.
9. 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
10. 4" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
11. 5' WIDE CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
12. CONSTRUCT HANDICAP RAMP PER STANDARD DETAILS PED 103, 104, 106, 107, & 108.
13. SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT SANDS GARAGE CONDOS (AREA E) 4640 WEST 2950 SOUTH, HURRICANE, UTAH

SHEET NAME : HORIZONTAL CONTROL PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

SHEET NUMBER :

SP-1

SAND HOLLOW ROAD

(112' PUBLIC STREET)

NEW SDCB-221 (5.82 VF)
3' x 3' AREA CB
STA: 4+96.84 (-15.50' L)
TBC: 2972.49
18" INV IN SW: 2966.77
18" INV OUT N: 2966.67

113 L.F. 18" ∅ HDPE @ 0.50%

117 L.F. 18" ∅ HDPE @ 0.50%

NEW SDCB-225 (6.08 VF)
3' X 3' AREA CB
STA: 2+94.80 (15.50' R)
TBC: 2974.73
18" INV IN S: 2968.75
18" INV OUT N: 2968.65

(34' PRIVATE ACCESS)

239 L.F. 18" ∅ HDPE @ 0.50%

239 L.F. 18" ∅ HDPE @ 0.50%

NEW SDCB-226 (6.11 VF)
3' X 3' AREA CB
STA: 3+94.93 (-15.50' L)
TBC: 2976.06
18" INV IN W: 2970.05
18" INV OUT N: 2969.95

NEW SDMH-222 (6.18 VF)
3' X 3' AREA CB
STA: 3+95.51 (42.62' R)
TBC: 2973.54
18" INV IN S: 2967.46
18" INV OUT NE: 2967.36

GARAGE CONDOS

(35' PRIVATE ACCESS)

34 L.F. 18" ∅ HDPE @ 0.50%

82 L.F. 18" ∅ HDPE @ 0.50%

NEW SDCB-213 (6.36 VF)
CURB INLET
STA: 7+09.75 (17.50' R)
TBC: 2973.06
18" INV IN S: 2966.80
18" INV OUT NW: 2966.70

NEW 60" SDMH-211 (6.09 VF)
STA: 6+79.28 (32.71' R)
RIM: 2972.53
18" INV IN W: 2966.53
18" INV IN SE: 2966.53
18" INV OUT N: 2966.43

NEW SDCB-212 (6.06 VF)
CURB INLET
STA: 6+84.75 (129.40' R)
TBC: 2973.07
18" INV OUT E: 2967.02

NEW SDCB-223 (5.88 VF)
3' X 3' AREA CB
STA: 2+65.40 (-15.50' L)
TBC: 2973.09
18" INV IN W: 2967.32
18" INV OUT N: 2967.21

NEW SDCB-224 (5.96 VF)
3' X 3' AREA CB
STA: 1+39.83 (-15.50' L)
TBC: 2973.91
18" INV OUT E: 2967.95

126 L.F. 18" ∅ HDPE @ 0.50%

(34' PRIVATE ACCESS)

(34' PRIVATE ACCESS)

(34' PRIVATE ACCESS)

154 L.F. 18" ∅ HDPE @ 0.50%

(42' PRIVATE ACCESS

175 L.F. 18" ∅ HDPE @ 0.50%

NEW SDCB-227 (6.22 VF)
3' X 3' AREA CB
STA: 2+41.36 (-15.50' L)
TBC: 2977.04
18" INV IN S: 2970.92
18" INV OUT E: 2970.82

NEW SDCB-229 (4.52 VF)
CURB INLET
STA: 0+67.74 (-21.00' L)
TBC: 2977.77
18" INV OUT W: 2973.24

270 L.F. 18" ∅ HDPE @ 0.50%

NEW 60" SDMH-228 (6.25 VF)
STA: 3+37.67 (-19.99' L)
RIM: 2978.05
18" INV IN E: 2971.90
18" INV OUT N: 2971.79

(52' PUBLIC STREET)

2950 SOUTH

4640 WEST

(60' PUBLIC STREET)

FF=2973.8 FF=2974.5 FF=2974.8 FF=2975.5 FF=2975.2 FF=2975.8 FF=2976.5 FF=2976.7 FF=2975.3 FF=2976.0 FF=2976.0 FF=2976.8 FF=2977.5 FF=2976.7 FF=2977.4 FF=2977.0 FF=2977.7 FF=2978.5 FF=2978.1 FF=2978.7 FF=2977.2 FF=2977.8 FF=2978.0 FF=2978.0 FF=2979.0 FF=2979.7

LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER

CONSTRUCTION NOTES

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

30 0 30 30
SCALE IN FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH
REGISTERED

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS
GARAGE CONDOS (AREA E)
4640 WEST 2950 SOUTH, HURRICANE, UTAH

SHEET NAME :
GRADING & DRAINAGE PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

SHEET NUMBER :

GD-1

SAND HOLLOW ROAD

(112' PUBLIC STREET)

PHASE 2

PHASE 3

PHASE 1

GARAGE CONDOS

NEW 60" SSMH #282 (6.32 VF)
STA:4+91.34 (-3.00'L)
RIM: 2972.85
8" INV OUT W: 2966.52

NEW 60" SSMH #297 (7.49 VF)
STA:1+44.85 (3.00'R)
RIM: 2974.27
8" INV IN S: 2966.98
8" INV IN W: 2966.98
8" INV OUT N: 2966.78

NEW 60" SSMH #280 (7.29 VF)
STA:3+45.85 (3.00'R)
RIM: 2975.28
8" INV IN S: 2968.19
8" INV IN W: 2968.19
8" INV OUT N: 2967.99

NEW 60" SSMH #290 (7.98 VF)
STA:4+86.98 (-3.00'L)
RIM: 2976.95
8" INV OUT W: 2968.97

NEW 60" SSMH #279 (7.48 VF)
STA:4+08.07 (-3.00'L)
RIM: 2973.39
8" INV IN S: 2966.11
8" INV IN E: 2966.11
8" INV OUT W: 2965.91

NEW 60" SSMH #278 (8.73 VF)
STA:2+87.90 (-3.00'L)
RIM: 2973.84
8" INV IN E: 2965.31
8" INV IN W: 2965.31
8" INV OUT N: 2965.11

NEW 60" SSMH #281 (7.10 VF)
STA:5+08.70 (3.00'R)
RIM: 2976.10
8" INV OUT N: 2969.00

NEW 60" SSMH #289 (9.76 VF)
STA:2+49.65 (-3.00'L)
RIM: 2977.30
8" INV IN W: 2967.54
8" INV IN E: 2967.74
8" INV OUT S: 2967.53

NEW 60" SSMH #296 (7.40 VF)
STA:0+64.10 (-3.00'L)
RIM: 2975.54
8" INV OUT E: 2968.14

NEW 60" SSMH #295 (7.39 VF)
STA:0+64.10 (-3.00'L)
RIM: 2976.74
8" INV OUT E: 2969.35

NEW 60" SSMH #288 (8.62 VF)
STA:5+12.16 (3.00'R)
RIM: 2977.84
8" INV OUT N: 2969.22

NEW 60" SSMH #283 (8.18 VF)
STA:1+21.33 (-3.00'L)
RIM: 2974.32
8" INV IN S: 2966.34
8" INV IN W: 2966.34
8" INV OUT E: 2966.14

NEW 60" SSMH #292 (8.06 VF)
STA:0+45.87 (-3.00'L)
RIM: 2974.81
8" INV OUT E: 2966.76

NEW 60" SSMH #286 (8.83 VF)
STA:3+45.47 (3.00'R)
RIM: 2976.84
8" INV IN S: 2968.39
8" INV OUT N: 2968.02

NEW 60" SSMH #291 (10.07 VF)
STA:0+45.72 (-3.00'L)
RIM: 2978.62
8" INV OUT E: 2968.55

EX. 60" SSMH #272 (11.81 VF)
STA:3+29.88(7.50'R)
RIM: 2978.47
8" INV IN N: 2966.86
8" INV OUT W: 2966.66

EX. 60" SSMH #264 (13.11 VF)
STA:24+54.90(4.36'R)
RIM: 2977.23
18" INV IN S: 2964.22
8" INV IN W: 2965.12
8" INV IN E: 2965.08
18" INV OUT N: 2964.12

EX. 60" SSMH #265 (2.03 VF)
STA:73+36.70(603.85'R)
RIM: 2966.38
18" INV IN S: 2964.44
18" INV OUT N: 2964.34

EX. 60" SSMH #260 (11.45 VF)
STA:17+32.97(4.00'R)

EX. 60" SSMH #261 (11.90 VF)
STA:19+54.90(4.00'R)

EX. 60" SSMH #263 (12.37 VF)
STA:22+04.90(4.09'R)

(34' PRIVATE ACCESS)

(35' PRIVATE ACCESS)

(42' PRIVATE ACCESS

(52' PUBLIC STREET)

(60' PUBLIC STREET)

4640 WEST

2950 SOUTH

135 L.F. 8" Ø D.I. WTR
135 L.F. 8" ∅ SDR 35 @ 0.50%
201 L.F. 8" Ø D.I. WTR
201 L.F. 8" ∅ SDR 35 @ 0.50%
200 L.F. 8" Ø D.I. WTR
163 L.F. 8" ∅ SDR 35 @ 0.50%
78 L.F. 8" Ø D.I. WTR
83 L.F. 8" ∅ SDR 35 @ 0.50%
120 L.F. 8" Ø D.I. WTR
146 L.F. 8" Ø D.I. WTR
195 L.F. 8" ∅ SDR 35 @ 0.50%
155 L.F. 8" Ø D.I. WTR
232 L.F. 8" ∅ SDR 35 @ 0.50%
287 L.F. 8" Ø D.I. WTR
232 L.F. 8" ∅ SDR 35 @ 0.50%
286 L.F. 8" Ø D.I. WTR
167 L.F. 8" ∅ SDR 35 @ 0.50%
141 L.F. 8" Ø D.I. WTR
134 L.F. 8" Ø D.I. WTR
335 L.F. 8" ∅ SDR 35 @ 0.50%
201 L.F. 8" Ø D.I. WTR
167 L.F. 8" ∅ SDR 35 @ 0.50%
75 L.F. 8" ∅ SDR 35 @ 0.55%
94 L.F. 8" Ø D.I. WTR
76 L.F. 8" Ø D.I. WTR
237 L.F. 8" ∅ SDR 35 @ 0.52%
154 L.F. 8" Ø D.I. WTR
100 L.F. 8" Ø D.I. WTR
135 L.F. 8" ∅ SDR 35 @ 0.50%
204 L.F. 8" ∅ SDR 35 @ 0.50%
132 L.F. 8" Ø D.I. WTR
94 L.F. 8" Ø D.I. WTR
274 L.F. 8" ∅ PVC @ 0.58%
EX. 58 L.F. 18" ∅ PVC @ 0.28%
EX. 222 L.F. 18" ∅ PVC @ 0.27%
EX. 18" ∅ PVC @ 0.26%
EX. 87 L.F. 18" ∅ PVC @ 0.27%
EX. 250 L.F. 18" ∅ PVC @ 0.20%
EX. 37 L.F. 18" ∅ PVC @ 0.32%

CONSTRUCTION NOTES

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

30 0 30 30
SCALE IN FEET

LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

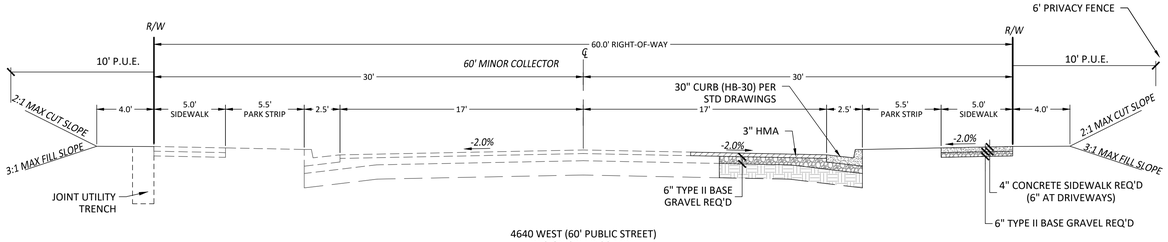
PROJECT NAME :
DESERT SANDS
GARAGE CONDOS (AREA E)
4640 WEST 2950 SOUTH, HURRICANE, UTAH

SHEET NAME :
WATER, SEWER, & POWER PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

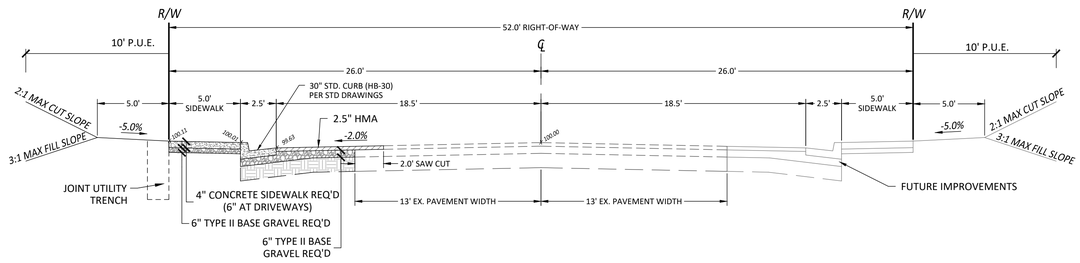
SHEET NUMBER :
UT-1
7 OF 10 TOTAL



A1

4640 WEST (60' PUBLIC STREET)
DESIGN SPEED 30 MPH

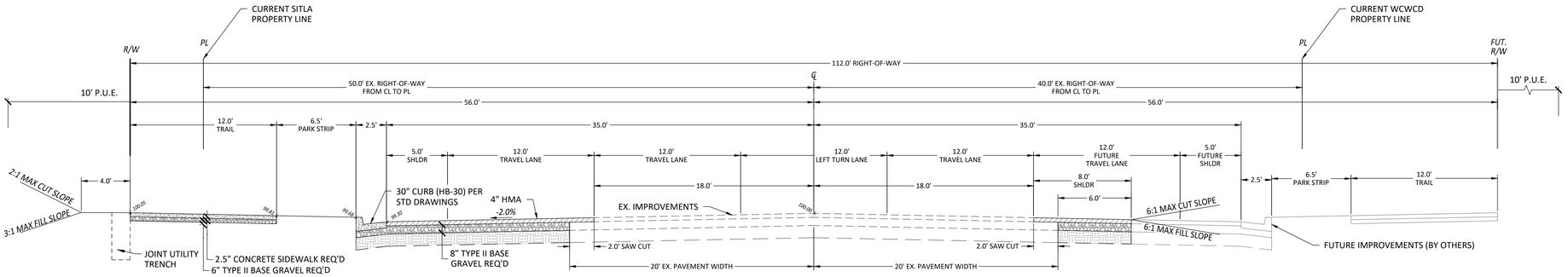
SCALE 1" = 5'



A2

2950 SOUTH (52' PUBLIC STREET) STA: 0+00 - STA: 6+00
DESIGN SPEED 25 MPH

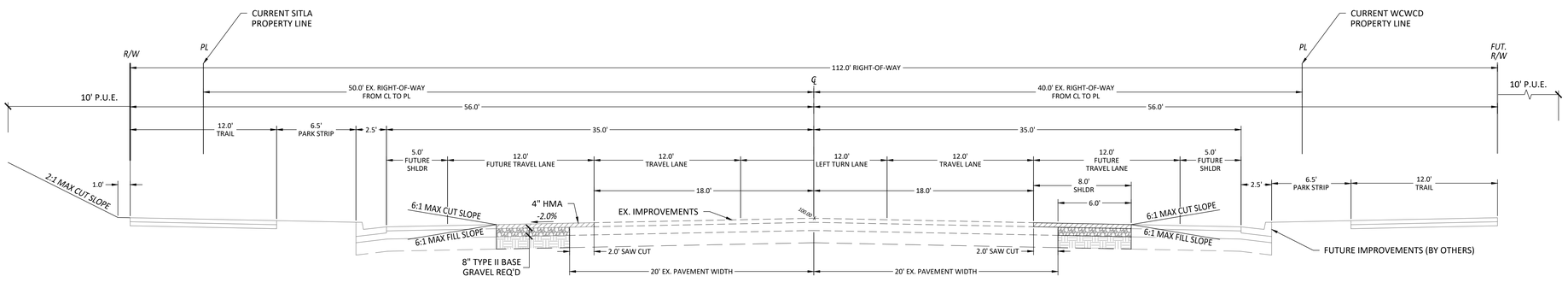
SCALE 1" = 5'



A3

SAND HOLLOW RD (112' PUBLIC STREET) STA: 58+50 - STA: 73+00
DESIGN SPEED 45 MPH

SCALE 1" = 5'



A4

SAND HOLLOW RD (112' PUBLIC STREET) STA: 73+00 - STA: 80+50
DESIGN SPEED 45 MPH

SCALE 1" = 5'

LOGAN BLAKE
No. 7997785
11/2/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS
GARAGE CONDOS (AREA E)
4640 WEST 2950 SOUTH, HURRICANE, UTAH

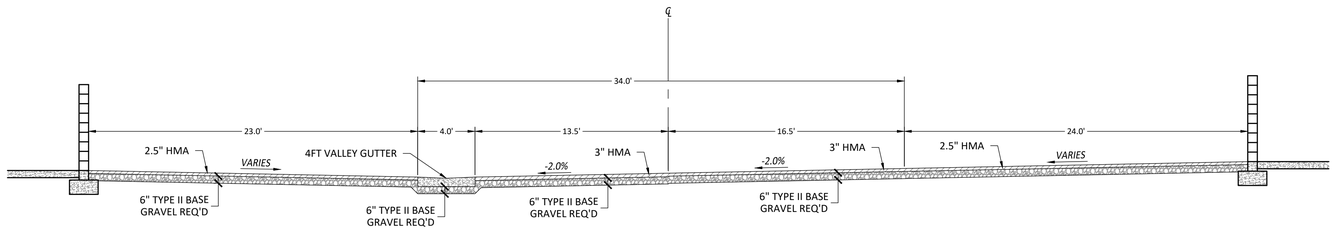
SHEET NAME :
DETAILS & SECTIONS

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

SHEET NUMBER :

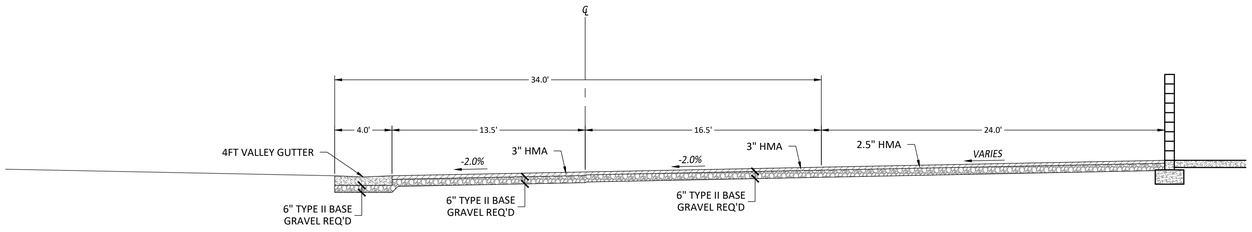
DT-1



A5

34' PRIVATE ACCESS
DESIGN SPEED 25 MPH

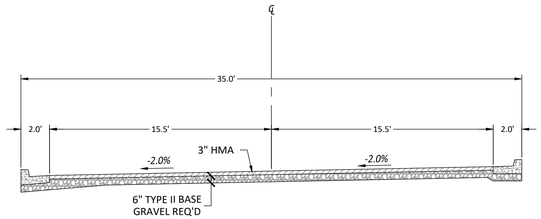
SCALE 1" = 5'



A6

34' PRIVATE ACCESS
DESIGN SPEED 25 MPH

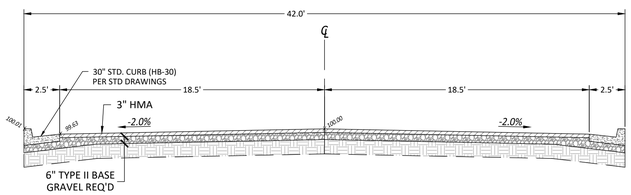
SCALE 1" = 5'



A7

35' PRIVATE ACCESS
DESIGN SPEED 25 MPH

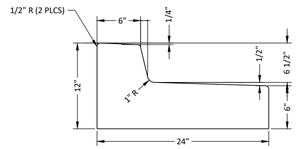
SCALE 1" = 5'



A8

42' PRIVATE ACCESS
DESIGN SPEED 25 MPH

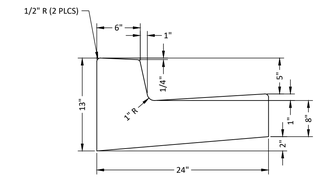
SCALE 1" = 5'



D1

ON-SITE SHEDDING CURB & GUTTER

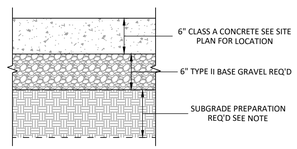
N.T.S.



D2

ON-SITE COLLECTING CURB & GUTTER

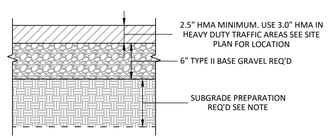
N.T.S.



E1

TYPICAL ACCESS CONCRETE SECTION

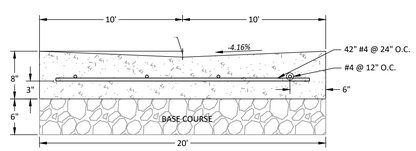
SCALE 1" = 2'



E2

TYPICAL ACCESS LOT ASPHALT SECTION

SCALE 1" = 2'



F4

4' VALLEY GUTTER

SCALE 1" = 1'

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS
GARAGE CONDOS (AREA E)
4640 WEST 2950 SOUTH, HURRICANE, UTAH

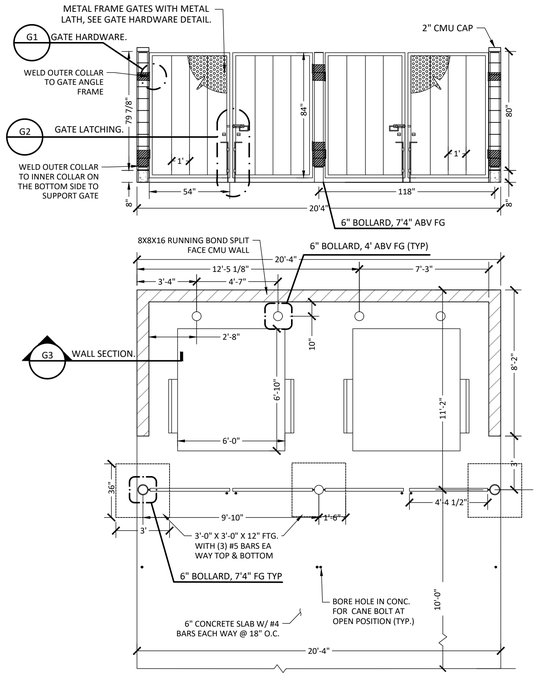
SHEET NAME :
DETAILS & SECTIONS

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

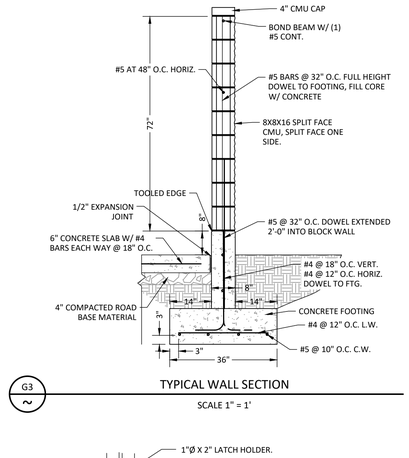
DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

SHEET NUMBER :

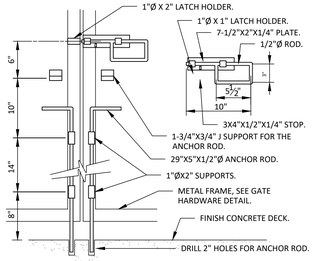
DT-2



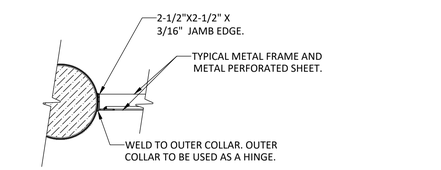
G
TRASH ENCLOSURE PLAN AND ELEVATION
NOT TO SCALE



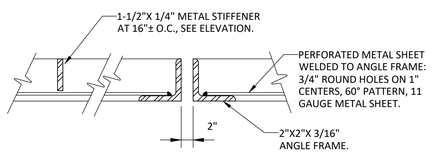
G3
TYPICAL WALL SECTION
SCALE 1" = 1'



G2
LATCHING DETAIL
NOT TO SCALE

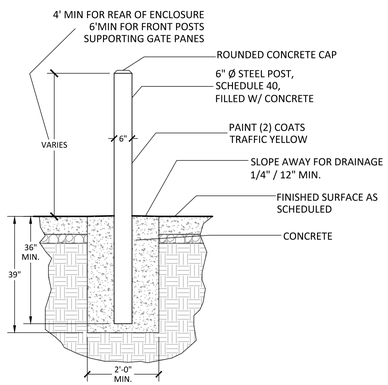


JAMB AT SINGLE DOOR GATE



NOTE: ALL METAL TO BE CARBON STEEL, WELDS AND BURRS GROUND SMOOTH, POWDER COATED TO MATCH HOUSING COLORS.

G1
HARDWARE DETAIL
NOT TO SCALE



G4
6" BOLLARD DETAIL
NOT TO SCALE

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS
GARAGE CONDOS (AREA E)
4640 WEST 2950 SOUTH, HURRICANE, UTAH

SHEET NAME :
DETAILS & SECTIONS

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

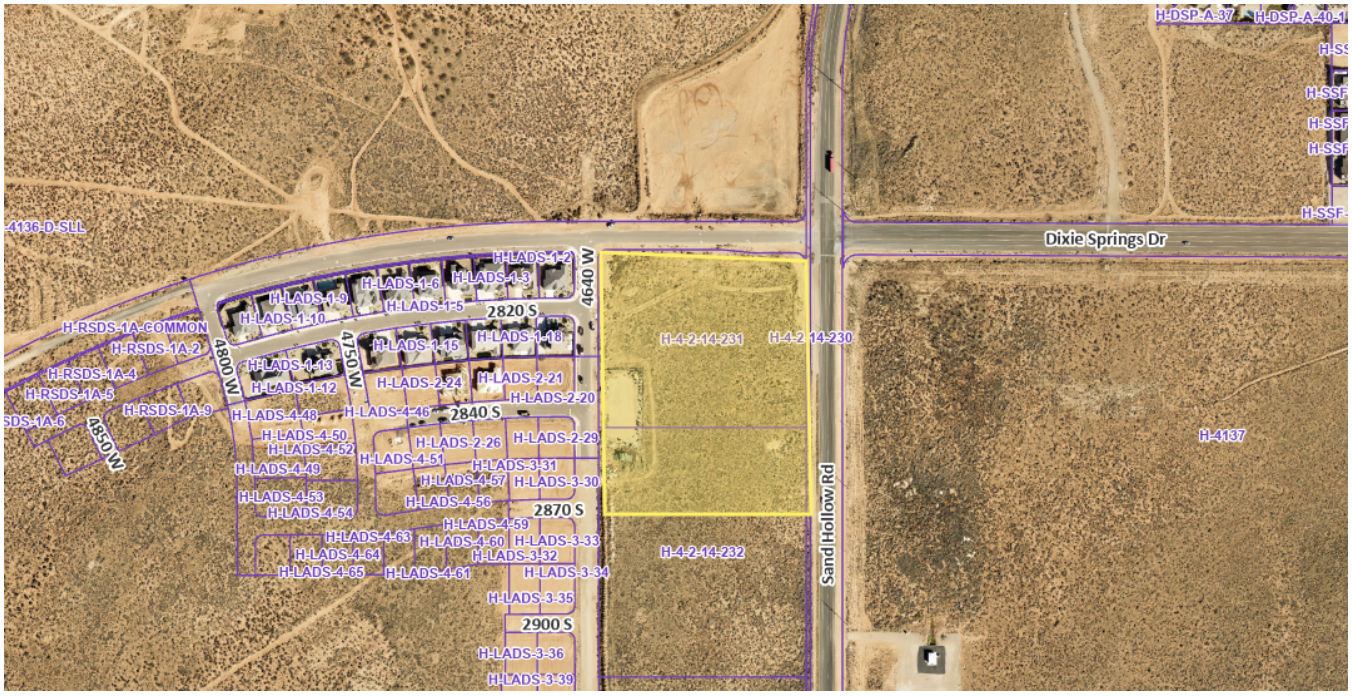
SHEET NUMBER :
DT-3
10 OF 10 TOTAL

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/08/2026 - Planning Commission**
Application Number:	PP25-20
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Logan Blake
Request:	Preliminary Plat Approval.
Location:	2840 S Sand Hollow Road
Zoning:	R1-8 (PDO) (designated Neighborhood Commercial)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a preliminary plat for commercial development located at the southwest corner of Dixie Springs Drive and Sand Hollow Road. They are proposing six commercial buildings with three tenant spaces in each building, along with two additional commercial pads. This property is part of the Desert Sands development, "Area D", that was approved with a PDO in 2021.



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. Public Works: [No comments received.]

2. Fire: Preliminary plat approved. Construction drawings and plan review fee will be sent with construction drawing.

3. Sewer: Ash Creek is ok with the preliminary plat. Additional comments sent to the applicant.

4. Water: Detail sheets for water required.

5. Power: [No comments received.]

6. Streets: Approved.

7. Gas: Will there be gas needed in this development? If so, please add to design.

8. Infowest: [No comments received.]

9. Engineering: Additional dedication for Sand Hollow Road was expected to come from an existing road dedication plat already distributed for owners' signatures. Additional coordination is needed between engineering and applicant if expectations need to change (HCS 2.1(bullet 1)). Engineering would appreciate a meeting with the applicant centered on traffic control and vehicle/pedestrian connectivity before construction plans are submitted for review and approval. The proposed routes dogleg across the site more than expected and this plat fails to provide more information on the proposed on-site traffic control requested by the preliminary site plan review (HCC 10-33-4(A)). Storm

drain on private property must be privately maintained. Systems receiving public storm waters must be protected by public drainage easement. A large diameter drainage alignment is depicted along Sand Hollow Road on Hurricane City's Storm Drain Master Plan. The project's drainage study must provide commentary on this (item 5, pg. 4-1, Hurricane City's Drainage Manual/HCS 3.4.1). Applicant must indicate if vehicles approaching Sand Hollow Road from Dixie Springs Drive needs a dedicated left turn lane. It seems intentional striping is needed to justify the proposed intersection spacing (HCS 3.2.4.3(a)) (see redline). Left unchanged it seems there will be a conflict.

10. Washington County Water Conservancy District: Please include WCWCD line locations and attach plan set note.

Staff Comments

1. Land Use: The proposed uses of retail, restaurant, and car wash are permitted as part of the Neighborhood Commercial portion of the Desert Sands PDO.
2. The plat does not depict the tenant spaces within the commercial buildings to be separate parcels. If the applicant later decided they would want to separate these out, typically that would require a new preliminary plat application due to the increased impact.
3. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability.
4. The applicant has noted that the property isn't located in a desert tortoise take area.
5. Water Use: To assist the Washington County Water Conservancy District ("WCWCD") as the city's wholesale water provider under the 2006 Regional Water Supply Agreement ("RWSA"), Hurricane City and other cities report monthly the number of number final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. The eighteen units contemplated by this application have not yet been reported to the WCWCD as lots to plan for, so adding these units to the monthly report will increase the number of future lots that the WCWCD will need to include in its plans for water supply and infrastructure. But these units are not expected to be large water users since they are not residential units.

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

Preliminary Plat

Desert Sands Commercial

Narrative Description

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

DECEMBER 2025

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

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

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located south of Dixie Springs Dr, west of Sand Hollow Rd, and east of 4640 West. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is Neighborhood Commercial with a PDO overlay. This application proposes to develop small multiuse commercial center on 3.76 acres shown as area "D" on the Desert Sands PDO Land use Plan.

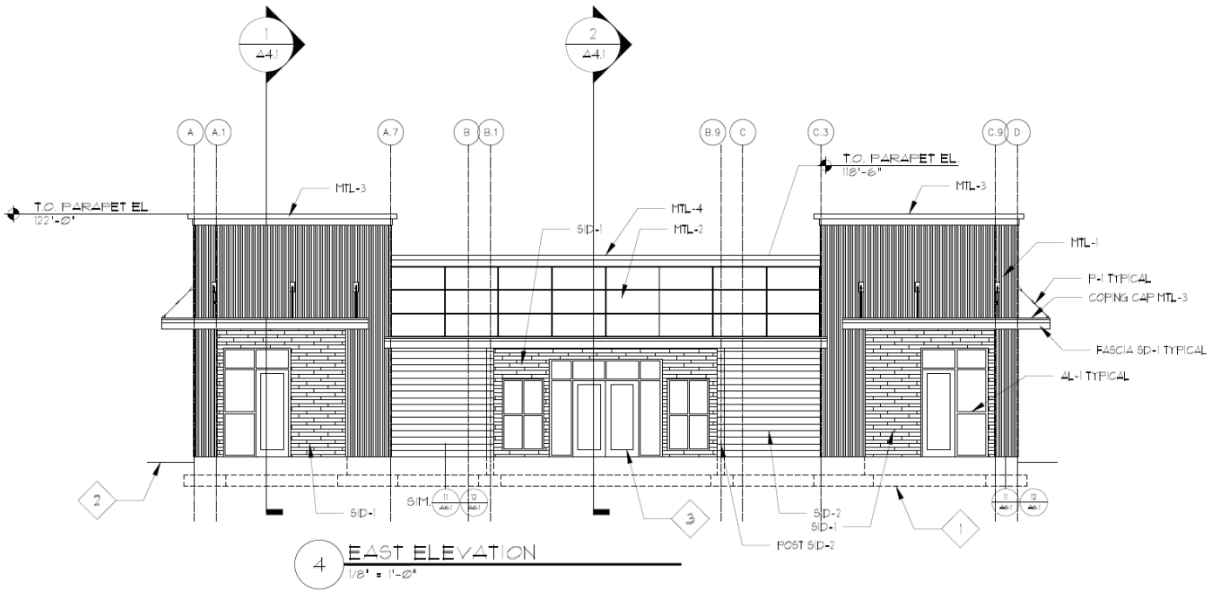
A. Use of Land

We propose to develop the site into six (6) commercial buildings. Each building will be 4,362 square feet in size and be individually owned for a total project floor space of 26,172 square feet. Each building can also be compartmentalized to allow leasing for up to three (3) tenants. Three (3) of the buildings will have a drive-through component for one of the tenants. Off street surface parking will be provided to allow for vehicular access to the site. The site can accommodate up to 201 parking spaces, this will allow for one space per every 130 square feet of building space. This amount will allow for a mixture of both retail and restaurant tenants within the development.

Adjacent to Sand Hollow Road on 1.17 acres we propose a self-service car wash where visitors to the Sand Hollow state park and Sand Mountain Recreation can come and clean of their boats or off road vehicles.

B. Height and Elevations

The proposed buildings are 3 bay commercial buildings with a 4,362 sq.ft. footprint area. Building heights to the top of the parapet are 22 feet. Exterior finishes consist of: metal siding in rust, black, and gray colors, prefinished metal fascia and accents in black or red colors, and wood siding.



C. Density

N/A

D. Schools, Churches and Open Spaces

No schools or churches are proposed within this project. The Elementary and upper grade level schools that service this area are 8 miles away. The Washington County School District owns property within 1.5 miles of the property, but it is not known when and if schools will be constructed. Several Churches are within 5 to 8 Miles of the project. Open space is proposed as part of the PDO Land Use Plan north of the project.

E. Phasing Plan

We plan on constructing the project in 3 phases.

F. Topography

The project site itself slopes from south to north at a grades of less than 1%

G. Landscape Plan

Landscaping will be installed adjacent to the buildings and in terminal islands throughout the parking area. Landscaping will also be installed along the Dixie Springs Dr, 4640 West, and Sand Hollow Rd.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements for the retail/restaurant project area is 28,000 sq. ft. about 17%, and for the self-service carwash project area is 7,000 sq. ft. about 14%.

I. Utilities

Water, sewer, power, and communication utilities will be extended from Dixie Springs Dr and 4640 West to service the project. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

Several enclosed dumpster sites are placed throughout the project for waste disposal.

K. Lighting Plan

Project lighting will consist primarily of street lighting installed to Hurricane City standards along the exterior roads. Interior lighting will be provided with 25 ft pole mounted lights placed throughout the project. Exterior Wall sconces will also be placed on the buildings to provide additional lighting.

L. Turning Space

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

M. Signs

Wall signs will be placed on the front sides of the buildings facing the parking lot as well as any side of the building facing the public streets.
Monument signs of approximately 12 ft in height and 80 sq. ft. will be placed at the three entrances coming off of the surrounding streets.
A Free-Standing pylon sign will be placed along Sand Hollow Road. We propose this sign be 30 ft in height and 150 sq. ft. in area. Specific elevations of these signs will be submitted for review at a later date.

WATER
HURRICANE CITY
UTAH

Ken Richins, Superintendent

December 17, 2025

To Whom It May Concern:

The Hollows, LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Desert Sands Commercial**, located at approximately **4640 W Dixie Springs Drive** 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 **6** commercial 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,

KWright 12/17/25

Kory Wright
Water Department Supervisor

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Brett Burgess for CRS Holdings, LLC. am/are the applicant(s) of the application known as Desert Sands Commercial located on parcel(s) H-4-2-14-231, H-4-2-14-232 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this _____ day of _____, 20___.

Applicant Name: CRS Holdings, LLC.

Name of Signer (if different from Applicant Name): Brett Burgess

Title of Signer: Manager

Signature: _____

STATE OF UTAH)

COUNTY OF Washington)

On the 30 day of September, 2025, personally appeared Brett Burgess, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: _____

My Commission Expires: 11-15-2028

LOGAN BLAKE
Notary Public State of Utah
My Commission Expires on:
November 15, 2028
Comm. Number: 739688

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37 , 6-16-2022)

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), Brett Burgess for CRS Holdings, LLC., being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 30 day of September 2025.

(Notary Public)

Residing in: Santa Clara, UT

My Commission Expires: 11-15-2028

LOGAN BLAKE
Notary Public State of Utah
My Commission Expires on:
November 15, 2028
Comm. Number: 739688

Agent Authorization

I (we), Brett Burgess for CRS Holdings, LLC., the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) DSG Engineering, Inc. to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 30 day of September 2025.

(Notary Public)

Residing in: Santa Clara, UT

My Commission Expires: 11-15-2028

LOGAN BLAKE
Notary Public State of Utah
My Commission Expires on:
November 15, 2028
Comm. Number: 739688

December 4, 2025

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

Subject: Desert Sands Commercial Area D

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.

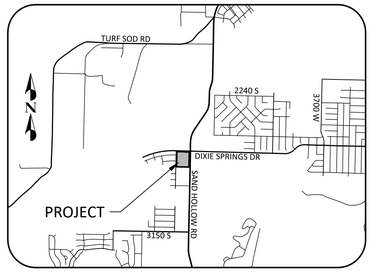
After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

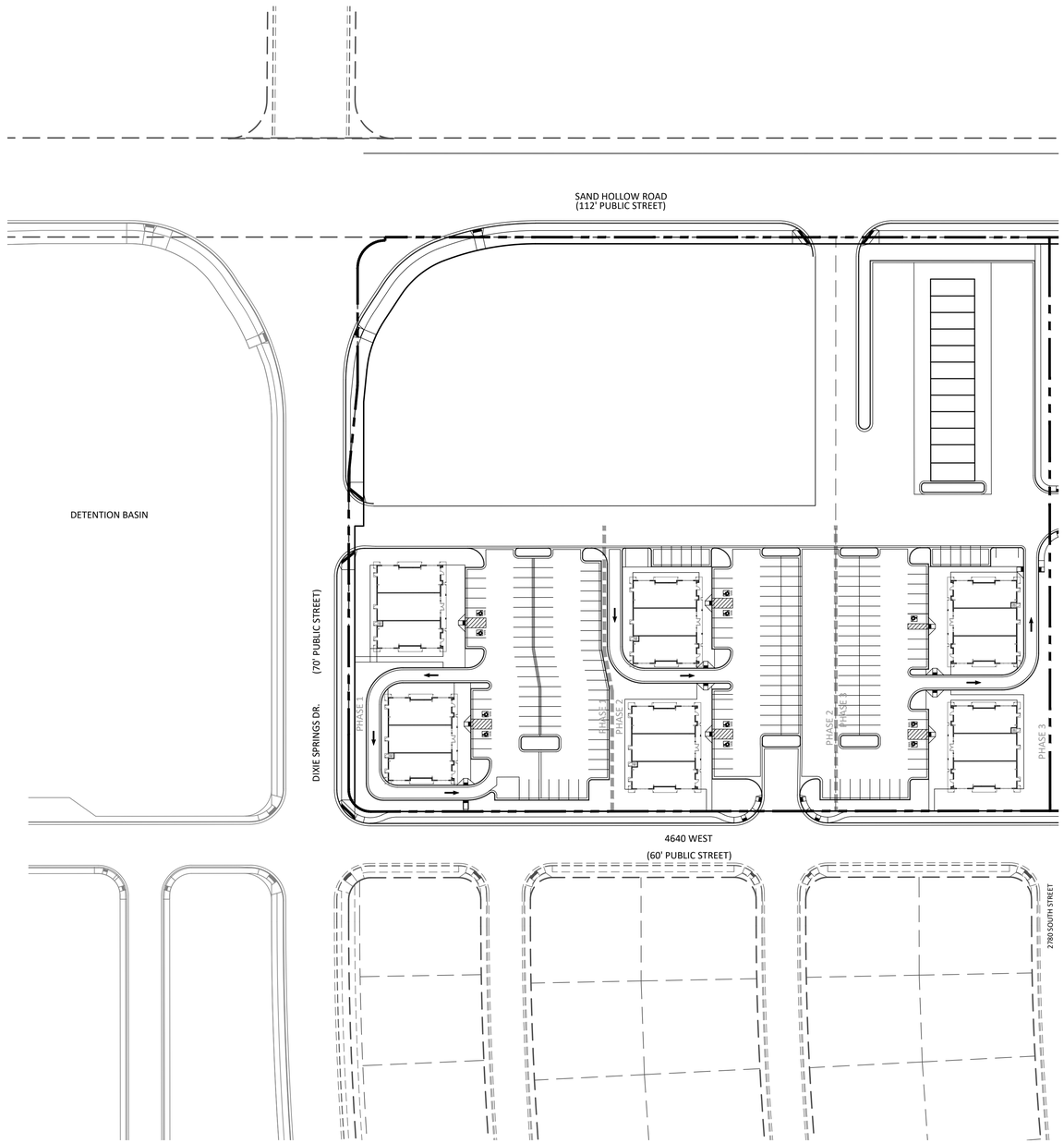
Amber Gillette

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

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



VICINITY MAP
SCALE: 1" = 3000 FEET



60 0 60 120
SCALE IN FEET

SHEET INDEX

SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
GN-1	2	GENERAL NOTES & SYMBOLS
HC-1,2	3,4	HORIZONTAL CONTROL
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OWNER/DEVELOPER

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

CONTACT

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

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PRELIMINARY PLAT
FOR
DESERT SANDS COMMERCIAL (AREA D)

4640 WEST DIXIE SPRINGS DR.,
HURRICANE UT, 84737
LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 42 SOUTH,
RANGE 14 WEST, S.L.B.&M.

LOGAN BLAKE
No. 7997785
12/2/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH
SHEET NAME: PRELIMINARY PLAT COVER SHEET

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 60'

SHEET NUMBER :
CS-1
1 OF 21 TOTAL

PROPERTY / RIGHT OF WAY LINE STYLES

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

SURFACE FEATURE LINE STYLES

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED FLOW LINE
- EXISTING FLOW LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED BUILDING LINE
- EXISTING BUILDING LINE
- PROPOSED EDGE OF ASPHALT LINE
- EXISTING EDGE OF ASPHALT LINE
- EXISTING EDGE OF ASPHALT LINE
- EXISTING EDGE OF ASPHALT LINE
- SILT FENCE
- SEDIMENT BERM
- CONSTRUCTION FENCE

UTILITY LINE STYLES

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

ABBREVIATIONS

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

PROPERTY / RIGHT OF WAY SYMBOLS

- C10 / L10 — TBC CURVE/LINE TAG
- C201 / L201 — CENTER LINE CURVE/LINE TAG
- C101 / L101 — PROPERTY LINE CURVE/LINE TAG
- SECTION MONUMENT FOUND
- SECTION MONUMENT NOT FOUND
- PROPOSED CLASS I MONUMENT (RING & LID)
- EXISTING CLASS I MONUMENT (RING & LID)
- CLASS II MONUMENT (REBAR & ALUMINUM CAP)
- HORIZONTAL/VERTICAL P.I.
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- COMMON AREA
- LIMITED COMMON AREA
- PROPOSED RECREATION AREA

SURFACE FEATURE SYMBOLS

- 2976.22 FG — FINISHED ELEVATION
- 2976.22 EG — EXISTING ELEVATION
- TBC: 3840.52 STA: 1+18.98 — FINISHED TBC ELEVATION & STATION
- TBC: 3840.52 STA: 1+18.98 — EXSITING TBC ELEVATION & STATION
- PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK)
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN AREA DRAIN
- PROPOSED FLARED END SECTION
- EXISTING CURB INLET CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING STORM DRAIN AREA DRAIN
- PROPOSED SIGN
- 1 — REVISION WORK

UTILITY SYMBOLS

- PROPOSED SEWER LATERAL
- EXISTING SEWER LATERAL
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED WATER METER (¾" UNO)
- EXISTING WATER METER
- PROPOSED IRRIGATION METER
- EXISTING IRRIGATION METER
- UTILITY STUB
- PROPOSED STREET LIGHT WITH JUNCTION BOX
- 100 A — PROPOSED TRANSFORMER (SIZE AS NOTED)
- PROPOSED SECONDARY POWER PED.
- EXISTING SECONDARY POWER PED.
- EXISTING STREET LIGHT
- 4-WAY VAULT
- PAD MOUNT SWITCH GEAR
- PROPOSED POWER POLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PROPOSED TELEPHONE PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- PROPOSED CABLE TELEVISION PEDESTAL
- EXISTING CABLE TELEVISION PEDESTAL

DIXIE POWER NOTES:

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

CENTURY LINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

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

TDS, CATV/BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST THREE (3) WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
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.

HURRICANE VALLEY FIRE SSD NOTES:

1. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT.
2. FIRE HYDRANT MUST PRODUCE A MINIMUM OF 1000 GPM. (2021 IFC APPENDIX B)
3. HYDRANT SPACING PER 2021 IFC APPENDIX C
4. BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED
5. HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED
6. KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS
7. FDC MUST BE REMOTE. OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT AND EQUIPPED WITH KNOX CAPS.
8. UNDERGROUND FLUSH MUST BE WITNESSED BY HVFSSD
9. FIRE HYDRANTS MUST MAINTAIN 3' CLEAR AROUND HYDRANT. NO FENCES OR SHRUBS SHALL BE WITHIN 3'
10. BUILDINGS BUILT IN ACCORDANCE WITH 2021 IFC 903 MAY REQUIRE SUPPRESSION.

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

ASH CREEK SSD GENERAL SEWER NOTES:

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

INFOWEST, CATV/FIBER OPTIC NOTES:

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

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

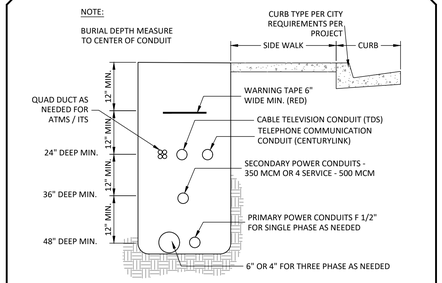
1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING , DURING AND AFTER EARTHMOVING ACTIVITIES.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENTS PENETRATION.
3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

DOMINION ENERGY NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP.
   ASHLEY GLANZMAN AT (435) 218-4063
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (115S E 350 N - ST. GEORGE).
4. **ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.****
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE **MUST** BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT **JC HALL** AT **(435) 210-0729,** AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. *******IMPORTANT NOTICE***** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.**
11. **HIGH PRESSURE GAS NOTE:**
    CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801)324-3370, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN 10 FEET OF A HIGH PRESSURE GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.



JOINT UTILITIES TRENCH

N.T.S

GENERAL NOTES

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

LOGAN BLAKE
No. 7997785
12/2/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

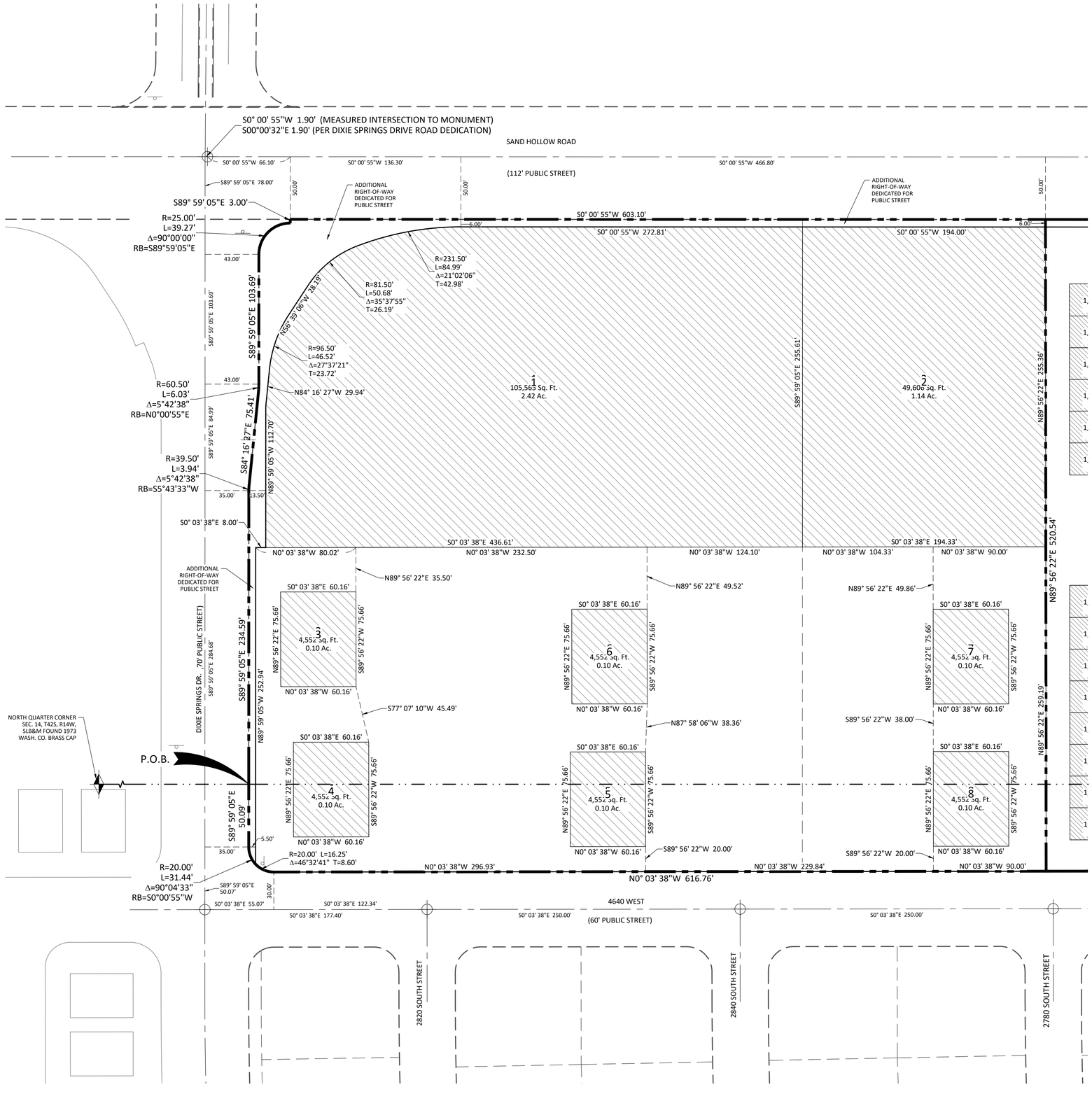
SHEET NAME :
GENERAL NOTES

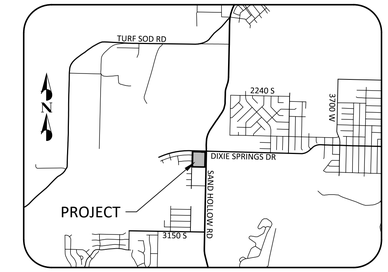
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	N.T.S.

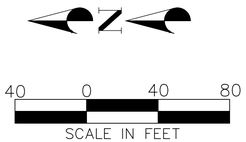
SHEET NUMBER :
GN-1

1 OF 21 TOTAL





VICINITY MAP
SCALE: 1" = 3000 FEET



LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PRIVATE OWNERSHIP
- EXISTING CLASS I (RING & LID) MONUMENT

LOGAN BLAKE
No. 7997785
12/2/25
REGISTERED LAND SURVEYOR
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME: HORIZONTAL CONTROL PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 40'

SHEET NUMBER :

HC-1

SAND HOLLOW ROAD

(112' PUBLIC STREET)

S0° 00' 55"W 254.31'

20' P.U.E.

S0° 00' 55"W 18.50'

S0° 00' 55"W 18.50'

20' P.U.E.

S0° 00' 55"W 175.50'

1
105,565 Sq. Ft.
2.42 Ac.

2
49,606 Sq. Ft.
1.14 Ac.

S89° 59' 05"E 237.14'

S89° 59' 05"E 227.59'

S89° 56' 22"W 227.36'

10' P.U.E.

10' P.U.E.

S89° 58' 11"E 94.20'

18.5' PUBLIC UTILITY & ACCESS EASEMENT

18.5' PUBLIC UTILITY & ACCESS EASEMENT

N0° 03' 38"W 410.14'

N0° 03' 38"W 175.80'

N89° 56' 22"E 18.50'

18.5' PUBLIC UTILITY & ACCESS EASEMENT

28' PUBLIC UTILITY & ACCESS EASEMENT

S89° 56' 22"W 28.00'

S89° 59' 05"E 25.00'

25' PUBLIC UTILITY & ACCESS EASEMENT

25' PUBLIC UTILITY & ACCESS EASEMENT

S89° 56' 22"W 25.00'

N0° 03' 38"W 405.98'

N0° 03' 38"W 38.00'

N0° 03' 38"W 129.00'

3
4,552 Sq. Ft.
0.10 Ac.

6
4,552 Sq. Ft.
0.10 Ac.

7
4,552 Sq. Ft.
0.10 Ac.

10' P.U.E.

S89° 56' 22"W 177.69'

S89° 56' 22"W 177.69'

S89° 56' 22"W 177.69'

S89° 56' 22"W 202.69'

10' P.U.E.

S89° 59' 05"E 227.94'

4
4,552 Sq. Ft.
0.10 Ac.

5
4,552 Sq. Ft.
0.10 Ac.

25' PUBLIC UTILITY & ACCESS EASEMENT

8
4,552 Sq. Ft.
0.10 Ac.

S89° 56' 22"W 234.19'

N0° 03' 38"W 34.43'

S0° 03' 38"E 38.00'

N89° 56' 22"E 56.50'

S0° 03' 38"E 100.43'

N89° 56' 22"E 31.50'

10' P.U.E.

N0° 03' 38"W 357.34'

N0° 03' 38"W 30.00'

N0° 03' 38"W 229.43'

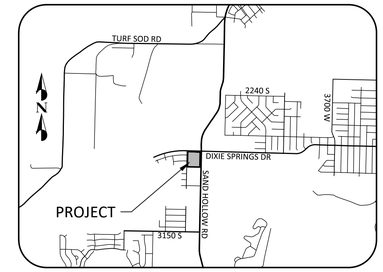
10' P.U.E.

(70' PUBLIC STREET)

DIXIE SPRINGS DR.

4640 WEST

(60' PUBLIC STREET)



VICINITY MAP
SCALE: 1" = 3000 FEET

30 0 30 60
SCALE IN FEET

LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PUBLIC UTILITY & ACCESS EASEMENT

LOGAN BLAKE
No. 7997785
11/21/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

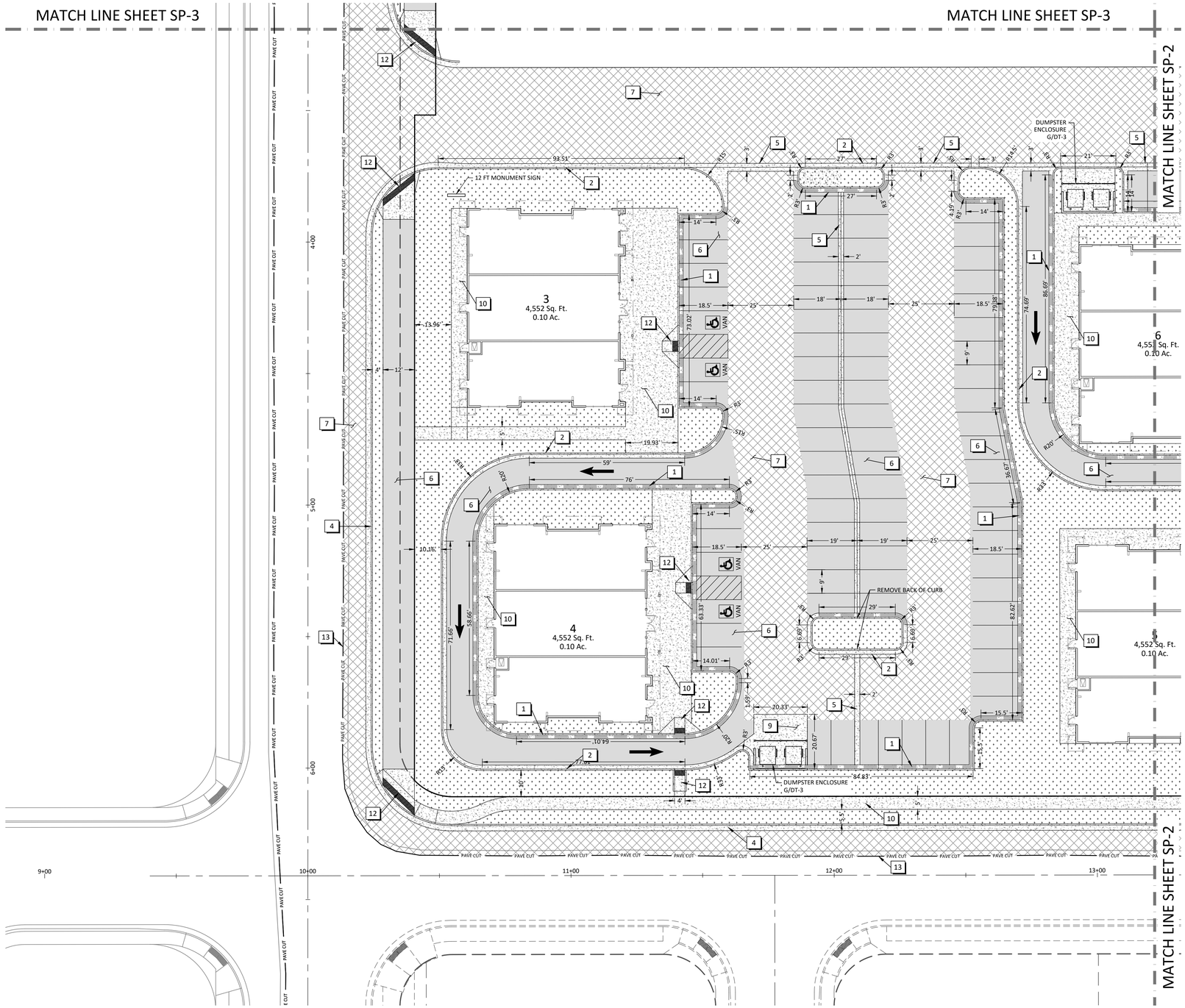
SHEET NAME: HORIZONTAL CONTROL PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

SHEET NUMBER :

HC-2



20 0 20 40

SCALE IN FEET

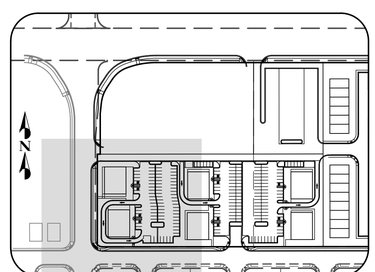
LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- CONCRETE ON GRADE (SEE SCOPE OF WORK FOR THICKNESS)

SCOPE OF WORK

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

1. ON-SITE SHEDDING CURB PER DETAIL 'D1', SHEET DT-2
2. ON-SITE COLLECTING CURB PER DETAIL 'D2', SHEET DT-2
3. RN24 TYPE ROLL CURB PER DETAIL 'D3', SHEET DT-2
4. STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
5. VALLEY GUTTER PER DETAIL 'F' SHEET DT-2, WIDTH PER PLAN
6. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
7. 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
8. 4" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE.
9. 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
10. 4" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
11. 5' WIDE CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
12. CONSTRUCT HANDICAP RAMP PER STANDARD DETAILS PED 103, 104, 106, 107, & 108.
13. SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE



KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

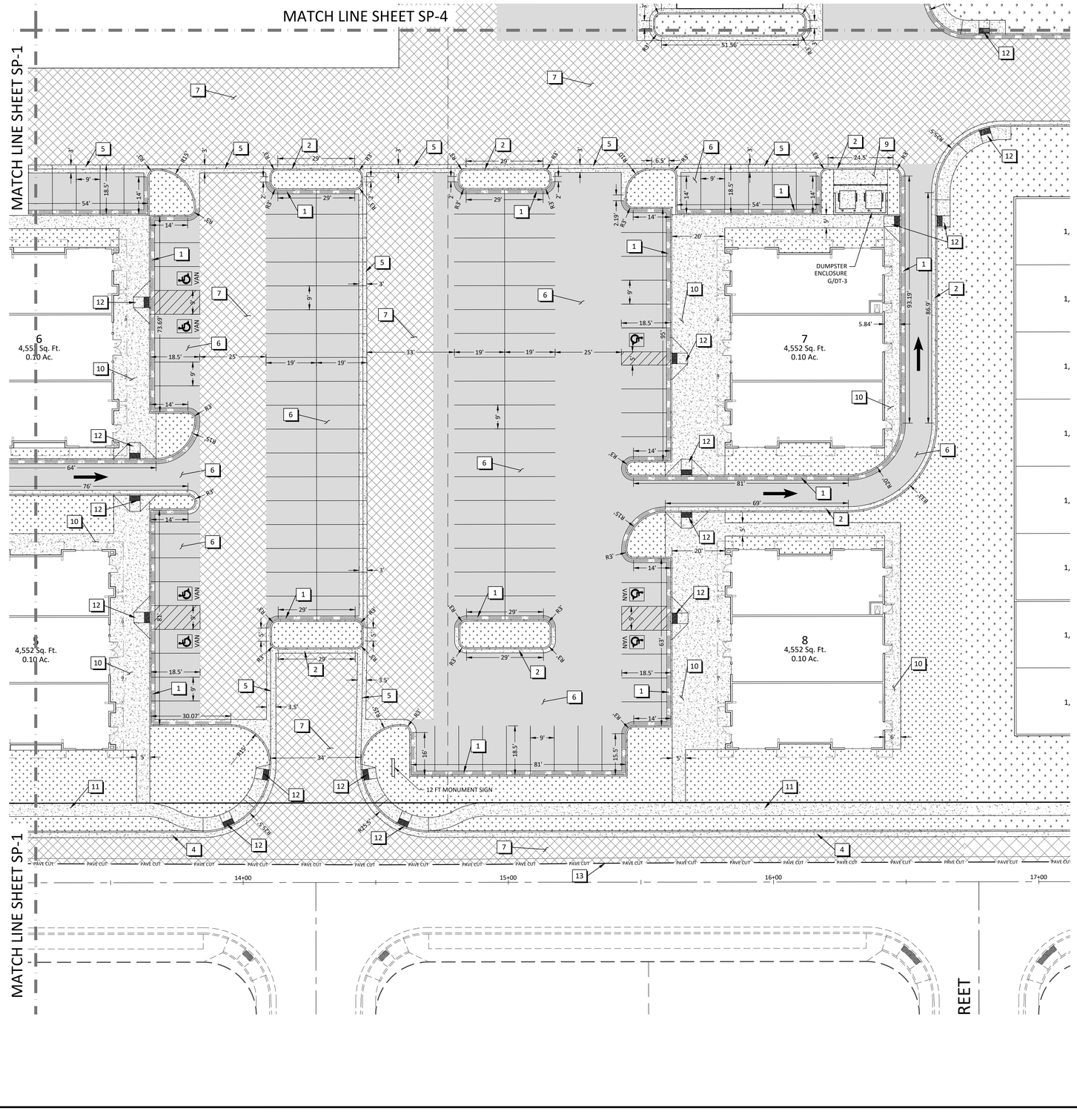
SHEET NAME : SITE PLAN

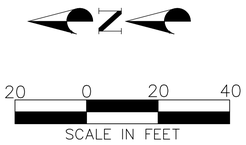
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :

SP-1





LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- CONCRETE ON GRADE (SEE SCOPE OF WORK FOR THICKNESS)

SCOPE OF WORK

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2. ON-SITE COLLECTING CURB PER DETAIL 'D2', SHEET DT-2
3. RN24 TYPE ROLL CURB PER DETAIL 'D3', SHEET DT-2
4. STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
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9. 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
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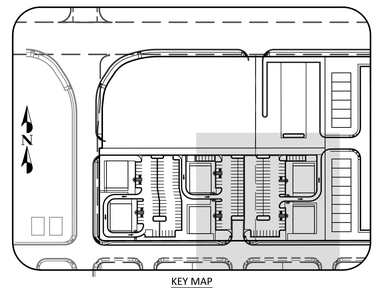
13. SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE



KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

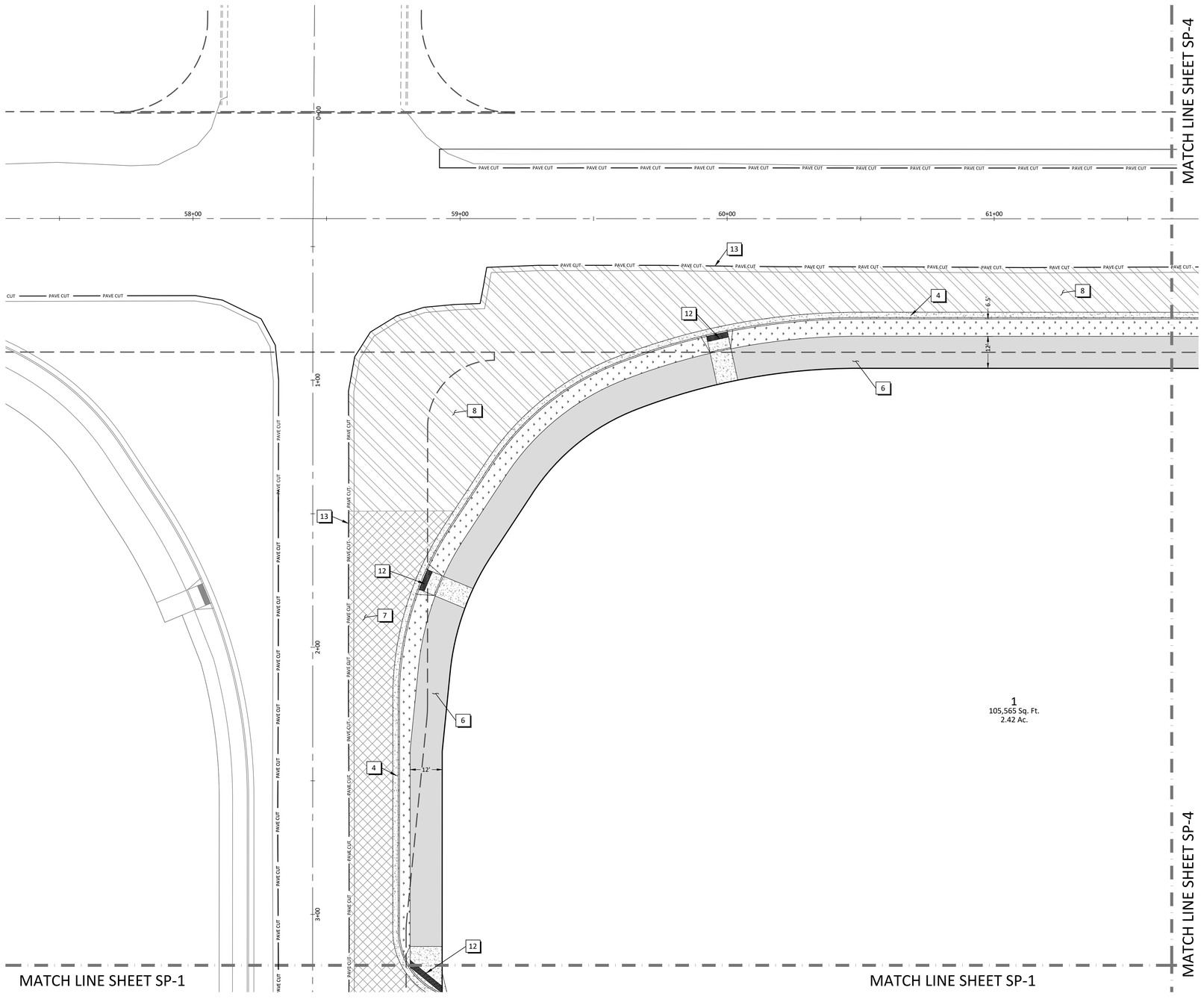
PROJECT NAME :
DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME :
SITE PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :
SP-2



20 0 20 40

SCALE IN FEET

LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- CONCRETE ON GRADE (SEE SCOPE OF WORK FOR THICKNESS)

SCOPE OF WORK

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

1. ON-SITE SHEDDING CURB PER DETAIL 'D1', SHEET DT-2
2. ON-SITE COLLECTING CURB PER DETAIL 'D2', SHEET DT-2
3. RN24 TYPE ROLL CURB PER DETAIL 'D3', SHEET DT-2
4. STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
5. VALLEY GUTTER PER DETAIL 'F' SHEET DT-2, WIDTH PER PLAN
6. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
7. 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
8. 4" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE.
9. 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
10. 4" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
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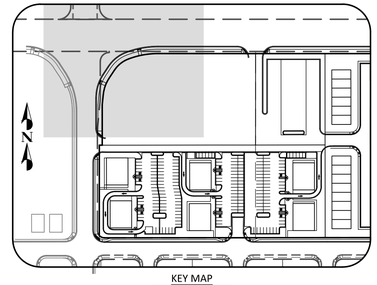
12. CONSTRUCT HANDICAP RAMP PER STANDARD DETAILS PED 103, 104, 106, 107, & 108.
13. SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE



KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
11/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

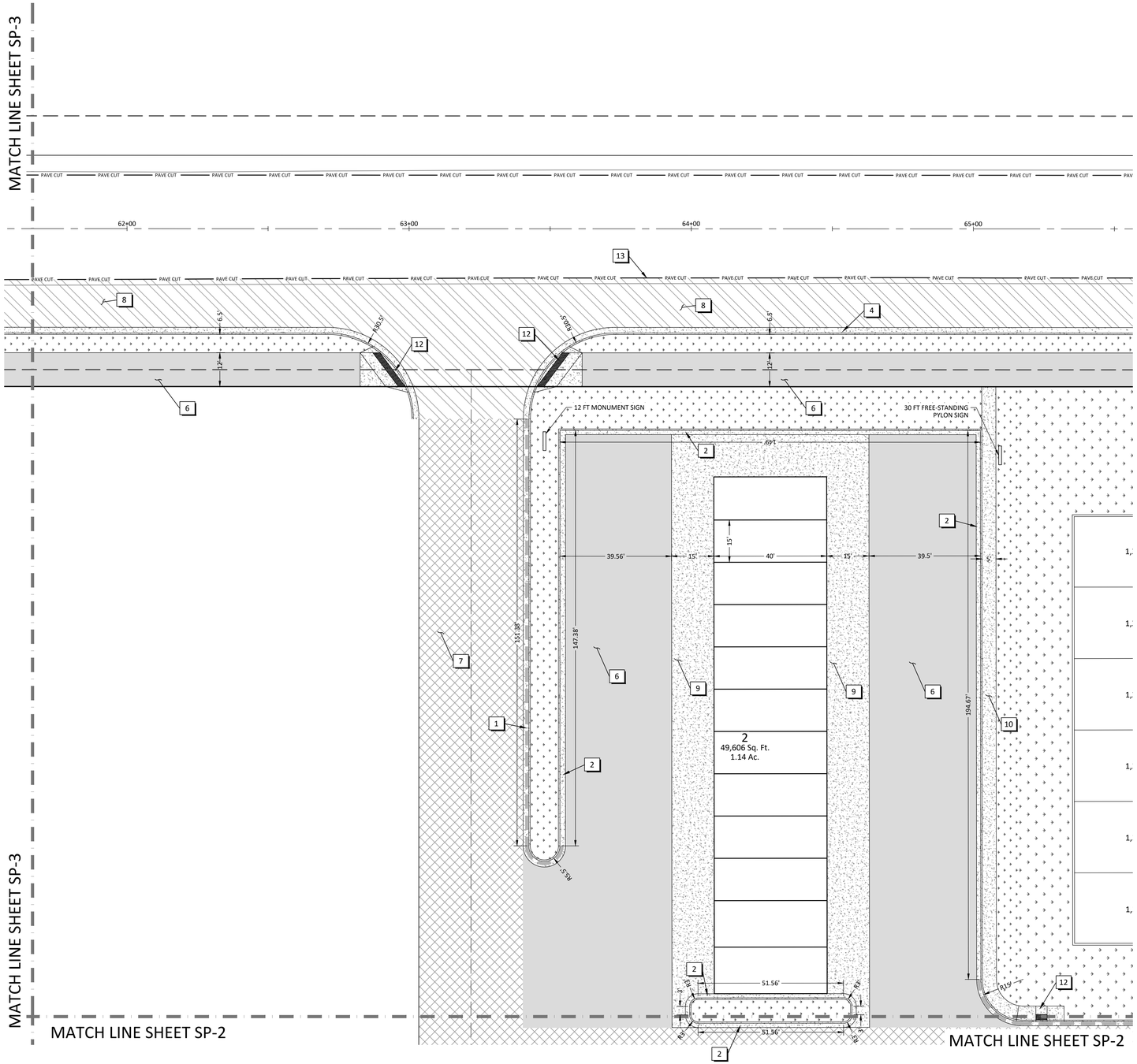
SHEET NAME :
SITE PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :

SP-3



20 0 20 40

SCALE IN FEET

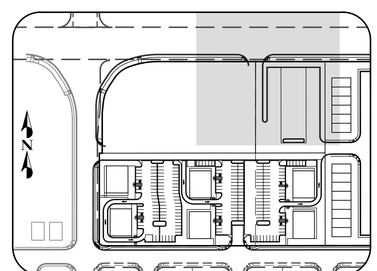
LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- CONCRETE ON GRADE (SEE SCOPE OF WORK FOR THICKNESS)

SCOPE OF WORK

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

1. ON-SITE SHEDDING CURB PER DETAIL 'D1', SHEET DT-2
2. ON-SITE COLLECTING CURB PER DETAIL 'D2', SHEET DT-2
3. RN24 TYPE ROLL CURB PER DETAIL 'D3', SHEET DT-2
4. STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
5. VALLEY GUTTER PER DETAIL 'F' SHEET DT-2, WIDTH PER PLAN
6. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
7. 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
8. 4" ASPHALTIC CONCRETE OVER 8" TYPE II AGGREGATE BASE.
9. 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
10. 4" CONCRETE OVER 6" TYPE II AGGREGATE BASE PER DETAIL 'E1', SHEET DT-2
11. 5' WIDE CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
12. CONSTRUCT HANDICAP RAMP PER STANDARD DETAILS PED 103, 104, 106, 107, & 108.
13. SAWCUT 2 FEET AND MATCH EXISTING PAVEMENT GRADE



KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS
COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

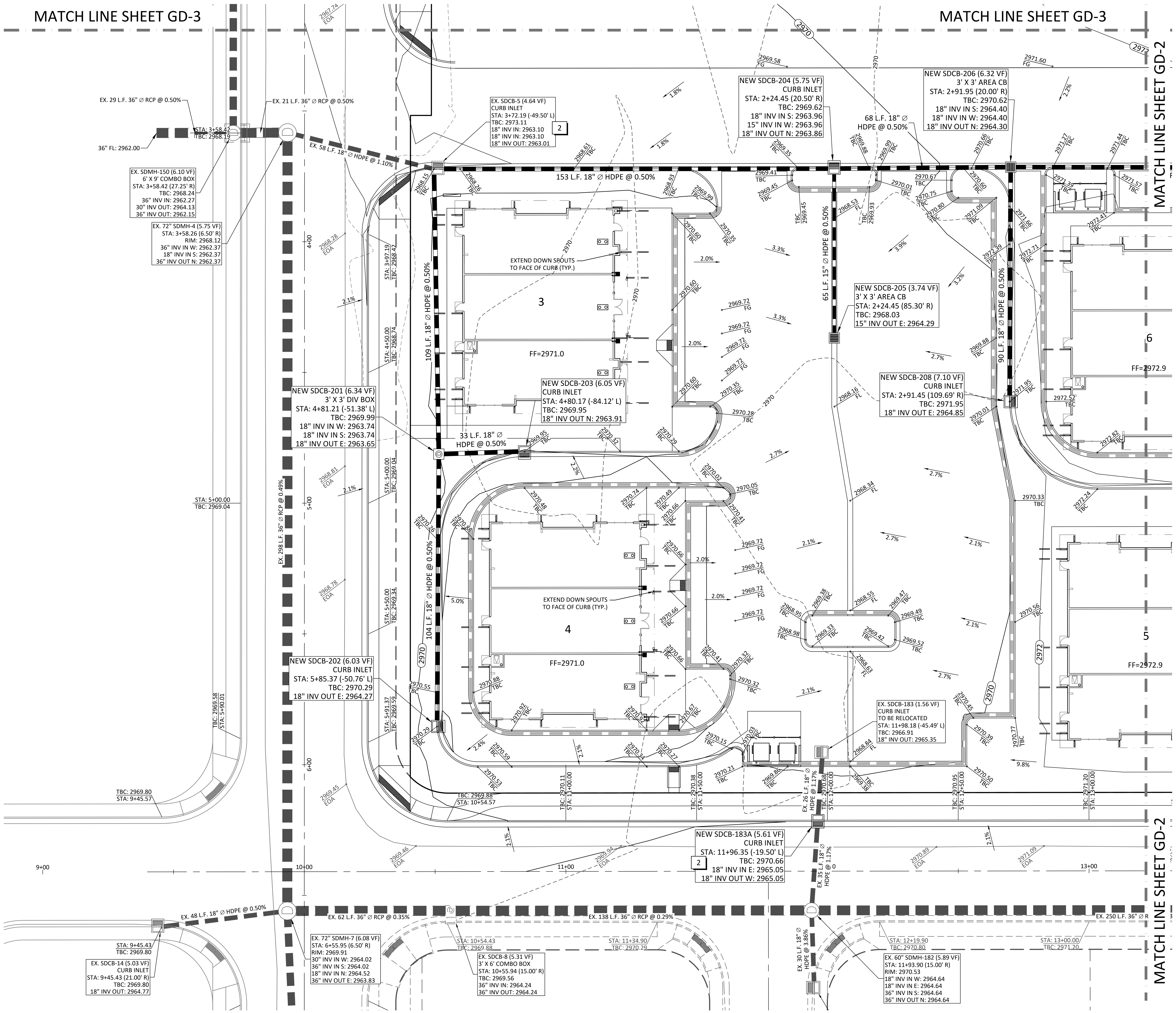
SHEET NAME :
SITE PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :

SP-4

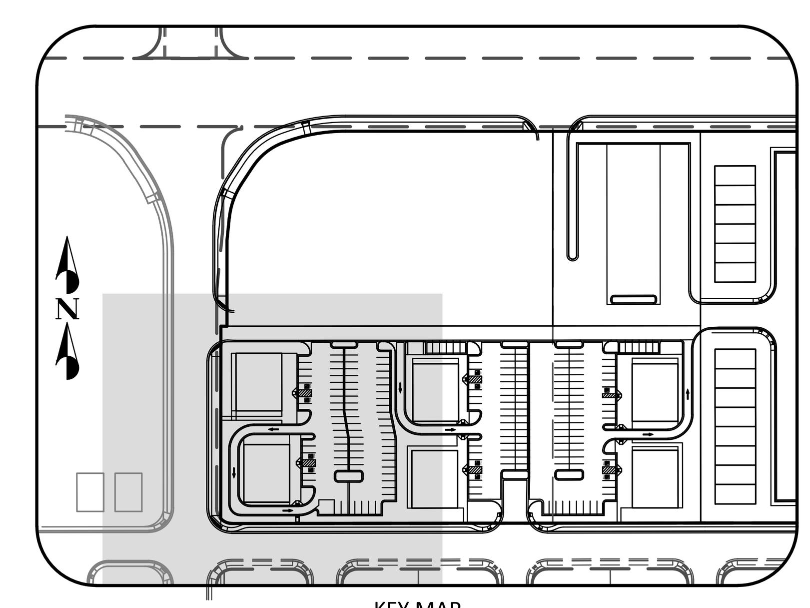


LEGEND:

— — — —	STREET CENTERLINE
———	ROAD RIGHT OF WAY LINE
———	PROPOSED PROPERTY LINE
— — —	EXISTING PROPERTY LINE
═══	PROPOSED COLLECTING CURB & GUTTER
═══	PROPOSED SHEDDING CURB & GUTTER

CONSTRUCTION NOTES

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



KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME :
GRADING & DRAINAGE PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :
GD-1

MATCH LINE SHEET GD-4

MATCH LINE SHEET GD-1

MATCH LINE SHEET GD-1

NEW SDCB-209 (5.82 VF)
CURB INLET
STA: 4+63.95 (20.50' R)
TBC: 2971.09
18" INV IN S: 2965.36
18" INV IN W: 2965.36
18" INV OUT N: 2965.26

172 L.F. 18" ∅ HDPE @ 0.50%

214 L.F. 18" ∅ HDPE @ 0.50%

34 L.F. 18" ∅ HDPE @ 0.50%

82 L.F. 18" ∅ HDPE

NEW SDCB-213 (6.36 VF)
CURB INLET
STA: 7+09.75 (17.50' R)
TBC: 2973.06
18" INV IN S: 2966.80
18" INV OUT NW: 2966.70

NEW 60" SDMH-211 (6.09 VF)
STA: 6+79.28 (32.71' R)
RIM: 2972.53
18" INV IN W: 2966.53
18" INV IN SE: 2966.53
18" INV OUT N: 2966.43

101 L.F. 18" ∅ HDPE @ 0.50%

97 L.F. 18" ∅ HDPE @ 0.50%

EXTEND DOWN SPOUTS TO FACE OF CURB (TYP.)

EXTEND DOWN SPOUTS TO FACE OF CURB (TYP.)

EXTEND DOWN SPOUTS TO FACE OF CURB (TYP.)

EXTEND DOWN SPOUTS TO FACE OF CURB (TYP.)

NEW SDCB-210 (4.28 VF)
3' X 3' AREA CB
STA: 4+66.95 (121.92' R)
TBC: 2970.15
18" INV OUT E: 2965.87

NEW SDCB-212 (6.06 VF)
CURB INLET
STA: 6+84.75 (129.40' R)
TBC: 2973.07
18" INV OUT E: 2967.02

NEW SDCB-187A (4.60 VF)
CURB INLET
STA: 14+44.90 (-44.50' L)
TBC: 2971.88
18" INV OUT W: 2967.28

EX. SDMH-188 (5.97 VF)
CURB INLET
STA: 16+95.05 (-46.59' L)
TBC: 2973.07
18" INV OUT: 2967.10

25 L.F. 18" ∅ HDPE @ 2.80%

EX. SDCB-187 (2.81 VF)
CURB INLET
TO BE RELOCATED
STA: 14+44.49 (-19.51' L)
TBC: 2969.39
18" INV IN: 2966.58
18" INV OUT: 2967.66

EX. 84 L.F. 18" ∅ HDPE @ 0.49%
REMOVE AND RELAY

EX. 66 L.F. 18" ∅ HDPE @ 0.49%

EX. 250 L.F. 36" ∅ RCP @ 0.29%

∅ RCP @ 0.38%

EX. 72" SDMH-185 (6.09 VF)
STA: 14+43.90 (15.00' R)
RIM: 2971.65
36" INV IN S: 2965.59
18" INV IN W: 2965.56
18" INV IN E: 2965.56
36" INV OUT N: 2965.59

EX. 72" SDMH-184 (10.54 VF)
STA: 16+94.14 (19.37' R)
RIM: 2976.86
18" INV IN E: 2966.78
18" INV IN W: 2967.59
30" INV IN S: 2966.86
36" INV OUT N: 2966.32

EX. 25 L.F. 18" ∅ HDPE @ 0.57%

EX. 30 L.F. 18" ∅ HDPE @ 0.49%

TBC: 2971.45 STA: 13+50.00

TBC: 2971.63 STA: 13+84.90

TBC: 2972.14 STA: 14+69.90

TBC: 2972.29 STA: 15+00.00

TBC: 2972.54 STA: 15+50.00

TBC: 2972.79 STA: 16+00.00

TBC: 2973.05 STA: 16+50.00

TBC: 2973.35 STA: 17+00.00

14+00

15+00

16+00

17+00

FF=2972.9

FF=2973.9

FF=2974.0

FF=2974.8

FF=2975.5

FF=2972.9

6

7

8

9

10

11

12

13

14

5

REET

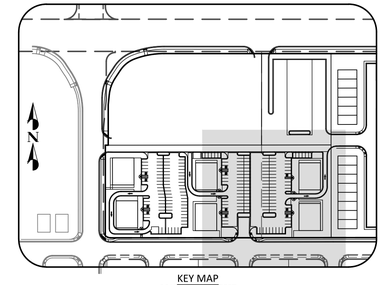
20 0 20 40
SCALE IN FEET

LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER

CONSTRUCTION NOTES

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



KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME : GRADING & DRAINAGE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
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Office (435) 628-2121

DATE :	NOVEMBER 2025
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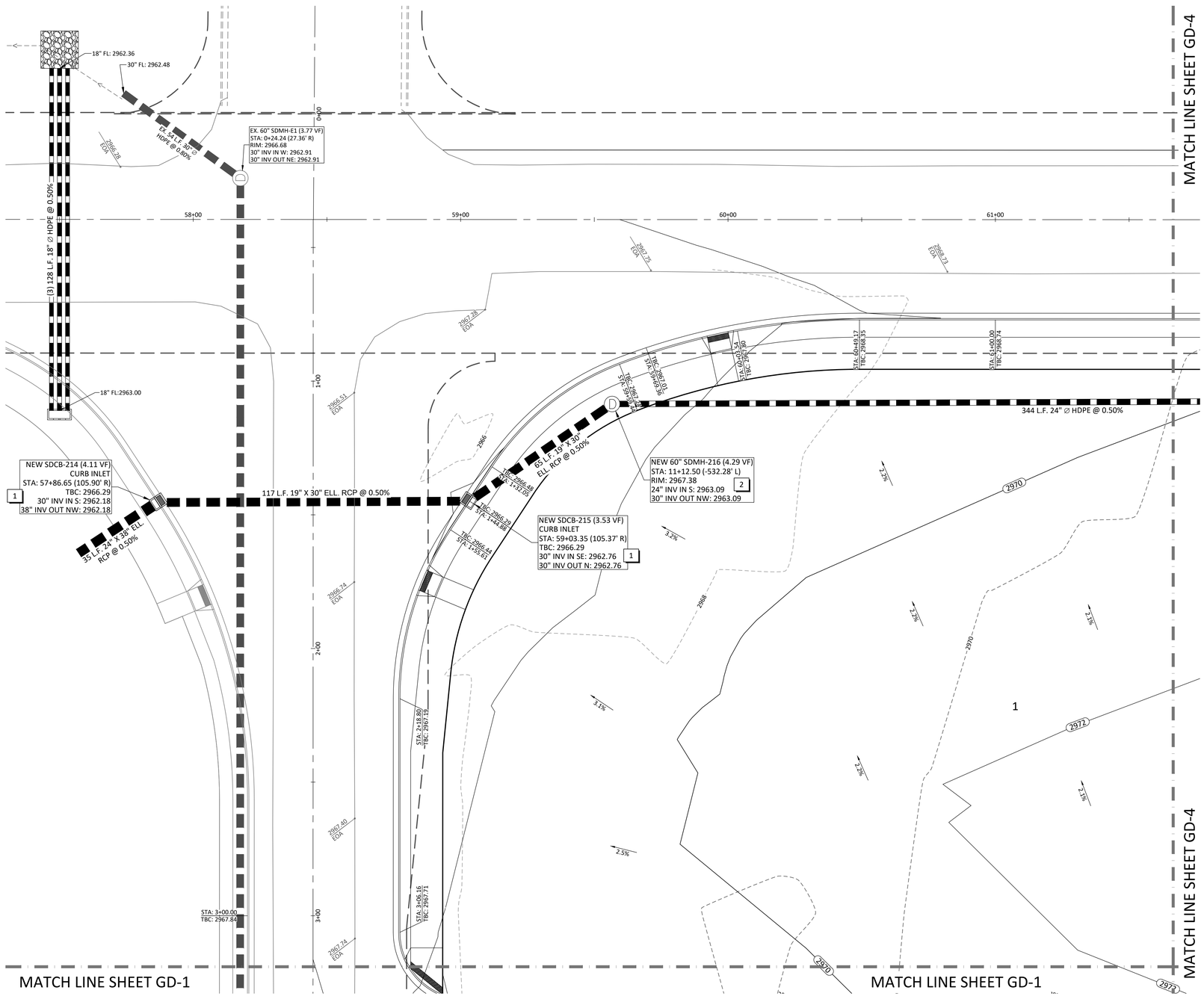
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :

GD-2



20 0 20 40

SCALE IN FEET

LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER

CONSTRUCTION NOTES

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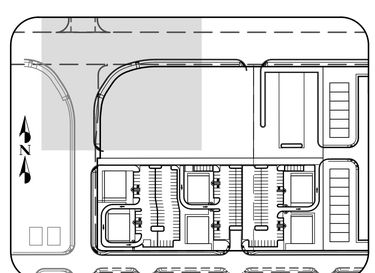

KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
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COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

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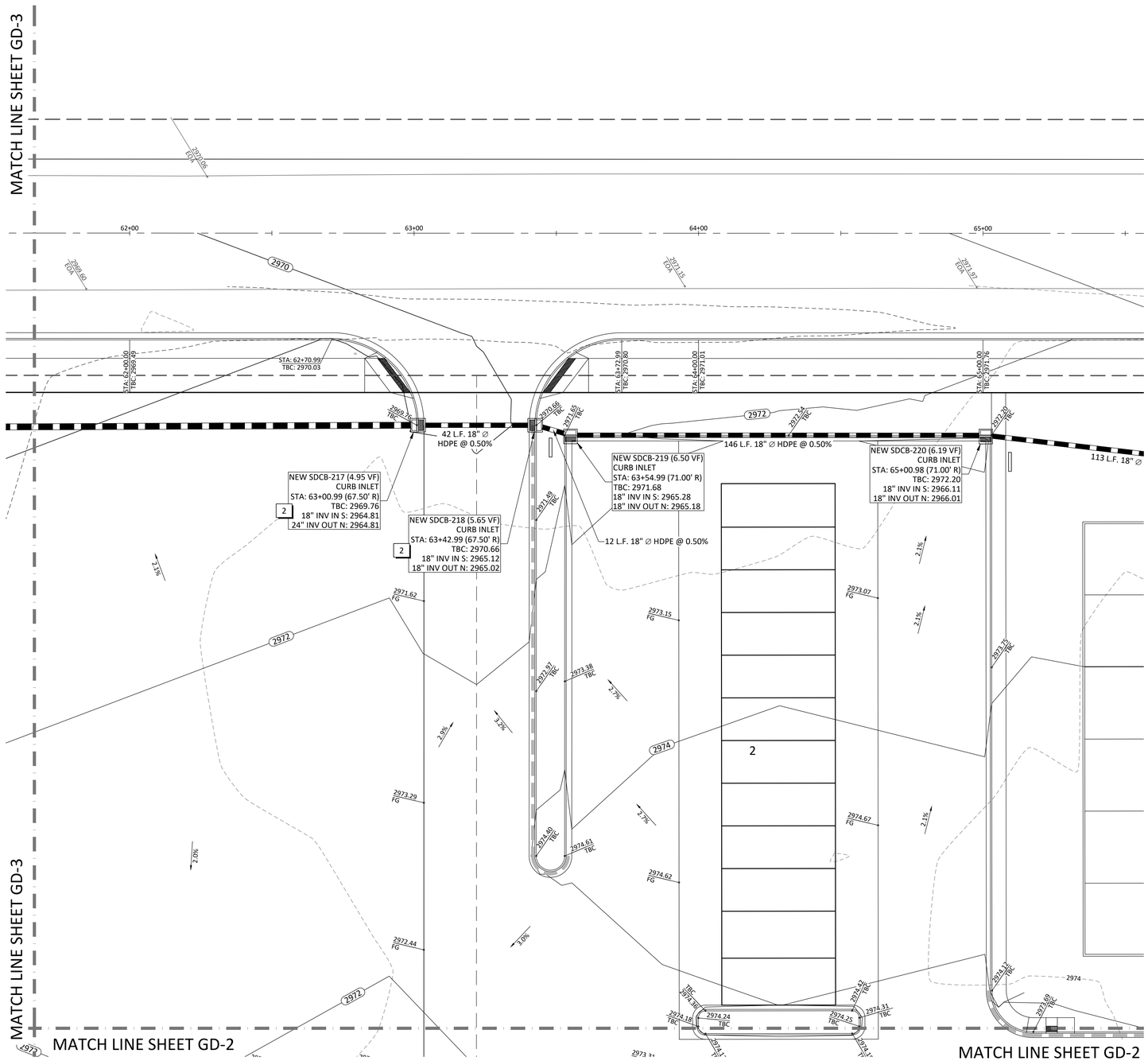
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :

GD-3



20 0 20 40

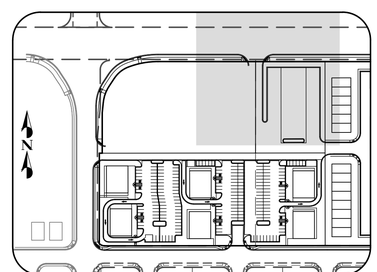
SCALE IN FEET

LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED COLLECTING CURB & GUTTER
- PROPOSED SHEDDING CURB & GUTTER

CONSTRUCTION NOTES

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



KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

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4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME :
GRADING & DRAINAGE PLAN

DSG ENGINEERING, INC.
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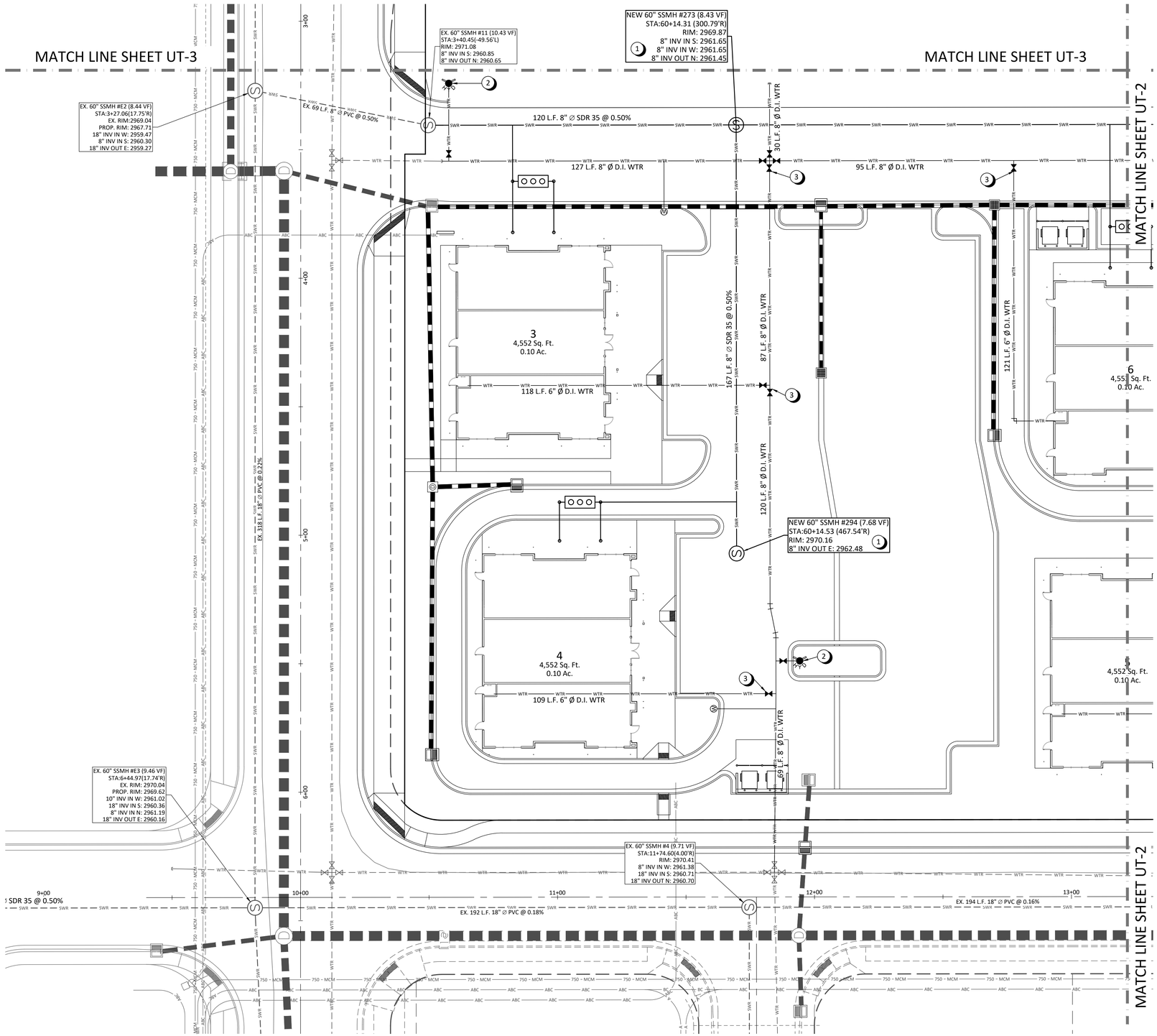
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :

GD-4

12 OF 21 TOTAL



20 0 20 40

SCALE IN FEET

UTILITY NOTES

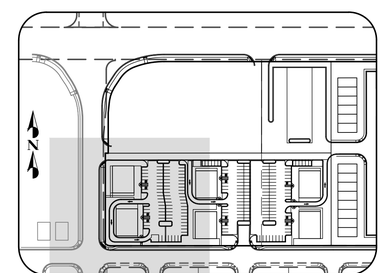
1. INSTALL NEW 60"Ø MANHOLE
2. NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE (WD 302/SD-3)
3. NEW GATE VALVE (MATCH LINE SIZE TYP.) (WD 316/SD-2)
4. INSTALL CULINARY WATER LINE (SIZE AS NOTED)
5. INSTALL IRRIGATION WATER LINE - PURPLE (SIZE AS NOTED)
6. INSTALL RP VALVE ASSEMBLY (SHEET SD-3) (SIZE AS NOTED)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

CONTACT

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

OWNER/DEVELOPER

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



KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS
COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME :
SEWER, WATER, & POWER PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
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DATE :	NOVEMBER 2025
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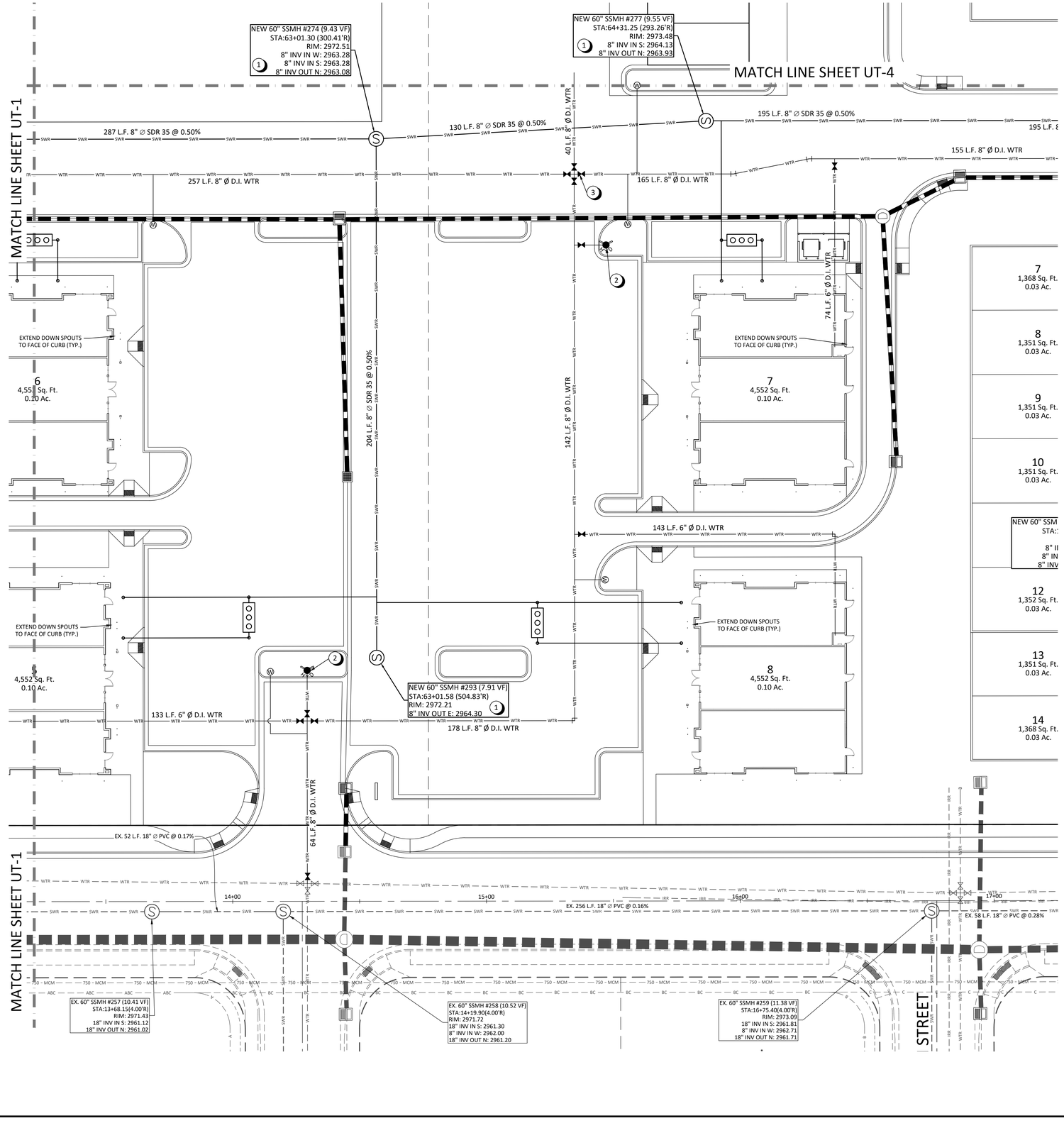
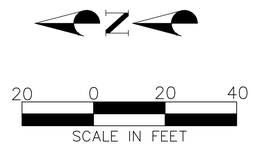
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :

UT-1

13 OF 21 TOTAL





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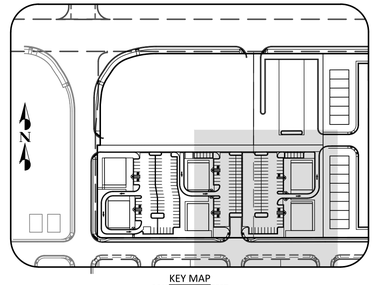

KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
DESERT SANDS
COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME:
SEWER, WATER, & POWER PLAN

DSG ENGINEERING, INC.
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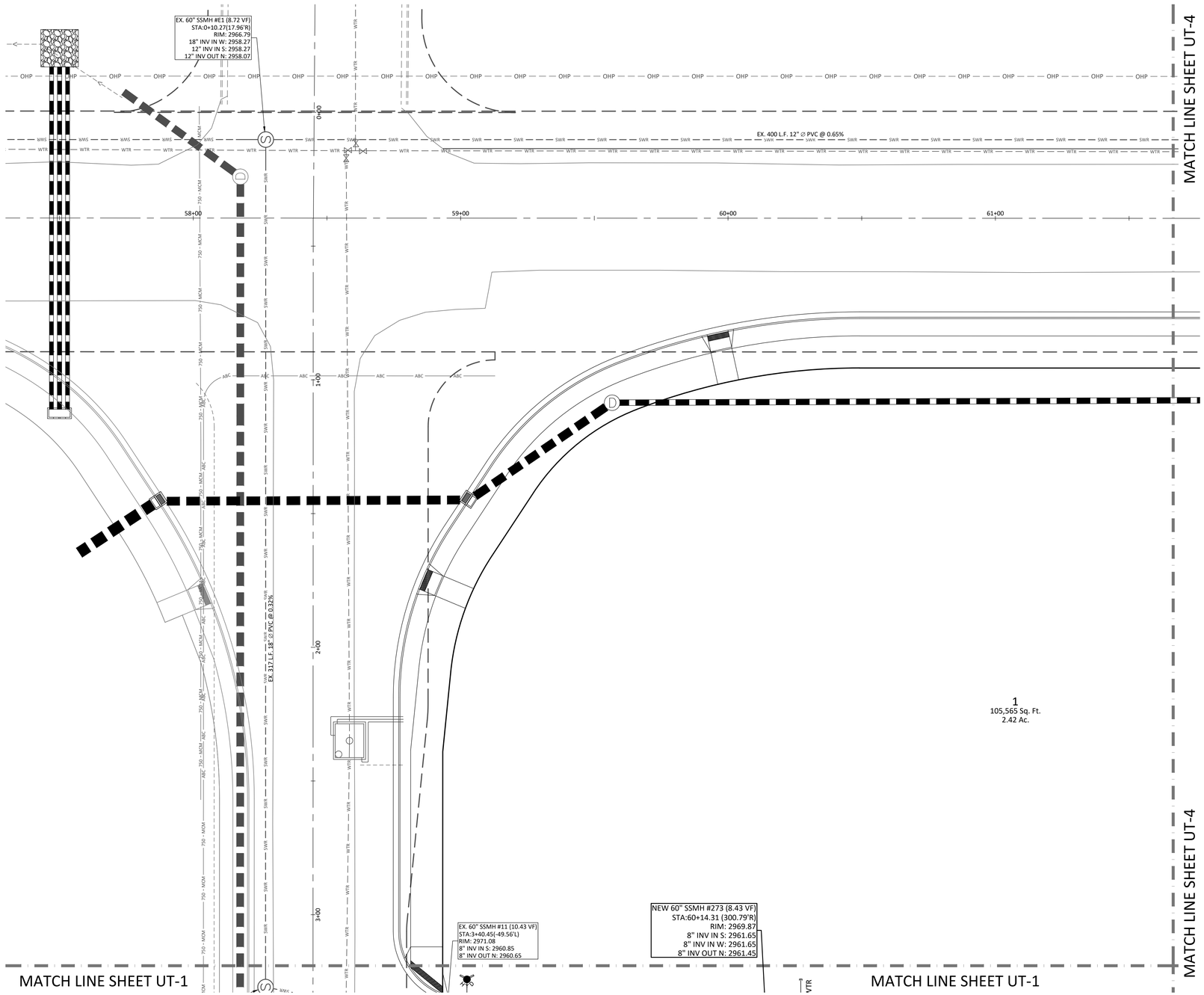
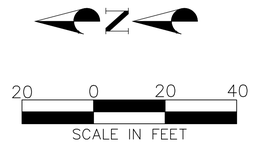
SHEET NUMBER :
UT-2



1
105,565 Sq. Ft.
2.42 Ac.



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10. 90° BEND (MATCH LINE SIZE)
11. DECORATIVE STREET LIGHT ON 14' POLE WITH JUNCTION BOX

CONTACT

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OWNER/DEVELOPER

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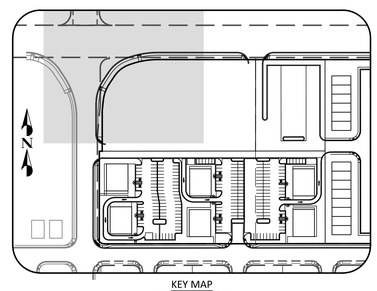

KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25

NO.	DESCRIPTION	DATE	APP'D

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COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

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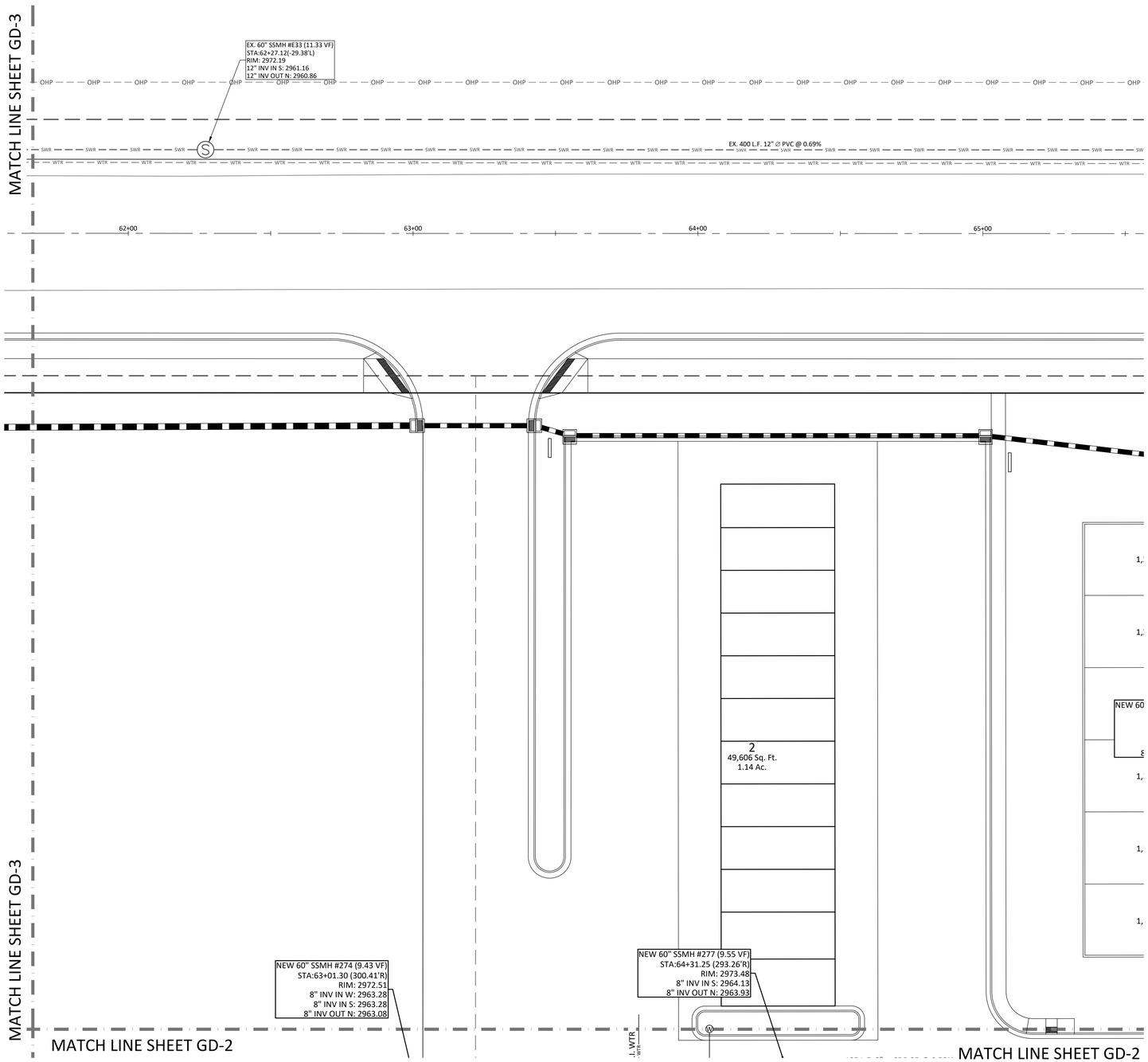
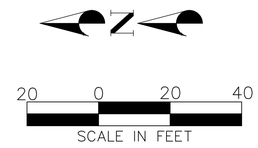
PROJECT NO. :	21-022
SCALE :	1" = 20'

SHEET NUMBER :

UT-3





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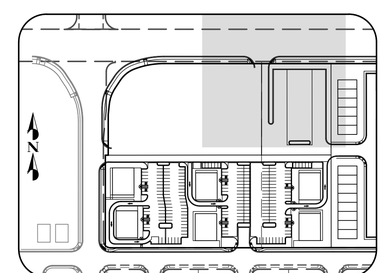

KEY MAP
SCALE: 1" = 200 FEET

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

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PROJECT NO. :	21-022
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SHEET NUMBER :

UT-4

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIGN

RELOCATE SIGN LESS THAN 20 SQUARE FEET REQ'D
DIXIE SPRINGS DR
[1.3-R] 5+10.98 RT 22.79 (FROM)
7+75.00 RT 28.00 (TO)

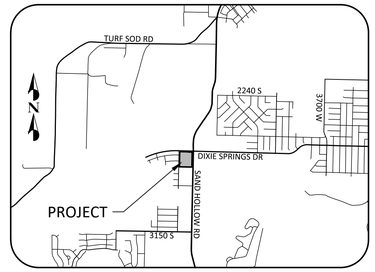
SIGN TYPE A-1 30 IN X 30 IN REQ'D
SAND HOLLOW RD
[1.1-N] 2+64.51 LT 34.50

SIGN CODE LEGEND:
N =NEW SIGN
R =RELOCATE SIGN
X =REMOVE SIGN

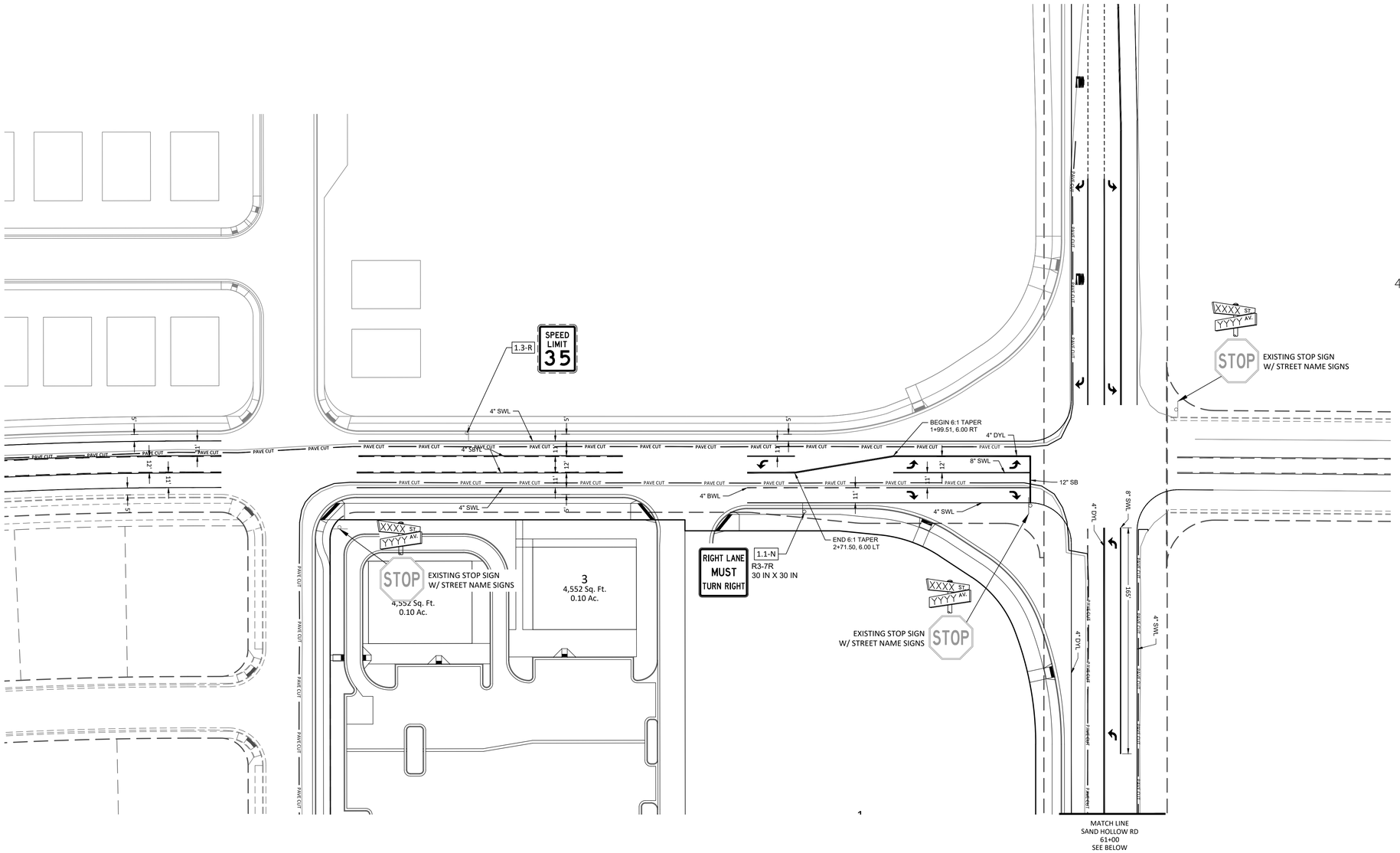
XX.XX-X
- SIGN CODE
- SIGN NUMBER
- SHEET NUMBER

STRIPING KEY:

SWL	=SOLID WHITE LINE
SYL	=SOLID YELLOW LINE
DYL	=DOUBLE YELLOW LINE
BWL	=BROKEN WHITE LINE
BYL	=BROKEN YELLOW LINE
DWL	=DOTTED WHITE LINE
LDL	=LANE DROP LINE
SBYL	=SOLID AND BROKEN YELLOW LINE
SB	=STOP BAR



VICINITY MAP
SCALE: 1" = 3000 FEET



N

40 0 40 80
SCALE IN FEET

CONSTRUCTION NOTES

1. R1-1 STOP SIGN (MUTCD STD.) PER HURRICANE CITY STANDARD DRAWING NO. SS 102, SS 103
2. STREET SIGN PER HURRICANE CITY STANDARD DRAWING NO. SS 100, SS 103
3. MUTCD OM4-2 END OF ROAD MARKER
4. R2-1 SPEED LIMIT SIGN (MUTCD STD.) PER HURRICANE CITY STANDARD DRAWING NO. SS 102, SS 103 (SEE PLAN FOR SPEED)
5. R1-4 ALL-WAY (MUTCD STD.) PLAQUE MOUNTED BELOW STOP SIGN

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

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4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME :
SIGNING & STRIPING PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 40'

SHEET NUMBER :
SS-1
17 OF 21 TOTAL

SIGN CODE LEGEND:

N	=NEW SIGN
R	=RELOCATE SIGN
X	=REMOVE SIGN

XX.XX-X
- SIGN CODE
- SIGN NUMBER
- SHEET NUMBER

STRIPING KEY:

SWL	=SOLID WHITE LINE
SYL	=SOLID YELLOW LINE
DYL	=DOUBLE YELLOW LINE
BWL	=BROKEN WHITE LINE
BYL	=BROKEN YELLOW LINE
DWL	=DOTTED WHITE LINE
LDL	=LANE DROP LINE
SBYL	=SOLID AND BROKEN YELLOW LINE
SB	=STOP BAR

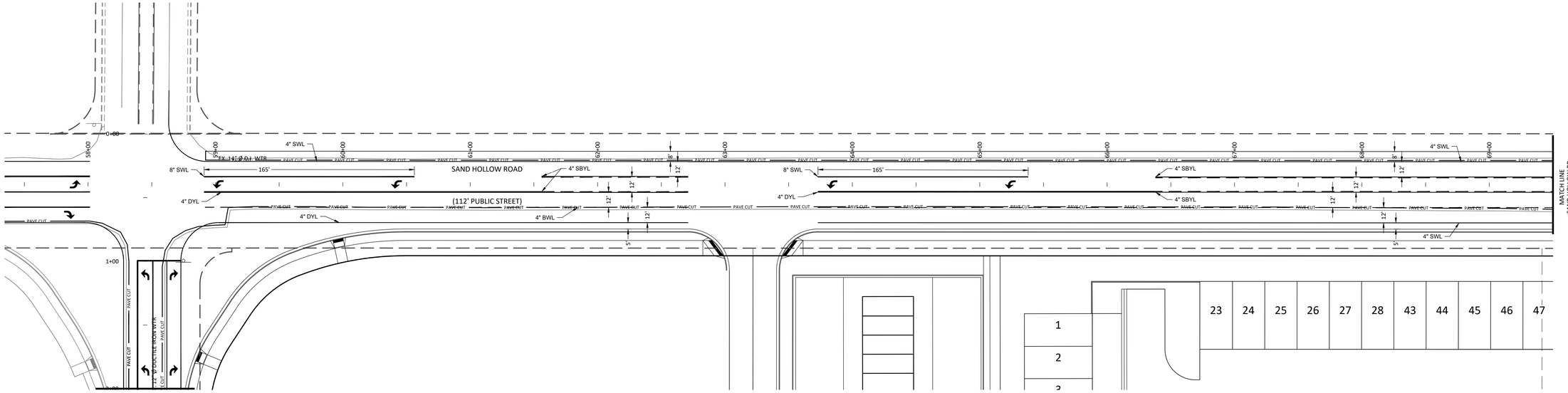
CONSTRUCTION NOTES

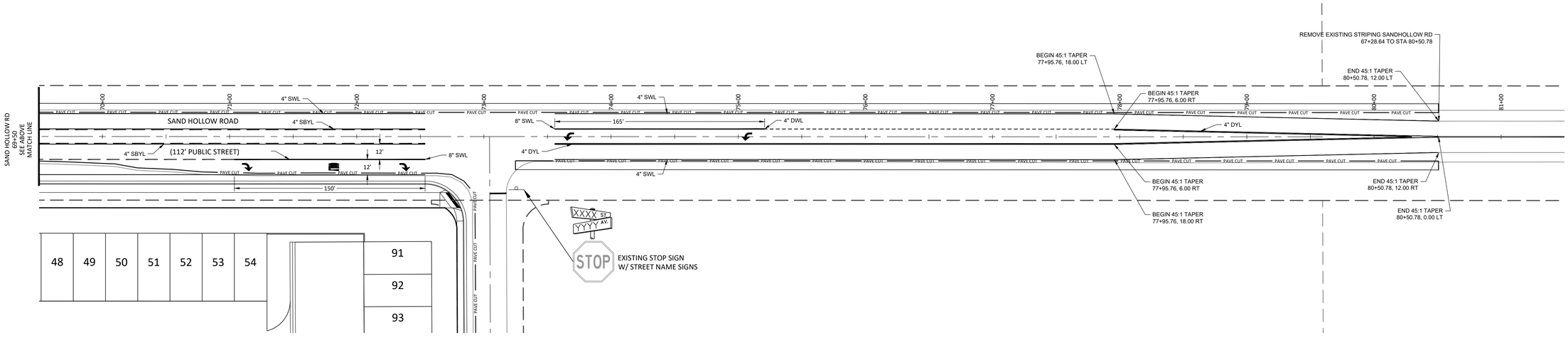
1. R1-1 STOP SIGN (MUTCD STD.) PER HURRICANE CITY STANDARD DRAWING NO. SS 102, SS 103
2. STREET SIGN PER HURRICANE CITY STANDARD DRAWING NO. SS 100, SS 103
3. MUTCD OM4-2 END OF ROAD MARKER
4. R2-1 SPEED LIMIT SIGN (MUTCD STD.) PER HURRICANE CITY STANDARD DRAWING NO. SS 102, SS 103 (SEE PLAN FOR SPEED)
5. R1-4 ALL-WAY (MUTCD STD.) PLAQUE MOUNTED BELOW STOP SIGN

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIGN

40 0 40 80
SCALE IN FEET





LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

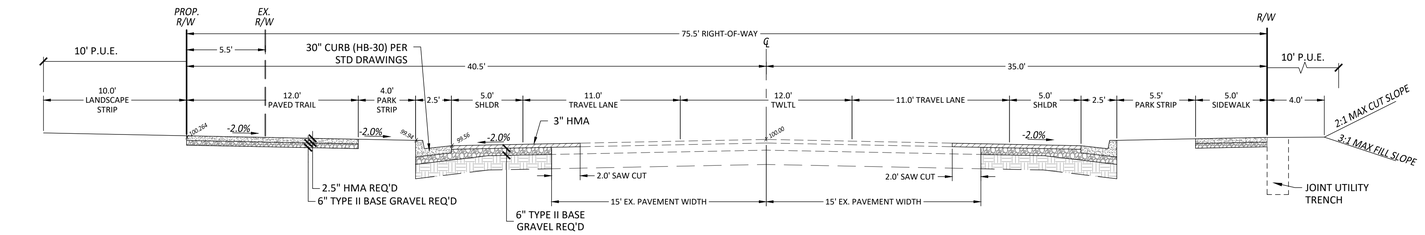
PROJECT NAME :
DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME :
SIGNING & STRIPING PLAN

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

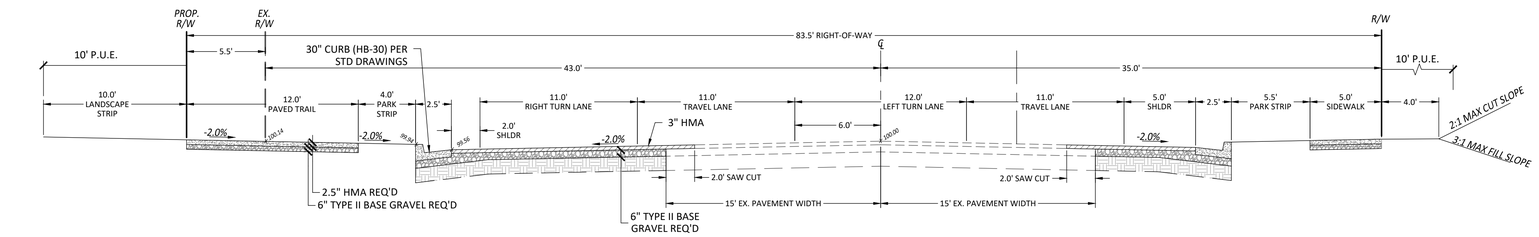
SHEET NUMBER :
SS-2



DIXIE SPRING DR. (75.5' PUBLIC STREET) STA: 3+50 - STA: 7+00
DESIGN SPEED 30 MPH

B1

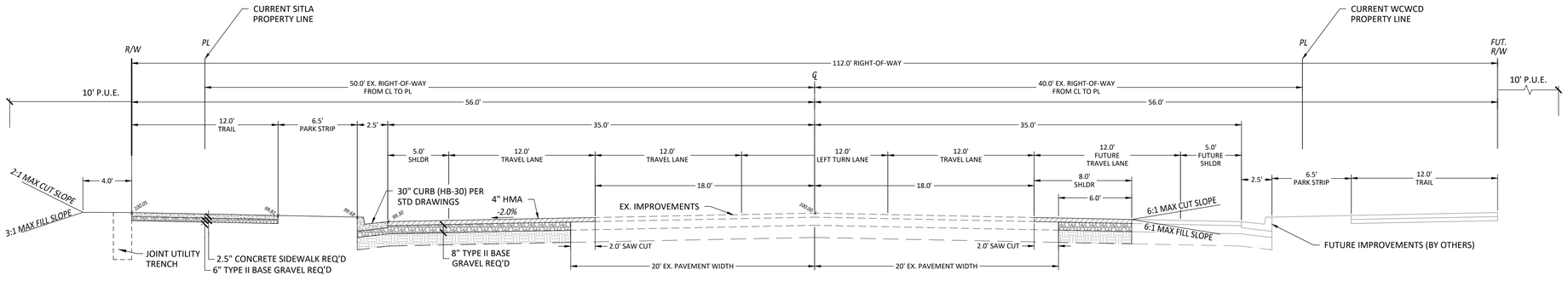
SCALE 1" = 5'



DIXIE SPRING DR. (83.5' PUBLIC STREET) STA: 0+75 - STA: 3+50
DESIGN SPEED 30 MPH

B2

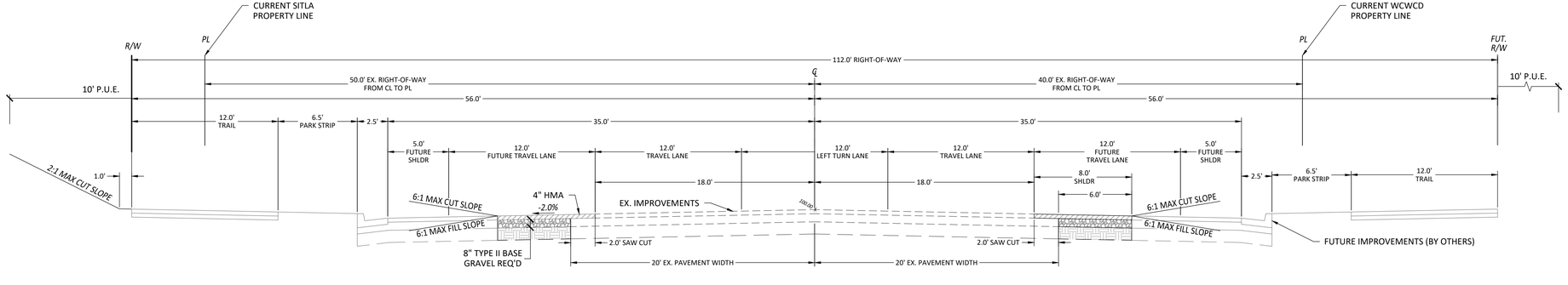
SCALE 1" = 5'



SAND HOLLOW RD (112' PUBLIC STREET) STA: 58+50 - STA: 73+00
DESIGN SPEED 45 MPH

B3

SCALE 1" = 5'



SAND HOLLOW RD (112' PUBLIC STREET) STA: 73+00 - STA: 80+50
DESIGN SPEED 45 MPH

B3

SCALE 1" = 5'

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

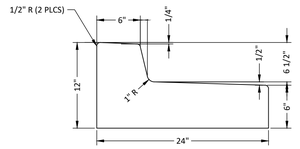
SHEET NAME: DETAILS & SECTIONS

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

DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

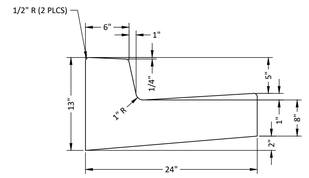
SHEET NUMBER :

DT-1



D1 ~ ON-SITE SHEDDING CURB & GUTTER

N.T.S.



D2 ~ ON-SITE COLLECTING CURB & GUTTER

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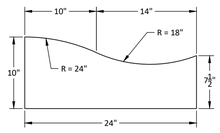
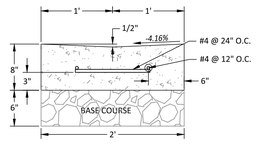


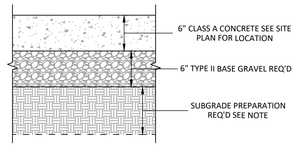
D3 ~ TYPE RN24 ROLL CURB & GUTTER

N.T.S.



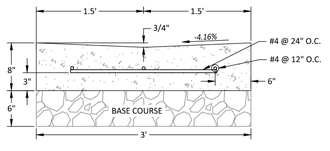
F2 ~ 2' VALLEY GUTTER

SCALE 1" = 1'



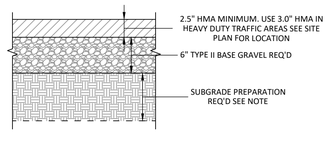
E1 ~ TYPICAL PARKING LOT CONCRETE SECTION

SCALE 1" = 2'



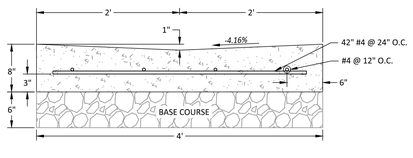
F3 ~ 3' VALLEY GUTTER

SCALE 1" = 1'



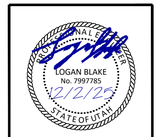
E2 ~ TYPICAL PARKING LOT ASPHALT SECTION

SCALE 1" = 2'



F4 ~ 4' VALLEY GUTTER

SCALE 1" = 1'



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

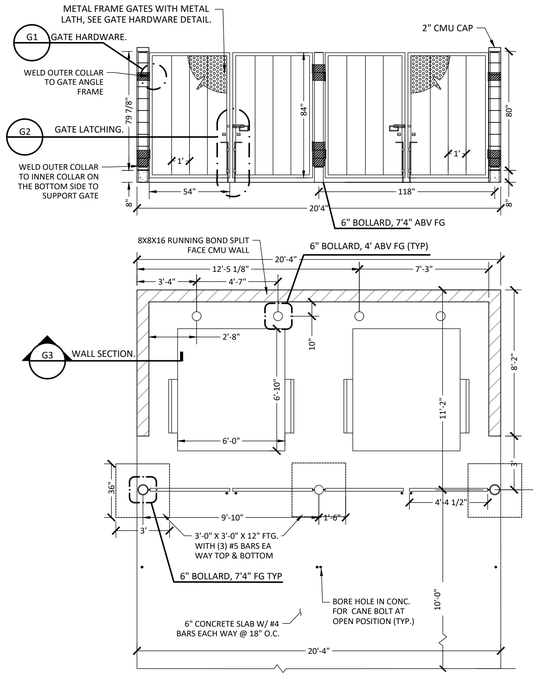
SHEET NAME : DETAILS & SECTIONS

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

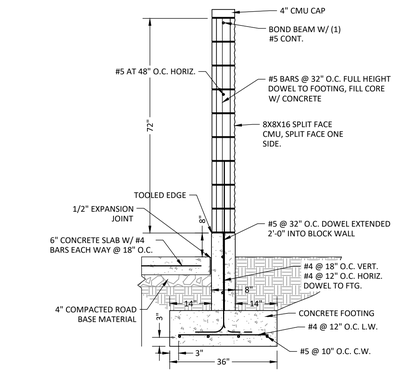
DATE :	NOVEMBER 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

SHEET NUMBER :

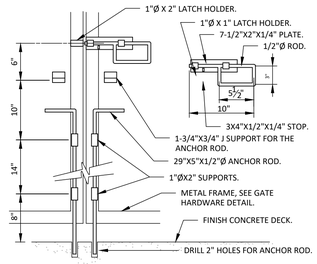
DT-2



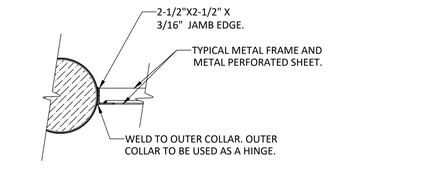
G
TRASH ENCLOSURE PLAN AND ELEVATION
NOT TO SCALE



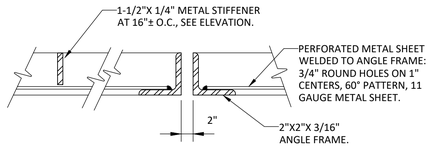
G3
TYPICAL WALL SECTION
SCALE 1" = 1'



G2
LATCHING DETAIL
NOT TO SCALE

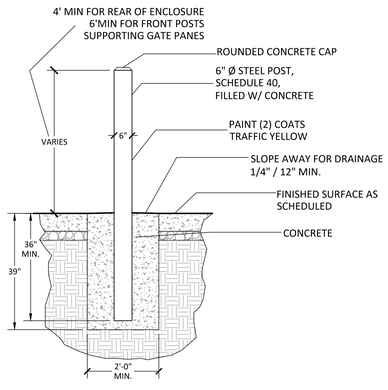


JAMB AT SINGLE DOOR GATE



NOTE: ALL METAL TO BE CARBON STEEL, WELDS AND BURRS GROUND SMOOTH, POWDER COATED TO MATCH HOUSING COLORS.

G1
HARDWARE DETAIL
NOT TO SCALE



G4
6" BOLLARD DETAIL
NOT TO SCALE

LOGAN BLAKE
No. 7997785
12/2/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT SANDS COMMERCIAL (AREA D)
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

SHEET NAME :
DETAILS & SECTIONS

DSG ENGINEERING, INC.
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DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	21-022
SCALE :	1" = 30'

SHEET NUMBER :
DT-3
21 OF 21 TOTAL

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN CHECKLIST

For office use only: $200.00 Fee

This application shall be accompanied by the following:

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

X 2. A site plan showing:

- X Topography showing 2' contours, identification of 30% or greater slopes:
- X The layout of proposed uses.
- X Location of open space when applicable.
- X Proposed access to the property and traffic circulation patterns.
- X Adjoining properties and uses:
- X Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.

X 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.

X 4. Tables showing the number of acres in the proposed development and a land use summary; and

X 5. A phased development plan if applicable.

X 6. Warranty deed or preliminary title report or another document (see attached Affidavit) showing evidence that the applicant has control of the property.

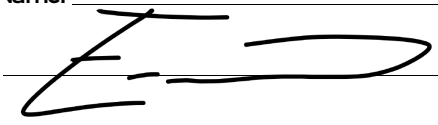
X 7. Signed and notarized Acknowledgment Water Supply (see attached)

X 8. Application for power services.

NOTE: It is important that all applicable information noted above 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 submission deadline is 20 calendar days prior to the desired meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to 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: Eric Mcfadden Date: 12/18/2025

Signature: 

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

a. Any multiple-family residential use.
b. Any public or civic use.
c. Any commercial use; or
d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is 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.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning Department approximately 20 calendar days prior to the desired meeting date. During this time prior to the meeting, staff will review the plan and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Planning Technician located in the Planning Department and heard by the Appeals Board. The decision of the Appeals Board is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeals Board.

December 19, 2025

Subject: Narrative for the Preliminary Site Plan – Venture Fuels Commercial Plaza

The owner proposes to build a new Convenient store / Gas station with Drive-Thru and associated parking lot, Drainage & utility improvements on the corner of 600 North & 700 West. There will be a right in – left in / right out access on 600 North, and full access onto 560 North. Access is also being provided to the East side remainder of the parcel for future development. Existing overhead power line will be relocated as shown on PS2, we have been in contact with Rocky Mountain power about this relocation and are working with them to get the design finalized.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/08/2026 - Planning Commission**
Application Number:	PSP25-24
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	CIG Hurricane Holdings LLC
Agent:	Eric McFadden
Request:	Preliminary Site Plan Approval.
Location:	600 N and 700 W
Zoning:	HC
General Plan Map:	Planned Community
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 new gas station, convenience store and drive through location on 2.45 acres located at the corner of 600 N and 700 W. This property is located north of the Hurricane Heights development and east of the Hurricane Hollow development. The property is zoned Highway Commercial (HC).

Vicinity Map

JUC Comments
The following items will need to be addressed:

1. Public Works: [No comments received.]

2. Fire: Will need to pay plan review fee.

3. Sewer: Ash Creek is ok with the proposed site plan, but construction drawings will need to address additional comments supplied to their engineer.

4. Water: Water okay. Would like to see more details on site.

5. Power: Hurricane Power is ok with the plan, the power lines in question are property of Rocky Mountain Power and must be determined by them that the move to the overhead power line is okay. Please fill out the application for services. Plans will be designed according to the service size on the application. Please also include a plan set to redline.

6. Streets: Approved.

7. Engineering: Site must be tied to the section and CL monuments in the construction plans (HCC 10-7-10(D)(3)(c)(1)(c) & HCS 2.2.3(I). The construction plans need to include a cross section detailing how 600 N will be completed. Striping for 600 N must be provided by the development. Pork chop from the north access and the sign restricting access can be removed. If so, the access should be narrowed from its west side. Left turns into this site and the streets department access pose the greatest conflict. Bushier and taller (≈ 5'-6') landscaping should be implemented in screening the

neighboring backyards from the proposed drive through (HCC 10-33-5(I & l) & 10-32-11). Idling vehicles can generate adverse smells, noises, and intrude on privacy. Each building requires an ADA route from the public right of way (ADA std 206.2.1). A continuous pedestrian route across the site is encouraged by HCC 10-33-5(H)). Modified geometry and guiding pavement markings are encouraged at the drive thru building's drive through entrance for a likely traffic movement (HCC 10-33-4(A & F). AASHTO table 2-2b indicates minimum inside radii for passenger cars should be 14.4'. Label all the property distances, bearings, radii, and included angles in the construction plans (HCC 10-7-10(d)(3)(c)(1)(d)).

8. Gas: Gas main will need to extend along 600 N. Please add to plans.

9. Infowest: InfoWest is okay in this area, please include our notes..

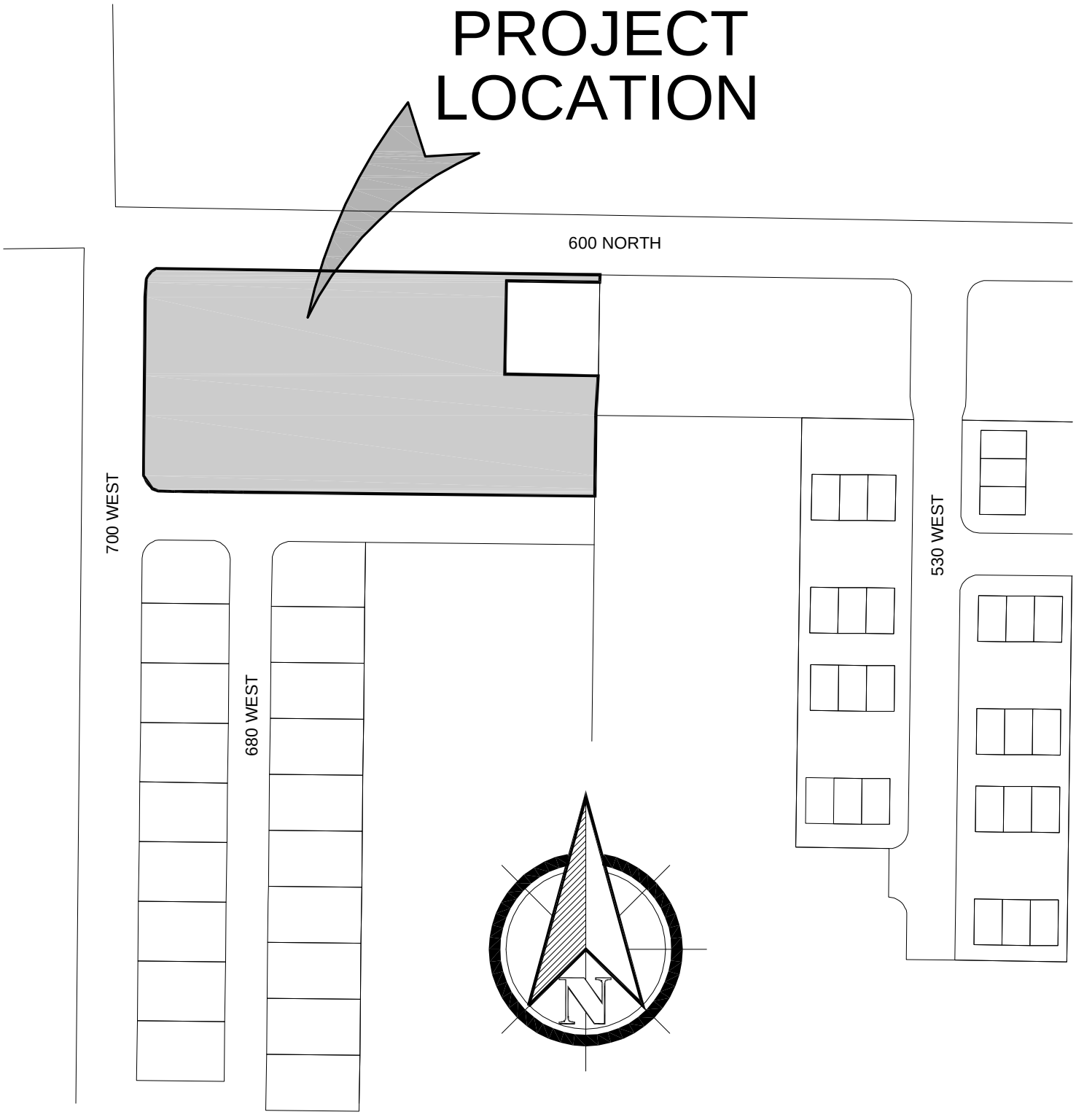
10. Washington County Water Conservancy District: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement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

Staff Comments:

1. Land Use: The proposed gas station and convenience store are permitted uses in the Highway Commercial zone.
2. The application appears to contemplate a lot split from the existing parent parcel. That will need to be applied for and approved separately.
3. Parking Requirement: Pursuant to Hurricane City Code (HCC) section 10-34-10(A), a convenience store requires, "*1 space per 200 square feet of gross floor area"* with a minimum of 5 spaces. A restaurant requires, *"1 space per 100 square feet of gross floor area"* plus necessary stacking spaces. Based on the applicable standards, a total of 53 parking stalls are required. The submitted site plan indicates that 81 parking spaces are provided; however, 32 of these spaces are associated with the gas pump area. The city code does not prohibit counting parking spaces located at fuel pumps toward the minimum parking requirement. While this configuration is atypical, the proposal meets the numerical parking standards of the code.
4. Landscape: Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way, and a full landscape plan will be required with the final site plan submittal. The applicant should verify that the landscape buffer along 560 N south of the Drive Thru meets this requirement, it appears to be about 9'. The applicant will also need to ensure that proper parking lot landscaping is provided.
5. **No Vested Rights: It should be noted that pursuant to HCC section 10-7-10 (D)(2)(b), a *preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed.***

Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

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



VICINITY MAP

N.T.S.

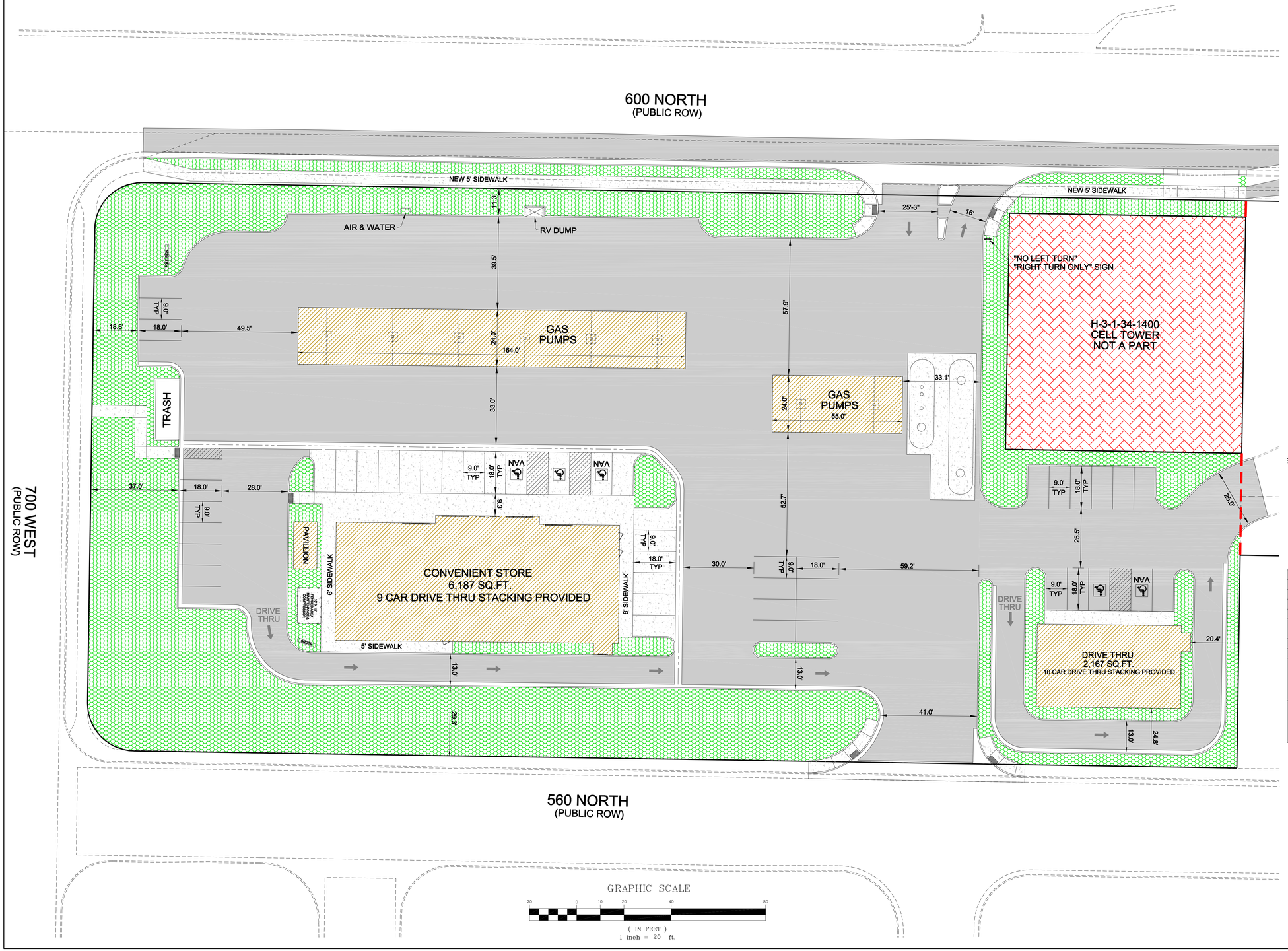
VENTURE FUELS

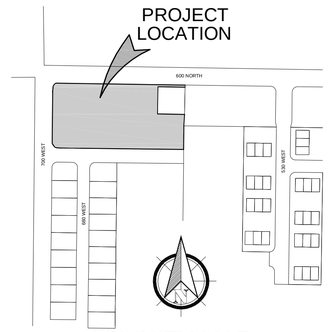
COMMERCIAL PLAZA

600 NORTH
(PUBLIC ROW)

700 WEST
(PUBLIC ROW)

560 NORTH
(PUBLIC ROW)





VICINITY MAP

N.T.S.

SITE DATA

PARCEL: H-3-1-34-1401 (PORTION OF)
ZONING: HC
BUILDING HEIGHT: 24'-0" ±
BUILDING USE: CONVENIENT STORE / GAS & DRIVE THRU
SITE AREA: 106,860 SQ. FT. / 2.45 ACRES
BUILDING AREAS: 6,187 SQ. FT. (5.8% OF SITE) 2,167 SQ. FT. (2.0% OF SITE)
IMPERVIOUS AREA : 70,333 SQ.FT. (65.8%)
LANDSCAPING PROVIDED: 28,173 SQ.FT. (26.4% OF SITE)
PARKING REQUIRED: CONVENIENT STORE: 6,187 SQ. FT. / 200 = 30.9 SPACES DRIVE THRU: 2,167 SQ. FT. / 100 = 21.6 SPACES TOTAL PARKING REQUIRED = 53 SPACES
PARKING PROVIDED: STANDARD STRIPED SPACES = 49 (3 VAN & 2 ACCESSIBLE) PUMP SPACES = 32 SPACES TOTAL PARKING PROVIDED = 81 SPACES

LEGEND

= PROPOSED BUILDING AREA

= PROPOSED CONCRETE AREA

= PROPOSED LANDSCAPE AREA

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE:	12/15/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	VF

SCALE: 1" = 20'

PRELIMINARY SITE PLAN
VENTURE FUELS COMMERCIAL PLAZA
CORNER OF 700 WEST & 600 NORTH
HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.
75 EAST 100 NORTH
IVINS, UTAH 84738
(775) 385-7647 ~ PREMIER.DESIGN.MARC@GMAIL.COM
(435) 313-2267 ~ PREMIER.DESIGN_ERIC@YAHOO.COM

PREMIER DESIGN

PROFESSIONAL ENGINEER
12/15/2025
License No. 323806
Marc R. Fonger
Marc R. Fonger
STATE OF UTAH

SHEET
PS1

VENTURE FUELS

COMMERCIAL PLAZA

600 NORTH
(PUBLIC ROW)

700 WEST
(PUBLIC ROW)

560 NORTH
(PUBLIC ROW)

NEW 5' SIDEWALK

NEW 5' SIDEWALK

AIR & WATER

RV DUMP

"NO LEFT TURN"
"RIGHT TURN ONLY" SIGN

H-3-1-34-1400
CELL TOWER
NOT A PART

4" C/O
45° & 22°

4" C/O

GAS
PUMPS

GAS
PUMPS

TRASH

VAN

VAN

VAN

PAVILLION

6' SIDEWALK

6' SIDEWALK

CONVENIENT STORE
6,187 SQ.FT.
9 CAR DRIVE THRU STACKING PROVIDED

DRIVE
THRU

DRIVE
THRU

DRIVE THRU
2,167 SQ.FT.
4" C/O
4" C/O 9 CAR DRIVE THRU STACKING PROVIDED

5' SIDEWALK

4" C/O

6" C/O

6" C/O

6" C/O

6" C/O

6" C/O

45' GUY

45' GUY

90°

45°

43.11 FL

42.94 1" ABOVE FL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE:	12/15/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	VF

SCALE: 1" = 20'

PRELIMINARY UTILITY PLAN
VENTURE FUELS COMMERCIAL PLAZA
CORNER OF 700 WEST & 600 NORTH
HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.
75 EAST 100 NORTH
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PREMIER DESIGN

PROFESSIONAL ENGINEER
12/15/2025
License No. 323806
Marc R. Fonger
STATE OF UTAH

SHEET
PS2

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

FINAL SITE PLAN APPLICATION

For office use only: $250.00 Fee

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" =100'
- Except for the landscaping plan, the other plans shall be prepared, stamped, and signed by a professional engineer licensed by the State of Utah.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- Signed and notarized Acknowledgement of Water Supply

The following shall be shown on separate sheets:

1) Site plan including:

X a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.

X b) Layout, dimensions, and names of existing and future road rights-of-way.

X c) Project name, North arrow, and tie to a section monument.

X d) The boundary lines of the project site with bearings and distances.

X e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.

X f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.

X g) Location of man-made features including irrigation facilities, bridges, and buildings.

X h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density.

X i) Identification of property, if any, not proposed for development, and.

X j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

2) Grading and drainage plan showing the following:

X a) North arrow, scale, and site plan underlay.

X b) Topography contours at two (2) foot intervals.

X c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan.

X d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater.

X e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.

3) Utility plan showing the following:

X a) North arrow, scale, and site plan underlay

X b) All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;

X c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations.

X d) Location and dimensions of all utility easements; and

X e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.

4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance.

5) Building elevations for all buildings showing the following:

X a) Accurate front, rear, and side elevations drawn to scale.

X b) Exterior surfacing materials and colors, including roofing material and color.

X c) Outdoor lighting, furnishings, and architectural accents; and

X d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

X 1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters.

n/a 2) A traffic impact analysis.

X 3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property (see attached affidavit); and

X 4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

NOTE: It is important that all applicable information noted above 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 submission deadline is 10 calendar days prior to the desired meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to 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: Eric Mcfadden Date: 12/19/2025

Signature: _____

FINAL SITE PLAN REVIEW (General Information)

PURPOSE

The final site plan review process is established to encourage adequate advanced planning and assure a quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The final site plan review is only required on the following types of projects:

a. Any multiple-family residential use.

b. Any public or civic use.

c. Any commercial use; or

d. Any industrial use.

When a final site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the site plan. No cleaning, grubbing, drainage work, parking lot construction, or other site improvement shall be undertaken prior to site plan approval.

As an option, prior to developing the detail required for a final site plan review, an applicant may wish to process a preliminary site plan pursuant to Section 10-7-10 C2 of the Land Use Ordinance. This optional process is intended to assist an applicant by providing preliminary City comments and direction on a project with less initial cost. However, the submittal, review, and approval of an application for a preliminary site plan does not create any vested rights to develop the project site. Development rights are only vested with the approval of a final site plan.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department 1 week and 1 day prior by no later than 12:00 noon to the regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and staff's report, and approve, approve with conditions, or deny the final site plan.

APPEALS

The decision of the Planning Commission is final unless an appeal if made. An appeal is filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment.

A public hearing is generally scheduled within a few weeks of the appeal. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Site Plan Approval Process

Site Plan approval is required for all commercial, industrial, and multi-family residential development. This includes a commercial use in a building in a commercial zone previously used for residential.

It is also required for any development within a Planned Development Overlay (PDO). This is an extra requirement for development within the overlay to ensure the stated overlay purpose of providing development better than that possible under straight zoning.

Final Site Plan can be run simultaneously with a subdivision plat.

1. Meet with Planning Staff to review proposed application and schedule a site visit if necessary.

2. Preliminary Site Plan: Have a preliminary site plan prepared subject to the requirements on the application checklist and submit it with a completed application and payment of $200 application fee.

3. Submission must be made by the deadline for Planning Commission submission which is noon on the Wednesday three weeks and one day prior to the meeting date.

4. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.

5. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.

6. A preliminary site plan does not require a motion from the Planning Commission but require Staff, Joint Utility, and Planning Commission comments be incorporated into the final site plan.

7. Before a final site plan is prepared, construction drawings must be submitted to the Joint Utilities Committee for review and signatures. Check with the Public Works Director for information on this process. Mike Vercimak 635-2811 ext. 119. Please call by no later than 12:00 noon on Tuesday, to be placed on the agenda for a Wednesday 9:30 a.m. J.U.C. meeting

8. Final Site Plan: Based on preliminary site plan comments and requirements on the application checklist on final site plan application, prepare final site plan and submit with a completed application and payment of $250 application fee.

9. Submission must be made by the deadline for Planning Commission submission which is noon on the Wednesday three weeks and one day prior to the meeting date.

10. If construction drawings have not been signed at least one week prior to the regular meeting date, the application will not be placed on the next agenda but will be delayed until the work meeting agenda on the fourth Wednesday. This is providing the construction drawings are signed at least one week prior to that meeting.

11. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.

12. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.

13. The Planning Commission is the land use authority for site plans.

14. After final site plan is approved, and a plat is not required, to move ahead on the project, an engineer's bid for any public facilities, which will be located on the project, should be submitted for approval to the City's Engineer. After the bid is approved a bond or letter of credit for 110% of the approved amount should be filed with the city. A pre-construction meeting will then be scheduled before construction begins.

Comments:

A preliminary site plan, which accompanies an application for a PDO Overlay zone change is the only site plan which goes to the City Council. The Council approves the specific details of the preliminary site plan by approving the zone change. This can include setbacks, distances between buildings, land uses, and recreation facilities if it is a small project. On large projects the preliminary site plan is normally subject to a development agreement because the preliminary plan does not contain that level of detail and generally outlines basic land uses, traffic patterns, and park site.

August 15, 2025

Subject: Narrative for the Preliminary Site Plan – Ernie's Too' Convenient Store

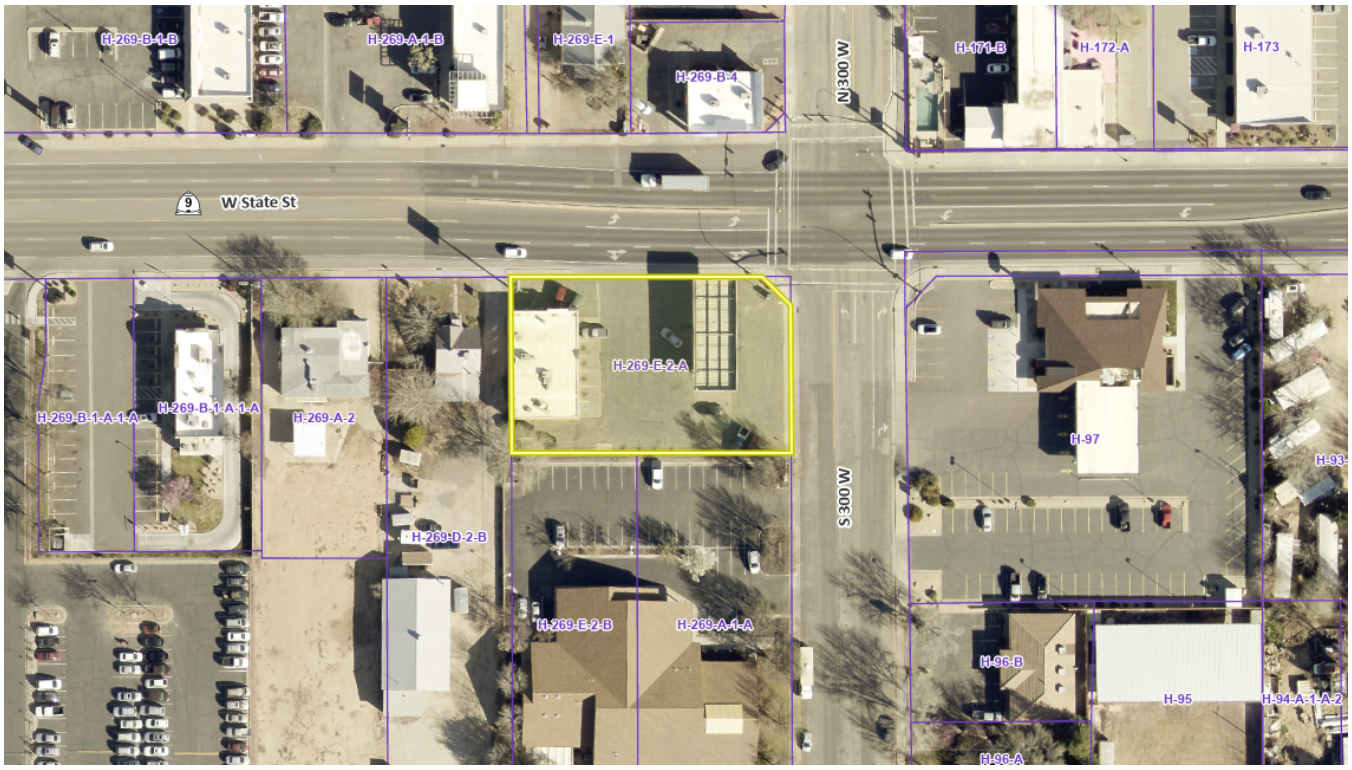
The owner proposes to demolish the existing structure and build a new Convenient store and associated parking lot improvements, The existing fuel pumps will stay where they are currently located. Some curbing and sidewalk changes will be made along State Street & 300 West as well as some added landscaping features.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/08/2026 - Planning Commission**
Application Number:	FSP25-44
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Gas Patch LLC
Agent:	Eric McFadden
Request:	Approval of a Final Site Plan and Landscape Deviation.
Location:	300 W State St.
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has submitted a final site plan for the demolition and reconstruction of the existing Sinclair/Ernie's Too convenience store located at the intersection of 300 West and State Street. The existing gas pumps are proposed to remain. The new structure will be larger than the current building and will incorporate driveway and curb improvements along SR-9 and 300 West. The property is zoned Highway Commercial.



Vicinity Map

JUC Comments
Construction drawings were approved in October 2025.

Staff Comments

1. Land Use: The proposed gas station and convenience store is a permitted use in the Highway Commercial zone. As the building currently faces, and will continue to face, 300 W, the street side setback of 20' in the Highway Commercial zone is enforced along State Street.
2. Parking Requirement: Per Hurricane City Code (HCC) section 10-34-10(A), a convenience store requires, "*1 space per 200 square feet of gross floor area"* with a minimum of 5 spaces. The site plan requires 21 parking spaces and provides a total of 23.
3. Landscape: Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way, and a full landscape plan will be required with the final site plan submittal. While the proposed plan does not provide a continuous buffer along both frontages, staff has considered the unique site constraints, including the property's location at a busy corner and the current lack of any landscaping on-site. The proposed landscaping areas represent a significant improvement over existing conditions. Based on these factors, staff finds the proposed landscaping sufficient to meet the intent of the City's landscaping requirements for this application. The Planning Commission can approve a deviation from the landscaping requirements based on the authority granted in HCC 10-32-5.
4. Building Elevations: Building elevations have been submitted, and the building will not be taller than 35 feet. The applicant submitted an image of another Ernie's Too location presumably to indicate the architectural style of the building.

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

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

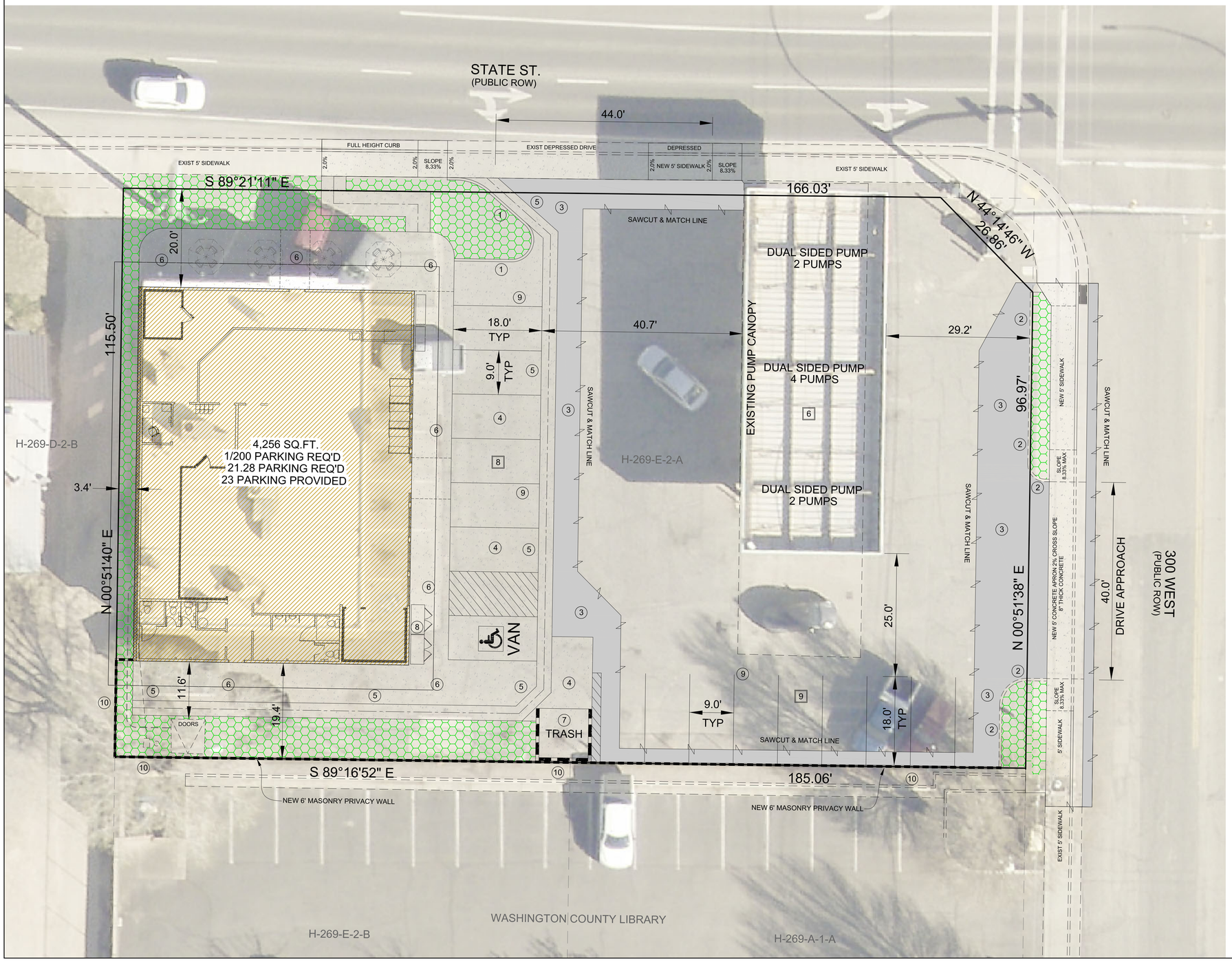
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # H-269-E-2-A
HURRICANE, UTAH 84737

OWNER / DEVELOPER:

GAS PATCH LLC
1085 E 990 S CIRCLE
ST.GEORGE, UT 84790
(435) 680-4939
DANNY@ENRIESSTORES.COM



SITE DATA

PARCEL: H-269-E-2-A
ZONING: HC
BUILDING HEIGHT: 24'-0" ±
BUILDING USE: CONVENIENT STORE / GAS STATION
SITE AREA: 21,214 SQ. FT. / 0.48 ACRES
BUILDING AREA: 4,256 SQ. FT. (FOOTPRINT) (20.0% OF SITE)
IMPERVIOUS AREA : 14,643 SQ.FT. (69.0%)
LANDSCAPING PROVIDED: 2,315 SQ.FT. (11.0% OF SITE)
PARKING REQUIRED: CONVENIENT STORE: 4,256 SQ. FT. / 200 = 21.28 SPACES
PARKING PROVIDED: 23 SPACES (1 VAN ACCESSIBLE)

LEGEND

= PROPOSED BUILDING AREA

= PROPOSED CONCRETE AREA

= PROPOSED LANDSCAPE AREA

= PROPOSED MASONRY SCREEN WALL

= ASPHALT AREA

[8] = PARKING SPACE QUANTITY

(1) INSTALL 6" PARKING LOT CURB (PER DETAIL "A" ON SHEET C5)

(2) INSTALL 6" RIBBON CURBING (PER DETAIL "B" ON SHEET C5)

(3) INSTALL ASPHALT PARKING SECTION (PER DETAIL "C" ON SHEET C5)

(4) INSTALL CONCRETE PARKING SECTION (PER DETAIL "D" ON SHEET C5)

(5) INSTALL 3' CONCRETE VALLEY GUTTER (PER DETAIL "E" ON SHEET C5)

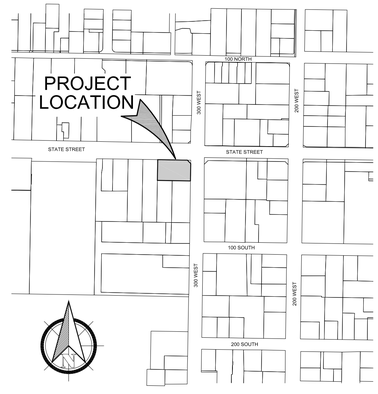
(6) INSTALL TURNED DOWN SIDEWALK (PER DETAIL "F" ON SHEET C5)

(7) INSTALL DUMPSTER ENCLOSURE (PER DETAIL "G" ON SHEET C5)

(8) INSTALL ACCESSIBLE PARKING SIGN (PER DETAIL "H" ON SHEET C5)

(9) 4" WIDE PAINTED WHITE PARKING SPACE

(10) INSTALL 6' TALL BLOCK SCREEN WALL



VICINITY MAP

N.T.S.

DATE:	8/14/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 10'

SITE PLAN
ERNIE'S TOO
309 STATE STREET
HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.
75 EAST 100 NORTH
IVINS, UTAH 84738
(775) 385-7647 ~ PREMIER.DESIGN.MARC@GMAIL.COM
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10/14/2025
License No. 323806
Marc R. Fonger
Marc R. Fonger

SHEET
C6

ERNIE'S TOO

NEW CONVENIENCE STORE BUILDING & PARKING LOT IMPROVEMENTS

CONSTRUCTION NOTES

1. UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE UNIFORM PLUMBING CODE," AND THE "INTERNATIONAL BUILDING CODE," - THE LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

3. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED BY OTHERS AND ON FILE AT THE CITY OF HURRICANE.

4. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.

5. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.

6. FOR PUBLIC STREETS - TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED AT LOCATIONS SHOWN IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION." STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS.

7. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

8. 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.

9. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING, AND REPORTING OF DUST CONTROL ACTIVITIES.

10. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.

11. FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.

12. ALL WORK AND MATERIALS MUST MEET CITY OF HURRICANE STANDARDS.

INFORMATIONAL SIGN

ERNIE'S TOO
0.48 ACRE SITE

FOR INFORMATION REGARDING THIS SITE PLEASE CONTACT:

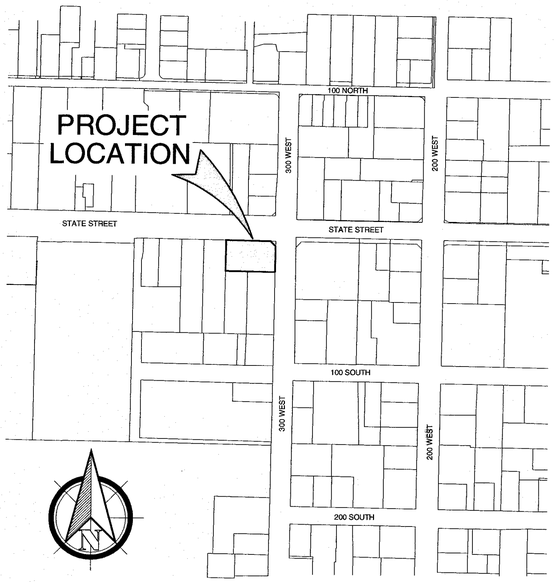
GAS PATCH LLC
1085 E 990 S CIRCLE
ST.GEORGE, UT 84790
(435) 680-4939
DANNY@ENRIESSTORES.COM

PROJECT INFORMATION SIGN SPECS.

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

PROJECT NAME AND PHASE	MIN. 4" LETTERING
GENERAL INFORMATION	MIN. 2" LETTERING
CONTACT PHONE #	MIN. 2" LETTERING
PERMIT #	MIN. 2" LETTERING

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



VICINITY MAP

N.T.S.

ENGINEER'S ACKNOWLEDGMENT

I, MARC R. FONGER, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 323806. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

PROFESSIONAL ENGINEER — STATE OF UTAH
10/14/2025
License No. 323806
Marc R. Fonger

MARC R. FONGER, P.E. CERTIFICATE NO. 323806

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # H-269-E-2-A
HURRICANE, UTAH 84737

OWNER / DEVELOPER:

GAS PATCH LLC
1085 E 990 S CIRCLE
ST.GEORGE, UT 84790
(435) 680-4939
DANNY@ENRIESSTORES.COM

ENGINEERING DEPARTMENT HURRICANE CITY	10/29/25
MIKE VERCIMAK HURRICANE CITY PUBLIC WORKS	10/29/25
PLANNING DEPARTMENT HURRICANE CITY	10/29/25
STREETS DEPARTMENT HURRICANE CITY	10.29.25
WATER DEPARTMENT HURRICANE CITY	10-29-25
PARKS DEPARTMENT HURRICANE CITY	10/29/25
HURRICANE VALLEY FIRE DISTRICT	10-29-25
ASH CREEK S.S.D.	10/29/25
ENDBRIDGE UTAH GAS	10/29/25
HURRICANE POWER	10-29-25
CENTURY LINK	10/29/25
TDS	10.29.25
GIS DEPARTMENT HURRICANE CITY	10/29/25
WCWCD	10/29/25
INFOWEST	10-29-25

SHEET NUMBER	SHEET DESCRIPTION
C1	COVER SHEET
C2	EROSION CONTROL PLAN & DETAILS
C2.1	DEMOLITION PLAN
C3	UTILITY PLAN
C3.1	UTILITY GENERAL NOTES
C4	GRADING PLAN
C5	DETAILS
C6	SITE PLAN
L1.1	LANDSCAPE & IRRIGATION PLAN
L1.2	LANDSCAPE & IRRIGATION DETAILS

DATE:	8/14/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 10'

COVER SHEET
ERNIE'S TOO
309 STATE STREET
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SHEET
C1

SEP 29 2025

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

BMP FIELD REVISIONS

BMP #	REVISION MADE	NAME	DATE

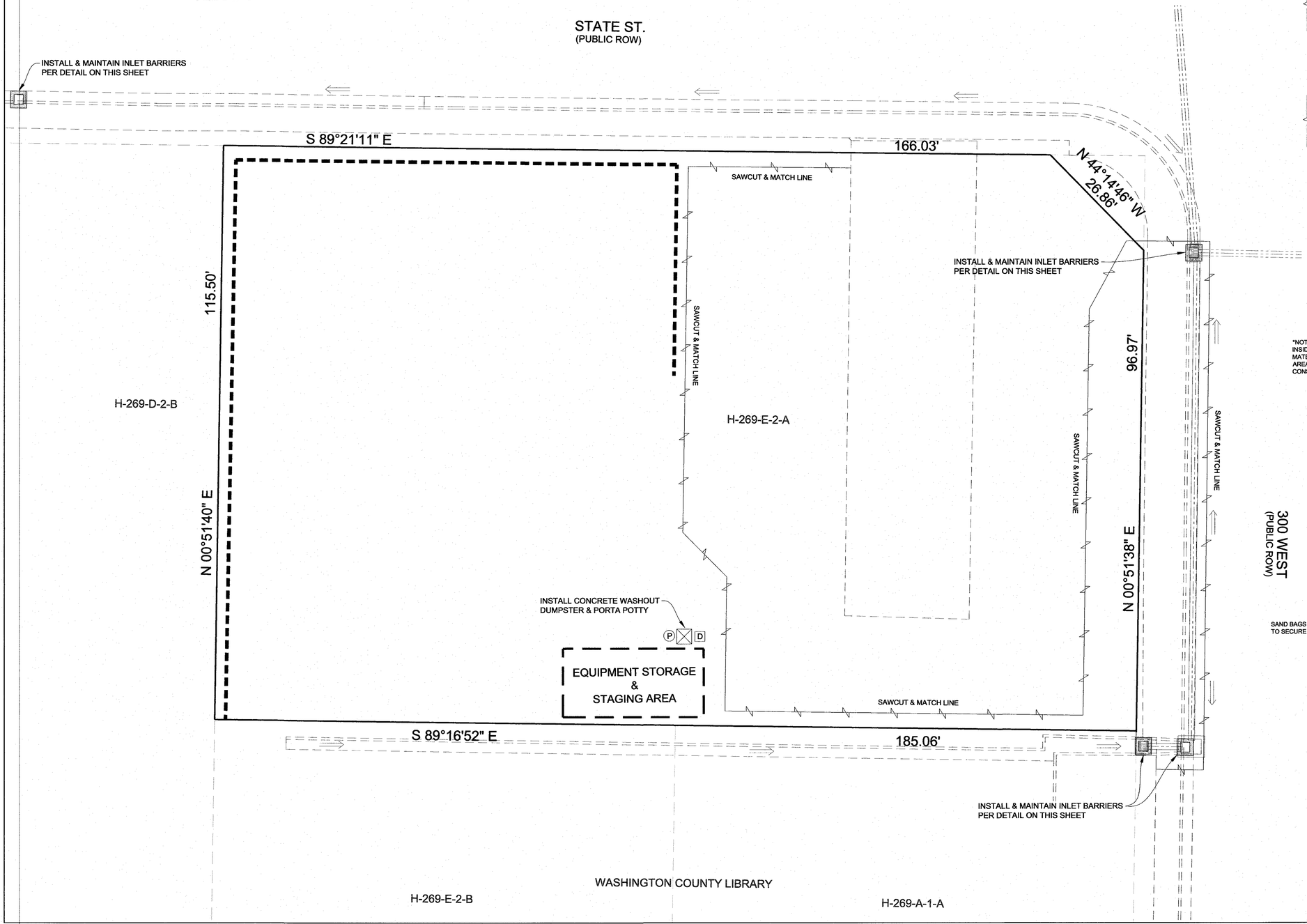
EROSION CONTROL NARRATIVE

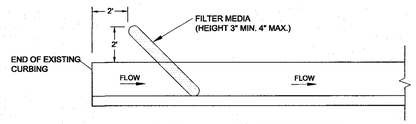
1. INSTALL CURB INLET BARRIER PER DETAILS ON THIS SHEET. AROUND ALL PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETE. TYPICAL ALL PROPOSED & NEARBY EXISTING CATCH BASINS.

2. INSTALL ROCK SOCK SEDIMENT CONTROL IN ALL ADJACENT EXISTING CURBING, AND WATERWAYS WHERE NEEDED.

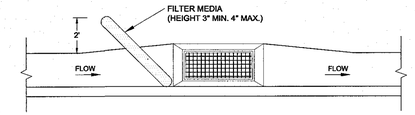
3. APPLY WATER FOR DUST CONTROL IN QUANTITIES AND LOCATIONS AS DIRECTED BY ENGINEER. DUST CONTROL MAY BE REQUIRED AT ANY TIME. DON'T WASTE WATER.

4. WATER WILL BE USED FROM THE EXISTING CITY FIRE HYDRANTS WITH USE OF A CITY OWNED WATER METER.

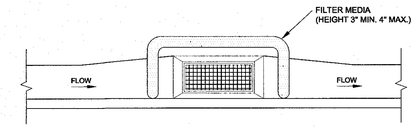




END OF CURB PROTECTION DETAIL



ON GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

1. PLACE INLET BARRIERS AS SHOWN AROUND THE INLET OPENING.

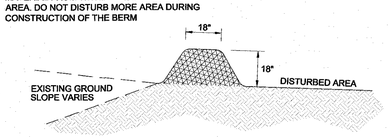
2. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE INLET BARRIER IS NOT HIGHER THAN THE ADJACENT ROADWAY.

3. MAINTAIN A PROPERLY FUNCTIONING INLET BARRIERS THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.

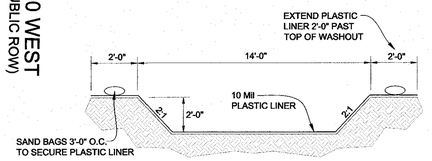
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

INLET BARRIERS

*NOTE: BERM MUST BE CREATED FROM INSIDE THE DISTURBED AREA AND WITH MATERIAL FROM WITHIN THE DISTURBED AREA. DO NOT DISTURB MORE AREA DURING CONSTRUCTION OF THE BERM



EARTHEN BERM



CONCRETE WASHOUT

LEGEND

- = DIRECTION OF FLOW
- 2883 = EXISTING 1' CONTOUR
- 2885 = EXISTING 5' CONTOUR
- 2881 = PROPOSED 1' CONTOUR
- 2880 = PROPOSED 5' CONTOUR
- = INLET BARRIERS (SEE DETAIL ON THIS SHEET)
- = EARTHEN BERM (SEE DETAIL ON THIS SHEET)

DATE:	8/14/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 10'

EROSION CONTROL PLAN
ERNIE'S TOO
309 STATE STREET
HURRICANE, UTAH 84737

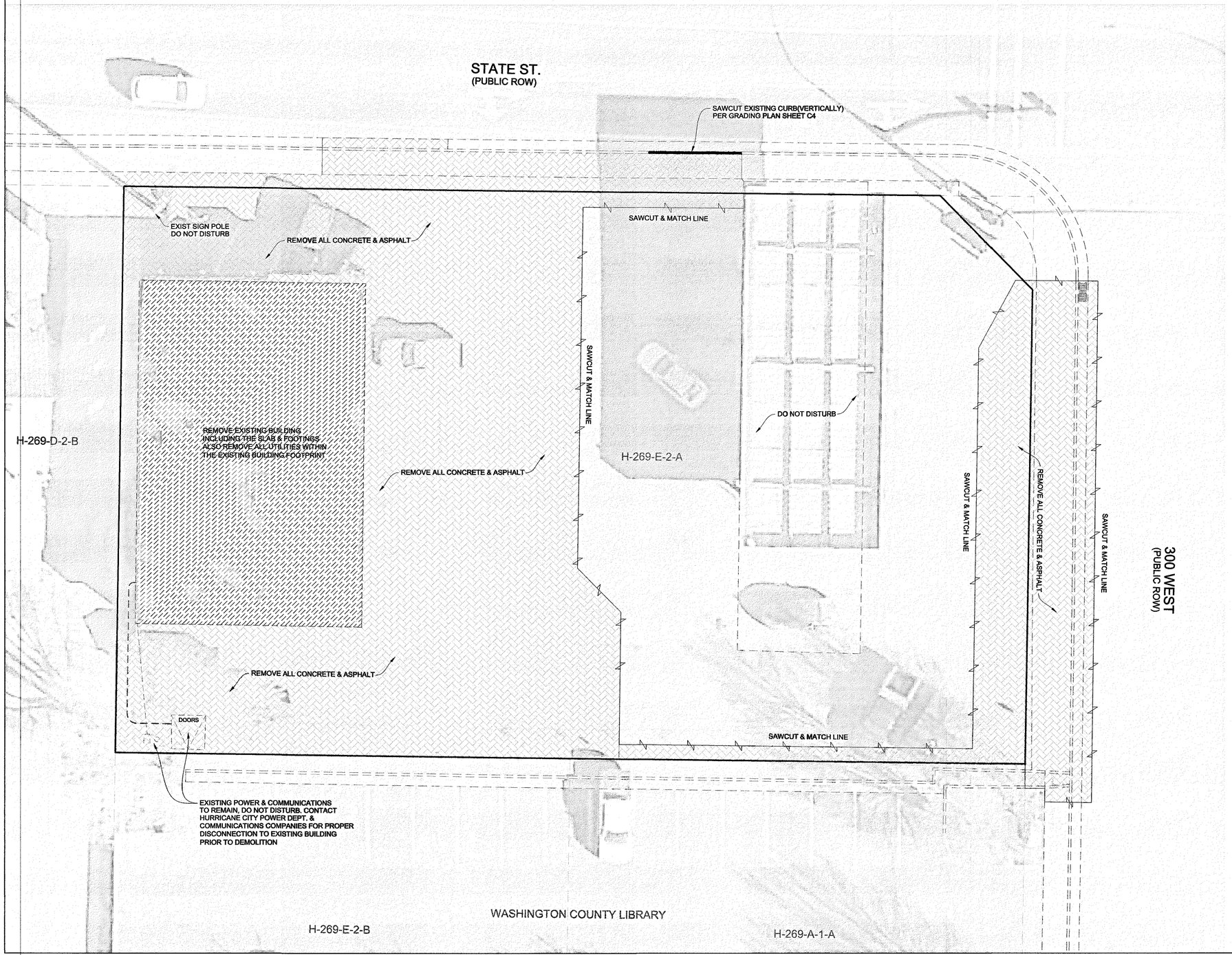
PREMIER DESIGN & ENGINEERING INC.
75 EAST 100 NORTH
IVINS, UTAH 84738
(775) 385-7647 ~ PREMIER.DESIGN.MARC@GMAIL.COM
(435) 313-2267 ~ PREMIER.DESIGN_ERIC@YAHOO.COM

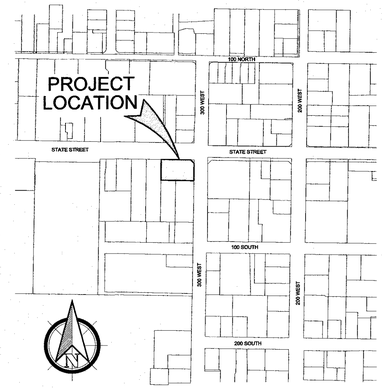
PREMIER DESIGN

PROFESSIONAL ENGINEER
10/14/2025
License No. 323869
Marc R. Fonger
STATE OF UTAH

SHEET
C2

OCT 29 2025





VICINITY MAP

N.T.S.

LEGEND

= EXISTING BUILDING TO BE DEMOLISHED

= EXISTING ASPHALT & CONCRETE AREA TO BE REMOVED

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE:	8/14/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 10'

DEMOLITION PLAN
ERNIE'S TOO
309 STATE STREET
HURRICANE, UTAH 84737

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PROFESSIONAL ENGINEER
STATE OF UTAH
10/14/2025
License No. 323898
Marc R. Fonger
Marc R. Fonger

SHEET
C2.1

OCT 29 2025

*NOTE: ALL EXISTING UTILITY CONNECTIONS TO THE EXISTING BUILDING TO BE CONNECTED TO THE NEW BUILDING IN THE SAME GENERAL LOCATIONS. ALL DEMANDS REMAIN THE SAME AS EXISTING SEE ARCHITECTURAL PLANS FOR DETAILS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

STATE ST.
(PUBLIC ROW)

EXIST 5' SIDEWALK
FULL HEIGHT CURB
2.0%
SLOPE 8.33%
2.0%
EXIST DEPRESSED DRIVE
DEPRESSED
2.0%
NEW 5' SIDEWALK
2.0%
SLOPE 8.33%
EXIST 5' SIDEWALK

EXISTING GREASE INTERCEPTOR
FIELD VERIFY CONNECTION TO
EXISTING BUILDING

SAWCUT & MATCH LINE

DUAL SIDED PUMP
2 PUMPS

EXISTING PUMP CANOPY

DUAL SIDED PUMP
4 PUMPS

EXISTING STORM INLET BOX
CONNECT NEW 15" THRU THE
SOUTH SIDE OF THE BOX & GROUT
INV IN NEW 15" = 3230.75
PAID BY HURRICANE CITY PUBLIC WORKS

H-269-D-2-B

4,256 SQ.FT.
1/200 PARKING REQ'D
21.28 PARKING REQ'D
23 PARKING PROVIDED

EXIST SEWER

SAWCUT & MATCH LINE

H-269-E-2-A

DUAL SIDED PUMP
2 PUMPS

SAWCUT & MATCH LINE

NEW 5' SIDEWALK

SAWCUT & MATCH LINE

SLOPE 8.33% MAX

15" ADS STORM DRAIN
97' L.F. @ 0.77%
PAID BY HURRICANE CITY PUBLIC WORKS

300 WEST
(PUBLIC ROW)

EXISTING SEWER CLEAN OUT
REMOVE EXISTING SEWER LINE
BACK TO NEW CLEAN OUT LOCATION

POWER CONNECTION TO EXISTING
BUILDING. NEW BUILDING CONNECTION
IN THE SAME LOCATION

NEW 4" CLEAN OUT
WITH RING & COVER
5' OFF THE BUILDING

NEW 5' CONCRETE APRON 2% CROSS SLOPE
6" THICK CONCRETE

VAN

EXIST SEWER

EXISTING SEWER MANHOLE
DO NOT DISTURB

EXISTING SEWER CLEAN OUT
ADJUST TO GRADE & INSTALL
RING & CONCRETE COLLAR

SLOPE 8.33% MAX

EXIST SEWER

DOORS

TRASH

SAWCUT & MATCH LINE

5' SIDEWALK

EXISTING POWER TRANSFORMER
& COMMUNICATION PEDESTALS
TO REMAIN IN PLACE

NEW 6' MASONRY PRIVACY WALL

NEW 6' MASONRY PRIVACY WALL

2' W x 2' L x 4' D INLET BOX
WITH FLAT TOP GRATE
GRATE = 3234.70
INV 15" (N & W) = 3231.70
PAID BY HURRICANE CITY PUBLIC WORKS

NEW STANDARD SINGLE INLET BOX
3' W x 4' L X 4' D
TBC = 3235.10
GRATE = 3234.52
INV 15" (N & W) = 3231.50
REPLACE 3' CURBING & SIDEWALK
EACH SIDE & BEHIND NEW INLET

15" ADS STORM DRAIN
7' L.F. @ 2.85%
PAID BY HURRICANE CITY PUBLIC WORKS

EXIST 5' SIDEWALK

WASHINGTON COUNTY LIBRARY

H-269-E-2-B

H-269-A-1-A

PROJECT LOCATION

STATE STREET

100 NORTH

300 WEST

200 SOUTH

VICINITY MAP

N.T.S.

DATE:	8/14/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 10'

UTILITY PLAN
ERNIE'S TOO
309 STATE STREET
HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.
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PREMIER DESIGN

PROFESSIONAL ENGINEER
10/14/2025
License No. 323809
Marc R. Fenger
STATE OF UTAH

SHEET
C3

OCT 29 2025

INFOWEST, CATV/FIBER OPTIC NOTES

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT

2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.

3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.

4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.

5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@INFOWEST.COM

6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CENTURY LINK NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYRLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.

2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION... *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.

   OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET OCATED IN THE LEFT OR RIGH HAND LOWER CORNER. A PERMANENT, GROUNDED 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION... *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.

3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.

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

TDS BROADBAND NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.

2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.

3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.

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

5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT

WCWCD

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THAT BASED ON THE INFORMATION PROVIDED, THE PLANS ADEQUATELY MITIGATE INTERFERENCE WITH DISTRICT FACILITIES AND PROPERTY INTERESTS. THE DISTRICT RESERVES THE RIGHT TO RESCIND THIS ACKNOWLEDGEMENT IF ADDITIONAL INFORMATION BECOMES AVAILABLE.

THE DISTRICT HAS NOT DETERMINED WHETHER WATER WILL BE AVAILABLE FOR THIS DEVELOPMENT AND DOES NOT HEREBY MAKE ANY GUARANTEE OF WATER AVAILABILITY.

IN ADDITION, THE DEVELOPMENT MUST CONFORM WITH APPLICABLE DISTRICT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO PAYMENT OF FEES.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.

3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.

POWER NOTES

1. DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.

2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS.

3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.

4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BEAR RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.

5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDES OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE.

6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.

7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.

8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ELECTRICAL BOXES EQUIPMENT.

9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE.

10. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.

11. DEVELOPERS WILL BE INVOICES A TERMINATION FEE AT THE AMOUNT OF $126.00 PER PRIMARY ELBOW.

12. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS.

13. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.

14. HURRICANE CITY POWER WILL NEED TO KNOW THE MAIN PANEL SERVICE SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.

15. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANELS IS 2", 3", AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, AND 500MCM ALUMINUM.

16. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC. ALL STREETLIGHTS WILL BE BLACK POLE WITH BLACK HEAD.

17. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.

18. AN INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.

19. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS OR METALLIC STICKERS TO THE APPROPRIATE UNIT.

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. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC)608.16.4.

5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACKFLOW ORDINANCE (TITLE 8 CHAPTER 3).

6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.

7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.

8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.

9. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.

10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.

11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.

12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.

13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.

14. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

ASH CREEK S.S.D. NOTES

1. SEWER IS TO MEET ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARDS.

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

3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE OF THE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.

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

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

FIRE NOTES

1. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT.

2. FIRE HYDRANT MUST PRODUCE A MINIMUM OF 1000 GPM. (2021 IFC APPENDIX B)

3. HYDRANT SPACING PER 2021 IFC APPENDIX C.

4. BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED.

5. HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED.

6. KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS.

7. FDC MUST BE REMOTE. OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT.

A. THE TYPE OF CONSTRUCTION FOR THIS BUILDING WILL BE STANDARD BUILDING MATERIALS INCLUDING: CONCRETE, WOOD, STEEL, & STUCCO.
B. BUILDING HEIGHT = 24'-0"
C. BUILDING WILL NOT BE FIRE SPRINKLED.
D. BUILDING OCCUPANCY TYPE: M
E. BUILDING CONSTRUCTION TYPE: VB

ENDBRIDGE UTAH GAS NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRECONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. ASHLEY GLANZMAN 435-218-4063 FOR HURRICANE CITY AREA.

2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TEST DONE AT THE DEVELOPERS EXPENSE.

3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY THE DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASINGS LOCATIONS (1155 E 450 N - ST GEORGE).

4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK OR BLOCK WALLS MAY BE CONSTRUCED ONVIN THE PUE. DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**

5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.

6. PROPERTY LOT LINES, BACK OF CURB, GRADE AND GAS RUNNING LINE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.

7. POWER, WATER, SEWER LINES, CULVERTS AND OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.

8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN A DELAY OF THE GAS INSTALLATION TO THIS PROJECT.

9. CONTACT JC HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY FOR SCHEDULING OF INSTALLATION.

10. ***IMPORTANT NOTICE***
GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADED AND 10' PUE UTILITY EASEMENT IS GRADED TO 6" OF TOP BACK OF CURB.

11. ***HIGH PRESSURE GAS NOTE:***
IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOU DIGGING AREA "CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE"

DATE:	8/14/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 10'

UTILITY GENERAL NOTES
ERNIE'S TOO
309 STATE STREET
HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.
75 EAST 100 NORTH
IVINS, UTAH 84738
(775) 385-7647 ~ PREMIER.DESIGN.MARC@GMAIL.COM
(435) 313-2267 ~ PREMIER.DESIGN_ERIC@YAHOO.COM

PROFESSIONAL ENGINEER
10/14/2025
License No. 323009
Marc R. Fenger
Marc R. Fenger
STATE OF UTAH

SHEET
C3.1

OCT 29 2025

*NOTES:

1.) ALL EXTERIOR EXIT DISCHARGE DOORS TO HAVE LEVEL EXTERIOR LANDING WITH A 2% MAX SLOPE (SEE GRADING PLAN SHEET C4)

2.) ALL ACCESSIBLE PARKING STALLS, ACCESS AISLE & EGRESS ROUTE TO HAVE A 2% MAX SLOPE AND CROSS SLOPE (SEE GRADING PLAN SHEET C4)

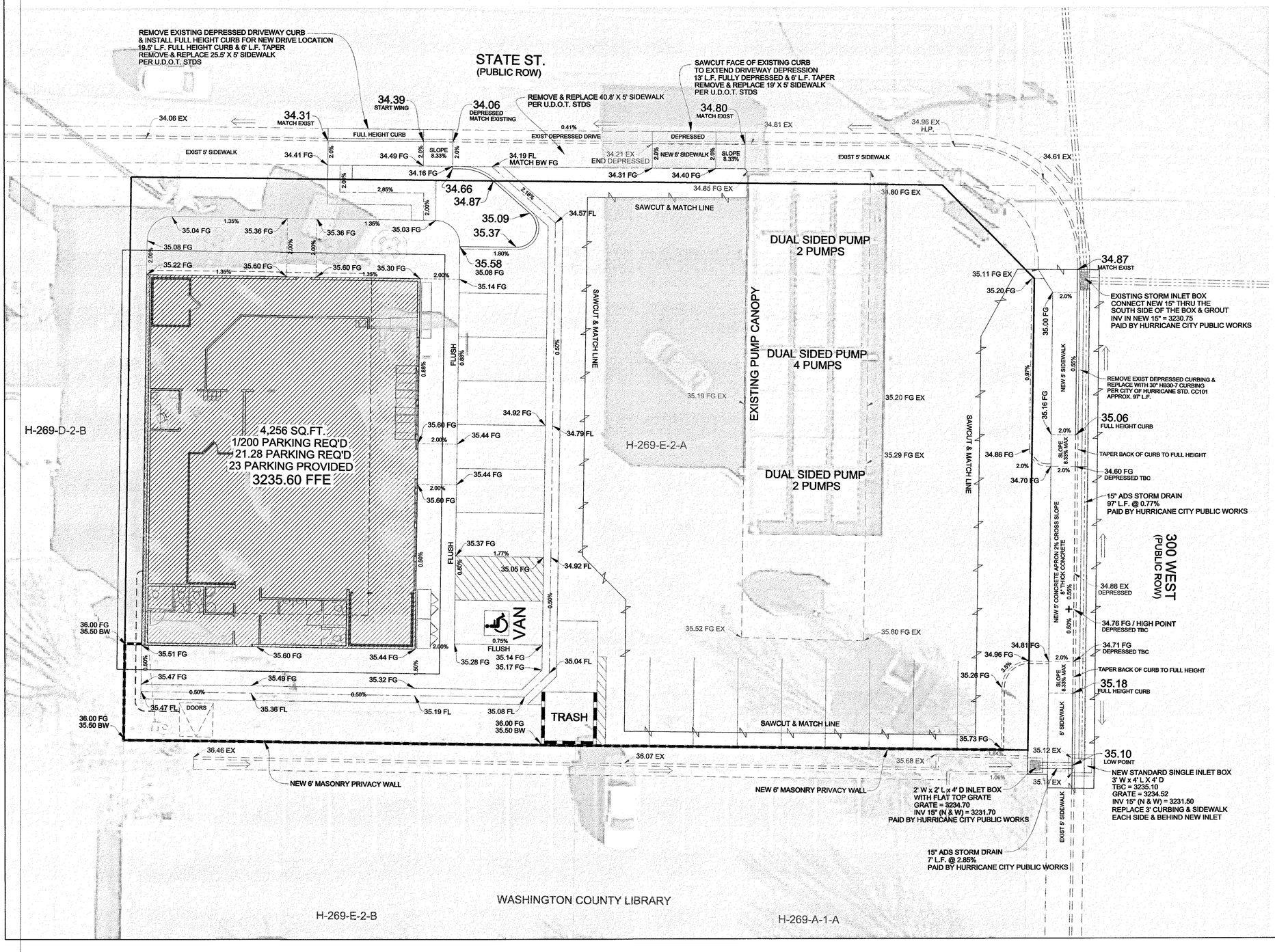
3.) ALL ACCESSIBLE ACCESS ROUTES ARE TO BE A MINIMUM OF 5' WIDE AND HAVE A 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE (SEE GRADING PLAN SHEET C4)

COMPLIANCE WITH HURRICANE CITY DRAINAGE STANDARDS

THE SITES REDEVELOPMENT NETS A 2,315 SQ.FT DECREASE IN IMPERVIOUS AREA. POST DEVELOPMENT STORMWATER WILL NOT EXCEED PRE-DEVELOPED CONDITIONS.

LEGEND

- 35.18 = TOP BACK OF CURBING ELEV.
- 34.71 FG = FINISHED GRADE (TOP OF ASPHALT OR CONCRETE)
- 34.92 FL = FLOWLINE ELEVATION
- = DIRECTION OF FLOW
- = 6' BLOCK SCREEN WALL



GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE.

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1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE:	8/14/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 10'

GRADING PLAN
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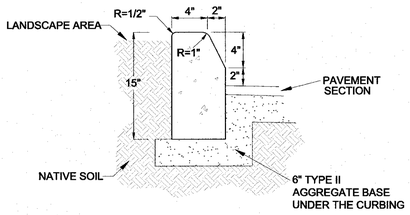
License No. 323869
Marc R. Fenger
STATE OF UTAH

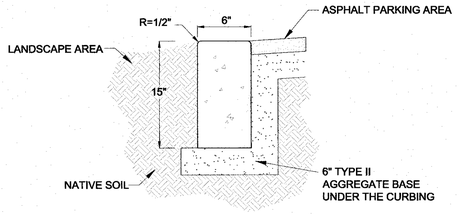
SHEET
C4

OCT 29 2025



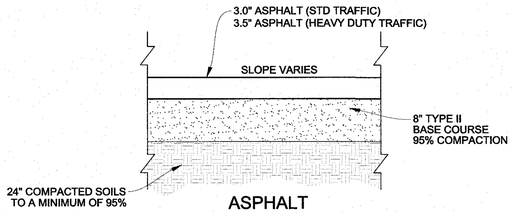
6" PARKING LOT CURB

DETAIL "A"



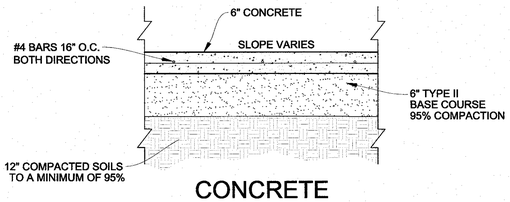
6" RIBBON CURBING

DETAIL "B"



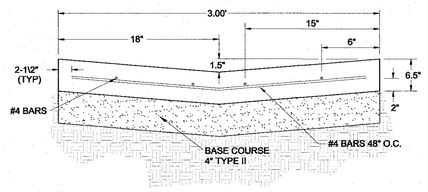
ASPHALT PARKING LOT SECTION

DETAIL "C"



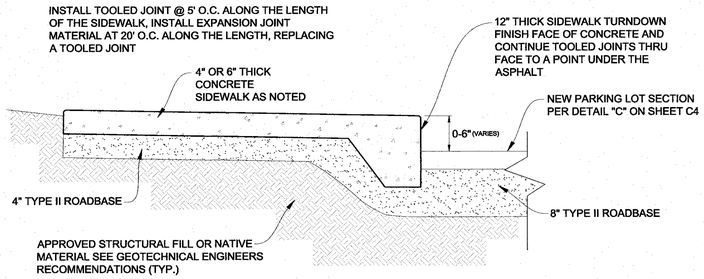
CONCRETE PARKING LOT SECTION (DUMPSTER AREA & ADA PARKING)

DETAIL "D"



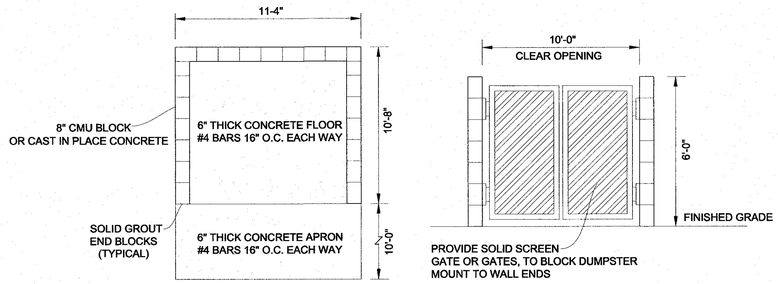
3' CONCRETE VALLEY GUTTER

DETAIL "E"



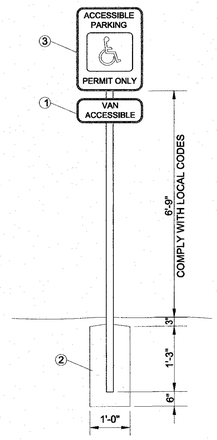
TURN-DOWN SIDEWALK

DETAIL "F"



DUMPSTER ENCLOSURE

DETAIL "G"

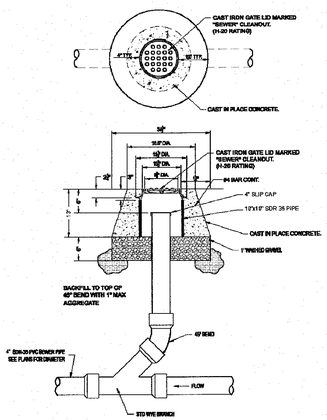


NOTES:

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

ACCESSIBLE PARKING SIGN

DETAIL "H"



SEWER CLEANOUT W/LID DETAIL

N.T.S.

ASH CREEK DISTRICT

DATE:	8/14/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 10'

DETAILS
ERNIE'S TOO
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HURRICANE, UTAH 84737

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PREMIER DESIGN

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Marc R. Forgey
Marc R. Forgey
STATE OF UTAH

SHEET
C5

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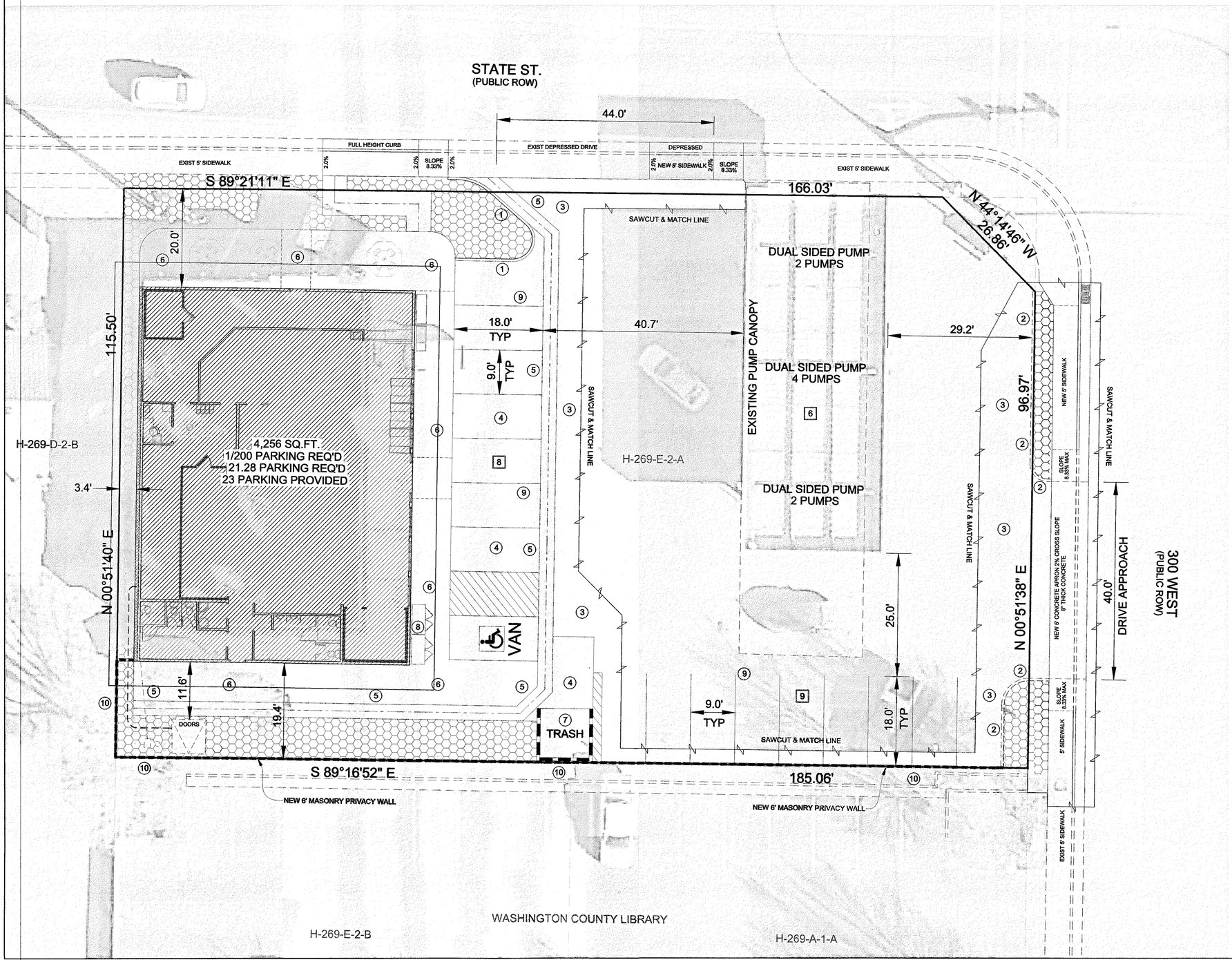
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # H-269-E-2-A
HURRICANE, UTAH 84737

OWNER / DEVELOPER:
GAS PATCH LLC
1085 E 990 S CIRCLE
ST.GEORGE, UT 84790
(435) 680-4939
DANNY@ENRIESSTORES.COM



SITE DATA

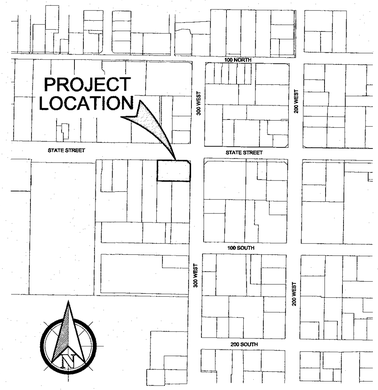
PARCEL: H-269-E-2-A
ZONING: HC
BUILDING HEIGHT: 24'-0" ±
BUILDING USE: CONVENIENT STORE / GAS STATION
SITE AREA: 21,214 SQ. FT. / 0.48 ACRES
BUILDING AREA: 4,256 SQ. FT. (FOOTPRINT) (20.0% OF SITE)
IMPERVIOUS AREA : 14,643 SQ.FT. (69.0%)
LANDSCAPING PROVIDED: 2,315 SQ.FT. (11.0% OF SITE)
PARKING REQUIRED: CONVENIENT STORE: 4,256 SQ. FT. / 200 = 21.28 SPACES
PARKING PROVIDED: 23 SPACES (1 VAN ACCESSIBLE)

LEGEND

= PROPOSED BUILDING AREA
= PROPOSED CONCRETE AREA
= PROPOSED LANDSCAPE AREA
= PROPOSED MASONRY SCREEN WALL
= ASPHALT AREA

[8] = PARKING SPACE QUANTITY

(1) INSTALL 6" PARKING LOT CURB (PER DETAIL "A" ON SHEET C5)
(2) INSTALL 6" RIBBON CURBING (PER DETAIL "B" ON SHEET C5)
(3) INSTALL ASPHALT PARKING SECTION (PER DETAIL "C" ON SHEET C5)
(4) INSTALL CONCRETE PARKING SECTION (PER DETAIL "D" ON SHEET C5)
(5) INSTALL 3' CONCRETE VALLEY GUTTER (PER DETAIL "E" ON SHEET C5)
(6) INSTALL TURNED DOWN SIDEWALK (PER DETAIL "F" ON SHEET C5)
(7) INSTALL DUMPSTER ENCLOSURE (PER DETAIL "G" ON SHEET C5)
(8) INSTALL ACCESSIBLE PARKING SIGN (PER DETAIL "H" ON SHEET C5)
(9) 4" WIDE PAINTED WHITE PARKING SPACE
(10) INSTALL 6' TALL BLOCK SCREEN WALL



VICINITY MAP
N.T.S.

DATE: 8/14/2025
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: MRW

SCALE: 1" = 10'

SITE PLAN
ERNIE'S TOO
309 STATE STREET
HURRICANE, UTAH 84737

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Marc R. Fonger
STATE OF UTAH

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NORTH
SCALE 1" = 20'

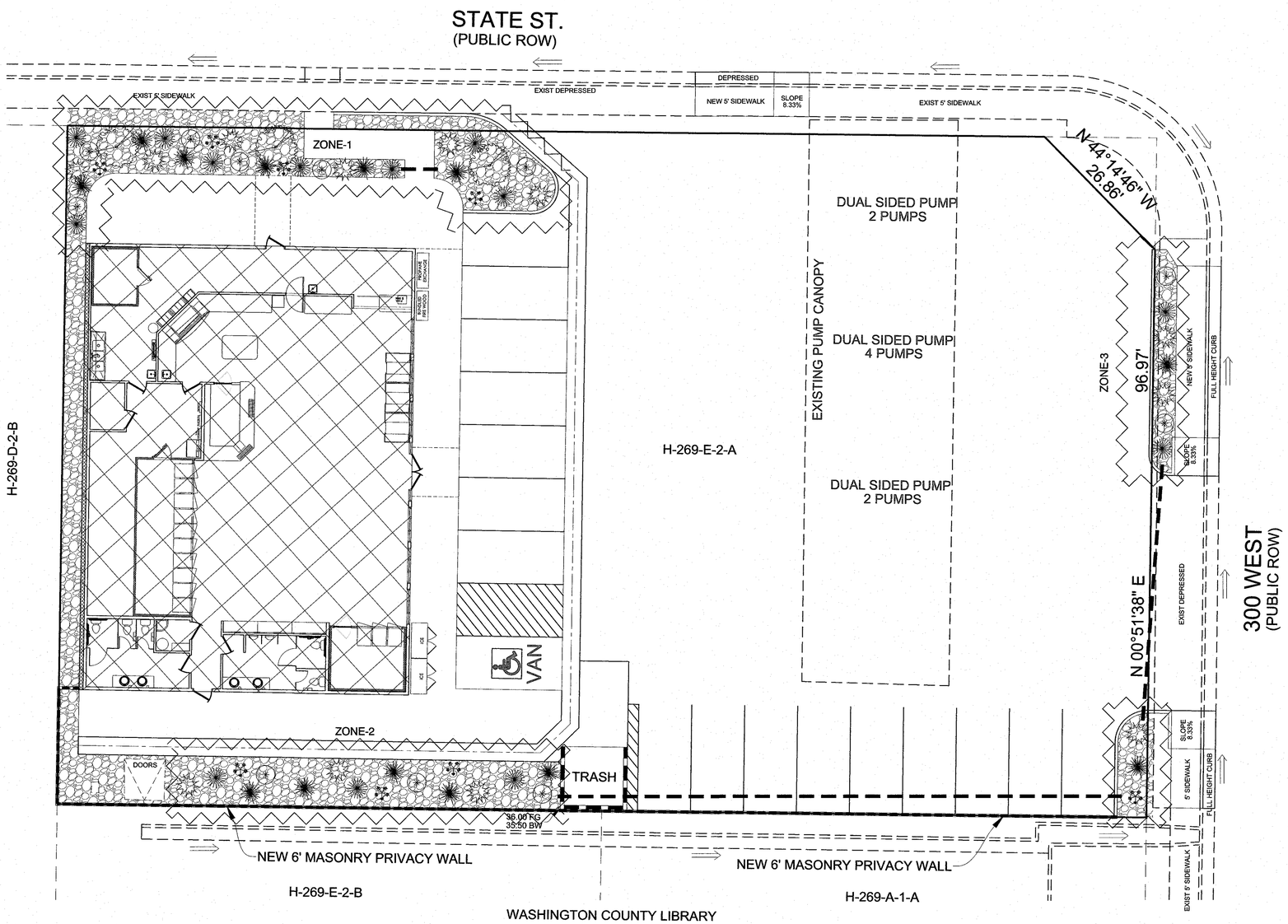
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPE IRRIGATION LEGEND

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



LANDSCAPE & IRRIGATION PLAN
SCALE: 1" = 20'

CLEAR SIGHT DISTANCE CORRIDORS:
KEEP OUT ALL OBJECTS THAT MIGHT BLOCK SIGHT DISTANCE CORRIDOR AT THE INTERSECTION OF THE DRIVEWAY,

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

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

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

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

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

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

LANDSCAPE MATERIALS LEGEND

LANDSCAPE ROCKS
4"-6" Desert Varnish, or equal, complete cover
OVER FELT WEED BARRIER

TREES

QUERCUS VIRGINIANA	SOUTHERN LIVE OAK		24" box per plan 1 1/2" caliper min.

SHRUBS

SALVIA DORRII	DESERT SAGE		5 gal. per plan
MUHLENBERGIA REVERCHONI	UNDAUNTED MUHLY		5 gal. per plan
CONVOLVULUS CNEORUM	BUSH MORNING GLORY		5 gal. per plan
LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE		5 gal. per plan
VERNEMA PERUVIANA 'RED DEVIL'	PERUVIAN VERBENA		5 gal. per plan

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8/14/2025
DATE:
25012
JOB NUMBER:
1" = 10'
SCALE:
R.N.
DRAWN:
-
CHECKED:

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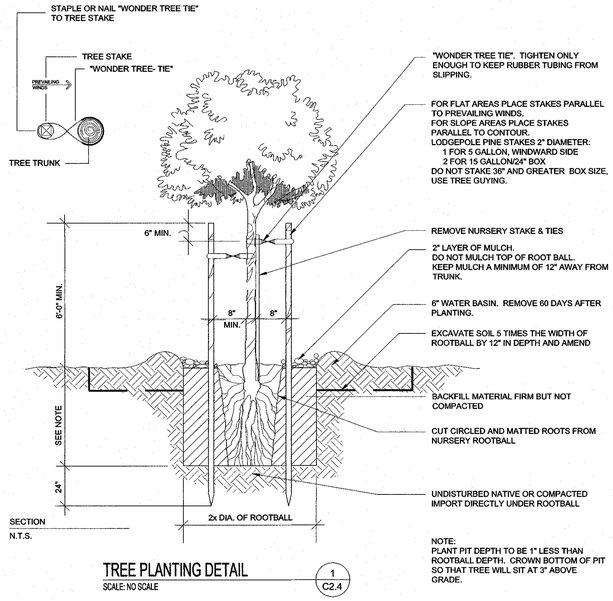
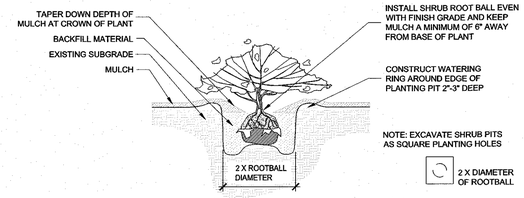
LANDSCAPE & IRRIGATION PLAN
ERNIE'S TOO - GAS STATION & CONVENIENCE STORE
309 W. STATE STREET
HURRICANE, UTAH 84737

L1.1
OF SHEETS



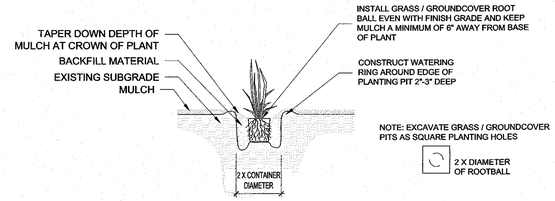
TREE PLANTING DETAIL

SCALE: NO SCALE — 1 / C2.4



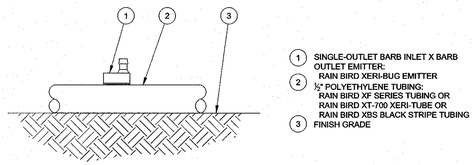
SHRUB PLANTING DETAIL

SCALE: NO SCALE — 2 / C3.2



ORNAMENTAL GRASS / GROUNDCOVER PLANTING DETAIL

SCALE: NO SCALE — 3 / C2.4

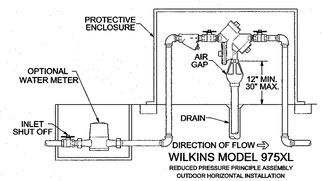


1. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
2. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
3. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

DRIP EMITTER DETAIL

SCALE: NO SCALE — 4 / C2.4

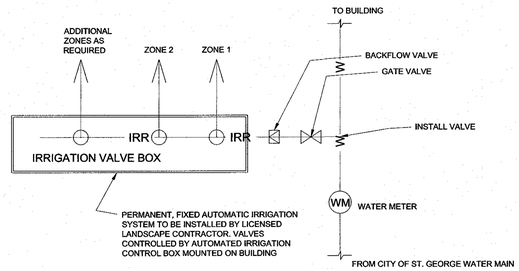


BACKFLOW PREVENTER DETAIL

SCALE: NO SCALE — 5 / C2.4

IRRIGATION SCHEMATIC

DISTRIBUTION UNIFORMITY SHALL BE 60% FOR ALL FIXED SPRAY SYSTEMS AND 70% FOR ALL ROTOR SYSTEMS.



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DATE:

25012
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R.N.
DRAWN:

-
CHECKED:

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LANDSCAPE AND IRRIGATION DETAILS

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L1.2
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NORTH

SCALE 1" = 20'

GRAPHIC SCALE

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(IN FEET)

1 inch = 20 ft.

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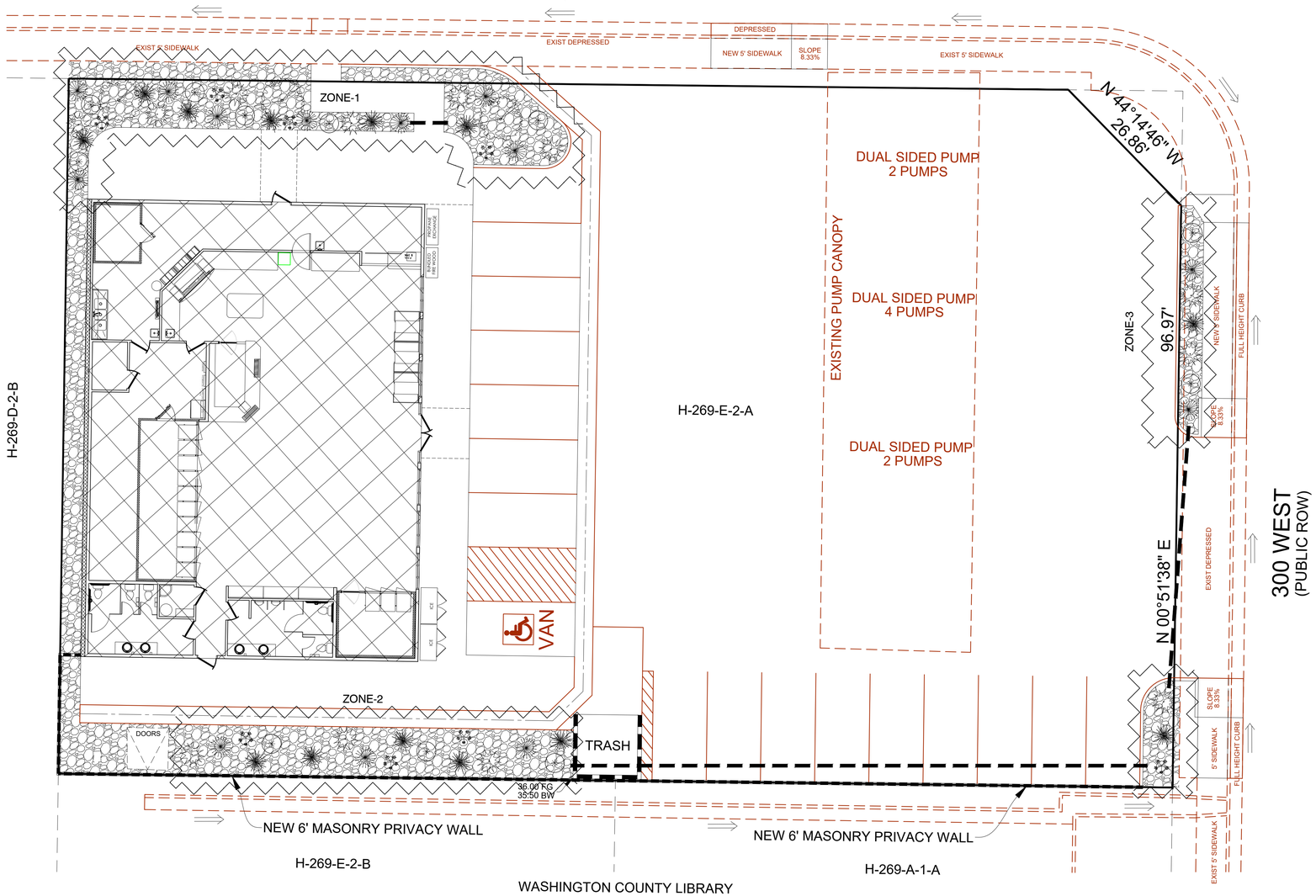
- RPA — REDUCED PRESSURE ASSEMBLY/BACK-FLOW PREVENTER
- IRRIGATION CONTROL BOX, NUMBER OF VALVES AS NOTED
- (TC) EXTERIOR, WEATHER PROOF, 5 ZONE, COMMERCIAL GRADE, PROGRAMMABLE IRRIGATION CLOCK
- 3" SLEVE BETWEEN PLANTERS AS SHOWN. PROVIDE SLEEVE UNDER SURFACE IMPROVEMENTS AS REQUIRED
- ZONE-1 — DRIP SYSTEM ZONE BOUNDARY



LANDSCAPE & IRRIGATION PLAN

SCALE: 1" = 20'

CLEAR SIGHT DISTANCE CORRIDORS:

KEEP OUT ALL OBJECTS THAT MIGHT BLOCK SIGHT DISTANCE CORRIDOR AT THE INTERSECTION OF THE DRIVEWAY,

LANDSCAPE COVERAGE NOTE:

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

PLANTING NOTES:

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

IRRIGATION NOTES:

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

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

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

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

LANDSCAPE MATERIALS LEGEND

LANDSCAPE ROCKS
4"-6" Desert Varnish, or equal, complete cover
OVER FELT WEED BARRIER

TREES

QUERCUS VIRGINIANA	SOUTHERN LIVE OAK		24" box per plan 1 1/2" caliper min.

SHRUBS

SALVIA DORRII	DESERT SAGE		5 gal. per plan
MUHLENBERGIA REVERCHONI	UNDAUNTED MUHLY		5 gal. per plan
CONVOLVULUS CNEORUM	BUSH MORNING GLORY		5 gal. per plan
LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE		5 gal. per plan
VERNEMA PERUVIANA 'RED DEVIL'	PERUVIAN VERBENA		5 gal. per plan

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8/14/2025
DATE:

25012
JOB NUMBER:

1" = 10'
SCALE:

R.N.
DRAWN:

-
CHECKED:

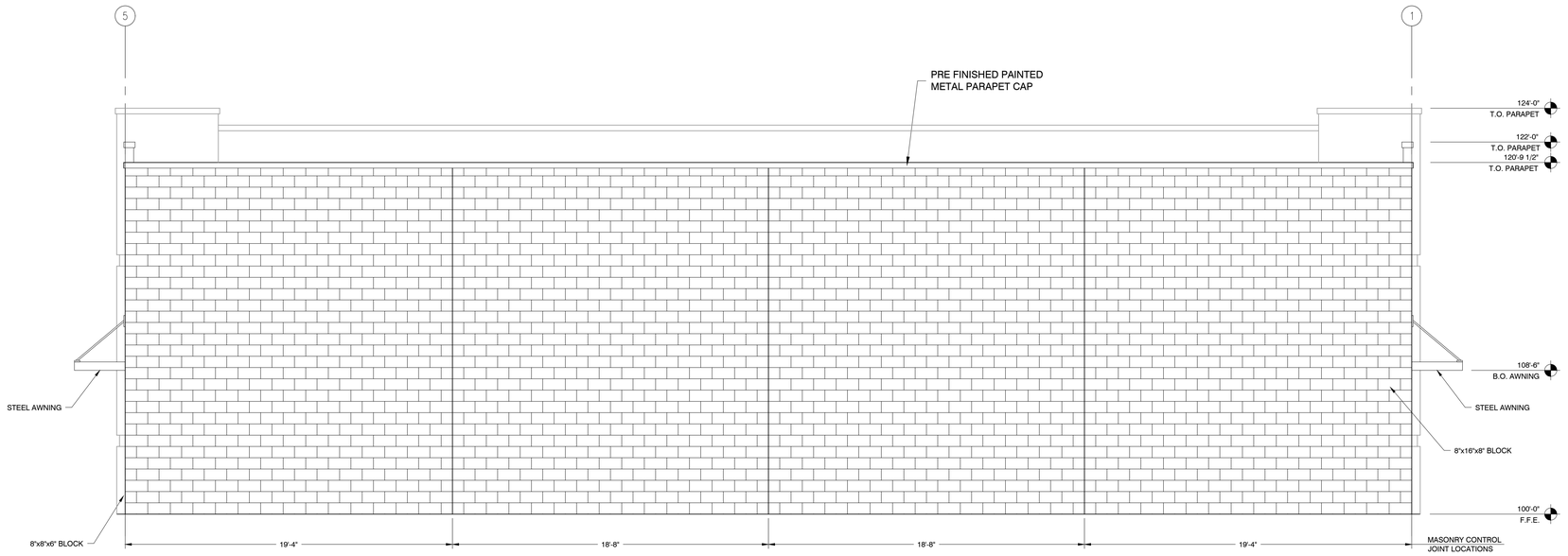
MRW DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

LANDSCAPE & IRRIGATION PLAN

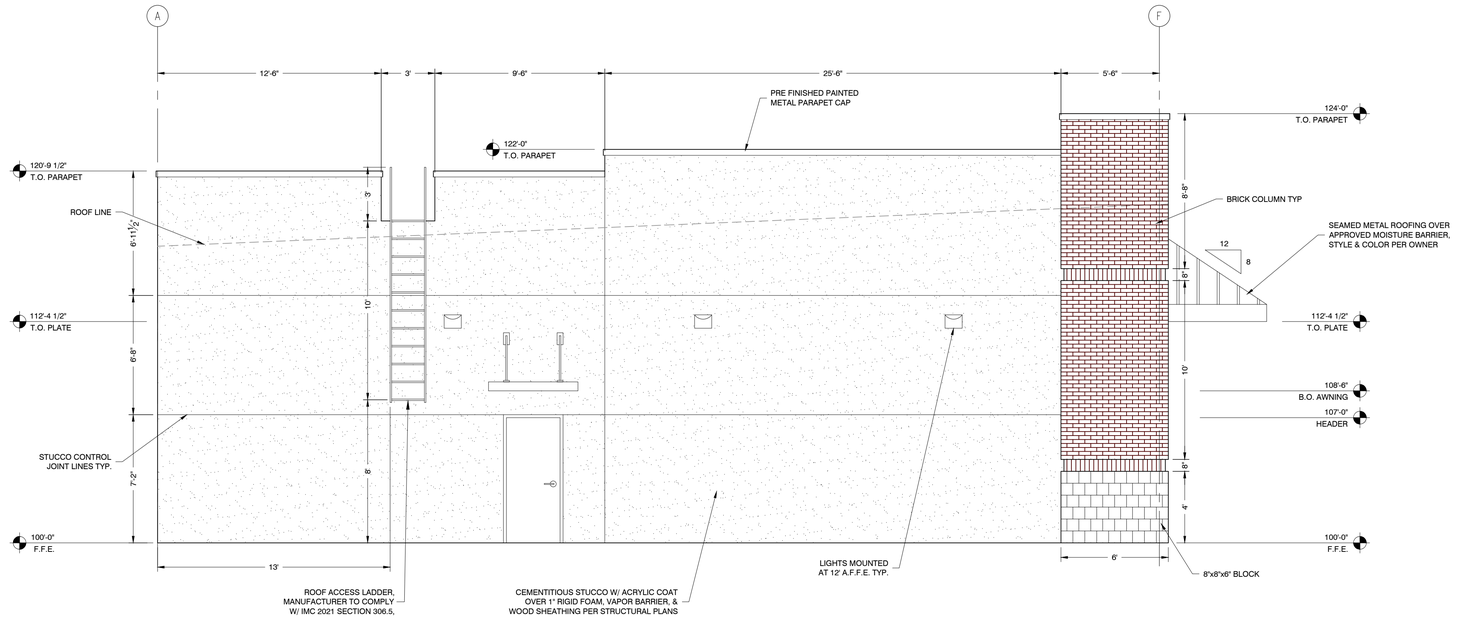
ERNIE'S TOO - GAS STATION & CONVENIENCE STORE
309 W. STATE STREET
HURRICANE, UTAH 84737

L1.1
OF SHEETS



BACK (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



SIDE (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"

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9/30/2025
DATE:

25012
JOB NUMBER:

1/4" = 1'-0
SCALE:

C.L.
DRAWN:

J.J.M.
CHECKED:

LICENSED ARCHITECT
No. 7238026-0301
JEFFERY JOHN MATHIS
STATE OF UTAH
10/22/25

DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

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ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
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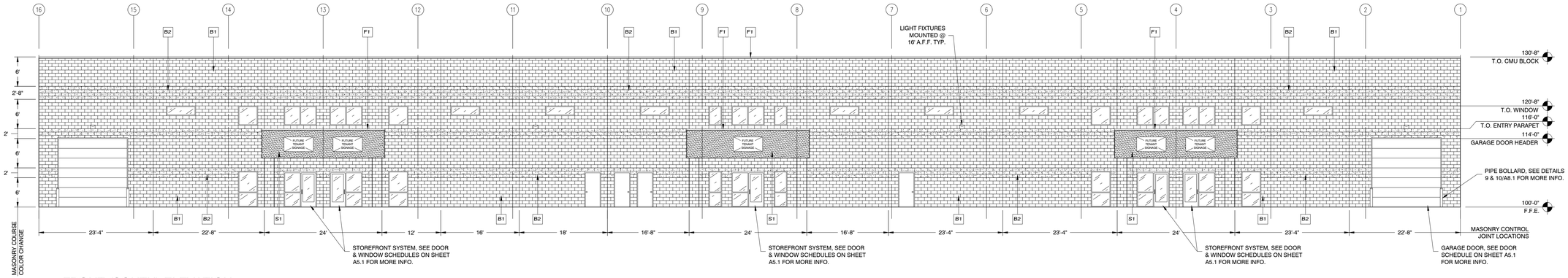
WEST & SOUTH ELEVATIONS

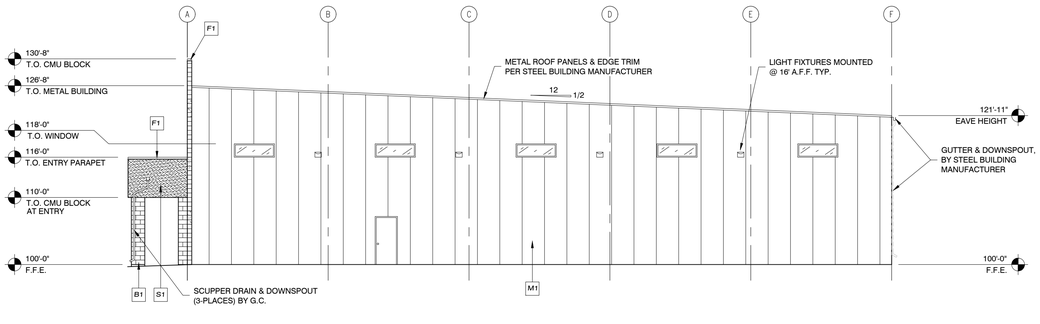
ERNIE'S TOO - GAS STATION & CONVENIENCE STORE
309 W. STATE STREET
HURRICANE, UTAH 84737

A4.2
OF SHEETS



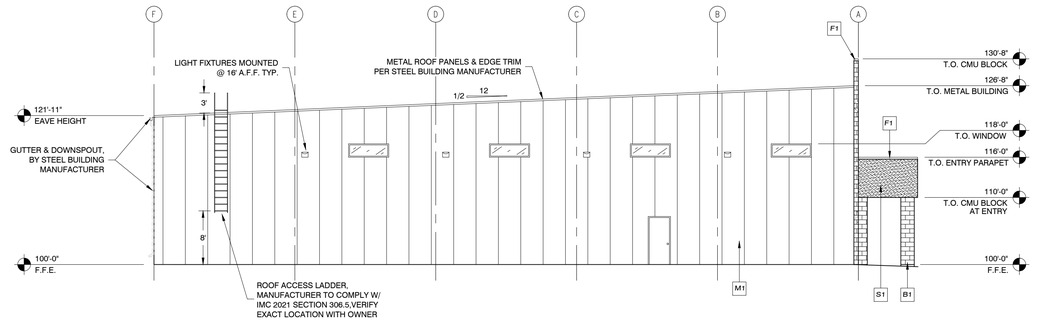
FRONT (SOUTH) ELEVATION

SCALE: 3/32" = 1'



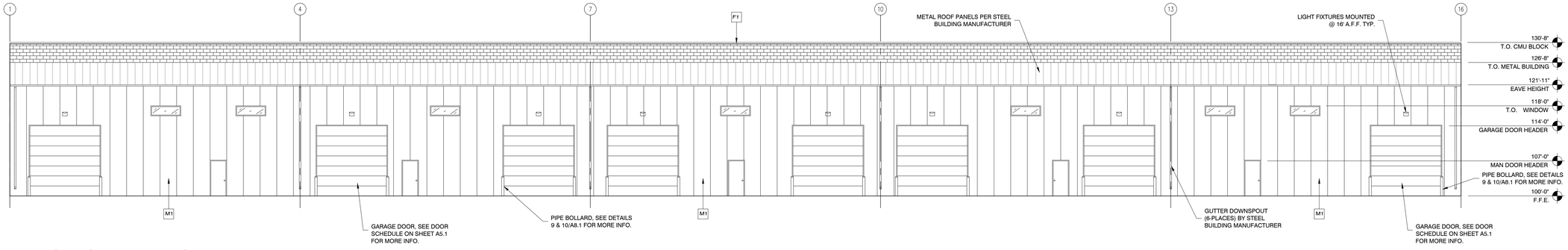
SIDE (EAST) ELEVATION

SCALE: 3/32" = 1'



SIDE (WEST) ELEVATION

SCALE: 3/32" = 1'



BACK (NORTH) ELEVATION

SCALE: 3/32" = 1'

BUILDING EXTERIOR FINISHES / MATERIALS

B1	SMOOTH FACE CMU BLOCK COLOR #1, COLOR: VERIFY COLOR WITH OWNER/CONTRACTOR
B2	SMOOTH FACE CMU BLOCK COLOR #2, COLOR: VERIFY COLOR WITH OWNER/CONTRACTOR
S1	CEMENTITIOUS STUCCO SYSTEM, COLOR: BY OWNER / CONTRACTOR
F1	PRE-FINISHED METAL PARAPET CAP, PROVIDE SLOPE TO DRAIN OFF PARAPET, COLOR: BY OWNER/CONTRACTOR
M1	PRE-FINISHED METAL PARAPET CAP, PROVIDE SLOPE TO DRAIN OFF PARAPET, COLOR: BY OWNER/CONTRACTOR

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9/10/2024
DATE:

24004
JOB NUMBER:

3/32" = 1'
SCALE:

C.L.
DRAWN:

J.J.M.
CHECKED

LICENSED ARCHITECT No. 7238026-0301 JEFFERY JOHN MATHIS STATE OF UTAH
4/29/25

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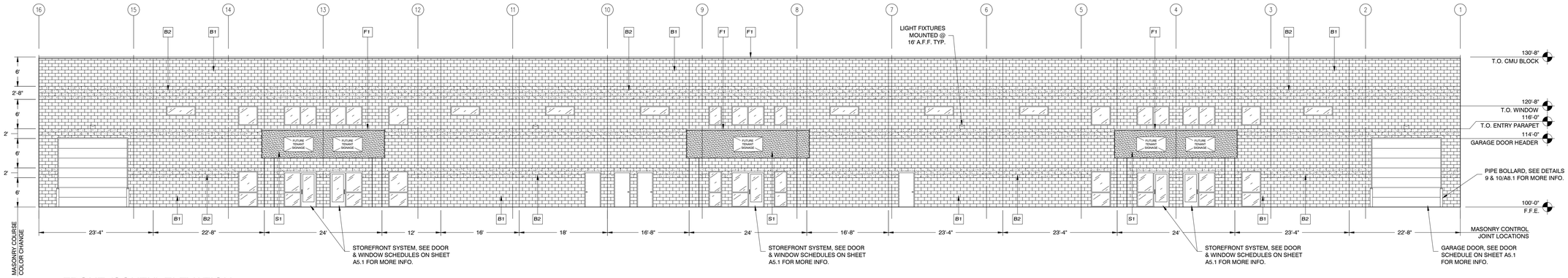
BUILDING ELEVATIONS

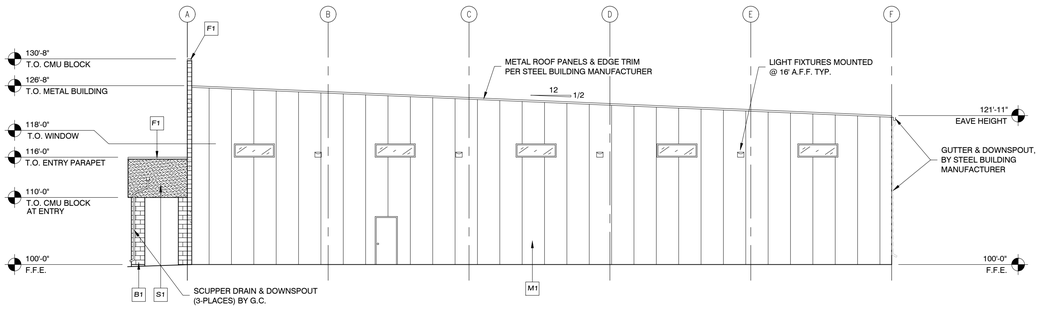
ZITTING INDUSTRIAL BUILDING
QUAIL CREEK INDUSTRIAL PARK, LOTS 13 & 14
HURRICANE CITY, UTAH

A4.1
OF SHEETS



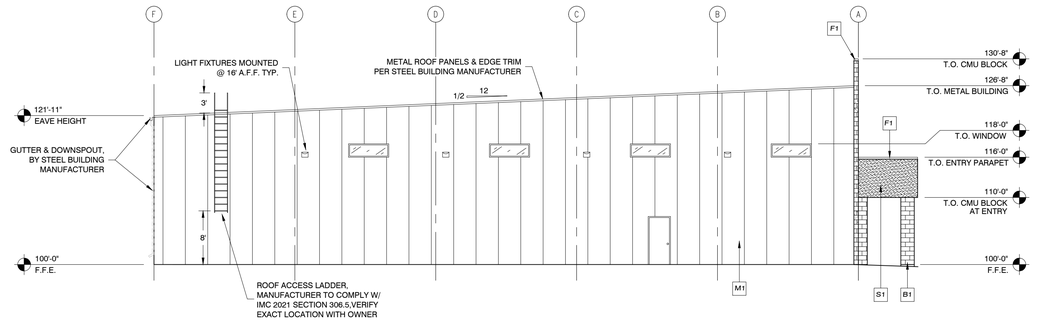
FRONT (SOUTH) ELEVATION

SCALE: 3/32" = 1'



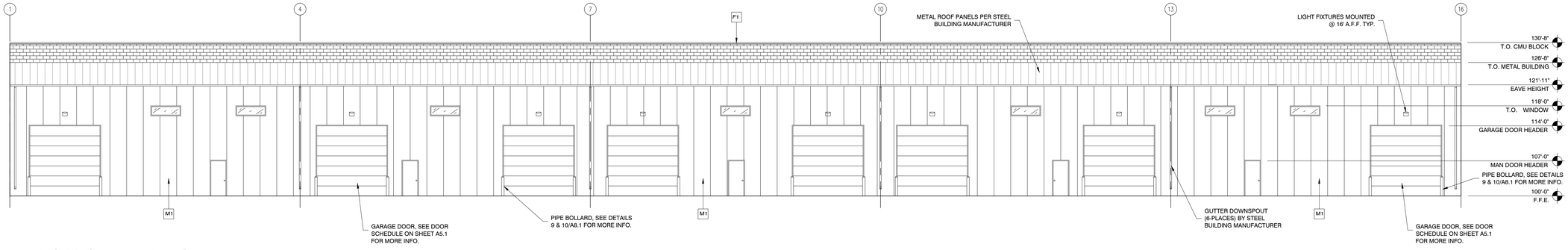
SIDE (EAST) ELEVATION

SCALE: 3/32" = 1'



SIDE (WEST) ELEVATION

SCALE: 3/32" = 1'



BACK (NORTH) ELEVATION

SCALE: 3/32" = 1'

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9/10/2024
DATE:

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3/32" = 1'
SCALE:

C.L.
DRAWN:

J.J.M.
CHECKED

LICENSED ARCHITECT No. 7238026-0301 JEFFERY JOHN MATHIS STATE OF UTAH
4/29/25

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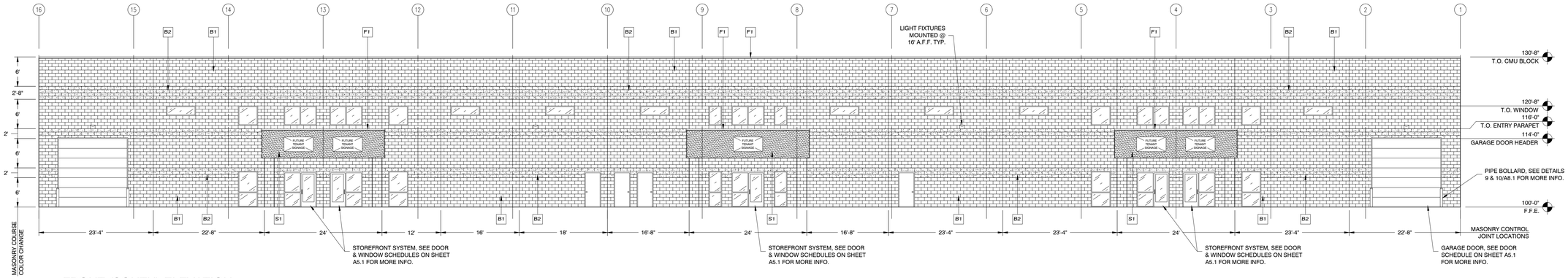
BUILDING ELEVATIONS

ZITTING INDUSTRIAL BUILDING
QUAIL CREEK INDUSTRIAL PARK, LOTS 13 & 14
HURRICANE CITY, UTAH

A4.1
OF SHEETS



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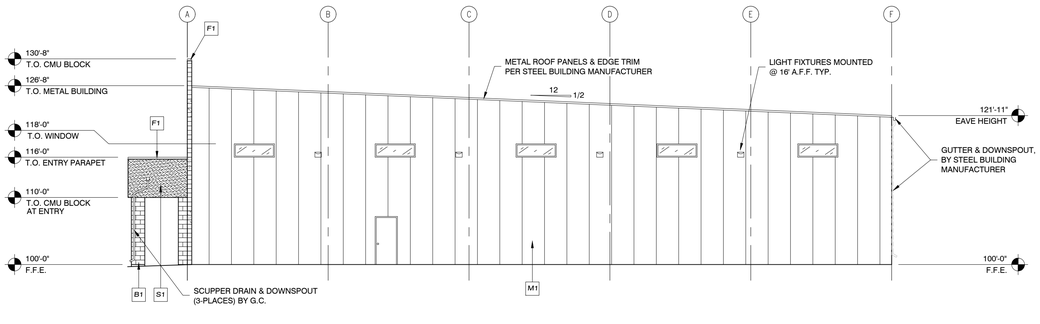
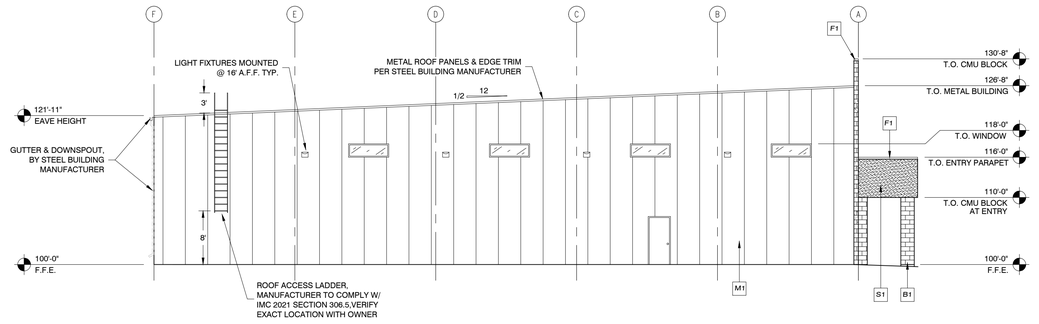


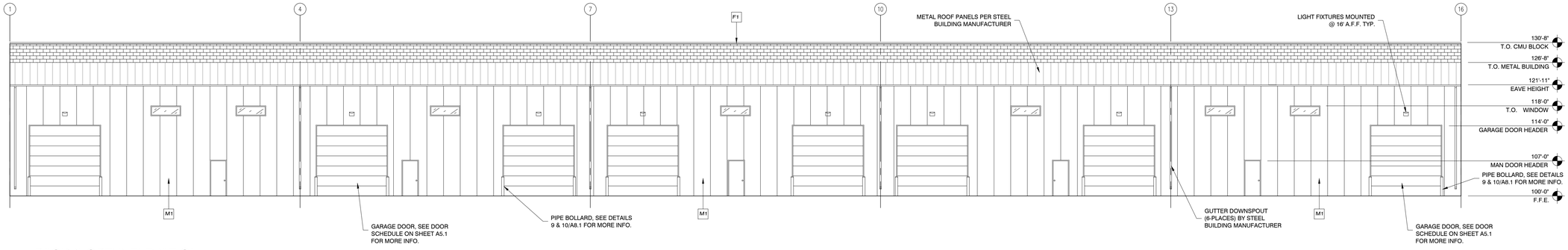
SIDE (EAST) ELEVATION

SCALE: 3/32" = 1'



SIDE (WEST) ELEVATION

SCALE: 3/32" = 1'



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SCALE:

C.L.
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J.J.M.
CHECKED

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4/29/25

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BUILDING ELEVATIONS

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A4.1
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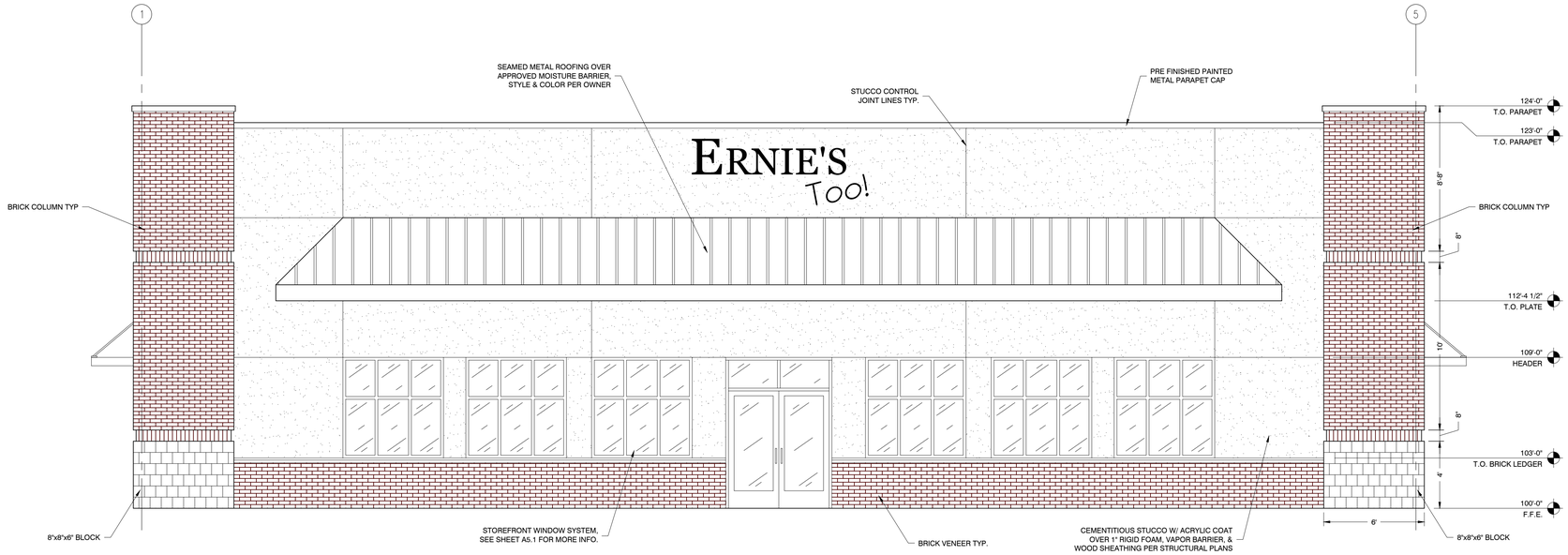
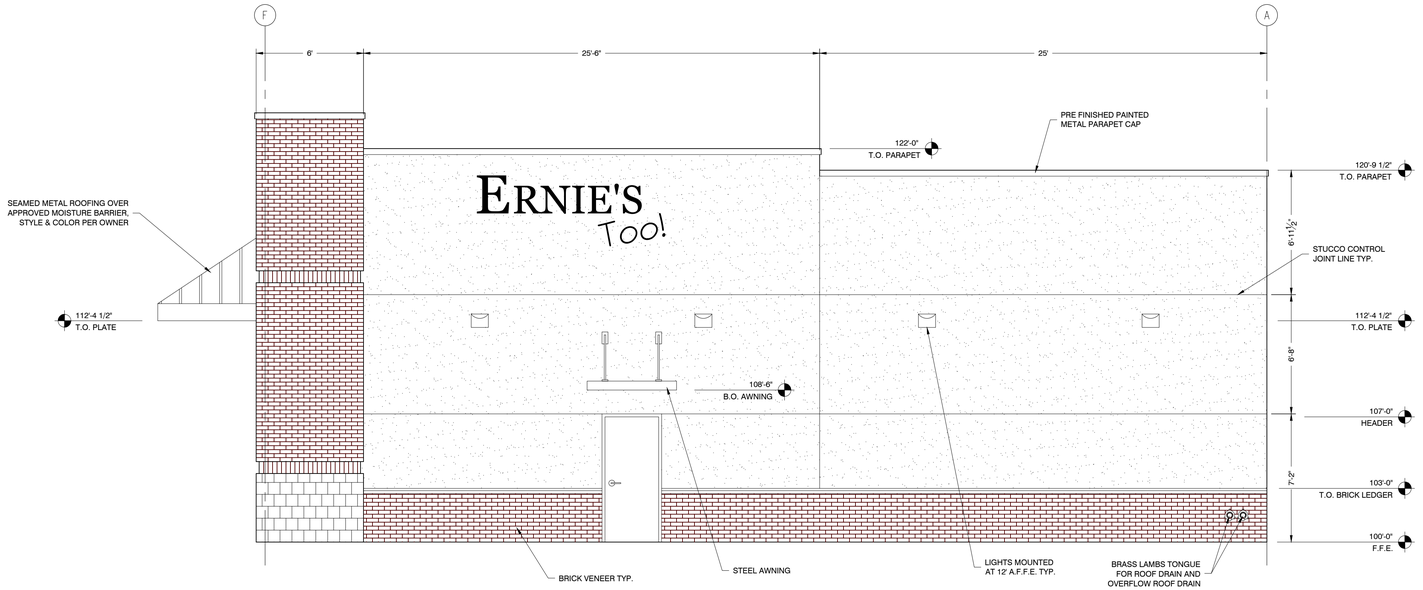


FRONT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS AND COLOR APPROVAL: THE CONTRACTOR SHALL PROCURE SAMPLES AND/OR A MOCKUP OF ALL EXTERIOR COLORS & FINISHES AND RECEIVE OWNER APPROVAL OF THESE COLORS AND FINISHES PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.

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9/30/2025
DATE:

25012
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1/4" = 1'-0
SCALE:

C.L.
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LICENSED ARCHITECT No. 7238026-0301 JEFFERY JOHN MATHIS STATE OF UTAH
10/22/25

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EAST & NORTH ELEVATIONS

ERNIE'S TOO - GAS STATION & CONVENIENCE STORE
309 W. STATE STREET
HURRICANE, UTAH 84737

A4.1
OF SHEETS

Untitled Map

Write a description for your map.

Legend

© 2025 Google

Google Earth

© 2025 Google

6.54 ft

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

FINAL SITE PLAN APPLICATION

For office use only: $250.00 Fee

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

N/A

- Plans shall be drawn at a scale of no smaller than 1" =100'
- Except for the landscaping plan, the other plans shall be prepared, stamped, and signed by a professional engineer licensed by the State of Utah.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- Signed and notarized Acknowledgement of Water Supply

The following shall be shown on separate sheets:

1) Site plan including:

__X__ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.

__X__ b) Layout, dimensions, and names of existing and future road rights-of-way.

__X__ c) Project name, North arrow, and tie to a section monument.

__X__ d) The boundary lines of the project site with bearings and distances.

__X__ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.

__X__ f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.

__X__ g) Location of man-made features including irrigation facilities, bridges, and buildings.

__N/A__ h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density.

__X__ i) Identification of property, if any, not proposed for development, and.

__X__ j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

2) Grading and drainage plan showing the following:

__X__ a) North arrow, scale, and site plan underlay.

__X__ b) Topography contours at two (2) foot intervals.

__X__ c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan.

__X__ d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater.

__X__ e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.

3) Utility plan showing the following:

__X__ a) North arrow, scale, and site plan underlay

__X__ b) All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;

__N/A__ c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations.

__X__ d) Location and dimensions of all utility easements; and

__N/A__ e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.

4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance.

5) Building elevations for all buildings showing the following:

__N/A__ a) Accurate front, rear, and side elevations drawn to scale.

__N/A__ b) Exterior surfacing materials and colors, including roofing material and color.

__N/A__ c) Outdoor lighting, furnishings, and architectural accents; and

__N/A__ d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

__N/A__ 1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters.

__N/A__ 2) A traffic impact analysis.

__N/A__ 3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property (see attached affidavit); and

__N/A__ 4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

NOTE: It is important that all applicable information noted above 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 submission deadline is 10 calendar days prior to the desired meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to 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: Nathan Wallentine Date: December 30, 2025

Signature: _____

FINAL SITE PLAN REVIEW (General Information)

PURPOSE

The final site plan review process is established to encourage adequate advanced planning and assure a quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The final site plan review is only required on the following types of projects:

a. Any multiple-family residential use.

b. Any public or civic use.

c. Any commercial use; or

d. Any industrial use.

When a final site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the site plan. No cleaning, grubbing, drainage work, parking lot construction, or other site improvement shall be undertaken prior to site plan approval.

As an option, prior to developing the detail required for a final site plan review, an applicant may wish to process a preliminary site plan pursuant to Section 10-7-10 C2 of the Land Use Ordinance. This optional process is intended to assist an applicant by providing preliminary City comments and direction on a project with less initial cost. However, the submittal, review, and approval of an application for a preliminary site plan does not create any vested rights to develop the project site. Development rights are only vested with the approval of a final site plan.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department 1 week and 1 day prior by no later than 12:00 noon to the regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and staff's report, and approve, approve with conditions, or deny the final site plan.

APPEALS

The decision of the Planning Commission is final unless an appeal if made. An appeal is filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment.

A public hearing is generally scheduled within a few weeks of the appeal. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Site Plan Approval Process

Site Plan approval is required for all commercial, industrial, and multi-family residential development. This includes a commercial use in a building in a commercial zone previously used for residential.

It is also required for any development within a Planned Development Overlay (PDO). This is an extra requirement for development within the overlay to ensure the stated overlay purpose of providing development better than that possible under straight zoning.

Final Site Plan can be run simultaneously with a subdivision plat.

1. Meet with Planning Staff to review proposed application and schedule a site visit if necessary.

2. Preliminary Site Plan: Have a preliminary site plan prepared subject to the requirements on the application checklist and submit it with a completed application and payment of $200 application fee.

3. Submission must be made by the deadline for Planning Commission submission which is noon on the Wednesday three weeks and one day prior to the meeting date.

4. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.

5. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.

6. A preliminary site plan does not require a motion from the Planning Commission but require Staff, Joint Utility, and Planning Commission comments be incorporated into the final site plan.

7. Before a final site plan is prepared, construction drawings must be submitted to the Joint Utilities Committee for review and signatures. Check with the Public Works Director for information on this process. Mike Vercimak 635-2811 ext. 119. Please call by no later than 12:00 noon on Tuesday, to be placed on the agenda for a Wednesday 9:30 a.m. J.U.C. meeting

8. Final Site Plan: Based on preliminary site plan comments and requirements on the application checklist on final site plan application, prepare final site plan and submit with a completed application and payment of $250 application fee.

9. Submission must be made by the deadline for Planning Commission submission which is noon on the Wednesday three weeks and one day prior to the meeting date.

10. If construction drawings have not been signed at least one week prior to the regular meeting date, the application will not be placed on the next agenda but will be delayed until the work meeting agenda on the fourth Wednesday. This is providing the construction drawings are signed at least one week prior to that meeting.

11. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.

12. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.

13. The Planning Commission is the land use authority for site plans.

14. After final site plan is approved, and a plat is not required, to move ahead on the project, an engineer's bid for any public facilities, which will be located on the project, should be submitted for approval to the City's Engineer. After the bid is approved a bond or letter of credit for 110% of the approved amount should be filed with the city. A pre-construction meeting will then be scheduled before construction begins.

Comments:

A preliminary site plan, which accompanies an application for a PDO Overlay zone change is the only site plan which goes to the City Council. The Council approves the specific details of the preliminary site plan by approving the zone change. This can include setbacks, distances between buildings, land uses, and recreation facilities if it is a small project. On large projects the preliminary site plan is normally subject to a development agreement because the preliminary plan does not contain that level of detail and generally outlines basic land uses, traffic patterns, and park site.

Narrative:

This request is for the reconstruction of Hurricane Cities downtown pickleball courts. The reconstruction will demolish the existing courts and will expand slightly to the south of the existing footprint to make room for eight courts.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/08/2026 - Planning Commission**
Application Number:	FSP25-45
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Hurricane City-Darren Barney
Agent:	Sunrise Engineering-Nathan Wallentine
Request:	Final Site Plan Application
Location:	50 S 200 W
Zoning:	PF
General Plan Map:	Public
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:
Hurricane City has filed a final site plan for reconstruction and expansion of the pickleball courts currently near the corner of 200 W and 100 S. This will replace the six existing pickleball courts with eight new pickleball courts. As this is an expansion of an existing public or civic use, a final site plan is required (Hurricane City Code (HCC) section 10-7-10(C)(1)).

Vicinity Map

JUC Comments

1. Construction drawings for this project were approved in November 2025.

Staff Comments

1. The proposed use is considered a park use which is permitted in the Public Facility zone.
2. Landscape: A landscaping plan has been provided. While a number of mature trees are proposed to be eliminated as part of this plan, some additional landscaping will be provided along 200 W. Existing pedestrian paths are planned to be replaced.
3. No buildings are proposed with this project.
4. Outdoor Lighting: An outdoor lighting plan has been provided. The applicant will need to ensure that the lighting fixtures meet the requirements of HCC 10-33-7 with regards to the height, brightness, and potential light trespass of the new fixtures.

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

THIS PROJECT WAS SURVEYED IN THE UTAH STATE PLANE COORDINATE SYSTEM 4303 SOUTH ZONE USING US SURVEY FEET.

LDS CORPORATION OF PRESIDENT OF CHURCH
DOC. NO. 20110027423
PLAT A, BLK 17, LOT 3
TPN H-102

HURRICANE CITY MUNICIPAL BUILDING AUTHORITY
DOC. NO. 20100006215
TPN H-101

HURRICANE CITY MUNICIPAL BUILDING AUTHORITY
DOC. NO. 20100006215
TPN H-99

S00°51'02"W 536.00'

N89°18'58"W 233.90'

234.98

S00°51'02"W

N00°51'49"E 234.89'

N00°49'32"E 535.56'

HURRICANE FINE ARTS CENTER

S 200 W

100 W ST

HURRICANE CITY MUNICIPAL BUILDING AUTHORITY
DOC. NO. 20100006215
TPN H-101

HURRICANE CITY MUNICIPAL BUILDING AUTHORITY
DOC. NO. 20100006215
TPN H-99

N89°20'21"W 233.84'

41.25'

33.00'

33.00'

33.00'

W 100 S

S89°20'21"E 550.44'

Pt. 1
3239.56
ring&lid monument
N= 10032630.05200
E= 1118357.77500

Pt. 2
3241.55
ring&lid monument
N= 10032623.70300
E= 1118908.03200

S 200 W

100 W ST

N

SCALE
0 30' 60'

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No. 12338863
NATHAN WALLENTINE
November 24, 2025
STATE OF UTAH

HURRICANE CITY UTAH

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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION

SURVEY CONTROL

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

HURRICANE CITY

DOWNTOWN PICKLEBALL COURT RECONSTRUCTION

CONSTRUCTION DRAWINGS

2025

HURRICANE CITY
UTAH

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APPROVALS

	SIGNATURE	DATE
HURRICANE WATER DEPARTMENT		
HURRICANE STREET DEPARTMENT		
HURRICANE PARKS DEPARTMENT		
HURRICANE PLANNING DEPARTMENT		
HURRICANE ENGINEERING DEPARTMENT		
HURRICANE PUBLIC WORKS DEPARTMENT		
HURRICANE GIS DEPARTMENT		
HURRICANE VALLEY FIRE DISTRICT		
ASH CREEK SPECIAL SERVICE DISTRICT		
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT		
DOMINION ENERGY		
TDS COMMUNICATIONS		
CENTURY LINK/LUMEN		
INFOWEST		
DIXIE POWER		

REGISTERED PROFESSIONAL ENGINEER
No. 12338863
NATHAN WALLENTINE
November 24, 2025
STATE OF UTAH

CITY COUNCIL

NANETTE BILLINGS	MAYOR
DAVID HIRSCHI	COUNCIL MEMBER
KEVIN THOMAS	COUNCIL MEMBER
CLARK FAWCETT	COUNCIL MEMBER
DREW ELLERMAN	COUNCIL MEMBER
JOSEPH PRETE	COUNCIL MEMBER
KADEN DEMILLE	CITY MANAGER

APPROVALS

DARREN BARNEY — DATE
PARKS SUPERINTENDENT
HURRICANE CITY

NATHAN WALLENTINE — DATE
PROJECT ENGINEER
SUNRISE ENGINEERING

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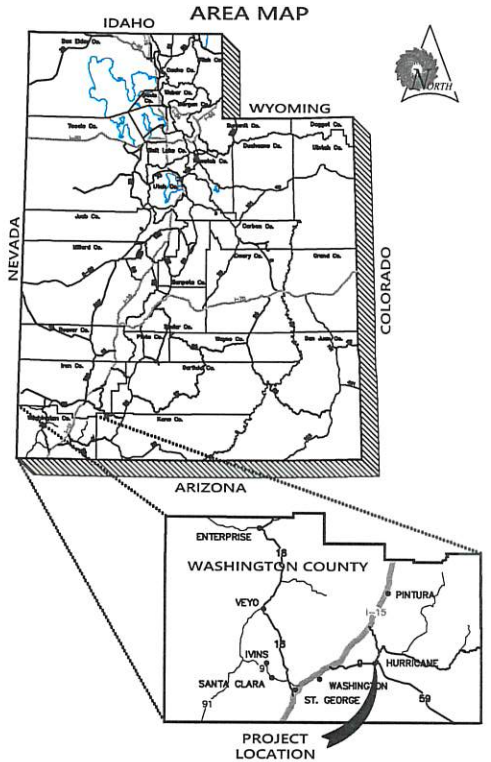
ABBREVIATIONS

AB	ANCHOR BOLT	JT.	JOINT
ALT.	ALTERNATE	J.B.	JUNCTION BOX
ALUM.	ALUMINUM	L	LENGTH
ACI	AMERICAN CONCRETE INSTITUTE	LN.	LINEAR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LF	LINEAR FEET
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	MH	MANHOLE
∠	ANGLE	MFR.	MANUFACTURER
APPROX. or ≈	APPROXIMATELY	MATL.	MATERIAL
ASSY.	ASSEMBLY	MAX.	MAXIMUM
@	AT (MEASUREMENTS)	MECH.	MECHANICAL
AVG.	AVERAGE	MJ	MECHANICAL JOINT
B.M.	BENCH MARK	MGD	MILLIONS OF GALLONS PER DAY
BSC	BITUMINOUS SURFACE COURSE	MIN.	MINIMUM
B.F.	BLIND FLANGE	N	NORTH
B.W.	BOTH WAYS	NAC	NEVADA ADMINISTRATIVE CODE
BOT.	BOTTOM	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
BLDG.	BUILDING	NDEP	NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION
BLM	BUREAU OF LAND MANAGEMENT	NO. OR #	NUMBER
BSDW	BUREAU OF SAFE DRINKING WATER (NV)	O.C.	ON CENTER
℄	CENTER LINE	OD	OUTSIDE DIAMETER
CO	CLEAN OUT	PERP.	PERPENDICULAR
CONC.	CONCRETE	PL.	PLATE
CONT.	CONTINUOUS	±	PLUS OR MINUS
CMP	CORRUGATED METAL PIPE	PE	POLYETHYLENE
CPLG.	COUPLING	PE. PIPE	POLYETHYLENE PIPE
CFS	CUBIC FEET PER SECOND	PVC	POLYVINYL-CHLORIDE
CU.	CUBIC	LB. OR #	POUND
CU. YD.	CUBIC YARD	PSI	POUNDS PER SQUARE INCH
DEG. OR °	DEGREE	PG	PRESSURE GAUGE
Δ	DELTA	PL	PROPERTY LINE
DET.	DETAIL	R	RADIUS
DIAG.	DIAGONAL	RED.	REDUCER
DIA. OR ø	DIAMETER	REM.	REMOVE
DIM	DIMENSION	REQ'D	REQUIRED
DIST.	DISTRIBUTION	REV.	REVISION
DWG	DRAWING	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SCH	SCHEDULE
E	EAST	SHT.	SHEET
EA.	EACH	SL	SLOPE
E.F.	EACH FACE	S	SOUTH
ELEV. OR EL.	ELEVATION	SPEC.	SPECIFICATION
ELL.	ELBOW	SQ.	SQUARE
EOP	EDGE OF PAVEMENT	SF	SQUARE FEET
E.W.	EACH WAY	SQ. IN.	SQUARE INCHES
EXIST.	EXISTING	ST. STL.	STAINLESS STEEL
FT OR '	FEET	STD.	STANDARD
FG	FINISHED GRADE	STA	STATION
FS	FINISHED SURFACE	STL.	STEEL
FTG.	FITTING	SYM.	SYMMETRICAL
FLG	FLANGE	TBC	TOP BACK CURB
FLEX.	FLEXIBLE	TYP.	TYPICAL
℉	FLOW LINE	UAC	UTAH ADMINISTRATIVE CODE
GALV.	GALVANIZED	UBC	UNTREATED BASE COURSE
GPM	GALLONS PER MINUTE	UDOT	UTAH DEPARTMENT OF TRANSPORTATION
G.V.	GATE VALVE	VERT.	VERTICAL
GA.	GAUGE	VOL.	VOLUME
HDPE	HIGH DENSITY POLYETHYLENE	WS	WATER SURFACE
H.W.L.	HIGH WATER LEVEL	WT.	WEIGHT
HORIZ.	HORIZONTAL	W	WEST
IN. OR "	INCH	W/REQ'D	WHERE REQUIRED
ID	INSIDE DIAMETER	W/	WITH

LOCATION MAP

AREA MAP



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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
ABBREVIATIONS, LOCATION MAP, AREA MAP, & SHEET INDEX

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SYMBOL LEGEND

EXISTING	PROPOSED	
SD	SD	STORM DRAIN MANHOLE
W	W	WATER MANHOLE
S	S	SEWER MANHOLE
IR	IR	IRRIGATION MANHOLE
MH	MH	MANHOLE
		CATCH BASIN
		AIR RELEASE VALVE
		VALVE
		FIRE HYDRANT
		WATER METER
BF	BF	BACKFLOW PREVENTER
		TEE
		ELBOW
		45D FITTING
		22.5D FITTING
		11.25D FITTING
		REDUCER
		SEWER CLEANOUT
		IRRIGATION VALVE
POC	POC	IRR POINT OF CONNECTION
GM	GM	GAS METER
		GAS RISER
		GAS VALVE
		FIELD DRAIN
		POWER POLE
		GUY WIRE
E	E	ELECTRIC MANHOLE/VAULT/CABINET
		JUNCTION BOX
		POWER PEDESTAL
T	T	TRANSFORMER
		STREET LIGHT
		PARKING LOT LIGHT
		TRAIL LIGHT
		FIELD/COURT LIGHT
C	C	COMMUNICATIONS VAULT
		SIGN
		VEGETATION
		BRASS CAP MONUMENT
		BENCHMARK

LINETYPE LEGEND

EXISTING	PROPOSED	
x" sd	x" SD	STORM DRAIN LINE (SIZE AS SHOWN)
x" w	x" W	WATER LINE (SIZE AS SHOWN)
x" s	x" S	SEWER LINE (SIZE AS SHOWN)
x" irr	x" IRR	IRRIGATION LINE (SIZE AS SHOWN)
x" fd	x" FD	FIELD DRAIN LINE (SIZE AS SHOWN)
g	G	GAS LINE
e	E	ELECTRIC
uge	UGE	UNDERGROUND ELECTRIC
ohe	OHE	OVERHEAD ELECTRIC
tel	TEL	TELECOMMUNICATIONS
fo	FO	FIBER OPTIC
		BARBED WIRE FENCE
		CHAINLINK FENCE
		WOOD FENCE
x	X	MISC. FENCE
		ROCK WALL
		CMU OR CONCRETE WALL
eop	EOP	EDGE OF PAVEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
hw	HW	HIGH WATER ELEVATION
FL	FL	FLOWLINE
row	ROW	RIGHT-OF-WAY
		PERPETUAL EASEMENT
PL	PL	PROPERTY LINE
BL	BL	BOUNDARY LINE
		LOT LINE ON SECTION LINE
		SECTION LINE
		SETBACK LINE

STRIPING LEGEND

4" SOLID WHITE LINE

4" BROKEN WHITE LINE W/ 10' LINE SEGMENT & 30' GAP

4" BROKEN YELLOW LINE W/ 10' LINE SEGMENT & 30' GAP

4" SOLID DOUBLE YELLOW LINE W/ 4" SEPARATION

4" DOUBLE YELLOW LINE, ONE SOLID, ONE SKIP, W/ 4" SEPARATION

12" SOLID WHITE STOP LINE

8" SOLID WHITE LINE

4" DASHED WHITE LINE W/ 2' LINE SEGMENT & 4' GAP

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LEGEND

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SYMBOL LEGEND

EXISTING	PROPOSED	
		STORM DRAIN MANHOLE
		WATER MANHOLE
		SEWER MANHOLE
		IRRIGATION MANHOLE
		MANHOLE
		CATCH BASIN
		AIR RELEASE VALVE
		VALVE
		FIRE HYDRANT
		WATER METER
		BACKFLOW PREVENTER
		TEE
		ELBOW
		45D FITTING
		22.5D FITTING
		11.25D FITTING
		REDUCER
		SEWER CLEANOUT
		IRRIGATION VALVE
		IRR POINT OF CONNECTION
		GAS METER
		GAS RISER
		GAS VALVE
		FIELD DRAIN
		POWER POLE
		GUY WIRE
		ELECTRIC MANHOLE/VAULT/CABINET
		JUNCTION BOX
		POWER PEDESTAL
		TRANSFORMER
		STREET LIGHT
		PARKING LOT LIGHT
		TRAIL LIGHT
		FIELD/COURT LIGHT
		COMMUNICATIONS VAULT
		SIGN
		VEGETATION
		BRASS CAP MONUMENT
		BENCHMARK

LINETYPE LEGEND

EXISTING	PROPOSED	
x" sd	x" SD	STORM DRAIN LINE (SIZE AS SHOWN)
x" w	x" W	WATER LINE (SIZE AS SHOWN)
x" s	x" S	SEWER LINE (SIZE AS SHOWN)
x" irr	x" IRR	IRRIGATION LINE (SIZE AS SHOWN)
x" fd	x" FD	FIELD DRAIN LINE (SIZE AS SHOWN)
g	G	GAS LINE
e	E	ELECTRIC
uge	UGE	UNDERGROUND ELECTRIC
ohe	OHE	OVERHEAD ELECTRIC
tel	TEL	TELECOMMUNICATIONS
fo	FO	FIBER OPTIC
		BARBED WIRE FENCE
		CHAINLINK FENCE
		WOOD FENCE
x	X	MISC. FENCE
		ROCK WALL
		CMU OR CONCRETE WALL
eop	EOP	EDGE OF PAVEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
hw	HW	HIGH WATER ELEVATION
FL	FL	FLOWLINE
row	ROW	RIGHT-OF-WAY
		PERPETUAL EASEMENT
PL	PL	PROPERTY LINE
BL	BL	BOUNDARY LINE
		LOT LINE ON SECTION LINE
		SECTION LINE
		SETBACK LINE

STRIPING LEGEND

- 4" SOLID WHITE LINE
- 4" BROKEN WHITE LINE W/ 10' LINE SEGMENT & 30' GAP
- 4" BROKEN YELLOW LINE W/ 10' LINE SEGMENT & 30' GAP
- 4" SOLID DOUBLE YELLOW LINE W/ 4" SEPARATION
- 4" DOUBLE YELLOW LINE, ONE SOLID, ONE SKIP, W/ 4" SEPARATION
- 12" SOLID WHITE STOP LINE
- 8" SOLID WHITE LINE
- 4" DASHED WHITE LINE W/ 2' LINE SEGMENT & 4' GAP

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LEGEND

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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DRAWINGS AND SPECIFICATIONS, LOCAL, STATE, AND FEDERAL CODES, AND SHALL OTHERWISE BE COMPLETED IN A NEAT, WORKMANLIKE MANNER.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING PERMITS, RENEWAL OF LAPSED PERMITS, AND OBTAINING ANY NEW PERMITS, INCLUDING, BUT NOT LIMITED TO A DUST CONTROL PERMIT, AND TRAFFIC CONTROL PERMITS AS REQUIRED BY THE OWNER. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL TERMS AND CONDITIONS IMPOSED BY THE PERMITTING AGENCIES.
3. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING PUBLIC STREETS. IT IS CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES. NO WORK WILL BE CONSIDERED COMPLETE UNTIL ALL PAVEMENTS HAVE BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
4. CONTRACTOR SHALL PROVIDE MEANS OF MANAGING ANY STORM WATER, GROUND WATER, OR NUISANCE SURFACE WATER WHICH MAY INTERFERE WITH THE WORK.
5. DUST CONTROL AND WATERING SHALL BE PROVIDED BY CONTRACTOR PER THE BID SCHEDULE. WHERE A SPECIFIC BID ITEM IS NOT GIVEN IN THE BID SCHEDULE, DUST CONTROL AND WATERING SHALL BE CONSIDERED INCIDENTAL TO THE OTHER BID ITEMS. CONTRACTOR SHALL PROVIDE WATER FOR CONSTRUCTION IN THE QUANTITIES NECESSARY TO MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS FOR DUST CONTROL.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, OWNER STANDARD SPECIFICATIONS, AND LOCAL, STATE, AND FEDERAL CODES, AND SHALL OTHERWISE BE COMPLETED IN A NEAT, WORKMANLIKE MANNER. WORK SHALL BE COMPLETED PER THESE PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH OWNER STANDARDS. IN THE CASE OF A CONFLICTING REQUIREMENT, THE MORE STRINGENT SHALL GOVERN.
7. WORK INTENDED BY THE DRAWINGS AND SPECIFICATIONS BUT NOT SPECIFICALLY IDENTIFIED IN A PARTICULAR BID ITEM SHALL BE CONSIDERED INCIDENTAL TO THE OTHER BID ITEMS.
8. PER THE CONTRACT DOCUMENTS FOR THIS PROJECT, THE WARRANTY PERIOD FOR WORK ON THIS PROJECT SHALL BE 1 YEAR.
9. THE CONTRACTOR RECOGNIZES THAT TIME IS OF THE ESSENCE WITH THIS PROJECT AND SHALL SELECT AND UTILIZE LABOR, EQUIPMENT, AND MATERIALS THAT MINIMIZE THE CONSTRUCTION TIMELINE. THE CONTRACTOR SHALL ALSO REGULARLY APPRISE THE OWNER OF ELEMENTS REQUIRING LONG LEAD, INSTALLATION, OR CURING TIMES.
10. THE CONTRACTOR SHALL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY OSHA. ENGINEER AND OWNER WILL NOT BE RESPONSIBLE FOR JOB-SITE SAFETY PROCEDURES OR CONDITIONS.
11. CONTRACTOR IS RESPONSIBLE TO VERIFY TIE IN POINTS TO EXISTING IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER 5 WORKING DAYS PRIOR TO CONSTRUCTION IF THE EXISTING CONDITIONS ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS.
12. CONTRACTOR SHALL SUBMIT ALL COLOR SELECTIONS TO OWNER AS PART OF THE SUBMITTAL PROCESS AND OWNER WILL SELECT FINAL COLORS AS PART OF THAT PROCESS.
13. CONTRACTOR SHALL NOTIFY OWNER'S INSPECTION DEPARTMENT 24 HOURS PRIOR TO CONSTRUCTION. CONSTRUCTION CONCEALED WITHOUT THE REQUIRED INSPECTION SHALL BE SUBJECT TO EXPOSURE AT CONTRACTOR'S EXPENSE.
14. ANY AMBIGUITIES OR DEFICIENCIES DISCOVERED ON THESE PLANS ARE TO BE RESOLVED BY ENGINEER OR ITS APPOINTED REPRESENTATIVE. IF ANYONE OTHER THAN ENGINEER OR ITS APPOINTED REPRESENTATIVE MAKE ANY MODIFICATIONS, THEY ARE SOLELY RESPONSIBLE FOR THOSE MODIFICATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT UTILITY SERVICES ARE TERMINATED PRIOR TO COMMENCING CONSTRUCTION.
16. OWNER HAS WITHIN ITS ROADS, STREETS, AND RIGHTS-OF-WAY; CULINARY WATER SYSTEMS, POWER AND TELEPHONE LINES, ETC. THE LOCATION OF THE UNDERGROUND UTILITIES HAVE BEEN SHOWN TO THE BEST OF ENGINEER'S ABILITY. HOWEVER, SOME OF THE UTILITIES MAY NOT BE SHOWN AND CONTRACTOR HAS THE ULTIMATE RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT CONTRACTOR'S EXPENSE. OWNER AND ENGINEER WILL COORDINATE WITH CONTRACTOR TO LOCATE OR RELOCATE PLANNED IMPROVEMENTS BASED ON ACTUAL SITE CONDITIONS.
17. NORMAL POT-HOLING TO LOCATE UNDERGROUND UTILITIES SHALL BE INCLUDED AS PART OF THE PRICE OF CONSTRUCTION.
18. AN EFFORT HAS BEEN MADE TO SHOW THE EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS AS ACCURATELY AS POSSIBLE. ALL PIPELINE LOCATIONS, SIZES, AND TYPES ARE SHOWN ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER, ACTUAL FIELD CONDITIONS MAY VARY. ADDITIONAL WORK MAY BE REQUIRED AND LIKEWISE PROPOSED WORK MAY BE ELIMINATED BASED ON ACTUAL FIELD CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION, SIZE, AND TYPE OF PIPELINES WHERE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE BEST AVAILABLE CONSTRUCTION TECHNIQUES TO DETERMINE THE ACTUAL LOCATION OF AND PROTECTION FOR ALL UNDERGROUND UTILITIES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF SERVICE AND/OR RELOCATION OF UTILITIES IN CONFLICT WITH PROPOSED CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
20. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES IN CASE OF CONFLICTS WITH PEDESTALS OR OTHER IMPROVEMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION OF THE PROPER AUTHORITY(S) IF THERE ARE OBSTRUCTIONS TO PROPOSED IMPROVEMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY EXISTING ITEM REMOVED TO FACILITATE CONSTRUCTION SHALL BE REPLACED IN THE SAME OR BETTER CONDITION AT CONTRACTOR'S EXPENSE.
22. WHERE PROJECT GOES THROUGH OR ADJACENT TO PRIVATE PROPERTY, CONTRACTOR SHALL OBTAIN A PROPERTY OWNER'S RELEASE BEFORE RETENTION CAN BE RELEASED.
23. NO CONSTRUCTION WORK WILL BE ALLOWED ON SATURDAYS, SUNDAYS, OR HOLIDAYS OBSERVED BY THE OWNER UNLESS OTHERWISE AGREED IN WRITING.
24. ANY DEBRIS RESULTING FROM THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR. CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR DISPOSAL SITES AT WHICH SAID MATERIAL MAY BE LAWFULLY WASTED. FINAL GRADE OF DISTURBED AREAS IS SUBJECT TO ENGINEER'S AND OWNER'S APPROVAL AND IS TO BE DONE IN A NEAT WORKMANLIKE MANNER.
25. NO TRENCH MAY BE LEFT UNPAVED FOR MORE THAN 5 DAYS WITHOUT PRIOR APPROVAL FROM OWNER.
26. NO EXCAVATION OF ANY KIND SHALL BE LEFT OPEN OVERNIGHT.
27. CURB AND GUTTER WITH A GRADE LESS THAN 0.5% SHALL SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
28. ALL MANHOLES, VALVE BOXES, JUNCTION STRUCTURES, VAULTS AND CLEANOUTS THAT ARE LOCATED WITHIN THE ROADWAY LIMITS SHALL BE CONSTRUCTED TO, AND PLATED AT SUBGRADE LEVEL UNTIL SUCH TIME AS THE AGGREGATE BASE AND PLANT MIX BITUMINOUS SURFACE HAS BEEN COMPLETED. THEREAFTER, THESE ITEMS SHALL BE ADJUSTED TO FINISH GRADE.
29. UTILITY BOXES AND VAULTS LOCATED IN THE SIDEWALK AREA ARE TO BE CONSTRUCTED TO THE FINISH DESIGN GRADE. THE ELEVATION SHALL BE CONSISTENT WITH THAT REQUIRED FOR THE OWNERS STANDARD CONCRETE SIDEWALK CONSTRUCTION.
30. THE CONTRACTOR SHALL PROVIDE REASONABLE ACCOMMODATIONS FOR OWNER PERSONNEL TO OBTAIN GPS/GIS DATA ON ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
31. ALL OFF-SITE IMPROVEMENT SUBGRADE MUST BE CERTIFIED BY THE GEOTECHNICAL ENGINEER.
32. THE CONTRACTOR SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
33. ALL EXISTING CONSTRUCTION, TO BE MET BY NEW CONSTRUCTION, SHALL BE FIELD VERIFIED FOR VERTICAL AND HORIZONTAL LOCATIONS BEFORE THE START OF DEPENDENT NEW CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OF EXISTING CONDITIONS FROM THOSE SHOWN ON THE PLANS BEFORE THE START OF THE NEW CONSTRUCTION SO THAT ANY CHANGES WHICH MAY BE REQUIRED CAN BE MADE.
34. ALL CLEARING AND GRADING WORK SHALL BE IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.
35. THE CONTRACTOR SHALL REVIEW THE ABOVE MENTIONED GEOTECHNICAL INVESTIGATION PRIOR TO STARTING THE WORK.
36. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING INVOLVING THE POWER COMPANY, TELEPHONE COMPANY(S), CABLE COMPANY(S), AND PUBLIC WORKS DEPARTMENT TO DETERMINE UTILITY LINES, JUNCTION BOXES AND TRANSFORMER LOCATIONS, AND EASEMENTS.
37. THE CONTRACTOR WILL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY O.S.H.A. SUNRISE ENGINEERING, LLC. WILL NOT BE RESPONSIBLE FOR JOB-SITE SAFETY PROCEDURES OR CONDITIONS.
38. THE CONTRACTOR SHALL COORDINATE FIELD MODIFICATIONS WITH OWNER PRIOR TO MAKING SUCH VARIATIONS IN THE FIELD.

SEWER NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY THE LOCATIONS, THE INVERT ELEVATIONS AND THE MATERIALS OF ALL EXISTING SEWER PIPES OR MANHOLES AT THE POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW SEWER CONSTRUCTION. SHOULD ANY LOCATION, ELEVATION OR MATERIAL DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR IS TO CONTACT THE ENGINEER FOR DIRECTION.
2. THE INLET AND OUTLET PIPE CONNECTIONS TO MANHOLES SHALL BE MADE BY THE USE OF FLEXIBLE COMPRESSION JOINTS NO CLOSER THAN 12 INCHES TO, AND NOT FARTHER THAN 36 INCHES FROM, THE MANHOLE WALL. NO FLEXIBLE COMPRESSION JOINTS SHALL BE EMBEDDED IN THE MANHOLE BASE OR BENCH.
3. SEWER PIPE JOINT DEFLECTION SHALL NOT EXCEED PIPE MANUFACTURER'S RECOMMENDATION. PIPES SHALL NOT BE DEFLECTED AT JOINTS UNLESS CALLED FOR IN THESE PLANS.
4. ALL TESTS REQUIRED BY THE PROJECT SPECIFICATIONS SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER/ENGINEER OR THEIR REPRESENTATIVE. ANY PIPE SEGMENT OR STRUCTURE FAILING TO PASS A TEST SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
5. ALL PIPELINES SHALL BE INSTALLED AT LOCATIONS AND DEPTH REQUIRED ON THE PLANS AND/OR AS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL NOT MOVE THE PLANNED ALIGNMENT OF ANY IMPROVEMENTS WITHOUT THE WRITTEN CONSENT OF BOTH THE ENGINEER AND THE OWNER. STANDARD OFFSET DISTANCES FROM OTHER EXISTING UTILITIES ARE EXPECTED TO BE FOLLOWED DURING CONSTRUCTION OF NEW LINES.
6. FLOWABLE BACKFILL SHALL BE USED WHERE VERTICAL SEPARATION BETWEEN PIPES IS 9" OR LESS.
7. WHEN ADJUSTING MANHOLES, THE CONTRACTOR SHALL INSTALL PLYWOOD COVERS IN SANITARY SEWER MANHOLE INVERTS AS WELL AS STEEL PLATE COVERS OVER MANHOLES (AFTER MANHOLE RINGS/FRAMES ARE REMOVED) TO PREVENT DEBRIS FROM ENTERING SEWER MANHOLES AND CORRESPONDING LINES. DEBRIS IN THE MANHOLES SHALL BE REMOVED PRIOR TO PLYWOOD REMOVAL.
8. PLYWOOD AND STEEL COVERS FOR MANHOLES SHALL BE INSTALLED AND REMOVED IN THE PRESENCE OF THE OWNERS REPRESENTATIVE. ALL DEBRIS DROPPED IN TO THE SEWER MANHOLES AND CORRESPONDING LINES SHALL BE RETRIEVED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL CLEAN (E.G., JET VAC OR EQUIVALENT) THE DEBRIS OUT OF THE AFFECTED MANHOLES AND/OR SEWER LINES IN THE PRESENCE OF THE OWNER REPRESENTATIVE.
9. ALL EXFILTRATION, INFILTRATION AND AIR TESTING OF LINES SHALL BE IN ACCORDANCE WITH OWNER STANDARDS.

WATER NOTES

1. ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO PLACING OF ASPHALT SURFACE COURSE BY THE CONTRACTOR AS PER OWNER'S STANDARDS.
2. ALL WATERLINES SHALL HAVE MINIMUM COVER AS SPECIFIED BY THE OWNER'S STANDARDS
3. CONTRACTOR MUST MAINTAIN A CONSTANT SLOPE OF WATER LINES TO HIGH/LOW POINTS.
4. DUCTILE IRON PIPE WHEN REQUIRED SHALL BE A MINIMUM THICKNESS CLASS 52.
5. PAVEMENT REPLACEMENT AND TRENCH REPAIR SHALL BE DONE TO OWNER'S STANDARDS.
6. ALL PIPELINES SHALL BE INSTALLED AT LOCATIONS AND DEPTH REQUIRED ON THE PLANS AND/OR AS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL NOT MOVE THE PLANNED ALIGNMENT OF ANY IMPROVEMENTS WITHOUT THE WRITTEN CONSENT OF BOTH THE ENGINEER AND THE OWNER. STANDARD OFFSET DISTANCES FROM OTHER EXISTING UTILITIES ARE EXPECTED TO BE FOLLOWED DURING CONSTRUCTION OF NEW LINES.
7. NO WATER MAIN MAY BE SHUT DOWN TO MAKE CONNECTIONS WITHOUT PRIOR APPROVAL OF THE OWNER.
8. PIPE DETECTOR RIBBON AND LOCATOR BALLS SHALL BE REQUIRED ABOVE ALL WATER MAINS, SERVICE LATERALS THAT ARE SIX INCHES AND LARGER, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN LINE.
9. ALL WATER MAINS SHALL BE FILLED, PRESSURE TESTED, DISINFECTED, IN ACCORDANCE TO THE SPECIFICATION AND/OR LOCAL/STATE REGULATIONS.

GRADING AND DRAINAGE NOTES

1. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
2. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT AND BUILDING FLOOR ELEVATIONS.
3. CONTRACTOR SHALL PROVIDE LEVEL BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. SLOPE PROTECTION SHALL BE APPLIED TO PREVENT EROSION.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, THE CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE INSPECTOR TO DETERMINE IF A PLAN REVISION OR FIELD CHANGE IS REQUIRED.
5. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS AT LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CERTIFY TO THE OWNER THAT ALL FILLS, FOUNDATIONS, AND SUBGRADES MEET THE MINIMUM COMPACTION REQUIREMENTS. CERTIFICATION SHALL BE MADE PRIOR TO POURING CONCRETE.

TRAFFIC CONTROL NOTES

1. PROPER SIGNING AND FLAGGING SHALL BE REQUIRED.
2. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL ROAD CONSTRUCTION BARRICADES, CHANNELING DEVICES, CONSTRUCTION SIGNS, AND FLAGGING PERSONNEL IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS.
3. THE CONTRACTOR SHALL MAINTAIN TRAFFIC AND PEDESTRIAN ACCESS.
4. THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE ROADWAY DURING NIGHT AND NON-CONSTRUCTION HOURS.
5. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER PRIOR TO THE COMMENCEMENT OF WORK IN THE ROADWAYS.
6. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE PROJECT ENGINEER.
7. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC CONTROL SIGNS OR ANY OTHER TRAFFIC CONTROL DEVICES, THEY SHALL BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT AND SHALL BE RESTORE TO THE SATISFACTION OF THE PROJECT ENGINEER BY A CERTIFIED DESIGNATED TRAFFIC CONTROL MAINTAINER.

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November 24, 2025
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HURRICANE CITY

DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION

STANDARD NOTES

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
15770	NCW	WHH	TCT	4 of 33	G4

REQUIRED PERMIT SUMMARY

PERMIT NAME	ISSUED BY	ACQUIRED BY	MAINTAINED BY	REFERENCE	NOTES
PERMIT TO CONSTRUCT	REGULATORY AGENCY	OWNER	OWNER		
DUST CONTROL PERMIT	MUNICIPALITY	CONTRACTOR	CONTRACTOR		
GRADING PERMIT	MUNICIPALITY	CONTRACTOR	CONTRACTOR		
STORM WATER POLLUTION PREVENTION PLAN	MUNICIPALITY	CONTRACTOR	CONTRACTOR		

PROJECT SPECIFIC NOTES:

1. ALL CONCRETE MIXES SHALL BE DESIGNED FOR SULFATE EXPOSURE CLASS S1.

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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION

PROJECT NOTES & DESIGN CRITERIA

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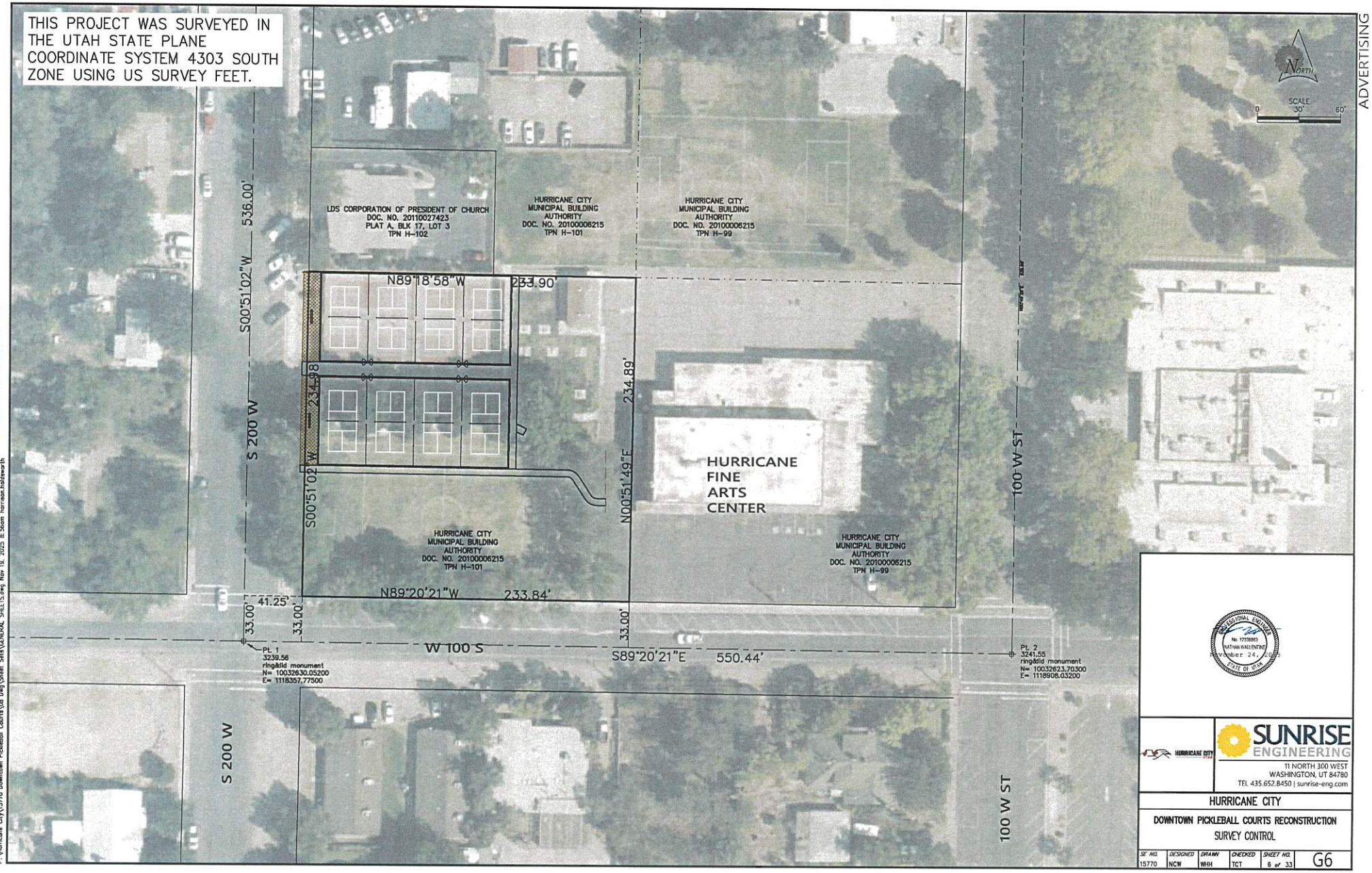
15770	NCW	WHH	TCT	5 of 33	G5



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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION

SURVEY CONTROL

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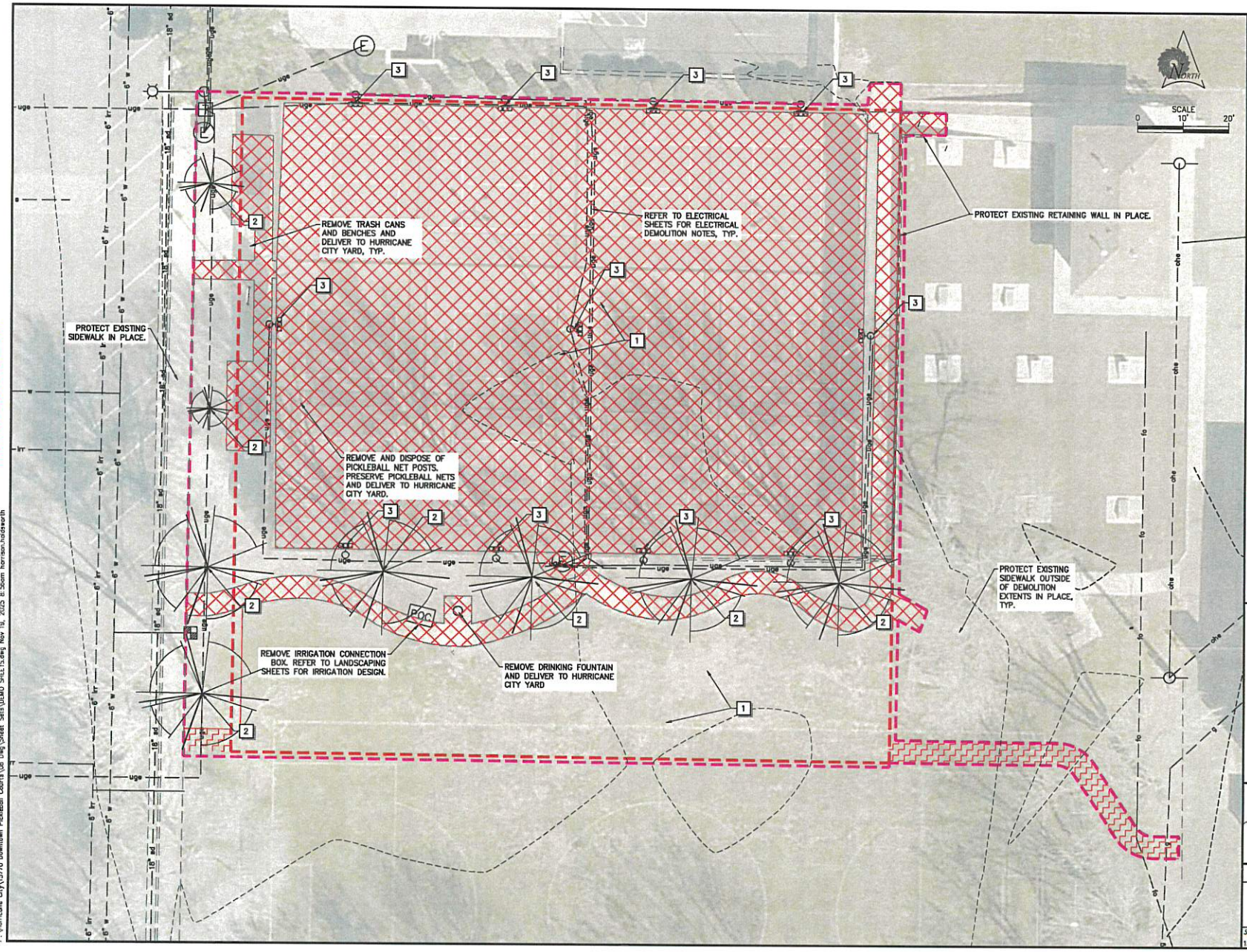

GENERAL NOTES

1. CONTRACTOR SHALL VISIT PROJECT SITE PRIOR TO BIDDING TO UNDERSTAND EXTENT OF CLEARING, GRUBBING, & DEMOLITION REQUIRED.
2. CONTRACTOR SHALL PERFORM ALL CLEARING, GRUBBING, DEMOLITION, REMOVAL, AND DISPOSAL NECESSARY FOR PROPER EXECUTION OF WORK INTENDED BY THE DRAWINGS AND SPECIFICATIONS.
3. GRUBBING SHALL BE A MINIMUM OF 1 FOOT DEEP IN GRASS AREA. WHERE TREES ARE REMOVED, THE ENTIRE ROOT BULB SHALL BE REMOVED, INCLUDING ALL ROOTS LARGER THAN 1 INCH IN DIAMETER.
4. CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING AT OWN EXPENSE ANY STRUCTURES, FACILITIES OR VEGETATION DAMAGED OR DESTROYED WHICH ARE NOT INTENDED TO BE DAMAGED OR DESTROYED AS A RESULT OF WORK. ALL SUCH DAMAGED OR DESTROYED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. VEGETATION, GROUND LITTER, AND DEBRIS COLLECTED DURING CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR. SUCH DEBRIS SHALL NOT BE INCORPORATED OR BURIED IN EARTHWORK.
6. CONTRACTOR SHALL INCORPORATE MEANS NECESSARY TO PRESERVE EXISTING PAVED SURFACES INCLUDING ROADWAYS & DRIVEWAYS FROM DAMAGE BY HEAVY CONSTRUCTION EQUIPMENT DURING THE PROJECT.
7. CONCRETE TO BE REMOVED SHALL BE REMOVED TO NEAREST WHOLE PANEL OR JOINT.
8. PROPOSED SITE LIES IN A HIGH COLLAPSIBLE SOIL RISK AREA. CONTRACTOR SHALL EXCAVATE A MINIMUM OF 30" FROM FINAL GROUND SURFACE IN THE BOUNDED AREA AND IMPORT FILL TO REPLACE ALL REMOVED SOIL.

DEMOLITION PLAN NOTES

1. CLEARING, GRUBBING, AND DEMOLITION
2. REMOVE TREE AND ROOT BULB
3. REMOVE LIGHTING FIXTURES AND DELIVER TO HURRICANE CITY YARD – SEE ELECTRICAL SHEETS

LEGEND

- REMOVE EXISTING COURTS AND CONCRETE
- REMOVE GRASS AND TOPSOIL LAYER (1' DEPTH MIN.)
- APPROXIMATE PROJECT EXTENTS
- 30" OVER-EXCAVATION BOUNDARY (SEE GENERAL NOTE 8)

REGISTERED PROFESSIONAL ENGINEER
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HURRICANE CITY

DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION

DEMOLITION

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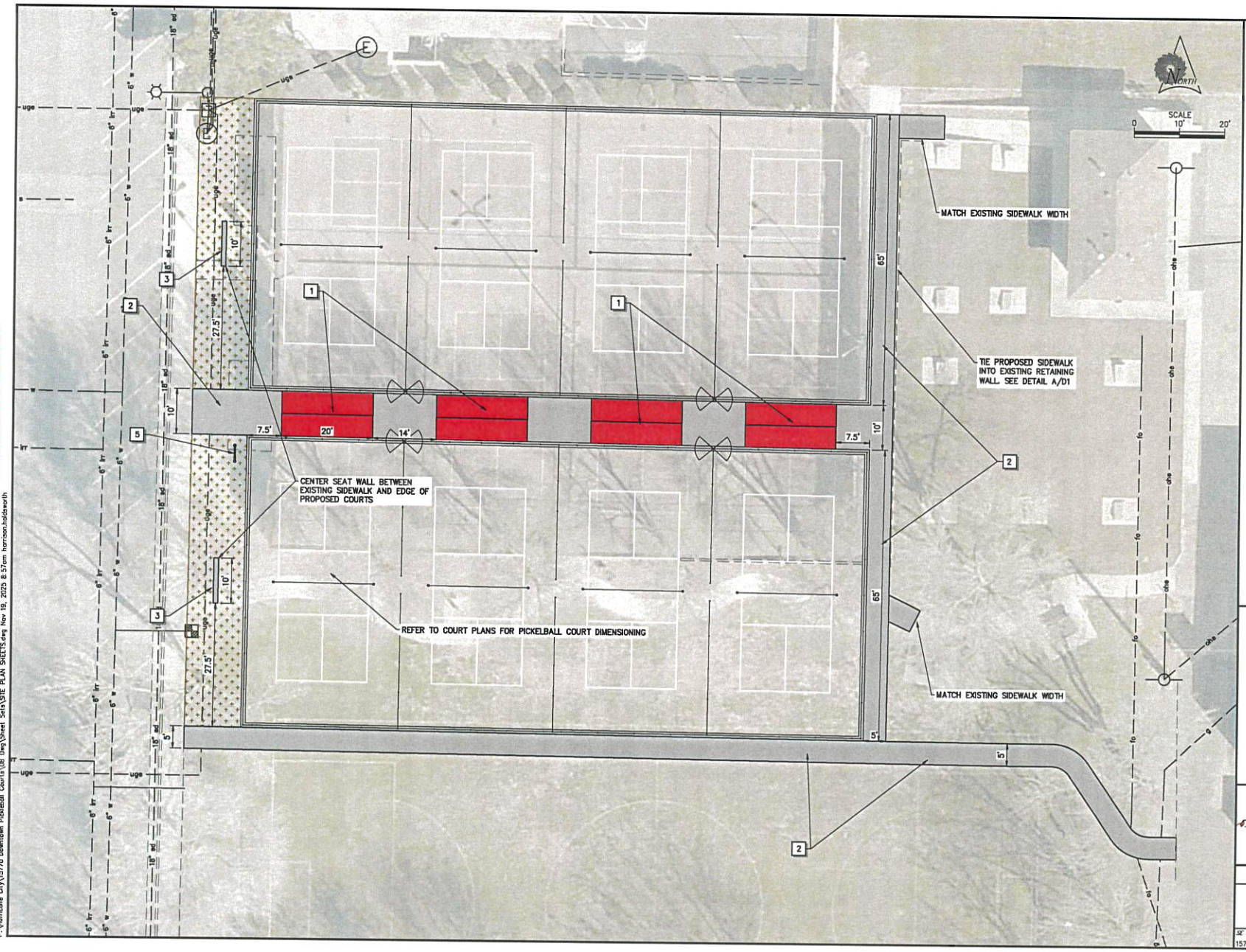

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GENERAL NOTES

1. CONTRACTOR SHALL RAISE OR LOWER ALL EXISTING IRRIGATION, ELECTRICAL, OR OTHER UTILITY BOXES AS NEEDED TO MATCH ADJUSTED GRADES.

SITE PLAN NOTES

1. 20'X10'X8' ICON SHELTER SYSTEM (#RG10X20M-P4)
2. CONCRETE FLATWORK PER HURRICANE CITY STANDARD DETAIL CC105
3. SEAT WALL PER DETAIL A/D1
4. PARK MESSAGE BOARD PER DETAIL A/D3, B/D3

LEGEND

LANDSCAPE AREA PER LANDSCAPE SHEETS

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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
SITE PLAN

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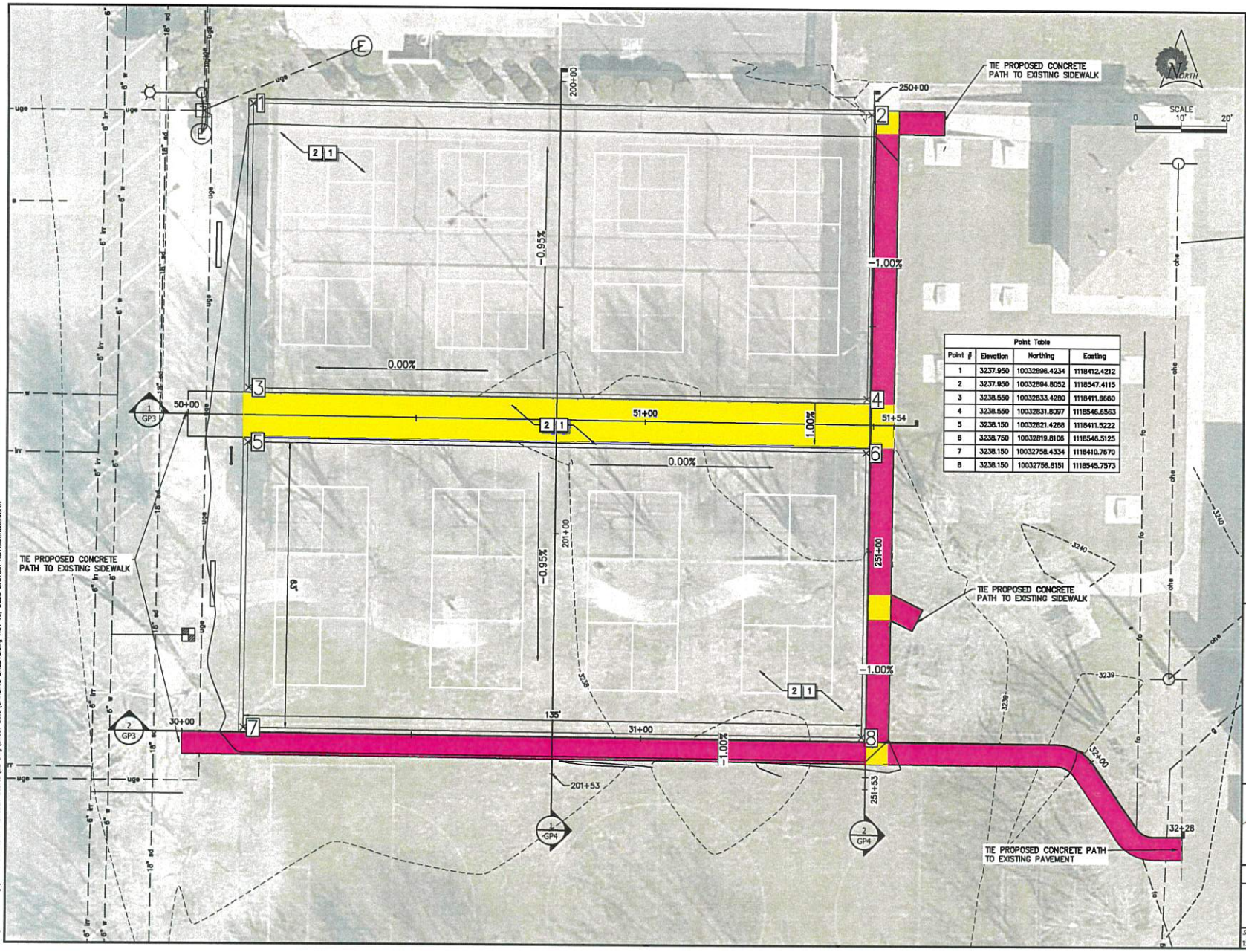

Point Table			
Point #	Elevation	Northing	Easting
1	3237.950	10032896.4234	1118412.4212
2	3237.950	10032894.8052	1118547.4115
3	3238.550	10032833.4280	1118411.8660
4	3238.550	10032831.8097	1118546.8563
5	3238.150	10032821.4288	1118411.5222
6	3238.750	10032819.8106	1118546.5125
7	3238.150	10032758.4334	1118410.7670
8	3238.150	10032756.8151	1118545.7573

GENERAL NOTES

1. ELEVATIONS AND PROFILES GIVEN IN THE GRADING SHEETS ARE TO FINISHED SURFACE ELEVATIONS. CONTRACTOR SHALL MAKE APPROPRIATE MEASUREMENTS AND CALCULATIONS OF SUBGRADE ELEMENTS AND PLAN IN THEIR BID TO COMPLETE THE WORK ACCORDINGLY.
2. CONTRACTOR SHALL ENSURE THAT LOCAL, STATE, AND FEDERAL ADA REQUIREMENTS ARE MET ON THE SITE.
3. SLOPES AND SLOPE ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY AND HELP CONVEY THE DESIGN INTENT. CONTRACTOR SHALL USE GRADING DATA IN THE DRAWINGS FOR CONSTRUCTION OF THE IMPROVEMENTS.

GRADING PLAN NOTES

1 EARTHWORK AND GRADING
2 EXPORT EXCESS MATERIAL

LEGEND

2% MAX IN ANY DIRECTION
5% MAX. RUNNING SLOPE
2% MAX CROSS SLOPE

CUT/FILL (EG VS FG)	
CUT	10 CY
FILL	376 CY

PROFESSIONAL ENGINEER
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HURRICANE CITY
DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
GRADING

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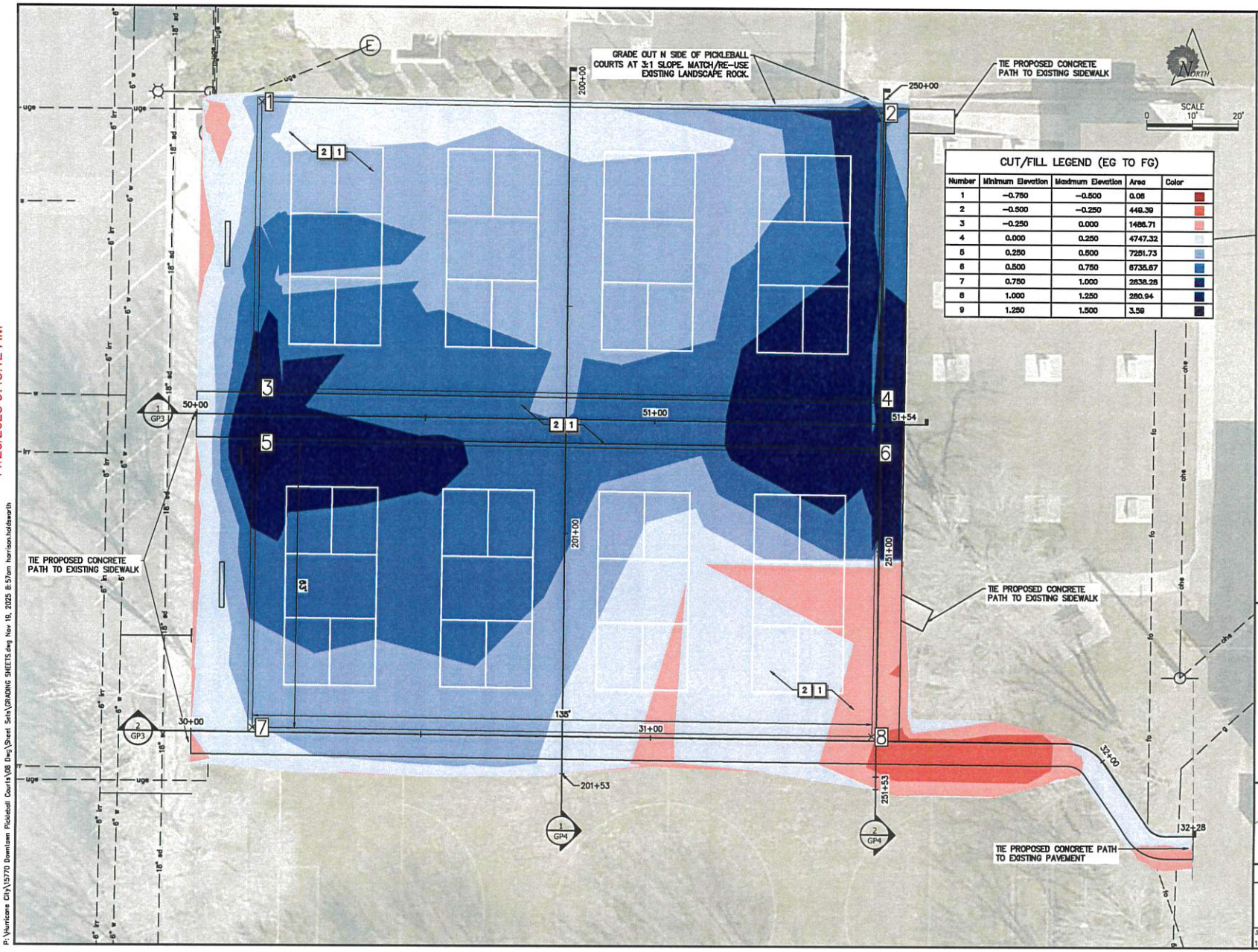

CUT/FILL LEGEND (EG TO FG)

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−0.750	−0.500	0.08	
2	−0.500	−0.250	448.39	
3	−0.250	0.000	1486.71	
4	0.000	0.250	4747.32	
5	0.250	0.500	7251.73	
6	0.500	0.750	6735.67	
7	0.750	1.000	2838.28	
8	1.000	1.250	280.94	
9	1.250	1.500	3.59	

GENERAL NOTES

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GRADING PLAN NOTES

1 EARTHWORK AND GRADING

2 EXPORT EXCESS MATERIAL

LEGEND

2% MAX IN ANY DIRECTION

5% MAX. RUNNING SLOPE
2% MAX CROSS SLOPE

CUT/FILL (EG VS FG)

CUT	10 CY
FILL	376 CY

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HURRICANE CITY

DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
GRADING

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
15770	NCW	WHH	TCT	10 of 33	GP2

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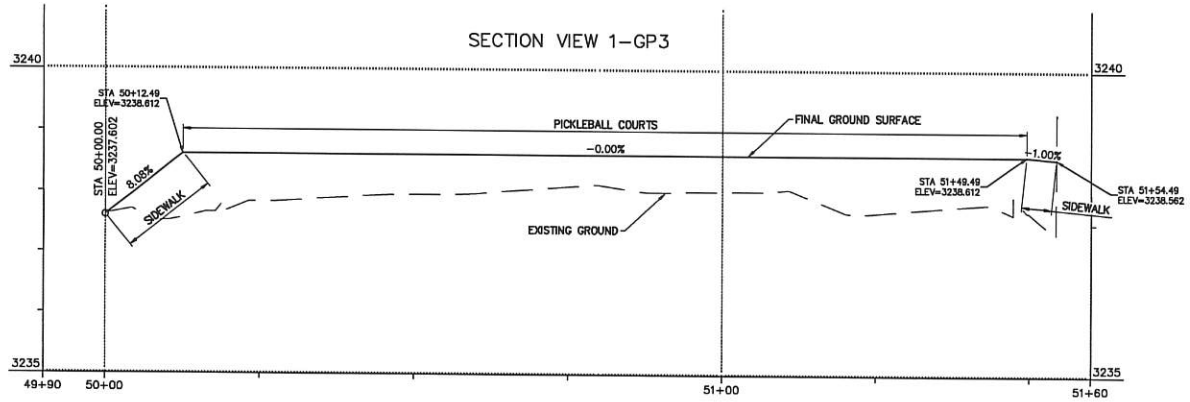
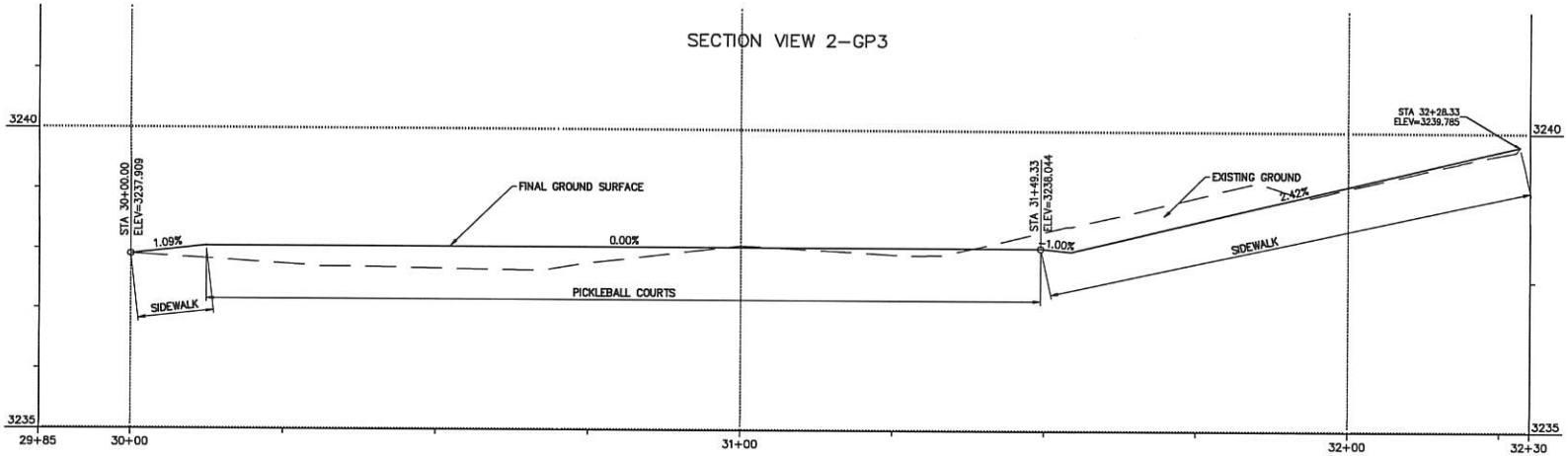
SCALE
0 10' 20'

SECTION VIEW 1–GP3



VERTICAL SCALE: 1" = 1'
HORIZONTAL SCALE: 1" = 10'

SECTION VIEW 2–GP3



VERTICAL SCALE: 1" = 1'
HORIZONTAL SCALE: 1" = 10'

GENERAL NOTES

1. ELEVATIONS AND PROFILES GIVEN IN THE GRADING SHEETS ARE TO FINISHED SURFACE ELEVATIONS. CONTRACTOR SHALL MAKE APPROPRIATE MEASUREMENTS AND CALCULATIONS OF SUBGRADE ELEMENTS AND PLAN IN THEIR BID TO COMPLETE THE WORK ACCORDINGLY.
2. CONTRACTOR SHALL ENSURE THAT LOCAL, STATE, AND FEDERAL ADA REQUIREMENTS ARE MET ON THE SITE.
3. SLOPES AND SLOPE ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY AND HELP CONVEY THE DESIGN INTENT. CONTRACTOR SHALL USE GRADING DATA IN THE DRAWINGS FOR CONSTRUCTION OF THE IMPROVEMENTS.

GRADING PLAN NOTES

1. EARTHWORK AND GRADING
2. EXPORT EXCESS MATERIAL

LEGEND

- 2% MAX IN ANY DIRECTION
- 5% MAX. RUNNING SLOPE
  2% MAX CROSS SLOPE

CUT/FILL (EG VS FG)	
CUT	10 CY
FILL	376 CY

PROFESSIONAL ENGINEER
No. 12338803
NATHAN WALLENTINE
November 24, 2025
STATE OF UTAH

HURRICANE CITY

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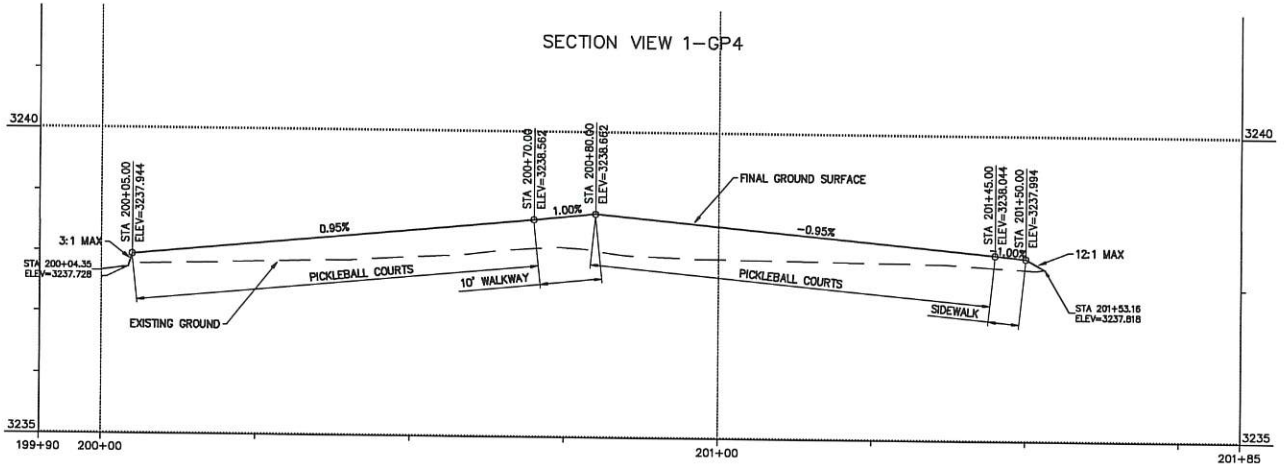
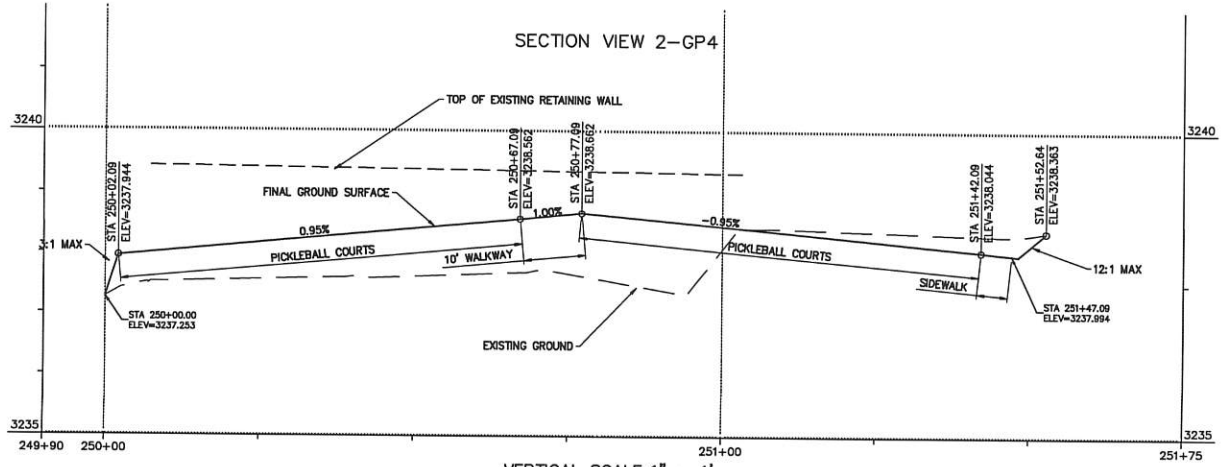
SCALE
0 10' 20'

SECTION VIEW 1–GP4



VERTICAL SCALE: 1" = 1'
HORIZONTAL SCALE: 1" = 10'

SECTION VIEW 2–GP4



VERTICAL SCALE: 1" = 1'
HORIZONTAL SCALE: 1" = 10'

GENERAL NOTES

1. ELEVATIONS AND PROFILES GIVEN IN THE GRADING SHEETS ARE TO FINISHED SURFACE ELEVATIONS. CONTRACTOR SHALL MAKE APPROPRIATE MEASUREMENTS AND CALCULATIONS OF SUBGRADE ELEMENTS AND PLAN IN THEIR BID TO COMPLETE THE WORK ACCORDINGLY.
2. CONTRACTOR SHALL ENSURE THAT LOCAL, STATE, AND FEDERAL ADA REQUIREMENTS ARE MET ON THE SITE.
3. SLOPES AND SLOPE ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY AND HELP CONVEY THE DESIGN INTENT. CONTRACTOR SHALL USE GRADING DATA IN THE DRAWINGS FOR CONSTRUCTION OF THE IMPROVEMENTS.

GRADING PLAN NOTES

1. EARTHWORK AND GRADING
2. EXPORT EXCESS MATERIAL

LEGEND

- 2% MAX IN ANY DIRECTION
- 5% MAX. RUNNING SLOPE
  2% MAX CROSS SLOPE

CUT/FILL (EG VS FG)	
CUT	10 CY
FILL	376 CY

PROFESSIONAL ENGINEER
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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
GRADING

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GENERAL NOTES

1. CONTRACTOR SHALL SEQUENCE CONSTRUCTION AND CHECK UTILITY ELEVATIONS SO AS TO ENSURE VERTICAL CLEARANCE OF CROSSING UTILITIES.

WATER PLAN NOTES

1 0.75" HYDRANT (LOCKABLE, FROST FREE)

SEE LANDSCAPE AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION ON UTILITIES.

COURT LIGHTING PER ELECTRICAL SHEETS, MUSCO LIGHTING PLANS

CONNECT HYDRANT TO EXISTING WATER METER

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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
UTILITIES

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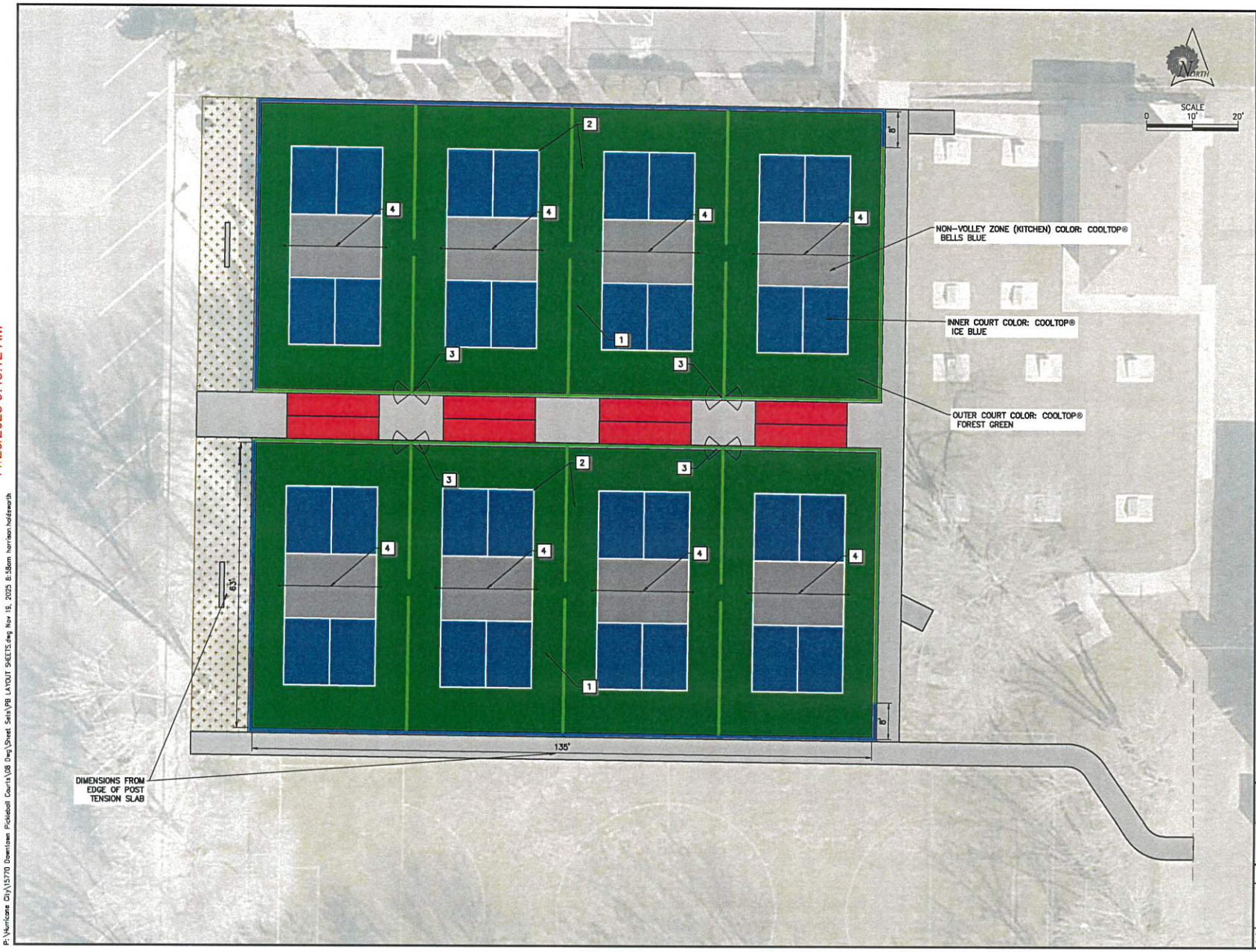

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND LOCAL, STATE, AND FEDERAL CODES, AND SHALL OTHERWISE BE COMPLETED IN A NEAT, WORKMANLIKE MANNER.
2. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF ERRORS OR CONCERNS ARE ENCOUNTERED DURING CONSTRUCTION AND SHALL COOPERATE WITH OWNER FOR ADJUSTMENT SOLUTIONS PRIOR TO CONTINUING WITH THE WORK.
3. EARTHWORK TO BE COMPLETED UNDER THE POST-TENSIONED CONCRETE COURTS SHALL BE IN ACCORDANCE WITH THE DRAWING DETAILS.
4. FINISHED COURT SURFACE SHALL LIE IN A TRUE PLANE IN ACCORDANCE WITH INTERNATIONAL FEDERATION OF PICKLEBALL DESIGN REQUIREMENTS.

COURT PLAN NOTES

1. POST-TENSIONED CONCRETE COURT W/ BASE
2. COURT SURFACING & STRIPING
3. 4' CHAIN LINK FENCE GATE PER A/CP6
4. NET POST PAIR, NET & RELATED APPURTENANCES

LEGEND

- 4' CHAIN LINK FENCE PER A/CP6
- 8' CHAIN LINK FENCE PER A/CP6

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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION

COURT PLANS

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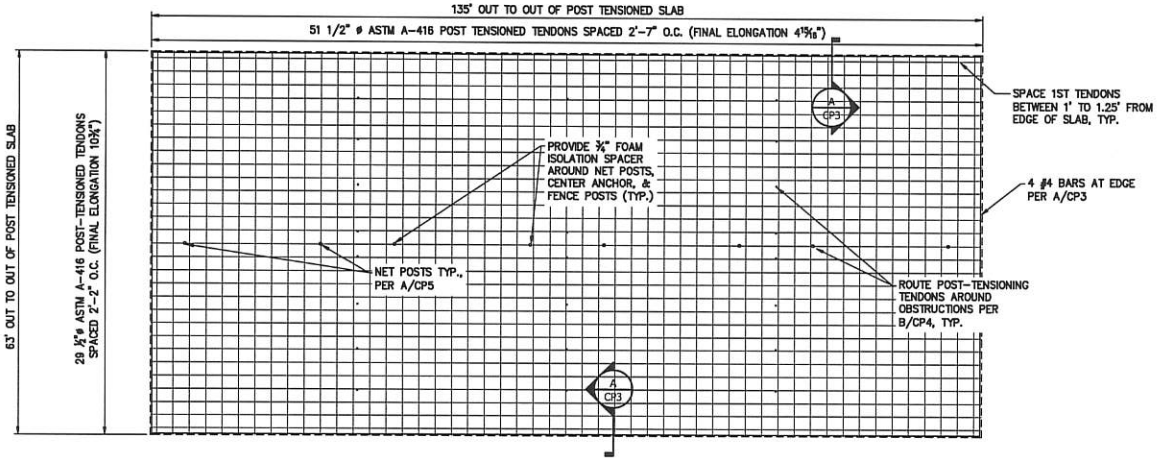
LONG-TERM SLAB SHORTENING TABLE

SLAB DIMENSION	CALCULATED SHORTENING
63 FT.	0.39 IN.
135 FT.	0.84 IN.

NOTE: THIS SLAB SHORTENING TABLE IS PROVIDED TO GIVE CONTRACTOR AN IDEA OF THE CALCULATED EXPECTED SLAB SHORTENING UNDER LONG TERM CONDITIONS.



A POST-TENSIONING DETAIL - COURTS
NOT TO SCALE

POST-TENSIONING DETAIL NOTES:

1. SAND LEVELING COURSE SHALL BE COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR DENSITY.
2. POST-TENSIONING TENDONS SHALL BE ½" DIAMETER GRADE 270 KSI SINGLE-STRANDED UNBONDED TENDONS WITH WEDGE TYPE ANCHORING SYSTEMS.
3. POST-TENSIONING TENDONS SHALL CONFORM TO REQUIREMENTS OF ASTM A-416 AND FINAL TENDON ASSEMBLY SHALL CONFORM TO POST-TENSIONING INSTITUTES (PSI) SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS.
4. TENDONS SHALL BE STRAIGHT, UNIFORMLY SPACED, AND INSTALLED PER MANUFACTURER RECOMMENDATIONS, BUT MAY BE MOVED HORIZONTALLY UP TO 12" TO AVOID OBSTRUCTIONS IN THE SLAB.
5. TENDONS SHALL BE PROPERLY SUPPORTED OR CHAIRED IN MIDDLE OF THE SLAB AND SHOULD BE SECURED TO MAINTAIN THEIR HORIZONTAL AND VERTICAL POSITIONS DURING PLACEMENT OF THE CONCRETE.
6. SLAB CONCRETE SHALL BE TYPE V WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN, INCLUDING PROJECTED CURE RATE FROM 0 TO 28 DAYS, TO OWNER AT LEAST ONE WEEK PRIOR TO PLACING SLAB.
7. CONCRETE MIX DESIGN SHALL BE SELECTED TO MINIMIZE EARLY CURING AND SHRINKAGE CRACKING THAT MAY FORM PRIOR TO TENDON STRESSING.
8. CONTRACTOR SHALL PROVIDE MEANS TO ENSURE THAT CONCRETE IS NOT SPLATTERED ON FENCE POSTS, LIGHT POLES, GATE POSTS, CONDUITS OR OTHER EXISTING FACILITIES DURING CONSTRUCTION OF SLAB.
9. POST-TENSIONED SLABS SHALL BE PLACED IN INDIVIDUAL, CONTINUOUS POURS (NO CONSTRUCTION JOINTS SHALL BE ALLOWED IN THE FIELD).
10. SLAB STRESSING SHALL OCCUR AT A CONCRETE STRENGTH OF 1,700 PSI OR GREATER. CONTRACTOR MAY CONSIDER TENSIONING UP TO 50% OF THE MAXIMUM ULTIMATE TENSILE STRENGTH 24 HOURS AFTER PLACEMENT OF CONCRETE.
11. TENDONS SHALL BE TEMPORARILY STRESSED TO 80% OF THEIR MINIMUM ULTIMATE TENSILE STRENGTH TO OVERCOME FRICTION AND TO ENABLE WEDGE SEATING. FINAL TENDON ELONGATION SHALL BE AS SHOWN IN THE DRAWINGS.
12. CLOSURE STRIPS AND MOW STRIPS SHALL NOT BE PLACED UNTIL SHORTENING IN THE POST-TENSIONED SLABS HAS OCCURRED.
13. ALL CONSTRUCTION-PHASE HARDWARE WHICH MAY CAUSE RESTRAINT TO SHORTENING OF THE SLAB, INCLUDING PINS HOLDING SCREED CUPS, SHALL BE REMOVED FROM THE SLAB BEFORE SET OCCURS.
14. CONTRACTOR SHALL PLACE ASTM C171 POLYETHYLENE SHEET (ULTRA CURE NCF BY UNIVERSAL FOREST PRODUCTS, INC. OR APPROVED EQUAL) OVER SLAB FOR MOISTURE LOSS AND REFLECTANCE CONTROL DURING SLAB CURE.
15. COURT SLABS SHALL BE FINISHED WITH AN S2, OR "TROWELED" FINISH.

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POST TENSIONING DETAILS

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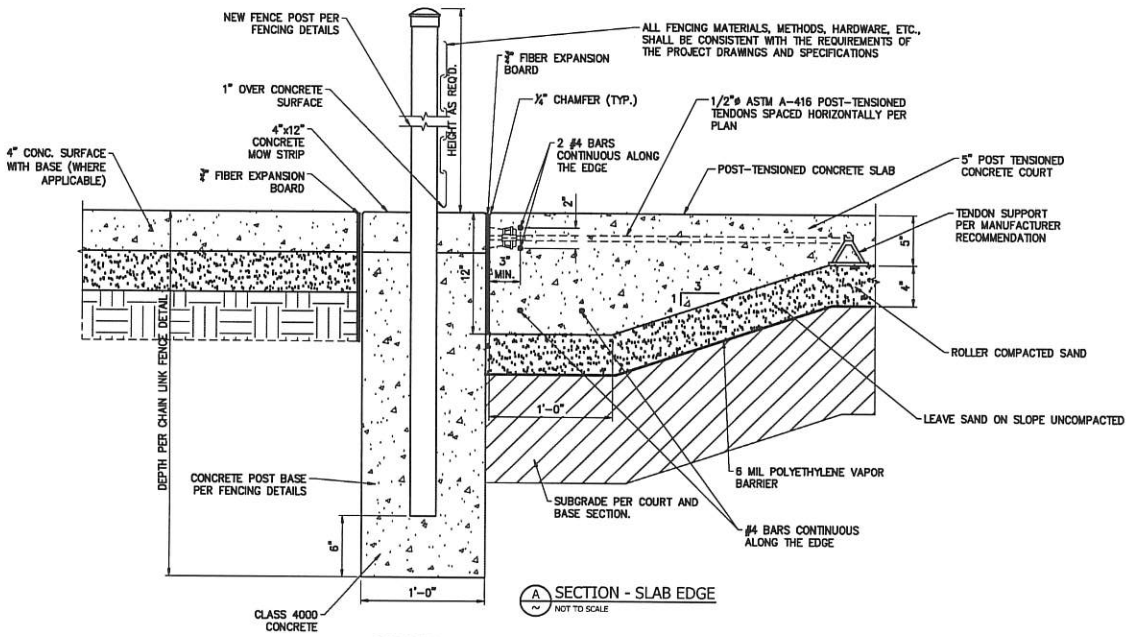
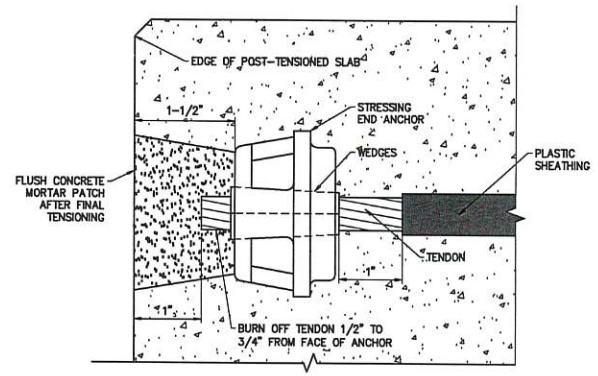
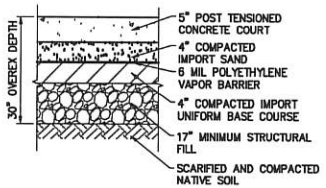


A SECTION - SLAB EDGE
NOT TO SCALE



B DETAIL - WEDGE ANCHOR
NOT TO SCALE

SLAB NOTES:



C SECTION - COURT AND BASE
NOT TO SCALE

COURT AND BASE NOTES:

1. COLLAPSIBLE SOILS ARE PRESENT AT THE PROJECT SITE. SUBGRADE SHALL BE EXCAVATED TO A MINIMUM OF 30" FROM FINAL GROUND SURFACE ELEVATION.
2. THE BOTTOM OF THE EXCAVATION SHALL BE SCARIFIED TO A DEPTH OF 8", MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 PRIOR TO PLACING STRUCTURAL FILL.
3. FOLLOWING OVEREXCAVATION, GEOTECHNICAL ENGINEER OR GEOLOGIST SHALL OBSERVE CONDITIONS TO ENSURE SUBSURFACE CONDITIONS MATCH THOSE FOUND IN ENGINEERING FIELD INVESTIGATION.
4. ON SITE SOILS ARE NOT ACCEPTABLE AS STRUCTURAL FILL. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE.
5. ALL FILL TO BE PLACED FOR SUPPORT OF SLABS ON GRADE SHALL BE STRUCTURAL FILL.
6. IMPORT SAND SHALL HAVE LESS THAN 5% PASSING #200 SIEVE.
7. REFER TO GEOTECHNICAL REPORT FOR STRUCTURAL FILL.

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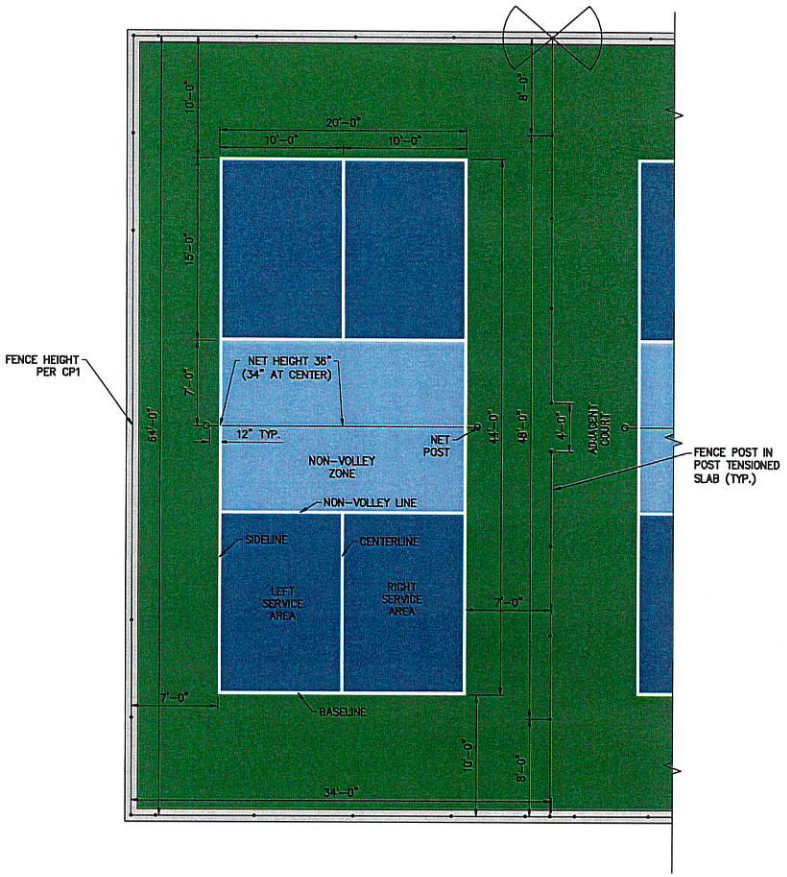
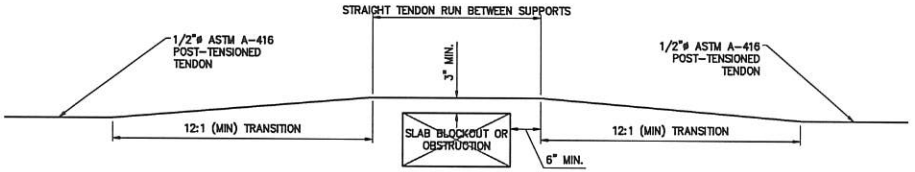


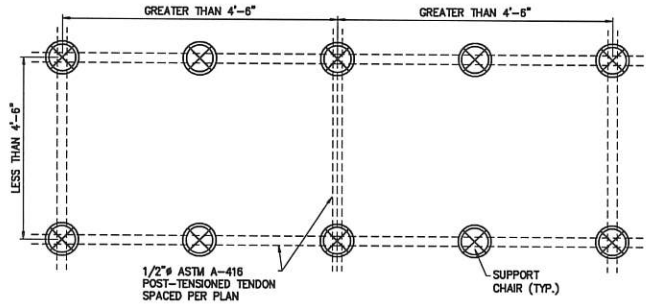
A PICKLEBALL COURT LAYOUT
NOT TO SCALE

PICKLEBALL COURT NOTES:

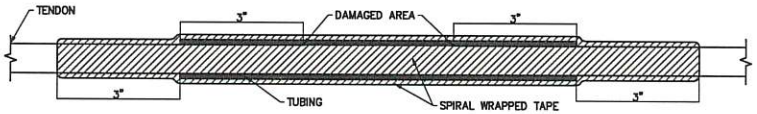
1. LAYOUT OF FINISHED PICKLEBALL COURTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE INTERNATIONAL FEDERATION OF PICKLEBALL (IFP) OFFICIAL TOURNAMENT RULE BOOK.
2. FINISHED COURT SURFACE SHALL BE ON A TRUE PLANE SLOPED FROM SIDE TO SIDE, END TO END, OR CORNER TO CORNER. MAXIMUM SLOPE SHALL BE 1.00% MINIMUM SLOPE SHALL BE 0.90%.
3. COURT MEASUREMENTS SHALL BE MADE TO THE OUTSIDE OF THE LINES. THE COURT LINES SHALL BE 2" IN WIDTH.



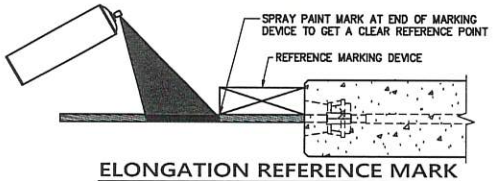
B DETAIL - TENDON DEVIATION
NOT TO SCALE



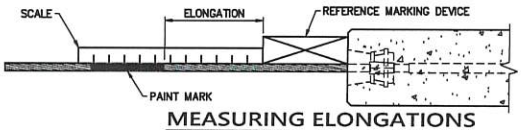
C DETAIL - TENDON SUPPORTS
NOT TO SCALE



D DETAIL- TENDON REPAIR
NOT TO SCALE



ELONGATION REFERENCE MARK



MEASURING ELONGATIONS

E DETAIL - ELONGATION PROCEDURE
NOT TO SCALE

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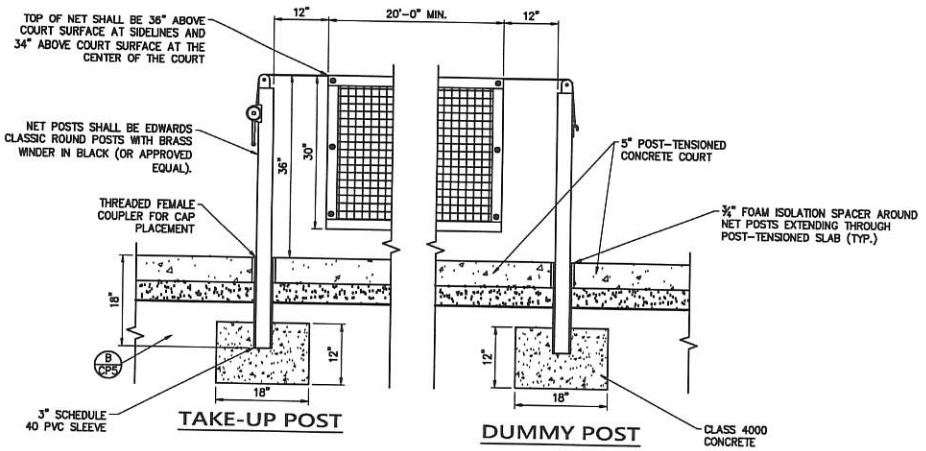
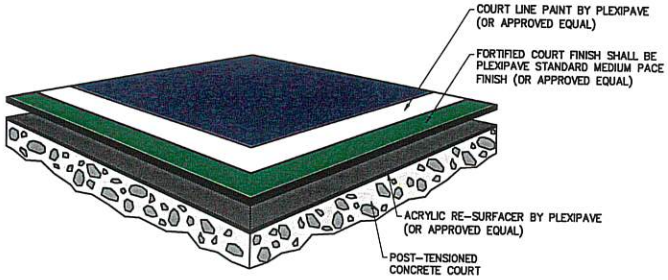


A SECTION - NET POSTS & NET
NOT TO SCALE

NET POSTS & NET NOTES:

1. CONTRACTOR SHALL CONSULT MANUFACTURER FOR RECOMMENDED INSTALLATION OF NET POSTS AND SHALL CONSULT WITH OWNER ON VARIATIONS FROM DETAIL.
2. VERTICAL AND HORIZONTAL LOCATIONS OF NET POSTS ON THE COURT SURFACE SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FEDERATION OF PICKLEBALL (IFP) OFFICIAL TOURNAMENT RULE BOOK.



C DETAIL - COURT SURFACING
NOT TO SCALE

COURT SURFACING NOTES:

1. ALL MATERIALS AND METHODS USED TO COMPLETE COURT SURFACING SHALL COMPLY WITH SECTION 13620SP OF THE PROJECT SPECIFICATIONS.
2. FINAL SURFACE SHALL BE FREE FROM CRACKS, BUBBLES, AND OTHER DEFECTS.
3. INNER COURT COLOR SHALL BE AS SHOWN IN PLANS OR AS OWNER DIRECTS BY PLEXIPAVE (OR APPROVED EQUAL). OUTER COURT COLOR SHALL BE AS SHOWN IN PLANS OR AS OWNER DIRECTS BY PLEXIPAVE (OR APPROVED EQUAL). COURT LINES SHALL BE WHITE.

PROFESSIONAL ENGINEER
No. 12338863
NATHAN WALLENTINE
November 24, 2025
STATE OF UTAH

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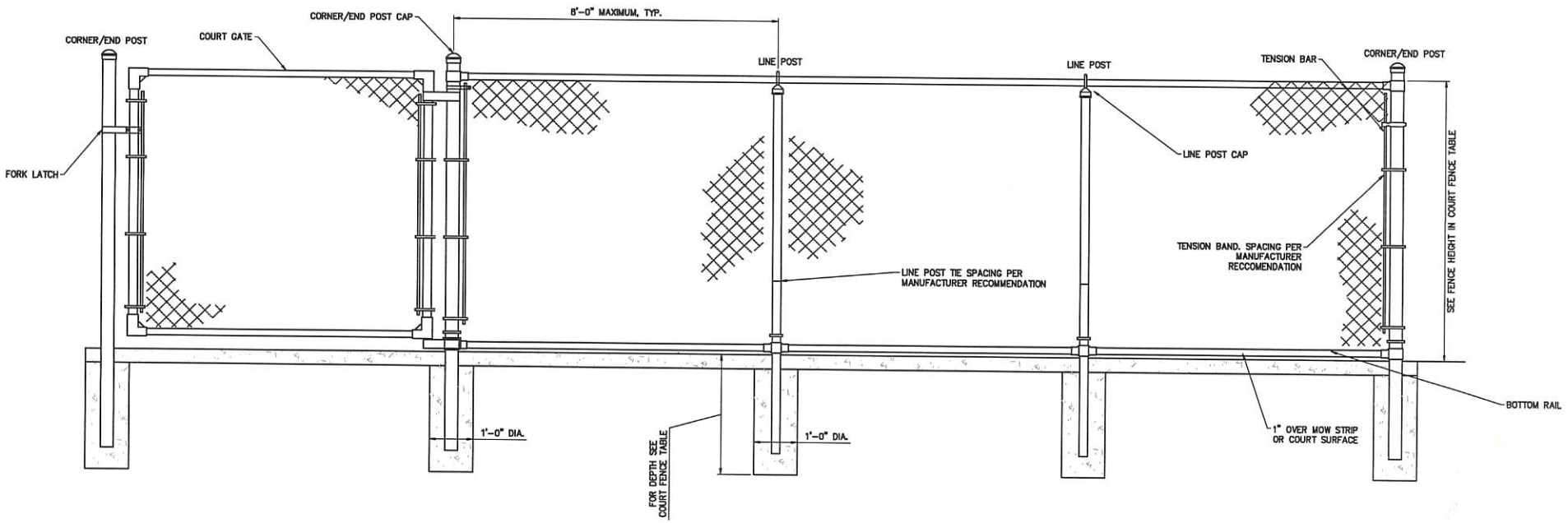

A DETAIL - 4' - 8' CHAINLINK FENCE
NOT TO SCALE

COURT FENCE TABLE						
FENCE HEIGHT	FABRIC GAGE	FABRIC MESH SIZE	FABRIC HEIGHT	POST DEPTH	DIAMETER OF POSTS/RAILS	
					END, CORNER, & PULL POSTS	LINE POSTS
4'-0"	9	0'-2"	4'-0"	2'-6"	2 7/8" (11 Ga.)	1 7/8" (13 Ga.)
8'-0"	9	0'-2"	8'-0"	2'-6"	3" (11 Ga.)	2" (13 Ga.)

CHAINLINK FENCE NOTES:

1. ALL ABOVE GROUND FENCING POSTS, FASTENERS, AND FENCING FABRIC SHALL BE UNIFORMLY BLACK VINYL COATED.
2. ALL 8' SECTIONS OF FENCING SHALL SHALL HAVE DOUGLAS® POLYPRO™ PLUS PREMIUM SPORT FENCE SCREEN (OR APPROVED EQUAL) INSTALLED PER MANUFACTURERS RECOMMENDATION.
3. ALL MATERIALS, CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE WRITTEN SPECIFICATIONS.
4. THE TOP AND BOTTOM SUPPORT SHALL BE 1-5/8" PIPE TUBULAR RAIL.
5. KNUCKLED SELVAGE, TOP AND BOTTOM, SHALL BE USED.
6. ALL STEEL PIPE MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION A-120, SCHEDULE 40, HOT DIPPED ZINC COATED STEEL PIPE.
7. LINE POSTS SHALL BE LOCATED AT EQUAL SPACINGS FOR EACH SEGMENT WITH MAXIMUM SPACING AS FOLLOWS:
   A. UNDER 500 FT RADIUS TO 200 FT RADIUS – NOT MORE THAN 8 FEET.
   B. UNDER 200 FT RADIUS TO 100 FT RADIUS – NOT MORE THAN 6 FEET.
   C. NEVER MORE THAN 8 FEET.
8. THE MINIMUM HEIGHT OF FABRIC ON FENCES AND GATES SHALL BE AS SHOWN ON THE PLAN LAYOUT.
9. CONCRETE FOR POST BASES SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI.
10. FASTEN FABRIC TO TOP AND BOTTOM RAIL AT 24 INCH INTERVALS. FASTEN TO LINE POSTS AT 14 INCH INTERVALS. ALL CHAINLINK FENCING FABRIC SHALL BE 9 GAUGE UNLESS SHOWN OTHERWISE ON THE PLAN SHEETS.
11. ALL GATES SHALL HAVE LOCKABLE FORK LATCH.
12. ALL FENCING FABRIC SHALL BE INSTALLED ON THE INSIDE OF POSTS.
13. FENCE SLEEVES SHALL BE USED IN ORDER TO LEAVE VOIDS IN NEW POST TENSIONED CONCRETE SLAB CONSTRUCTION. HALF-FILL THE VOID WITH AN EPOXY AND FORCE THE POST TO THE BOTTOM OF THE HOLE AND EXTRACT TO ENSURE PROPER COVERAGE. THOROUGHLY WORK ADDITIONAL EPOXY INTO THE HOLE SO AS TO LEAVE NO VOIDS AND ENSURE THE FENCE POST IS SECURE AND PLUMB. THE EPOXY SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY INSTALLATION.
14. LOCATE POSTS AT EQUAL SPACING FOR EACH SEGMENT WITH MAXIMUM SPACING NOT TO EXCEED 8'-0" MAXIMUM.

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HURRICANE CITY

DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
COURT DETAILS

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
15770	NCW	WHH	TCT	19 of 33	CP6

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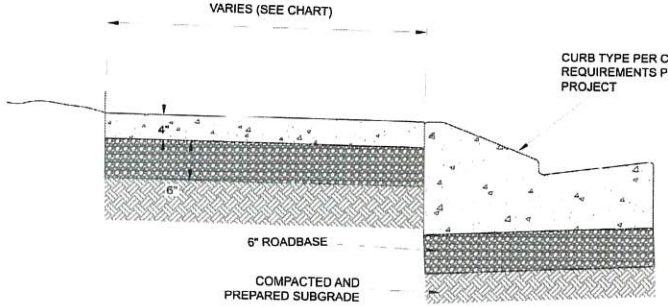
ADVERTISING



- CROSS SLOPE SHALL BE ¼ INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG. TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
  RESIDENTIAL: 6" SIDEWALK
  6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK

SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

SIDEWALK DETAILS

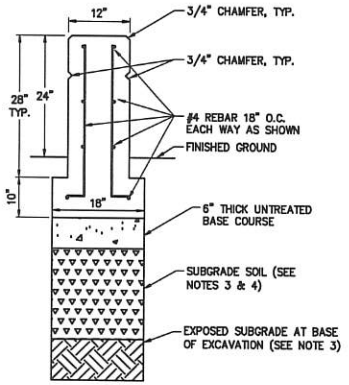
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

SIDEWALK DETAILS

STANDARD DWG. NO. CC 105 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.

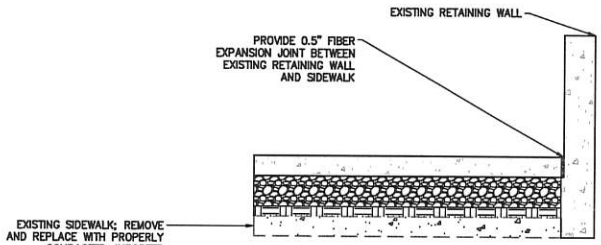


A 24" TALL CONCRETE SEAT WALL
NOT TO SCALE

NOTES

1. PROVIDE 2" OF CONCRETE COVER OVER REBAR.
2. REMOVE ALL ROUGH EDGES AND FILL SNAP-TIE HOLES WITH GROUT.
3. CONCRETE FINISH SHALL BE SMOOTH, SEE REFERENCE IMAGES FOR DESIRED FINISH TYPE.
4. UPPER 18" OF SUBGRADE TO BE REMOVED AND REPLACED WITH IMPORTED STRUCTURAL FILL.
5. EXPOSED SUBGRADE AT BASE OF EXCAVATION TO BE SCARIFIED TO A DEPTH OF 8", MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, AND COMPACTED TO 90% OF MAXIMUM DRY DENSITY (ASTM D-1557).

REFERENCE IMAGE - CONCRETE SEAT WALL FINISH



B DETAIL - SIDEWALK ADJACENT TO WALL (SECTION VIEW)
NOT TO SCALE

NOTES:

1. SIDEWALK PER HURRICANE STANDARD DETAIL CC105
2. REMOVE EXISTING SIDEWALK AND BASE.
3. SCARIFY AND COMPACT SUB-GRADE.

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DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION

DETAIL SHEET

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15770	NCW	WHH	TCT	20 of 33	D1

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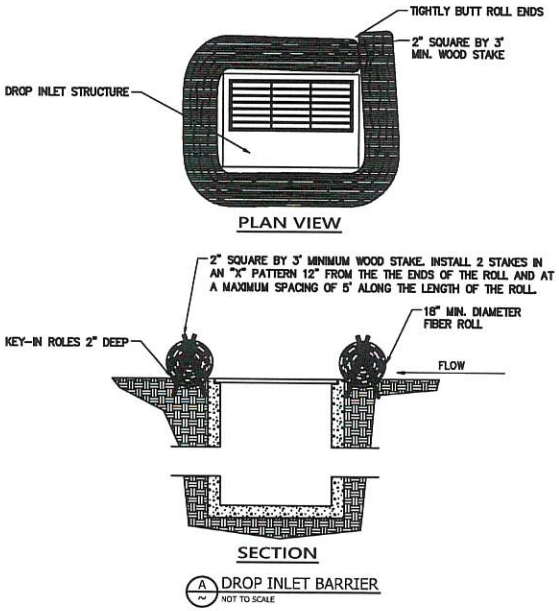
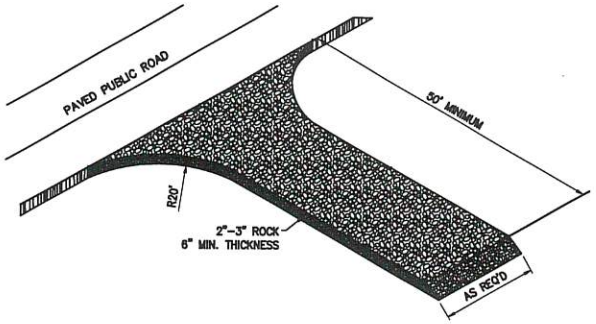


A DROP INLET BARRIER
NOT TO SCALE

NOTES

1. KEY-IN FIBER ROLLS 2" DEEP AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND STAKE AS SHOWN.
2. OVERLAP THE ENDS OF THE FIBER ROLL AT LEAST 18".
3. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE ROLLS ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
4. MAINTAIN A PROPERLY FUNCTIONING FIBER LOG BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.
6. PROTECT ALL STORM DRAIN INLETS WITH FIBER ROLLS, SILT FENCE, OR OTHER BEST MANAGEMENT PRACTICE DEVICES.
7. CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF THE APPROVED SWPPP.



B STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES

1. PLACE STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN ON THE PLANS OR AS INDICATED IN THE APPROVED SWPPP.
2. MAINTAIN A PROPERLY FUNCTIONING CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS HAVE BEEN PAVED.
3. DO NOT ALLOW VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

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15770	NCW	WHH	TCT	21 of 33	D2

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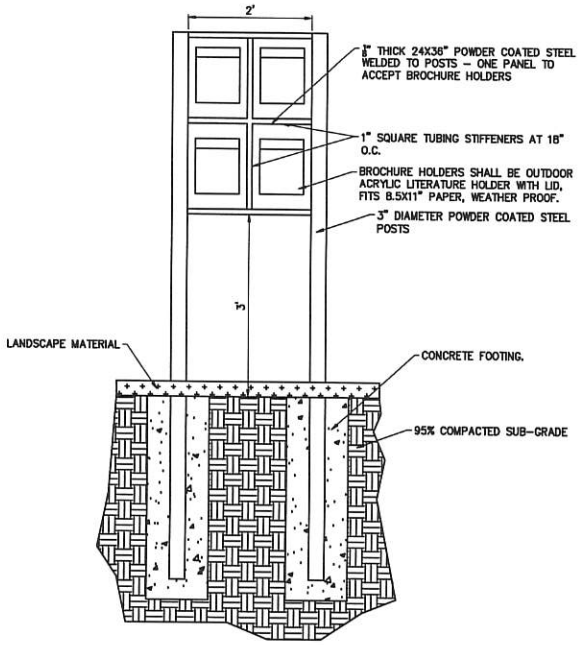
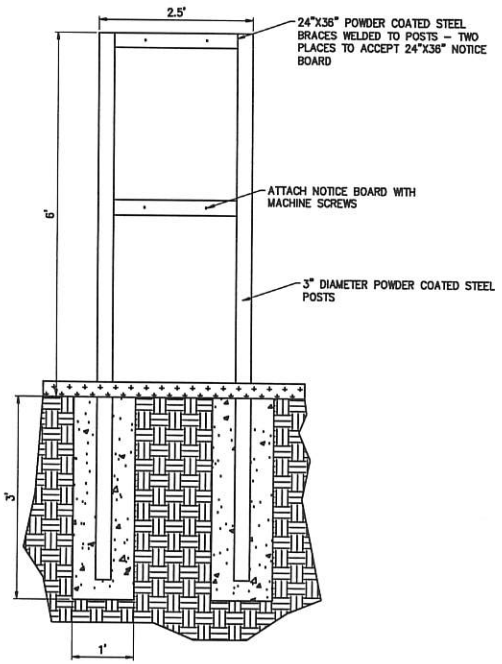
ADVERTISING



A INFORMATIONAL BOARD - PANEL B ELEVATION
NOT TO SCALE



B INFORMATIONAL BOARD - PANELS A & C ELEVATION
NOT TO SCALE

INFORMATIONAL BOARD NOTES:

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTAL PACKAGE OF ALL ELEMENTS FOR APPROVAL PRIOR TO FABRICATION.
2. ALL STEEL SHALL BE POWDER COATED BLACK.
3. NOTICE BOARD SHALL BE 24"X36" SIZE, SINGLE DOOR, SATIN ALUMINUM FINISH.
4. POWDER COATING SHALL CONFORM TO AAMA 2604 FOR EXTERIOR APPLICATIONS AND ALL FABRICATED PARTS TO BE CLEANED AND PRETREATED FOR MAXIMUM IMPINGEMENT.

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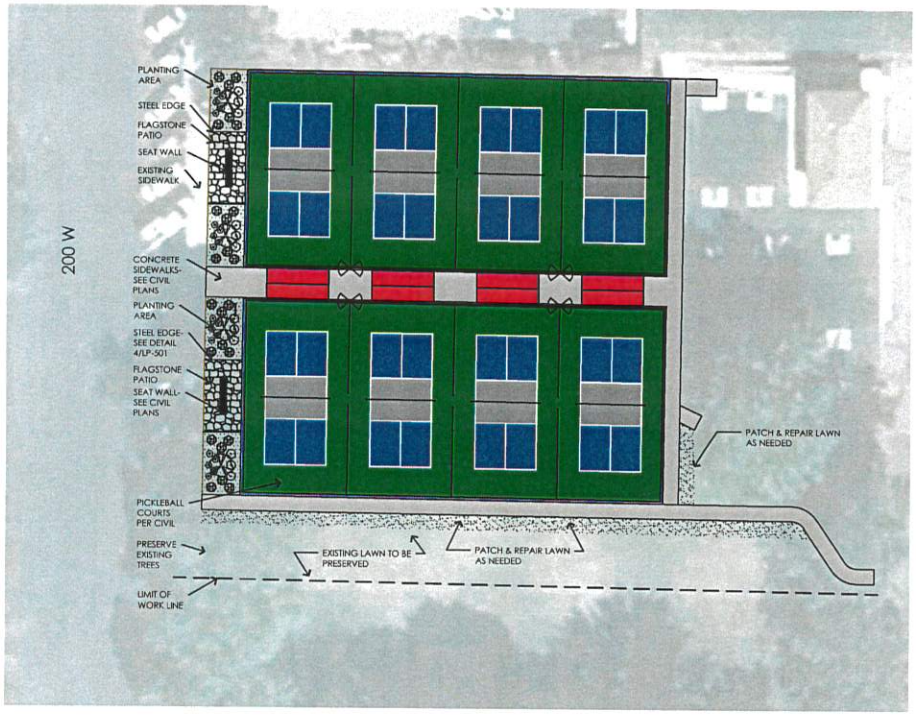
DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION

DETAIL SHEET

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
15770	NCW	WHH	TCT	22 of 33	D3



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
TREES					
	LAG WAT	LAGERSTROEMIA INDICA 'WATERMELON RED'	WATERMELON RED CRAPE MYRTLE	24" BOX	4
SYMBOL	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
SHRUBS					
	SAL GRE	SALVIA GREGGII	AUTUMN SAGE	5 GAL	12
PERENNIAL					
	CHR MEX	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	20
	LAN MOU	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	1 GAL	24
SYMBOL	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING** **QTY**
STONE MULCH					
	STO MUL	STONE MULCH MATCH EXISTING ON-SITE. SUBMIT TO LANDSCAPE ARCHITECT FOR REVIEW	MATCH EXISTING	1" DIA.	860 SF

PRODUCT & MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	COLOR	AVAILABLE VIA:
	FLAGSTONE	APACHE GOLD OR SIMILAR	ROWLAND STONE ST GEORGE

NOTE: CONTRACTOR TO PROVIDE PRODUCT INFORMATION SUBMITTAL FOR LANDSCAPE ARCHITECTS REVIEW PRIOR TO PURCHASING

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. 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 PRIOR TO INSTALLATION.
9. ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
10. INSTALL DEWITT PRO 5 WEED FABRIC BENEATH 3" DEEP STONE MULCH IN ALL NEW PLANTING AREAS. SEE PLANTING SCHEDULE FOR STONE MULCH DETAILS.
11. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. REFER TO SPECIFICATIONS FOR FURTHER DETAIL.
12. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
13. LAWN AREAS TO BE REHABILITATED SHALL HAVE EXISTING TURF SURFACE REMOVED AND GRUBBED OUT, AND EXISTING TOPSOIL PRESERVED AND AMENDED.

0 10 20 40
SCALE: 1"= 20'

NORTH

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100% PLAN SET

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Murray, Utah 84107
801.575.6066
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STATE OF UTAH
MICHAEL J. ONEYEBERE
NO. 7456909-5301
REGISTERED LANDSCAPE ARCHITECT
11.17.2025

HURRICANE CITY
SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UT 84780
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HURRICANE CITY

DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
PLANTING PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
15770	ECB	ECB	MJW	23 of 33 LP-101

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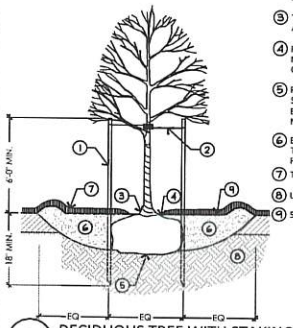
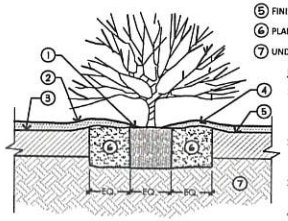
100% PLAN SET

NOTES:
1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.



1. 2" DIA. (ROUND) FIR POSTS; 2 PER TREE; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE
2. TREE TIE - SEE SPECS FOR TYPE AND ATTACHMENT.
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. PLACE ROOTBALL ON UNDISTURBED SUBSOIL. CUT AND REMOVE WIRE BASKET AND BURLAP/OTHER WRAPPING MATERIALS.
6. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. TYPE & MULCH, DEPTH AS SPECIFIED
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN

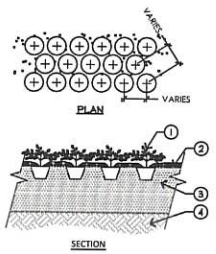
1 DECIDUOUS TREE WITH STAKING
NTS



1. PLACE TOP OF ROOTBALL FLUSH WITH FINISHED GRADE
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. BERM TO FORM DEPRESSED WATERING BASIN
5. FINISHED GRADE
6. PLANTING SOIL MIX (SEE SPECS)
7. UNDISTURBED SUBGRADE

NOTES:
1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN PRIOR TO END OF MAINTENANCE PERIOD.

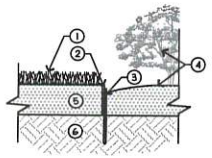
2 SHRUB
NTS



1. GROUNDCOVER/PERENNIALS (SEE NOTES)
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. UNDISTURBED SUBGRADE

NOTES:
1. SEE PLANTING LEGEND FOR SPACING.

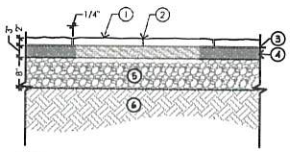
3 GROUNDCOVER / PERENNIAL
NTS



1. TURF PER PLANTING PLAN
2. CUSTOM 3/16"x6" RAW STEEL EDGING
3. 24" STEEL SPIKE WELDED TO STEEL EDGING SPACED AT LEAST EVERY 6' O.C. OR MORE FREQUENTLY AS NEEDED TO ENSURE SMOOTH CURVES AND/OR STRAIGHT LINES
4. MATERIAL PER PLANTING PLAN
5. PLANTING SOIL MIX (SEE SPECS)
6. UNDISTURBED SUBGRADE

NOTE:
1. EDGING TO BE 1/2" ABOVE FINISH GRADE
2. ALL JOINTS TO BE CUT AND WELDED TO CREATE CLEAN, CRISP CORNERS.

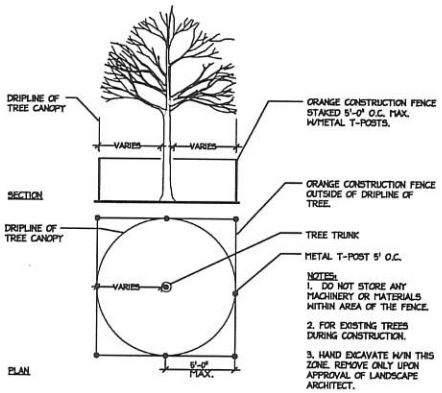
4 EDGING - CUSTOM METAL
NTS



1. 2" THICK FLAGSTONE PAVERS VARYING IN SIZE 1'-3"
2. ECOFINE JOINTING GROUT (MINUS 1/8")
3. ROMEX ADHESION ELUTRIANT
4. ROMEX TRASS BED
6. 3/4" CLEAR CRUSHED AGGREGATE @ 8"-12" DEEP
7. COMPACTED SUBGRADE

NOTE:
1. REFER TO ROMEX MANUFACTURER PRODUCT INSTALLATION NOTES, DETAILS, AND SPECIFICATIONS.
2. SURFACE OF FLAGSTONE TO BE EVEN WITHOUT LIPS GREATER THAN ¼" AND THE SURFACE SHOULD DRAIN AWAY FROM THE COURTS AT 2% MIN.

5 FLAGSTONE PAVING
NTS



ORANGE CONSTRUCTION FENCE STAKED 5'-0" O.C. MAX. W/METAL T-POSTS.

ORANGE CONSTRUCTION FENCE OUTSIDE OF DRIPLINE OF TREE.

TREE TRUNK

METAL T-POST 5' O.C.

NOTES:
1. DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN AREA OF THE FENCE.
2. FOR EXISTING TREES DURING CONSTRUCTION.
3. HAND EXCAVATE W/IN THIS ZONE. REMOVE ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.

6 TREE PROTECTION
NTS

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STATE OF UTAH
MICHAEL JONES MEEK
NO. 7456909-5301
REGISTERED LANDSCAPE ARCHITECT
11.17.2025

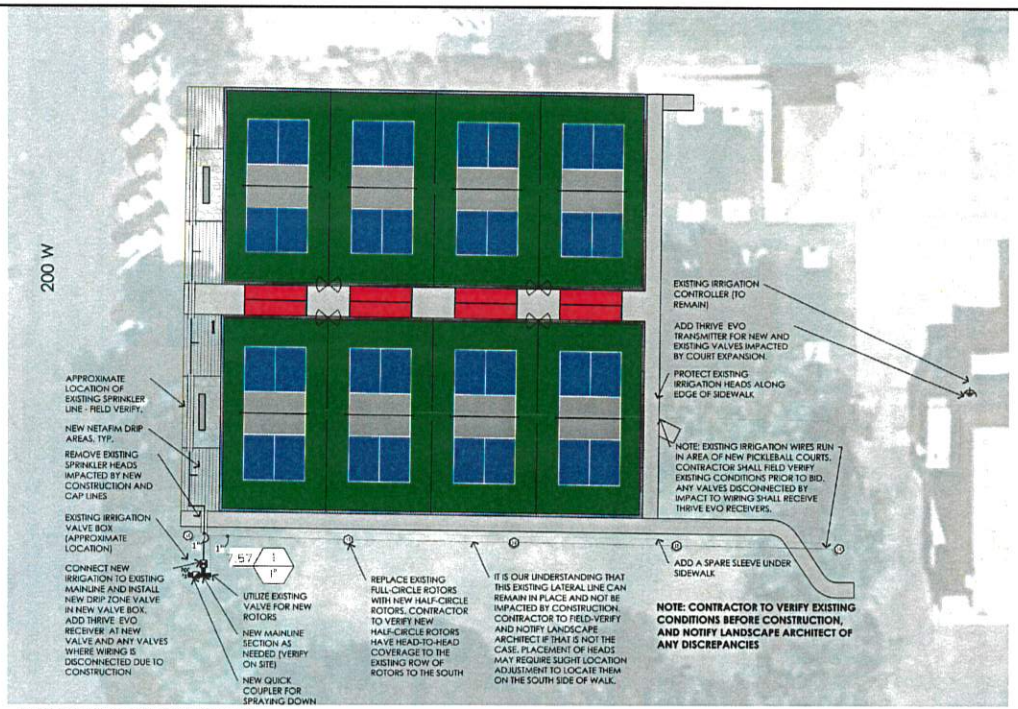
HURRICANE CITY

SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

HURRICANE CITY

DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
PLANTING DETAILS

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
15770	ECB	ECB	MJW	24 of 33	LP-501



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM
	RAIN BIRD 6504-PC 18 TURF ROTOR, 4.0IN. POP-UP, PLASTIC RISER, ADJUSTABLE AND FULL CIRCLE. WITH REMOVABLE SEAL-A-MATIC CHECK VALVE, 1IN. FEMALE THREADED INLET. ADD THRIVE RECEIVER TO VALVE SOLENOID.	40	13.7

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	TORO 2713APRDK-LF ELECTRIC DRIP ZONE VALVE KIT: 1IN. 2711APR VALVE, AVB, FILTER, MEDIUM FLOW REGULATOR & FITTINGS.	
	FLUSH VALVE AND DRIP INDICATOR (NOT SHOWN) INSTALL NETAFIM TLSOV MANUAL FLUSH VALVE, AND RAINBIRD OPERIND DRIP INDICATOR AT THE END OF EACH DRIP ZONE AND OTHER AREAS AS NECESSARY TO WINTERIZE SYSTEM.	
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-116-12 TECHLINE HCVXR PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE AND ANTI-SIPHON FEATURE. 1.16 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	THRIVE EVO TRANSMITTER & RECIEVER FOR RADIO COMUNNICATION FROM EXISTING CONTROLLER TO NEW VALVES MODEL: TEVO-04, WITH MODEL : 2110101 ANTENNA
POC	POINT OF CONNECTION 2" CONNECT TO EXISTING MAINLINE
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE SHALL BE A MINIMUM OF TWICE THE NOMINAL SIZE OF PIPE WITHIN. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS TO PROVIDE HEAD TO HEAD AND EMITTER TO EMITTER SPACING AS SHOWN ON THE PLANS, DETAILS AND SPECIFICATIONS. THE LAYOUT MAY ONLY BE MODIFIED AS APPROVED BY THE LANDSCAPE ARCHITECT TO OBTAIN COVERAGE TO SUIT THE MANUFACTURERS STANDARD HEADS INDICATED. ANY SUCH APPROVAL BY THE LANDSCAPE ARCHITECT SHALL OCCUR PRIOR TO ACTUAL PLACEMENT OF THE HEADS IN THE FIELD AND SHALL BE RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
6. ALL INSTALLATIONS OR MODIFICATION TO THE IRRIGATION SYSTEM WILL NOT EXCEED THE DESIGN SUPPLY CAPACITY.
7. MAXIMUM WATER VELOCITY THROUGH IRRIGATION PIPE HAS BEEN DESIGNED NOT TO EXCEED 5.0 FEET PER SECOND AND SHALL IN NO CASE BE GREATER THAN 7.5 FEET PER SECOND.
8. THE IRRIGATION SYSTEM SHOWN ON THE DRAWINGS REPRESENTS AN AUTOMATIC CONTROLLER IRRIGATION SYSTEM SUPPLIED FROM THE MUNICIPAL WATER SYSTEM. THE SYSTEM IS DESIGNED FOR A MINIMUM OPERATING PRESSURE OF 75 PSI AT THE IRRIGATION POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCE TO THE OWNER AND/OR THEIR REPRESENTATIVE.
9. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS. AG2401 SURGE SUPPRESSER ON HIGH VOLTAGE: 3 GROUND ROD GRID. 8 FOOT TRIANGLE FOR LOW VOLTAGE.
10. THE IRRIGATION DESIGN IS DIAGRAMMATIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND TO LOCATE ALL IRRIGATION EQUIPMENT OTHER THAN SPRAY HEADS, ROTORS, EMITTERS AND IN-LINE EMITTERS IN THE CLOSEST LANDSCAPE AREA TO WHERE THE SYMBOL FOR THAT EQUIPMENT HAS BEEN SHOWN ON THE PLANS IN THE SAME SEQUENCE AS SHOWN ON THE PLANS.
11. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED TO COMPLETE THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS.
12. ALL LINES SHALL SLOPE TO MANUAL DRAIN (SEE DETAILS). IF FIELD CONDITIONS NECESSITATE ADDITIONAL DRAINS, THESE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. REFER TO DETAILS AND SPECIFICATIONS FOR DRAIN INSTALLATION. SUMP REQUIREMENTS AND DEPTH OF BOTH DRAIN AND SUMP.
13. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL THROTTLE CONTROLS ON ALL SPRINKLER HEADS AND ADJUST VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC.
14. VALVE BOXES AND OTHER ENCLOSURES SHALL BE COLOR GREEN IN LAWN AREAS OR, TAN, BLACK, OR GRAY IN PLANTING BEDS THAT BEST MATCHES THE SPECIFIED MULCH COLOR UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
15. INTERRUPTION OF IRRIGATION WATERING IS LIKELY TO OCCUR DUE TO OTHER CONSTRUCTION ACTIVITIES AND WORK ON THE IRRIGATION SYSTEM. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROPERLY PROTECTED AND CARED FOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL HAND WATER PLANTS AS REQUIRED. ANY DAMAGE TO PLANT MATERIAL THAT OCCURS DUE TO THIS CONSTRUCTION OR LACK OF WATER DURING CONSTRUCTION SHALL BE REPAIRED TO THE PRE-CONSTRUCTION CONDITION AT THE EXPENSE OF THE CONTRACTOR.
16. SEE SPECIFICATION SECTION 328400 IRRIGATION FOR ADDITIONAL INFORMATION.

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID. ALL EXISTING CONTROL WIRES TO BE ABANDONED TO BE LABELED AT CONTROLLER "NOT USED" OR AS DIRECTED BY THE CITY.

17. MINIMIZE CUTTING INTO EXISTING TREE ROOTS; HAND TRENCHING MAY BE REQUIRED

SCALE: 1"= 0 10 20 40 20'

NORTH

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NO. 7456909-5301
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HURRICANE CITY

DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
IRRIGATION PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
15770	ECB	ECB	MJW	25 of 33 L-101

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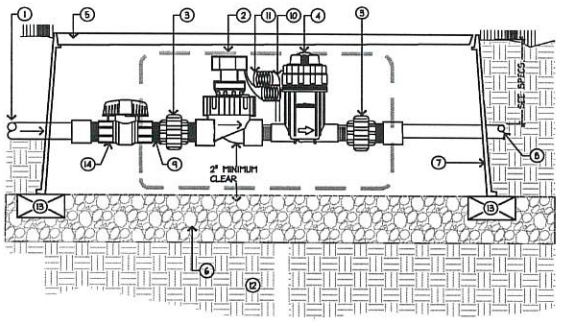
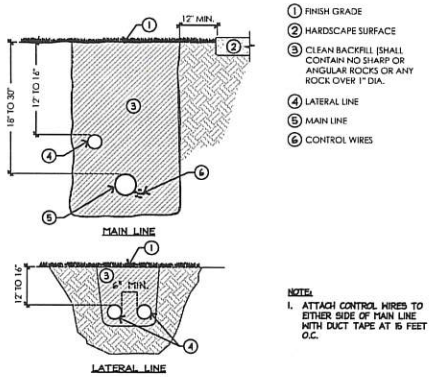


1. IRRIGATION MAIN SUPPLY LINE, SIZE AS PER PLANS
2. DRIP CONTROL VALVE PER PLANS
3. SCH. 80 UNION
4. PRB QUICK-CHECK PRESSURE REDUCING BASKET FILTER
5. INSTALL BOX AT FINISH GRADE (TOP OF MULCH OR TURF)
6. 6" MIN. DEPTH - 1/2" WASHED AGGREGATE
7. CARSON BROOKS VALVE BOX WITH BOLT DOWN LID, SIZE AS NECESSARY TO CONTAIN VALVE, FILTER, AND PRESSURE REGULATOR IN SAME BOX.
8. IRRIGATION LATERAL LINE, SIZE AS PER PLANS
9. PVC SCH. 80 NIPPLE: LENGTH AS REQUIRED (TYP.)
10. WATER TIGHT CONNECTORS (SEE SPECS.)
11. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
12. 90% COMPACTED SUB-GRADE
13. BRICK FOUNDATION OR PRESSURE TREATED WOOD FRAME
14. PVC BALL VALVE (PER KIT)

NOTES:
1. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
2. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
3. LOCATE ALL VALVE BOXES IN LANDSCAPE AREAS UNLESS OTHERWISE INDICATED.

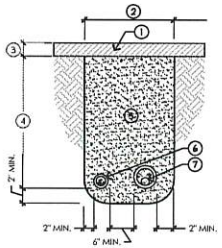
1 DRIP CONTROL VALVE ASSEMBLY
NTS



1. FINISH GRADE
2. HARDSCAPE SURFACE
3. CLEAN BACKFILL (SHALL CONTAIN NO SHARP OR ANGULAR ROCKS OR ANY ROCK OVER 1" DIA.
4. LATERAL LINE
5. MAIN LINE
6. CONTROL WIRES

NOTE:
1. ATTACH CONTROL WIRES TO EITHER SIDE OF MAIN LINE WITH DUCT TAPE AT 15 FEET O.C.

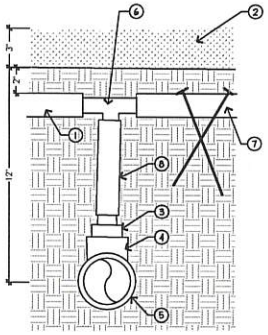
2 TRENCHING
NTS



1. PROPOSED HARDSCAPE SURFACE
2. WIDTH AS REQUIRED
3. VARIES AS PER HARDSCAPE SURFACE
4. DEPTH AS REQUIRED TO MATCH MAIN LINE (18"-30") OR LATERAL LINE (8"-16") OR CONTROL WIRES (18"-30")
5. BACKFILL COMPACTED AT 95%
6. CONTROL WIRES 6" TO EITHER SIDE IN CONDUCT SLEEVE PER SPECS
7. MAIN LINE OR LATERAL IN SLEEVE

NOTES:
1. ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
2. ALL SLEEVES SHALL BE A MINIMUM OF 4" AND TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL SLEEVING SHALL EXTEND A MIN. OF 18" BEYOND EDGE OF HARDSCAPE.

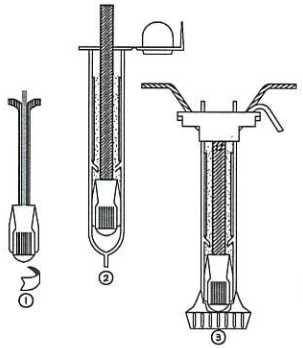
3 SLEEVING
NTS



1. DRIP TUBING
2. MULCH, AS SPECIFIED
3. TREADED MALE DRIP TUBING ADAPTER
4. SCH. 40 PVC TEE
5. SCH. 40 PVC PIPE. SIZE AS NOTED ON THE PLANS
6. COMPATIBLE DRIP TUBING FITTING
7. 2 WIRE STAKES 2' O.C. MAX. ANGLED AND CROSSED ALL TUBING
8. BLANK TUBING

NOTES:
DRIP TUBING SHALL NOT BE PLACED ON THE SURFACE. IT SHALL BE PLACED 2" BELOW GRADE AS DETAILED. NO EXCEPTIONS.

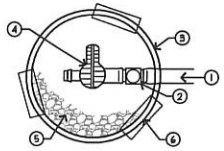
4 DRIP TUBING CONNECTION
NTS



1. STRIP WIRES AND APPLY PERFORMANCE PLUS WIRE CONNECTOR R/Y+ ELECTRICAL CONNECTOR IN A CLOCKWISE DIRECTION
2. INSERT SPLICE TO BOTTOM OF CRL FILLED TUBE. VISUALLY CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST THE LOCKING FINGERS AND IS SEATED ON THE BOTTOM OF THE TUBE.
3. POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

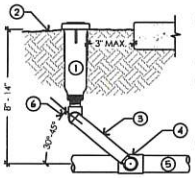
NOTE: SOLDER ALL WIRE CONNECTIONS

5 3M DBR/Y DIRECT BURY SPLICE KIT
NTS



1. BLANK TUBING TYP
2. TEE 12" X 18" VALVE
3. BOX (INSTALL PER SPECS)
4. SHUT-OFF VALVE (NETAFIM #TLSOV)
5. 3/4" GRAVEL SUMP (FILLING 10" WIDE X 24" DEEP HOLE) WITH FILTER FABRIC ON TOP AND SIDES.
6. BRICK FOUNDATION OR PRESSURE TREATED WOOD FRAME

6 LINE FLUSHING VALVE
NTS



1. POP-UP ROTOR SPRINKLER - SEE LEGEND
2. FINISH GRADE
3. SWING JOINT ASSEMBLY WITH 10" LAT LENGTH AND SWING X MIPT AT THE LAT. LINE FITTING
4. PVC SCH. 40 9x9xT TEE (OR SXT ELL)
5. PVC LATERAL LINE, SIZE AS NOTED ON PLAN
6. SWING JOINT ARM INSTALLED A ANGLE BETWEEN 30 AND 45 DGR. OF LATERAL PIPE. USE MALE THREAD MODEL

NOTE:
1. ALL HEADS TO BE PLACED 2"-3" CLEAR OF ALL HARDSCAPE SURFACES.

7 POP-UP ROTOR SPRINKLER
NTS

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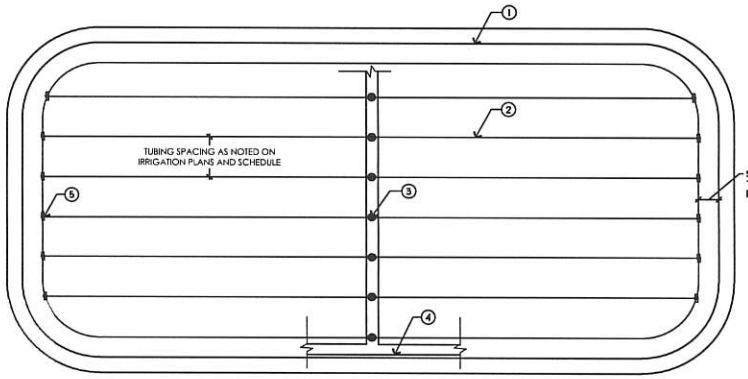
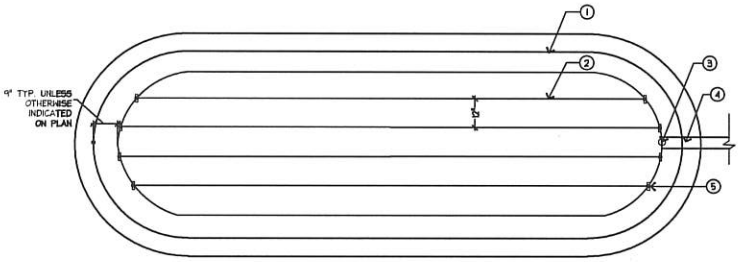
DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
IRRIGATION DETAILS

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
15770	ECB	ECB	MJW	26 of 33	U-501



1. EDGE OF PLANTING BED/CURB
2. INLINE EMITTER DRIP TUBING
3. DRIP TUBING CONNECTION (SEE DETAIL)
4. PVC LATERAL IRRIGATION LINE
5. COMPATIBLE DRIP TUBING ADAPTER

1 CENTER FEED DRIP TUBING LAYOUT
NTS



1. EDGE OF PLANTING BED/CURB
2. INLINE EMITTER DRIP TUBING
3. DRIP TUBING CONNECTION (SEE DETAIL C)
4. PVC LATERAL IRRIGATION LINE SIZE AS PER PLAN
5. COMPATIBLE DRIP TUBING FITTING

2 END FEED DRIP TUBING
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IRRIGATION DETAILS

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15770	ECB	ECB	MJW	27 of 33	U-502

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LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE ABBREVIATION SCHEDULE

PROJECT MANAGER: *IAN MADISON*

A.F.F. ABOVE FINISH FLOOR	CCBA CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	CFBA CUSTOM FINISH AS SELECTED BY THE ARCHITECT
WALL@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

LIGHT FIXTURE GENERAL NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING 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 MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPENCIES 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 FIXTURE LENGTHS. 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 LAYOUT WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS.
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 REJECTED.
9. REFER TO SPECIFICATIONS 20 0500, 26 5100 & 26 5600 (16001, 16510 & 16551).
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM (E, ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP TYPE	DELIVERED LUMENS	COLOR TEMP	CRI
O1P	LOW PROFILE WALL PACK MOUNTED ON SHADE CANOPY. CROSS BEAM CAST ALUMINUM HOUSING. FULLY GASKETED DOOR FRAME WET LOCATION. EQUIPPED WITH PHOTOCELL STANDARD FINISH AS SELECTED BY OWNER SET FIXTURE AT 240OLUMENS/4000K CCT	SPITZER	WPP-37LC-U-CC-T3-C1-SCBA OR OWNER APPROVED EQUAL	120	18	LED	2400	4000K	90

DEMOLITION NOTES

1. COORDINATE ALL NEW ELECTRICAL EQUIPMENT REQUIREMENTS AND MAKE CONNECTION TO EXISTING SYSTEMS. THIS INCLUDES LIGHTING, POWER, SIGNAL RACEWAY AND OTHER SYSTEMS INCLUDED UNDER DIVISION 26 (16).
2. RELOCATE, REWIRE AND/OR RECONNECT EXISTING ELECTRICAL DEVICES AND/OR EQUIPMENT THAT FOR ANY REASON OBSTRUCTS CONSTRUCTION.
3. CONCEAL ALL RACEWAY AND WIRING IN EXISTING WALLS, CEILINGS, FLOORS, ETC. EXCEPT WHERE THE USE OF SURFACE METAL RACEWAYS (E.G. WIRE MOLD) IS INDICATED ON DRAWINGS OR IN SPEC.
4. LEAVE ALL EXISTING EQUIPMENT, IN PORTIONS OF THE BUILDING NOT BEING REMODELED, IN WORKING CONDITION. RESTORE ALL INTERRUPTED BRANCH CIRCUITS, FEEDERS, ETC. TO WORKING CONDITION.
5. EXISTING RACEWAYS MAY BE REUSED (IN PLACE) WHERE POSSIBLE, AND WHERE IN COMPLIANCE WITH THE SPECIFICATIONS AND THE INTENT OF THE CONTRACT DOCUMENTS. INSURE INTEGRITY OF EXISTING RACEWAY BEFORE REUSE.
6. REMOVE ALL RACEWAYS, CONDUCTORS, BOXES, DEVICES, EQUIPMENT, ETC. THAT ARE NOT TO BE REUSED.
7. REMOVE EXISTING LIGHT FIXTURES WHICH ARE NOT TO BE REUSED, PLACE IN CARTON, LABEL APPROPRIATELY, AND RETURN TO OWNER, OR PROPERLY DISPOSE OF FIXTURES THAT THE OWNER CHOOSES NOT TO KEEP.
8. DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOFS, ETC.
9. DISCONNECT AND RECONNECT ANY/ALL FIXTURES, DEVICES, EQUIPMENT, ETC. REQUIRED FOR PROPER COMPLETION OF THE WORK.

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 260100 (16010) 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 PERMITTED 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. #8 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 16 AMP LOAD.

C. CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 16 AMP LOAD. IF NECESSARY, CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.

ELECTRICAL SYMBOL SCHEDULE

1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISH FLOOR.
3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
4. SUBSCRIPT KEYS SWITCH TO FIXTURES CONTROLLED.
5. NEMA TYPE 'ND' NON-FUSED, UNLESS NOTED 'F' (FUSED). USE 'HD' 480 V.
6. HEIGHT TO BE THE LOWER OF EITHER 80" A.F.F. OR 6" BELOW CEILING.
7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
8. DOUBLE ARROWS DENOTE A DOUBLE FACE UNIT.
9. COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
10. SUBSCRIPT DENOTES NEMA CONFIGURATION.
11. HEIGHT MEASURED TO BOTTOM OF THE BOX FROM FINISH FLOOR.
12. COORDINATE WITH DOOR HARDWARE SUPPLIER.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
	ONE CIRCUIT, HOME RUN TO PANEL		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND		
	DUPLEX RECEPTACLE	+16" OR AS NOTED	9, 11,
WP	WEATHERPROOF RECEPTACLE	+24" O/E AS NOTED	2, 9,
	POWER POLE		
A	LIGHT FIXTURE (LETTER DESIGNATES TYPE)		
	PANEL BOARD	TOP AT +6'-0"	
J	JUNCTION BOX ('F' IN FLOOR)	AS NOTED	
$TM	TIMER SWITCH	+4'-0"	6.
	FLOOD OR TRACK FIXTURE	AS NOTED	
	LIGHT FIXTURE	AS NOTED	1
TC	TIME CLOCK	+5'-0"	2.

INDEX OF ELECTRICAL DRAWINGS

SE001 SYMBOLS AND NOTES
SE002 ELECTRICAL SPECIFICATIONS
SE101 ELECTRICAL DEMOLITION SITE PLAN
SE201 OVERALL ELECTRICAL SITE PLAN
SE301 ONE-LINE DIAGRAM
SE401 ELECTRICAL DIAGRAMS

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REV NO.	COMMENT	DATE

PROFESSIONAL ENGINEER — 10/08/2025 — No. 7882177-2202 — IAN MADISON — STATE OF UTAH

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HURRICANE, UT

HURRICANE PICKLEBALL COURT RECONSTRUCTION
SCHEDULE, SYMBOLS AND NOTES

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	SE001
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ELECTRICAL SPECIFICATIONS

ELECTRICAL GENERAL PROVISIONS

DESCRIPTION OF WORK: EXTENT OF ELECTRICAL WORK IS INDICATED ON DRAWINGS. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND SERVICE NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM. WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING ITEMS:

- ELECTRICAL CONNECTIONS FOR EQUIPMENT
- CONDUCTORS AND CABLES
- GROUNDING
- SUPPORTING DEVICES
- CONDUIT RACEWAYS
- ELECTRICAL BOXES AND FITTINGS
- ELECTRICAL IDENTIFICATION
- PANELBOARDS
- SERVICE ENTRANCE
- WIRING DEVICES
- OVERCURRENT PROTECTIVE DEVICES
- DEMOLITION
- INTERIOR AND EXTERIOR BUILDING LIGHTING

INTERPRETATION OF DRAWINGS AND SPECIFICATIONS: BEFORE BIDDING, CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS, SPECIFICATIONS AND PROJECT SITE.

VISIT THE SITE DURING THE BIDDING PERIOD TO DETERMINE EXISTING CONDITIONS AFFECTING ELECTRICAL AND OTHER WORK. ALL COSTS ARISING FROM SITE CONDITIONS AND/OR PREPARATION SHALL BE INCLUDED IN THE BASE BID. NO ADDITIONAL CHARGES WILL BE ALLOWED DUE TO INADEQUATE SITE INSPECTION.

QUALITY ASSURANCE: PERFORM WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC). COMPLY WITH REQUIREMENTS FOR STATE AND LOCAL ORDINANCES. OBTAIN ALL PERMITS, INSPECTIONS, ETC FOR AUTHORITY HAVING JURISDICTION (AHJ). EMPLOY ONLY QUALIFIED CRAFTSMEN WITH AT LEAST THREE (3) YEARS OF EXPERIENCE. WORKMANSHIP SHALL BE NEAT, HAVE A GOOD MECHANICAL APPEARANCE AND CONFORM TO BEST ELECTRICAL STATE CONTRACTING LICENSE. PROVIDE EQUIPMENT AND MATERIALS THAT ARE UNDERWRITERS LABORATORIES INC. (UL) LISTED AND LABELED.

SUBMITTALS: AFTER THE CONTRACT IS AWARDED BUT PRIOR TO MANUFACTURE OR INSTALLATION OF ANY EQUIPMENT, PREPARE COMPLETE SHOP DRAWINGS.

- PROVIDE SUBMITTALS IN PORTABLE DOCUMENT FORMAT (PDF).
- DOCUMENTS MUST BE ELECTRONICALLY BOOKMARKED AND KEYWORD SEARCHABLE USING (HTTP://ADOBE.COM/ACROBAT) ADOBE ACROBAT OR BLUEBEAM REVU (HTTP://BLUEBEAM.COM) FOR EACH RELEVANT SECTION. (I.E. INCLUDE ELECTRONIC BOOKMARKS SEPARATION "LIGHT FIXTURES" FROM "PANELBOARDS".)
- ELECTRONICALLY HIGHLIGHT ALL OPTIONS FOR LIGHT FIXTURES, ELECTRICAL EQUIPMENT, ETC. MANUAL HIGHLIGHTING AND SCANNING OF THE DOCUMENTS IS NOT ACCEPTABLE AND WILL NOT BE REVIEWED.
- PROVIDE ONLY COMPLETED CUTSHEETS FOR ALL FIXTURE AND EQUIPMENT TYPES. BLANK CUTSHEETS SUBMITTED WITH A SCHEDULE ARE NOT ACCEPTABLE AND WILL NOT BE REVIEWED.
- A MAXIMUM OF ONE SUBMITTAL PER SPECIFICATION SECTION IS ALLOWED. IT IS NOT ACCEPTABLE TO PROVIDE PRODUCT BY PRODUCT SUBMITTAL. SINGLE PRODUCT SUBMITTALS WILL NOT BE REVIEWED.
  - ELECTRICAL CONNECTIONS FOR EQUIPMENT
  - CONDUCTORS AND CABLES
  - GROUNDING
  - SUPPORTING DEVICES
  - CONDUIT RACEWAYS
  - ELECTRICAL BOXES AND FITTINGS
  - ELECTRICAL IDENTIFICATION
  - PANELBOARDS
  - SERVICE ENTRANCE
  - WIRING DEVICES
  - OVERCURRENT PROTECTIVE DEVICES
  - INTERIOR AND EXTERIOR BUILDING LIGHTING

- PRODUCTS: PRODUCTS ARE SPECIFIED BY MANUFACTURE NAME, DESCRIPTION AND/OR CATALOG NUMBER. PROVIDE PRODUCTS OF MANUFACTURERS SPECIFIED. SUBSTITUTIONS WILL BE CONSIDERED IF A DUPLICATE WRITTEN APPLICATION IS SUBMITTED. NO MATERIAL MAY BE SUBSTITUTED AFTER THE BID OPENING. PROVIDE BLOCK OUTS, SLEEVES, ETC. REQUIRED FOR INSTALLATION OF WORK SPECIFIED.
- RECORD DRAWINGS: MAINTAIN ON A DAILY BASIS, A COMPLETE SET OF RECORD DRAWINGS, REFLECTING AN ACCURATE DIMENSIONAL RECORD OF ALL BURIED OR CONCEALED WORK. MARK RECORD DRAWINGS TO SHOW THE PRECISE LOCATION OF CONCEALED WORK AND EQUIPMENT, INCLUDING CONCEALED OR EMBEDDED CONDUIT AND JUNCTION BOXES AND ALL CHANGES AND DEVIATIONS IN THE WORK FROM THAT SHOWN ON THE CONTRACT DOCUMENTS.
- OPERATION AND MAINTENANCE MANUALS: PROVIDE OPERATION AND MAINTENANCE DATA BOOKS FOR ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS DIVISION.
- GUARANTEE: ENSURE THAT ELECTRICAL SYSTEMS INSTALLED UNDER THIS CONTRACT IS IN PROPER WORKING ORDER AND IN COMPLIANCE WITH DRAWINGS, SPECIFICATIONS, AND/OR AUTHORIZED CHANGES, WITHOUT ADDITIONAL CHARGE. REPLACE ANY WORK OR MATERIALS WHICH DEVELOP DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- FIRE PROTECTION SEALS: SEAL ALL PENETRATIONS FOR WORK OF THIS SECTION THROUGH FIRE RATED FLOORS, WALLS, CEILINGS TO PREVENT THE SPREAD OF SMOKE, FIRE, TOXIC GAS, OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER FIRE.
- POWER OUTAGES: ALL POWER OUTAGES REQUIRED FOR EXECUTION OF THIS WORK SHALL OCCUR DURING NON-STANDARD WORKING HOURS AND AT THE CONVENIENCE OF THE OWNER. INCLUDE ALL COSTS FOR OVERTIME WORK IN BID.
- EXCAVATING FOR ELECTRICAL WORK: LOCATE AND PROTECT EXISTING UTILITIES AND OTHER UNDERGROUND WORK. PERFORM EXCAVATION IN A MANNER WHICH PROTECTS WALLS, FOOTINGS AND OTHER STRUCTURAL MEMBERS.
- CONCRETE BASES: PROVIDE 4" CONCRETE BASES FOR ELECTRICAL EQUIPMENT.
- ROOF PENETRATIONS: PROVIDE ROOF JACK, SIZED TO FIT TIGHTLY TO RACEWAY FOR WEATHERTIGHT SEAL.

ELECTRICAL CONNECTIONS FOR EQUIPMENT

- VERIFY EXACT LOAD AND LOCATION OF ALL EQUIPMENT BEFORE ROUGH-IN FOR EACH ELECTRICAL CONNECTION. PROVIDE COMPLETE ASSEMBLY OF MATERIAL, INCLUDING BUT NOT NECESSARILY LIMITED TO, RACEWAYS, CONDUCTORS, CORDS, CORD CAPS, PLUGS, WIRING DEVICES, PRESSURE CONNECTORS, TERMINALS (LUGS), ELECTRICAL INSULATION TAPE, HEAT-SHRINKABLE INSULATION TUBING, CABLE TIES, SOLDERLESS WIRE NUTS, AND OTHER ITEMS AND ACCESSORIES AS NEEDED TO COMPLETE SPLICES, TERMINATIONS, AND CONNECTIONS AS REQUIRED. FOR PERMANENTLY INSTALLED FIXED EQUIPMENT, PROVIDE FLEXIBLE SEAL-TITE CONNECTIONS. FOR MOVABLE AND/OR PORTABLE EQUIPMENT, PROVIDE WIRE DEVICE, CORD CAP, AND MULTI-CONDUCTOR CORD.

CONDUCTORS AND CABLES

- PROVIDE FACTORY FABRICATED CONDUCTORS FOR SIZES, RATINGS, MATERIAL, AND TYPES INDICATED FOR EACH SERVICE. PROVIDE COPPER CONDUCTORS, WITH THHN/THWN INSULATION. SIZE ALL CONDUCTORS IN ACCORDANCE WITH NEC. MINIMUM SIZE TO BE #12 AWG. PROVIDE STRANDED CONDUCTORS FOR #8 AWG AND LARGER.
- THE FOLLOWING COLOR SCHEME SHALL BE USED:

CONDUCTOR	240/120 V SYSTEM	208/120 V SYSTEM	480/277 V SYSTEM
PHASE A	BLACK	BLACK	BROWN
PHASE B	RED	RED	ORANGE
PHASE C	BLUE	BLUE	YELLOW
SHARED/SINGLE NEUTRAL	WHITE	WHITE	GRAY
NEUTRAL A (DEDICATED)	WHITE W/ BLACK STRIPE	WHITE W/ BLACK STRIPE	GRAY W/ BROWN STRIPE
NEUTRAL B (DEDICATED)	WHITE W/ RED STRIPE	WHITE W/ RED STRIPE	GRAY W/ ORANGE STRIPE
NEUTRAL C (DEDICATED)	WHITE W/ BLUE STRIPE	WHITE W/ BLUE STRIPE	GRAY W/ YELLOW STRIPE
EQUIPMENT GROUND	GREEN	GREEN	GREEN
ISOLATED GROUND	GREEN W/ YELLOW STRIPE	GREEN W/ YELLOW STRIPE	GREEN W/ YELLOW STRIPE

GROUNDING

- PROVIDE GROUNDING AND BONDING OF ALL ELECTRICAL AND COMMUNICATION APPARATUS, MACHINERY, APPLIANCES, BUILDING COMPONENTS, AND ITEMS REQUIRED BY THE NEC TO PROVIDE A PERMANENT, CONTINUOUS LOW IMPEDANCE, GROUNDING SYSTEM. PROVIDE AN NEC BONDING/GROUNDING CONDUCTOR IN ALL RACEWAYS USE FOR POWER DISTRIBUTION.

SUPPORTING DEVICES

- PROVIDE SUPPORTS, ANCHORS, SLEEVES AND SEALS AS REQUIRED FOR A COMPLETE RACEWAY SUPPORT SYSTEM, INCLUDING BUT NOT LIMITED TO: CLEVIS HANGERS, RISER CLAMPS, C-CLAMPS, BEAM CLAMPS, ONE- AND TWO-HOLE CONDUIT STRAPS, OFFSET CONDUIT CLAMPS, EXPANSION ANCHORS, TOGGLE BOLTS, THREADED RODS, U-CHANNEL STRUT SYSTEM, AND ALL OTHER ASSOCIATED ACCESSORIES. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND WITH RECOGNIZED INDUSTRY PRACTICES TO ENSURE SUPPORTING DEVICES COMPLY WITH REQUIREMENTS. PROVIDE RIGID ATTACHMENT OF ALL FLOOR MOUNTED EQUIPMENT TO THE FLOOR SLAB OR STRUCTURAL SYSTEM.

CONDUIT RACEWAYS

- PROVIDE METAL CONDUIT, TUBING, AND FITTINGS OF TYPES, GRADES, SIZES, AND WEIGHTS (WALL THICKNESS) AS REQUIRED; WITH MINIMUM TRADE SIZE OF 3/4". INSTALL ELECTRICAL RACEWAY SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE REQUIREMENTS OF NEC AND NECA "STANDARD OF INSTALLATION" IN ACCORDANCE WITH THE FOLLOWING:
  - FEEDERS: INSTALL FEEDERS RATED 100 AMPS AND GREATER, IN ELECTRICAL METALLIC CONDUIT (EMT); WHERE BURIED BELOW GRADE, INSTALL IN CONCRETE ENCASED NON-METALLIC CONDUIT OR DUCT (SCHEDULE 40 PVC). o BRANCH CIRCUITS, AND INDIVIDUAL EQUIPMENT CIRCUITS RATED LESS THAT 100 AMPS; INSTALL IN ELECTRICAL METALLIC TUBING (EMT). WHERE LOCATED IN POURED WALLS, BELOW CONCRETE SLAB-ON-GRADE, OR IN EARTH FILL, INSTALL IN NON-METALLIC PLASTIC DUCT (SCHEDULE 40 PVC). ENCASE NON-METALLIC PLASTIC DUCT 1-1/4" AND LARGER IN CONCRETE.
  - PROVIDE RIGID METAL CONDUIT (RMC) FOR ALL BENDS IN BURIED CONDUIT GREATER THAN 30 DEGREES. PROVIDE PROTECTIVE COATING FOR RIGID METAL CONDUIT BENDS.
  - INSTALL FLEXIBLE CONDUIT FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER ELECTRICAL EQUIPMENT WHERE SUBJECT TO MOVEMENT AND VIBRATIONS.
  - PROVIDE "OZ" EXPANSION FITTINGS ON ALL CONDUITS CROSSING BUILDING EXPANSION JOINTS, BOTH IN SLAB AND SUSPENDED.
  - DUCT BANKS" PROVIDE DUCT BANK CONSTRUCTION AS INDICATED USING 3000 PSI CONCRETE WITH RED MARKER DYE. INSTALL #4 REINFORCING BAR IN EACH CORNER OF DUCT BANK. PROVIDE MINIMUM OF 4" CONCRETE COVER ON ALL SIDES OF EXTERIOR CONDUITS.

ELECTRICAL BOXES AND FITTINGS

- PROVIDE ONE PIECE GALVANIZED FLAT ROLLED SHEET STEEL INTERIOR OUTLET WIRING BOXES, CORROSION-RESISTANT CAST-METAL WEATHERPROOF OUTLET WIRING BOXES, CODE GAUGE SHEET STEEL JUNCTION AND PULL BOXES, GALVANIZED CAST IRON CONDUIT BODIES, CORROSION-RESISTANT PUNCH STEEL BOX KNOCKOUT CLOSURES, CONDUIT LOCKOUTS AND MALLEABLE STEEL CONDUIT BUSHINGS AND OFFSET CONNECTORS, AND ALL ACCESSORIES AS REQUIRED TO SUIT EACH RESPECTIVE LOCATION AND INSTALLATION. FASTEN BOXES RIGIDLY TO SUBSTRATES OR STRUCTURAL SURFACES TO WHICH ATTACHED, OR SOLIDLY EMBED ELECTRICAL BOXES IN CONCRETE OR MASONRY. USE BAR HANGERS FOR STUD CONSTRUCTION.

ELECTRICAL IDENTIFICATION

- PROVIDE ELECTRICAL IDENTIFICATION PRODUCTS FOR BURIED ELECTRICAL LINES, ARC-FLASH HAZARD LABELS (ANSI Z535.4), SOURCE OF SUPPLY LABELS, AVAILABLE FAULT CURRENT LABELS AND EMERGENCY OPERATING SIGNS TO EQUIPMENT INSTALLED AS PART OF THIS PROJECT.
- COLOR ADHESIVE MARKING TAPE FOR RACEWAYS, WIRES AND CABLES: SELF-ADHESIVE VINYL TAPE NOT LESS THAN 3 MILLS THICK BY 1" TO 2" IN WIDTH.
- UNDERGROUND LINE MARKING TAPE: PERMANENT, BRIGHT COLORED, CONTINUOUS-PRINTED, PLASTIC TAPE COMPOUNDED FOR DIRECT-BURIAL SERVICE NOT LESS THAN 6" WIDE BY 4 MILLS THICK.
- ENGRAVED, PLASTIC LAMINATED LABELS, SIGNS AND INSTRUCTION PLATES: ENGRAVING STOCK PLASTIC LAMINATE, 1/16" MINIMUM THICKNESS FOR SIGNS UP TO 20" SQUARE, OR 8" IN LENGTH; 1/8" FOR LARGER SIZES. ENGRAVED LEGEND IN 1/4" HIGH WHITE LETTERS ON BLACK FACE.
- PROVIDE LABELS ON COVER PLATES INDICATING SOURCE OF POWER (I.E. PANEL – CIRCUIT #) TO COMPLY WITH NEC 408.4.
- PROVIDE CIRCUIT DIRECTORY THAT CLEARLY IDENTIFIES EACH AND EVERY CIRCUIT, TO COMPLY WITH NEC 408.4.
- CONDUIT IDENTIFICATION
  - IDENTIFY RACEWAYS OF SYSTEMS WITH COLOR CODING. ACCEPTABLE MEANS OF COLOR IDENTIFICATION ARE AS FOLLOWS:
    - COLORED ADHESIVE MARKING TAPE
    - FIELD PAINTED FITTINGS IE: COUPLINGS AND CONNECTORS
    - COLOR RACEWAYS FOR THE FOLLOWING SYSTEMS:
      FIRE ALARM SYSTEM: RED
      SOUND/IC: BLUE
      TELEPHONE: YELLOW
      DATA: GREEN
      SECURITY: ORANGE
  - IDENTIFY JUNCTION, PULL AND CONNECTION BOXES
    - PROVIDE COVERPLATES FOR SYSTEMS JUNCTION, PULL AND CONNECTIONS BOXES PAINTED TO MATCH REQUIREMENTS ABOVE.
    - FOR POWER AND LIGHTING JUNCTION BOXES LABEL WITH IDENTITY OF CONTAINED CIRCUITS.

PANELBOARDS

- PROVIDE GALVANIZED SHEET STEEL CABINET TYPE ENCLOSURES, IN SIZES AND NEMA TYPES AS INDICATED, CODE-GAUGE MINIMUM 16-GAUGE THICKNESS. PROVIDE DEAD FRONT SAFETY TYPE PANELBOARDS WITH DOOR-IN-DOOR HINGED FRONTS. EQUIP WITH COPPER (ALUMINUM) BUS BARS, FULL-SIZED NEUTRAL AND GROUND BUS. PROVIDE ENCLOSURES FABRICATED BY THE SAME MANUFACTURER AS OVERCURRENT DEVICES. BOLT ENGRAVED PLASTIC LAMINATE LABELS INDICATING PANEL NAME AND VOLTAGE ON THE INTERIOR AND EXTERIOR OF PANELBOARD.

SERVICE ENTRANCE

- PROVIDE SERVICE-ENTRANCE EQUIPMENT AND ACCESSORIES OF TYPES, SIZES, RATINGS, AND ELECTRICAL CHARACTERISTICS INDICATED.
  - PROVIDE EACH SERVICE ENTRANCE SWITCHBOARD WITH SURGE PROTECTIVE DEVICE.
  - PROVIDE METER SOCKETS WHICH COMPLY WITH THE REQUIREMENTS OF LOCAL UTILITY COMPANY.
  - PROVIDE METERS, CURRENT AND POTENTIAL TRANSFORMERS, SELECTOR SWITCHES, WIRING, ETC. FOR A COMPLETE METERING SYSTEM.

WIRING DEVICES

- PROVIDE SPEC GRADE FACTORY-FABRICATED WIRING DEVICES, IN TYPE, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATING AND COMPLYING WITH NEMA STDS PUB NO. WD-1. PROVIDE HEAVY DUTY SPECIFICATION GRADE, 20-AMPERES RATED, GROUNDING TYPE CONVENIENCE OUTLETS. PROVIDE 20-AMPERE RATED TOGGLE SWITCHES. CONSTRUCT WIRING DEVICE OF HEAVY DUTY HIGH IMPACT NYLON AND PROVIDE COVER PATES TO MATCH. PROVIDE DEVICES AND COLORS SELECTED BY ARCHITECT.
- PROVIDE THE FOLLOWING:
  - CONTROLLED RECEPTACLE - NEMA 5-20R TO COMPLY WITH NEC 406.3(F).
  - GROUND FAULT INTERRUPTER - NEMA 5020R WITH 5 MILIAMPERS GROUND FAULT TRIP LEVEL.
  - USB RECEPTACLE - NEMA 5-20R WITH (2) USB, 5VDC, 2.0 AND 3.0 TYPE A AND TYPE C PORTS.
  - TAMPER RESISTANT RECEPTACLE - NEMA 5-20R TO COMPLY WITH NEC 406.12.
  - WEATHER RESISTANT RECEPTACLE - NEMA 5-20R TO COMPLY WITH NEC 406.9.
  - WEATHER PROTECTIVE DEVICE ENCLOSURE - PROVIDE IN-USE COVER TO COMPLY WITH NEC 406.9.

OVERCURRENT PROTECTIVE DEVICES

- PROVIDE OVERCURRENT PROTECTIVE DEVICES OF THE SAME MANUFACTURER AS THE SWITCHBOARD AND/OR PANELBOARD MANUFACTURER. PROVIDE FACTORY ASSEMBLED DEVICES OF AMPERAGE, VOLTAGE, AND RMS INTERRUPTING RATING SHOWN. PROVIDE DEVICES AS FOLLOWS:
  - MOLDED CASE THERMAL TRIP CIRCUIT BREAKERS:
    - PROVIDE FACTORY-ASSEMBLED BOLT-ON MOLDED CASE CIRCUIT BREAKER WITH PERMANENT THERMAL TRIP AND ADJUSTABLE INSTANTANEOUS MAGNETIC TRIP IN EACH POLE. SERIES RATING IS NOT ACCEPTABLE. CONSTRUCT BREAKERS FOR MOUNTING AND OPERATING IN ANY PHYSICAL POSITION AND IN AN AMBIENT TEMPERATURE OF 40 DEGREES C.
    - CIRCUIT BREAKERS 15 AMPS THROUGH 599 AMPS SHALL BE MOLDED CASE THERMAL CIRCUIT BREAKERS
  - MOLDED CASE SOLID STATE CIRCUIT BREAKERS
    - PROVIDE FACTORY ASSEMBLED BOLT-ON MOLDED CASE CIRCUIT BREAKERS UL LISTED FOR APPLICATION AT 100% OF THEIR RATED CONTINUOUS AMPERE RATING.
    - CIRCUIT BREAKERS 600 AMPS THROUGH 1199 AMPS SHALL BE MOLDED CASE SOLID-STATE CIRCUIT BREAKERS.
    - SOLID-STATE TRIP MECHANISMS SHALL HAVE THE FOLLOWING FUNCTIONS: ADJUSTABLE LONG TIME AMPERE RATING; ADJUSTABLE LONG TIME DELAY; SHORT TIME PICK-UP; ADJUSTABLE SHORT TIME DELAY; ADJUSTABLE INSTANTANEOUS PICK-UP.
  - INSULATED CASE CIRCUIT BREAKERS
    - PROVIDE FACTORY ASSEMBLED BOLT-ON INSULATED CASE CIRCUIT BREAKERS WITH SOLID-STATE TRIP APPLICATION AT 100% OF THEIR CONTINUOUS AMPERE RATING.
    - CIRCUIT BREAKERS 1200 AMPS AND LARGER SHALL BE INSULATED CASE CIRCUIT BREAKERS.

DEMOLITION

- PROVIDE DEMOLITION WORK AS INDICATED BY DRAWINGS. THE INTENT OF THE DRAWINGS IS TO INDICATE MAJOR ITEMS AFFECTED AND NOT TO SHOW EVERY DEVICE AFFECTED BY DEMOLITION WORK.
  - THE NEW ELECTRICAL EQUIPMENT AND APPARATUS SHALL BE COORDINATED AND CONNECTED INTO THE EXISTING SYSTEM AS REQUIRED.
  - THE EXISTING ELECTRICAL DEVICES, CONDUIT AND/OR EQUIPMENT THAT FOR ANY REASON OBSTRUCTS CONSTRUCTION SHALL BE RELOCATED.
  - ALL EXISTING ELECTRICAL EQUIPMENT AND SYSTEMS IN PORTIONS OF THE BUILDING NOT BEING REMODELED SHALL BE KEPT OPERATIONAL, IN SERVICE AND IN WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. RESTORE ANY CIRCUITS AND SYSTEMS INTERRUPTED.
  - EXISTING RACEWAY MAY BE RE-USED WHERE POSSIBLE IN PLACE. ALL CIRCUITS AND WIRE THAT ARE NOT RE-USED SHALL BE REMOVED BACK TO PANEL BOARD. WHERE IT SHALL BE LABELED AS SPARE. RE-USED RACEWAY SHALL MEET ALL REQUIREMENTS FOR NEW INSTALLATION.

INTERIOR AND EXTERIOR BUILDING LIGHTING

- PROVIDE LIGHTING FIXTURES COMPLETE WITH ALL COMPONENTS FOR EACH SIZE, TYPE, AND RATING INDICATED. THIS INCLUDES, BUT NOT LIMITED TO HOUSING, DRIVER, REFLECTORS, AND WIRING. SIZE FUSES PER BALLAST MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL NECESSARY SUPPORTS, BRACKETS, AND MISCELLANEOUS EQUIPMENT FOR THE MOUNTING OF FIXTURES. SUPPORT ALL GRID MOUNTED FIXTURES FROM THE BUILDING STRUCTURE WITH #12GA. STEEL WIRE ATTACHED TO EACH CORNER, INDEPENDENT OF THE CEILING SYSTEM. PROVIDE BACKING SUPPORTS. PROVIDE GYPSUM BOARD PROTECTION AS REQUIRED TO MAINTAIN FIRE RATING OF EACH CEILING IN WHICH FIXTURES ARE INSTALLED. PROVIDE ALL EXTERIOR FIXTURES WITH DAMP OR WET LOCATION LABEL AS REQUIRED BY APPLICATION. PROVIDE CLASS 2 WIRING FOR ALL FIXTURES INDICATED TO HAVE 0-10 DIMMING.

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REV NO.	COMMENT	DATE

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HURRICANE, UT

HURRICANE PICKLEBALL COURT RECONSTRUCTION
ELECTRICAL SPECIFICATIONS

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
		RESOLUT	L.M.	SE003

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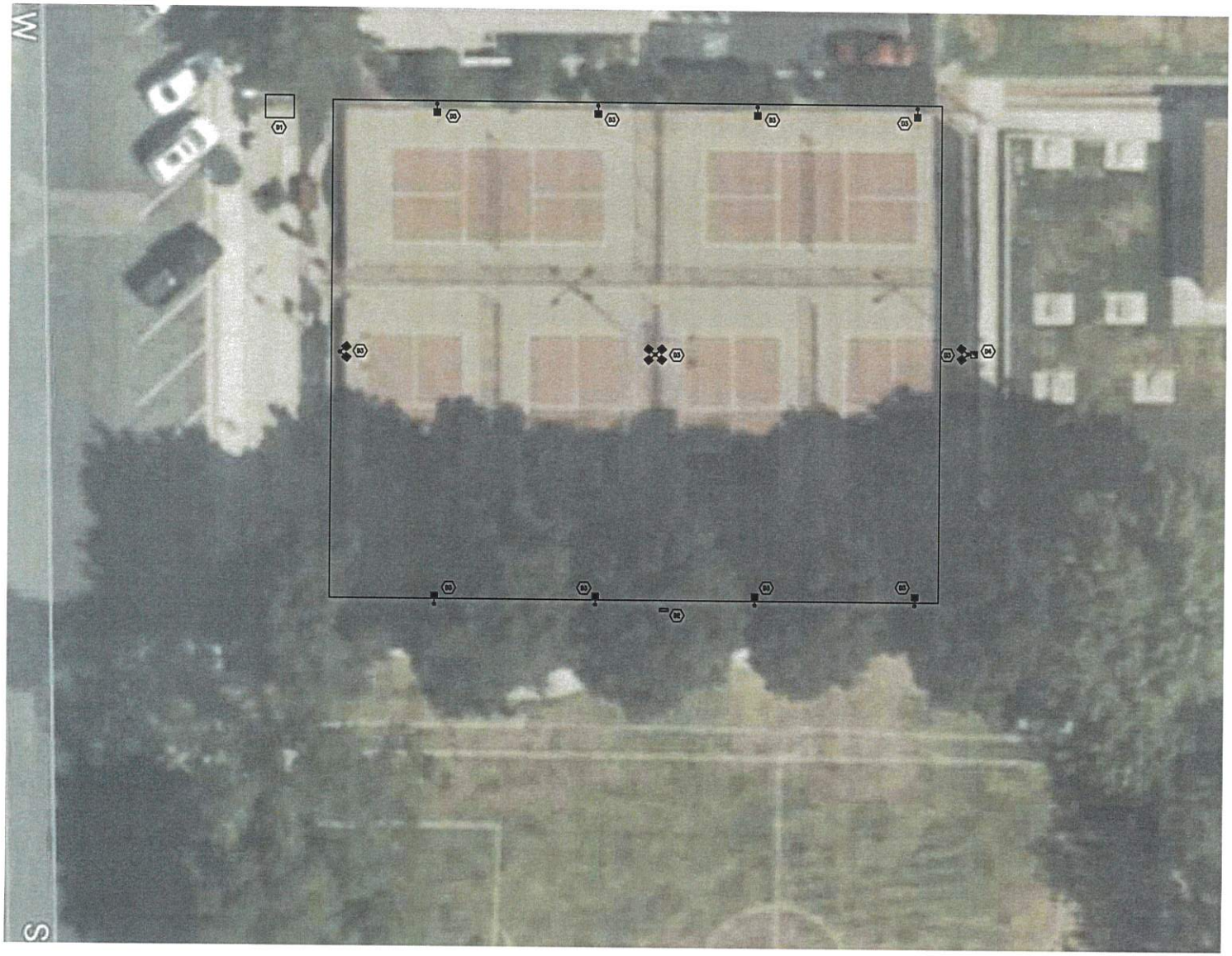

PLAN NORTH

ELECTRICAL DEMOLITION SITE PLAN
1" = 10'-0"

0 5' 10' 20'

RESOLUT

GENERAL SHEET NOTES

1. HURRICANE CITY HAS THE RIGHT TO FIRST REFUSAL OF ALL LIGHT FIXTURES, POLES AND ELECTRICAL EQUIPMENT THAT IS REMOVED. PRIOR TO DEMOLITION WORK, COORDINATE WITH HURRICANE CITY ON WHAT EQUIPMENT SHALL BE SALVAGED TO OWNER.

SHEET KEYNOTES

D1 EXISTING SERVICE TRANSFORMER TO REMAIN. MAINTAIN TRANSFORMER DURING COURSE OF CONSTRUCTION. DISCONNECT AND REMOVE CONDUIT/CONDUCTORS TO PICKLEBALL COURT SERVICE METER. EXISTING TRANSFORMER TOP BE USED TO FEED NEW ELECTRICAL SERVICE. REFER TO SHEET E201 AND ONE-LINE DIAGRAM ON SHEET E301.

D2 EXISTING UNI-STRUT MOUNT METER, PANEL AND CONTACTOR CABINET WITH ASSOCIATED RECEPTACLES TO BE REMOVED. REMOVE ALL ASSOCIATED FRAME, CONDUITS, CONDUCTORS, BOXES, WIRING, ETC.

D3 EXISTING POLE LIGHT TO BE REMOVED. REMOVE ALL ASSOCIATED POLE BASES, CONDUIT, BOXES, WIRING, ETC.

D4 EXISTING 50A PEDESTAL TO BE REMOVED AND RELOCATED. REFER TO SHEET SE201 FOR NEW LOCATION AND CIRCUITING INFORMATION.

REV NO.	COMMENT	DATE

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HURRICANE, UT

HURRICANE PICKLEBALL COURT RECONSTRUCTION
ELECTRICAL DEMOLITION SITE PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	SE101
		RESOLUT	L.M.	45	

By: rolanc, Oct 08, 2025 - 11:41cm
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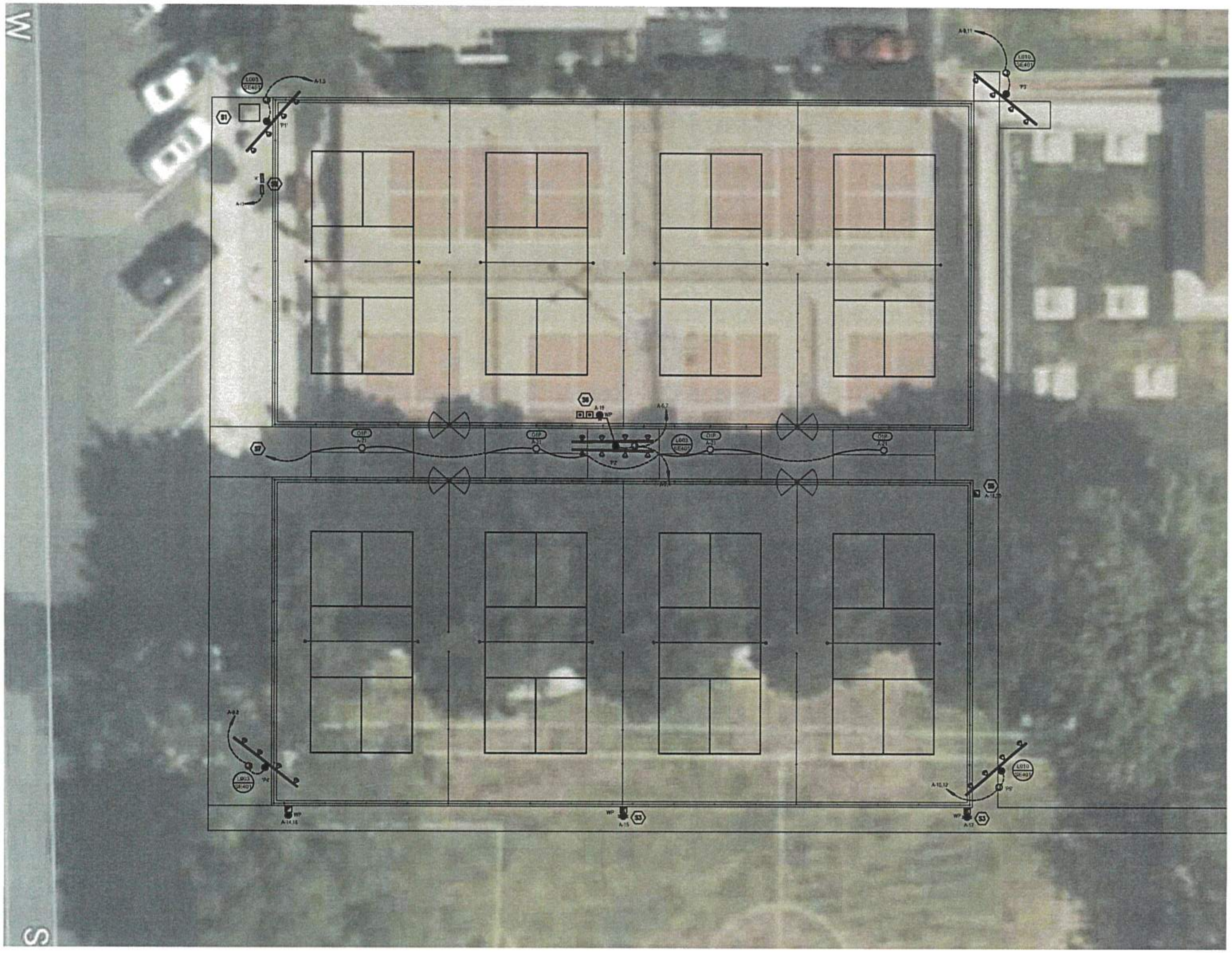


PLAN NORTH

OVERALL ELECTRICAL SITE PLAN
1" = 10'-0"

0 5' 10' 20'

GENERAL SHEET NOTES

1. PROVIDE PULL ROPE IN ALL EMPTY CONDUITS.
2. COORDINATE ALL TRENCHING, EXCAVATING AND BACKFILL WITH GENERAL CONTRACTOR. REFER TO DIAGRAM U007 FOR TRENCH DEPTH AND MINIMUM COVER REQUIREMENTS TO AVOID PICKLEBALL FENCE POSTS AND FOOTINGS.
3. PROVIDE LIGHTNING PROTECTION FOR SPORTS LIGHTING EQUIPMENT. PROVIDE GROUND ROD (8" LONG, 5/8" DIAMETER) WITH MINIMUM 10FT EMBEDMENT. BOND GROUND ROD TO POLE STRUCTURE WITH #2 CU CONDUCTOR.

⬡ SHEET KEYNOTES

S1 LOCATION OF EXISTING SERVICE TRANSFORMER. REFER TO ONE-LINE DIAGRAM ON SHEET E301 FOR MORE INFORMATION.

S2 LOCATION OF NEW METER/SERVICE DISCONNECT AND MUSCO MONITORING CABINET. EQUIPMENT MOUNTED ON UNI-STRUT FRAME. REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION.

S3 PROVIDE SURFACE MOUNT LOCKABLE PEDOC PEDESTAL FOR MOUNTING RECEPTACLES SHOWN. LOCATE PEDESTAL AS CLOSE TO FENCE AS POSSIBLE. PROVIDE PEDOC PEDESTAL SP24-C-H1-SCBA-146 (OR EQUAL).

S4 PROVIDE SURFACE MOUNT LOCKABLE PEDOC PEDESTAL FOR MOUNTING RECEPTACLES SHOWN. LOCATE PEDESTAL AS CLOSE TO FENCE AS POSSIBLE. PROVIDE PEDOC PEDESTAL SP24-C-HT-SCBA-154 (OR EQUAL).

S5 EXISTING 50A PEDESTAL RELOCATED TO NEW LOCATION SHOWN. PROVIDE CIRCUIT SHOWN. LOCATE PEDESTAL AS CLOSE TO FENCE AS POSSIBLE.

S6 PLAYER ACTIVATED PUSH BUTTONS/STROBES AND RECEPTACLE TO BE MOUNTED ON MUSCO POLE. COORDINATE WITH MUSCO EQUIPMENT. WIRE COMPLETE.

S7 ROUTE CIRCUIT FOR SHADE CANOPIES FROM PANEL UP THROUGH SHADE CANOPY LEG TO CONCEAL CONDUIT/WIRING. MOUNT LIGHT FIXTURE ON STRUCTURAL CROSS BEAM. EXTEND CIRCUIT FROM CANOPY TO CANOPY AS SHOWN CONCEALING CONDUIT/WIRING WITHIN SHADE CANOPY STRUCTURE. COORDINATE WITH SHADE CANOPY SHOP DRAWINGS. WIRE COMPLETE.

REV NO.	COMMENT	DATE

PROFESSIONAL ENGINEER 10/08/2025 No. 7852177-2202 BAY MADISON STATE OF UTAH

SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

RESOLUT

HURRICANE, UT

HURRICANE PICKLEBALL COURT RECONSTRUCTION
OVERALL ELECTRICAL SITE PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
		RESOLUT	LM.	SE201

APPROVED
11/26/2025 9:48:13 AM

PANELBOARD SCHEDULE

PANEL A - NEMA 3R | TYPE | 120/240 VOLTS | 1 PH | 3 W

MOUNTING: FLUSH / X SURFACE

DIMENSIONS: W / D (in.) / H

LOCATION: PICKLEBALL COURTS

AMP: 200

MAINS: X LUGS / BREAKER / SUBFEED LUGS / ISO GROUND / 200% NEUTRAL / SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	L. PHASE LOAD A	L. PHASE LOAD B	R. PHASE LOAD A	R. PHASE LOAD B	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
POLE "P1"	20	2	12	1	1330		2330		2	30	2	6	POLE "P2" SOUTH
-	-	-	-	3		1330		2330	4	-	-	-	-
POLE "P2" NORTH	30	2	6	5	2330		1330		6	20	2	10	POLE "P4"
-	-	-	-	7		2330		1330	8	-	-	-	-
POLE "P3"	20	2	8	9	1330		1330		10	20	2	8	POLE "P5"
-	-	-	-	11		1330		1330	12	-	-	-	-
MUSCO CABINET	20	1	12	13	800		4000		14	50	2	4	50A PEDDC PEDESTAL
20A PEDDC PEDESTAL	20	1	12	15		360		4000	16	-	-	-	-
20A PEDDC PEDESTAL	20	1	10	17	360		4000		18	50	2	3	50A PEDESTAL
POLE "P3" RECEPTACLE	20	1	12	19		180		4000	20	-	-	-	-
SPARE CANOPY LIGHTS	20	1	12	21	100				22	20	1		SPARE
SPACE ONLY				23					24	20	1		SPARE
SPACE ONLY				25					26				SPACE ONLY
SPACE ONLY				27					28				SPACE ONLY
SPACE ONLY				29					30				SPACE ONLY
SPACE ONLY				31					32				SPACE ONLY
SPACE ONLY				33					34				SPACE ONLY
SPACE ONLY				35					36				SPACE ONLY
SPACE ONLY				37					38				SPACE ONLY
SPACE ONLY				39					40				SPACE ONLY
SPACE ONLY				41					42				SPACE ONLY
					8250	5530	12990	12990					
					19240	18520	TOTAL						CONNECTED LOAD TOTAL
					180	154	AMPS/PHASE						37760 W

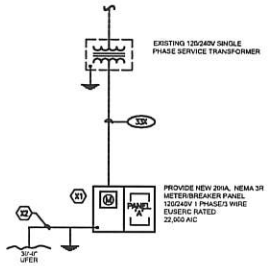
EQUIP RATING 22,000 AMPS RMS SYM.

* Provide 5 mA GFCI Circuit Breaker

SHEET KEYNOTES

X1 COORDINATE METERING REQUIREMENTS WITH HURRICANE CITY POWER.

X2 REFER TO DIAGRAM F620 FOR SERVICE GROUNDING REQUIREMENTS



ONE–LINE DIAGRAM

NO SCALE

COPPER CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQ. GND. COND.
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
51X	120	2"	5 *	1/0	THHN THWN	6
32X	175	2"	3	2/0	THHN THWN	6
42X	175	2"	4	2/0	THHN THWN	6
52X	140	2"	5 *	2/0	THHN THWN	6
33X	200	2"	3	3/0	THHN THWN	6
43X	200	2"	4	3/0	THHN THWN	6
53X	160	2-1/2"	5 *	3/0	THHN THWN	6
34X	230	2-1/2"	3	4/0	THHN THWN	4
44X	230	2-1/2"	4	4/0	THHN THWN	4
54X	184	2-1/2"	5 *	4/0	THHN THWN	4
325	255	3"	3	250	THHN THWN	4
425	255	3"	4	250	THHN THWN	4
525	204	3"	5 *	250	THHN THWN	4
335	310	3"	3	350	THHN THWN	3
435	310	3"	4	350	THHN THWN	3
535	248	3"	5 *	350	THHN THWN	3
350	380	4"	3	500	XHHW	3
450	380	4"	4	500	XHHW	3
550	304	4"	5 *	500	XHHW	3

COPPER CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS

TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE	CONDUIT SIZE	EQ. GND COND
44X-2	400	460	2	4	4/0	2-1/2"	3
54X-2	400	368	2	5 *	4/0	3"	3
335-2	600	620	2	3	350	3"	1
435-2	600	620	2	4	350	3"	1
550-2	600	608	2	5 *	500	3"	1
350-3	800	760	2	3	500	4"	1/0
450-3	800	760	2	4	500	4"	1/0
535-3	800	744	3	5 *	350	4"	1/0
350-3	1000	1140	3	3	500	4"	2/0
450-3	1000	1140	3	4	500	4"	2/0
550-4	1000	1216	4	5 *	500	4"	2/0
335-4	1200	1240	4	3	350	3"	3/0
435-4	1200	1240	4	4	350	3"	3/0
550-4	1200	1216	4	5 *	350	3"	3/0
350-5	1600	1675	5	3	400	3"	4/0
440-5	1600	1675	5	4	400	3"	4/0
540-5	1600	1675	5	5 *	400	4"	4/0
440-6	2000	2010	6	4	400	4"	250
450-7	2500	2665	7	4	500	4"	350
450-8	3000	3040	8	4	500	4"	400
450-11	4000	4180	11	4	500	4"	500

NOTES:
IN PARALLEL RUNS SIZE GND. COND. IN ACCORDANCE WITH NEC PARA. 250-122.

GND. CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS

* 200% NEUTRAL, DERATED TO 80% BASED ON NEC 310.15.B(5)(C)

RESOLUT

280 N 800E, Bldg V, St. George, UT 84770
(435) 674-4601 | info@resolutgroup.com
resolutgroup.com

REV NO.	COMMENT	DATE

PROFESSIONAL ENGINEER 10/08/2025 No. 7832179-2202 JAY MADSEN STATE OF UTAH

SUNRISE ENGINEERING

11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

HURRICANE, UT

HURRICANE PICKLEBALL COURT RECONSTRUCTION
ONE–LINE DIAGRAM

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
		RESOLUT	LML	E301

APPROVED
11/26/2025 9:48:13 AM

Plotted: Oct 08, 2025 - 11:41am
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APPROVED
11/26/2025 9:48:13 AM

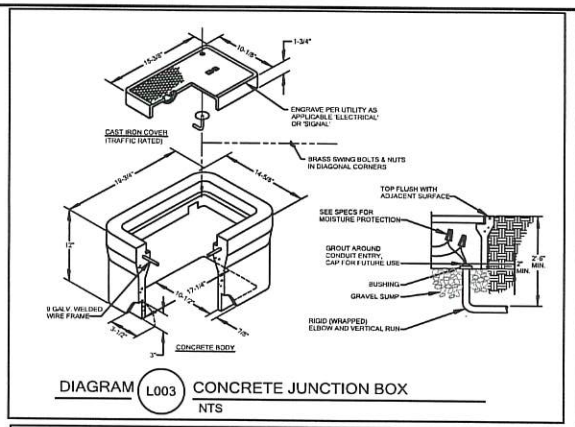

DIAGRAM L003 CONCRETE JUNCTION BOX
NTS

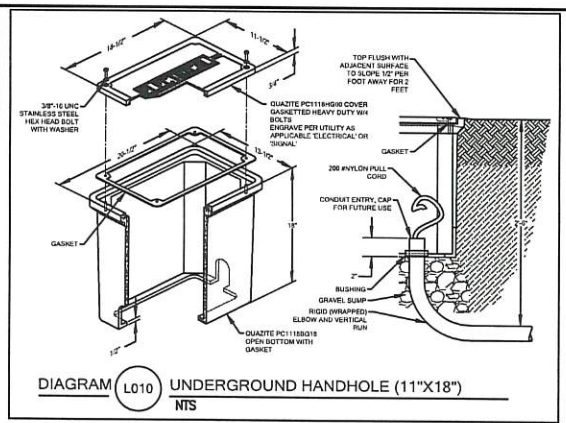

DIAGRAM L010 UNDERGROUND HANDHOLE (11"X18")
NTS

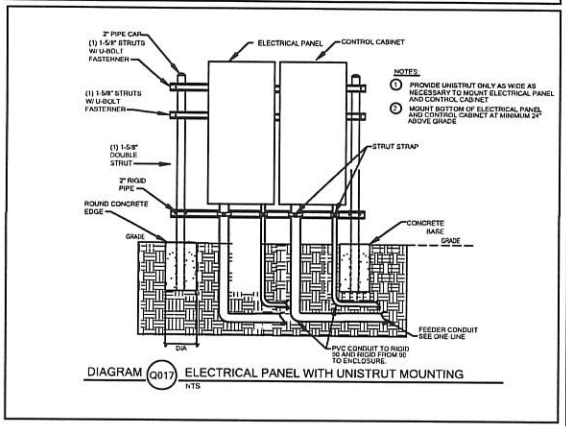

DIAGRAM Q017 ELECTRICAL PANEL WITH UNISTRUT MOUNTING
NTS

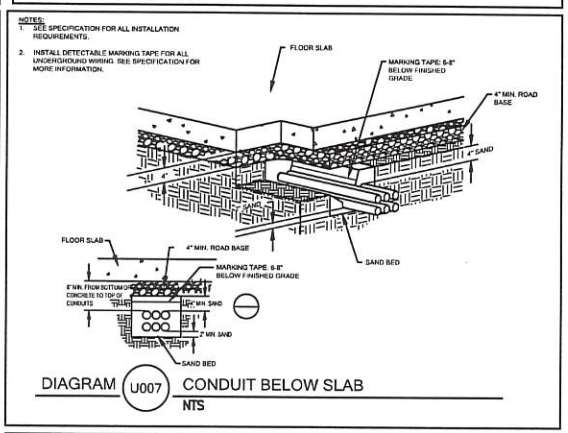

DIAGRAM U007 CONDUIT BELOW SLAB
NTS

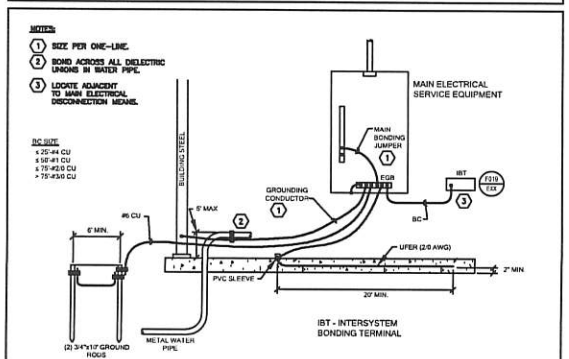

DIAGRAM F020 TYPICAL MAIN ELECTRICAL SERVICE GROUNDING
NTS

RESOLUT
230 N Mall E. Bldg V, St. George, UT 84770
(435) 674-1855 | info@resolutgroup.com
resolutgroup.com

REV NO.	COMMENT	DATE

PROFESSIONAL ENGINEER
10/08/2025
No. 7882177-2202
IAN WALKER
STATE OF UTAH

SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

HURRICANE, UT

HURRICANE PICKLEBALL COURT RECONSTRUCTION
ELECTRICAL DIAGRAMS

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
		RESOLUT	LM.	SE401

By: nelson; Oct. 08, 2025 - 11:41am
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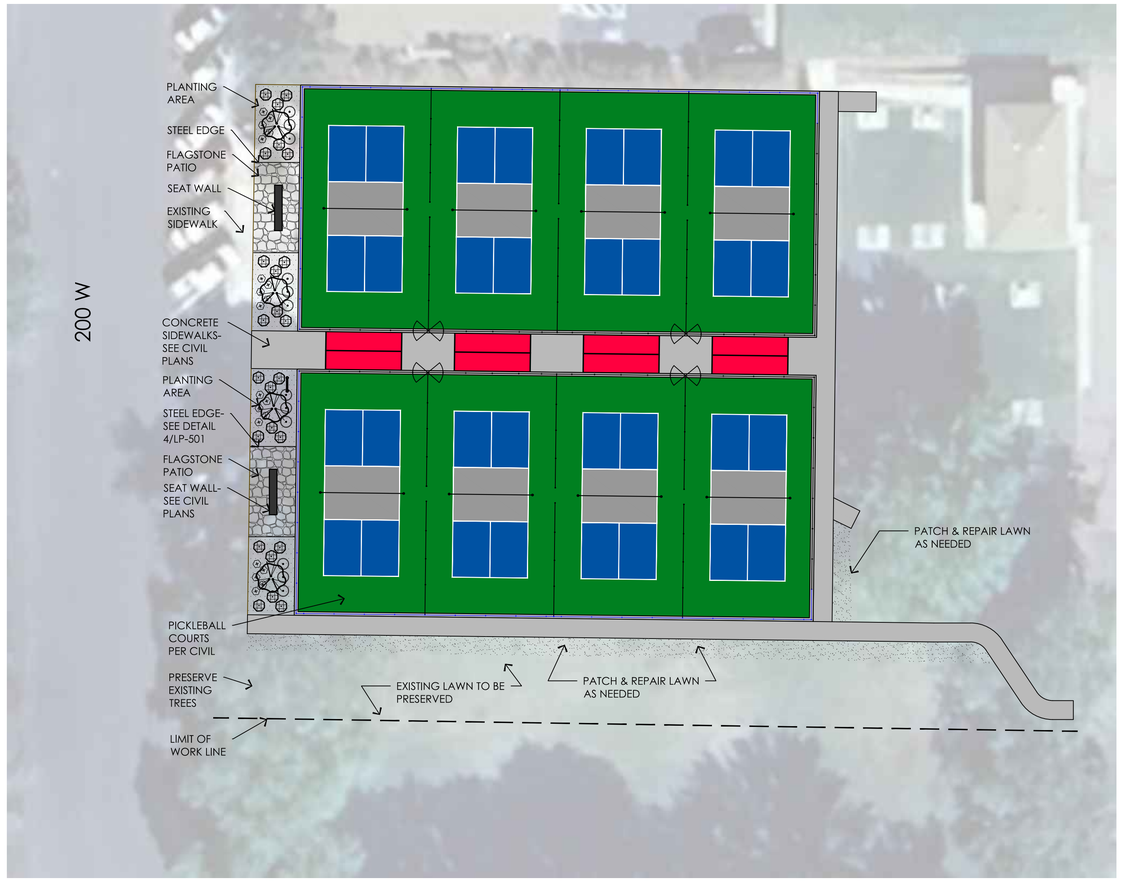
Q:\Users\nelson\Wasatch Group\25-0000 Projects - Documents\250000 Hurricane Downtown Pickleball Court Reconstruction\03_AutoCAD\25-0000 E401.dwg Oct 08, 2025 11:41am nelson



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CAL	SPACING	QTY
TREES						
	LAG WAT	LAGERSTROEMIA INDICA 'WATERMELON RED'	WATERMELON RED CRAPE MYRTLE	24" BOX		4
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
SHRUBS						
	SAL GRE	SALVIA GREGGII	AUTUMN SAGE	5 GAL		12
PERENNIAL						
	CHR MEX	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL		20
	LAN MOU	LANTANA CAMARA `GOLD MOUND`	GOLD MOUND LANTANA	1 GAL		24
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
STONE MULCH						
	STO MUL	STONE MULCH MATCH EXISTING ON-SITE. SUBMIT TO LANDSCAPE ARCHITECT FOR REVIEW	MATCH EXISTING	1" DIA.		860 SF

PRODUCT & MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	COLOR	AVAILABLE VIA.
	FLAGSTONE	APACHE GOLD OR SIMILAR	ROWLAND STONE ST GEORGE

NOTE: CONTRACTOR TO PROVIDE PRODUCT INFORMATION SUBMITTAL FOR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO PURCHASING

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. 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 PRIOR TO INSTALLATION.
9. ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
10. INSTALL DEWITT PRO 5 WEED FABRIC BENEATH 3" DEEP STONE MULCH IN ALL NEW PLANTING AREAS. SEE PLANTING SCHEDULE FOR STONE MULCH DETAILS.
11. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. REFER TO SPECIFICATIONS FOR FURTHER DETAIL.
12. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
13. LAWN AREAS TO BE REHABILITATED SHALL HAVE EXISTING TURF SURFACE REMOVED AND GRUBBED OUT, AND EXISTING TOPSOIL PRESERVED AND AMENDED.

0 10 20 40
SCALE: 1"= 20'

NORTH

100% PLAN SET

G.B:D
G.BROWN:DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
678 East Vine Street, Ste 10
Murray, Utah 84107
801.575.6066
www.gbrowndesign.com

STATE OF UTAH
MICHAEL WONENBERG
NO. 7456909-5301
LICENSED LANDSCAPE ARCHITECT
11.17.2025

HURRICANE CITY UTAH

SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

HURRICANE CITY

DOWNTOWN PICKLEBALL COURTS RECONSTRUCTION
PLANTING PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
15770	ECB	ECB	MJW	23 of 33	LP-101

APPROVED
11/26/2025 9:48:13 AM

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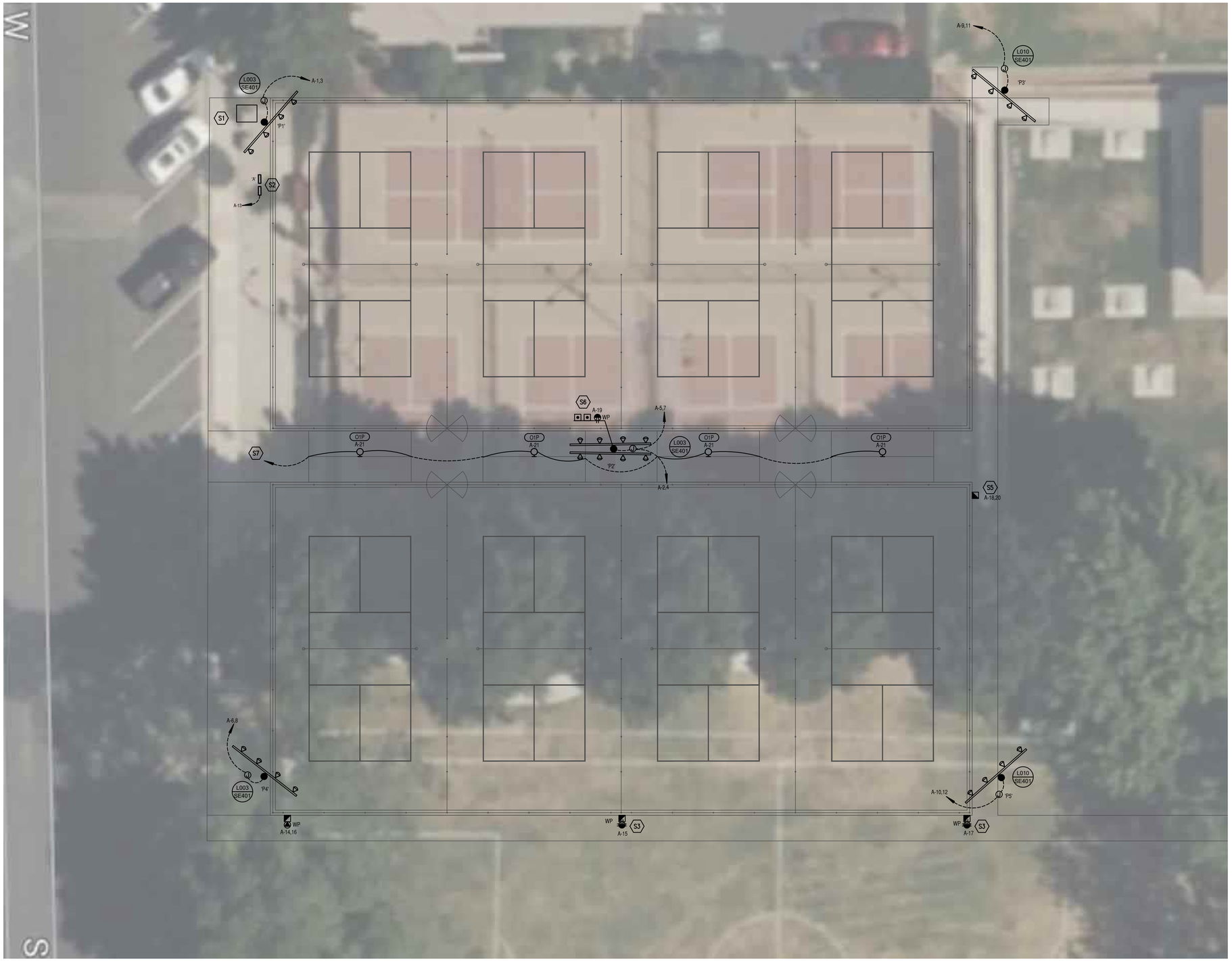

PLAN NORTH

OVERALL ELECTRICAL SITE PLAN
1" = 10'-0"

0 5' 10' 20'

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REV NO.	COMMENT	DATE

PROFESSIONAL ENGINEER
10/08/2025
No. 789217-2202
IAN MADISON
STATE OF UTAH

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resolutgroup.com

HURRICANE, UT

HURRICANE PICKLEBALL COURT RECONSTRUCTION
OVERALL ELECTRICAL SITE PLAN

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	SE201
		RESOLUT	I.M.		

APPROVED
11/26/2025 9:48:13 AM

By: nolson Oct 08, 2025 - 11:41am
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