



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
Michelle Smith
Scott Hughes*

Hurricane Planning Commission Meeting Agenda

February 12, 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 Land Use Code Amendment to Title 10 Chapter 7 regarding conditional use permit for metal buildings.
2. A General Plan Amendment requested located at 1015 N 200 W from single family residential to multifamily. Parcel number H-3-1-27-2106.
3. A Zone Change Amendment request located at 1015 N 200 W from R1-10, residential one unit per 10,000 square feet to RM-1, multifamily six units per acre. Parcel number H-3-1-27-2106.

NEW BUSINESS

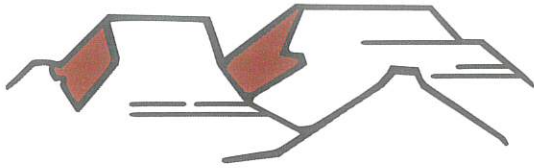
1. GPA26-01: Discussion and consideration of a recommendation to the City Council on a General Plan Amendment requested located at 1015 N 200 W from single family residential to multifamily. Parcel number H-3-1-27-2106. Adam Nielson, Applicant. Karl Rasmussen, Agent.
2. ZC26-01: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1015 N 200 W from R1-10, residential one unit per 10,000 square feet to RM-1, multifamily six units per acre. Parcel number H-3-1-27-2106. Adam Nielson, Applicant. Karl Rasmussen, Agent.
3. PP26-01: Discussion and consideration of a possible approval of a preliminary plat for Gateway Resort at Sand Hollow Phase 1, a 96 unit recreation resort development located at Resort Drive and Sand Hollow Road. Enhanced Home Builders-Brent Moser, Applicant. Karl Rasmussen, Agent.
4. FSP26-03: Discussion and consideration of a possible approval of a final site plan for the Hurricane City Pool, a recreational development located at 750 N 200 W. Hurricane City, Applicant.
5. FSP26-04: Discussion and consideration of a possible approval of a final site plan for SkyRim Townhomes, a 132 unit townhome development located at 290 N 3100 W. SkyRim Development, Applicant. Clark Conway, Agent.
6. LUCA26-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 regarding conditional use permit for metal buildings. Hurricane City, Applicant.

Approval of Minutes:

1. December 11, 2025

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

**GENERAL PLAN
AMENDMENT CHECKLIST**

For office use only: \$500.00 Fee

Reason for Change (Use Extra Sheets if Necessary):

SEE Written Statement

by ADAM Nielson

Submittal Requirements: The Land Use Map application shall provide the following:

- ☒ (1) A map showing the area of the proposed amendment.
- ☒ (2) A current copy of County Assessor's parcel map showing the area of the proposed amendment.
- ☒ (3) Mapped inventory of existing land use within the area of the proposed amendment and extending ½ mile beyond such area.
- ☒ (4) Written statement specifying the potential use of property within the area of the proposed amendment.
- ☒ (5) Written statement explaining why the existing General Plan designation for the area is no longer appropriate or feasible.
- ☒ (6) Analysis of potential impacts of the proposed amendment on existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electrical power, fire protection, garbage collection, etc. and
- ☒ (7) Stamped envelopes with names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning.
- ☒ (8) Warranty deed or preliminary title report or another document (see attached Affidavit) showing evidence that the applicant has control of the property.

NOTE: General Plan Amendments are only considered 2 times a year February and August. It is important that all applicable information noted above is submitted with the fee and application. An incomplete application will not be scheduled for Planning Commission consideration. Contact the Planning Department for the deadline date for submissions. A deadline missed or an incomplete application could result in a six-month 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:

Adam Nielson

Date:

1/15/2026

Signature:

for ADAM



STAFF COMMENTS

Agenda Date:	02/12/2026 - Planning Commission
Application Number:	GPA26-01
Action Type:	Legislative
Applicant:	Adam Nielson
Agent:	Karl Rasmussen
Request:	Request for a General Plan Amendment from Single Family to Multifamily.
Location:	1015 N 200 W
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Deny
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests a General Plan Map Amendment on a vacant 0.48 acre lot along an unimproved section of 200 W from Single Family Residential to Multifamily. The applicant has also applied for a zone change which will be treated as a separate item. All changes to the General Plan Map should be supported by the General Plan and by best planning practices and principles.

	Zoning	Adjacent Land Use
North	R1-10	Undeveloped property, Single Family Homes
East	R1-10	Undeveloped property, Single Family Homes
South	R1-10	Single Family Homes
West	RA-1, OS	Agriculture, Desert Reserve

for this site.

Planning Principles: The General Plan serves as a flexible, advisory framework for managing citywide growth, where land-use boundaries are intentionally fluid rather than rigid. However, this inherent flexibility necessitates caution: amending a designation for a single parcel may establish an undesirable precedent for the surrounding area. While the City maintains broad legislative deference in zoning matters, a General Plan Amendment for this property could serve as a catalyst for higher-density zoning and development within the broader neighborhood.

Findings:

Staff makes the following findings:

1. The request does not meet all the goals and policies of the General Plan Map.
2. This request does not match proper planning principles, and a “spot designation” on the General Plan Map would be inappropriate.

Recommendation: Staff recommends that the Planning Commission consider any public comments received in the public hearing and send a recommendation of denial to the City Council due to not aligning with the intent of the General Plan or proper planning principles.

NARRATIVE

Duplex

I want to generate Affordable places
for family & friends when
young families need a place to live
And — jump start their future.

Alan Nielsen

Potential Impacts

We see no impacts to the environment, surrounding properties, and current city infrastructure with the propose Zone Change to RM-1. We see positive benefit to the City because we will be extending sewer, providing street improvements.

Property Report for Parcel H-3-1-27-2106

Data Updated: 1/11/2026



[Click here for images](#)



[Click here for sketches](#)

Account Summary

Account Number: 0469257
Parcel ID: H-3-1-27-2106
Owner Name: Nielson Adam

Subdivision: N/A
Situs Address: 1015 N 200 W
Hurricane, UT 84737

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A
Units: N/A
Exterior: N/A
Roof Cover: N/A
HVAC Desc: N/A

Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.
Report Generated 1/15/2026 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel **H-3-1-27-2106**

Property Information

Acres: 0.48000000

Zoning: Residential - 1 Unit Per 10,000 Sq. Ft.

Is Property in a Special Flood Hazard Area? No

Is Property in a 0.2% Annual Chance Flood Area? No

Is Property in a Floodway? No

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.*

City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Tax Information

Tax District: Hurricane City

Residential Classification: N/A

Book & Page: N/A

Reference Document: 20250034958

Voting Districts

Washington County Precinct: 27HUR:05

U.S. Senate District: 28

U.S. Congressional District: 3

Utah House District: 72

Washington County School

Board District: 5

** Visit Vote.Utah.gov or the [Washington County Elections Viewer](http://WashingtonCountyElectionsViewer.com) for more voting information.*

Community/Public Services

Law Enforcement: Hurricane East

Fire Protection: Hurricane Fire

** In an emergency, ALWAYS dial **9-1-1**!*

Schools:

Hurricane Elementary

Hurricane Intermediate

Hurricane Middle

Hurricane High

** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Utilities

Culinary Water: Hurricane City

Sewer: Hurricane City

Electricity: Hurricane City

Natural Gas: Dominion Energy (Questar Gas)

Internet Service Providers (Cable): TDS

** For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

Solid Waste Collection Day: Thursday

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

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Report Generated 1/15/2026 by Washington County GIS

Washington County, Utah

County Administration Building

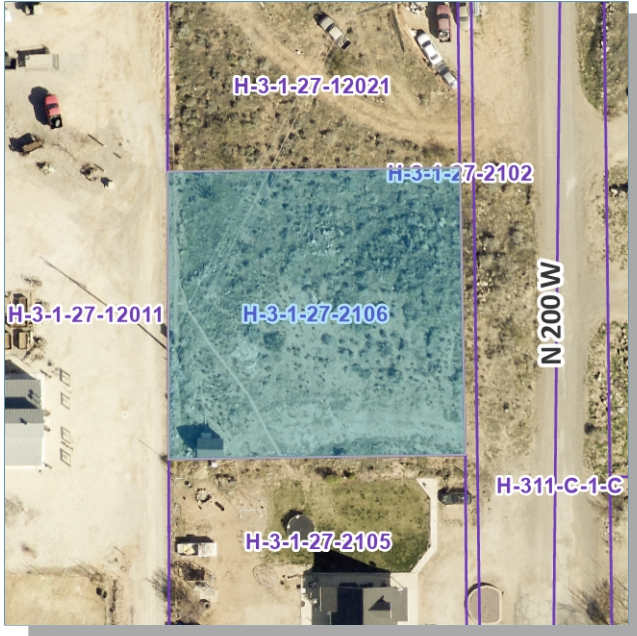
111 E. Tabernacle Street

St. George, UT 84770-3443

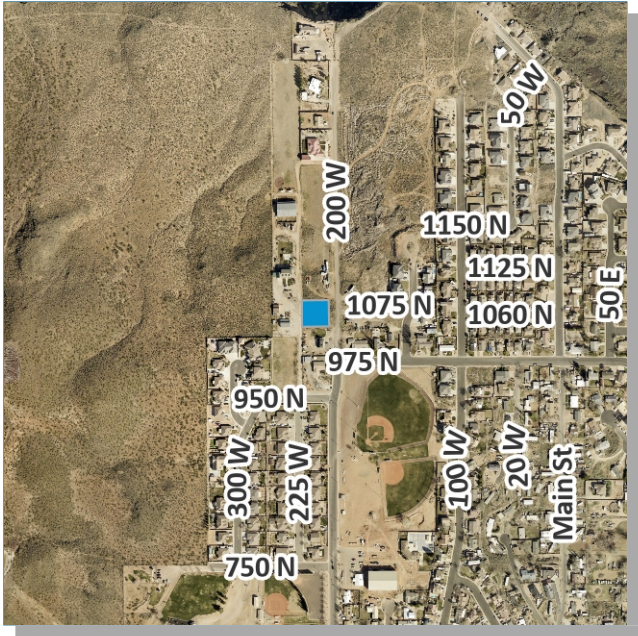
www.washco.utah.gov



Property Report for Parcel H-3-1-27-2106



Parcel highlighted in blue.



Overview Map

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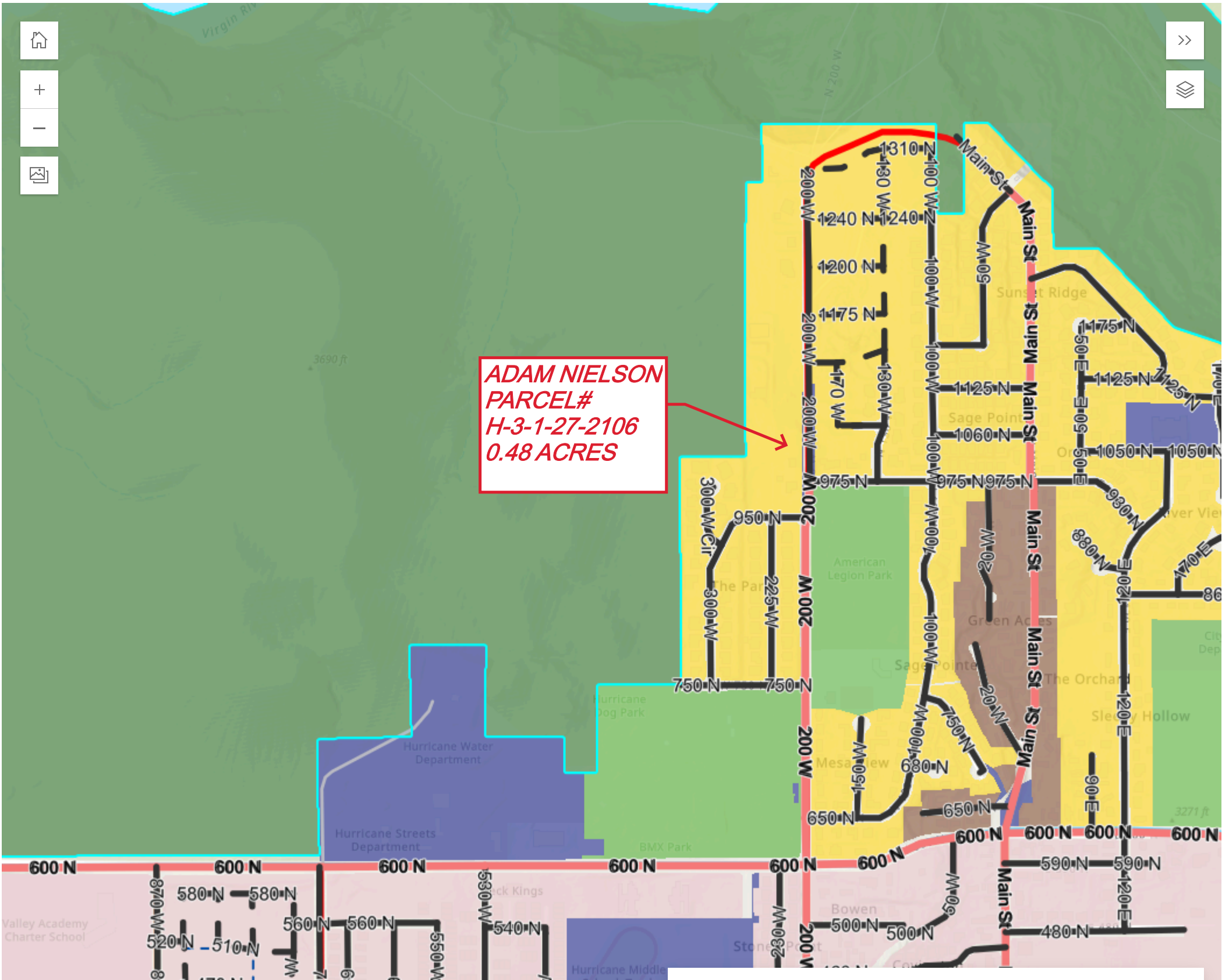
Report Generated 1/15/2026 by Washington County GIS

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www.washco.utah.gov





Planning - Future Land Use General Plan



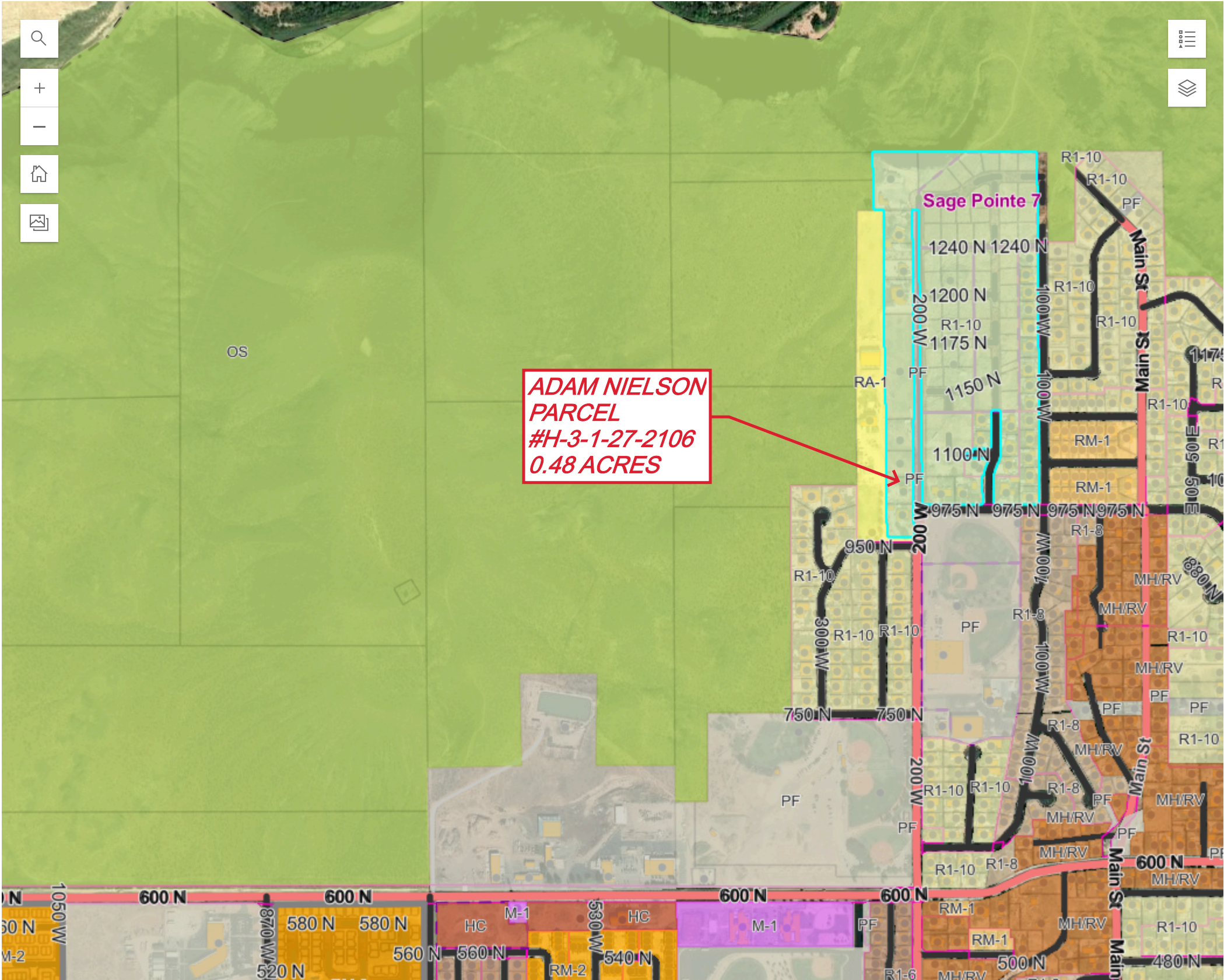
Zoom to	
OBJECTID	8214
Last Update Date	
Last Editor	
globalid	cc1d0460-21de-4415-b07d-339e323be119
Description	Areas within the City of undeveloped open space, such as hillsides, ridge lines, river corridors, habitat, and drainage channels left in a predominately undisturbed state with minimal use impacts. These areas may include uses such as trails, trailheads, and small pavilions.
General Plan	Natural Open Space
Planning Date	
Council Date	
st_area(shape)	39746571.604164
st_lenth(shape)	60881.417325



500 ft



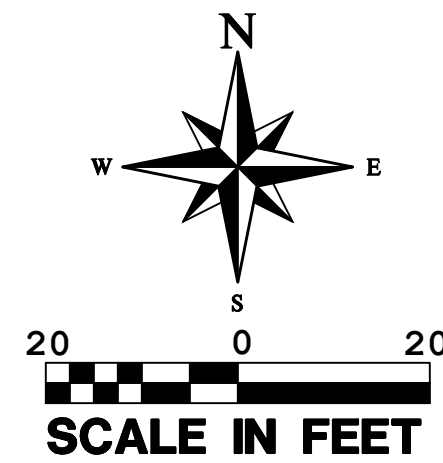
Planning - Zoning



R1-10	
Zoom to	
Zoning Classification	R1-10
Planning Commission Date	
City Council Date	4/7/08, 6:00 PM
Acres	34.327926

LAND USE MAP FOR:
ADAM NIELSON

PARCEL H-3-1-27-2106
LOCATED IN SECTION 27, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

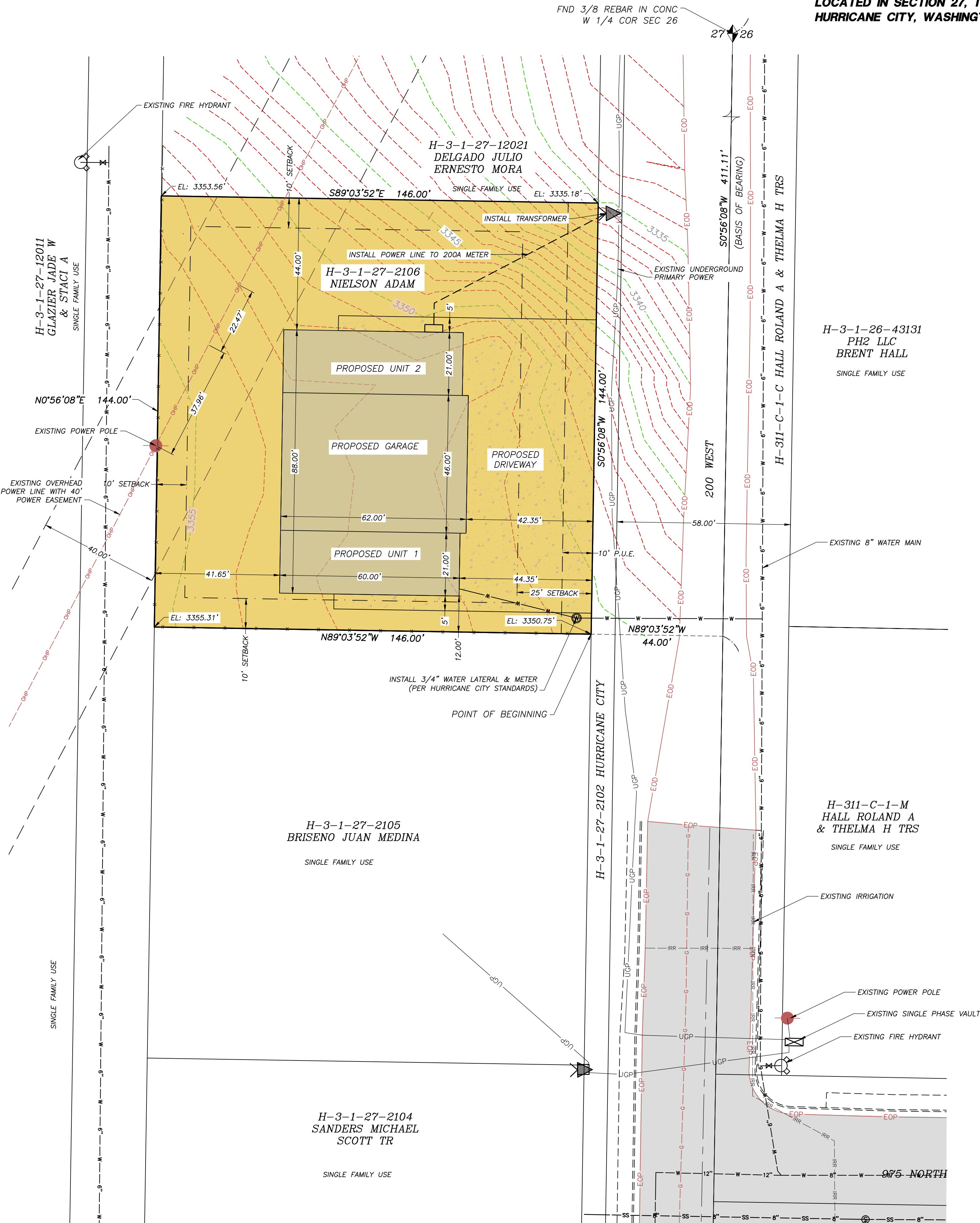


LEGEND

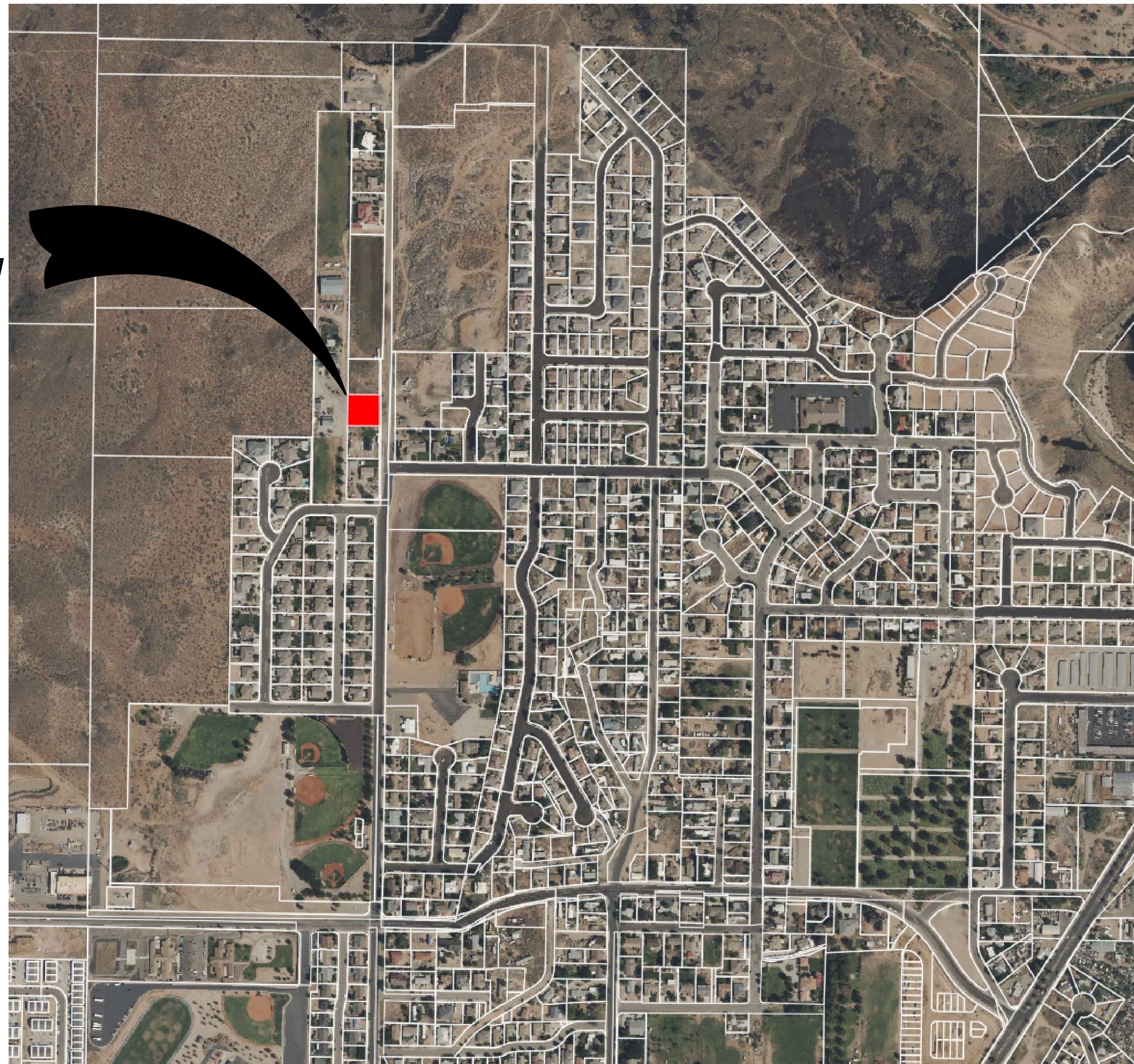
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- SECTION TIE
- CENTER LINE
- EXISTING 6" WATER MAIN
- PROPOSED 3/4" WATER SERVICE
- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND PRIMARY POWER
- PROPOSED POWER LINE
- EXISTING GAS LINE
- PROPOSED LEACH LINE & TRENCH
- EXISTING GRADE MINOR CONTOURS 1'
- EXISTING GRADE MAJOR CONTOURS 5'
- CONTOUR ELEVATION LABEL
- PROPOSED LAND USE OF MULTIFAMILY
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EXISTING ASPHALT
- EXISTING DIRT ROAD
- SECTION MONUMENT AS DESCRIBED
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING TRANSFORMER
- TEST PIT
- CLEANOUT

MULTIFAMILY USE:
RESIDENTIAL NEIGHBORHOODS WITH A COMBINATION OF SMALL-LOT SINGLE FAMILY AND MULTIFAMILY RESIDENCES THAT INCLUDE DESIGNATED SHARED OPEN SPACES. EACH DEVELOPMENT SHOULD CONSIDER PROXIMITY OF TRANSPORTATION, SCHOOLS, SHOPPING, ETC. THE SPECIFIC CONDITIONS FOR EACH PROJECT WOULD BE ADDRESSED DURING THE APPROVAL PROCESS. APPROPRIATE DENSITIES FOR THIS LAND USE INCLUDE RM-1, RM-2, AND RM-3.

LEGAL DESCRIPTION:
COMMENCING AT THE EAST QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE & MERIDIAN; THENCE SOUTH 0°56'08" WEST 411.11 FEET AND NORTH 89°03'42" WEST 44.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°03'52" WEST 146.00 FEET; THENCE NORTH 0°56'08" EAST 144.00 FEET; THENCE SOUTH 89°03'52" EAST 146.00 FEET; THENCE SOUTH 0°56'08" WEST 144.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.48 ACRES.



PROJECT
LOCATION

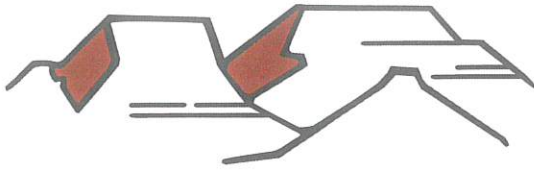


REVISIONS		DESCRIPTION	NO	DATE	BY

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

LAND USE MAP FOR:
ADAM NIELSON
PARCEL H-3-1-27-2106
LOCATED IN SECTION 27, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/14/2026
SCALE	1"=20'
JOB NO.	827-001
SHEET NO.	C1



PLANNING & ZONING
HURRICANE CITY
UTAH

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

ZONE CHANGE APPLICATION CHECKLIST

For office use only: \$500.00 Fee

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

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

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:

Adam Nelson

Date:

1/15/2026

Signature:

ASR for Adam



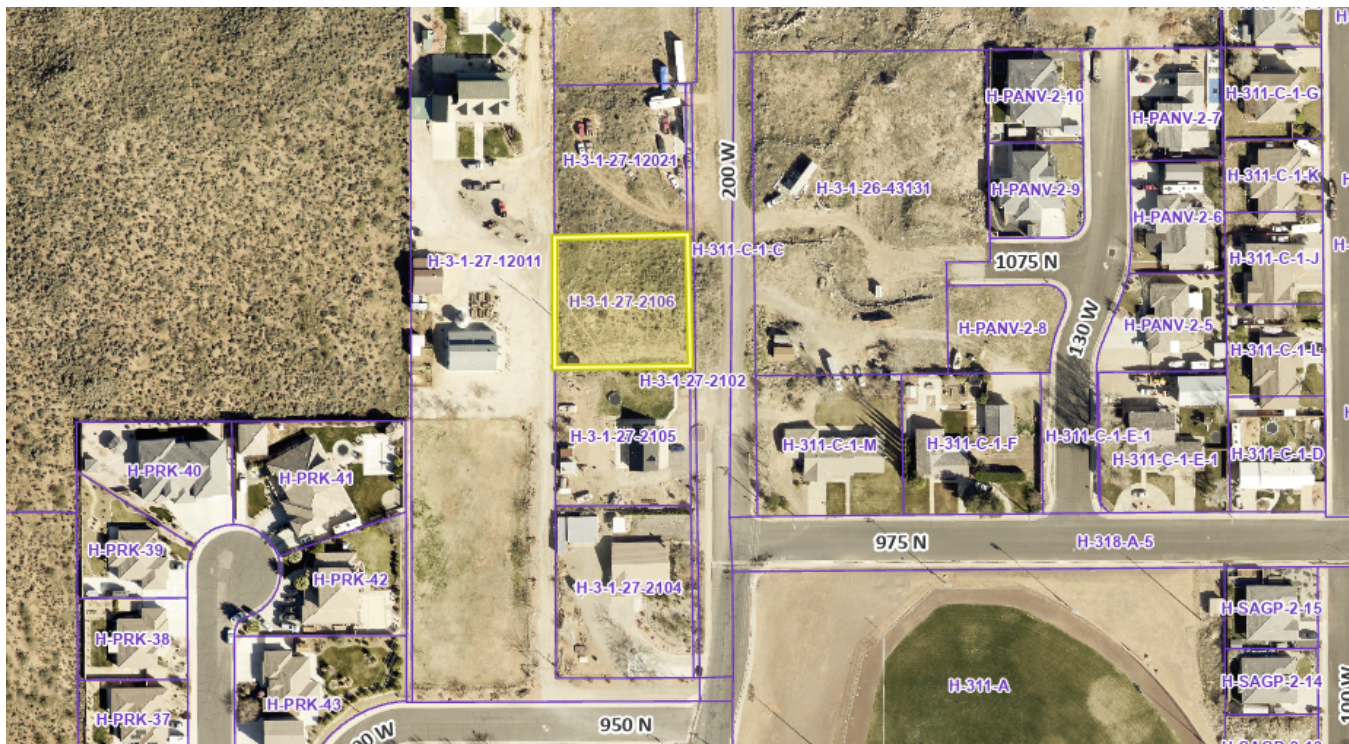
STAFF COMMENTS

Agenda Date:	02/12/2026
Application Number:	ZC26-01
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Adam Nielson
Agent:	Karl Rasmussen
Request:	A Zone Change from R1-10 to RM-1
Location:	1015 N 200 W
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Deny
Report prepared by:	Fred Resch III

Discussion:

The applicant is seeking a zone change from Single Family Residential R1-10, one unit per 10,000 sq ft, to Multiple Family RM-1 for a 0.48-acre lot for the purpose of building a duplex on the property. The lot is located along 200 W north of the existing improvements on an unimproved road. The applicant has stated they would like to build a duplex for family members. Staff has informed the applicant of the Accessory Dwelling Unit (ADU) ordinance and how it might accomplish their goals for this property without the need for a zone change or the construction of a multifamily duplex. Notwithstanding, the applicant has elected to proceed with the requested zone change.

	Zoning	Adjacent Land Use
North	R1-10	Undeveloped property, Single Family Homes
East	R1-10	Undeveloped property, Single Family Homes
South	R1-10	Single Family Homes
West	RA-1, OS	Agriculture, Desert Reserve



Vicinity Map

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

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

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

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

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

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

Response: It should be noted that the applicant has also applied for a General Plan Amendment, and this report's analysis is based on the current General Plan designation of the property and surrounding area. The General Plan Map designates this area as "Single Family", which advises densities consistent with R1-15, R1-10, R1-8, and R1-6. The proposed Multiple Family RM-1 zone does not comply with the general plan's Single Family designation for the site. Rezoning the property would create an inconsistency between zoning and the general plan where consistency currently exists. Although, it is recognized that the general plan is advisory in nature and not binding, and the City Council ultimately has discretion to approve a zone change that does not conform with the general plan if they deem the degree of inconsistency to be minimal or of no consequence. Nevertheless, it is not an advisable land-use practice to create inconsistencies between zoning and the general plan. Rather, it is generally expected that zone changes be approved in cases that maintain or improve consistency.

Alternatively, the general plan does recommend that the City consider adding different housing types in appropriate areas:

"In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing."

Also, the 2022 Moderate Income Housing Plan recommends that the City, "Look at areas where 'Missing Middle Housing' and mixed-use zones can be implemented within existing and future residential and commercial developments." The project has the potential to provide an additional for-sale housing unit, which would be a benefit to the City, but an exclusively single-family neighborhood may not be an appropriate area to spot-zone for a Multiple Family project.

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

Response: The area is sparsely developed, with the majority of the surrounding area being undeveloped. There are larger lots with agricultural use in the area and any multifamily use would not be harmonious with the low-density agricultural and single family uses in the area.

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

Response: The surrounding area remains largely undeveloped and lacks fully constructed public infrastructure, including improved roadway access, drainage facilities, and utility extensions. Additional

residential density may introduce increased traffic, service demands, and site disturbance that could affect adjacent properties until such improvements are completed. Without coordinated infrastructure upgrades, incremental development has the potential to create compatibility challenges related to access, drainage, and overall neighborhood transition.

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

Response: Some public facilities and services are in the vicinity while others are not. 200 W is not fully improved and the applicant does not control enough property to make it acceptable. While Ash Creek Special Service District finds a septic system acceptable for this project, it is poor planning practice to allow increased density in an area with no gravity sewer. See JUC comments below.

JUC Comments:

Public Works: [No comments received.]

Sewer: Due to the date of the parcel creation, topography of the lot, and distance to existing sewer this lot will need to install a septic system. Owner will need to complete the Ash Creek septic agreement and contact the Health Department for a septic permit before building.

Streets: Approved.

Power: [No comments received.]

Water: Approved

Engineering: 200 W (a master planned major collector with a trail on its west side) is a substandard road and the water main in 200 W is (was) substandard. Sage Pointe Phase 5, a development currently under construction northeast of the proposed zone change, has committed to replace the water main and construct curb, gutter, and sidewalk on 200 W's east side and pave 32' of asphalt across the proposed zone change's frontage. Additional right of way is to be secured from the Halls (per a commitment on document #20080003353). The exact timing is uncertain.

This property will need a future project to get gravity sewer. Although the sewer will be constructed with Sage Pointe Phase 5, it will be too shallow for this site. This property and the properties to the north will likely need to coordinate a sewer project for themselves with Ash Creek Special Service District.

The property to the west has limited development potential due to the narrowness of the lot and it being adjacent to BLM property on its west and north boundaries. Without coordinated efforts it seems a more than 6 acre property can get trapped behind other development.

Fire: Utility plan must be submitted and approved.

Other Considerations:

The applicant has stated that they want two units for an affordable living arrangement for family or friends. The current Single Family Residential R1-10 zoning would allow for a single-family home with an ADU, which would also accomplish the applicant's goal of having two units. The proposed floor plan would have to be amended so that one unit was clearly "subordinate" to the other as the city code requires. Staff strongly recommends that the applicant pursue this route instead.

Findings:

Staff makes the following findings:

1. The application does not comply with the general plan's Single Family land-use designation of the area, and would create a new inconsistency with the General Plan.
2. The neighborhood and surrounding development is sparsely developed single-family homes. A single, Multiple Family RM-1 lot with a duplex would be out of character with the single-family nature of the neighborhood and vicinity.
3. The proposed amendment may have an adverse impact on the surrounding properties.
4. Services are largely inadequate to serve the area and proposed project.

Recommendation: The Planning Commission should review the requested zone change based on standards within the Hurricane City Code, and also consider any public comments. Based on the findings that the proposed zone change does not comply with the General Plan, along with the potential for future construction of a duplex that could be out of character with the surrounding single-family homes, staff recommends that the Planning Commission send a recommendation of denial to the City Council. Staff recommends the applicant apply to build a single family home with an ADU to accomplish their goals for the property.

NARRATIVE

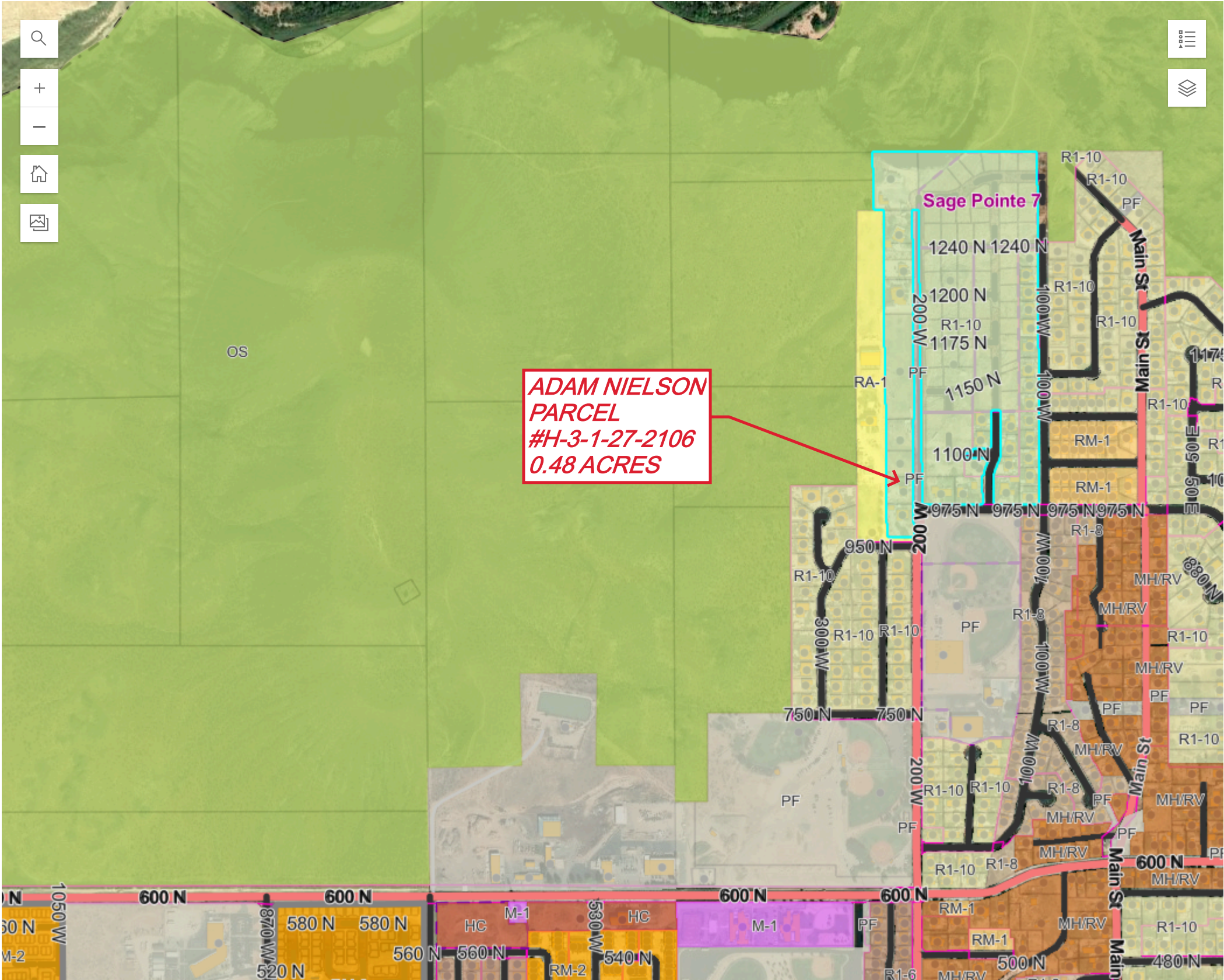
Duplex

I want to generate Affordable places
for family & friends when
young families need a place to live
And — jump start their future.

Alan Nielsen



Planning - Zoning



R1-10

Zoom to

Zoning Classification	R1-10
Planning Commission Date	
City Council Date	4/7/08, 6:00 PM
Acres	34.327926

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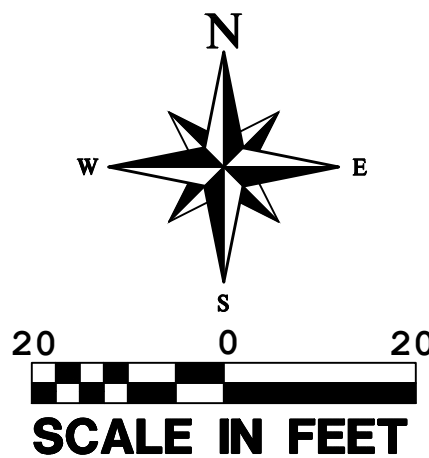
1 of 4

500 ft



ZONE CHANGE MAP FOR:
ADAM NIELSON

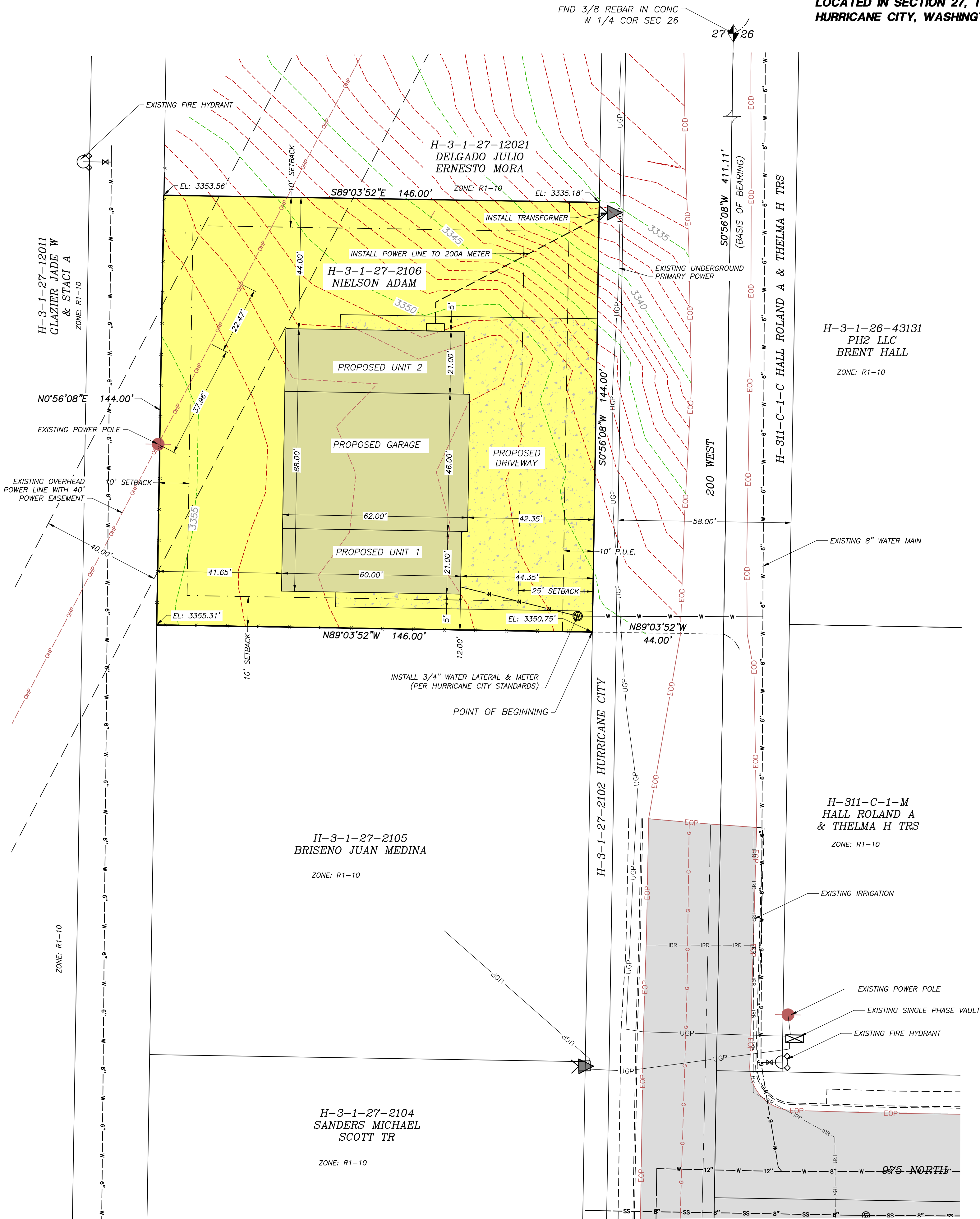
PARCEL H-3-1-27-2106
LOCATED IN SECTION 27, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



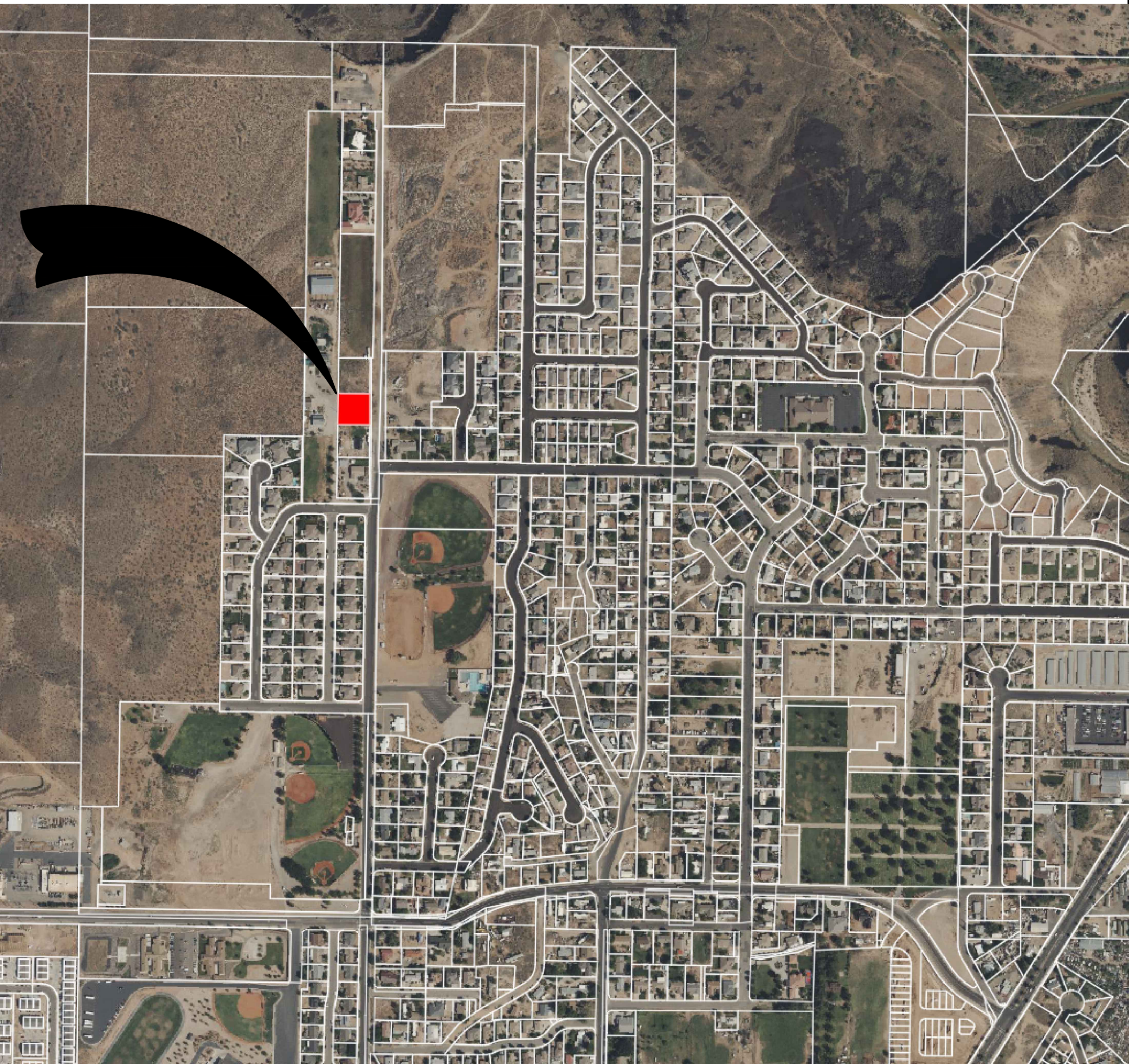
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- SECTION TIE
- CENTER LINE
- EXISTING 6" WATER MAIN
- PROPOSED 3/4" WATER SERVICE
- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND PRIMARY POWER
- PROPOSED POWER LINE
- EXISTING GAS LINE
- PROPOSED LEACH LINE & TRENCH
- EXISTING GRADE MINOR CONTOURS 1'
- EXISTING GRADE MAJOR CONTOURS 5'
- CONTOUR ELEVATION LABEL
- PROPOSED ZONE OF RM-1
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EXISTING ASPHALT
- EXISTING DIRT ROAD
- SECTION MONUMENT AS DESCRIBED
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING TRANSFORMER
- TEST PIT
- CLEANOUT

PROPOSED ZONE CHANGE:
CHANGE ZONE TO RM-1 TO ALLOW FOR MULTIFAMILY (6 UNITS PER ACRE)
LEGAL DESCRIPTION:
COMMENCING AT THE EAST QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE
BASE & MERIDIAN; THENCE SOUTH 0°56'08" WEST 411.11 FEET AND NORTH 89°03'42" WEST 44.00 FEET TO THE
POINT OF BEGINNING;
THENCE NORTH 89°03'52" WEST 146.00 FEET; THENCE NORTH 0°56'08" EAST 144.00 FEET; THENCE SOUTH 89°03'52"
EAST 146.00 FEET; THENCE SOUTH 0°56'08" WEST 144.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.48 ACRES.



PROJECT
LOCATION



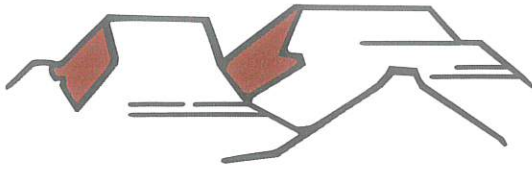
REVISIONS		DATE	BY
DESCRIPTION			
NO			

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

ZONE CHANGE MAP FOR:
ADAM NIELSON
PARCEL H-3-1-27-2106
LOCATED IN SECTION 27, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/14/2026
SCALE	1"=20'
JOB NO.	827-001
SHEET NO.	

C2



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:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ 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.)
 - ☒ 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.
 - ☒ 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.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
 - ☒ h. Contours at vertical intervals not greater than five (5) feet.
 - ☒ 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.
 - ☒ j. Information on whether property is located in desert tortoise take area.
- ☒ 3. Proposed Plan: The subdivision plans shall show:
 - ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
 - ☒ b. The layout, numbers, and typical dimensions of lots.
 - ☒ 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.
 - ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
 - ☒ 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)
 - ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
 - ☒ g. Approximate radius of all center line curves on highways or streets.

- ☒ 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)
- ☒ 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.
- ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
- ☒ 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.
- ☒ 4. Warranty deed or preliminary title report or another document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☒ 5. Signed and notarized Acknowledgement Water Supply

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 submit an application 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: Gateway Resort of Sand Hollow LLC Date: 1-15-26
 Signature: [Signature]

PRELIMINARY PLAT APPLICATION (General Information)

PURPOSE

The preliminary plat application is the first step in 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 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 desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat 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 two weeks before desired Planning Commission meeting. (See submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. 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 Planning Commission will review and make recommendation to the City Council on the final plat

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.



STAFF COMMENTS

Agenda Date:	02/12/2026
Application Number:	PP26-01
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Brent Moser
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat.
Location:	Resort Drive and Sand Hollow Road
Zoning:	RR
General Plan Map:	Planned Community
Recommendation:	Approve subject staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary plat for Gateway Resort at Sand Hollow. This is a recreation resort development located within the Gateway to Sand Hollow Public Infrastructure District. This preliminary plat was originally approved in January 2023, but that approval has since expired. This proposal is for the first phase of 96 condominium recreation resort units and a clubhouse and pool. The site is zoned Recreation Resort (RR).



Vicinity Map

JUC Comments

Construction drawings have already been submitted for this phase. The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** Dixie Power area.
3. **Sewer:** Approved.
4. **Street:** Approved.
5. **Water:** Approved.
6. **Engineering:**
7. **Fire:** Utility plan must be approved.
8. **Cable:** Approved.
9. **Gas:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. **Land Use:** The property is zoned Recreation Resort, which allows a maximum density of 15 units per acre. The applicant is proposing 96 units over 11.658 acres which equates to a density of 8.23 units per acre which meets the zoning standards. Where this is only the first phase, the City will need to ensure that future phases and the overall development does not exceed the approved density for the development.
2. **Parking:** The applicant is proposing 525 parking spaces for this phase, with 231 stalls being in an underground parking garage below the building. The parking standard for resorts is one space per bedroom (Hurricane City Code (HCC) 10-26-6(E)) while the applicant has not proposed specific floorplans to verify the number of bedrooms this is almost certainly sufficient. Some parking will need to be set aside for the clubhouse and pool. In addition, 19 RV and trailer parking spaces are required. The city has accepted “pull through” spaces to count towards this standard. The applicant will need to provide a more detailed parking breakdown for the final site plan.
3. **Amenities:** Per HCC 10-26-4, one clubhouse and one pool are required with this phase and must be constructed with the first phase. The plan indicates that three pools and the clubhouse will be constructed with this phase, thus meeting the requirement.
4. All park strips will need to be landscaped and have the proper improvements.
5. A will serve letter from the water and sewer departments has been provided.
6. **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, Hurricane City and other cities report monthly the number of 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. As part of the Gateway to Sand Hollow Public Infrastructure District this development’s 96 units have already been reported to WCWCD.

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

Gateway Resort at Sand Hollow is being built in phases. We are currently building phase 1 with 96 units on the North side of 800 South and a Clubhouse with a pool on the South side.



January 14, 2026

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

Subject: Will Serve – Gateway at Sand Hollow Resort Ph. 1

Gary,

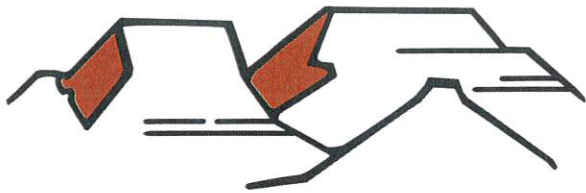
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

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

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

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



WATER HURRICANE CITY UTAH

Ken Richins, Superintendent

January 14, 2026

To Whom It May Concern:

Western Mortgage and Realty Company (the "Developer") has requested a culinary water will serve letter for the subdivision known as N/A, located at approximately 303 S Sand Hollow Rd 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 96 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.

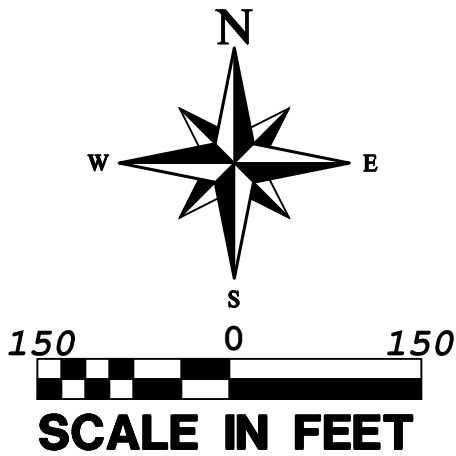
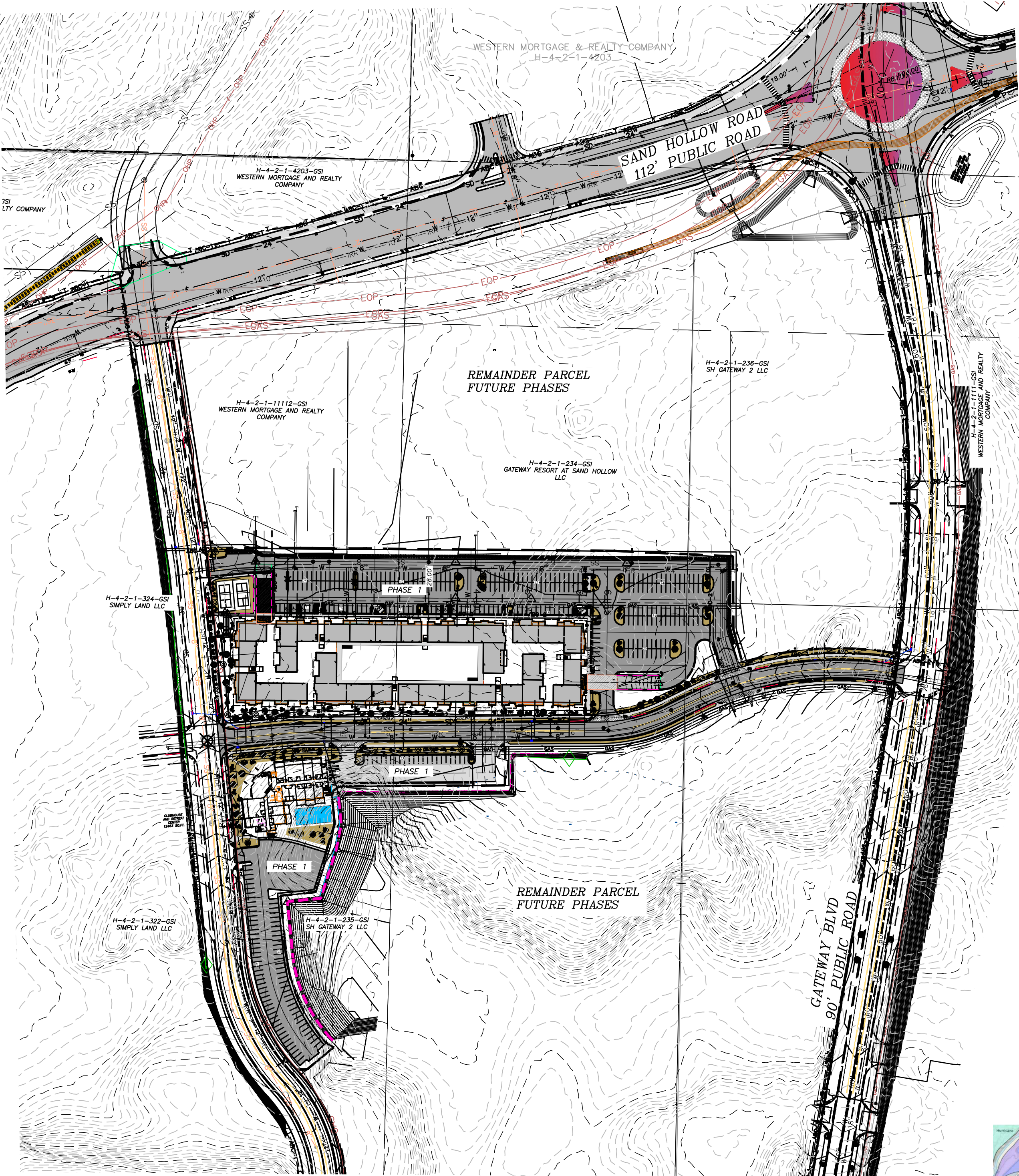
Sincerely,

Kory Wright

Water Department Superintendent

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PHASE 1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



SITE DATA PHASE-1:

TOTAL UNITS = 96
TOTAL REQUIRED PARKING PHASE 1 = 300 SPACES (1 SPACE/BEDROOM)
PHASE 1 PROVIDED = 288 + 6 (ADA) + 231 (UNDERGROUND)
TRAILER PARKING IN PHASE 1 = 21
BUILDING FOOTPRINT OF PHASE 1 = 87,107.20 SQ.FT.
TOTAL PAVEMENT OF PHASE 1 = 149,430.38 SQ.FT.
TOTAL POOL AREA = 1200'x2 + 4348 = 6,748 SQ.FT. (3 POOLS)
TOTAL LANDSCAPE OF PHASE 1 = 112,919.47 SQ. FT. (24.27% OF TOTAL SITE AREA FOR PH 1)
TOTAL REQUIRED PLANTS = 207 TREES AND 414 SHRUBS

FIRE NOTE: 3 STORY BUILDINGS NEED A SPRINKLER SYSTEM WITH REMOTE FDC. KNOX BOX REQUIRED

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK THERE ARE NO IRRIGATION FACILITIES.
PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

DESERT TORTOISE TAKE AREA

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

NOTE:

1. THE VALET RV PARKING WILL BE PROVIDED WHEN DOUBLE PARKING STALLS ARE NOT AVAILABLE
2. THE OWNER IS CURRENTLY IN THE PROCESS OF ACQUIRING LAND NEARBY TO PROVIDE THE VALET RV/TRAILER PARKING.
3. THE PLANNING DEPARTMENT CONFIRMED THAT A VALET SERVICE WOULD BE WITHIN THE CITY'S CODE CRITERIA IN ORDER TO PROVIDE NEEDED TRAILER/RV PARKING.
4. OFFSITE PARKING LOCATION IS STILL BEING DETERMINED WITHIN A TWO MILE RADIUS OF THE RESORT
5. A TEMPORARY RECEPTION AREA WILL BE BUILT AT THE RETREAT CENTER UNTIL THE HOTEL/CLUBHOUSE IS BUILT.
6. THE RETREAT CENTER WILL ACT AS A TEMPORARY CLUB HOUSE/ CHECK-IN LOCATION UNTIL THE MAIN CLUBHOUSE IS BUILT WITH THE HOTEL.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO 'HIGH' CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY <10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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

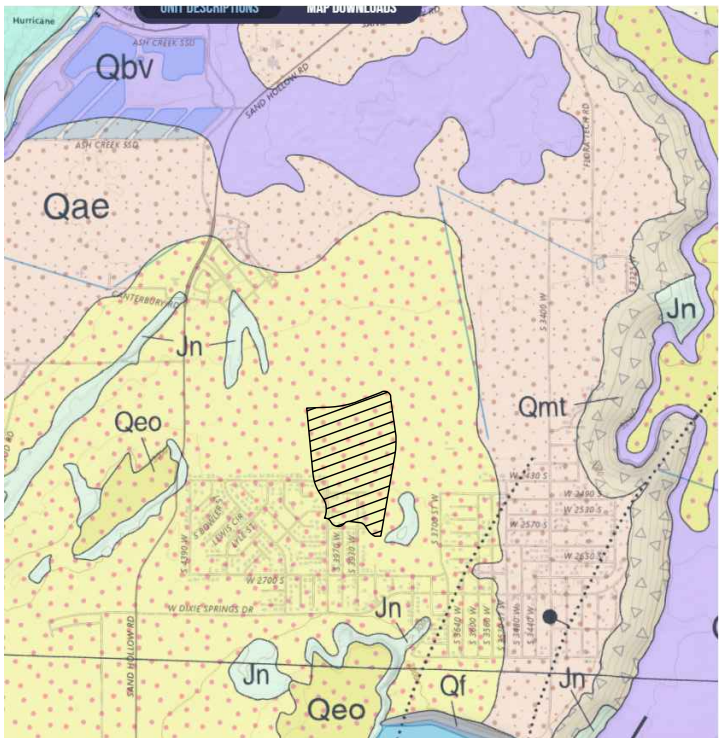
GEOLOGICAL SURVEY REPORT:

QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

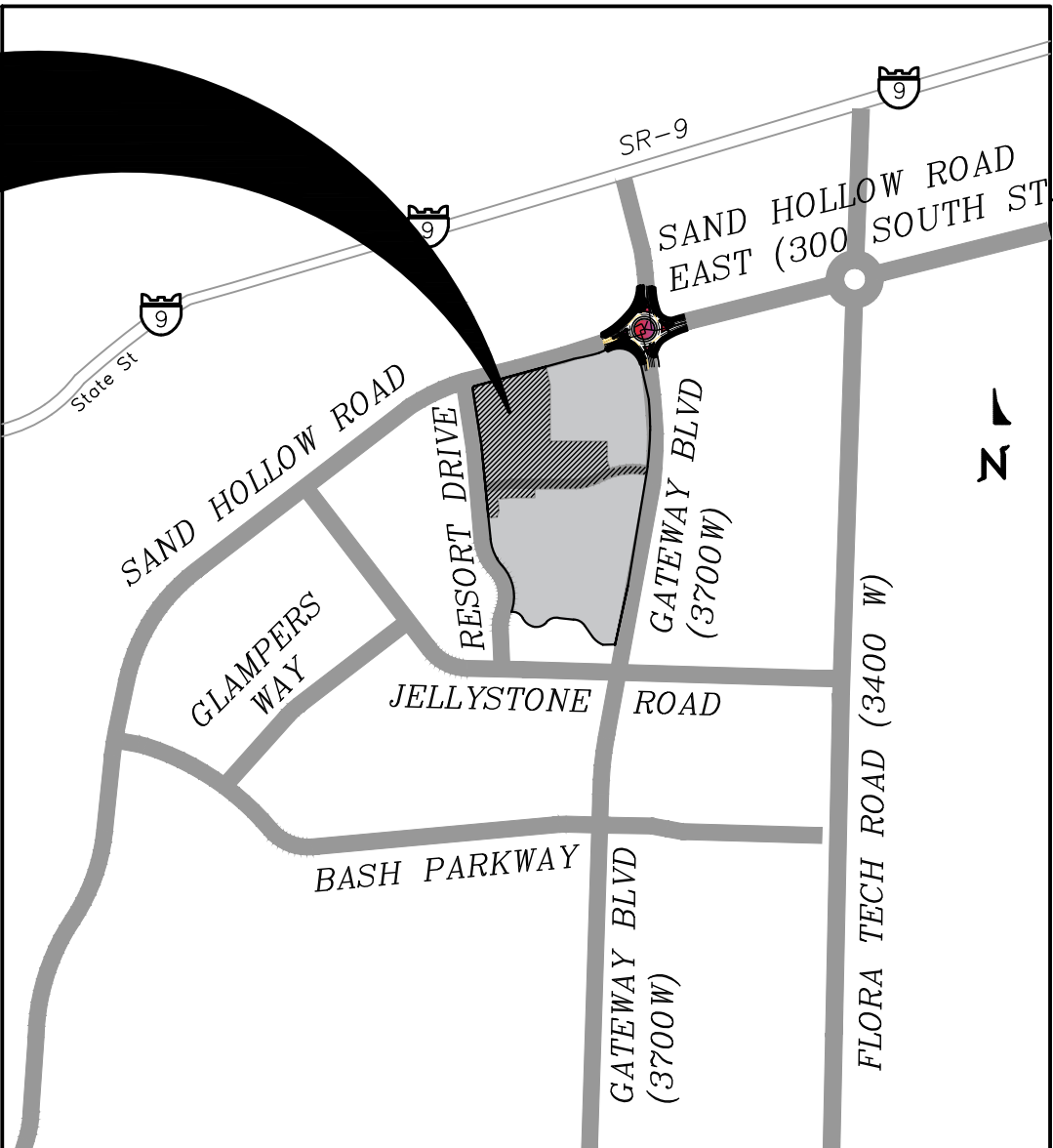
MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS, ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBV) SOUTHWEST OF HURRICANE, DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B). YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40AR/39AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE. THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEQ) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.



PROJECT LOCATION



VICINITY MAP

N.T.S

OWNERS:

SMF EASEMENT, LLC
LARSON THOMAS GUY AND SUEANN
SH GATEWAY 2 LLC
GATEWAY RESORT AT SAND HOLLOW LLC
WESTERN MORTGAGE AND REALTY COMPANY

CONTACT REPRESENTATIVE
BRENT MOSER
TELEPHONE: (801)-793-0346

EMAIL:
ENHANCEDHOMESOFUTAH@GMAIL.COM
THEBEACHATSANDHOLLOW@GMAIL.COM

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 950 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 868-0801



PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PH. 1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 1/14/2016
SCALE: 1"=150'
JOB NO.
281-012
SHEET NO:
1 OF 5

PREL. PLAT- OVERALL SITE PLAN FOR:
GATEWAY AT SAND HOLLOW RESORT

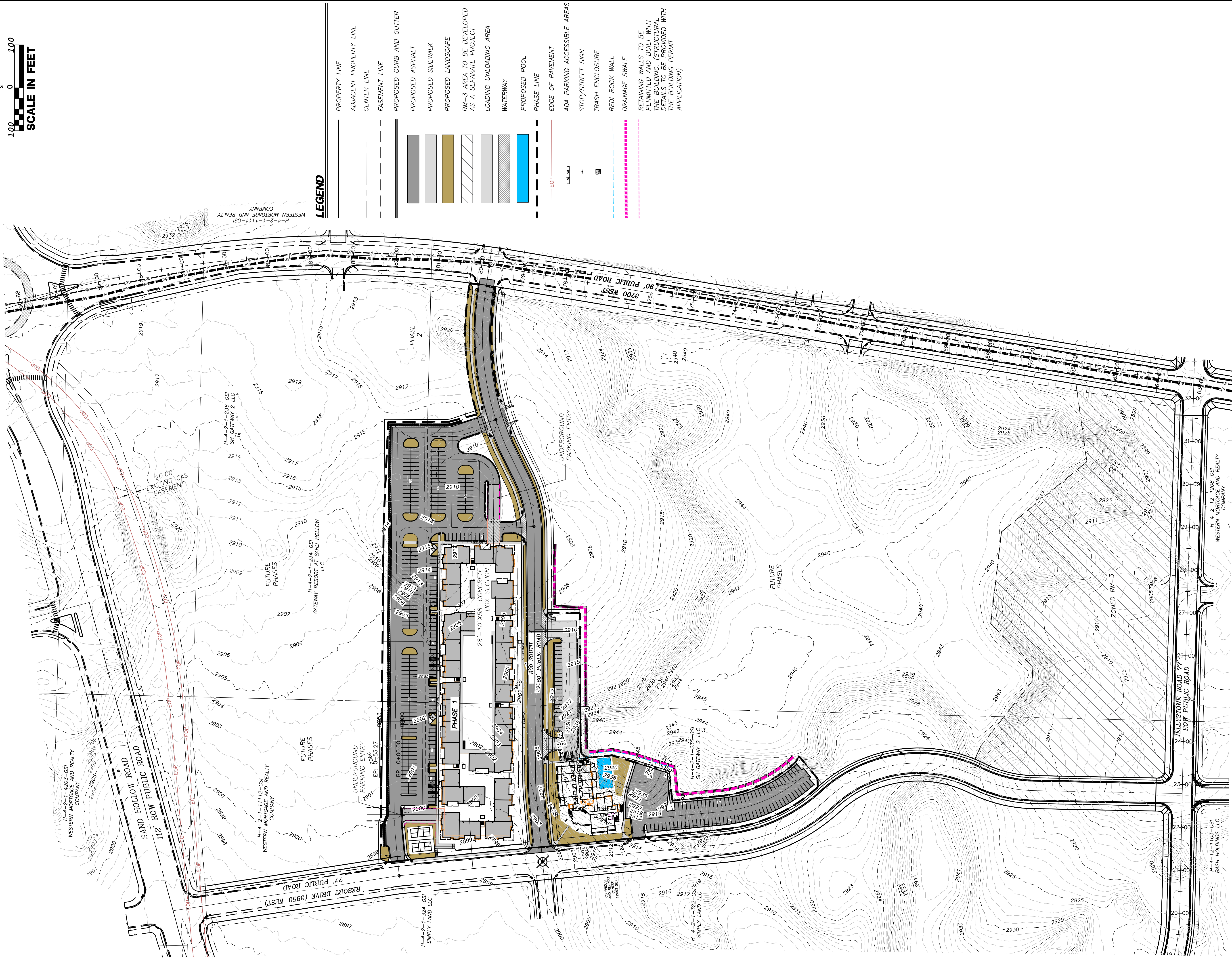
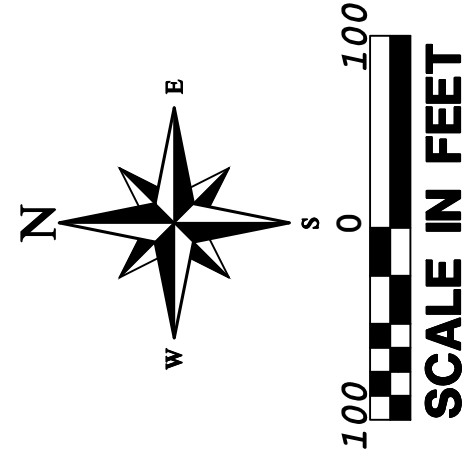
LOCATED IN SECTION 1, T42S, R14W, SLB. & M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

NOTICE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND RESTORATION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. ANY CHANGES OR ADDITIONS TO THE PLAN SHALL BE SHOWN ON THE PLANS.

Call 811 before you dig.

UTAH EXISTING UTILITIES



LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

CENTER LINE

EASEMENT LINE

PROPOSED CURB AND GUTTER

PROPOSED ASPHALT

PROPOSED SIDEWALK

PROPOSED LANDSCAPE

RM-3 AREA TO BE DEVELOPED AS A SEPARATE PROJECT

LOADING UNLOADING AREA

WATERWAY

PROPOSED POOL

PHASE LINE

EDGE OF PAVEMENT

ADA PARKING ACCESSIBLE AREAS

STOP/STREET SIGN

TRASH ENCLOSURE

REDI ROCK WALL

DRAINAGE SWALE

RETAINING WALLS TO BE PERMITTED AND BUILT WITH THE BUILDING. (STRUCTURAL DETAILS TO BE PROVIDED WITH THE BUILDING PERMIT APPLICATION)

281-012 GATEWAY AT SAND HOLLOW RESORT

PREL. PLAT- OVERALL SITE PLAN FOR:

GATEWAY AT SAND HOLLOW RESORT

LOCATED IN SECTION 1, T42S, R14W, SLB. & M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/15/2016

SCALE: 1"=100'

JOB NO.
281-012

SHEET NO:
2 OF 5

PRO VALUE ENGINEERING, INC.

No. 191090
KARL BRADLEY
RASMUSSEN
1/15/26



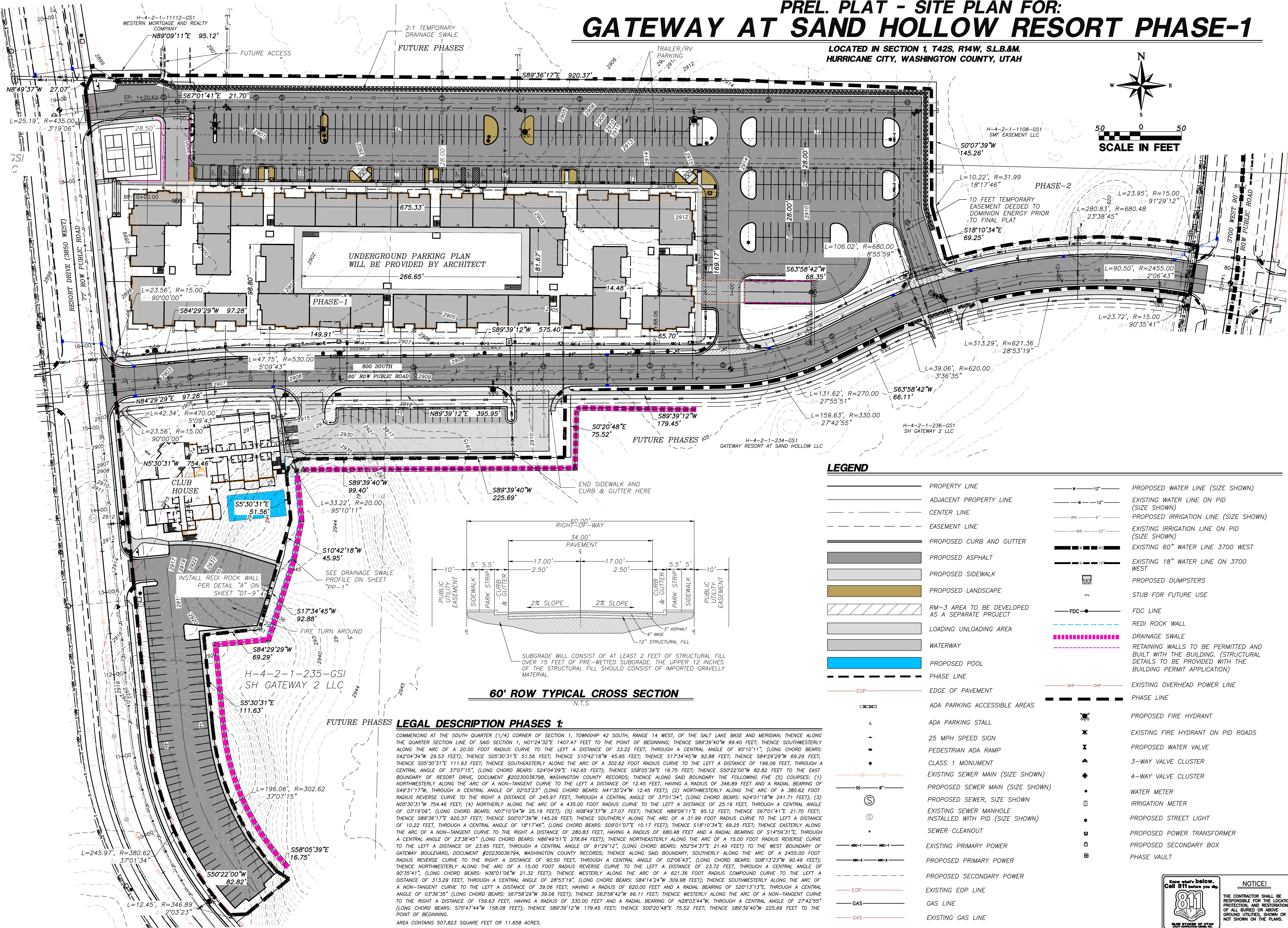
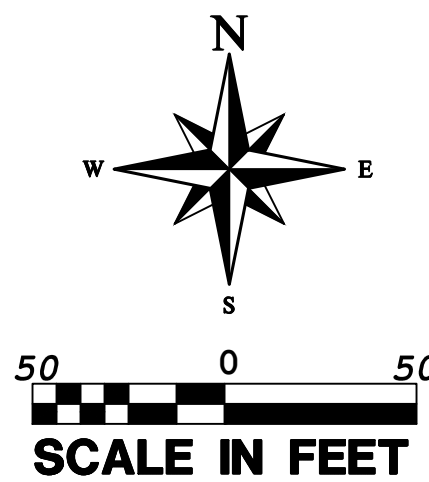
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 868-0801

REVISIONS		
NO	DESCRIPTION	DATE BY

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PREL. PLAT - SITE PLAN FOR: GATEWAY AT SAND HOLLOW RESORT PHASE-1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



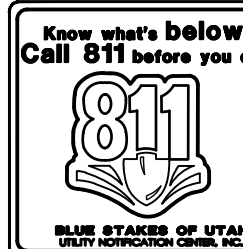
LEGAL DESCRIPTION PHASES 1:

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE OF SAID SECTION 1, N01°24'32"E 1407.47 FEET TO THE POINT OF BEGINNING; THENCE S89°39'40"W 99.40 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.22 FEET, THROUGH A CENTRAL ANGLE OF 95°10'11", (LONG CHORD BEARS: S42°04'34"W 29.53 FEET); THENCE S05°30'31"E 51.56 FEET; THENCE S10°42'18"W 45.95 FEET; THENCE S17°34'45"W 92.88 FEET; THENCE S84°29'29"W 69.29 FEET; THENCE S05°30'31"E 111.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 302.62 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 196.06 FEET, THROUGH A CENTRAL ANGLE OF 37°07'15", (LONG CHORD BEARS: S24°04'09"E 192.65 FEET); THENCE S58°05'39"E 16.75 FEET; THENCE S50°22'00"W 82.82 FEET TO THE EAST BOUNDARY OF RESORT DRIVE, DOCUMENT #20230036798, WASHINGTON COUNTY RECORDS; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 12.45 FEET, HAVING A RADIUS OF 348.89 FEET AND A RADIAL BEARING OF S49°31'17"W, THROUGH A CENTRAL ANGLE OF 02°03'23" (LONG CHORD BEARS: N41°30'24"W 12.45 FEET); (2) NORTHWESTERLY ALONG THE ARC OF A 380.82 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 245.97 FEET, THROUGH A CENTRAL ANGLE OF 37°01'34", (LONG CHORD BEARS: N24°01'19"W 241.71 FEET); (3) N05°30'31"W 754.46 FEET; (4) NORTHERLY ALONG THE ARC OF A 435.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 25.19 FEET, THROUGH A CENTRAL ANGLE OF 03°19'06", (LONG CHORD BEARS: N07°10'04"W 25.19 FEET); (5) N08°49'37"W 27.07 FEET; THENCE N89°09'11"E 95.12 FEET; THENCE S67°01'41"E 21.70 FEET; THENCE S89°36'17"E 920.37 FEET; THENCE S00°07'39"W 145.26 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 31.99 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.22 FEET, THROUGH A CENTRAL ANGLE OF 18°17'46", (LONG CHORD BEARS: S09°01'07"E 10.17 FEET); THENCE S18°10'34"E 69.25 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 280.83 FEET, HAVING A RADIUS OF 680.48 FEET AND A RADIAL BEARING OF S14°59'31"E, THROUGH A CENTRAL ANGLE OF 23°38'45" (LONG CHORD BEARS: N06°49'51"E 278.84 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 23.95 FEET, THROUGH A CENTRAL ANGLE OF 91°29'12", (LONG CHORD BEARS: N52°54'37"E 21.49 FEET) TO THE WEST BOUNDARY OF GATEWAY BOULEVARD, DOCUMENT #20230036794, WASHINGTON COUNTY RECORDS; THENCE ALONG SAID BOUNDARY, SOUTHERLY ALONG THE ARC OF A 2455.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 90.50 FEET, THROUGH A CENTRAL ANGLE OF 02°06'43", (LONG CHORD BEARS: S08°13'23"W 90.49 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 23.72 FEET, THROUGH A CENTRAL ANGLE OF 90°35'41", (LONG CHORD BEARS: N36°01'06"W 21.32 FEET); THENCE WESTERLY ALONG THE ARC OF A 621.36 FOOT RADIUS COMPOUND CURVE TO THE LEFT A DISTANCE OF 313.29 FEET, THROUGH A CENTRAL ANGLE OF 28°53'19", (LONG CHORD BEARS: S84°14'24"W 309.98 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 39.06 FEET, HAVING A RADIUS OF 620.00 FEET AND A RADIAL BEARING OF S20°13'13"E, THROUGH A CENTRAL ANGLE OF 03°36'35" (LONG CHORD BEARS: S67°58'29"W 39.06 FEET); THENCE S63°58'42"W 66.11 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 159.63 FEET, HAVING A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N28°03'44"W, THROUGH A CENTRAL ANGLE OF 27°42'55" (LONG CHORD BEARS: S75°47'44"W 158.08 FEET); THENCE S89°39'12"W 179.45 FEET; THENCE S00°20'48"E 75.52 FEET; THENCE S89°39'40"W 225.69 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 507,823 SQUARE FEET OR 11.658 ACRES.

LEGEND

	PROPERTY LINE		PROPOSED WATER LINE (SIZE SHOWN)
	ADJACENT PROPERTY LINE		EXISTING WATER LINE ON PID (SIZE SHOWN)
	CENTER LINE		PROPOSED IRRIGATION LINE (SIZE SHOWN)
	EASEMENT LINE		EXISTING IRRIGATION LINE ON PID (SIZE SHOWN)
	PROPOSED CURB AND GUTTER		EXISTING 60" WATER LINE 3700 WEST
	PROPOSED ASPHALT		EXISTING 18" WATER LINE ON 3700 WEST
	PROPOSED SIDEWALK		PROPOSED DUMPSTERS
	PROPOSED LANDSCAPE		STUB FOR FUTURE USE
	RM-3 AREA TO BE DEVELOPED AS A SEPARATE PROJECT		FDC LINE
	LOADING UNLOADING AREA		REDI ROCK WALL
	WATERWAY		DRAINAGE SWALE
	PROPOSED POOL		RETAINING WALLS TO BE PERMITTED AND BUILT WITH THE BUILDING. (STRUCTURAL DETAILS TO BE PROVIDED WITH THE BUILDING PERMIT APPLICATION)
	PHASE LINE		EXISTING OVERHEAD POWER LINE
	EDGE OF PAVEMENT		PHASE LINE
	ADA PARKING ACCESSIBLE AREAS		PROPOSED FIRE HYDRANT
	ADA PARKING STALL		EXISTING FIRE HYDRANT ON PID ROADS
	25 MPH SPEED SIGN		PROPOSED WATER VALVE
	PEDESTRIAN ADA RAMP		3-WAY VALVE CLUSTER
	CLASS 1 MONUMENT		4-WAY VALVE CLUSTER
	EXISTING SEWER MAIN (SIZE SHOWN)		WATER METER
	PROPOSED SEWER MAIN (SIZE SHOWN)		IRRIGATION METER
	PROPOSED SEWER, SIZE SHOWN		PROPOSED STREET LIGHT
	EXISTING SEWER MANHOLE INSTALLED WITH PID (SIZE SHOWN)		PROPOSED POWER TRANSFORMER
	SEWER CLEANOUT		PROPOSED SECONDARY BOX
	EXISTING PRIMARY POWER		PHASE VAULT
	PROPOSED PRIMARY POWER		
	PROPOSED SECONDARY POWER		
	EXISTING EOP LINE		
	GAS LINE		
	EXISTING GAS LINE		



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

REVISIONS

NO	DATE	DESCRIPTION

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 688-8801

PROVALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
1/15/26

PREL. PLAT - SITE PLAN FOR:
GATEWAY AT SAND HOLLOW R. PH-1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

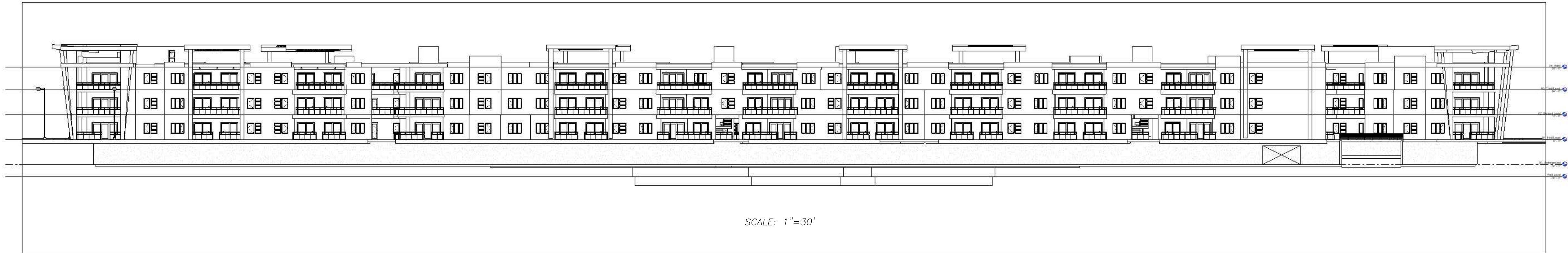
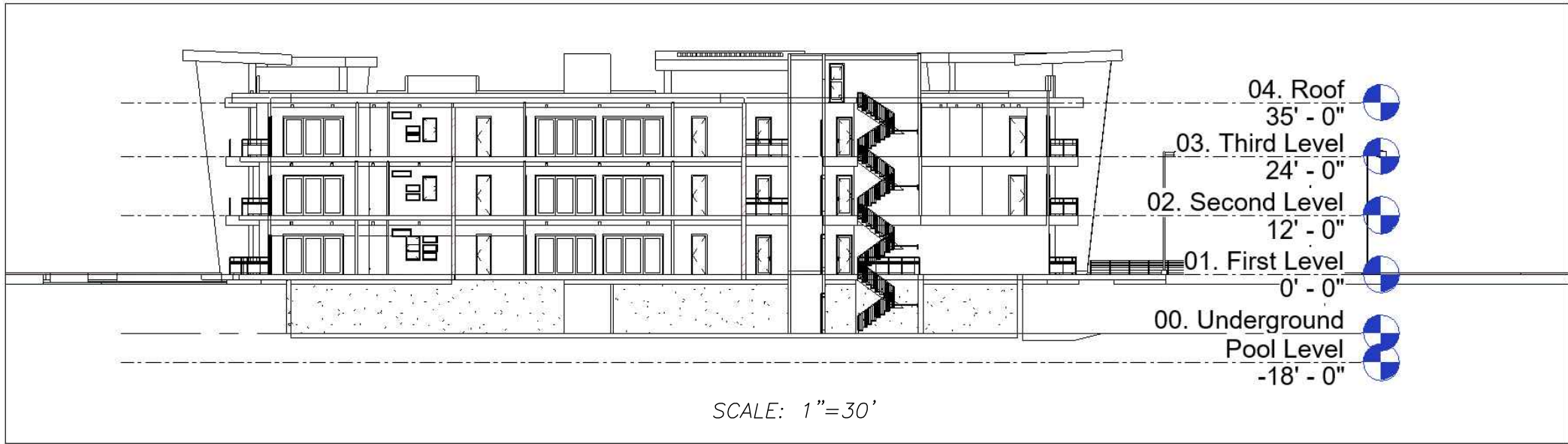
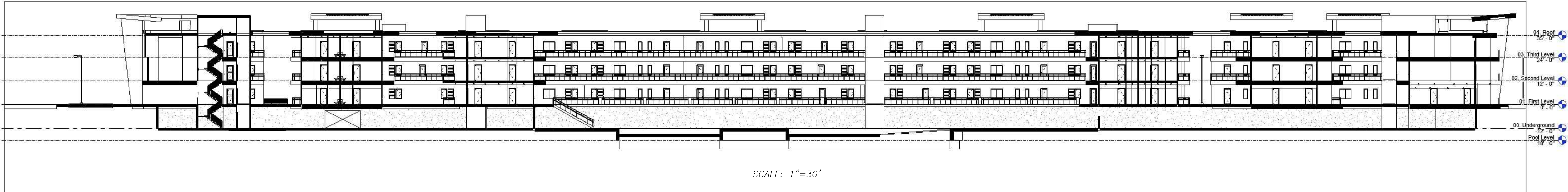
DATE: 01/15/2026
SCALE: 1"=50'

JOB NO.
281-012

SHEET NO:
3 OF 5

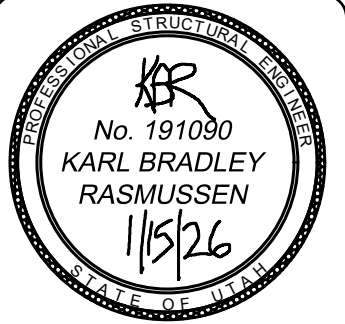
CONDOS ELEVATIONS FOR:
GATEWAY AT SAND HOLLOW RESORT PHASE-1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 888-0861



CONDOS ELEVATIONS FOR:
GATEWAY AT SAND HOLLOW R. PH-1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/15/2016 SCALE: 1"=30'
JOB NO. 281-012
SHEET NO: 4 OF 5

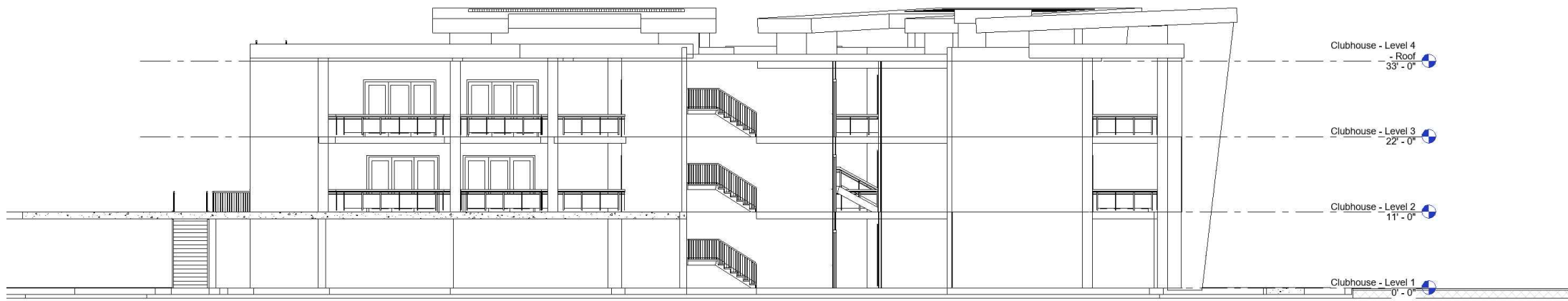
281-012 GATEWAY AT SAND HOLLOW RESORT

CLUBHOUSE ELEVATIONS FOR:
GATEWAY AT SAND HOLLOW RESORT PHASE-1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



SCALE: 1"=20'



SCALE: 1"=20'



SCALE: 1"=20'

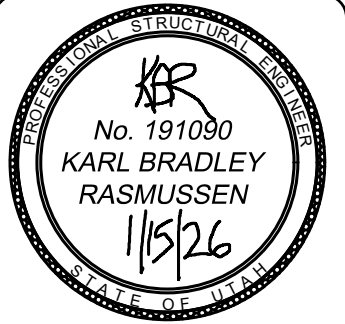
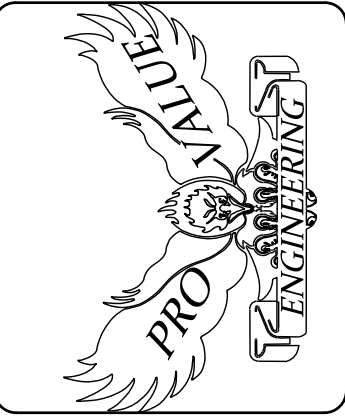


SCALE: 1"=20'

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REVISIONS						
NO			DESCRIPTION	DATE	BY	

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 666-0861



CLUBHOUSE ELEVATIONS FOR:
GATEWAY AT SAND HOLLOW R. PH-1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/15/2016
SCALE: 1"=20'

JOB NO.
281-012

SHEET NO:
5 OF 5



STAFF COMMENTS

Agenda Date:	02/12/2026 - Planning Commission
Application Number:	FSP26-03
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Hurricane City
Agent:	N/A
Request:	Final Site Plan Approval
Location:	750 N 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 city pool located as part of the Spilsbury-American Legion park complex. This will replace the existing outdoor pool with an expanded, fully enclosed pool complex. As this is an expansion of an existing public or civic use, thus a final site plan is required (Hurricane City Code (HCC) section 10-7-10(C)(1)). The site is zoned “Public Facility” (PF).

M. K. Vercimak
APPROVED

12/03/2025 11:28:57 AM

CONTACT INFORMATION

STREETS	WESTON WALKER	435-668-6509
PUBLIC WORKS DEPARTMENT	MIKE VERCIKAK	435-635-2811 EXT 119
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-635-9442 EXT 102
CENTURYLINK	GABRIELLA ERREGUIN	801-592-9628
TDS TELECOM	SHELLIE TURNER	435-429-9044
DOMINION ENERGY	ASHLEY GLANZMAN	435-218-4063
PANNING DEPARTMENT	GARY CUPP	435-635-2811 EXT 118
POWER DEPARTMENT	MIKE RAMIREZ	435-669-3271
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
HURRICANE CITY ENGINEER DEPARTMENT	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON W.C.W.C.D.	TREVOR BROWN	435-218-9848
GIS	BEN HOLMES	435-523-4994
IRRIGATION CANAL CO.	MAC HALL	435-668-8552
INFOWEST	DALLIN PEAD	435-359-7778

TITLE SHEET FOR:
HURRICANE CITY POOL

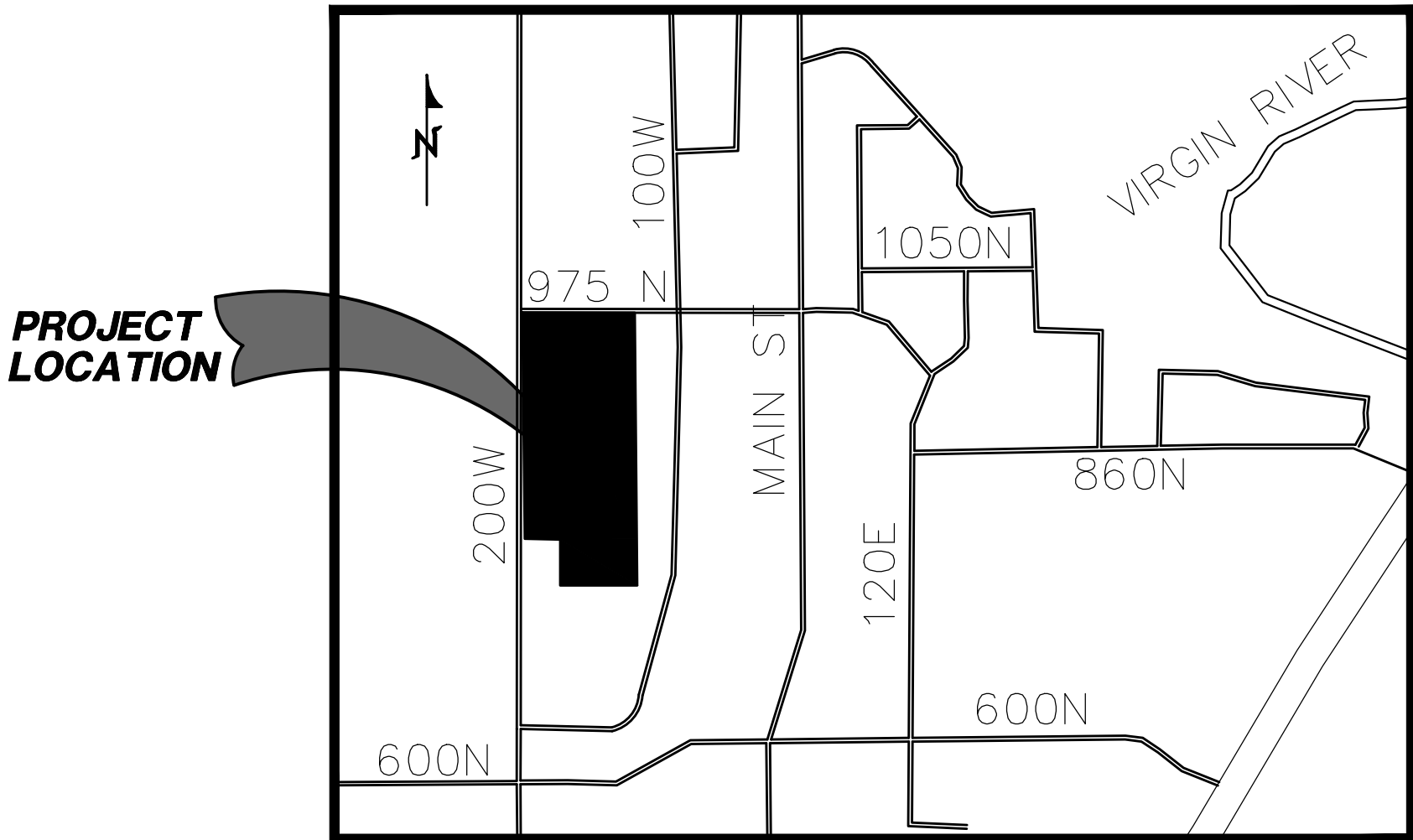
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN SHEETS
C3	UTILITY PLAN SHEETS
C4	GRADING PLAN SHEETS
DT1	DETAIL SHEETS

HURRICANE CITY APPROVAL

STREETS DEPARTMENT	DATE
PUBLIC WORKS DEPARTMENT	DATE
ASH CREEK SEWER DISTRICT	DATE
WATER DEPARTMENT	DATE
CENTURYLINK	DATE
TDS TELECOM	DATE
DOMINION ENERGY	DATE
PLANNING DEPARTMENT	DATE
HURRICANE POWER	DATE
FIRE DEPARTMENT	DATE
PARKS DEPARTMENT	DATE
HURRICANE CITY ENGINEER DEPARTMENT	DATE
WASHINGTON C.W.C.D.	DATE
GIS	DATE
INFOWEST	DATE



VICINITY MAP

OWNERS:

HURRICANE CITY

NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, UT 84503
Phone: (435) 669-9307



TITLE SHEET FOR:
HURRICANE CITY POOL
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 12/2/2025
SCALE: N.T.S.

JOB NO.
18-051

SHEET NO.
C1

TITLE PAGE

LOCATED AT 748 NORTH 200 WEST, HURRICANE, UTAH

LOCATED AT 748 NORTH 200 WEST, HURRICANE, UTAH

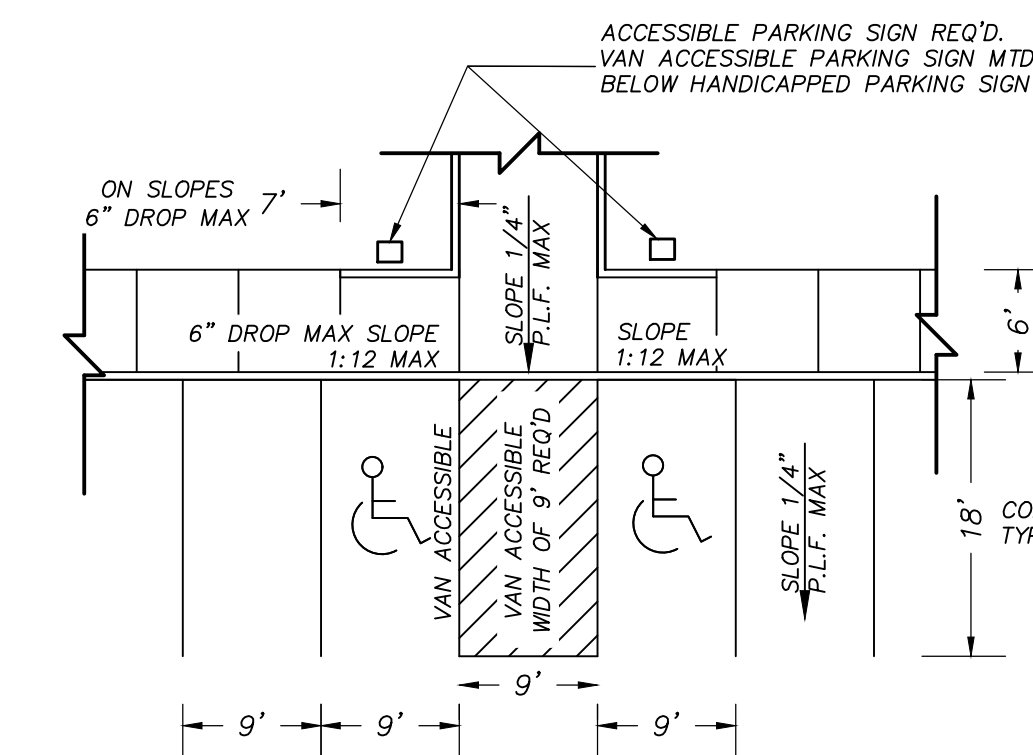
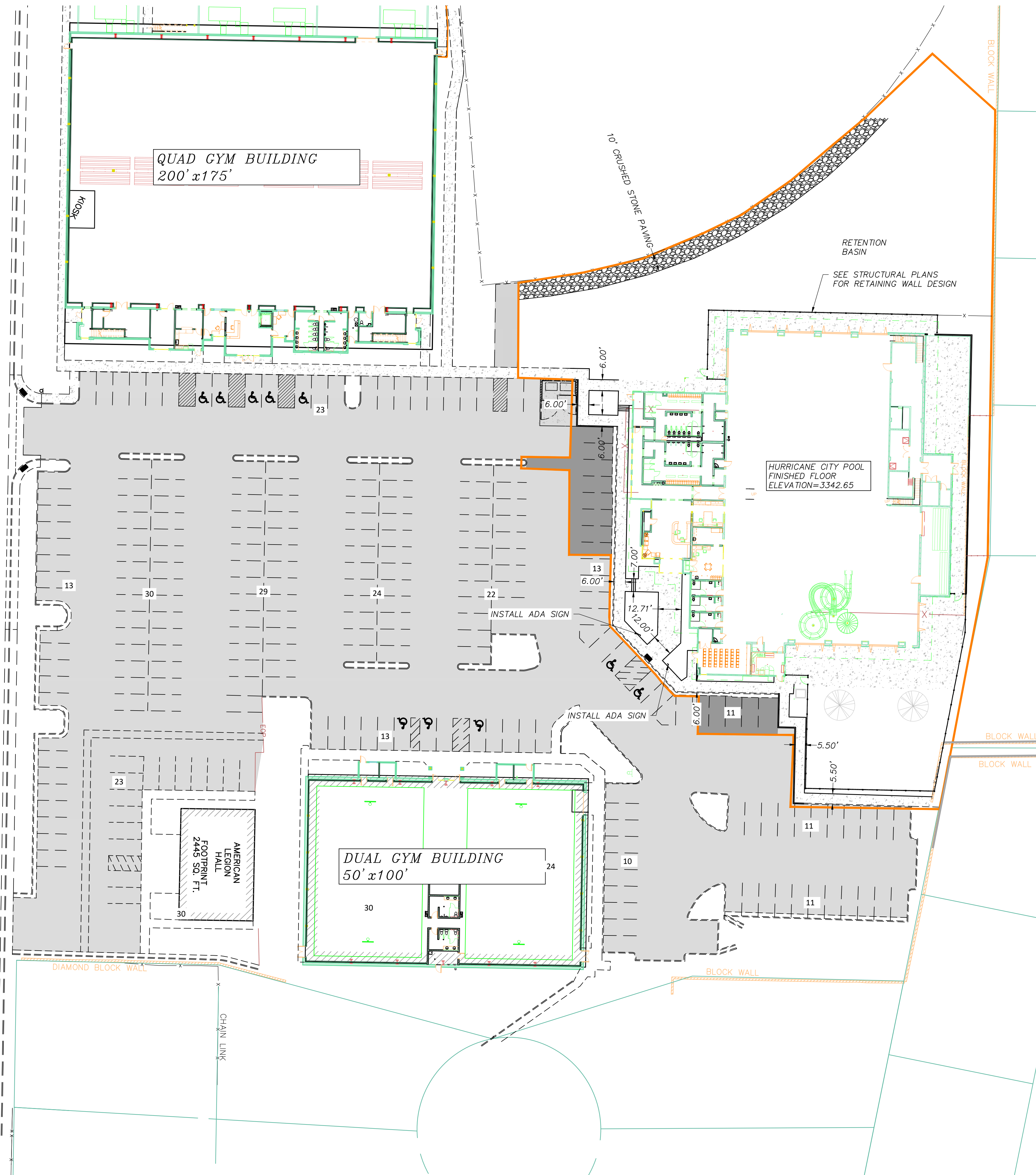


LEGEND

-
-  PROPERTY LINE
 ADJACENT PROPERTY LINE
 EXISTING FENCE
 CENTER LINE
 EASEMENT LINE
 EXISTING EASEMENT LINE
 EDGE OF ASPHALT
 EXISTING PARKING STALLS
 BLOCK WALL
 LIMITS OF DISTURBANCE
 PROPOSED ASPHALT
 EXISTING ASPHALT
 PROPOSED 10' CRUSHED STONE PAVING
 EXISTING "A" CURB
 EXISTING "L" CURB

PARKING DATA:

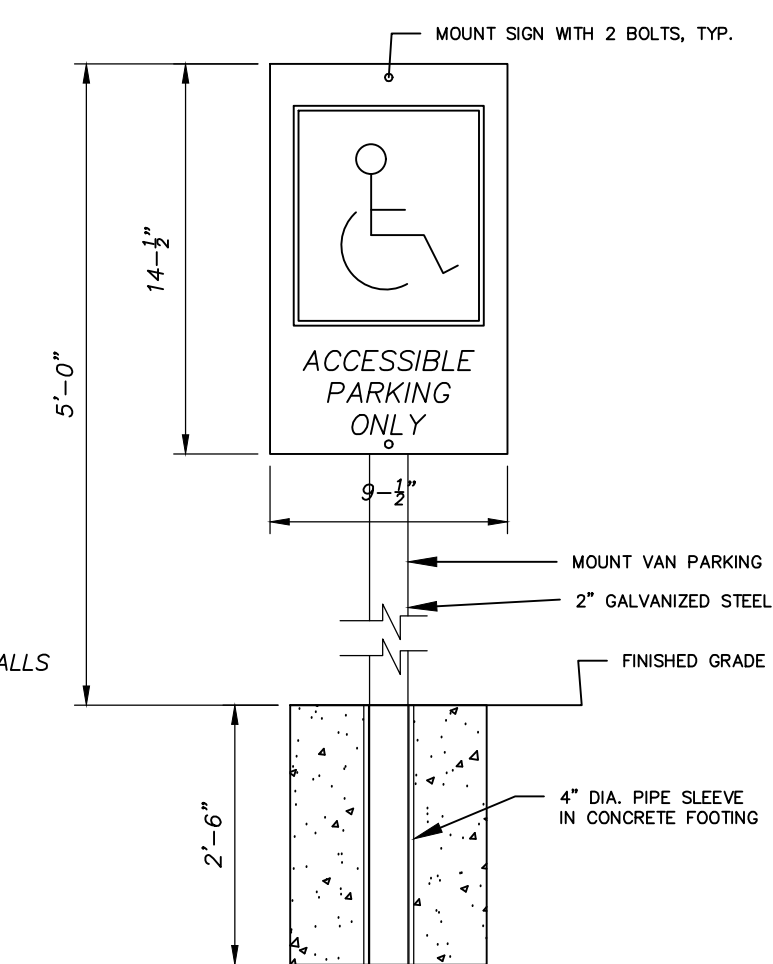
REGULAR PARKINGS - 200
ADA PARKING - 10

TOTAL PARKINGS PROVIDED - 210

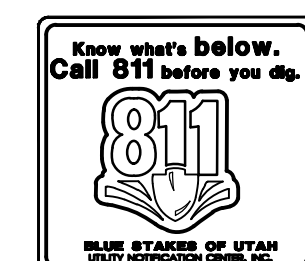
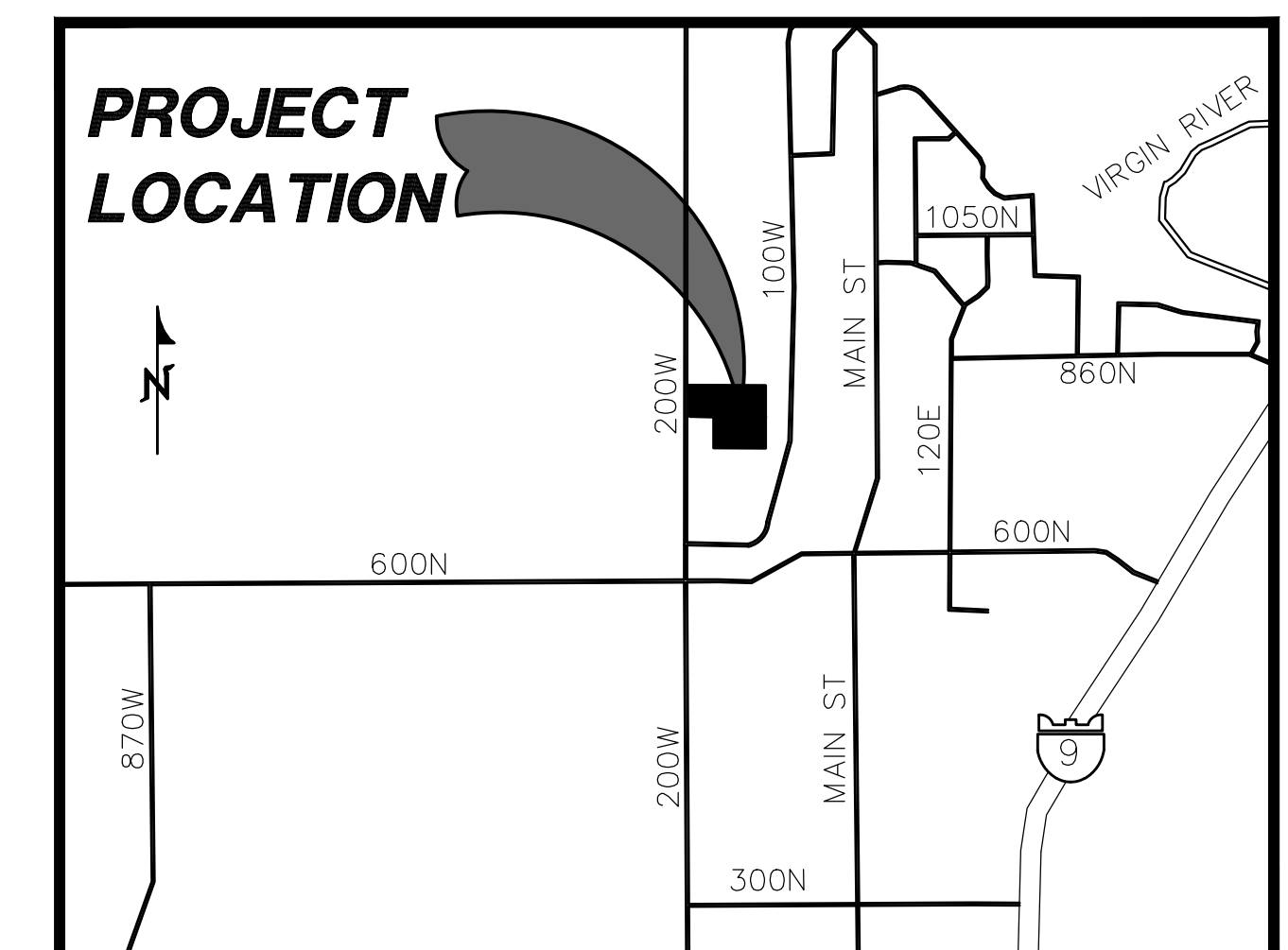
NOTE: SET SIGN A MINIMUM OF 12" BEHIND SIDEWALK

DETAIL A: ADA PARKING DETAIL

SCALE=N.T.S.



DETAIL B: ADA PARKING SIGN
SCALE=N.T.S.

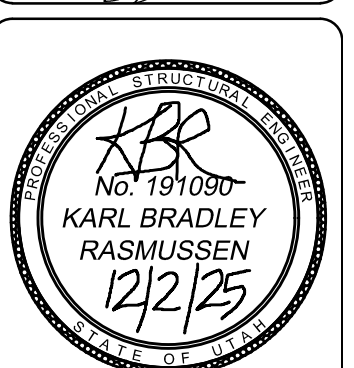
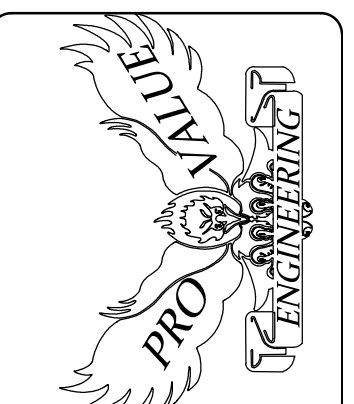


NOTICE!

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

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	CHANGES TO SITE DUMPSTER	9/20/24 KBR	

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South 850 West, Suite 1
Lincoln, NE 68508
402/441-8474



SITE PLAN FOR:
HURRICANE CITY POOL

LOCATED AT T48 NORTH 200 WEST
HURRICANE, UTAH

DATE: 12/2/2025

JOB NO.

SHEET NO:

C2

1000

UTILITY PLAN FOR: HURRICANE CITY POOL

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

CITY WATER NOTES:

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

LEGEND

- SS — 8" — EXISTING 8" SANITARY SEWER LINE
— PVC — 8" — EXISTING 8" PVC WATERLINE
— IRR — IRR — EXISTING 4" FIRE LINES
— IRR — IRR — EXISTING 8" PVC WATERLINE
- EX. SEWER MANHOLE PER ASH CREEK STANDARDS
EX. 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS
EX. 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS
- EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING MANHOLE
EXISTING CLEANOUT
EXISTING STREET LIGHT
INSTALL STREET LIGHT
- EXISTING GAS LINE
PRIMARY POWER
SECONDARY POWER
EXISTING 66" WCWD WATER LINE
- 30' 0" 30' 0"
SCALE IN FEET

INFOWEST NOTES:

- DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
- ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
- INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUCINFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
- FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUNC TO THE EXTERIOR OF THE BUILDING.
- ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUCINFOWEST.COM
- 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.

CENTURYLINK PHONE NOTES (COMMERCIAL)

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6503 1 WEEK IN ADVANCE
- 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 LOCATED IN THE LEFT OR RIGHT 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.
- 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.
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

HURRICANE CITY POOL POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN
- FOR SCHEMATIC PURPOSES ONLY, EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HC POWER BEFORE WORK BEGINS. CONTACT HC POWER FOR AN APPOINTMENT. 435-632-5534. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BEAR ALL RESPONSIBILITY TO ANY CHANGES TO PLANS MUST BE APPROVED BY HC POWER.
- RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HC POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED 1" MIN FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ALL ELECTRICAL BOXES AND EQUIPMENT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BEAMER SIZE.
- POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VALVES, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
- DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
- DEPENDENT ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS.
- CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- HURRICANE CITY WILL BE REQUIRED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
- THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANEL IS 2", 3", AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 3/0, 2/0, 1/0, 0000MM ALUMINUM ONLY.
- HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC TO LED. SEE HC POWER FOR NEW SPECS. ALL STREETLIGHTS WILL HAVE BLACK HEAD AND BLACK POLE.
- A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT FOR 5' ON ALL SIDES. ANY SLOPES OR CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
- ANY 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.
- ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS, OR METALLIC STOKER TO THE APPROPRIATE UNIT OR ADDRESS
- A PREQUALIFIED CONTRACTOR WILL INSTALL ALL HIGH VOLTAGE APPARATUS INCLUDING BUYING A NEW 750KVA TRANSFORMER 277/480. SECONDARY SIDE MAY BE ANY LICENSED ELECTRICIAN.
- A 1200 AMP DISCONNECT MUST BE INSTALLED INSIDE THE BUILDING IN AN AREA THAT IS ACCESSIBLE.
- 22 CT METERS WILL BE INSTALLED ON THE TRANSFORMER BY HURRICANE POWER AND WILL INVOICE THE PROJECT
- EXISTING TRANSFORMER WILL BE RETURNED TO HURRICANE POWER YARD.

DOMINION ENERGY NOTES:

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
- ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' 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 OR IN A PUE* DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

TDS BROADBAND CATV NOTES:

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

ASH CREEK GENERAL SEWER NOTES:

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

HURRICANE VALLEY FIRE DISTRICT NOTES:

- PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2021. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
- CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.
- FLUSHING OF ANY LINE NEEDS TO BE WITNESSED BY THE FIRE DEPARTMENT.
- AN ALARM SYSTEM IS REQUIRED. DETAILS WILL BE PROVIDED BY THE ARCHITECT.
- A WET SPRINKLER SYSTEM WILL NEED TO BE INSTALLED. DETAILS WILL BE PROVIDED BY THE ARCHITECT.
- KNOX EQUIPMENT WILL BE REQUIRED. ARCHITECT TO PROVIDE DETAILS.

CONSTRUCTION NOTES

POWER:

- REPLACE EXISTING TRANSFORMER WITH A 750,277/480 CT'S WILL BE HERE AND INVOICED TO CUSTOMER
- INSTALL 4x4" PVC WITH 350 MCM ALUM QUADPLEX
- INSTALL 1200 AMP LOCKABLE DISCONNECT
- RELOCATE EXISTING LIGHT POLE
- EXISTING STREET LIGHT
- REMOVE EXISTING STREET LIGHT
- INSTALL STREET LIGHT

SEWER:

- INSTALL CLEANOUT
- EXISTING 5" SEWER MANHOLE
- EXISTING 8" SEWER MAIN
- INSTALL 5" SEWER MANHOLE
- EXISTING 8" SEWER MAIN
- EXISTING SEWER MAIN
- EXISTING CLEANOUT
- INSTALL GREASE AND SAND INTERCEPTOR
- INSTALL 60 L.F. 4" SEWER LATERAL TO OUTDOOR DRINKING FOUNTAIN
- ABANDON NON USE SEWER LATERALS

GAS:

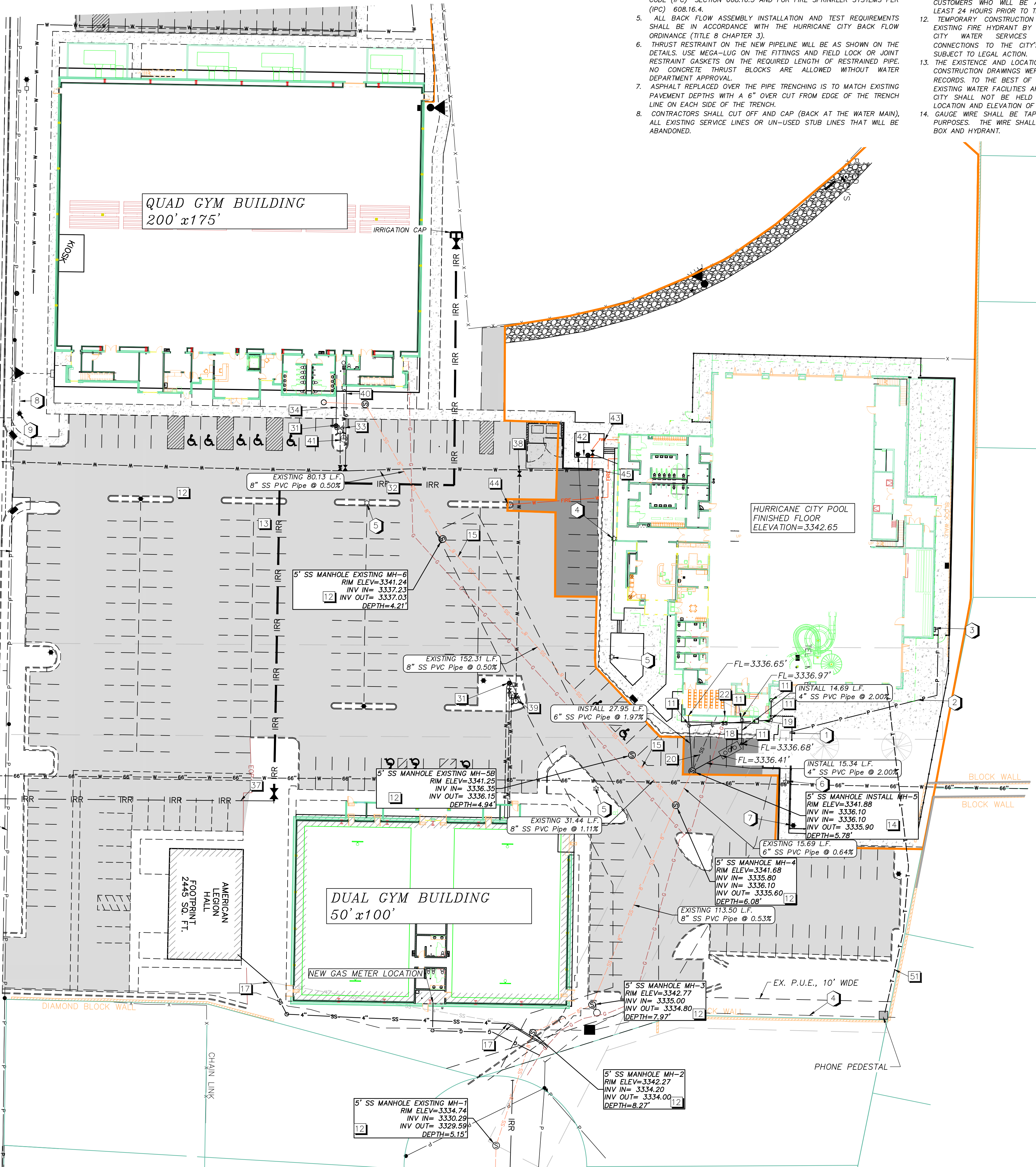
- EXISTING GAS MAIN SERVICE LINE
- INSTALL GAS SERVICE

WATER:

- EXISTING 3/4" INCH SERVICE AND METER
- EXISTING 8" WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING NEW 1" SERVICE LINE
- EXISTING WATER VALVE
- EXISTING 4" D.I.P. FIRE LINE AND VALVE
- EXISTING 6" IRRIGATION MAIN
- EXISTING 8" TEE, 8" D.I.P. WATER LINE
- EXISTING 8" TEE, 8"x6" REDUCER & FIRE HYDRANT
- EXISTING 6" FIRE LINE FROM EX. WET FIRE LINE
- EXISTING 6" FIRE DEPARTMENT CONNECTION
- INSTALL 2" WATER METER
- INSTALL 6" FIRE MAIN
- INSTALL 6" FIRE DEPARTMENT CONNECTION
- INSTALL 8" 90 BEND WITH 8"x6" REDUCER

COMMUNICATION:

- EXISTING COMMUNICATION LINE



12/03/2025 11:30:34 AM

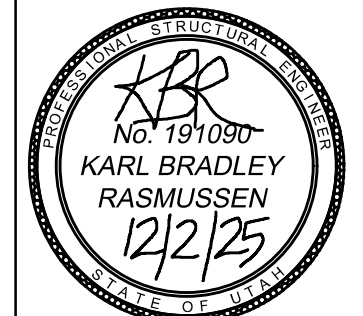
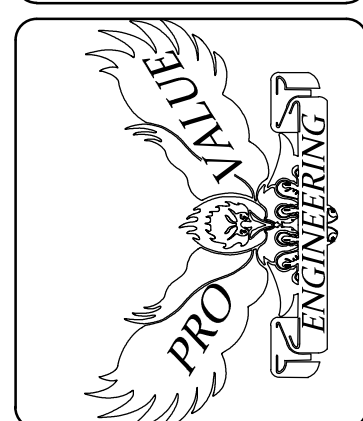
APPROVED

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

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

NO	REVISION	DESCRIPTION	DATE	BY
1		CHANGES TO SITE DUMPS	9/20/24	ABR

PROVALUE ENGINEERING, INC.
Engineers-Land Surveyors - Land Planners
20 South 900 West, Suite 1
Hurricane, UT 84057
Phone: (435) 648-9301



UTILITY PLAN FOR:
HURRICANE CITY POOL
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 12/2/2025
SCALE: 1"=30'

JOB NO.
10-091

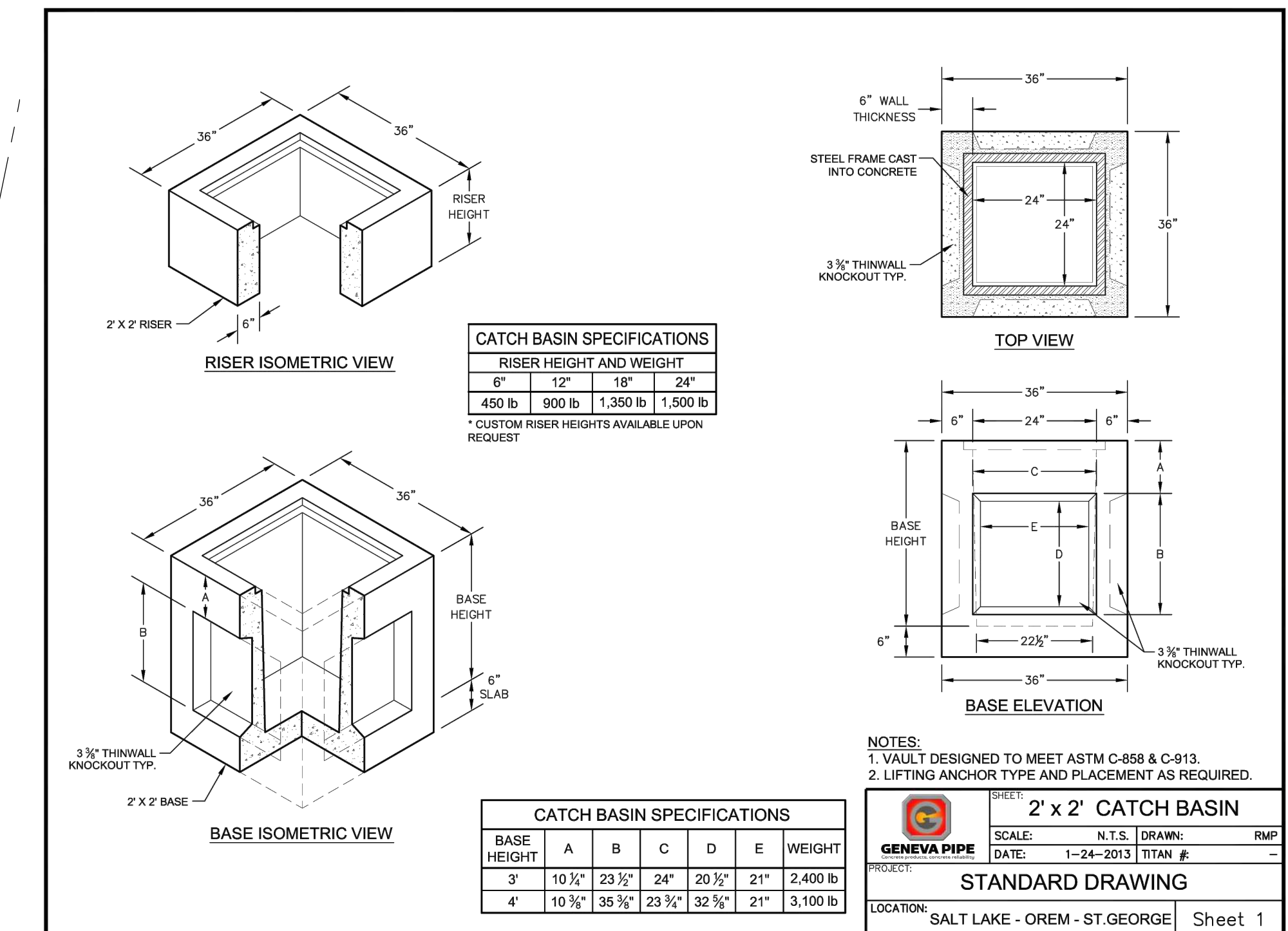
SHEET NO.
C3

**LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH**



- ## KEYNOTES:

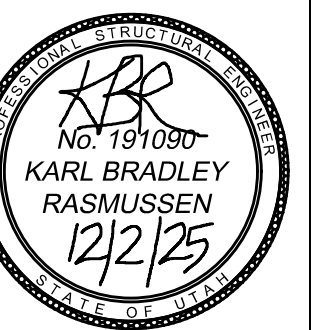
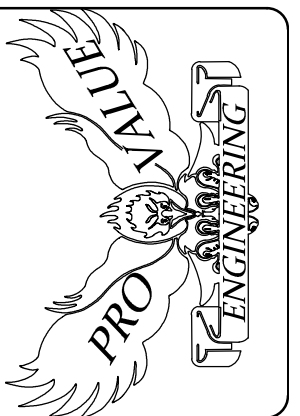
- 1 EXCAVATE AND EXPANDED RETENTION POND
- 2 INSTALL EARTH BERM PARALLEL TO FENCE.
- 3 INSTALL ROOF DRAINS INTO STORM DRAIN SYSTEM
- 4 INSTALL STORM DRAIN CLEAN OUT TO FINISH GRADE
- 5 INSTALL FLARED END AND RIPRAP (D50=6,"24" THICK) PROTECTION



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EG VS FG POOL	1.000	1.000	69328 Sq. Ft.	2615.99 Cu. Yd.	1955.46 Cu. Yd.	660.53 Cu. Yd.<Cut>
Totals			69328 Sq. Ft.	2615.99 Cu. Yd.	1955.46 Cu. Yd.	660.53 Cu. Yd.<Cut>

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Tomball, TX 77375
713-261-8473



GRADING PLAN FOR:
HURRICANE CITY POOL
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

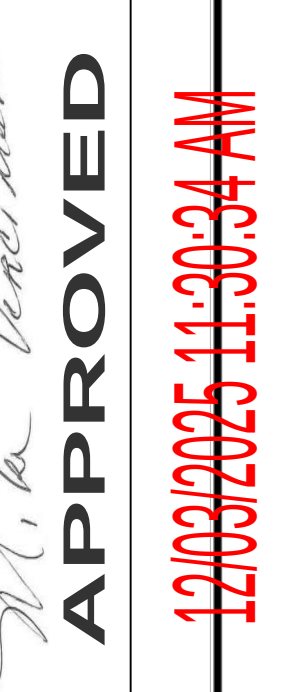
DATE: 12/2/2025

JOB NO.

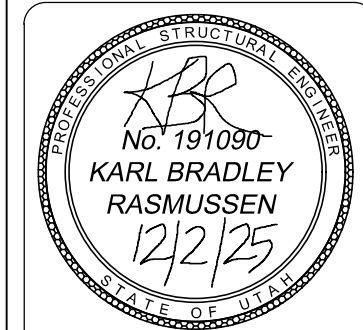
SHEET NO:

C4

**LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH**



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 250 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

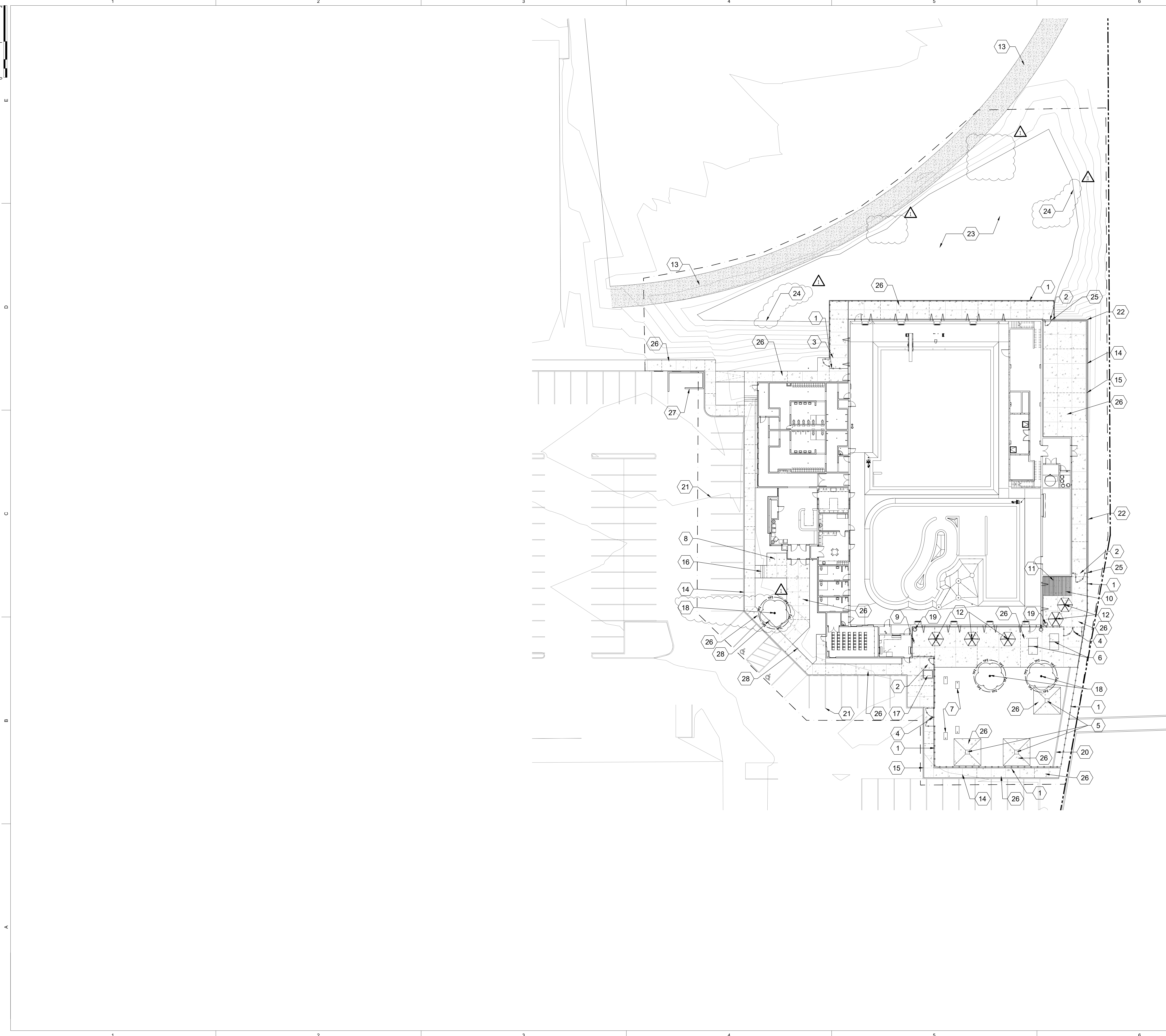


DETAIL SHEET FOR:
HURRICANE CITY POOL
LOCATED AT 148 NORTH 200 WEST
HURRICANE, UTAH

DATE: 12/2/2025
SCALE: 1"=30'

JOB NO.
10-051

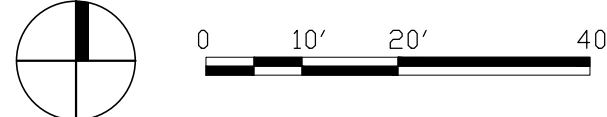
SHEET NO:
DT-1



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	6" ORNAMENTAL FENCE - SEE DETAIL C6/LA400
2	SINGLE SWING GATE - SEE DETAIL A6/LA400
3	SINGLE SWING GATE AT EGRESS PATH - SEE DETAIL A5/LA400
4	DOUBLE SWING GATE - SEE DETAIL B6/LA400
5	SHADE STRUCTURE - OWNER PROVIDED, CONTRACTOR INSTALLED
6	MOVEABLE PING-PONG TABLE - OWNER PROVIDED, CONTRACTOR INSTALLED
7	CORNHOLE - OWNER PROVIDED, CONTRACTOR INSTALLED
8	BIKE RACKS - SEE DETAIL D2/LA400
9	DRINKING FOUNTAIN - SEE DETAIL C3/LA400
10	PERGOLA - OWNER PROVIDED, CONTRACTOR INSTALLED
11	OUTDOOR KITCHEN AREA - SEE DETAIL A1,B1/LA400
12	4 SEAT PICNIC TABLE WITH UMBRELLA - OWNER PROVIDED, CONTRACTOR INSTALLED
13	CRUSHED STONE PATH - SEE DETAIL A3/LA400
14	CONCRETE CONTROL JOINT - SEE DETAIL B5/LA400
15	CONCRETE EXPANSION JOINT - SEE DETAIL B3/LA400
16	STAIRS - SEE CIVIL
17	EXISTING ELECTRICAL TRANSFORMER TO REMAIN
18	EXISTING TREE, PROTECT IN PLACE - SEE DETAIL C5/LA600
19	TRASH RECEPTACLE - OWNER PROVIDED, CONTRACTOR INSTALLED
20	6" MOW CURB - SEE DETAIL D5/LA400
21	PARKING LOT STRIPING - SEE CIVIL
22	MASONRY WALL - SEE CIVIL
23	DETENTION BASIN - SEE CIVIL
24	METAL EDGING AT DETENTION BASIN - SEE DETAIL C5/LA400
25	TRANSITION POINT FROM ORNAMENTAL FENCE TO MASONRY WALL
26	CONCRETE PAVING - SEE CIVIL
27	EXISTING DUMPSTER ENCLOSURE TO REMAIN
28	ADA PARKING SIGNS - SEE CIVIL

LEGEND	
	PROPERTY BOUNDARY
	WORK LIMIT LINE
	EXPANSION JOINT
	CONTROL JOINT



FFKR ARCHITECTS

750 Pacific Avenue • Salt Lake City, Utah 84104

© 801.621.6186 • FFKR.COM

Hurricane City Pool

750 North 200 West

Hurricane, UT 84737

100% CD - 11/14/2025

State of Utah

ARCHITECT

NIELSEN

375855-5301

Nov. 14, 2025

Professional Landscaper Architect

DATE

12/12/2025

REVISION

ADD #1

PROJECT NUMBER

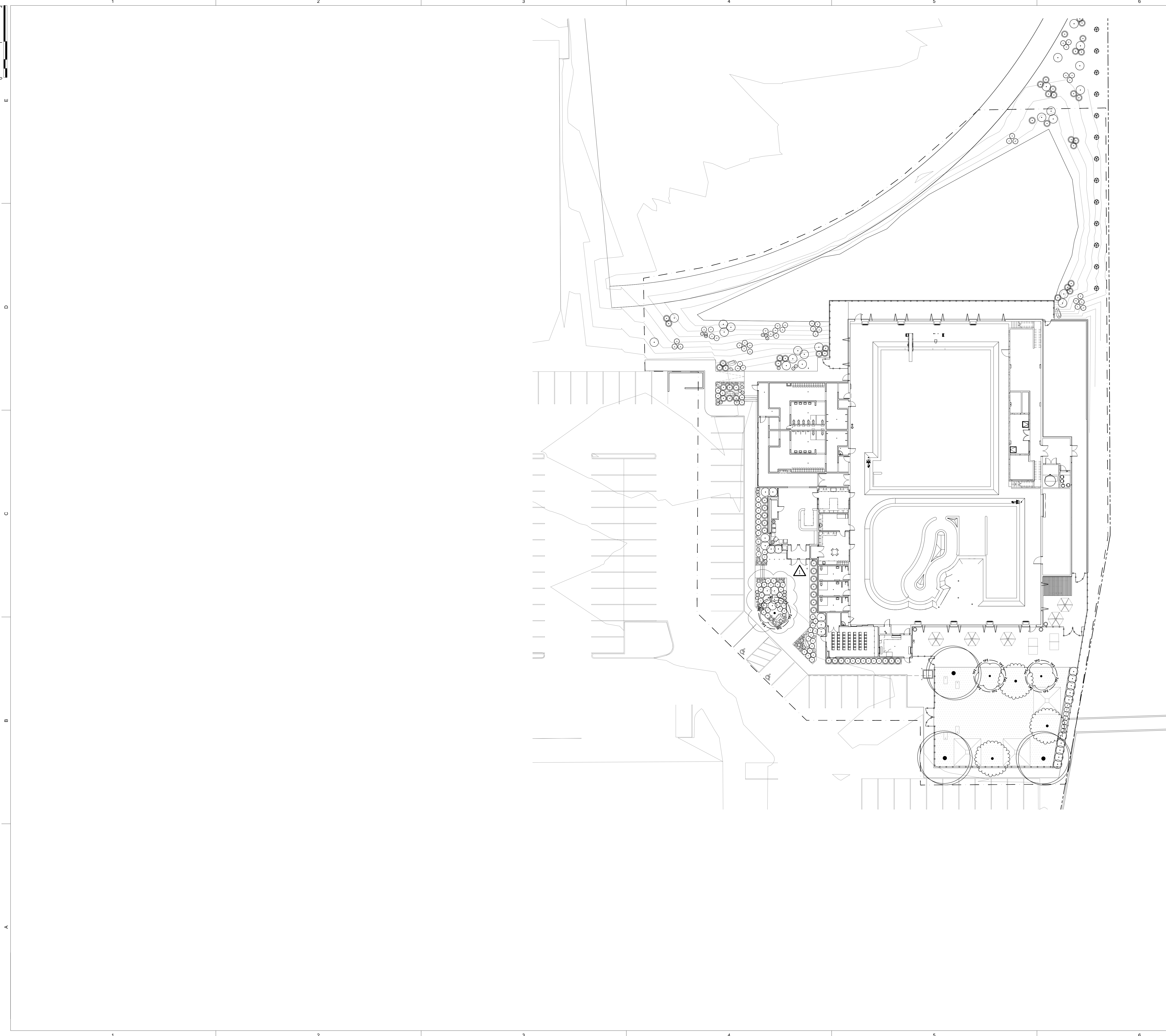
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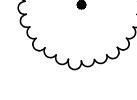
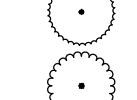
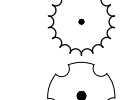
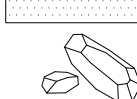
SITE

MATERIALS

PLAN

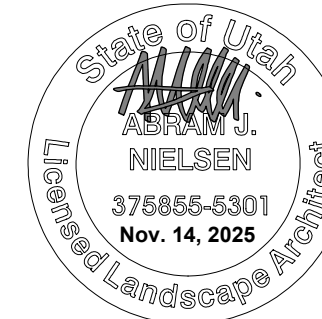
LA100



PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Ms	Existing Tree Protect in Place	-	3
	Js	Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	10 gal	13
	Mf	Morus alba 'Fruitless' Fruitless Mulberry	1.75"	3
	Pc	Prunus cerasifera Purple-leaf Plum	1.75"	3
SHRUBS				
	Bw	Buddleja davidii 'White Profusion' White Profusion Butterfly Bush	5 gal	46
	Ea	Ephedra antispythitica Mormon Tea	1 gal	68
	Lz	Leucophyllum zygophyllum 'Cimarron' Cimarron Blue Ranger	5 gal	39
PERENNIALS				
	Au	Agave utahensis Utah Agave	1 gal	34
	Ga	Gaillardia aristata Blanket Flower	1 gal	74
	Hp	Hesperaloe parviflora Red Yucca	1 gal	57
GROUND COVERS				
	La	Lawn	-	3,281 sf
	Lb	Landscape Boulder	1-2'	19

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780 Pacific Avenue • Salt Lake City, Utah 84104
© 801.621.6186 • FFKR.COM

Hurricane City Pool
750 North 200 West
Hurricane, UT 84737
100% CD - 11/14/2025



Δ

DATE

1

12/12/2025

REVISION

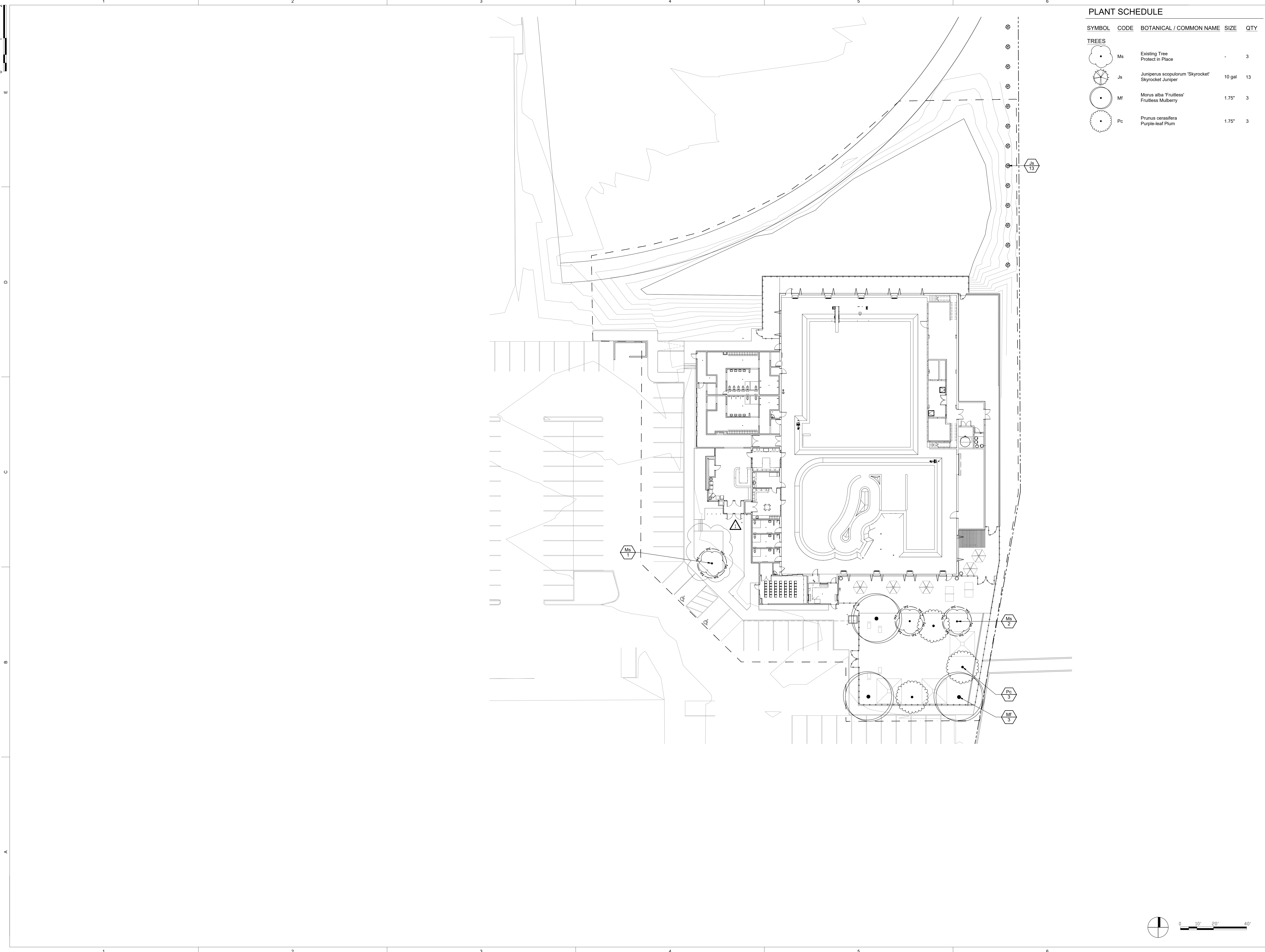
ADD #1

PROJECT NUMBER

001151

OVERALL
LANDSCAPE
PLANTING
PLAN

LA500



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Hurricane City Pool
750 North 200 West
Hurricane, UT 84737
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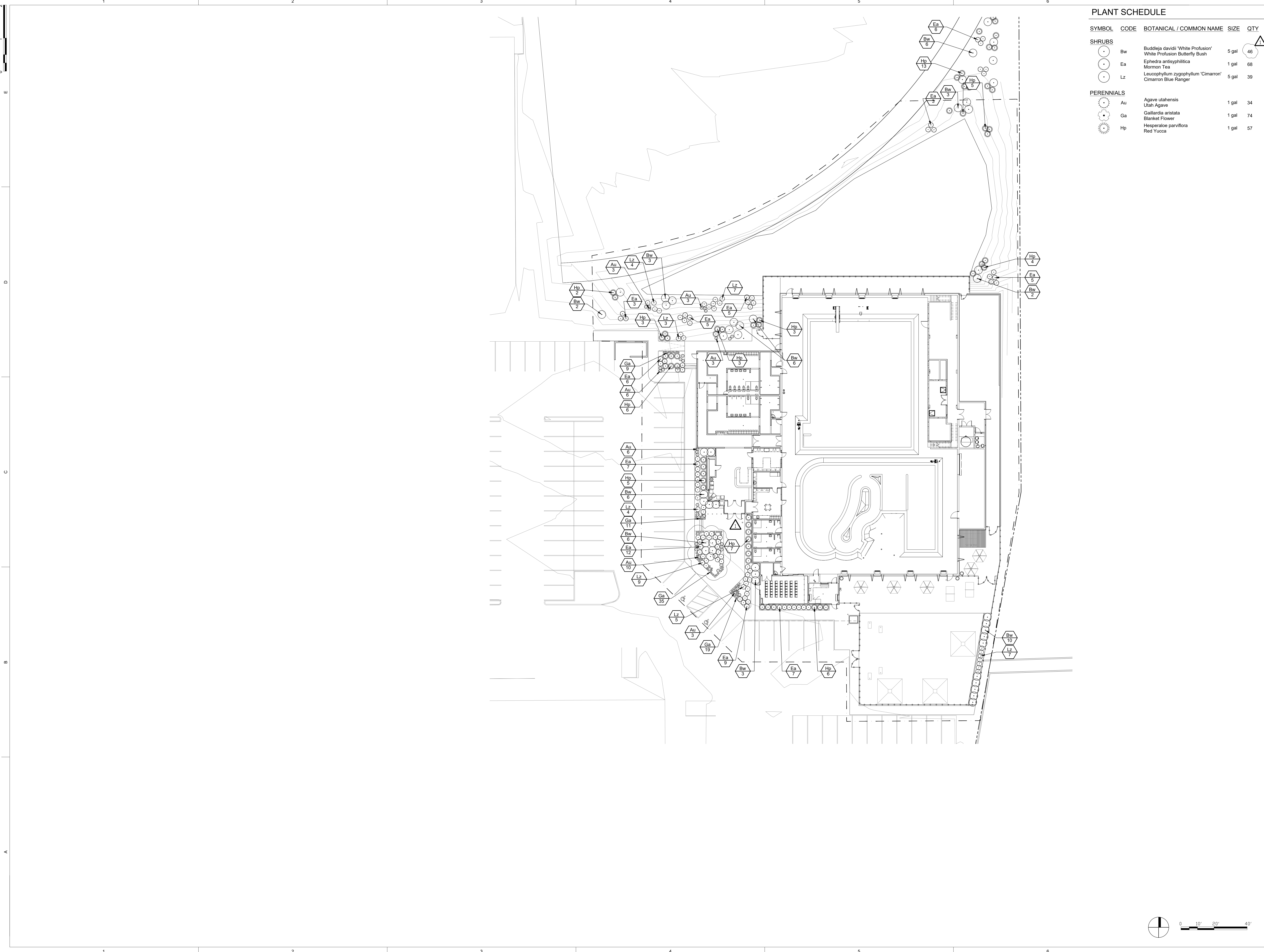
State of Utah
ARCHITECT
NIELSEN
375855-5301
Nov. 14, 2025
Landscape Architect

△ DATE REVISION

PROJECT NUMBER 001151

LANDSCAPE
TREE
PLANTING
PLAN

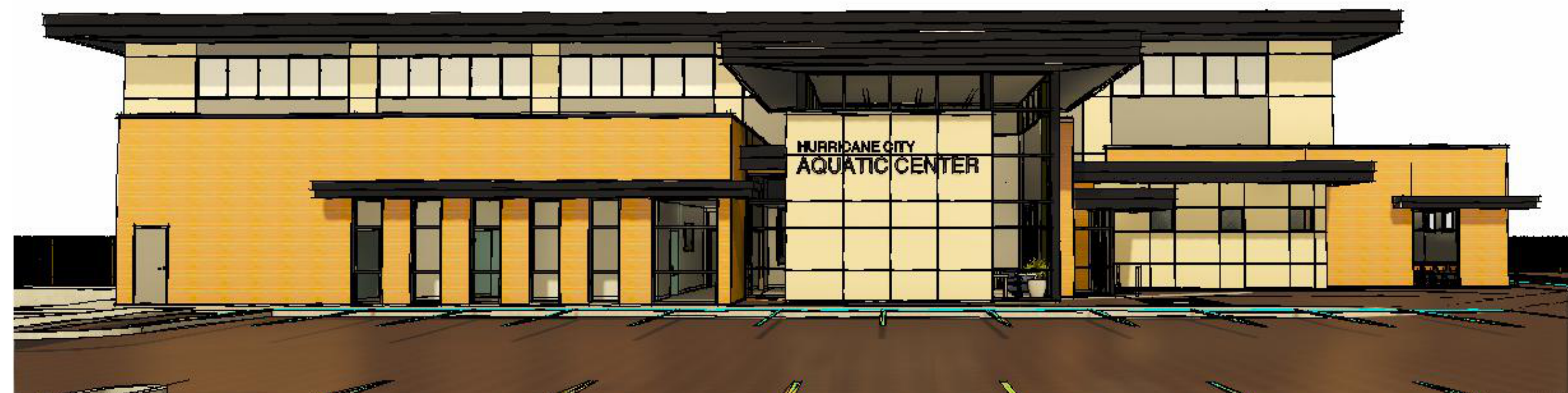
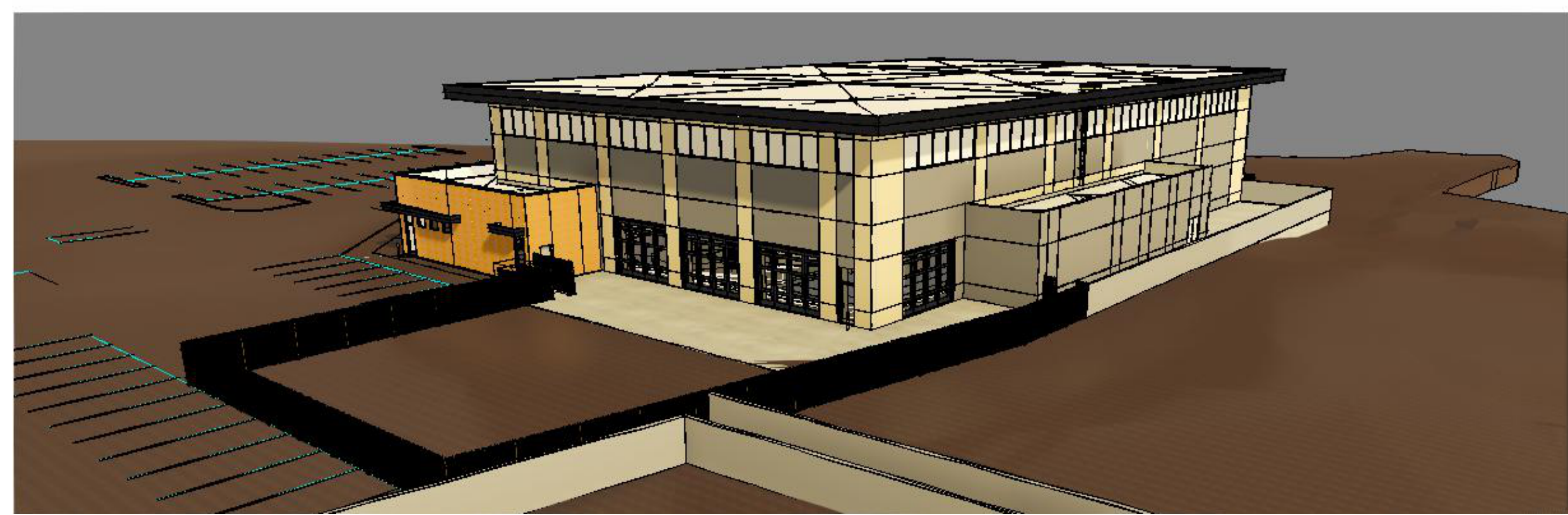
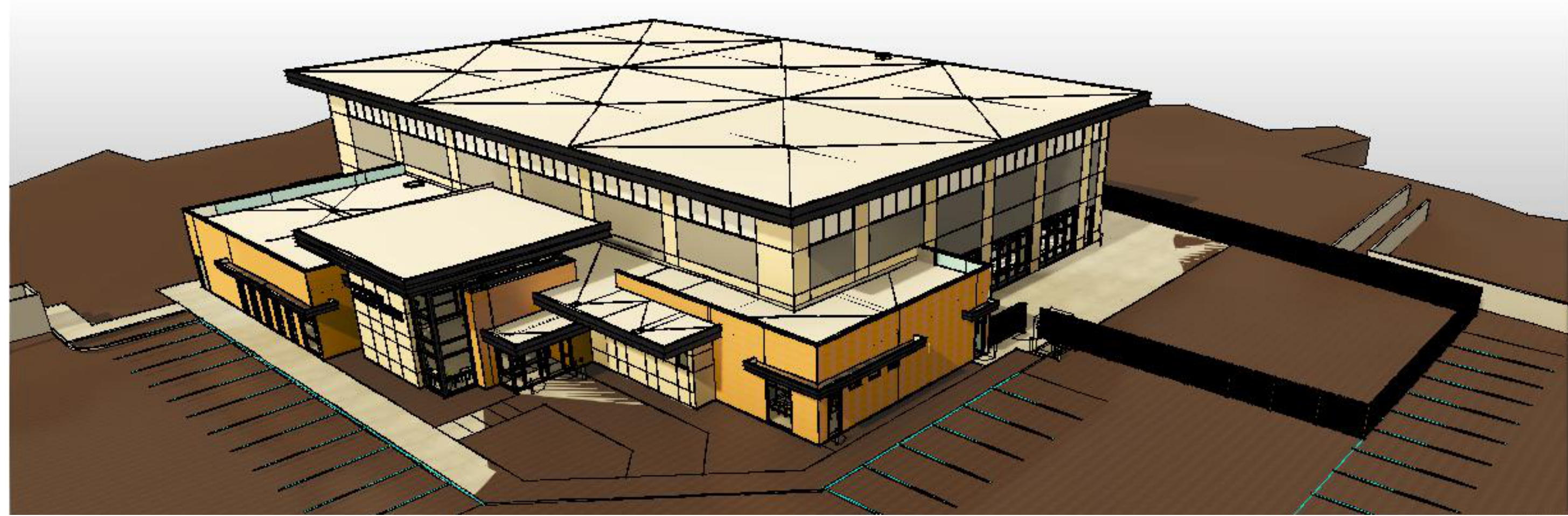
LA501



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	Bw	Buddleja davidii 'White Profusion'	5 gal	46
	Ea	Ephedra antisiphilitica	1 gal	68
	Lz	Leucophyllum zygophyllum 'Cimarron'	5 gal	39
PERENNIALS				
	Au	Agave utahensis	1 gal	34
	Ga	Gaillardia aristata	1 gal	74
	Hp	Hesperaloe parviflora	1 gal	57

11/19/2025 12:04:31 PM





STAFF COMMENTS

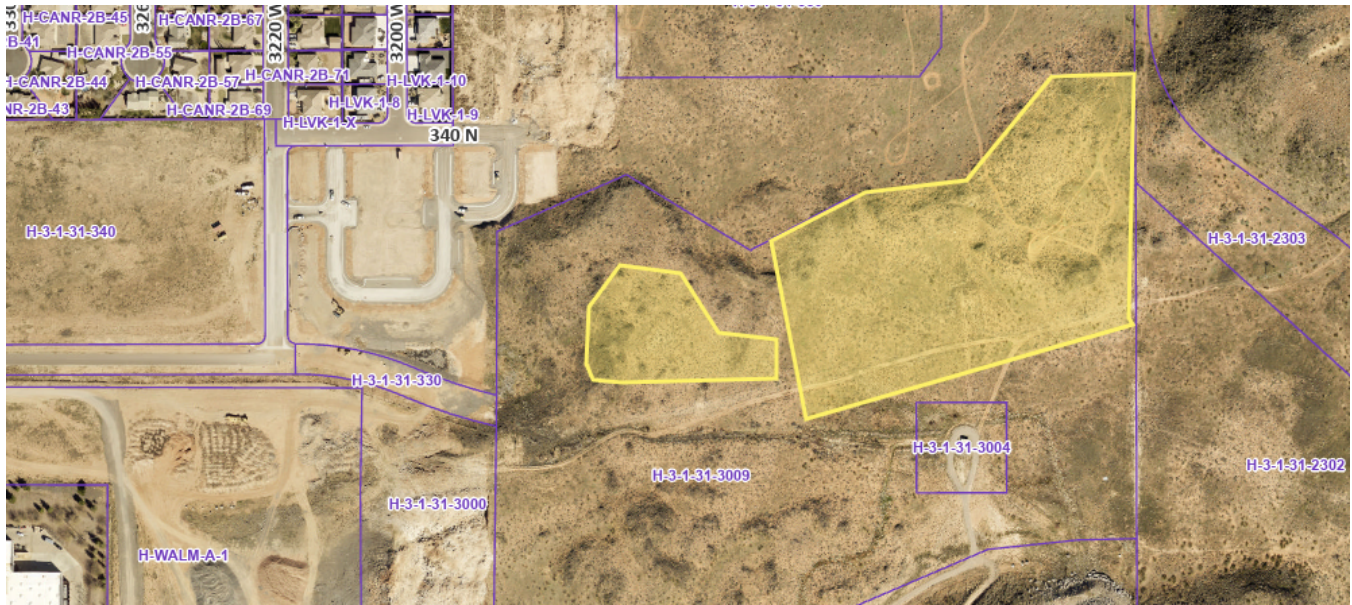
Agenda Date:	02/12/2026 - Planning Commission
Application Number:	FSP26-04
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	SkyRim Development
Agent:	Clark Conway
Request:	Approval of a Final Site Plan.
Location:	290 N 3100 W
Zoning:	PC
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking a final site plan for 132 townhomes as part of the SkyRim development, along the north side of 290 N. The preliminary site plan and plat was approved in July 2025. The site is zoned Planned Commercial (PC).

JUC Comments

The JUC signed the construction drawings for this project in January 2026.



Vicinity Map

Staff Comments

1. The application substantially complies with the preliminary site plan and the underlying zoning.
2. The applicant has supplied a landscape plan that meets the Hurricane City Code (HCC) requirement of one tree and two shrubs for each unit. The plan shows several grass turf areas; the areas near the pickleball courts and picnic area should be removed (HCC 10-32-12(B)(5)(d) the one near the playground is allowed to remain.
3. Four amenities (i.e., pickleball court, playground, picnic area, trail system) are provided, which meets HCC 10-33-5. Additional amenities and open space are planned in later phases of the development.
4. The applicant has provided an outdoor lighting plan. All outdoor lighting will need to meet HCC 10-33-7.
5. The applicant has supplied a rendering of the townhomes. The proposed townhomes meet the standards of the SkyRim development agreement of being three stories or less and under the height limit of the Planned Commercial zone at the time of entitlement of 55 feet.
6. Each unit will have a driveway and garage to meet the parking requirement..

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



02/02/2026

Hurricane City
147 N 870 W
Hurricane, UT 84737

ATTN: Gary Cupp, Fred Resch
Hurricane City Planning & Zoning

RE: SkyRim Phase 3

To All Who May Be Concerned,

The enclosed narrative has been provided to accompany the Final Site Plan Application for SkyRim Phase 3. Please let us know if you have any questions, or should need additional information.

Thank you for your efforts so far on this project. We look forward to continuing to work together in developing the SkyRim community.

Best Regards,

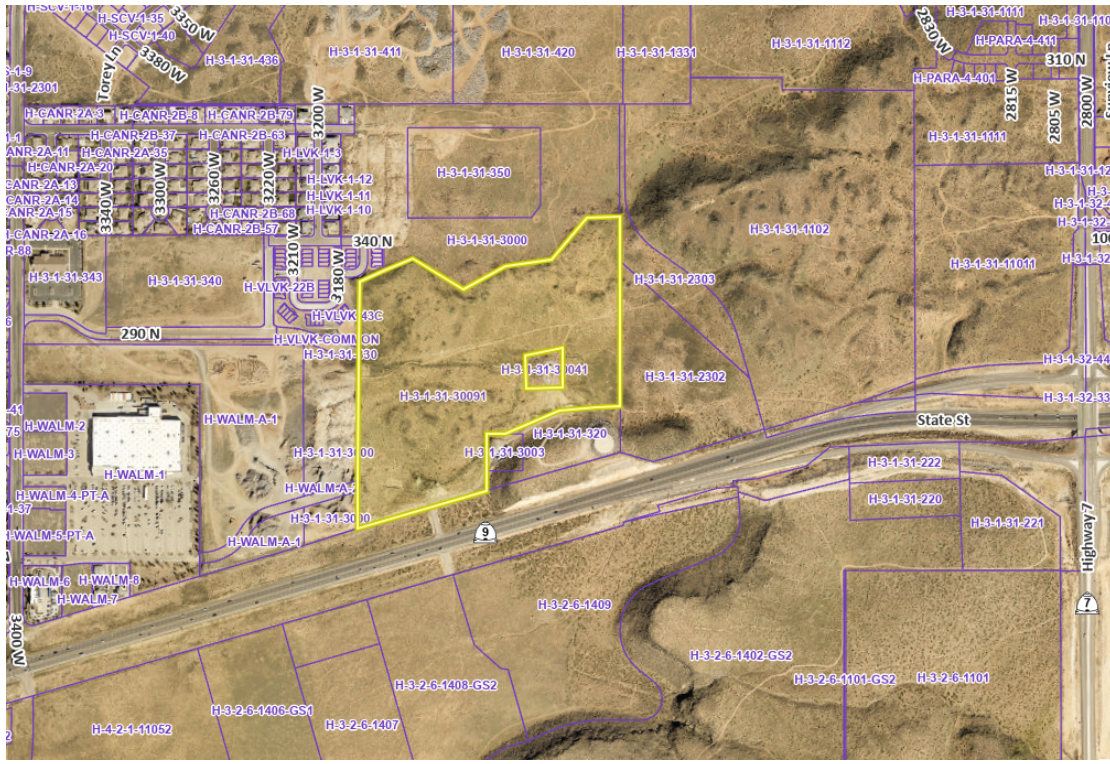
A handwritten signature in black ink, appearing to read "Clark Conway". The signature is fluid and cursive, with a long horizontal stroke at the end.

Clark Conway
Entitlement & Construction Manager
clark@stewardland.com
801-881-1041

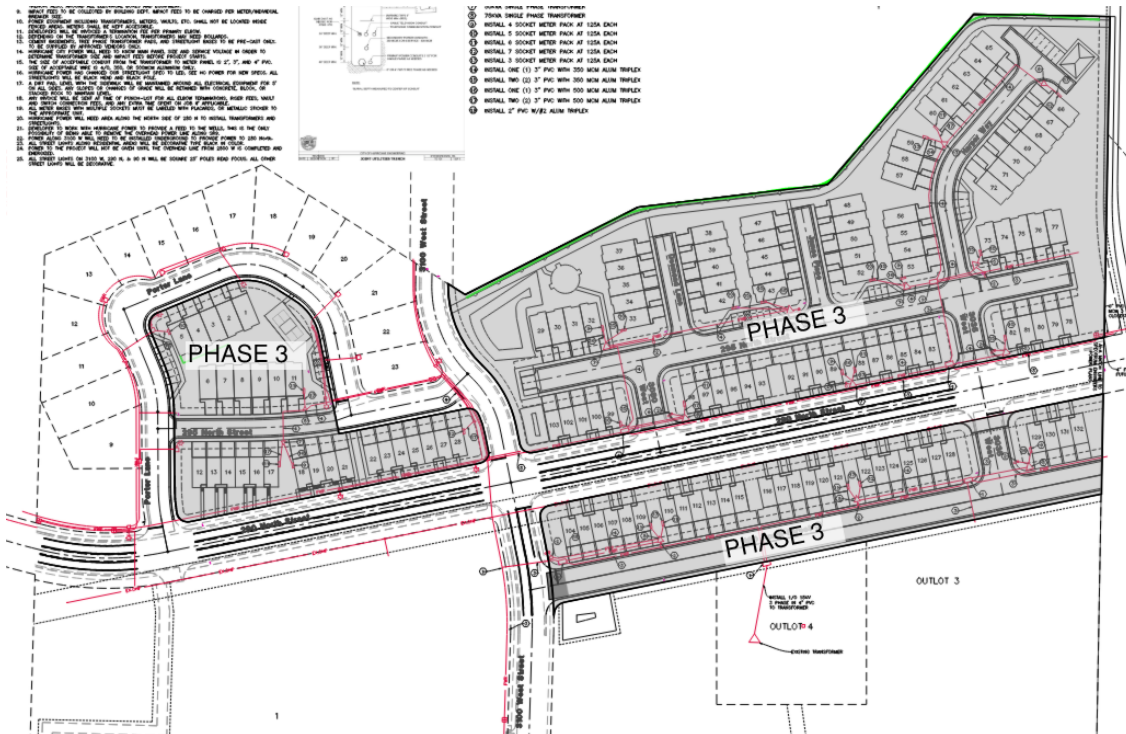
STEWARD

LAND COMPANY

SkyRim Development Location:



SkyRim Phase 3 Boundaries:





SkyRim Phase 3 Summary:

Phase 3 of the SkyRim development consists of 110 townhome pads with associated public and private roads, inclusive of utilities, as designed in accordance with Hurricane City requirements and approved by Hurricane City. Sitting on approximately 10.81 acres, SkyRim Phase 3 has a density well within the approved allotment, approximately 10.17 units/AC. The SkyRim Development team has worked extensively with Hurricane City to design for future roads and utility connections by Others, inclusive of an upsized Sanitary Sewer main and coordinated grading efforts to allow for a planned future road Sky Valley Drive. The SkyRim Development team has also facilitated the design and construction of overhead power lines to serve the property's needs at its own cost, as well as considered requests by Hurricane City for accommodating water blow off from the City-owned Stratton Well property. The SkyRim Development team, represented by Steward Land Company, looks forward to success of this project and partnership with both Hurricane and DR Horton to provide housing for current and future City residents.

Project Narrative/Notes/Revisions

- 06/11/2025 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 08/04/2025 CK - UPDATED PER CITY REVIEW COMMENTS.
- 09/22/2025 CK - UPDATED PER CITY REVIEW COMMENTS.
- 10/21/2025 CK - UPDATED PER CITY REVIEW COMMENTS
- 11/12/2025 CK - UPDATED TO INCLUDE ELECTRICAL SHEETS.
- 01/07/2026 CK - UPDATED PER CITY REVIEW COMMENTS.
- 01/27/2026 CK - UPDATED FH VALVE AND STRIPING.

Sheet Index

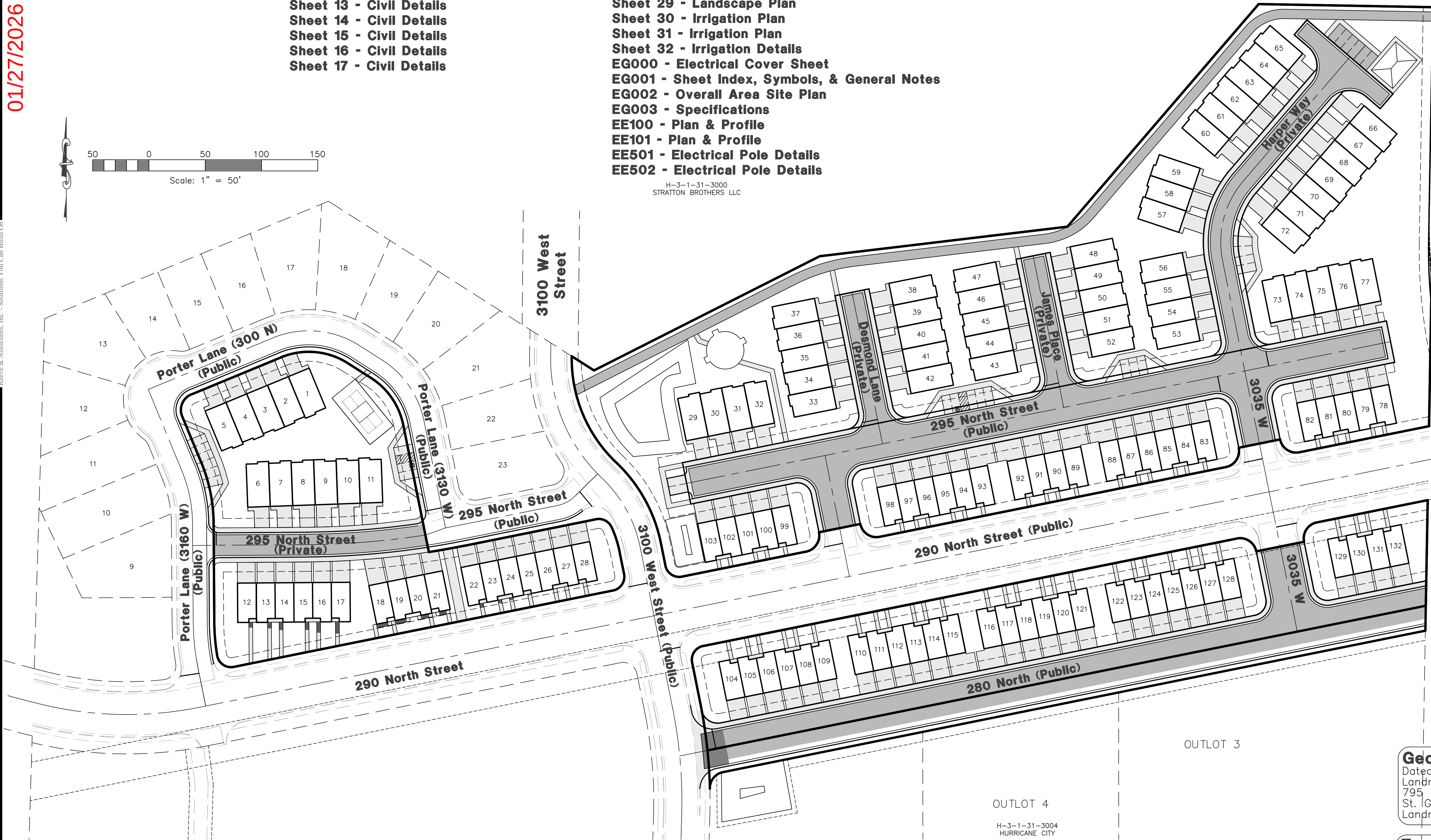
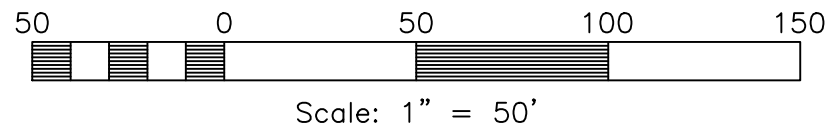
- Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Site Plan
Sheet 4 - Grading & Drainage Plan
Sheet 5 - Basin Details
Sheet 6 - Drainage Details
Sheet 7 - Utility Plan
Sheet 8 - Sewer & Water Plan
Sheet 9 - Gas, Phone, & Cable Plan
Sheet 10 - Power Plan
Sheet 11 - Civil Details
Sheet 12 - Civil Details
Sheet 13 - Civil Details
Sheet 14 - Civil Details
Sheet 15 - Civil Details
Sheet 16 - Civil Details
Sheet 17 - Civil Details

- Sheet 18 - 280 North Street - 0+00.00 - 8+50.00
Sheet 19 - 295 North Street - -00+25.00 - 4+75.00
Sheet 20 - 295 North Street - 0+00.00 - 8+00.00
Sheet 21 - 3035 West Street - 0+00.00 - 7+25.00
Sheet 22 - Desmond Lane 0+00.00 - 2+00.00 & James Place - 0+00.00 - 2+00.00
Sheet 23 - Sky Valley Drive 0+00.00 - 10+00.00
Sheet 24 - Fire Plan
Sheet 25 - Striping & Signage Plan
Sheet 26 - Storm Water Pollution Prevention Plan Exhibit
Sheet 27 - Storm Water Pollution Prevention Plan Details
Sheet 28 - Landscape Plan
Sheet 29 - Landscape Plan
Sheet 30 - Irrigation Plan
Sheet 31 - Irrigation Plan
Sheet 32 - Irrigation Details
EG000 - Electrical Cover Sheet
EG001 - Sheet Index, Symbols, & General Notes
EG002 - Overall Area Site Plan
EG003 - Specifications
EE100 - Plan & Profile
EE101 - Plan & Profile
EE501 - Electrical Pole Details
EE502 - Electrical Pole Details

H-3-1-31-3000
STRATTON BROTHERS LLC

APPROVED

01/27/2026



OUTLOT 4
H-3-1-31-3004
HURRICANE CITY

Elevation Datum:

TOP OF BRASS CAP FOR THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
VERTICAL DATUM 2974.23' (SURVEYED ELEVATION, STATIC GPS)



Geotechnical Report:

Dated: Jan 24, 2023
Landmark Testing & Engineering
795 East Factory Drive
St. George, UT 84790
Landmark Project No. 220849

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Project Contact:

Nate Reeve, P.E., P.S.E.
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.



Vicinity Map

NOT TO SCALE

JUC SIGNATURE BLOCK

HURRICANE WATER DEPARTMENT: _____
HURRICANE POWER DEPARTMENT: _____
HURRICANE PARKS DEPARTMENT: _____
HURRICANE ENGINEERING DEPARTMENT: _____
HURRICANE PUBLIC WORKS DEPARTMENT: _____
HURRICANE GIS DEPARTMENT: _____
HURRICANE VALLEY FIRE DISTRICT: _____
ASH CREEK SPECIAL SERVICE DISTRICT: _____
WASHINGTON COUNTY WATER DISTRICT: _____
DOMINION ENERGY: _____
TDS COMMUNICATIONS: _____
CENTURYLINK: _____
INFOWEST: _____
HURRICANE PLANNING DEPARTMENT: _____
HURRICANE STREETS DEPARTMENT: _____



REVISIONS	DATE	DESCRIPTION
	08-04-25 CK	City Comments
	09-22-25 CK	City Comments
	10-21-25 CK	City Comments
	11-12-25 CK	Electrical Sheets
	01-07-26 CK	City Comments
	01-27-26 CK	City Comments

Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT/FILL, COMPACTION, ASBESTOS REMOVAL, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE AN ACKNOWLEDGMENT THAT, IN ADVANCING THE CONTRACT, HE IS RELYING AND RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL FIELD POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID. BID FUMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED WITHIN THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED PRIOR TO COMMENCING ANY EXCAVATION WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY DEVICES.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MEKA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE USED FOR RELOCATION OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER'S HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

- NOTE:
- SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT.
 - CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER.

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL EROSION CONTROL MEASURES AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

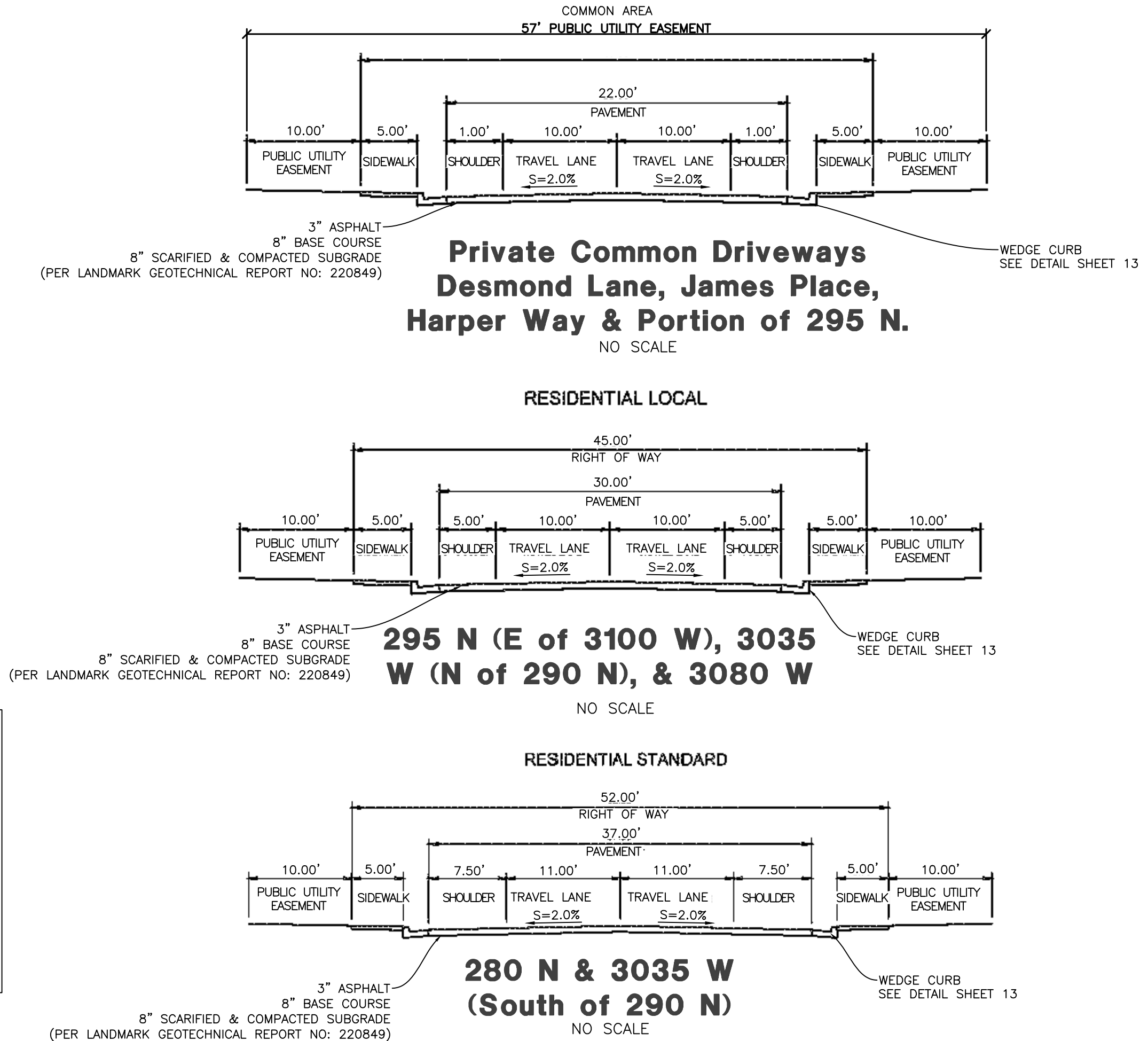
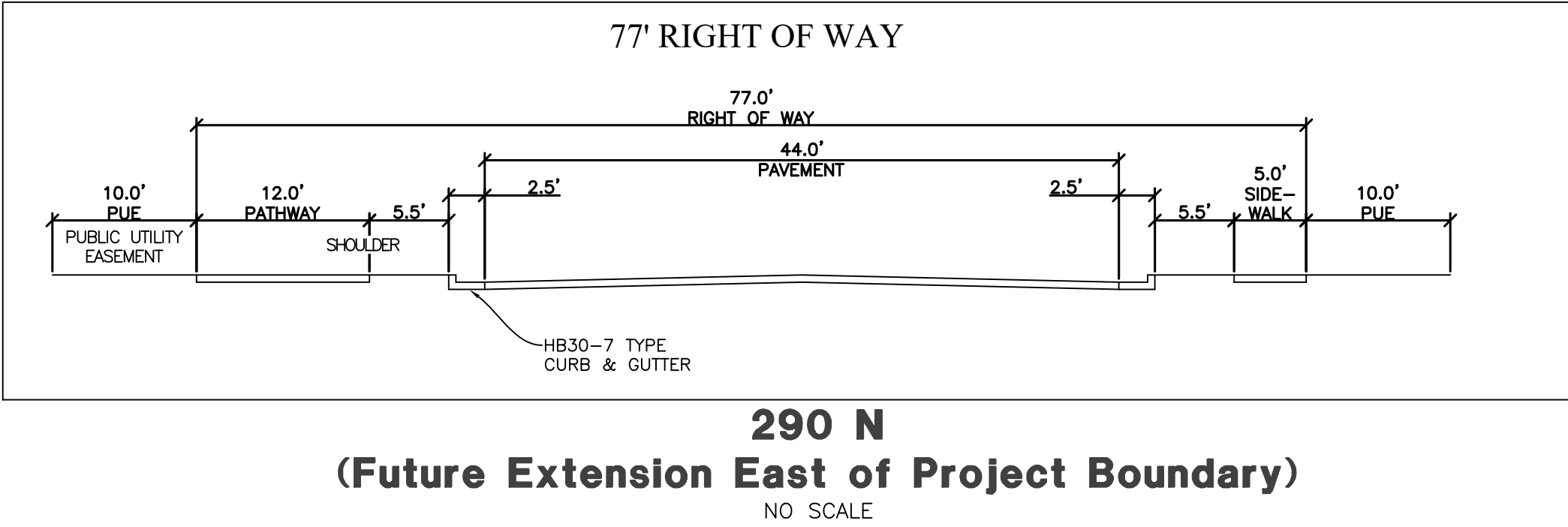
Ash Creek General Sewer Notes

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

WCWCD General Notes

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 THE 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.



APPROVED
01/27/2026
Mike Kinsley

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco.com

LAND OWNERS • LAND SURVEYORS
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • UTILITY ENGINEERS

REVISIONS	DATE	DESCRIPTION
	08-04-25	CK City Comments
	09-22-25	CK City Comments
	10-21-25	CK City Comments
	11-12-25	CK Electrical Sheets
	01-07-26	CK City Comments
	01-27-26	CK City Comments

Skyrim Townhomes

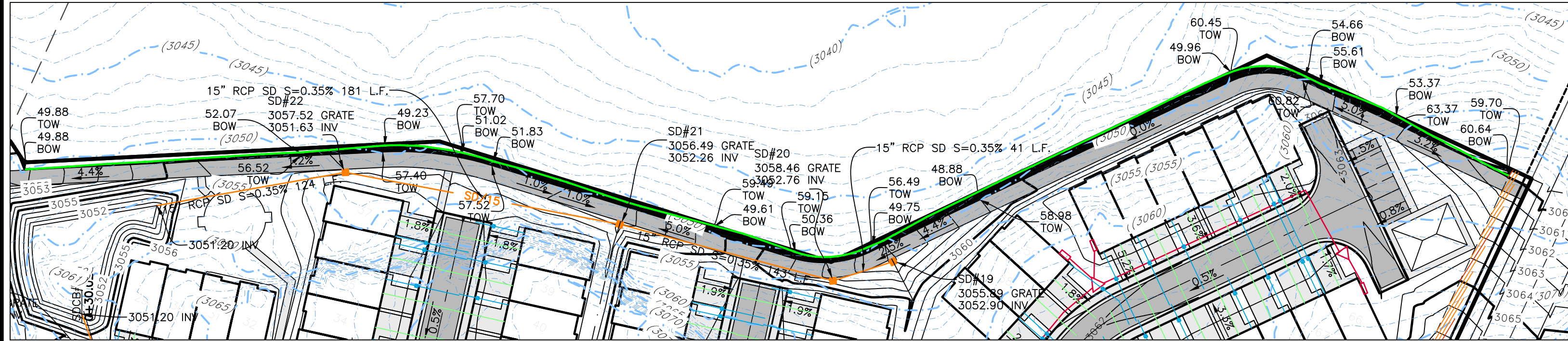
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Notes/Legend/
Street Cross-Section

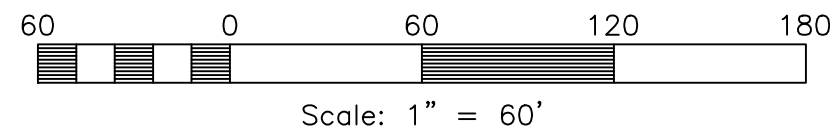
REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
01/27/2026
STATE OF UTAH

Project Info.
Engineer:
KENNETH H. HUNTER, P.E.
Drafted:
C. KINGSLEY
Begin Date:
MAY 2025
Name:
SKYRIM
TOWNHOMES
Number:
7152-36

2
32 Total Sheets

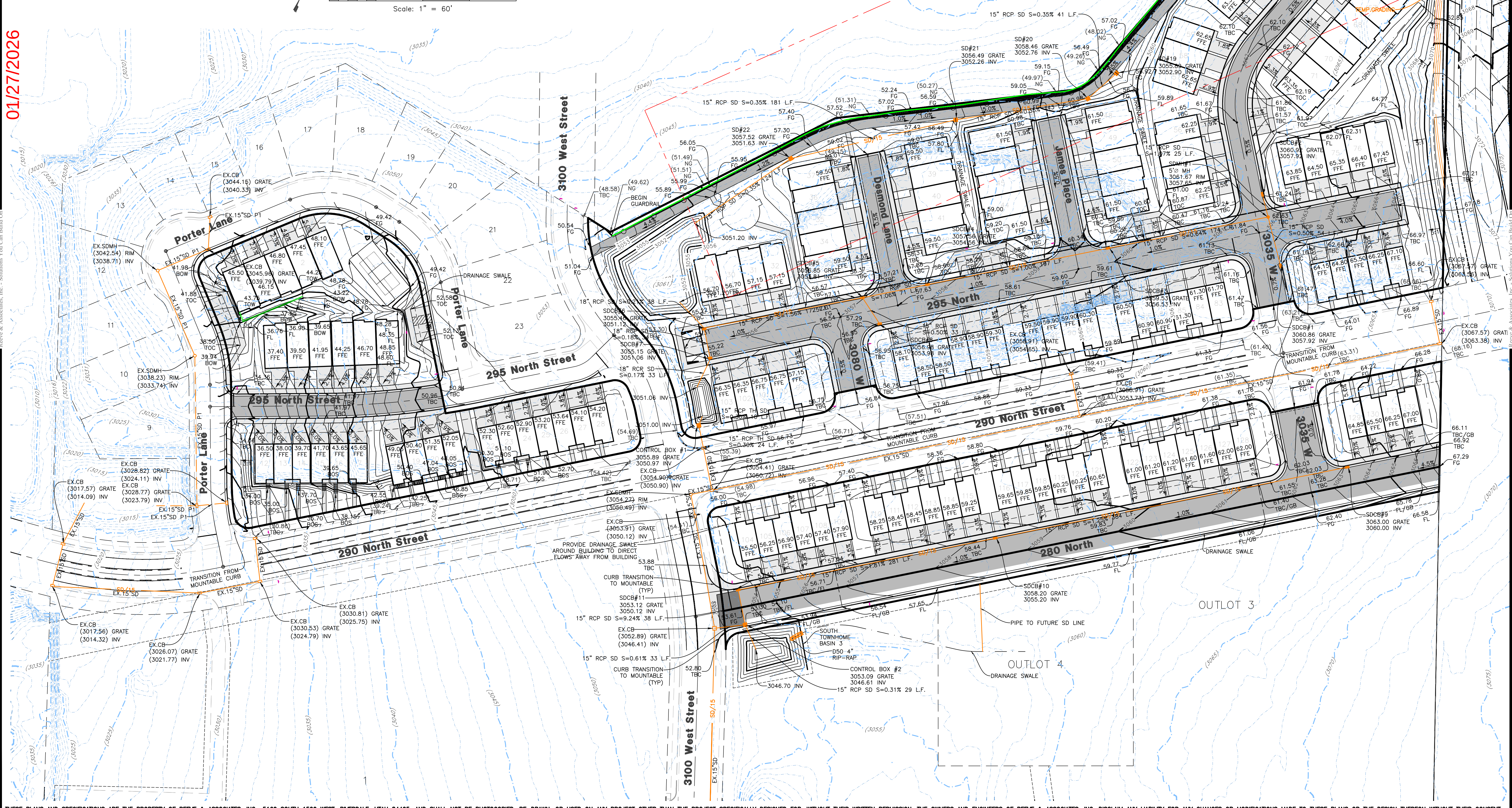
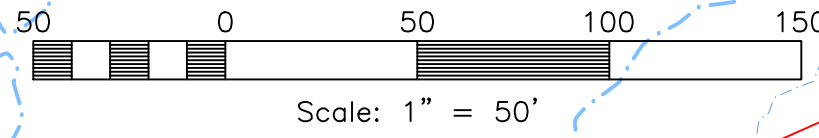


Wall Design Detail A-A



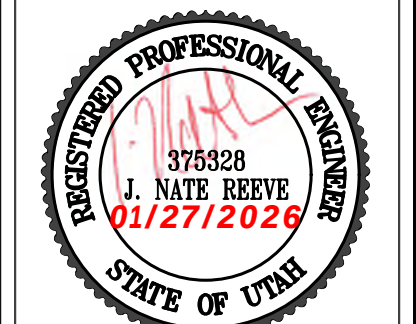
- FFE CALLOUTS REPRESENT TOP OF CONCRETE @ FRONT OF UNIT OR GARAGE FLOOR ELEVATION
- TOWNHOME FOUNDATIONS MAY BE EXTENDED TO REDUCE EXTENTS OF GRADING
- CONTRACTOR TO FIELD VERIFY ALL EX.GRADES FOR CONNECTION TO EX.UTILITIES AND ROADWAY TIE-IN ELEVATIONS. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.

Detail A-A

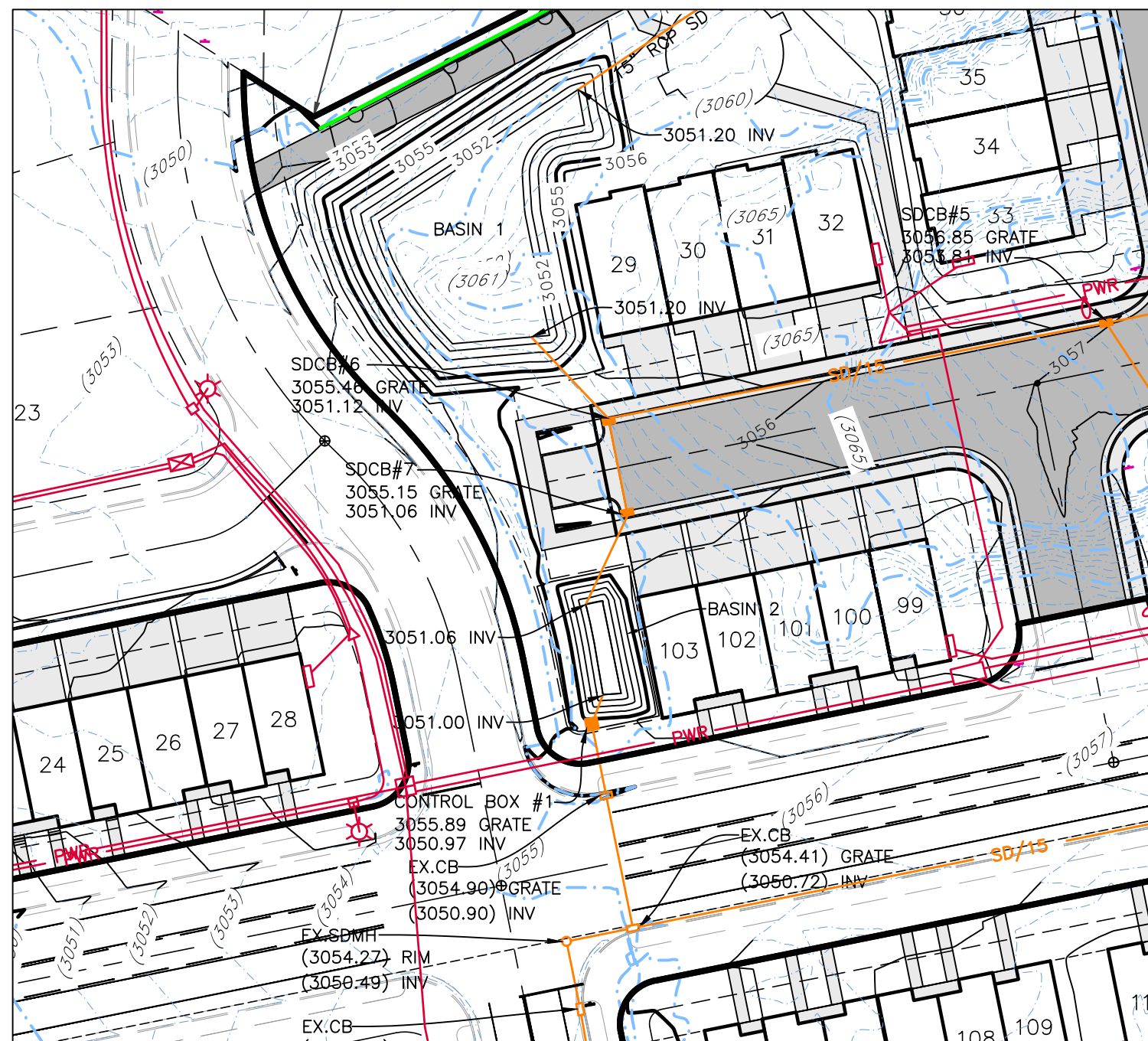


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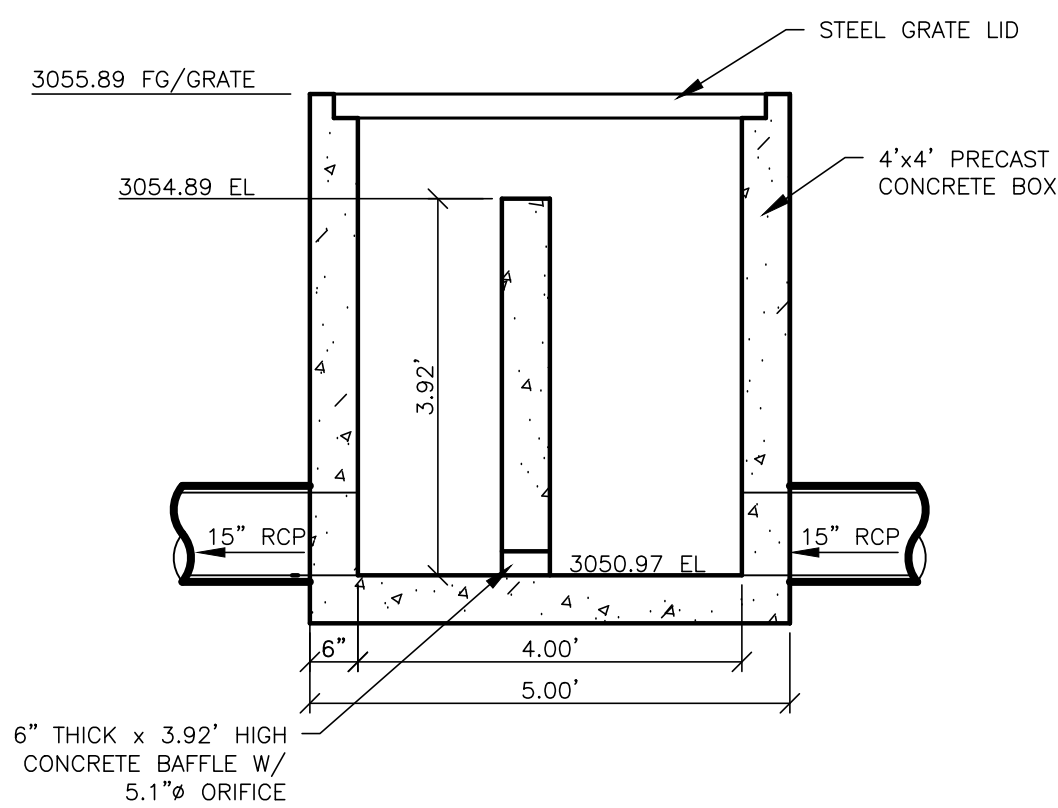
Skyrim Townhomes HURRICANE CITY, WASHINGTON COUNTY, UTAH Grading & Drainage Plan



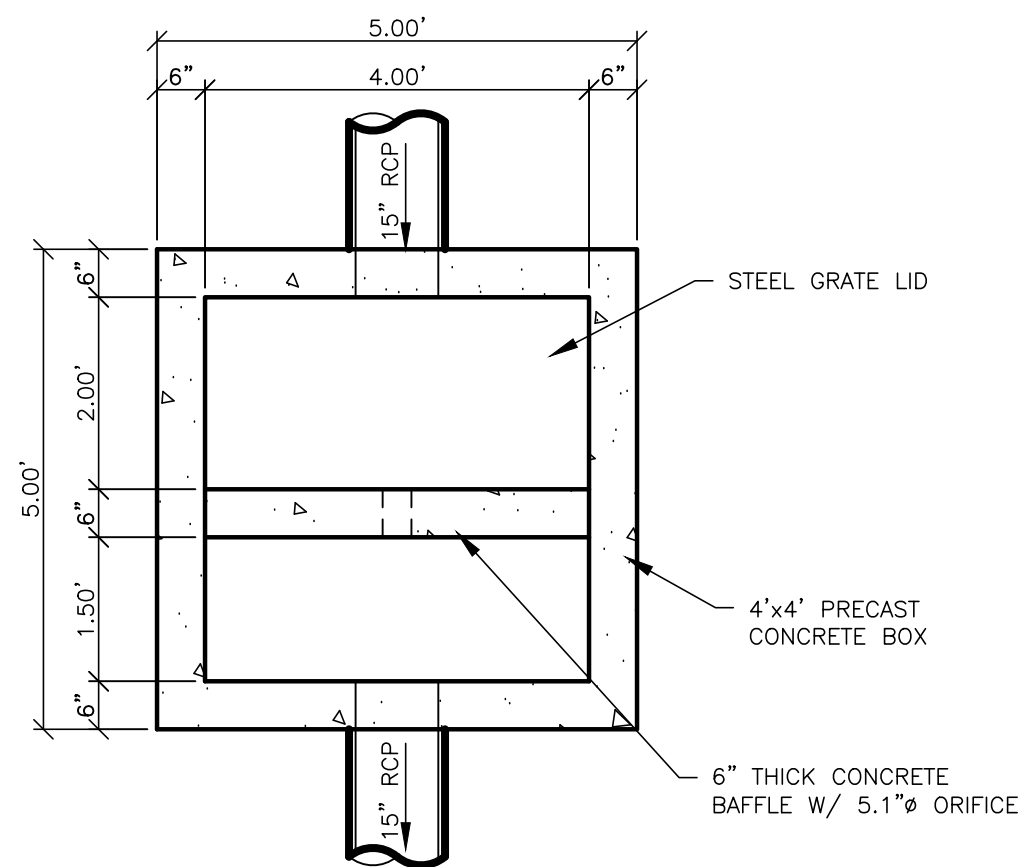
Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

**Control Box 1**

SCALE: 1"=50'

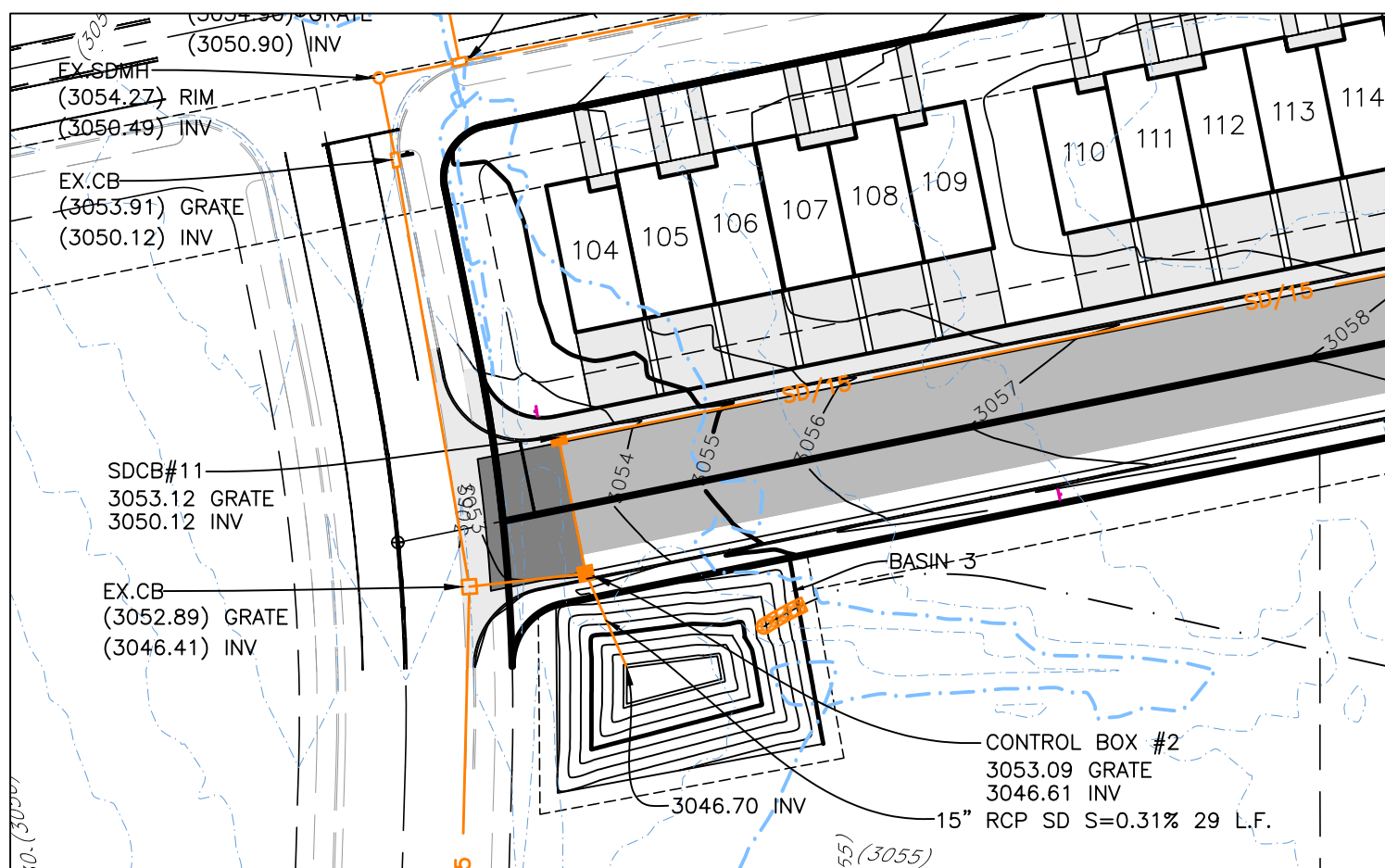
**4'x4' Control Box#1 Detail**

SCALE: 1"=2'

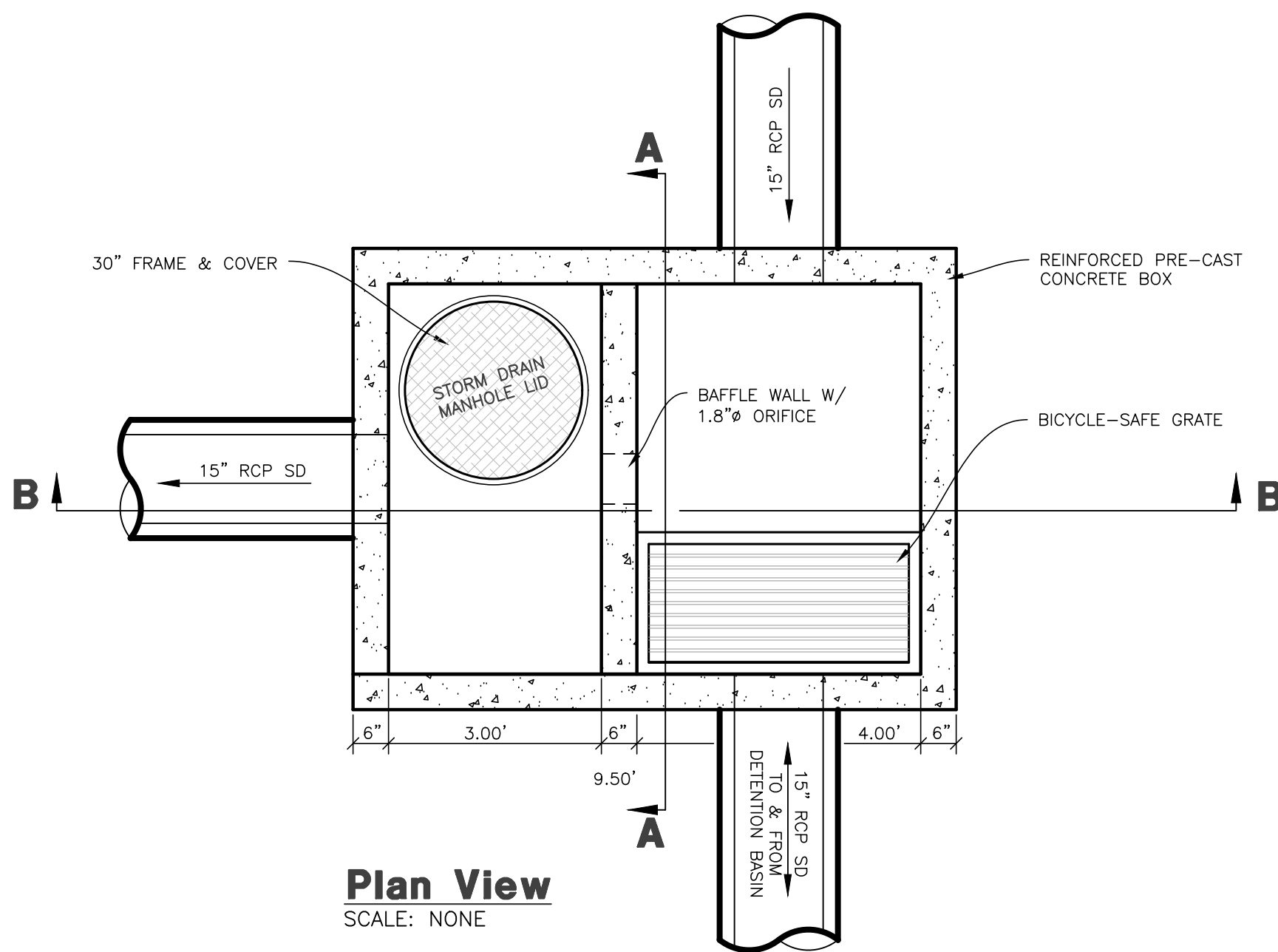
3,295 CF VOLUME PROVIDED BY EX.BASIN
2 FROM PREVIOUS DEVELOPMENT PHASE

NORTH TOWNHOME BASIN 1 STAGE STORAGE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
3,051.20	2,384	N/A	N/A	0	BOTTOM
3,052.00	2,898	0.80	2110	2110	
3,053.00	3,633	1.00	3259	5369	
3,054.00	4,448	1.00	4034	9403	
3,054.89	5,237	0.89	4305	13709	HIGHWATER
3,055.00	5,339	0.11	581	14291	
3,055.89	0	0.89	1584	15876	FREEBOARD

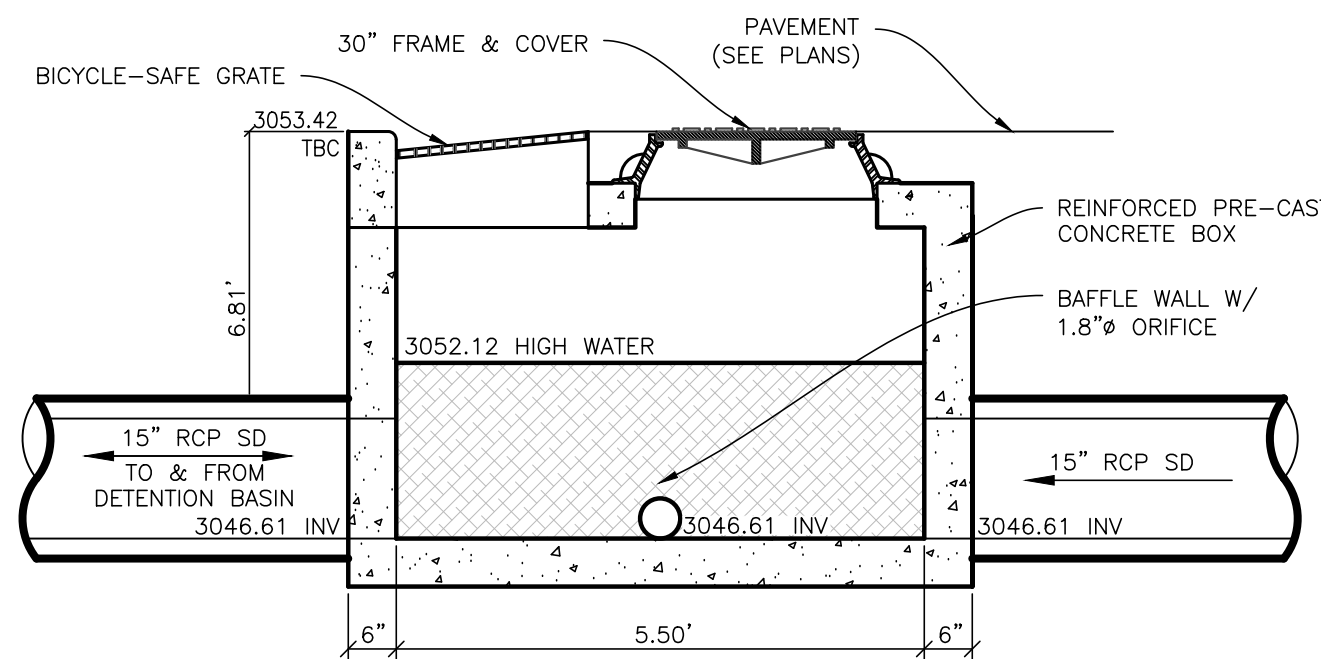
NORTH TOWNHOME BASIN 2 STAGE STORAGE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
3,051.00	183	N/A	N/A	0	BOTTOM
3,052.00	350	1.00	262	262	
3,053.00	548	1.00	445	707	
3,054.00	777	1.00	659	1367	
3,054.89	1,007	0.89	791	2158	HIGHWATER
3,055.00	1,037	0.11	112	2271	
3,055.89	10	0.89	341	2612	FREEBOARD

**Control Box 2**

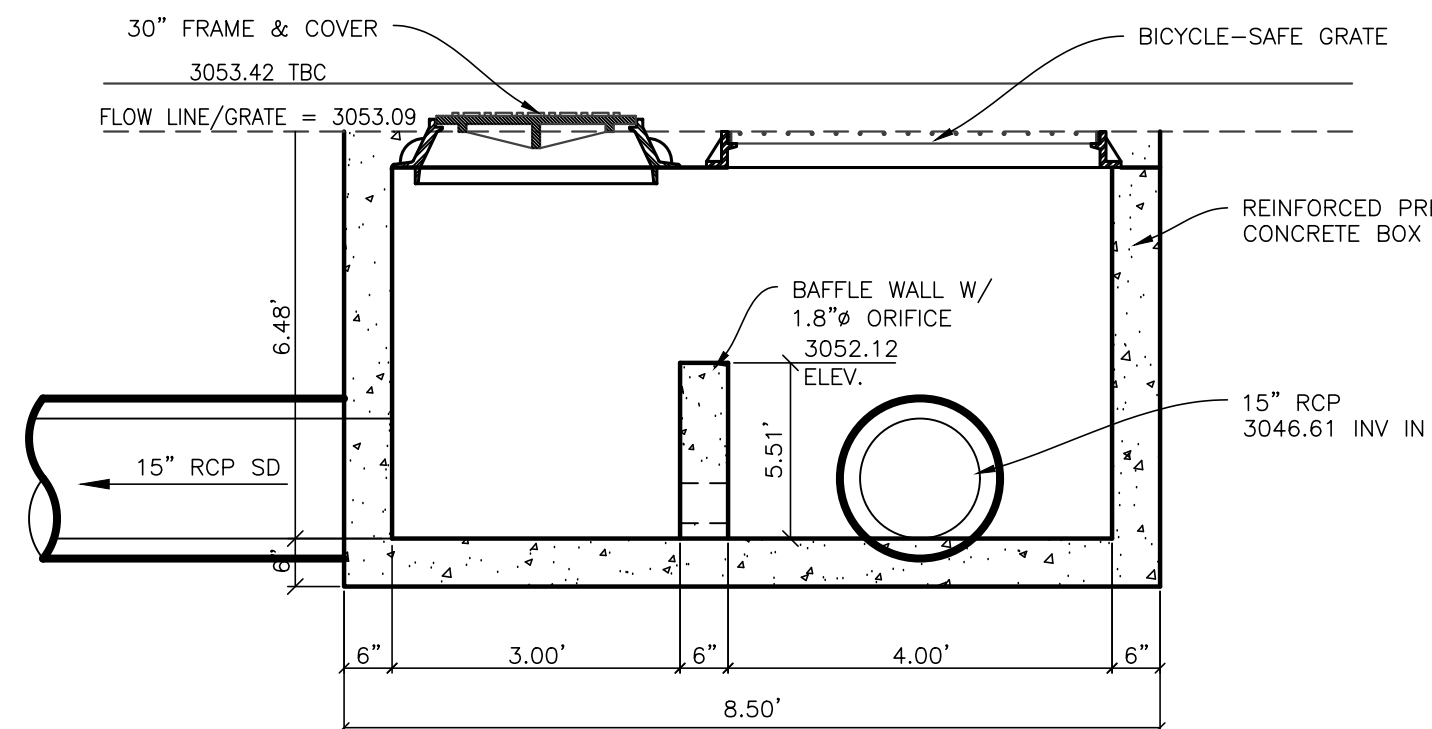
SCALE: 1"=50'

**Plan View**

SCALE: NONE

**Cross Section A-A**

SCALE: NONE

**Cross Section B-B**

SCALE: NONE

Control Box/ Combo Box

SCALE: NONE

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Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Basin Details**Project Info.**

Engineer:
KENNETH H. HUNTER, P.E.

Drafter:
C. KINGSLEY

Begin Date:
MAY 2025

Name:
SKYRIM TOWNHOMES

Number:
7152-36

Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Drainage Details



Project Info.
Engineer:
KENNETH H. HUNTER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
MAY 2025
Name:
SKYRIM
TOWNHOMES
Number: 7152-36

RA

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

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

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AS PART OF THE PREVIOUS ROADWAY IMPROVEMENTS FOR THE SKYRIM DEVELOPMENT VARIOUS DETENTION BASINS WERE INSTALLED.THE NORTHEAST TOWNHOME AREA WILL BE FULLY DETAINED BEFORE DISCHARGING TO THE PREVIOUS ROADWAY IMPROVMENTS.BASIN 2 TO THE SOUTH ALONG 3100 WEST WAS INSTALLED WITH ADDITIONAL CAPACITY BEYOND ITS REQUIREMENT. A TOTAL OF 3,295 C.F. OF EXTRA VOLUME WAS PROVIDED. THE TOWNHOMES ALONG 280 N WILL UTILIZE THIS VOLUME, PLUS AN ADDITIONAL REQUIRED 5,520 C.F. IN A BASIN TO BE LOCATED ON THE APARTMENT FUTURE LOT. IMPROVMENTS OF THE APARTMENT LOT WILL BE REQUIRED TO PROVIDE THIS VOLUME IN ADDITION TO OTHER DETENTION REQUIREMENTS.THE NORTHWEST TOWNHOME AREA WAS ACCOUNTED FOR IN THE PREVIOUS ROADWAY PLAN BASIN 1 AND WILL DISCHARGE TO THIS BASIN.



Skyrim Storm Runoff Calculations
West Townhomes

6/2/2025 KHH
WEST BASIN

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Hurricane, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site for the contributing area composed of the west townhomes.

The calculations are as follows:

Drainage Area:
Total Area = 1.91 acre or 83,143 ft²
Runoff Coefficients
Impervious Area 54,291 C = 0.9
Landscaped Area 28,852 C = 0.2
Weighted Runoff Coefficient C = 0.66

LID Retention
80th Percentile Rainfall Event (d) 0.44 in
Is the site Feasible for LID? No
Site Imperviousness (i) 0.85
NRCS Soil Group C/D
Rv Equation 0.83*1.122
R_v (Soil Group A: 0.84*1.302; B: 0.84*1.169; C/D: 0.83*1.122) 0.51
V_{pond} = Rv x d x Total Site SF 1569 c.f.

Volume of Run-off for 100-year Storm Event:
C = 0.66
I = See Below in/hr
A = 83143.00 ft²
Q(out) = 0.38 ft³/s

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.64	8.40	2519	115	2405
10	600	5.05	6.39	3832	229	3603
15	900	4.18	5.29	4759	344	4414
30	1800	2.81	3.55	6397	687	5709
60	3600	1.74	2.20	7922	1374	6547
120	7200	0.95	1.20	8632	2749	5883
180	10800	0.64	0.81	8782	4123	4659
360	21600	0.37	0.46	9970	8246	1725
720	43200	0.21	0.26	11254	16491	-5237
1440	86400	0.12	0.15	12893	32982	-20089

SUMMARY:
The required 100-yr storage volume is 6,547 cubic feet
The required LID Retention volume is Not Feasible cubic feet
LID retention is not feasible due to the limiting impermeable site soil layers.
Volume provided in the ex. basin for area 3,924 cubic feet
Additional volume to existing basin 2,623 cubic feet



Skyrim Storm Runoff Calculations
South Townhomes

9/18/2025 KHH
SOUTH BASIN 2

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Hurricane, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site for the contributing area composed of the southeast townhomes.

The calculations are as follows:

Drainage Area:
Total Area = 1.97 acre or 85,946 ft²
Runoff Coefficients
Impervious Area 76,287 C = 0.9
Landscaped Area 9,659 C = 0.2
Weighted Runoff Coefficient C = 0.82

LID Retention
80th Percentile Rainfall Event (d) 0.44 in
Is the site Feasible for LID? No
Site Imperviousness (i) 0.89
NRCS Soil Group C/D
Rv Equation 0.83*1.122
R_v (Soil Group A: 0.84*1.302; B: 0.84*1.169; C/D: 0.83*1.122) 0.73
V_{pond} = Rv x d x Total Site SF 2288 c.f.

Volume of Run-off for 100-year Storm Event:
C = 0.82
I = See Below in/hr
A = 85946.00 ft²
Q(out) = 0.39 ft³/s

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.64	10.85	3255	118	3137
10	600	5.05	8.25	4951	237	4714
15	900	4.18	6.83	6147	355	5792
30	1800	2.81	4.59	8285	710	7555
60	3600	1.74	2.84	10236	1421	8815
120	7200	0.95	1.55	11153	2841	8312
180	10800	0.64	1.05	11347	4262	7086
360	21600	0.37	0.60	12883	8524	4359
720	43200	0.21	0.34	14542	17047	-2506
1440	86400	0.12	0.19	16659	34094	-17435

Orifice Sizing Control Box #2
Given: Q = 0.20 cfs
2g = 64.4 ft/s²
H = 5.51 ft
Cd = 0.62
R = SQRT(Q/pi((0.7*(64.4*H)^0.5))) for circular openings
R = 0.21 feet
D = 2.54 inches
D = 5.09 inches
A = 20.31 inches ^2 0.1410 ft ^2

SUMMARY:
The required 100-yr storage volume is 8,815 cubic feet
The required LID Retention volume is Not Feasible cubic feet
LID retention is not feasible due to the limiting impermeable site soil layers.
Orifice diameter size is 1.8 in



Skyrim Storm Runoff Calculations
North Townhomes

NORTH BASIN 1
6/2/2025 KHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Hurricane, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site for the contributing area is composed of the north townhomes.

The calculations are as follows:

Drainage Area:
Total Area = 6.94 acre or 302,445 ft²
Runoff Coefficients
Impervious Area 119,145 C = 0.9
Landscaped Area 183,300 C = 0.2
Weighted Runoff Coefficient C = 0.48

LID Retention
80th Percentile Rainfall Event (d) 0.44 in
Is the site Feasible for LID? No
Site Imperviousness (i) 0.39
NRCS Soil Group C/D
Rv Equation 0.83*1.122
R_v (Soil Group A: 0.84*1.302; B: 0.84*1.169; C/D: 0.83*1.122) 0.29
V_{pond} = Rv x d x Total Site SF 3236 c.f.

Volume of Run-off for 100-year Storm Event:
C = 0.48
I = See Below in/hr
A = 302445.00 ft²
Q(out) = 1.39 ft³/s

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.64	22.12	6835	417	6218
10	600	5.05	16.82	10092	833	9259
15	900	4.18	13.92	12530	1250	11281
30	1800	2.81	9.36	16847	2500	14348
60	3600	1.74	5.80	20864	4999	15865
120	7200	0.95	3.16	22735	9998	12737
180	10800	0.64	2.14	23130	14997	8133
360	21600	0.37	1.22	26260	29995	-3735
720	43200	0.21	0.68	29641	59989	-30348
1440	86400	0.12	0.39	33958	119978	-86020

Orifice Sizing
Given: Q = 1.39 cfs
2g = 64.4 ft/s²
H = 3.92 ft
Cd = 0.62
R = SQRT(Q/pi((0.7*(64.4*H)^0.5))) for circular openings
R = 0.21 feet
D = 2.54 inches
D = 5.09 inches
A = 20.31 inches ^2 0.1410 ft ^2

SUMMARY:
The required 100-yr storage volume is 15,865 cubic feet
The required LID Retention volume is Not Feasible cubic feet
LID retention is not feasible due to the limiting impermeable site soil layers.
Control Box #1 Orifice diameter size is 5.1 in

GENERALLY, SEWER LINES MAY NOT BE LOCATED WITHIN ZONE ONE AND ZONE TWO OF A PUBLIC DRINKING WATER SYSTEM'S SOURCE PROTECTION ZONES. HOWEVER, IF THE FOLLOWING PRECAUTIONS ARE TAKEN, SEWER LINES MAY BE PERMITTED WITHIN A PUBLIC DRINKING WATER SYSTEM'S SOURCE PROTECTION ZONE ONE AND ZONE TWO. SEWER LINES SHALL MEET THE CONDITIONS IDENTIFIED IN R309-600-13(3), AND SHALL BE SPECIALLY CONSTRUCTED AS FOLLOWS THROUGHOUT ZONE ONE IN AQUIFERS CLASSIFIED AS PROTECTED, AND ZONES ONE AND TWO, IF THE AQUIFER IS CLASSIFIED AS UNPROTECTED.

(A) SEWER LINES SHALL BE CONSTRUCTED TO REMAIN WATERTIGHT. THE LINES SHALL BE DEFLECTION-TESTED IN ACCORDANCE WITH THE DIVISION OF WATER QUALITY RULE R317-3. THE LINES SHALL BE VIDEO-INSPECTED FOR ANY DEFECT FOLLOWING COMPLETION OF CONSTRUCTION AND BEFORE BEING PLACED IN SERVICE. THE SEWER PIPE MATERIAL SHALL BE:

(I) HIGH DENSITY POLYETHYLENE (HDPE) PIPE WITH A PE3408 OR PE4710 RATING FROM THE PLASTIC PIPE INSTITUTE AND HAVE A DIMENSION RATIO (DR) OF 17 OR LESS, AND ALL JOINTS SHALL BE FUSION-WELDED; OR,

(II) POLYVINYL CHLORIDE (PVC) PIPE MEETING AWWA SPECIFICATION C900 OR C905 AND HAVE A DR OF 18 OR LESS. PVC PIPE SHALL BE EITHER RESTRAINED GASKETED JOINTS OR SHALL BE FUSION-WELDED. SOLVENT CEMENT JOINTS SHALL NOT BE ACCEPTABLE. THE PVC PIPE SHALL BE CLEARLY IDENTIFIED WHEN INSTALLED, BY MARKING TAPE OR OTHER MEANS AS A SANITARY SEWER LINE; OR,

(III) DUCTILE IRON PIPE WITH CERAMIC EPOXY LINING, POLYETHYLENE ENCASUREMENT, RESTRAINED JOINTS, AND A MINIMUM PRESSURE CLASS OF 200.

(B) PROCEDURES FOR LEAKAGE TESTS SHALL BE SPECIFIED AND COMPLY WITH DIVISION OF WATER QUALITY RULE R317-3 REQUIREMENTS.

(C) LATERAL TO MAIN CONNECTION SHALL BE FUSION-WELDED, SHOP-FABRICATED, OR SADDLED WITH A MECHANICAL CLAMPING WATERTIGHT DEVICE DESIGNED FOR THE SPECIFIC PIPE.

(D) INLET AND OUTLET SEWER PIPES SHALL BE JOINED TO A MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION.

(E) THE SEWER PIPE SHALL BE LAID WITH NO GREATER THAN 2 PERCENT DEFLECTION AT ANY JOINT.

(F) BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM LABORATORY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM STANDARD D-690.

(G) SEWER MANHOLES SHALL MEET THE FOLLOWING REQUIREMENTS.

(I) THE MANHOLES SHALL BE CONSTRUCTED OF REINFORCED CONCRETE.

(II) MANHOLE BASE AND WALLS, UP TO A POINT AT LEAST 12 INCHES ABOVE THE TOP OF THE UPPER MOST SEWER PIPE ENTERING THE MANHOLE, SHALL BE FABRICATED IN A SINGLE CONCRETE POUR WITHOUT JOINTS.

(III) THE MANHOLES SHALL BE AIR PRESSURE TESTED AFTER INSTALLATION.

(H) IN UNPROTECTED AQUIFERS, AN IMPERMEABLE CUTOFF WALL SHALL BE CONSTRUCTED IN ALL SEWER TRENCHES ON THE UP-GRADIENT EDGE OF ZONE TWO. IN PROTECTED AQUIFERS, AN IMPERMEABLE CUTOFF WALL SHALL BE CONSTRUCTED IN ALL SEWER TRENCHES ON THE UP-GRADIENT EDGE OF ZONE ONE.

Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- 3) ANY METERS IN DRIVEABLE SURFACES MUST BE TRAFFIC RATED.
- 4) WATER MAINS ON PRIVATE PROPERTY (INCLUDING COMMON AREA) MUST BE 8" DUCTILE IRON - STARTING AT THE FITTING ON THE PUBLIC LINE.
- 5) IRRIGATION IS TO BE METERED IN COORDINATION WITH THE WATER DEPARTMENT
- 6) ALL PRIVATE IRRIGATION LINES CROSSING PUBLIC PAVEMENT MUST BE INSTALLED WITH TRACER WIRE

CULINARY WATER

W/8 - 8" PVC C-900 DR-14 WATER LINE
"BLUE PIPE" & CLASS 50 OR BETTER DI WATER LINE
W LAT - 3/4" TYPE K COPPER SERVICE LATERAL EXTEND 3' BEYOND METER

SANITARY SEWER

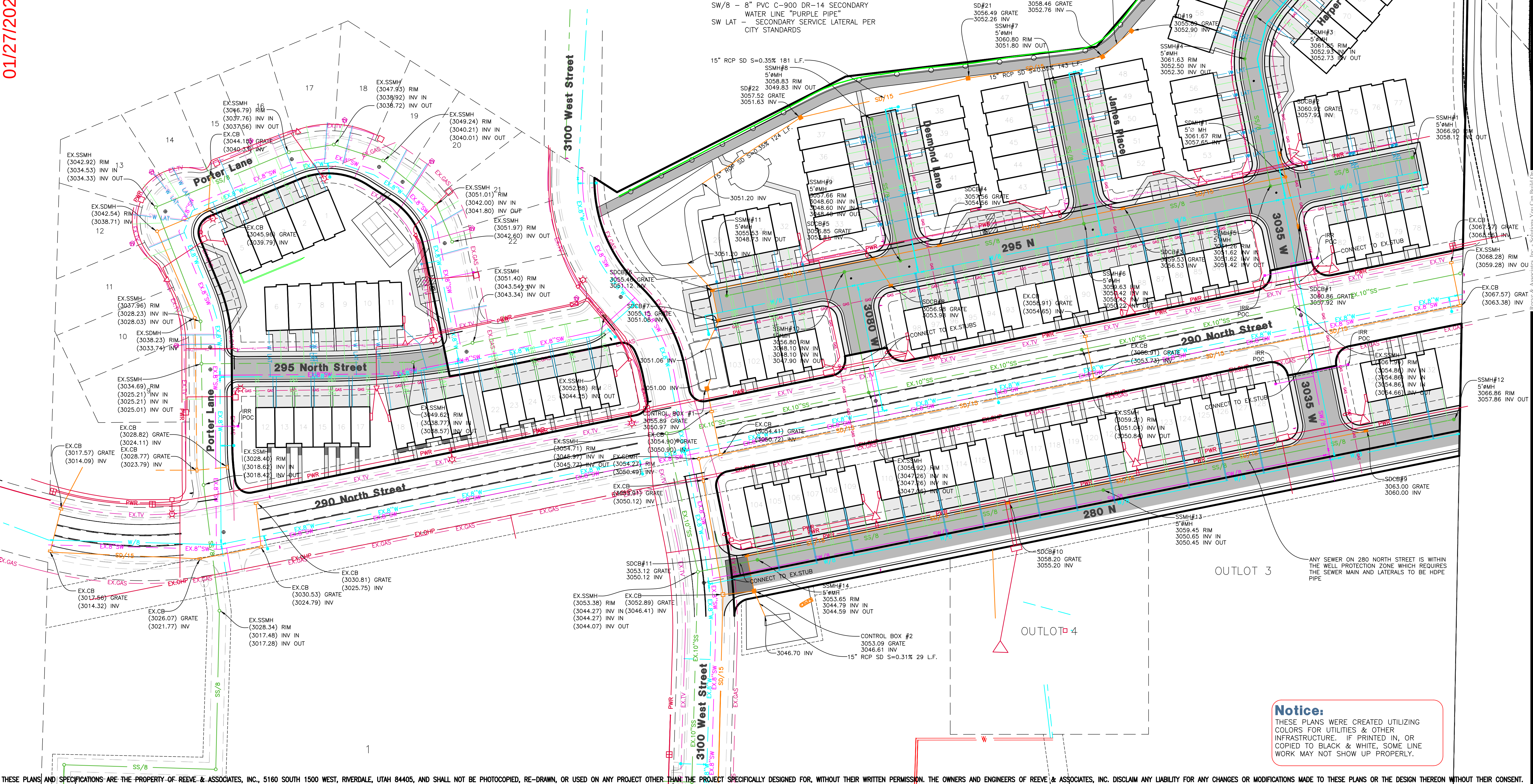
SS LAT - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE "PURPLE PIPE"
SW LAT - SECONDARY SERVICE LATERAL PER CITY STANDARDS



Notice:

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

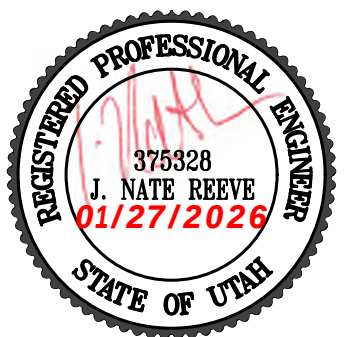


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Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Utility Plan



Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Draftsman: C. KINGSLEY
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

ASH CREEK SSD GENERAL SEWER NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF GEOTECHNICAL REPORT AND COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2"x3" PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE OF PROPERTY LINE OF THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO THE SEWER MAIN LINE SLOPE AND DEPTHS.
- 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 TEST WILL NEED TO BE COMPLETED: 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 PREFORM THIS CAMERA WORK.
- DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

IRRIGATION NOTES:

- IRRIGATION LINES TO BE INSTALLED 1' HORIZONTALLY AND VERTICALLY BELOW THE CULINARY WATER TOWARDS THE CENTER OF THE ROAD.
- 1" IPS PURPLE POLY TUBING TO BE USED FOR IRRIGATION SERVICES.
- NO DOUBLE SERVICES ALLOWED.
- SW/6 - IRRIGATION MAIN ON 600 N. TO BE 8" C900 PURPLE PIPE (ORDER IN ADVANCE).
- SW/6 - IRRIGATION MAIN ON SITE TO BE 6" C900 PURPLE PIPE (ORDER IN ADVANCE).

WATER LOCATION: 5' ON SOUTH AND EAST SIDES FROM LIP OF CURB

SEWER LOCATION: 15' NORTH AND WEST SIDES FROM LIP OF CURB

SEWER NOTES:

- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AT LEAST TWO WORKING DAYS PRIOR TO CONSTRUCTION.
- SEPARATION REQUIREMENTS BETWEEN ALL UTILITIES AND SEWER LINES SHALL BE AT LEAST 10 HORIZONTAL FEET, INSIDE TO INSIDE.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE DISTRICT STANDARDS AND SPECIFICATION. ANY CONSTRUCTION METHODS AND/OR MATERIALS NOT COVERED IN THE DISTRICT STANDARDS SHALL BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION OF THE SEWER LINES, THE CONTRACTOR SHALL EXPOSE THE EXISTING SEWER LINES WHERE CONNECTIONS WILL OCCUR AND VERIFY THEIR ELEVATION AND LOCATION. APPROVAL OF THE DISTRICT OF A PROPOSED CONNECTION TO A DISTRICT FACILITY DOES NOT IMPLY APPROVAL OF CORRECTNESS OF THE FLOW LINE ELEVATION AND/OR LOCATION SHOWN ON THE PLANS. CONTRACTOR SHALL NOT BACKFILL ANY SEWER TRENCH UNTIL THE INSPECTOR HAS INSPECTED STATIONING ON ALL STRUCTURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ACCURATE "RECORD" DRAWINGS TO THE DISTRICT IMMEDIATELY AFTER CONSTRUCTION.
- APPROVAL BY THE DISTRICT IMPLIES NO PERMISSION OTHER THAN THAT WITHIN THE DISTRICT'S JURISDICTION. ALL PERMITS REQUIRED BY LAW SHALL BE ACQUIRED BY THE APPLICANT OR HIS CONTRACTOR. REQUIREMENTS OF THE DISTRICT SHALL TAKE PRECEDENCE OVER REQUIREMENTS OF OTHER AGENCIES ONLY WHERE DISTRICT REQUIREMENTS ARE GREATER.
- CONTRACTOR SHOULD SHORE ALL TRENCHES AND CONDUCT ALL CONSTRUCTION AND OPERATIONS IN ACCORDANCE WITH OSHA REQUIREMENTS AND/OR UTAH INDUSTRIAL COMMISSION.
- NO SUBDIVISION PLAT SHALL BE RECORDED AT THE OFFICE OF THE WASHINGTON COUNTY RECORDER UNTIL SAID PLAT HAS BEEN APPROVED AND SIGNED BY THE CHAIRMAN OR SUPERINTENDENT OF ASH CREEK SPECIAL SERVICE DISTRICT.
- ALL SEWER LATERAL SERVICES TO LOTS, USE A DISTRICT APPROVED GLUE SADDLE, WITH BANDS OR PLACE AN 8"x4" WYE WITH KNOCK ON COUPLES. A DISTRICT REPRESENTATIVE WILL NEED TO LOOK AT ALL CONNECTIONS.

NOTE:

SEE SHEET 7 FOR R309-515-6 (4) NOTES

WATER NOTES:

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

Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- ANY METERS IN DRIVEABLE SURFACES MUST BE TRAFFIC RATED.
- WATER MAINS ON PRIVATE PROPERTY (INCLUDING COMMON AREA) MUST BE 8" DUCTILE IRON - STARTING AT THE FITTING ON THE PUBLIC LINE.
- IRRIGATION IS TO BE METERED IN COORDINATION WITH THE WATER DEPARTMENT
- ALL PRIVATE IRRIGATION LINES CROSSING PUBLIC PAVEMENT MUST BE INSTALLED WITH TRACER WIRE

CULINARY WATER

W/8 - 8" PVC C-900 DR-14 WATER LINE
"BLUE PIPE" & CLASS 50 OR BETTER DI WATER LINE
W LAT - 3/4" TYPE K COPPER SERVICE
LATERAL EXTEND 3' BEYOND METER

SANITARY SEWER

SS LAT - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

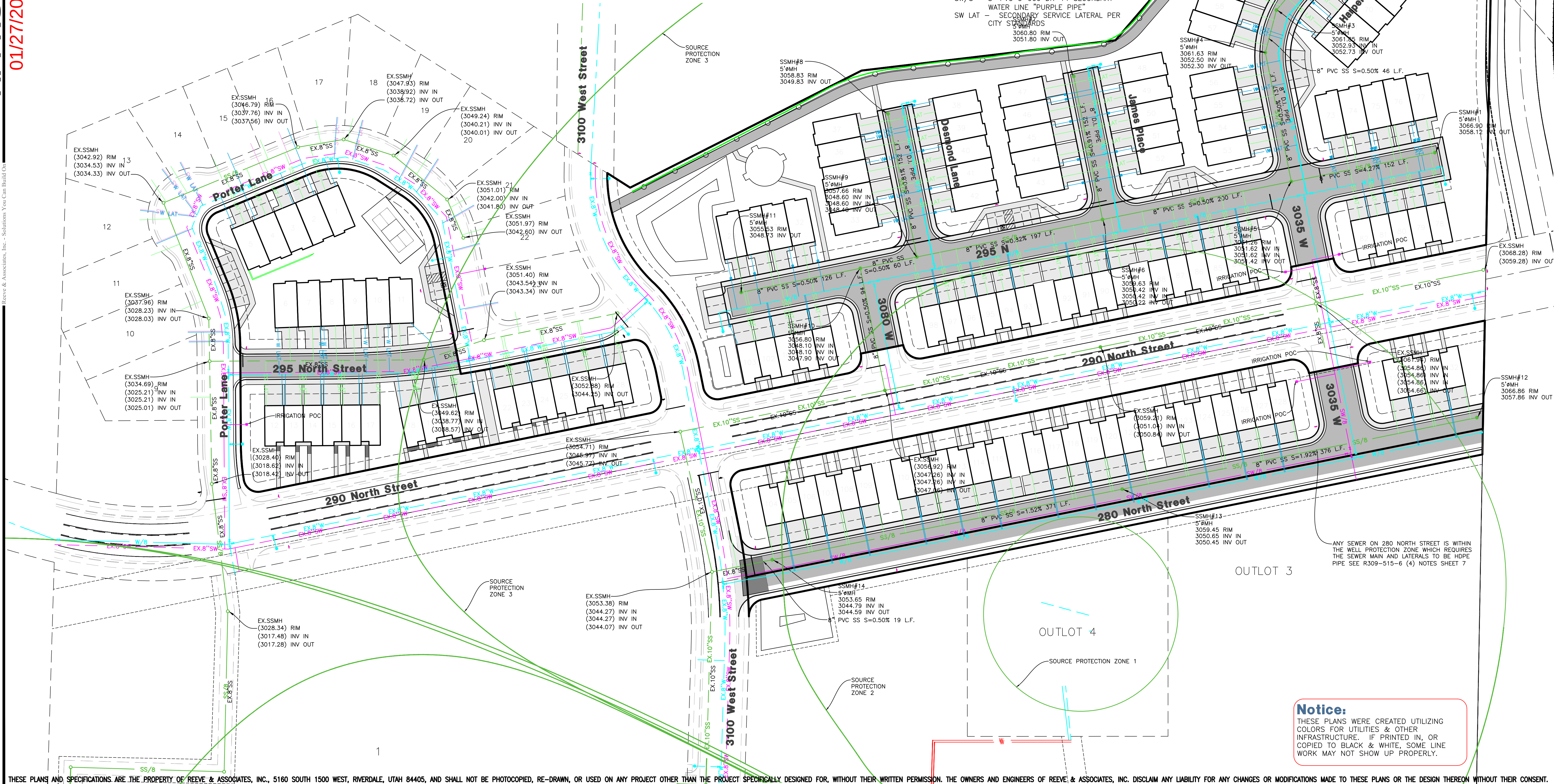
STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE "PURPLE PIPE"
SW LAT - SECONDARY SERVICE LATERAL PER CITY STANDARDS

APPROVED 01/27/2026



OUTLET 3

OUTLET 4

SOURCE PROTECTION ZONE 1

SOURCE PROTECTION ZONE 2

Notice:

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.



DATE	DESCRIPTION
08-04-25	CK City Comments
09-22-25	CK City Comments
10-21-25	CK City Comments
11-12-25	CK Electrical Sheets
01-07-26	CK City Comments
01-27-26	CK City Comments

Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Sewer & Water Plan



Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

DOMINION

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' 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 J.C. 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" OF SUBGRADE AND THE 10' UTILITY EASEMENTS IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

INFOWEST, CATV/FIBER OPTIC NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATION REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFO WEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE PER 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

- EXISTING CENTURY LINK TELEPHONE PEDESTAL
- CENTURY LINK TELEPHONE PEDESTAL NUMBER INDICATES TURN-UPS
- EXISTING CENTURY LINK TELEPHONE LINE
- CENTURY LINK TELEPHONE LINE

CENTURYLINK 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 385-479-7339 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.

CENTURYLINK TELEPHONE NOTES (COMMERCIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK 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 A 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" X 10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT 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 A 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

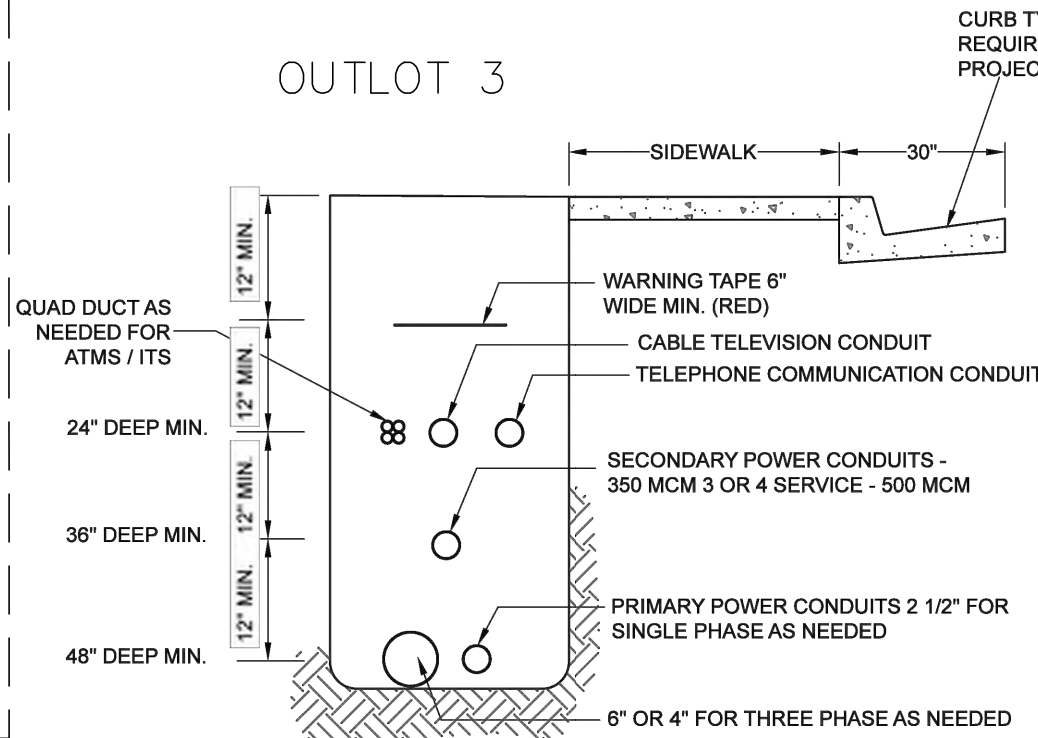
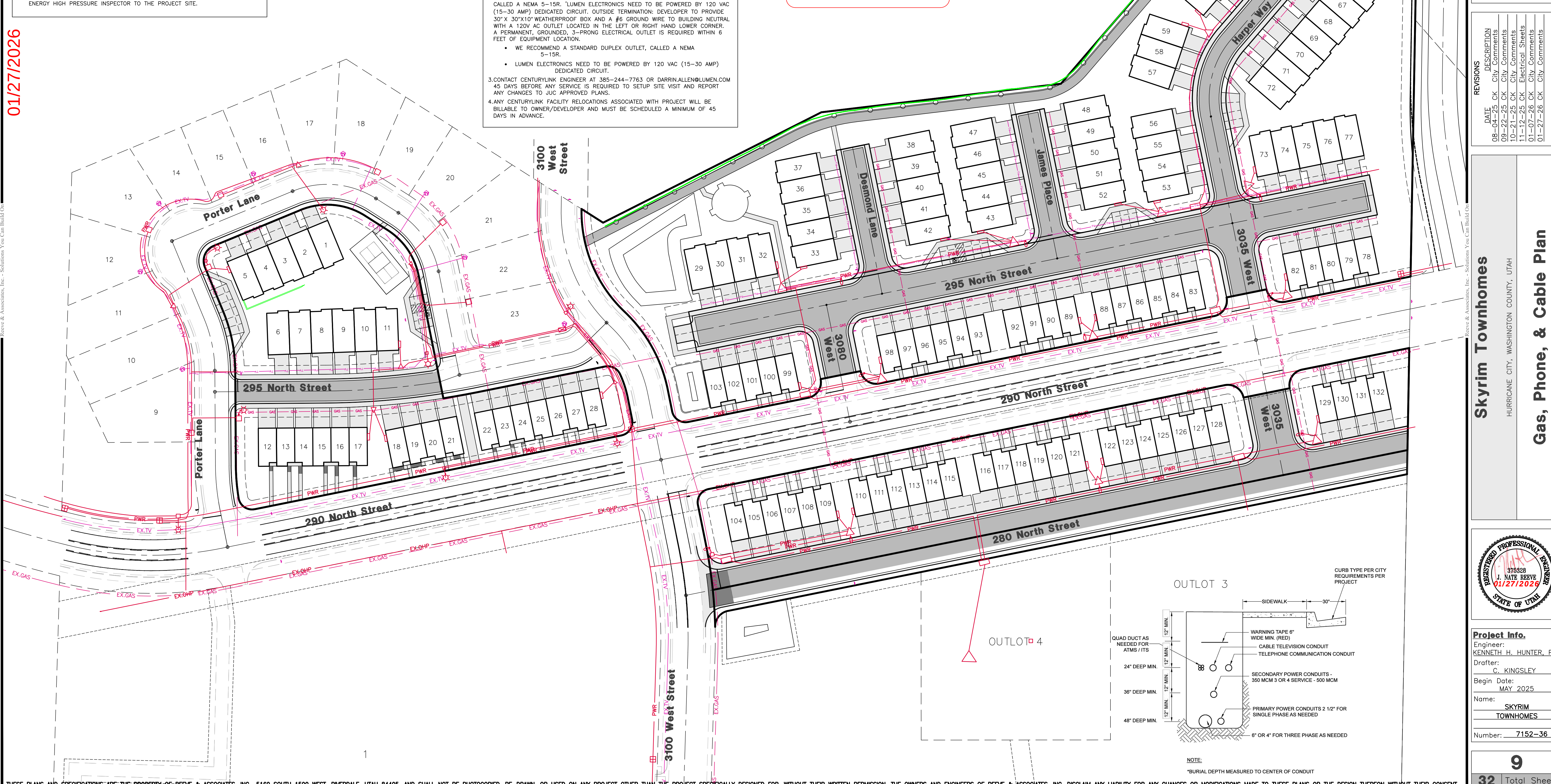
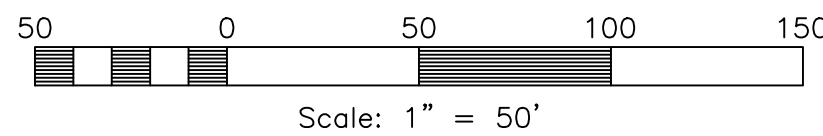
- CABLE PEDESTAL
- EXISTING CABLE LINE
- CABLE LINE (2" CONDUIT)

TDS CATV/BROADBAND NOTES:

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

Notice:

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NOTE:

*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT



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Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

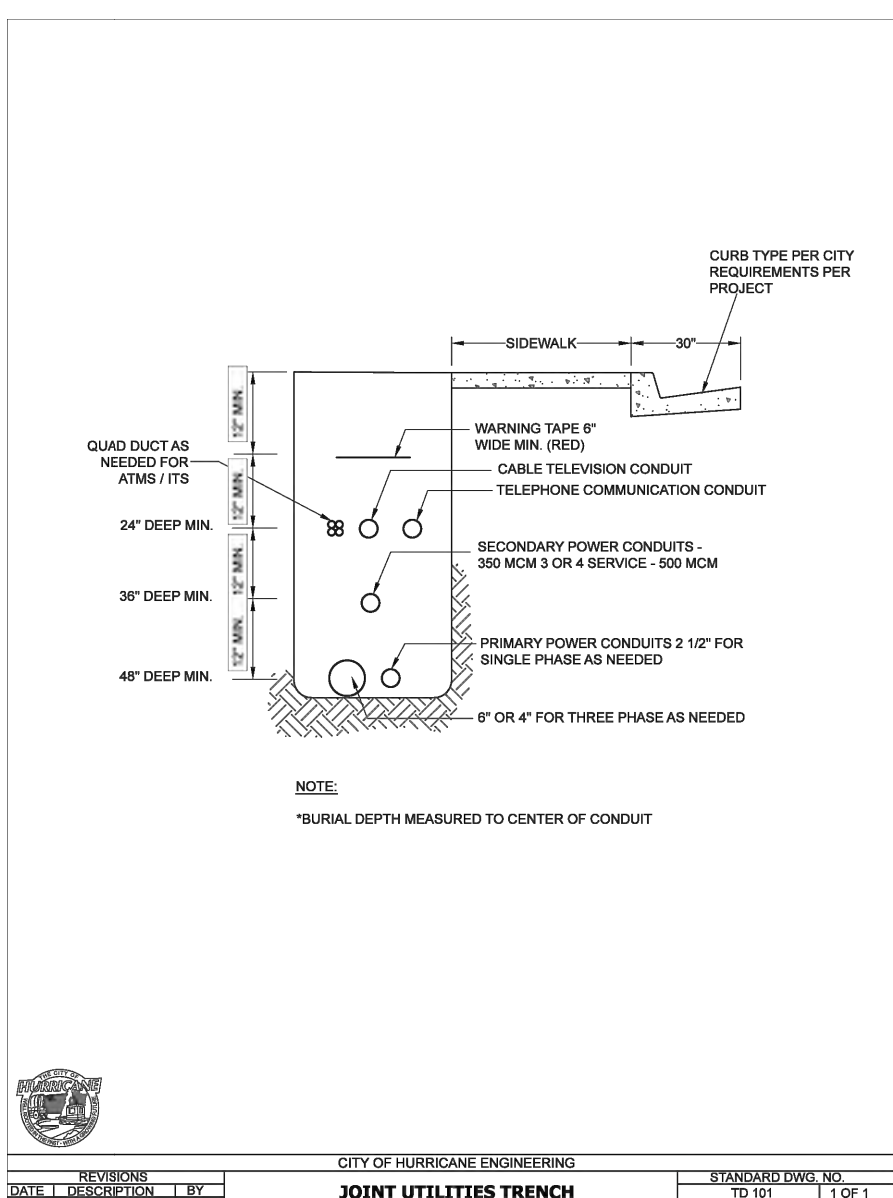
Gas, Phone, & Cable Plan



Project Info.
 Engineer: KENNETH H. HUNTER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MAY 2025
 Name: SKYRIM TOWNHOMES
 Number: 7152-36

SKY RIM P3 POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HC POWER BEFORE WORK BEGINS. CONTACT HC POWER FOR AN APPOINTMENT. 435-635-5536
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BARE ALL RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTY THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING 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 HC POWER.
8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ALL ELECTRICAL BOXES AND EQUIPMENT.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE.
10. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
11. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
12. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS.
13. CEMENT BASEMENTS, TREE 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 MAIN PANEL SIZE AND SERVICE VOLTAGE IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
15. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANEL IS 2", 3", AND 4" PVC.
16. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500MCM ALUMINUM ONLY.
17. HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC TO LED, SEE HC POWER FOR NEW SPECS. ALL STREETLIGHTS WILL BE BLACK HEAD AND BLACK POLE.
18. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT FOR 5' ON ALL SIDES. ANY SLOPES OR CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
19. ANY 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.
20. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS, OR METALLIC STICKER TO THE APPROPRIATE UNIT.
21. HURRICANE POWER WILL NEED AREA ALONG THE NORTH SIDE OF 280 N TO INSTALL TRANSFORMERS AND STREETLIGHTS.
22. DEVELOPER TO WORK WITH HURRICANE POWER TO PROVIDE A FEED TO THE WELLS, THIS IS THE ONLY POSSIBILITY OF BEING ABLE TO REMOVE THE OVERHEAD POWER LINE ALONG SR9.
23. POWER ALONG 3100 W WILL NEED TO BE INSTALLED UNDERGROUND TO PROVIDE POWER TO 280 North.
24. ALL STREET LIGHTS ALONG RESIDENTIAL AREAS WILL BE DECORATIVE TYPE BLACK IN COLOR.
25. POWER TO THE PROJECT WILL NOT BE GIVEN UNTIL THE OVERHEAD LINE FROM 2800 W IS COMPLETED AND ENERGIZED.
26. ALL STREET LIGHTS ON 3100 W, 290 N, & 90 N WILL BE SQUARE 25' POLES READ FOCUS. ALL OTHER STREET LIGHTS WILL BE DECORATIVE.



KEY NOTES:

1. INSTALL 3 PHASE VAULT
2. INSTALL DECORATIVE STREET LIGHT (BLACK) FED BY 1" CONDUIT AND #10 COPPER WIRE
3. INSTALL 4/0 15KV 3 PHASE WIRE IN 4" PVC
4. INSTALL 1/0 15KV 1 PHASE IN 2.5" PVC (PHASE SPECIFIC)
5. 25KVA SINGLE PHASE TRANSFORMER
6. 37.5KVA SINGLE PHASE TRANSFORMER
7. 50KVA SINGLE PHASE TRANSFORMER
8. 75KVA SINGLE PHASE TRANSFORMER
9. INSTALL 4 SOCKET METER PACK AT 125A EACH
10. INSTALL 5 SOCKET METER PACK AT 125A EACH
11. INSTALL 6 SOCKET METER PACK AT 125A EACH
12. INSTALL 7 SOCKET METER PACK AT 125A EACH
13. INSTALL 3 SOCKET METER PACK AT 125A EACH
14. INSTALL ONE (1) 3" PVC WITH 350 MCM ALUM TRIPLEX
15. INSTALL TWO (2) 3" PVC WITH 350 MCM ALUM TRIPLEX
16. INSTALL ONE (1) 3" PVC WITH 500 MCM ALUM TRIPLEX
17. INSTALL TWO (2) 3" PVC WITH 500 MCM ALUM TRIPLEX
18. INSTALL 2" PVC W/#2 ALUM TRIPLEX

NOTE:
WATER METERS NEED TO BE
LOCATED OPPOSITE PROPERTY
CORNER FROM POWER

Scale: 1" = 50'

APPROVED

01/27/2026

Mike Vancura

Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Power Plan



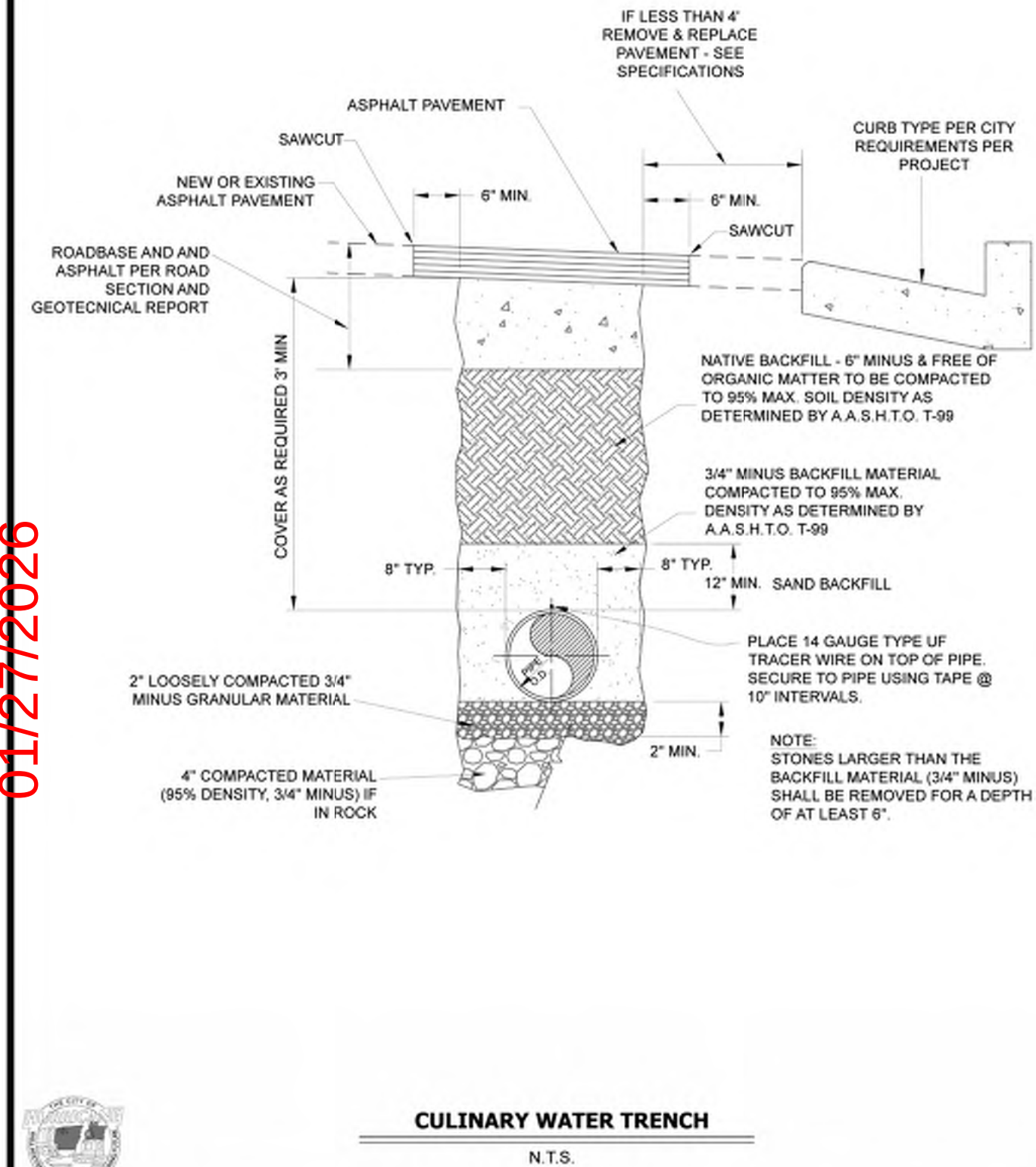
Project Info.

Engineer:
KENNETH H. HUNTER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
MAY 2025
Name:
SKYRIM
TOWNHOMES
Number: 7152-36

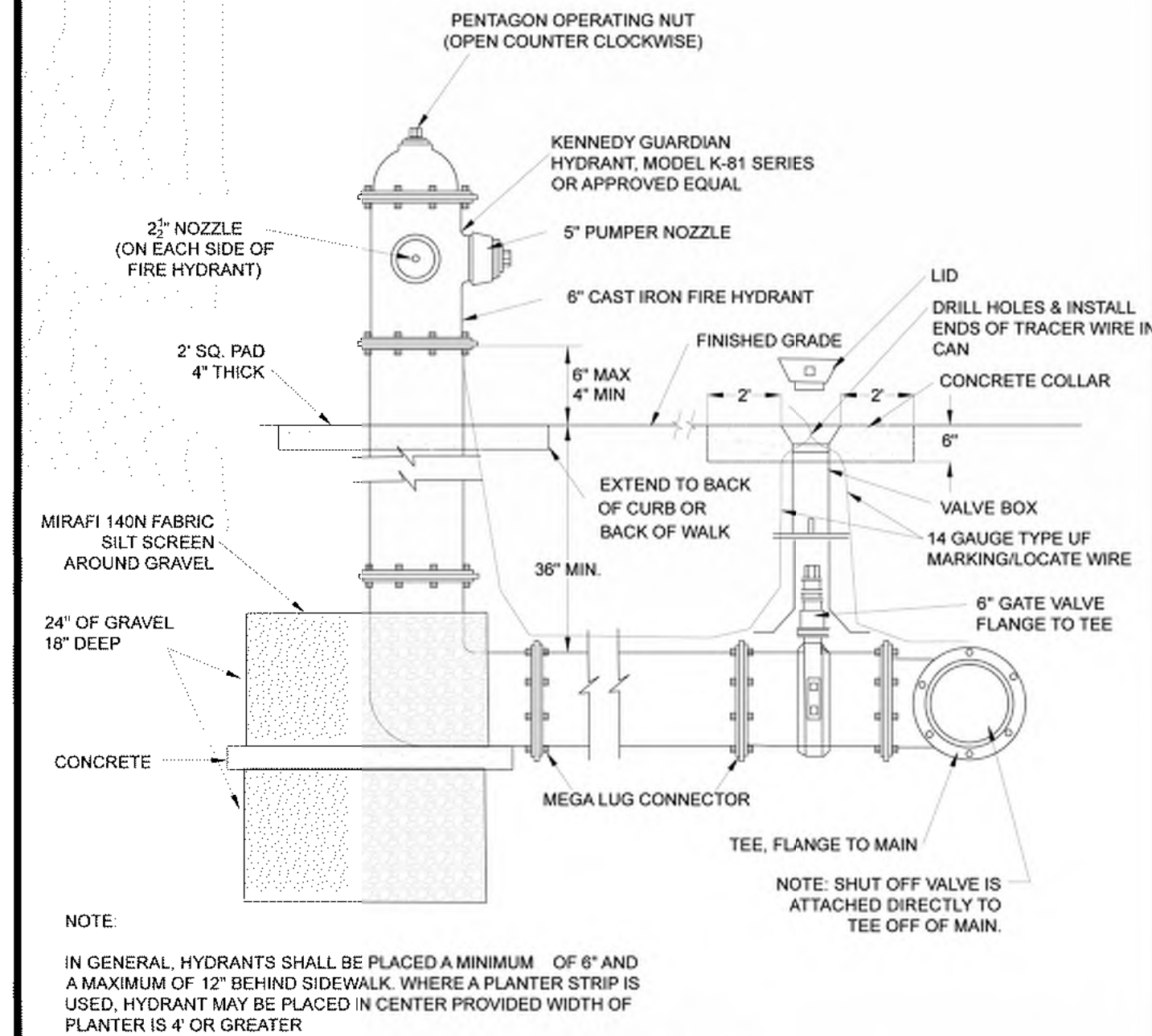
10
32 Total Sheets

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco.com
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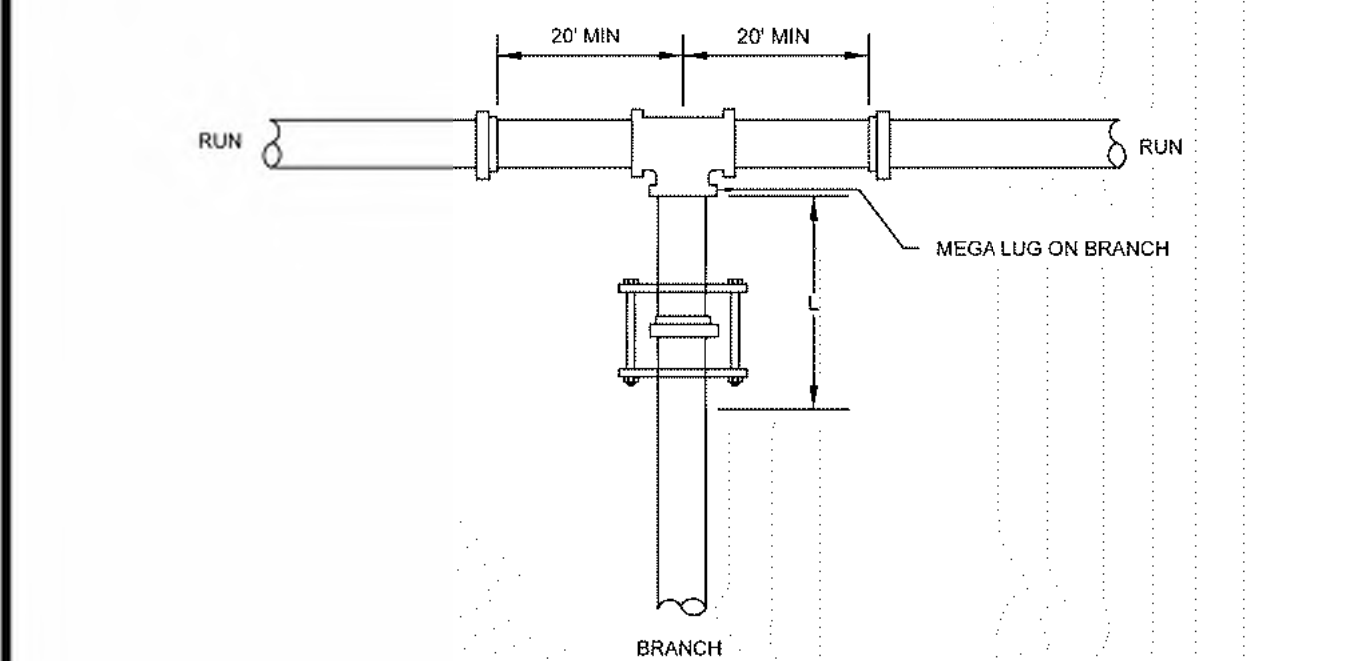
DATE	DESCRIPTION
08-04-25 CK	Civ Comments
09-22-25 CK	Civ Comments
10-21-25 CK	Civ Comments
11-12-25 CK	Electrical Sheets
01-07-26 CK	Civ Comments
01-27-26 CK	Civ Comments



DATE	REVISIONS	DESCRIPTION	BY	STANDARD DWG. NO.	1 OF 1
				WD 300	
				APPROVED:	
				DATE: 8/2/2020	BY: H.C.F.



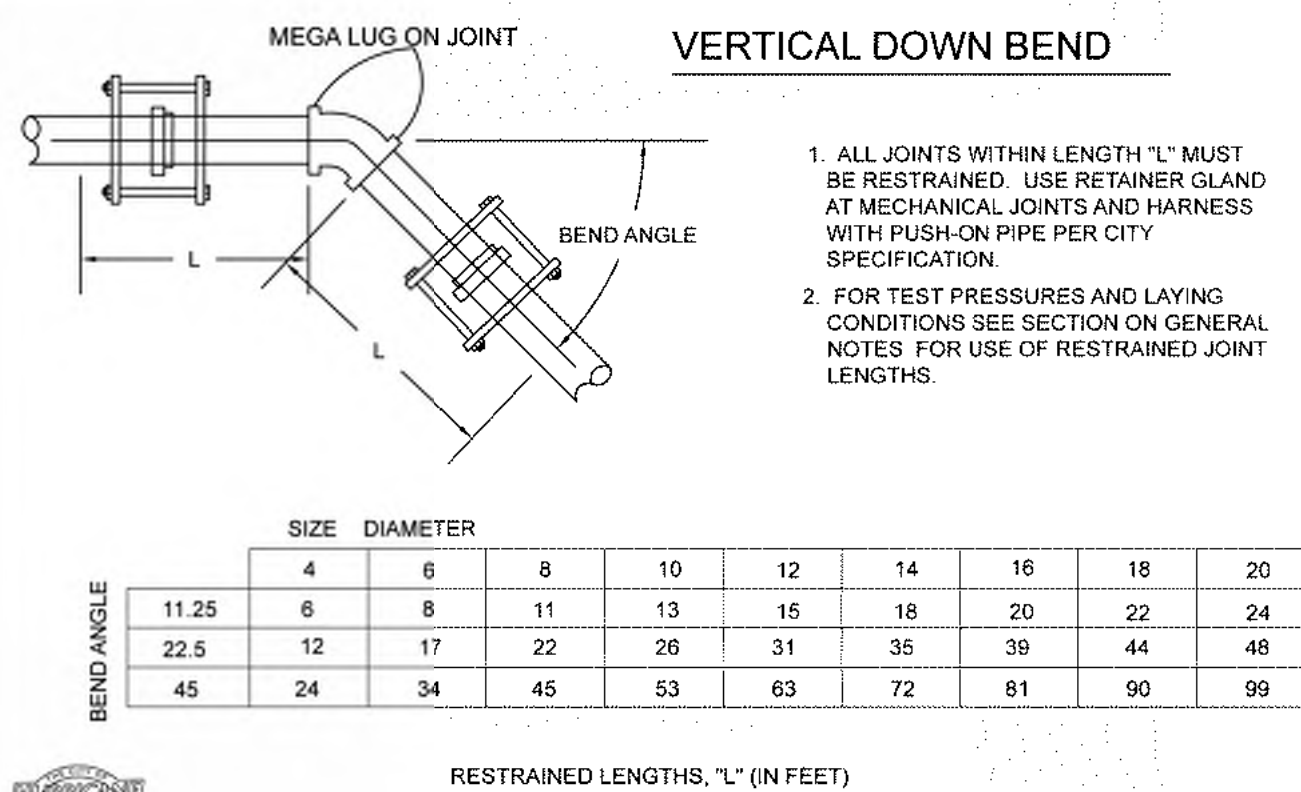
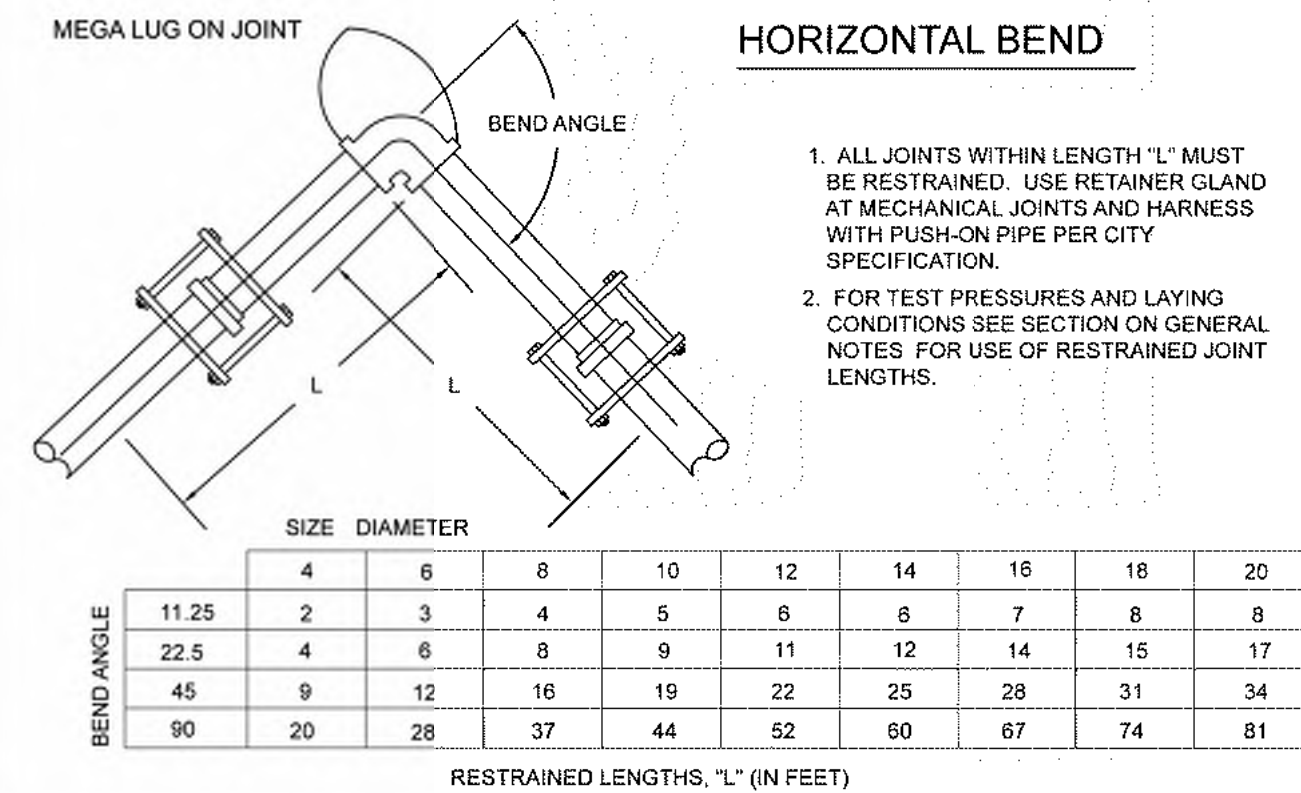
DATE	REVISIONS	DESCRIPTION	BY	STANDARD DWG. NO.	1 OF 1
				WD 302	
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.F.



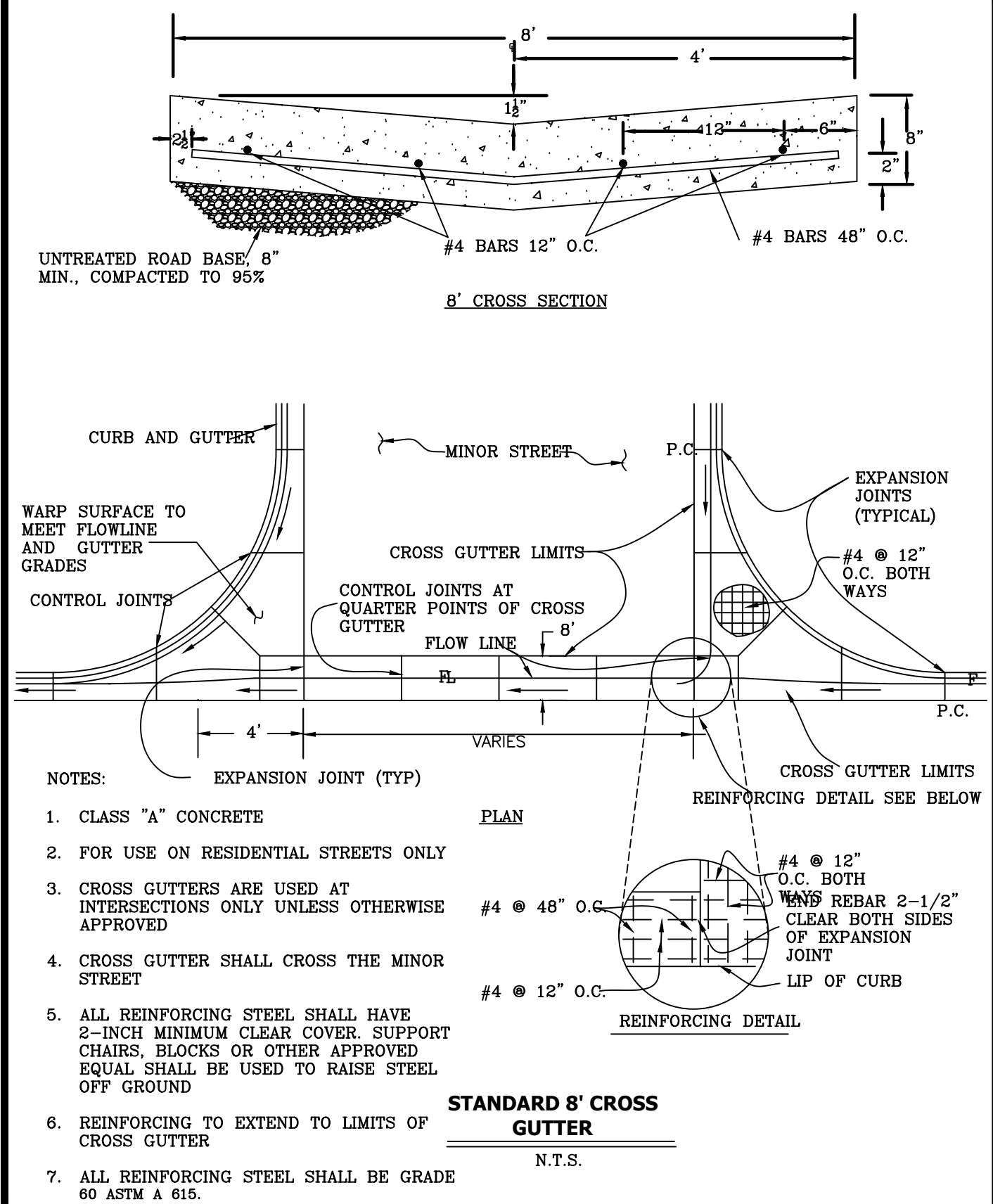
BRANCH SIZE	DIAMETER	4	6	8	10	12	14	16	18	20	24
4		*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*	*
8		*	*	*	*	*	*	*	*	*	*
10		*	*	*	*	*	*	*	*	*	*
12		*	*	*	*	*	*	*	*	*	*
14		*	*	*	*	*	*	*	*	*	*
16		*	*	*	*	*	*	*	*	*	*
18		*	*	*	*	*	*	*	*	*	*
20		*	*	*	*	*	*	*	*	*	*
24		*	*	*	*	*	*	*	*	*	*

- * - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.
- RESTRAINED LENGTHS, "L" (IN FEET)
- RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
 - ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
 - FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

DATE	REVISIONS	DESCRIPTION	BY	STANDARD DWG. NO.	1 OF 1
				WD 305	
				APPROVED:	
				DATE: OCT 2020	BY: H.C.F.



DATE	REVISIONS	DESCRIPTION	BY	STANDARD DWG. NO.	1 OF 1
				WD 307	
				APPROVED:	
				DATE: OCT 2020	BY: H.C.F.



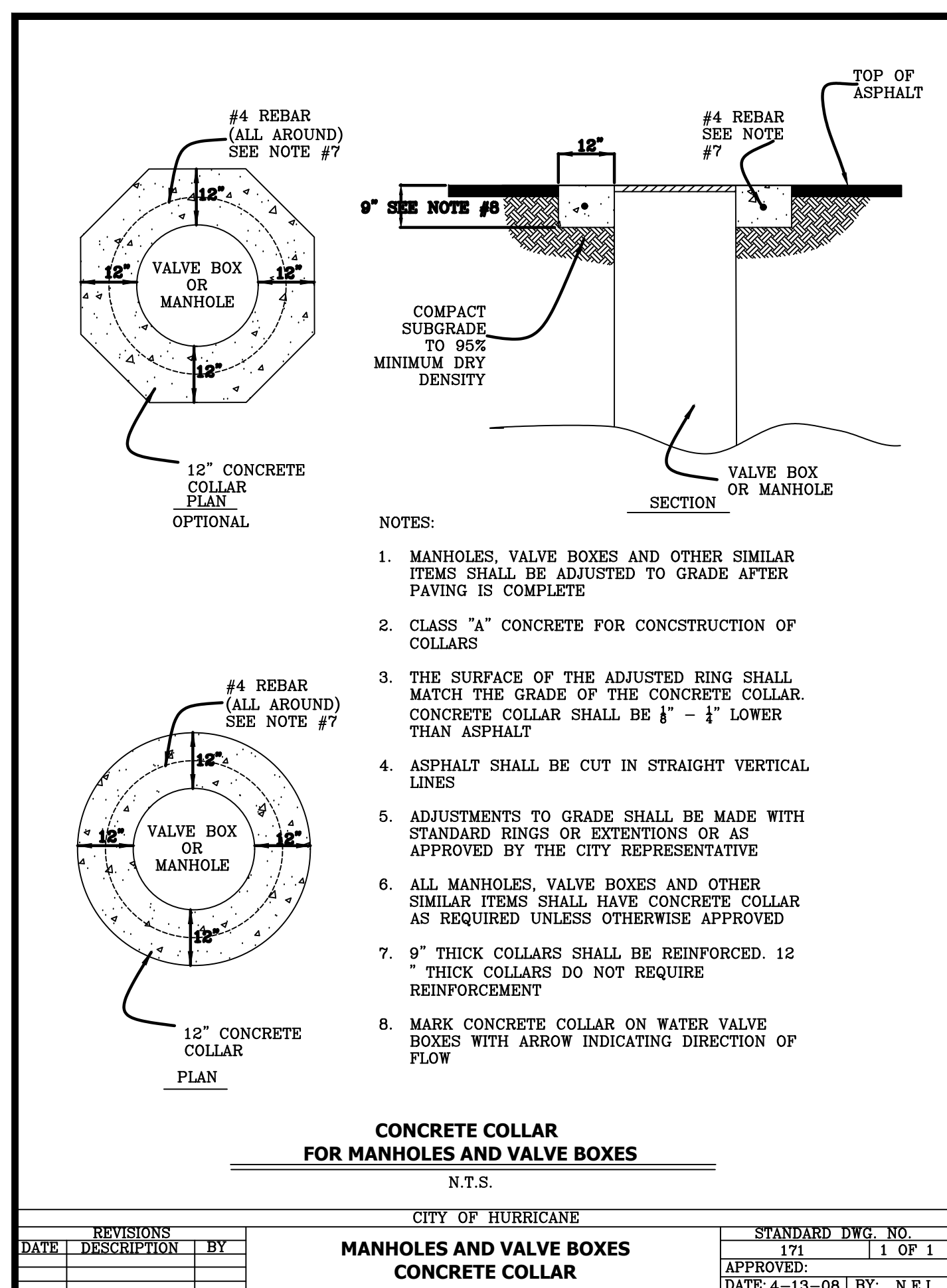
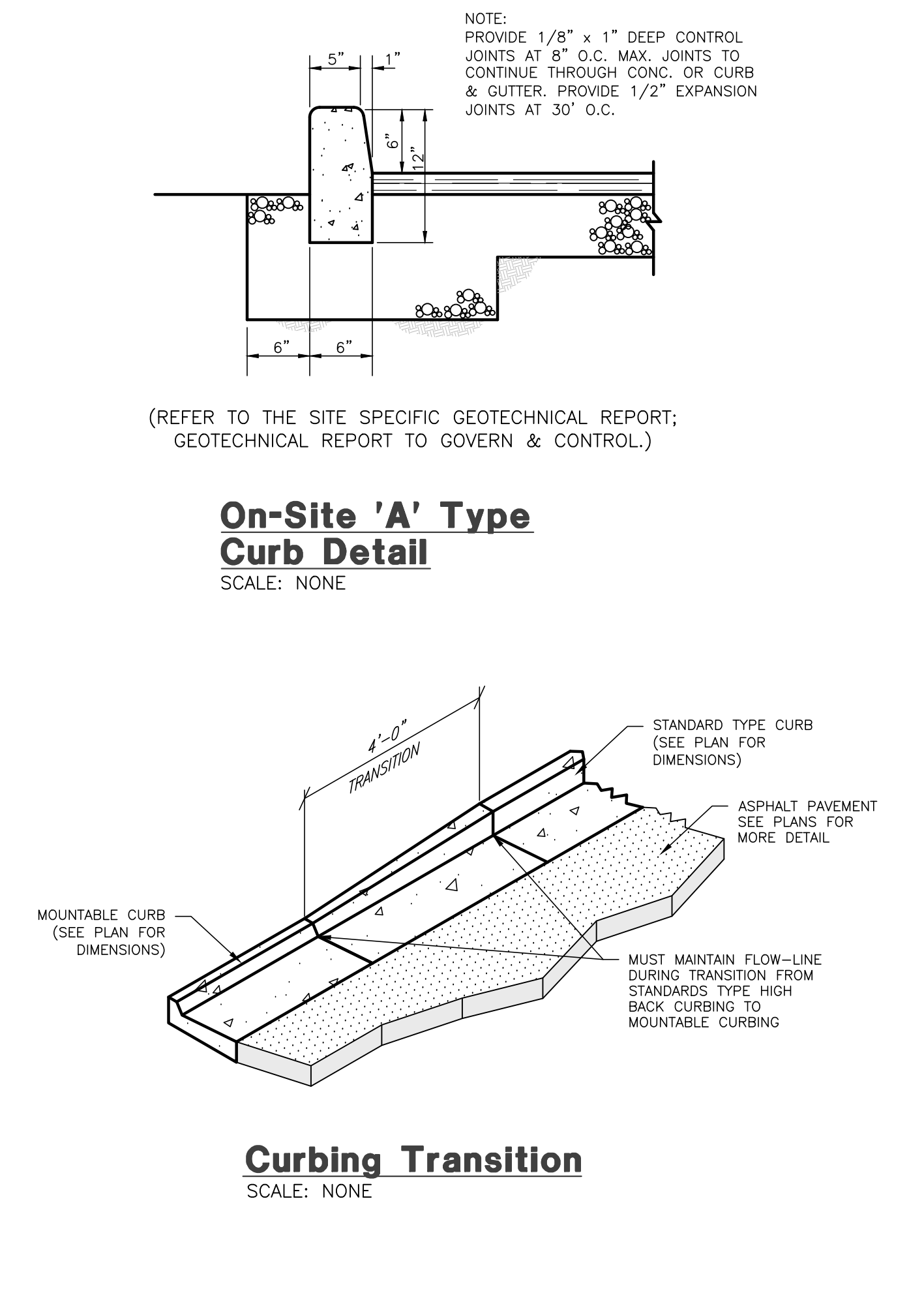
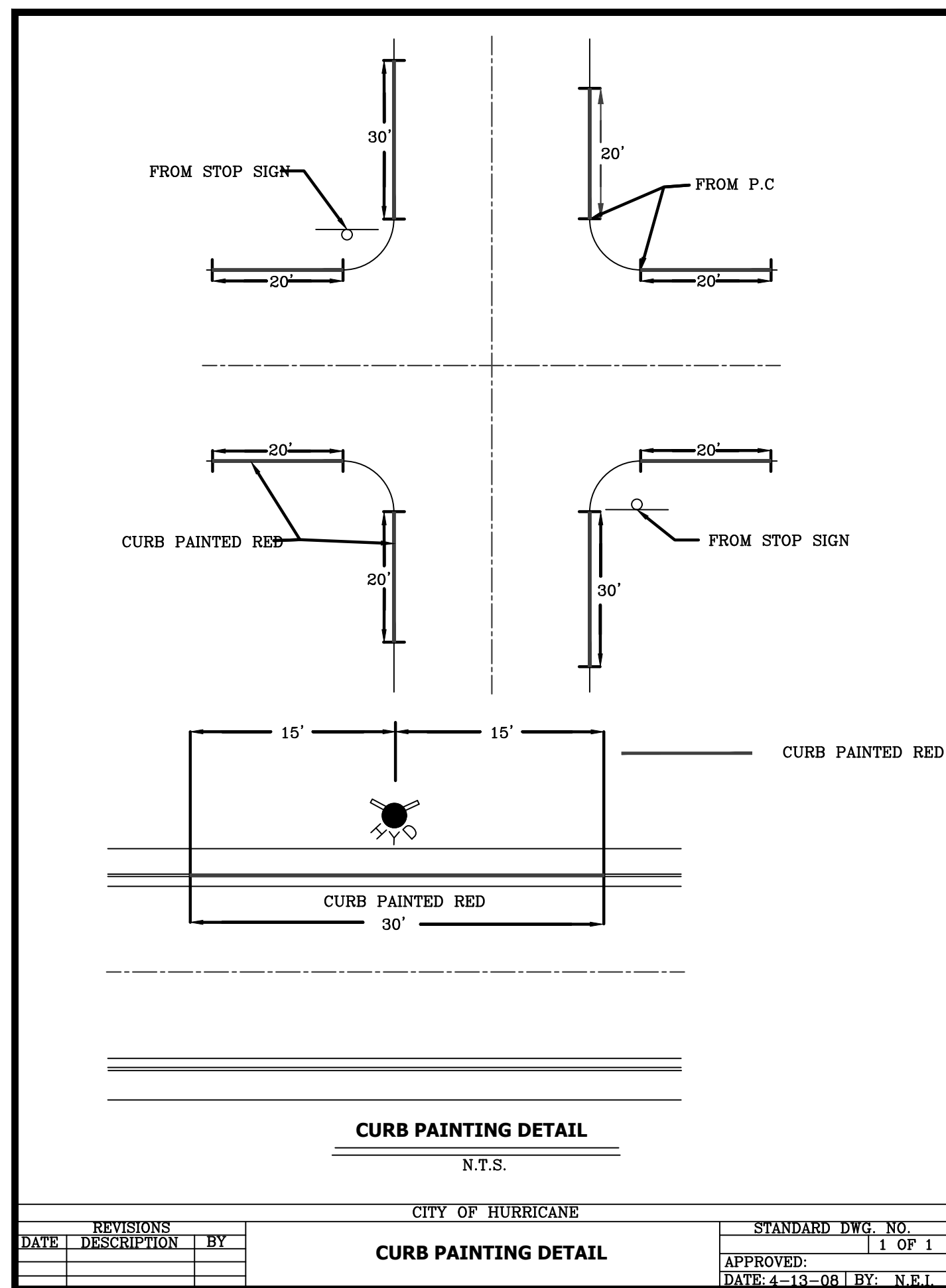
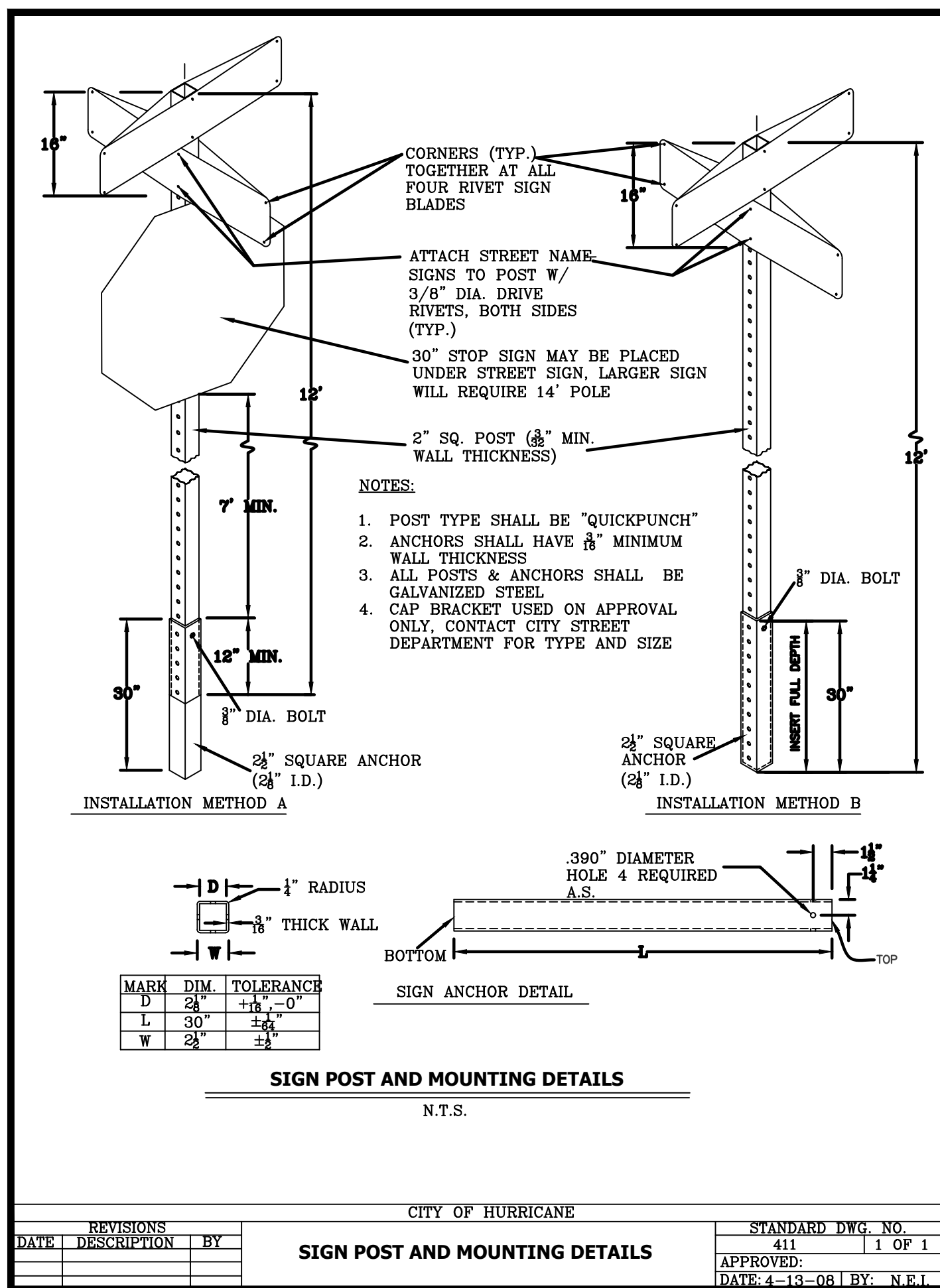
DATE	REVISIONS	DESCRIPTION	BY	STANDARD DWG. NO.	1 OF 1
				WD 150	
				APPROVED:	
				DATE: 4-13-08	BY: N.E.I.

DATE	REVISIONS	DESCRIPTION	BY
08-04-25	CK	City Comments	
09-22-25	CK	City Comments	
10-21-25	CK	City Comments	
11-12-25	CK	Electrical Sheets	
01-07-26	CK	City Comments	
01-27-26	CK	City Comments	



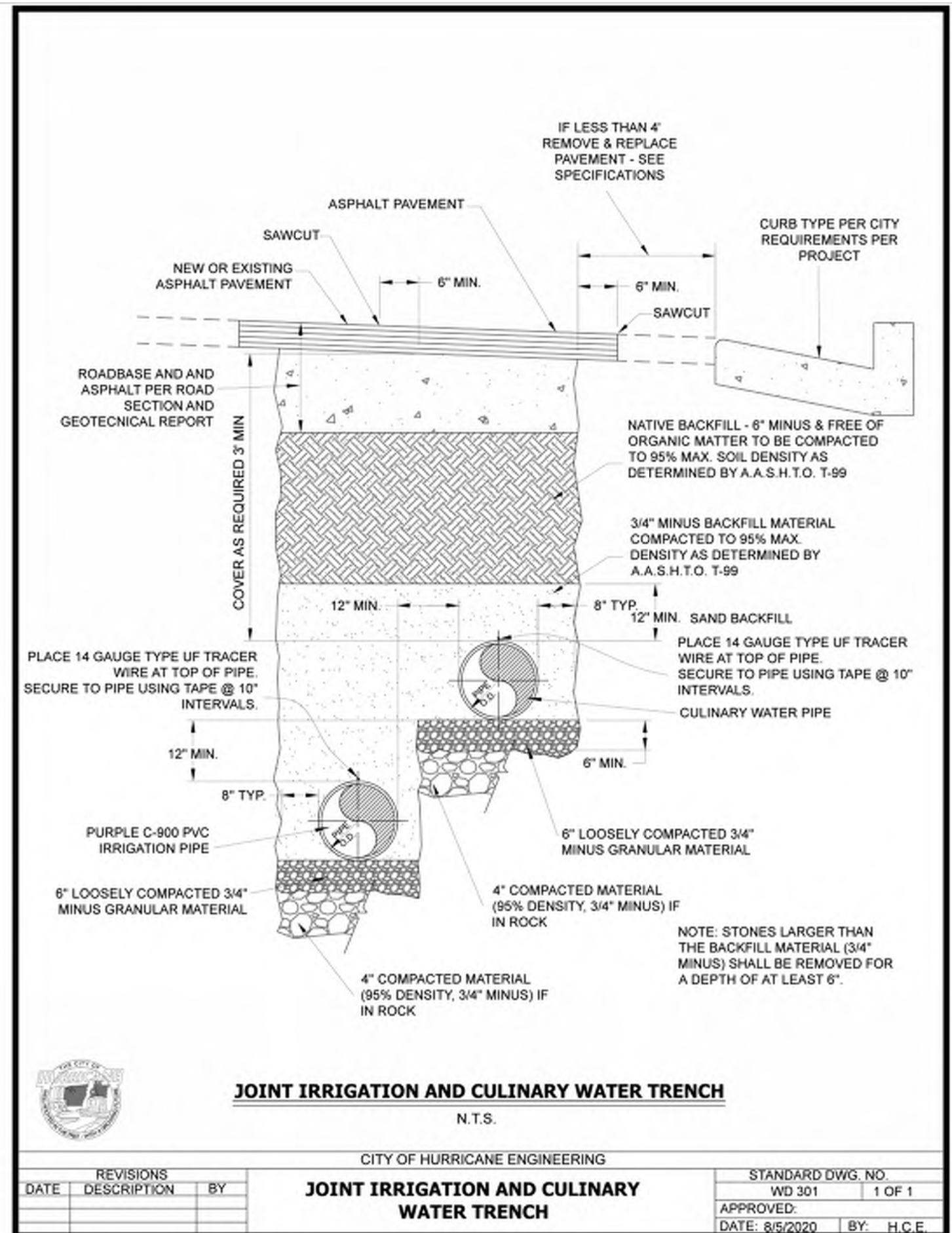
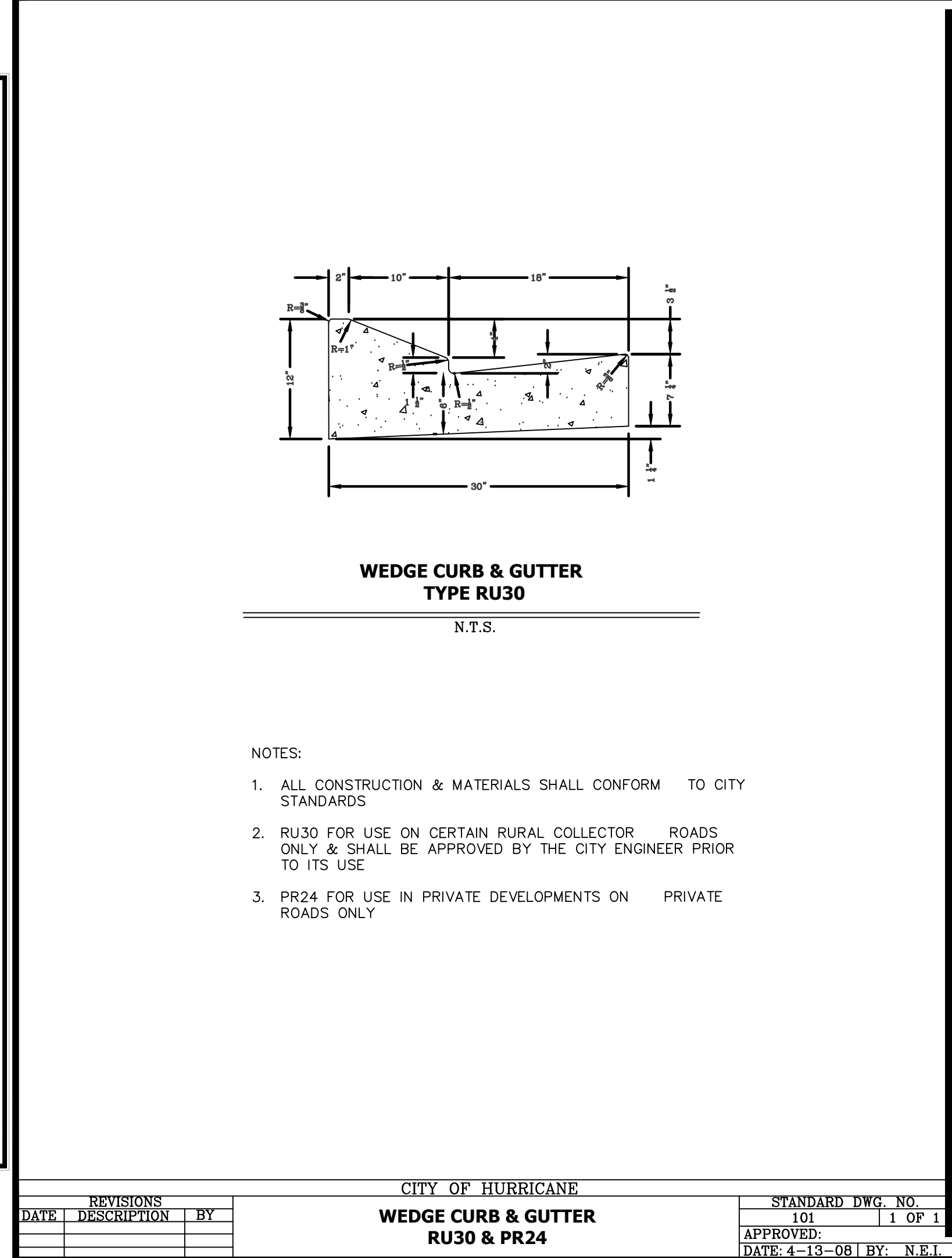
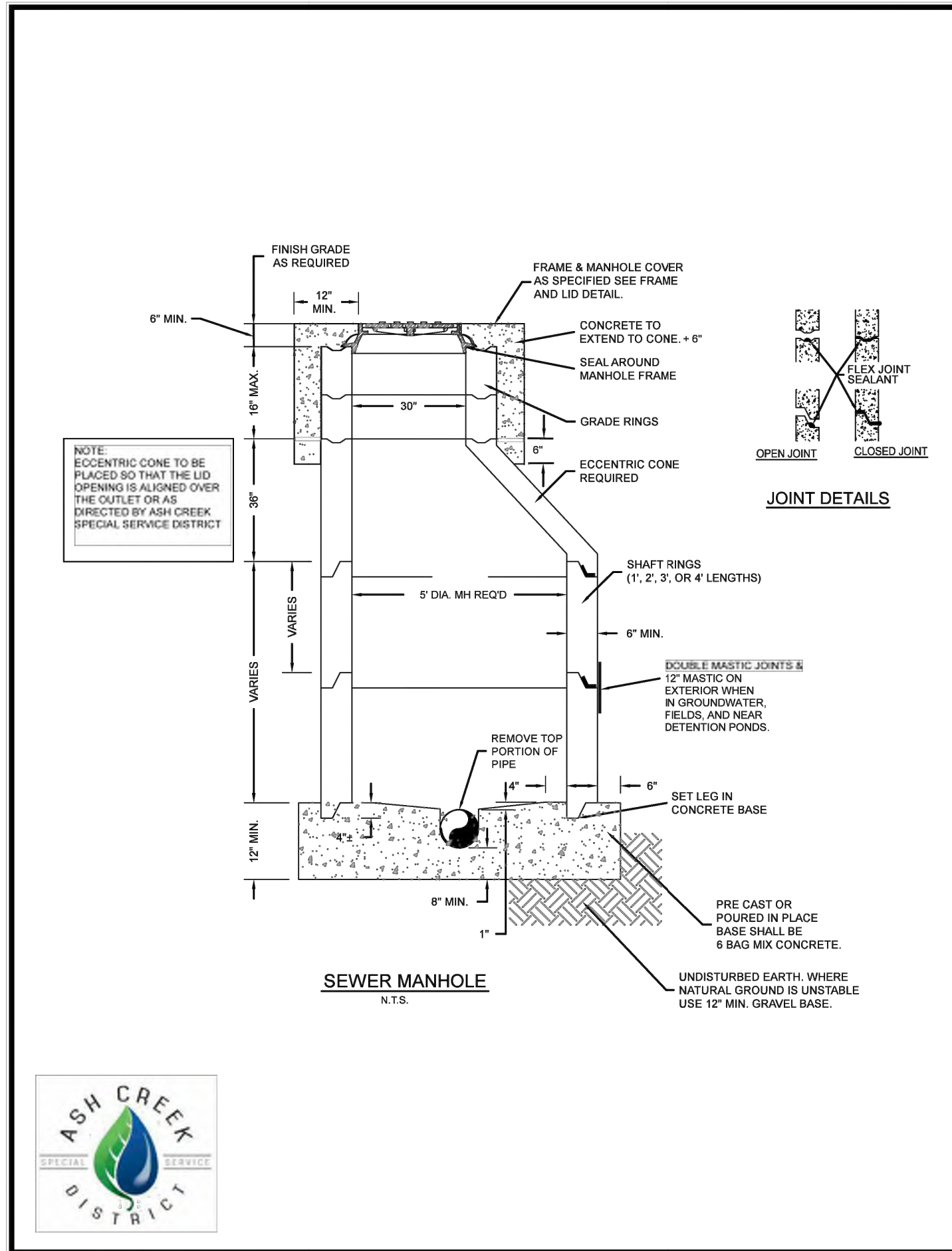
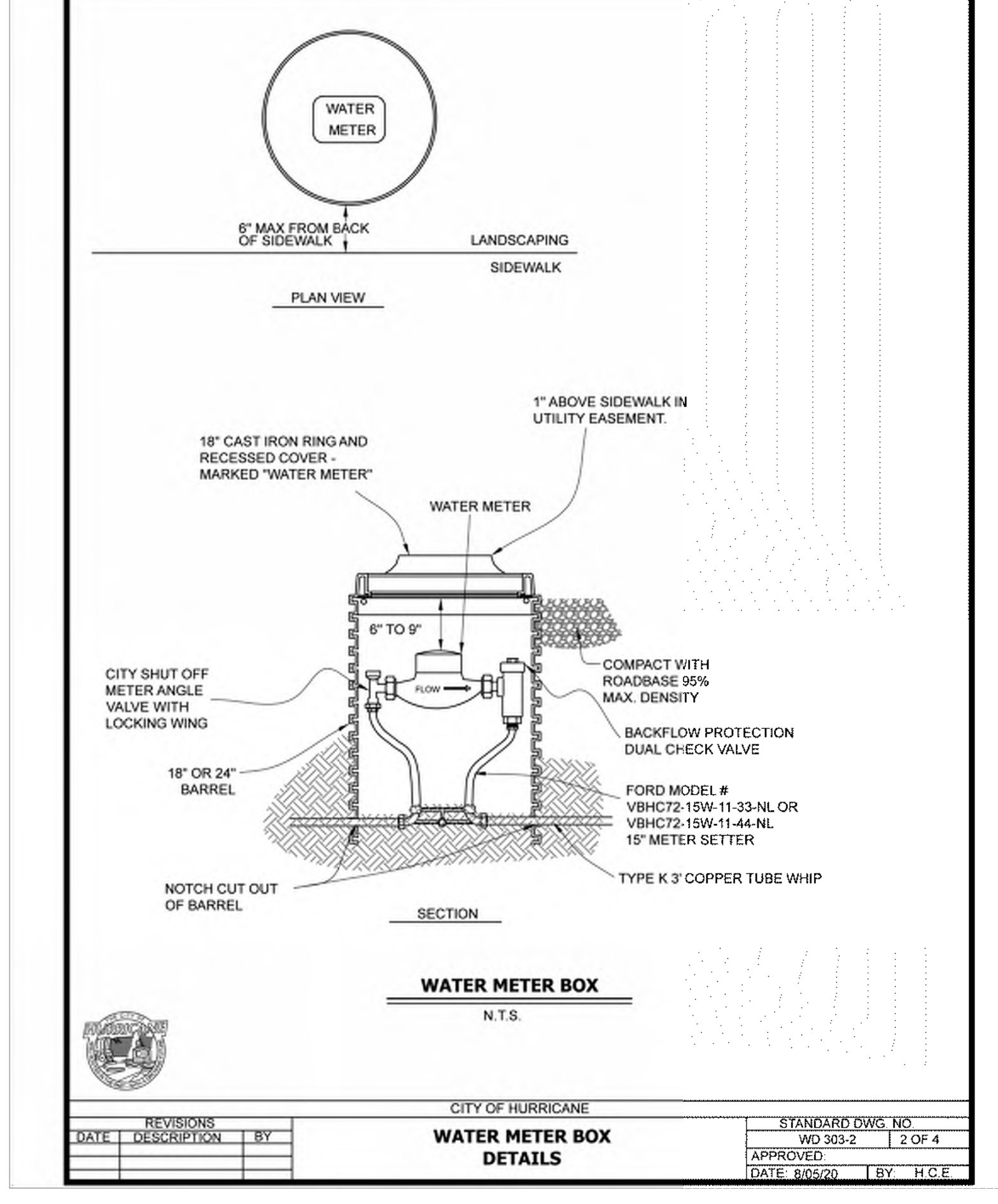
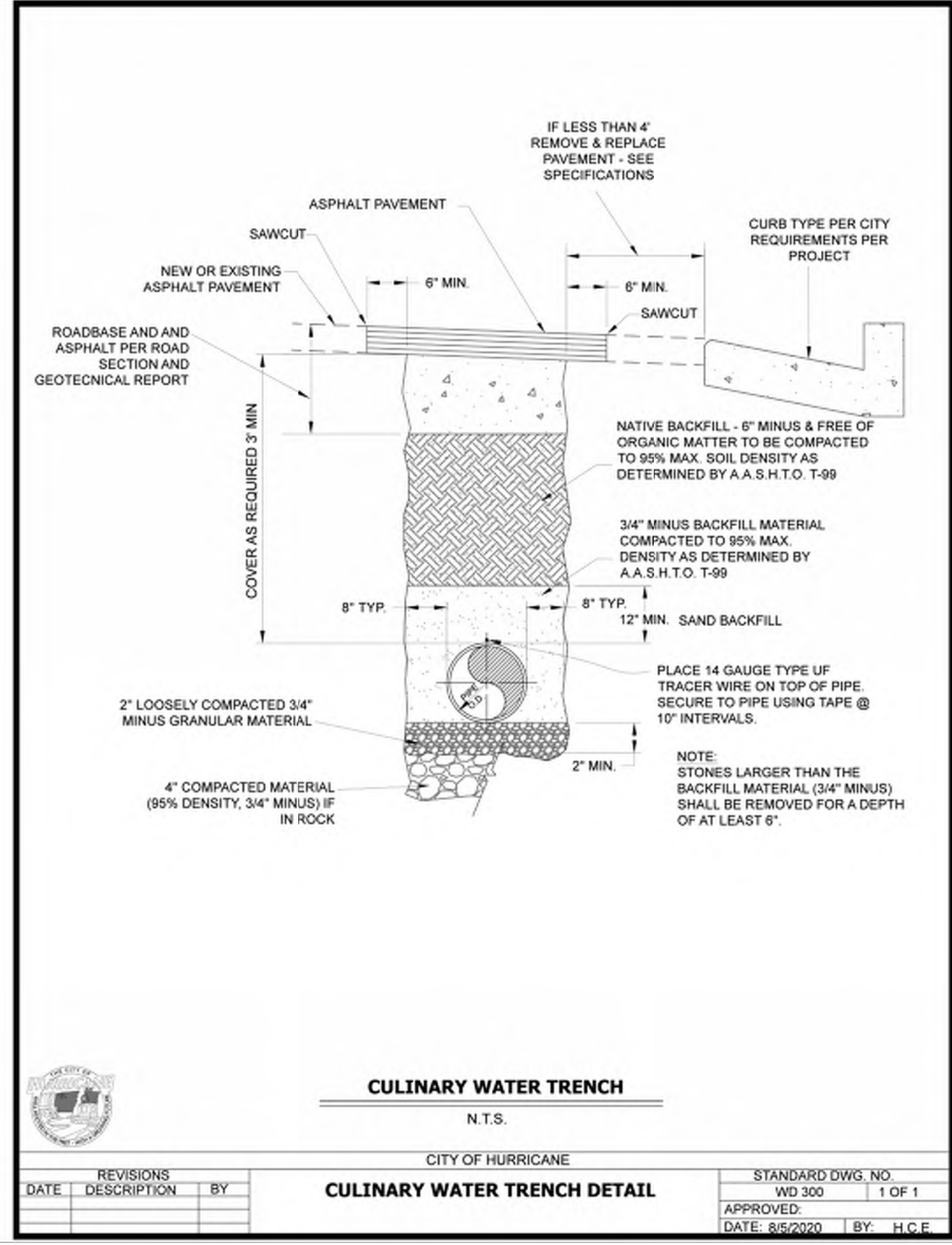
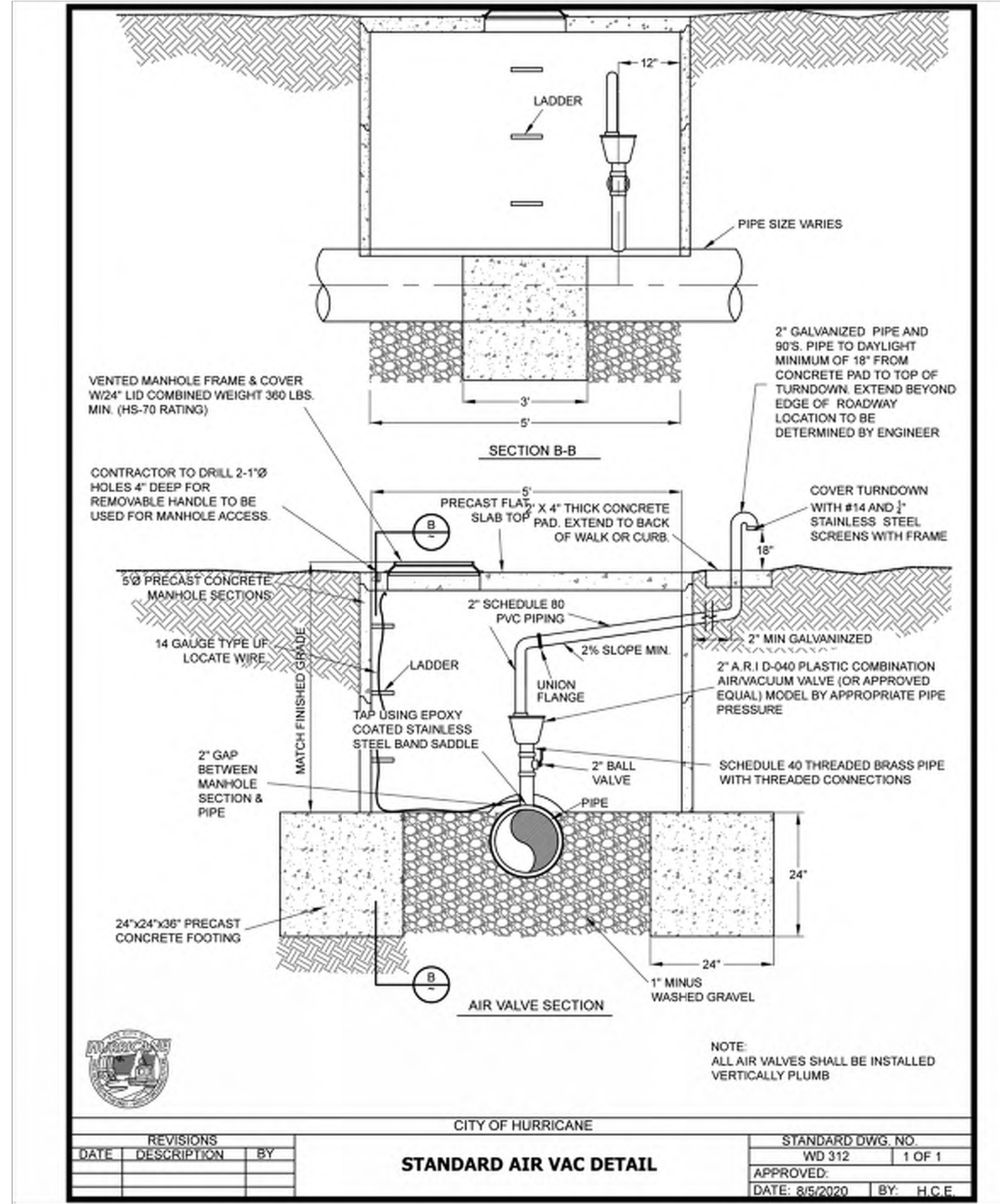
Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

01/27/2026



APPROVED

01/27/2026



Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Civil Details



Project Info.

Engineer: KENNETH H. HUNTER, P.E.

Drafter: C. KINGSLEY

Begin Date: MAY 2025

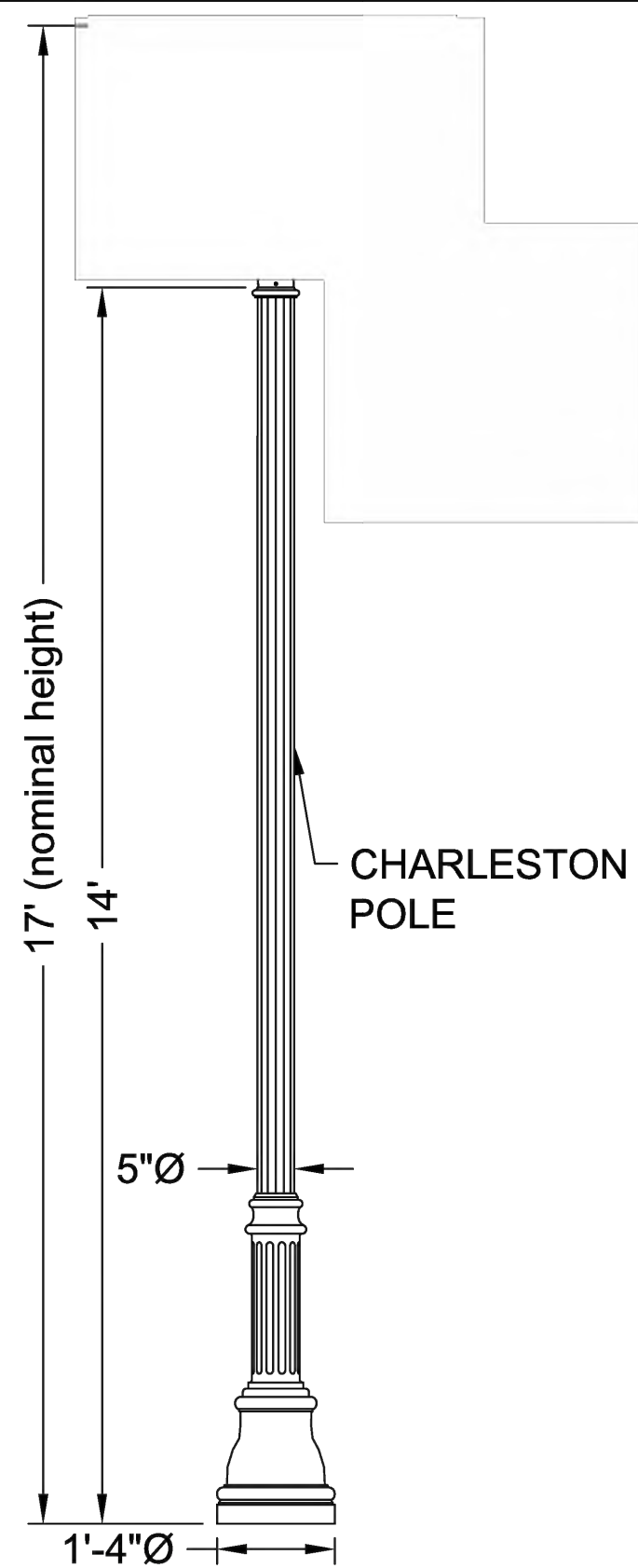
Name: SKYRIM TOWNHOMES

Number: 7152-36

13

32 Total Sheets





Specifications

POST DESCRIPTION The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be 5" Ø fluted. The post shall be Holophanes' catalog number CH14F5/16-CA/BZ.

MATERIALS The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 Ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

DIMENSIONS The post shall be 14'-0" in height with a 16" diameter x 44" tall base. The shaft diameter shall be 5". At the top of the post, an integral 3" O.D. tenon with a transitional donut shall be provided for luminaire mounting.

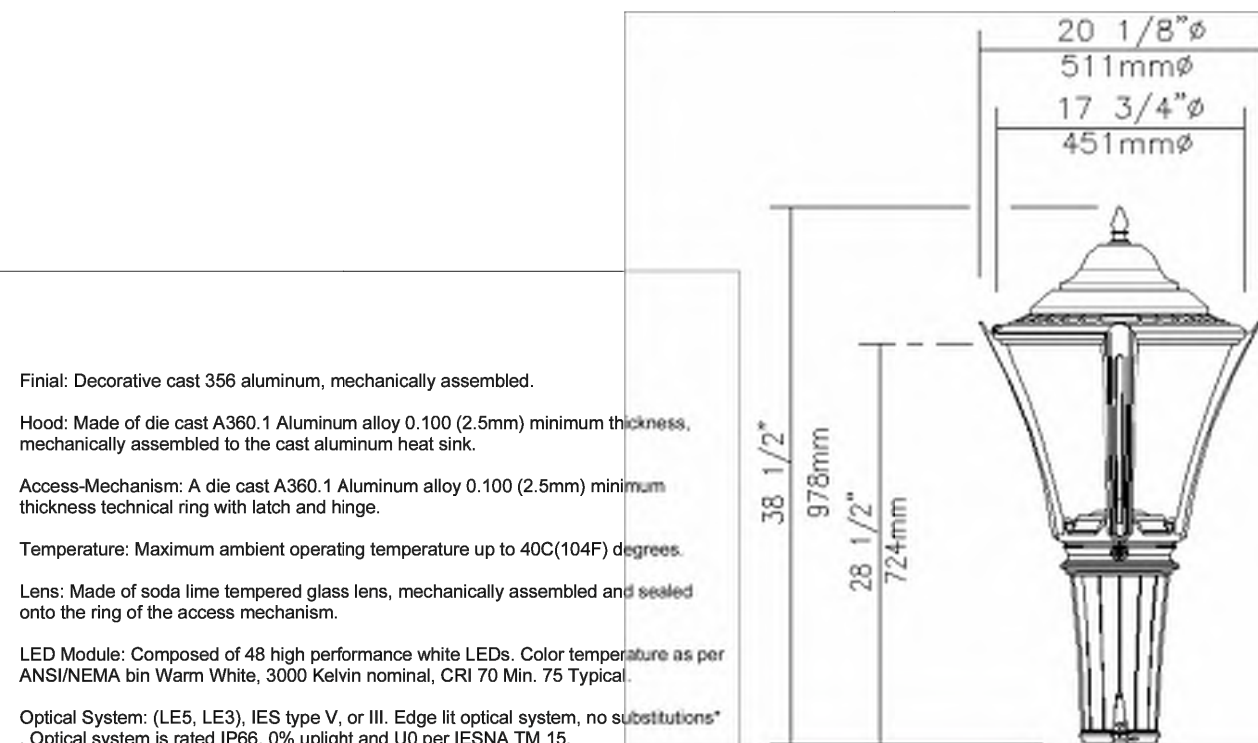
INSTALLATION The post shall be provided with four, hot dip galvanized L-type anchor bolts to be installed on a 10" to 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.



DECORATIVE STREET LIGHT POLE

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGSSTANDARD DRAWING NO.
DR-8

POST TOP STREET LIGHT

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGSSTANDARD DRAWING NO.
DR-9

Finish: Decorative cast 356 aluminum, mechanically assembled.

Hood: Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum heat sink.

Access-Mechanism: A die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness technical ring with latch and hinge.

Temperature: Maximum ambient operating temperature up to 400(104F) degrees.

Lens: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the ring of the access mechanism.

LED Module: Composed of 48 high performance white LEDs. Color temperature as per ANSINEMA bin Warm White, 3000 Kelvin nominal, CRI 70 Min. 75 Typical.

Optical System: (LE5, LE3), IES type V, or III. Edge lit optical system, no substitutions*.

Driver: High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC. Driver Options: (DMG), Dimming compatible 0 to 10 volts.

Surge Protector: Surge protector 10kV/10kA.

Lumens: 7,452 lumens in type III, 7,572 lumens, in type 5, FAWS dial at 10°.

Wattage: Max 95 watts.

FAWS: Field Adjustable Wattage Switch. No substitutions*

Warranty: 10 year limited warranty. No substitutions*

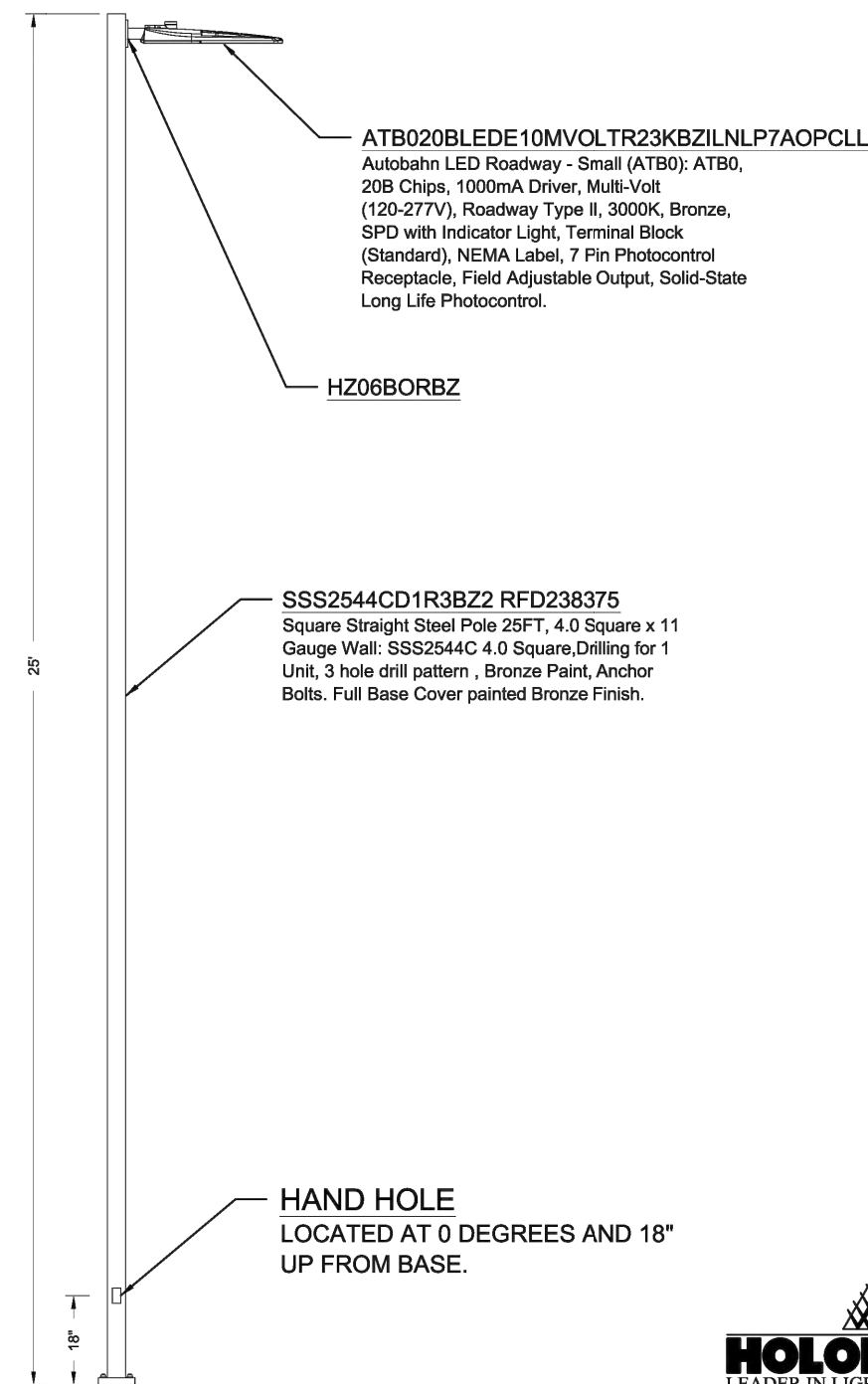
Photocell Receptacle: 7 pin.

Finish: Powder coat black

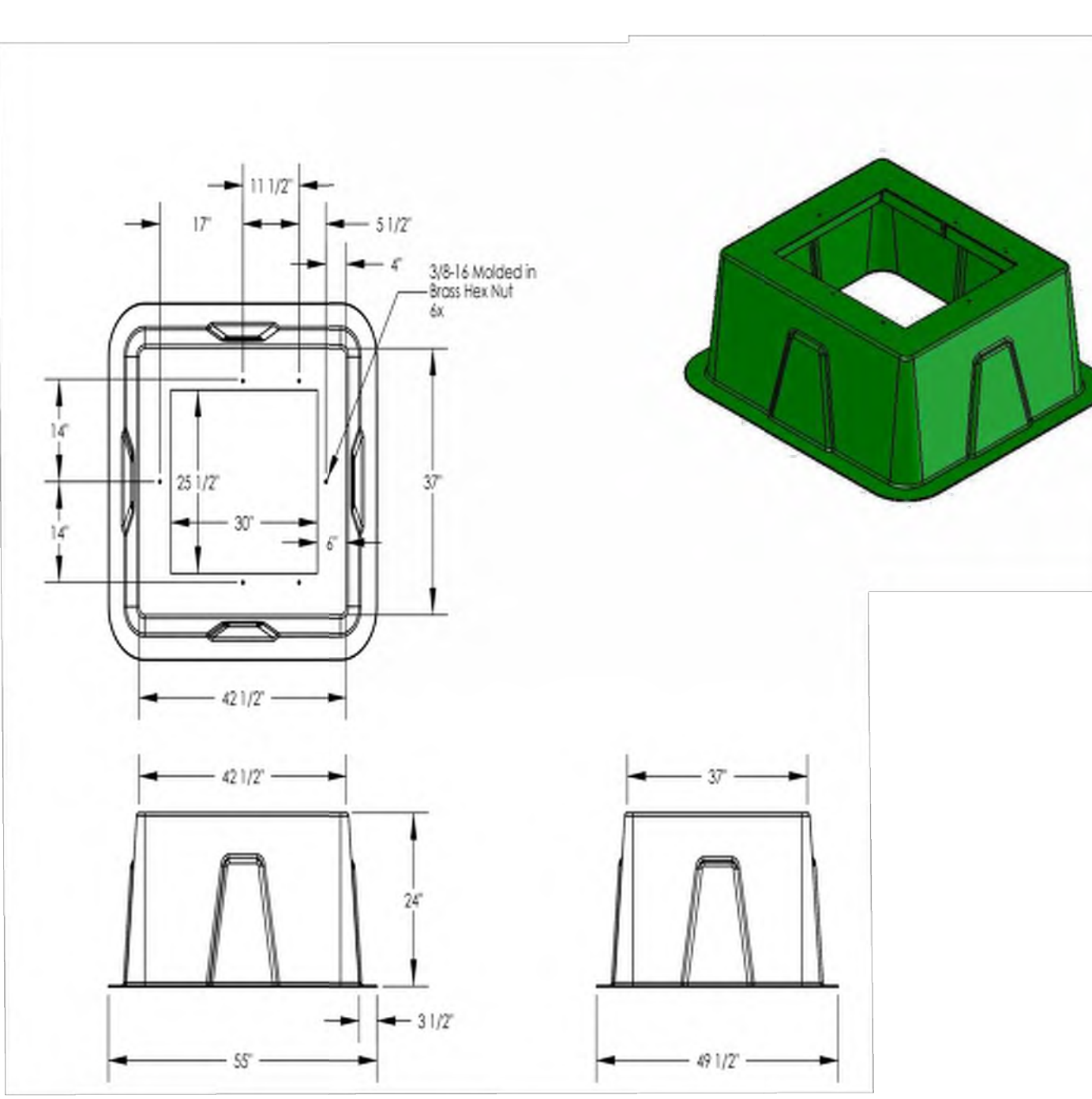
Same table for type 5 and type 3 optics.

Field Adjustable Wattage (FAWS) Multiplier Chart		
FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage
1	0.30	0.29
2	0.50	0.50
3	0.60	0.59
4	0.68	0.67
5	0.77	0.76
6	0.84	0.82
7	0.90	0.89
8	0.94	0.93
9	0.99	0.98
10	1.00	1.00

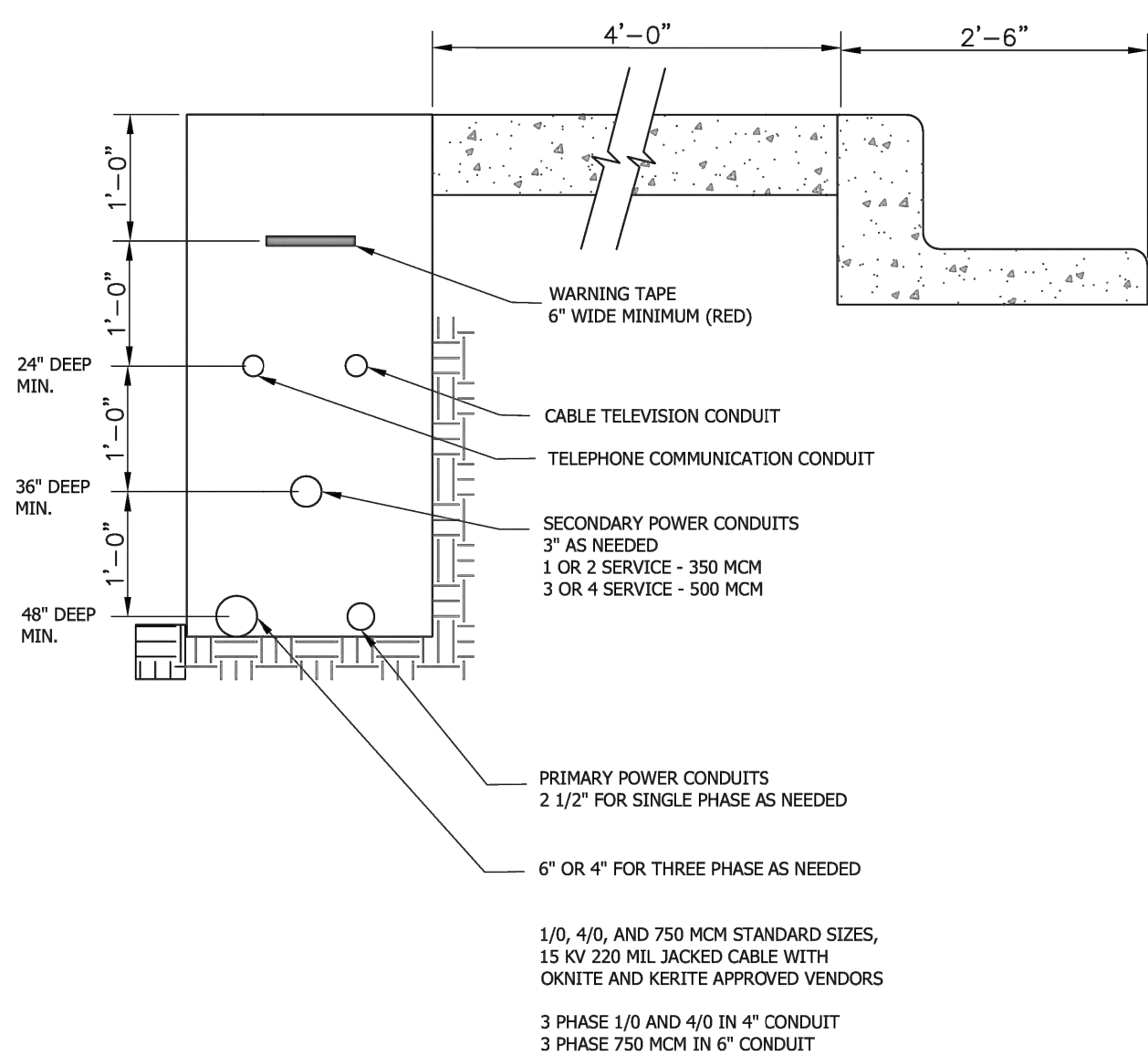
Note: Typical value accuracy ± 5%


HOLOPHANE®
 LEADER IN LIGHTING SOLUTIONS
 An Acuity Brands Company


25' SQUARE POLE WITH ROAD FOCUS OR AUTOBAUN

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGSSTANDARD DRAWING NO.
DR-6

1 PHASE TRANSFORMER PAD

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGSSTANDARD DRAWING NO.
DR-11

NOTES

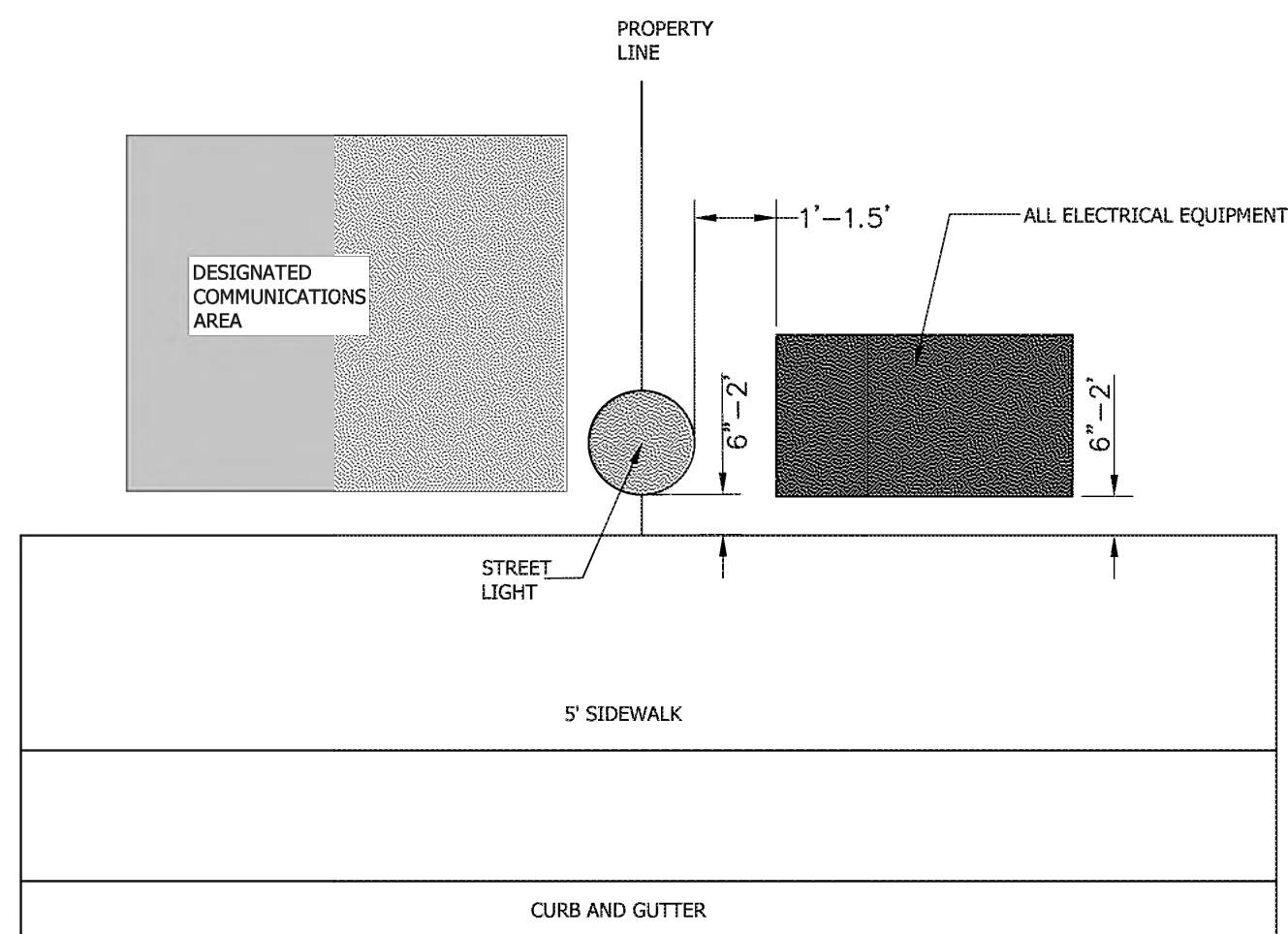
- THIS TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE. GAS TRENCH ON EAST AND SOUTH SIDE.
- BURIAL DEPTH MEASURED TO CENTER OF CONDUIT.



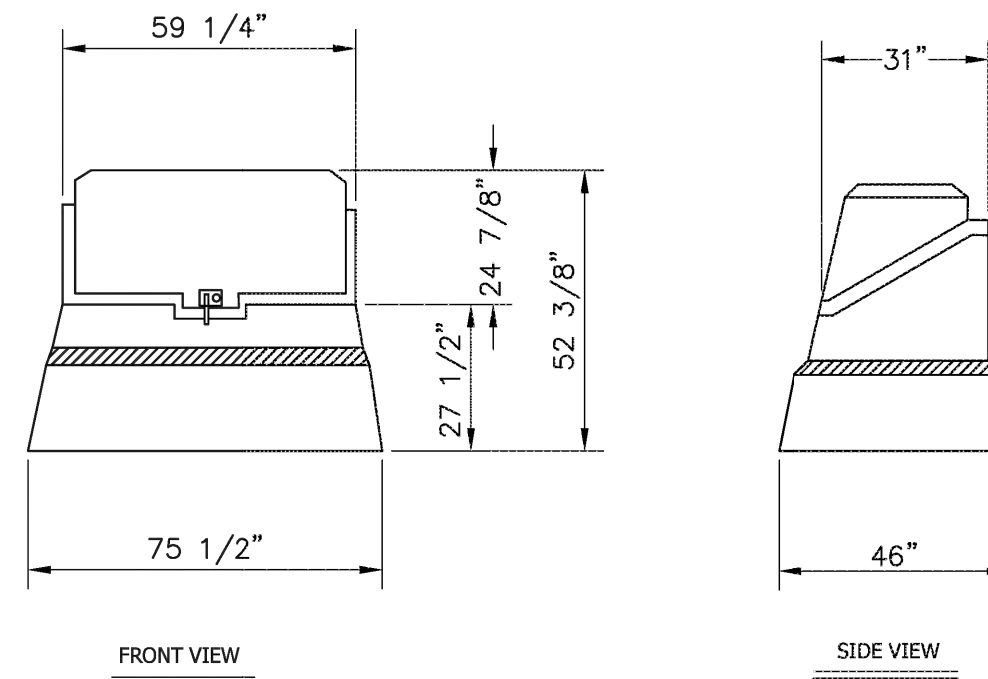
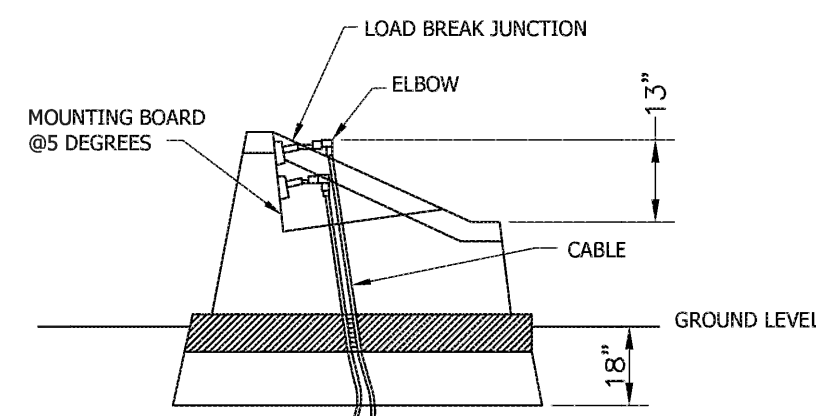
JOINT UTILITY TRENCH

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGSSTANDARD DRAWING NO.
DR-18

EQUIPMENT PLACEMENT

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGSSTANDARD DRAWING NO.
DR-21

EQUIPMENT PLACEMENT FOR POWER AND COMMUNICATIONS



NORDIC - ND - 350



3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGSSTANDARD DRAWING NO.
DR-14

Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Civil Details



Project Info.

Engineer: KENNETH H. HUNTER, P.E.

Drafter: C. KINGSLEY

Begin Date: MAY 2025

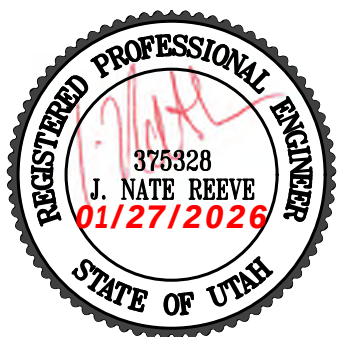
Name: SKYRIM TOWNHOMES

Number: 7152-36

15

32 Total Sheets

REVISIONS	DATE	DESCRIPTION
08-04-25	CK	City Comments
09-22-25	CK	City Comments
10-21-25	CK	City Comments
11-12-25	CK	Electrical Sheets
01-07-26	CK	City Comments
01-27-26	CK	City Comments



Project Info.

Engineer:
KENNETH H. HUNTER, P.E.

Drafter:
C. KINGSLEY

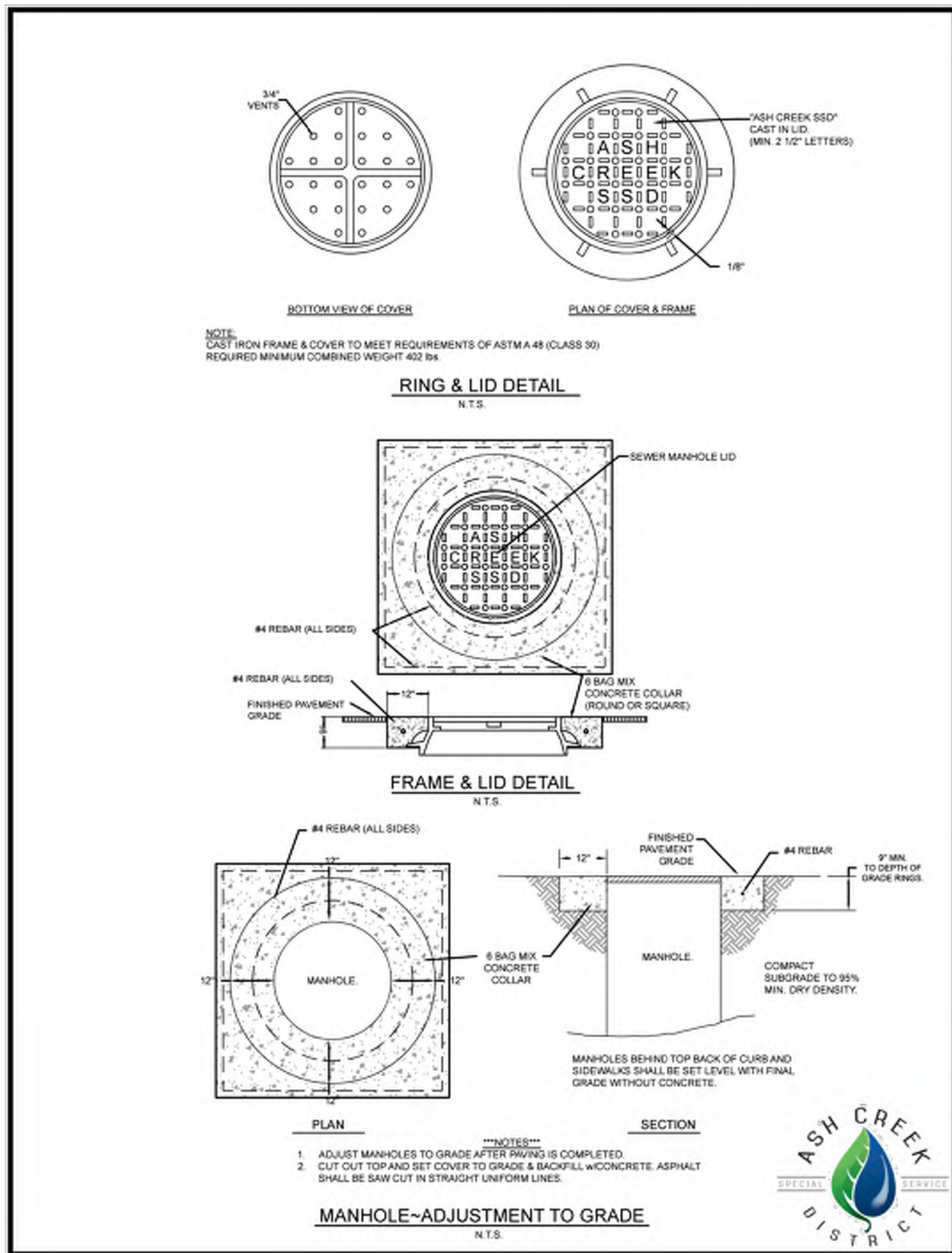
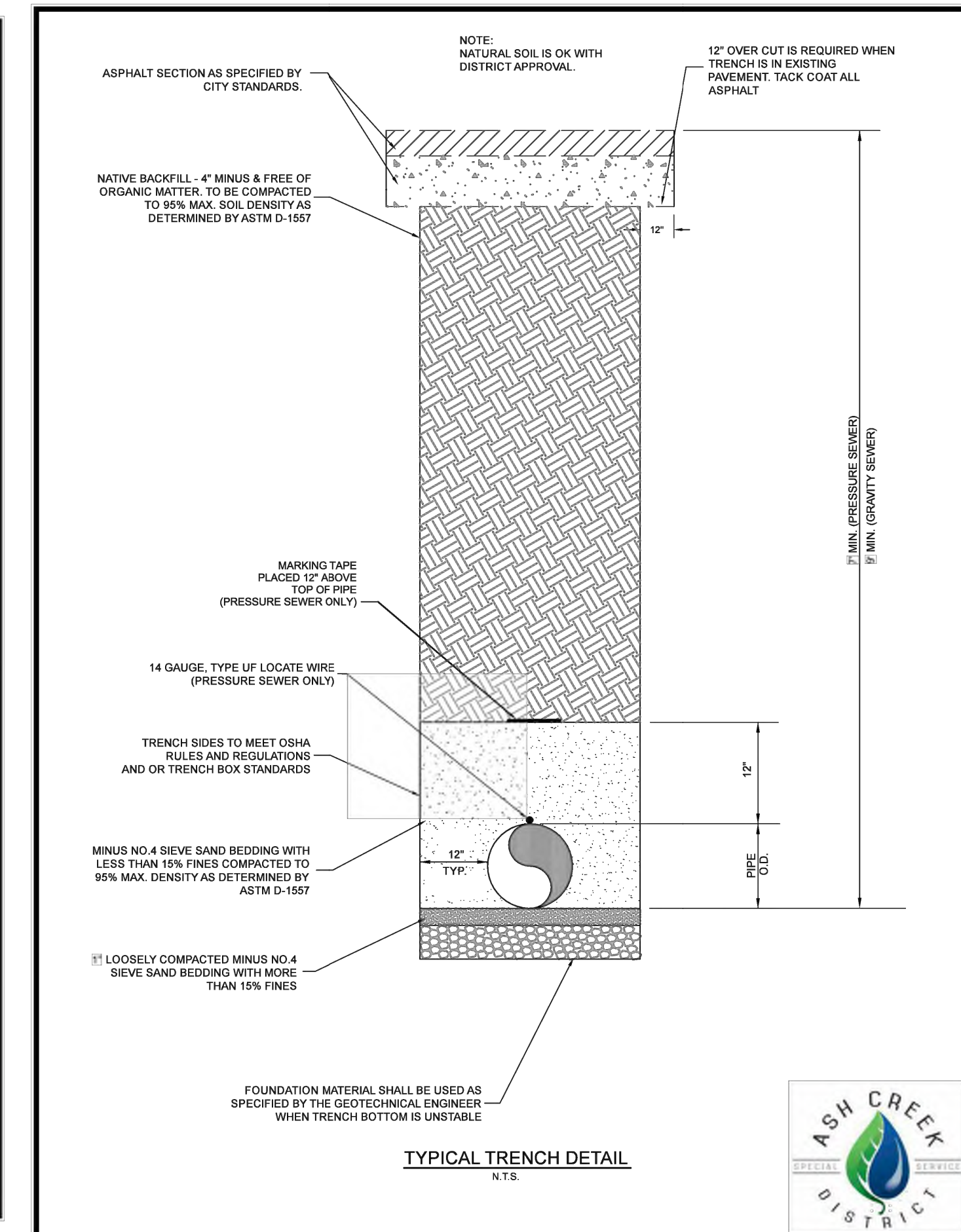
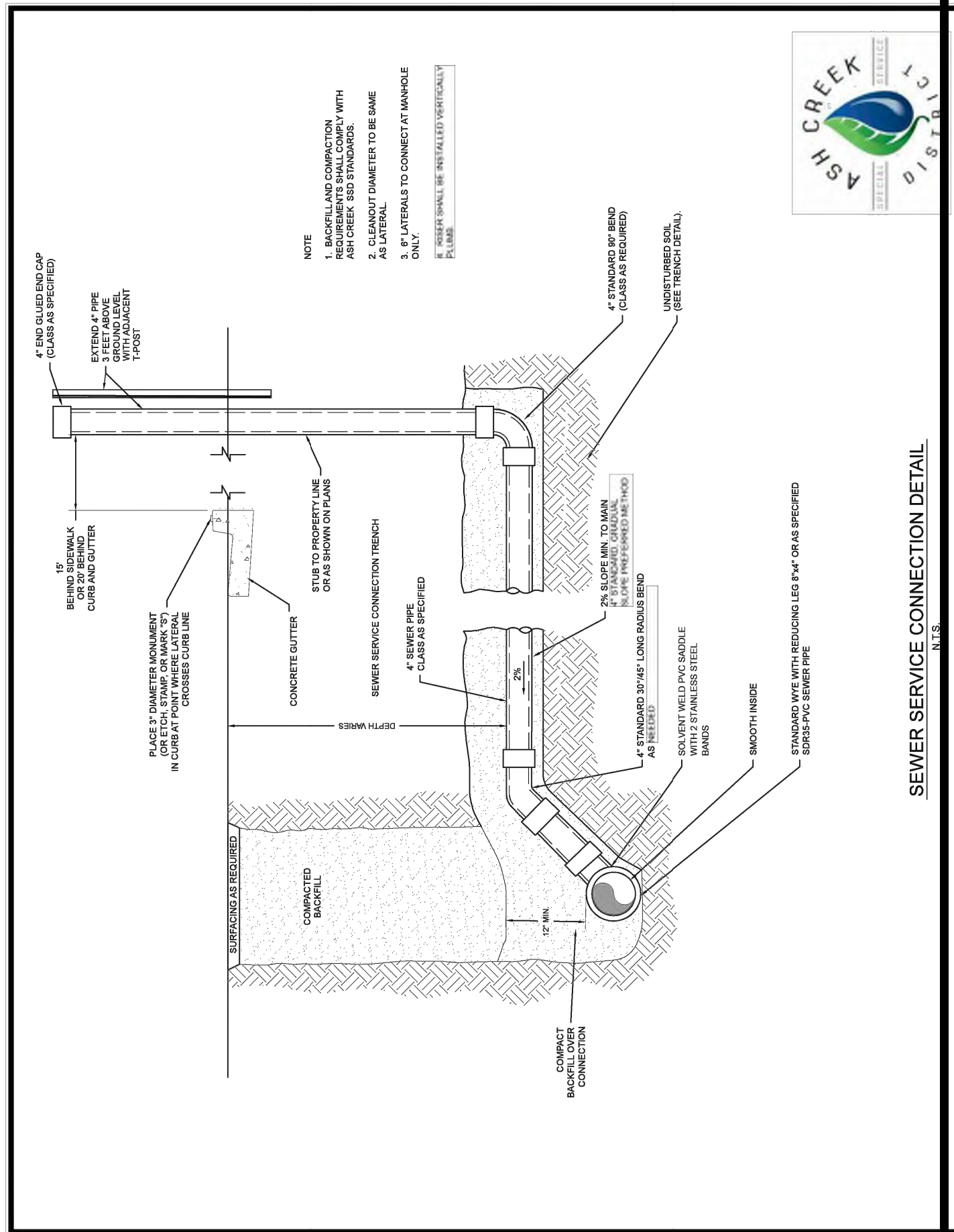
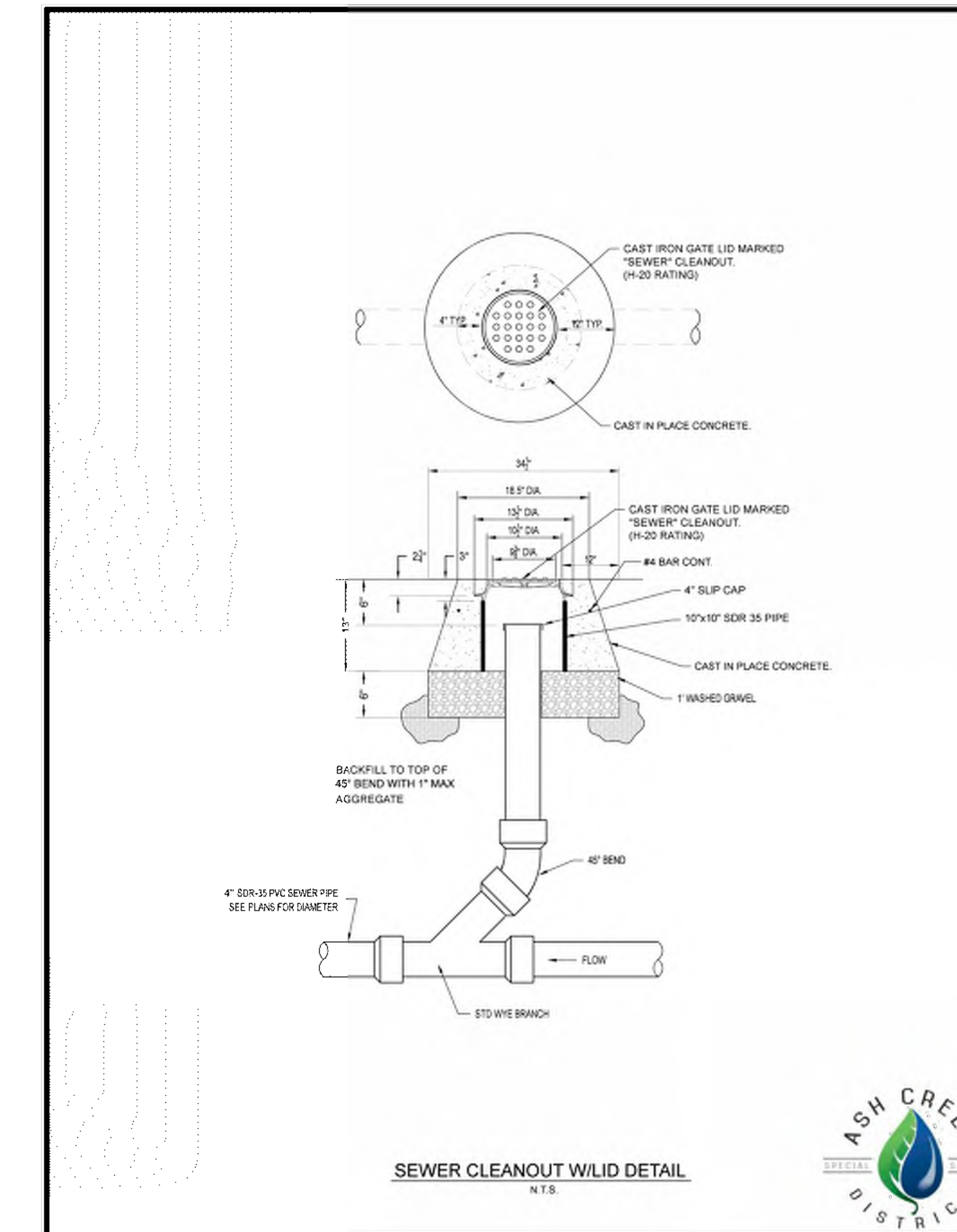
Begin Date: MAY 2025

Name: SKYRIM
TOWNHOMES

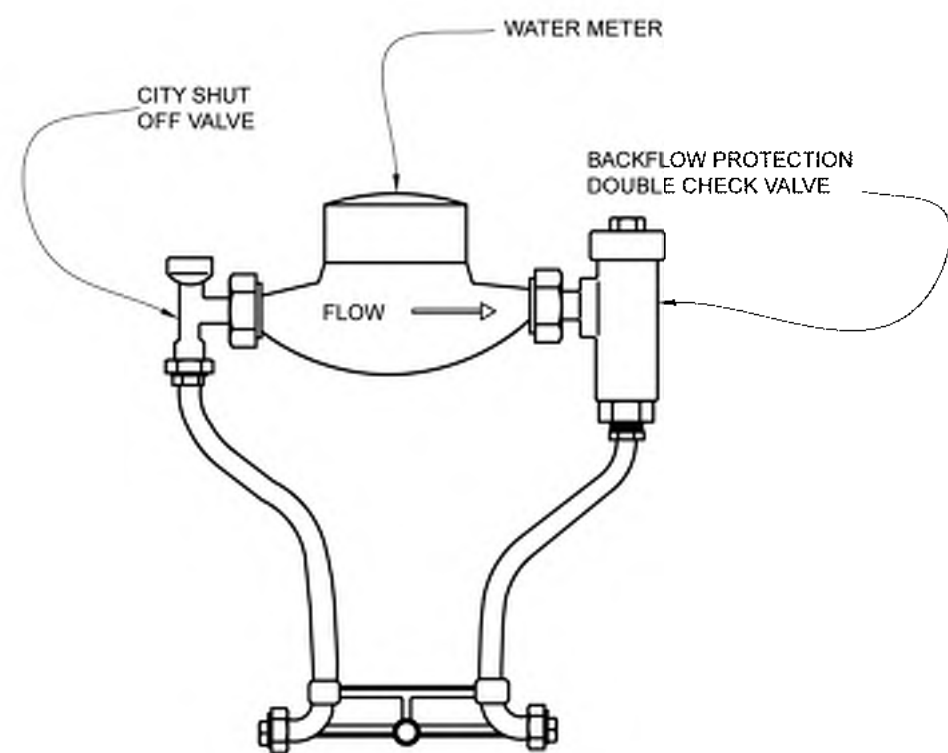
Number: 7152-36

16

32	Total Sheets
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REVISIONS	DATE	DESCRIPTION
	08-04-25	CK City Comments
	09-22-25	CK City Comments
	10-21-25	CK City Comments
	11-12-25	CK Electrical Sheets
	01-07-26	CK City Comments
	01-27-26	CK City Comments



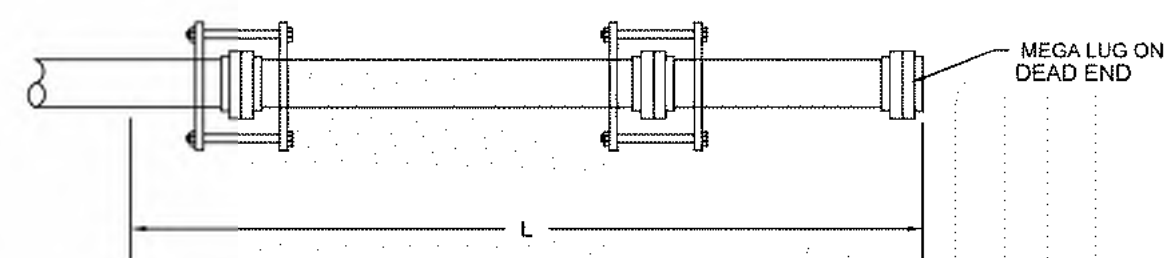
APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
3/4"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1 1/2"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER
N.T.S.



CITY OF HURRICANE			STANDARD DWG. NO.		
DATE	REVISIONS	BY	DESCRIPTION	WD 303-1	1 OF 4
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E.

**WATER METER SETTER
DETAILS**



- ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
- FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE	IN INCHES									
4	6	8	10	12	14	16	18	20		
44	62	82	99	118	135	153	169	187		

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN ST. GEORGE.

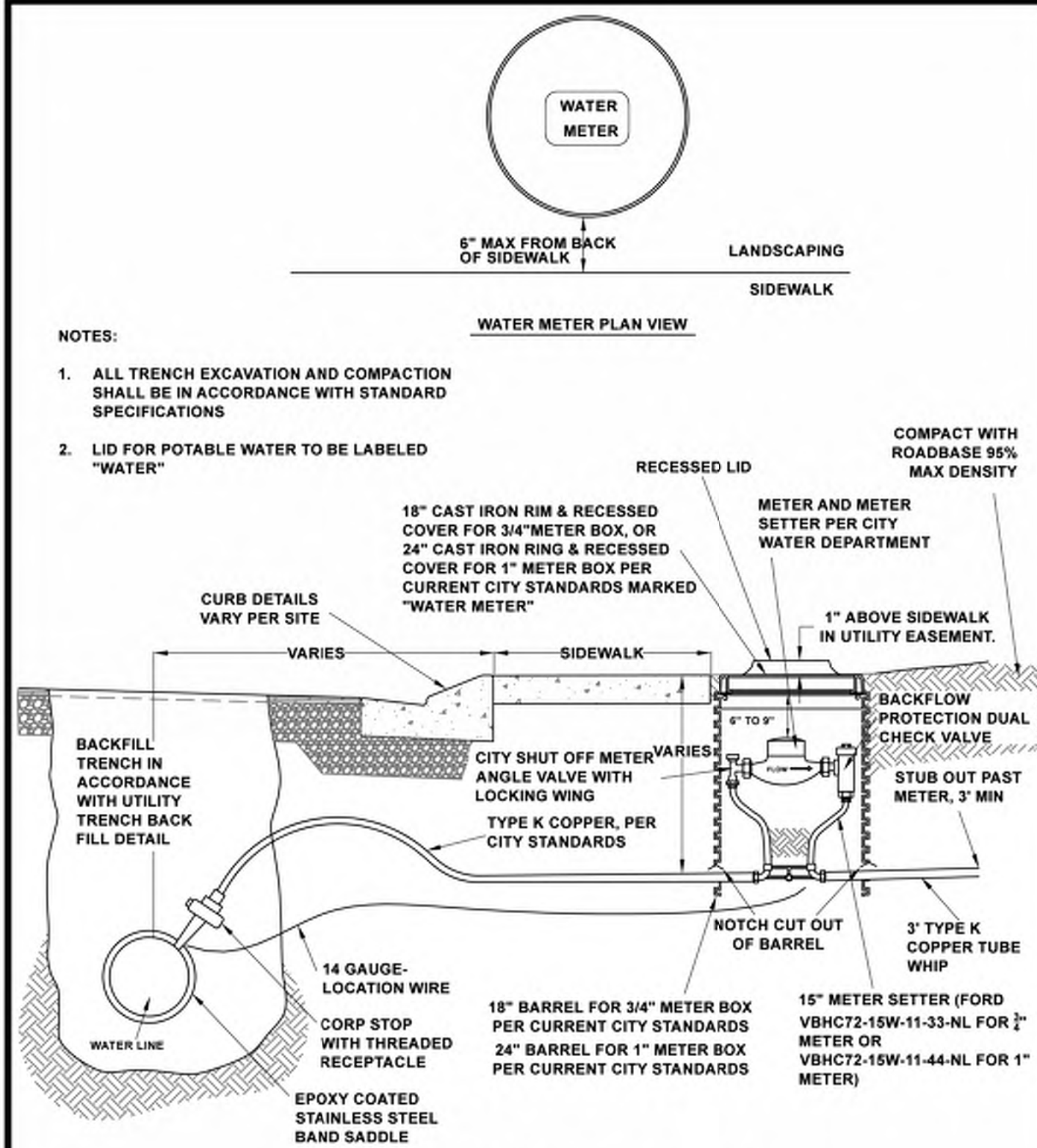
- THREE (3) FEET MINIMUM DEPTH OF COVER.
- A SAFETY FACTOR OF 1.5
- SOIL TYPE SANDY CLAY
- TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99)
- 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.



CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	REVISIONS	BY	DESCRIPTION	WD 308	1 OF 1
				APPROVED:	
				DATE: OCT 2020	BY: H.C.E.

**STD. DEAD END/INLINE VALVE FOR PVC PIPE
RESTRAINING SYSTEM DETAIL**

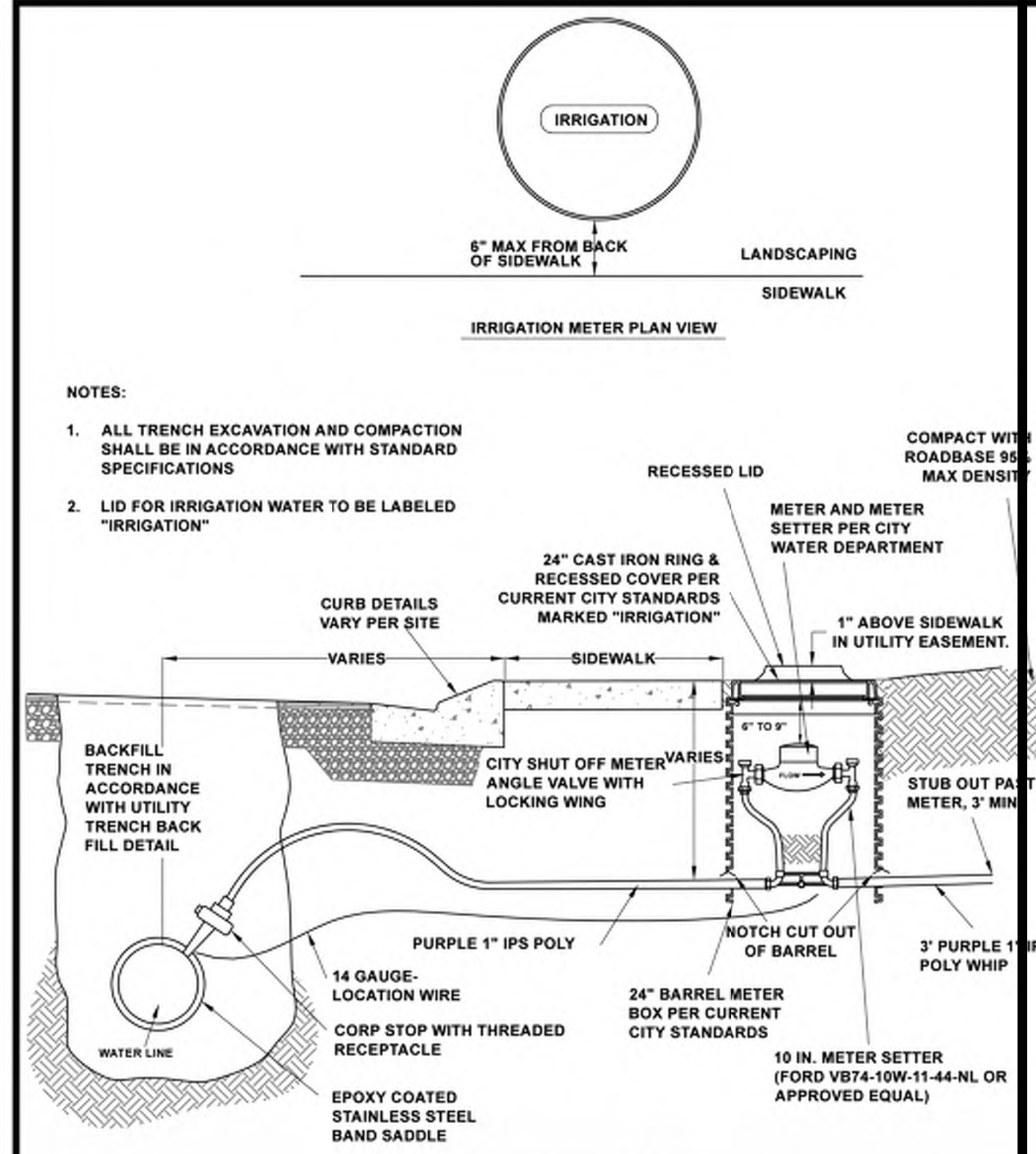


3/4\"/>



CITY OF HURRICANE			STANDARD DWG. NO.		
DATE	REVISIONS	BY	DESCRIPTION	WD 303-3	3 OF 4
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E.

3/4\"/>

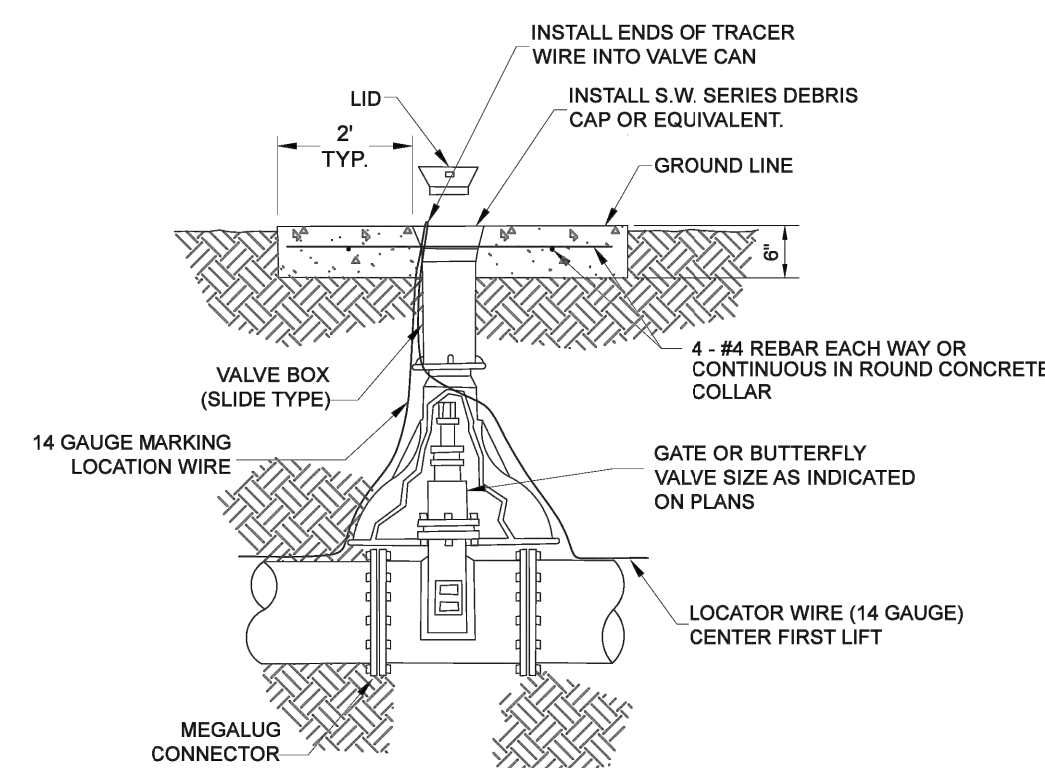


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CITY OF HURRICANE			STANDARD DWG. NO.		
DATE	REVISIONS	BY	DESCRIPTION	WD 305-1	1 OF 1
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E.

1\"/>

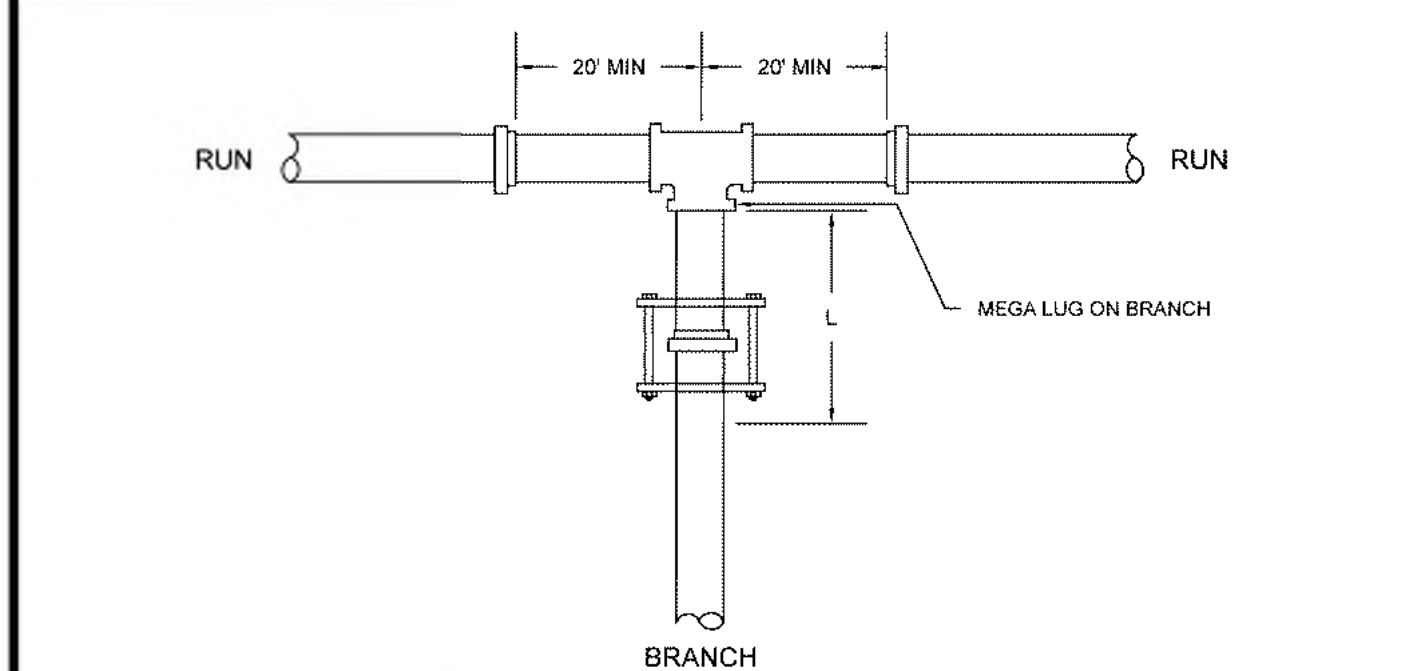


- NOTES:
- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX
 - MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.



CITY OF HURRICANE			STANDARD DWG. NO.		
DATE	REVISIONS	BY	DESCRIPTION	WD 316	1 OF 1
				APPROVED:	
				DATE: 8/4/2021	BY: H.C.E.

MAIN LINE VALVE



BRANCH SIZE	DIAMETER	RUN SIZE									
		4	6	8	10	12	14	16	18	20	24
4		*	*	*	*	*	*	*	*	*	*
6			*	*	*	*	*	*	*	*	*
8				*	*	*	*	*	*	*	*
10					*	*	*	*	*	*	*
12						*	*	*	*	*	*
14							*	*	*	*	*
16								*	*	*	*
18									*	*	*
20										*	*
24											*

* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

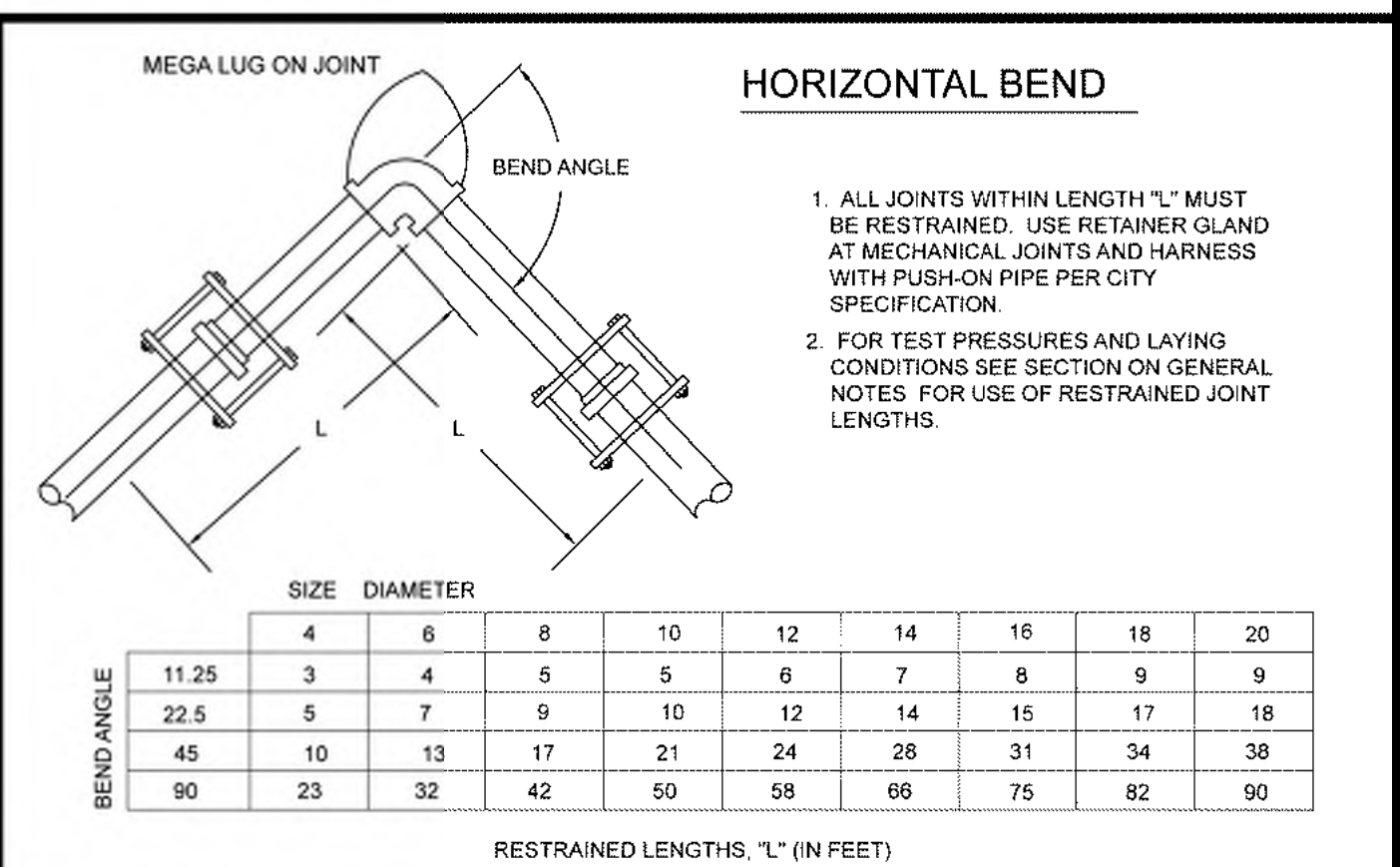
RESTRAINED LENGTHS, "L" (IN FEET)

- RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 18" LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
- ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
- FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.



CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	REVISIONS	BY	DESCRIPTION	WD 309	1 OF 1
				APPROVED:	
				DATE: OCT 2020	BY: H.C.E.

**STANDARD TEE FOR DUCTILE IRON w/POLY WRAP
RESTRAINING SYSTEM DETAIL**



BEND ANGLE	SIZE	DIAMETER									
		4	6	8	10	12	14	16	18	20	
11.25	3	4	5	5	6	7	8	9	9		
22.5	5	7	9	10	12	14	15	17	18		
45	10	13	17	21	24	28	31	34	38		
90	23	32	42	50	58	66	75	82	90		

RESTRAINED LENGTHS, "L" (IN FEET)

BEND ANGLE	SIZE	DIAMETER									
		4	6	8	10	12	14	16	18	20	
11.25	9	12	16	19	22	25	28	31	34		
22.5	17	24	31	37	44	50	56	62	68		
45	35	50	65	77	91	103	116	128	145		

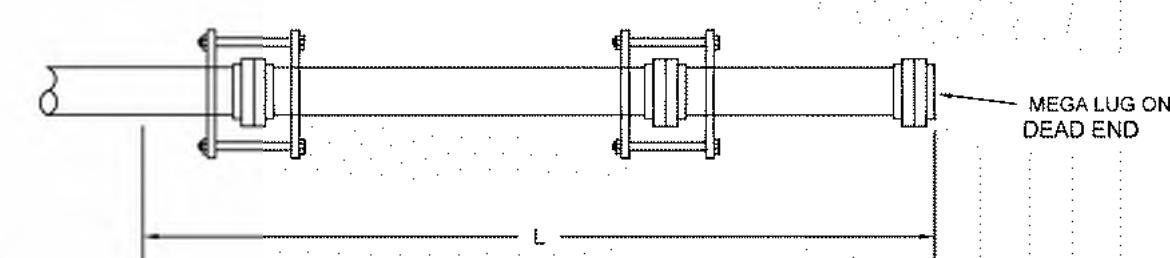
RESTRAINED LENGTHS, "L" (IN FEET)



CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	REVISIONS	BY	DESCRIPTION	WD 310	1 OF 1
				APPROVED:	
				DATE: OCT 2020	BY: H.C.E.

**STANDARD BENDS FOR DUCTILE IRON w/POLY WRAP
RESTRAINING SYSTEM DETAIL**

STANDARD DEAD END FOR DUCTILE IRON



- ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
- FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE	IN INCHES									
4	6	8	10	12	14	16	18	20		
85	119	156	185	219	248	279	309	338		

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN ST. GEORGE.

- THREE (3) FEET MINIMUM DEPTH OF COVER.
- A SAFETY FACTOR OF 1.5
- SOIL TYPE SANDY CLAY
- TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99)
- 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.



CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	REVISIONS	BY	DESCRIPTION	WD 311	1 OF 1
				APPROVED:	
				DATE: OCT 2020	BY: H.C.E.

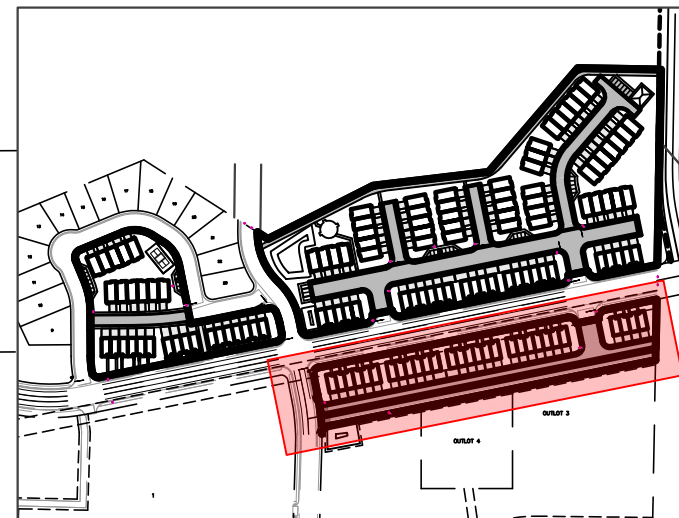
**STANDARD DEAD END/INLINE VALVE FOR
DUCTILE IRON w/POLY WRAP
RESTRAINING SYSTEM DETAIL**

DATE	DESCRIPTION	REVISIONS
08-04-25	CK City Comments	
09-22-25	CK City Comments	
10-21-25	CK City Comments	
11-12-25	CK Electrical Sheets	
01-07-26	CK City Comments	
01-27-26	CK City Comments	



Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

Key Map
NOT TO SCALE**Construction Notes:**

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- 3) ANY METERS IN DRIVEABLE SURFACES MUST BE TRAFFIC RATED.
- 4) WATER MAINS ON PRIVATE PROPERTY (INCLUDING COMMON AREA) MUST BE 8" DUCTILE IRON - STARTING AT THE FITTING ON THE PUBLIC LINE.
- 5) IRRIGATION IS TO BE METERED IN COORDINATION WITH THE WATER DEPARTMENT
- 6) ALL PRIVATE IRRIGATION LINES CROSSING PUBLIC PAVEMENT MUST BE INSTALLED WITH TRACER WIRE

CULINARY WATER

W/8 - 8" PVC C-900 DR-14 WATER LINE
"BLUE PIPE" & CLASS 50 OR BETTER DI WATER LINE
W LAT - 3/4" TYPE K COPPER SERVICE LATERAL EXTEND 3' BEYOND METER

SANITARY SEWER

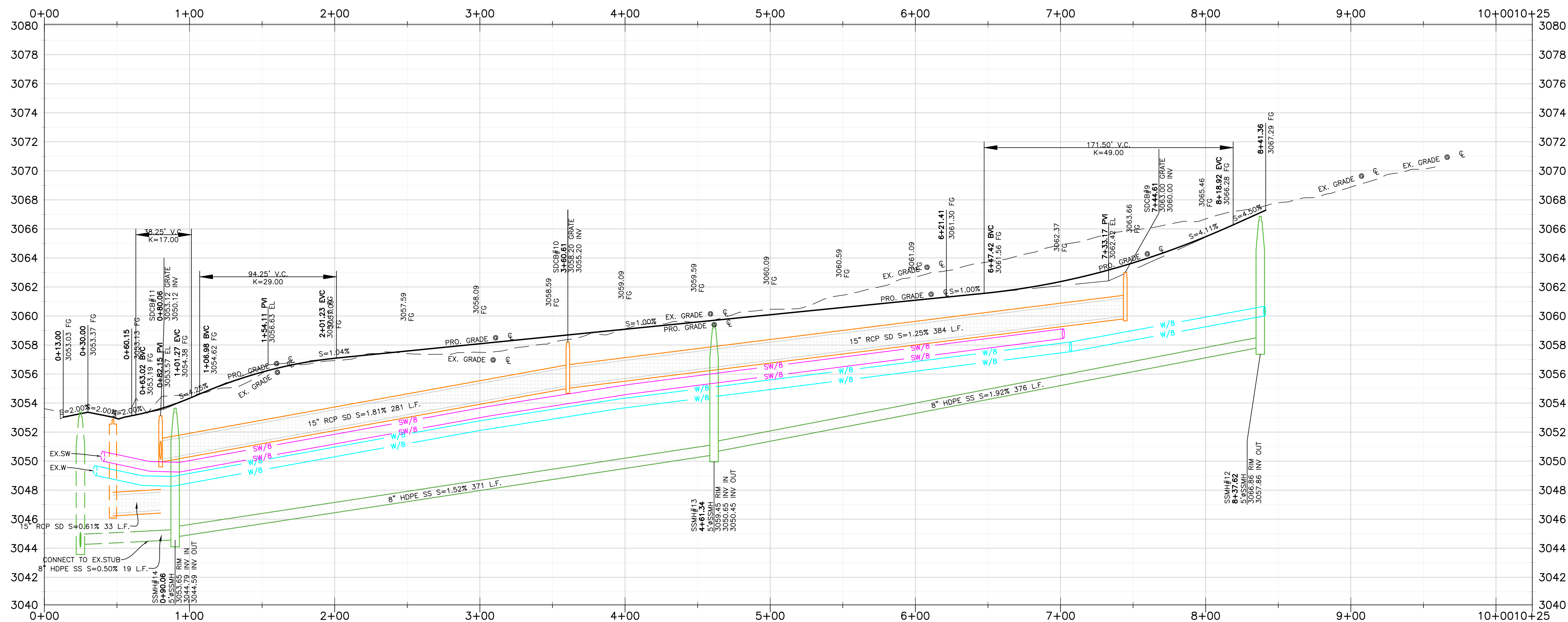
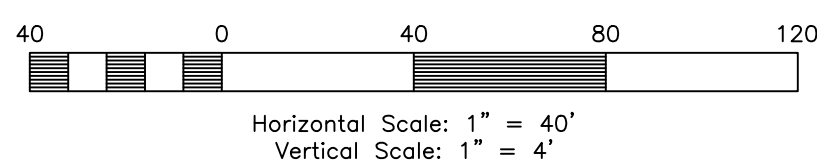
SS LAT - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE "PURPLE PIPE"
SW LAT - SECONDARY SERVICE LATERAL PER CITY STANDARDS

280 North Street 0+00.00 - 8+50.00**Skyrim Townhomes**

HURRICANE CITY, WASHINGTON COUNTY, UTAH

280 North Street 0+00.00 - 8+50.00**Project Info.**

Engineer:
KENNETH H. HUNTER, P.E.

Drafter:
C. KINGSLEY

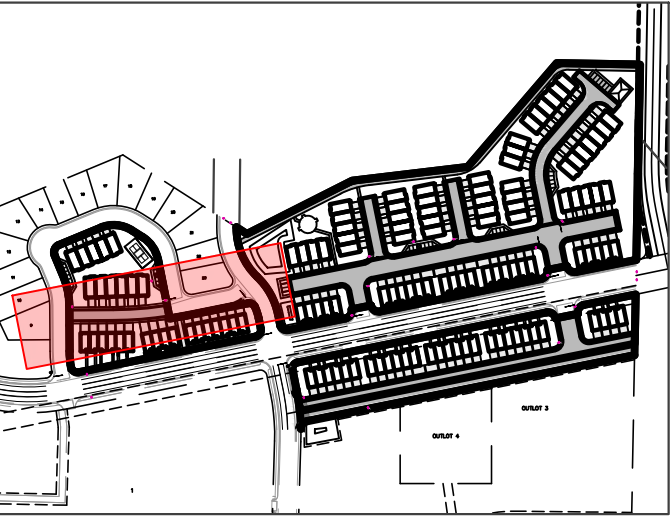
Begin Date:
MAY 2025

Name:
SKYRIM TOWNHOMES

Number: 7152-36

18**32** Total Sheets

Key Map
NOT TO SCALE



Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
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- 6) ALL PRIVATE IRRIGATION LINES CROSSING PUBLIC PAVEMENT MUST BE INSTALLED WITH TRACER WIRE

CULINARY WATER

W/8 - 8" PVC C-900 DR-14 WATER LINE
"BLUE PIPE" & CLASS 50 OR BETTER
DI WATER LINE
W LAT - 3/4" TYPE K COPPER SERVICE
LATERAL EXTEND 3' BEYOND METER

SANITARY SEWER

SS LAT - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY
WATER LINE "PURPLE PIPE"
SW LAT - SECONDARY SERVICE LATERAL PER
CITY STANDARDS



REVISIONS	DATE	DESCRIPTION
08-04-25	CK	City Comments
09-22-25	CK	City Comments
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11-12-25	CK	Electrical Sheets
01-07-26	CK	City Comments
01-27-26	CK	City Comments

Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

295 North Street -0+25.00 - 4+75.00



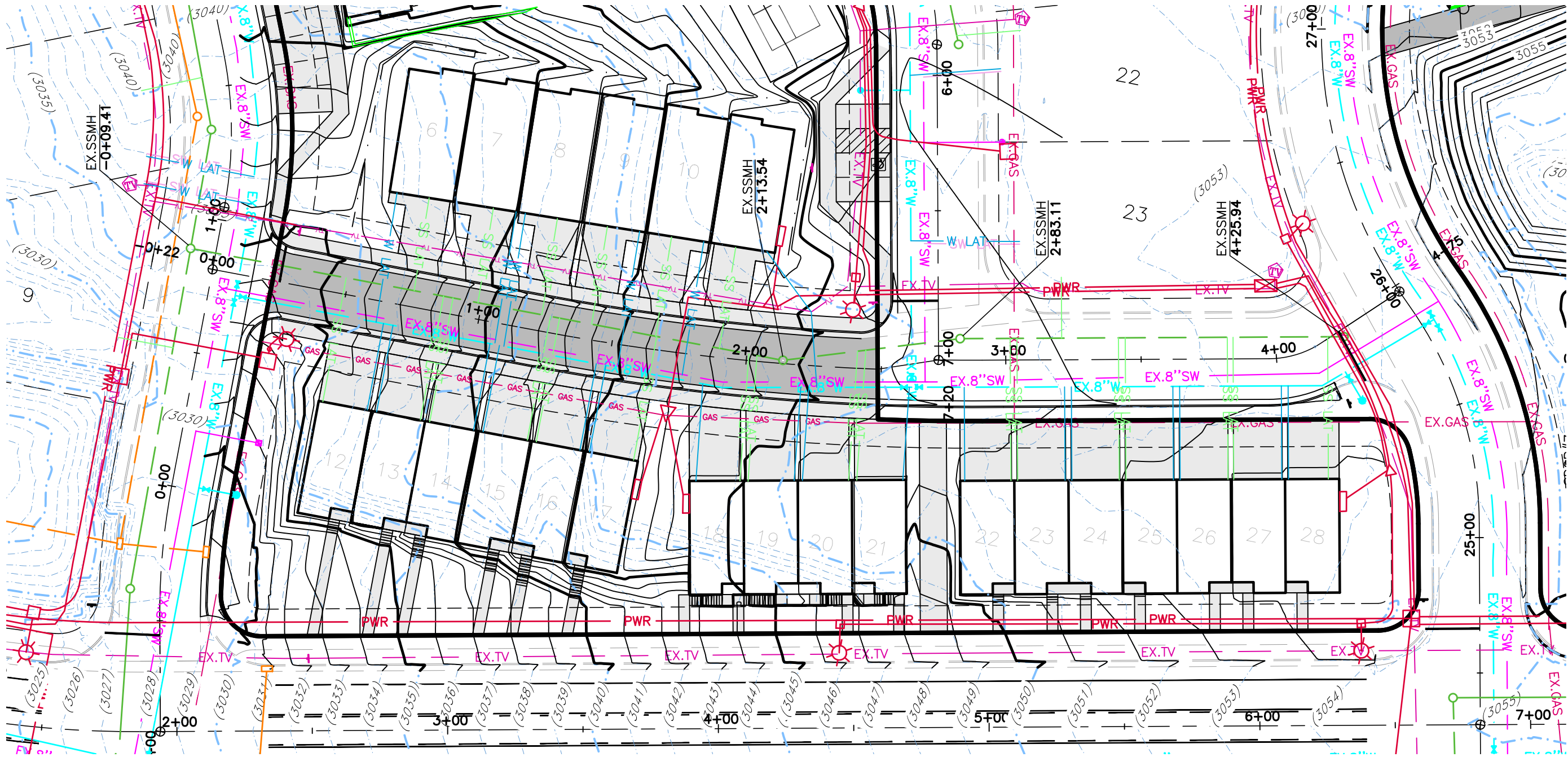
Project Info.

Engineer:
KENNETH H. HUNTER, P.E.
C. KINGSLEY
Begin Date:
MAY 2025
Name:
SKYRIM
TOWNHOMES
Number: 7152-36

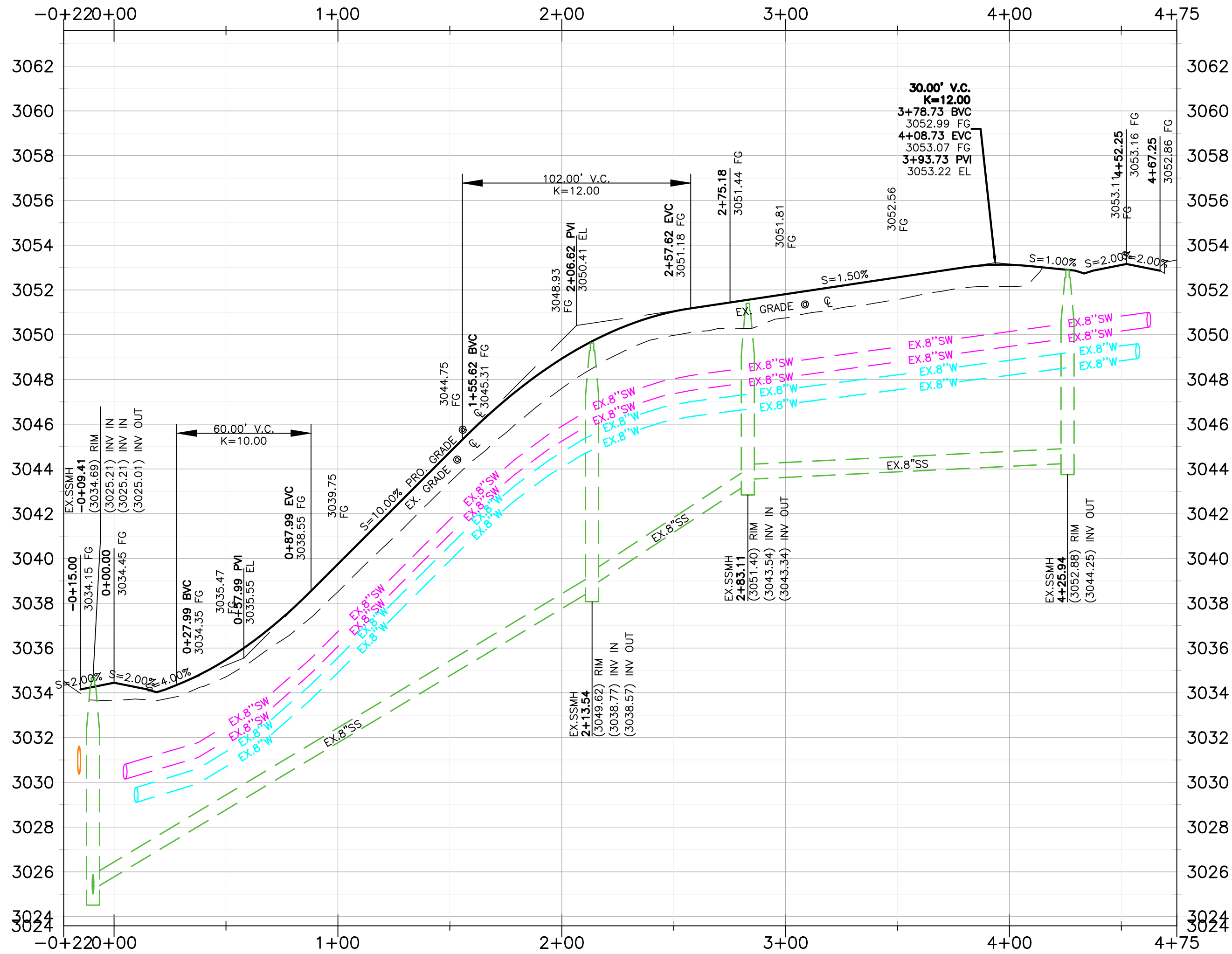
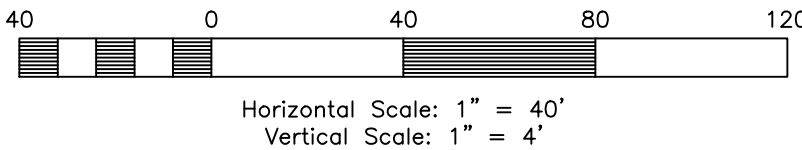


19

32 Total Sheets



295 North Street -0+25.00 - 4+75.00

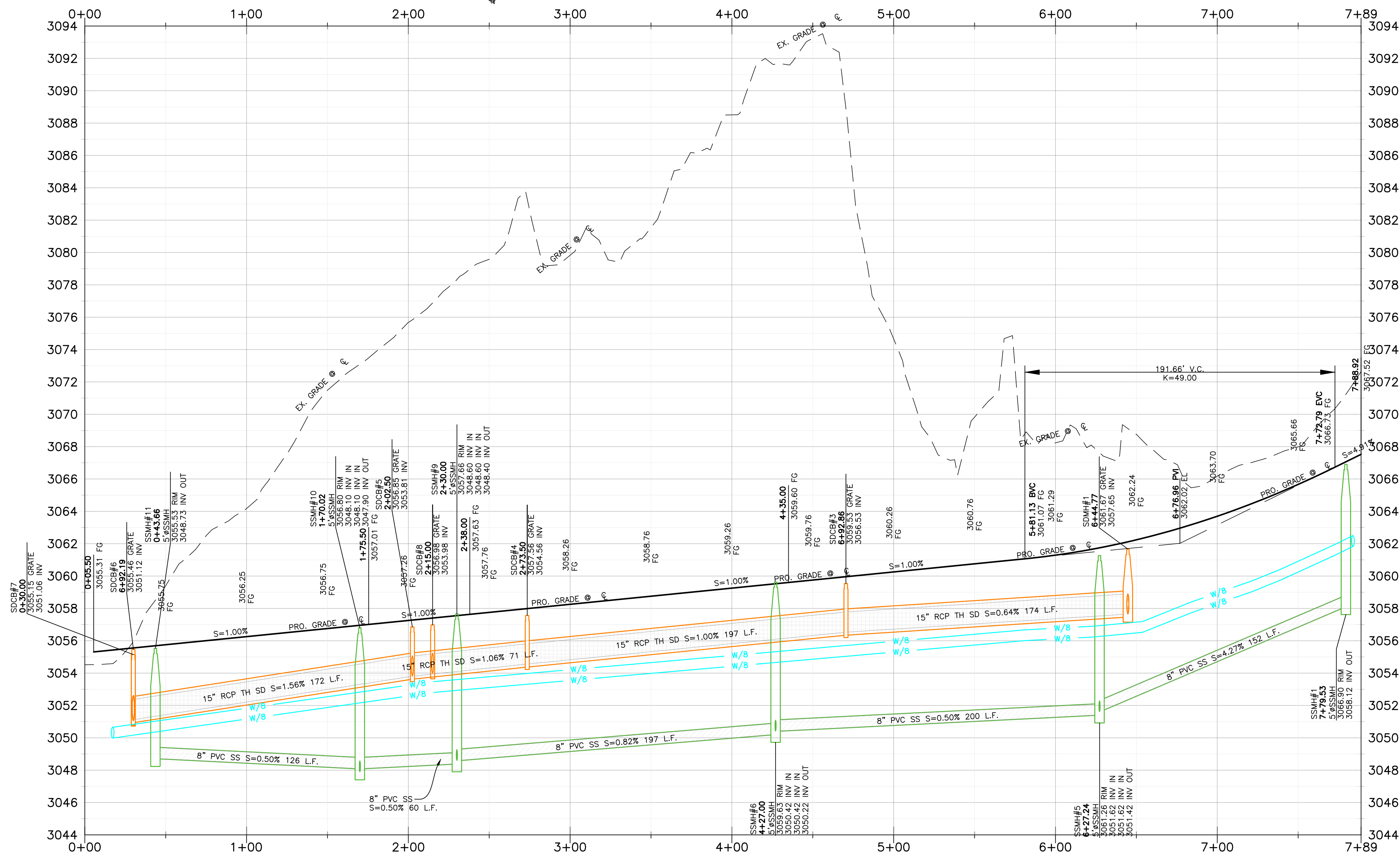


01/27/2026



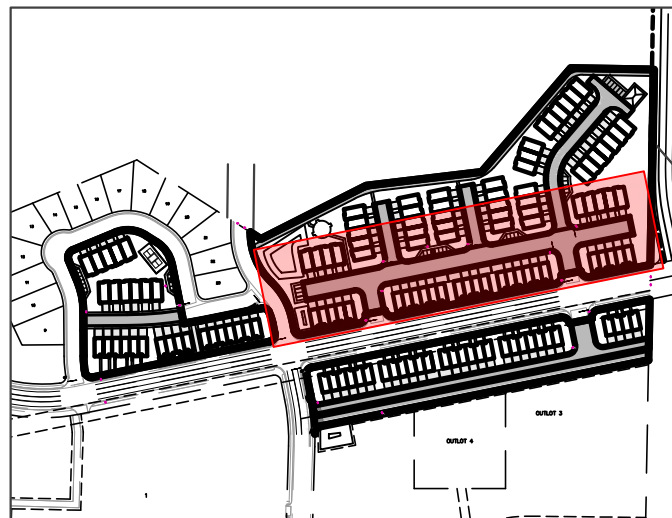
A horizontal number line is shown with tick marks at 40, 0, 40, 80, and 120. The segment between the first 40 and the 0 is shaded with diagonal lines. The segment between the 0 and the second 40 is unshaded. The segment between the second 40 and the 80 is shaded with horizontal lines. The segment between the 80 and the 120 is unshaded.

Horizontal Scale: 1" = 40'



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NOT TO SCALE



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"BLUE PIPE" & CLASS 50 OR BETTER
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W LAT - 3/4" TYPE K COPPER SERVICE
LATERAL EXTEND 3' BEYOND METER

SS LAT - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

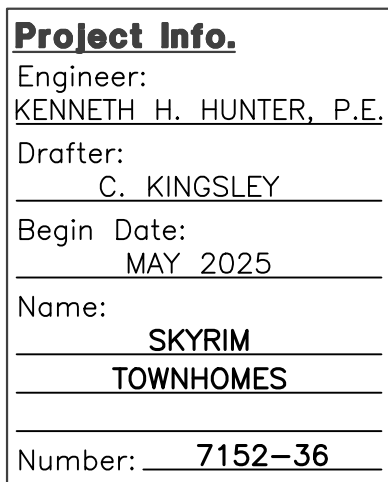
SD/15 - 15" RCP CLASS III STORM DRAIN

SW/8 - 8" PVC C-900 DR-14 SECONDARY
WATER LINE "PURPLE PIPE"
SW LAT - SECONDARY SERVICE LATERAL PER
CITY STANDARDS



HURRICANE CITY, WASHINGTON COUNTY, UTAH

295 North Street 0+00.00 - 8+00.00

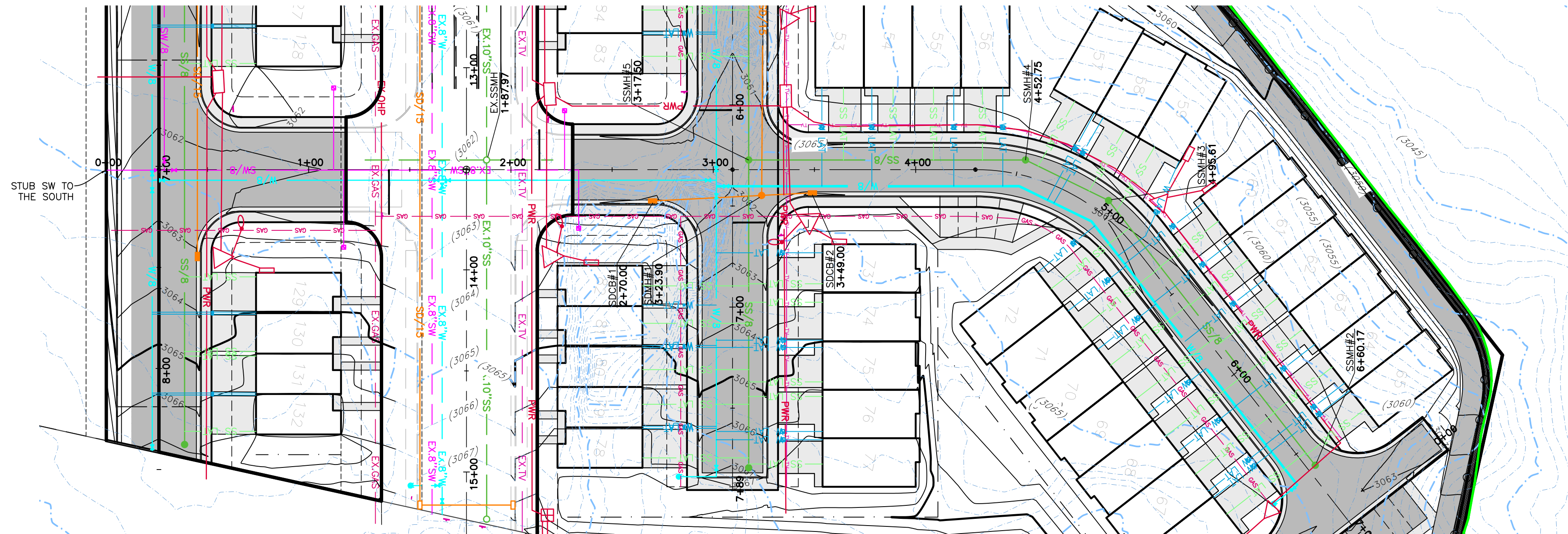


Mike Hancock
APPROVED

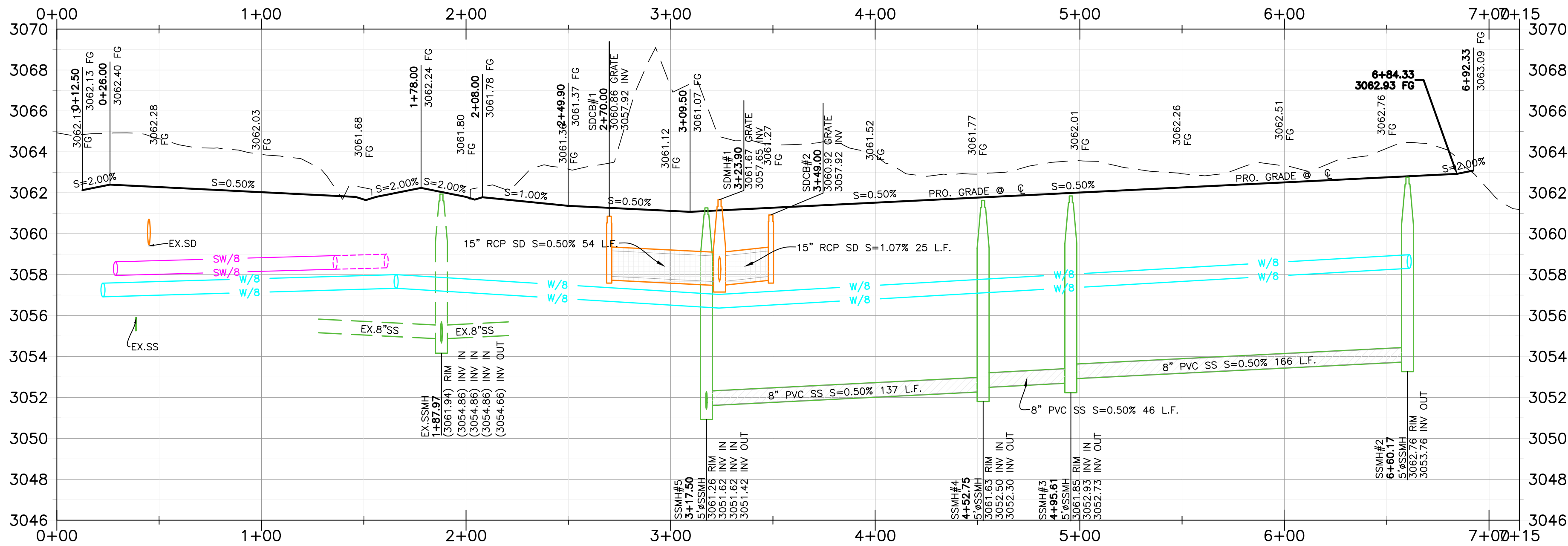
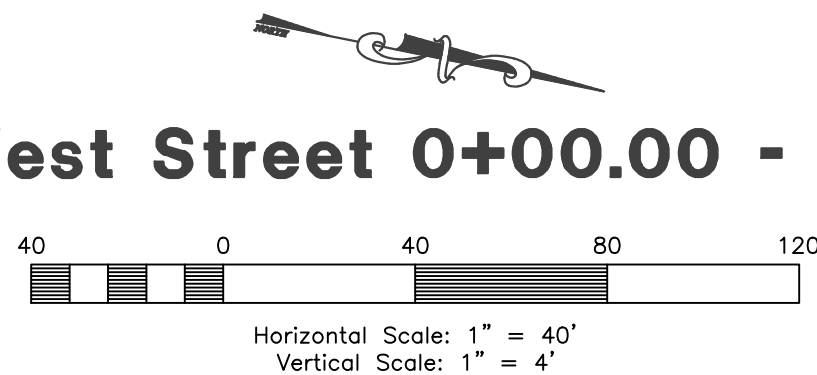
01/27/2026

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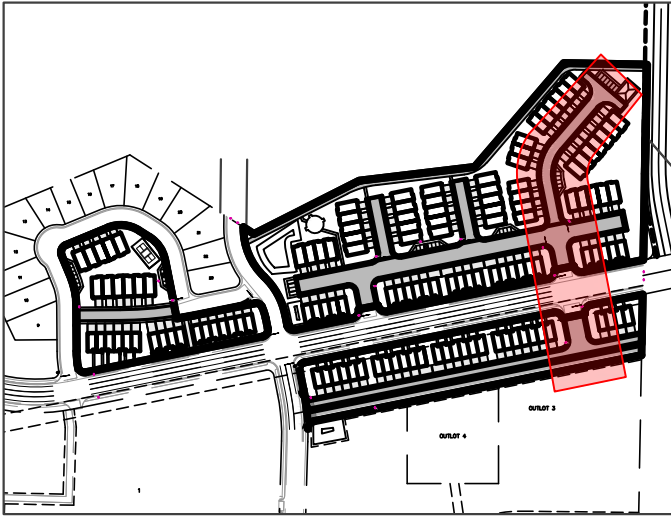


3035 West Street 0+00.00 - 7+25.00



Key Map

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W LAT - 3/4" TYPE K COPPER SERVICE LATERAL EXTEND 3' BEYOND METER

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SS LAT - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE "PURPLE PIPE"
SW LAT - SECONDARY SERVICE LATERAL PER CITY STANDARDS



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Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

3035 West Street 0+00.00 - 7+25.00

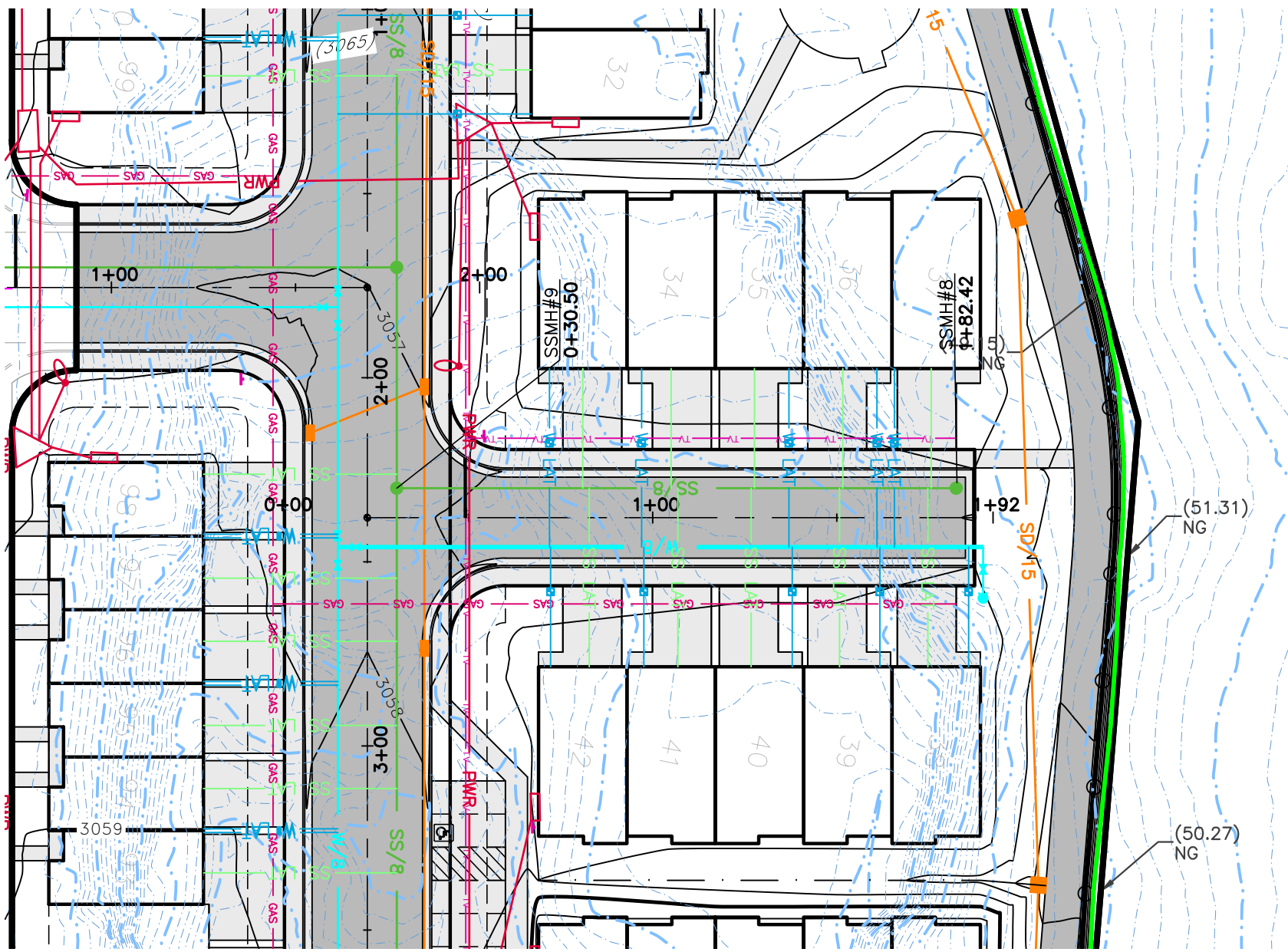


Project Info.

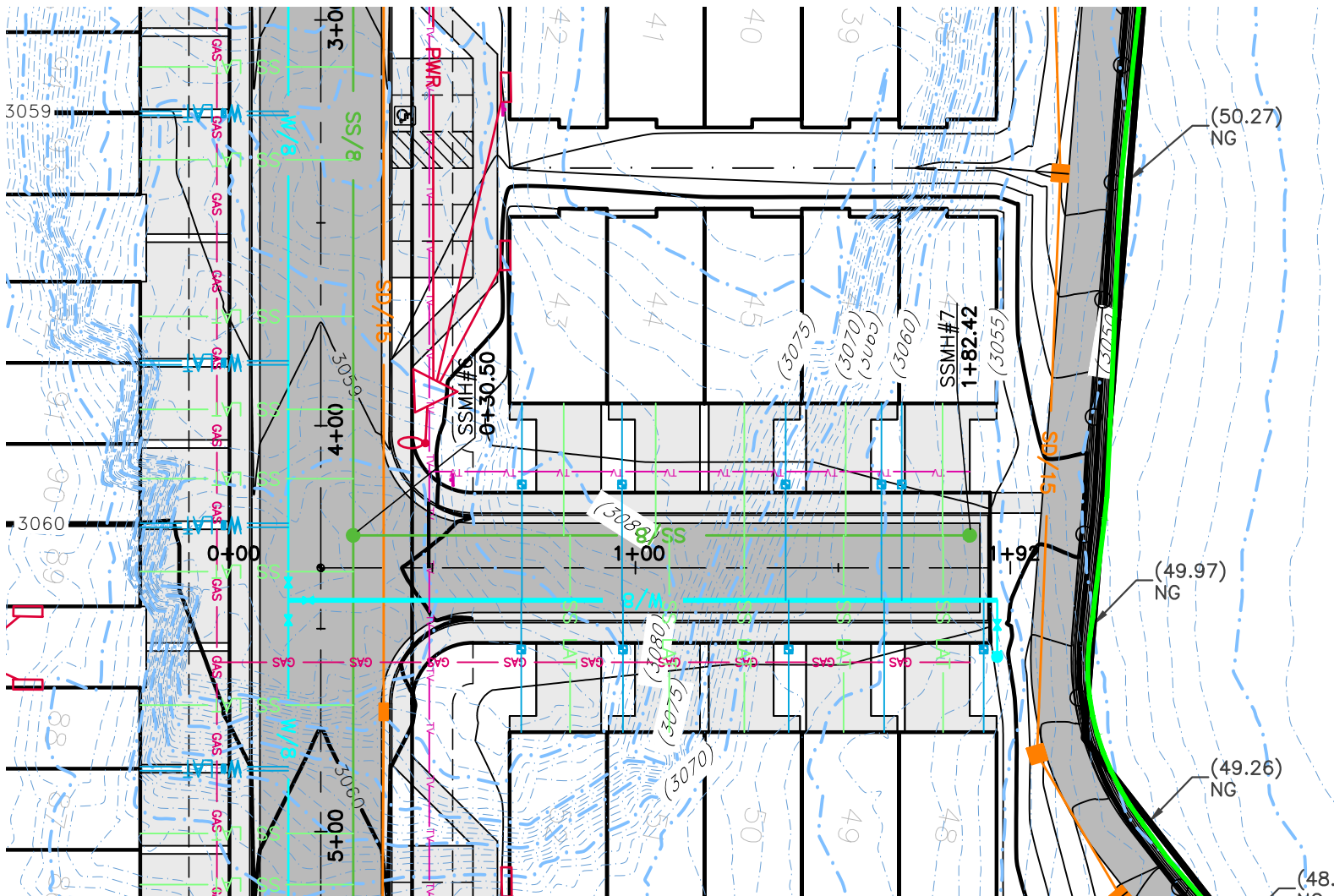
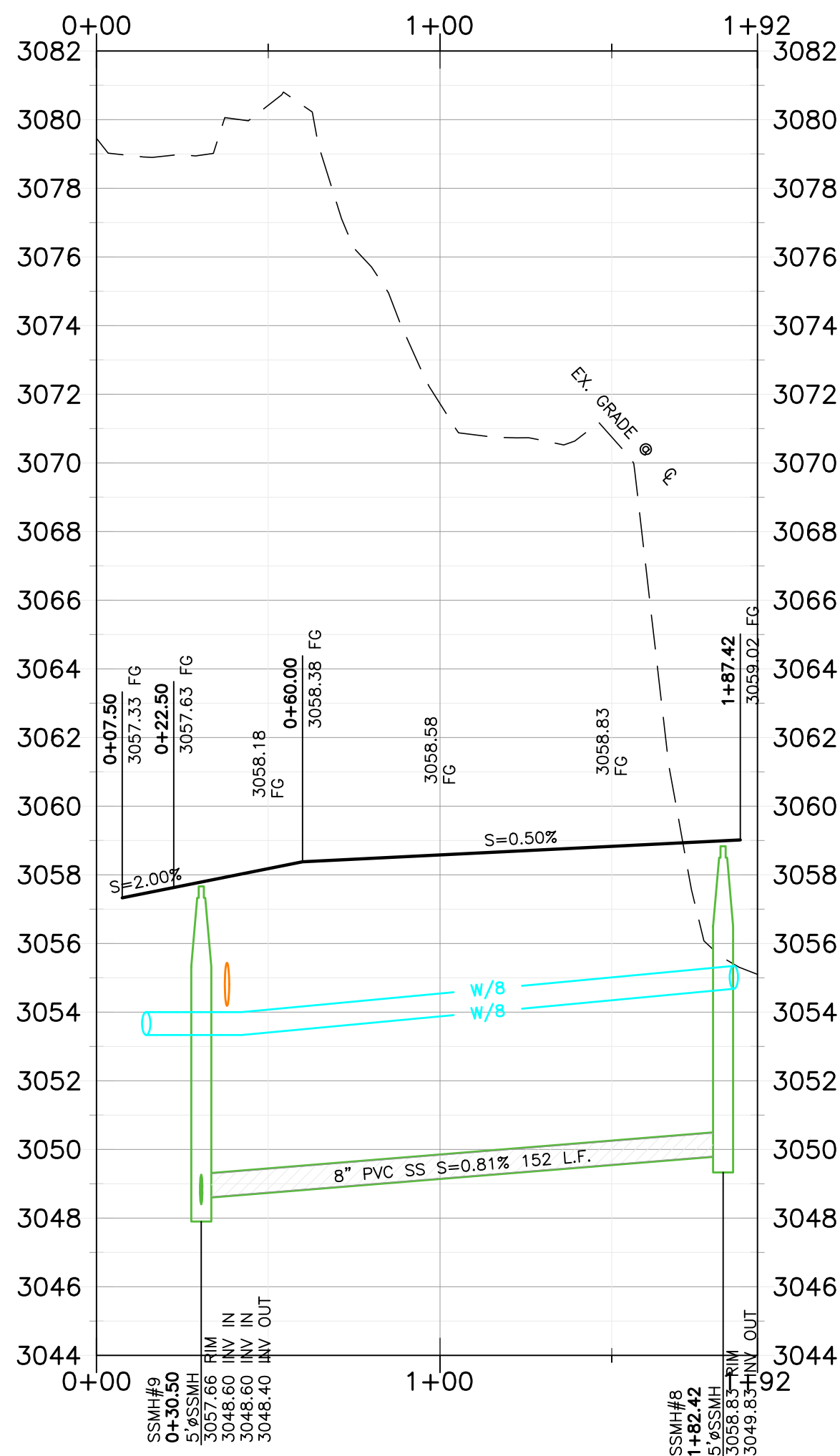
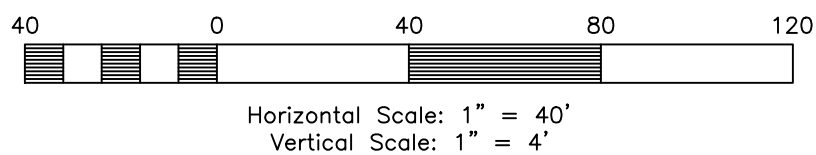
Engineer:
KENNETH H. HUNTER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
MAY 2025
Name:
SKYRIM
TOWNHOMES
Number: 7152-36



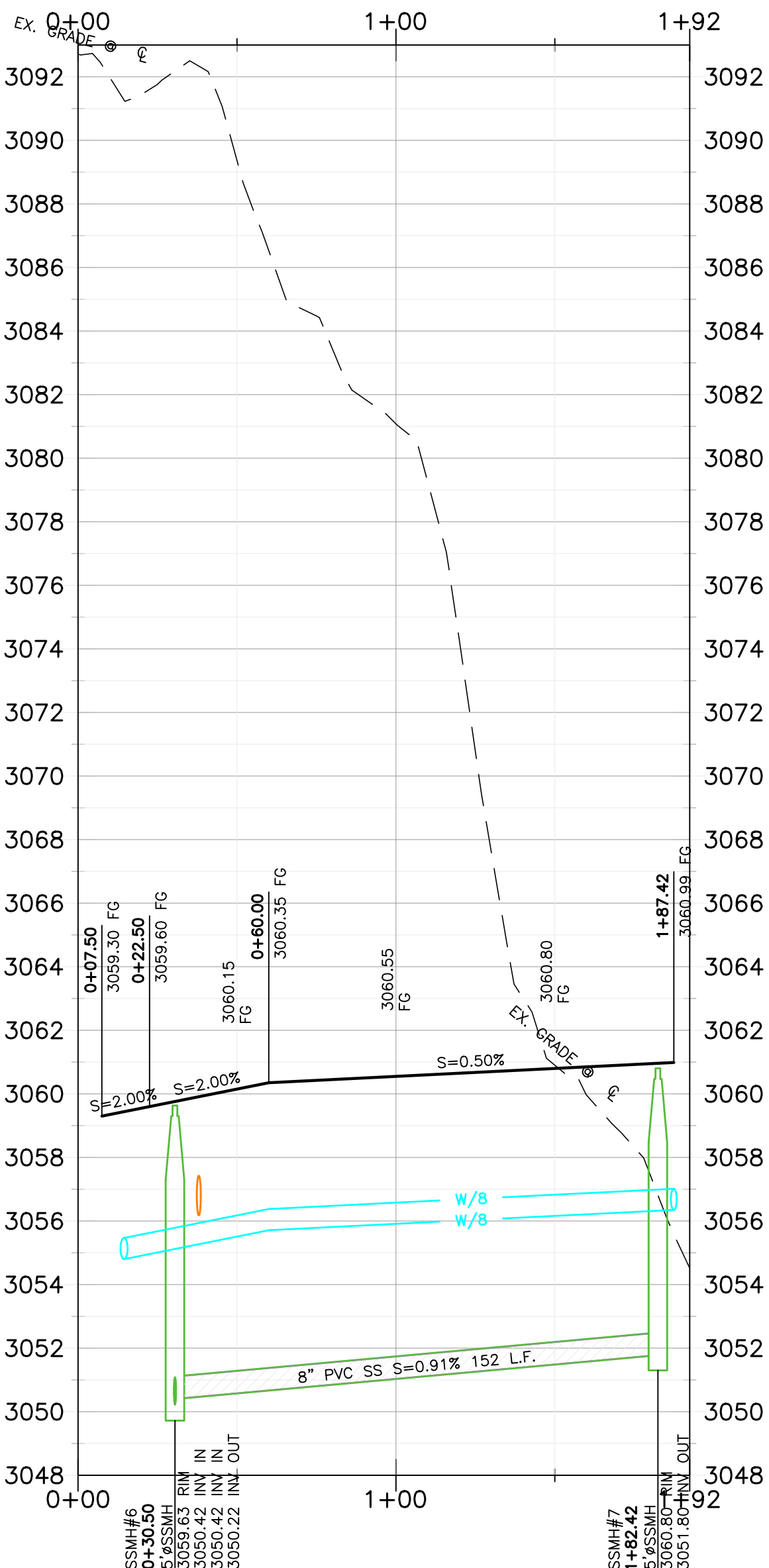
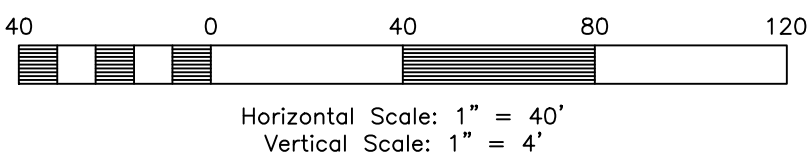
Mike Hancock
APPROVED
01/27/2026



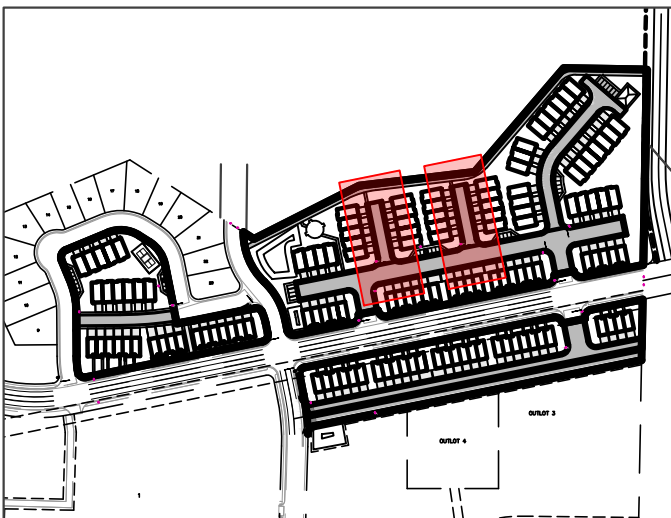
Desmond Lane 0+00.00 - 2+00.00



James Place 0+00.00 - 2+00.00



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WATER LINE "PURPLE PIPE"
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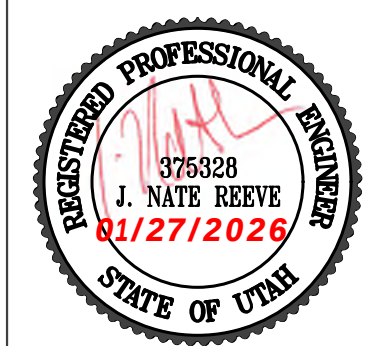


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Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

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James Place 0+00.00 - 2+00.00



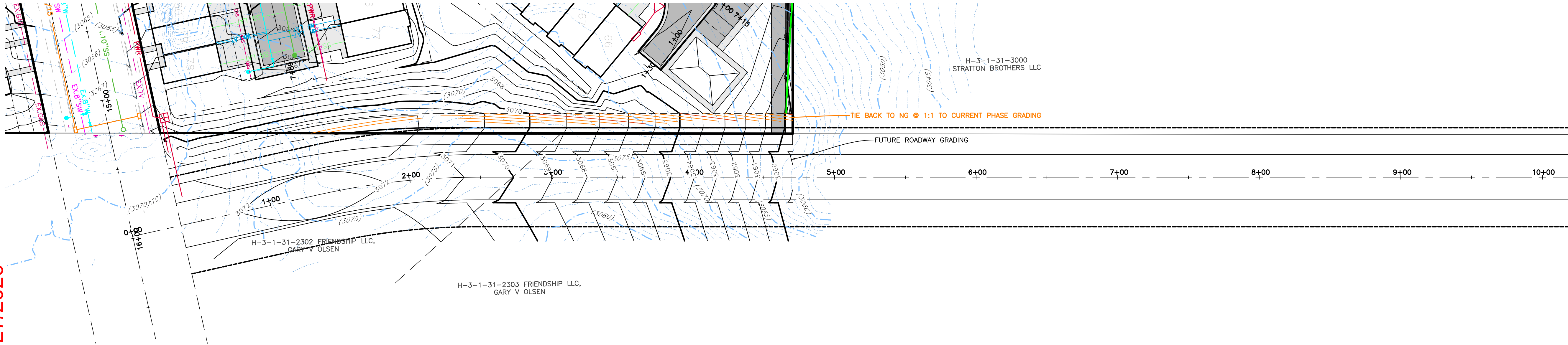
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Engineer:
KENNETH H. HUNTER, P.E.
Drafted:
C. KINGSLEY
Begin Date:
MAY 2025
Name:
SKYRIM
TOWNHOMES
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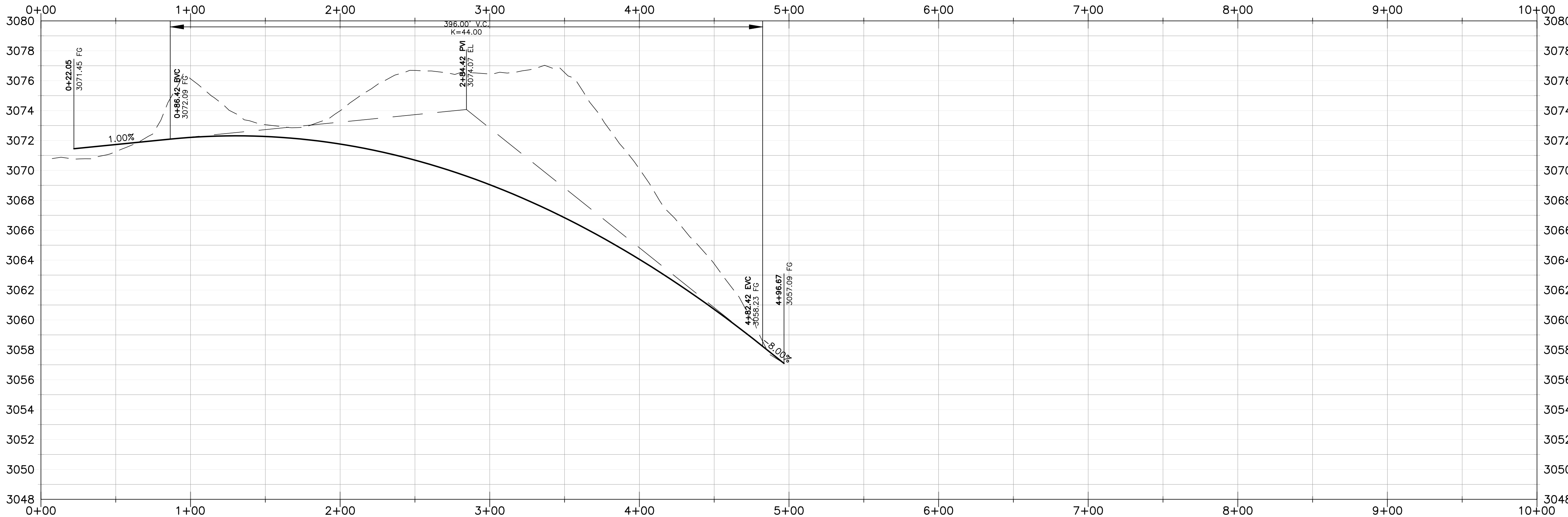
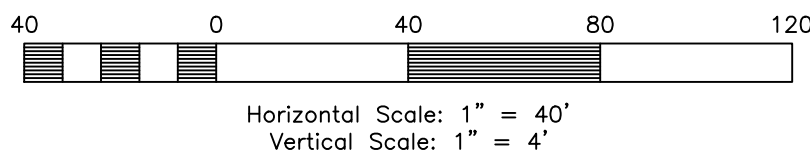


Mike Kinsley
APPROVED
01/27/2026

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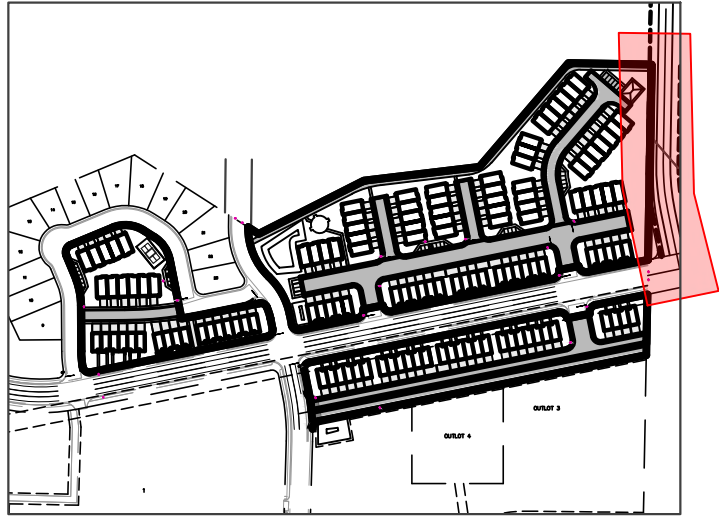


Sky Valley Drive 0+00.00 - 10+00.00



Key Map

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SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN

SECONDARY WATER

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WATER LINE "PURPLE PIPE"
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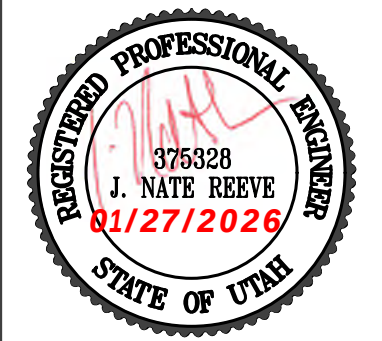


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Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Sky Valley Drive 0+00.00 - 10+00.00



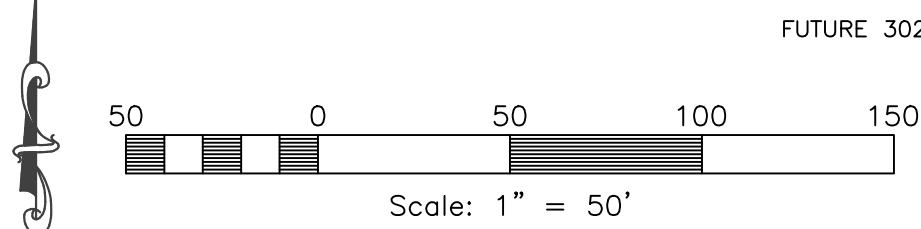
Project Info.

Engineer:
KENNETH H. HUNTER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
MAY 2025
Name:
SKYRIM
TOWNHOMES
Number: 7152-36



FIRE NOTES FOR PLANS.

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.



FUTURE 3020 WEST STREET

APPROVED

01/27/2026

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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

DATE	DESCRIPTION
08-04-25 CK	Civ Comments
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Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Fire Plan



Project Info.

Engineer:
KENNETH H. HUNTER, P.E.
Drafted:
C. KINGSLEY
Begin Date:
MAY 2025
Name:
SKYRIM
TOWNHOMES
Number: 7152-36

24

32 Total Sheets

Notice:

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

APPROVED
01/27/2026



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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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RA

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

DATE	DESCRIPTION
08-04-25 CK	City Comments
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01-07-26 CK	City Comments
01-27-26 CK	City Comments

Skyrim Townhomes
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Striping & Signage Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
01/27/2026
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

25
32 Total Sheets

Skyrim Townhomes

Storm Water Pollution Prevention Plan Exhibit

HURRICANE CITY, WASHINGTON COUNTY, UTAH
MAY 2025



DATE	DESCRIPTION
08-04-25 CK	City Comments
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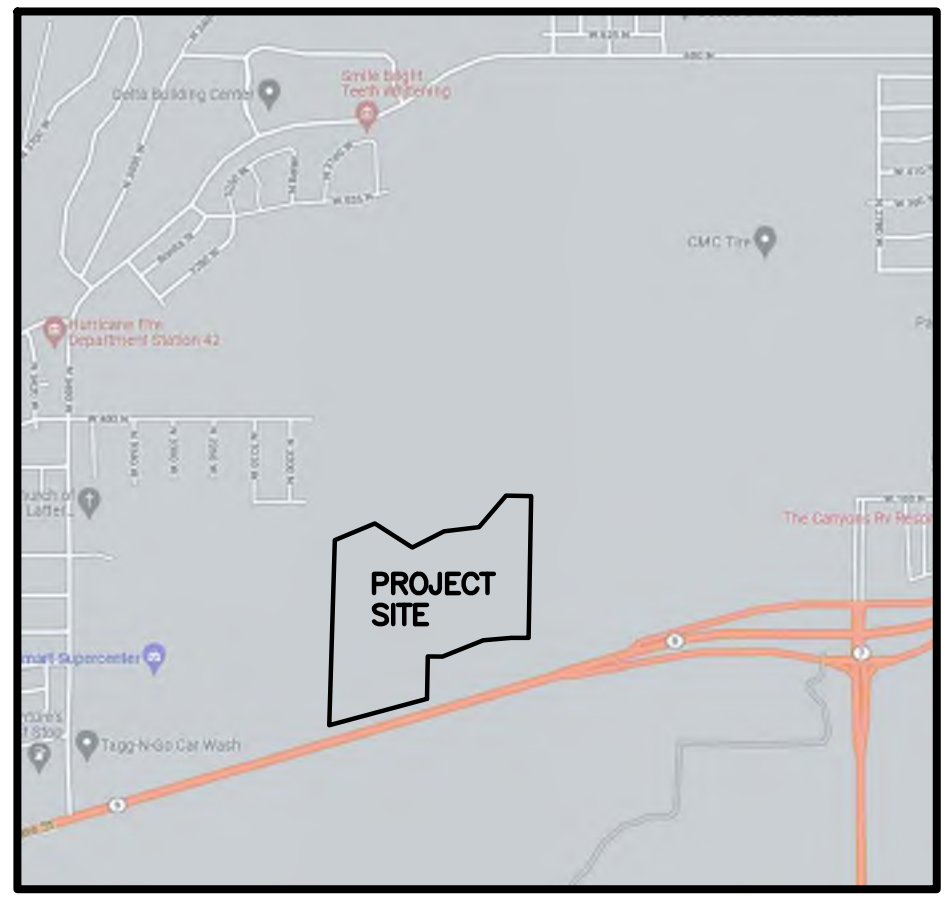
Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

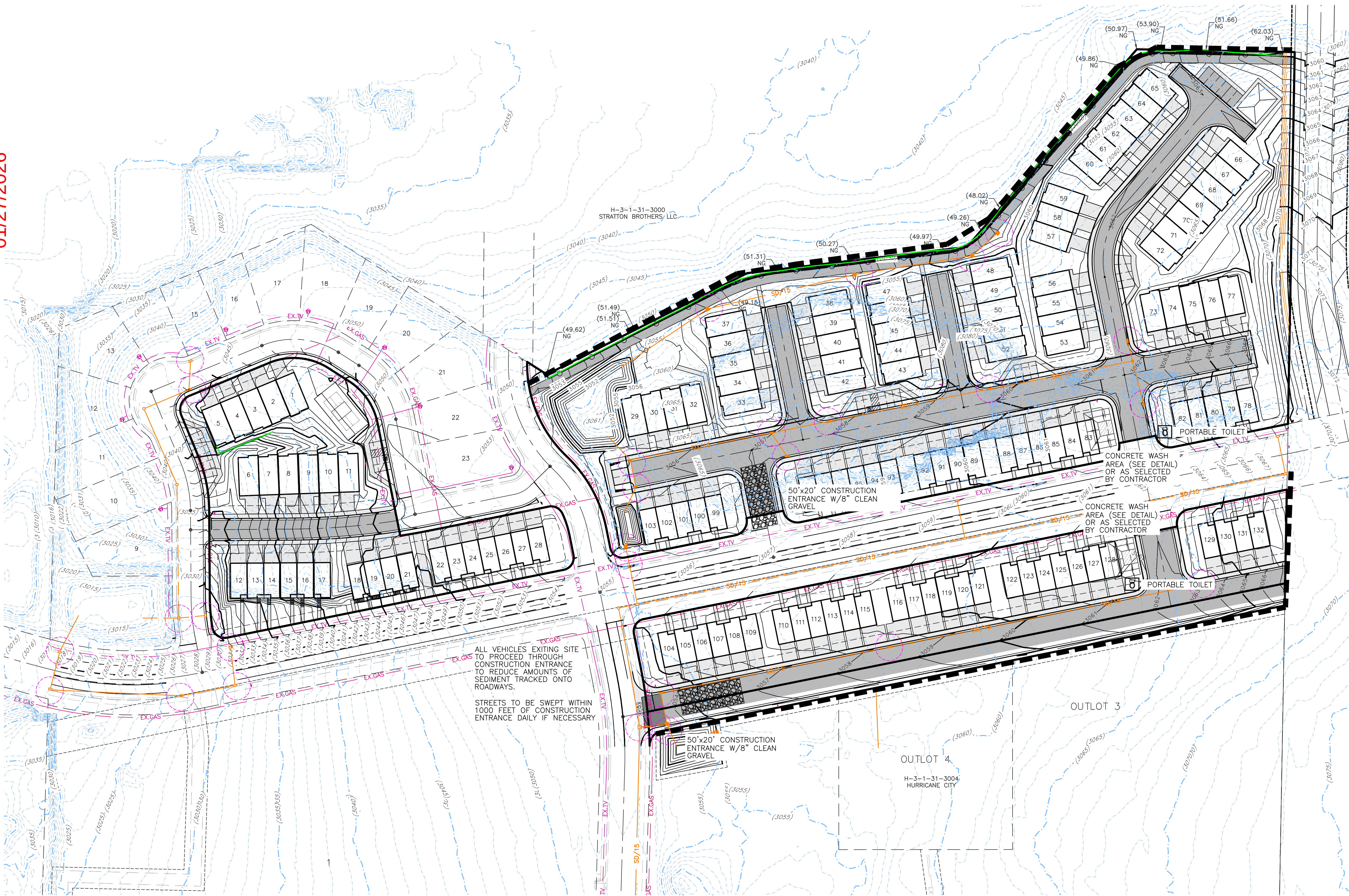
Storm Water Pollution Prevention Plan Exhibit



Project Info.	
Engineer:	KENNETH H. HUNTER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MAY 2025
Name:	SKYRIM TOWNHOMES
Number:	7152-36



Vicinity Map
NOT TO SCALE



SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

SWPPP NOTES:
1. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
2. STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

PROJECT LOCATION.....	HURRICANE CITY, WASHINGTON COUNTY, UTAH
PROJECT BEGINNING DATE.....	JUNE 2025
BMP'S DEPLOYMENT DATE.....	JUNE 2025
STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	(801) 621-3100
SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
 - Do not place material or debris into streams, gutters, or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris which may create a potential hazard to offsite property shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

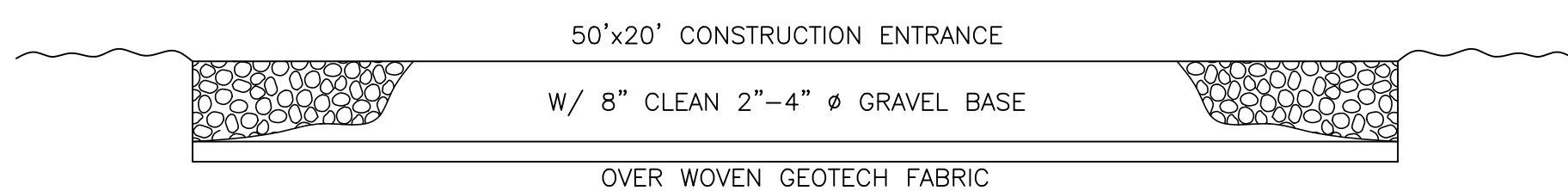
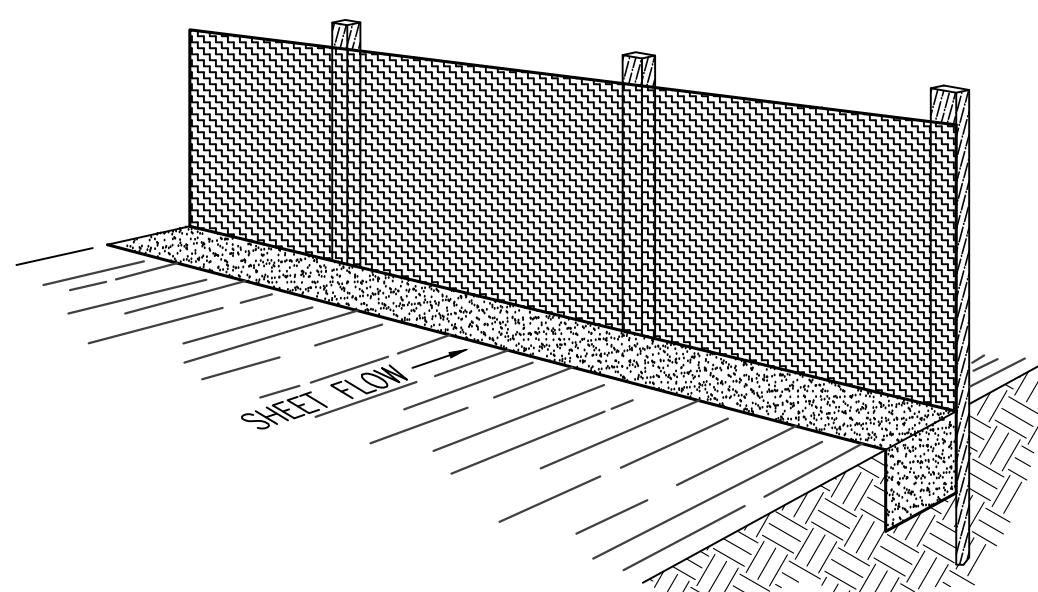
**Cross Section 50' x 20' Construction Entrance****Perspective View**

Figure 2

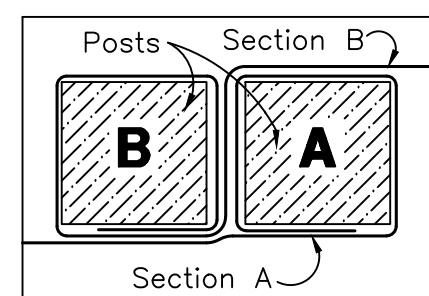
INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences), at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS

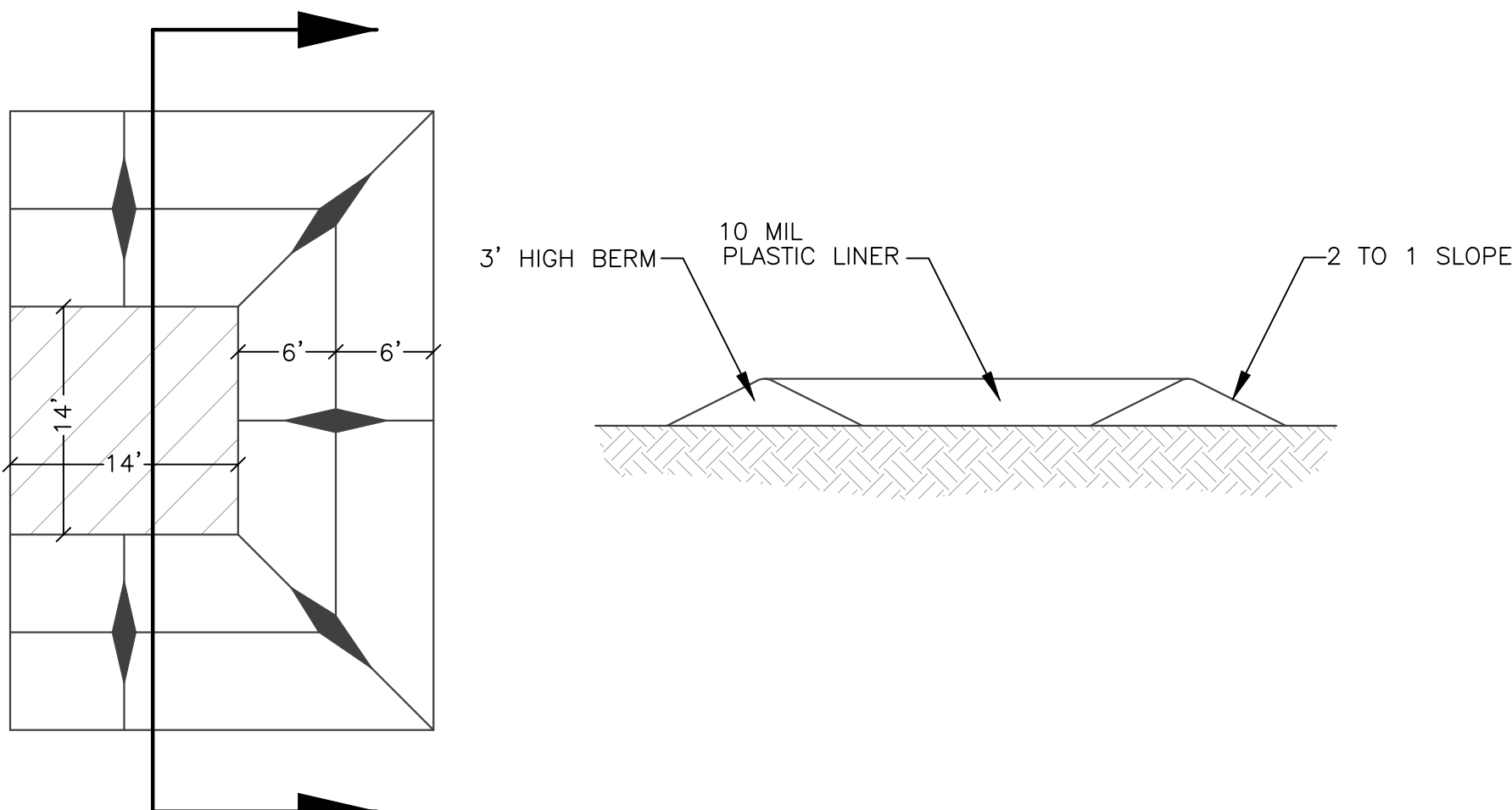
- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Unroll the silt fence, positioning the post against the downstream wall of the trench.
- *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

Figure 1:
Top View of
Roll-to-Roll Connection**FIELD ASSEMBLY:**

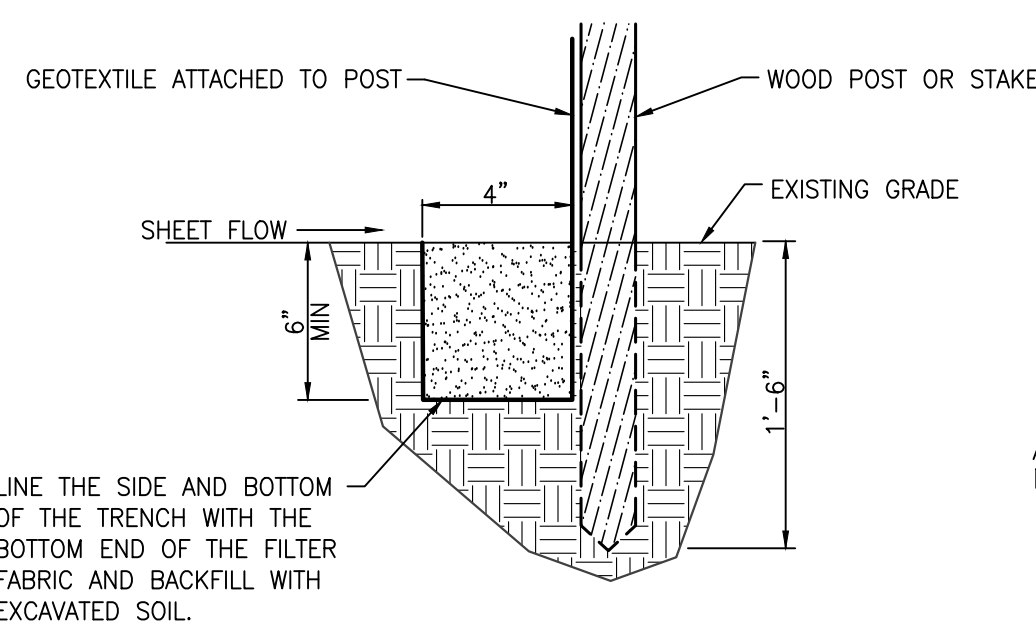
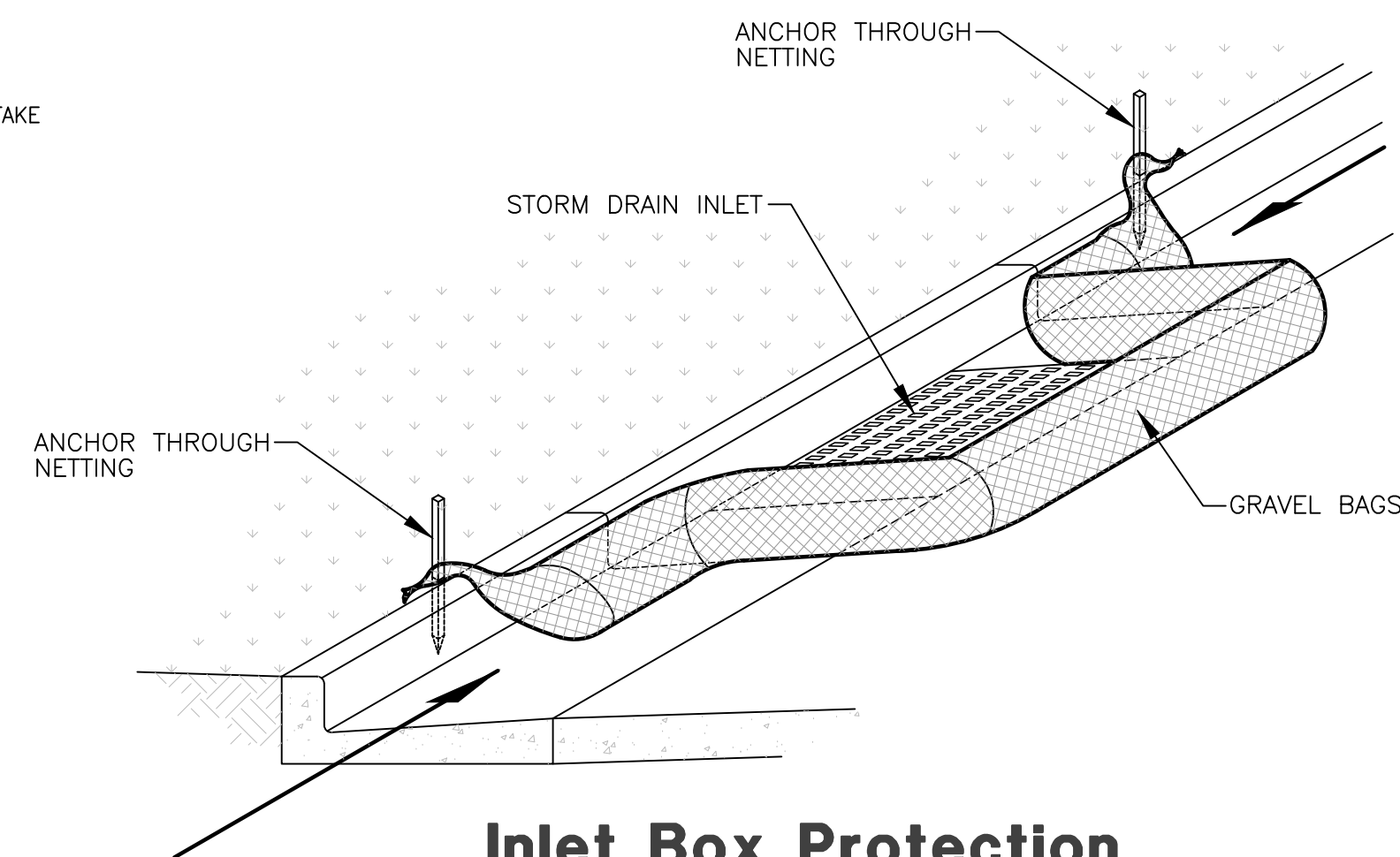
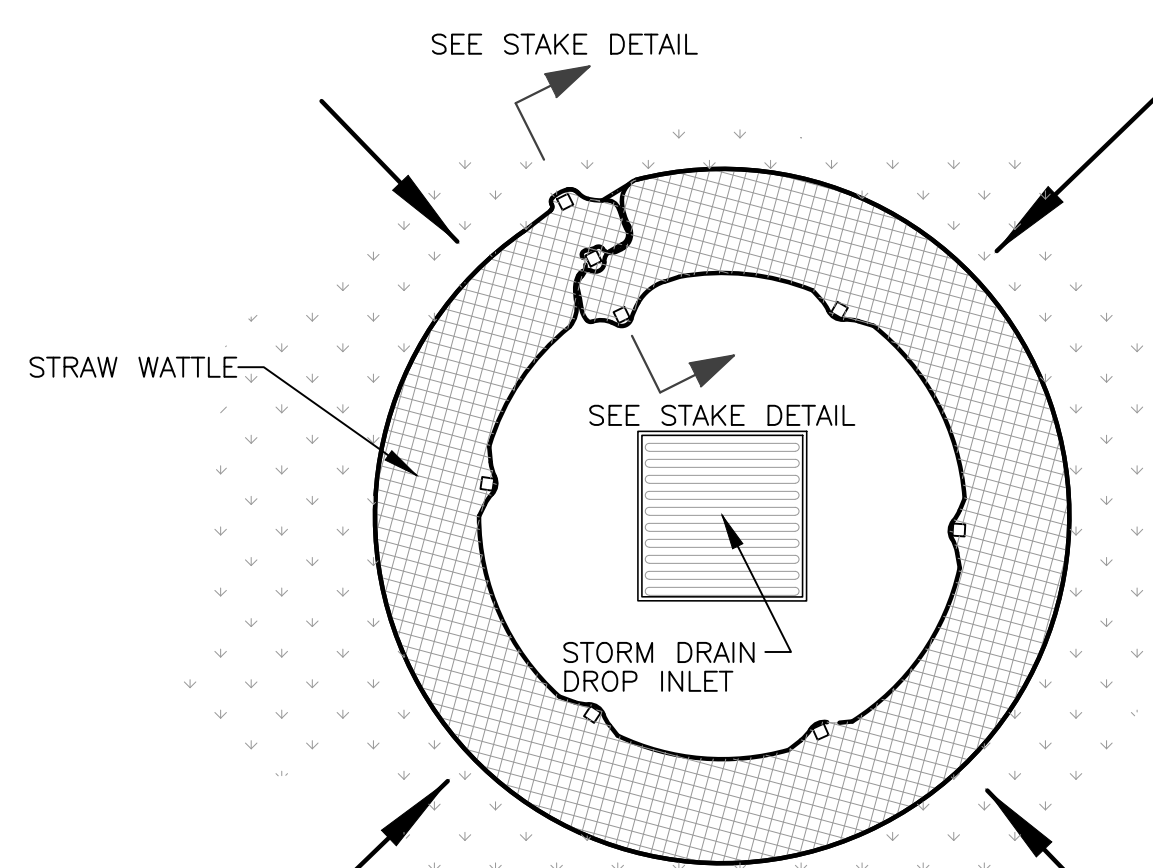
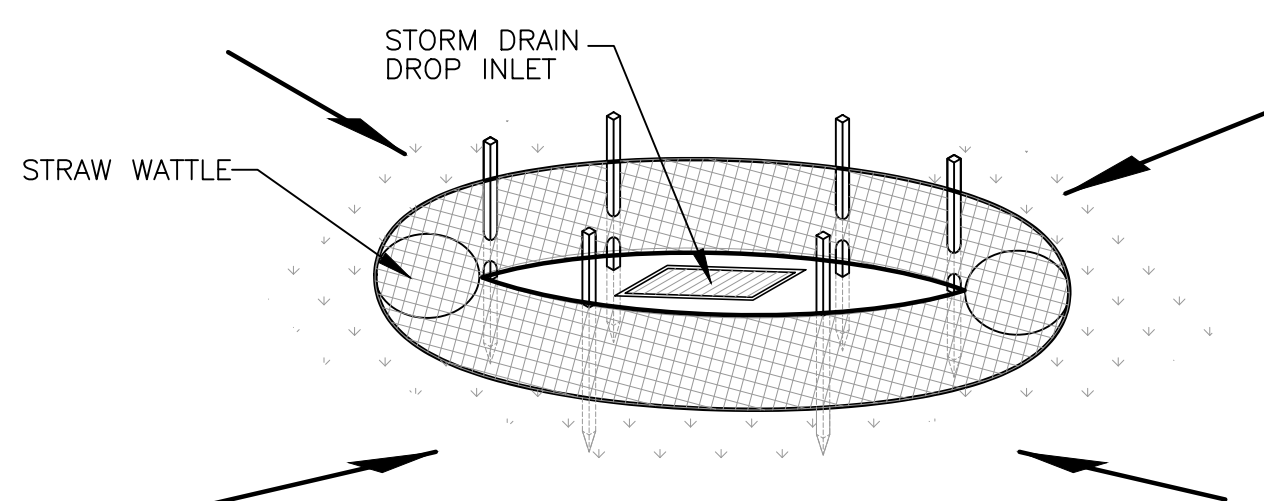
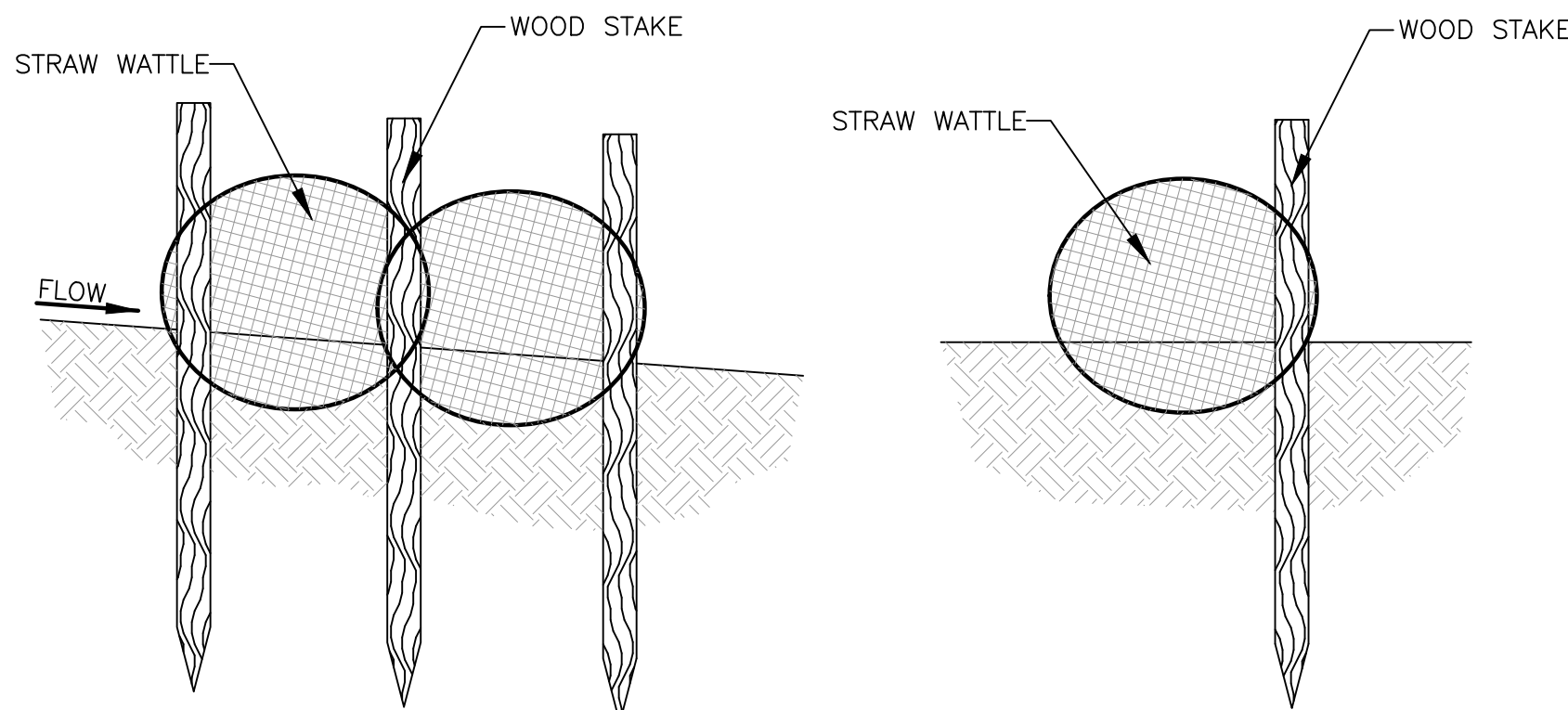
- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

Silt Fence Detail

SCALE: NONE

**Concrete Washout Area
w/ 10 mil Plastic Liner**

SCALE: NONE

**Section****Inlet Box Protection****Plan View****Drop Inlet Protection****Stake Detail**

DATE	DESCRIPTION
08-04-25 CK	City Comments
09-22-25 CK	City Comments
10-21-25 CK	City Comments
11-12-25 CK	Electrical Sheets
01-07-26 CK	City Comments
01-27-26 CK	City Comments

Skyrim Townhomes

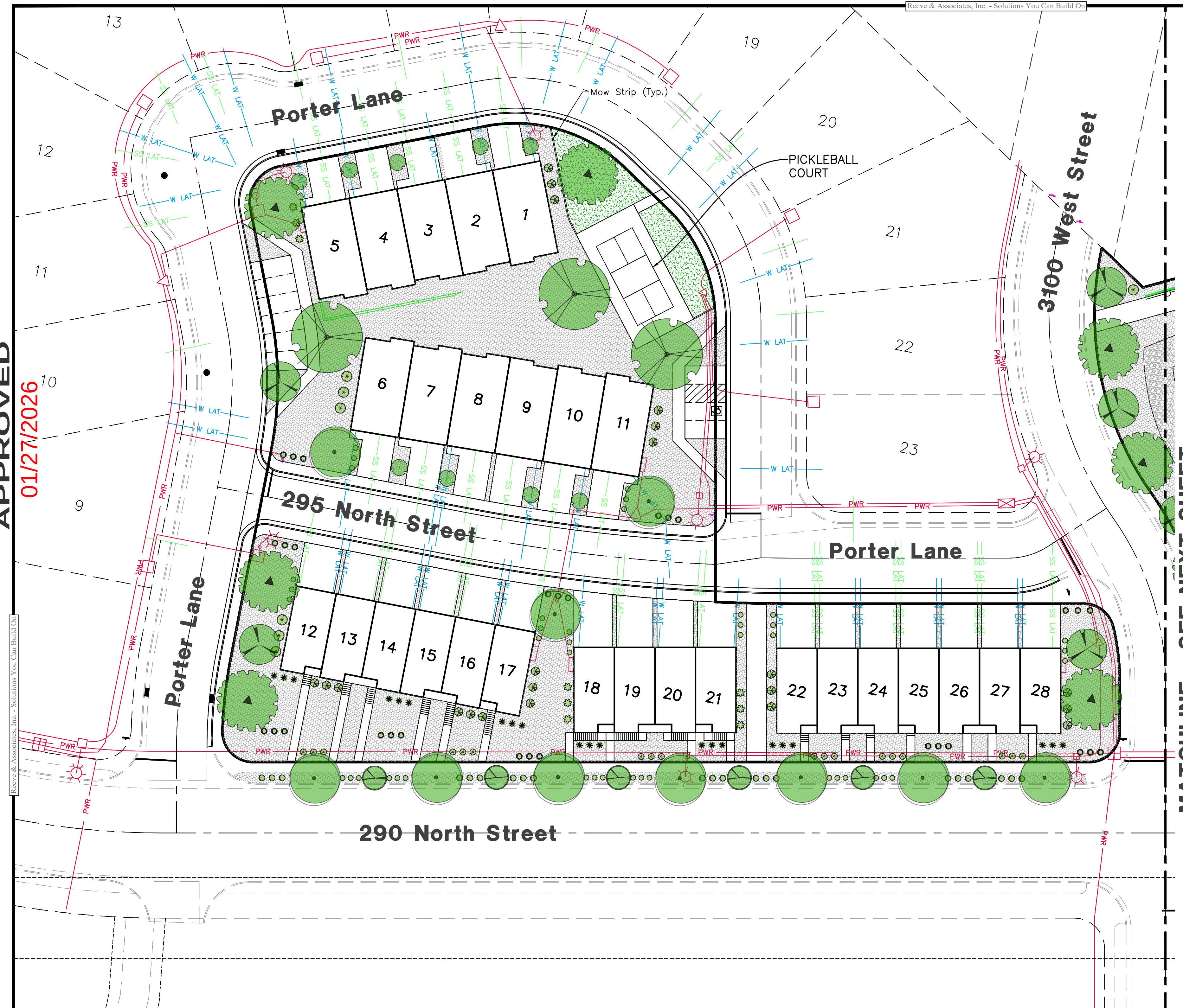
HURRICANE CITY, WASHINGTON COUNTY, UTAH

**Storm Water Pollution
Prevention Plan Details****Project Info.**

Engineer:
KENNETH H. HUNTER, P.E.
 Drafter:
C. KINGSLEY
 Begin Date:
MAY 2025
 Name:
SKYRIM
TOWNHOMES
 Number: 7152-36

27**32** Total Sheets

APPROVED
01/27/2026



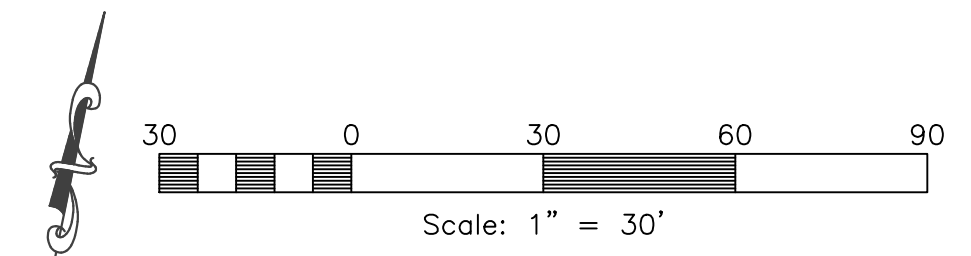
MATCHLINE - SEE NEXT SHEET

PLANT TABLE

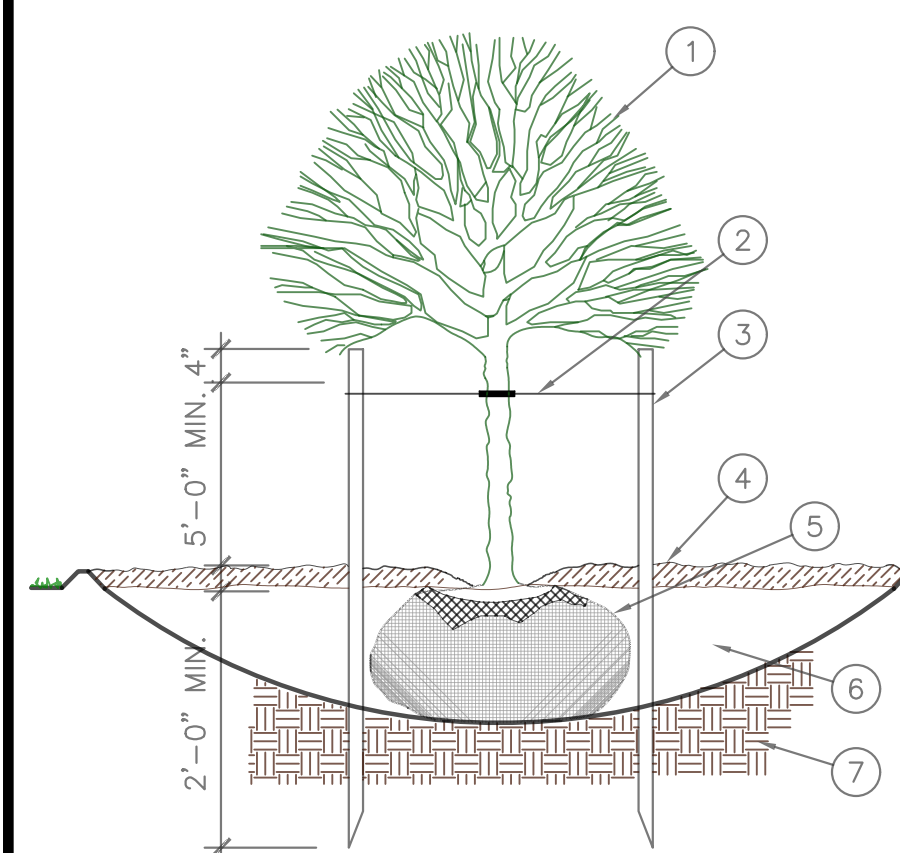
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43		Cercis canadensis	Eastern Redbud	2" cal.
12		Celtis occidentalis	Common Hackberry	2" cal.
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36		Prunus caroliniana 'Compacta'	Compact Carolina Cherry Tree	2" cal.
17		Koeleruteria paniculata	Goldenrain Tree	2" cal.

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15		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
12		Leucophyllum f 'Greencloud'	Texas Ranger	5 gal.
57		Nandina domestica	Heavenly Bamboo	5 gal.
72		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
57		Rosmarinus prostratus	Trailing Rosemary	5 gal.
108		Rosa x 'Noare'	Flower Carpet Rose	5 gal.
162		Salvia Dorrii	Dorr Sage	5 gal.
57		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

NOTE:
LANDSCAPE AND IRRIGATION TO BE COMPLETED UPON LOT/HOME CONSTRUCTION

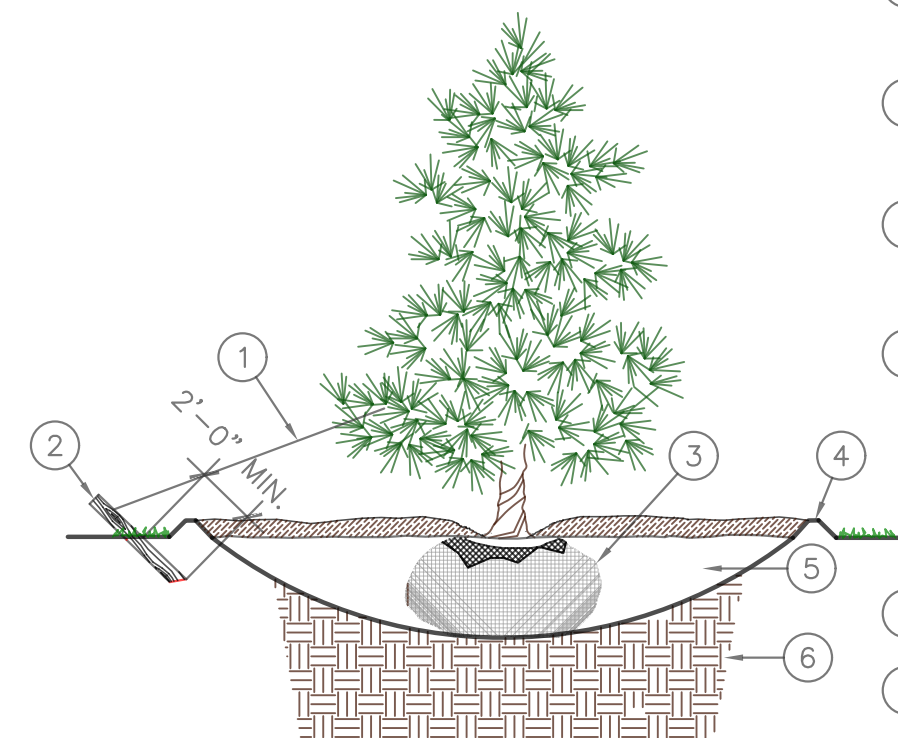


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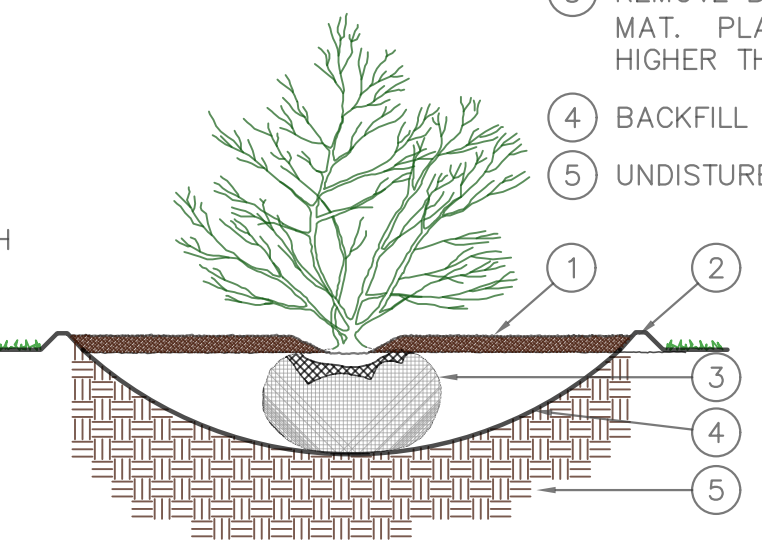
- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

DECIDUOUS TREE PLANTING



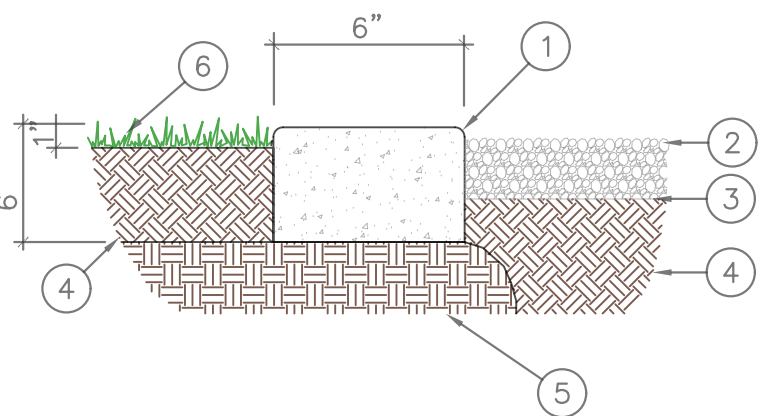
- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

CONIFEROUS TREE PLANTING



- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

SHRUB PLANTING



CONCRETE MOW STRIP

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
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12. Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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RA

LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Skyrim Townhomes
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Landscape Plan

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafted: N. PETERSON
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

27
31 Total Sheets

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162		Salvia Dorrii	Dorr Sage	5 gal.
57		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

MATCHLINE - SEE PREVIOUS SHEET

01/27/2026

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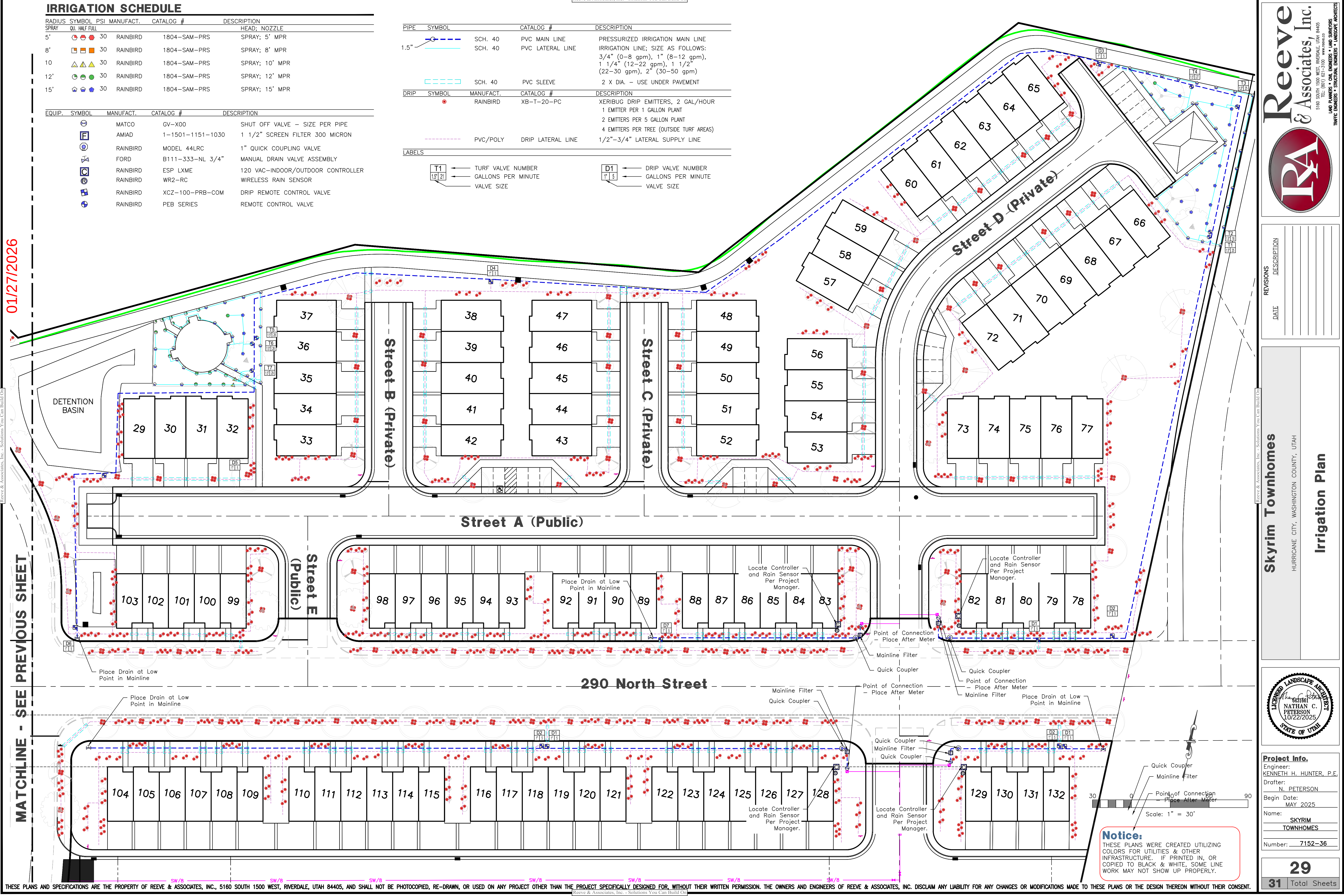
290 North Street

Notice:

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Scale: 1" = 30'

31	Total Sheets
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IRRIGATION SCHEDULE				
RADIUS	SYMBOL	PSI	MANUFACT.	CATALOG #
5'		30	RAINBIRD	1804-SAM-PRS
8'		30	RAINBIRD	1804-SAM-PRS
10'		30	RAINBIRD	1804-SAM-PRS
12'		30	RAINBIRD	1804-SAM-PRS
15'		30	RAINBIRD	1804-SAM-PRS
DESCRIPTION				
HEAD; NOZZLE				
SPRAY; 5' MPR				
SPRAY; 8' MPR				
SPRAY; 10' MPR				
SPRAY; 12' MPR				
SPRAY; 15' MPR				

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		MATCO	GV-X00	SHUT OFF VALVE - SIZE PER PIPE
		AMIAD	1-1501-1151-1030	1 1/2" SCREEN FILTER 300 MICRON
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL	CATALOG #	DESCRIPTION
1.5"		SCH. 40	PVC MAIN LINE
		SCH. 40	PVC LATERAL LINE
		SCH. 40	PVC SLEEVE
		RAINBIRD	XB-T-20-PC
		PVC/POLY	DRIP LATERAL LINE
LABELS			
	T1	15	TURF VALVE NUMBER
	15	21	GALLONS PER MINUTE
	15		VALVE SIZE
	D1	15	DRIP VALVE NUMBER
	15		GALLONS PER MINUTE
	15		VALVE SIZE

APPROVED 01/27/2026

Matchline - See Previous Sheet

290 North Street

Street A (Public)

Street B (Private)

Street C (Private)

Street D (Private)

Street E (Public)

DETENTION BASIN

Place Drain at Low Point in Mainline

Locate Controller and Rain Sensor Per Project Manager.

Point of Connection - Place After Meter

Mainline Filter

Quick Coupler

Scale: 1" = 30'

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TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Irrigation Plan

PROJECT INFO

Engineer: KENNETH H. HUNTER, P.E.

Drafter: N. PETERSON

Begin Date: MAY 2025

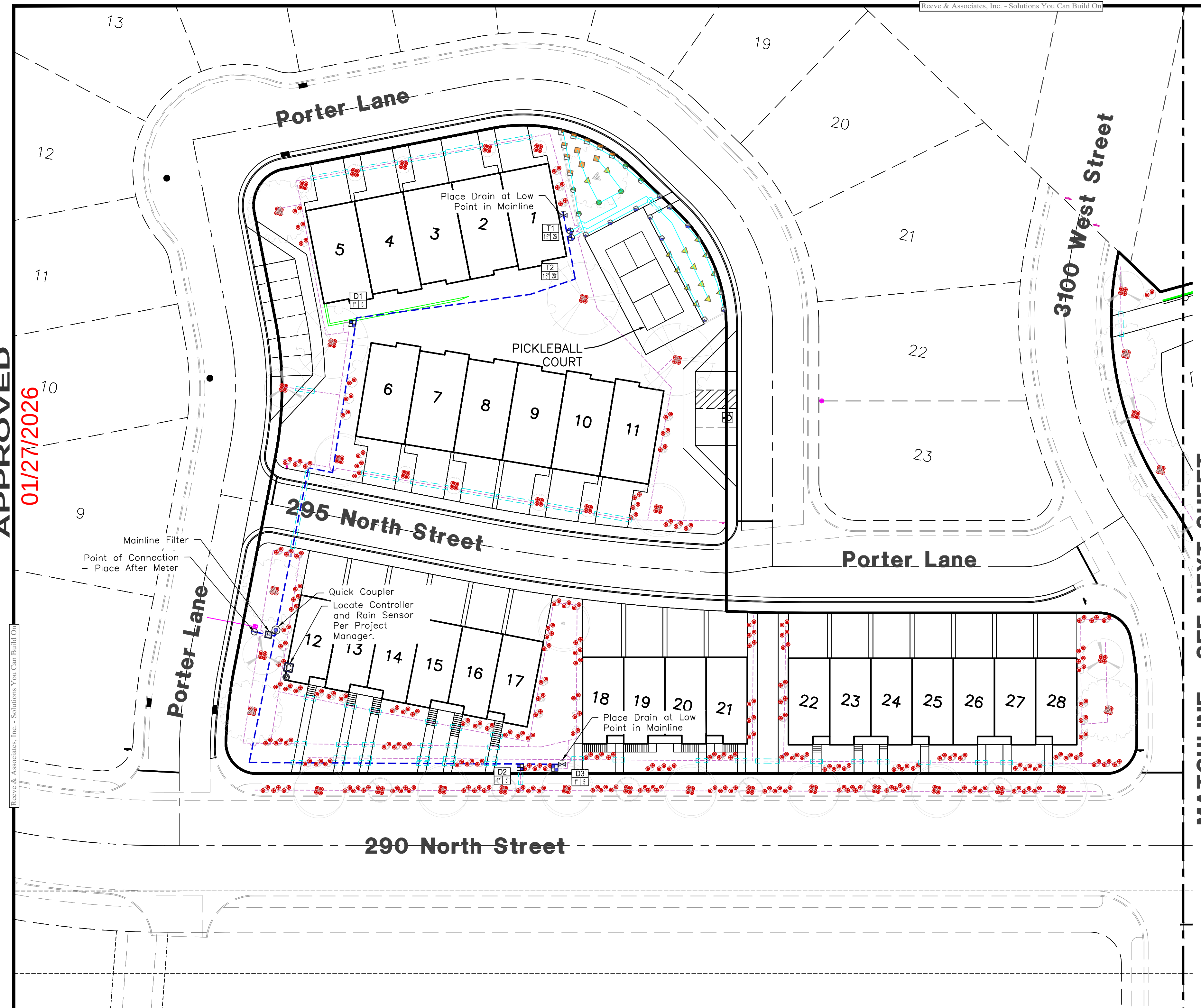
Name: SKYRIM TOWNHOMES

Number: 7152-36

29

31 Total Sheets

APPROVED
01/27/2026



IRRIGATION SCHEDULE

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12'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15' MPR

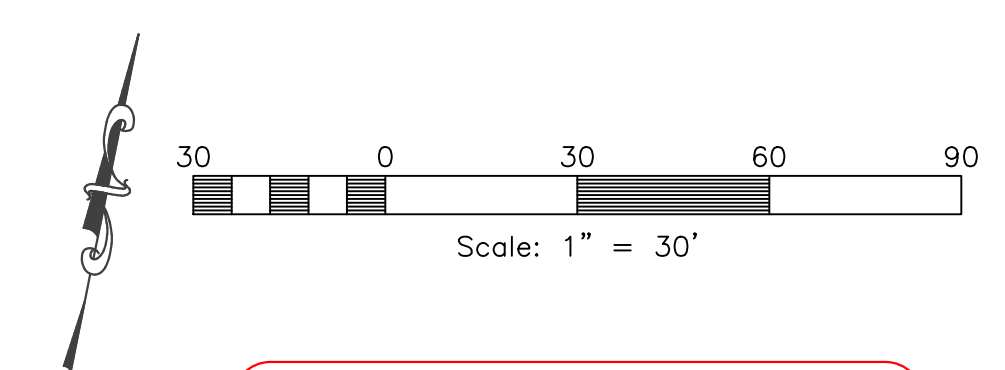
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		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
1.5"		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE

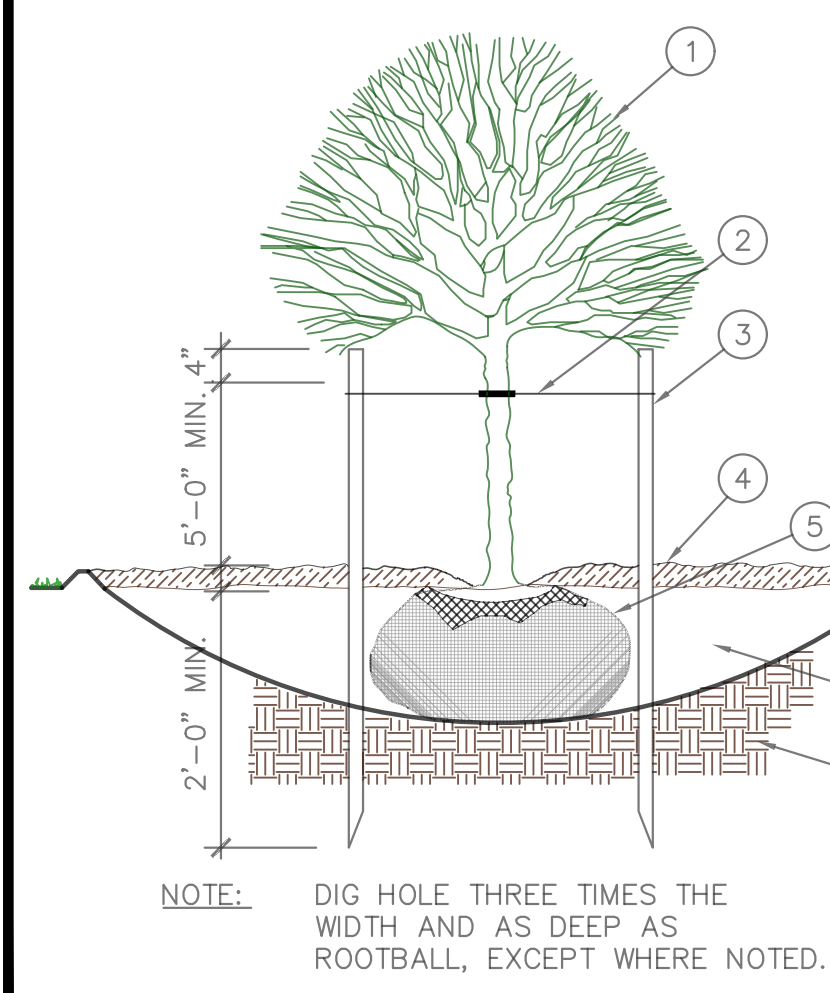
LABELS	
	TURF VALVE NUMBER
	GALLONS PER MINUTE
	VALVE SIZE
	DRIP VALVE NUMBER
	GALLONS PER MINUTE
	VALVE SIZE

D1 DRIP IRRIGATION ZONE NUMBER

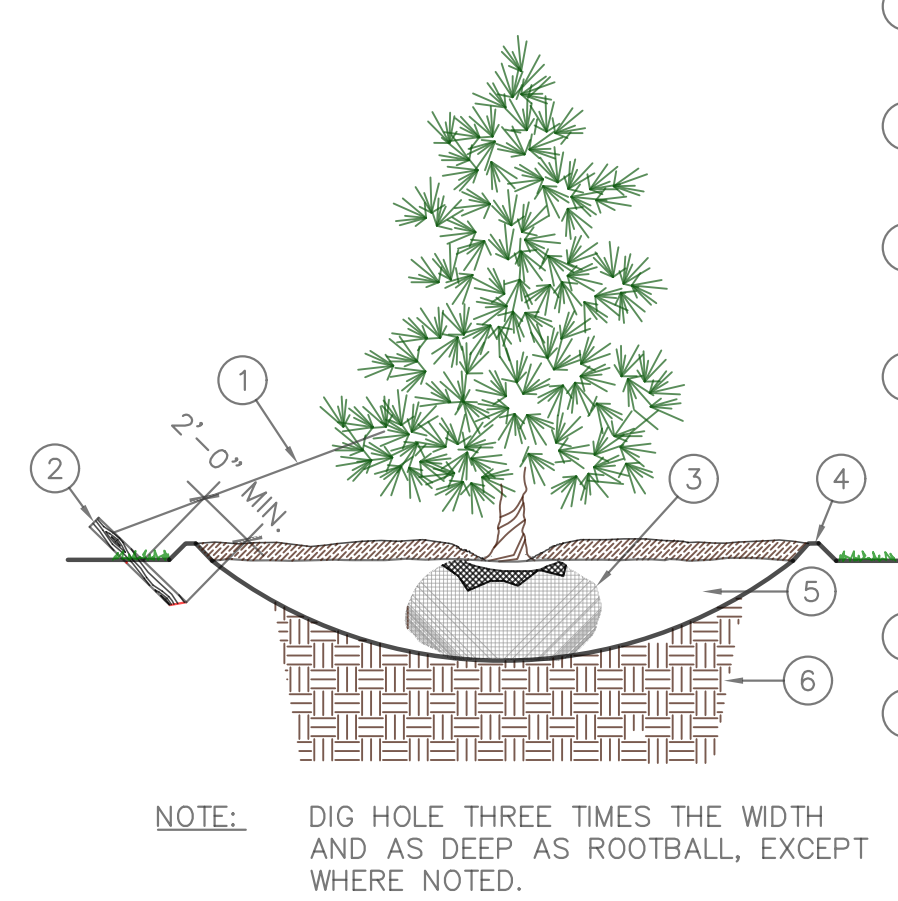


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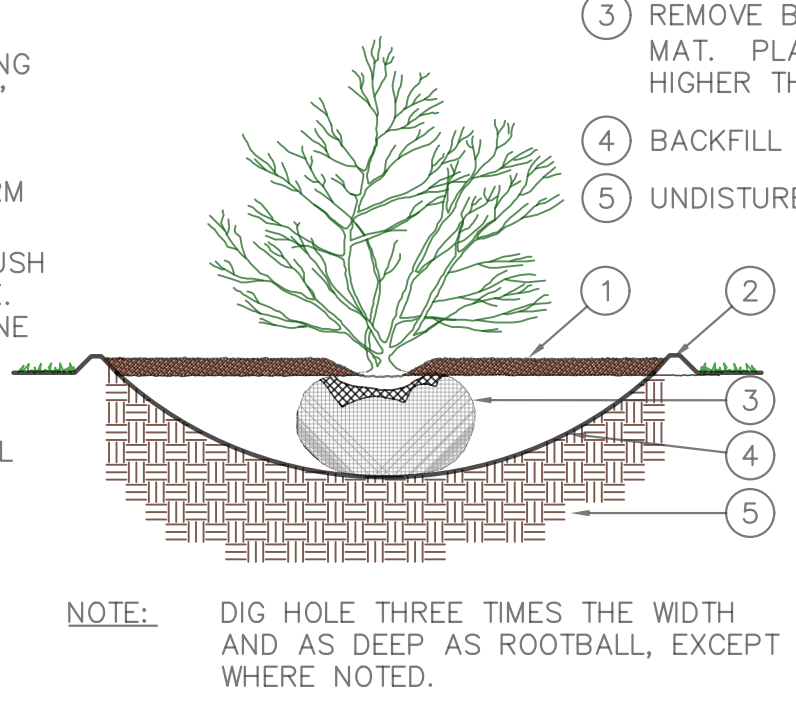
MATCHLINE - SEE NEXT SHEET



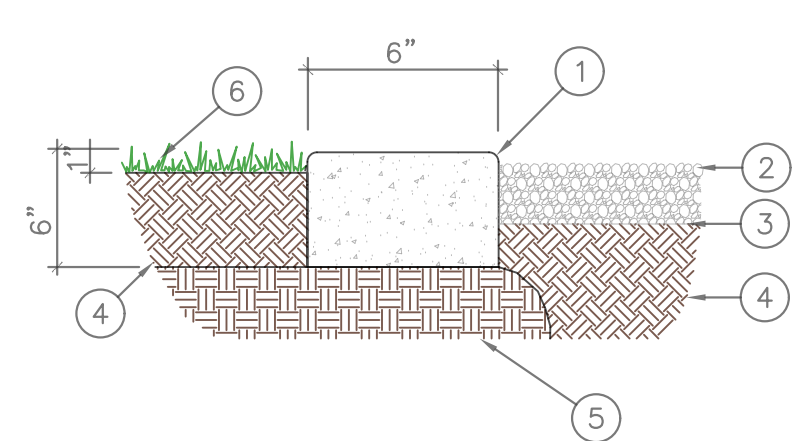
DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



SHRUB PLANTING



CONCRETE MOW STRIP

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REVISIONS

DATE	DESCRIPTION

Skyrim Townhomes
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Irrigation Plan

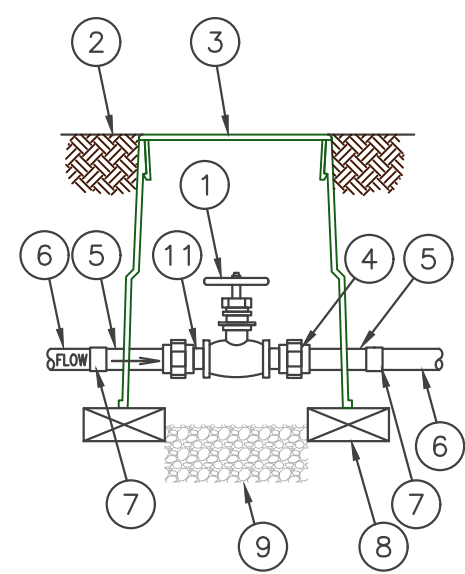
Project Info.
Engineer: KENNETH H. HUNTER, P.E.
N. PETERSON
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

30
31 Total Sheets

Mike Hancock
APPROVED
01/27/2026

Reeve & Associates, Inc. - Solutions You Can Build On

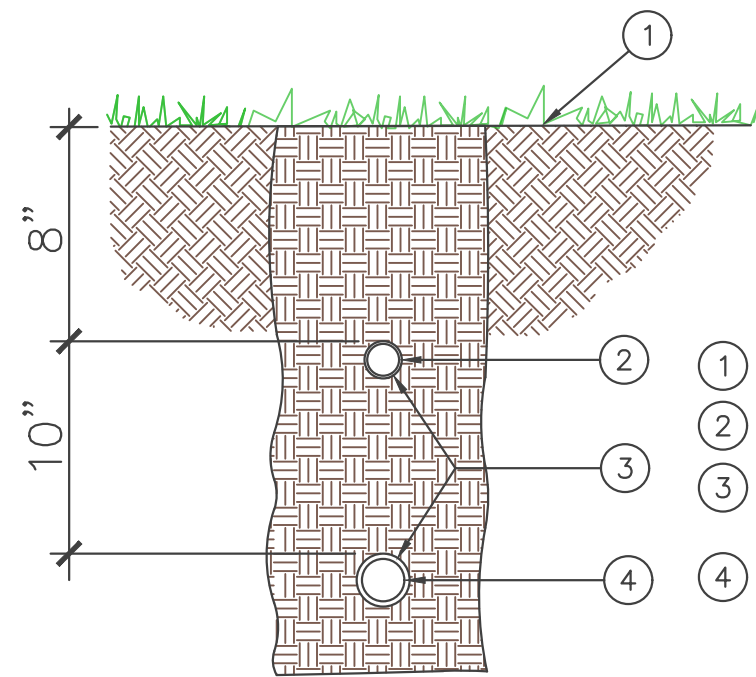
Reeve & Associates, Inc. - Solutions You Can Build On



- 1 GATE VALVE — SEE SCHEDULE
- 2 FINISH GRADE
- 3 VALVE BOX WITH COVER: RAIN BIRD VB-6RND
- 4 ACTION UNIONS
- 5 GALVANIZED NIPPLE — 12" MIN.
- 6 PVC MAINLINE PIPE
- 7 PVC SCH 80 FEMALE ADAPTER
- 8 BRICK (1 OF 2)
- 9 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 10 PVC SCH 40 ELL
- 11 CLOSE NIPPLE

GATE VALVE

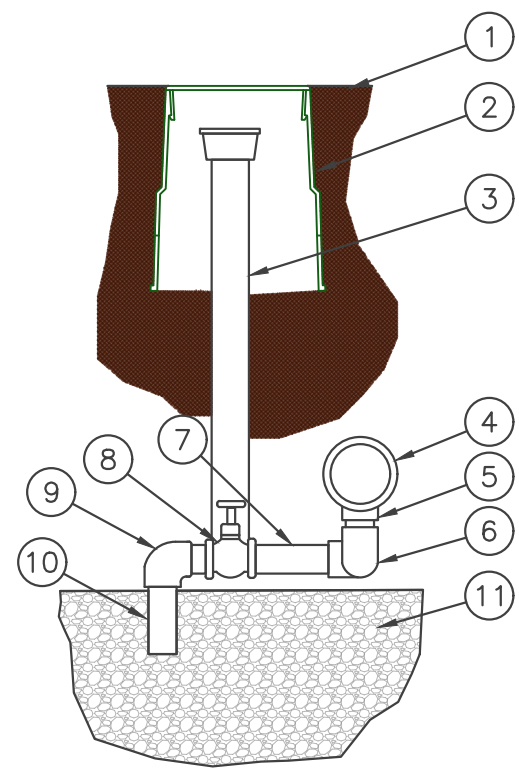
N.T.S.



- 1 FINISH GRADE
- 2 LATERAL LINE
- 3 2" MIN. SAND OR ROCK FREE SOIL AROUND PIPE
- 4 MAIN LINE

TRENCH SECTION

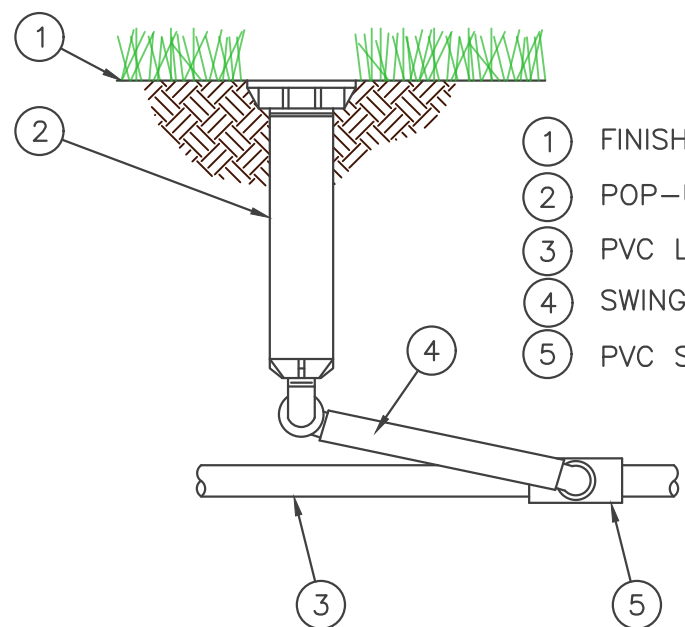
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
 - 2 IRRIGATION VALVE BOX WITH BOLT LID
 - 3 HEIGHT AS REQUIRED
 - 4 PVC MAINLINE
 - 5 SERVICE TEE
 - 6 (2) 3/4" 90 ELL
 - 7 3/4"x12" PVC SCH 80 NIPPLE
 - 8 3/4" DRAIN VALVE—SEE SCHEDULE
 - 9 3/4" PVC SCH 40 ELL
 - 10 3/4" X 6" PVC SCH 80 TOE NIPPLE
 - 11 3/4-INCH WASHED GRAVEL SUMP 5 CUBIC FEET MIN.
- Note: Place at low spot(s) in Mainline to allow for proper winterization

MANUAL DRAIN VALVE

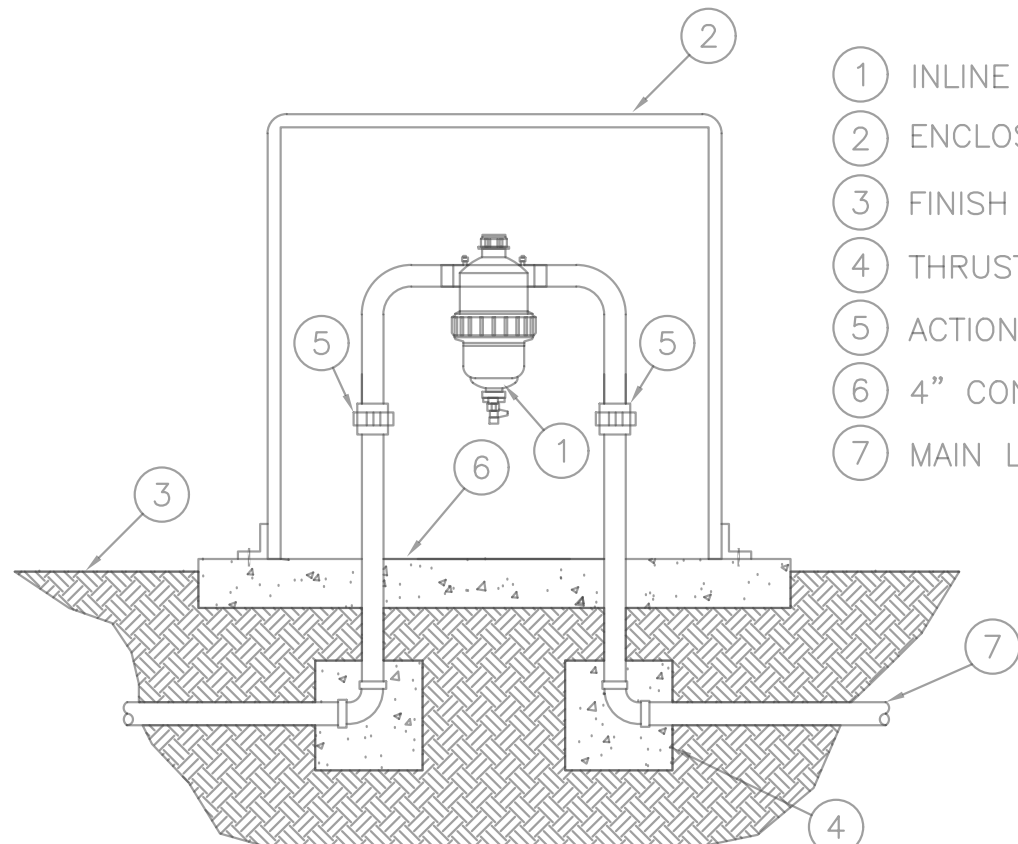
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER:
- 3 PVC LATERAL PIPE
- 4 SWING ASSEMBLY:
- 5 PVC SCH 40 TEE OR ELL

POP-UP SPRAY HEAD

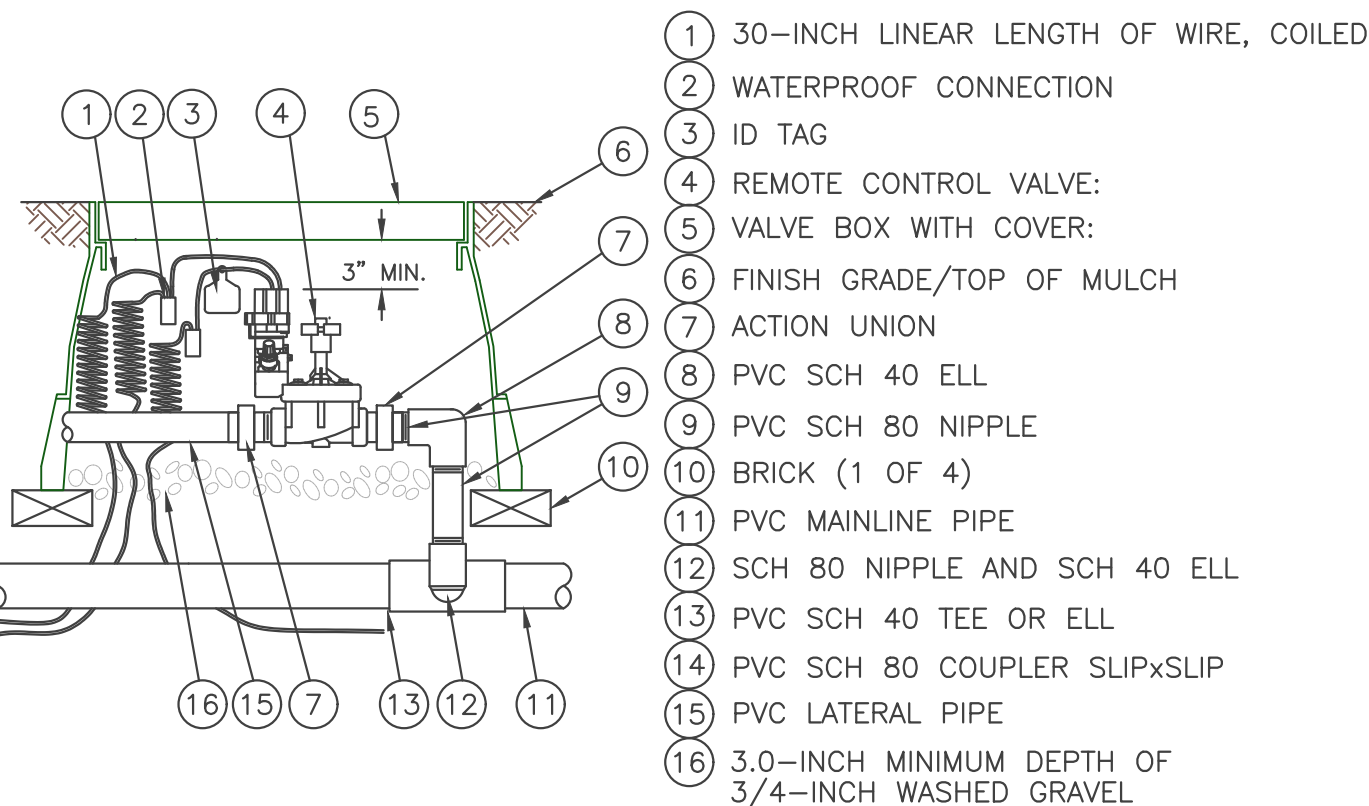
N.T.S.



- 1 INLINE FILTER — SEE SCHEDULE
- 2 ENCLOSURE
- 3 FINISH GRADE
- 4 THRUST BLOCK
- 5 ACTION UNION
- 6 4" CONCRETE PAD
- 7 MAIN LINE

MAINLINE FILTER ASSEMBLY

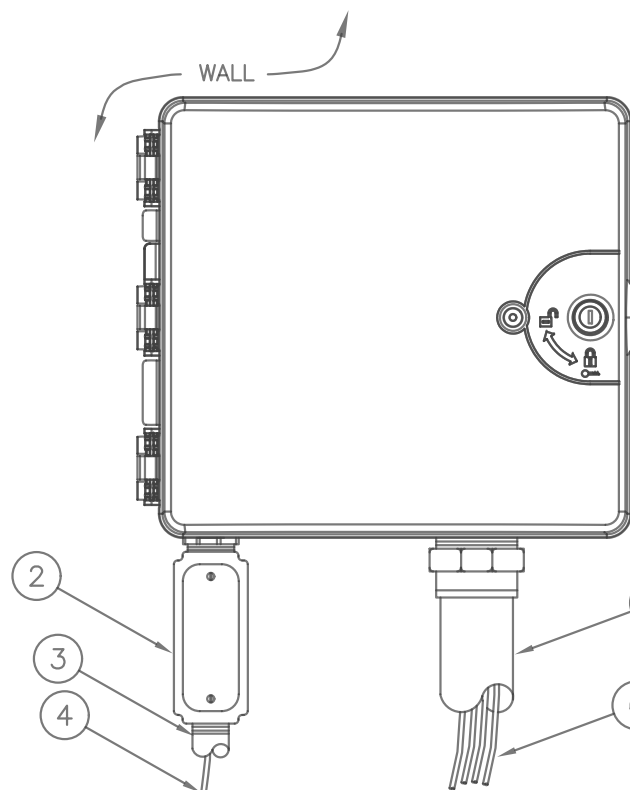
N.T.S.



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION
- 3 ID TAG
- 4 REMOTE CONTROL VALVE:
- 5 VALVE BOX WITH COVER:
- 6 FINISH GRADE/TOP OF MULCH
- 7 ACTION UNION
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 80 COUPLER SLIPxSLIP
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE

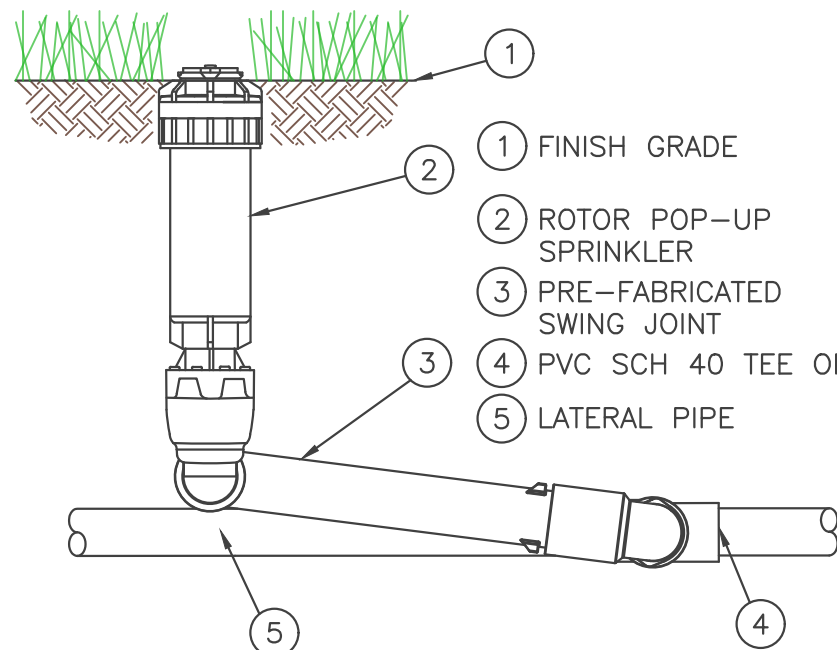
N.T.S.



- 1 IRRIGATION CONTROLLER IN CABINET WITH WALL MOUNT
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- 4 POWER SUPPLY WIRE
- 5 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- 6 WIRES TO REMOTE CONTROL VALVES

IRRIGATION CONTROLLER

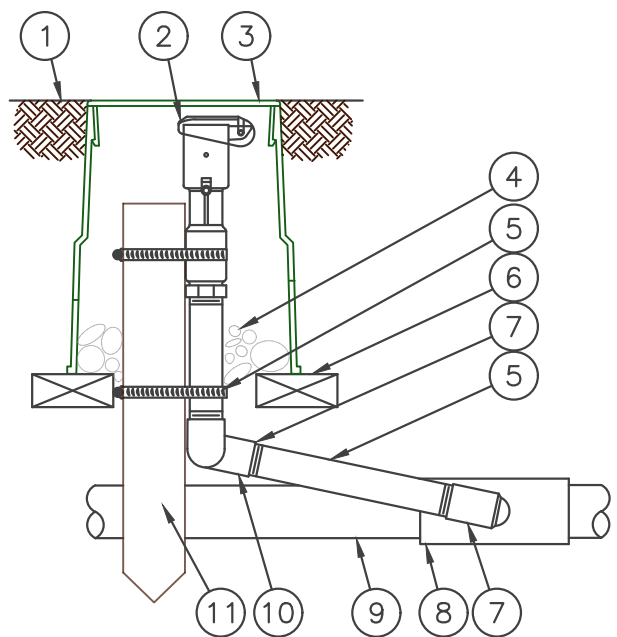
N.T.S.



- 1 FINISH GRADE
- 2 ROTOR POP-UP SPRINKLER
- 3 PRE-FABRICATED SWING JOINT
- 4 PVC SCH 40 TEE OR ELL
- 5 LATERAL PIPE

ROTOR POP-UP HEAD

N.T.S.

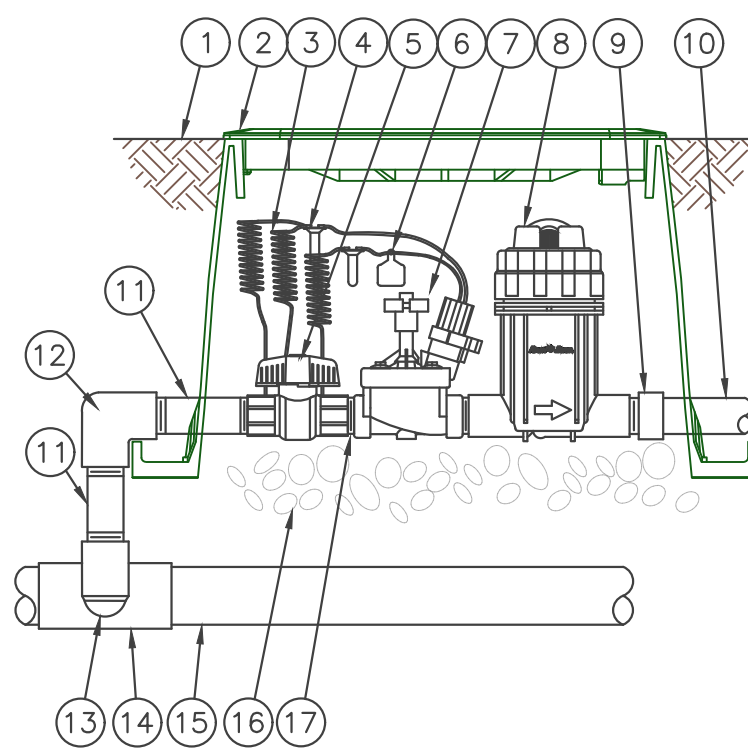


- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLING VALVE
- 3 VALVE BOX WITH COVER
- 4 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2"x2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE: FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

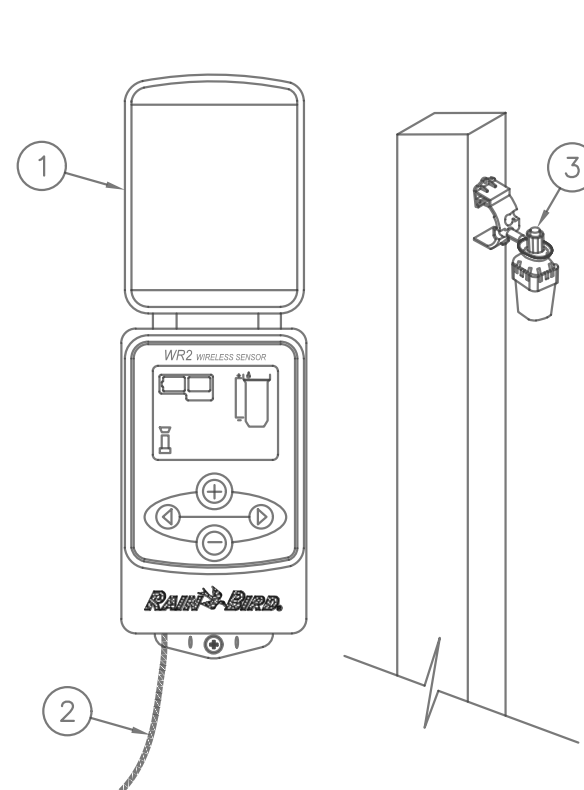
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER:
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION:
- 5 1-INCH BALL VALVE
- 6 ID TAG
- 7 REMOTE CONTROL VALVE
- 8 PRESSURE REGULATING FILTER
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3 INCH MIN. DEPTH OF 3/4" WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE

REMOTE CONTROL DRIP VALVE

N.T.S.



- 1 CONTROLLER INTERFACE
- 2 CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
- 3 RAIN BIRD WR2 SENSOR

CONTROLLER INTERFACE NOTES:

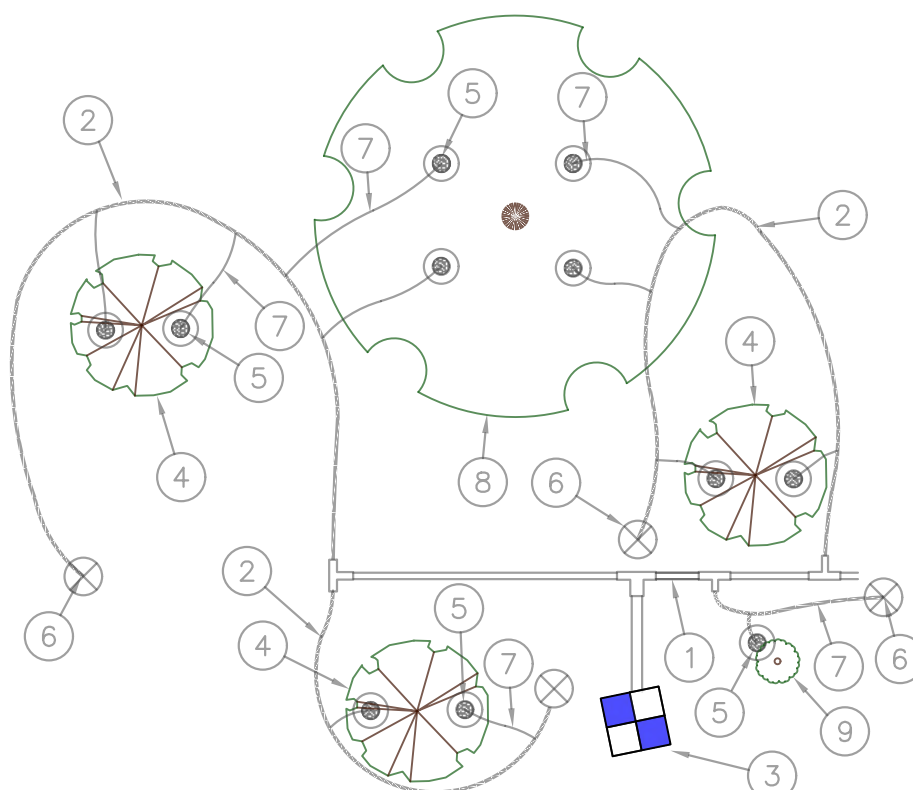
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

SENSOR NOTES:

1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST, GUTTERS, OR BUILDING WALLS.
2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, EAVES, OR IN AREAS AFFECTED BY SPRINKLER SYSTEM OPERATION.

WIRELESS RAIN SENSOR

N.T.S.



- 1 SCH. 40 PVC/POLY LATERAL
- 2 1/2" SOLID DRIP TUBING OR EQUIV. LENGTH NOT TO EXCEED 250'
- 3 DRIP VALVE
- 4 TYPICAL SHRUB
- 5 DRIP EMITTER
- 6 AUTOMATIC FLUSH VALVE
- 7 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
- 8 TYPICAL TREE
- 9 TYPICAL PERENNIAL

NOTE: *WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.

IRRIGATION NOTES

1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.

REVISIONS	DESCRIPTION
DATE	

Skyrim Townhomes

HURRICANE CITY, WASHINGTON COUNTY, UTAH

Irrigation Details



Project Info.

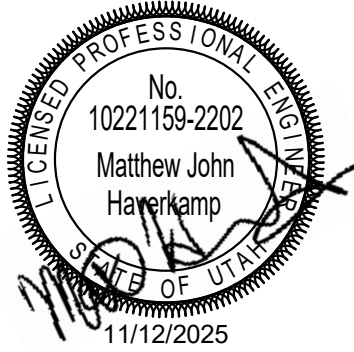
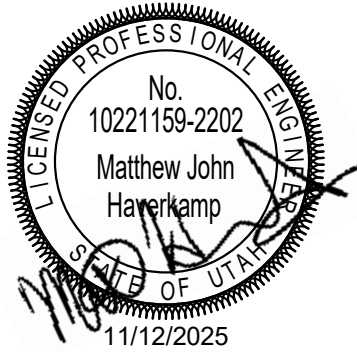
Engineer: KENNETH H. HUNTER, P.E.
Drafter: N. PETERSON
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

HURRICANE SKYRIM OVERHEAD LINE

290 NORTH TO 2800 WEST,
HURRICANE, UTAH
84737

PROJECT#: 250327

100% CITY REVIEW SET
08/15/2025



STEWARD
LAND
COMPANY

HURRICANE
SKYRIM
OVERHEAD
LINE

290 NORTH TO 2800 WEST,
HURRICANE, UTAH
84737

Mark:	Date:	Description
ISSUE:		100% CITY REVIEW SET
DATE:		08/15/2025

SE PROJECT NO:	250327MH
DRAWN BY:	CBC
CHECKED BY:	MJH
DESIGNED BY:	MJH

SIGNATURE:
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SHEET TITLE
ELECTRICAL COVER
SHEET

EG000

APPROVED
01/27/2026

APPROVED
01/27/2026

Autodesk Docs/250327 - SkyRim Overhead Line/250327 - Elec Central.rvt
11/14/2025 4:12:31 PM

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
	DETAIL INDICATOR. A5 INDICATES DETAIL NUMBER. E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
	ELEVATION OR SECTION INDICATOR, EXTERIOR. A5 INDICATES ELEVATION OR SECTION NUMBER. E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
	ELEVATION OR SECTION INDICATOR, INTERIOR. A5 INDICATES ELEVATION OR SECTION NUMBER. E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
	KEYNOTE INDICATOR.
	REVISION INDICATOR.
	EQUIPMENT INDICATOR.
	MECHANICAL EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "XMDP" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING
	BREAK, ROUND
	MATCH LINE INDICATOR: CENTER, EXTRA WIDE LINE.
	NEW LINE: MEDIUM LINE.
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE
	EXISTING TO REMAIN LINE: THIN LINE.
	DEMOLITION LINE: DASHED, MEDIUM LINE
	PROPERTY LINE: DASHED, WIDE LINE.
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
SITE ELECTRICAL AND COMMUNICATIONS UTILITIES	
	ELECTRIC LINE: THIN LINE. 1Ø = SINGLE PHASE, 2Ø = 2-PHASE, 3Ø = 3-PHASE, O = OVERHEAD, U = UNDERGROUND, P = PRIMARY, S = SECONDARY
	LIGHTNING ARRESTOR.
	UTILITY, DISTRIBUTION SWITCH OR SWITCHING STATION.
	UTILITY, COMMUNICATIONS MANHOLE.
	UTILITY, ELECTRICAL MANHOLE.
	SUBSTATION.
	TRANSFORMER.
	UTILITY POLE, WOOD.
	ABANDONED SIGNAL WIRE POLE.
	CONDUCTOR INLINE SPLICE (PROFILE).
	OVERHEAD CONDUCTOR WIRING.
	12" MARKER BALL INSTALLED AT CENTER OF RAILROAD.
	OVERHEAD CONDUCTOR LOW SAG POINT.
	POLE ANCHOR LINE
	OVERHEAD STATIC (OHGW) OR FIBER (OPGW) CONDUCTOR (SEE PLANS).
	RAILROAD R.O.W.
	RAILROAD CENTERLINE
	UDOT ROAD R.O.W.
	UDOT ROAD CENTERLINE
	DIRT ROAD BOUNDARY
	PROJECT BOUNDARY
ELECTRICAL POWER AND DISTRIBUTION	
	EARTH GROUND (ONE-LINE DIAGRAM).
	METER.

STATION LEGEND
LINE 1 = STRUCTURE NUMBER
LINE 2 = STATION NUMBER
LINE 3 = CONSTRUCTION UNIT
LINE 4 = CONSTRUCTION UNIT
LINE 5 = CONSTRUCTION UNIT
LINE 6 = CONSTRUCTION UNIT
LINE 7 = CONSTRUCTION UNIT
LINE 8 = CONSTRUCTION UNIT

CONSTRUCTION UNIT LEGEND
C1.41L = TANGENT, 3 PHASE WITH NEUTRAL ON THE CROSS ARM
O6.51L = DEAD END, 3 PHASE WITH NEUTRAL ON THE CROSS ARM
E1.1L = SINGLE DOWN GUY
E1.4L = OVERHEAD GUY
F2.10 = SCREW-TYPE ANCHOR
H5.1 = POLE GROUND, BUTT WRAP WITH GROUND PLATE
WC-2.45 = 45' CLASS 2 WESTERN RED CEDAR POLE
WC-4.40 = 40' CLASS 4 WESTERN RED CEDAR POLE
3/8" EHS = 3/8" EXTRA HIGH STRENGTH STEEL CABLE
7/16" EHS = 7/16" EXTRA HIGH STRENGTH STEEL CABLE

ABBREVIATIONS	
NOTE: ALL ABBREVIATIONS MAY NOT BE USED.	
1P SINGLE POLE 1PH SINGLE-PHASE 1WAY ONE-WAY 2C TWO-CONDUCTOR 2WAY TWO-WAY 3C THREE-CONDUCTOR 3WAY THREE-WAY 4OUT QUADRUPE RECEPTACLE OUTLET 4PDT FOUR-POLE DOUBLE THROW 4PST FOUR-POLE SINGLE THROW 4W FOUR-WIRE 4WAY FOUR-WAY A ABOVE COUNTER AC ARMORED CABLE ACS ACCESS CONTROL SYSTEM ADA AMERICANS WITH DISABILITIES ACT ADJ ADJACENT AFF ABOVE FINISHED FLOOR AFG ABOVE FINISHED GRADE AIC AMPERE INTERRUPTING CAPACITY ALUM ALUMINUM AMP AMPERE ANN ANNUNCIATOR AP ACCESS POINT (WIRELESS DATA) AR AS REQUIRED ASC AMPS SHORT CIRCUIT ATS AUTOMATIC TRANSFER SWITCH AV AUDIO VISUAL AWG AMERICAN WIRE GAGE BB BUCK-BOOST TRANSFORMER BFMR BELOW FINISHED FLOOR BFF BELOW FINISHED GRADE C CEILING MOUNTED CAT CATEGORY CATV COMMUNITY ANTENNA TELEVISION CB CIRCUIT BREAKER CCBA CUSTOM COLOR AS SELECTED BY ARCHITECT CCTV CLOSED CIRCUIT TELEVISION CF/CI CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED CF/CI CONTRACTOR FURNISHED/ OWNER INSTALLED CFBA CUSTOM FINISH AS SELECTED BY ARCHITECT CI CONTACT INDICATOR CKT CIRCUIT CM CONSTRUCTION MANAGER CON CONDUIT CO CONVENIENCE OUTLET COR CONTRACTING OFFICERS' REPRESENTATIVE CP CARD READER CR CURRENT TRANSFORMER CTV CABLE TELEVISION CU COPPER dBA UNIT OF SOUND LEVEL DPDT DOUBLE POLE, DOUBLE THROW DS DISCONNECT SWITCH E ENHANCED EA EACH EM EMERGENCY EMT ELECTRICAL METALLIC TUBING ENT ELECTRIC NONMETALLIC TUBING EPO EMERGENCY POWER OFF EQUIP EQUIPMENT ER EQUIPMENT ROOM EX EXISTING F FURNITURE MOUNTED FA FIRE ALARM FCP FIRE ALARM CONTROL PANEL FLA FULL LOAD AMPS FMC FLEXIBLE METAL CONDUIT FOB FREIGHT ON BOARD FPP FIBER PATCH PANEL FVNR FULL VOLTAGE NON-REVERSING FVR FULL VOLTAGE REVERSING GEN GENERATOR GFCI GROUND FAULT INTERRUPTER GFP GROUND FAULT PROTECTION GIG GIGA HERTZ GND GROUND HD HEAVY DUTY HD HIGH INTENSITY DISCHARGE HOA HAND-OFF-AUTOMATIC HP HORSE POWER HPF HIGH POWER FACTOR HPS HIGH PRESSURE SODIUM HV HIGH VOLTAGE HWM HORIZONTAL WIRE MANAGEMENT HZ HERTZ I/O INPUT/ OUTPUT IG ISOLATED GROUND IMC INTERMEDIATE METAL CONDUIT IN/IS INSULATED/ ISOLATED IR INFRARED J-BOX JUNCTION BOX KV KILOVOLT KVA KILOVOLT AMPERE	KVAR KILOVOLT AMPERE REACTIVE KW KILOWATT KWH KILOWATT HOUR LED LIGHT EMITTING DIODE LFMC LIQUID TIGHT FLEXIBLE METAL CONDUIT LFNC LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT LPS LOW PRESSURE SODIUM LRA LOCKED ROTOR AMPS LTD LIGHTING LV LOW VOLTAGE MATV MASTER ANTENNA TELEVISION SYSTEM MAX MAXIMUM MC METAL CLAD MCA MINIMUM CIRCUIT AMPS MCB MAIN CIRCUIT BREAKER MCC MOTOR CONTROL CENTER MCP MOTOR CIRCUIT PROTECTION MDP MAIN DISTRIBUTION PANEL MG MOTOR GENERATOR MH MANHOLE MIN MINIMUM MLO MAIN LUGS ONLY MOCP MAXIMUM OVERCURRENT PROTECTION MTS MANUAL TRANSFER SWITCH NA NOT APPLICABLE NCS NORMALLY CLOSED NEC NATIONAL ELECTRICAL CODE NEMA NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION NFC NATIONAL FIRE CODE NFPA NATIONAL FIRE PROTECTION ASSOCIATION NIC NOT IN CONTRACT NL NIGHT LIGHT NO NORMALLY OPEN NTS NOT TO SCALE OC ON CENTER OCP OVER CURRENT PROTECTION OE OWNER ELECTRONICS OF/CI OWNER FURNISHED/ CONTRACTOR INSTALLED OF/OI OWNER FURNISHED/ OWNER INSTALLED OFP INSTALLED FROM PLANS OH DR OVERHEAD (COILING) DOOR OL OVERLOAD PB PUSHBUTTON PF POWER FACTOR PH PHASE PNL PANEL PR PAIR PS POWER SUPPLY PT POTENTIAL TRANSFORMER PTZ PANTILT/ZOOM PV PHOTO VOLTAGE QTY QUANTITY R REMOVE RCP REFLECTED CEILING PLAN RMC RIGID METAL CONDUIT RNC RIGID NONMETAL CONDUIT RO REMOTE DOOR OPEN RPM REVOLUTIONS PER MINUTE RPP RISER PATCH PANEL RR REMOVE AND RELOCATE S/S START/STOP SCA SHORT CIRCUIT AMPS SCBA STANDARD COLOR AS SELECTED BY ARCHITECT SEC SECURITY SF SQUARE FOOT (FEET) SFBA STANDARD FINISH AS SELECTED BY ARCHITECT SPD SURGE PROTECTIVE DEVICE SPDTS SINGLE POLE, DOUBLE THROW SPECIFICATION SPP STATION PATCH PANEL SPST SINGLE POLE, SINGLE THROW ST SINGLE THROW SWBD SWITCHBOARD SWGR SWITCHGEAR TL TWIST LOCK TP TELEPHONE POLE TP TWISTED PAIR TR TELECOMMUNICATIONS ROOM TTB TELEPHONE TERMINAL BOARD TV TELEVISION TVSS TRANSIENT VOLTAGE SURGE SUPPRESSER TYP TYPICAL UF UNDERFLOOR UGND UNDERGROUND UPS UNINTERRUPTIBLE POWER SUPPLY V VOLTS VA VOLT AMPERE VFC/VF VARIABLE FREQUENCY MOTOR CONTROLLER VIC VIDEO INTERCOM SYSTEM VSS VIDEO SURVEILLANCE SYSTEM VWM VERTICAL WIRE MANAGEMENT W WITH W/O WITHOUT WP WEATHERPROOF WPP WIRELESS PATCH PANEL XFMR TRANSFORMER

DEFINITIONS	
NOTE: ALL DEFINITIONS MAY NOT BE USED.	
INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE. NO LIMITATION ON LOCATION IS INTENDED.	
DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", "AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.	
APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.	
FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."	
INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."	
PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."	
INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.	

GENERAL ELECTRICAL NOTES

1. CLARIFICATION METHODS: AT THE TIME OF BIDDING, BIDDERS SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND SPECIFICATIONS. ANY QUESTIONS, MISUNDERSTANDINGS, CONFLICTS, DELETIONS, DISCONTINUED PRODUCTS, CATALOG NUMBER DISCREPANCIES, DISCREPANCIES BETWEEN THE EQUIPMENT SUPPLIED AND THE INTENT OR FUNCTION OF THE EQUIPMENT, ETC. SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION PRIOR TO ISSUANCE OF THE FINAL ADDENDUM AND BIDDING OF THE PROJECT. WHERE DISCREPANCIES OR MULTIPLE INTERPRETATIONS OCCUR, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNIZED AS THE MOST COSTLY) THAT MEETS THE INTENT OF THE DOCUMENTS SHALL BE ENFORCED.

2. SUBMITTALS: PROVIDE ORIGINAL ELECTRONIC PDF FORMAT, BOUND, BOOKMARKED (EACH SECTION AND PRODUCT), AND HIGHLIGHTED. JOB NAME AND SUBCONTRACTOR SHALL BE ON THE FRONT COVER. PREPARE INDEX OF EQUIPMENT SUBMITTED IN EACH TAB.

3. ALL WORK SHALL BE DONE ACCORDING TO THE CURRENT NATIONAL ELECTRICAL SAFETY CODE (NEC), NATIONAL ELECTRIC CODE (NEC), AND NFPA COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE A/E.

ELECTRICAL SHEET INDEX	
EG000	ELECTRICAL COVER SHEET
EG001	SHEET INDEX, SYMBOLS & GENERAL NOTES
EG002	OVERALL AREA SITE PLAN
EG003	SPECIFICATIONS
EE100	PLAN & PROFILE
EE101	PLAN & PROFILE
EE501	ELECTRICAL POLE DETAILS
EE502	ELECTRICAL POLE DETAILS

324 S. State St., Suite 400
Salt Lake City, UT 84111
801-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

HIGH VALLEY
ELECTRIC LLC

STEWART
LAND
COMPANY

HURRICANE
SKYRIM
OVERHEAD
LINE

290 NORTH TO 2800 WEST,
HURRICANE, UTAH
84737

Mark:	Date:	Description
ISSUE: 100% CITY REVIEW SET		
DATE: 08/15/2025		
SE PROJECT NO: 250327MH		
DRAWN BY: CBC		
CHECKED BY: MJH		
DESIGNED BY: MJH		
SIGNATURE:		
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SHEET TITLE		
SHEET INDEX, SYMBOLS & GENERAL NOTES		

EG001

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29

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3	11/12/2025	CODE REVIEW R3
2	10/30/2025	CODE REVIEW R2
1	09/16/2025	CODE REVIEW
Mark:	Date:	Description
ISSUE:	100% CITY REVIEW SET	
DATE:	08/15/2025	

SE PROJECT NO:	250327MH
DRAWN BY:	CBC
CHECKED BY:	MJH
DESIGNED BY:	MJH

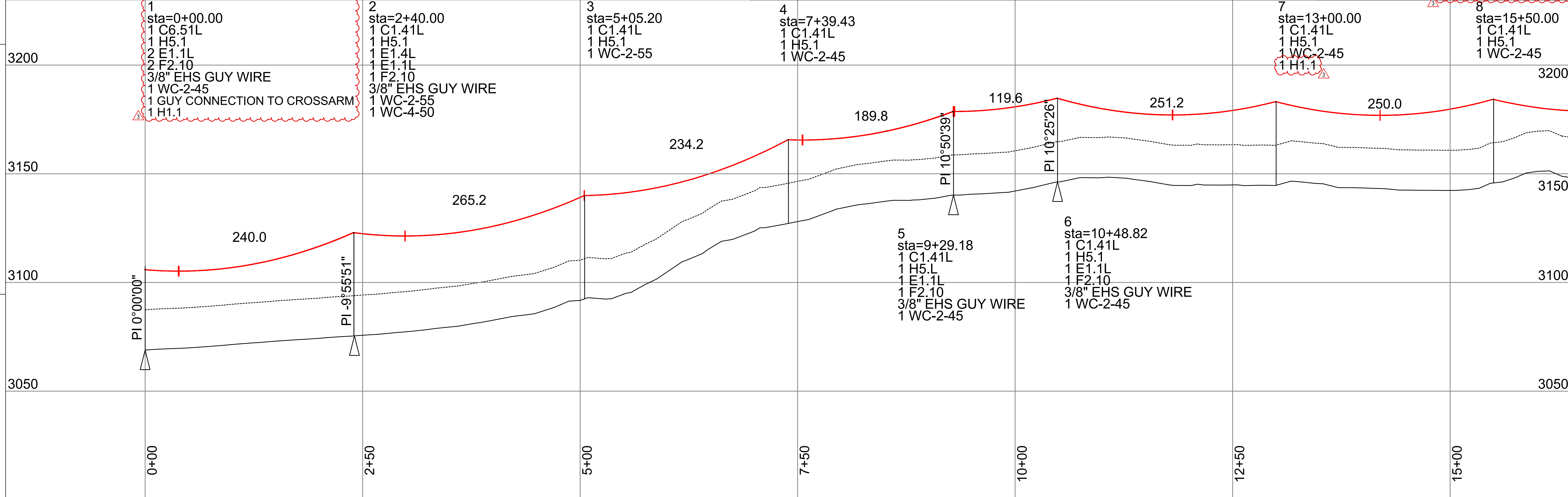
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SHEET TITLE

PLAN & PROFILE

EE100



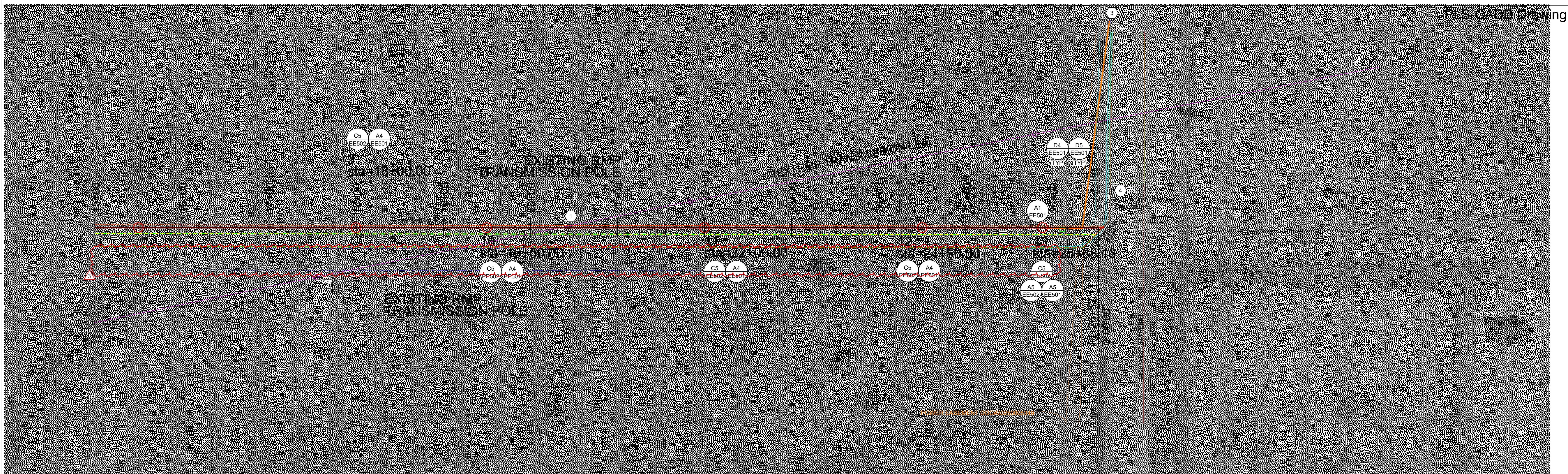
APPROVED
01/27/2026

Autodesk Docs/250327 - SkyRun Overhead Line/250327 - Elec Central.rvt
11/14/2025 4:12:33 PM

SHEET KEYNOTES	GENERAL SHEET NOTES
1 PER DISCUSSIONS WITH BILL BUTLER AT PACIFICORP (RMP) AND BRIAN ANDERSON AT HURRICANE POWER, THE PROJECT HAS UTILIZED 40FT POLES AT THE RMP CROSSING TO MEET MINIMUM 8FT CLEARANCE FOR THE NEW 138KV ROCKY MOUNTAIN POWER (RMP) TRANSMISSION LINE. CONTRACTOR SHALL OBTAIN FIELD MEASUREMENTS AND COORDINATE WITH RMP TO CONFIRM CLEARANCES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT ENCROACHMENT PERMITS FROM RMP AS NEEDED FOR CONSTRUCTION. 2 MV CONDUIT RISER BY DEVELOPER. 3 EXISTING LAST POLE ON 2800 WEST. 4 UNDERGROUND MV CONDUIT AND PAD MOUNT SWITCH BY DEVELOPER FOR CONNECTION TO EXISTING LAST POLE ON 2800 WEST.	1 CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL UTILITIES TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION. 2 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE CONSTRUCTION. COORDINATE LOCATIONS AND DIMENSIONS OF POLE LOCATIONS WITH EXISTING CONDITIONS. 3 ALL WORK SHALL BE DONE ACCORDING TO THE NATIONAL ELECTRICAL CODE (2020 NEC) AND NATIONAL ELECTRICAL SAFETY CODE (2023 NESC), COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ. 4 ALL DIMENSIONS SHOWN ARE STRAIGHT LINE AND APPROXIMATE. CONTRACTOR IS TO VERIFY ALL DIMENSIONS SHOWN ON PLANS PRIOR TO BID.

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
801-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

HIGH VALLEY ELECTRIC LLC



50.0 ft.
Horiz. Scale

20.0 ft.
Vert. Scale

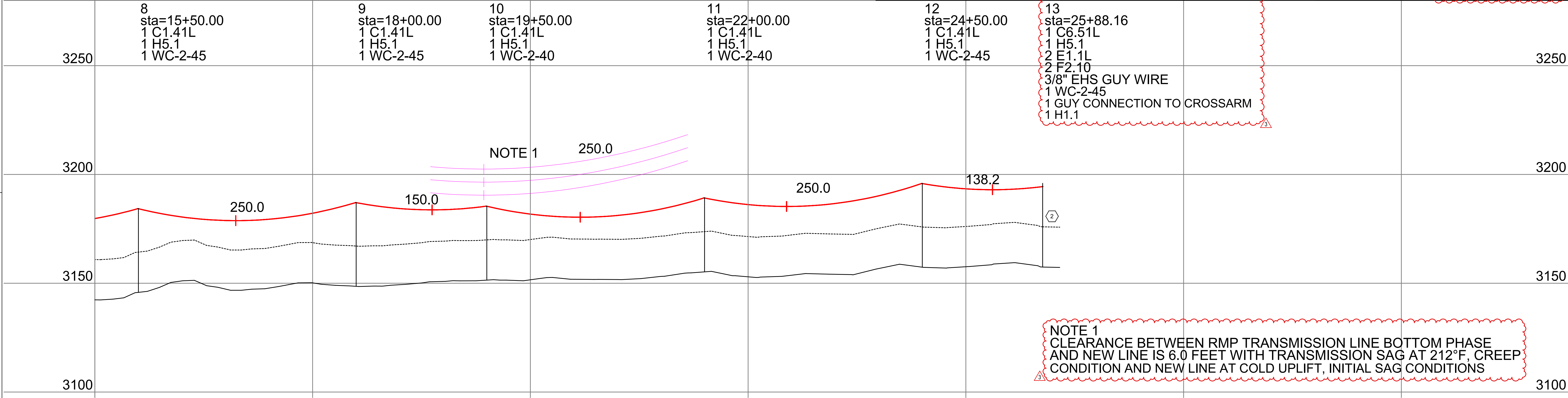
North

336.4 KCMIL ACSR SINGLE BUNDLE "MERLIN" CONDUCTOR (PHASE & NEUTRAL)
- SAGGED AT 1165 LBS WIND/CONCURRENT ICE INITIAL
- CONDUCTORS DISPLAYED AT 60 DEGREES POLE 1 TO POLE 13.

PHASING DIAGRAM

LINETYPE LEGEND

- (EX) RMP OVERHEAD
- 10' EASEMENT (EXISTING) LINE
- 15' EASEMENT (EXISTING) LINE
- 25' EASEMENT (PROPOSED) LINE
- 12.47KV OVERHEAD LINE
- SEWER EASEMENT LINE
- FUTURE CITY ROW IMPROVEMENTS
- MV UNDERGROUND BY DEVELOPER
- POWER POLE
- (EX) RMP POLE
- STATION LINE



STEWART
LAND
COMPANY

HURRICANE
SKYRIM
OVERHEAD
LINE

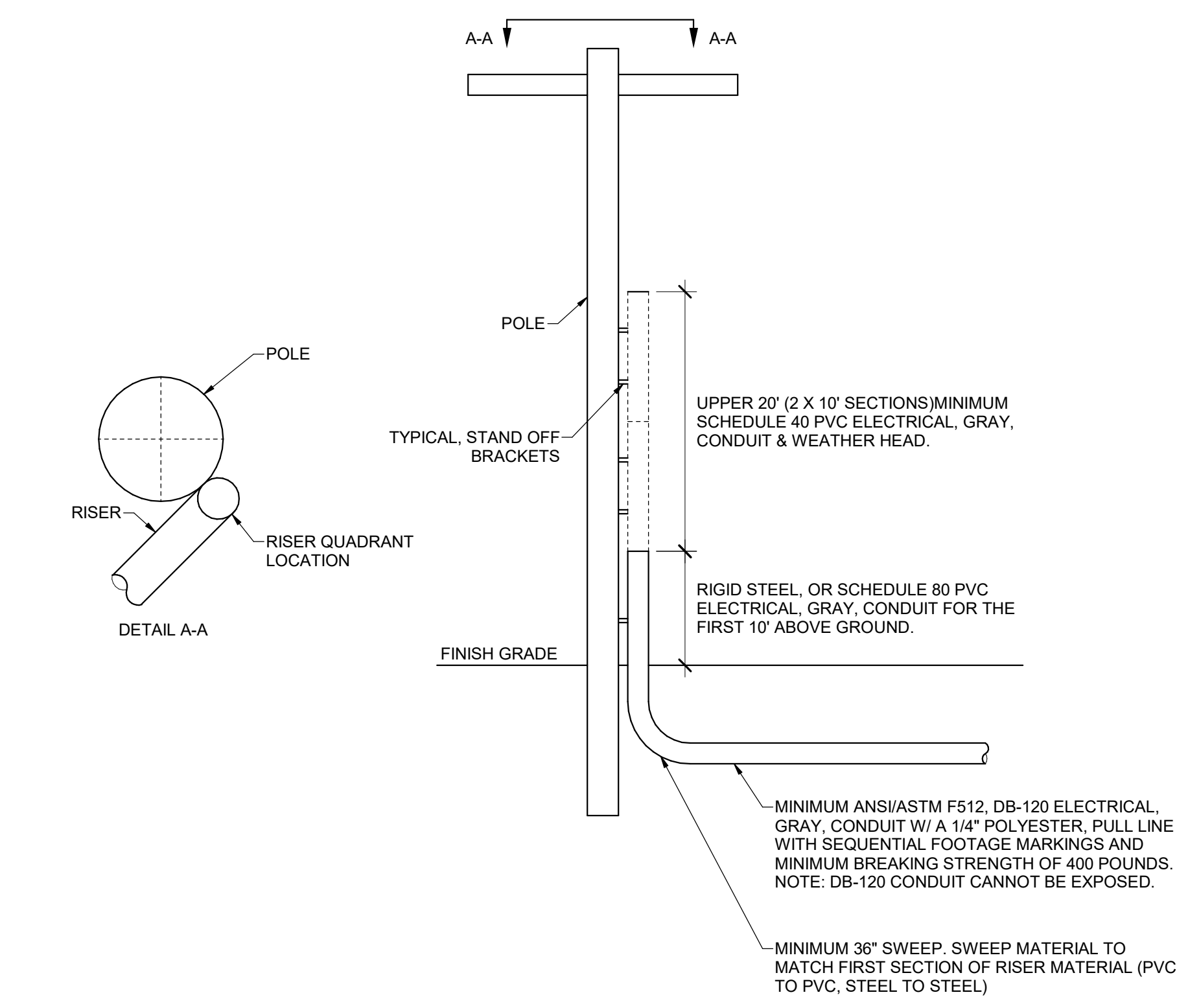
290 NORTH TO 2800 WEST,
HURRICANE, UTAH
84737

3	11/12/2025	CODE REVIEW R3
2	10/30/2025	CODE REVIEW R2
1	09/16/2025	CODE REVIEW
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SIGNATURE:		
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SHEET TITLE		
PLAN & PROFILE		

EE101

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01/27/2026

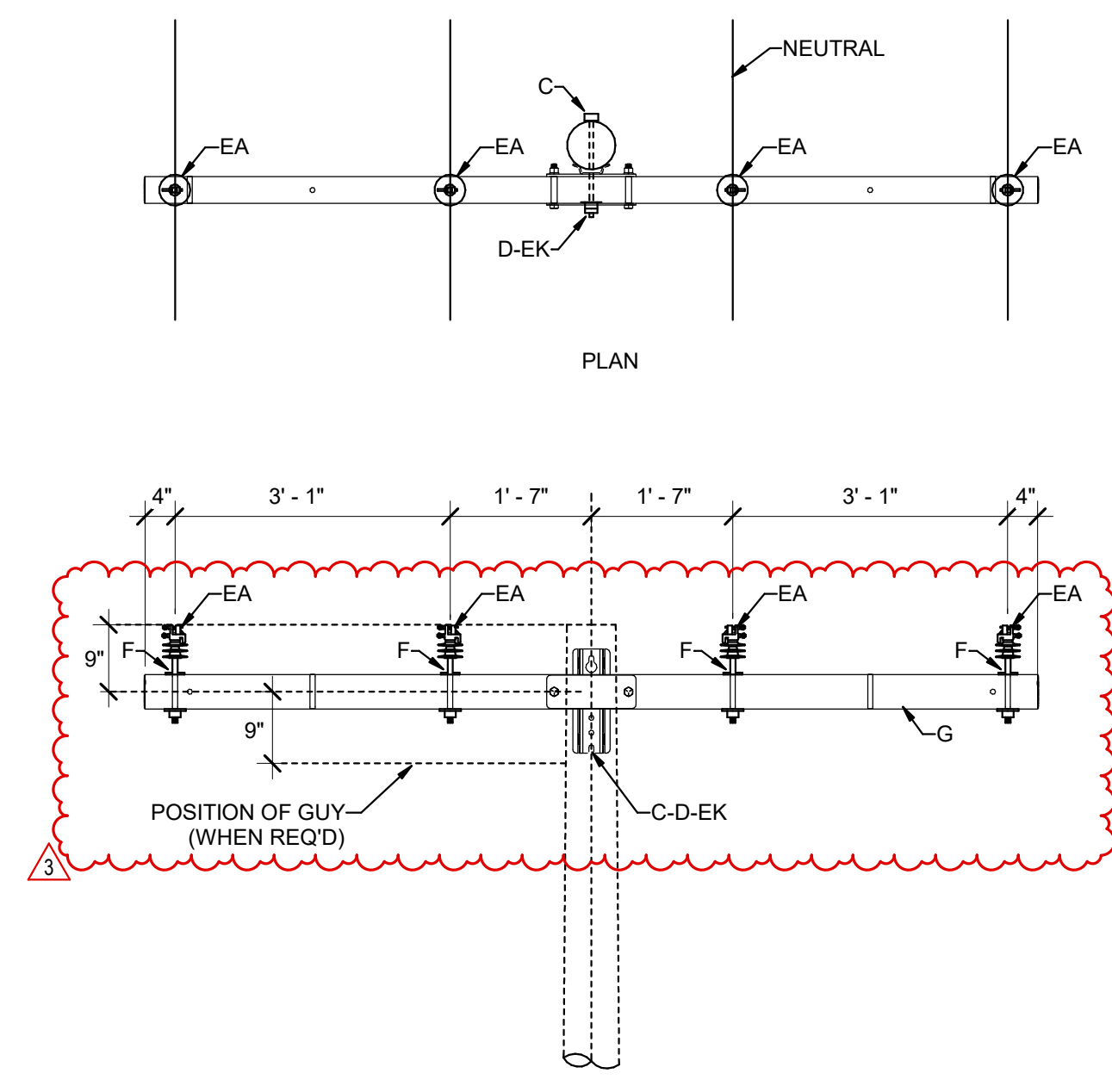
Autodesk Docs/250327 - SkyRim Overhead Line/250327 - Elec Central.rvt
11/14/2025 4:12:34 PM



A1 POWER POLE CONDUIT RISER DETAIL
SCALE: NTS

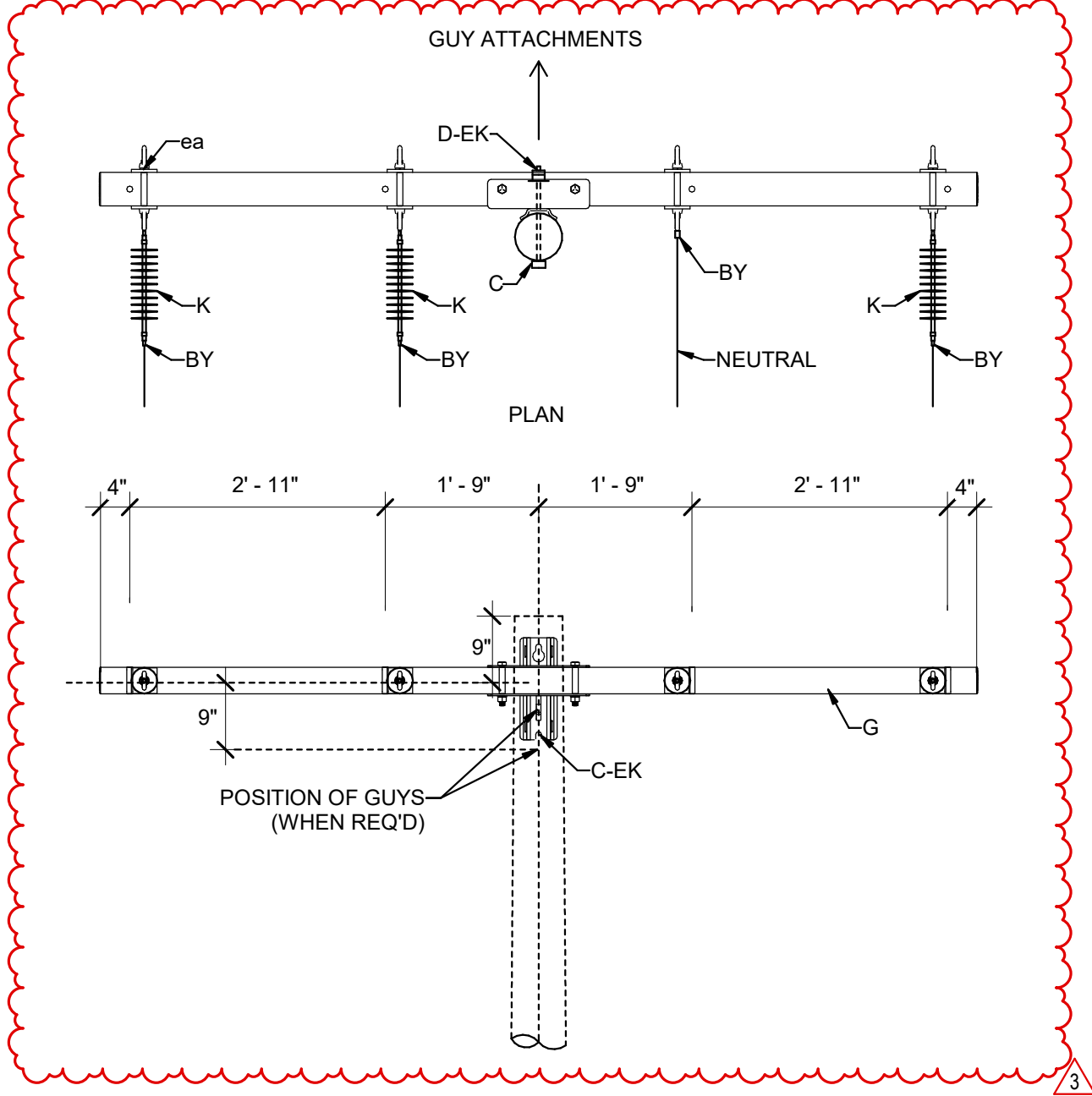
MATERIAL ITEM	QTY	DESCRIPTION	MANUF.	CAT. NO.
C	2	BOLT, SQUARE HEAD, 5/8" X LENGTH REQUIRED, (1) NUT	HUGHES	B6" X 1/2"
D	2	WASHERS, 4" SQUARE, DOUBLE END, 5/8" BOLT SIZE, 11/16" HOLE SIZE	HUGHES	SCWA-6"
EK	2	DOUBLE COIL SPRING WASHER, 3/4"	HUGHES	SLW2-60"
G	1	CROSS ARM ASSEMBLY, FIBERGLASS, 10 FT. TANGENT, SERIES 3000	PUP	TB30001200712
EA	4	INSULATOR, VISE TOP, 15KV	HENDRIX	HPL-15VTP
F	4	PIN, INSULATOR, 6" SHAFT, 5/8" X 1-1/2" SHANK, 1" NYLON THREADS	HUBBELL	883P

A4 SINGLE SUPPORT, NEUTRAL ON CROSSARM - "C1.41L"
SCALE: NTS

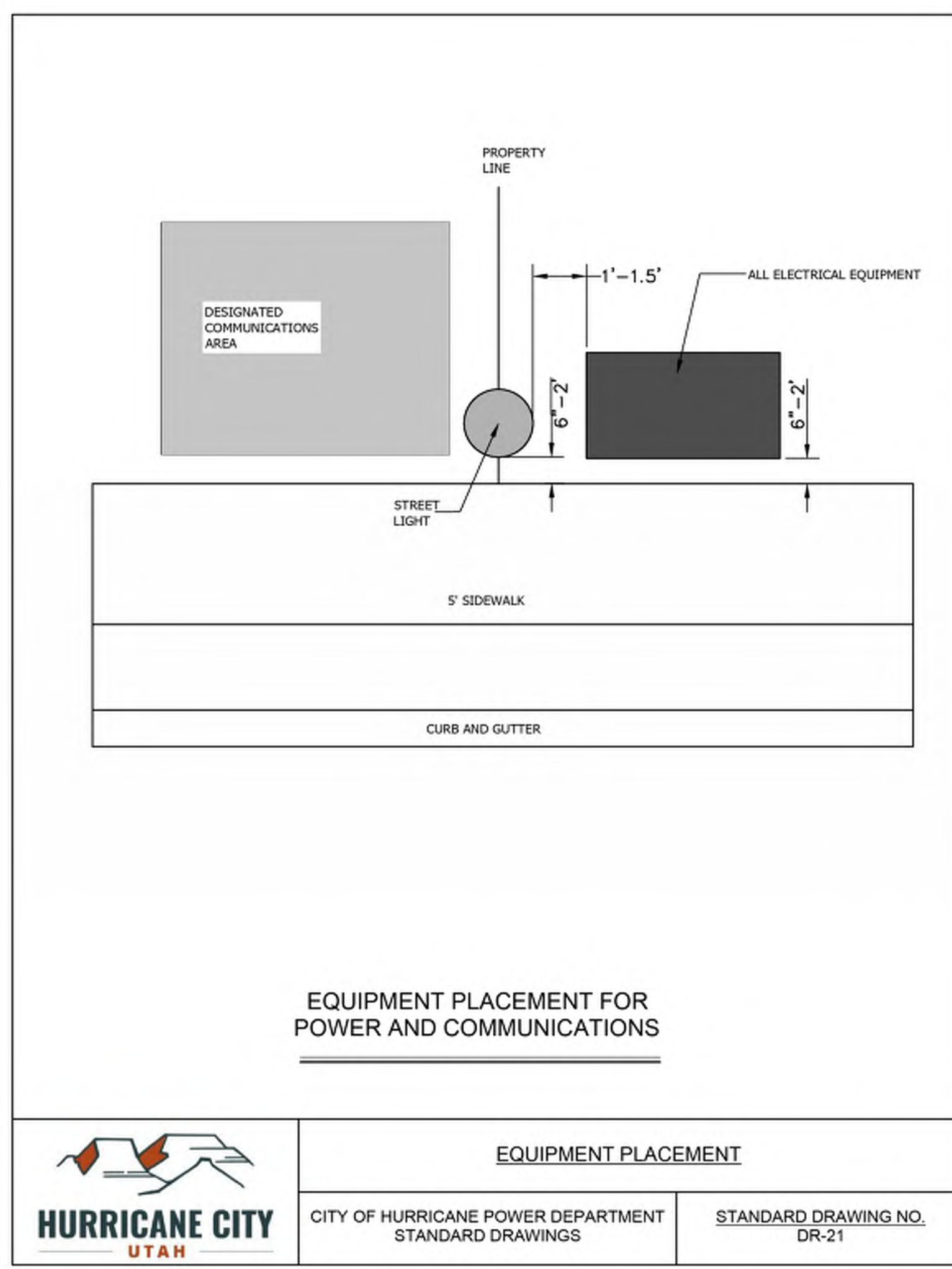


MATERIAL ITEM	QTY	DESCRIPTION	MANUF.	CAT. NO.
C	2	BOLT, SQUARE HEAD, 3/4" X LENGTH REQUIRED, (1) NUT	HUGHES	B777
D	2	WASHERS, 4" SQUARE, CURVED, 3/4" BOLT SIZE (13/16" HOLE SIZE	HUGHES	SCW4-70
EK	2	DOUBLE COIL SPRING WASHER, 3/4"	SLW	SLW2-70
G	1	CROSS ARM ASSEMBLY, FIBERGLASS, 10 FT., SERIES 3000	(P) PUP	DA3000120E4B9X
K	3	INSULATOR, DEADEND, POLYMER, DS-15, 15KV	VICTOR	8215
BY	4	CLAMP, DEADEND, SIDE-OPENING WEDGE, AUTOMATIC, ALUM.	HUBBELL	GDW556A

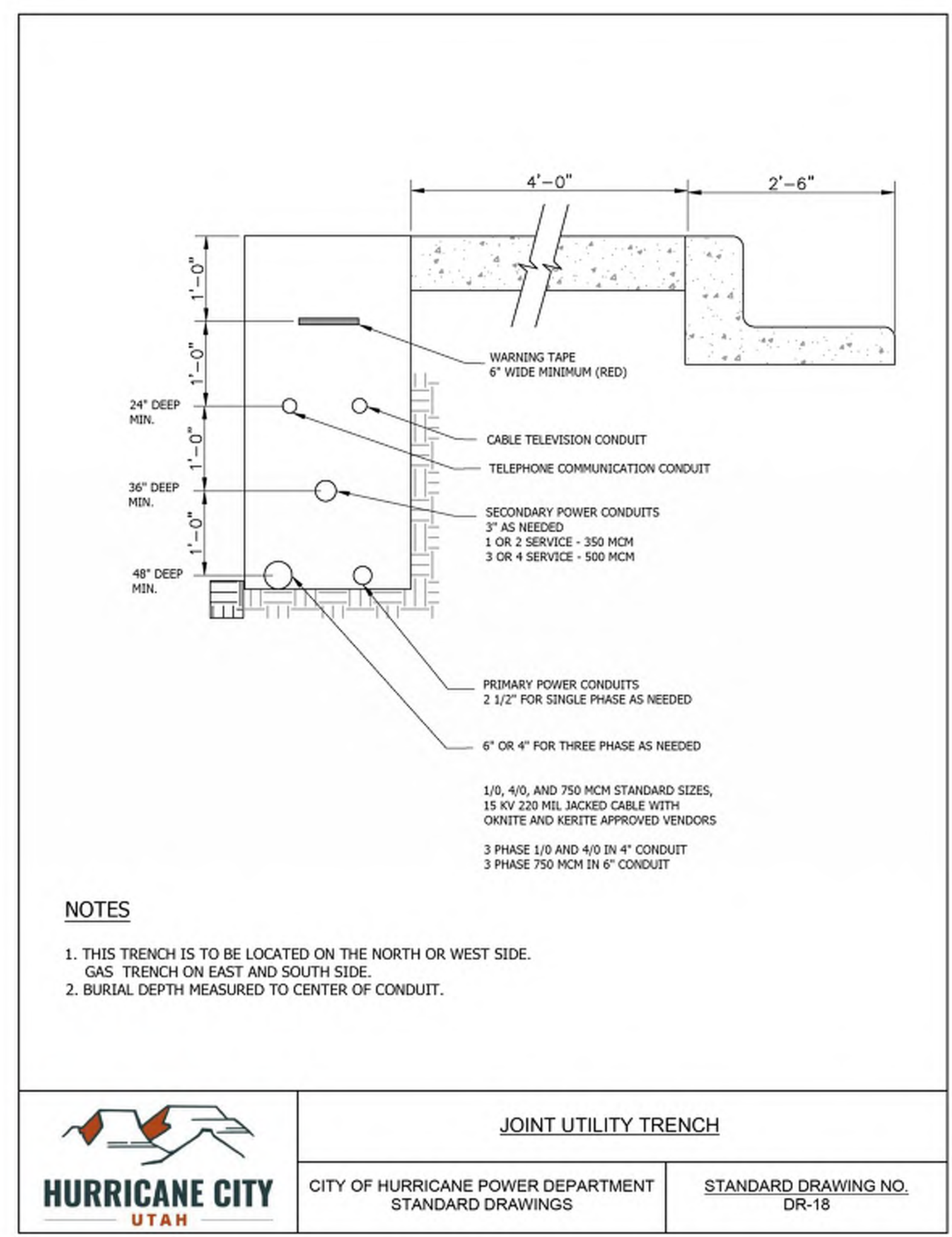
A5 DEADEND ON 10 FOOT CROSSARMS - "C6.51L"
SCALE: NTS



D4 EQUIPMENT PLACEMENT
SCALE: NTS



D5 JOINT UTILITY TRENCH
SCALE: NTS



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fax: 801-328-5155
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HIGH VALLEY ELECTRIC LLC

Professional Engineer Seal:
No. 10221159-2202
Matthew John Hancock
11/12/2025

STEWART
LAND
COMPANY

HURRICANE
SKYRIM
OVERHEAD
LINE

290 NORTH TO 2800 WEST,
HURRICANE, UTAH
84737

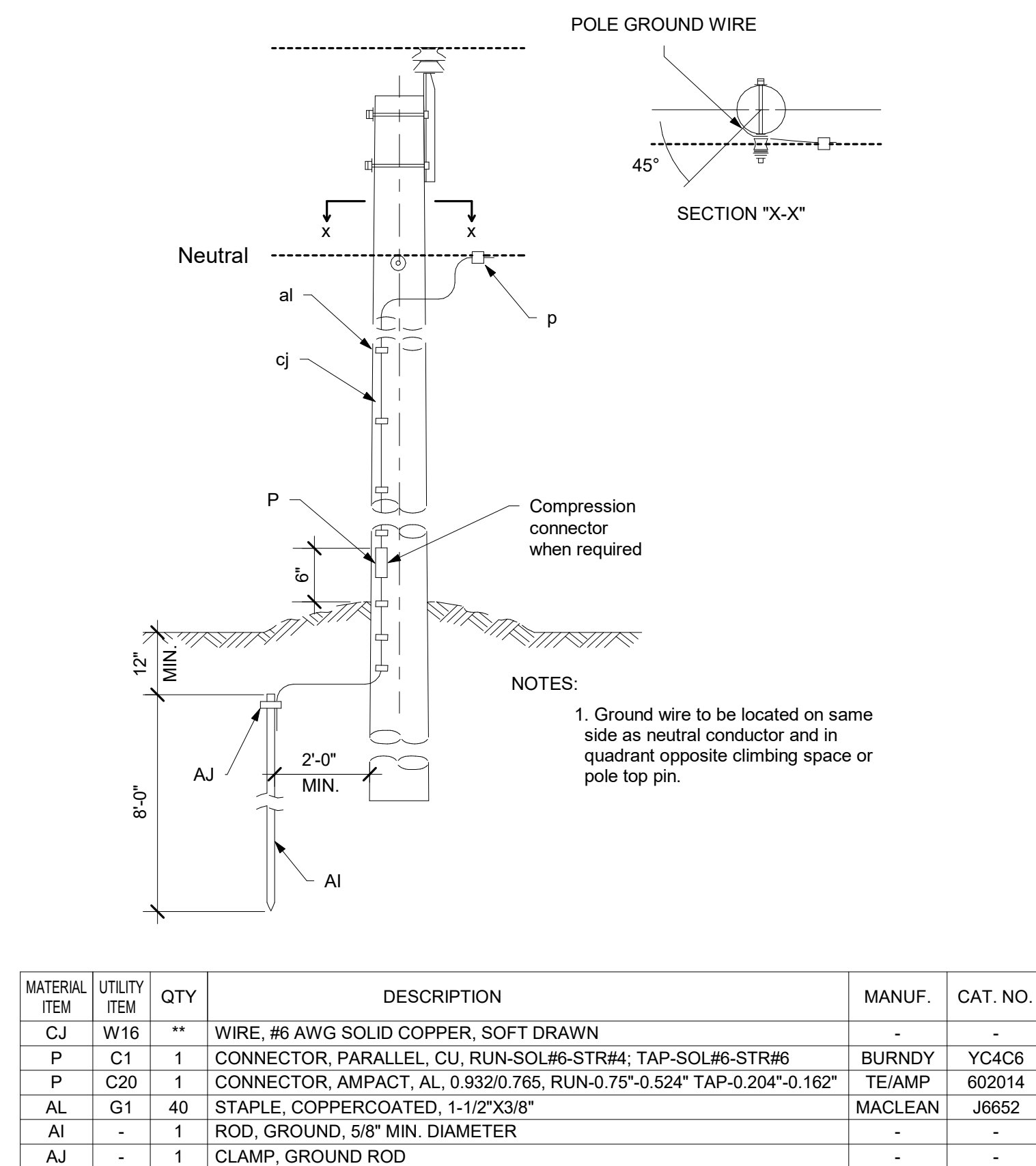
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ISSUE: 100% CITY REVIEW SET
DATE: 08/15/2025

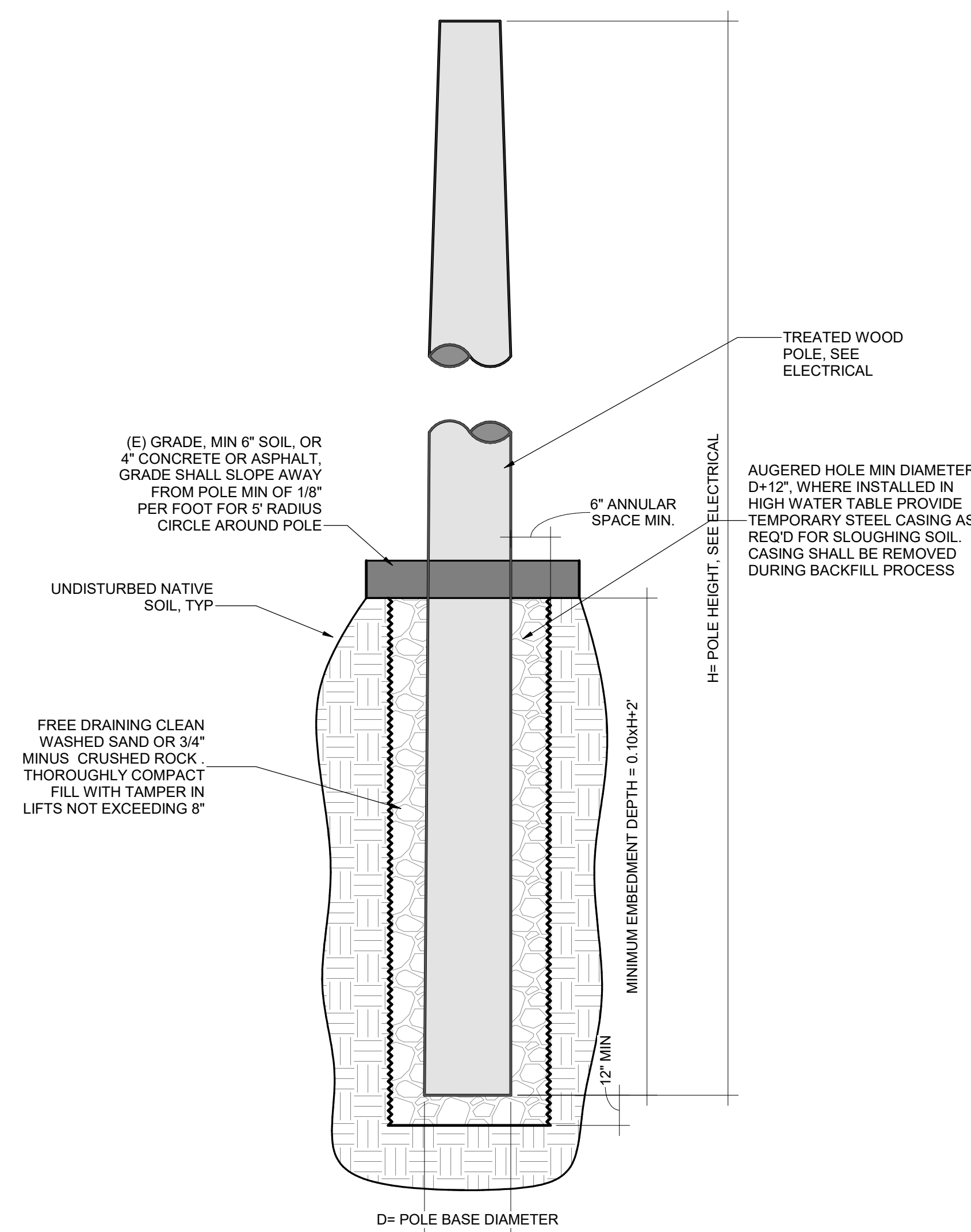
SE PROJECT NO: 250327MH
DRAWN BY: CBC
CHECKED BY: MJH
DESIGNED BY: MJH

SIGNATURE:
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SHEET TITLE
ELECTRICAL POLE
DETAILS

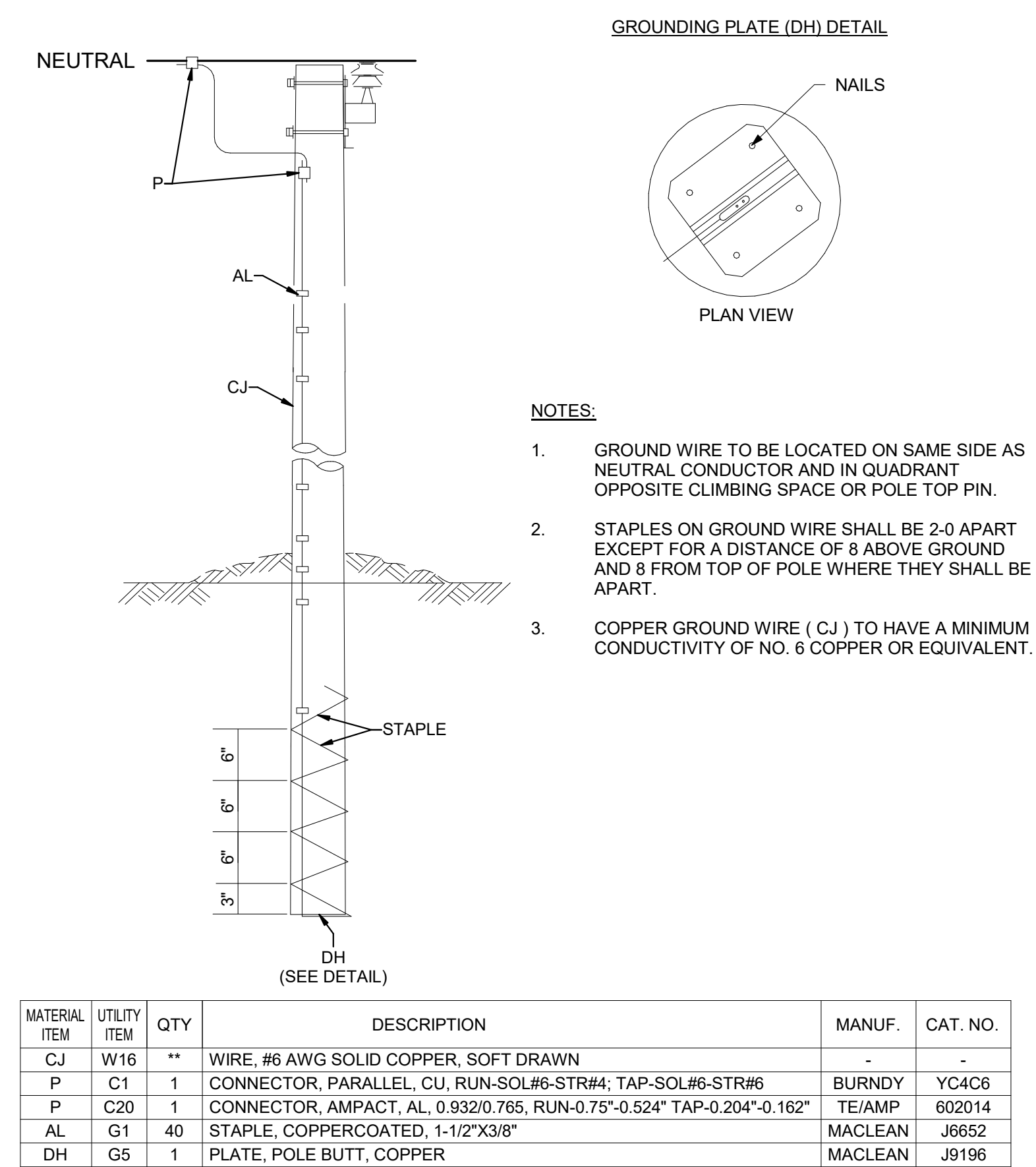
EE501



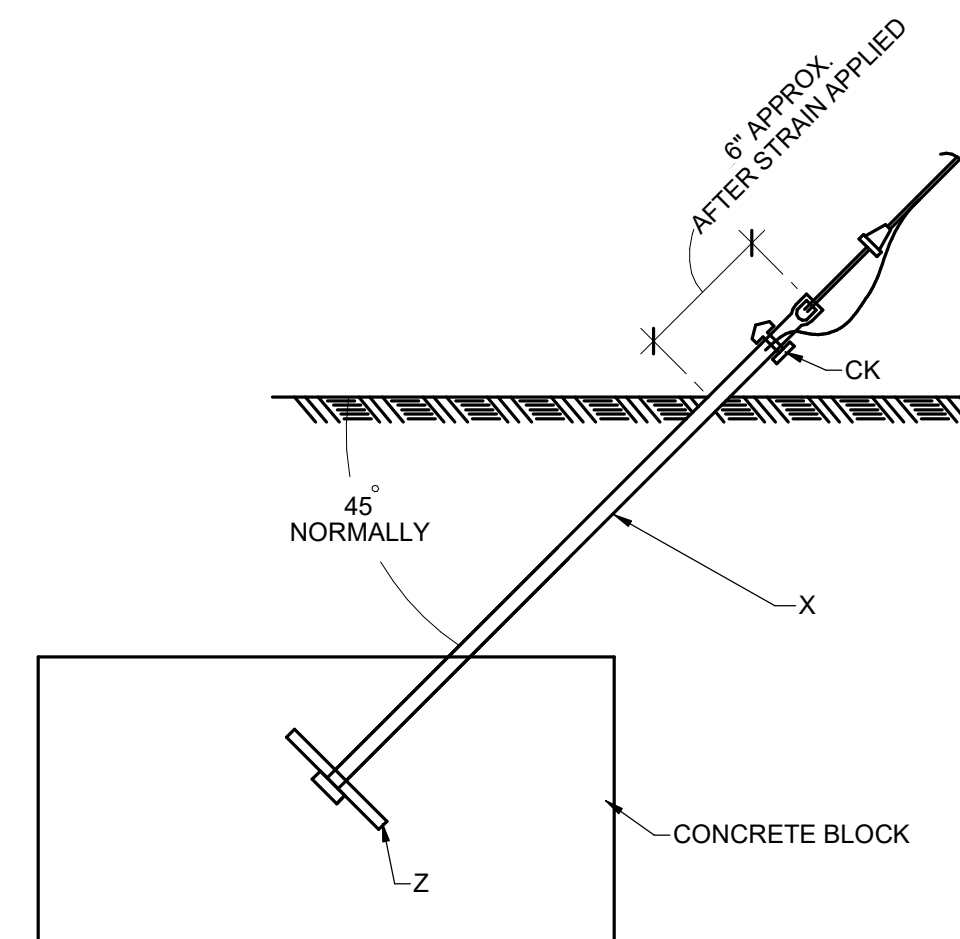
C2 POLE GROUNDING - GROUND ROD TYPE - "H1.1"
SCALE: NTS



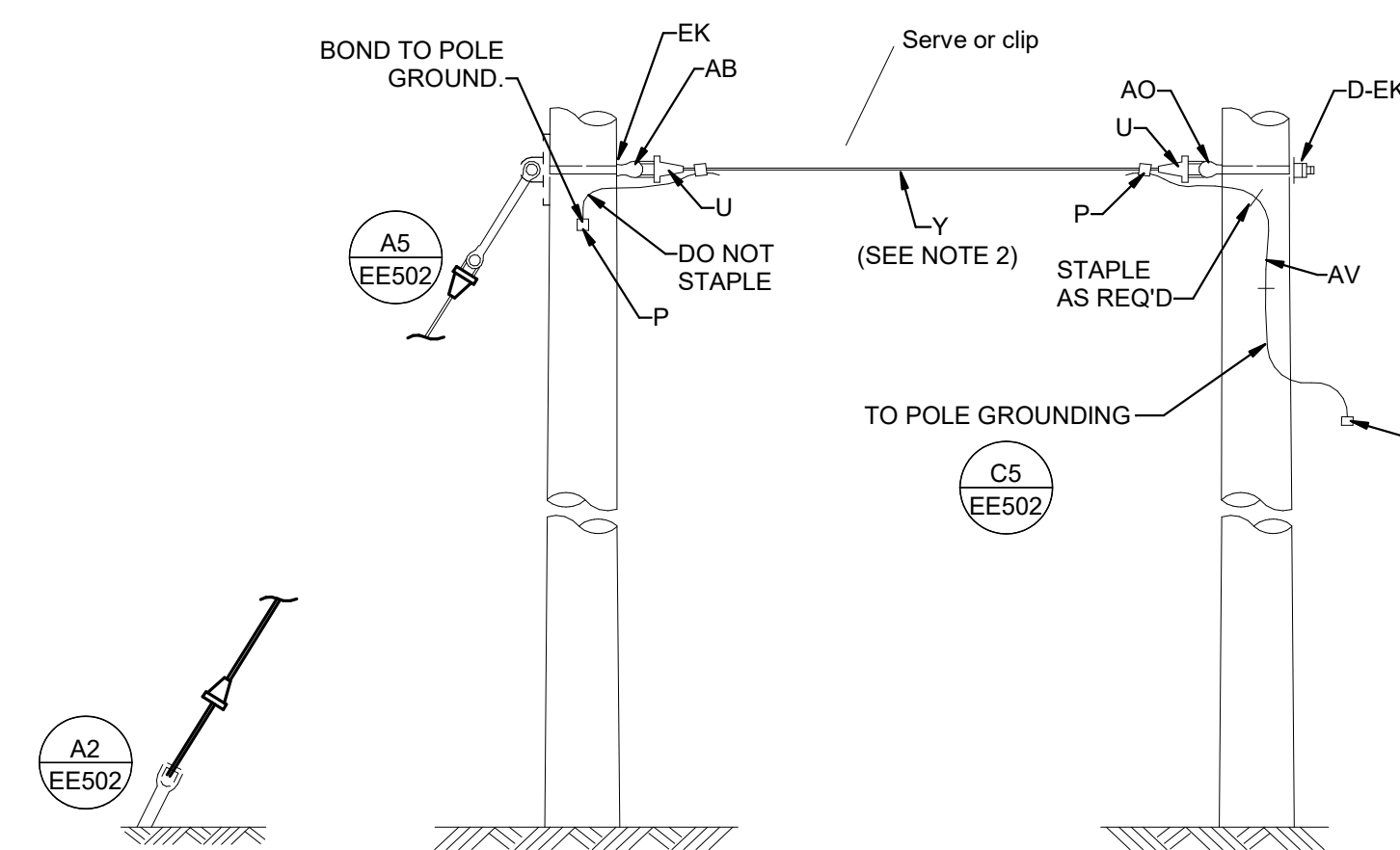
C4 WOOD POLE EMBED DETAIL
SCALE: NTS



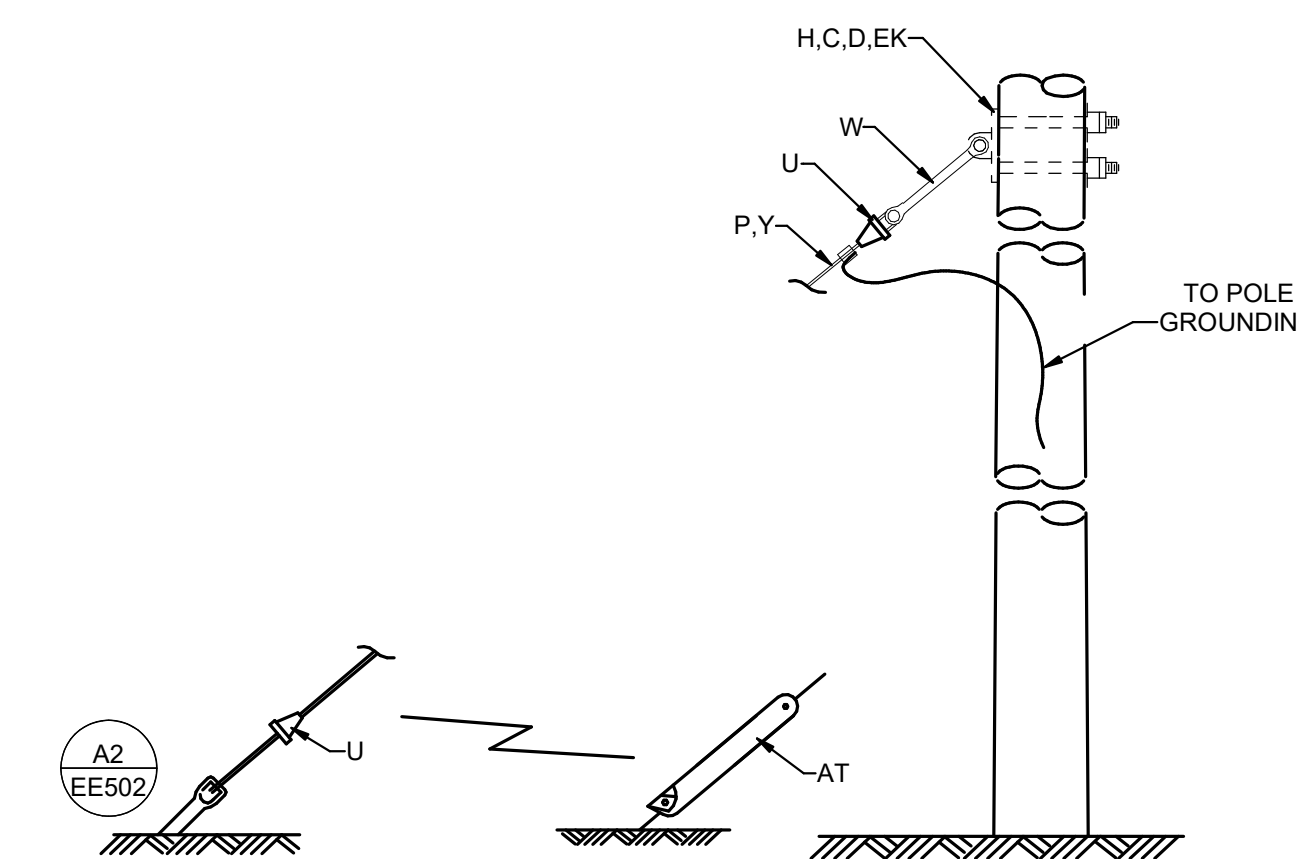
C5 POLE GROUNDING - WRAP AROUND TYPE - "H5.1"



A2 PLATE ANCHORS, CONCRETE ENCASED - "F2.10"
SCALE: NTS

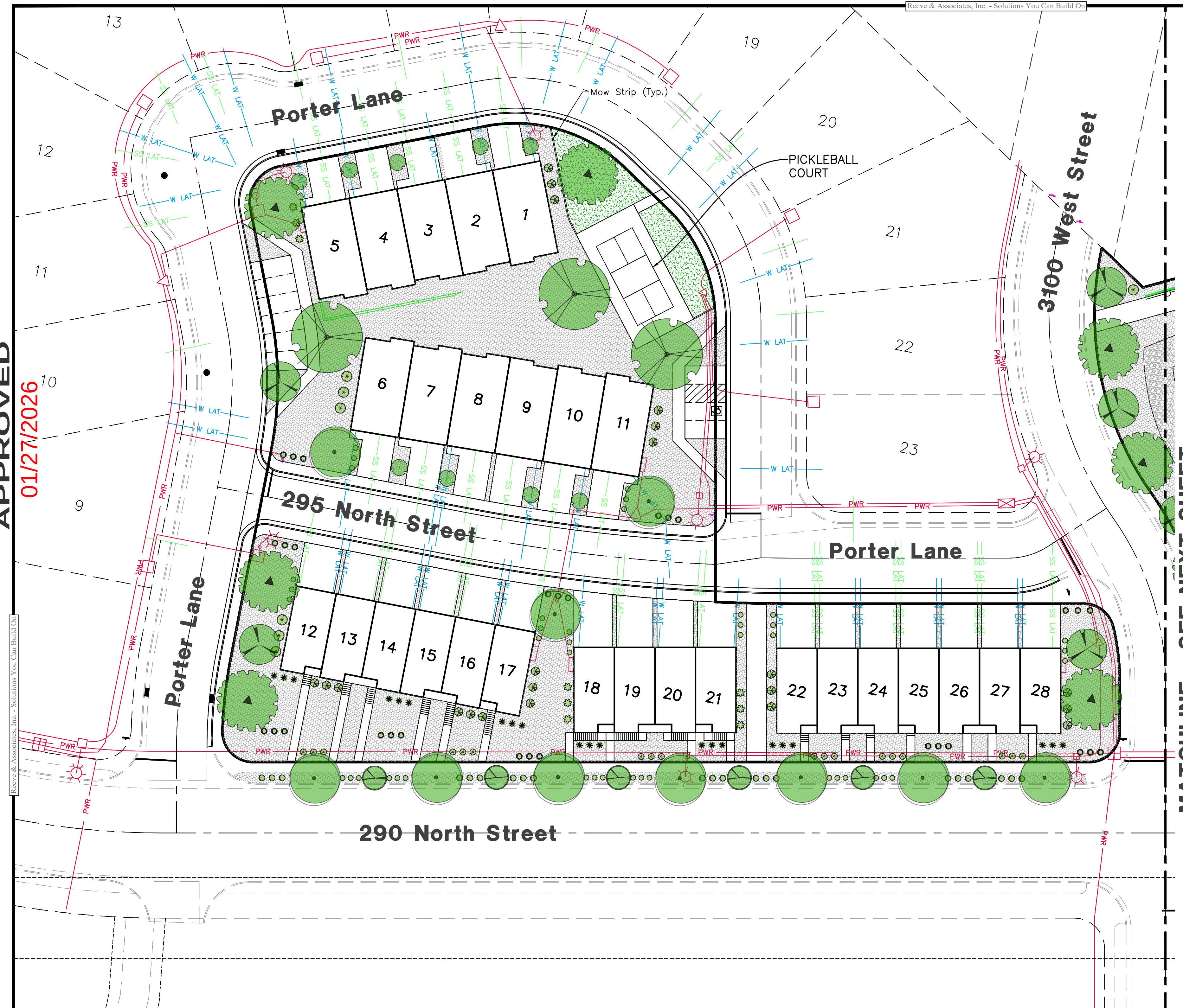


A4 SINGLE OVERHEAD GUY - HEAVY DUTY - "E1.4L"
SCALE: NTS



A5 SINGLE DOWN GUY - HEAVY DUTY - "E1.1L"
SCALE: NTS

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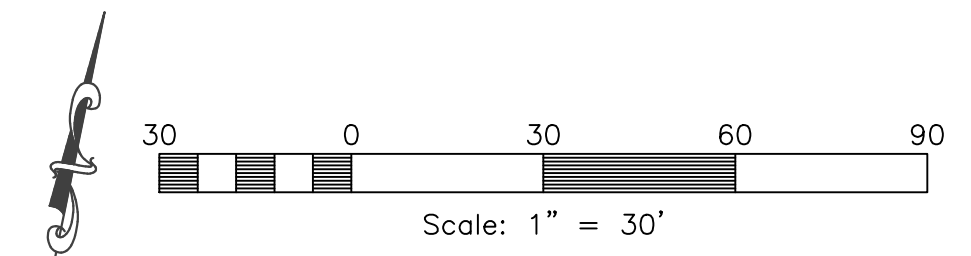
MATCHLINE - SEE NEXT SHEET

PLANT TABLE

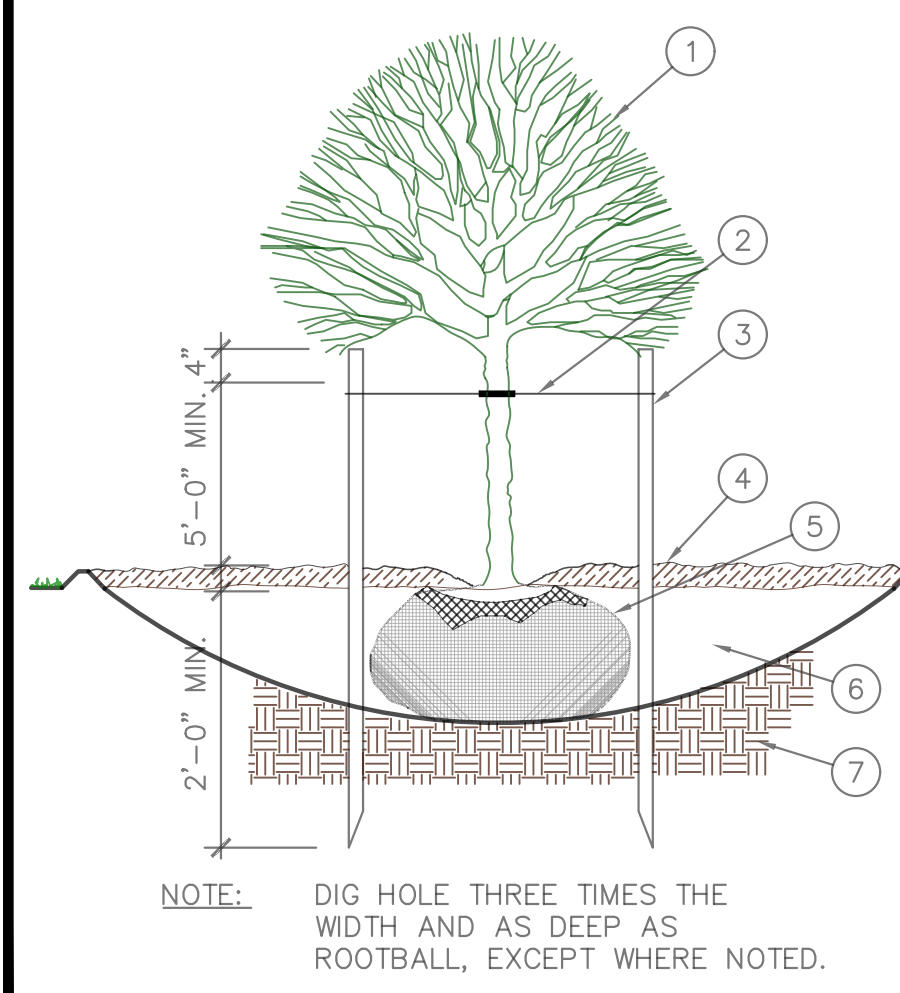
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
22		Chilopsis linearis	Desert Willow	2" cal.
43		Cercis canadensis	Eastern Redbud	2" cal.
12		Celtis occidentalis	Common Hackberry	2" cal.
27		Prosopis pubescens	Screwbean Mesquite	2" cal.
36		Prunus caroliniana 'Compacta'	Compact Carolina Cherry Tree	2" cal.
17		Koeleruteria paniculata	Goldenrain Tree	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
34		Buddleia davidii 'Nanho Purple'	Sungold Butterfly Bush	5 gal.
96		Convolvulus cnerorum	Bush Morning Glory	5 gal.
42		Fallugia paradoxa	Apache Plume	5 gal.
15		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
12		Leucophyllum f 'Greencloud'	Texas Ranger	5 gal.
57		Nandina domestica	Heavenly Bamboo	5 gal.
72		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
57		Rosmarinus prostratus	Trailing Rosemary	5 gal.
108		Rosa x 'Noare'	Flower Carpet Rose	5 gal.
162		Salvia Dorrii	Dorr Sage	5 gal.
57		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

NOTE:
LANDSCAPE AND IRRIGATION TO BE COMPLETED UPON LOT/HOME CONSTRUCTION

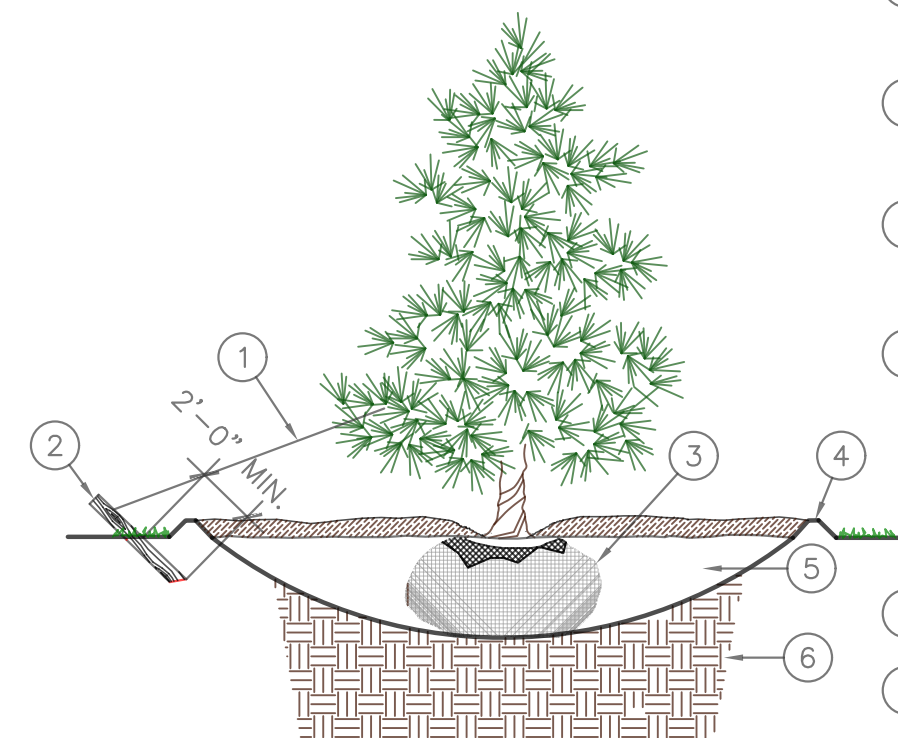


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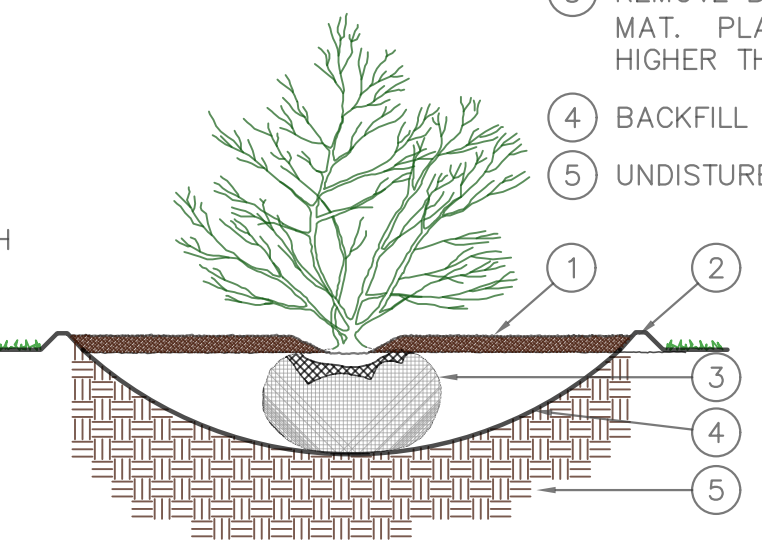
- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

DECIDUOUS TREE PLANTING



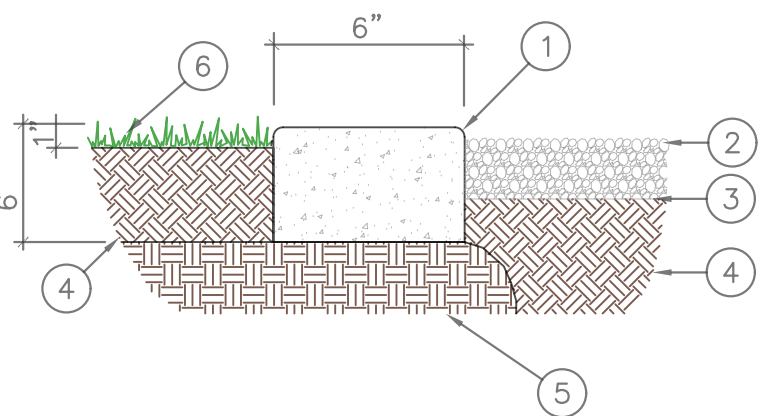
- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

CONIFEROUS TREE PLANTING



- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

SHRUB PLANTING



CONCRETE MOW STRIP

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

SKYRIM Townhomes
HURRICANE CITY, WASHINGTON COUNTY, UTAH
Landscape Plan

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafted: N. PETERSON
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

27
31 Total Sheets

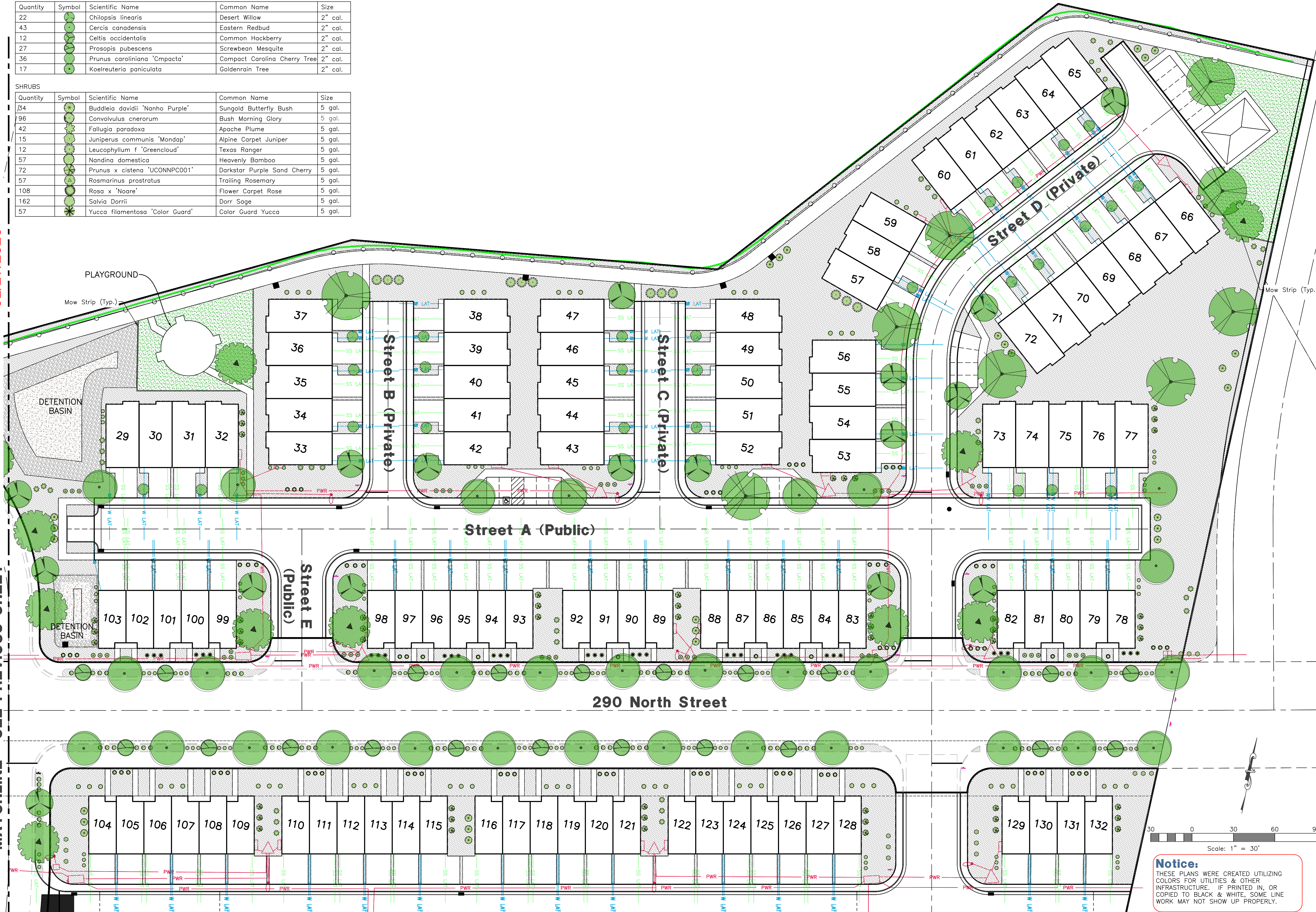
PLANT TABLE

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57		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.



MATCHLINE - SEE PREVIOUS SHEET

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APPROVED

01/27/2026

Mike Vancura

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RA

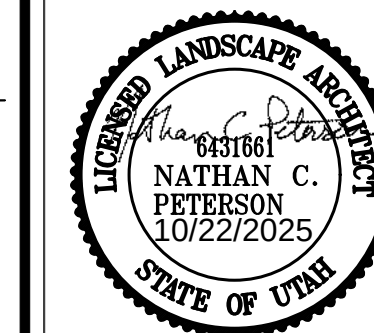
LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Skyrim Townhomes
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Landscape Plan



Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: N. PETERSON
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

RADIUS	SYMBOL	PSI	MANUFACT.	CATALOG #	DESCRIPTION
SPRAY	QUL. HALF FULL				HEAD; NOZZLE
5'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 8' MPR
10'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15' MPR

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		MATCO	GV-X00	SHUT OFF VALVE - SIZE PER PIPE
		AMiAD	1-1501-1151-1030	1 1/2" SCREEN FILTER 300 MICRON
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL		CATALOG #	DESCRIPTION
1.5"		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT
DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE

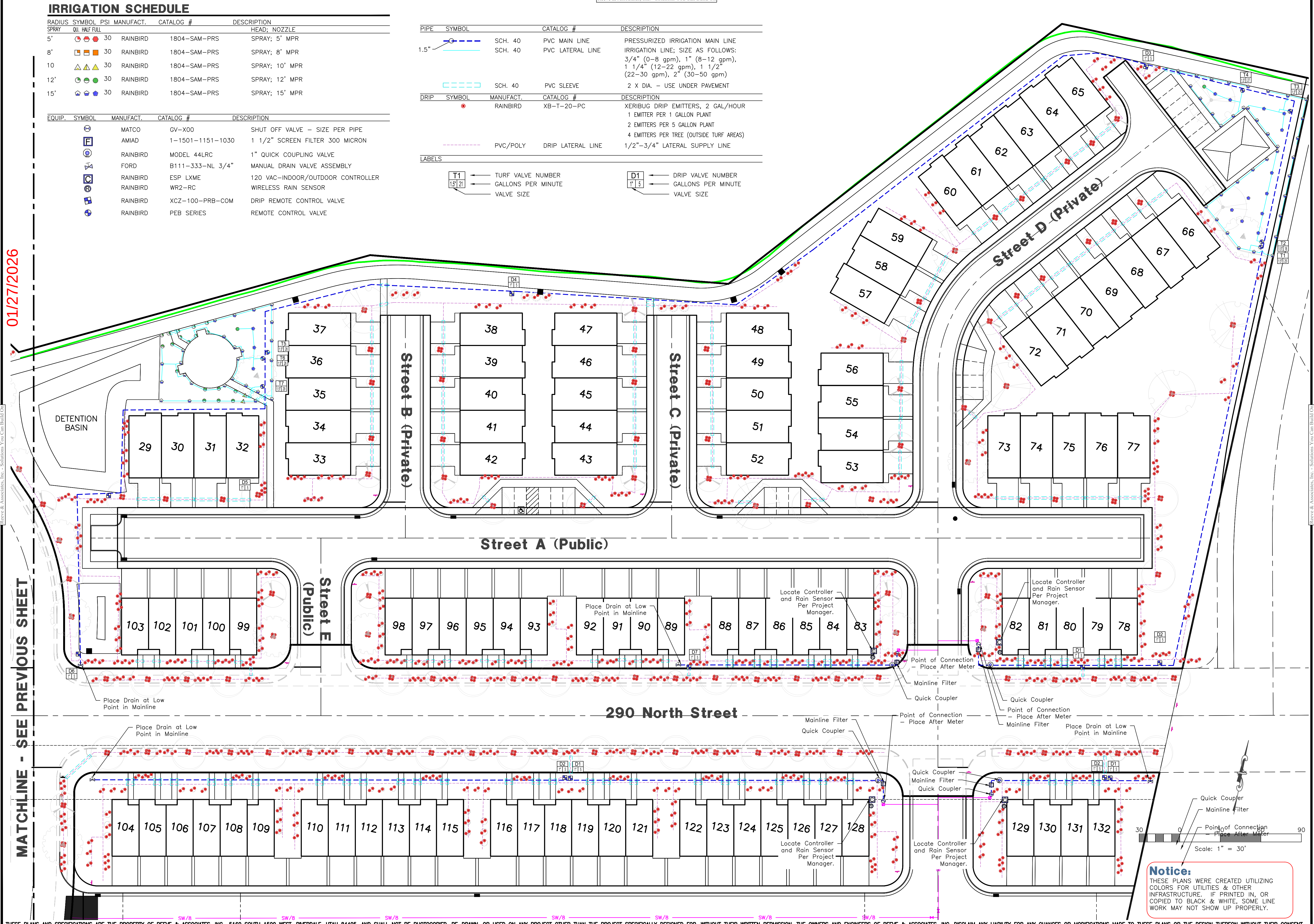
LABELS

Turf Valve Label (T1):

- Turf Valve Number: 1
- Gallons Per Minute: 5
- Valve Size: 2

Drip Valve Label (D1):

- Drip Valve Number: 1
- Gallons Per Minute: 5



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Skyrim Townhomes

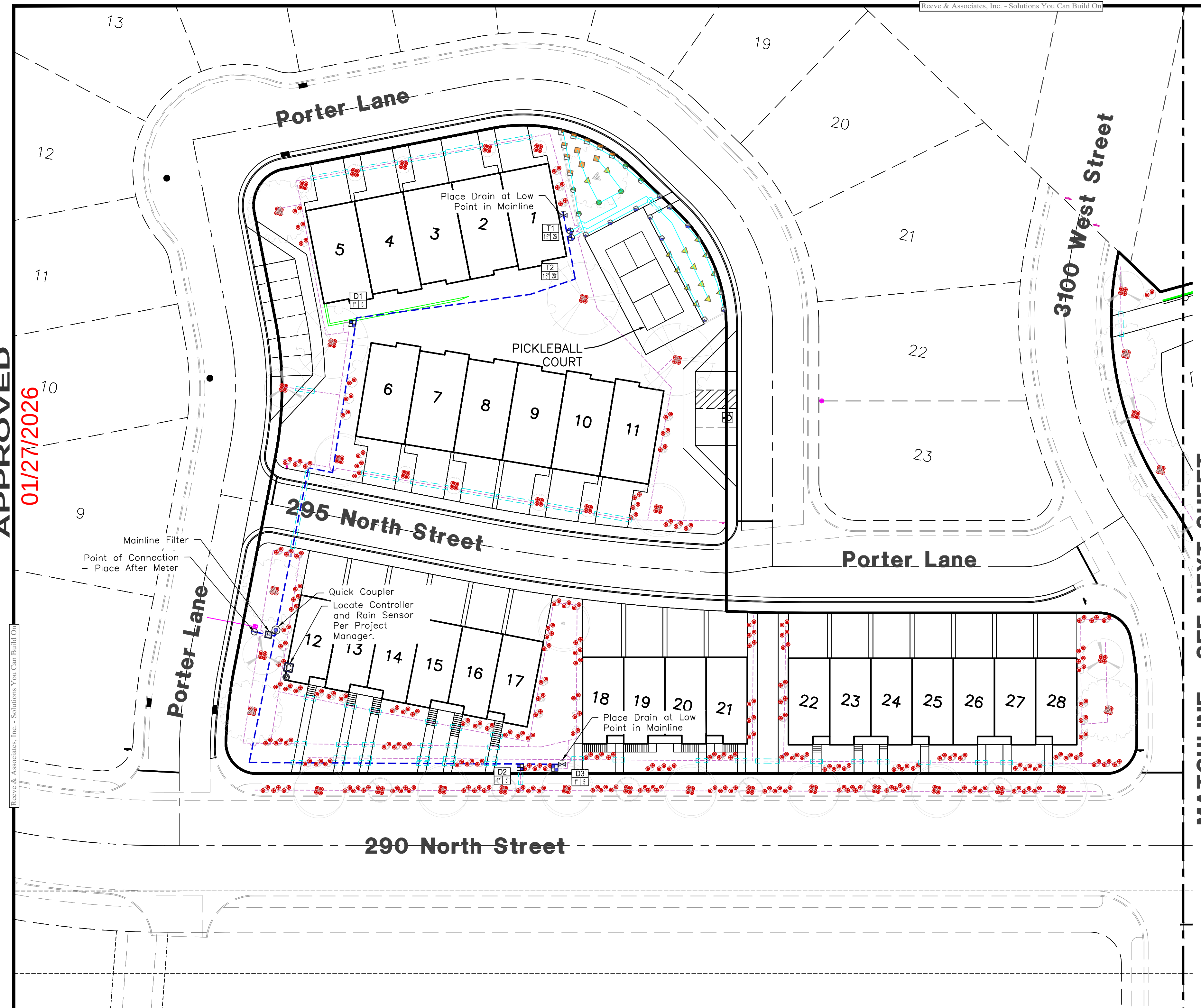
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Irrigation Plan



<u>Project Info.</u>
Engineer: KENNETH H. HUNTER, P.E.
Drafter: N. PETERSON
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

APPROVED
01/27/2026



IRRIGATION SCHEDULE

RADIUS	SYMBOL	PSI	MANUFACT.	CATALOG #	DESCRIPTION
SPRAY	QU. HALF FULL				HEAD; NOZZLE
5'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 8' MPR
10'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15' MPR

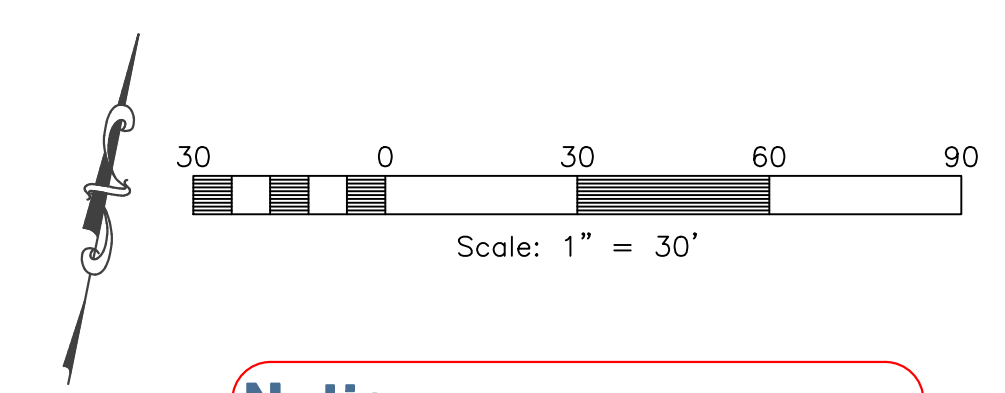
EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		MATCO	GV-X00	SHUT OFF VALVE - SIZE PER PIPE
		AMAD	1-1501-1151-1030	1 1/2" SCREEN FILTER 300 MICRON
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
1.5"		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT

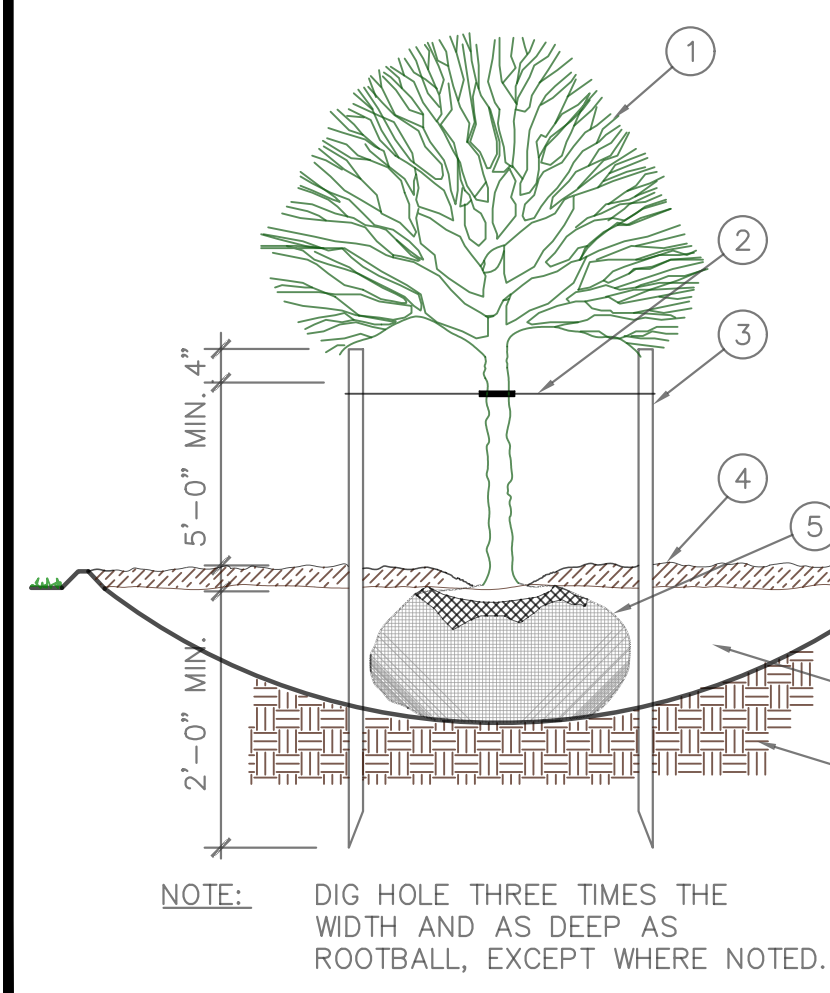
DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR
				1 EMITTER PER 1 GALLON PLANT
				2 EMITTERS PER 5 GALLON PLANT
				4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE

LABELS	
	TURF VALVE NUMBER
	GALLONS PER MINUTE
	VALVE SIZE
	DRIP VALVE NUMBER
	GALLONS PER MINUTE
	VALVE SIZE

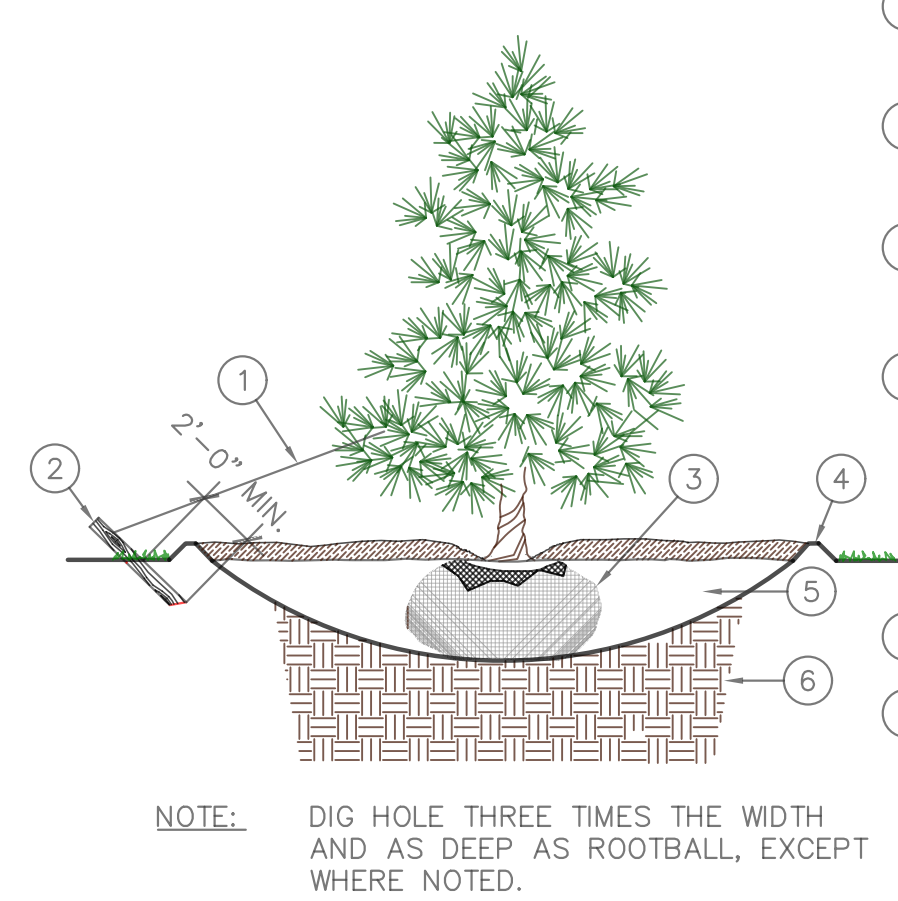
D1 DRIP IRRIGATION ZONE NUMBER



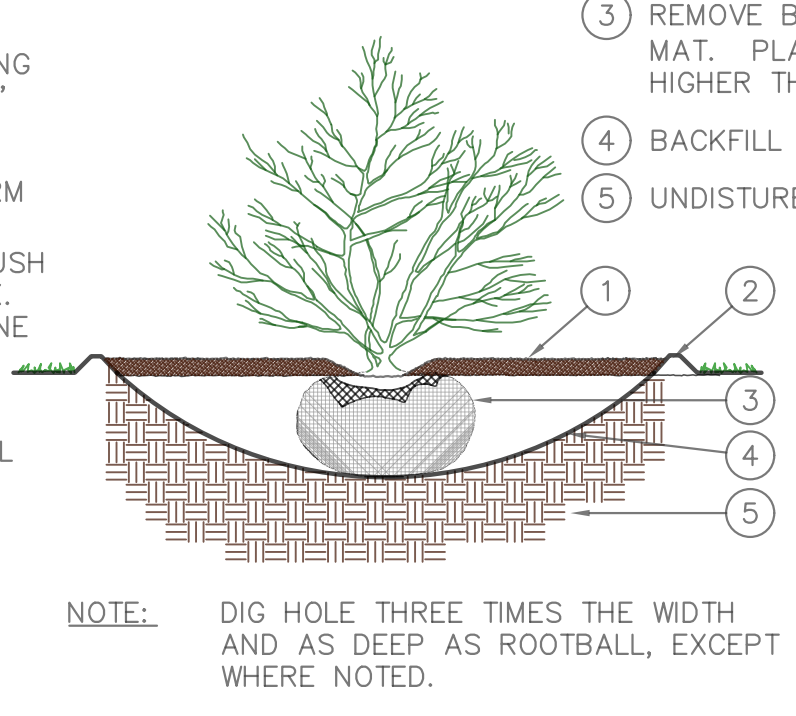
Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.



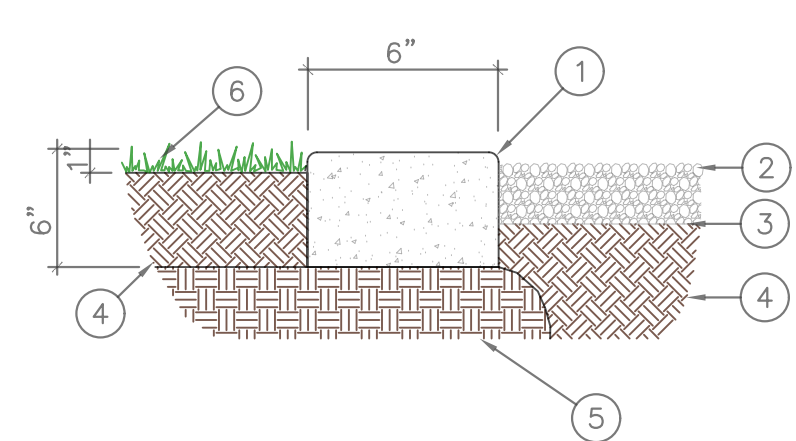
DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



SHRUB PLANTING



CONCRETE MOW STRIP

PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco.com

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

REVISIONS

DATE	DESCRIPTION

Skyrim Townhomes
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Irrigation Plan

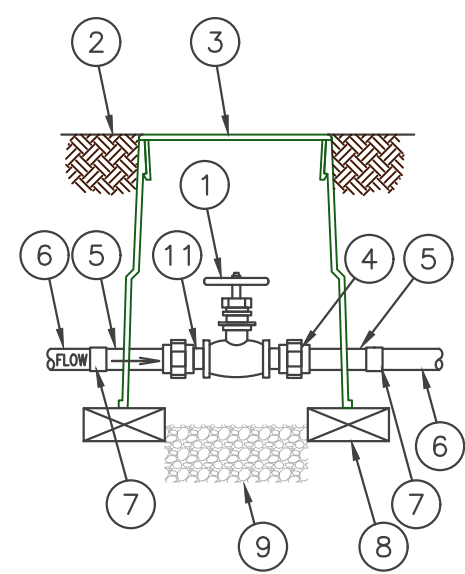
Project Info.
Engineer: KENNETH H. HUNTER, P.E.
N. PETERSON
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36

30
31 Total Sheets

Mike Hancock
APPROVED
01/27/2026

Reeve & Associates, Inc. - Solutions You Can Build On

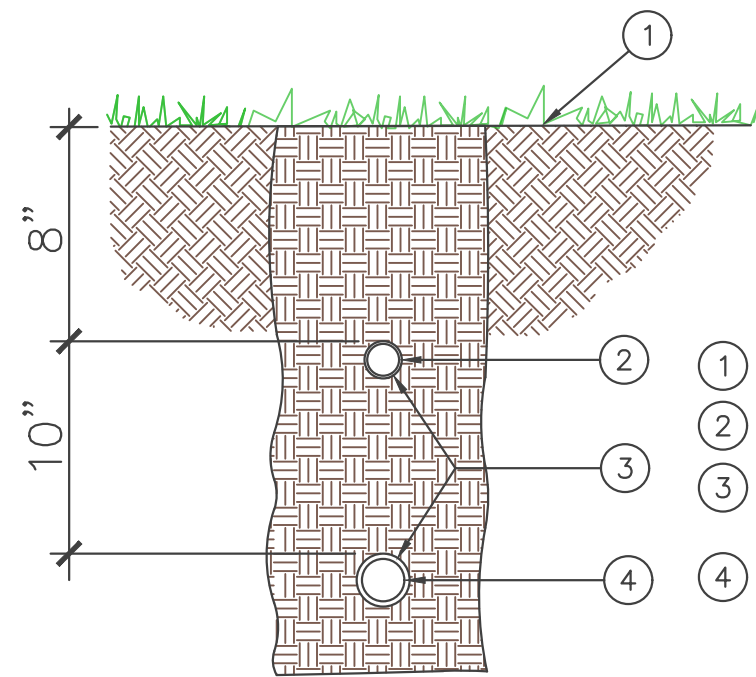
Reeve & Associates, Inc. - Solutions You Can Build On



- 1 GATE VALVE — SEE SCHEDULE
- 2 FINISH GRADE
- 3 VALVE BOX WITH COVER: RAIN BIRD VB-6RND
- 4 ACTION UNIONS
- 5 GALVANIZED NIPPLE — 12" MIN.
- 6 PVC MAINLINE PIPE
- 7 PVC SCH 80 FEMALE ADAPTER
- 8 BRICK (1 OF 2)
- 9 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 10 PVC SCH 40 ELL
- 11 CLOSE NIPPLE

GATE VALVE

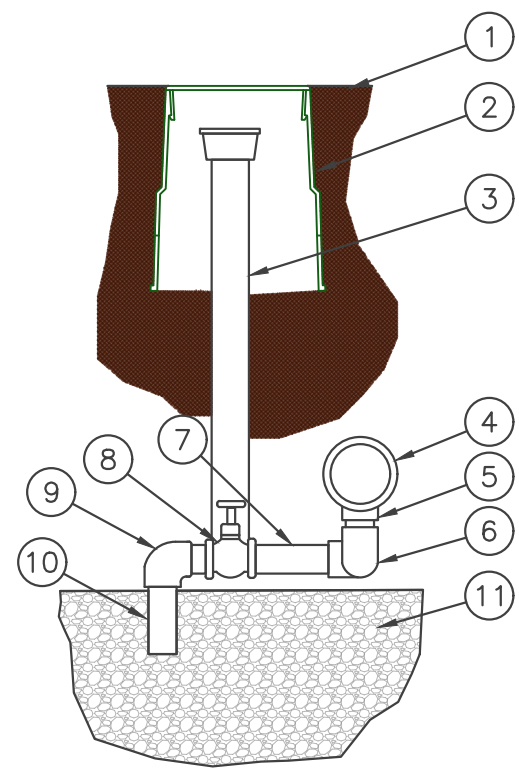
N.T.S.



- 1 FINISH GRADE
- 2 LATERAL LINE
- 3 2" MIN. SAND OR ROCK FREE SOIL AROUND PIPE
- 4 MAIN LINE

TRENCH SECTION

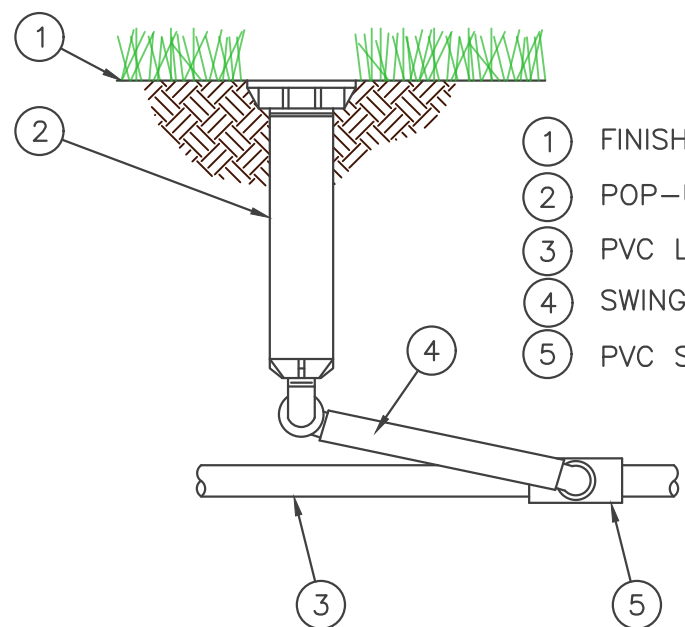
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
 - 2 IRRIGATION VALVE BOX WITH BOLT LID
 - 3 HEIGHT AS REQUIRED
 - 4 PVC MAINLINE
 - 5 SERVICE TEE
 - 6 (2) 3/4" 90 ELL
 - 7 3/4"x12" PVC SCH 80 NIPPLE
 - 8 3/4" DRAIN VALVE—SEE SCHEDULE
 - 9 3/4" PVC SCH 40 ELL
 - 10 3/4" X 6" PVC SCH 80 TOE NIPPLE
 - 11 3/4-INCH WASHED GRAVEL SUMP 5 CUBIC FEET MIN.
- Note: Place at low spot(s) in Mainline to allow for proper winterization

MANUAL DRAIN VALVE

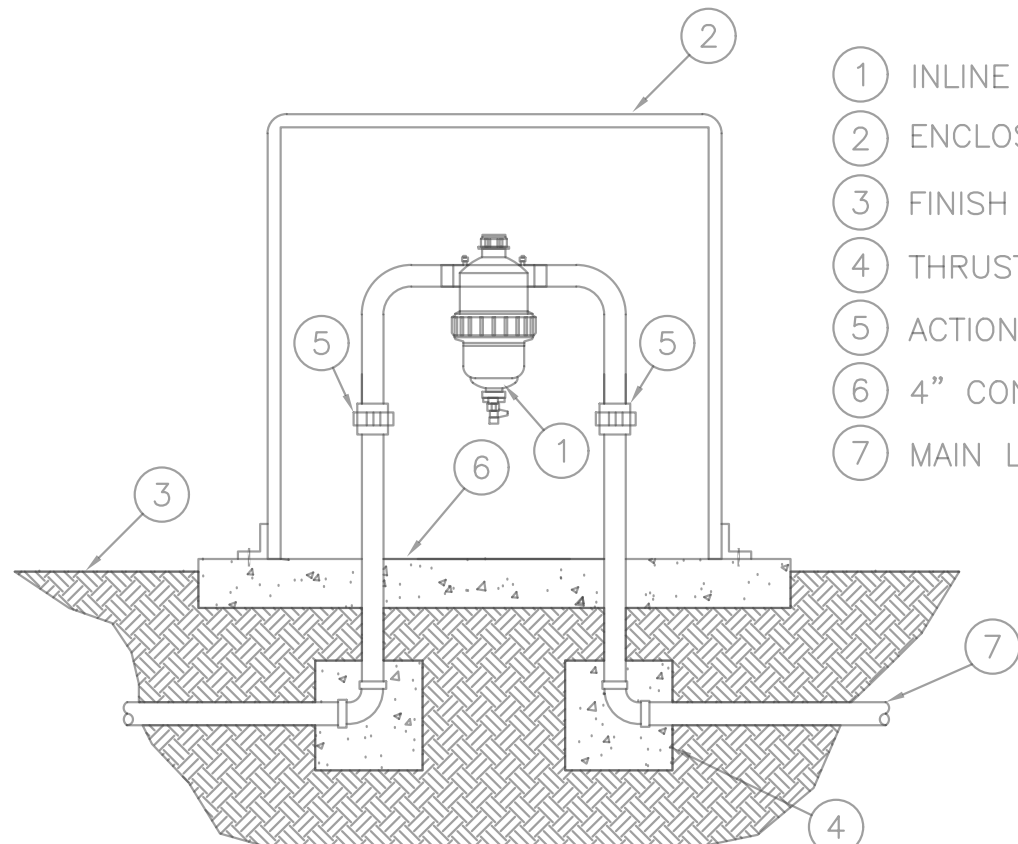
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER:
- 3 PVC LATERAL PIPE
- 4 SWING ASSEMBLY:
- 5 PVC SCH 40 TEE OR ELL

POP-UP SPRAY HEAD

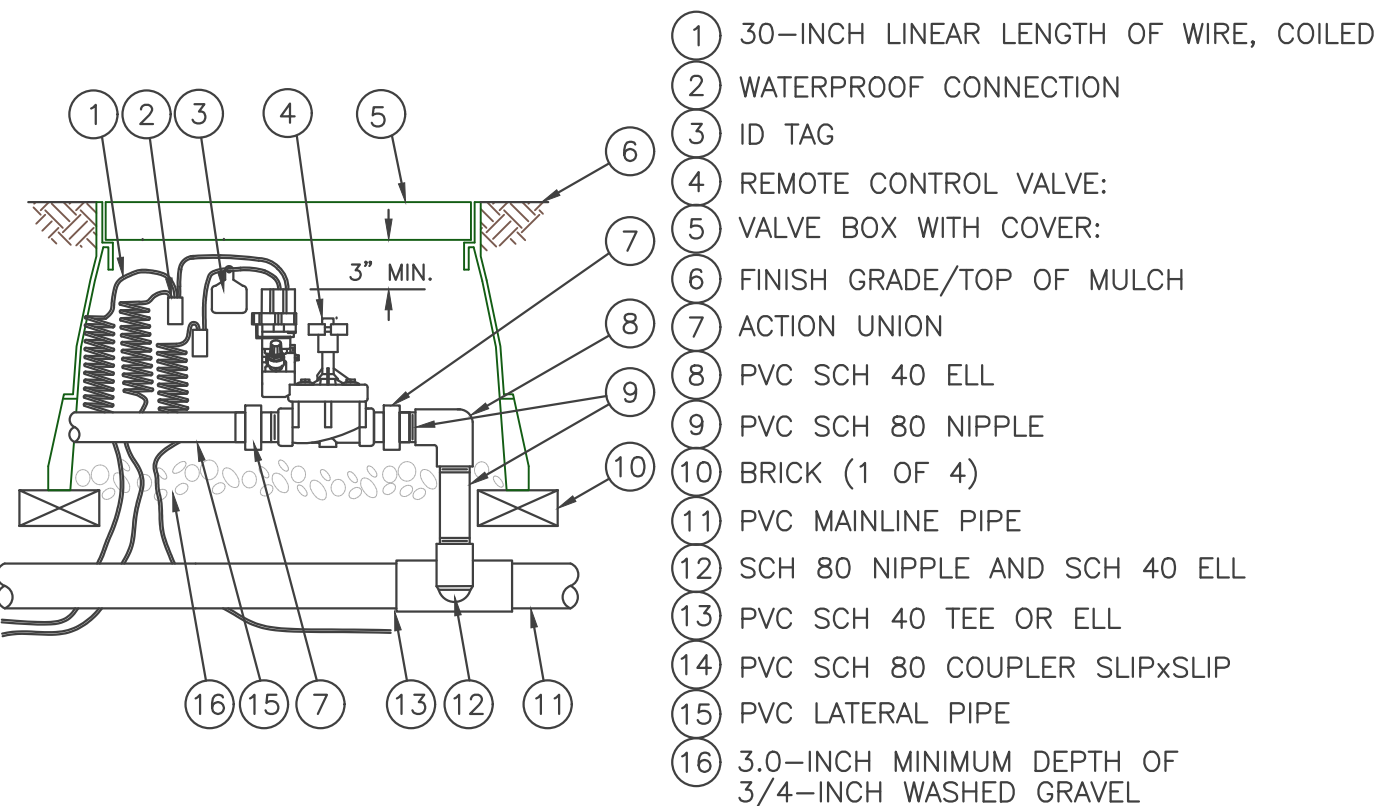
N.T.S.



- 1 INLINE FILTER — SEE SCHEDULE
- 2 ENCLOSURE
- 3 FINISH GRADE
- 4 THRUST BLOCK
- 5 ACTION UNION
- 6 4" CONCRETE PAD
- 7 MAIN LINE

MAINLINE FILTER ASSEMBLY

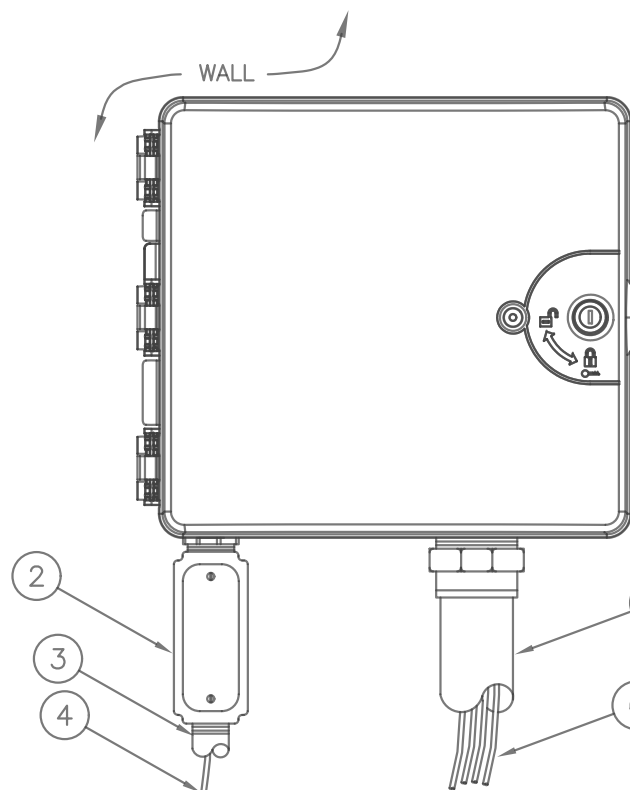
N.T.S.



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION
- 3 ID TAG
- 4 REMOTE CONTROL VALVE:
- 5 VALVE BOX WITH COVER:
- 6 FINISH GRADE/TOP OF MULCH
- 7 ACTION UNION
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 80 COUPLER SLIPxSLIP
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE

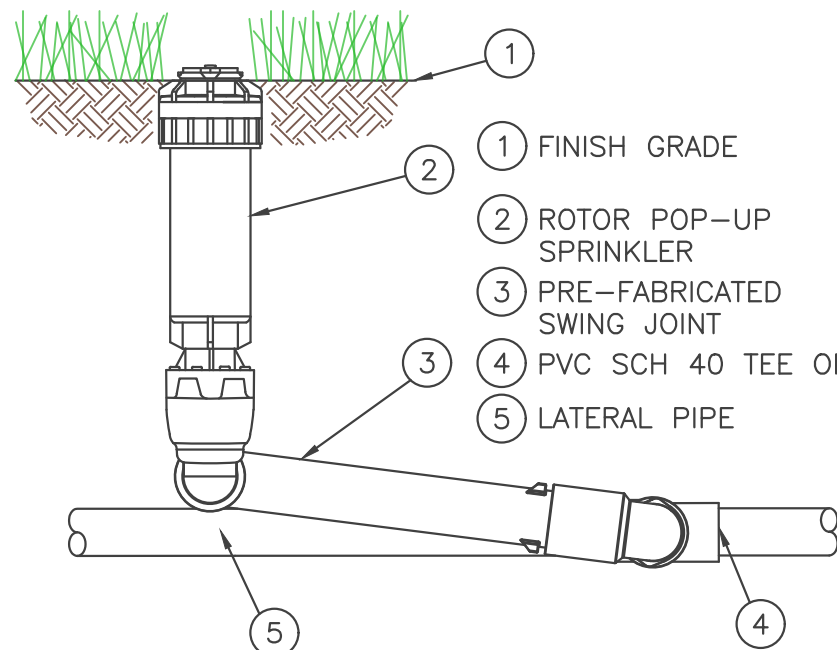
N.T.S.



- 1 IRRIGATION CONTROLLER IN CABINET WITH WALL MOUNT
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- 4 POWER SUPPLY WIRE
- 5 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- 6 WIRES TO REMOTE CONTROL VALVES

IRRIGATION CONTROLLER

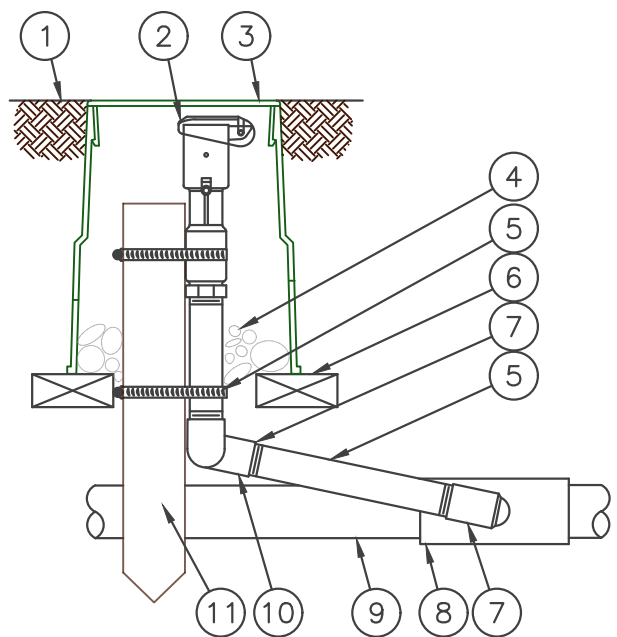
N.T.S.



- 1 FINISH GRADE
- 2 ROTOR POP-UP SPRINKLER
- 3 PRE-FABRICATED SWING JOINT
- 4 PVC SCH 40 TEE OR ELL
- 5 LATERAL PIPE

ROTOR POP-UP HEAD

N.T.S.

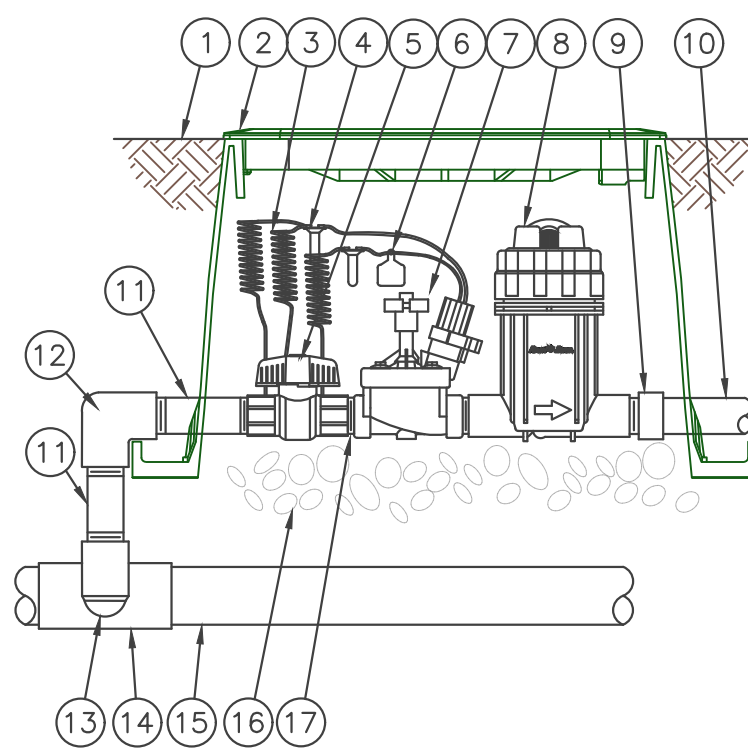


- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLING VALVE
- 3 VALVE BOX WITH COVER
- 4 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2"x2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE: FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

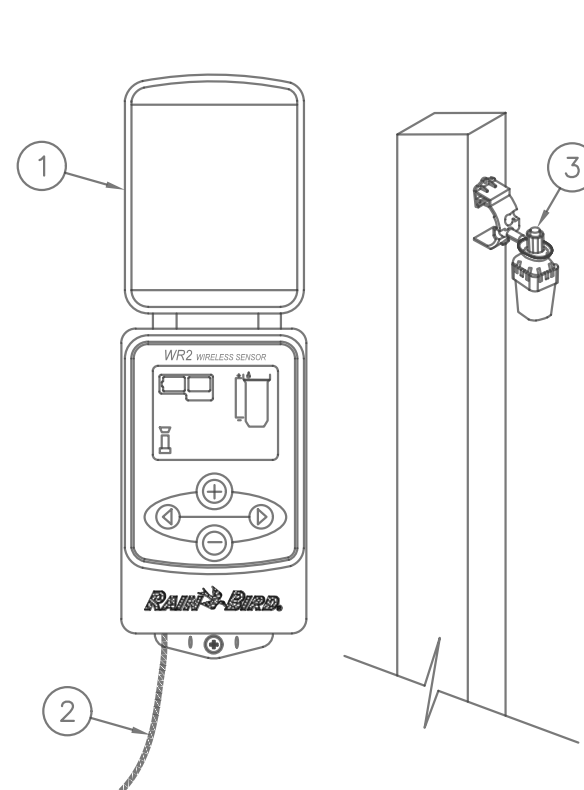
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER:
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION:
- 5 1-INCH BALL VALVE
- 6 ID TAG
- 7 REMOTE CONTROL VALVE
- 8 PRESSURE REGULATING FILTER
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3 INCH MIN. DEPTH OF 3/4" WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE

REMOTE CONTROL DRIP VALVE

N.T.S.



- 1 CONTROLLER INTERFACE
- 2 CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
- 3 RAIN BIRD WR2 SENSOR

CONTROLLER INTERFACE NOTES:

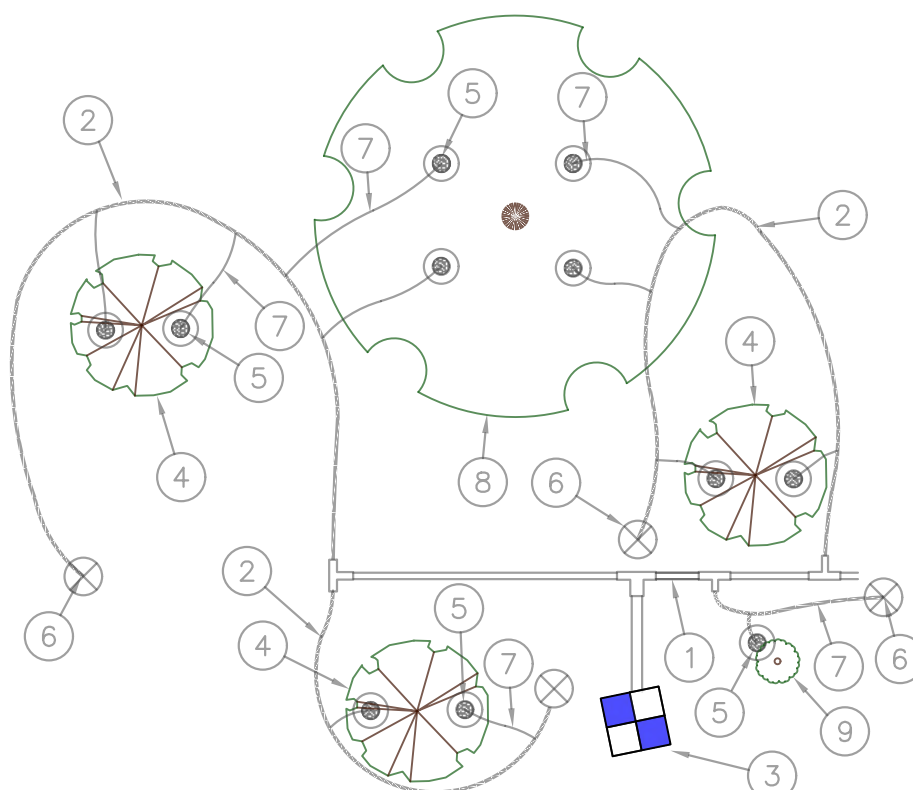
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

SENSOR NOTES:

1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST, GUTTERS, OR BUILDING WALLS.
2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, EAVES, OR IN AREAS AFFECTED BY SPRINKLER SYSTEM OPERATION.

WIRELESS RAIN SENSOR

N.T.S.



- 1 SCH. 40 PVC/POLY LATERAL
- 2 1/2" SOLID DRIP TUBING OR EQUIV. LENGTH NOT TO EXCEED 250'
- 3 DRIP VALVE
- 4 TYPICAL SHRUB
- 5 DRIP EMITTER
- 6 AUTOMATIC FLUSH VALVE
- 7 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
- 8 TYPICAL TREE
- 9 TYPICAL PERENNIAL

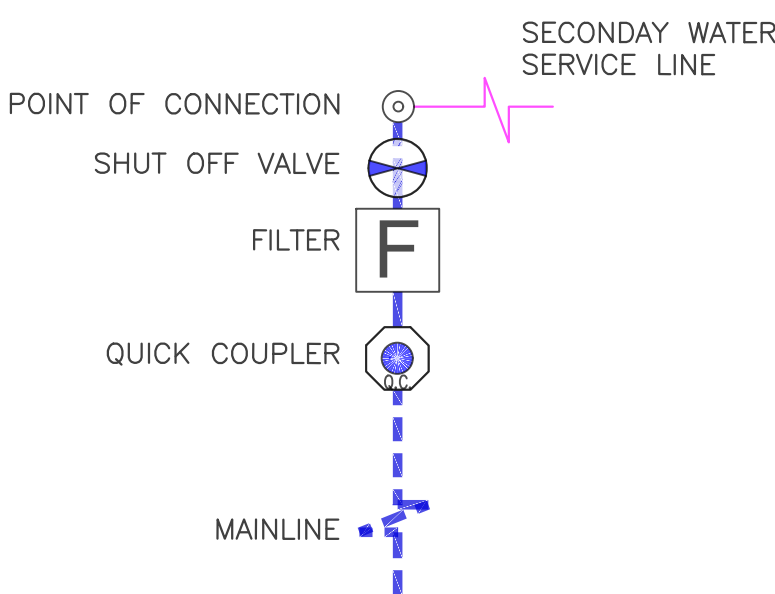
NOTE: *WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.

IRRIGATION NOTES

1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.



POINT OF CONNECTION-SECONDARY

N.T.S.

REVISIONS	DESCRIPTION
DATE	

Skyrim Townhomes

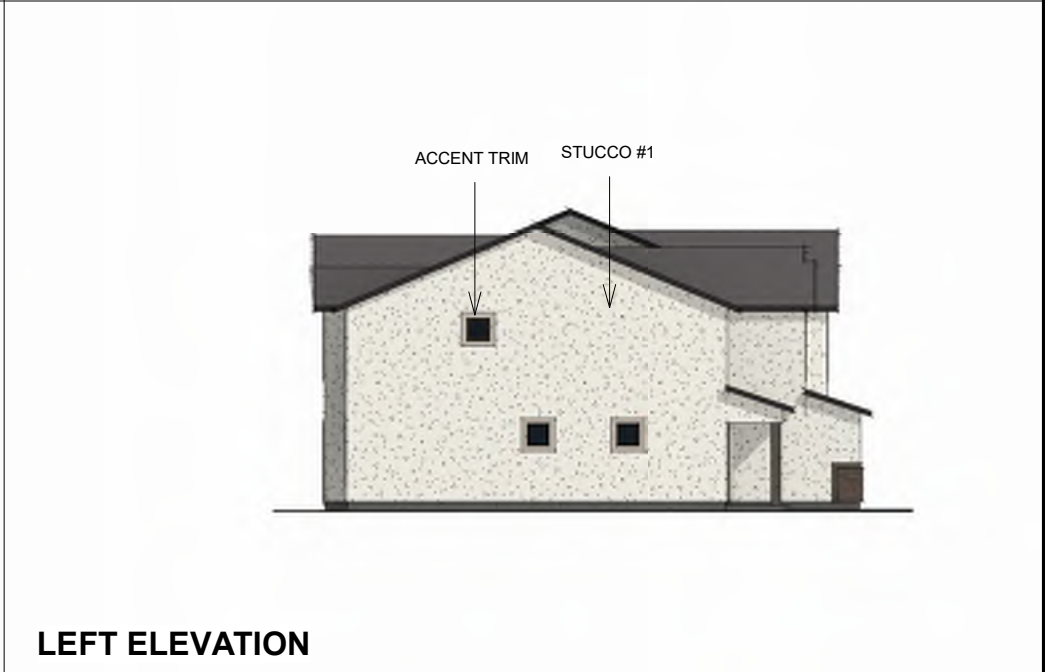
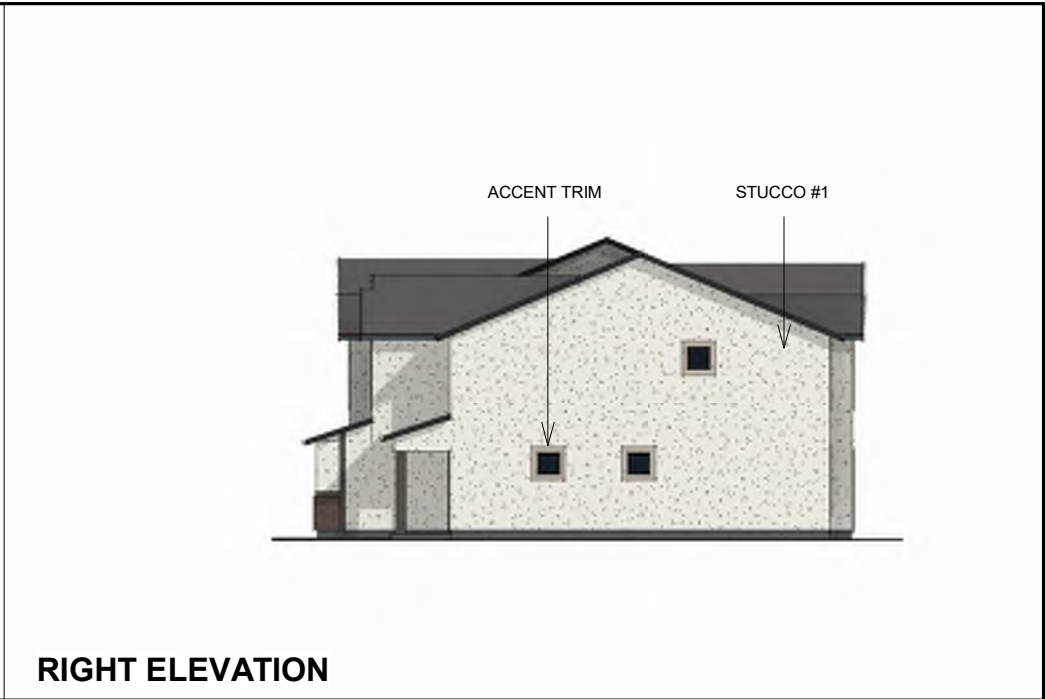
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Irrigation Details



Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Drafter: N. PETERSON
Begin Date: MAY 2025
Name: SKYRIM TOWNHOMES
Number: 7152-36



PLAN MILLBROOK / OAKRIDGE

2-STORY TOWNHOME:

DESERT TRADITIONAL CS#562

LAP SIDING (CEMENTATIOUS OR EQUIVALENT)

BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)

SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

STUCCO

MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK

ASPHALT SHINGLES

REV DATE: 02.02.26

SKY RIM TOWNHOMES

LEFT

REAR

RIGHT

FRONT

D·R·HORTON

America's Builder



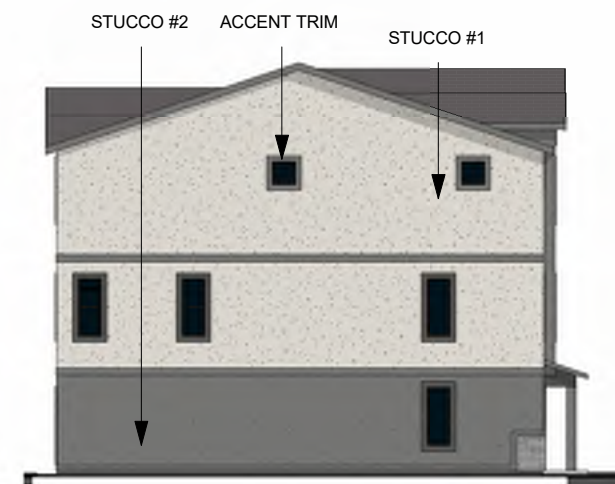
FRONT ELEVATION



RIGHT ELEVATION

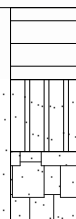


REAR ELEVATION



LEFT ELEVATION

PLAN OLIVER
3-STORY TOWNHOME:
DESERT TRADITIONAL CS#561



LAP SIDING (CEMENTATIOUS OR EQUIVALENT)

BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)

SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

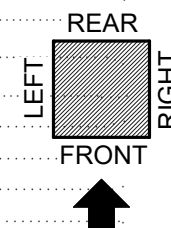


STUCCO

MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK

ASPHALT SHINGLES

SKY RIM TOWNHOMES



REV DATE: 02.02.26

D·R·HORTON
America's Builder



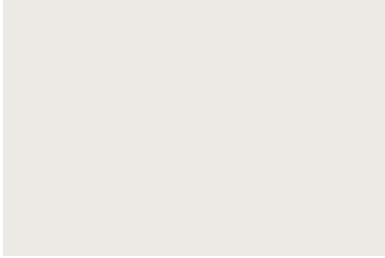
MULTI-FAMILY EXTERIOR COLOR SCHEMES

SKYRIM

V02.2026

MULTI-FAMILY | COLOR SCHEME MF-560

STUCCO #1



SW 7004 SNOWBOUND

GARAGE DOOR / GUTTER



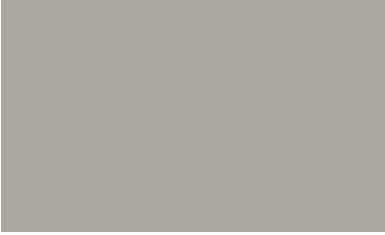
WHITE

SOFFIT / FASCIA



SW 7069 IRON ORE

STUCCO #2



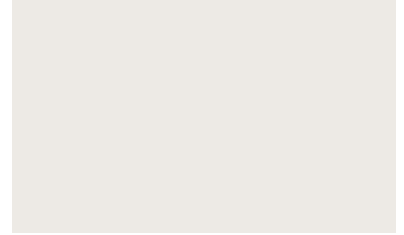
SW 7017 DORIAN GRAY

ENTRY DOOR



SW 9130 EVERGREEN FOG

ACCENT TRIM



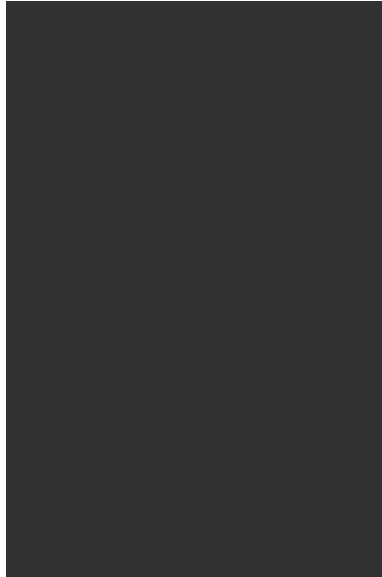
SW 7004 SNOWBOUND

STONE (HARRISTONE)



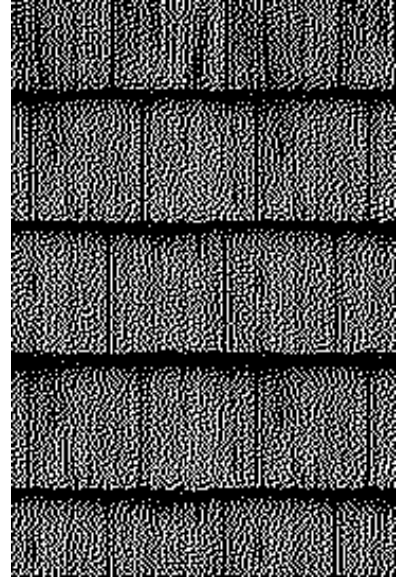
THIN BRICK MIDNIGHT

RAILINGS



BLACK IRON

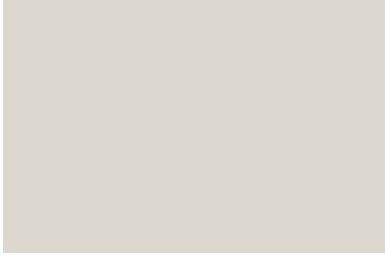
ROOFING (EAGLE)



5503 SEIRRA MADRE

MULTI-FAMILY | COLOR SCHEME MF-561

STUCCO #1



SW 9166 DRIFT OF MIST

STUCCO #2



SW 9565 FORGED STEEL

GARAGE DOOR / GUTTER



BLACK

ENTRY DOOR



SW 9130 EVERGREEN FOG

SOFFIT / FASCIA



BLACK/ SW 7069 IRON ORE

ACCENT TRIM



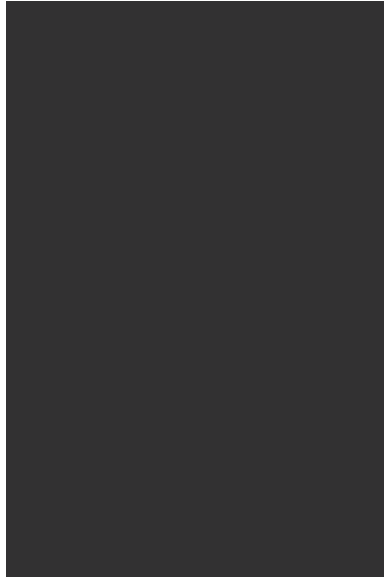
SW 9565 FORGED STEEL

STONE (HARRISTONE)



DRYSTONE HIGHLAND
WHITE MORTAR

RAILINGS



BLACK IRON

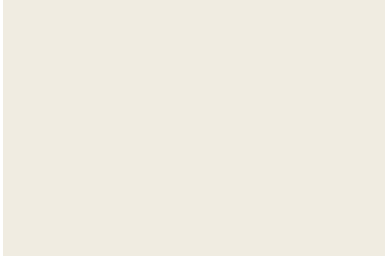
ROOFING (EAGLE)



1699 CHARCOAL RANGE

MULTI-FAMILY | COLOR SCHEME MF-562

STUCCO #1



SW 7551 GREEK VILLA

STUCCO #2



SW 7030 ANEW GRAY

GARAGE DOOR



WHITE

ENTRY DOOR



SW 9130 EVERGREEN FOG

SOFFIT / FASCIA



BLACK/ SW 7069 IRON ORE

ACCENT TRIM



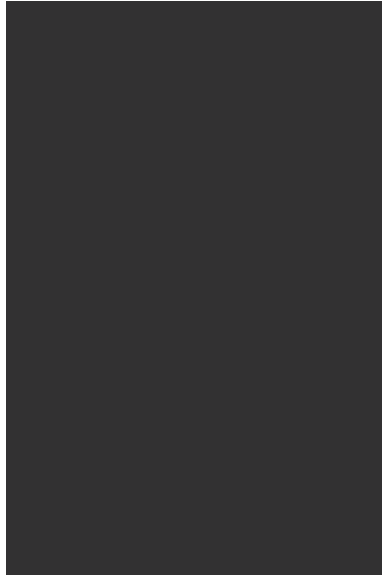
SW 7030 ANEW GRAY

STONE (HARRISTONE)



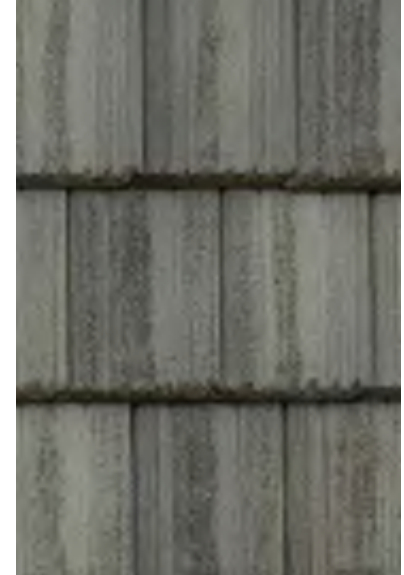
DIVINO LEDGE - HUNTINGTON
DRYSTACKED

RAILINGS / GUTTER



BLACK IRON

ROOFING (EAGLE)



1699 CHARCOAL RANGE

**PRODUCT DESCRIPTION**

An elongated rectangular shaped design that is both minimalist and industrial. Die cast frames of Dark Bronze support Clear glass panels that provide an unobstructed view of the lantern's interior. Customize with your choice of lamps from vintage to tubular.

MEASUREMENTS

DIMENSION : 6" W x 17" H x 7.5" Ext
BACK PLATE : 4.75" W x 8" H x 3.75" HCO
HANGING WEIGHT : 6.05 lb

LAMPING

INPUT VOLTAGE : 120V
BULB : 1 x 60W Incandescent E26 Medium , 60W Total
BULB INCLUDED : (Not Included)
DIMMABLE : Y
LIGHTING_DIRECTION : Down

FINISHES OPTION

 Dark Bronze

GLASS

Clear CL

MATERIAL

Aluminum, Glass

RATINGS

cETLus
Wet Location

**ADDITIONAL**

INSTALL UP/DOWN: Down
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.



WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. | ATLANTA, GA 30336

P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

CHIP | FLUSH MOUNT

57690 | 57692 | 57694 | 57695 | 57697 | 57699

- Size options: 5," 6.5," 7," and 9"
- Available in 3000K (Made-to-order Color Temperatures available)
- Suitable for Closets according to NEC Section 410.8 & 410.16
- Available in Black (BK), Satin Nickel (SN) and White (WT)
- Dimmable with Triac and ELV Dimmers
- Pendant light accessory available (sold separately)
- Easy to install: fits in 3-0 and 4-0 Outlet Box (pancake and mud ring acceptable)
- Edge-Lit LED Technology
- Suitable for Wet Location, for use on ceilings outdoor and above showers
- IP54 Rating

Job Name : _____

Job Type : _____

Quantity : _____

Comments : _____



Round



Square



57600
PENDANT ACCESSORY
(Sold Separately,
Fixture NOT included)

PRODUCT DESCRIPTION

This low profile flush mount is our entry level Wafer. Manufactured of a plastic shell with aluminum backing, the Chip brings all the look of the Wafer at economical pricing for residential applications. The bright and even lighting effect is delivered by edge-lit technology offering an upscale surface mount solution to substitute recessed can lighting. Use the optional pendant adapter to convert any size to a hanging fixture.



MEASUREMENTS

MODEL	DIMENSION
57690 RD	5.25"W x 0.75"H x 5.25"L
57692 RD	7"W x 0.75"H x 7"L
57694 RD	9" W x 0.75" H x 9"L
57695 SQ	5"W x 0.75"H x 5"L
57697 SQ	6.4"W x 0.75"H x 6.4"L
57699 SQ	8.5" W x 0.75" H x 8.5"L

LAMPING

BULB TYPE	CRI	COL TEMP.	LUMENS DEL	DIMMABLE	INPUT
12W PCB Integrated LED	90+	3000K	750	Triac CL/ELV	120V
16W PCB Integrated LED	90+	3000K	1100	Triac CL/ELV	120V
18W PCB Integrated LED	90+	3000K	1250	Triac CL/ELV	120V
12W PCB Integrated LED	90+	3000K	900	Triac CL/ELV	120V
15W PCB Integrated LED	90+	3000K	1050	Triac CL/ELV	120V
18W PCB Integrated LED	90+	3000K	1250	Triac CL/ELV	120V

FINISHES OPTIONS:

- Satin Nickel (SN) 
- White (WT) 
- Black (BK) 

MATERIAL:
Polycarbonate + Steel

GLASS:
White

AVAILABLE SIZE:
5" | 6.5" | 7" | 9"

RATINGS:
cETLus
Wet Location
Title 24 JA8 Compliant
Energy Star
ADA



ADDITIONAL:
INSTALL UP/DOWN: UP
RATED LIFE: 50,000 hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)
WIRE LENGTH 8"L

Always consult a qualified electrician before installing any lighting product



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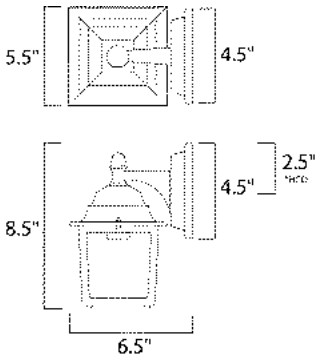
EASTERN DISTRIBUTION CENTER
101 GARDNER PARK | PEACHTREE CITY, GA 30269

P. 626.956.4200 | F. 626.956.4225 | maximlighting.com



PRODUCT DESCRIPTION

Maxim Lighting's commitment to both the residential lighting and the home building industries will assure you a product line focused on your basic lighting needs. With the Builder Cast collection you will find quality lighting that is well designed, well priced and readily available.



*Height from bottom of bulb to the top of the fixture

MEASUREMENTS

DIMENSION : 5.5" W x 8.5" H x 6.5" Ext
BACK PLATE : 4.5" W x 4.5" H x 2.5" HCO
HANGING WEIGHT : 1.78 lb

LAMPING

INPUT VOLTAGE : 120V
LUMENS : 0 Rated
BULB : 1 x 60W Incandescent E26 Medium , 60W Total
BULB INCLUDED : (Not Included)
DIMMABLE : Yes

FINISHES OPTION

- Black
- Empire Bronze
- Pewter
- Rust Patina
- White

GLASS

Clear CL

MATERIAL

Die Cast Aluminum

RATINGS

cETLus
Wet Location



ADDITIONAL

RATED LIFE 2500 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.



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STAFF COMMENTS

Agenda Date:	02/12/2025 – Planning Commission
Application Number:	LUCA26-01
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 7 regarding the approval authority for conditional use permits for metal buildings.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion: Staff was directed by the Planning Commission to prepare a proposed amendment to the land use code regarding conditional use permits for metal buildings. Currently, the ordinance classifies metal buildings in residential and commercial zones as conditional uses, with the Planning Commission serving as the approval authority. Staff is proposing a minor revision to designate the Zoning Administrator, instead of the Planning Commission, as the approval authority for conditional-use requests for metal buildings. This change would streamline the approval process for metal buildings in residential and commercial zones while allowing the Planning Commission to focus on more substantive agenda items. The amendment is intended to improve processing times without changing the underlying development standards.

Recommendation:

Staff requests that the Planning Commission send a recommendation of approval of the proposed land use code amendment to the City Council.

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

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

B. *Authority.*

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

Agricultural industry.

Agritourism activities.

Animal specialties.

Assisted living facility.

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

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

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

~~Metal building in commercial and residential zones.~~

Multi family in commercial zones.

Public stable.

Reception center.

Recreation and entertainment, outdoor.

Fences or walls of greater height.

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

Animals and fowl for recreation and family food production.

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

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

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

Metal building in commercial and residential zones.

h. Standards for metal buildings.

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

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

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

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

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

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

**Hurricane Planning Commission
Meeting Minutes
December 11, 2025**

Minutes of the Hurricane City Planning Commission meeting held on December 11, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Kelby Iverson, Michelle Smith, and Amy Werrett.

Members Excused: Brad Winder

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, Water Department Representative Kory Wright, and Councilman Kevin Thomas.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Steve Nation

Prayer and/or thought by invitation given by Shelley Goodfellow

Ralph Ballard motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment Request to 7.27 acres located at approximately 2300 S 1100 W from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel number H-3-2-10-3391.

No comments

2. A Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the definition of front yards on flag lots.

Amy Heaton shared that she lives on a flag lot. She expressed her desire for this change which would turn her current front yard to her side yard and allow her to build an ADU in the front of her current home.

3. A Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding development standards for Single Family Residential R1-4 zones.

No comments

4. A Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4 regarding the Appeals Board.

No comments

OLD BUSINESS

1. ZC25-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J. Andrew Hall, Applicant. Bush & Gudgell-Ryan Lay, Agent.

Bob Hermandson, representing the applicant through Bush and Gudgell, presented the request, which was previously reviewed on June 12, 2025, and stated that the proposal has been revised to address prior concerns. He explained that the applicant is proposing a zoning transition to create a buffer between the Pecan Valley Resort zoning and adjacent residential zoning, transitioning from resort to R1-6 and R1-8. He presented a revised zoning plan along with proposed access and utility plans and stated that discussions have occurred with surrounding property owners regarding extension of utilities and road access. He stated the applicant is requesting approval of the zoning change in order to provide agreements and dedications with the preliminary plat.

Gary Cupp stated that staff has met with the applicant and continues to recommend denial. He stated that staff remains concerned that the proposed secondary access is not adequate and that the drafted agreements do not sufficiently guarantee access or services. He identified the primary concern as the lack of a paved and dedicated secondary access and stated that staff has not received confirmation from other departments verifying service availability.

Kelby Iverson asked about the general plan designation. Mr. Cupp stated that the property is designated Planned Community. Commissioner Iverson asked about surrounding land uses and neighbor input, noting the area is surrounded by agricultural uses. Mr. Hermandson stated that development to the north has not built out to that extent. Fred Resch noted that higher-density development has been approved to the north but has not yet been constructed. Mr. Hermandson stated the proposal is intended to transition from higher density to lower density residential uses. Commissioner Iverson stated that smaller residential lots adjacent to agricultural uses may raise concerns.

Paul Farthing stated that he does not have an issue with the concept of the project but believes the request is premature without adequate secondary access and recorded agreements. Mr. Hermandson asked whether acquiring the right-of-way and constructing the road prior to zoning approval would address the concern. Mr. Farthing stated that approving zoning prior to infrastructure construction has previously resulted in City liability and is not preferred.

Michelle Smith asked whether the project would develop prior to Pecan Valley. Mr. Hermandson stated that the project would proceed as soon as possible and that improvements would be completed with Phase 1. He stated that access currently relies on a prescriptive easement. Ralph Ballard stated that some agricultural neighbors are opposed to the proposal and asked about the extent to which a prescriptive easement can be developed. Dayton Hall explained that there are different types of easements and that prescriptive easements are based on long-term use. Commissioner Ballard stated that written comments have been submitted and that the circumstances have not changed since the June meeting.

Mr. Hermandson stated that the proposal includes construction of a new road and use of an existing roadway from Pecan Valley and that the project does not rely on the Turf Sod Road prescriptive easement. He stated the prescriptive easement would be dedicated to the City and that utilities and half-width road improvements would be installed by the applicant as development occurs. Commissioner

1 Ballard stated that nearby residents purchased property in the area for specific reasons and expressed
2 understanding of their concerns.

3
4 Amy Werrett stated that Turf Sod Road is a master-planned roadway and will require improvement
5 regardless. Mr. Hall stated that roadway improvements would occur as development proceeds and that
6 the intent is not to leapfrog development. Shelley Goodfellow asked to be shown the primary and
7 secondary access points, which Mr. Hermandson identified on the map. Mr. Hall stated that the
8 proposed improvements rely on private agreements that the City is not a party to and therefore cannot
9 enforce. He suggested that the applicant may consider pursuing a development agreement with the City
10 Council.

11
12 Commissioner Goodfellow asked why the project would not be allowed if addressed through a
13 development agreement. Mr. Hall stated that the master-planned roadway is impact-fee voucher eligible
14 and that the City would ultimately participate in its construction. Commissioner Smith asked what type of
15 bond would be required. Mr. Hermandson stated a cash bond would be provided.

16
17 Commissioner Werrett asked what options would remain if the request is not approved. Mr. Hermandson
18 stated that the property would not be developed. Commissioner Goodfellow stated that when compared
19 to other zone change requests, the proposal does not appear to constitute leapfrog development, as
20 development exists nearby, and that the applicant is proposing improvements to address service
21 concerns. She stated she did not understand staff's position preventing the applicant from constructing
22 improvements to demonstrate adequate services.

23
24 Commissioner Iverson stated that the Commission should consider whether the proposed zoning
25 transition provides an appropriate buffer and expressed concern about continuing to approve additional
26 zone changes while previously approved zone changes, preliminary plats, and development agreements
27 remain incomplete.

28
29 *Paul Farthing motioned a recommendation of denial on ZC25-16 to the City Council despite the efforts*
30 *they are making because based on the findings, the facilities are inadequate. Michelle Smith seconded*
31 *the motion. Roll call. Kelby Iverson – aye, Paul Farthing – aye, Michelle Smith – aye, Mark Sampson –*
32 *aye, Ralph Ballard – aye, Amy Werrett – aye, Shelley Goodfellow – nay, she would like the Council to*
33 *look at a development agreement that gets the secondary access to this area faster. Motion carries.*

34 35 **NEW BUSINESS**

36 37 **1. LUCA25-12: Discussion and consideration of a recommendation to the City Council** 38 **on a Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the** 39 **definition of front yards on flag lots.**

40 No comments from the commission.

41
42 *Amy Werrett motioned a recommendation of approval of LUCA25-12 to the City Council. Shelley*
43 *Goodfellow seconded the motion. Unanimous.*

44 45 **2. ZC25-17: Discussion and consideration of a possible approval of a Zone Change** 46 **Amendment request on 1.02 acres located at approx.. 100 N and Black Rock Rd from MH/RV with** 47 **a PDO, Mobile Home/RV with a Planned Development Overlay, to GC. Western Commercial Real** 48 **Estate, Applicant. Joby Venuti, Agent.**

49 Joby Venuti stated that he initially sought a land use code change to allow larger residential units,
50 increasing from approximately 900-square-foot units to two-story units of approximately 1,200 square
51 feet. He stated that this request was denied by the City Council. He further stated that, under the current

1 zoning and configuration, the Canyons project is not workable and that the preferred option is to add the
2 subject property to the adjacent General Commercial zoning. He stated that he does not currently have
3 a specific commercial development plan but does not intend to move forward with the Canyons
4 development as currently approved. He stated that if residential units suitable for long-term occupancy
5 are not allowed, he does not plan to develop the property.
6

7 Mr. Venuti stated that development to the north is experiencing difficulties with existing mobile homes.
8 Mark Sampson asked about the planned width of 2800 West. Jeremy Pickering stated that 2800 West is
9 master planned as a 90-foot roadway and that the necessary rights-of-way have already been secured.
10 Commissioner Sampson asked whether the area is intended to function as a commercial hub. Mr.
11 Pickering responded that it is planned to be a commercial area.
12

13 Commissioner Sampson asked why two-story homes on the lots were not acceptable. Kevin Thomas
14 stated that he could not speak to all of the reasoning behind the prior decision, only that the request was
15 not supported. Kelby Iverson stated that he did not have an issue with two-story units but expressed
16 surprise that 900-square-foot units would not be considered marketable. Mr. Venuti responded that the
17 lots are too small for that unit size.
18

19 Ralph Ballard referenced written comments received, including one indicating potential legal action. He
20 stated that the lots are within an RV park subdivision and are now proposed to be removed and
21 expressed concern that funding may not be available to extend utilities. Mr. Venuti stated that the lots
22 are not currently developed and that he pays approximately \$39 per lot per year, which may benefit the
23 subdivision. Commissioner Ballard stated that the subdivision was purchased with an understanding of
24 its existing configuration.
25

26 Dayton Hall stated that the City would not review or enforce private agreements related to the proposal
27 and expressed hope that the applicant has community support to proceed. Mr. Venuti stated that he
28 does not intend to develop the subject lots within the existing subdivision. Mr. Hall asked whether the
29 applicant believes he has the right to remove the lots from the subdivision. Mr. Venuti stated that he
30 does and that he could obtain an affidavit from the HOA if necessary.
31

32 Commissioner Ballard asked about anticipated sale prices for the units. Mr. Venuti stated that
33 approximately 900 square-foot units would sell for about \$280,000 and that two-story units of
34 approximately 1,250 square feet with a small 1.5-car garage would sell for approximately \$350,000 per
35 unit.
36

37 *Shelley Goodfellow motioned a recommendation of approval of ZC25-17 to the City Council. Paul*
38 *Farthing seconded the motion. Shelley Goodfellow, Amy Werrett, Mark Sampson, Michelle Smith, Paul*
39 *Farthing – aye. Ralph Ballard and Kelby Iverson – nay. Motion carries.*
40

41 **3. ZC25-21: Discussion and consideration of a recommendation to the City Council**
42 **on a Zone Change Amendment Request to 7.27 acres located at approximately 2300 S 1100 W**
43 **from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel number**
44 **H-3-2-10-3391. Scott Stratton, Applicant. Karl Rasmussen, Agent.**

45 Scott Stratton stated that he is requesting a zone change and does not currently have a specific
46 development plan. He stated that the property is adjacent to two 90-foot rights-of-way and that 1100
47 West has already been dedicated to the City. He stated that he believes the location is appropriate given
48 its access and proximity to surrounding infrastructure.

49 Shelley Goodfellow stated that she feels the location is appropriate due to its proximity to the airport and
50 noted that the applicant is seeking the zone change prior to nearby residential development, providing
51 notice to future neighbors. She stated her primary concern is the availability of utilities. Mr. Stratton

1 explained proposed sewer service from an existing sewer manhole. Commission and staff discussed the
2 alignment of 1100 West and access to the property.

3
4 Dayton Hall stated that the Power Department raised concerns that the service line supplying the
5 property is currently at capacity. He stated that Mr. Stratton has previously paid into a power agreement
6 guaranteeing service to other developments and that approved capacity could potentially be reallocated
7 to serve this property. Mr. Stratton stated that he is not currently using any of the power capacity he has
8 purchased.

9
10 Amy Werrett stated that the proposed use is needed in the area and that the location near the airport is
11 appropriate. Ralph Ballard stated that industrial development has been identified as a need for the City
12 and asked whether power capacity is quantified. Mr. Hall confirmed that it is.

13
14 Michelle Smith referenced a prior work meeting where collapsible soils in the area were discussed and
15 noted that the report identified light industrial uses as most suitable for the soil conditions. Paul Farthing
16 stated that a pocket light industrial designation is appropriate for the area.

17
18 Commissioner Goodfellow asked about progress being made by the Power Department to increase
19 capacity in the area. Mr. Hall stated that the Power Board has approved two additional substations on
20 the south end of the City, that fees are being collected to fund construction, and that the City is securing
21 easements for transmission lines. He stated that, to his understanding, the two additional substations will
22 provide sufficient power to serve developments along the City's southern boundary..

23
24 *Amy Werrett motioned a recommendation of approval of ZC25-21 to the City Council. Michelle Smith*
25 *seconded the motion. Unanimous.*

26
27 **4. AFP25-13: Discussion and consideration of a possible approval of an amended**
28 **final plat for Dixie Springs Plat B Lots 58 & 59 located at 4051 W Dorothy Circle. Matt Dickey,**
29 **Applicant. Terry Spinks, Agent.**

30 No comments from the commissioners.

31
32 *Shelley Goodfellow motioned to approve AFP25-13 subject to staff and JUC comments. Ralph Ballard*
33 *seconded the motion. Unanimous.*

34
35 **5. AFP25-14: Discussion and consideration of a possible approval of an amended**
36 **final plat for Gateway Industrial Park Lot 3D, located at 395 N 5500 W. Chris Jenkins, Applicant.**

37 It was stated that the applicant is proposing to construct a shop for the property owners and that
38 relocating the structure into the existing nook would allow removal of the existing 50-foot easement,
39 which was described as outdated. Mark Sampson asked why the easement exists in that location.
40 Jeremy Pickering stated that the easement was originally intended to accommodate a planned on- and
41 off-ramp, which is now proposed to be relocated closer to Cottonwood Trail.

42
43 *Paul Farthing motioned to approve AFP25-14 subject to staff and juc comments. Amy Werrett seconded*
44 *the motion. Unanimous.*

45
46 **6. FSP25-38: Discussion and consideration of a final site plan for Hurricane Dental, a**
47 **medical office, located at 779 W 100 N. Charles Elkington, Applicant. Riley Young, Agent.**

48 Staff stated there were no concerns with the proposal. Amy Werrett asked whether any outside lighting
49 requirements would apply. Fred Resch stated that exterior lighting is not required by code; however, if
50 lighting is installed, it must comply with the City's lighting standards.

1 Amy Werrett motioned to approved FSP25-38 subject to staff and JUC comments. Ralph Ballard
2 seconded the motion. Unanimous.
3

4 **7. AFP25-15: Discussion and consideration of a possible approval of an amended**
5 **final plat for Rock View Estates Lot 33, located at 3289 S Cliffs Drive. Stuart Bonomo, Applicant.**
6 **Terry Spinks, Agent.**

7 Terry Spinks shared that they are just moving the drainage easement further to the east.
8

9 Kelby Iverson motioned to approve AFP25-15 subject to staff and JUC comments. Amy Werrett
10 seconded the motion. Unanimous.
11

12 **8. FSP25-42: Discussion and consideration of a possible approval of a final site plan**
13 **for Exceptional Healthcare, a hospital located at 280 N Foothills Canyon Dr. Exceptional**
14 **Healthcare, Applicant. Daniel Stewart, Agent.**

15 Daniel Stewart stated that the project has received JUC approval and that the applicant is prepared to
16 proceed. Amy Werrett asked where the emergency room entrance is located. Mr. Stewart identified the
17 location on the presented plan. Michelle Smith asked whether the proposal has been presented to other
18 cities in the area. Mr. Stewart stated that this is the first time the proposal has been presented in Utah.
19

20 Amy Werrett motioned to approve FSP25-42 subject to staff and JUC comments. Shelley Goodfellow
21 seconded the motion. Unanimous.
22

23 **9. AFSP25-05: Discussion and consideration of a possible approval of an amended**
24 **final site plan for Glampers Inn for RV rental and sales as well as an additional restaurant located**
25 **at 505 S Sand Hollow Road. Scott Nielson, Applicant.**

26 Scott Nielson stated that there is currently no restaurant on the site but that the applicant is prepared to
27 construct one. He stated the restaurant will provide food and beverages to water park guests. He stated
28 that parking has been dedicated, paved, and striped to eliminate confusion. He explained that the small
29 dealership is intended for RV sales. He stated that the cabins are currently booked for an extended
30 period and that RV rentals will be offered to guests. He stated that guests sometimes purchase the RVs
31 they rent, which would increase occupancy within the RV park.
32

33 Paul Farthing motioned to approve AFSP25-05 with the exception of disregarding staff finding #2. Kelby
34 Iverson seconded the motion. Unanimous.
35

36 **10. LUCA25-13: Discussion and consideration of a recommendation to the City Council**
37 **on a Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding**
38 **development standards for Single Family Residential R1-4 zones. Hurricane City, Applicant.**

39 Kevin Thomas presented a PowerPoint outlining proposed amendments to the R1-4 zoning ordinance.
40 He stated the presentation included information on housing affordability, the type of residential product
41 that could be developed within the R1-4 zone, and proposed ordinance changes. He explained that the
42 primary proposed change would remove the requirement that R1-4 zoning be adjacent to R1-6 or R1-8
43 zoning. Additional proposed changes include increasing minimum lot width from 50 feet to 63 feet to
44 encourage wider lots, requiring roadway shoulders to accommodate parking, allowing covered patios up
45 to five feet deep within front and rear setbacks, and permitting a single room to encroach into front or
46 rear setbacks. He stated the intent of the amendments is to provide flexibility while maintaining R1-4 as
47 a tool to support affordable housing.

48 Kelby Iverson stated that he prefers R1-4 housing over apartments or other higher-density products and
49 that the existing adjacency restrictions are important. He stated that R1-4 zoning should remain adjacent
50 to R1-6 or R1-8 zoning. Paul Farthing stated that while he agrees with the intent, the City should retain
51 discretion to allow R1-4 zoning in appropriate locations. Commissioner Iverson stated that limiting

1 discretion through defined parameters can help avoid poor zoning decisions. Commissioner Farthing
2 stated that discretion is necessary to respond to unique circumstances, citing proximity to schools as an
3 example.

4
5 Michelle Smith stated that current housing costs are high and that the proposed ordinance changes
6 clearly outline development standards that could result in quality residential neighborhoods. Ralph
7 Ballard stated that, if the goal is affordability, the City should consider restricting home size to maintain
8 affordability. Councilman Thomas stated that there may be legal limitations on imposing such
9 restrictions. Dayton Hall stated that square footage caps could be considered if desired.

10
11 Amy Werrett stated that she supports the wider lot widths and believes they contribute to a
12 neighborhood-oriented design. She stated that zoning placement should remain discretionary. Shelley
13 Goodfellow stated that while she supports wider lots, she is concerned that increased roadway width
14 requirements could raise development costs and impact affordability. She stated that she does not
15 support imposing square footage restrictions.

16
17 *Paul Farthing motioned a recommendation of approval of LUCA25-13 to the City Council. Michelle Smith*
18 *seconded the motion. Roll call. Kelby Iverson – nay, he doesn't think we should omit the requirement*
19 *that it cannot be adjacent to residential agriculture or straight agriculture, Paul Farthing – aye, Michelle*
20 *Smith – aye, Mark Sampson – aye, Ralph Ballard – nay, he thinks this will drive up the cost of housing if*
21 *we do not restrict the max square footage of home, Amy Werrett – aye, we don't restrict where other*
22 *single family zones can be put. Shelley Goodfellow – aye. Motion carries.*

23
24 **11. LUCA25-14: Discussion and consideration of a recommendation to the City Council**
25 **on a Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4**
26 **regarding the Appeals Board. Hurricane City, Applicant.**

27 Gary Cupp stated that the current compensation structure operates under contract rates and that the
28 proposal would change compensation to a set fee rather than renewing individual contracts. He stated
29 that additional minor changes are also included. Shelley Goodfellow asked why the item was brought
30 before the Commission. Mr. Cupp stated that the matter falls within the Land Use Title.

31
32 *Amy Werrett motioned a recommendation of approval of LUCA25-14 to the City Council. Kelby Iverson*
33 *seconded the motion. Unanimous.*

34
35 **12. Approval of the 2026 meeting schedule**
36 **strike April 9th, July 23rd, and September 10th**

37
38 *Mark Sampson motioned to approve as amended. Kelby Iverson seconded the motion. Unanimous.*

39
40 **Approval of Minutes:**

41
42 1. October 23, 2025
43 *Kelby Iverson motioned to approve the meeting minutes from October 23, 2025. Amy Werrett seconded*
44 *the motion. Unanimous.*

45
46 *Kelby Iverson motioned to approve. Amy Werrett seconded the motion. Unanimous.*

47
48 **Adjournment at 8:45pm**