HURRICANE CITY
UTAH

Mayor
Clark Fawcett

City Manager
Kaden DeMille

Planning Commission

Mark Sampson, Chair
Ralph Ballard - Alternate Chair.
Paul Farthing
Shelley Goodfellow
Brad Winder
Kelby Iverson
Michelle Smith
Scott Hughes

Hurricane Planning Commission Meeting
Agenda

May 28, 2026
6:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:
https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc
Meeting number:2632 882 4836
Password:HCplanning
Host key:730111
Join by phone+1-415-655-0001 US Toll
Access code: 2632 882 4836
Host PIN: 9461
Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 437 W 400 S from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily ten units per acre. Parcel number H-231-L.
2. A Zone Change Amendment request located at 1260 S 700 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-319.

3. A Land Use Code Amendment on Title 10, Chapter 51 regarding business licensing standards for whole house vacation rentals as well as parking regulations for residential hosting facilities and whole house vacation rentals.

OLD BUSINESS

1. AFP26-05: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2 Lot 42, located at 1481 W 840 S. Daniel Borchardt, Applicant. Barry Thompson, Agent.
2. ZC26-07: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 950 W 2060 S from RA-0.5, residential-agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3-2-10-3401. Scott Stratton, Applicant. Karl Rasmussen, Agent.
3. ZC26-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at 990 W 2060 S from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel numbers H-3-2-10-3511, H-3-2-10-3501, H-3-2-10-3491. Sunland Properties and Kent Clayton, Applicant. Karl Rasmussen, Agent.

NEW BUSINESS

1. ZC26-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 437 W 400 S from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily ten units per acre. Parcel number H-231-L. Interstate Homes, Applicant
2. ZC26-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1260 S 700 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-319. Kent Burdick Rowley Trust, Applicant. Teri Humphries, Agent.
3. PSP26-04: Discussion and consideration of a possible approval of a preliminary site plan for Painted Hills Commerce Center Lot 2 Office Building, an office building located at 2260 W & 100 N. Eric Mcfadden, Applicant.
4. AFP26-09: Discussion and consideration of a possible approval of an amended final plat for Black Ridge Phase 1B, 1C, and 1D, located at South Rlington Parkway and West 1760 W. Wasatch Commercial Builders, Applicant. Ben Duzett, Agent.
5. CUP26-13: Discussion and consideration of a possible approval for a conditional use permit for a monopole telecommunications facility and collocation located at 210 N 3400 W. SBA Communications, Applicant. Shahzad Mahmood, Agent.
6. PP26-07: Discussion and consideration of a possible approval of a preliminary plat for Black Ridge Takedown 4, a 90 lot single family subdivision located south of Rlington Parkway and west of 1760 W. Wasatch Commercial Builders, Applicant. Ben Duzett, Agent.
7. FSP26-10: Discussion and consideration of a final site plan for Hurricane Storage, a self-service storage facility located near the corner of Sand Hollow Road and Turf Sod Road. Cristina Companies UT LLC, Applicant. Tony Carter, Agent.

8. ACUP26-03: Discussion and consideration of a possible approval of a conditional use permit for a collocation for a telecommunications facility located at 3270 S Sand Hollow Road. William Powell-SBA Communications, Applicant.
9. LUCA26-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment on Title 10, Chapter 51 regarding business licensing standards for whole house vacation rentals as well as parking regulations for residential hosting facilities and whole house vacation rentals. Hurricane City, Applicant.

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

STAFF COMMENTS

Agenda Date:	**05/28/2026**
Application Number:	AFP26-05
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Daniel Borchardt
Agent:	Barry Thompson
Request:	Approval of an Amended Final Plat.
Location:	1481 W 840 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Updated Discussion for 5/28/2026: This application was tabled by the Planning Commission on May 14th, 2026. The applicant has applied to amend the final plat for Scenic Pointe Phase 2 to combine Lots 42 with Lots 16 and 17 of the adjacent Mountain View Estates Phase 2 subdivision. Combining three lots and extending a subdivision boundary requires an amended final plat. The property is zoned Single Family Residential (R1-10).

The City Council, on May 21, 2026, approved a code update to permit double-frontage lots under limited circumstances, including configurations such as the one proposed here Due to this the Planning Commission may now approve this application.

Vicinity Map

JUC Comments
The following comments will need to be addressed.

1. **Public Works:** [No comments received.]
2. **Power:** Residence currently has single phase power. Will have to wait until Black Ridge 2 to the south is developed for three phases.
3. **Water:** The water and irrigation services on Lots 16 and 17 will need to be abandoned at the main water lines.
4. **Streets:** Approved.
5. **Sewer:** Approved.
6. **Engineering:** Common area has been included to conform to Hurricane City Code which does not allow double frontage lots between two separated, non-intersecting, residential streets. Confirm property owners.
7. **Fire:** Approved.
8. **Phone/Cable:** Approved.
9. **Gas:** Approved.
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with

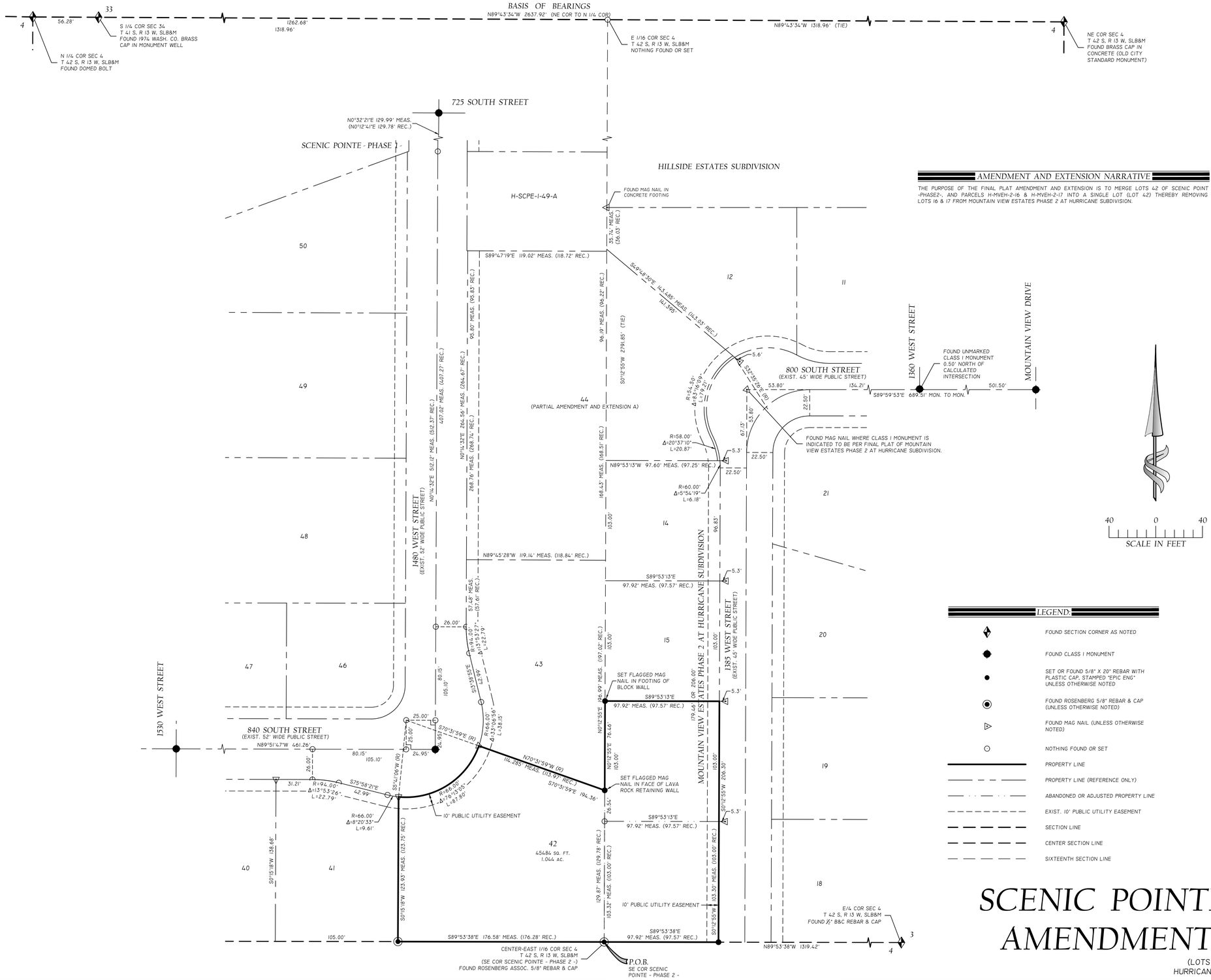
district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the amended final plat standards contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following are the key requirements:
    a. Depicts only the portion of the subdivision that is proposed to be amended.
    b. Includes a plat name distinguishing the amended plat from the original plat.
    c. Describes the differences between from the original plat.
    d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.
4. Hurricane City Code (HCC) 10-37-12(E) states: *Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan.* Depending on the applicant's plans, there may be ways for the goals of this application to be met and still meet this code, however, as currently presented this plat does not meet city code.

Updated Recommendation 05/28/2026: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends this item be approved subject to staff and JUC comments.

THE PURPOSE OF THE FINAL PLAT AMENDMENT AND EXTENSION IS TO MERGE LOTS 42 OF SCENIC POINT -PHASE2-, AND PARCELS H-MVEH-2-16 & H-MVEH-2-17 INTO A SINGLE LOT (LOT 42) THEREBY REMOVING LOTS 16 & 17 FROM MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION



AMENDMENT AND EXTENSION NARRATIVE

THE PURPOSE OF THE FINAL PLAT AMENDMENT AND EXTENSION IS TO MERGE LOTS 42 OF SCENIC POINT -PHASE2-, AND PARCELS H-MVEH-2-16 & H-MVEH-2-17 INTO A SINGLE LOT (LOT 42) THEREBY REMOVING LOTS 16 & 17 FROM MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION.

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND CLASS I MONUMENT
- SET OR FOUND 5/8" X 20" REBAR WITH PLASTIC CAP, STAMPED "EPIC ENG" UNLESS OTHERWISE NOTED
- FOUND ROSENBERG 5/8" REBAR & CAP (UNLESS OTHERWISE NOTED)
- FOUND MAG NAIL (UNLESS OTHERWISE NOTED)
- NOTHING FOUND OR SET
- PROPERTY LINE
- PROPERTY LINE (REFERENCE ONLY)
- ABANDONED OR ADJUSTED PROPERTY LINE
- EXIST. 10' PUBLIC UTILITY EASEMENT
- SECTION LINE
- CENTER SECTION LINE
- SIXTEENTH SECTION LINE

SURVEYOR'S CERTIFICATE

I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 4804865, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE PREPARED THE SAME TO BE SUBDIVIDED INTO A SINGLE LOT WITH EASEMENTS AS SHOWN, HEREAFTER TO BE KNOWN AS:

'SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT AND EXTENSION B'

I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND.

BARRY E. THOMPSON, P.L.S.
CERTIFICATE NO. 4804865

STATE OF UTAH
No. 4804865
BARRY E. THOMPSON
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SINGLE LOT WITH EASEMENTS AS SHOWN, HEREAFTER TO BE KNOWN AS:

'SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT AND EXTENSION B'

DOES HEREBY DEDICATE TO HURRICANE CITY AND ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH ALL AREAS DESIGNATED AS "EASEMENT" FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF UTILITIES AS NECESSARY FOR PROVIDING, UPGRADING, AND MAINTAINING THEIR UTILITIES AND SERVICES.

THIS SUBDIVISION IS HEREBY SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SCENIC POINTE - PHASE 2 -, OFFICIAL RECORDS OF THE WASHINGTON COUNTY, RECORDED MARCH 24, 2023 AS DOCUMENT NUMBER 20230007938, AND AMENDMENTS THERETO, WHICH ARE HEREBY INCORPORATED WITH THIS FINAL PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS ___ DAY OF _____ A.D. 2026.

DANIEL BORCHARDT, OWNER
(JOINT TENANT)

STARRI BORCHARDT, OWNER
(JOINT TENANT)

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST SUBDIVISION CORNER OF SCENIC POINTE - PHASE 2 -, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 89°53'34" WEST 1318.96 FEET ALONG THE SECTION LINE AND SOUTH 00°12'55" WEST 2791.85 FEET ALONG THE EAST SIXTEENTH LINE FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 89°53'38" WEST 176.58 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION AND THE CENTER SECTION LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF LOT 41 OF SAID SUBDIVISION; THENCE NORTH 00°15'18" EAST 123.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 41, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 840 SOUTH STREET AND ON THE ARC OF A 66.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF WHICH LIES NORTH 5°41'06" EAST; THENCE NORTHWESTERLY 87.80 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (TO THE LEFT) AND SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 76°13'05" TO THE SOUTHWEST CORNER OF LOT 43 OF SAID SUBDIVISION, SAID POINT BEING ON A RADIAL LINE TO SAID NON-TANGENT CURVE; THENCE ALONG SAID RADIAL LINE SOUTH 70°31'59" EAST 114.285 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43, SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID SUBDIVISION, SAID EAST SIXTEENTH LINE, AND THE WESTERLY BOUNDARY LINE OF MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION (M.V.E.); THENCE ALONG SAID WESTERLY BOUNDARY, SAID EAST SIXTEENTH LINE, AND SAID EASTERLY BOUNDARY NORTH 00°12'55" EAST 76.46 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF SAID M.V.E.; THENCE LEAVING SAID WESTERLY BOUNDARY, EASTERLY BOUNDARY, AND EAST SIXTEENTH LINE SOUTH 89°53'13" EAST 97.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 1385 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°12'55" WEST 206.30 FEET TO THE END OF SAID RIGHT-OF-WAY, SAID POINT BEING ON SAID CENTER SECTION LINE AND THE SOUTHERLY BOUNDARY OF M.V.E.; THENCE ALONG SAID SOUTHERLY BOUNDARY AND SAID CENTER SECTION LINE NORTH 89°53'38" WEST 97.92 FEET TO THE SOUTHWEST CORNER OF SAID M.V.E., SAID POINT BEING SAID CENTER-EAST SIXTEENTH CORNER, SOUTHEAST SUBDIVISION CORNER, AND THE POINT OF BEGINNING. CONTAINS 1.044 ACRE.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS ___ DAY OF _____ A.D. 2026, PERSONALLY APPEARED BEFORE ME, DANIEL BORCHARDT AND STARRI BORCHARDT, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE PROPERTIES BEING AMENDED BY THIS PLAT, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

SUBDIVISION NOTES

1. THERE IS A BEARING ROTATION OF 00°00'07" COUNTER-CLOCKWISE FROM THE BEARINGS ON THIS PLAT AND THOSE ON THE RECORDED PLAT OF MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION.
2. ALL MONUMENTATION IS IN PLACE AS IDENTIFIED ON THIS PLAT AT THE TIME OF PREPARATION. EPIC ENGINEERING SHALL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF MONUMENTATION WITHOUT FULL COMPENSATION FOR WORK NECESSARY TO RE-ESTABLISH ANY AND ALL REQUESTED MONUMENTATION.
3. A 10' WIDE PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
4. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
5. PARENT PARCELS: H-SCPE-2-42 H-MVEH-2-16 H-MVEH-2-17

FINAL PLAT

SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT AND EXTENSION B

(LOTS 42, H-MVEH-2-16 & H-MVEH-2-17)
HURRICANE CITY, WASHINGTON COUNTY, UTAH

CITY ENGINEER'S APPROVAL	APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	APPROVAL AS TO FORM	TREASURER APPROVAL	ACCEPTANCE OF COUNTY RECORDER
THE ABOVE SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____ A.D. 2026.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ___ DAY OF _____ A.D. 2026.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	APPROVED AS TO FORM THIS ___ DAY OF _____ A.D. 2026.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____ A.D. 2026 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
DATE: HURRICANE CITY ENGINEER	SUPERINTENDENT, SSD	ATTEST: CITY RECORDER HURRICANE, UTAH; _____, MAYOR HURRICANE, UTAH	HURRICANE CITY ATTORNEY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

epic ENGINEERING

HEBER CITY
50 E 1st S
(435) 654-6600

PROVO
1800 NOVELL PL
5th FLOOR

WEST VALLEY
3341 S 4000 W

La VERKIN
146 S STATE ST

DATE: 08-APR-2026
SCALE: 1"=40'
SHEET 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

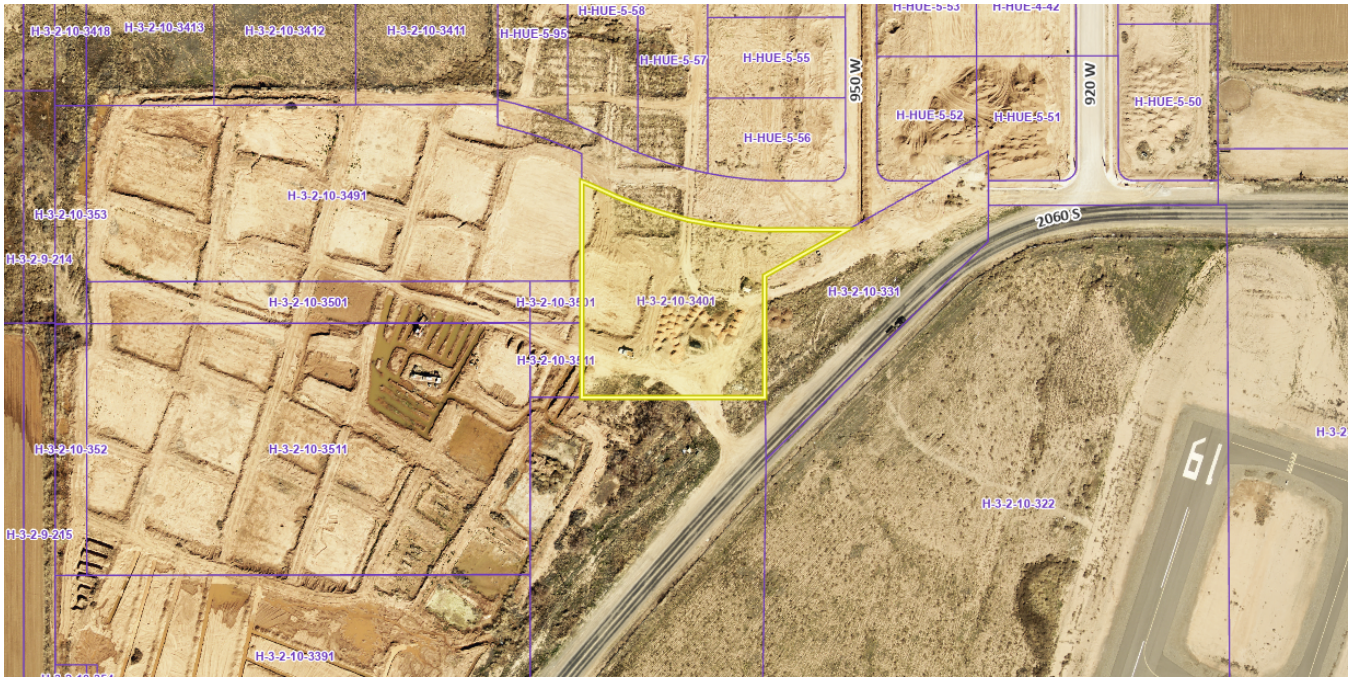
Agenda Date:	**05/28/2026 - Planning Commission**
Application Number:	ZC26-07
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Scott Stratton
Agent:	Karl Rasmussen
Request:	A zone change from RA-0.5 to M-1.
Location:	950 W 2060 S
Zoning:	RA-0.5
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Updated Discussion 05/28/2026:
The Planning Commission tabled this item on May 14th, 2026 due to a pending zone change on the property, owned by the same applicant, to the southwest. On May 21st, 2026, the City Council approved the zone change and development agreement on the nearby property subject to a development agreement that addressed permitted industrial uses, fencing, and dedication and improvements along 1100 W and 2060 S. Staff still recommends approval of this zone change.

Discussion:
The applicant has proposed a zone change for two acres located south of the Hurricane Fields Estates subdivision and west of the Hurricane Airport, from Residential Agriculture (RA-0.5) to Light Industrial (M-1). This property was previously approved for a three lot residential subdivision, but the property owner's plans for the property have changed. The applicant believes that proximity to the airport, along with the confluence of major roadways such as 2060 S, 1150 W, and 2300 S, makes the property less suitable for residential-agricultural use. A similar zone change for a seven-acre property located southwest of this property had a public hearing by the Planning Commission last December and is currently tabled by the City Council pending a proposed development agreement.

	Zoning	Adjacent Land Use
North	RA-0.5	Hurricane Fields Estates subdivision
East	PF	Hurricane Airport
South	PF	Hurricane Airport

West	RA-0.5[1]	Undeveloped Property



Vicinity Map

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

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

Response: The General Plan Map shows this area as Rural Residential, which advises:

RURAL RESIDENTIAL These areas should serve as a transition from agricultural to traditional neighborhoods or commercial uses. Appropriate residential densities for this land use include from one unit per 40 acres to RA-.5 and RA-1 (p. 84).

The proposed zoning is not consistent with the Rural Residential General Plan designation for this area. And although staff and the Planning Commission have discussed potential locations for future industrial development, this area has not been identified as one of those locations. In fact, the City has historically been firm in its position that this part of town should remain agricultural, which aligns with the General Plan's goals for the preservation of agricultural land (p. 26). On the other hand, there is an airport in close vicinity to the site, and the General Plan also advises that housing developments should not be located near "heavy industrial land uses" (p. 42). While airports are not typically considered a heavy-industrial use, an airport has the potential to generate similar disruptive impacts to residential areas, raising the same kinds of compatibility concerns. Thus, despite planning staff's prevailing conviction

[1] A zone change request on this agenda for the neighboring property to the west, also from RA-0.5 to M-1, will be under consideration with very similar discussion and analysis (see ZC26-08).

that the General Plan should be adhered to firmly, this may be a situation, due to the closeness of the airport, where it would be reasonable to allow some variance to that policy in order to permit a more compatible light-industrial use next to the airport.

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

Response: The airport can be considered an industrial use in terms of built form since airport hangars resemble other light industrial buildings, although airport hangars are not located in the immediate vicinity of this property. Most of the other surrounding property is undeveloped, but there is a residential subdivision being constructed across the street to the north. Thus, the amendment is considered compatible with development in the immediate area. (Similar zone changes to light industrial for neighboring properties to the west and southwest of this property, with almost identical conditions, have also been requested and are under consideration concurrently with this request.)

3. Will the proposed amendment affect the adjacent property?

Response: M-1 zoning allows for a variety of possible uses from storage units to light manufacturing. What effect this zone change has on the adjacent properties can depend heavily on what industrial uses are proposed on the property. It's important to note that if the zone change is approved, any light industrial use permitted under the M-1 zone would be allowed on the property.

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

Response: See JUC comments below. Major roadway work is currently underway in the area, and the adequacy of utilities will depend heavily on the type of light industrial use that ultimately develops. For example, warehouse or storage uses typically require significantly less water and electricity than residential development. Although a zone change could, in theory, either increase or lessen future demand, that outcome would depend entirely on the specific use proposed. Notably, some of the City's highest individual power consumers are light manufacturing operations, which would also be allowed under the requested M-1 zoning, but based on the comments received, the JUC did not express major concerns with utility availability.

JUC Comments

1. **Power:** Changing these lots from residential to light industrial will require 3-phase power to the lots. The capacity 2.0 agreement is for (6) single phase 200A meters. The developer will bear the cost for getting 3-phase distribution from the three falls substation to the requested lots.
2. **Sewer:** Approved.
3. **Streets:** Approved.
4. **Water:** Approved.
5. **Engineering:** Existing utilities can support many light industrial uses. Users that require larger capacities often understand that they need to upsize the available services. The current applicant can reasonably provided adequate public facilities for potential buyers. Ideally, the master

planned roads 2060 South & 1100 West will be connected along their final alignments concurrent with the neighboring development to the west.

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

Items to Consider:
The following are key items to consider:

- If this zone change is approved any use permitted in the M-1 zone would be permitted on this property. This includes but is not limited to:
    - *Residential Uses*
        - *Rehabilitation/treatment facility*
        - *Residential facility for troubled youth*
        - *Transitional housing facility*
    - *Commercial Uses*
        - *Vocational school*
        - *Agricultural sales and service*
        - *Business equipment rental*
        - *Convenience store and gas station*
        - *Commercial kennel*
        - *Liquor store*
        - *Vehicle repair/rentals/sales*
        - *Storage units*
    - *Industrial Uses*
        - *Manufacturing*
        - *Warehousing*

Findings:
Staff makes the following findings:

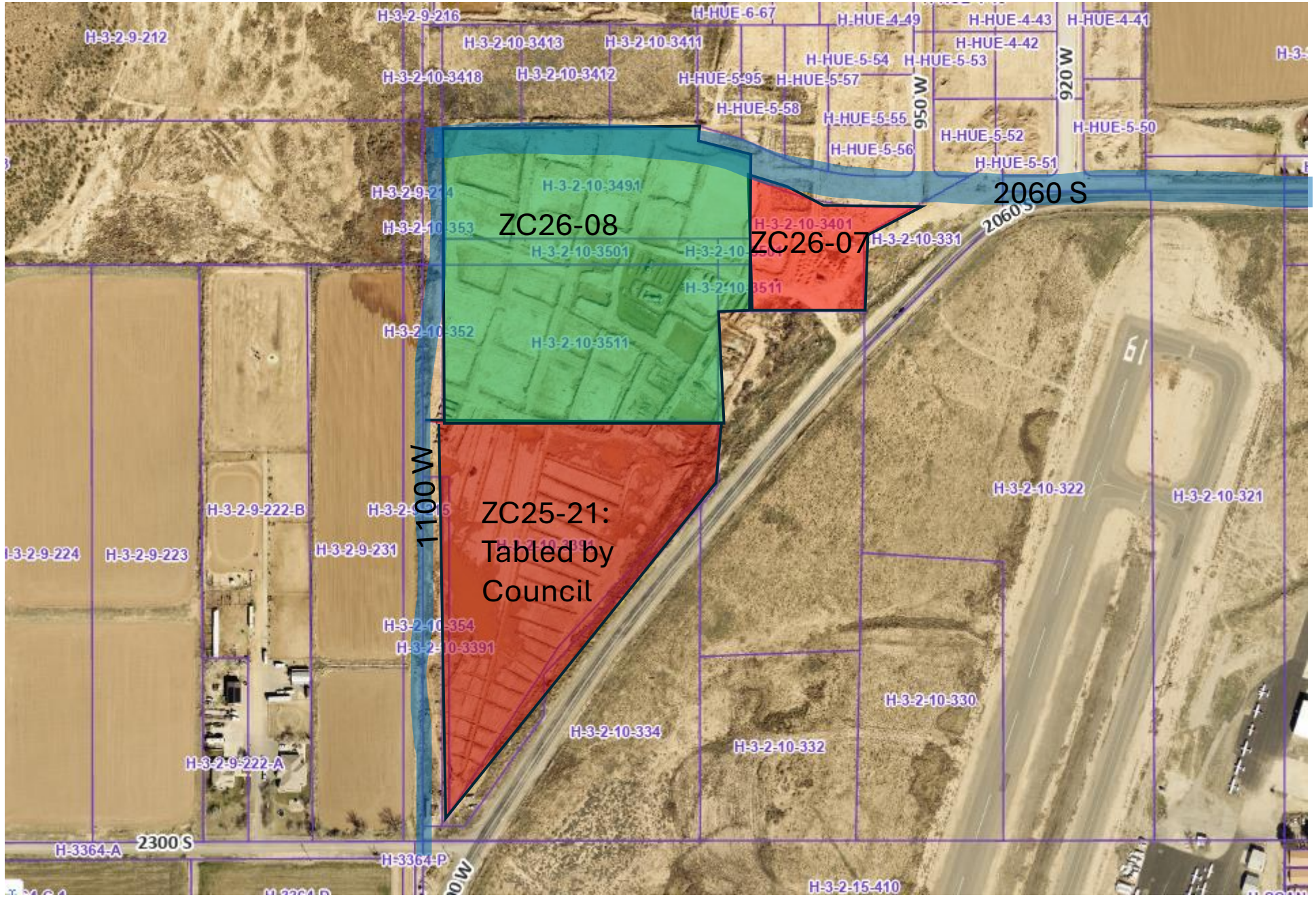
1. The proposed zone change is not compatible with the General Plan Map, but may meet some of its goals and is reasonable due to the potential compatibility/incompatibility of uses adjacent to an airport.
2. The proposed zone change is not generally in harmony with the overall residential and rural character of the properties to the north and east, but is more harmonious with the airport and presumed light industrial zoning to the south.
3. The proposed zone change has the potential for adverse impacts on the area depending on how the area develops, but none are anticipated.

4. Public services and facilities appear to be adequate for light-industrial development of the site.

Recommendation: The Planning Commission should consider any public comments received in the public hearing and review this application based on City codes and standards. Staff recommends approval.

PARCEL H-3-2-10-3401 NARRATIVE

Scott Stratton requests that Parcel H-3-2-10-3401 be rezoned from RA-0.5: Residential Agricultural – 2 units per acres to M-1: Light Industrial.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Council
2060 S
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950 W
920 W
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H-3-2-9-212
H-3-2-10-3413
H-3-2-10-3411
H-3-2-10-3418
H-3-2-10-3412
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H-HUE-4-49
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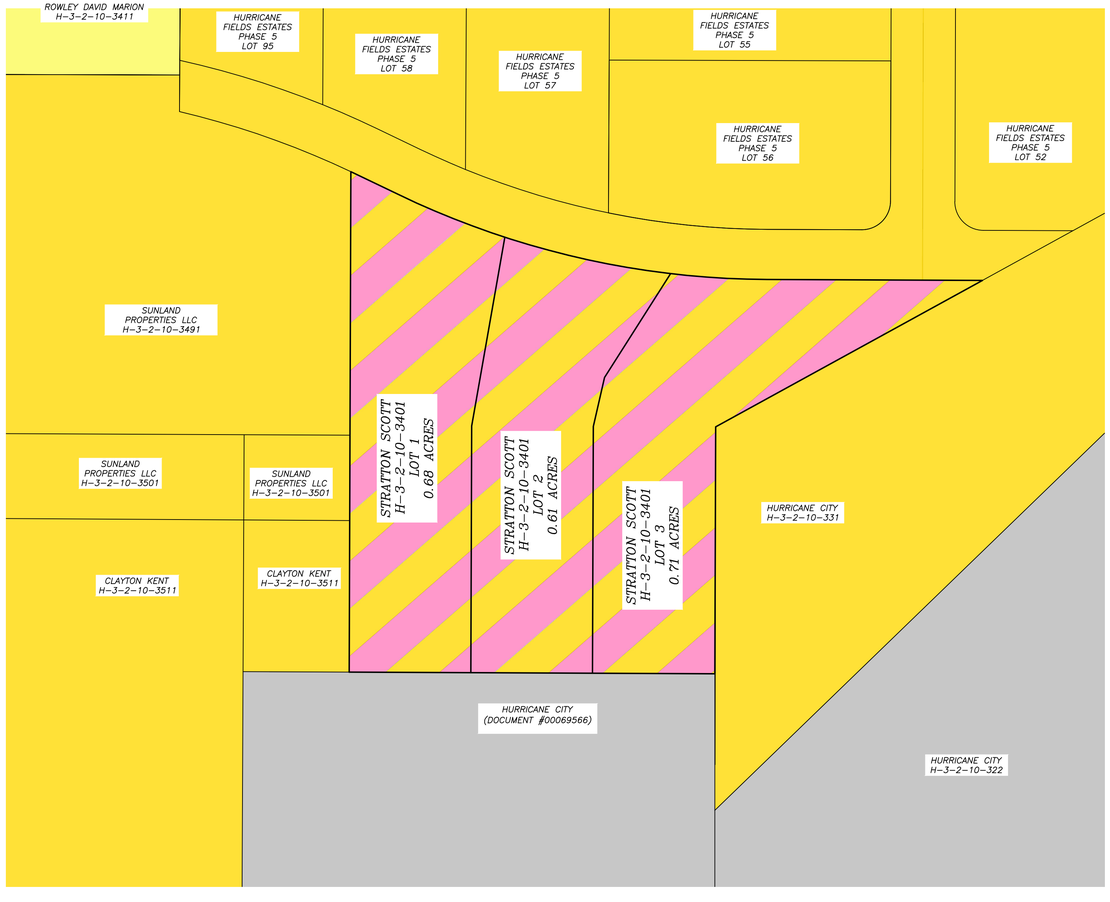
H-HUE-5-58
H-HUE-5-55
H-HUE-5-52
H-HUE-5-50
H-HUE-5-56
H-HUE-5-51
H-3-2-10-3491
H-3-2-10-3401
H-3-2-10-331
H-3-2-10-3501
H-3-2-10-3511
H-3-2-10-352
H-3-2-9-222-B
H-3-2-9-224
H-3-2-9-223
H-3-2-9-231
H-3-2-10-354
H-3-2-10-3391
H-3-2-9-222-A
H-3364-A
H-3364-P
H-3-2-10-322
H-3-2-10-321
H-3-2-10-330
H-3-2-10-334
H-3-2-10-332
H-3-2-15-410

ZONE CHANGE FOR:
HAWK EYE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

PARCEL #: H-3-2-10-3401 FROM DOCUMENT #: 20180030332

BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,209.30 FEET AND EAST 752.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°11'19"E, 349.73 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S25°02'43"W, A RADIAL DISTANCE OF 600.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°18'27",3.22 FEET; THENCE S64°18'50"E, 33.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 25025'45";THENCE EASTERLY ALONG THE ARC 266.29 FEET; THENCE S89°44'35"E, 150.42 FEET; THENCE S61°13'55"W, 212.49 FEET; THENCE S00°11'19"W, 172.61 FEET; THENCE N89°44'27"W, 255.50 FEET TO THE POINT OF BEGINNING.

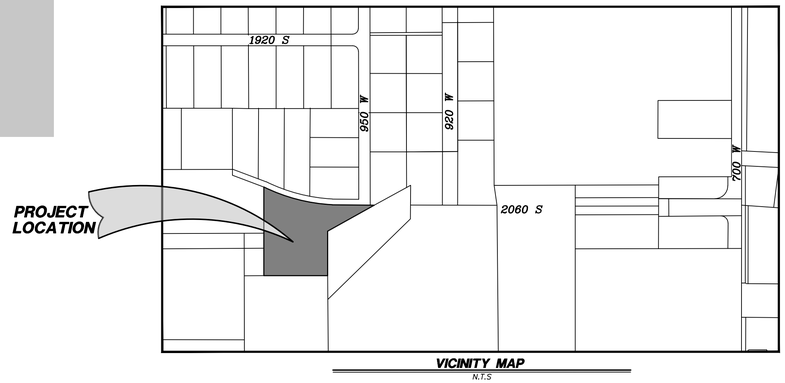
CONTAINING 87,125.35 SQUARE FEET OR 2.0001 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONE RA-0.5: RESIDENTIAL AGRICULTURAL – 2 UNITS PER ACRE
- ZONE RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE
- ZONE PF: PUBLIC FACILITIES
- ZONE M-1: LIGHT INDUSTRIAL
- ZONE CHANGE FROM RA-0.5 TO M-1

PARCEL INFORMATION

PARCEL	ACRES	OWNERSHIP
H-3-2-10-322	13.50	HURRICANE CITY
H-3-2-10-331	6.46	HURRICANE CITY
H-3-2-10-3511	5.38	CLAYTON KENT
H-3-2-10-3501	0.97	SUNLAND PROPERTIES LLC
H-3-2-10-3491	3.89	SUNLAND PROPERTIES LLC
H-3-2-10-3411	1.12	ROWLEY DAVID MARION
HURRICANE FIELDS ESTATE PHASE 5 LOT 95	0.56	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 58	0.65	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 57	0.74	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 56	0.52	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 55	0.52	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 52	0.55	SCOTT STRATTON



VICINITY MAP
N.T.S

OWNER(S):

SCOTT STRATTON
SCOTTSTRATTON4966@GMAIL.COM
435-467-4966

C/O: OLSEN AARON
PO BOX 264
GALLATIN, MO 64640

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

ZONE CHANGE FOR:
HAWK EYE
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	4/16/2026
SCALE	1"=50'
JOB NO.	335-037
SHEET NO:	1 OF 1

335-037 HAWK EYE ZONE CHANGE.DWG

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026 - Planning Commission**
Application Number:	ZC26-08
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Sunland Properties and Kent Clayton
Agent:	Karl Rasmussen
Request:	A zone change from RA-0.5 to M-1.
Location:	990 W 2060 S
Zoning:	RA-0.5
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

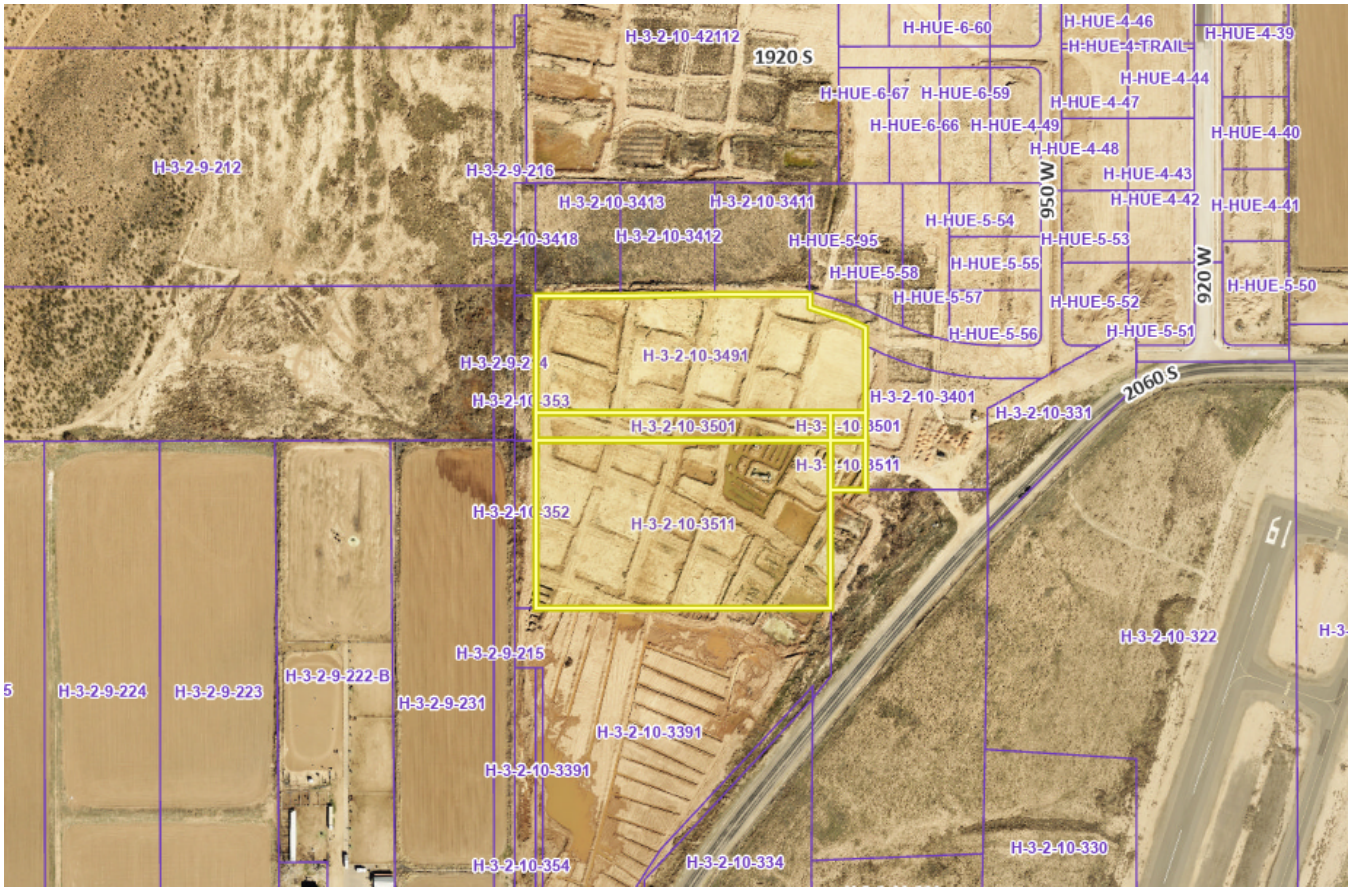
Updated Discussion 05/28/2026:
The Planning Commission tabled this item on May 14th, 2026 due to a pending zone change on the property to the south. On May 21st, 2026, the City Council approved the zone change and development agreement on the nearby property subject to a development agreement that addressed permitted industrial uses, fencing, and dedication and improvements along 1100 W and 2060 S. Staff still recommends approval of this zone change.

Discussion:
The applicant has proposed a zone change for approximately 10.29 acres located south of the Hurricane Fields Estates subdivision and west of the Hurricane Airport, from Residential Agriculture (RA-0.5) to Light Industrial (M-1). The applicant believes that proximity to the airport, along with the confluence of major roadways such as 2060 S, 1150 W, and 2300 S, makes the property less suitable for residential-agricultural use. A similar zone change for a seven-acre property located south of this property had a public hearing by the Planning Commission last December and is currently tabled by the City Council pending a proposed development agreement.

	Zoning	Adjacent Land Use
North	RA-0.5	Hurricane Fields Estates subdivision
East	RA-0.5[1]	Undeveloped Property
South	M-1	Undeveloped Property

[1] A zone change request on this agenda for the neighboring property to the east, also from RA-0.5 to M-1, will be under consideration with very similar discussion and analysis (see ZC26-07).

West	RA-1	Undeveloped Property



Vicinity Map

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

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

Response: The General Plan Map shows this area as Rural Residential, for which the General Plan advises:

RURAL RESIDENTIAL. These areas should serve as a transition from agricultural to traditional neighborhoods or commercial uses. Appropriate residential densities for this land use include from one unit per 40 acres to RA-.5 and RA-1 (p. 84).

The proposed zoning is not consistent with the Rural Residential General Plan designation for this area. And although staff and the Planning Commission have discussed potential locations for future industrial development, this area has not been identified as one of those locations. In fact, the City has historically been firm in its position that this part of town should remain agricultural, which aligns with the General Plan's goals for the preservation of agricultural land (p. 26). On the other hand, there is an airport in close vicinity to the site, and the General Plan also advises that housing developments should not be

located near “heavy industrial land uses” (p. 42). While airports are not typically considered a heavy-industrial use, an airport has the potential to generate similar disruptive impacts to residential areas, raising the same kinds of compatibility concerns. Thus, despite planning staff’s prevailing conviction that the General Plan should be adhered to firmly, this may be a situation, due to the closeness of the airport, where it would be reasonable to allow some variance to that policy in order to permit a more compatible light-industrial use next to the airport.

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

Response: The airport can be considered an industrial use in terms of built form since airport hangars resemble other light industrial buildings, although airport hangars are not located in the immediate vicinity of this property. Most of the other surrounding property is undeveloped, but there is a residential subdivision being constructed across the street to the north. Thus, the amendment is considered compatible with development in the immediate area. (Similar zone changes to light industrial for neighboring properties to the south and east of this property, with almost identical conditions, have also been requested and are under consideration concurrently with this request.)

3. Will the proposed amendment affect the adjacent property?

Response: M-1 zoning allows for a variety of possible uses from storage units to light manufacturing. What effect this zone change has on the adjacent properties can depend heavily on what industrial uses are proposed on the property. It’s important to note that if the zone change is approved, any light industrial use permitted under the M-1 zone would be allowed on the property.

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

Response: See JUC comments below. Major roadway work is currently underway in the area, and the adequacy of utilities will depend heavily on the type of light industrial use that ultimately develops. For example, warehouse or storage uses typically require significantly less water and electricity than residential development. Although a zone change could, in theory, either increase or lessen future demand, that outcome would depend entirely on the specific use proposed. Notably, some of the City’s highest individual power consumers are light manufacturing operations, which would also be allowed under the requested M-1 zoning, but based on the comments received, the JUC did not express major concerns with utility availability.

JUC Comments

1. **Power:** Changing these lots from residential to light industrial will require 3-phase power to the lots. The developer will bear the cost for getting 3-phase distribution from the three falls substation to the requested lots.
2. **Sewer:** Approved.
3. **Streets:** Approved.
4. **Water:** Approved.
5. **Engineering:** The applicant and landowners can reasonably arrange road dedications to construct water, sewer, and access needs (one of the anticipated dedications is required by the development agreement associated with parcel H-3-2-10-3391 & ZC25-21). It seems power will

approach the properties from the northwest via 1100 West; however, if power must come from 2060 South, the applicant/landowners could potentially be frustrated by parcels H-3-2-10-3411, H-3-2-10-3412, & H-3-2-10-3413. Engineering asserts that Industrial uses (and even commercial uses) are better suited for the types of roads 2060 South and 1100 West are masterplanned to be.

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

Items to Consider:
The following are key items to consider:

- If this zone change is approved, any use permitted in the M-1 zone would be allowed on this property. This includes but is not limited to:
    - *Residential Uses*
        - *Rehabilitation/treatment facility*
        - *Residential facility for troubled youth*
        - *Transitional housing facility*
    - *Commercial Uses*
        - *Vocational school*
        - *Agricultural sales and service*
        - *Business equipment rental*
        - *Convenience store and gas station*
        - *Commercial kennel*
        - *Liquor store*
        - *Vehicle repair/rentals/sales*
        - *Storage units*
    - *Industrial Uses*
        - *Manufacturing*
        - *Warehousing*

Findings:
Staff makes the following findings:

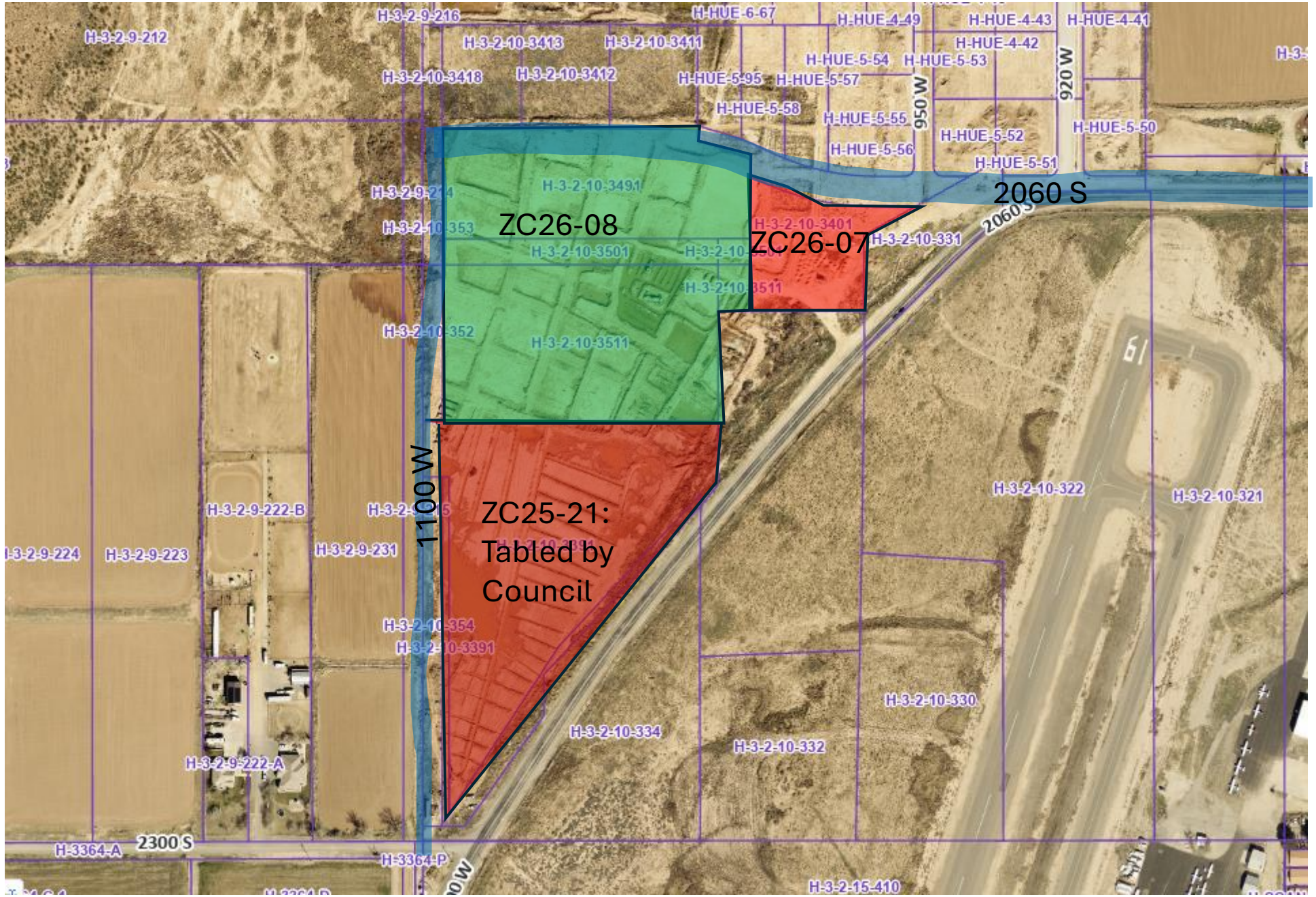
1. The proposed zone change is not compatible with the General Plan Map, but may meet some of its goals and is reasonable due to the potential compatibility/incompatibility of uses adjacent to an airport.
2. The proposed zone change is not generally in harmony with the overall residential and rural character of the properties to the north and east, but is more harmonious with the airport and presumed light industrial zoning to the south.

3. The proposed zone change has the potential for adverse impacts on the area depending on how the area develops, but none are anticipated.
4. Public services and facilities appear to be adequate for light-industrial development of the site.

Recommendation: The Planning Commission should consider any public comments received in the public hearing and review this application based on City codes and standards. Staff recommends approval.

NARRATIVE

Kent Clayton and Sunland Properties LLC, request that Parcels H-3-2-10-3491, H-3-2-10-3501, H-3-2-10-3511 be rezoned from RA-0.5: Residential Agricultural – 2 units per acres to M-1: Light Industrial.


ZC26-08
ZC26-07
ZC25-21:
Tabled by
Council
2060 S
1100 W
950 W
920 W
2300 S
H-3-2-9-216
H-3-2-9-212
H-3-2-10-3413
H-3-2-10-3411
H-3-2-10-3418
H-3-2-10-3412
H-HUE-6-67
H-HUE-4-49
H-HUE-4-43
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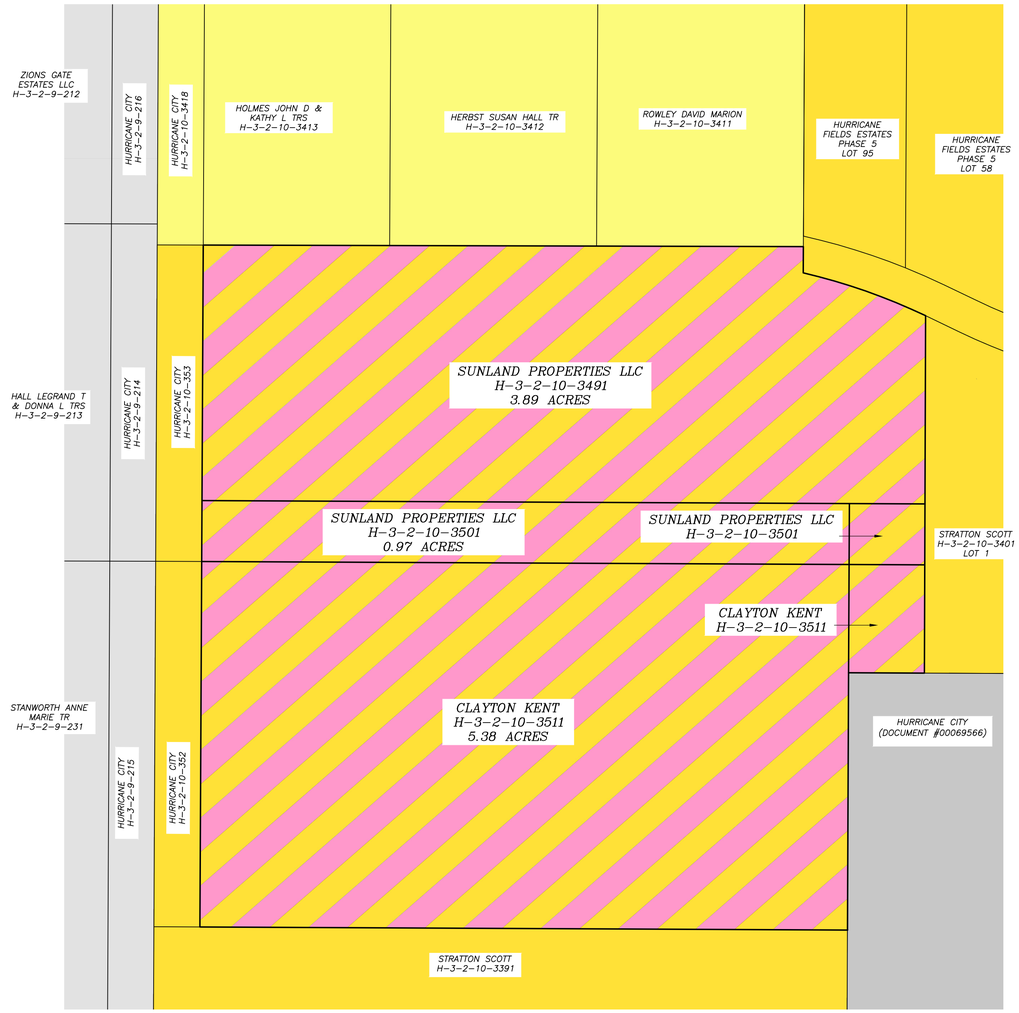
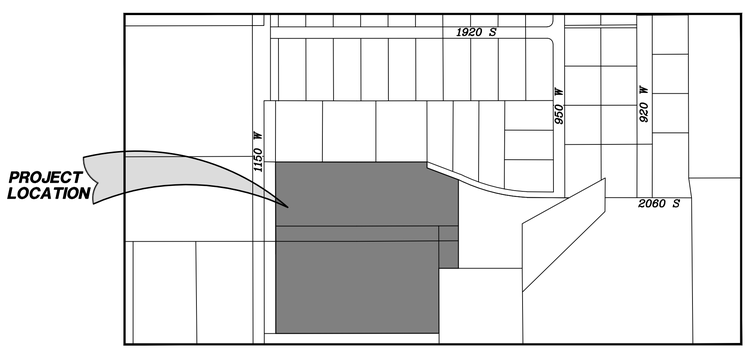
H-3-2-10-3401
H-3-2-10-331
H-3-2-10-3501
H-3-2-10-3511
H-3-2-10-352
H-3-2-9-222-B
H-3-2-9-224
H-3-2-9-223
H-3-2-9-231
H-3-2-10-354
H-3-2-10-3391
H-3-2-9-222-A
H-3364-A
H-3364-P
H-3-2-10-322
H-3-2-10-321
H-3-2-10-330
H-3-2-10-334
H-3-2-10-332
H-3-2-15-410

ZONE CHANGE FOR:
SUNDLAND PROPERTIES & CLAYTON KENT

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH





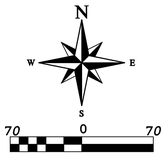
VICINITY MAP
N.T.S

OWNER(S):

SUNLAND PROPERTIES LLC
82 W 1070 S
HURRICANE, UT 84737

OWNER(S):

CLAYTON KENT
985 S 700 W
HURRICANE, UT 84737



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONE RA-0.5: RESIDENTIAL AGRICULTURAL – 2 UNITS PER ACRE
- ZONE RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE
- ZONE PF: PUBLIC FACILITIES
- ZONE R1-10: SINGLE FAMILY RESIDENTIAL – 10,000 SQ FT
- ZONE M-1: LIGHT INDUSTRIAL
- ZONE CHANGE FROM RA-0.5 TO M-1

LEGAL DESCRIPTION PARCEL #H-3-2-10-3491

PARCEL #: H-3-2-10-3491 FROM DOCUMENT #: 20240002257

BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,378.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUE NORTHERLY ALONG SAID LINE, 249.96 FEET; THENCE S89°50'33"E, 632.14 FEET; THENCE S00°16'51"W, 25.64 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES S13°14'37"W, A RADIAL DISTANCE OF 600.00 FEET (CHORD BEARS S70°32'07"E 130.04 FEET); THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°26'33", 130.30 FEET; THENCE S64°18'50"E, 33.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET (CHORD BEARS S77°01'43"E 264.11 FEET) AND A CENTRAL ANGLE OF 25°25'45"; THENCE EASTERLY ALONG THE ARC 266.29 FEET; THENCE S89°44'35"E, 150.42 FEET; THENCE S61°13'55"W, 212.49 FEET; THENCE S00°11'19"W, 6.75 FEET, THENCE N89°48'41"W, 329.47 FEET; THENCE N89°43'19"W, 678.37 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,374.84 FEET AND EAST 752.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°11'19"E, 184.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S25°22'43"W, A RADIAL DISTANCE OF 600.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°18'27", 3.22 FEET; THENCE S64°18'50"E, 33.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 25°25'45"; THENCE EASTERLY ALONG THE ARC 266.29 FEET; THENCE S89°44'35"E, 150.42 FEET, THENCE S61°13'55"W, 212.49 FEET; THENCE S00°11'19"W, 6.75 FEET; THENCE N89°48'41"W, 255.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,788.34 SQUARE FEET OR 1.0282 ACRES.

LESS: A 45.0 FOOT WIDE CORRIDOR TOGETHER WITH A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IMMEDIATELY ADJACENT TO AND EASTERLY OF SAID CORRIDOR AS DESCRIBED BELOW: COMMENCING AT THE WEST ¼ CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN THENCE SOUTH 01°07'14" WEST 1011.02 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CORRIDOR CONTAINS 13,951 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

P.U.E CONTAINS 3,102 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL #H-3-2-10-3501

PARCEL #: H-3-2-10-3501 FROM DOCUMENT #: 20240002257

BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,318.74 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUE NORTHERLY ALONG SAID LINE, 59.64 FEET; THENCE S89°43'19"E, 678.37 FEET; THENCE S00°15'33"W, 59.54 FEET; THENCE N89°43'50"W, 678.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,425.09 SQUARE FEET OR 0.9280 ACRES

ALSO BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,315.55 FEET AND EAST 678.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°15'33"E, 59.54 FEET; THENCE S89°48'41"E, 73.97 FEET; THENCE S00°11'19"W, 59.64 FEET; THENCE N89°43'50"W, 74.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,409.90 SQUARE FEET OR 0.1012 ACRES.

LESS: A 45.0 FOOT WIDE CORRIDOR TOGETHER WITH A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IMMEDIATELY ADJACENT TO AND EASTERLY OF SAID CORRIDOR AS DESCRIBED BELOW: COMMENCING AT THE WEST ¼ CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN THENCE SOUTH 01°07'14" WEST 1011.02 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 89°00'05" EAST 45.00 FEET; THENCE SOUTH 01°07'14" WEST 310.07 FEET; THENCE NORTH 88°53'18" WEST 45.00 FEET; THENCE NORTH 01°07'14" EAST 309.98 FEET TO THE POINT OF BEGINNING.

CORRIDOR CONTAINS 13,951 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

P.U.E CONTAINS 3,102 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL #H-3-2-10-3511

PARCEL #: H-3-2-10-3511 FROM DOCUMENT #: 20230024475

BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 961.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUE NORTHERLY ALONG SAID LINE, 357.58 FEET; THENCE S89°43'50"E, 678.39 FEET; THENCE S00°15'33"W, 357.64 FEET; THENCE N89°43'32"W, 678.51 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,209.63 FEET AND EAST 678.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°15'33"E, 105.92 FEET; THENCE S89°43'50"E, 74.04 FEET; THENCE S00°11'19"W, 105.90 FEET; THENCE N89°44'27"W, 74.17 FEET TO THE POINT OF BEGINNING.

ALSO: A 45.0 FOOT WIDE CORRIDOR TOGETHER WITH A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IMMEDIATELY ADJACENT TO AND EASTERLY OF SAID CORRIDOR AS DESCRIBED BELOW: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN THENCE NORTH 01°07'14" EAST 961.15 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 01°07'14" EAST 357.59 FEET; THENCE SOUTH 88°53'18" EAST 45.00 FEET; THENCE SOUTH 01°07'14" WEST 357.59 FEET; THENCE NORTH 88°53'00" WEST 45.00 FEET TO THE POINT OF BEGINNING.

CORRIDOR CONTAINS 16,092 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

P.U.E. CONTAINS 3,576 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

PARCEL INFORMATION

PARCEL	ACRES	OWNERSHIP
H-3-2-10-3401 LOT 1	0.68	STRATTON SCOTT
H-3-2-9-231	6.14	STANWORTH ANNE MARIE TR
H-3-2-9-213	29.42	HALL LEGRAND T & DONNA L TRS
H-3-2-9-212	14.88	ZIONS GATE ESTATES LLC
H-3-2-10-3411	1.12	ROWLEY DAVID MARION
H-3-2-10-3413	1.01	HOLMES JOHN D & KATHY L TRS
H-3-2-10-3412	1.12	HERBST SUSAN HALL TR
HURRICANE FIELDS ESTATES PHASE 5 LOT 58	0.65	SCOTT STRATTON
HURRICANE FIELDS ESTATES PHASE 5 LOT 95	0.56	SCOTT STRATTON
H-3-2-10-3391	7.27	SCOTT STRATTON
H-3-2-10-352	0.37	HURRICANE CITY
H-3-2-9-215	1.36	HURRICANE CITY
H-3-2-10-353	0.32	HURRICANE CITY
H-3-2-9-214	0.34	HURRICANE CITY
H-3-2-10-3418	0.25	HURRICANE CITY
H-3-2-9-216	0.73	HURRICANE CITY

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

ZONE CHANGE FOR:
SUNDLAND PROPERTIES & CLAYTON KENT
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	4/16/2026
SCALE	1"=70'
JOB NO.	335-037
SHEET NO:	1 OF 1

335-037 SUNLAND PROPERTIES ZONE CHANGE.DWG

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026**
Application Number:	ZC26-09
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Homes
Agent:	
Request:	A Zone Change from R1-10 to RM-2
Location:	437 W 400 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Recommend denial to the City Council.
Report prepared by:	Fred Resch III

Update 05/26/2026:
The applicant contacted staff after the initial staff report was distributed and revised the request to a Multifamily RM-1 designation (see analysis below). Because the revised request is for a less intensive zoning designation, additional public notice is not required. Except where otherwise noted, the remainder of this report reflects the original application request.

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-2 for a currently vacant 0.24-acre lot for the purpose of building a duplex on the property. The lot is located along 400 S west of 400 W. The applicant has stated they would like to build a duplex on the property. Two units on the property can be accomplished under the current zoning using the Accessory Dwelling Unit (ADU) ordinance. The applicant's goal of a single duplex could also be accomplished by an RM-1 designation, in fact there is no difference in the number of units allowed by RM-1 versus RM-2 and either designation would only allow up to a duplex on the site due to the limiting size of the lot.

	Zoning	Adjacent Land Use
North	R1-8	Single Family Homes
East	R1-10	Single Family Homes
South	R1-10	Single Family Homes
West	R1-10	Single Family Homes, some duplexes

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 goals, objectives, and policies of the City's General Plan?

Response: 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-2 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."* This is an area of the City that has existing multifamily development and is along major corridors, which may justify a multifamily zoning on this site.

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

Response: The surrounding area is largely developed with established single-family homes on comparatively larger lots, reflecting the traditional single-family residential character of the neighborhood. While single-family residences make up the predominant land use, there are also a number of duplexes in the vicinity, some of which appear to have been established under varying circumstances and levels of compliance over time. As a result, the presence of multifamily-style housing is not entirely uncommon in the area, and a single well-designed duplex may be generally consistent with existing development patterns found within the neighborhood.

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

Response: Because the subject property is located within an established residential neighborhood and the existing zoning already allows for two dwelling units through the ADU ordinance, staff finds it

unlikely that the proposed zone change would create adverse impacts on surrounding properties. The intensity of development would remain similar to what is already permitted, and the addition of a duplex on the lot is not expected to create substantial impacts related to traffic, density, or infrastructure.

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

Response: See JUC comments below. The Joint Utility Committee had no significant concerns with the zone change request.

JUC Comments:
Public Works: [No comments received.]
Sewer: An additional sewer later will need to be installed on the property.
Streets: Approved.
Power: The transformer for this site will need to be upgraded and a secondary box will need to be added. The developer will bear the costs for these upgrades.
Water: Approved
Engineering: [No comments received.]
Fire: 2 separate impact fees will have to be paid to the Fire District for a duplex.

Other Considerations:
As noted above, the property's current R1-10 zoning designation would allow for a single-family dwelling along with an Accessory Dwelling Unit (ADU), which may satisfy some of the applicant's stated objectives. An RM-1 zoning designation would also accomplish the applicant's goal of constructing a duplex. Although RM-1 generally permits six units per acre, HCC 10-13-4(1) specifies that *"Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards."* Because the subject parcel is slightly larger than 10,000 square feet, a duplex would be permitted under that zoning classification. Likewise, RM-2 zoning allows up to ten units per acre, but on a 0.24-acre lot this would still equate to only two dwelling units. More broadly, many cities as part of larger trends of zoning reform are starting to allow duplexes and other multifamily arrangements on larger single-family zones by-right in order to foster redevelopment and affordable housing.

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 largely developed single-family homes. A single, Multiple Family RM-2 lot with a duplex may be out of character with the single-family nature of the neighborhood and vicinity.
3. The proposed amendment is unlikely to have an adverse impact on the surrounding properties, because the number of allowed units will not increase for this property.
4. Services are largely adequate 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

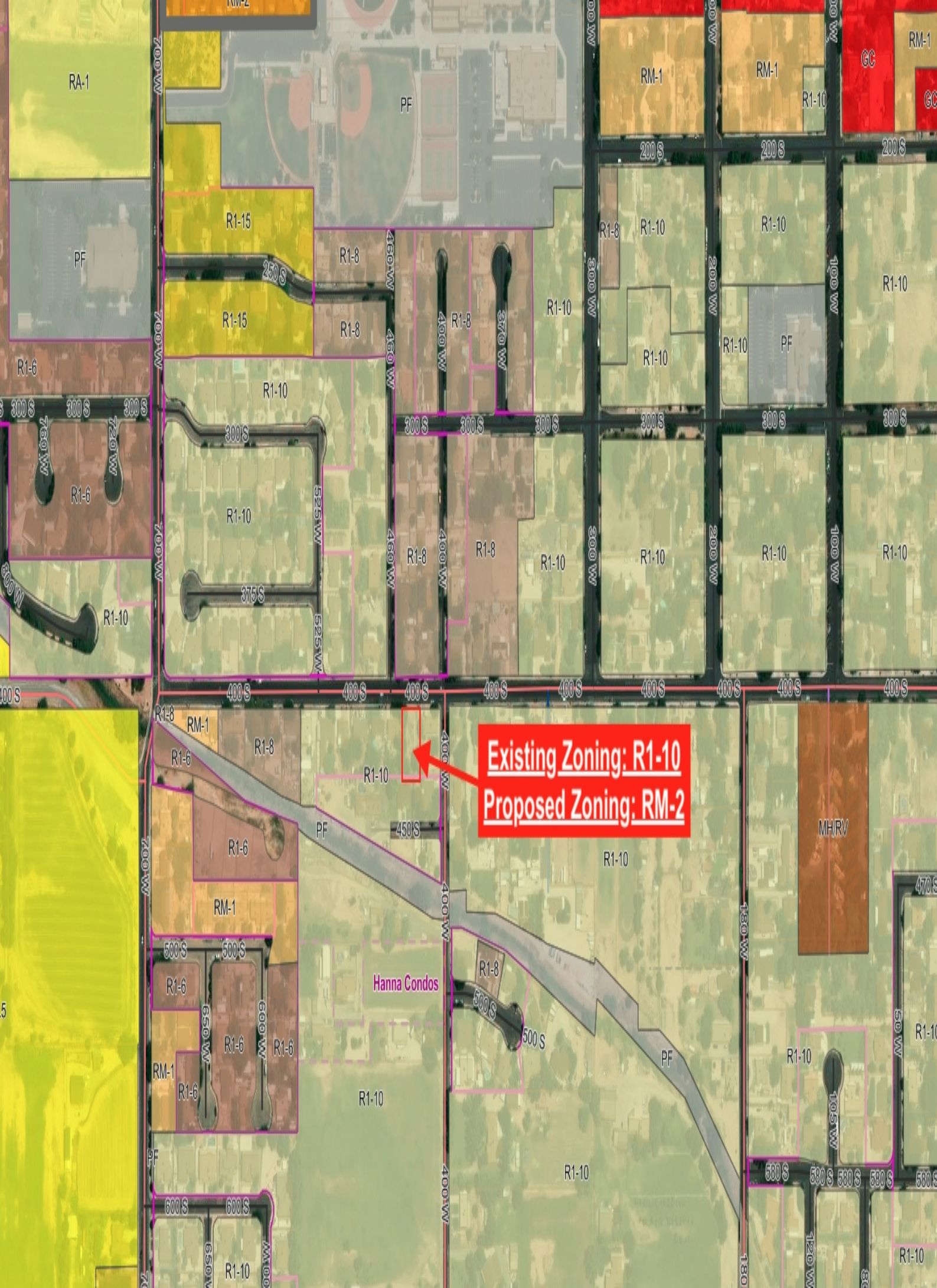
findings that the proposed zone change does not comply with the General Plan, along with the potential for future construction of a duplex that could be out of character with the surrounding single-family homes, staff recommends that the Planning Commission send a recommendation of denial to the City Council. Staff recommends the applicant apply to build a single family home with an ADU to accomplish their goals for the property. If the Planning Commission does desire to recommend approval it would be appropriate to recommend an RM-1 zoning.

Zone Change Narrative
437 W 400 S

Our application seeks approval for a zone change on the subject parcel of land. Specifically, we are requesting a change to the RM-2 zoning designation. The primary goal of this rezone is to permit the construction of an affordable, well-designed duplex unit on the property.

We firmly believe that transitioning this parcel to RM-2 represents the optimal and most responsible utilization of this land. This determination is based on a thorough analysis of the surrounding neighborhood context. Along this specific street, there is already a well-established precedent of existing and future multi-family residential units, making the proposed duplex a harmonious and complementary addition to the streetscape rather than an intrusive anomaly.

Furthermore, this proposal directly addresses the critical need for increased housing density within a highly desirable, walkable section of the city. Developing this duplex will contribute valuable new housing stock to an area that offers residents excellent access to nearby schools, businesses, public transit, and community resources, thereby supporting principles of smart growth and reducing reliance on vehicular transportation. This zone change is not only consistent with the character of the neighborhood but also serves the broader community interest by enhancing housing options and vitality in a central, accessible location.


Existing Zoning: R1-10
Proposed Zoning: RM-2
Hanna Condos
RA-1
PF
R1-15
R1-8
R1-6
R1-10
RM-1
RM-2
GC
MH/RV
700 W
460 W
400 W
300 S
400 S
450 S
500 S
600 S
580 S

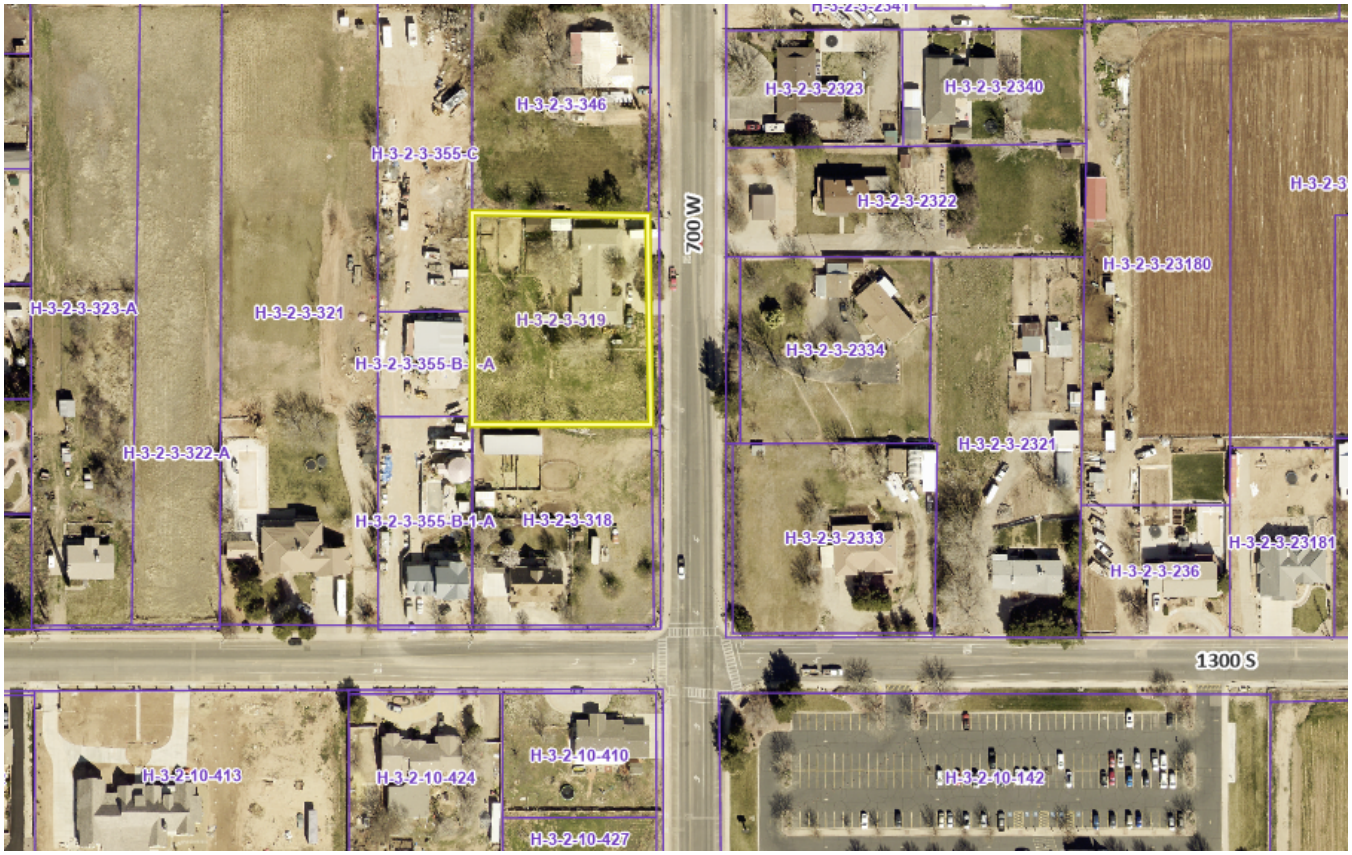
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026 - Planning Commission**
Application Number:	ZC26-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Kent Burdick Rowley Trust
Agent:	Teri Humphries
Request:	Zone Change from RA-1 to RA-0.5
Location:	1260 S 700 W
Zoning:	RA-1
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:
The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 0.97 acres located on the west side of 700 W and north of 1300 S. The applicant has stated that their purpose is to facilitate a lot split.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes, some agriculture
East	RA-0.5	Single Family Homes, some agriculture
South	RA-0.5, RA-1	Single Family Homes, some agriculture
West	RA-0.5, RA-1	Single Family Homes, some agriculture



Vicinity Map

Zone changes on any parcel of land within the City of Hurricane requires consideration of the following factors pursuant to Title 10 – Hurricane City Land Use Ordinance, Section 10-7-7 (cited below):

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

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

1. Whether the proposed amendment is consistent with goals, objectives and policies of the City's general plan;

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

3. The extent to which the proposed amendment may adversely affect adjacent property; and

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

Analysis:

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

Response: The General Plan Map shows this area as Rural Residential, which is defined as,

"A transition from agricultural to traditional neighborhoods or commercial uses. Appropriate densities for this land use include from one unit/40 acres to RA-0.5 and RA-1."

This is in the area where the General Plan was recently revised to change the designation to Rural Residential; therefore, the proposed zoning complies with the General Plan for the area.

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

Response: Development in the area is zoned and developed similarly. There is more RA-0.5 zoning in the vicinity of this property than RA-1. Overall, the amendment is harmonious with development in the area.

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

Response: The proposed amendment is within the area's densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped or developed in a similar manner as as proposed for the subject property which will mitigate any potential adverse effects on the property.

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

Response: See JUC comments below. There are no concerns with the adequacy of public facilities to serve this property.

JUC Comments:
The following comments will need to be addressed

1. **Public Works:** [No comments received]
2. **Power:** [No comments received]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering**: [No comments received]
7. **Fire:** Approved.
8. **Cable:** Approved.
9. **Phone:** Approved.
10. **Fiber:** Approved.
11. **Gas:** Approved.
12. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional

information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. The subject property contains 0.97 acres and is requested to be zoned RA-0.5, which requires a minimum lot size of 0.4 acres and an average lot size of 0.5 acres for a subdivision. Because the parcel contains less than 1.0 acre, it cannot be divided into two lots while meeting the required 0.5-acre average lot size standard. As a result, the proposed two-lot subdivision does not comply with the dimensional requirements of the zone. An exception to this standard may apply where land has been dedicated for a master planned roadway, such as 700 West. However, that allowance applies only to the property owner who dedicated the right-of-way. Because the current applicant did not make that dedication, the exception does not apply in this case.

Findings:
Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes.
3. The proposed amendment will not adversely impact the area.
4. Services are anticipated to be adequate to serve the area and proposed project.

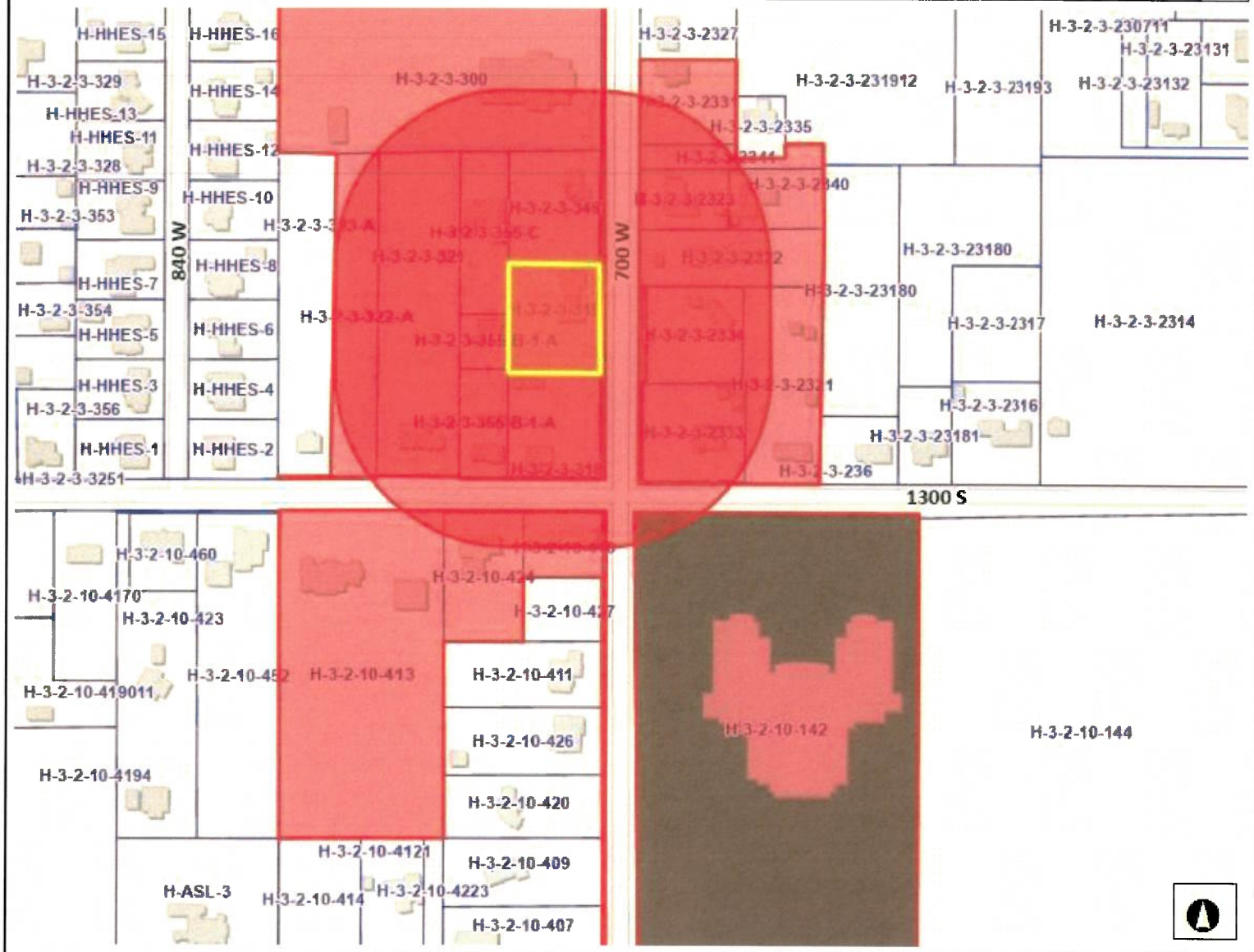
Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code, and consider any comments received at the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and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

We are requesting a zone change from RA-1 to RA-0.5 in order to allow a lot split for a family residence. The purpose of this request is to create a separate lot so that I may build a home adjacent to my father's property.

This arrangement would allow me to live nearby and provide assistance and support to my father as he gets older, while also helping maintain the property and preserve our family's long-term connection to the area.

We appreciate the City's consideration of this request and believe the proposed zone change will provide a practical and positive benefit for our family while remaining compatible with the community.

Title



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

6 FIELD SUR. LOTS 9-16

5,005

5,005

HINTON HOME ESTATES

H-3-2-3-323-A

XYZ 123 LLC - 778 W.
20230026271
B.1088 P.356

789023

H-3-2-3-322-A

XYZ 123 LLC - 3332-A
20230033807

H-3-2-3-321

SKYLER + KARA METCALF
20170043596

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7

8

1

2

H-3-2-3-30D

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

857563

300.00

H-3-2-3-355-B-1-A

STAN K + SHANI A OUTTAN 2009001517
20150001227

H-3-2-3-318

MARK HANS +
JILL JARVIS
OLSEN TRS
20160003454
B. 658 P. 598

191

220

H-3-2-3-319

KENT B. ROWLEY &
BEVERLY ROWLEY
20130029290

191

H-3-2-3-355-C

STAN K. + SHANI A. DUTTON
#20170040143
20200075249

99.81

191'

H-3-2-3-346

NATHAN L. +
SUMMER R.
THNSON
20210048618

300.00

20150042989
AMERICAN FORK CITY

ROAD

AIRPORT

SEE BLOCK 7 FIELD SUR.

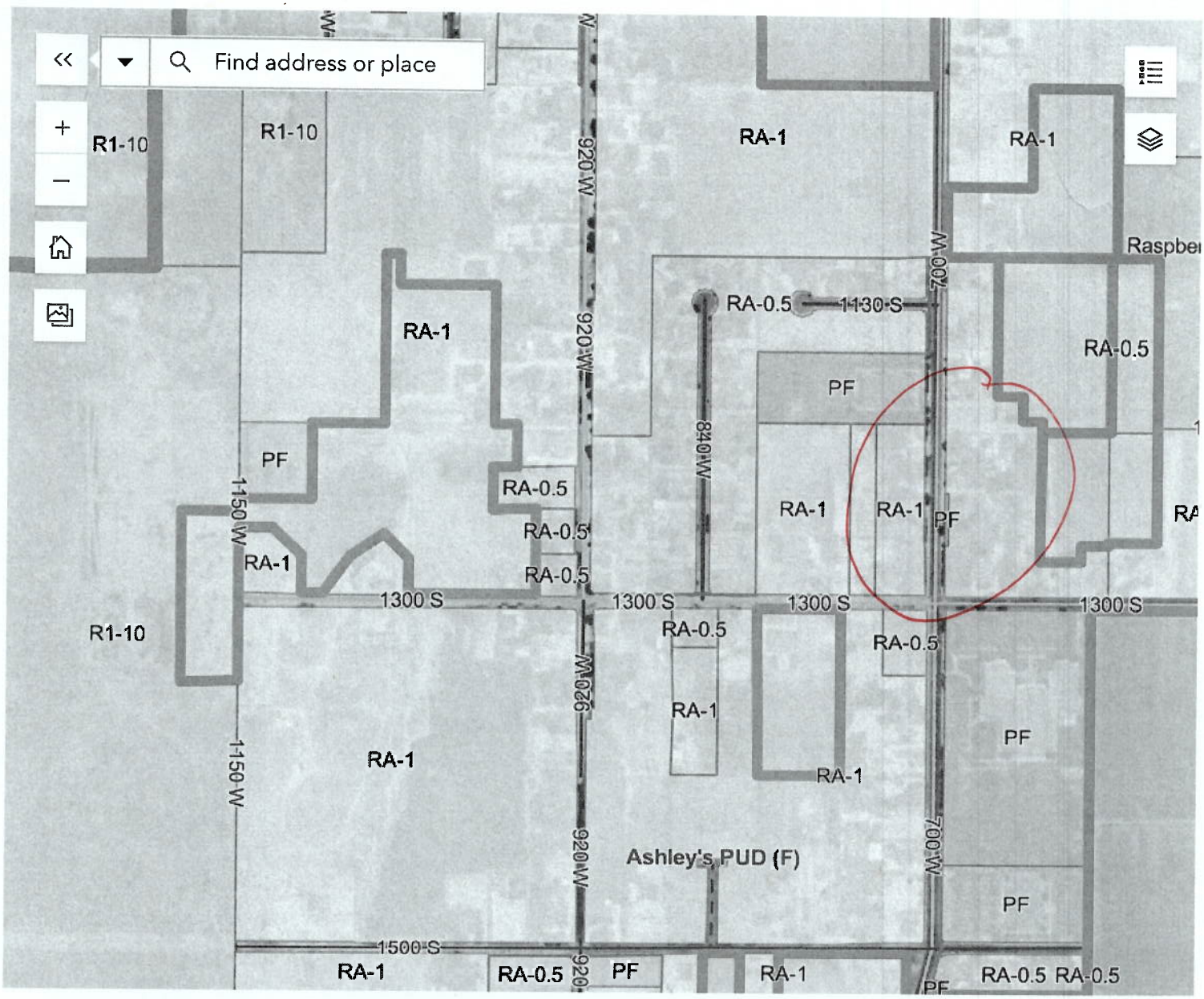
01

1

Need to change this
from an RA1 to RA-D

10

Planning - Zoning



500 ft

Vantor

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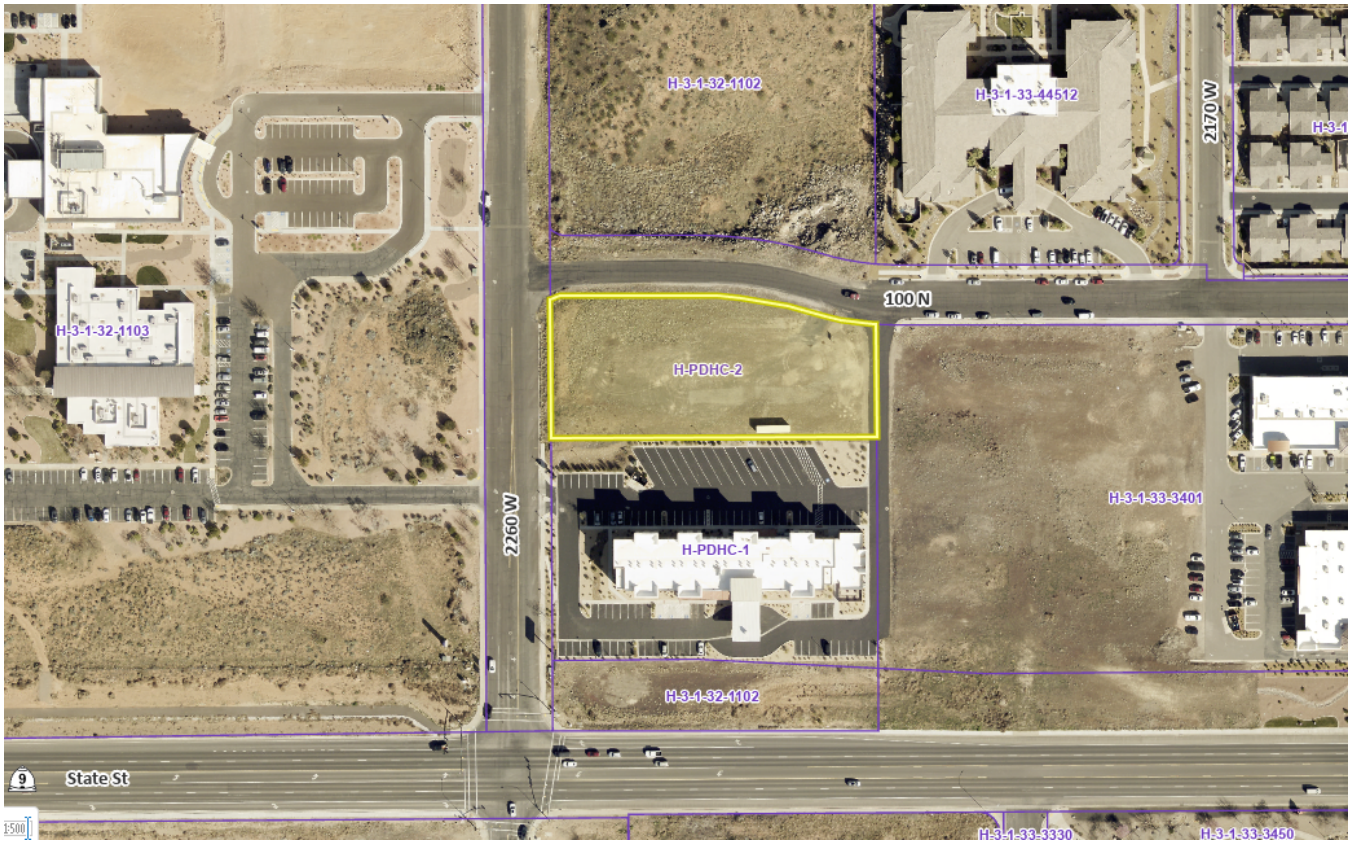
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026 - Planning Commission**
Application Number:	PSP26-04
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Eric Mcfadden
Agent:	
Request:	Preliminary Site Plan Approval.
Location:	2260 W 100 N
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has submitted a preliminary site plan for an office/retail building located on Lot 2 of the Painted Hills Commerce Center subdivision. This property is located at the southeast corner of 2260 W and 100 N. There is an existing access for the hotel to the south located on the east side of the property. This site is zoned Highway Commercial (HC).



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. Public Works: [No comments received.]

2. Fire: Show the remote FDC in the same island as the fire hydrant

3. Sewer: Sewer should be kept out of curb/gutter and proposed landscaping. Depicted sewer does not quite match existing sewer. Will sewer be relocated?

4. Water: Approved.

5. Power: Power for this project will come from a vault on the south west corner.

6. Streets: Approved.

7. Engineering: The right of way for 100 N is 72' wide. The typical elements from the 70' wide cross section (5' sidewalk, 5.5' landscape strip, and 2.5' curb and gutter) should be constructed. Property boundary must be labeled in the construction drawings. Bearings, distances, radii, included angles and a tie to the nearest section monument must be shown (HCC 10-7-10(D)(3)(c)(1)(c&d). Proposed striping on 2260 West & 100 N will be required and it must be coordinated with the streets, public works, and engineering department (HCS 3.2.7). reimbursement for 2260 W's striping could be possible. Sidewalk should maintain a straight alignment relative to the road. It appears relocating existing sewer could be

avoided if a right turn lane were added at the shared drive aisle (off 100 N). Applicant should compare costs and consider the potential option with Ash Creek special service district. It appears there will be a high demand for left turns at the shared drive aisle. Applicant should determine, with the neighboring development, if outbound traffic should be split into two lanes.

8. Gas: [No comments received.]

9. Infowest: Approved.

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

Staff Comments:

1. **Land Use:** The proposed office and retail use is a permitted use in the Highway Commercial zone.
2. **Parking Requirement:** Pursuant to Hurricane City Code (HCC) section 10-34-10(A), both office and retail uses require, *"1 space per 250 square feet of gross floor area"* per the provided site data 80 parking stalls are required and 85 are provided.
3. **Landscape:** Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way, and a full landscape plan will be required with the final site plan submittal. The applicant will also need to ensure that proper parking lot landscaping is provided.
4. Sidewalks along the east side of the property should be considered (HCC 10-33-5(H)).
5. This site is currently used for overflow parking for the hotel to the south. Staff has verified that the hotel meets its parking requirements without use of this lot.
6. The site plan states the building height will be two stories and "39'-1" ±" the maximum height in the HC zone is 35'. This will need to be addressed for the final site plan. A conditional use permit for a greater height may be available due to the adjacent hotel.
7. **No Vested Rights: It should be noted that pursuant to HCC section 10-7-10 (D)(2)(b), a *preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.***

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

April 28, 2026

Parcel: H-PDHC-2

Project: Office/Retail Building

Subject: Narrative of the proposed development

The Office/Retail Building project is situated on Lot 2 of the Painted Hills Commerce Center and consist of 1.50. The proposed site will consist of a Office building and associated improvements as follows:

Total Site Area = 65,306 Sq.ft.

Office/Retail building (Footprint) = 10,525 Sq.ft. (16.1% of the site)

Parking lot & Sidewalks = 40,217 Sq.ft. (61.6% of the site)

Landscaping = 14,564 Sq.ft. (22.3% of the site)

The property is situated as follows: North across 100 North Street is Future Commercial, East across the 26' private access is Future commercial, South is the existing Sleep Inn Hotel, and West is existing commercial development.

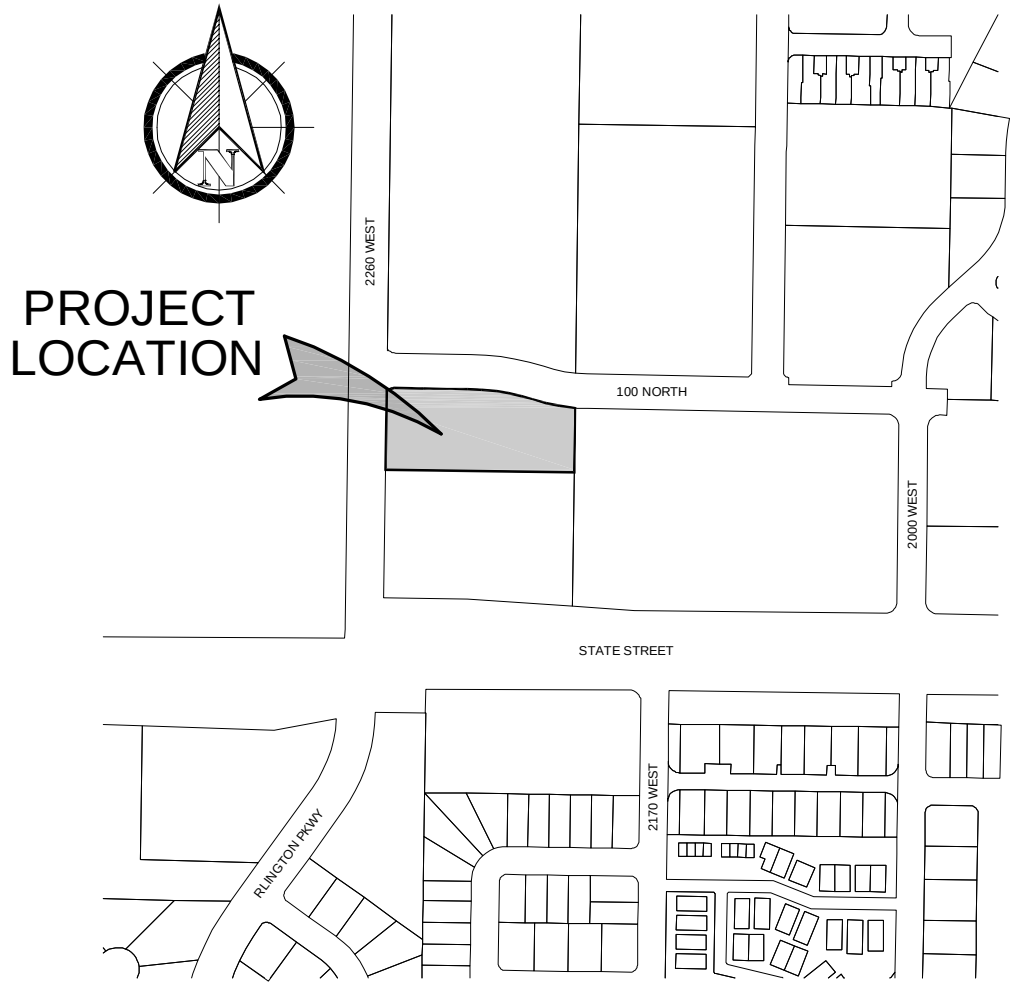
Access to the property will come from 100 north and the existing 26' Municipal Utility & Public Access Easement along the East boundary (which also provides access for the Sleep Inn Hotel). This access will be improved through this project and connected to existing development to the south & 100 North.

The property is Zoned HC.

Please feel free to contact us directly with any further questions or clarifications on this project at 435-313-2267 or email at premier.design_eric@yahoo.com.

Sincerely,

Eric A. Mcfadden
Premier Design & Engineering Inc



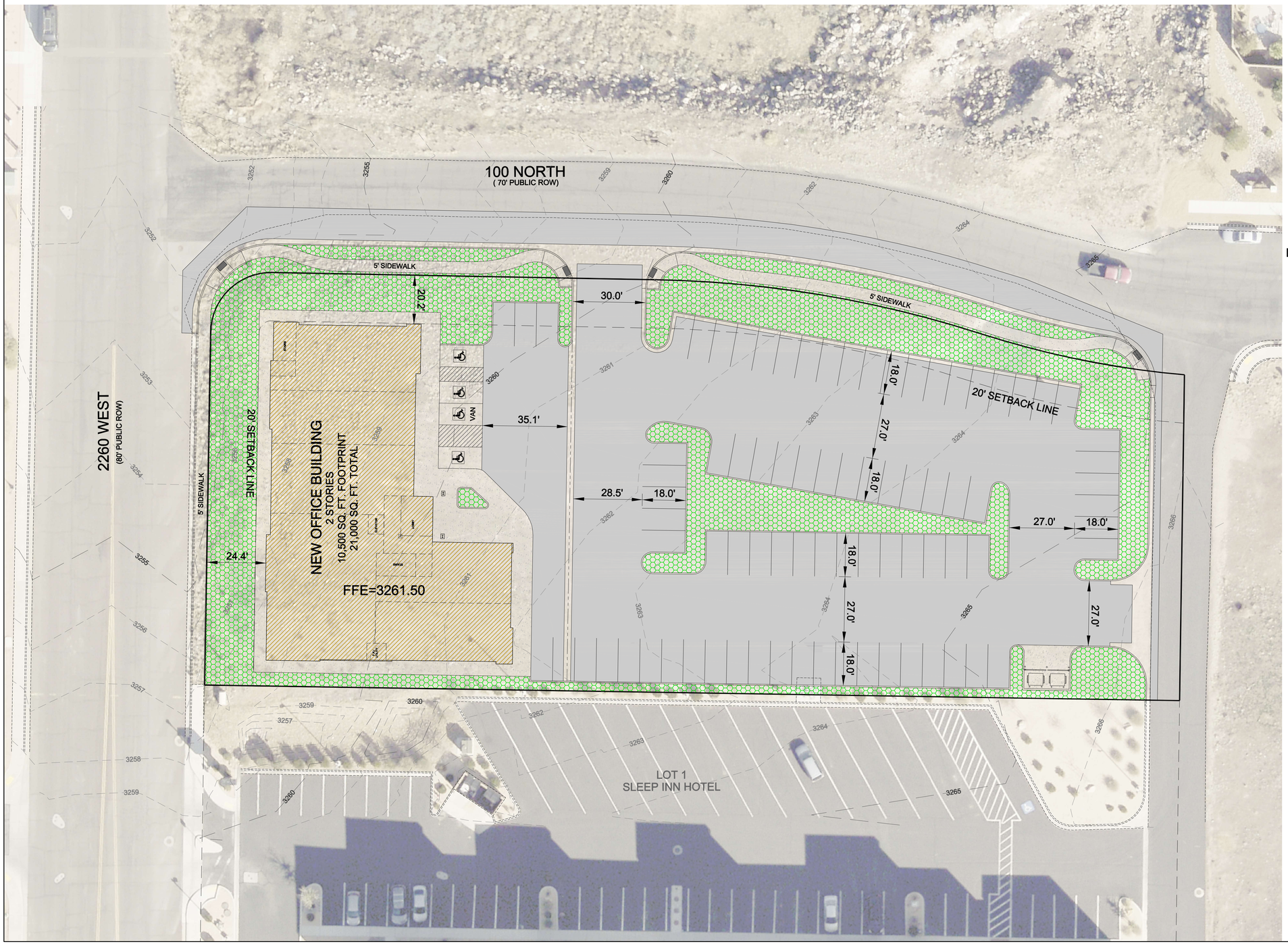
VICINITY MAP

N.T.S.

PAINTED HILLS COMMERCE CENTER

LOT 2

OFFICE BUILDING

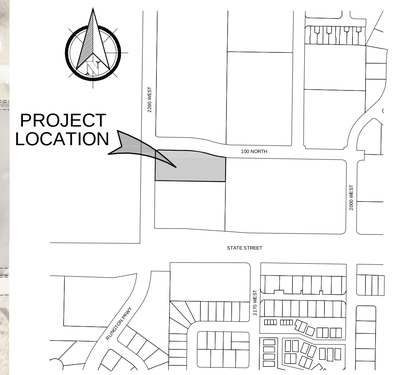


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



VICINITY MAP

N.T.S.

SITE DATA

PARCEL: H-PDHC-2
ZONING: HC
BUILDING HEIGHT: 39'-1" ±
BUILDING USE: OFFICE
SITE AREA: 65,306 SQ. FT. / 1.50 ACRES
BUILDING AREA (FOOTPRINT): 10,525 SQ. FT. (16.1% OF SITE)
SIDEWALK, CURBING & ASPHALT : 40,217 SQ.FT. (61.6% OF SITE)
LANDSCAPING PROVIDED: 14,564 SQ.FT. (22.3% OF SITE)
PARKING REQUIRED: OFFICE: 19,974 SQ. FT. (LEASEABLE) / 250 = 80 SPACES
PARKING PROVIDED: STANDARD STRIPED SPACES = 81 SPACES ACCESSIBLE SPACES = 4 SPACES (1 VAN) TOTAL PARKING PROVIDED = 85 SPACES

LEGEND

= PROPOSED BUILDING AREA

= PROPOSED ASPHALT AREA

= PROPOSED CONCRETE AREA

= PROPOSED LANDSCAPE AREA

DATE:	4/20/2026
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW

SCALE: 1" = 20'

PRELIMINARY SITE PLAN

PAINTED HILLS COMMERCE CENTER LOT 2

CORNER OF 2260 WEST & 100 NORTH

HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.

75 EAST 100 NORTH

IVINS, UTAH 84738

(775) 385-7647 ~ PREMIER.DESIGN.MARC@GMAIL.COM

(435) 313-2267 ~ PREMIER.DESIGN_ERIC@YAHOO.COM

PREMIER DESIGN

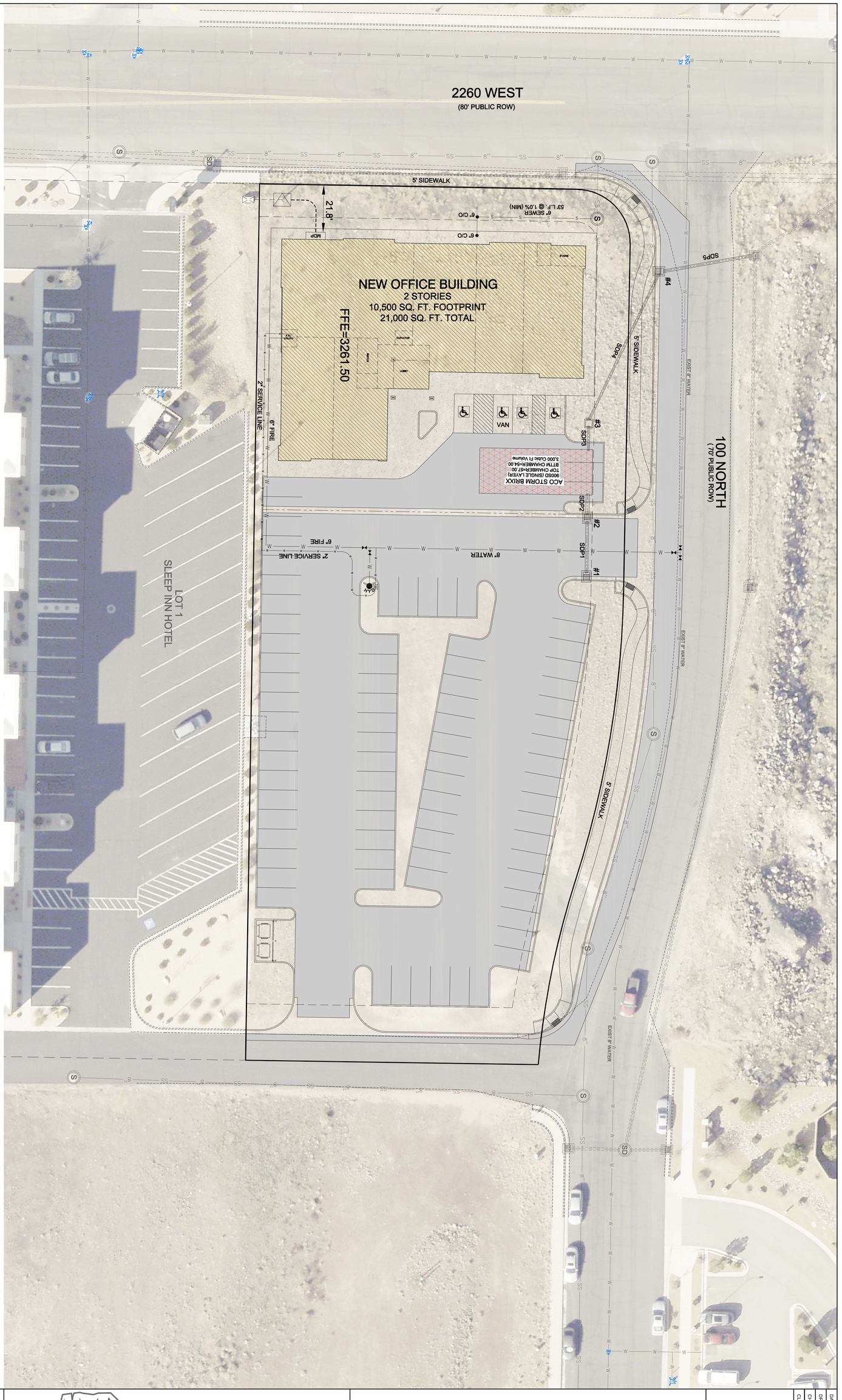
4/21/2026

License No. 323886

Marc R. Fonger

SHEET

PSP



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PUP
SHEET

4/21/2026
License no. 223809
Marc R. Fringer

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

PRELIMINARY UTILITY PLAN
PAINTED HILLS COMMERCE CENTER LOT 2
CORNER OF 2260 WEST & 100 NORTH
HURRICANE, UTAH 84737

SCALE 1" = 20'

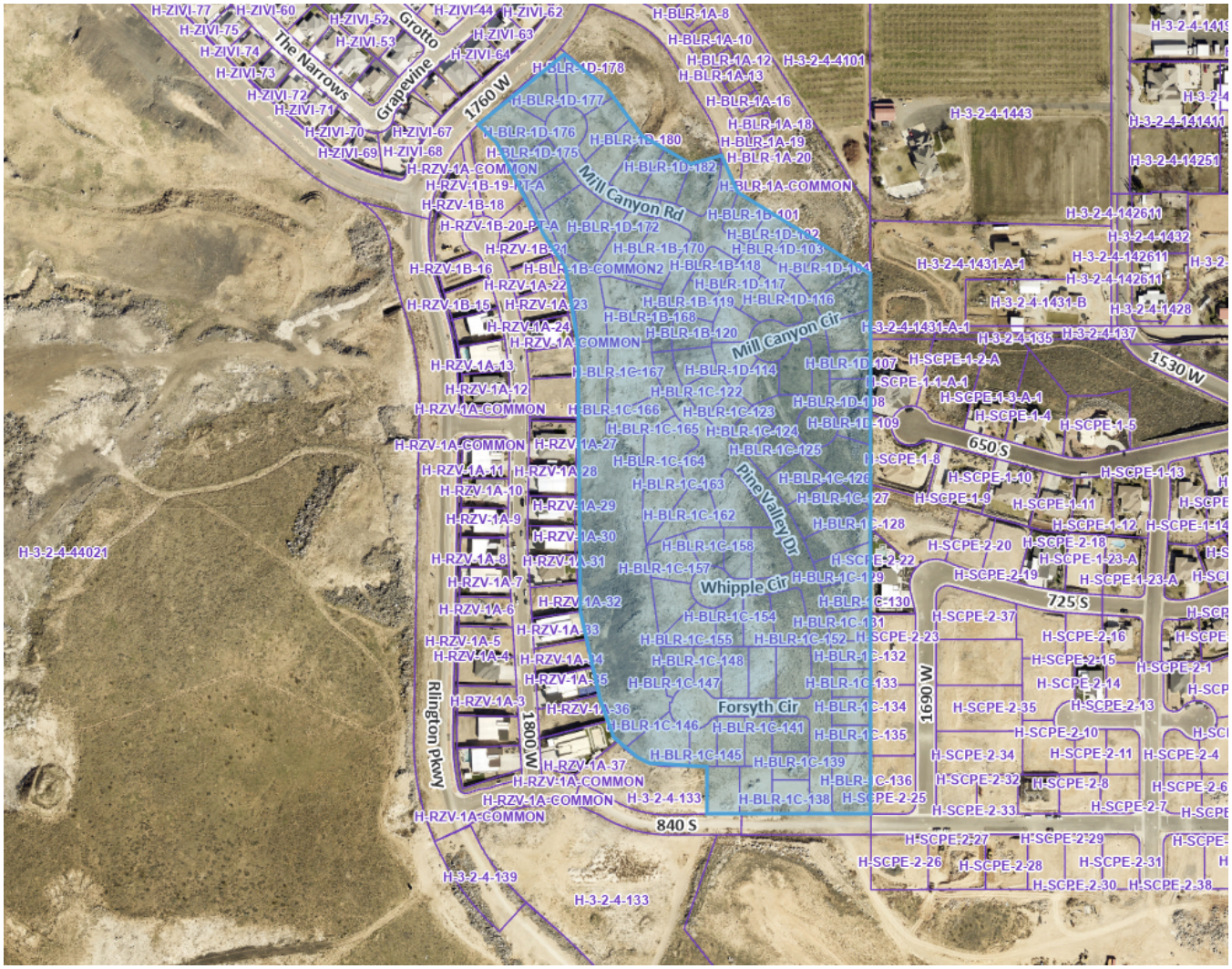
DATE 4/07/2026
DRAWN BY E.A.M.
CHECKED BY M.R.F.
CLIENT MRW

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026**
Application Number:	AFP26-09
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Wasatch Commercial Builders
Agent:	Ben Duzett
Request:	Approval of an Amended Final Plat.
Location:	S Rlington Pkway and 1760 W
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plats for Black Ridge Phase 1B, 1C, and 1D to amend the note on the plat regarding setbacks and remove Lot 182 to add more buildable area to Lots 181 and 183. The original plats included setback requirements that were more restrictive than those otherwise required by the underlying zoning regulations. The City commonly allows developers to establish more restrictive setback standards through plat notes when requested as part of a subdivision approval. The applicant is now requesting that the subdivision revert to the setback standards prescribed by the City Code. The subdivision is zoned Single Family Residential R1-10 (PDO) as part of the Black Ridge development.



Vicinity Map

JUC Comments

The following comments will need to be addressed.

1. **Public Works:** [No comments received.]
2. **Power:**[No comments received.]
3. **Water:** For the lot removed the water service will need to be terminated at the mail line, along with any services moved to new locations.
4. **Streets:** Approved.
5. **Sewer:** Sewer lateral will need to be cut, capped and abandoned for the lot that is being removed.
6. **Engineering:** [No comments received.]
7. **Fire:** Approved.
8. **Phone/Cable:** Approved.
9. **Gas:** [No comments received.]
10. **Infowest:** We have conduit within the lot(s) and would like the area to be fully blue staked to avoid damages and charges for fixing our lines.

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

Staff Comments

1. The plat meets the amended final plat standards contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following is a list of the key code requirements:
    a. Depicts only the portion of the subdivision that is proposed to be amended.
    b. Includes a plat name distinguishing the amended plat from the original plat.
    c. Describes the differences between from the original plat.
    d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Note #7 ties the setbacks to the original Painted Hills-Collina Tinta Development Agreement. While that is correct, those setbacks are not explicitly stated within that development agreement. To reduce confusion for future owners the setback note should be modified to say: *The setbacks are as follows:*
    a. Front: 19' back of curb for dwelling. 20' back of sidewalk for garages
    b. Rear: 10'
    c. Side: 5' minimum, 15' aggregate
    d. Street side: 15'

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

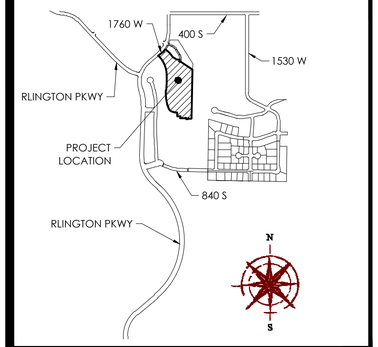
Black Ridge Phase 1B-1D Amendment

Black Ridge Phases 1B-1D Amendment plats are vacating and amending BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211), BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231) and BLACK RIDGE PHASE 1D (DOCUMENT No. 20250044246).

BLACK RIDGE PHASE 1B AMENDMENT PLAT

VACATING & AMENDING BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211)

LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- CLASS I STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- CLASS I STREET MONUMENT (FOUND)
- (B-M) (BOUNDARY TO MONUMENT)

Line Table		
LINE	DIRECTION	LENGTH
L1	N32°38'39"E	12.50
L2	N57°21'21"W	9.00
L3	S57°21'21"E	9.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	276.00	15°59'34"	77.04	N24°49'40"E	76.79
C2	15.00	90°00'00"	23.56	S12°21'21"E	21.21
C3	15.00	90°00'00"	23.56	S77°38'39"W	21.21
C4	274.00	17°12'24"	82.29	S24°02'27"W	81.98
C5	272.50	16°33'56"	78.79	N65°38'19"W	78.51
C6	326.00	11°28'47"	65.32	N05°52'21"E	65.21
C7	880.50	5°52'06"	90.18	S03°49'32"E	90.14
C8	880.50	10°50'15"	166.54	N06°18'34"W	166.30
C9	880.50	4°58'09"	76.36	S09°14'34"E	76.34
C10	326.00	12°03'32"	68.61	N17°38'30"E	68.49
C11	326.00	2°40'12"	15.19	N25°00'22"E	15.19
C12	326.00	6°18'10"	35.86	N29°29'34"E	35.84
C13	15.00	90°00'00"	23.56	N12°21'21"W	21.21
C14	227.50	19°30'57"	77.49	N67°06'50"W	77.12
C15	274.00	20°10'11"	96.46	S05°21'09"W	95.96
C16	250.00	19°30'57"	85.15	N67°06'50"W	84.74
C17	300.00	37°22'49"	195.72	S13°57'14"W	192.27
C18	224.00	15°59'41"	62.53	N24°52'07"E	62.33
C19	250.00	15°59'01"	69.74	N24°39'08"E	69.52
C20	274.00	37°22'34"	178.74	S13°57'21"W	175.59
C21	326.00	37°23'01"	212.70	S13°57'08"W	208.95
C22	15.00	90°00'00"	23.56	N77°38'39"E	21.21

GRAPHIC SCALE

40 0 20 40 80 160

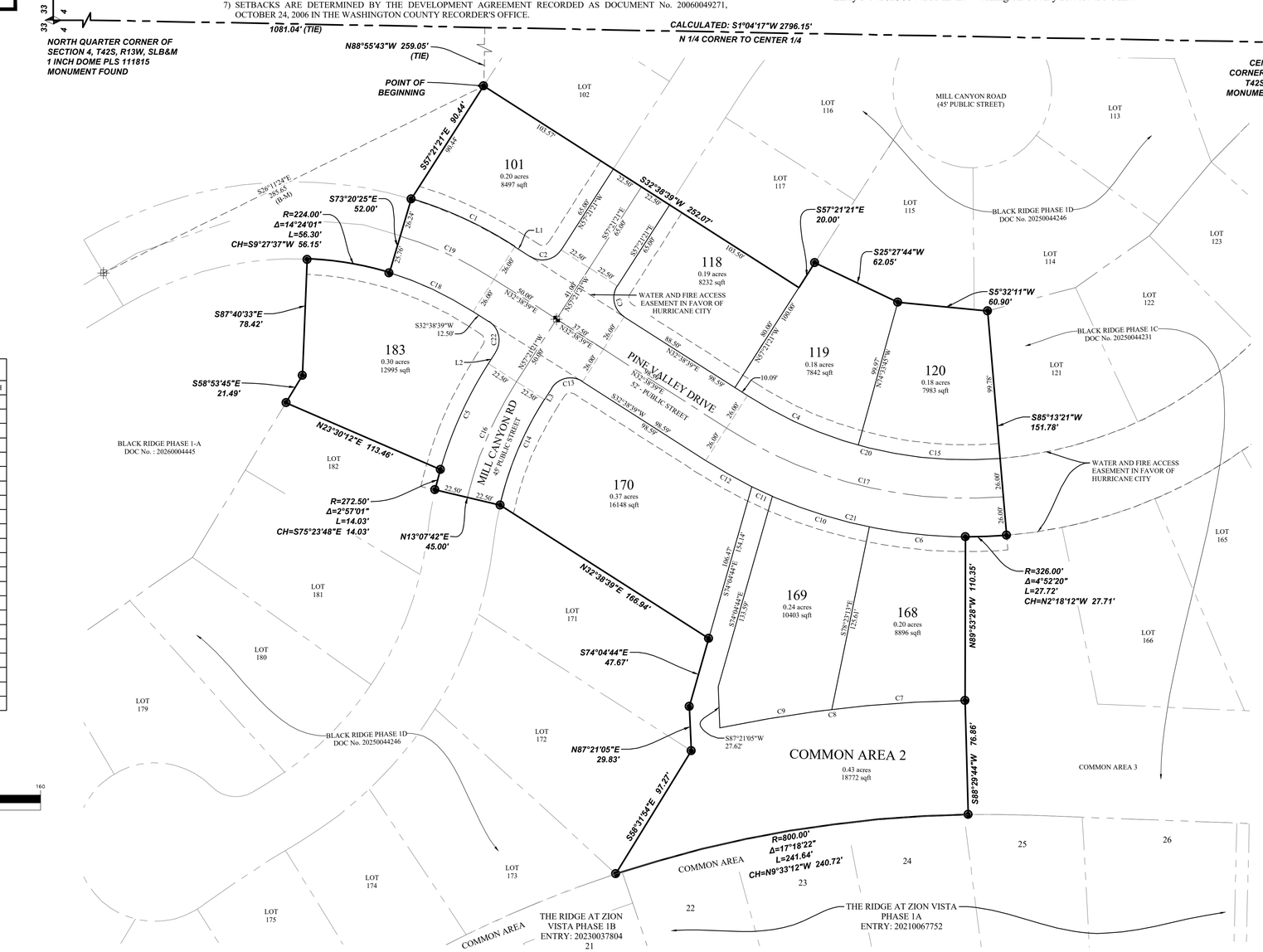
(IN FEET)
1 inch = 40 ft.

NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
3) ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
4) HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
5) AGRICULTURE PROTECTION AREA THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6) THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021, H-3-2-4-146 AND H-3-2-4-147.
7) SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

SURVEY NARRATIVE

1) The purpose of this survey is to vacate all setbacks shown on the recorded plat (see note 7 for setbacks information) and to vacate Lot 182 of the Black Ridge Phase 1D Subdivision recorded December 19, 2025 as Entry No. 20250044246 in the Washington County Recorder's Office, and subsequently divide said lot to add more buildable area to Lot 183 of the Black Ridge Phase 1B Subdivision, recorded December 19, 2025, as Entry No. 20250044211 in the Washington County Recorder's Office.



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

BLACK RIDGE PHASE 1B AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211)

AND THAT THE SAME HAS BEEN OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR 05/05/26 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO: 12554439

05/05/26
Date

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point located in the Northeast corner of Lot 102 of Black Ridge Phase 1D Subdivision Plat thereof recorded December 19, 2025 as Document No. 20250044246 in the Washington County Recorder's Office said point also being S01°04'17"W 1081.04 feet along the Section line and N88°55'43"W 259.05 feet from the North Quarter Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence along said Subdivision the following four (4) courses: (1) S32°38'39"W 252.07 feet; thence (2) S57°21'21"E 20.00 feet; thence (3) S25°27'44"W 62.05 feet; thence (4) S05°32'11"W 60.90 feet to the Northerly line of Black Ridge Phase 1C as Entry No. 20250044231 in the Washington County Recorder's Office; thence along said Subdivision the following four (4) courses: (1) S85°13'21"W 151.78 feet; thence (2) Northerly along the arc of a non-tangent curve to the right having a radius of 326.00 feet (radius bears: N85°15'38"E) a distance of 27.72 feet through a central angle of 4°52'20" Chord: N02°18'12"W 27.71 feet; thence (3) N89°53'28"W 110.35 feet; thence (4) S88°29'44"W 76.86 feet to the Easterly line of Ridge at Zion Vista Phase 1A Subdivision Plat recorded October 19, 2021 as Entry No. 20210067752 in the Washington County Recorder's Office; thence along said Subdivision Northerly along the arc of a non-tangent curve to the left having a radius of 800.00 feet (radius bears: S89°05'59"W) a distance of 241.64 feet through a central angle of 17°18'22" Chord: N09°33'12"W 240.72 feet to the Southerly line of the aforementioned Black Ridge Phase 1D Subdivision; thence along said subdivision the following six (6) courses: (1) S58°31'54"E 97.27 feet; thence (2) N87°21'05"E 29.83 feet; thence (3) S74°04'44"E 47.67 feet; thence (4) N32°38'39"E 166.94 feet; thence (5) N13°07'42"E 45.00 feet; thence (6) Easterly along the arc of a non-tangent curve to the right having a radius of 272.50 feet (radius bears: S13°07'42"W) a distance of 14.03 feet through a central angle of 2°57'01" Chord: S75°23'48"E 14.03 feet; thence N23°30'12"E 113.46 feet to the Westerly line of Black Ridge Phase 1A Subdivision Plat recorded February 05, 2026 as Entry No. 20260004445 in the Washington Recorder's Office; thence along said Subdivision the following two (2) courses: (1) S58°53'45"E 21.49 feet; thence (2) S87°40'33"E 78.42 feet to the Northerly line of Black Ridge Phase 1B Subdivision Plat recorded December 19, 2026 as Entry No. 20250044211 in the Washington County Recorder's Office; thence along said Subdivision the following three (3) courses: (1) Southerly along the arc of a non-tangent curve to the right having a radius of 224.00 feet (radius bears: N87°44'23"W) a distance of 56.30 feet through a central angle of 14°24'01" Chord: S09°27'37"W 56.15 feet; thence (2) S73°20'25"E 52.00 feet; thence (3) S57°21'21"E 90.44 feet to the point of beginning.

Containing 3.03 acres, more or less.

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20 ___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION ON BEHALF OF WPP HURRICANE LAND, LLC, A UTAH LIMITED LIABILITY COMPANY WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, COMMON AREA, AND EASEMENTS TO HEREAFTER BE KNOWN AS

BLACK RIDGE PHASE 1B AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND PUBLIC EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS ARE HEREBY DEDICATED AND CONVEYED TO HURRICANE CITY OVER ALL COMMON AREAS. THE OWNER DOES HEREBY CONVEY TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE _____. RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ DAY OF _____, 20___ AS DOCUMENT NUMBER _____. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____.

WPP HURRICANE LAND, LLC , A UTAH LIMITED LIABILITY COMPANY

_____ _____
AUSTIN SCOTT OVERMAN DIRECTOR OF DEVELOPMENT OF WPP HURRICANE LAND, LLC

BLACK RIDGE PHASE 1B AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211)
LOCATED IN SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

_____
WASHINGTON COUNTY RECORDER

CITY ENGINEER APPROVAL	CITY ATTORNEY APPROVAL	ASH CREEK SPECIAL SERVICE DIST.	TREASURER APPROVAL	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____	APPROVED AS TO FORM, THIS THE _____DAY OF _____	THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____	I WASHINGTON COUNTY TREASURE, CERTIFY ON THIS _____ DAY OF _____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.	WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____
_____ CITY ENGINEER HURRICANE CITY, UTAH	_____ CITY ATTORNEY HURRICANE CITY, UTAH	_____ SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	_____ WASHINGTON COUNTY TREASURER	_____ ATTEST: CITY RECORDER HURRICANE CITY, UTAH _____ MAYOR HURRICANE CITY, UTAH

SHEET 1 OF 1

PREPARED BY

FOCUS© CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

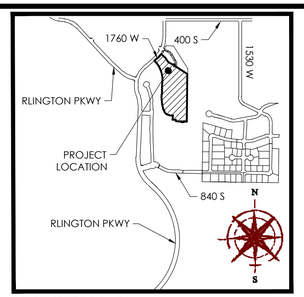
21_2023\23-0380 Black Ridge Phases 1B ? 1D\design 23-0380\dwg\base\Amendment Plat\23-0380 Phase 1B Amendment Plat.dwg

BLACK RIDGE PHASE 1C AMENDMENT PLAT

VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)
LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- CLASS I STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- CLASS I STREET MONUMENT (FOUND)
- (B-M) (BOUNDARY TO MONUMENT)
- (M-M) MONUMENT TO MONUMENT



VICINITY MAP
N.T.S

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
3) ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
4) HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
5) THE PARENT PARCELS FOR THIS SUBDIVISION ARE H-3-2-4-146, H-3-2-4-147 AND A PORTION OF H-3-2-4-44021.
6) SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

SURVEY NARRATIVE
1) The purpose of this survey is to vacate all setbacks shown on the recorded plat (see note 6 for setbacks information).

PROFESSIONAL LAND SURVEYOR
05/05/26
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439. ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE VERIFIED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

BLACK RIDGE PHASE 1C AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS AND COMMON AREA, TOGETHER WITH EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN THE BOUNDARY DESCRIPTION.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO: 12554439

05/05/26
Date

BOUNDARY DESCRIPTION

A part of the Northwest quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point along the Section line S01°04'17"W 1830.14 feet from the North 1/4 Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence along said Section line S01°04'17"W 774.63 feet to the northerly line of that Right-Of-Way Deed of Dedication thereof recorded April 12, 2023 as Entry No. 20230010083 in the Washington County Recorder's Office; thence along said deed N88°35'05"W 328.95 feet; thence S01°04'12"W 0.93 feet to the northerly line of that Deed of Dedication thereof recorded December 6, 2022 as Entry No. 20220052221 in the Washington County Recorder's Office; thence along said deed N88°55'48"W 87.52 feet; thence N01°01'38"E 119.91 feet; thence N88°58'25"W 91.30 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 170.00 feet (radius bears: N00°17'20"E) a distance of 219.64 feet through a central angle of 74°01'33" Chord: N52°41'53"W 204.68 feet to the easterly boundary of The Ridge At Zion Vista Phase 1A, according to the official plat thereof recorded October 19, 2021 as Entry No. 20210067752 in the Washington County Recorder's Office; thence along said plat the following four (4) courses: (1) N15°45'01"W 53.19 feet; thence (2) Northerly along the arc of a non-tangent curve to the right having a radius of 1,480.00 feet (radius bears: N74°15'00"E) a distance of 463.02 feet through a central angle of 17°55'30" Chord: N06°47'15"W 461.13 feet; thence (3) N02°10'30"E 395.75 feet; thence (4) Northerly along the arc of a non-tangent curve to the left having a radius of 800.00 feet (radius bears: N87°49'34"W) a distance of 42.92 feet through a central angle of 03°04'27" Chord: N00°38'13"E 42.92 feet to the southwest corner of Black Ridge Phase 1B; thence the following four (4) courses along the southern boundary of said subdivision: (1) N88°29'44"E 76.86 feet; thence (2) S89°53'28"E 110.35 feet; thence (3) Southerly along the arc of a non-tangent curve to the left having a radius of 326.00 feet (radius bears: S89°52'02"E) a distance of 27.72 feet through a central angle of 04°52'20" Chord: S02°18'12"E 27.71 feet; thence (4) N85°13'21"E 151.78 feet; thence S15°00'34"E 61.09 feet; thence S34°59'31"E 60.89 feet; thence S50°02'07"E 65.00 feet; thence S45°27'25"E 171.92 feet to the point of Beginning.

Contains:16.60 acres+/-

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20 ___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION ON BEHALF OF WPP HURRICANE LAND, LLC, A UTAH LIMITED LIABILITY COMPANY WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES:_____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____ PRINTED FULL NAME OF NOTARY

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, COMMON AREA, AND EASEMENTS TO HEREAFTER BE KNOWN AS

BLACK RIDGE PHASE 1C AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND PUBLIC EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS ARE HEREBY DEDICATED AND CONVEYED TO HURRICANE CITY OVER ALL COMMON AREAS. THE OWNER DOES HEREBY CONVEY TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE _____. RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____. DAY OF _____, 20_____. AS DOCUMENT NUMBER_____. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____.

WPP HURRICANE LAND, LLC , A UTAH LIMITED LIABILITY COMPANY

_____ _____
AUSTIN SCOTT OVERMAN DIRECTOR OF DEVELOPMENT OF WPP HURRICANE LAND, LLC

BLACK RIDGE PHASE 1C AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)
LOCATED IN SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

_____
WASHINGTON COUNTY RECORDER

NORTHEAST CORNER OF SECTION 4, T42S, R13W, SLB&M BLM BRASS CAP FOUND

BASIS OF BEARING: N88°53'01"W 2581.84'

NORTH QUARTER CORNER OF SECTION 4, T42S, R13W, SLB&M 1 INCH DOME PLS 111815 MONUMENT FOUND

1830.14' (TIE)

POINT OF BEGINNING

N 1/4 CORNER TO CENTER 1/4 CALCULATED: S1°04'17"W 2796.15'

S1°04'17"W 774.63'

CENTER QUARTER CORNER OF SECTION 4, T42S, R13W, SLB&M MONUMENT NOT FOUND

191.37'

SCENIC POINTE SUBDIVISION PHASE 1 ENTRY: 20090011079

SCENIC POINTE SUBDIVISION PHASE 2 ENTRY: 20230004107

1690 WEST
52' PUBLIC STREET

840 SOUTH
52' PUBLIC STREET

PINE VALLEY DRIVE
52' PUBLIC STREET

57' PUBLIC STREET

PINE VALLEY CT
PUBLIC STREET

WHIPPLE CIRCLE
41' PUBLIC STREET

FORSYTH CIRCLE
46' PUBLIC STREET

840 SOUTH
50' PUBLIC STREET

BLACK RIDGE PHASE 1D DOCUMENT No. 20250044246

BLACK RIDGE PHASE 1B DOCUMENT No. 20250044211

WATER AND FIRE ACCESS EASEMENT IN FAVOR OF HURRICANE CITY.

WPP HURRICANE LAND LLC PARCEL NO. H-3-2-44021

52 FOOT RIGHT-OF-WAY DEDICATED TO HURRICAN CITY ENTRY: 20230010083

50 FOOT RIGHT-OF-WAY DEDICATED TO HURRICANE CITY ENTRY: 20220052221

RR PENGA LLC PARCEL NO. H-3-2-4-133

RR PENGA LLC PARCEL NO. H-3-2-4-133

COMMON AREA 2
3.49 acres
151852 sqft

COMMON AREA 3
3.49 acres
151852 sqft

COMMON AREA

THE RIDGE AT ZION VISTA PHASE 1A ENTRY: 20210067752

1800 WEST

1800 WEST

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

CITY ENGINEER APPROVAL	CITY ATTORNEY APPROVAL	ASH CREEK SPECIAL SERVICE DIST.	TREASURER APPROVAL	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____	APPROVED AS TO FORM, THIS THE _____DAY OF _____	THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____	I WASHINGTON COUNTY TREASURE, CERTIFY ON THIS _____ DAY OF _____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.	WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____
_____ CITY ENGINEER HURRICANE CITY, UTAH	_____ CITY ATTORNEY HURRICANE CITY, UTAH	_____ SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	_____ WASHINGTON COUNTY TREASURER	_____ ATTEST: CITY RECORDER HURRICANE CITY, UTAH _____ MAYOR HURRICANE CITY, UTAH

SHEET 1 OF 2

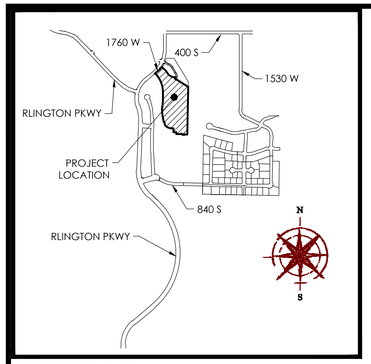
PREPARED BY
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

Z:_2023\23-0360 Black Ridge Phases 1B ? 1C\design 23-0360\dwg\base\Amendment Plat\23-0360 Phase 1C Amendment Plat.dwg

BLACK RIDGE PHASE 1C AMENDMENT PLAT

VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)

LOCATED IN SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	274.00	20°10'57"	96.52	N14°49'25"W	96.02
C2	274.00	20°09'15"	96.38	S34°59'31"E	95.89
C3	274.00	6°01'50"	28.84	S48°05'04"E	28.83
C4	776.00	3°03'10"	41.35	S49°34'24"E	41.34
C5	776.00	5°10'32"	70.10	N45°27'33"W	70.07
C6	776.00	6°00'05"	81.28	N39°52'15"W	81.24
C7	776.00	6°13'45"	84.36	N33°45'20"W	84.32
C8	776.00	6°51'56"	92.99	N27°12'30"W	92.93
C9	776.00	4°49'23"	65.32	N21°21'50"W	65.30
C10	776.00	4°53'43"	66.30	N16°30'17"W	66.28
C11	776.00	4°49'51"	65.43	N11°38'30"W	65.41
C12	776.00	5°17'28"	71.66	N06°34'50"W	71.64
C13	776.00	5°00'22"	67.80	N01°25'54"W	67.78
C15	15.00	90°20'38"	23.65	N46°14'36"E	21.28
C16	170.00	43°41'38"	129.64	N67°51'51"W	126.52
C17	58.50	71°41'28"	73.20	S46°00'01"E	68.52
C18	58.50	63°38'45"	64.98	N66°19'53"E	61.69
C19	15.00	56°33'47"	14.81	N62°47'24"E	14.21
C20	15.00	90°00'00"	23.56	N43°55'43"W	21.21
C21	15.00	90°00'00"	23.56	N46°04'17"E	21.21
C22	22.50	55°32'34"	21.81	S61°09'26"E	20.97
C23	53.50	52°05'56"	48.65	S59°26'06"E	46.99
C24	53.50	67°51'30"	63.36	N60°35'08"E	59.72
C25	53.50	15°05'42"	14.09	N19°06'32"E	14.05
C26	58.50	21°42'58"	22.17	N00°42'12"E	22.04
C27	724.00	4°15'10"	53.74	N01°03'18"W	53.73
C28	724.00	11°02'39"	139.56	N08°42'12"W	139.34
C29	15.00	92°52'12"	24.31	N60°39'38"W	21.74
C30	270.50	10°56'23"	51.65	S78°22'28"W	51.57
C31	270.50	7°10'56"	33.91	S87°26'07"W	33.89
C32	22.50	55°32'34"	21.81	S63°15'18"W	20.97
C33	53.50	44°27'27"	41.51	S57°42'44"W	40.48
C34	53.50	56°39'37"	52.91	N71°43'44"W	50.78
C35	53.50	53°28'34"	49.93	N16°39'39"W	48.14
C36	53.50	53°28'34"	49.93	N36°48'55"E	48.14

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	53.50	62°53'13"	58.72	N85°00'12"W	55.82
C38	53.50	20°07'45"	18.80	N43°29'43"W	18.70
C39	22.50	55°32'34"	21.81	N61°12'07"W	20.97
C40	229.50	18°07'19"	72.59	N81°57'56"E	72.29
C41	15.00	92°52'12"	24.31	N26°28'10"E	21.74
C42	724.00	8°18'13"	104.93	N24°07'03"W	104.83
C43	724.00	14°09'33"	178.92	N35°20'56"W	178.46
C44	15.00	122°37'10"	32.10	S76°15'43"W	26.32
C45	53.50	58°21'00"	54.48	S44°07'38"W	52.16
C46	53.50	53°07'21"	49.60	N80°08'11"W	47.85
C47	53.50	61°29'25"	57.42	N22°49'49"W	54.70
C48	53.50	62°52'46"	58.71	N39°21'17"E	55.81
C49	15.00	119°33'34"	31.30	N11°00'39"E	25.92
C50	326.00	14°04'57"	80.13	N41°43'40"W	79.92
C51	326.00	11°47'17"	67.07	N28°47'33"W	66.95
C52	326.00	11°30'13"	65.45	N17°08'48"W	65.34
C53	326.00	11°31'39"	65.59	N05°37'52"W	65.48
C54	274.00	46°22'03"	221.74	S27°54'58"E	215.74
C55	776.00	52°10'16"	706.59	N25°00'51"W	682.43
C56	326.00	44°01'46"	250.52	S26°45'15"E	244.40
C57	53.50	235°50'32"	220.22	S47°07'36"E	94.54
C58	724.00	22°27'46"	283.84	N31°11'49"W	282.03
C59	53.50	291°05'09"	271.80	S01°01'35"W	60.54
C60	270.50	18°07'19"	85.56	N81°57'56"E	85.20
C61	724.00	15°17'49"	193.29	N06°34'37"W	192.72
C62	53.50	135°03'10"	126.11	S79°05'16"W	98.87
C63	58.50	157°03'11"	160.35	S66°57'54"E	114.66
C64	300.00	46°21'49"	242.76	S27°55'05"E	236.19
C65	750.00	52°10'16"	682.92	N25°00'51"W	659.57
C66	1313.50	3°54'06"	89.44	S01°32'54"W	89.43
C67	750.00	18°10'01"	237.80	N08°00'43"W	236.81
C68	750.00	30°08'06"	394.46	N32°09'47"W	389.93
C69	170.00	30°19'56"	90.00	S30°51'05"E	88.95
C70	15.00	89°39'22"	23.47	N43°45'24"W	21.15
C71	250.00	18°07'19"	79.07	N81°57'56"E	78.74

NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
3) ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
4) HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
5) THE PARENT PARCELS FOR THIS SUBDIVISION ARE H-3-2-4-146, H-3-2-4-147 AND A PORTION OF H-3-2-4-44021.
6) SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

PREPARED BY
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www.focusutah.com

PROFESSIONAL LAND SURVEYOR
05/05/25
No. 12554420
JUSTIN LUNDBERG
STATE OF UTAH

BLACK RIDGE PHASE 1C AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)
LOCATED IN SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

Z:_2023\23-0380 Block Ridge Phases 1B ? 1D\design 23-0380\dwg\base\Amendment Plat\23-0380 Phase 1C Amendment Plat.dwg

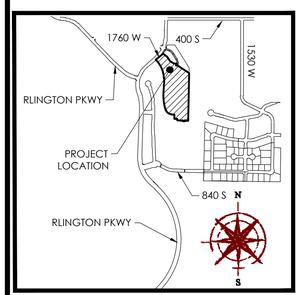
BLACK RIDGE PHASE 1D AMENDMENT PLAT

VACATING & AMENDING BLACK RIDGE PHASE 1D (DOCUMENT No. 20250044246)

LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- CLASS I STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- CLASS I STREET MONUMENT (FOUND)
- (B-M) (BOUNDARY TO MONUMENT)



VICINITY MAP

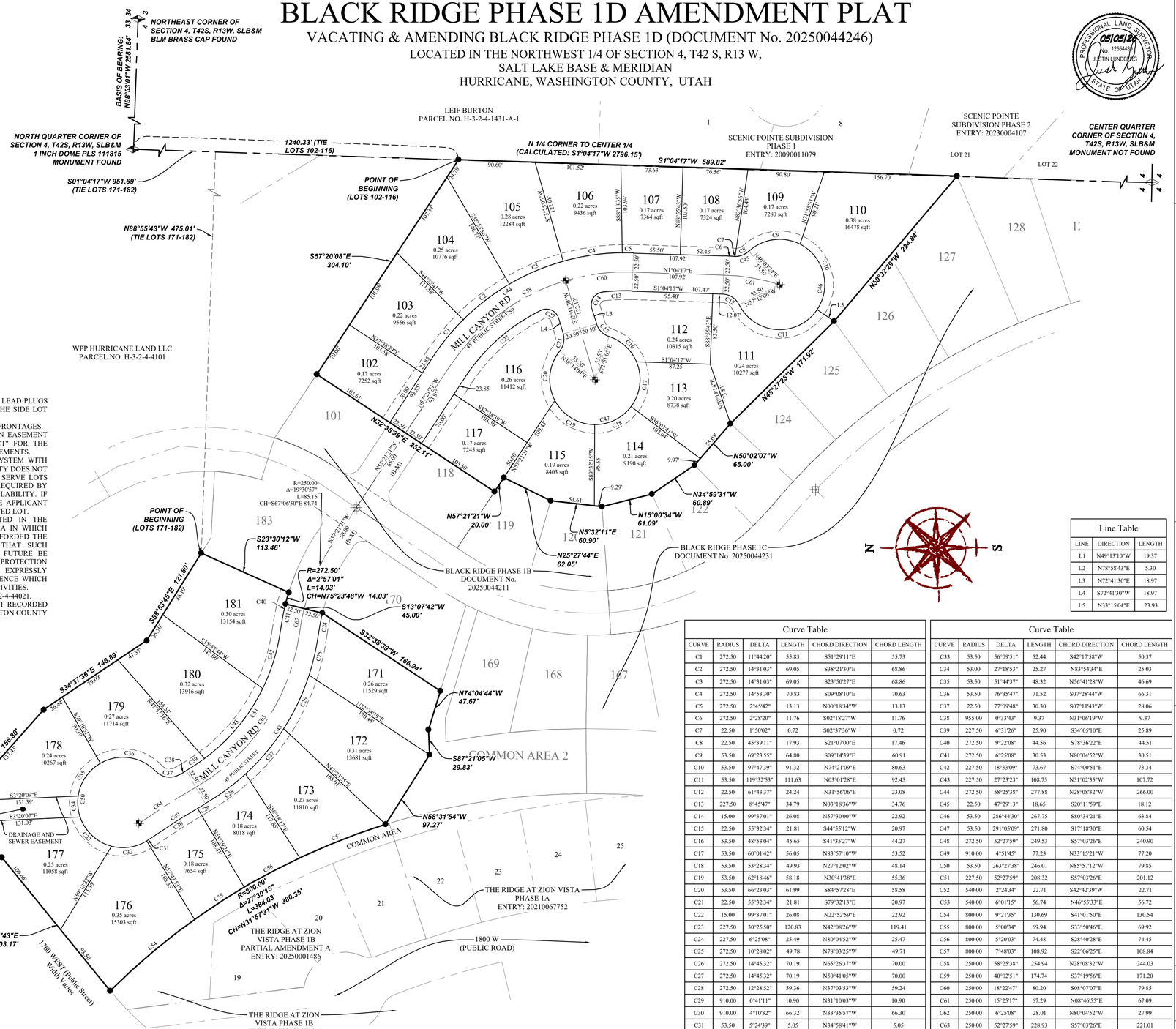
N.T.S

NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
3) ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
4) HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
5) AGRICULTURE PROTECTION AREA THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6) THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021.
7) SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

SURVEY NARRATIVE

1) The purpose of this survey is to vacate all setbacks shown on the recorded plat (see note 7 for setbacks information) and to vacate Lot 182 of the Black Ridge Phase 1D Subdivision recorded December 19, 2025 as Entry No. 20250044246 in the Washington County Recorder's Office, and subsequently divide said lot to add more buildable area to Lot 181.



Line Table

LINE	DIRECTION	LENGTH
L1	N49°13'10"W	19.37
L2	N78°58'43"E	5.30
L3	N72°41'30"E	18.97
L4	S72°41'30"W	18.97
L5	N33°15'04"E	23.93

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	272.50	11°44'20"	55.83	S51°29'11"E	55.73
C2	272.50	14°31'03"	69.05	S38°21'30"E	68.86
C3	272.50	14°31'03"	69.05	S23°50'27"E	68.86
C4	272.50	14°53'30"	70.83	S09°08'10"E	70.63
C5	272.50	2°45'42"	13.13	N00°18'34"W	13.13
C6	272.50	2°28'20"	11.76	S02°18'27"W	11.76
C7	22.50	1°50'02"	0.72	S02°37'36"W	0.72
C8	22.50	45°39'11"	17.93	S21°07'00"E	17.46
C9	53.50	69°23'55"	64.80	S09°14'39"E	60.91
C10	53.50	97°47'39"	91.32	N74°21'09"E	80.63
C11	53.50	119°32'53"	111.63	N03°01'28"E	92.45
C12	22.50	61°43'37"	24.24	N31°56'06"E	23.08
C13	227.50	8°45'47"	34.79	N03°18'36"W	34.76
C14	15.00	99°37'01"	26.08	N57°30'00"W	22.92
C15	22.50	55°32'34"	21.81	S44°55'12"W	20.97
C16	53.50	48°53'04"	45.65	S41°35'27"W	44.27
C17	53.50	60°01'42"	56.05	N83°57'10"W	53.52
C18	53.50	53°28'34"	49.93	N27°12'02"W	48.14
C19	53.50	62°18'46"	58.18	N30°41'38"E	55.36
C20	53.50	66°23'03"	61.99	S84°57'28"E	58.58
C21	22.50	55°32'34"	21.81	S79°32'13"E	20.97
C22	15.00	99°37'01"	26.08	N22°52'59"E	22.92
C23	227.50	30°25'50"	120.83	N42°08'26"W	119.41
C24	227.50	6°25'08"	25.49	N80°04'52"W	25.47
C25	272.50	10°28'02"	49.78	N78°03'25"W	49.71
C26	272.50	14°45'32"	70.19	N65°26'37"W	70.00
C27	272.50	14°45'32"	70.19	N50°41'05"W	70.00
C28	272.50	12°28'52"	59.36	N37°03'53"W	59.24
C29	910.00	0°41'11"	10.90	N31°10'03"W	10.90
C30	910.00	4°10'32"	66.32	N33°35'57"W	66.30
C31	53.50	5°24'39"	5.05	N34°58'41"W	5.05
C32	53.50	46°29'24"	43.41	N09°01'40"W	42.23

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C33	53.50	56°09'51"	52.44	S42°11'58"W	50.37
C34	53.00	27°18'53"	25.27	N83°54'34"E	25.03
C35	53.50	51°44'37"	48.32	N56°41'28"W	46.69
C36	53.50	76°35'47"	71.52	S07°28'44"W	66.31
C37	22.50	77°09'48"	30.30	S07°11'43"W	28.06
C38	955.00	0°33'43"	9.37	N31°06'19"W	9.37
C39	227.50	6°31'26"	25.90	S34°05'10"E	25.89
C40	272.50	9°22'08"	44.56	S78°36'22"E	44.51
C41	272.50	6°25'08"	30.53	N80°04'52"W	30.51
C42	227.50	18°33'09"	73.67	S74°00'51"E	73.34
C43	227.50	27°23'23"	108.75	N51°02'35"W	107.72
C44	272.50	58°25'38"	277.88	N28°08'32"W	266.00
C45	22.50	47°29'13"	18.65	S20°11'59"E	18.12
C46	53.50	286°44'30"	267.75	S80°34'21"E	63.84
C47	53.50	291°05'09"	271.80	S17°18'30"E	60.54
C48	272.50	52°27'59"	249.53	S57°03'26"E	240.90
C49	910.00	4°51'45"	77.23	N33°15'21"W	77.20
C50	53.50	263°27'38"	246.01	N85°57'12"W	79.85
C51	227.50	52°27'59"	208.32	S57°03'26"E	201.12
C52	540.00	2°24'34"	22.71	S42°42'39"W	22.71
C53	540.00	6°01'15"	56.74	N46°55'33"E	56.72
C54	800.00	9°21'35"	130.69	S41°01'50"E	130.54
C55	800.00	5°00'34"	69.94	S33°50'46"E	69.92
C56	800.00	5°20'03"	74.48	S28°40'28"E	74.45
C57	800.00	7°48'03"	108.92	S22°06'25"E	108.84
C58	250.00	58°25'38"	254.94	N28°08'32"W	244.03
C59	250.00	40°02'51"	174.74	S37°19'56"E	171.20
C60	250.00	18°22'47"	80.20	S08°07'07"E	79.85
C61	250.00	15°25'17"	67.29	N08°46'55"E	67.09
C62	250.00	6°25'08"	28.01	N80°04'52"W	27.99
C63	250.00	52°27'59"	228.93	S57°03'26"E	221.01
C64	932.50	4°54'37"	79.91	N33°16'47"W	79.89

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

BLACK RIDGE PHASE 1D AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1D (DOCUMENT No. 20250044246)

AND THAT THE SAME HAS BEEN OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR — 05/05/26 — No. 12554439 — JUSTIN LUNDBERG — STATE OF UTAH

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO: 12554439

05/05/26
Date

BOUNDARY DESCRIPTION: PHASE 1D AMENDMENT (LOTS 102-117)

A part of the Northwest quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:
Beginning at a point along the Section line S01°04'17"W 1240.33 feet from the North Quarter Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence along said Section line S01°04'17"W 589.82 feet to the easterly line of Black Ridge Phase 1C Subdivision Plat thereof recorded December 19, 2025 as Document No. 20250044231 in the Washington County Recorder's Office; thence along said subdivision the following five (5) courses: (1) N50°32'29"W 224.84 feet; thence (2) N45°27'25"W 171.92 feet; thence (3) N50°02'07"W 65.00 feet; thence (4) N34°59'31"W 60.89 feet; thence (5) N15°00'34"W 61.09 feet to the easterly line of Black Ridge 1B Subdivision Plat thereof recorded December 19, 2025 as Document No. 20250044211 in the Washington County Recorder's Office; thence along said subdivision plat the following four (4) courses: (1) N05°32'11"E 60.90 feet; thence (2) N25°27'44"E 62.05 feet; thence (3) S57°20'08"E 20.00 feet; thence (4) N32°38'39"E 252.11 feet; thence S57°20'08"E 304.10 feet to the point of beginning.

Containing 4.47 acres, more or less.

BOUNDARY DESCRIPTION: PHASE 1D AMENDMENT (LOTS 171-181)

A part of the Northwest quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:
Beginning at a point S01°04'17"W 951.69 feet and N88°55'43"W 475.01 feet from the North Quarter Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence S23°30'12"W 113.46 feet to the southerly line of Black Ridge Phase 1D Subdivision plat thereof recorded December 19, 2026 as Document No. 20250044246 in the Washington County Recorder's Office; thence along said subdivision the following twelve (12) courses: (1) Westerly along the arc of a non-tangent curve to the left having a radius of 272.50 feet (radius bears: S16°04'43"W) a distance of 14.03 feet through a central angle of 2°57'01" Chord: N75°23'48"W 14.03 feet; thence (2) S13°07'42"W 45.00 feet; thence (3) S32°38'39"W 166.94 feet; thence (4) N74°04'44"W 47.67 feet; thence (5) S87°21'05"W 29.83 feet; thence (6) N58°31'54"W 97.27 feet; thence (7) Northwesterly along the arc of a non-tangent curve to the left having a radius of 800.00 feet (radius bears: S71°47'37"W) a distance of 384.03 feet through a central angle of 27°30'15" Chord: N31°57'31"W 380.35 feet; thence (8) N50°01'43"E 203.17 feet; thence (9) Northeasterly along the arc of a non-tangent curve to the left having a radius of 540.00 feet (radius bears: N40°03'50"W) a distance of 79.45 feet through a central angle of 8°25'48" Chord: N45°43'16"E 79.38 feet; thence (10) S49°13'10"E 156.80 feet; thence (11) S34°37'36"E 146.89 feet; thence (12) S58°53'45"E 121.80 feet to the point of beginning.

Containing 3.54 acres, more or less.

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION ON BEHALF OF WPP HURRICANE LAND, LLC, A UTAH LIMITED LIABILITY COMPANY WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, COMMON AREA, AND EASEMENTS TO HEREAFTER BE KNOWN AS

BLACK RIDGE PHASE 1D AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1D (DOCUMENT No. 20250044246)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND PUBLIC EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS ARE HEREBY DEDICATED AND CONVEYED TO HURRICANE CITY OVER ALL COMMON AREAS. THE OWNER DOES HEREBY CONVEY TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ DAY OF _____, 20_____. AS DOCUMENT NUMBER _____. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____.

WPP HURRICANE LAND, LLC , A UTAH LIMITED LIABILITY COMPANY

_____ _____

AUSTIN SCOTT OVERMAN DIRECTOR OF DEVELOPMENT OF WPP HURRICANE LAND, LLC

BLACK RIDGE PHASE 1D AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1D (DOCUMENT No. 20250044246)
LOCATED IN SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

_____
WASHINGTON COUNTY RECORDER

SHEET 1 OF 1

PREPARED BY
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH PITCH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____

_____
CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____DAY OF _____

_____
CITY ATTORNEY
HURRICANE CITY, UTAH

ASH CREEK SPECIAL SERVICE DIST.

THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____

_____
SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

TREASURER APPROVAL

I WASHINGTON COUNTY TREASURE, CERTIFY ON THIS _____ DAY OF _____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

_____
WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____

_____ _____
ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

MAYOR
HURRICANE CITY, UTAH

Z:_2023\23-0380 Block Ridge Phases 1B ? 1D\design 23-0380\dwg\base\Amendment Plat\23-0380 Phase 1D Amendment Plat.dwg

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026**
Application Number:	CUP26-13
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	SBA Communications
Agent:	Shahzad Mahmood
Request:	Approval of a conditional use permit for a monopole telecommunications facility and collocation.
Location:	210 N 3400 W
Zoning:	HC
General Plan Map:	N/A
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is applying for a conditional use permit for a monopole telecommunications facility and collocation for Verizon on a cell tower behind Walmart. This is an existing stealth "monopine" cell tower that had a building permit issued in error, to correct this the applicant is applying for the conditional use permit now. Telecommunications facilities are regulated under the Hurricane City Wireless Telecommunications Tower and Facilities Ordinance (10-50). The property is zoned Highway Commercial, and both monopole towers and collocated facilities are a conditional use in that zone. The standards cited in the Hurricane City Code (HCC) for monopole towers and equipment collocation are as follows:

Sec. 10-50-7. - Facility types and development standards.

C. Monopole. The following provisions shall apply to a monopole:

1. *The height limit for a monopole shall be 100 feet except where a greater height is allowed by a conditional use permit…..*
2. *A monopole shall be set back from any residential structure a distance equal to its height.*
3. *Stealth monopole facilities are encouraged and shall be permitted in all zones.*
4. *A monopole shall be a permitted or conditional use, or not permitted, as provided in table 10-50-1 in section 10-50-5 of this chapter. A monopole permitted as a conditional use shall require a conditional use permit.*

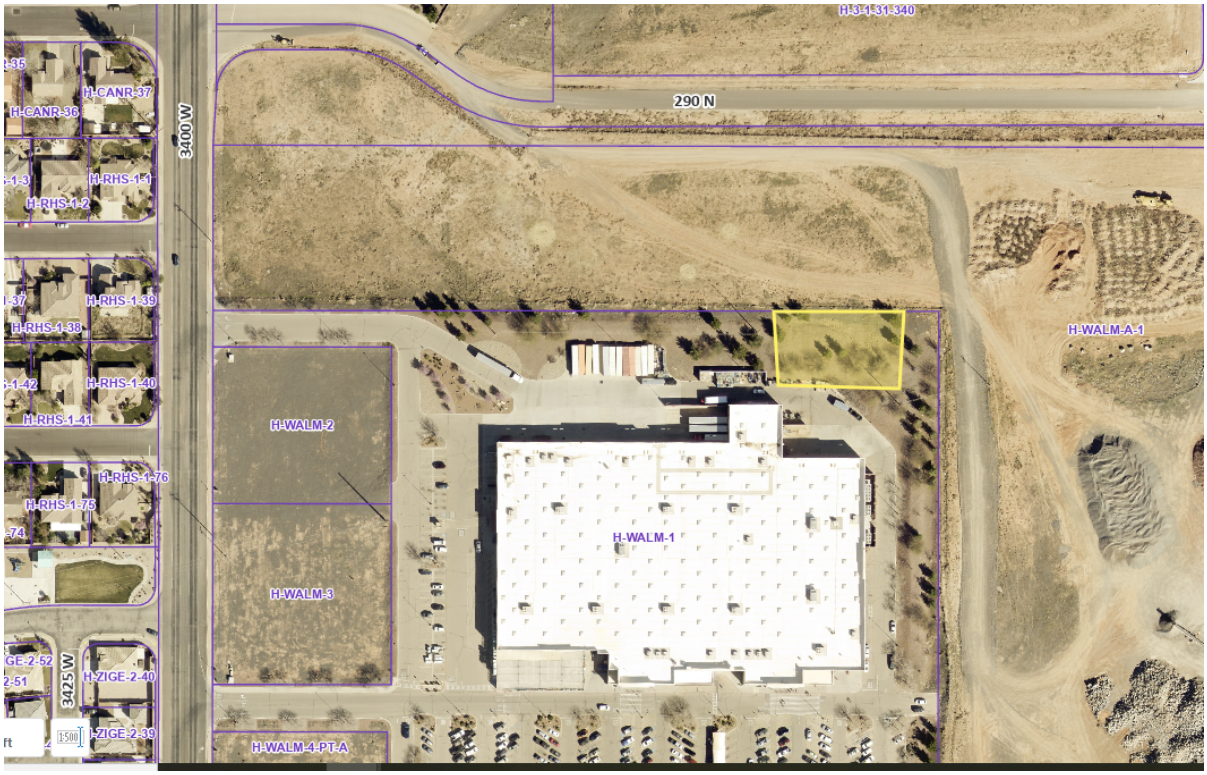
…

F. Collocated antennas. The following provision shall apply to collocated antennas:

1. *Collocated antennas shall be permitted in any zone where a monopole or lattice tower is permitted. Collocated antennas shall conform to all applicable provisions of this title.*

As well as HCC section 10-50-9, which states:

> *D. Miscellaneous considerations. The following shall be considered by the Planning Commission in connection with a request for a conditional use permit for a wireless telecommunication facility:*
>
> *1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*
>
> *2. Locating the antenna on other existing structures in the same vicinity, such as other monopoles, lattice towers, buildings, water storage facilities, utility poles, athletic field lights, and parking lot lights, etc., where possible without significantly impacting antenna transmission or reception.*
>
> *3. Location of the antenna in relation to existing vegetation, topography including ridgelines, and buildings to obtain the best visual screening.*
>
> *4. Spacing between monopoles or lattice towers which creates detrimental impacts to adjoining properties.*
>
> *5. Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as required by this title.*
>
> *6. Color of facilities.*
>
> *7. Height of any lattice tower, including the antenna, over 100 feet.*
>
> *8. Any antenna, monopole, and/or lattice tower proposed for a location within a historic district or landmark site shall have prior approval by the Historic Preservation Commission.*
>
> *9. Security lighting of monopoles and lattice towers shall comply with FAA requirements for lighting. The Planning Commission may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding areas, shall be minimized by using indirect lighting where appropriate.*



Vicinity Map

Findings:

1. The proposed tower is 100’ tall; and, the collocation will not increase the height of the tower, since the cellular equipment will be installed at about 98’.
2. The facility is located in an existing commercial area where wireless telecommunications facilities are a conditional use.
3. The facility is set back approximately 650’ from any residential structure and is also setback from major roadways, and has been designed as a stealth “monopine” structure to limit visual distraction.
4. This is the only wireless telecommunication facility in the vicinity.
5. The color of the facility is acceptable to meet the code’s aims regarding stealth towers.
6. The area is not within a historical district.
7. An 8’ chainlink fence has been constructed around the facility. No security lighting appears to have been proposed, nor does staff find it necessary.

Recommendation: Staff recommends approval of a conditional use permit subject to staff comments.

Kimley»Horn

PROJECT NARRATIVE
UT18D45-S WM 4678 Hurricane
June 02, 2025

Submitted to City of Hurricane, Utah

Applicant:	SBA Towers X, LLC 8051 Congress Avenue Boca Raton, FL 33487 Office: (800) 487-7483 Fax: (561) 226-3572
Representative:	Kimley-Horn and Associates 1920 Wekiva Way West Palm Beach, FL 33411 Phone: (561) 845-0665
Property-Owner:	Wal-Mart Stores Inc. PO Box 8050 MS 0555 Bentonville, AR 72716
Project Address:	180 N 3400 W Hurricane, UT 84737
Description & Tax Lot:	GPS Coordinates: 37.173391, -113.363878 Parcel No. H-WALM-1
Zoning Classification:	HC – General Commercial

Kimley-Horn and Associates is submitting this application on behalf of SBA Towers X, LLC (SBA) and the underlying property owner.

DESCRIPTION OF REQUEST

SBA Towers X, LLC proposes to construct a new wireless communications facility at UT18D45-S WM 4678 Hurricane, aimed at addressing significant coverage and capacity gaps experienced by telecommunication customers in the area. This project aligns with SBA's primary objective of supporting carriers' coverage needs and will provide a telecommunications tower with sufficient structural integrity to support multiple carrier equipment installation as well as compound with adequate room for multiple carriers ground equipment. The facility's implementation will not only enhance connectivity but also contribute to improving the overall customer experience for telecommunication services users. SBA Towers X, LLC is committed to transparent communication and proactive engagement with the local community and stakeholders to address concerns and ensure the project's successful implementation while adhering to regulatory requirements and industry standards.

CURRENT SITE CONDIITONS

The current site conditions for the parcel featuring a Walmart store reveal a predominantly paved environment, characterized by expansive parking facilities and minimal green spaces. The property is primarily covered with asphalt for parking lots and driveways, accommodating the high volume of vehicular traffic associated with the retail establishment. The presence of the Walmart structure dominates the landscape, with its large footprint and architectural features. Despite the limited green areas, the site is well-organized for efficient circulation of vehicles and convenient access to the store entrance. The paved surfaces contribute to a functional layout conducive to the retail operations of Walmart, catering to the needs of its customers while reflecting the typical urban or suburban commercial development style commonly associated with large-scale retail establishments. The current zoning for the parcel is OM AC General Commercial Zoning District, the adjacent properties zoning information is depicted below:

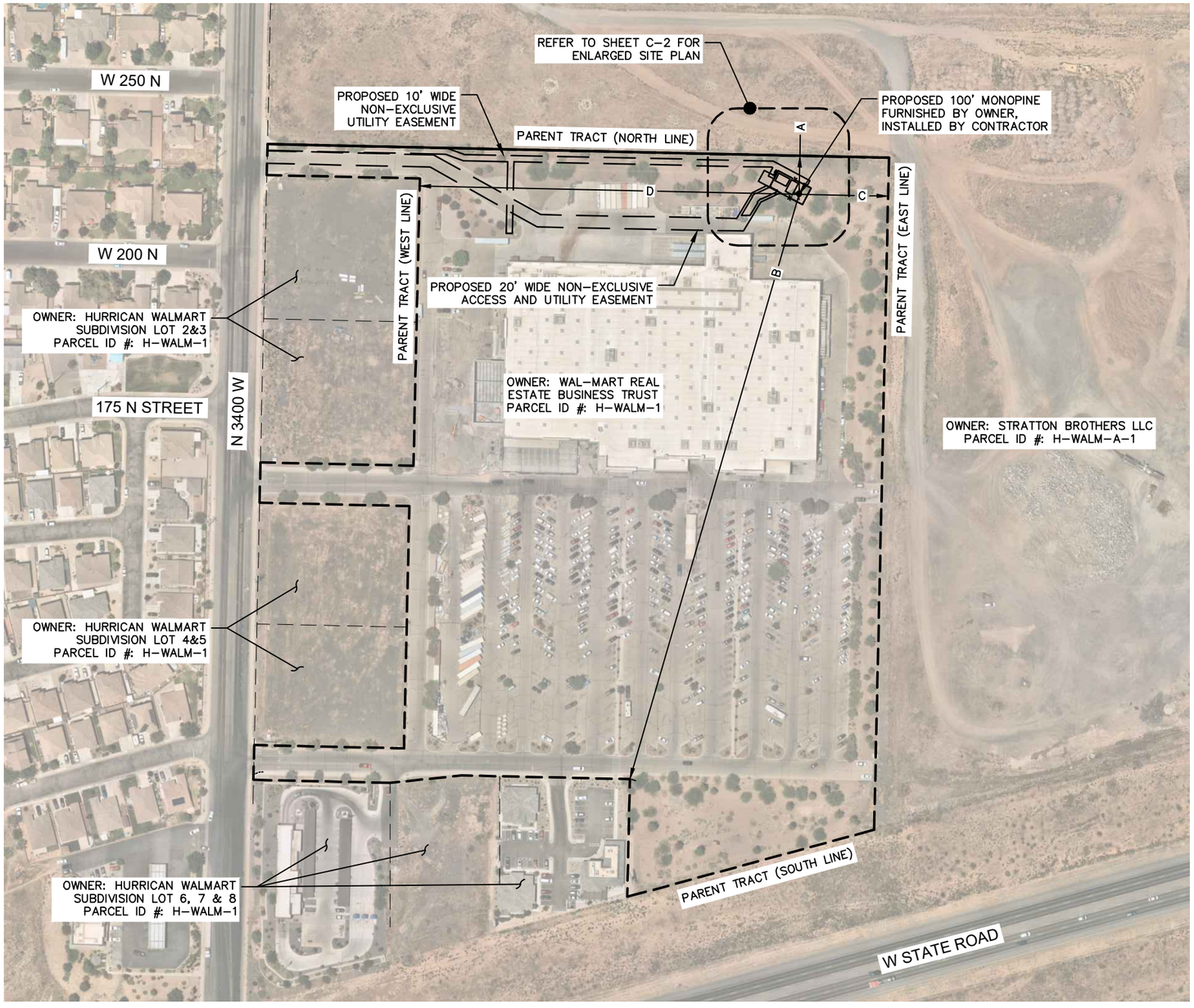
INTENDED DEVELOPMENT PLAN

The development plan for the multiple carrier telecommunications facility for SBA encompasses strategic site selection with a 100’ Monopine tower structure, a designated 30' x 70' tower lease space totaling 2,100 square feet. The establishment of a 20' wide non-exclusive access easement and a 10' wide non-exclusive utility easement. The plan includes tower construction and installation, integration of essential infrastructure and utilities, and adherence to regulatory and environmental compliance.

These plans have been reviewed for code compliance by the Hurricane City Building Official.
Larry Palmer 12/18/2025 9:11:18 AM

NOTES:

1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT THE LEASE AREA AND ALL EASEMENTS PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT KIMLEY-HORN AND ASSOCIATES IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, KIMLEY-HORN AND ASSOCIATES DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.



NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
3. 8' HIGH CHAIN LINK FENCE AND LOCKED ENTRY GATE.
4. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

FLOOD ZONE INFORMATION:

FLOOD ZONE:	X
PANEL NUMBER:	49053C0840G
EFFECTIVE DATE:	04/02/09
FLOOD ELEV.	N/A

PARENT TRACT DETAIL(SEE SURVEY)

PARENT TRACT SITE DATA:
SITE AREA: 980,875± SF = 21.83± AC
LEASE PARCEL AREA: 1,600 SF = 0.04± AC

COORDINATES: (CENTER OF TOWER)
LAT: 37° 10' 24.21" N (NAD 83/2011)
LON: 113° 21' 49.86" W (NAD 83/2011)
ELEVATION: 2995.3'± NAVD 88 (PER SURVEY)

DIRECTION	PROPOSED TOWER SETBACK
(A) NORTH	61'-7"
(B) SOUTH	981'-5"
(C) EAST	143'-6"
(D) WEST	611'-9"

NOTES:

1. NO OPEN CUTTING OF PAVEMENT, EXCEPT IN THE ACCESS WAY. ONLY DIRECTIONAL DRILL OR JACK/BORE IS ALLOWED.
2. PROPOSED TOWER LOCATION WILL NOT IMPEDE WALMART OPERATIONS.
3. ALL PROPOSED ACCESS AND UTILITY EASEMENT LOCATIONS SHOWN ARE SUBJECT TO CHANGE.
4. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
5. LOCATIONS OF ALL EXISTING EASEMENTS AND UNDERGROUND LINES SHOWN ARE APPROXIMATE. INFORMATION PROVIDED BY OTHERS. FIELD VERIFY PRIOR TO CONSTRUCTION.

GRAPHIC SCALE
0 100 200 400
(IN FEET)

1 SITE PLAN
SCALE: 1" = 200'

MAG. NORTH 9.3° W

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

REVISIONS

NO.	DATE	DESCRIPTION
1	09/23/25	REVISED PER COMMENTS
0	08/12/25	ISSUED FOR REVIEW

SITE NAME: WM 4678 HURRICANE
SITE NUMBER: UT18D45-S
SITE ADDRESS: 180 N 3400 W HURRICANE, UT 84737
DESIGN TYPE: RAWLAND
SHEET TITLE: OVERALL SITE PLAN
SHEET NUMBER: C-1
REVISION: 1

PROJECT SUMMARY

SITE NAME:	WM 4678 HURRICANE
SITE ADDRESS:	180 N 3400 W HURRICANE, UT 84737
JURISDICTION:	CITY OF HURRICANE
COUNTY:	WASHINGTON COUNTY
ZONING:	HC – GENERAL COMMERCIAL
PROPERTY OWNER: ADDRESS:	WAL–MART REAL ESTATE BUSINESS TRUST PO BOX 8050 ATTN MS–0555 BENTONVILLE, AR 72712
APPLICANT:	SBA TOWERS X LLC, 8051 CONGRESS AVENUE BOCA RATON, FL 33487 OFFICE: (800) 487–7483 FAX: (561) 226–3572
SBA CONTACT:	JOSE MANCILLA / (561) 981–7381
SITE COORDINATES:	1A
LATITUDE: LONGITUDE: ELEVATION:	37° 10' 24.21" N (NAD 83/2011) 113° 21' 49.86" W (NAD 83/2011) 2995.3' (NAVD 88)
PARCEL NUMBER:	H–WALM–1

SITE NAME
WM 4678 HURRICANE

SITE I.D.
UT18D45–S

E911 ADDRESS
180 N 3400 W
HURRICANE, UT 84737

PROJECT TYPE
100' MONOPINE CONSTRUCTION DRAWINGS

SHEET INDEX

NO.	DESCRIPTION	REV
T–1	TITLE SHEET	1
T–2	ABBREVIATIONS & SYMBOLS LEGEND	0
GN–1	GENERAL NOTES	0
GN–2	GENERAL NOTES	0
LS–1	LAND SURVEY	0
LS–2	LAND SURVEY	0
LS–3	LAND SURVEY	0
LS–4	LAND SURVEY	0
LS–5	LEGAL DESCRIPTION	0
C–1	OVERALL SITE PLAN	0
C–2	ENLARGED SITE PLAN	1
C–3	SITE GRADING PLAN	0
C–4	SITE ELEVATIONS	0
C–5	SITE DETAILS	0
C–6	FENCE DETAILS	0
E–1	UTILITY SITE PLAN	1
E–2	UTILITY DETAILS	1
E–3	SINGLE–LINE DIAGRAM	1
EG–1	GROUNDING PLAN & DETAILS	0
EG–2	GROUNDING DETAILS	0

CONSULTING TEAM

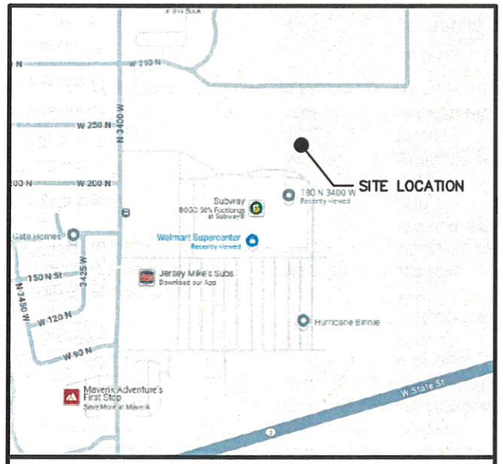
ENGINEERING FIRM:
KIMLEY–HORN AND ASSOCIATES
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
CONTACT: SHAHZAD MAHMOOD
PHONE: (561) 404–9857

SURVEYING FIRM:
GEOLINE SURVEYING, INC.
13430 NW 10TH TERRACE
SUITE A
ALACHUA, FL 32615
CONTACT: JONATHAN F. MURPHY
PHONE: (919) 787–7873 1

JUC APPROVALS

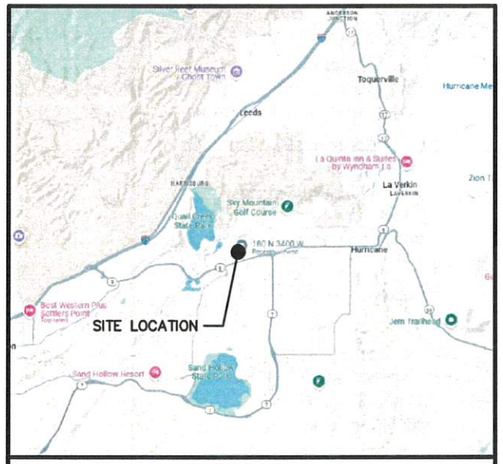
TITLE	SIGNATURE	DATE
TDS		
WATER		
FIRE		
SEWER		
INFOWEST		
GAS		
WCWCD		
POWER		
STREETS		
GIS		
CENTURYLINK		
ENGINEER		
ROCKY MOUNTAIN POWER		
PLANNING		
PARKS		
PUBLIC WORKS		

VICINITY MAP



NOT TO SCALE

REGIONAL MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM ST. GEORGE REGIONAL AIRPORT:

DIRECTIONS: HEAD NORTHWEST ON S AIRPORT PKWY FOR 1.7 MILES, THEN MERGE ONTO UT–7 W (SOUTHERN PARKWAY) AND CONTINUE FOR 5.7 MILES. TAKE EXIT 2 AND MERGE ONTO I–15 N TOWARD SALT LAKE CITY FOR 4.4 MILES. NEXT, TAKE EXIT 16 AND TURN RIGHT ONTO UT–9 E TOWARD HURRICANE FOR 9.5 MILES. TURN LEFT ONTO 3400 W AND CONTINUE FOR 0.9 MILES, THEN TURN RIGHT ONTO 180 N, AND YOUR DESTINATION AT 180 N 3400 W, HURRICANE, UT, WILL BE ON YOUR RIGHT.

SHEET SCALE FACTOR:

PLOT SIZE:
11"x17": "TO SCALE"
22"x34": 2X SCALE AS NOTED

Blue Stakes of UTAH 811

APPROVALS

TITLE	SIGNATURE	DATE
SBA CONST. MGR:		
PROPERTY OWNER:		
PLANNING:		

THE ABOVE SHOWN PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE:	UBC 2021, LATEST EDITION
STRUCTURAL CODE:	UBC 2021, LATEST EDITION
PLUMBING CODE:	UPC 2021, LATEST EDITION
MECHANICAL CODE:	UMC 2021, LATEST EDITION
ELECTRIC CODE:	2023 NEC
FIRE/LIFE SAFETY CODE:	UFC 2021, LATEST EDITION
DESIGN WIND SPEED:	100 MPH
RISK CATEGORY:	II
EXPOSURE CATEGORY:	C

STATE COUNTY MAP

UTAH

SBA
SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487–7483

Kimley»Horn
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845–0665
WWW.KIMLEY–HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

REVISIONS

NO.	DATE	DESCRIPTION
1	09/23/25	REVISED PER COMMENTS
0	08/12/25	ISSUED FOR REVIEW

PROFESSIONAL ENGINEER
No. 13527908-2202
GREGORY J. VANMAAREN
STATE OF UTAH
09/26/25
Exp. 03/31/27

SITE NAME:
WM 4678 HURRICANE

SITE NUMBER:
UT18D45-S

SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

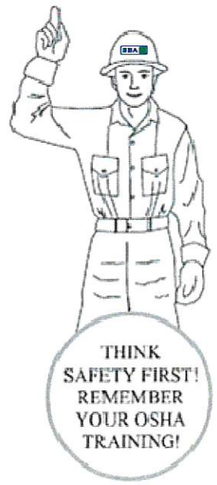
DESIGN TYPE:
RAWLAND

SHEET TITLE:
TITLE SHEET

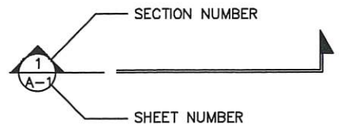
SHEET NUMBER: T-1
REVISION: 1

ABBREVIATIONS

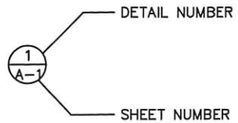
AB	ANCHOR BOLT	GR	GRADE	SIM	SIMILAR
AC	ASPHALTIC CONCRETE	GYP	GYPSUM	SPECS	SPECIFICATIONS
A/C	AIR CONDITIONING	GFCI	GROUND FAULT CIRCUIT INTERRUPT	SS	STAINLESS STEEL
ADJ	ADJUSTABLE			STL	STEEL
A.F.F.	ABOVE FINISH FLOOR	GND	GROUND	STOR	STORAGE
ARCH	ARCHITECTURAL	HC	HOLLOW CORE	STRUCT	STRUCTURAL
APPROX	APPROXIMATELY	HDW	HARDWARE	SUSP	SUSPENDED
A.G.L.	ABOVE GRADE LEVEL	HTR	HEATER	SW	SWITCH
A.M.S.L.	ABOVE MEAN SEA LEVEL	HM	HOLLOW METAL	SWBO	SWITCHBOARD
BD	BOARD	HORIZ	HORIZONTAL	THK	THICK
BLDG	BUILDING	HR	HOUR	TI	TENANT IMPROVEMENT
BLKG	BLOCKING	HT	HEIGHT	TMA	TOWER MOUNTED AMPLIFIER
BOT	BOTTOM	HV	HIGH VOLTAGE	TOS	TOP OF SURFACE
BSMT	BASEMENT	ID	INSIDE DIMENSION	TS	TUBE STEEL
BTS	BASE TRANSCEIVER STATION	INS	INSULATION	TYP	TYPICAL
		INT	INTERIOR	U	UNDERGROUND
C	COURSE(S)	JT	JOINT	UNO	UNLESS NOTED OTHERWISE
CEM	CEMENT	LAM	LAMINATED		
CL	CHAIN LINK	LBS	POUNDS	VCT	VINYL COMPOSITION TILE
CLG	CEILING	LT	LIGHT		
CLR	CLEAR	LA	LIGHTNING ARRESTOR		
COL	COLUMN	LNA	LOW NOISE AMPLIFIER	VERT	VERTICAL
CONC	CONCRETE	MFR	MANUFACTURER	V.I.F.	VERIFY IN FIELD
CONST	CONSTRUCTION	MAT	MATERIAL	VG	VERTICAL GRAIN
CONT	CONTINUOUS	MAX	MAXIMUM	W/	WITH
CORR	CORRIDOR	MECH	MECHANICAL	WD	WOOD
CO	CONDUIT ONLY	MIN	MINIMUM	WR	WATER RESISTANT
DIA	DIAMETER	MISC	MISCELLANEOUS	WT	WEIGHT
DBL	DOUBLE	ML	METAL LATH	XFMR	TRANSFORMER
DEPT	DEPARTMENT	MO	MASONRY OPENING	@	AT
DEMO	DEMOLITION	MS	MACHINE SCREW	⊏	CHANNEL
DIM	DIMENSION	MTD	MOUNTED	℄	CENTERLINE
DN	DOWN	MTL	METAL	∠	ANGLE
DR	DOOR	(N)	PROPOSED	PL	PROPERTY LINE
DTL	DETAIL	NIC	NOT IN CONTRACT		
DWG	DRAWING	NO	NUMBER		
(E)	EXISTING	NTS	NOT TO SCALE		
EA	EACH	O	OVERHEAD		
ELEC	ELECTRIC	OA	OVERALL		
ELEV	ELEVATION	O.C.	ON CENTER		
EQUIP	EQUIPMENT	OPNG	OPENING		
EXP	EXPANSION	OPP	OPPOSITE		
EXT	EXTERIOR	PARTN	PARTITION		
FA	FIRE ALARM	PL	PLATE		
FB	FLAT BAR	PLAS	PLASTER		
FF	FINISH FLOOR	PLYWD	PLYWOOD		
FH	FLAT HEAD	POC	POINT OF CONNECTION		
FIN	FINISH(ED)	PROP	PROPERTY		
FLR	FLOOR	PT	PRESSURE TREATED		
FOS	FACE OF STUDS	R	RISER		
FS	FINISH SURFACE	REQD	REQUIRED		
FT	FOOT, FEET	RD	ROOF DRAIN		
FTG	FOOTING	RM	ROOM		
FW	FINISH WALL	RMS	ROOMS		
F.G.	FINISH GRADE	RO	ROUGH OPENING		
FUT	FUTURE	SC	SOLID CORE		
GA	GAUGE	SCHED	SCHEDULE		
GALV	GALVANIZED	SECT	SECTION		
GL	GLASS	SHT	SHEET		



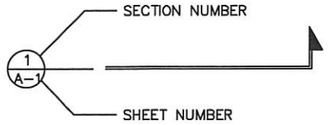
SYMBOLS:



BUILDING SECTION REFERENCE



DETAIL REFERENCE



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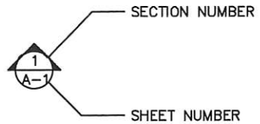

ELEVATION VIEW REFERENCE

- KEY NOTE REFERENCE
- 101 DOOR NUMBER
- 101 AREA AND/OR ROOM NUMBER
- A/2 MECHANICAL UNIT
- UTILITY POLE
- WORK POINT
- # REVISION OR CONTROL POINT
- (REFERENCE POINT) (ELEVATION)

- MASONRY
- BRICK
- CONCRETE
- EARTH
- STEEL
- GRAVEL
- CENTER LINE
- PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- WOOD FENCE
- SILT FENCE
- BELOW GRADE ELECTRIC
- BELOW GRADE TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- 276 CONTOUR
- TREE PROTECTION FENCE
- TREE LINE
- TREES, SHRUBS, BUSHES
- SAN SANITARY SEWER LINE
- WL WATER LINE
- NG NATURAL GAS LINE

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
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UT18D45-S

SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:
ABBREVIATIONS & SYMBOLS LEGEND

SHEET NUMBER: T-2

REVISION: 1

GENERAL NOTES

1. ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN SBA OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
6. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
7. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE PROPOSED AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
10. ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. RADIO EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES

1. DESIGN REQUIREMENTS PER LOCAL BUILDING CODE AND THE E1A/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNAS TOWERS AND SUPPORTING STRUCTURES.
2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE A.I.S.C. CODE OF STANDARD PRACTICE.
3. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A36. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRACE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1-96. STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
5. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
6. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM OWNER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
7. ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND AC1 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (U.O.N.). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
8. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 80, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
9. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS.
10. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
11. HOT-DIP GALVANIZE ITEMS SPECIFIED TO BE ZINC-COATED. AFTER FABRICATION WHERE PRACTICAL. GALVANIZING: ASTM A 123, ASTM A 153/A 153M OR ASTM A 653/A 653M, G90, AS APPLICABLE.
12. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT' CONFORMING TO ASTM A 780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED, AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS. IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
13. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/ SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.

PERMITS

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. (NOT SUPPLIED BY OWNER)
2. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS. (NOT SUPPLIED BY OWNER)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE LATEST APPLICABLE CODES AND STANDARDS.
4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR CLOSING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

UTILITIES

1. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION DR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS AND CONSTRUCTION MANAGER.
3. DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE CONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. FOR GRASSED AREAS, SEED AND MULCH SHALL BE ACCEPTABLE..
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF PROPOSED UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE OWNER'S REQUIREMENTS.
6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.

GRADING

1. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PRE FORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

SBA CONSTRUCTION REQUIREMENTS

1. AWARDED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR SBA'S FILE.
2. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT TIME OF BID AWARD.
3. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATE/CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE WHEN/IF ITEMS ARE DELAYED OR PUSHED OUT.
4. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONCRETE COMPRESSIVE TESTING AND REQUIRED TO SUBMIT FINAL TEST RESULTS WITH CLOSE OUT BOOK.
5. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE SBA PROJECT MANAGERS WITH PHOTOS OF THE MAJOR CONSTRUCTION MILESTONES AS THEY OCCUR.
6. CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN COORDINATING AND OBTAINING PRIMARY POWER TO THE SITE PRIOR TO TOWER ERECTION, AS WELL AS TELCO SERVICE BEFORE PROJECT COMPLETION. (ON SITE VISITS WITH UTILITY COMPANY REPRESENTATIVES AS NECESSARY, ETC....).
7. CONTRACTOR WILL HAVE A REPRESENTATIVE ON A WEEKLY CONFERENCE CALL TO PROVIDE SBA WITH SITE SPECIFIC UPDATES. CURRENTLY, THIS CONFERENCE CALL IS HELD EACH AND EVERY THURSDAY AT 4 PM (EASTERN TIME).
8. CONTRACTOR SHOULD BE PREPARED FOR RANDOM SBA SAFETY INSPECTIONS AT ALL TIMES.
9. CONTRACTOR IS EXPECTED TO MAINTAIN PROPER WORKING CONDITIONS AND PROCEDURES PER OSHA STANDARDS AT ALL TIMES.
10. CONTRACTOR WILL BE REQUIRED TO OBTAIN THE NECESSARY ELECTRICAL PERMITS AND INSPECTIONS AS REQUIRED BY JURISDICTION.
11. CONTRACTOR IS EXPECTED TO CLOSE-OUT THE JOB SITE AS QUICKLY AS POSSIBLE (OBTAINING A CERTIFICATE OF OCCUPANCY AND GETTING SBA'S REGIONAL SITE MANAGER'S SIGN-OFF/CHECKLIST APPROVAL ON THE SITE).
12. CONTRACTOR WILL PROVIDE A COMPLETED TOWER HEIGHT VERIFICATION FORM AND TAPE DROP WITHIN 24 HOURS OF REACHING OVERALL HEIGHT.
13. CONTRACTOR WILL UTILIZE ALL OF THE SBA PROVIDED DOCUMENTATION INCLUDING BUT NOT LIMITED TO: TOWER CONSTRUCTION ACCEPTANCE CHECKLIST, CONSTRUCTION SCHEDULE, CONSTRUCTION CLOSE-OUT LIST & TOWER HEIGHT VERIFICATION.
14. CONTRACTOR IS RESPONSIBLE FOR CONCRETE COMPRESSION TESTING.
15. CONTRACTOR IS RESPONSIBLE FOR GROUND MEG TESTING.
16. CONTRACTOR IS RESPONSIBLE FOR ALL GRADING AND FILL COMPACTION TESTING REQUIRED AS SET FORTH IN THE GEO TECHNOLOGICAL REPORT PROVIDED BY OWNER.

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

REVISIONS

NO.	DATE	DESCRIPTION
1	09/23/25	REVISED PER COMMENTS
0	08/12/25	ISSUED FOR REVIEW

PROFESSIONAL ENGINEER
No. 13527908-2202
GREGORY J. VANMAANEN
STATE OF UTAH
09/26/25
Exp. 03/31/27

SITE NAME: WM 4678 HURRICANE

SITE NUMBER: UT18D45-S

SITE ADDRESS: 180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE: RAWLAND

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: GN-1

REVISION: 1

GEOTECHNICAL NOTES

1. THE SITE SHALL BE CLEARED BY MEANS OF REMOVING TREES, TREE STUMPS, SURFACE VEGETATION AND TOPSOIL MATERIALS. IT'S RECOMMENDED THAT CLEARING EXTEND AT LEAST 5 FEET BEYOND PLANNED BUILDING AREAS AND AREAS TO RECEIVE COMPACTED FILL. IN PREPARATION FOR FILL PLACEMENT, AREAS SHALL BE LEVELED OUT TO FACILITATE THE PLACEMENT OF FILL IN HORIZONTAL LIFTS. THIS SHALL BE ACHIEVED BY CUTTING INTO THE UPHILL SIDE OF AREAS TO RECEIVE FILL. AREAS TO RECEIVE FILL SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THEY ARE IN FIRM, RELATIVELY DRY AND SUITABLE FOR FILL PLACEMENT.

2. WITH THE EXCEPTION OF THE UPPER 2 FEET BENEATH PLANNED FOUNDATIONS AND BUILDING PADS, FILL MATERIALS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698). FILL WITHIN THE UPPER 2 FEET BENEATH PLANNED FOUNDATIONS AND BUILDING PADS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698).

3. TO ACCOMPLISH THIS, IT IS RECOMMENDED THAT FILL SOIL MOISTURE CONTENTS BE MAINTAINED WITHIN 3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D698). SOILS WITH EXCESSIVE MOISTURE SHALL BE SCARIFIED, DISCED, AND DRIED DURING THE WARMER DRYER MONTHS TO REDUCE THE MOISTURE CONTENT, AND MOISTURE SHALL BE ADDED TO INCREASE THE MOISTURE CONTENT.

4. TO ACHIEVE PROPER COMPACTION, SUITABLE MOISTURE CONDITIONED FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LOOSE LIFTS (8 INCHES LOOSE IF LARGE COMPACTION EQUIPMENT IS USED, 4 INCHES IF SMALLER WALK-BEHIND EQUIPMENT IS TO BE USED). IF SANDY SOILS ARE ENCOUNTERED COMPACTION WITH A HEAVY SMOOTH DRUM SHALL BE USED. IF CLAY OR SILT SOILS ARE ENCOUNTERED A SHEEPSFOOT ROLLER SHALL BE MORE EFFECTIVE ACHIEVING COMPACTION.

5. IN-PLACE DENSITY TESTS SHALL BE PERFORMED TO VERIFY COMPACTION OF THE FILL MATERIALS. THESE TESTS ARE GENERALLY PERFORMED AT A FREQUENCY OF ONE TEST PER 2,500 SQUARE FEET AND ON EACH FOOT OF FILL BEING PLACED.

6. FOUNDATIONS FOR LIGHTLY LOADED STRUCTURES (IE. GENERATORS AND EQUIPMENT SHELTERS) SHALL BE DESIGNED TO BEAR IN THE PROPOSEDLY PLACED, COMPACTED FILL. FOUNDATIONS FOR LIGHTLY LOADED STRUCTURES SET IN FILL SHALL BE DESIGNED TO BEAR AT LEAST 2 FEET BELOW THE FINISHED GROUND SURFACE, TO HAVE A MINIMUM FOOTING WIDTH OF 18 INCHES, AND WITH A GROSS ULTIMATE BEARING PRESSURE OF 6000 PSF, PROVIDED THAT FILL MATERIALS ARE VERIFIED AS BEING SUITABLE, AND COMPACTED AS RECOMMENDED IN THESE NOTES.

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
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FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

REVISIONS

NO.	DATE	DESCRIPTION
2	09/23/25	REVISED PER COMMENTS
1	08/12/25	ISSUED FOR REVIEW

PROFESSIONAL ENGINEER
No. 13527908-2202
GREGORY J. VANMAAREN
STATE OF UTAH

09/26/25
Exp. 03/31/27

SITE NAME:
WM 4678 HURRICANE

SITE NUMBER:
UT18D45-S

SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: GN-2

REVISION: 1

UT18D45-S

WM 4678 HURRICANE

180 N 3400 W
HURRICANE, UTAH 84737
WASHINGTON COUNTY

LEGEND

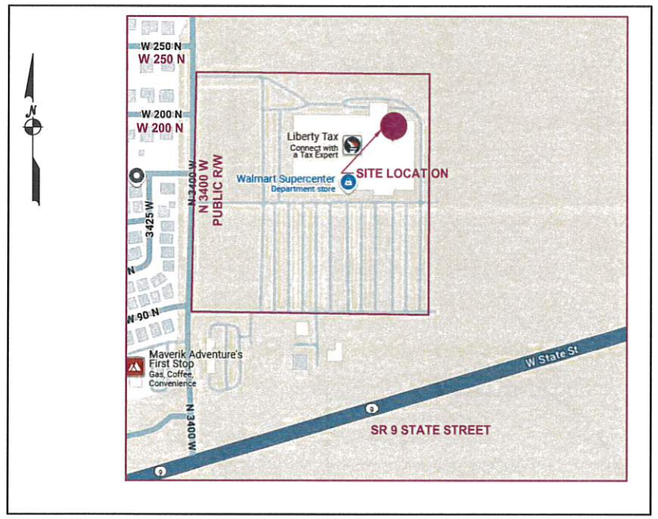
Additional Land
Building
Asphalt Pavement
Easement
Guide
Parent Property
Tower Easement
Right of Way
Treeline
Railroad Tracks
Centerline
Road Centerline
Fence
Electric — E — E —
Fiber — FO — FO —
Gas — G — G —
Telephone — T — T —
Breakline

Set 1/2" Rebar W/Cap Stamped
IP / Rebar Monu- Found

Transformer (Aerial)
Manhole
Gravel
Transformer Pad
Handhole
Dirt
Utility Pole
Pull box
Concrete
Guyed Pole
Retaining Wall
Pole
Pedestal
Stairs
Bollard
Riser
Door / Gate
Fire Hydrant
Double Door / Gate
Flag Pole
Meter
Cleanout
Gate - Sliding
Junction Box
Valve
Pump Station
Signs
Catch Basin
Mailbox
Utility Box
Column
Utility Vault
Inlet
Controller
Culvert
HVAC
Tree - Deciduous
Generator
Metal Platform
Shrub
ELEC. METER
Fuel Tanks
TELEPHONE
METER RACK
ICE BRIDGE

VICINITY MAP

NTS



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	859,516	19.732
EXCLUSIVE LEASE AREA	1,800	0.041
20' WIDE NON-EXCLUSIVE ACCESS EASEMENT	17,380	0.399
10' WIDE NON-EXCLUSIVE UTILITY EASEMENT	8,802	0.202

"**UTILITY NOTE:** Buried Utilities; if depicted hereon, were detected and marked by others using indirect methods. No subsurface excavation was performed to verify the type and location of the buried utilities. It is possible other subsurface utilities exist; that may or may not serve the subject site, but went undetected as a result of the scope of work at time of the survey.
Contact your local 811 Utility Location Service before doing any digging or excavation at this site. "

ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
(R)	RECORD DESCRIPTION INFORMATION
(M)	MEASURED DESCRIPTION
POT	POINT OF TERMINATION
TPH	TELEPHONE

CONTENTS

SHEET 1	(COVER)
SHEET 2	(PROPERTY OVERVIEW)
SHEET 3	(ACCESS OVERVIEW)
SHEET 4	(SITE OVERVIEW)
SHEET 5	(SITE DETAIL)
SHEET 6	(LEGAL/TITLE)

SURVEY TYPE:
TOPOGRAPHICAL SURVEY

SURVEY PERFORMED FOR:
SBA

SURVEY COORDINATED BY:
GEOLINE SURVEYING, INC., LB 7082
13430 NW 104th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:
BYRDWAY SURVEYS
218 W 3000 S, Bountiful, Utah 84010
Tele: (801) 540-0535 Email: mark@byrdway.com

DRAWN BY: MAB | CHK BY: | JOB NO.: 00100-190

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO SBA TOWERS X, LLC, A DELAWARE LIMITED LIABILITY COMPANY and Old Republic National Title Insurance Company Commitment #01-25000237-01T, Effective 12/30/2024 at 7:00 a.m.

PROFESSIONAL LAND SURVEYOR
160206
MARK A. BYRD
PRELIMINARY
STATE OF UTAH

SIGNATURE
SEPTEMBER 15, 2025
DATE

EXCLUSIVE LEASE ZONING:
HC HIGHWAY COMMERCIAL

EXCLUSIVE LEASE FLOOD NOTE:
THE TOWER AREA AND EASEMENTS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA PER FEMA MAP #49053C0840G, EFFECTIVE 04/02/2009 ZONE "X".

BEARING BASIS:
BASIS OF BEARING: N00°15'55"E-BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, T.41S., R.14W., S.L.B.&M., WASHINGTON COUNTY, UTAH.

NOTES:

1. SURVEY PERFORMED ON 01-30-2025.
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM NAD83, WITH NAVD88 VERTICAL DATUM. EPSG Code: 2282
3. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
4. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
5. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON. THERE ARE NO ENCROACHMENTS INTO OR BEYOND THE DESCRIBED SBA EXCLUSIVE LEASE AREA.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

SITE INFORMATION:

Name	WM 4678 HURRICANE
SITE #	UT18D45-S
Address	180 N 3400 W HURRICANE UT. 84737
County	WASHINGTON COUNTY

SITE LOCATED IN: SECTION 31, TOWNSHIP 41 SOUTH RANGE 13 WEST, S.L.B.& M.

TOPOGRAPHICAL SURVEY

SHEET: 1 (COVER SHEET)

DWG NAME: 00100-190 UT18D45-S 01-28-25 use.dwg

PROPERTY INFORMATION

PARENT PARCEL

(A) *WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST*
APN:H-WALM-1
DEED BOOK: 20070035542
RECORDED: 07-11-2007
ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

ADJACENT PARCELS

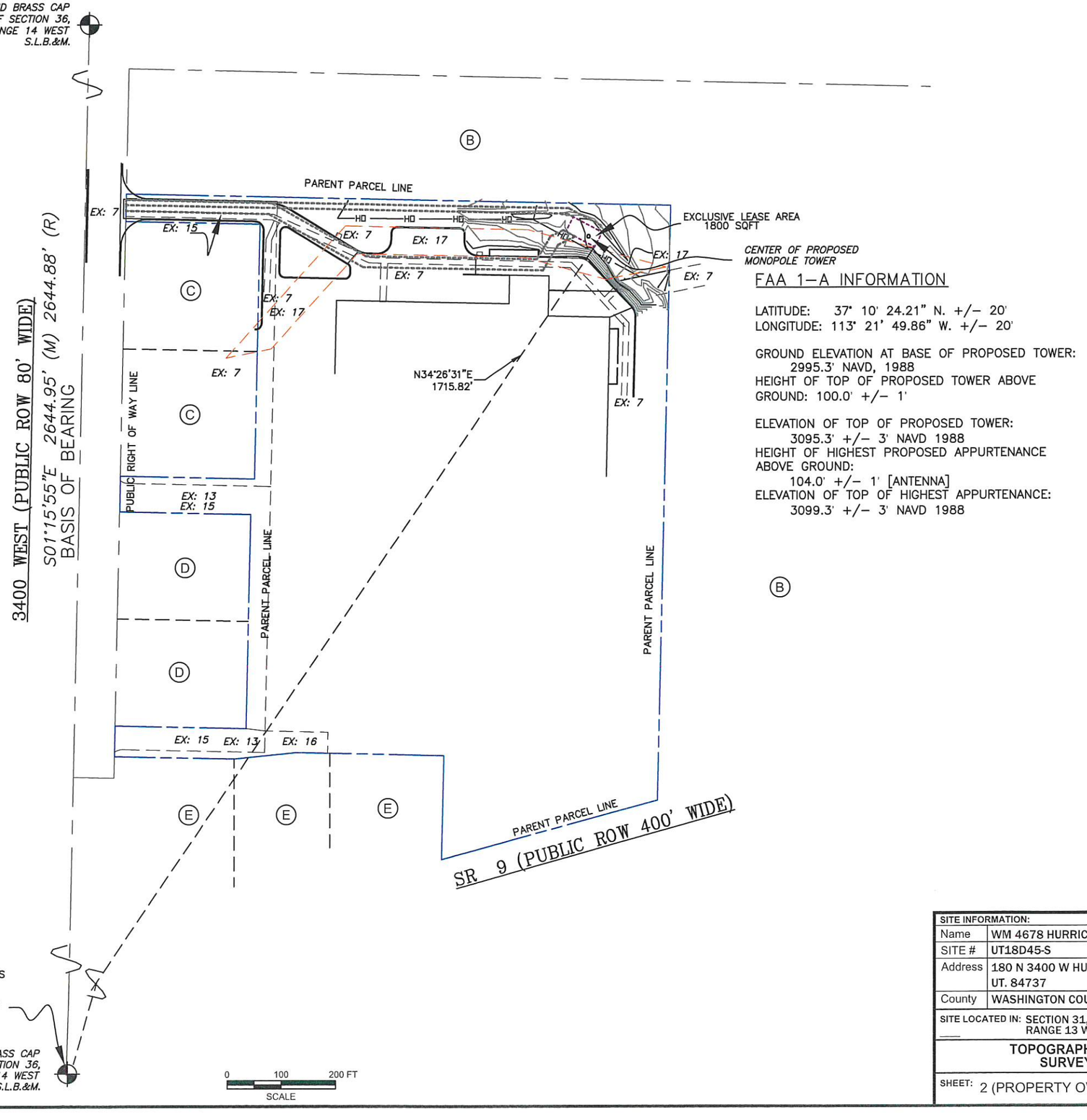
(B) *STRATTON BROTHERS LLC*
APN: H-WALM-A-1

(C) *HURRICAN WALMART SUBDIVISION LOT 2 & 3*

(D) *HURRICAN WALMART SUBDIVISION LOT 4 & 5*

(E) *HURRICAN WALMART SUBDIVISION LOT 6 7 & 8*

MONUMENT FOUND BRASS CAP E.1/4 CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST S.L.B.&M.



FAA 1-A INFORMATION

LATITUDE: 37° 10' 24.21" N. +/- 20'
LONGITUDE: 113° 21' 49.86" W. +/- 20'

GROUND ELEVATION AT BASE OF PROPOSED TOWER:
2995.3' NAVD, 1988
HEIGHT OF TOP OF PROPOSED TOWER ABOVE GROUND: 100.0' +/- 1'

ELEVATION OF TOP OF PROPOSED TOWER:
3095.3' +/- 3' NAVD 1988
HEIGHT OF HIGHEST PROPOSED APPURTENANCE ABOVE GROUND:
104.0' +/- 1' [ANTENNA]
ELEVATION OF TOP OF HIGHEST APPURTENANCE:
3099.3' +/- 3' NAVD 1988

AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	859,516	19.732
EXCLUSIVE LEASE AREA	1,800	0.041
20' WIDE NON-EXCLUSIVE ACCESS EASEMENT	17,380	0.399
10' WIDE NON-EXCLUSIVE UTILITY EASEMENT	8,802	0.202

SITE INFORMATION:	
Name	WM 4678 HURRICANE
SITE #	UT18D45-S
Address	180 N 3400 W HURRICANE UT. 84737
County	WASHINGTON COUNTY
SITE LOCATED IN:	SECTION 31, TOWNSHIP 41 SOUTH RANGE 13 WEST, S.L.B.& M.

TOPOGRAPHICAL SURVEY

SHEET: 2 (PROPERTY OVERVIEW)

PROPERTY INFORMATION

PARENT PARCEL

(A) *WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST*
APN:H-WALM-1
DEED BOOK: 20070035542
RECORDED: 07-11-2007
ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

ADJACENT PARCELS

(B) *STRATTON BROTHERS LLC*
APN: H-WALM-A-1

(C) *HURRICAN WALMART SUBDIVISION LOT 2 & 3*

(D) *HURRICAN WALMART SUBDIVISION LOT 4 & 5*

(E) *HURRICAN WALMART SUBDIVISION LOT 6 7 & 8*

MONUMENT FOUND BRASS CAP E.1/4 CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST S.L.B.&M.

3400 WEST (PUBLIC ROW 80' WIDE)
S01°15'55"E 2644.95' (M) 2644.88' (R)
BASIS OF BEARING

PARENT PARCEL LINE

PUBLIC RIGHT OF WAY LINE

S88°38'11"E 267.76'

N01°15'49"E 10.00'

EX: 7

N01°15'49"E 20.00'

EX: 15

N88°38'11"W 262.78'

S88°48'56"E 815.57'

10' WIDE NON-EXCLUSIVE UTILITY EASEMENT 8802 SQFT

S60°50'58"E 197.70'

N88°48'56"W 813.20'

N60°50'58"W 197.75'

S88°53'15"E 316.01'

20' WIDE NON-EXCLUSIVE ACCESS EASEMENT 17981 SQFT

N88°53'15"W 332.57'

EX: 7

EX: 17

EX: 7

PUBLIC RIGHT OF WAY LINE

PARENT PARCEL LINE

EX: 15

S61°59'06"E 24.82'

N64°20'05"E 26.09'

N61°59'06"W 64.64'

2995'

S61°59'06"E 67.02'

POB
10' WIDE NON-EXCLUSIVE UTILITY EASEMENT 8802 SQFT

2995'

S61°59'06"E 52.76'

N31°03'12"E 48.49'

2990'

EXCLUSIVE LEASE AREA

S28°00'54"W 10.00'

POB
EXCLUSIVE LEASE AREA 1800 SQFT

EX: 17

S31°03'12"W 54.07'

EX: 7

POB
20' WIDE NON-EXCLUSIVE ACCESS EASEMENT 17380 SQFT

N61°59'06"W 40.14'

S64°20'05"W 34.81'

EXISTING BUILDING

N34°26'31"E 1715.82'

EX: 7

PARENT PARCEL LINE

MONUMENT FOUND BRASS CAP S.E. CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST S.L.B.&M.

AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	859,516	19.732
EXCLUSIVE LEASE AREA	1,800	0.041
20' WIDE NON-EXCLUSIVE ACCESS EASEMENT	17,380	0.399
10' WIDE NON-EXCLUSIVE UTILITY EASEMENT	8,802	0.202

0 50 100 FT
SCALE

SITE INFORMATION:	
Name	WM 4678 HURRICANE
SITE #	UT18D45-S
Address	180 N 3400 W HURRICANE UT. 84737
County	WASHINGTON COUNTY

SITE LOCATED IN: SECTION 31, TOWNSHIP 41 SOUTH RANGE 13 WEST, S.L.B.& M.

TOPOGRAPHICAL SURVEY

SHEET: 3 (ACCESS OVERVIEW)

PROPERTY INFORMATION

PARENT PARCEL

(A) *WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST*
APN:H-WALM-1
DEED BOOK: 20070035542
RECORDED: 07-11-2007
ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

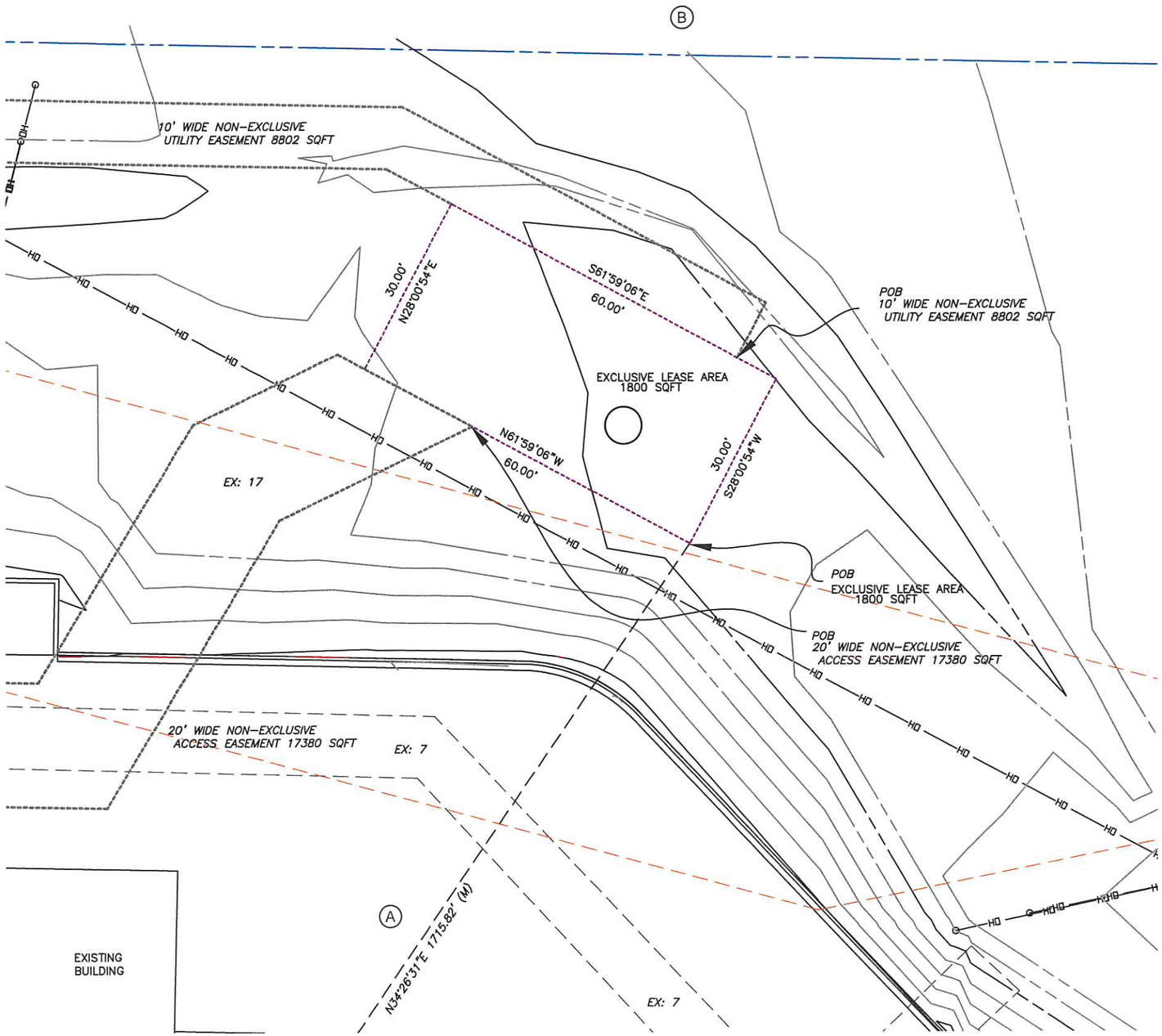
ADJACENT PARCELS

(B) *STRATTON BROTHERS LLC*
APN: H-WALM-A-1

(C) *HURRICAN WALMART SUBDIVISION*
LOT 2 & 3

(D) *HURRICAN WALMART SUBDIVISION*
LOT 4 & 5

(E) *HURRICAN WALMART SUBDIVISION*
LOT 6 7 & 8



AREA SUMMARY

AREA	SQ. FT.	ACRES
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20' WIDE NON-EXCLUSIVE ACCESS EASEMENT	17,380	0.399
10' WIDE NON-EXCLUSIVE UTILITY EASEMENT	8,802	0.202

SITE INFORMATION:	
Name	WM 4678 HURRICANE
SITE #	UT18D45-S
Address	180 N 3400 W HURRICANE UT. 84737
County	WASHINGTON COUNTY

SITE LOCATED IN: SECTION 31, TOWNSHIP 41 SOUTH RANGE 13 WEST, S.L.B.& M.

TOPOGRAPHICAL SURVEY

SHEET: 4 (SITE OVERVIEW)

EXCLUSIVE LEASE AREA

(AS SURVEYED)

A 1,800 SQUARE FEET (0.041 ACRES) EXCLUSIVE LEASE AREA AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING A PORTION OF LOT 1, HURRICANE WAL-MART SUBDIVISION ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 34°26'31" EAST, 1715.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61°59'06" WEST, 60.00 FEET; THENCE NORTH 28°00'54" EAST, 30.00 FEET; THENCE SOUTH 61°59'06" EAST, 60.00 FEET; THENCE SOUTH 28°00'54" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

10' WIDE NON-EXCLUSIVE UTILITY EASEMENT

(AS SURVEYED)

A 8,802 SQUARE FEET (0.202 ACRES) 10' WIDE NON-EXCLUSIVE UTILITY EASEMENT AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING A PORTION OF LOT 1, HURRICANE WAL-MART SUBDIVISION ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 34°46'25" EAST, 1716.96 FEET; THENCE NORTH 61°59'06" WEST, 70.00 FEET; THENCE NORTH 28°00'54" EAST, 30.00 FEET; THENCE SOUTH 61°59'06" EAST, 52.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61°59'06" WEST, 64.64 FEET; THENCE NORTH 88°48'56" WEST, 813.20 FEET TO A POINT ON THE EASTERLY LINE OF 3400 WEST STREET; THENCE NORTH 01°15'49" EAST, ALONG SAID EASTERLY LINE, 10.00 FEET; THENCE SOUTH 88°48'56" EAST, 815.57 FEET; THENCE SOUTH 61°59'06" EAST, 67.02 FEET; THENCE SOUTH 28°00'54" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

20' WIDE NON-EXCLUSIVE ACCESS EASEMENT

(AS SURVEYED)

A 17,380 SQUARE FEET (0.399 ACRES) 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING A PORTION OF LOT 1, HURRICANE WAL-MART SUBDIVISION ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 34°26'31" EAST, 1715.82 FEET; THENCE NORTH 61°59'06" WEST, 40.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°20'05" WEST, 34.81 FEET; THENCE SOUTH 31°03'12" WEST, 54.07 FEET; THENCE NORTH 88°53'15" WEST, 332.57 FEET; THENCE NORTH 60°50'58" WEST, 197.75 FEET; THENCE NORTH 88°38'11" WEST, 262.78 FEET TO A POINT ON THE EASTERLY LINE OF 3400 WEST STREET; THENCE NORTH 01°15'49" EAST, ALONG SAID EASTERLY LINE, 20.00 FEET; THENCE SOUTH 88°38'11" EAST, 267.76 FEET; THENCE SOUTH 60°50'58" EAST, 197.70 FEET; THENCE SOUTH 88°53'15" EAST, 316.01 FEET; THENCE NORTH 31°03'12" EAST, 48.49 FEET; THENCE NORTH 64°20'05" EAST, 26.09 FEET; THENCE SOUTH 61°59'06" EAST, 24.82 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT SCHEDULE B NOTES

TITLE INSURANCE COMMITMENT NOTE:

I HAVE REVIEWED COMMITMENT FOR TITLE INSURANCE, UNDERWRITTEN BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 26, 2025 7:00 AM, COMMITMENT NUMBER 01-25000237-01T, AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN EASEMENT AND RESTRICTIONS OF SAID COMMITMENT: EXCEPTIONS 1-8 STANDARD EXCEPTIONS.

7. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, EASEMENTS AND RIGHTS OF WAYS, IF ANY, SET FORTH ON THE PLAT OF HURRICANE WAL-MART SUBDIVISION, RECORDED 07/11/2007, AS DOCUMENT NO. 20070034350, OF THE WASHINGTON COUNTY RECORDS. (AFFECTS, SHOWN)
8. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST; WAL-MART STORES, INC.; AND STRATTON BROTHERS PARTNERSHIP, RECORDED 07/11/2007, AS DOCUMENT NO. 20070035567, OF THE WASHINGTON COUNTY RECORDS.
NOTE: FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, AND STRATTON BROTHERS LLC RECORDED 01/09/2024, AS DOCUMENT NO. 20240000877, OF THE WASHINGTON COUNTY RECORDS. (BLANKET IN NATURE)
9. MEMORANDUM OF REPURCHASE RIGHT BY AND BETWEEN STRATTON BROTHERS PARTNERSHIP; WAL-MART STORES, INC.; AND, WAL-MART REAL ESTATE BUSINESS TRUST, RECORDED 07/11/2007, AS DOCUMENT NO. 20070035568, OF THE WASHINGTON COUNTY RECORDS. (BLANKET IN NATURE)
10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
11. THIS ITEM HAS BEEN INTENTIONALLY DELETED
12. THIS ITEM HAS BEEN INTENTIONALLY DELETED
13. ACCESS EASEMENT IN FAVOR OF CHASEBROOK HURRICANE, LLC, RECORDED 01/16/2014, AS DOCUMENT NO. 20140001556, OF THE WASHINGTON COUNTY RECORDS. (AFFECTS, SHOWN)
14. DECLARATION OF MAINTENANCE COVENANTS BY WAL-MART STORES, INC., RECORDED 12/30/2016, AS DOCUMENT NO 20160049910, OF THE WASHINGTON COUNTY RECORDS. (BLANKET IN NATURE)
15. ACCESS EASEMENT IN FAVOR OF AMERICA FIRST FEDERAL CREDIT UNION, RECORDED 12/17/2024, AS DOCUMENT NO 20240040003, OF THE WASHINGTON COUNTY RECORDS. (AFFECTS, SHOWN)
16. UTILITY EASEMENT IN FAVOR OF AMERICA FIRST FEDERAL CREDIT UNION, RECORDED 12/17/2024, AS DOCUMENT NO. 20240040005, OF THE WASHINGTON COUNTY RECORDS. (AFFECTS, SHOWN)
17. RIGHT OF WAY AND EASEMENT GRANT TO ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP, RECORDED 05/07/2025 AS DOCUMENT 20250015739 OF THE WASHINGTON COUNTY RECORDS.

PARENT PARCEL

(AS PROVIDED)

SITUATED IN THE COUNTY OF WASHINGTON, STATE OF UTAH:

LOT 1, HURRICANE WAL-MART SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, WHICH IS ON FILE WITH THE WASHINGTON COUNTY RECORDER ENTRY NO. 20070034350.

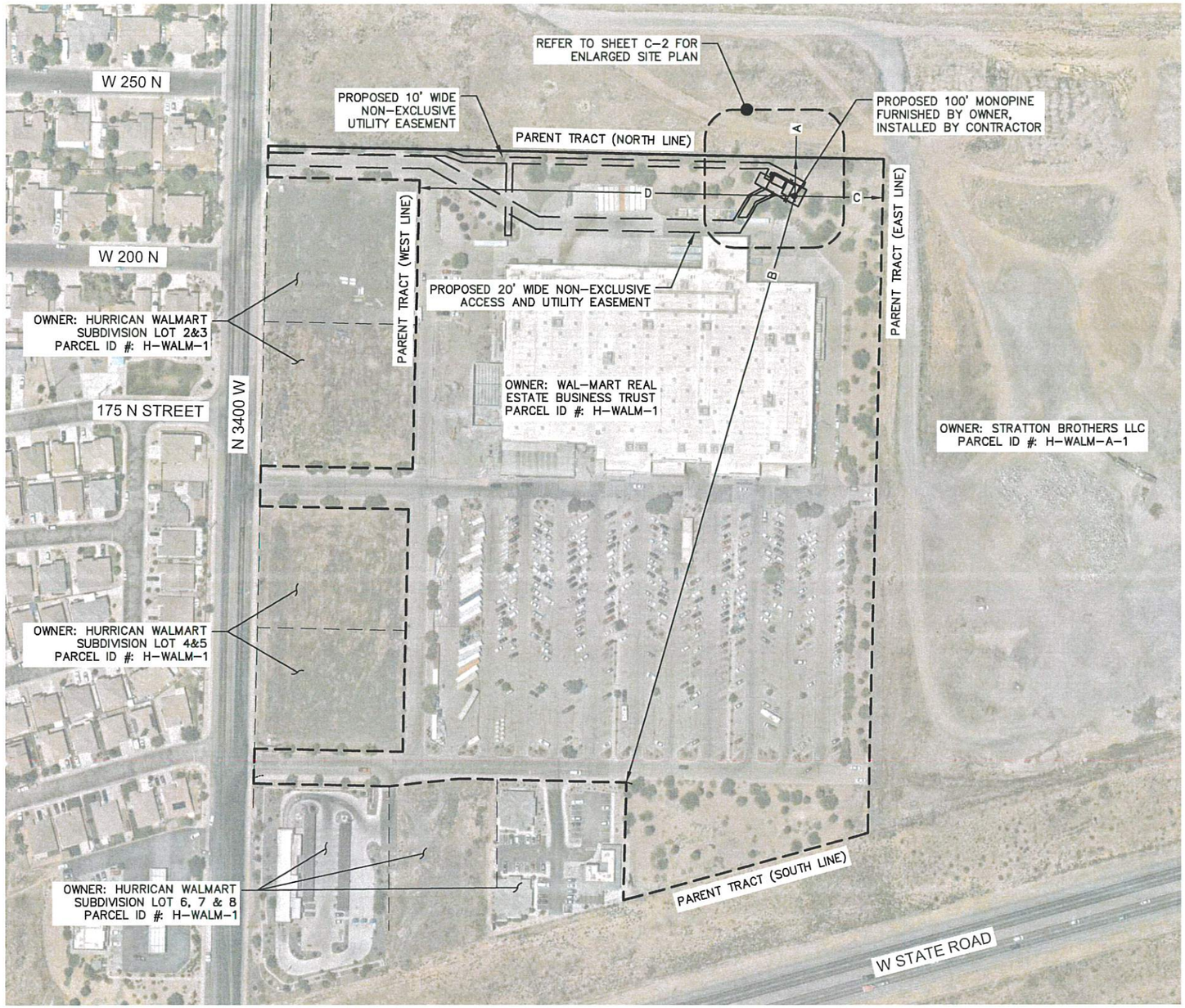
TAX ID: H-WALM-1

BEING THE SAME PROPERTY CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST, GRANTEE, FROM STRATTON BROTHERS PARTNERSHIP, A UTAH GENERAL PARTNERSHIP, A/K/A STRATTON BROTHERS, GRANTOR, BY GENERAL WARRANTY DEED RECORDED 07/11/2007, AS DOCUMENT NO. 20070035542, OF THE WASHINGTON COUNTY RECORDS.

SITE INFORMATION:	
Name	WM 4678 HURRICANE
SITE #	UT18D45-S
Address	180 N 3400 W HURRICANE UT. 84737
County	WASHINGTON COUNTY
SITE LOCATED IN: SECTION 31, TOWNSHIP 41 SOUTH RANGE 13 WEST, S.L.B.& M.	
TOPOGRAPHICAL SURVEY	
SHEET: 6 (LEGAL/TITLE)	

NOTES:

1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT THE LEASE AREA AND ALL EASEMENTS PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT KIMLEY-HORN AND ASSOCIATES IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, KIMLEY-HORN AND ASSOCIATES DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.



NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
3. 8' HIGH CHAIN LINK FENCE AND LOCKED ENTRY GATE.
4. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

FLOOD ZONE INFORMATION:

FLOOD ZONE:	X
PANEL NUMBER:	49053C0840G
EFFECTIVE DATE:	04/02/09
FLOOD ELEV.	N/A

PARENT TRACT DETAIL(SEE SURVEY)

PARENT TRACT SITE DATA:
SITE AREA: 980,875± SF = 21.83± AC
LEASE PARCEL AREA: 1,600 SF = 0.04± AC

COORDINATES: (CENTER OF TOWER)
LAT: 37° 10' 24.21" N (NAD 83/2011)
LON: 113° 21' 49.86" W (NAD 83/2011)
ELEVATION: 2995.3'± NAVD 88 (PER SURVEY)

DIRECTION	PROPOSED TOWER SETBACK
(A) NORTH	61'-7"
(B) SOUTH	981'-5"
(C) EAST	143'-6"
(D) WEST	611'-9"

NOTES:

1. NO OPEN CUTTING OF PAVEMENT, EXCEPT IN THE ACCESS WAY. ONLY DIRECTIONAL DRILL OR JACK/BORE IS ALLOWED.
2. PROPOSED TOWER LOCATION WILL NOT IMPEDE WALMART OPERATIONS.
3. ALL PROPOSED ACCESS AND UTILITY EASEMENT LOCATIONS SHOWN ARE SUBJECT TO CHANGE.
4. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
5. LOCATIONS OF ALL EXISTING EASEMENTS AND UNDERGROUND LINES SHOWN ARE APPROXIMATE. INFORMATION PROVIDED BY OTHERS. FIELD VERIFY PRIOR TO CONSTRUCTION.

GRAPHIC SCALE

0 100 200 400

(IN FEET)

1 SITE PLAN

SCALE: 1" = 200'

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

REVISIONS

NO.	DATE	DESCRIPTION
2	09/23/25	REVISED PER COMMENTS
1	08/12/25	ISSUED FOR REVIEW

PROFESSIONAL ENGINEER
No. 13527908-2202
GREGORY J. VANMAANEN
STATE OF UTAH

09/26/25
Exp. 03/31/27

SITE NAME: WM 4678 HURRICANE

SITE NUMBER: UT18D45-S

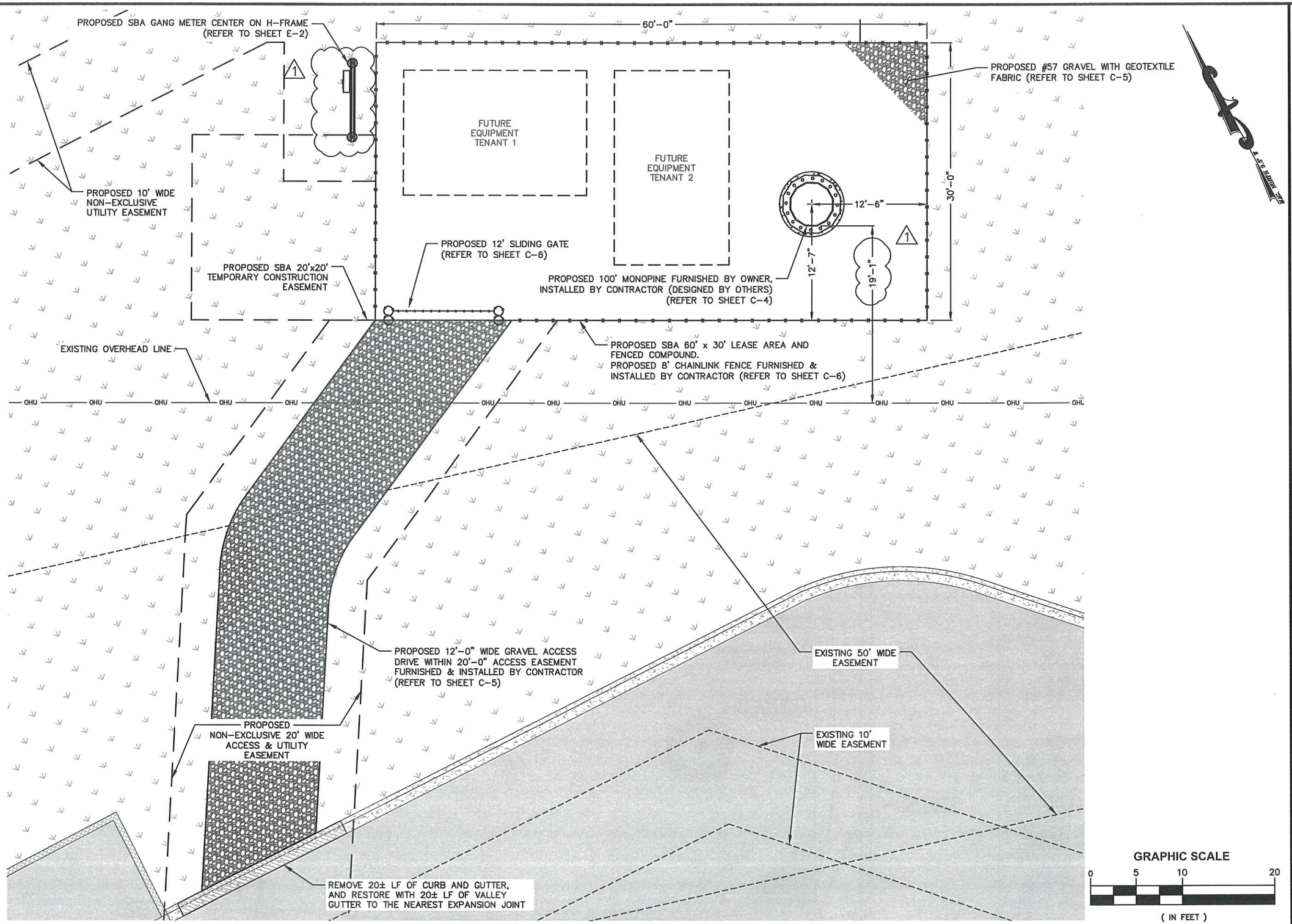
SITE ADDRESS: 180 N 3400 W HURRICANE, UT 84737

DESIGN TYPE: RAWLAND

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: C-1

REVISION: 1



1 ENLARGED SITE PLAN

SCALE: 1" = 10'

SBA

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GREGORY J.
VANMAANEN
STATE OF UTAH

09/26/25
Exp. 03/31/27

SITE NAME:
WM 4678 HURRICANE

SITE NUMBER:
UT18D45-S

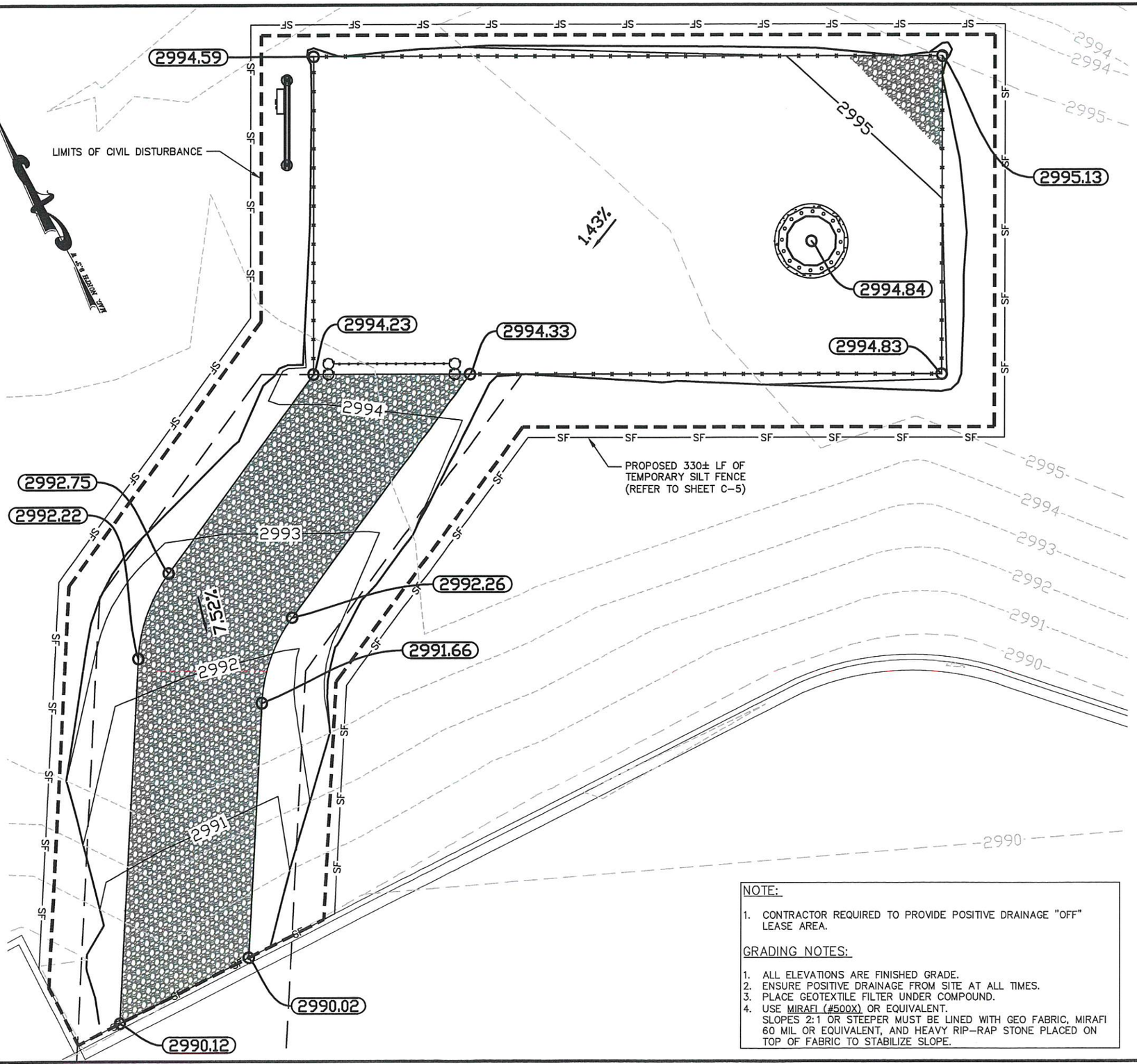
SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: C-2

REVISION: 1



DRAINAGE CALCULATIONS:

1. GENERAL SITE PLAN INFORMATION:
   GRAVEL COMPOUND AREA: 60' x 30' = 1,800 SQ. FT
   GRAVEL ROAD AREA = 772 SQ. FT.
   TOTAL SITE AREA = 2,572 SQ. FT.

   IMPERVIOUS AREA:
   PROPOSED TOWER FOUNDATION = 50 SQ. FT.
   PROPOSED FUTURE EQUIPMENT SLABS = 540 SQ. FT.
   EQUIPMENT SLABS, 2 CARRIERS @ 270 SQ. FT. EACH

   TOTAL IMPERVIOUS AREA: 590 SQ. FT.
   TOTAL PERVIOUS AREA: 1,982 SQ. FT.

2. CALCULATED REQUIRED STORAGE RUNOFF:

   2.1 1/2" OF RUNOFF OVER TOTAL SITE
   Q = 2,572 SQ. FT. * 1/2" * 1'/12"
   Q = 107.2 CU. FT.

   OR

   2.2 2.5" * % IMPERVIOUS OVER TOTAL SITE
   % IMPERVIOUS = 590 / 2,572
   % IMPERVIOUS = 0.23
   Q = 2.5" * 1'/12" * 0.23 * 2,572
   Q = 123.2 CU. FT.

3. STORAGE VOLUME PROVIDED:
   COMPOUND:
   No. 57 STONE COMPOUND, 4" LAYER, 1,800 SQ. FT. COMPOUND.
   ASSUME 40% VOIDS RATIO.
   RETENTION VOLUME PROVIDED = (1,800 SQ. FT. – 590 SQ. FT.)
   * 0.4 * 4"/12" =159.7 CU. FT.
   RETENTION VOLUME PROVIDED = 159.7 CU. FT.

   ROAD:
   NO. 57 STONE ROAD, 6" LAYER, 772 SQ. FT.
   ASSUME 40% VOIDS RATIO.
   RETENTION VOLUME PROVIDED =
   772 SQ. FT. * 0.4 * 6"/12" = 154.4 CU. FT.
   RETENTION VOLUME PROVIDED = 154.4 CU. FT.

   TOTAL RETENTION VOLUME = 159.7 + 154.4 = 314.1 CU. FT.

RETENTION VOLUME PROVIDED IS GREATER THAN REQUIRED STORAGE VOLUME

LEGEND

XXX'	PROPOSED CONTOUR LINE
XXX'	EXISTING CONTOUR LINE
S/F	PROPOSED SILT FENCE
O – 125	SPOT ELEVATION
O – ME 125	MATCH EXISTING
2.00%	SLOPE ARROW
	LIMITS OF CIVIL DISTURBANCE

NOTE:

1. CONTRACTOR REQUIRED TO PROVIDE POSITIVE DRAINAGE "OFF" LEASE AREA.

GRADING NOTES:

1. ALL ELEVATIONS ARE FINISHED GRADE.
2. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES.
3. PLACE GEOTEXTILE FILTER UNDER COMPOUND.
4. USE MIRAFI (#500X) OR EQUIVALENT.
   SLOPES 2:1 OR STEEPER MUST BE LINED WITH GEO FABRIC, MIRAFI 60 MIL OR EQUIVALENT, AND HEAVY RIP–RAP STONE PLACED ON TOP OF FABRIC TO STABILIZE SLOPE.

GRAPHIC SCALE

0 5 10 20

(IN FEET)

1 SITE GRADING PLAN

SCALE: 1" = 10'

SBA

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PROFESSIONAL ENGINEER
No. 13527908-2202
GREGORY J. VANMAANEN
STATE OF UTAH
09/26/25
Exp. 03/31/27

SITE NAME:
WM 4678 HURRICANE

SITE NUMBER:
UT18D45-S

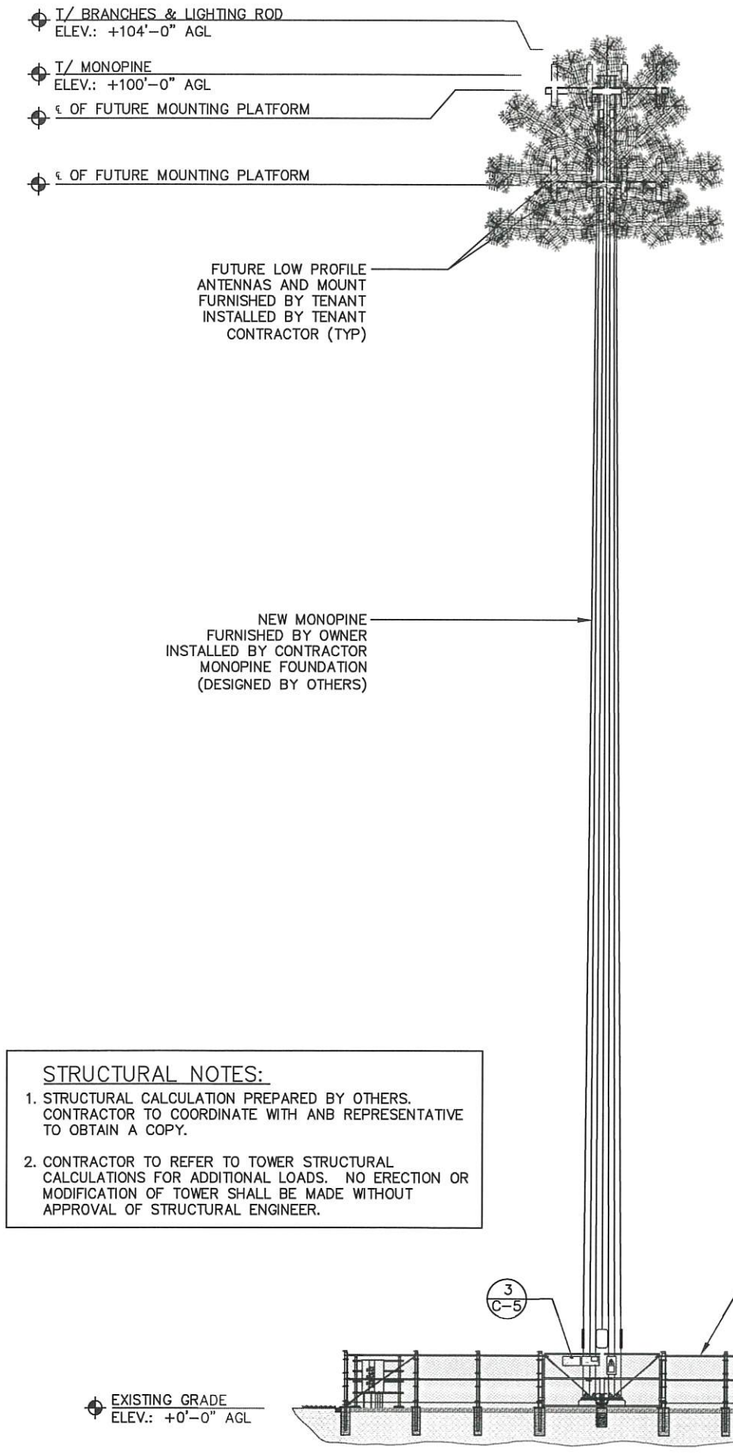
SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:
SITE GRADING PLAN

SHEET NUMBER: C-3

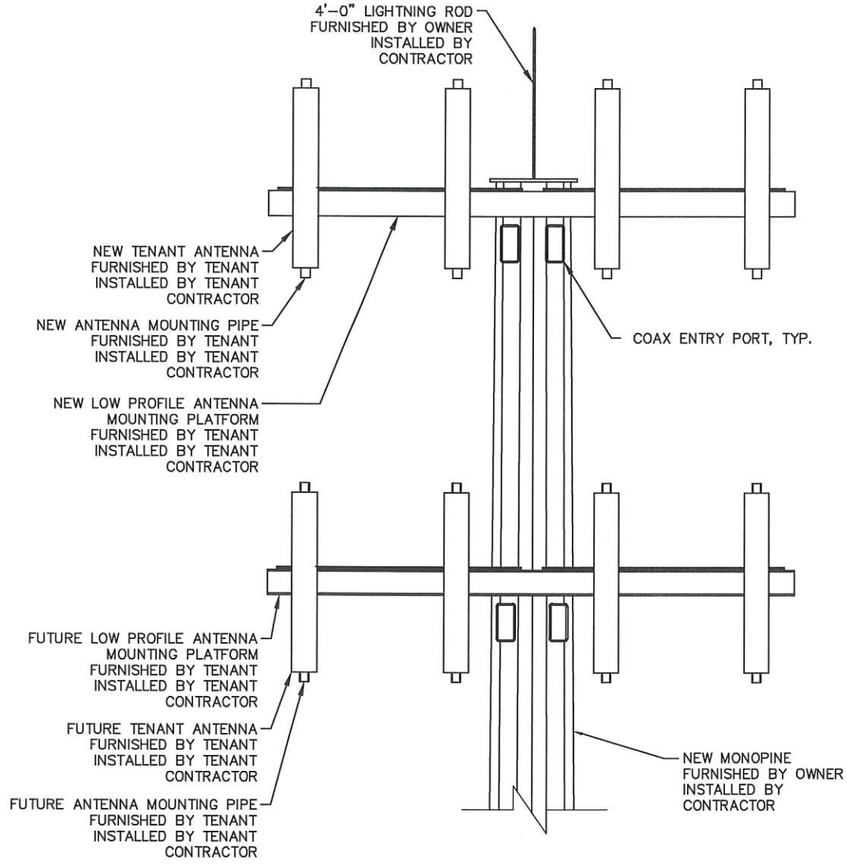
REVISION: 1



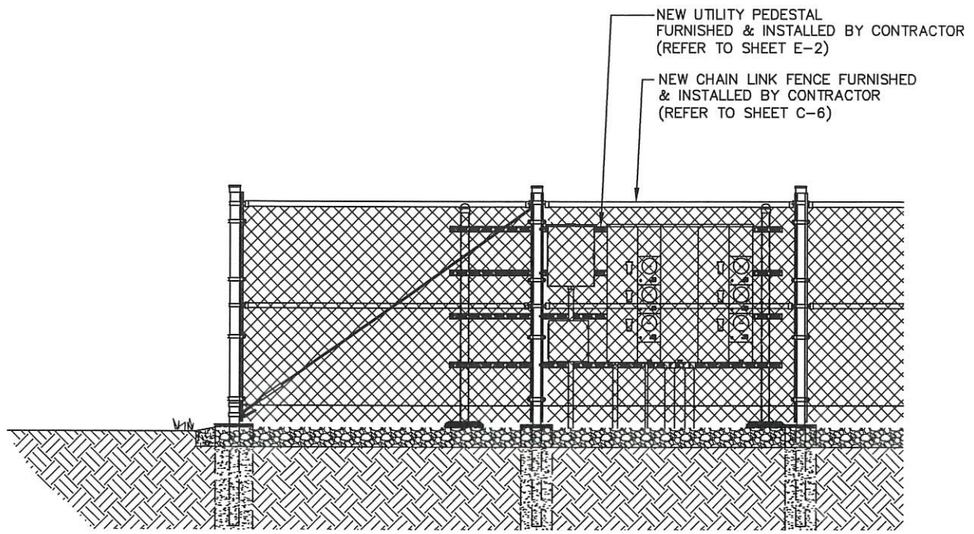
STRUCTURAL NOTES:

1. STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH ANB REPRESENTATIVE TO OBTAIN A COPY.
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

1 ELEVATION VIEW



2 TOP OF POLE ELEVATION



3 UTILITY FRAME AND FENCE ELEVATION SCALE: N.T.S.

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

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1920 WEKIVA WAY
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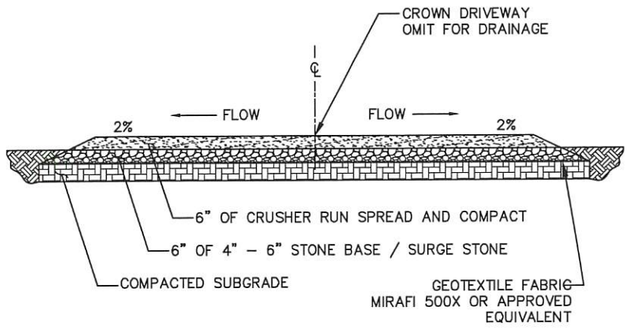
No. 13527908-2202
GREGORY J. VANMAAREN
STATE OF UTAH
09/26/25
Exp. 03/31/27

SITE NAME: WM 4678 HURRICANE
SITE NUMBER: UT18D45-S
SITE ADDRESS: 180 N 3400 W HURRICANE, UT 84737
DESIGN TYPE: RAWLAND
SHEET TITLE: SITE ELEVATIONS

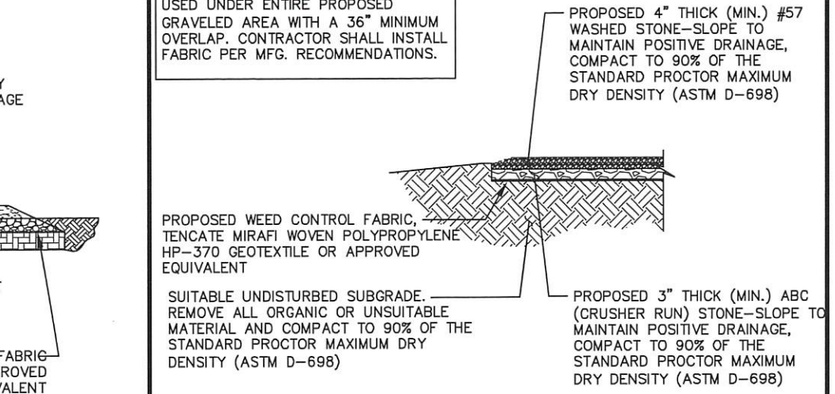
SHEET NUMBER: C-4
REVISION: 1

NOTE:
WEED CONTROL FABRIC SHALL BE USED UNDER ACCESS DRIVE WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.

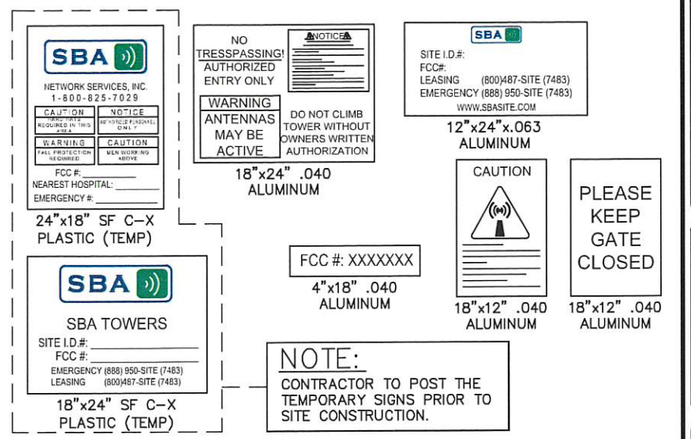


1 ACCESS DRIVE DETAIL SCALE: N.T.S.

NOTE:
WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.



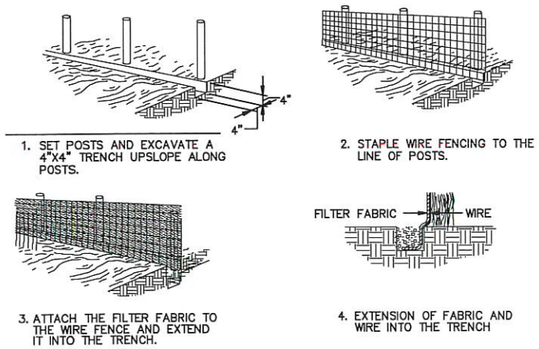
2 COMPOUND FINISH DETAIL SCALE: N.T.S.



3 SIGN DETAIL SCALE: N.T.S.

NOTES;

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE OR EXCESSIVE SILTATION. MAINTENANCE SHALL INCLUDE CLEANING BUILT–UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.
7. CONTRACTOR SHALL PREVENT TRACKING OF SEDIMENT OUTSIDE OF CONSTRUCTION LIMITS. THIS MAY REQUIRE CLEANING AND/OR WASHING OF DEBRIS AND SEDIMENT FROM ALL VEHICLES PRIOR TO EXITING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
8. ANY DEBRIS AND/OR SEDIMENT EXITING THE SITE DUE TO TRACKING OR FAILURE OF A SITE BMP SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR BY A METHOD OTHER THAN FLUSHING. CONTRACTOR SHALL ALSO IMMEDIATELY REPAIR ANY BMPS THAT HAVE FAILED AND/OR INSTALL ADDITIONAL BMPS TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE.



SILT FENCE

4 EROSION CONTROL DETAIL SCALE: N.T.S.

SBA
SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
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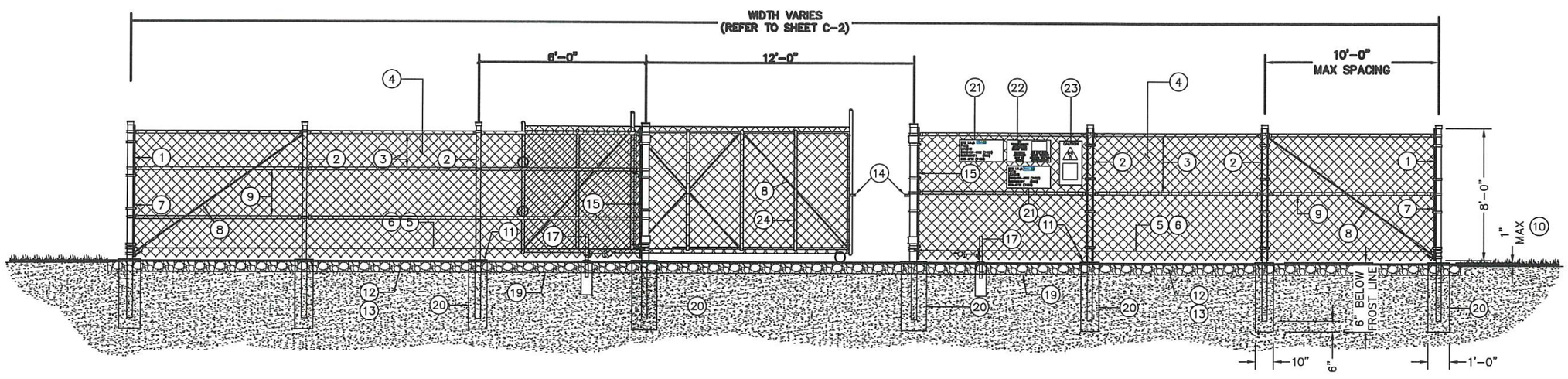
SITE NUMBER:
UT18D45-S

SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:
SITE DETAILS

SHEET NUMBER: C-5
REVISION: 1



1 TYPICAL FENCING DETAIL SCALE: N.T.S.

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SLIDING GATES PER ASTM F- 1184
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUIVALENT).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
8. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
9. G.C. RESPONSIBLE FOR SBA COMBO GATE LOCK

2 GENERAL NOTES SCALE: N.T.S.

BALLOON REFERENCE NOTES:

1. CORNER, END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE.
2. LINE POST: 2 1/2" NOMINAL SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUIVALENTLY SPACED AT MAXIMUM 10'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1-5/8"O.D. STANDARD ROUND PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
5. TIE WIRE: 9 GA ALUMINUM. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED 12" O.C. POSTS/GATES AND 24" RAILS/WIRE.
6. TENSION WIRE: 9 GA ALUMINUM
7. 3/16" x 3/4" (MIN) FULL HEIGHT STRETCHER BAR
8. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
9. FENCE CORNER POST BRACE: 1 5/8" NOMINAL PIPE.
10. 1" MAXIMUM CLEARANCE FROM FINISH GRADE.
11. FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE
12. 6" COMPACTED BASE MATERIAL
13. FINISH GRADE SHALL BE UNIFORM AND LEVEL.
14. LATCH & CATCH AS REQUIRED
15. GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
16. GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
17. DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
18. STYMIE LOCK MULTI-TENANT LOCKING DEVICE
19. GEOTEXTILE FABRIC
20. CONCRETE FOUNDATION (MIN 4000 PSI). MINIMUM DEPTH: 6" BELOW FROST LINE
21. 12" x 24" SBA SITE INFORMATION SIGN.
22. 12" x 24" NO TRESPASSING SIGN.
23. 12" x 24" RF CAUTION SIGN.
24. 2" SCH. 40 PIPE AT EACH END & 1/3 POINTS IN OVERALL FRAME

3 FENCING NOTES SCALE: N.T.S.

4 NOT USED SCALE: N.T.S.

SBA

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FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

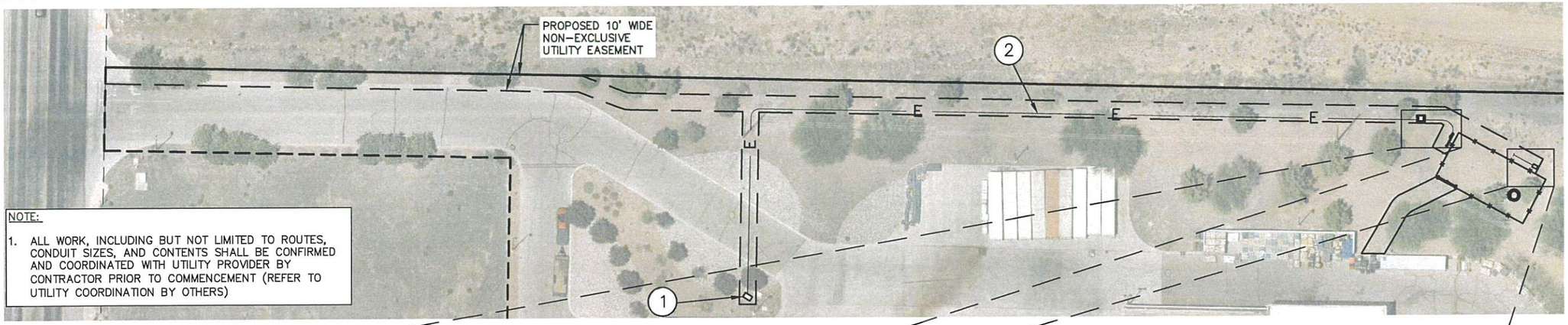
REVISIONS

NO.	DATE	DESCRIPTION
1	09/23/25	REVISED PER COMMENTS
0	08/12/25	ISSUED FOR REVIEW

PROFESSIONAL ENGINEER
No. 13527908-2202
GREGORY J. VANMAAREN
STATE OF UTAH
09/26/25
Exp. 03/31/27

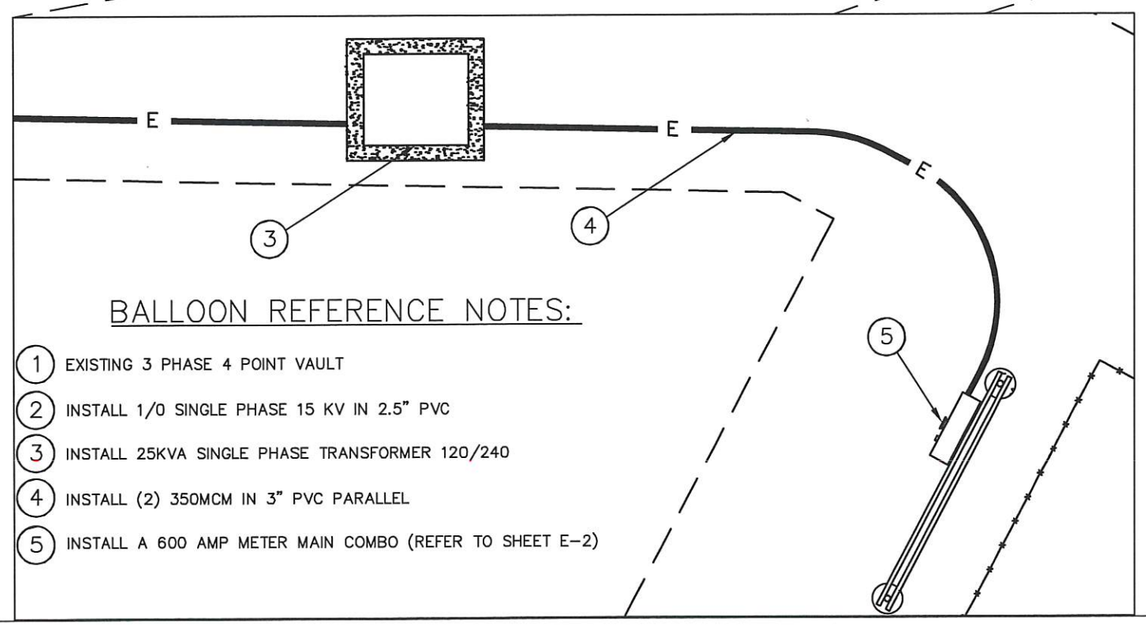
SITE NAME: WM 4678 HURRICANE
SITE NUMBER: UT18D45-S
SITE ADDRESS: 180 N 3400 W HURRICANE, UT 84737
DESIGN TYPE: RAWLAND
SHEET TITLE: FENCE DETAILS

SHEET NUMBER: C-6
REVISION: 1



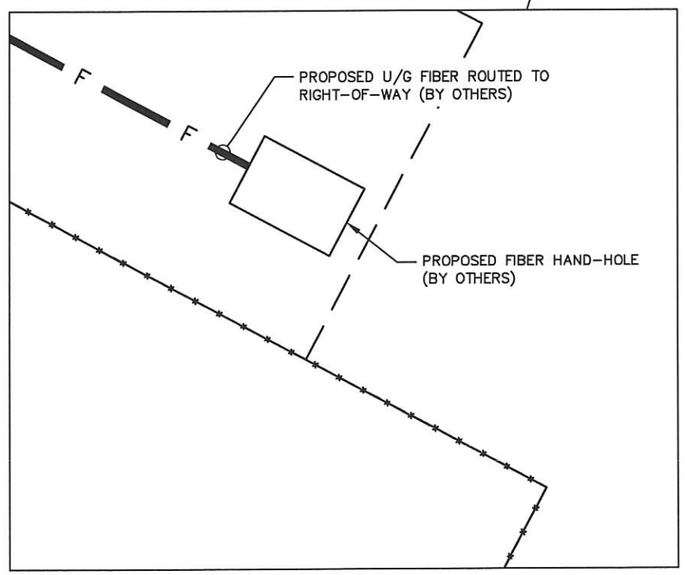
NOTE:

1. ALL WORK, INCLUDING BUT NOT LIMITED TO ROUTES, CONDUIT SIZES, AND CONTENTS SHALL BE CONFIRMED AND COORDINATED WITH UTILITY PROVIDER BY CONTRACTOR PRIOR TO COMMENCEMENT (REFER TO UTILITY COORDINATION BY OTHERS)



BALLOON REFERENCE NOTES:

1. EXISTING 3 PHASE 4 POINT VAULT
2. INSTALL 1/0 SINGLE PHASE 15 KV IN 2.5" PVC
3. INSTALL 25KVA SINGLE PHASE TRANSFORMER 120/240
4. INSTALL (2) 350MCM IN 3" PVC PARALLEL
5. INSTALL A 600 AMP METER MAIN COMBO (REFER TO SHEET E-2)



GENERAL ELECTRICAL NOTES

1.) ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRIC CODE, LATEST ADOPTED EDITION, AND LOCAL CODES.

2.) ALL ELECTRICAL MATERIALS, EQUIPMENT AND INSTALLATION PROCEDURES TO CONFORM WITH SBA SPECIFICATIONS.

3.) CONTRACTOR SHALL PERFORM ALL VERIFICATION TESTS AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT & DISCREPANCIES.

4.) ELECTRICAL PLANS, DETAILS, AND DIAGRAMS ARE DIAGRAMMATIC ONLY. FIELD CONDITIONS DICTATE THE AMOUNT AND LOCATION OF EQUIPMENT.

5.) ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NFPA, AND "UL" LISTED.

6.) THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY THE NEC, AND ALL APPLICABLE LOCAL CODES.

7.) ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING GREATER THAN THE UTILITY FAULT CURRENT.

8.) FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS AND INSTRUCTIONS.

9.) PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

10.) PROVIDE SBA WITH ONE SET OF COMPLETE ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.

11.) LABEL ALL ELECTRICAL EQUIPMENT PER SBA SPECIFICATIONS.

12.) ALL SINGLE-PHASE SELF-CONTAINED METER CONNECTION DEVICES MUST INCLUDE HORN TYPE BY-PASS PROVISION SO THAT SERVICE WILL NOT BE INTERRUPTED WHEN A METER IS REMOVED FROM THE SOCKET.

13.) ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE "RODENT PROOFED" WITH CAPS, STEEL MESH, AND/OR FOAM FILL BY CONTRACTOR (AS NEEDED).

14.) ALL INTERIOR CONDUITS AND BUSHINGS SHALL BE EMT. ALL EXTERIOR SHALL BE PVC UNLESS NOTED OTHERWISE. SEE SBA SPECIFICATIONS.

15.) NO SPOILS TO BE LEFT ON SITE WITHOUT THE WRITTEN CONSENT OF THE LANDOWNER

16.) CONTRACTOR TO PROVIDE 2 PHENOLIC LABELS AT METER. ONE TO IDENTIFY "SBA DISCONNECT" AND THE OTHER TO GIVE SITE ADDRESS.

GRAPHIC SCALE

0 35 70 140

(IN FEET)

1 UTILITY SITE PLAN

SCALE: 1" = 70'

SBA

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CHECKED BY:	SHM
REV. 1 BY:	JDS

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1	08/12/25	ISSUED FOR REVIEW

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No. 13527908-2202
GREGORY J. VANMAANEN
STATE OF UTAH
09/26/25
Exp. 03/31/27

SITE NAME:
WM 4678 HURRICANE

SITE NUMBER:
UT18D45-S

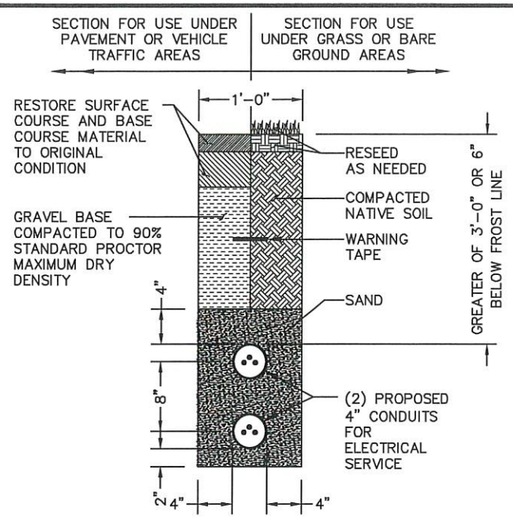
SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

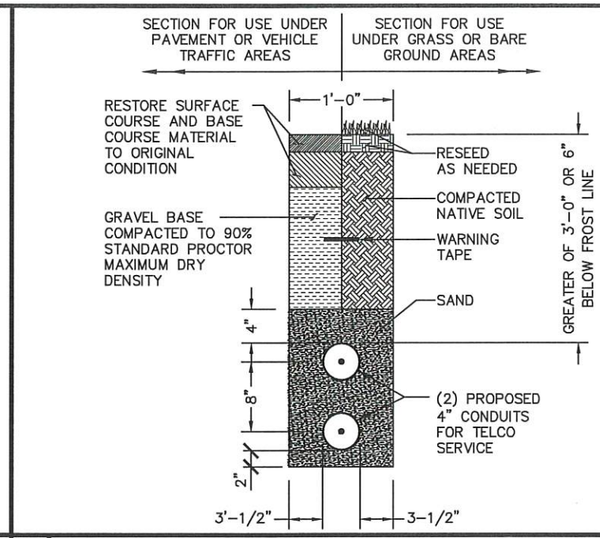
SHEET TITLE:
UTILITY SITE PLAN

SHEET NUMBER: E-1 (1)

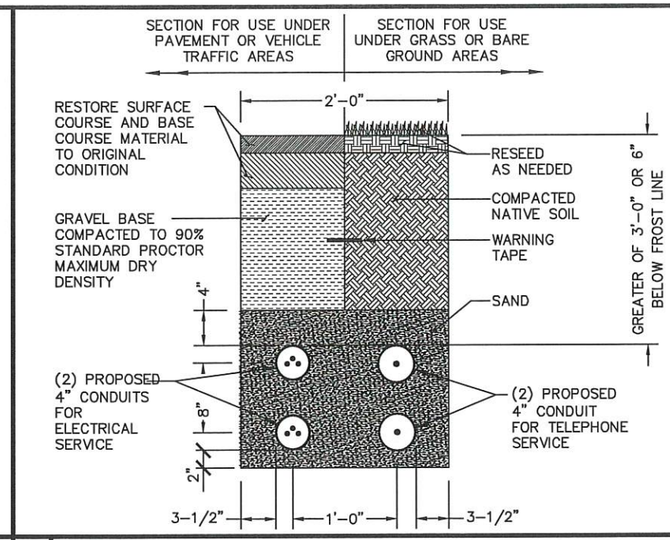
REVISION: 1



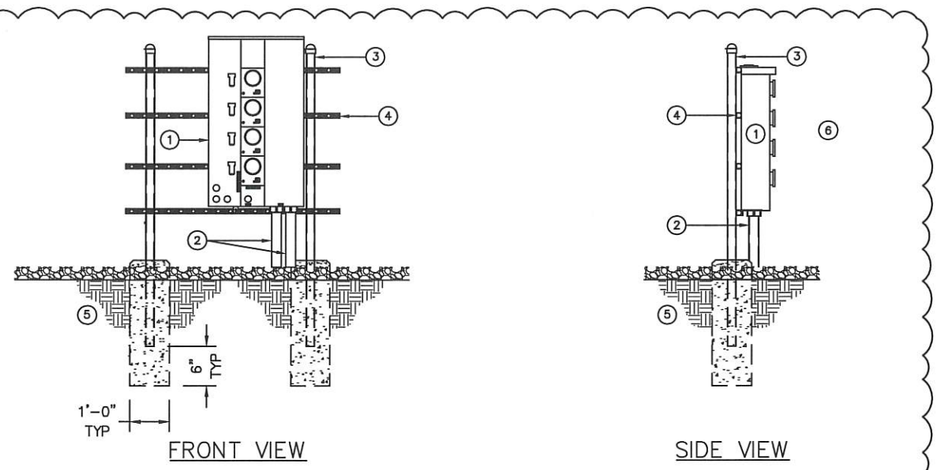
1 ELECTRICAL TRENCH DETAIL SCALE: N.T.S.



2 TELEPHONE TRENCH DETAIL SCALE: N.T.S.



3 JOINT UTILITY TRENCH DETAIL SCALE: N.T.S.



BALLOON REFERENCE NOTES:

1. 600A, 120/240V, 1 PHASE, 3 WIRE, 4 POSITION METERING CENTER (200A MAX CIRCUIT BREAKER) (SQUARE D METER PAK MPR64200, OR EQUIVALENT)
2. (2) SCH. 40 PIPES FOR UNDERGROUND ELECTRIC SERVICE OR (2) GALVANIZED PIPES IF EXPOSED (SEE ONE LINE DIAGRAM)
3. 3" NOMINAL GALVANIZED STEEL PIPE WITH PIPE CAP
4. HORIZONTAL SUPPORT MEMBER (UNISTRUT P1000, OR APPROVED EQUIVALENT)
5. FOUNDATION 3'-0" DEPTH OR 6" BELOW FROST LINE, WHICHEVER IS GREATER
6. CONTRACTOR TO MAINTAIN 5'-0" MINIMUM CLEARANCE FROM FACE OF H-FRAME TO NEAREST OBSTRUCTION. MAINTAIN A 3'-0" MINIMUM CLEARANCE FROM FACE OF METER TO NEAREST OBSTRUCTION PER N.E.C.

1

4 UTILITY & TELCO H-FRAME DETAIL SCALE: N.T.S.

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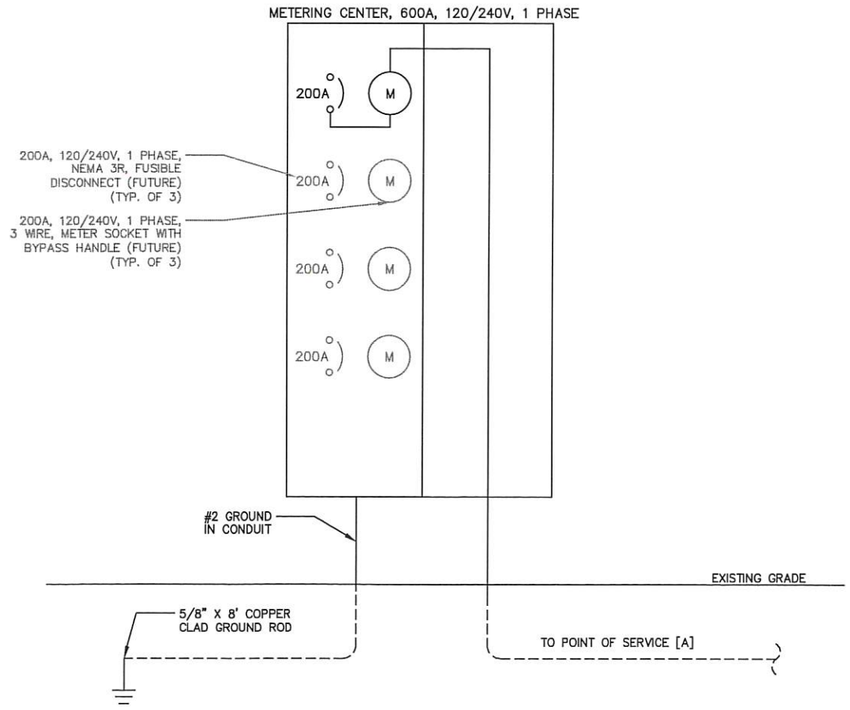
GREGORY J. VANMAANEN
STATE OF UTAH
09/26/25
Exp. 03/31/27

SITE NAME: WM 4678 HURRICANE
SITE NUMBER: UT18D45-S
SITE ADDRESS: 180 N 3400 W HURRICANE, UT 84737
DESIGN TYPE: RAWLAND
SHEET TITLE: UTILITY DETAILS
SHEET NUMBER: E-2
REVISION: 1

ELECTRICAL

CIRCUIT ID	VOLTS	MAX ONE WAY LENGTH OF RUN	CIRCUIT SIZE (2H+N)	CONDUIT ø
[A]	1ϕ 120/240V	150FT	2 PARALLEL SETS (3) 350 MCM	(2) 3" PVC

- CIRCUITS SIZED FOR LESS THAN 3.0% OF VOLTAGE DROP
- PARALLEL SETS OF WIRES, EACH SET IN SEPARATE CONDUIT
- ALL CIRCUITS SHALL BE CU, AWG, THWN



1 ELECTRICAL SINGLE-LINE DIAGRAM

SCALE: N.T.S.

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SITE NUMBER:
UT18D45-S

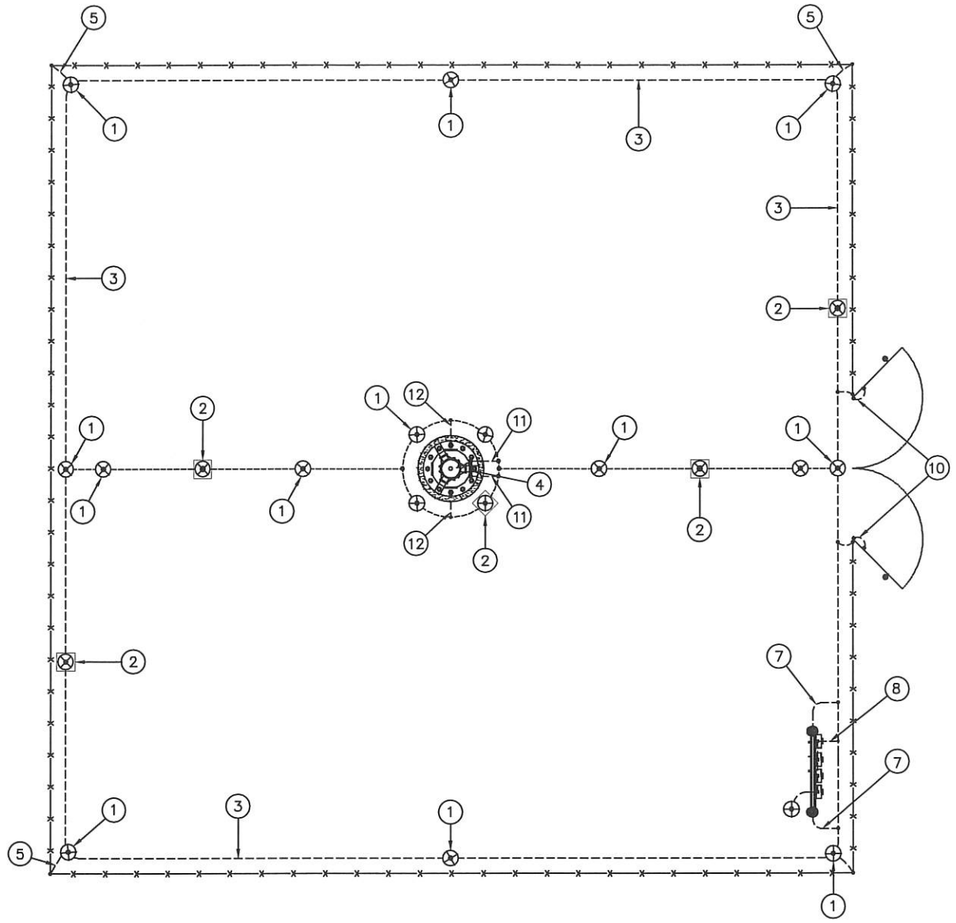
SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:
SINGLE LINE DIAGRAM

SHEET NUMBER: 1 E-3

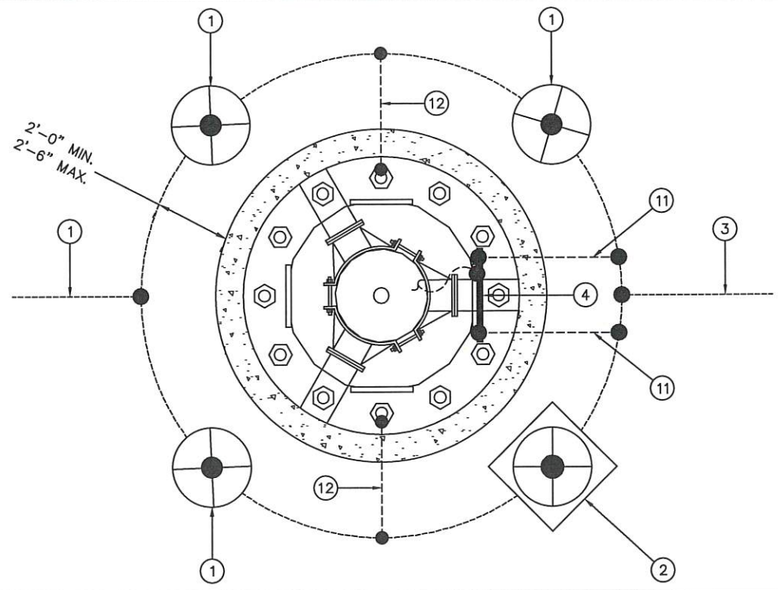
REVISION: 1



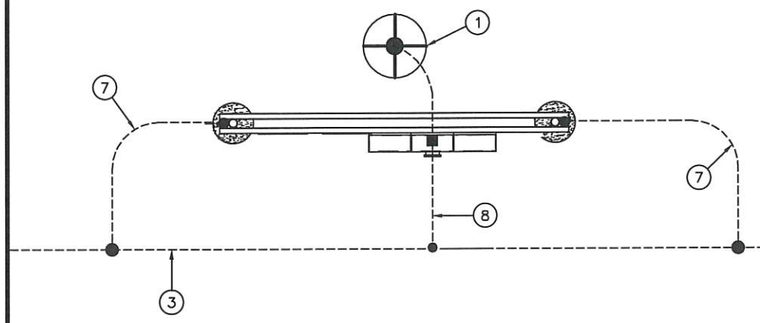
1 SITE GROUNDING PLAN (TYP.) N.T.S.

SYMBOLS LEGEND

- GROUND ROD WITH ACCESS
- GROUND ROD
- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND BAR
- GROUND WIRE



2 ENLARGED GROUNDING PLAN @ TOWER BASE (TYP) N.T.S.



3 ENLARGED GROUNDING PLAN @ UTILITY H-FRAME (OPTION 1) N.T.S.

BALLOON REFERENCE NOTES:

1. 5/8"~X8' COPPER CLAD GROUND ROD BURIED 36" BELOW GRADE (MIN.)
2. GROUND ROD ACCESS WELL (MIN. OF 4 EACH PER COMPOUND)
3. #2 SOLID, TINNED, BARE COPPER WIRE GROUND RING (CONTINUOUS STRAND)
4. 1/4"X4"X20" TINNED COPPER GROUND BAR. 2 TYP, AT BASE AND TOP OF TOWER. MOUNT DIRECT TO TOWER, DO NOT ISOLATE.
5. #2 SOLID, TINNED, BARE COPPER WIRE GROUND LEAD TO FENCE CORNER POST.
6. N/A
7. #2 SOLID, TINNED, BARE COPPER WIRE GROUND LEAD TO UTILITY H-FRAME SUPPORT POST
8. SERVICE ENTRANCE GROUND TO DEDICATED GROUND ROD
9. N/A
10. #2 INSULATED, STRANDED COPPER BOND STRAP FROM GATE FRAME TO GATE POST. (TYP EACH GATE)
11. #2 SOLID, TINNED, BARE COPPER GROUND LEAD FROM GROUND BAR AT MONOPOLE BASE TO GROUND RING. ROUTE IN 3/4" FLEX CONDUIT AND WEATHERPROOF OPEN END. (2 TYPICAL)
12. #2 SOLID, TINNED, BARE COPPER GROUND LEAD FROM MONOPOLE BASE TO GROUND RING. (2 TYPICAL, 180° SEPARATION)

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UT18D45-S

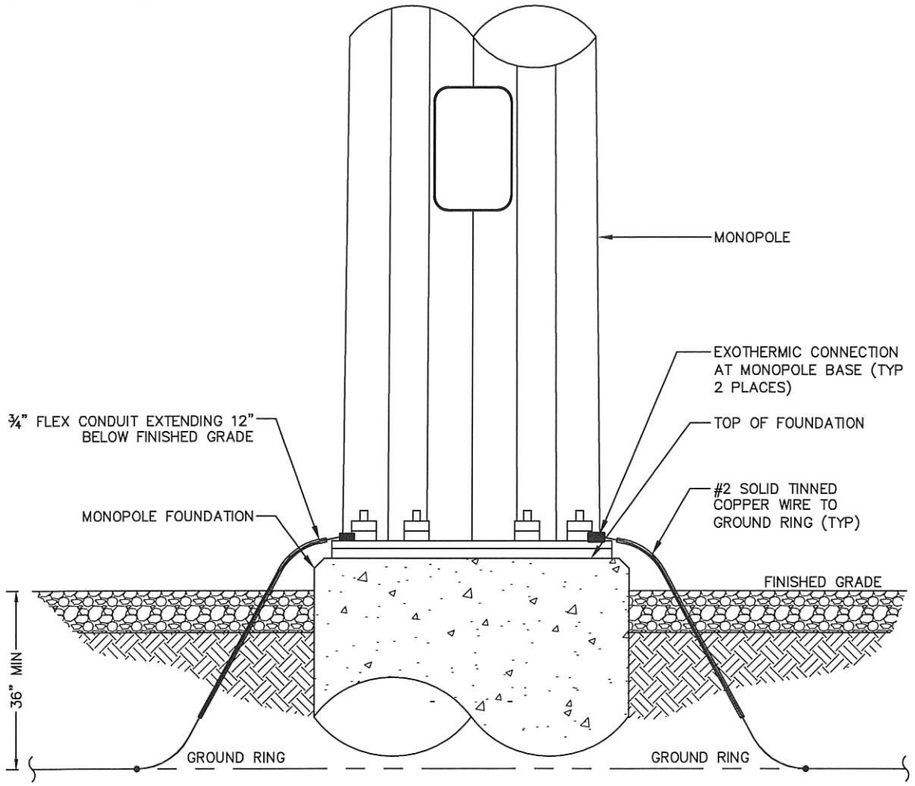
SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GROUNDING PLAN & DETAILS

SHEET NUMBER: EG-1

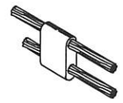
REVISION: 1



1 GROUNDING @ TOWER BASE SCALE: N.T.S.

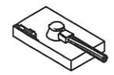
CADWELD CONNECTIONS

(OR APPROVED EQUIVALENT)



PARALLEL HORIZONTAL CONDUCTORS

PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES TYPE PT



HORIZONTAL STEEL SURFACE

TO FLAT STEEL SURFACE OR HORIZONTAL PIPE TYPE HS

THROUGH CABLE TO GROUND ROD

THROUGH CABLE TO TOP OF GROUND ROD TYPE GT

VERTICAL STEEL SURFACE

CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE TYPE VS

HORIZONTAL SPLICE

SPLICE OF HORIZONTAL CABLES

VERTICAL PIPE

CABLE DOWN AT 45° TO RANGE OF VERTICAL PIPES TYPE VS

BURNDY CONNECTIONS

(OR APPROVED EQUIVALENT)

"C" CONNECTOR

HYPRESS TYPE YGHC

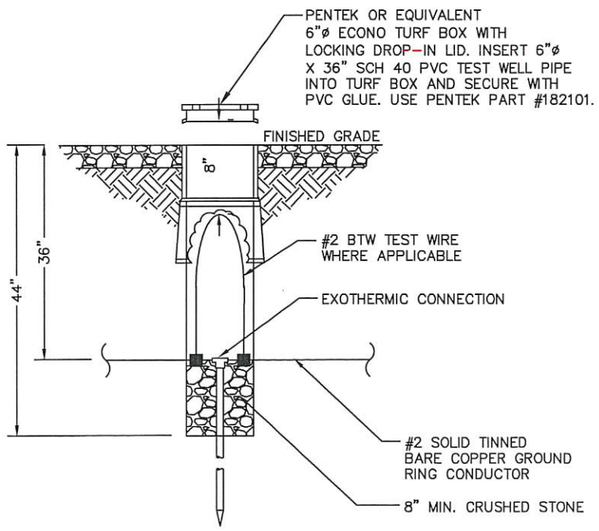
BOND JUMPER

FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2

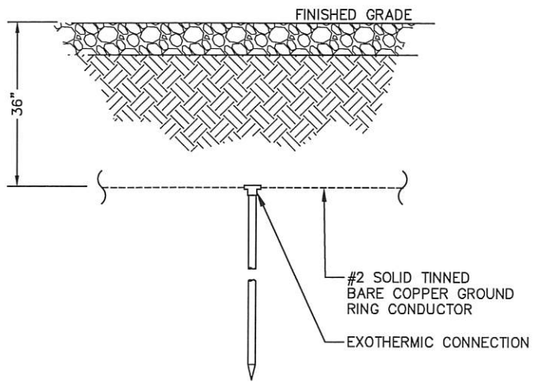
COPPER LUGS

TWO HOLE – LONG BARREL LENGTH TYPE YA-2

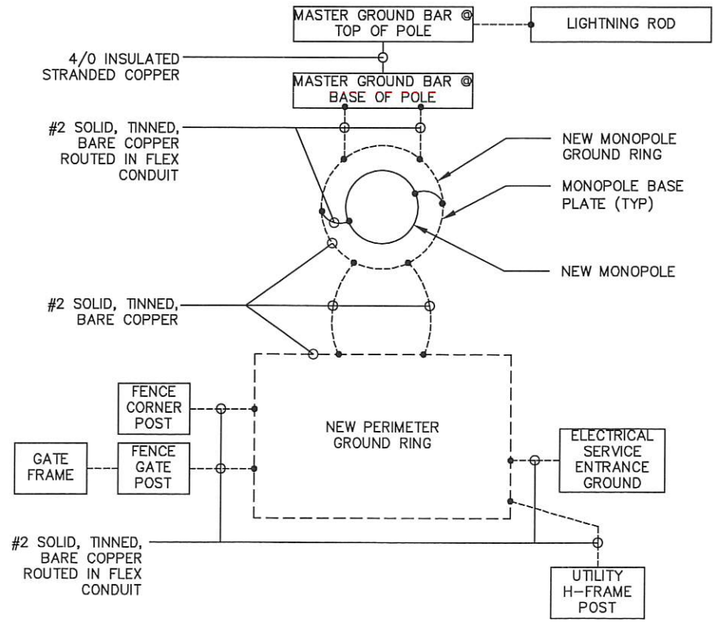
2 TYPICAL WELDING CONNECTIONS SCALE: N.T.S.



3 ACCESS WELL DETAIL SCALE: N.T.S.



4 GROUNDING ROD DETAIL SCALE: N.T.S.



5 SINGLE-LINE DIAGRAM SCALE: N.T.S.

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DESIGN TYPE: RAWLAND

SHEET TITLE: GROUNDING DETAILS

SHEET NUMBER: EG-2

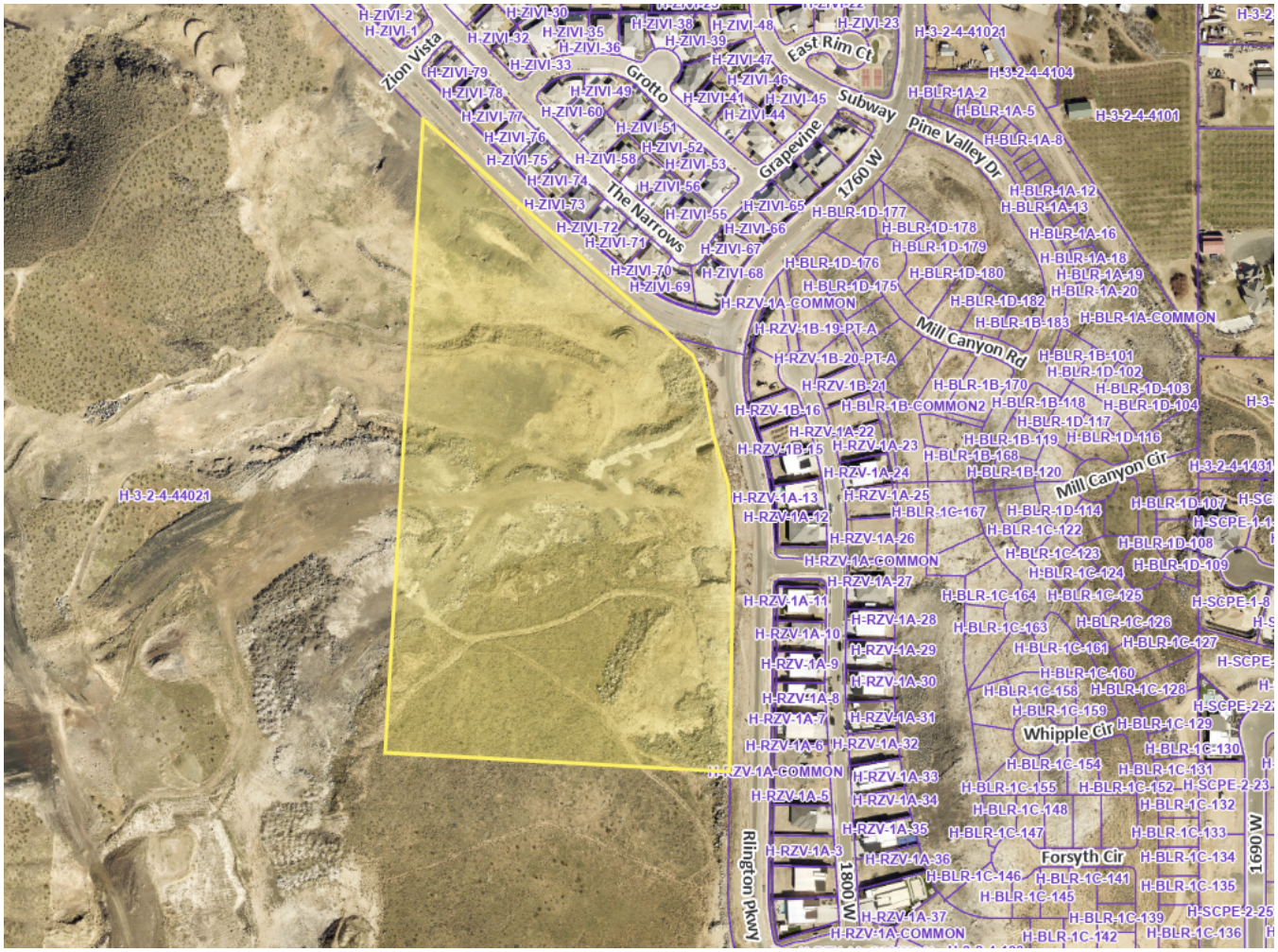
REVISION: 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026 - Planning Commission**
Application Number:	PP26-07
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Wasatch Commercial Builders
Agent:	Ben Duzett
Request:	Preliminary Plat Approval
Location:	South of Rlington Pkway and west of 1760 W
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Table the item
Report Prepared by:	Fred Resch III

Discussion:
The applicant is requesting preliminary plat approval for Black Ridge Takedown 4, a 89 lot single family subdivision located south of Rlington Parkway and west of 1760 W across from the Zion Vista and the Ridge at Zion Vista subdivisions. This plat includes five additional remainder parcels to be left to “community amenities”. This property is zoned Single Family Residential R1-10 (PDO) as part of the Black Ridge development.



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** [No comments received.]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water**: Waterline looping will be required.
6. **Engineer:** A 12' trail is master planned to follow Rlington Parkway on it's west side. Applicant must include it in planned cross sections for Rlington (HCC 10-2-3(C)(2)(a)). Applicant should compare access needs for the parcels near Rlington Parkway with HCS 3.9.1, HCS 3.2.4.2(H), & tables 11 & 12 of the Transportation Master Plan. A CL monument at 1760 West and Rlington Parkway seems to be the nearest monument and it's not shown by the preliminary plat (HCC 10-39-7(B)(1)). The proposed plat is inconsistent with proposed roadway plans for Rlington Parkway and existing utility stubs. Applicant must submit consistent plans (see HCS 2.1(bullet 1)). The preliminary plat fails to show existing contours (HCC 10-39-7(b)(7)), existing and proposed street cross sections and street grades (HCC 10-39-7(C)(5). Principles detailed by

Hurricane City Standard 3.2.2 are impossible to judge without the aforementioned information. Hurricane City Engineering must receive justification for varying from standard road networks (see HCS 3.2.2 & HCS 3.2.4.2(F)). Another water source for Wire Mesa Road must be proposed. Each home must be within 250' of a fire hydrant and the number of hydrants served by a single water source cannot exceed two (HCS 3.6.4 & HCS 3.6.6.2). Coordinate acceptable hydrant spacing with Hurricane City Water Department and the Hurricane Valley Fire District. A traffic impact study for the whole of Black Ridge must be submitted for review and approval prior to construction drawings (see HCS 3.9.2). Constructing off-site traffic control in conjunction with the development, prioritizing planned connections to existing roads, or adding right turn lanes are potential consequences for developments of this size. It seems the study cannot be delayed any further. Applicant needs to indicate where stormwater from this subdivision will be directed to (HCC 10-39-7(C)(6)). The unbroken row of lots between the hillside and Red Reef Road is concerning for trail connectivity and stormwater. The zone's preliminary site plan suggests there will be primitive trails on the hillside. The proposed preliminary plat is traversed by a master planned minor collector road (typical 60' cross section). It's anticipated that the master planned road would align with one of the existing intersections (hcs 3.2.3.8). If lots are to front said road modifying the standard section to accommodate on-street parking is encouraged.

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

Staff Comments: Preliminary Plat

1. **Density:** Zoning is R1-10 (PDO) as part of the Black Ridge development. On their master plan this area is designated as “Single Family 8 dwelling units per acre” and “Single Family 6 dwelling units per acre”. This area is approximately 2.13 units per acre including the open space and approximately 2.66 units per acre not counting open space, which is well within the master planned densities for the area. Most lots are planned to be around 10,000 square feet in area.
2. **Unit Count:** The Black Ridge Development Agreement limits the overall development to 1886 units. With this application the total number of units entitled is 551.
3. Limited details or development plans are provided for Parcels A,B,C,D, and E. More details should be provided by the applicant for how these parcels will be developed. The Master Plan would suggest Parcel A is a community park while Parcel C is a neighborhood park.
4. Several blocks are longer than 800 feet which is not allowed, although a grading plan may justify the block lengths. The applicant will need to provide a preliminary grading plan in order for this application to be approved.
5. **Sensitive Lands:** This is an area that based on contour and slope maps would typically require a sensitive lands application. However, the original Painted Hills-Collina Tinta Development Agreement states that this project is not subject to the sensitive lands ordinance. Engineering will

have to sign off on all grading and retaining wall heights. Staff would recommend that the principles of the sensitive lands ordinance be generally followed.

6. The rock fall hazard boundary and a notice to property owners will need to be added to the final plat.
7. Will-serve letters from Hurricane City Water and Ash Creek Sewer District have been provided.
8. **Water use:** To assist the Washington County Water Conservancy District ("WCWCD") as the city's wholesale water provider under the 2006 Regional Water Supply Agreement ("RWSA"), Hurricane City and other cities report monthly the number of number final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. The 94 lots contemplated by this application were previously reported to WCWCD as part of the Black Ridge (Collina Tinta) development agreement.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends tabling this item so the applicant can address staff and JUC comments.

Black Ridge Takedown 4

Black Ridge Takedown 4 North plans to build infrastructure for 100 lots and a future community amenity. This preliminary submittal will establish the preliminary plat, to be followed by submissions for construction documents and a final plat at a later date.

March 5, 2026

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

Subject: Black Ridge Takedown 4 North

Gary,

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

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

Sincerely,

Amber Gillette

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

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

WATER
HURRICANE CITY
UTAH

Kory Wright, Superintendent

April 30, 2026

To Whom It May Concern:

Black Ridge Partners (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Black Ridge Takedown 4 North**, located at approximately **Rlington Parkway 1760 W** in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to **90** 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,

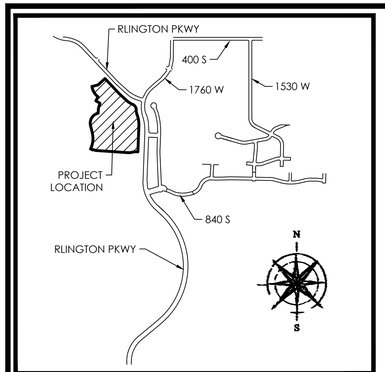
Kory Wright
Water Department Superintendent

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

BLACK RIDGE TAKEDOWN 4

PRELIMINARY PLAT

LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET) CLASS 1 MONUMENT WITH RING AND LID
- BOUNDARY MARKERS

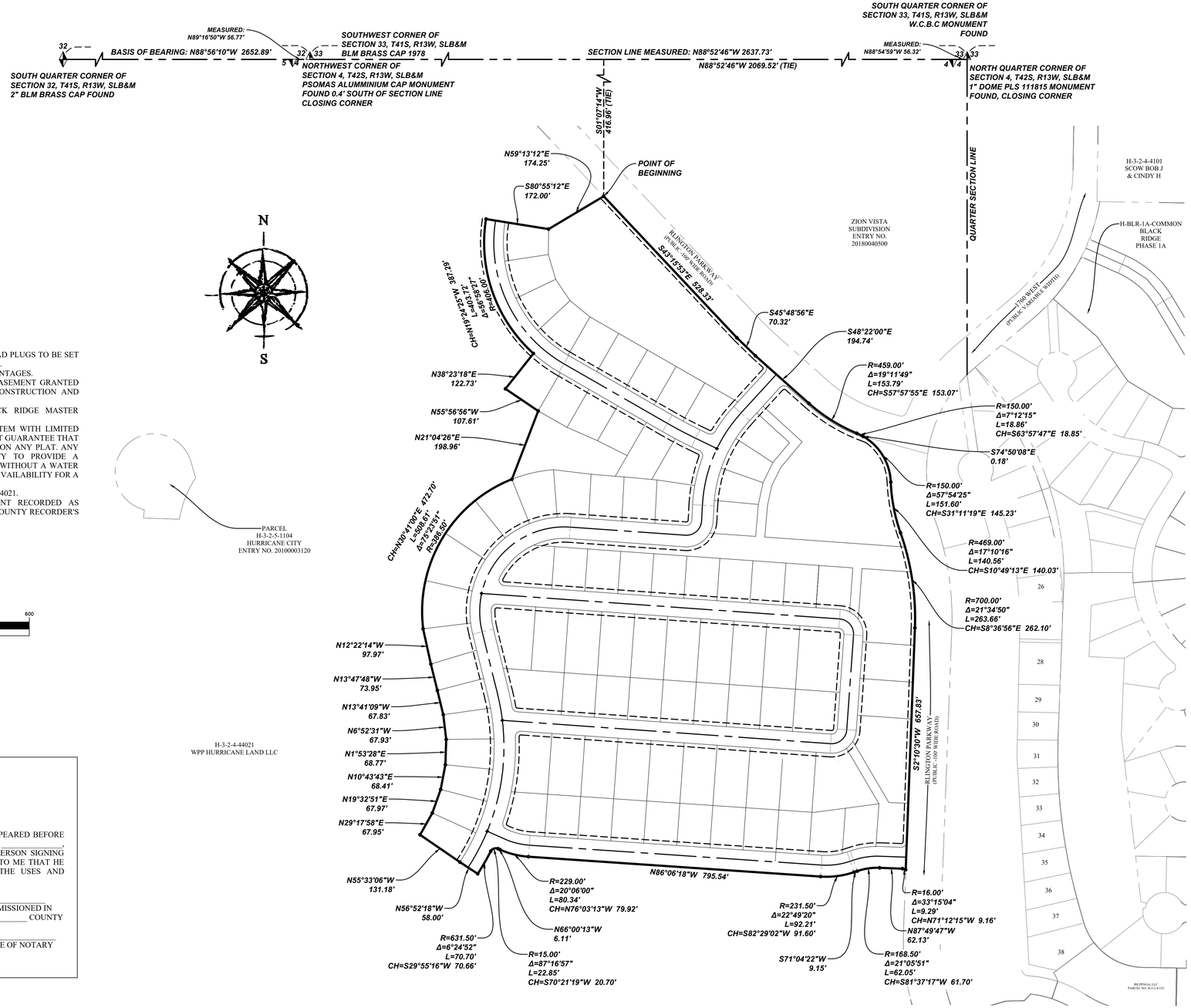
NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
3) ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
4) ALL PARCELS TO BE OWNED AND MAINTAINED BY THE BLACK RIDGE MASTER ASSOCIATION.
5) HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
6) THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021.
7) SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

GRAPHIC SCALE

15 0 75 150 300 600

(IN FEET)
1 inch = 150ft.



ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20 ___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

SHEET 1 OF 4

PREPARED BY
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____

_____
CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____DAY OF _____

_____
CITY ATTORNEY
HURRICANE CITY, UTAH

ASH CREEK SPECIAL SERVICE DIST.

THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____

_____
SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

TREASURER APPROVAL

I WASHINGTON COUNTY TREASURE, CERTIFY ON THIS _____ DAY OF _____
THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

_____
WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____

_____ _____
ATTEST: CITY RECORDER, HURRICANE CITY, UTAH — MAYOR, HURRICANE CITY, UTAH

PREPARED: 04/17/2026

OWNER/DEVELOPER
BLACK RIDGE PARTNERS
299 S. MAIN, SUITE 2400
SALT LAKE CITY, UTAH 84111
(801) 688-5400
CONTACT: AUSTIN OVERMAN

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND PARCELS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

BLACK RIDGE TAKEDOWN 4 NORTH
PRELIMINARY PLAT

AND THAT THE SAME HAS BEEN OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENCE NO: 12554439

Date

BOUNDARY DESCRIPTION

Located in the Northwest Quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of Rlington Parkway a public street, said point being N88°52'46"W 2069.52 feet along the Section line and S01°07'14"W 416.96 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence along said Right-of-Way line the following ten (10) courses: (1) S43°15'53"E 528.33 feet; thence (2) S45°48'56"E 70.32 feet; thence (3) S48°22'00"E 194.74 feet; thence (4) along the arc of a curve to the left with a radius of 459.00 feet a distance of 153.79 feet through a central angle of 19°11'49" Chord: S57°57'55"E 153.07 feet; thence (5) Southeasterly along the arc of a non-tangent curve to the right having a radius of 150.00 feet (radius bears: S22°26'05"W) a distance of 18.86 feet through a central angle of 7°12'15" Chord: S63°57'47"E 18.85 feet; thence (6) S74°50'08"E 0.18 feet; thence (7) Southeasterly along the arc of a non-tangent curve to the right having a radius of 150.00 feet (radius bears: S29°51'28"W) a distance of 151.60 feet through a central angle of 57°54'25" Chord: S31°11'19"E 145.23 feet; thence (8) Southerly along the arc of a non-tangent curve to the left having a radius of 469.00 feet (radius bears: N87°45'55"E) a distance of 140.56 feet through a central angle of 17°10'16" Chord: S10°49'13"E 140.03 feet to a point of reverse curvature; thence (9) along the arc of a curve to the right having a radius of 700.00 feet a distance of 263.66 feet through a central angle of 21°34'50" Chord: S08°36'56"E 262.10 feet; thence (10) S02°10'30"W 657.83 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 16.00 feet (radius bears: S35°25'17"W) a distance of 9.29 feet through a central angle of 33°15'04" Chord: N71°12'15"W 9.16 feet; thence N87°49'47"W 62.13 feet; thence along the arc of a curve to the left with a radius of 168.50 feet a distance of 62.05 feet through a central angle of 21°05'51" Chord: S81°37'17"W 61.70 feet; thence S71°04'22"W 9.15 feet; thence along the arc of a curve to the right with a radius of 231.50 feet a distance of 92.21 feet through a central angle of 22°49'20" Chord: S82°29'02"W 91.60 feet; thence N86°06'18"W 795.54 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 229.00 feet (radius bears: N03°53'47"E) a distance of 80.34 feet through a central angle of 20°06'00" Chord: N76°03'13"W 79.92 feet; thence N66°00'13"W 6.11 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.85 feet through a central angle of 87°16'57" Chord: S70°21'19"W 20.70 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 631.50 feet a distance of 70.70 feet through a central angle of 6°24'52" Chord: S29°55'16"W 70.66 feet; thence N56°52'18"W 58.00 feet; thence N55°33'06"W 131.18 feet; thence N29°17'58"E 67.95 feet; thence N19°32'51"E 67.97 feet; thence N10°43'43"E 68.41 feet; thence N06°52'31"W 67.93 feet; thence N13°41'09"W 67.83 feet; thence N13°47'48"W 73.95 feet; thence N12°22'14"W 97.97 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 386.50 feet (radius bears: N82°59'05"E) a distance of 508.61 feet through a central angle of 75°23'51" Chord: N30°41'00"E 472.70 feet; thence N21°04'26"E 198.96 feet; thence N55°56'56"W 107.61 feet; thence N38°23'18"E 122.73 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 406.00 feet (radius bears: N42°06'21"E) a distance of 403.72 feet through a central angle of 56°58'27" Chord: N19°24'25"W 387.29 feet; thence S80°55'12"E 172.00 feet; thence N59°13'12"E 174.25 feet to the point of beginning.

Containing 41.68 acres +/-, 89 Lots and 5 Parcels.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PARCELS, AND EASEMENTS TO HEREAFTER BE KNOWN AS

BLACK RIDGE TAKEDOWN 4
PRELIMINARY PLAT

DO HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREET AND DO FURTHER DEDICATED EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE BLACK RIDGE MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 595 S. RIVERWOODS PARKWAY, SUITE 400, LOGAN, UTAH, 84321.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____ A.D. 20_____

_____
AUSTIN SCOTT OVERFMAN DIRECTOR OF DEVELOPMENT OF WPP HURRICAN LAND, LLC

BLACK RIDGE TAKEDOWN 4
PRELIMINARY PLAT
LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

_____
WASHINGTON COUNTY RECORDER

Z:__2025\25-0229 Block Ridge Takedown 4 North\design 25-0229\dwg\sheets\C2.0 PRELIMINARY PLAT.dwg

BLACK RIDGE TAKEDOWN 4

PRELIMINARY PLAT

LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

NOTES:

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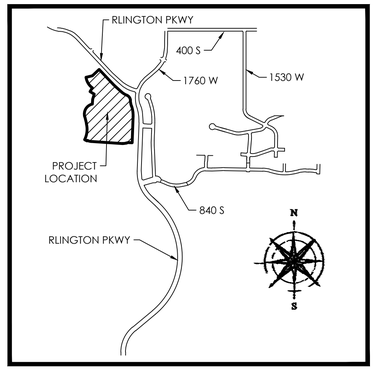
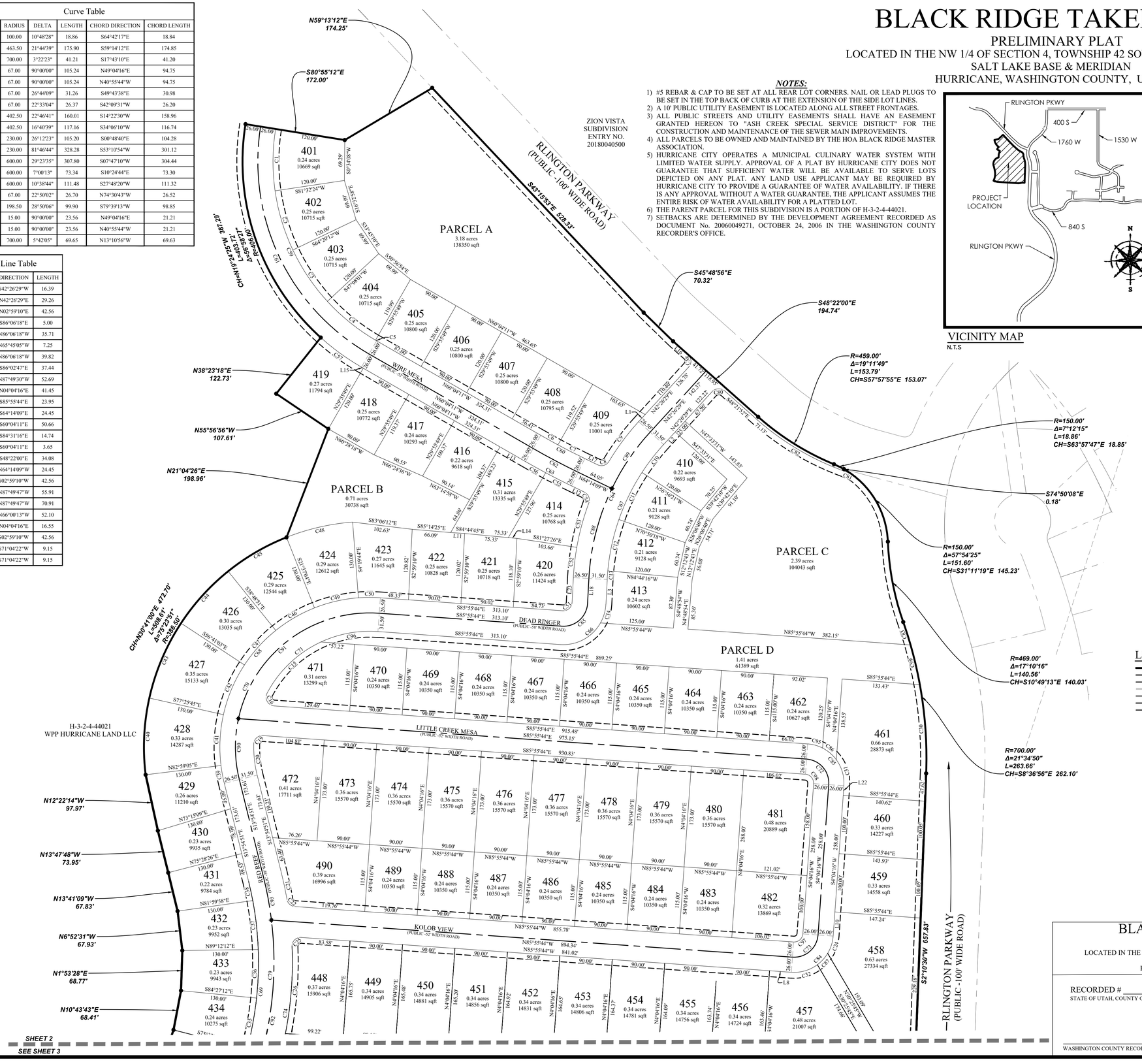


VICINITY MAP
N.T.S



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET) CLASS 1 MONUMENT WITH RING AND LID
- BOUNDARY MARKERS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	354.00	17°12'09"	106.28	N00°28'48"E	105.89
C2	354.00	17°12'09"	106.28	N16°43'23"W	105.89
C3	354.00	17°12'09"	106.28	N33°55'35"W	105.89
C4	354.00	17°12'09"	106.28	N51°07'46"W	105.89
C5	354.00	0°29'08"	3.00	N59°54'37"W	3.00
C6	1174.00	1°38'22"	33.59	N60°53'22"W	33.59
C7	1174.00	2°31'37"	51.78	N62°58'21"W	51.77
C8	15.00	84°42'06"	22.17	S73°24'48"W	20.21
C9	429.00	11°22'44"	85.20	S36°45'07"W	85.06
C10	371.00	9°22'50"	60.74	N37°45'04"E	60.67
C11	371.00	13°53'57"	90.00	N26°06'40"E	89.78
C12	371.00	13°53'57"	90.00	N12°12'43"E	89.78
C13	371.00	2°16'35"	14.74	N04°07'27"E	14.74
C14	73.00	26°19'01"	33.53	N16°08'40"E	33.24
C15	198.50	37°25'13"	129.64	N46°31'33"E	127.35
C16	15.00	113°44'41"	29.78	N29°03'24"W	25.12
C17	173.50	18°14'34"	55.24	S84°46'25"W	55.01
C18	173.50	4°34'46"	13.87	S73°21'45"W	13.86
C19	15.00	92°32'01"	24.23	N47°48'16"E	21.68
C20	198.50	15°27'06"	53.53	N06°11'18"W	53.37
C21	631.50	4°05'11"	45.04	N11°52'16"W	45.03
C22	15.00	76°06'04"	19.92	N47°52'42"W	18.49
C23	226.50	17°57'44"	71.01	S80°03'14"W	70.72
C24	67.00	26°48'43"	31.35	N17°28'38"E	31.07
C25	15.00	96°30'35"	25.27	N45°48'58"E	22.38
C26	631.50	13°34'59"	149.71	N04°21'11"E	149.36
C27	631.50	7°45'36"	85.53	N15°01'28"E	85.46
C28	15.00	84°39'20"	22.16	N23°25'24"W	20.20
C29	171.00	20°21'13"	60.75	N75°55'41"W	60.43
C30	700.00	12°30'24"	152.80	S04°04'42"E	152.49
C31	67.00	40°25'50"	47.28	N16°08'39"W	46.30
C32	67.00	40°38'13"	47.52	N73°45'09"E	46.53
C33	573.50	9°03'41"	90.70	S28°35'51"W	90.61
C34	573.50	9°04'28"	90.83	S19°31'47"W	90.73
C35	573.50	8°51'36"	88.68	S10°33'45"W	88.60
C36	573.50	8°18'54"	83.23	S01°58'30"W	83.16
C37	573.50	8°25'31"	84.33	S06°23'43"E	84.26
C38	573.50	3°18'23"	33.09	S12°15'40"E	33.09
C39	256.50	6°53'56"	30.88	S10°27'53"E	30.87
C40	386.50	19°35'10"	132.12	N02°46'40"E	131.48

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	256.50	19°35'10"	87.68	S02°46'40"W	87.26
C42	256.50	20°44'42"	92.87	S22°56'36"W	92.36
C43	386.50	20°44'42"	139.94	N22°56'36"E	139.18
C44	386.50	17°52'12"	120.55	N42°15'03"E	120.06
C45	386.50	17°11'46"	116.00	N59°47'02"E	115.57
C46	256.50	17°11'46"	76.98	S59°47'02"W	76.69
C47	256.50	17°52'12"	80.00	S42°15'03"W	79.68
C48	386.50	17°17'20"	116.63	N77°01'36"E	116.18
C49	256.50	17°17'20"	77.40	S77°01'36"W	77.11
C50	256.50	8°24'00"	37.61	S89°52'16"W	37.57
C51	15.00	91°05'06"	23.85	S48°31'43"W	21.41
C52	429.00	6°58'39"	52.24	S06°28'29"W	52.21
C53	429.00	10°30'07"	78.63	S15°12'53"W	78.52
C54	15.00	84°42'06"	22.17	S21°53'06"E	20.21
C55	1226.00	2°19'38"	49.80	S63°04'20"E	49.80
C56	1226.00	1°50'20"	39.35	S60°59'21"E	39.35
C57	406.00	12°10'32"	86.28	S53°58'55"E	86.11
C58	15.00	90°48'29"	23.77	S02°57'45"E	21.36
C59	354.00	69°08'59"	427.24	S25°29'41"E	401.78
C60	1174.00	4°09'58"	85.37	S62°09'10"E	85.35
C61	380.00	69°08'59"	458.62	S25°29'41"E	431.29
C62	1200.00	4°09'58"	87.26	S62°09'10"E	87.24
C63	1226.00	4°09'58"	89.15	S62°09'10"E	89.13
C64	402.50	39°27'20"	277.17	S22°42'50"W	271.73
C65	41.50	91°05'06"	65.97	N48°31'43"E	59.24
C66	73.00	91°05'06"	116.05	N48°31'43"E	104.21
C67	371.00	39°27'20"	255.48	S22°42'50"W	250.46
C68	256.50	107°59'07"	483.43	S40°04'43"W	414.99
C69	573.50	47°02'33"	470.87	N09°36'26"E	457.76
C70	230.00	107°59'07"	433.48	S40°04'43"W	372.11
C71	198.50	66°15'19"	229.54	S60°56'36"W	216.96
C72	41.00	90°00'00"	64.40	N40°55'44"W	57.98
C73	41.00	90°00'00"	64.40	N49°04'16"E	57.98
C74	631.50	21°20'35"	235.24	N08°13'58"E	233.88
C75	15.00	89°59'43"	23.56	N47°10'22"E	21.21
C76	200.00	22°49'20"	79.66	N82°29'02"E	79.14
C77	200.00	21°05'51"	73.64	S81°37'17"W	73.23
C78	197.50	20°06'05"	69.29	S76°03'15"E	68.94
C79	600.00	47°02'33"	492.63	N09°36'26"E	478.91
C80	16.00	89°11'38"	24.91	N87°02'19"E	22.47

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C81	100.00	10°48'28"	18.86	S64°42'17"E	18.84
C82	463.50	21°44'39"	175.90	S59°14'12"E	174.85
C83	700.00	3°22'23"	41.21	S17°43'10"E	41.20
C84	67.00	90°00'00"	105.24	N49°04'16"E	94.75
C85	67.00	90°00'00"	105.24	N40°55'44"W	94.75
C86	67.00	26°44'09"	31.26	S49°43'38"E	30.98
C87	67.00	22°33'04"	26.37	S42°09'31"W	26.20
C88	402.50	22°46'41"	160.01	S14°22'30"W	158.96
C89	402.50	16°40'39"	117.16	S34°06'10"W	116.74
C90	230.00	26°12'23"	105.20	S00°48'40"E	104.28
C91	230.00	81°46'44"	328.28	S53°10'54"W	301.12
C92	600.00	29°23'35"	307.80	S07°47'10"W	304.44
C93	600.00	7°00'13"	73.34	S10°24'44"E	73.30
C94	600.00	10°38'44"	111.48	S27°48'20"W	111.32
C95	67.00	22°50'02"	26.70	N74°30'43"W	26.52
C96	198.50	28°50'06"	99.90	S79°39'13"W	98.85
C97	15.00	90°00'00"	23.56	N49°04'16"E	21.21
C98	15.00	90°00'00"	23.56	N40°55'44"W	21.21
C99	700.00	5°42'05"	69.65	N13°10'56"W	69.63

Line Table		
LINE	DIRECTION	LENGTH
L1	S42°26'29"W	16.39
L2	N42°26'29"E	29.26
L3	N02°59'10"E	42.56
L4	S86°06'18"E	5.00
L5	N86°06'18"W	35.71
L6	N65°45'05"W	7.25
L7	N86°06'18"W	39.82
L8	S86°02'47"E	37.44
L9	N87°49'30"W	52.69
L10	N04°04'16"E	41.45
L11	S85°55'44"E	23.95
L12	S64°14'09"E	24.45
L13	S60°04'11"E	50.66
L14	S84°31'16"E	14.74
L15	S60°04'11"E	3.65
L16	S48°22'00"E	34.08
L17	N64°14'09"W	24.45
L18	S02°59'10"W	42.56
L19	N87°49'47"W	55.91
L20	N87°49'47"W	70.91
L21	N66°00'13"W	52.10
L22	N04°04'16"E	16.55
L23	S02°59'10"W	42.56
L24	S71°04'22"W	9.15
L27	S71°04'22"W	9.15

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

PREPARED:04/17/2026

SHEET 2 OF 4

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BLACK RIDGE TAKEDOWN 4
PRELIMINARY PLAT
LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

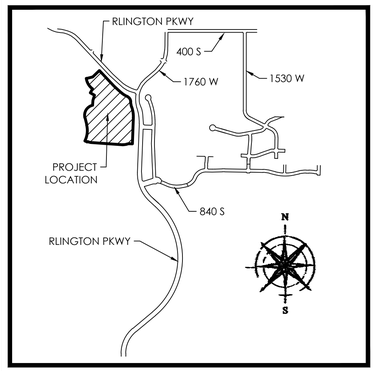
_____
WASHINGTON COUNTY RECORDER

Z:\...2025\25-0229 Black Ridge Takedown 4 North\design 25-0229\dwg\sheets\C2.0 PRELIMINARY PLAT.dwg

BLACK RIDGE TAKEDOWN 4

PRELIMINARY PLAT

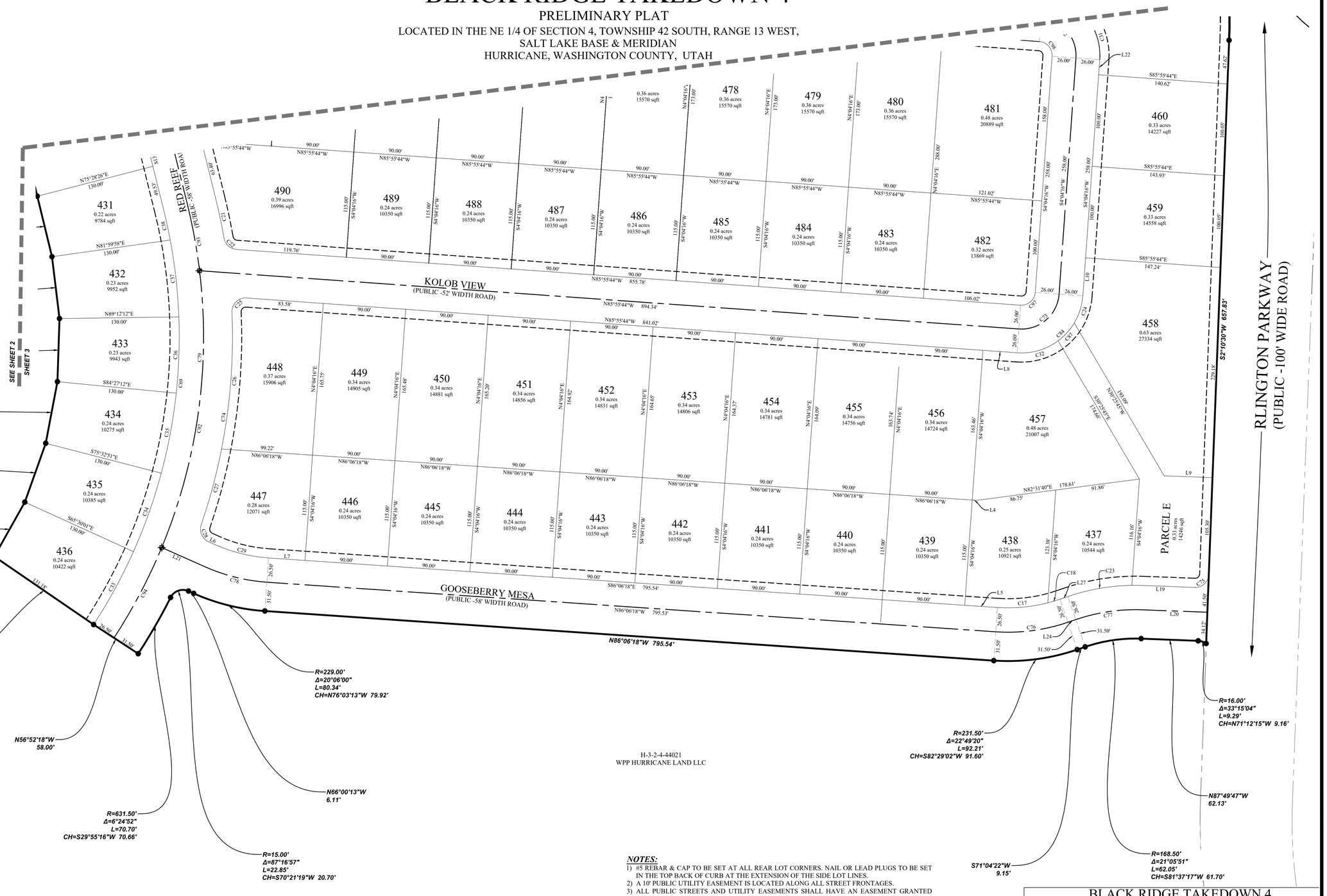
LOCATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET) CLASS 1 MONUMENT WITH RING AND LID
- BOUNDARY MARKERS



H-3-2-4-44021
WPP HURRICANE LAND LLC

NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
3) ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
4) ALL PARCELS TO BE OWNED AND MAINTAINED BY THE BLACK RIDGE MASTER ASSOCIATION.
5) HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
6) THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021.
7) SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PREPARED: 04/17/2026

SHEET 3 OF 3

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BLACK RIDGE TAKEDOWN 4
PRELIMINARY PLAT
LOCATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

_____
WASHINGTON COUNTY RECORDER

Z:__2025\25-0229 Block Ridge Takedown 4 North\design 25--0229\dwg\sheets\C2.0 PRELIMINARY PLAT.dwg

Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks		100	19.7%
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Familyv up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily uo to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial		5	1.0%
Major Roadways (66' ROW)		11	2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%

A LAND USE PLAN
SCALE: 1"=300'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801. 554 . 6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIP.	DATE
	5.19.2022

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2022

BLACK RIDGE
HURRICANE, UTAH

LAND USE

101

PLANNING & ZONING
HURRICANE CITY
UTAH

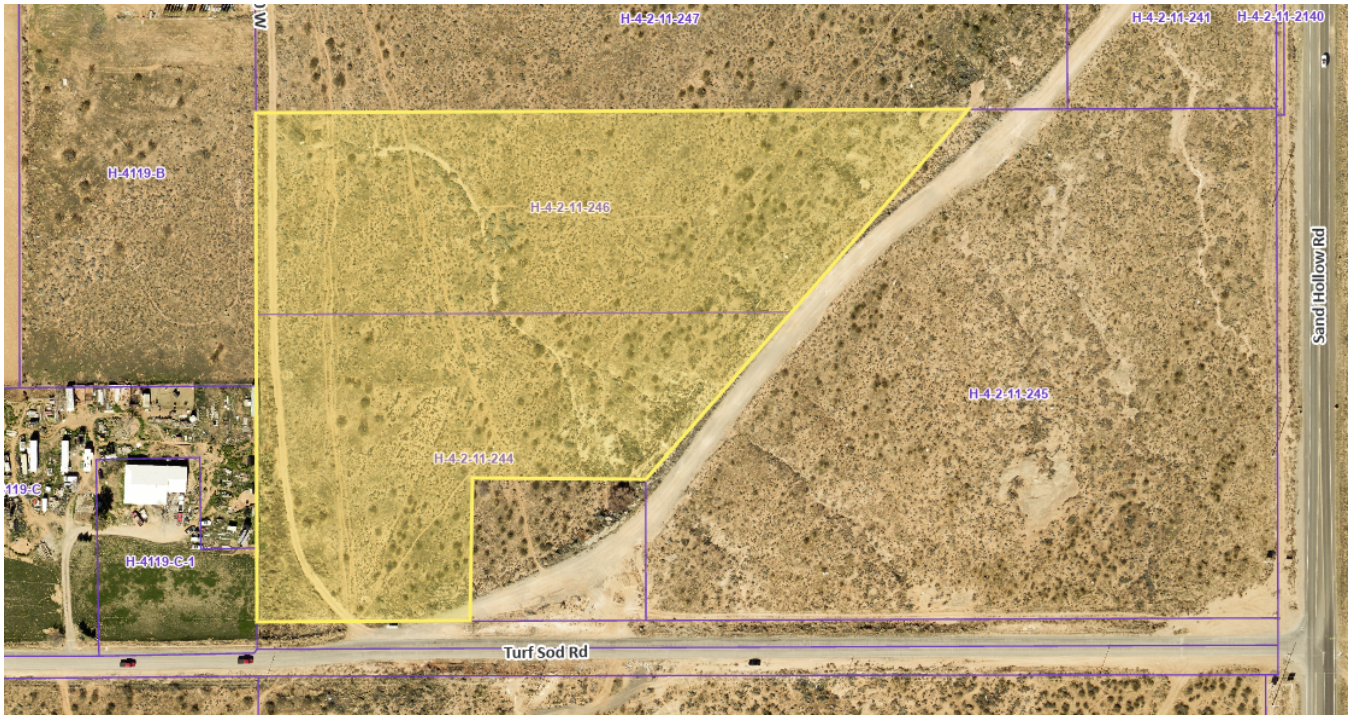
STAFF COMMENTS

Agenda Date:	**05/28/2026 - Planning Commission**
Application Number:	FSP26-10
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Cristina Companies LLC
Agent:	Tony Carter
Request:	Approval of a Final Site Plan.
Location:	4610 W Turf Sod Road
Zoning:	GC
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a final site plan for a storage unit complex located near the corner of Turf Sod Road and Sand Hollow Road. This site received preliminary site plan approval in May 2025. The preliminary site plan depicted a car wash and retail spaces that may be developed as another phase. This site is zoned General Commercial (GC).

JUC Comments

The construction drawings were signed off in May 2026. With the condition that construction cannot begin until the off-site improvements are installed or bonded for and the roadway dedication on the west side of the property is recorded.



Vicinity Map

Staff Comments: Final Site Plan

1. Land Use: The proposed use for self-service storage is permitted in the General Commercial zone. They are proposing 204 storage units and 22 "mancave" units along with outdoor covered parking storage.
2. Parking Requirements: Per HCC 10-34-10 self-service storage requires *"1 space per employee on highest employment shift"* an office is provided on site with five parking stalls provided. While information on employees was not provided since this meets the general office requirement of one space per 250 sq ft. this is almost certainly sufficient.
3. Landscape: Hurricane City Code requires that a landscape buffer of 10' wide shall front each right-of-way; the site plan does show this area has been provided. A full landscaping plan has been provided that complies with the following requirements of the Hurricane City Code (HCC):

   Sec. 10-32-5. Required landscaping.

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

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

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

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

4. Elevations: The proposed building elevations are shown as under the height restriction of 35' in this zoning. The applicant has also provided building renderings. The applicant appears to be proposing metal buildings which will require a conditional use permit to be filed for separately.
5. Lighting: The applicant's electrical plan does not appear to show any outdoor lighting. Any outdoor lighting installed will need to meet HCC section 10-33-7.
6. Signage: Any signs shall require review and approval of a sign permit.

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

AMERICAN
CONSULTING & ENGINEERING

May 7, 2026

Hurricane City
147 N 870 W
Hurricane, UT 84773

RE: **HURRICANE STORAGE**

To whom it may concern,

Cristina Companies UT LLC has now completed a full construction design for their storage unit complex on their properties H-4-2-11-265 and H-4-2-11-244, located within Hurricane City limits. City staff and local utility companies have reviewed and accepted the construction drawings. They now hope to received their final site plan approval.

The property will be developed for self-service storage, man caves, and a self-service car wash. The construction drawings include all details regarding the grading, utility installation, and layout of the property.

1173 South 250 West, Suite 504 | St. George, UT | (435) 288-3330
adam@alcsg.com austin@alcsg.com

APPROVED
05/07/2026

0 40' 80'
SCALE: 1" = 40'

SITE PLAN NOTES:

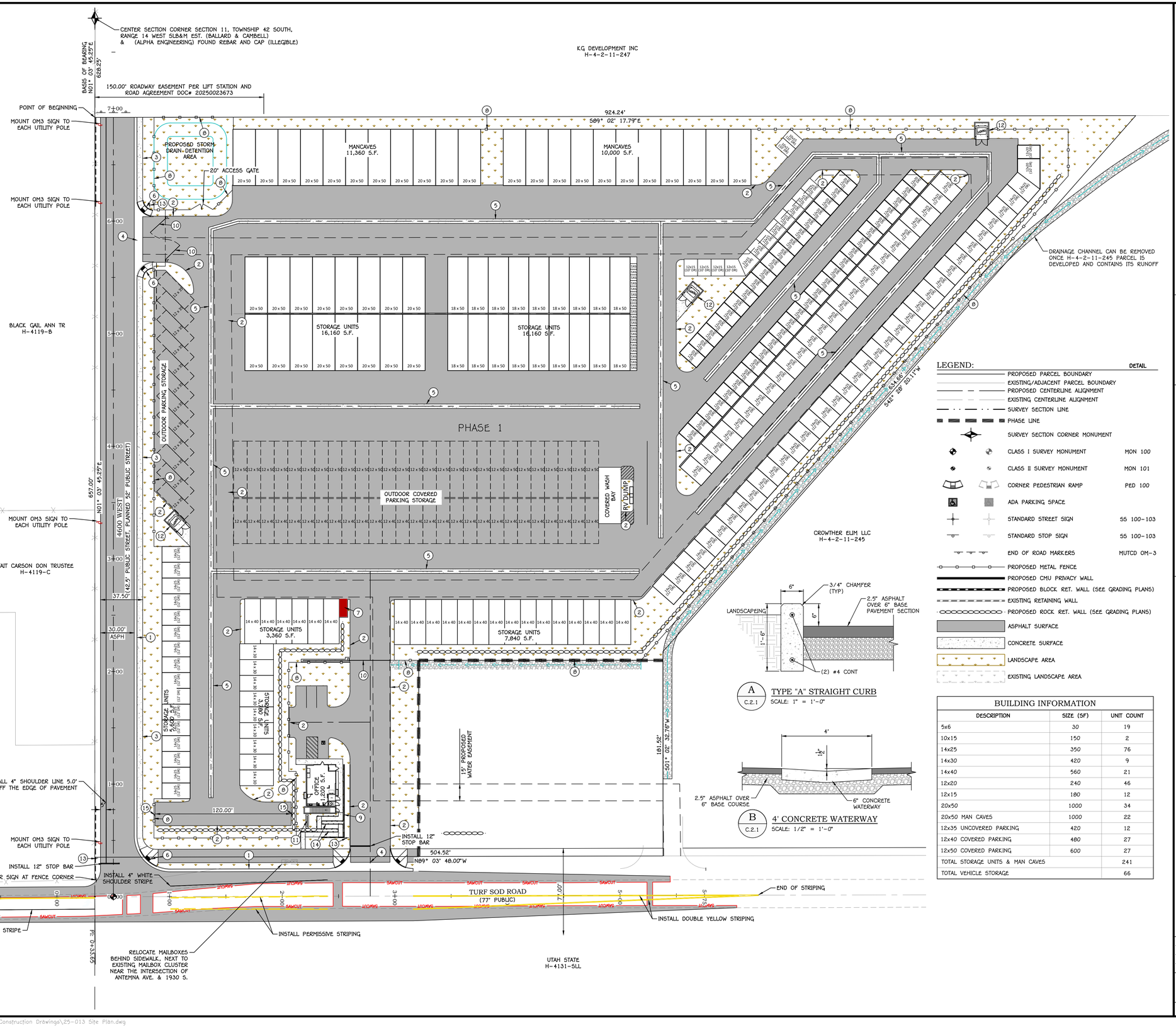
1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.

SITE AREA INFORMATION

DESCRIPTION	ACRE	PERCENT
PUBLIC STREET R.O.W.	0.71	7.51
OPEN SPACE	1.91	20.19
204 STORAGE UNITS	2.08	21.99
MANCAVES	0.50	5.29
ASPHALT/WATERWAY	4.11	43.45
BUILDINGS	0.15	1.59
TOTAL	9.46	100.00
PERVIOUS AREA	1.91	20.19
IMPERVIOUS AREA	7.55	79.81
TOTAL	9.46	100.00

KEY NOTES:

		DETAIL
1	STANDARD CURB & GUTTER (HB30-7)	CC 101
2	STRAIGHT CURB	C.2.1 "A"
3	SIDEWALK DETAILS	CC 105
4	8' WATERWAY	CG 101
5	4' WATERWAY	C.2.1 "B"
6	CORNER PEDESTRIAN RAMP	PED 100
7	COVERED GOLF CART PARKING STALL (SEE ARCH PLANS)	
8	PROPOSED METAL FENCE (SEE ARCH PLANS)	
9	PROPOSED BLOCK RETAINING WALL	S1.01-S2.01
10	AUTOMATIC GATE (SEE ARCH PLANS)	
11	BUSINESS SIGN (SEE ARCH PLANS)	
12	DUMPSTER	C.6.4
13	STANDARD STOP & STREET SIGN	SS 100-103
14	HANDRAIL ALONGSIDE ADA RAMP	
15	INSTALL NO PARKING SIGN	MUTCD R7-1



A C.2.1 TYPE "A" STRAIGHT CURB
SCALE: 1" = 1'-0"

B C.2.1 4' CONCRETE WATERWAY
SCALE: 1/2" = 1'-0"

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
SURVEY SECTION LINE	
PHASE LINE	
SURVEY SECTION CORNER MONUMENT	
CLASS I SURVEY MONUMENT	MON 100
CLASS II SURVEY MONUMENT	MON 101
CORNER PEDESTRIAN RAMP	PED 100
ADA PARKING SPACE	
STANDARD STREET SIGN	SS 100-103
STANDARD STOP SIGN	SS 100-103
END OF ROAD MARKERS	MUTCD OM-3
PROPOSED METAL FENCE	
PROPOSED CMU PRIVACY WALL	
PROPOSED BLOCK RET. WALL (SEE GRADING PLANS)	
EXISTING RETAINING WALL	
PROPOSED ROCK RET. WALL (SEE GRADING PLANS)	
ASPHALT SURFACE	
CONCRETE SURFACE	
LANDSCAPE AREA	
EXISTING LANDSCAPE AREA	

BUILDING INFORMATION

DESCRIPTION	SIZE (SF)	UNIT COUNT
5x6	30	19
10x15	150	2
14x25	350	76
14x30	420	9
14x40	560	21
12x20	240	46
12x15	180	12
20x50	1000	34
20x50 MAN CAVES	1000	22
12x35 UNCOVERED PARKING	420	12
12x40 COVERED PARKING	480	27
12x50 COVERED PARKING	600	27
TOTAL STORAGE UNITS & MAN CAVES		241
TOTAL VEHICLE STORAGE		66

REVISIONS

NO.	DESCRIPTION	DATE

PROFESSIONAL ENGINEER No. 12982809 RICHARD CARTER CLAWSON 2202 STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

SITE PLAN
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.2.1

SHEET: 2 OF: 24

C:\Dropbox\American\03 Projects\2025\25-013 Hurricane Storage\03 Drawings\Sheet Files\Construction Drawings\25-013 Site Plan.dwg

HURRICANE STORAGE UNITS

HURRICANE, UTAH

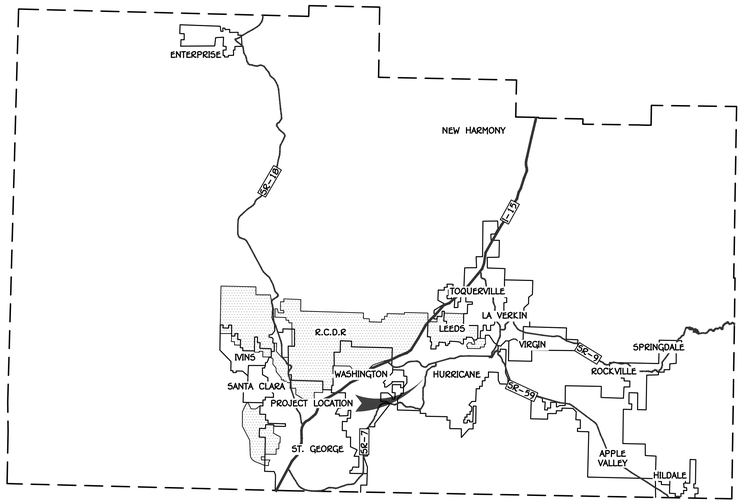
CONSTRUCTION DRAWINGS

APRIL 2026

Plans subject to off-site drainage, sewer, and right of way dedication through the Terra Rosa and Terra Rosa Lift Station projects. No pre construction meeting will be held until such offsites are installed or bonded and roadway dedication recorded.

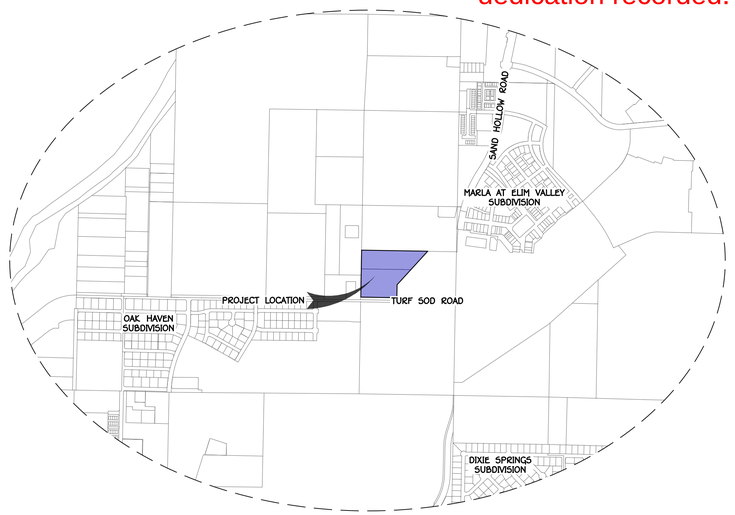
APPROVED
05/07/2026

SHEET INDEX		
#	SHEET	DESCRIPTION
1	C.1.1	COVER SHEET
2	C.2.1	SITE PLAN
3	C.3.1	GRADING PLAN
4	C.3.2	DRAINAGE PLAN
5	C.3.3	STORM PROFILE I
6	C.3.4	STORM PROFILE II
7	C.3.5	STORM PROFILE III
8	C.3.6	STORM PROFILE IV
9	C.4.1	UTILITIES PLAN
10	C.4.2	POWER PLAN
11	C.4.3	UTILITY NOTES
12	C.5.1	TURF SOD ROAD PLAN & PROFILE
13	C.5.2	4600 WEST PLAN & PROFILE
14	C.5.3	SSMH-8 TO SSMH-2 PLAN & PROFILE
15	C.5.4	SSMH-6 TO SSMH-4&SSMH-1 TO SSMH-5 P&P
16	C.5.5	SSMH-1 TO SSMH-5 PLAN & PROFILE
17	C.6.1	DETAILS I
18	C.6.2	DETAILS II
19	C.6.3	DETAILS III
20	C.6.4	DETAILS IV
21	C6.5	ROCK WALL DETAILS
22	C.6.6	ADS STORM TECH DETAIL
23	S1.01	WALL DETAIL I
24	S.1.2	WALL DETAIL II
25	S2.01	WALL DETAIL III



WASHINGTON COUNTY

N.T.S.



VICINITY MAP

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

OWNER/APPLICANT:
CRISTINA COMPANIES UT LLC
208 WILDER AVE.
LOS GATOS, CA. 95030
CONTACT: JEFF CRISTINA
PHONE: (408) 889-3045
EMAIL: jeffreycristina@gmail.com

CIVIL ENGINEER
AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
CONTACT: TONY CARTER, P.E.
PHONE: (435) 288-3330
EMAIL: tony@alcsg.com

GEOTECHNICAL ENGINEER
APPLIED GEOTECHNICAL (AGEC)
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS, P.E.
PHONE: (435) 673-8850
EMAIL: rogers@agecinc.com

GENERAL NOTES:

SAFETY & PROTECTION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO ALL EMPLOYEES ON THE WORK AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED THEREBY, ALL WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE EXCEPT AS OTHERWISE SPECIFICALLY DIRECTED BY THE OWNER. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, CURBS, GUTTERS, STRUCTURES, UTILITIES, AND UNDERGROUND FACILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION, OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.
3. ALL DAMAGE, INJURY, OR LOSS TO ANY PROPERTY REFERRED TO ABOVE CAUSED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, BY CONTRACTOR, ANY SUBCONTRACTOR, SUPPLIER, OR ANY OTHER PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PERFORMANCE OF THE WORK, REASONABLE SAFEGUARDS FOR SAFETY, AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNING AGAINST HAZARDS, AND PROMULGATING AND GIVING NOTICE OF SAFETY REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CITY STANDARD SPECIFICATIONS.

NOTICE TO CONTRACTORS:

Blue Stakes of UTAH811 Bluestakes.org Call Before You Dig!

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

CONTROL OF WORK

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE COMPLETED WORK COMPLIES WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL SUPERVISE, DIRECT, AND CONTROL THE WORK COMPETENTLY AND EFFICIENTLY. CONTRACTOR SHALL DEVOTE SUCH ATTENTION THERETO AND APPLYING SUCH SKILL AND EXPERTISE AS NECESSARY TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH ALL THIRD PARTY UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO CATV, GAS, POWER, PHONE, AND INTERNET. CONTRACTOR TO COORDINATE LOCATIONS AND INSTALLATIONS OF THIRD PARTY UTILITY SERVICES WITH THE APPROPRIATE UTILITY COMPANY.
3. CONTRACTOR MUST COORDINATE ALL WORK BETWEEN TRADES. SUB-CONTRACTORS ARE ALSO RESPONSIBLE FOR COORDINATION WITH OTHER TRADES INCLUDED IN THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES ARE FOUND, THE GENERAL CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY BEFORE COMMENCEMENT OF WORK. NO EXTRA COSTS TO THE PROJECT WILL BE INCURRED DUE TO FAILURE OF THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS TO REVIEW THE CONTRACT DOCUMENTS AND COORDINATE WITH THE OTHER TRADES.
4. ALL DIMENSIONS, GRADES, EARTHWORK VOLUMES, AND UTILITY DESIGNS SHOWN IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO STARTING WORK. IF DISCREPANCIES ARE DISCOVERED, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IN WRITING.
5. CONTRACTOR RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND/OR COMMENCING WITH ANY WORK. IF EXISTING CONDITIONS ARE NOT REPRESENTED ACCURATELY BY THESE PLANS, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK.
6. ALL WORK MUST BE CONTAINED WITHIN THE PROPOSED PROPERTY, STOCKPILING AND/OR CONSTRUCTION ACTIVITY IS NOT PERMITTED BEYOND THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
7. DURING PROGRESS OF THE WORK, CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATIONS OF WASTE MATERIALS, RUBBISH, AND OTHER DEBRIS RESULTING FROM THE WORK. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, RUBBISH, AND DEBRIS FROM THE SITE AS WELL AS ALL TOOLS, EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS AND SHALL LEAVE THE SITE CLEAN AND READY FOR OCCUPANCY BY THE OWNER.
8. CONTRACTOR SHALL MAINTAIN A RECORD OF THE AS-BUILT CONDITIONS OF THE SITE WORK AND UTILITIES AND PROVIDE THESE TO THE ENGINEER AT THE COMPLETION OF THE PROJECT.
9. CONTRACTOR MUST PROVIDE A LICENSED PROFESSIONAL LAND SURVEYOR, OR PERSON(S) UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR, TO SET CONSTRUCTION STAKING AND PROPERTY CORNERS. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS AND WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

STANDARDS & PERMITTING

1. ALL WORK SHALL COMPLY WITH THE APPLICABLE CITY AND/OR GOVERNING AGENCY DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS AND STANDARD DETAILS.
2. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONSTRUCTION DRAWINGS, CITY DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS, CITY STANDARD DRAWINGS, AND ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, AND ADA ACCESSIBILITY GUIDELINES.
3. BEFORE STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO OBTAIN AND PAY FOR ALL APPLICABLE PERMITS. NO WORK SHALL BEGIN UNTIL PERMITS, PLANS, AND SPECIFICATIONS ARE APPROVED BY THE PERMITTING AUTHORITIES.
4. CONTRACTOR IS RESPONSIBLE TO CONTACT AND SCHEDULE ALL INSPECTIONS, TESTING, AND OBSERVATIONS WITH THE APPROPRIATE INSPECTION AUTHORITY. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED UNLESS OTHERWISE SPECIFIED BY THE INSPECTION AUTHORITY.
5. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ONSITE AT ALL TIMES. ANY NECESSARY FIELD DESIGN CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH THE CHANGES OR MODIFICATIONS.

SOILS, GRADING & DRAINAGE

1. GRADING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, CITY STANDARDS SPECIFICATIONS, AND RECOMMENDATIONS AS DEFINED BY THE GEOTECHNICAL INVESTIGATION REPORT (SOILS REPORT), WHICH BY REFERENCE IS PART OF THE CONTRACT DOCUMENTS. IF THERE IS A CONFLICT BETWEEN THESE PLANS AND THE SOILS REPORT THE SOILS REPORT SHALL TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
2. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
3. ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH PLACEMENT AND COMPACTION REQUIREMENTS. ALL SOFT SPOTS, YIELDING MATERIAL, AND UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH SUITABLE MATERIALS AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
4. THESE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHODS, EQUIPMENT, PROCEDURES, AND/OR SEQUENCING TO BE EMPLOYED BY THE CONTRACTOR. ALL GRADING OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER-EXCAVATION, PLACEMENT OF FILLS, COMPACTION OF FILLS, ETC. SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE WITH THE GEOTECHNICAL REPORT ALONG WITH ONSITE FIELD OBSERVATIONS AS REQUIRED BY THE GEOTECHNICAL ENGINEER.

PROJECT CONTACTS

PUBLIC WORKS: (435) 635-2811	DATE	FIRE: (435) 635-9562	DATE
PLANNING: (435) 635-2811	DATE	PARKS: (435) 635-0665	DATE
ENGNIEERING: (435) 635-2811	DATE	GIS: (435) 523-4994	DATE
STREETS: (435) 216-7314	DATE	CENTURY LINK: (435) 673-9639	DATE
WATER/IRRIGATION: (435) 635-9442	DATE	ENBRIDGE ENERGY: (435) 231-9971	DATE
ASH CREEK: (435) 635-2348	DATE	TDS: (435) 817-0180	DATE
HURRICANE POWER: (435) 635-5536	DATE	WCWCD: (435) 673-3617	DATE
INFOWEST: (435) 674-0165	DATE		

REVISIONS

NO.	DESCRIPTION	DATE

PROFESSIONAL ENGINEER No. 12382809 2202 TONY CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

COVER SHEET
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.1.1

SHEET: 1 OF: 24

APPROVED
05/07/2026

0 40' 80'
SCALE: 1" = 40'

SITE PLAN NOTES:

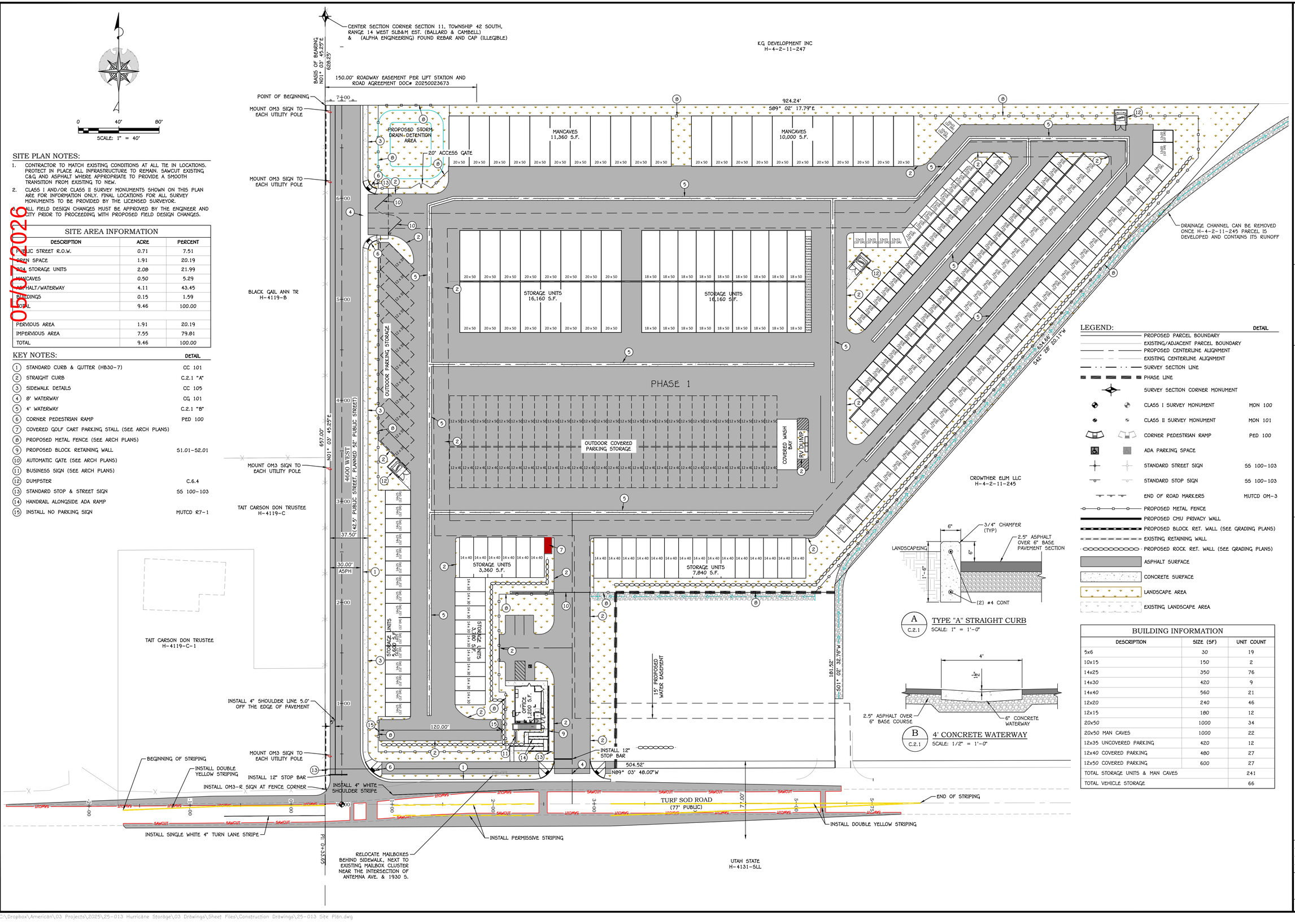
1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.

SITE AREA INFORMATION

DESCRIPTION	ACRE	PERCENT
PUBLIC STREET R.O.W.	0.71	7.51
OPEN SPACE	1.91	20.19
204 STORAGE UNITS	2.08	21.99
MANCAVES	0.50	5.29
ASPHALT/WATERWAY	4.11	43.45
BUILDINGS	0.15	1.59
TOTAL	9.46	100.00
PERVIOUS AREA	1.91	20.19
IMPERVIOUS AREA	7.55	79.81
TOTAL	9.46	100.00

KEY NOTES:

		DETAIL
1	STANDARD CURB & GUTTER (HB30-7)	CC 101
2	STRAIGHT CURB	C.2.1 "A"
3	SIDEWALK DETAILS	CC 105
4	8' WATERWAY	CG 101
5	4' WATERWAY	C.2.1 "B"
6	CORNER PEDESTRIAN RAMP	PED 100
7	COVERED GOLF CART PARKING STALL (SEE ARCH PLANS)	
8	PROPOSED METAL FENCE (SEE ARCH PLANS)	
9	PROPOSED BLOCK RETAINING WALL	S1.01-S2.01
10	AUTOMATIC GATE (SEE ARCH PLANS)	
11	BUSINESS SIGN (SEE ARCH PLANS)	
12	DUMPSTER	C.6.4
13	STANDARD STOP & STREET SIGN	SS 100-103
14	HANDRAIL ALONGSIDE ADA RAMP	
15	INSTALL NO PARKING SIGN	MUTCD R7-1



A C.2.1 TYPE "A" STRAIGHT CURB
SCALE: 1" = 1'-0"

B C.2.1 4' CONCRETE WATERWAY
SCALE: 1/2" = 1'-0"

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
SURVEY SECTION LINE	
PHASE LINE	
SURVEY SECTION CORNER MONUMENT	
CLASS I SURVEY MONUMENT	MON 100
CLASS II SURVEY MONUMENT	MON 101
CORNER PEDESTRIAN RAMP	PED 100
ADA PARKING SPACE	
STANDARD STREET SIGN	SS 100-103
STANDARD STOP SIGN	SS 100-103
END OF ROAD MARKERS	MUTCD OM-3
PROPOSED METAL FENCE	
PROPOSED CMU PRIVACY WALL	
PROPOSED BLOCK RET. WALL (SEE GRADING PLANS)	
EXISTING RETAINING WALL	
PROPOSED ROCK RET. WALL (SEE GRADING PLANS)	
ASPHALT SURFACE	
CONCRETE SURFACE	
LANDSCAPE AREA	
EXISTING LANDSCAPE AREA	

BUILDING INFORMATION

DESCRIPTION	SIZE (SF)	UNIT COUNT
5x6	30	19
10x15	150	2
14x25	350	76
14x30	420	9
14x40	560	21
12x20	240	46
12x15	180	12
20x50	1000	34
20x50 MAN CAVES	1000	22
12x35 UNCOVERED PARKING	420	12
12x40 COVERED PARKING	480	27
12x50 COVERED PARKING	600	27
TOTAL STORAGE UNITS & MAN CAVES		241
TOTAL VEHICLE STORAGE		66

NO.	DESCRIPTION	DATE
	REVISIONS	

PROFESSIONAL ENGINEER No. 12982809 RICHARD CARTER CLAWSON STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

SITE PLAN
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.2.1

SHEET: 2 OF: 24

C:\Dropbox\American\03 Projects\2025\25-013 Hurricane Storage\03 Drawings\Sheet Files\Construction Drawings\25-013 Site Plan.dwg

APPROVED
05/07/2026

END OF IMPROVEMENTS
SEE TERRA ROSA TOWNHOMES FOR CONTINUATION. SEE ALSO LIFT STATION AND ROAD AGREEMENT DOC# 20250023673

PROPOSED STORM DRAIN DETENTION AREA

TIE INTO FUTURE ROADWAY CURB. ADJACENT PROPERTY OWNERS HAVE ALREADY GRANTED CONSENT TO DAYLIGHT LOCATION.

PROPOSED SUBTERRANEAN ADS STORM TECH MC-3500 STORM DRAIN DETENTION AREA

4600 WEST (52' PUBLIC)

TURF SOD ROAD (70' PUBLIC)

MATCH PAVEMENT TO EXISTING AND SLOPE AT 2% TO THE NEW EDGE OF PAVEMENT LINE. GRADE AT A 4:1 FROM THE NEW EDGE OF PAVEMENT FOR 4' THEN MATCH TO EXISTING GRADE AT A 2:1 CUT/FILL

CUT IN AT A 1:1 SLOPE IN BEDROCK AND 2:1 IN LOOSE SAND ALONG THE SOUTH SIDE OF TURF SOD ROAD PER GEOTECHNICAL REPORT.

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED ROCK RETAINING WALL	SHEET C.6.5
EXISTING ROCK RETAINING WALL	
PROPOSED RETAINING WALL	SHEETS 51.01- 52.01
EXISTING RETAINING WALL	
GRADING LIMITS OF DISTURBANCE	
PAD STEP	
3000 EXISTING GROUND MAJOR CONTOUR	
3001 EXISTING GROUND MINOR CONTOUR	
3000 FINISH GROUND MAJOR CONTOUR	
3001 FINISH GROUND MINOR CONTOUR	
50 PROPOSED STORM PIPE (SIZE PER PLAN)	
50 EXISTING STORM PIPE (SIZE PER PLAN)	
STANDARD CB BOX & FRAME / SINGLE CURB INLET (BICYCLE SAFE)	SD 100 / SD 102
STANDARD CB BOX & FRAME / DOUBLE CURB INLET (BICYCLE SAFE)	SD 100 / SD 103
TYPICAL STORM DRAIN MANHOLE	SD 108
FLARED END SECTION	
GRATE INLET AREA DRAIN BOX	
PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)	
EXISTING DRAINAGE SWALE/DITCH	

0 40' 80'
SCALE: 1" = 40'

Blue Stakes of UTAH811
Bluestakes.org
Call Before You Dig!

NOTES:
1. SEE SECTION BB ON SHEET C.6.3

ENLARGED VIEW: ADA RAMP
SCALE: 1" = 10'-0"

GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
2. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS ALONG WITH APPENDIX J STANDARDS OF THE INTERNATIONAL BUILDING CODE 2018 EDITION OR NEWER AS ADOPTED BY THE STATE OF UTAH AND CITY.
3. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM THAT WORK HAS BEEN PERFORMED IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. RETAINING WALLS GREATER THAN 4' IN HEIGHT REQUIRE A PERMIT FROM THE CITY BUILDING DEPARTMENT. ALL ROCK RETAINING WALLS MUST BE CERTIFIED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE CITY'S FINAL ACCEPTANCE.
6. IT IS THE PROPERTY OWNER'S RESPONSIBILITY (DEVELOPER, HOMEOWNER, HOA, ETC.) TO COMPLETE AND MAINTAIN THE FINAL GRADING ON THEIR PROPESTY IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN ALONG WITH ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER. THE PROPERTY OWNER IS RESPONSIBLE IN PERPETUITY, FOR INSPECTING AND MAINTAINING PROPER DRAINAGE FOR THEIR PROPERTY.
7. ALL STORM DRAIN PIPE LENGTHS ARE GIVEN FROM AND TO THE CENTER OF EACH STRUCTURE. CONTRACTOR SHALL VERIFY THE ACTUAL LENGTHS REQUIRED PRIOR TO ORDERING PIPE MATERIALS.

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

EARTHWORK QUANTITIES:

EARTHWORK QUANTITIES PROVIDED BELOW ARE APPROXIMATED BASED ON COMPARISON OF EXISTING GROUND AND FINISH GROUND SURFACE DATA USING A (SHRINK/SWELL) FACTOR OF 1.00. QUANTITIES SHOWN DO NOT ACCOUNT FOR ADDITIONAL CUT/FILL GENERATED BY BACKOUT VOLUMES FROM PAVEMENT SECTIONS, SIDEWALKS, FOOTINGS/FOUNDATIONS, CURB AND GUTTER, ETC. CONTRACTOR RESPONSIBLE TO INDEPENDENTLY VERIFY ALL EARTHWORK QUANTITIES REQUIRED TO COMPLETE CONSTRUCTION.

23,767 CU. YDS. CUT
20,905 CU. YDS. FILL
2,862 CU. YDS. (CUT)

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No. 12982809 2202 CHRISTOPHER D. FOWLKES STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

GRADING PLAN
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.3.1

SHEET 3 OF 24

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APPROVED
05/07/2026

PROPOSED STORM DRAIN DETENTION AREA
BOTTOM = 2841.00'
HIGH WATER LEVEL = 2846.00'
REQ. STORAGE = 13,456 CU FT
AVAILABLE STORAGE = 17,376 CU FT

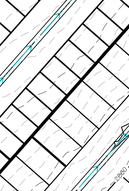
PROPOSED SUBTERRANEAN STORM DETENTION AREA - STORM TECH MC-350 SYSTEM PER MANUFACTURER SPECIFICATIONS
SEE DETAIL ON C.6.6
BOTTOM = 2844.00'
HIGH WATER LEVEL = 2847.75'
REQ. STORAGE = 10,572 CU FT
PLANNED STORAGE = 10,795 CU FT

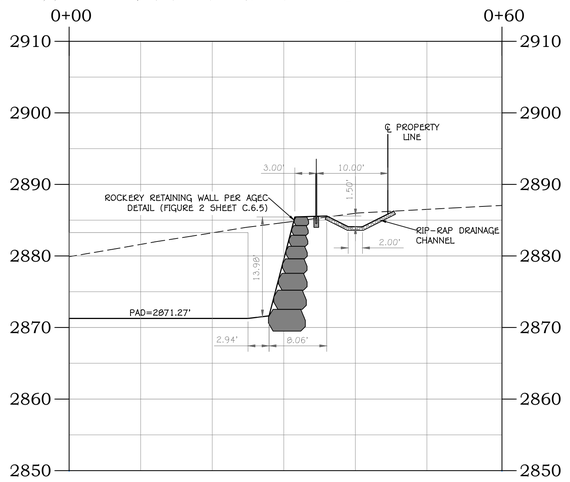
4600 WEST (52' PUBLIC)

TURF SOD ROAD (70' PUBLIC)

RV DUMP

SEE SHEET C.3.3 FOR DRAINAGE SWALE DETAIL





AA / C.3.2 **WALL AND DRAINAGE CHANNEL SECTION VIEW**
SCALE: 1" = 10'-0"

GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
2. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS ALONG WITH APPENDIX J STANDARDS OF THE INTERNATIONAL BUILDING CODE 2018 EDITION OR NEWER AS ADOPTED BY THE STATE OF UTAH AND CITY.
3. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM THAT WORK HAS BEEN PERFORMED IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. RETAINING WALLS GREATER THAN 4' IN HEIGHT REQUIRE A PERMIT FROM THE CITY BUILDING DEPARTMENT. ALL ROCK RETAINING WALLS MUST BE CERTIFIED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE CITY'S FINAL ACCEPTANCE.
6. IT IS THE PROPERTY OWNER'S RESPONSIBILITY (DEVELOPER, HOMEOWNER, HOA, ETC.) TO COMPLETE AND MAINTAIN THE FINAL GRADING ON THEIR PROPERTY IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN ALONG WITH ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER. THE PROPERTY OWNER IS RESPONSIBLE IN PERPETUITY, FOR INSPECTING AND MAINTAINING PROPER DRAINAGE FOR THEIR PROPERTY.
7. ALL STORM DRAIN PIPE LENGTHS ARE GIVEN FROM AND TO THE CENTER OF EACH STRUCTURE. CONTRACTOR SHALL VERIFY THE ACTUAL LENGTHS REQUIRED PRIOR TO ORDERING PIPE MATERIALS.

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED ROCK RETAINING WALL	
EXISTING ROCK RETAINING WALL	
PROPOSED RETAINING WALL	
EXISTING RETAINING WALL	
GRADING LIMITS OF DISTURBANCE	
PAD STEP	
3000 EXISTING GROUND MAJOR CONTOUR	
3001 EXISTING GROUND MINOR CONTOUR	
3000 FINISH GROUND MAJOR CONTOUR	
3001 FINISH GROUND MINOR CONTOUR	
50 PROPOSED STORM PIPE (SIZE PER PLAN)	
50 EXISTING STORM PIPE (SIZE PER PLAN)	
STANDARD CB BOX & FRAME / SINGLE CURB INLET (BICYCLE SAFE)	SD 100 / SD 102
STANDARD CB BOX & FRAME / DOUBLE CURB INLET (BICYCLE SAFE)	SD 100 / SD 103
TYPICAL STORM DRAIN MANHOLE	SD 108
FLARED END SECTION	
CROSS GUTTER INLET BOX	CG 103
PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)	
EXISTING DRAINAGE SWALE/DITCH	
D50 6" RIP RAP	

Blue Stakes of UTAH811
Bluestakes.org
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REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No. 12982809 CHAD FARRELL DUNCAN 2202 STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DRAINAGE PLAN
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

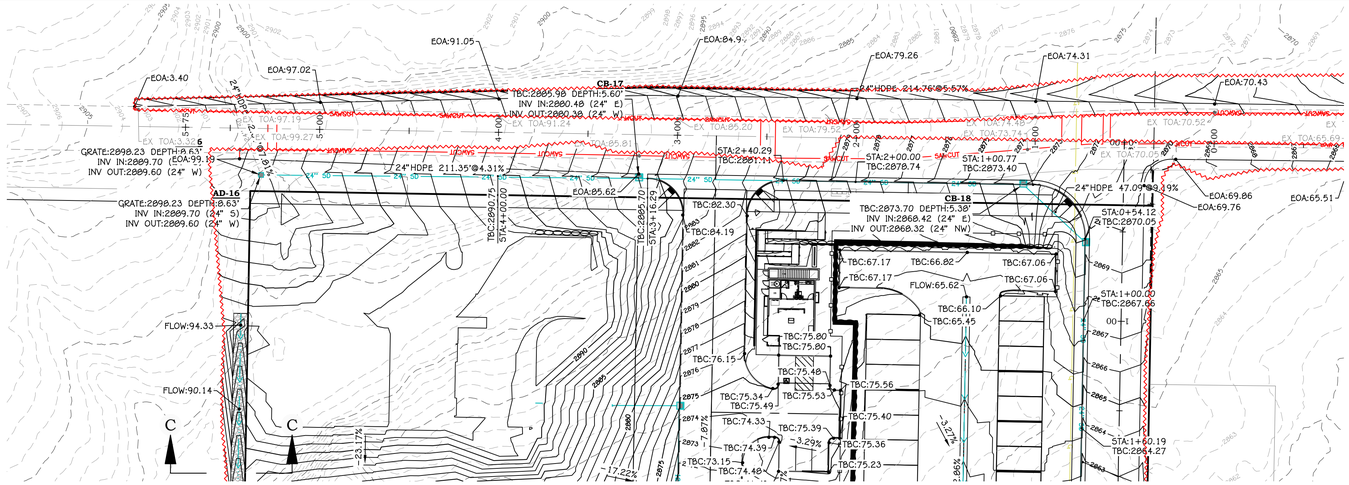
C.3.2

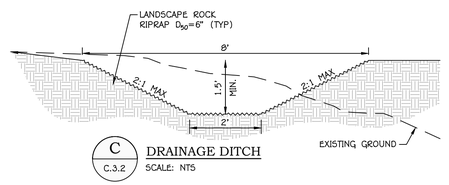
SHEET: 4 OF: 24

C:\Dropbox\American\03 Projects\2025\25-013 Hurricane Storage\03 Drawings\Sheet Files\Construction Drawings\25-013 Grading Plan.dwg

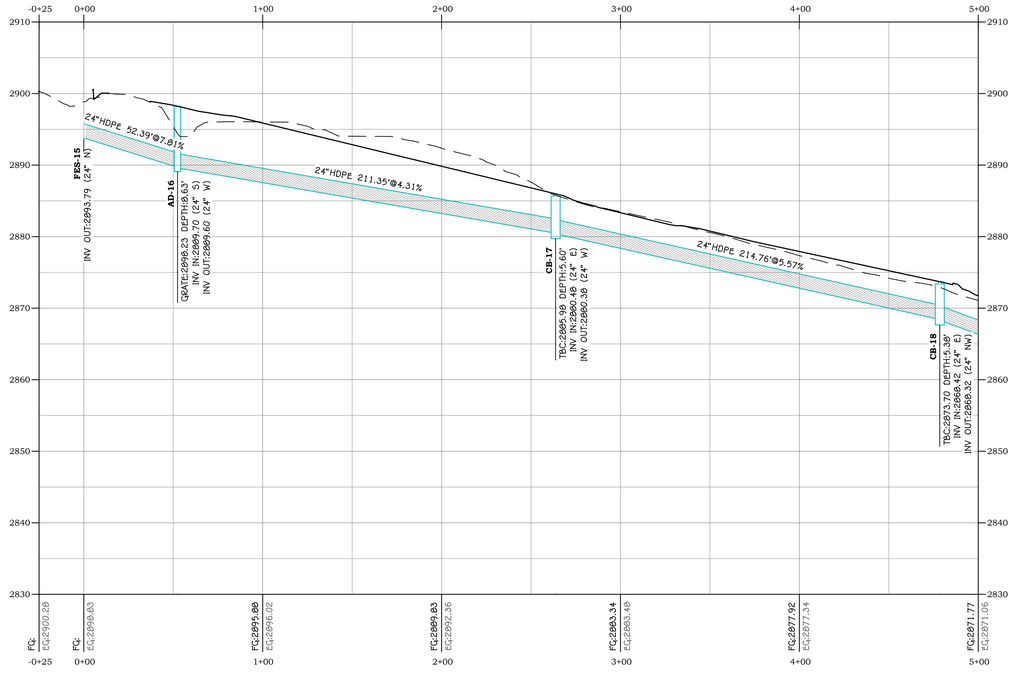
APPROVED

05/07/2026





C
C.3.2
DRAINAGE DITCH
SCALE: NTS

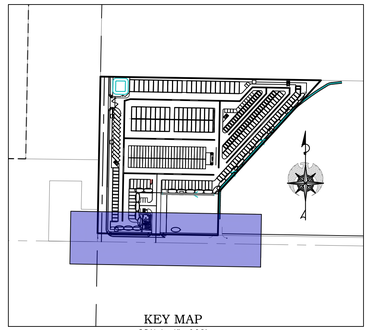


PROFILE VIEW: TURF SOD ROAD TO 4600 WEST

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- CLASS I SURVEY MONUMENT (SEE SITE PLAN)
- CLASS II SURVEY MONUMENT (SEE SITE PLAN)
- STANDARD STREET SIGN (SEE SITE PLAN)
- STANDARD STOP SIGN (SEE SITE PLAN)
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- SINGLE INLET CATCH BASIN (SEE GRADING PLANS)
- DOUBLE INLET CATCH BASIN (SEE GRADING PLANS)
- STORM DRAIN MANHOLE (SEE GRADING PLANS)
- W PROPOSED WATER MAIN (SIZE PER PLAN)
- W EXISTING WATER MAIN (SIZE PER PLAN)
- IN-LINE WATER VALVE (SEE UTILITY PLANS)
- FIRE HYDRANT (SEE UTILITY PLANS)
- WATER SERVICE (SEE UTILITY PLANS)
- THREE-WAY VALVE CLUSTER (SEE UTILITY PLANS)
- S PROPOSED SEWER MAIN (SIZE PER PLAN)
- S EXISTING SEWER MAIN (SIZE PER PLAN)
- 55 SEWER MANHOLE (SEE UTILITY PLANS)
- SEWER CLEANOUT COVER (SEE UTILITY PLANS)
- SEWER SERVICE (SEE UTILITY PLANS)
- JUT PROPOSED JOINT UTILITY (SEE UTILITY PLANS)
- JUT EXISTING JOINT UTILITY TRENCH



KEY MAP
SCALE: 1"=300'

NO.	DATE	REVISIONS

PROFESSIONAL ENGINEER
No. 12982809
CHRISTOPHER D. FOM CARTER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

STORM PROFILE I

CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.3.3

SHEET: 5 OF: 24

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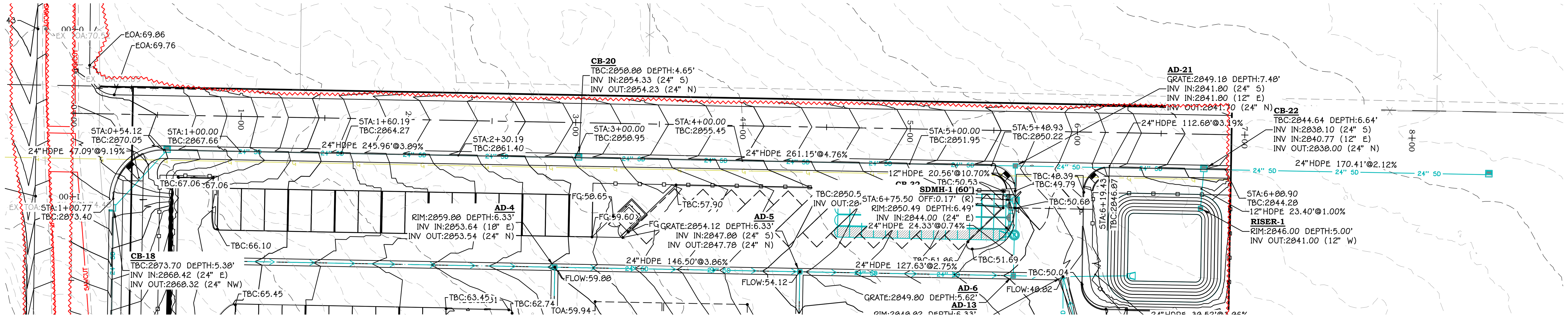
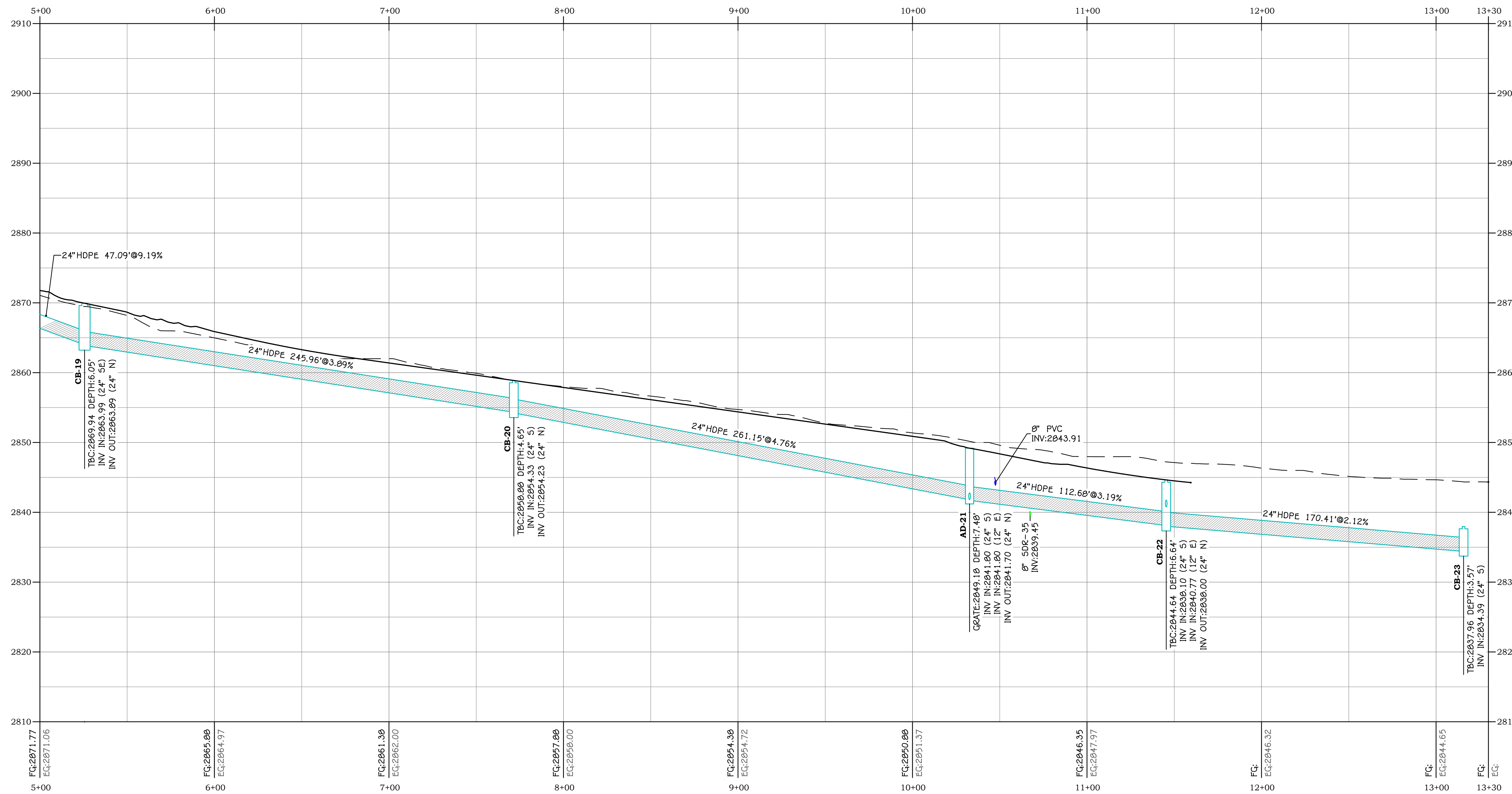
APPROVED
05/07/2026



0 40' 80'
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'



PROFILE VIEW: TURF SOD ROAD TO 4600 WEST

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- CLASS I SURVEY MONUMENT (SEE SITE PLAN)
- CLASS II SURVEY MONUMENT (SEE SITE PLAN)
- STANDARD STREET SIGN (SEE SITE PLAN)
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- PROPOSED ROCK WALL (SEE GRADING PLANS)
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- 3000 EXISTING GROUND MAJOR CONTOUR
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- 3001 FINISH GROUND MINOR CONTOUR
- SD PROPOSED STORM PIPE (SIZE PER PLAN)
- SD EXISTING STORM PIPE (SIZE PER PLAN)
- SINGLE INLET CATCH BASIN (SEE GRADING PLANS)
- DOUBLE INLET CATCH BASIN (SEE GRADING PLANS)
- SD STORM DRAIN MANHOLE (SEE GRADING PLANS)
- W PROPOSED WATER MAIN (SIZE PER PLAN)
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- S PROPOSED SEWER MAIN (SIZE PER PLAN)
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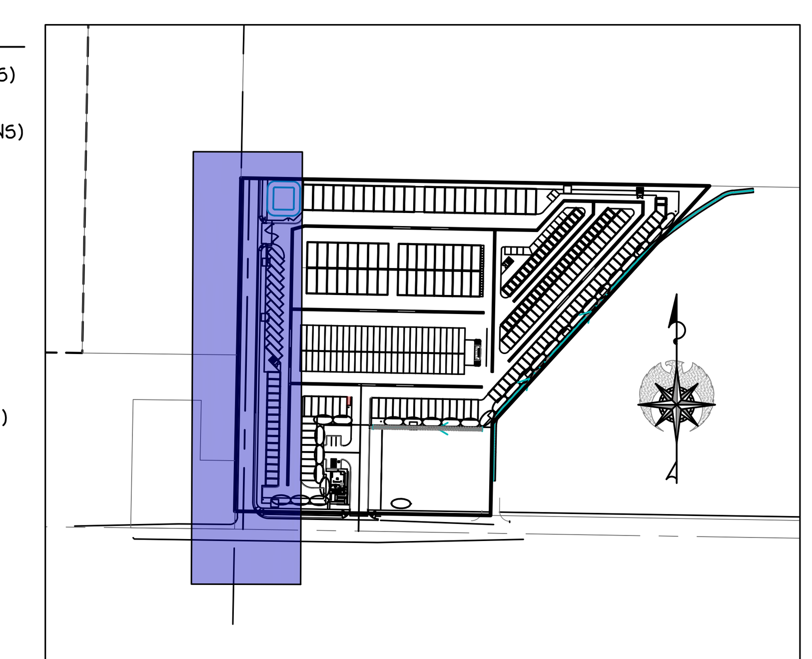
- SEWER SERVICE (SEE UTILITY PLANS)
- JUT PROPOSED JOINT UTILITY (SEE UTILITY PLANS)
- JUT EXISTING JOINT UTILITY TRENCH



KEY MAP
SCALE: 1"=300'

REVISIONS		
NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 12982989-2202
TONY CARTER
04-14-26
STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

STORM PROFILE II
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.3.4

SHEET: 6 OF: 24

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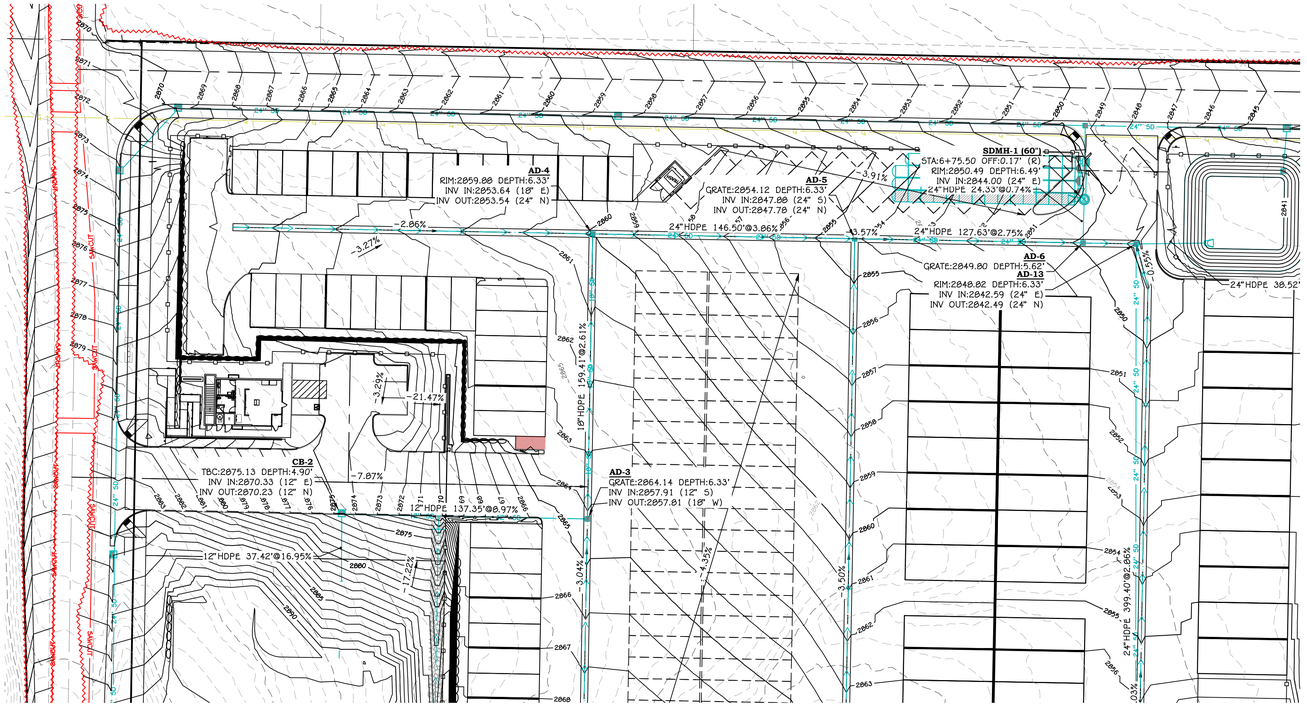
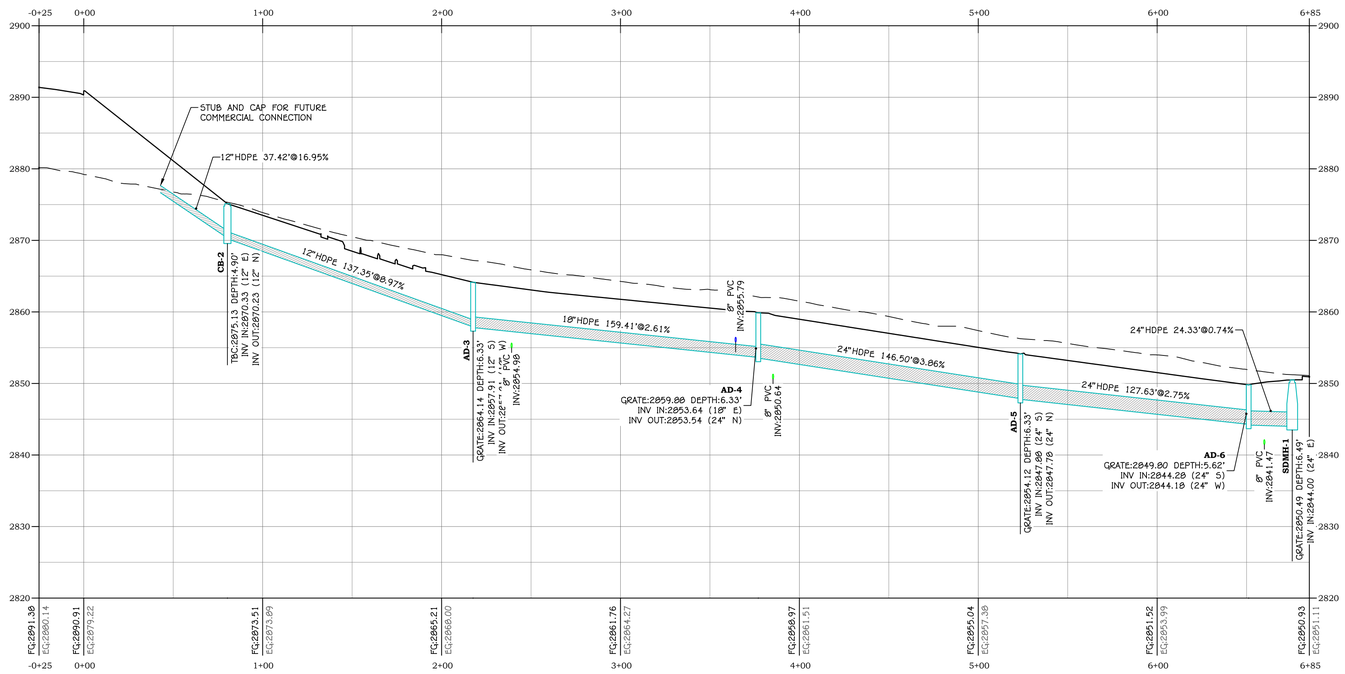
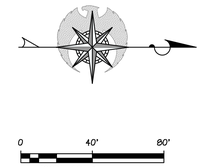
05/07/2026





PROFILE VIEW: CB-1 TO UNDERGROUND STORM DRAIN



LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
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- FIRE HYDRANT (SEE UTILITY PLANS)
- W WATER SERVICE (SEE UTILITY PLANS)
- THREE-WAY VALVE CLUSTER (SEE UTILITY PLANS)
- 5 PROPOSED SEWER MAIN (SIZE PER PLAN)
- 5 EXISTING SEWER MAIN (SIZE PER PLAN)
- 55 SEWER MANHOLE (SEE UTILITY PLANS)
- SEWER CLEANOUT COVER (SEE UTILITY PLANS)
- SEWER SERVICE (SEE UTILITY PLANS)
- JUT PROPOSED JOINT UTILITY (SEE UTILITY PLANS)
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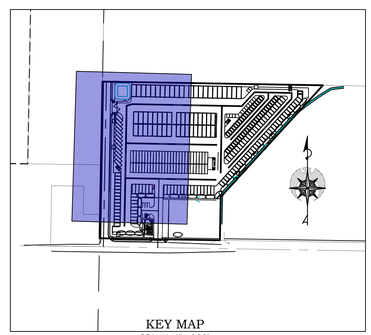

KEY MAP
SCALE: 1"=300'

REVISIONS			
NO.	DATE	DESCRIPTION	

REGISTERED PROFESSIONAL ENGINEER
No. 12982899
2202
TYLER CARTER HANSEN
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

STORM PROFILE III
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.3.5

SHEET: 7 OF: 24

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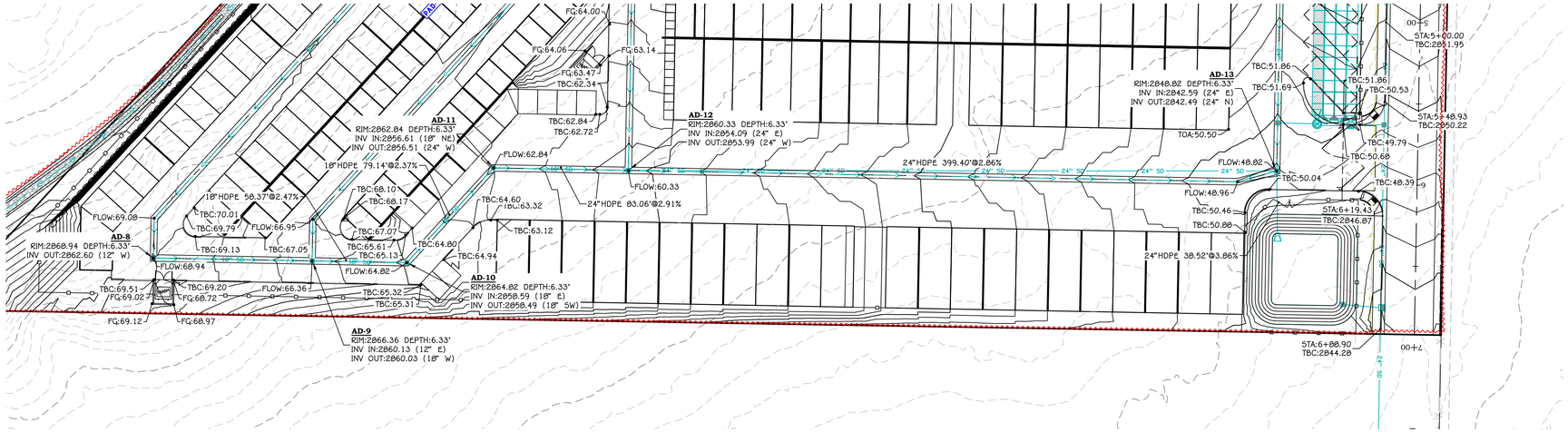
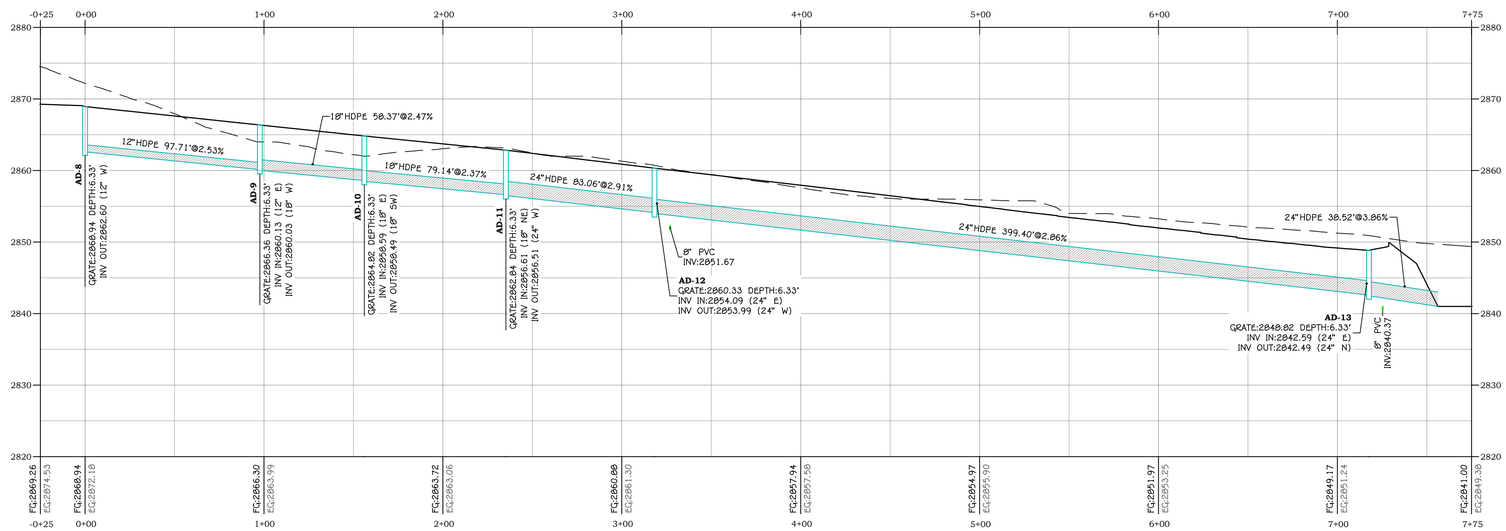
APPROVED

05/07/2026





PROFILE VIEW: AD-8 TO POND (FES-14)

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
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- W WATER SERVICE (SEE UTILITY PLANS)
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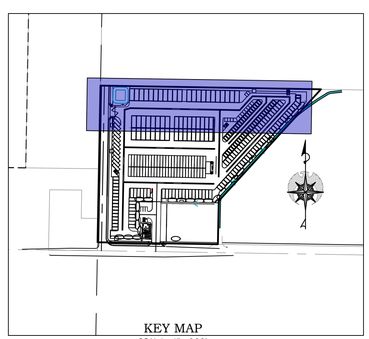
- S EXISTING SEWER MAIN (SIZE PER PLAN)
- SS SEWER MANHOLE (SEE UTILITY PLANS)
- SEWER CLEANOUT COVER (SEE UTILITY PLANS)
- SEWER SERVICE (SEE UTILITY PLANS)
- JUT PROPOSED JOINT UTILITY (SEE UTILITY PLANS)
- JUT EXISTING JOINT UTILITY TRENCH



KEY MAP
SCALE: 1"=300'

NO.	DATE	DESCRIPTION

REVISIONS

PROFESSIONAL ENGINEER
No. 12982809
2202
CORY CARTER FREESTONE
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

STORM PROFILE IV
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.3.6

SHEET: 8 OF: 24

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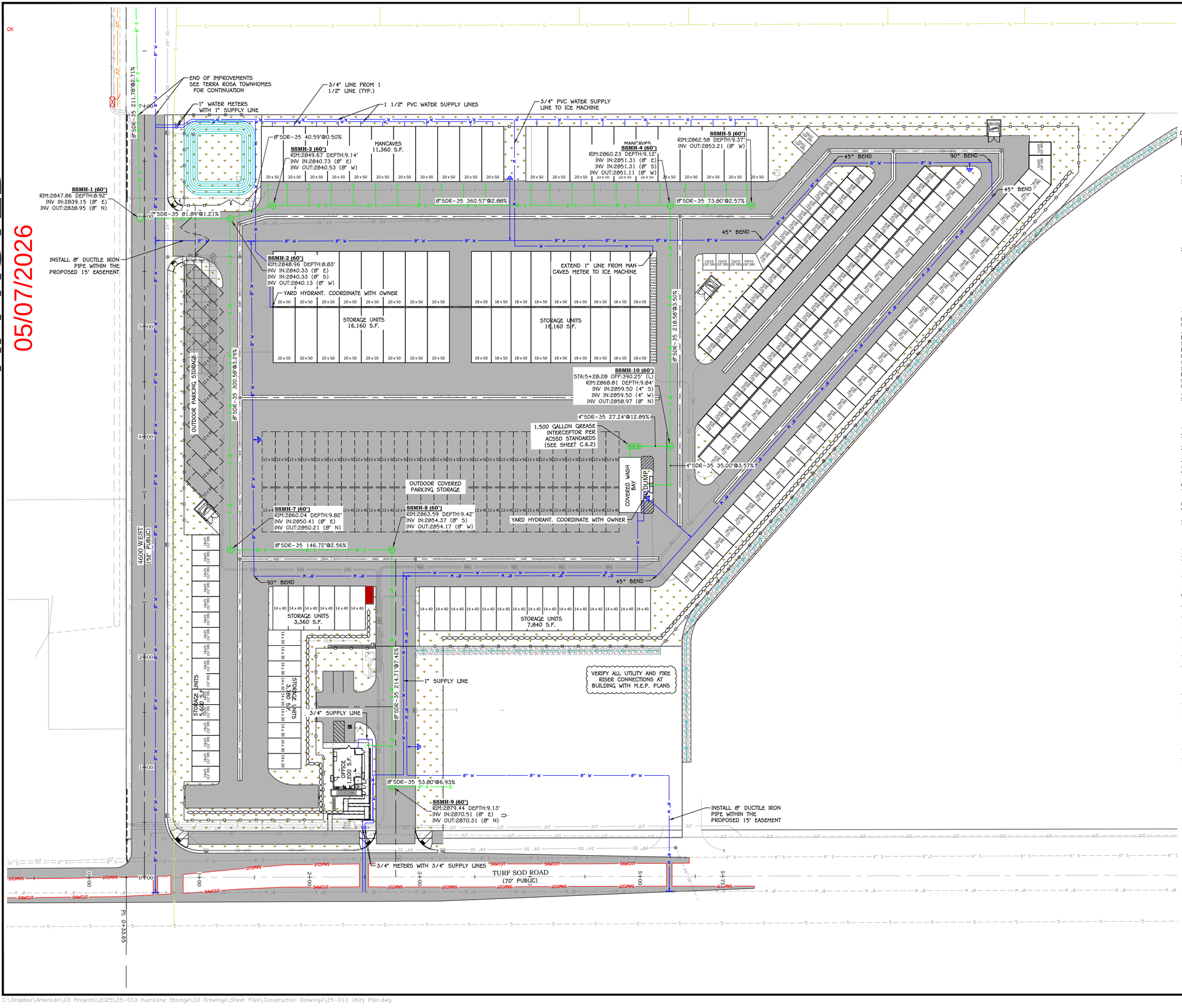
APPROVED
05/07/2026



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Bluestakes.org
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UTILITY PLAN NOTES:

1. ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF WATER METERS, SEWER LATERALS, IRRIGATION METERS, GAS LATERALS, PHONE/COMM EQUIPMENT, CATV EQUIPMENT, POWER EQUIPMENT, AND OTHER UTILITY FACILITIES, HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SUCH FACILITIES IN ACCORDANCE WITH THE APPLICABLE CITY (OR OTHER AGENCY) STANDARDS AND SPECIFICATIONS. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS, THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS WILL SUPERSEDE THESE PLANS.
2. CONNECTION TO EXISTING LOCATION SHOWN IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CONNECTIONS WITH EXISTING WATER, SEWER, AND IRRIGATION LINES. FOR PRESSURIZED UTILITY LINES, CONTRACTOR TO VERIFY PROPER RESTRAINTS ARE PROVIDED. IF EXISTING RESTRAINTS DO NOT EXIST, CONTRACTOR TO RESTRAIN ALL PRESSURIZED LINES IN ACCORDANCE WITH CITY/AGENCY STANDARDS AND SPECIFICATIONS.

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

HURRICANE VALLEY FIRE DISTRICT:

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 ZONE AROUND HYDRANT. NO FENCES OR SHRUBS SHALL BE WITHIN 3'.
10. BUILDINGS BUILT IN ACCORDANCE WITH 2021 IFC 903 MAY REQUIRE SUPPRESSION.

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED RETAINING WALL (SEE GRADING PLANS)	
EXISTING RETAINING WALL	
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
FIRE HYDRANT AND VALVE ASSEMBLY	WD 302
WATER SERVICE LATERAL	WD 303
THREE-WAY VALVE CLUSTER	
IN-LINE WATER VALVE	WD 316
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	SD 109
SEWER CLEANOUT COVER	
4" SEWER SERVICE CONNECTION	
PROPOSED MISCELLANEOUS POWER	
EXISTING MISCELLANEOUS POWER	
ELECTRIC TRANSFORMER	
ELECTRIC VAULT	

NO.	DATE	DESCRIPTION
		REVISIONS

PROFESSIONAL ENGINEER
No. 12982899
ACSSD
2202
TOM CARTER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

UTILITIES PLAN
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

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SHEET: 9 OF: 24

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APPROVED
05/07/2026

EXISTING 10.00' PRESCRIPTIVE POWER EASEMENT

INSTALL GUY/ANCHOR

INSTALL NEW POWER VAULT IN FUTURE P.U.E. AND TIE TO POWER LINE PER TERRA ROSA LIFT STATION CONSTRUCTION DRAWINGS

MANCAVES 11,360 S.F.

MANCAVES 10,000 S.F.

STORAGE UNITS 16,160 S.F.

STORAGE UNITS 16,160 S.F.

OUTDOOR PARKING STORAGE

OUTDOOR COVERED PARKING STORAGE

COVERED WASH BAY

RV DUMP

STORAGE UNITS 3,360 S.F.

STORAGE UNITS 7,840 S.F.

STORAGE UNITS 5,600 S.F.

STORAGE UNITS 3,780 S.F.

250 kVa 3 PHASE TRANSFORMER

CT CABINET AND 600 AMP SERVICE

VERIFY ALL UTILITY AND FIRE RISER CONNECTIONS AT BUILDING WITH M.E.P. PLANS

OFFICE 1,200 S.F.

RELOCATED COMMUNICATION BOXES TO NORTHEAST CORNER

STUB CONDUIT FOR FUTURE

INSTALL PMH 9 SWITCHGEAR

INSTALL GUY/ANCHOR

4600 WEST (52' PUBLIC)

TURF SOD ROAD (70' PUBLIC)

P.I. 0+33.65

0+00 0+00 1+00 2+00 3+00 5+00 5+75 4+00 6+00 7+00

0 40' 80'
SCALE: 1" = 40'

Blue Stakes of UTAH811
Bluestakes.org
Call Before You Dig!

UTILITY PLAN NOTES:

1. ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF WATER METERS, SEWER LATERALS, IRRIGATION METERS, GAS LATERALS, PHONE/COMM EQUIPMENT, CATV EQUIPMENT, POWER EQUIPMENT, AND OTHER UTILITY FACILITIES, HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SUCH FACILITIES IN ACCORDANCE WITH THE APPLICABLE CITY (OR OTHER AGENCY) STANDARDS AND SPECIFICATIONS. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS, THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS WILL SUPERSEDE THESE PLANS.

2. CONNECTION TO EXISTING LOCATION SHOWN IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CONNECTIONS WITH EXISTING WATER, SEWER, AND IRRIGATION LINES. FOR PRESSURIZED UTILITY LINES, CONTRACTOR TO VERIFY PROPER RESTRAINTS ARE PROVIDED. IF EXISTING RESTRAINTS DO NOT EXIST, CONTRACTOR TO RESTRAIN ALL PRESSURIZED LINES IN ACCORDANCE WITH CITY/AGENCY STANDARDS AND SPECIFICATIONS.

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED RETAINING WALL (SEE GRADING PLANS)	
EXISTING RETAINING WALL	
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
FIRE HYDRANT AND VALVE ASSEMBLY	WD 302
WATER SERVICE LATERAL	WD 303
THREE-WAY VALVE CLUSTER	
IN-LINE WATER VALVE	WD 316
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	SD 109
SEWER CLEANOUT COVER	
4" SEWER SERVICE CONNECTION	
PROPOSED MISCELLANEOUS POWER	
EXISTING MISCELLANEOUS POWER	
ELECTRIC TRANSFORMER	
ELECTRIC VAULT	
PROPOSED UTILITY POLE	

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 2202 CHAD FREESTONE STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

POWER PLAN
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

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05/07/2026

HURRICANE CITY WATER NOTES:

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

ASH CREEK SEWER DISTRICT:

1. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF ANY SEWER IMPROVEMENTS.
2. SEPARATION REQUIREMENTS BETWEEN ALL UTILITIES AND SEWER LINES SHALL BE AT LEAST 10 HORIZONTAL FEET, INSIDE TO INSIDE.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH DISTRICT RULES AND REGULATIONS. ANY CONSTRUCTION METHODS AND/OR MATERIALS NOT COVERED IN THE DISTRICT'S RULES AND REGULATIONS SHALL BE APPROVED BY THE DISTRICT SUPERINTENDENT PRIOR TO CONSTRUCTION.
4. 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 BY THE DISTRICT OF 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.
5. 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.
6. CONTRACTOR SHOULD SHORE ALL TRENCHES AND CONDUCT ALL CONSTRUCTION AND OPERATIONS IN ACCORDANCE WITH OSHA REQUIREMENTS AND/OR UTAH INDUSTRIAL COMMISSION.
7. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
8. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
9. 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.
10. 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.
11. DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEMS FROM FLOODING OR RAIN EVENTS

GAS, COMM, & CATV PLAN NOTES:

1. ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF GAS, PHONE/COMM, CATV, AND OTHER JOINT UTILITY FACILITIES, HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SUCH FACILITIES IN ACCORDANCE WITH THE APPLICABLE CITY/AGENCY STANDARDS AND SPECIFICATIONS. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE CITY/AGENCY STANDARDS THE CITY/AGENCY STANDARDS WILL SUPERSEDE THE PLANS.
2. GAS, PHONE/COMM, AND CATV DESIGN PROVIDED FOR INFORMATION ONLY. FINAL DESIGN TO BE COORDINATED WITH THE RESPECTIVE UTILITY SERVICE PROVIDER.

DOMINION ENERGY NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRECONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. DJ CAMBELL 435-674-6154.
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 450 N - ST GEORGE).
4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE 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 GRADE AND GAS RUNNING LINE 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 THE GAS INSTALLATION TO THIS PROJECT.
9. CONTACT JC HALL, 435-210-0729, AT LEAST TWO (2) WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. **IMPORTANT NOTICE** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND 10' PUE UTILITY EASEMENT IS GRADED TO 6" OF TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINE ARE LOCATED IN OR NEAR YOUR DIGGING AREA CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801)324-3370, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN 10 FEET OF A HIGH PRESSURE GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

CENTURY LINK NOTES:

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

INFOWEST NOTES:

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

TDS 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 REWIRE 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.

DIXIE POWER NOTES:

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

REVISIONS		
NO.	DATE	DESCRIPTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

UTILITY NOTES

CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

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SHEET: 11 OF: 24

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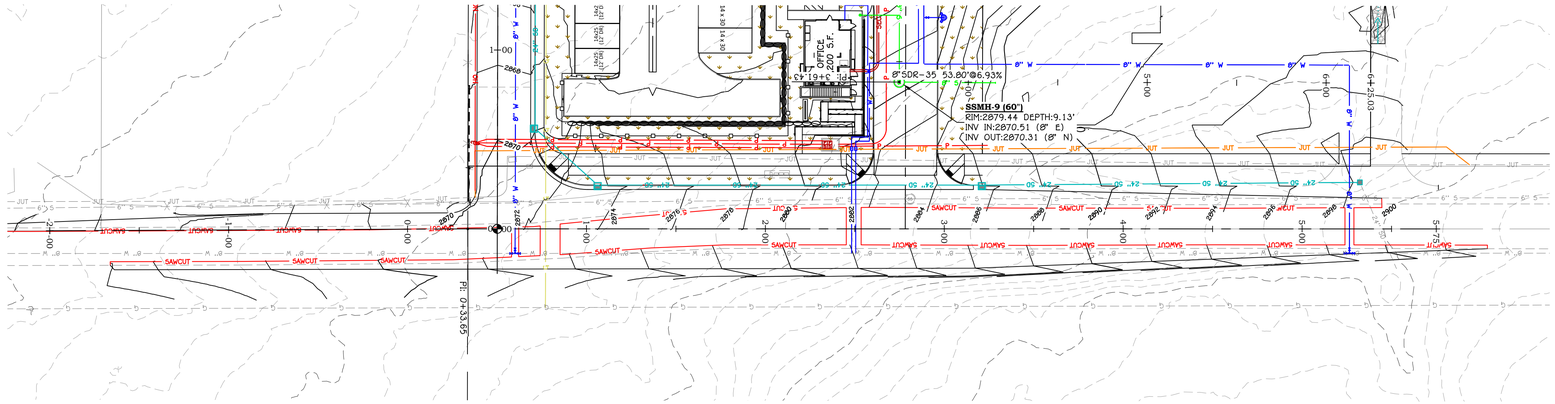
APPROVED
05/07/2026

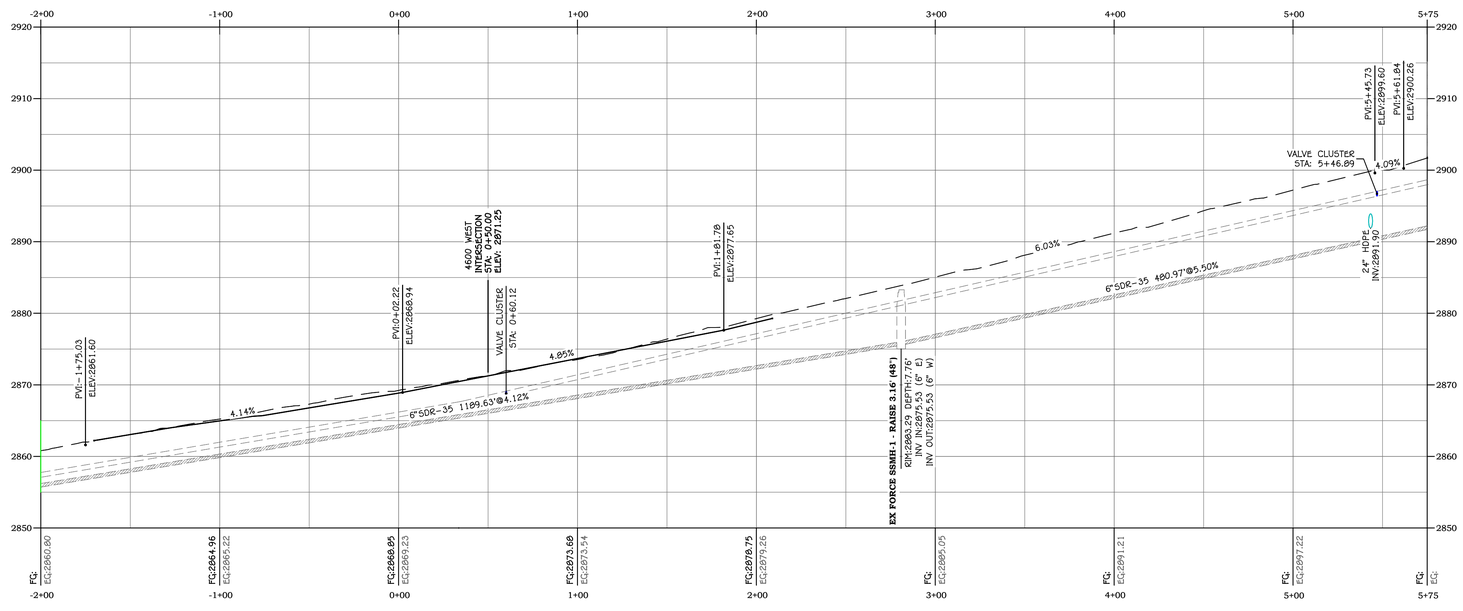
PLAN & PROFILE NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.
4. SEE GRADING PLAN AND STORM DRAIN PROFILES FOR STORM DRAIN INFORMATION NOT SHOWN IN THIS PLAN AND PROFILE.

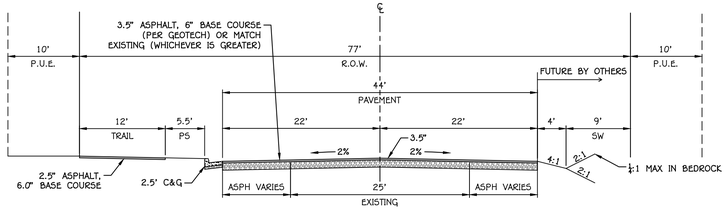


PLAN: TURF SOD ROAD
STA: 0+00 to 5+75

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'



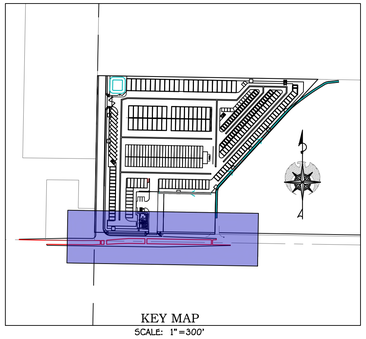
PROFILE: TURF SOD ROAD
STA: 0+00 to 5+75



TYPICAL SECTION: TURF SOD ROAD
(77' PUBLIC)

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- CLASS I SURVEY MONUMENT (SEE SITE PLAN)
- CLASS II SURVEY MONUMENT (SEE SITE PLAN)
- STANDARD STREET SIGN (SEE SITE PLAN)
- STANDARD STOP SIGN (SEE SITE PLAN)
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- SINGLE INLET CATCH BASIN (SEE GRADING PLANS)
- DOUBLE INLET CATCH BASIN (SEE GRADING PLANS)
- 50 STORM DRAIN MANHOLE (SEE GRADING PLANS)
- W PROPOSED WATER MAIN (SIZE PER PLAN)
- W EXISTING WATER MAIN (SIZE PER PLAN)
- IN-LINE WATER VALVE (SEE UTILITY PLANS)
- FIRE HYDRANT (SEE UTILITY PLANS)
- WATER SERVICE (SEE UTILITY PLANS)
- THREE-WAY VALVE CLUSTER (SEE UTILITY PLANS)
- S PROPOSED SEWER MAIN (SIZE PER PLAN)
- S EXISTING SEWER MAIN (SIZE PER PLAN)
- SS SEWER MANHOLE (SEE UTILITY PLANS)
- SEWER CLEANOUT COVER (SEE UTILITY PLANS)
- SEWER SERVICE (SEE UTILITY PLANS)
- JUT PROPOSED JOINT UTILITY (SEE UTILITY PLANS)
- JUT EXISTING JOINT UTILITY TRENCH



KEY MAP
SCALE: 1"=300'

NO.	DATE	DESCRIPTION

REVISIONS

PROFESSIONAL ENGINEER
No. 12982899
2202
TOM CARTER
STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

TURF SOD ROAD PLAN & PROFILE
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.5.1

SHEET: 12 OF: 24

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APPROVED
05/07/2026

PLAN & PROFILE NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
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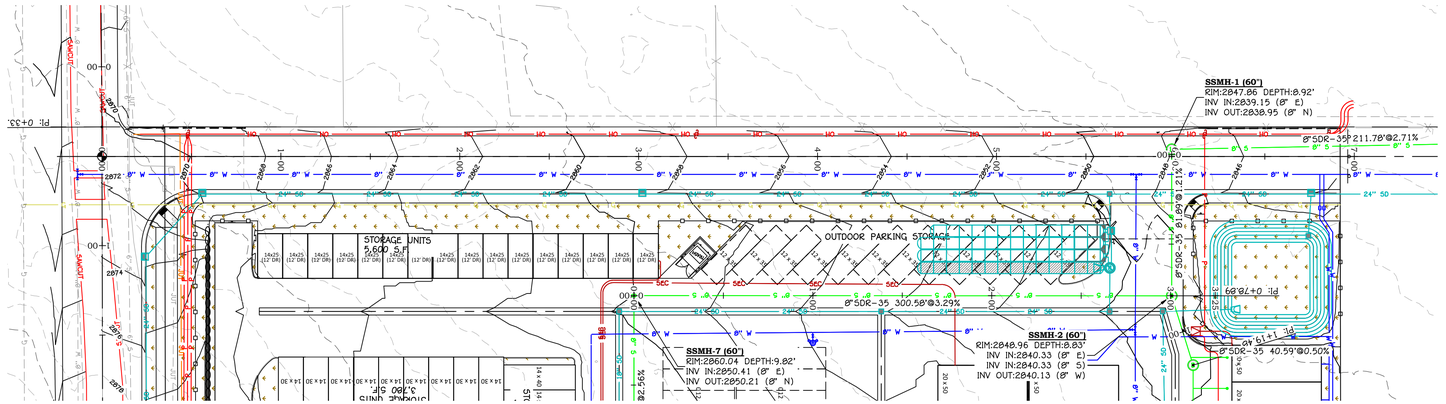
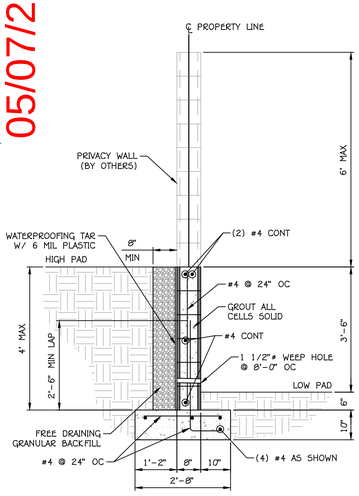
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.
4. SEE GRADING PLAN AND STORM DRAIN PROFILES FOR STORM DRAIN INFORMATION NOT SHOWN IN THIS PLAN AND PROFILE.



PLAN: 4600 WEST
STA: 0+00 to 7+00

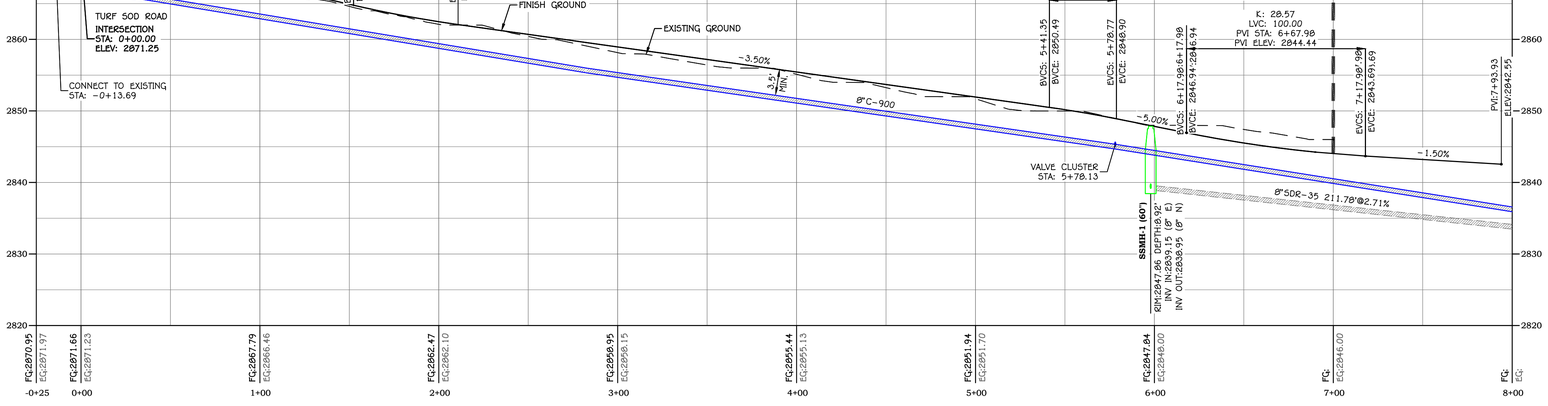
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'



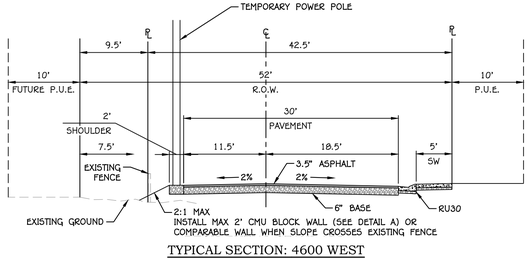
NOTES:

1. USE 3'-0" MIN LAP SPLICE FOR ALL HORIZONTAL REINFORCING BARS. MAKE ALL HORIZONTAL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS.
2. USE CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM C90 TYPE I GRADE N WITH A MINIMUM COMPRESSIVE STRENGTH f'm = 1,500 PSI.
3. USE GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 1.25 TIMES THE SPECIFIED DESIGN STRENGTH OF THE MASONARY ASSEMBLAGE f'm.
4. USE TYPE S MORTAR CONFORMING TO ASTM C270.
5. PROVIDE A DISTANCE EQUAL TO THE HEIGHT OF THE WALL BETWEEN ANY ADJACENT STRUCTURES, WALLS, AND/OR DRIVEWAYS.
6. SLOPE FINISH GRADE AWAY FROM FRONT FACE OF WALL TO PREVENT PONDING.
7. PROVIDE 3" CONCRETE COVER TO ALL REINFORCING BARS CAST NEXT TO SOIL AND 2" CONCRETE COVER EVERYWHERE ELSE.
8. USE CLASS AA(AE) CAST-IN-PLACE CONCRETE

A / C.5.2 CMU RETAINING WALL
SCALE: 1/2" = 1'-0"



PROFILE: 4600 WEST
STA: 0+00 to 7+00



TYPICAL SECTION: 4600 WEST
(52' PUBLIC)

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- CLASS I SURVEY MONUMENT (SEE SITE PLAN)
- CLASS II SURVEY MONUMENT (SEE SITE PLAN)
- STANDARD STREET SIGN (SEE SITE PLAN)
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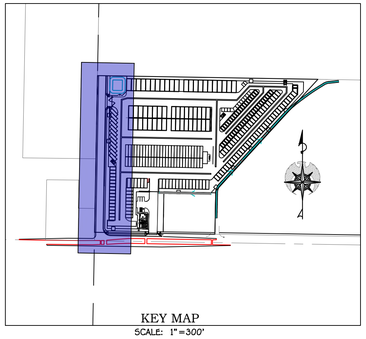
- JUT EXISTING JOINT UTILITY TRENCH



KEY MAP
SCALE: 1"=300'

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No. 12982899 RYAN C. CARTER STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

4600 WEST PLAN & PROFILE
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.5.2

SHEET: 13 OF: 24

APPROVED
05/07/2026

PLAN & PROFILE NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
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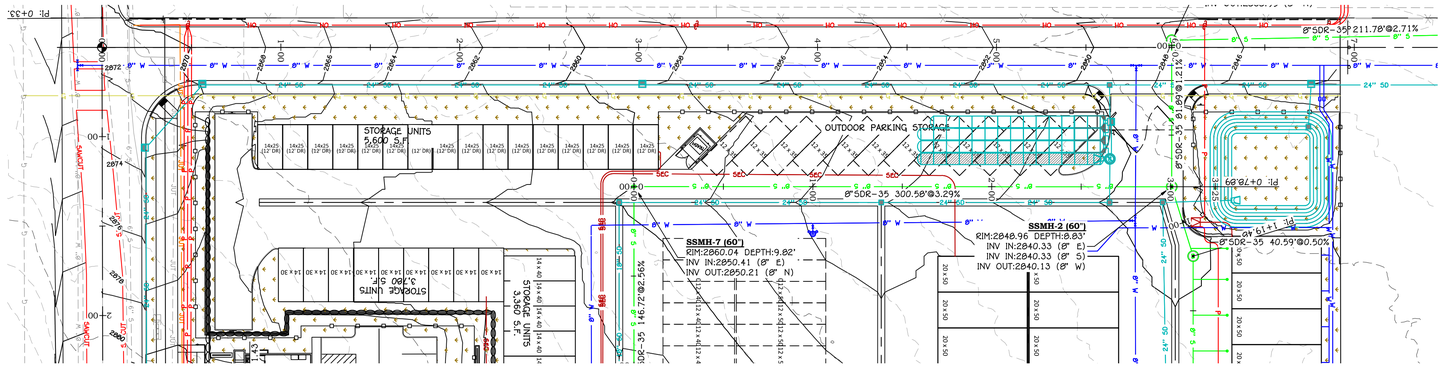
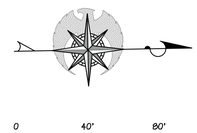
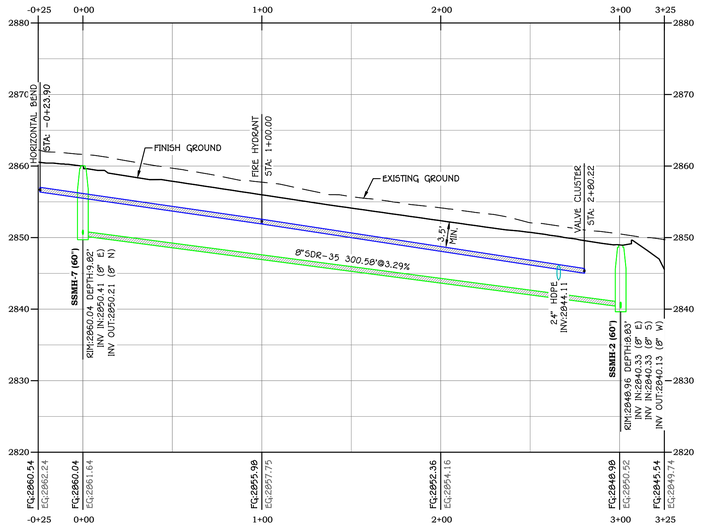


PLAN: SSMH-8 TO SSMH-2
STA: 0+00 to 5+50



HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'



PROFILE: SSMH-8 TO SSMH-2
STA: 0+00 to 5+50

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
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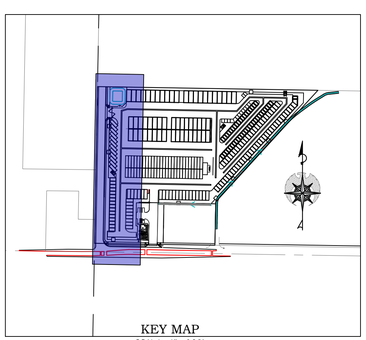

KEY MAP
SCALE: 1"=300'

NO.	DATE	DESCRIPTION

REVISIONS

PROFESSIONAL ENGINEER
No. 12982899
2202
ROY CARTER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

SSMH-8 TO SSMH-2 PLAN & PROFILE
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.5.3

SHEET: 14 OF: 24

APPROVED
05/07/2026

PLAN & PROFILE NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
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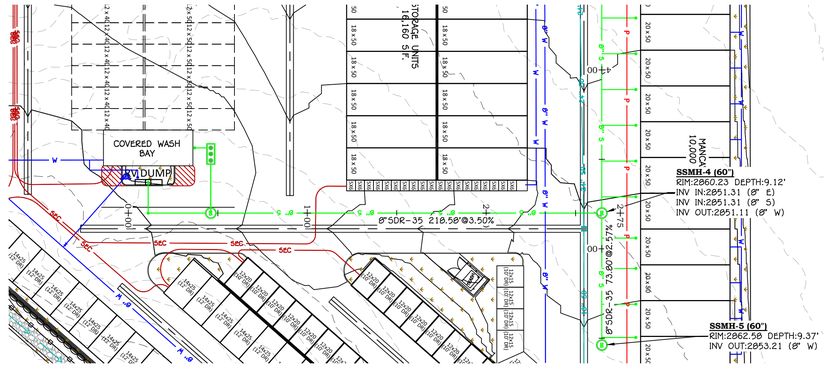
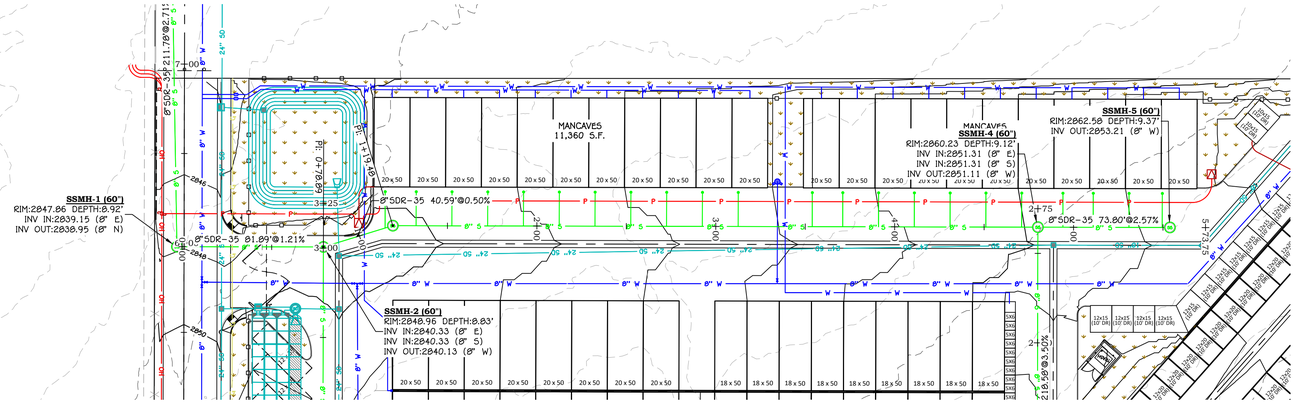


PLAN: SSMH-6 TO SSMH-4
STA: 0+00 to 2+75



0 40' 80'
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'

PROFILE: SSMH-6 TO SSMH-4
STA: 0+00 to 2+75

PROFILE: SSMH-1 TO SSMH-5
STA: 0+00 to 5+75

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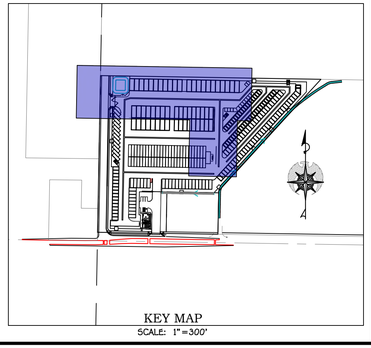

KEY MAP
SCALE: 1"=300'

NO.	DATE	DESCRIPTION
		REVISIONS

PROFESSIONAL ENGINEER
No. 12982809
RYAN C. CARTER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

SSMH-6 TO SSMH-4&SSMH-1 TO SSMH-5 P&P
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.5.4

SHEET: 15 OF: 24

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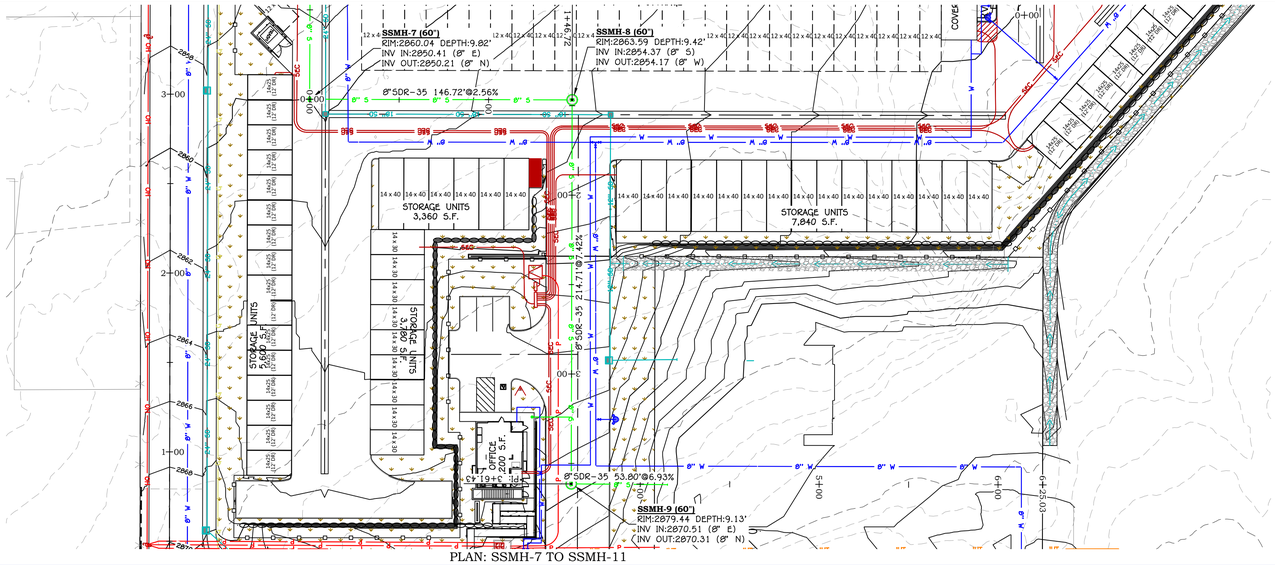
APPROVED

05/07/2026



PLAN: SSMH-7 TO SSMH-11
STA: 0+00 to 6+25

PLAN & PROFILE NOTES:

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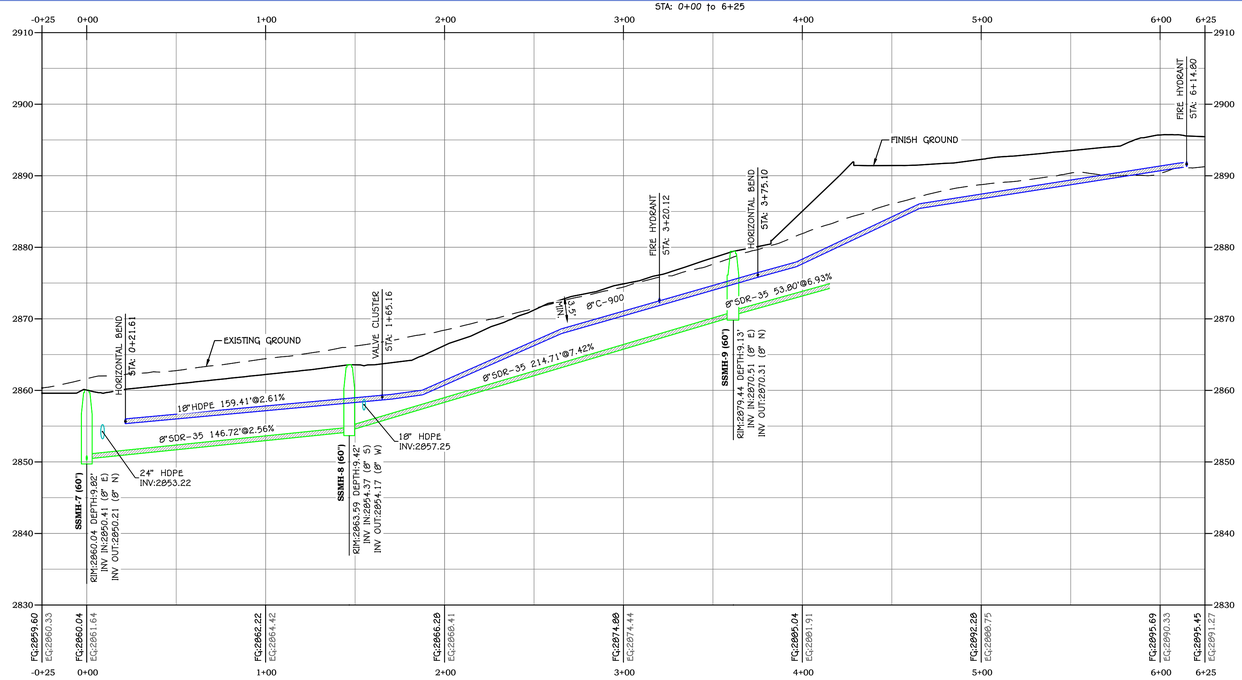

PROFILE: SSMH-7 TO SSMH-11
STA: 0+00 to 6+25

LEGEND:

- PROPOSED PARCEL BOUNDARY
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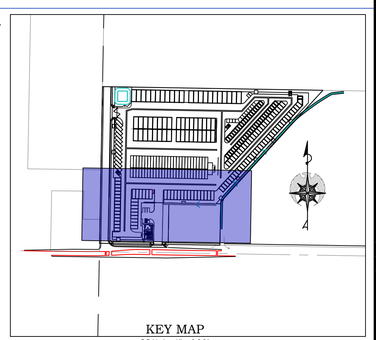


KEY MAP
SCALE: 1"=300'

NO.	DATE	DESCRIPTION

REVISIONS

PROFESSIONAL ENGINEER
No. 12982809
2202
ROBERT C. CARTER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

SSMH-1 TO SSMH-5 PLAN & PROFILE
CONSTRUCTION DRAWINGS

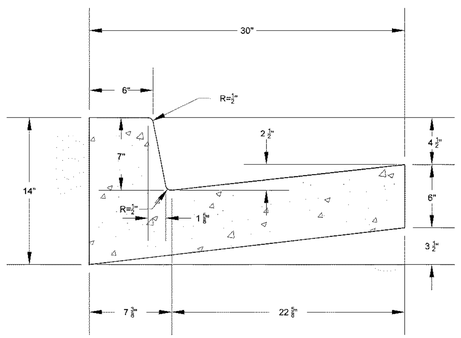
JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.5.5

SHEET: 16 OF: 24

C:\Dropbox\American\03 Projects\2025\25-013 Hurricane Storage\03 Drawings\Sheet Files\Construction Drawings\25-013 Plan & Profile.dwg

APPROVED
05/07/2026



STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

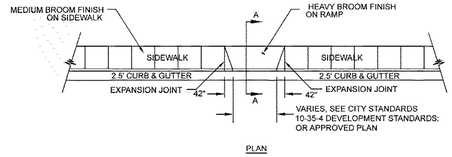
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

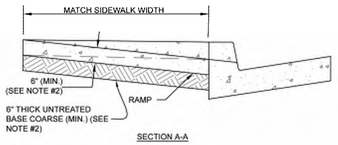
REVISIONS DATE	DESCRIPTION	BY

STANDARD CURB & GUTTER DETAILS

STANDARD DWG. NO. CC 101 | 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



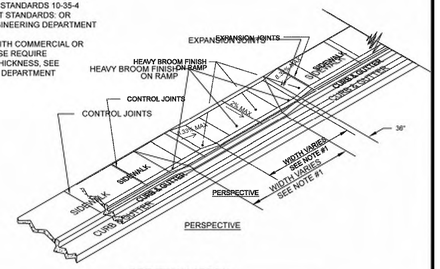
PLAN



SECTION A-A

NOTES:

1. WIDTH OF DRIVEWAYS VARIES WITH USE-SEE CITY STANDARDS 10-35-4 DEVELOPMENT STANDARDS: OR CONTACT ENGINEERING DEPARTMENT
2. DRIVEWAYS WITH COMMERCIAL OR INDUSTRIAL USE REQUIRE ADDITIONAL THICKNESS, SEE ENGINEERING DEPARTMENT



PERSPECTIVE

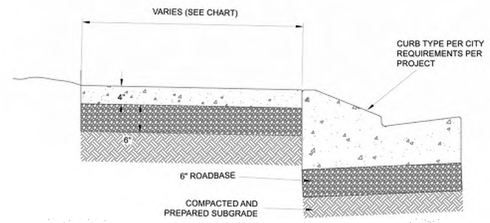
DRIVEWAY APRON

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

DRIVEWAY APRON DETAILS

STANDARD DWG. NO. CC 104 | 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



- CROSS SLOPE SHALL BE ¼ INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG. TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS: RESIDENTIAL: 6" SIDEWALK
  6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK

SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

SIDEWALK DETAILS

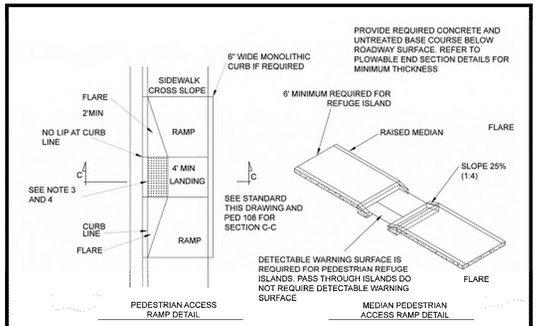
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

SIDEWALK DETAILS

STANDARD DWG. NO. CC 105 | 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



PEDESTRIAN ACCESS RAMP DETAIL

MEDIAN PEDESTRIAN ACCESS RAMP DETAIL

NOTES:

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

PEDESTRIAN ACCESS RAMP FOR PARKING AND MEDIANS

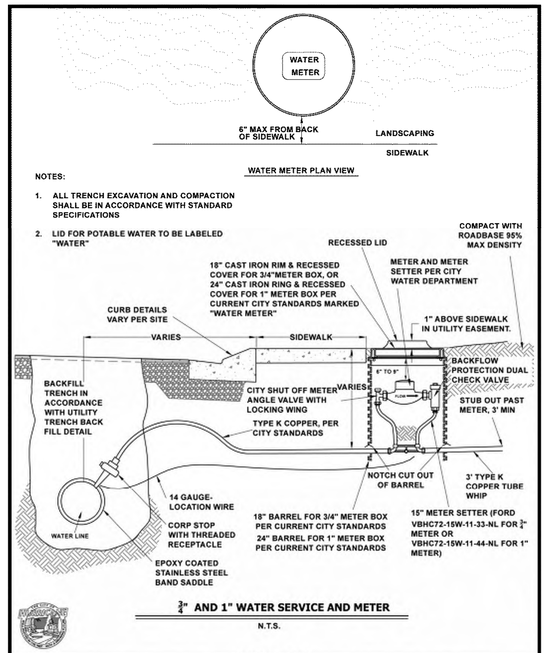
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

PEDESTRIAN ACCESS RAMP FOR PARKING AND MEDIANS

STANDARD DWG. NO. PED 109 | 8 OF 9
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



WATER METER PLAN VIEW

NOTES:

1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
2. LID FOR POTABLE WATER TO BE LABELED "WATER"

¾" AND 1" WATER SERVICE AND METER

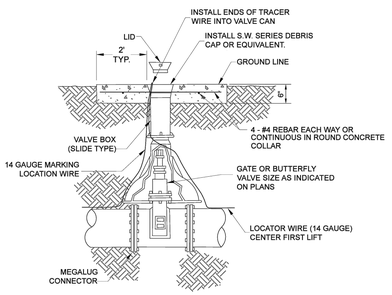
N.T.S.

CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

¾" AND 1"WATER SERVICE AND METER

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



NOTES:

1- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX

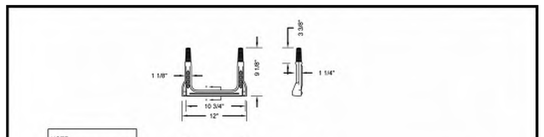
2- MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.

CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

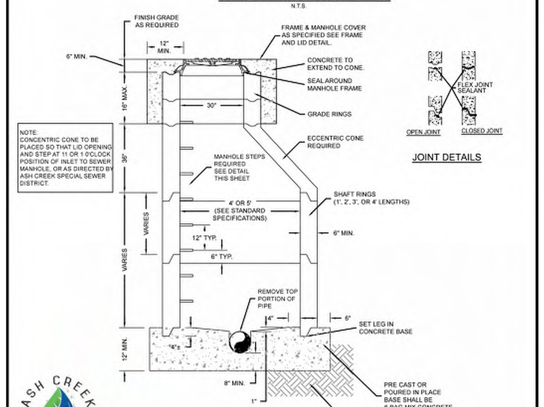
MAIN LINE VALVE

STANDARD DWG. NO. WD 316 | 1 OF 1
APPROVED:
DATE: 5/4/2021 BY: H.C.E.



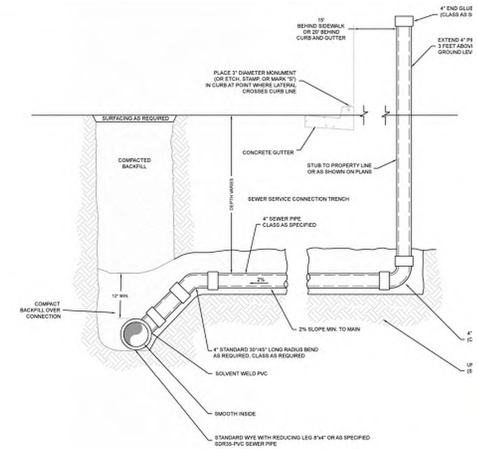
SEWER MANHOLE STEP DETAILS

N.T.S.



SEWER MANHOLE

N.T.S.



SEWER SERVICE CONNECTION DETAIL

N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No. 12982809 2202 CHAD DAVID CARTER STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DETAILS I
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.6.1

SHEET: 17 OF: 24

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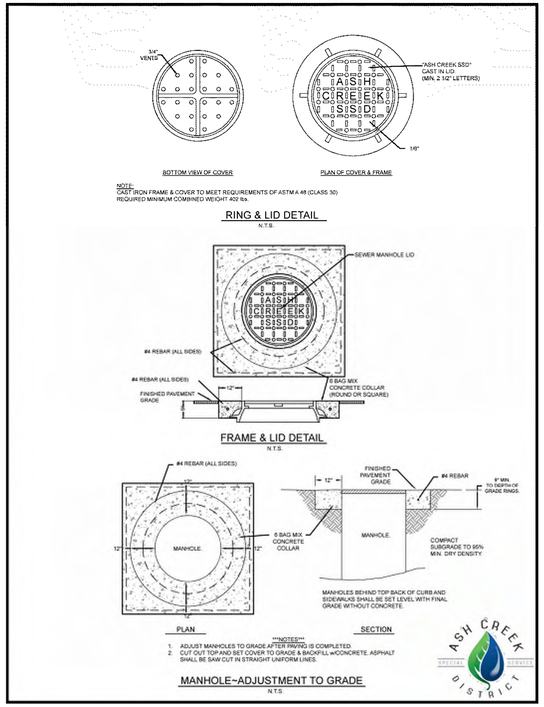
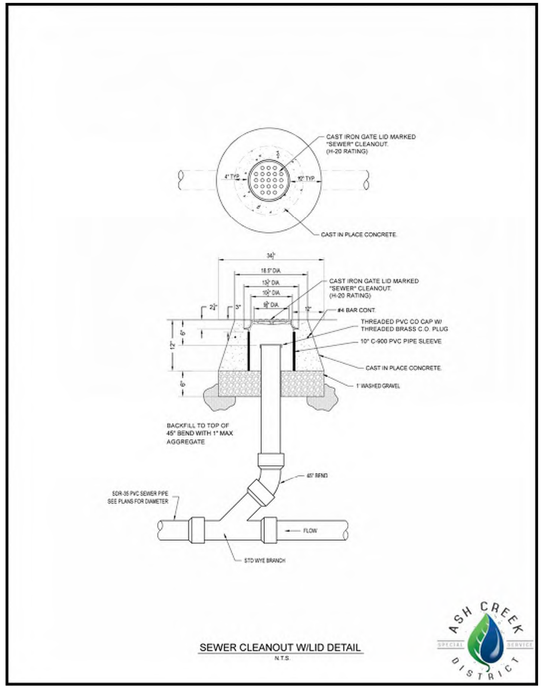
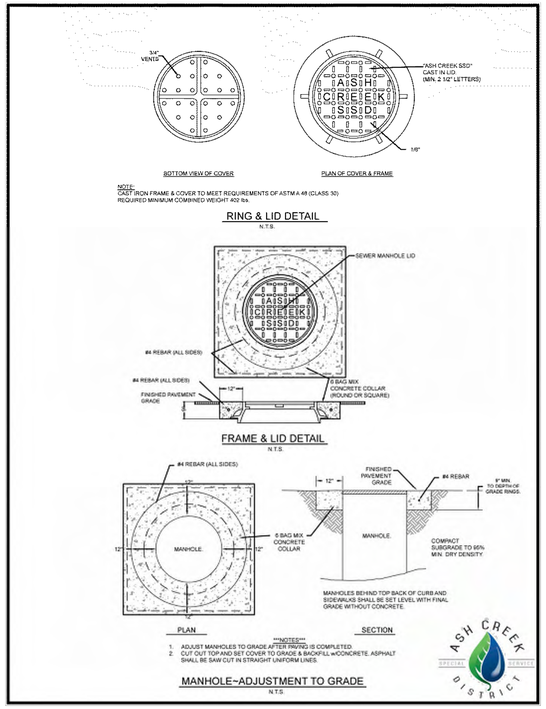
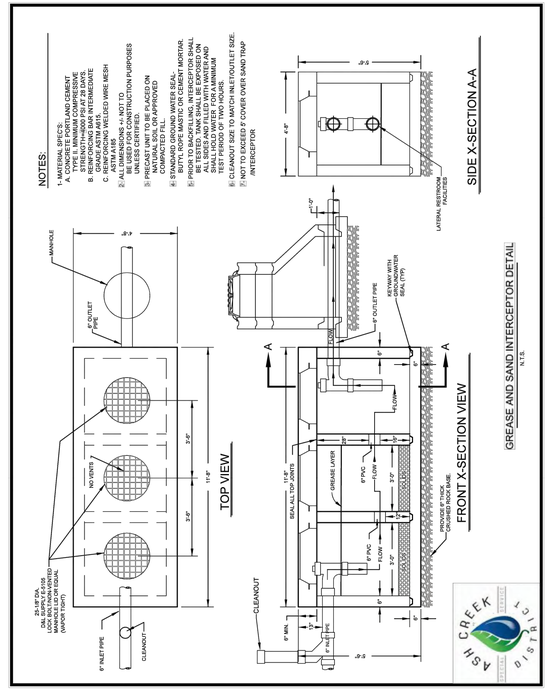
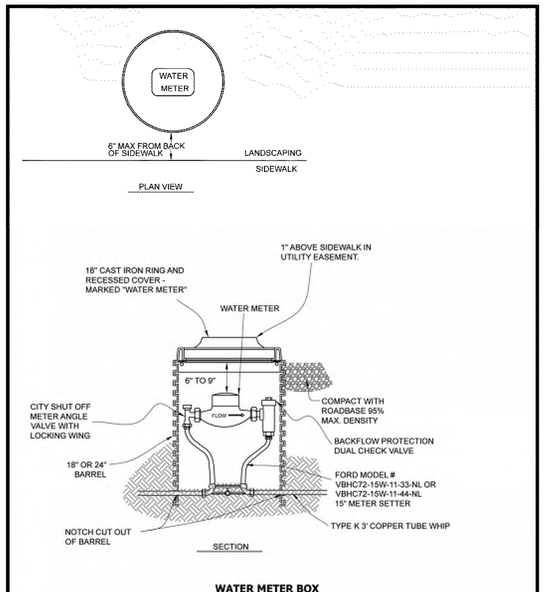
APPROVED
05/07/2026



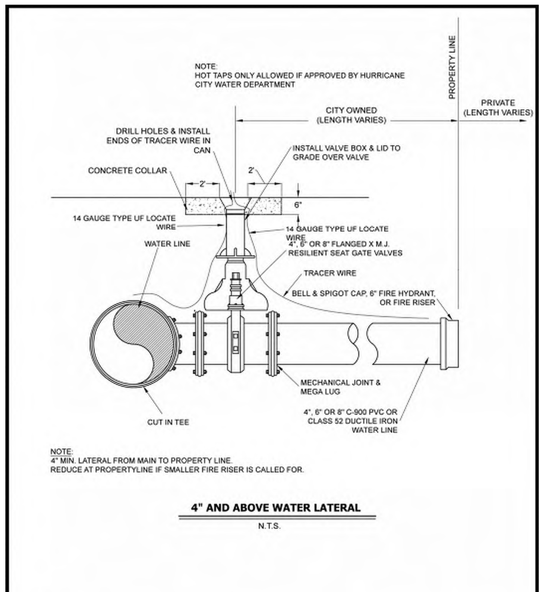




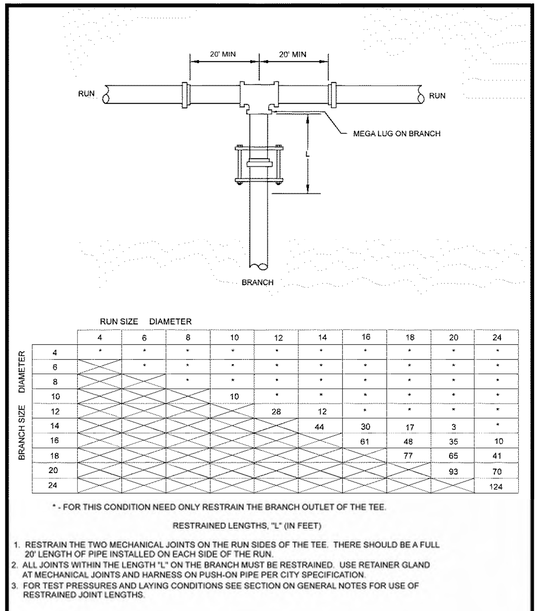




REVISIONS			WATER METER BOX DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 303-2	2 OF 4
				APPROVED:	
			CITY OF HURRICANE	DATE 8/05/20	BY: H.C.E.



REVISIONS			4" AND ABOVE WATER LATERAL (CONNECTION TO EXISTING LINE)	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 304	1 OF 1
				APPROVED:	
			CITY OF HURRICANE	DATE 8/5/2020	BY: H.C.E.



RUN SIZE DIAMETER / BRANCH SIZE DIAMETER

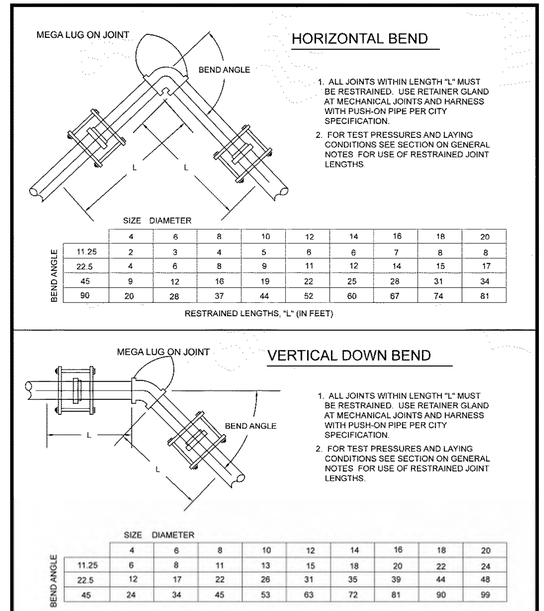
	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	65	41
20									93	70
24										124

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

RESTRAINED LENGTHS, "L" (IN FEET)

1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

REVISIONS			STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 306	1 OF 1
				APPROVED:	
			CITY OF HURRICANE ENGINEERING	DATE OCT 2020	BY: H.C.E.



SIZE DIAMETER / BEND ANGLE

	4	6	8	10	12	14	16	18	20
11.25	2	3	4	5	6	6	7	8	8
22.5	4	6	8	9	11	12	14	15	17
45	9	12	16	19	22	25	28	31	34
90	20	28	37	44	52	60	67	74	81

RESTRAINED LENGTHS, "L" (IN FEET)

SIZE DIAMETER / BEND ANGLE

	4	6	8	10	12	14	16	18	20
11.25	6	8	11	13	15	18	20	22	24
22.5	12	17	22	26	31	35	39	44	48
45	24	34	45	53	63	72	81	90	99

RESTRAINED LENGTHS, "L" (IN FEET)

REVISIONS			STANDARD BENDS FOR PVC RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 307	1 OF 1
				APPROVED:	
			CITY OF HURRICANE ENGINEERING	DATE OCT 2020	BY: H.C.E.

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No. 12982809
CHRISTOPHER D. FOWLER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DETAILS II
CONSTRUCTION DRAWINGS

JOB # 25-013
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 04/09/2026

C.6.2

SHEET: 18 OF: 24

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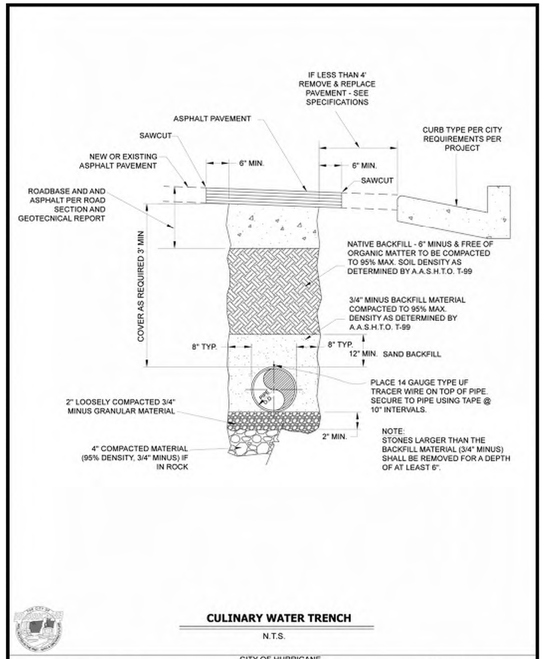
05/07/2026



CULINARY WATER TRENCH

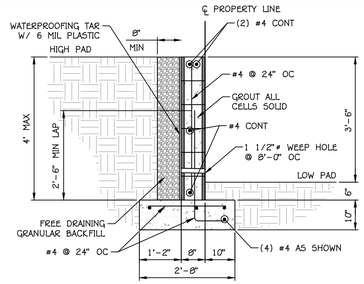
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

CULINARY WATER TRENCH DETAIL

STANDARD DWG. NO.	
WD 300	1 OF 1
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.

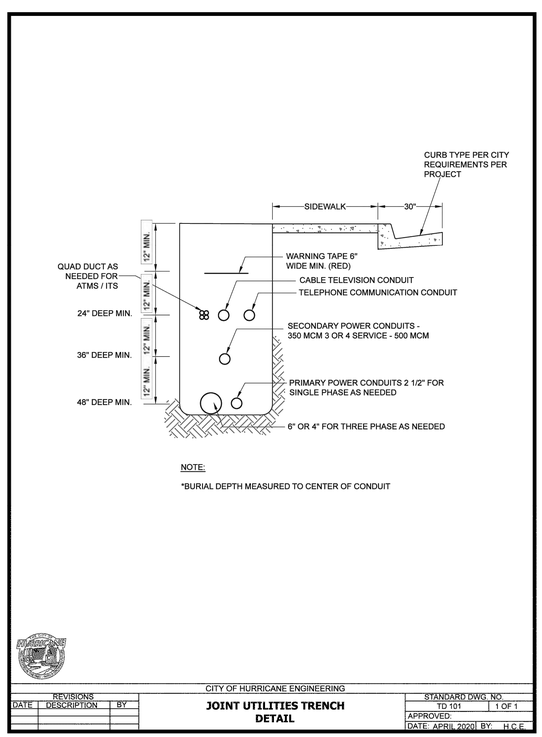


NOTES:

1. USE 3'-0" MIN LAP SPLICE FOR ALL HORIZONTAL REINFORCING BARS. MAKE ALL HORIZONTAL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS.
2. USE CONCRETE MASONRY UNITS (CMU) CONFORMING TO ASTM C90 TYPE I GRADE N WITH A MINIMUM COMPRESSIVE STRENGTH f'm = 1,500 PSI.
3. USE GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 1.25 TIMES THE SPECIFIED DESIGN STRENGTH OF THE MASONARY ASSEMBLAGE f'm.
4. USE TYPE S MORTAR CONFORMING TO ASTM C270.
5. PROVIDE A DISTANCE EQUAL TO THE HEIGHT OF THE WALL BETWEEN ANY ADJACENT STRUCTURES, WALLS, AND/OR DRIVEWAYS.
6. SLOPE FINISH GRADE AWAY FROM FRONT FACE OF WALL TO PREVENT PONDING.
7. PROVIDE 3" CONCRETE COVER TO ALL REINFORCING BARS CAST NEXT TO SOIL AND 2" CONCRETE COVER EVERYWHERE ELSE.
8. USE CLASS AA(AE) CAST-IN-PLACE CONCRETE

A — CMU RETAINING WALL

SCALE: 1/2" = 1'-0"



NOTE:

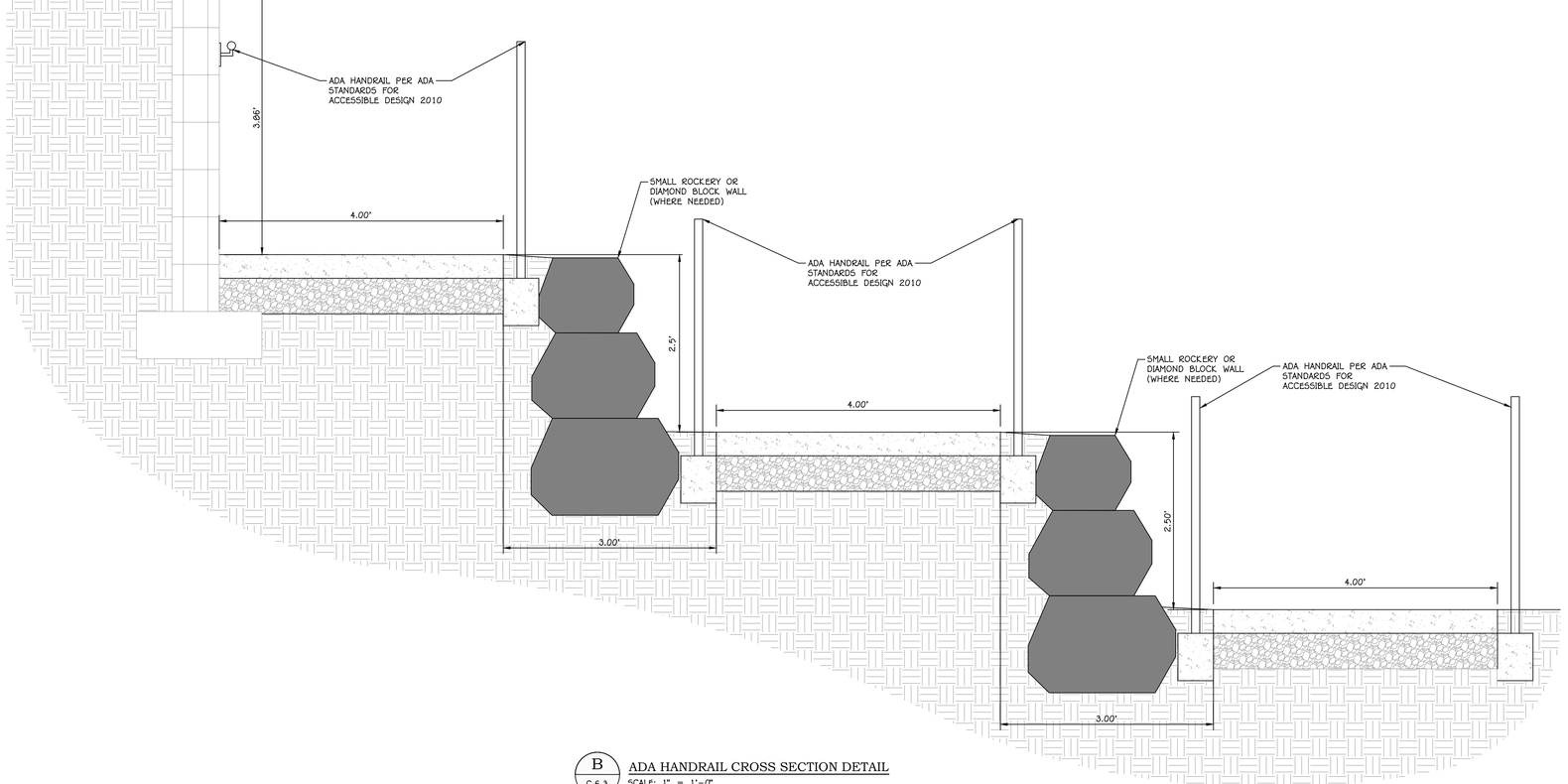
*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

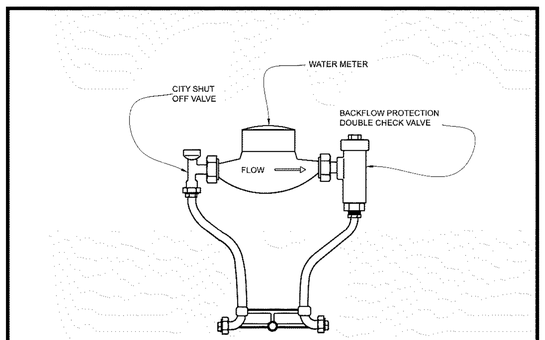
JOINT UTILITIES TRENCH DETAIL

STANDARD DWG. NO.	
TD 101	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



B / C.6.3 — ADA HANDRAIL CROSS SECTION DETAIL

SCALE: 1" = 1'-0"



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

WATER METER SETTER

N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER SETTER DETAILS

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

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No. 12982809 RYAN C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DETAILS III
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.6.3

SHEET: 19 OF: 24

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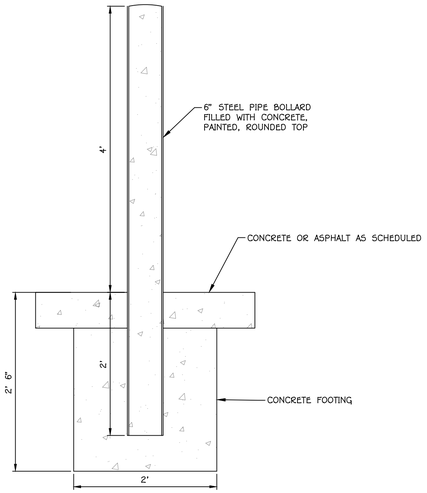
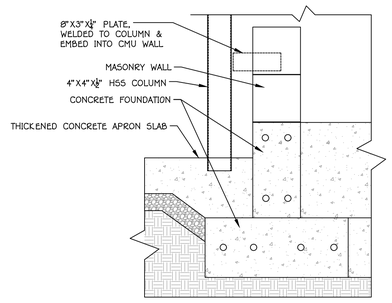
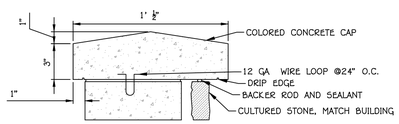


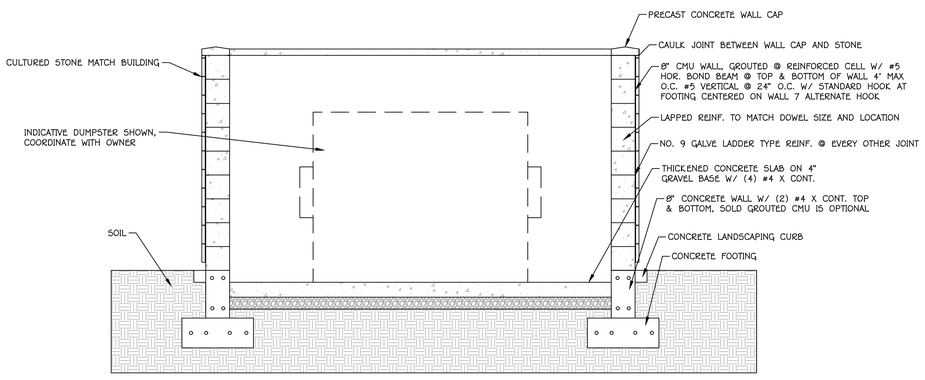
BOLLARD DETAIL
NTS



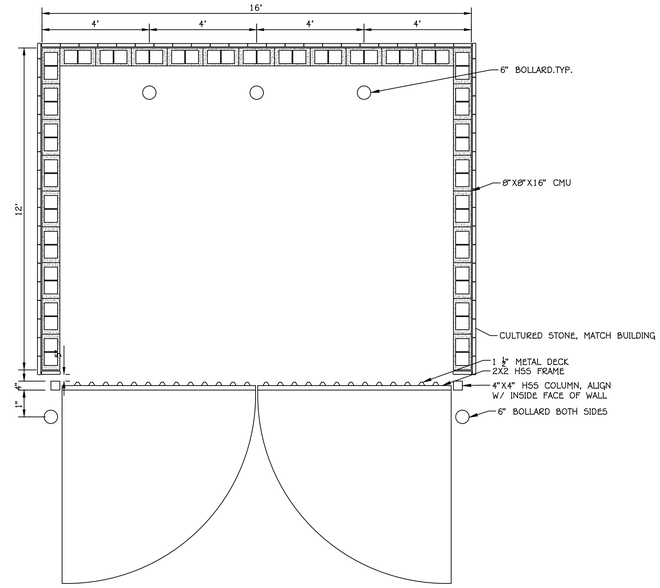
COLUMN BASE DETAIL
NTS



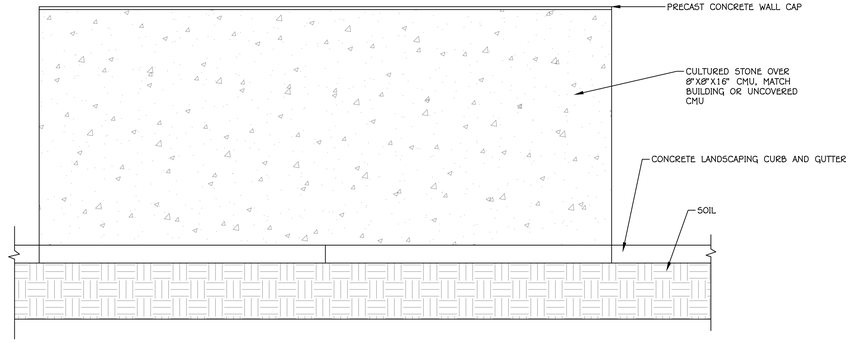
CONCRETE CAP DETAIL
NTS



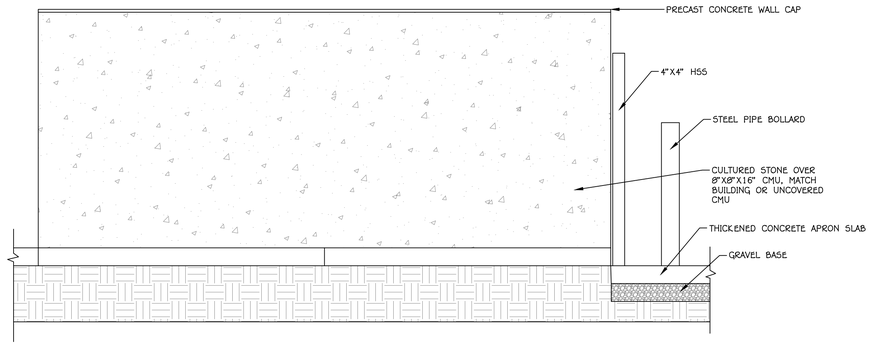
ENCLOSURE SECTION
NTS



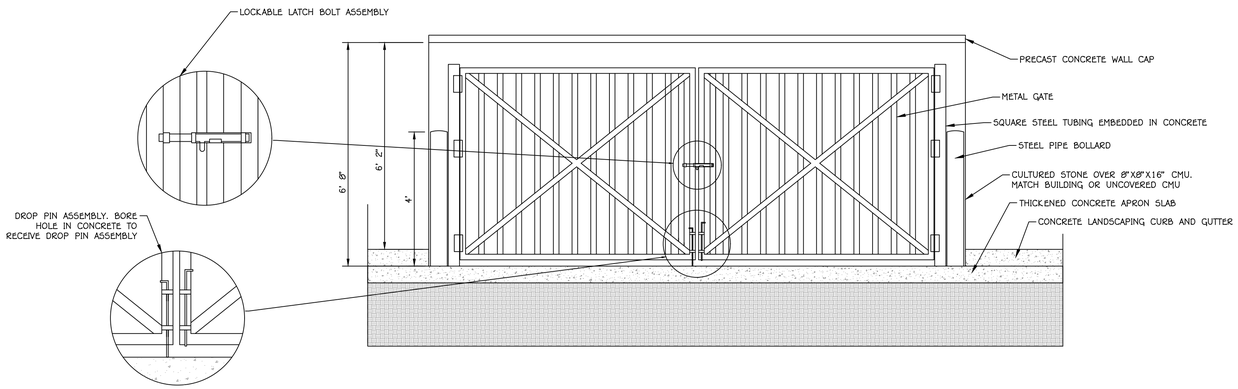
FLOOR PLAN
NTS



REAR ELEVATIONS
NTS



SIDE ELEVATIONS
NTS



FRONT ELEVATION
NTS

REVISIONS

NO.	DESCRIPTION	DATE

PROFESSIONAL ENGINEER
No. 12982809
2202
CHRISTOPHER A. RICHARDS
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DETAILS IV
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.6.4

SHEET: 20 OF: 24

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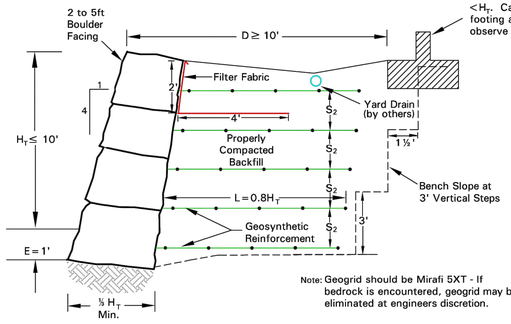
05/07/2026

HURRICANE STORAGE UNITS
HURRICANE, UTAH



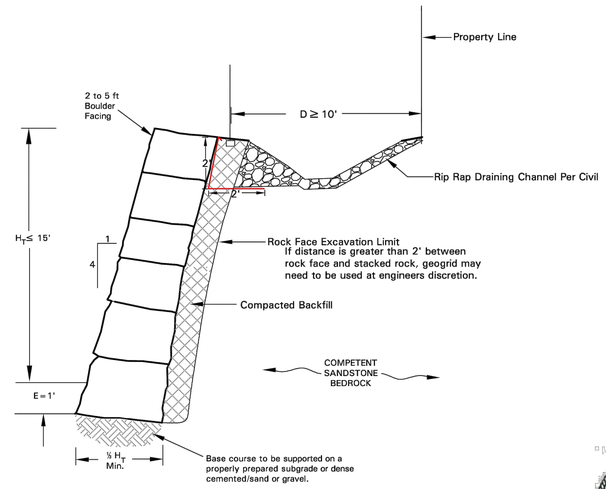
Note: Geogrid should be Mirafi 5XT - If bedrock is encountered, geogrid may be eliminated at engineers discretion.

See Figure 4 for Notes

By: G. Wayne Rogers, P.E.

2241631	AGEC	Single Tier Rockery Faced Slope Design - With Backfill	Figure 1

HURRICANE STORAGE UNITS
HURRICANE, UTAH

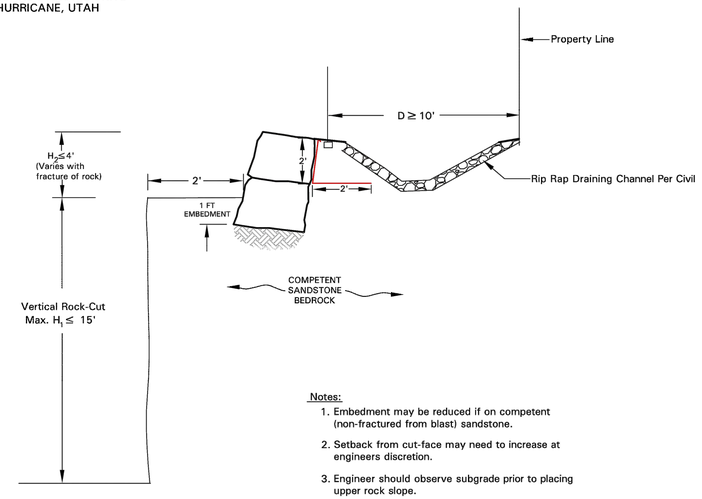


See Figure 4 for Notes

By: G. Wayne Rogers, P.E.

2241631	AGEC	Single Tier Rockery Faced Slope Design - Without Grid	Figure 2

HURRICANE STORAGE UNITS
HURRICANE, UTAH



Notes:

1. Embedment may be reduced if on competent (non-fractured from blast) sandstone.
2. Setback from cut-face may need to increase at engineers discretion.
3. Engineer should observe subgrade prior to placing upper rock slope.
4. No disturbing outside of property boundary.
5. H_1 should be prepared using a single "split face blast" technique.

By: G. Wayne Rogers, P.E.

2241631	AGEC	ROCK CUT SLOPE WITH ROCKERY WALL	Figure 3

HURRICANE STORAGE UNITS
HURRICANE, UTAH

Boulder Placement/Construction:

1. Boulders should be angular, rectangular ledge rock. Boulders should have a flat stacking surface and decrease in size as they are stacked.
2. Base rock size = ⅓ of the Hieght; Minimum rock size 24 inches and/or 200 pounds.
3. Boulders should consist of durable material resistant to weathering. Typically 2 to 5 feet in size. Suitable sources in Washington County - Basalt, tan (Shinarump) sandstone, some limestone from Fort Pearce area. The on-site Shinarump sandstone should be suitable.
4. Minimum embedment = 1 foot unless deeper embedment is shown on drawing.
5. Minimum batter ¼:1 (Horizontal to Vertical).
6. Minimum bench width = ½ height of lower tier.
7. Minimum setback for structure D= as shown on details.
8. The slope/boulder subgrade should be properly prepared/compacted as directed by the geotechnical engineer prior to placing of fill or boulders.

Fill:

1. Backfill may consist of on-site processed sandstone/siltstone.
2. Each lift of backfill should be properly compacted. Hand compaction should be used within 3 feet of boulder facing. 4 inch lifts should be used for hand compaction equipment. Lift thickness may be increased to 8 inches for rubber tire or roller compaction.

Construction Observation:

1. Pre-construction meeting with Engineer and Contractor.
2. Observation of construction should be completed so that the quality of construction can be verified and documented and modifications can be made if conditions required
3. Backfill placed behind boulders and in reinforced areas should be tested frequently to verify compaction is at least 95% of the maximum dry density as determined by ASTM D-1557. We recommend a testing frequency of approximately every 1 foot of fill placed staggered approximately every 50 lineal feet.
4. A representative of AGEC should observe/verify placement of the geogrid and filter fabric.

Geosynthetics:

1. The filter fabric may consist of Mirafi 140N, non-woven filter fabric or equivalent.
2. Geosynthetic reinforcement (geogrid) should be placed continuously in the primary strength direction. It may not be spliced in the primary strength direction.
3. The placement of the geosynthetic should be observed by a representative of AGEC to verify the specified geosynthetic is being used and properly placed. It should be stretched by hand until taut and free of wrinkles. Individual lengths of the geosynthetic reinforcement should be overlapped at least 1 foot.
4. The following table should be referred to for geosynthetic grid length:

1 Tier - Geosynthetic Reinforcement Schedule ¼:1 (H:V) Slope

Boulder Faced Fill Slope Height (ft)	Geosynthetic Reinforcement Required	Approved * Geosynthetic Reinforcement	Geosynthetic Vertical Spacing (ft)		Grid Lengths (H) (L_g)
			S_1	S_2	
H ≤ 4	No	NA	NA	NA	NA
4 < H ≤ 15	Yes	Maccaferri WG5	1	2	0.8H

* Approved Equivalents - Tensar UX1100HS = Miragrid 3XT = Maccaferri WG5 = SRW 5 Series

By: G. Wayne Rogers, P.E.

2241631	AGEC	ROCKERY FACED SLOPE NOTES	Figure 4

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 12982809
TOM CARTER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

ROCK WALL DETAILS
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

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SHEET: 21 OF: 24

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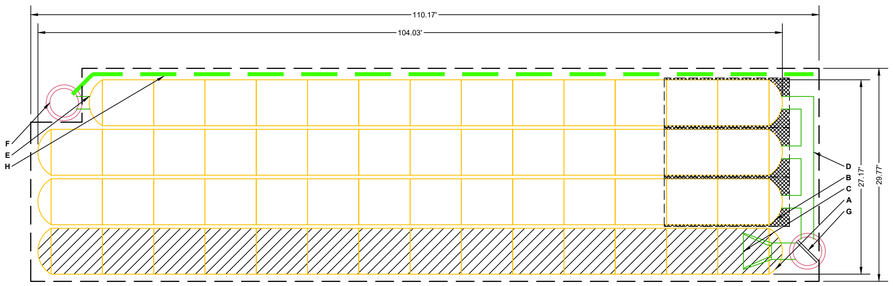
PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
55	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.50
8	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	6.50
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	6.00
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	6.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.00
10796	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5.50
		TOP OF MC-3500 CHAMBER:	4.50
		24" ISOLATOR ROW PLUS INVERT:	0.92
		18" x 18" BOTTOM MANIFOLD INVERT:	0.90
3225	SYSTEM AREA (SF)	18" BOTTOM CONNECTION INVERT:	0.90
279.9	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	0.75
		UNDERDRAIN INVERT:	0.00
		BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	18" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	D	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.77"	
PIPE CONNECTION	E	18" BOTTOM CONNECTION	1.77"	
CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		16.5 CFS IN
WEIR				
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

APPROVED
05/07/2026



ISOLATOR ROW PLUS (SEE DETAIL)

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

BED LIMITS

NOTES

1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

INSPECTION & MAINTENANCE

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

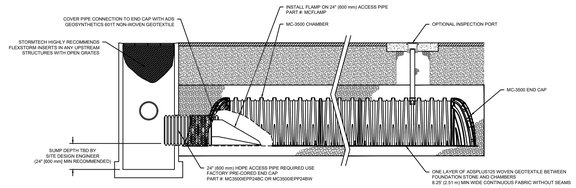
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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

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

NOTES

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



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

3 MC-3500 ISOLATOR ROW PLUS DETAIL

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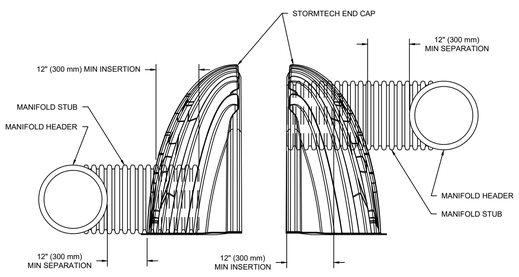
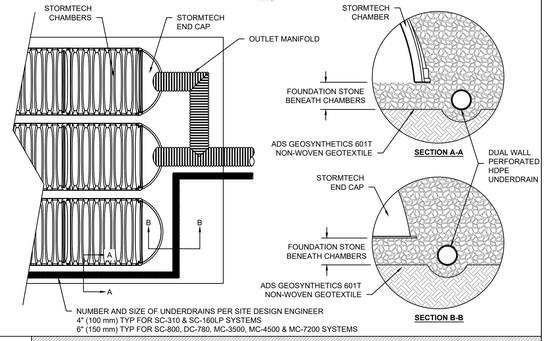
MC-SERIES END CAP INSERTION DETAIL
NTS



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

5 MC-SERIES END CAP INSERTION DETAIL

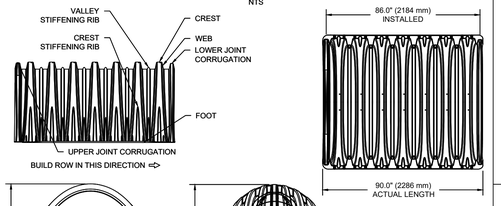
UNDERDRAIN DETAIL
NTS



4 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-3500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

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

NOMINAL END CAP SPECIFICATIONS

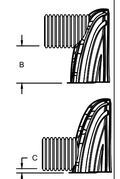
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

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

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

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

NOTE: ALL DIMENSIONS ARE NOMINAL



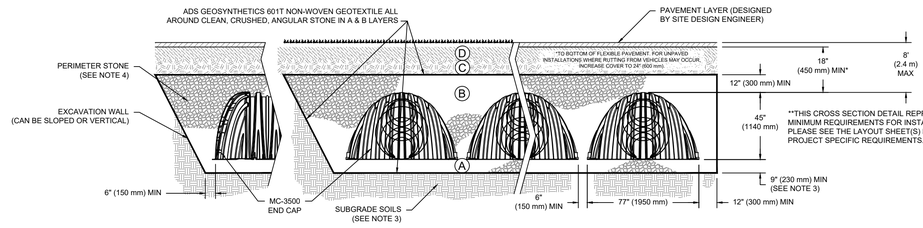
CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION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

2 MC-3500 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

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

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



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

DRAWN: JT | DATE: 12/08/2025
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

HURRICANE STORAGE

HURRICANE, UT, USA

THIS DRAWING IS THE PROPERTY OF THE ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

StormTech® Chamber System

REVISIONS

NO.	DATE	DESCRIPTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

ADS STORM TECH DETAIL
CONSTRUCTION DRAWINGS

JOB # 25-013
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 04/09/2026

SHEET 1 OF 1

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SHEET: 22 OF: 24

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APPROVED
05/07/2026

GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ARCHITECT/ STRUCTURAL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. ANY OMISSION OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO AFFECTED.
2. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS ON THIS SHEET IN CASE OF CONFLICT.
3. ALL CONSTRUCTION AND QUALITY OF MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE BUILDING CODE, AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
4. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS. WHERE SUFFICIENTLY SIMILAR WORK IS NOT SHOWN, THE ARCHITECT/ENGINEER SHALL BE CONSULTED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED, PRIOR TO BEGINNING EXCAVATIONS.
6. PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC., UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
7. FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT IN EXCESS OF 250 LBS., THE CONTRACTOR SHALL COORDINATE EXACT WEIGHTS AND LOCATIONS WITH STRUCTURAL SUPPORTS. IN THE EVENT THAT THE EQUIPMENT DEVIATES IN WEIGHT OR LOCATION FROM THOSE INDICATED ON THE STRUCTURAL PLANS, THE ENGINEER MUST BE NOTIFIED AND APPROVAL GIVEN PRIOR TO INSTALLATION.
8. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETE.
9. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
10. NEITHER THE OWNER NOR THE ARCHITECT/STRUCTURAL ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
11. ANY OPTIONS OR SUBSTITUTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. NO STRUCTURAL CHANGES OR SUBSTITUTIONS SHALL BE MADE IN THE FIELD FROM THE APPROVED CONSTRUCTION DOCUMENTS UNLESS WRITTEN APPROVAL OF SUCH CHANGES OR SUBSTITUTIONS IS OBTAINED FROM THE STRUCTURAL ENGINEER. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES, ALONG WITH ANY ADDITIONAL COSTS, REPAIRS AND COORDINATION WITH OTHER AFFECTED ITEMS SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTORS INVOLVED.
12. A REGISTERED CIVIL ENGINEER SHALL DESIGN AND BE RESPONSIBLE FOR ANY SUPPLEMENTAL FABRICATION DESIGNS OF BUILDING COMPONENTS. IT SHALL BE THE RESPONSIBILITY OF THE COMPONENT FABRICATOR TO COMPLY WITH ALL APPLICABLE REGULATIONS AND TO OBTAIN APPROVAL FROM THE NECESSARY GOVERNING AGENCIES ON SUCH DESIGNS. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE ALTERNATE COMPONENTS, THE DESIGN SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD FOR CONFORMANCE WITH THE STRUCTURAL DESIGN AS APPROVED FOR BUILDING PERMIT.

APPROVED EPOXY ANCHORING SYSTEMS

1. HILTI 'HIT-RE 500-SD' INSTALLED PER I.C.C. ESR-2322
2. SIMPSON 'SET-3G' INSTALLED PER I.C.C. ESR-4057
3. ALL EPOXY ANCHOR INSTALLATIONS SHALL COMPLY WITH THE SPECIFIED I.C.C. REPORT AND THE MANUFACTURERS RECOMMENDATIONS.
4. ALL EPOXY ANCHOR INSTALLATIONS REQUIRE SPECIAL INSPECTION.
5. ANY ALTERNATIVE TO THE ABOVE ANCHORING SYSTEMS SHALL HAVE A CURRENT I.C.C. REPORT AND BE SUBMITTED TO THE GOVERNING JURISDICTION AND THE ENGINEER OF RECORD PRIOR TO ANY INSTALLATION.

CONSTRUCTION OBSERVATIONS

1. AS SPECIFIED IN SECTION 1704.6 OF THE BUILDING CODE, A REGISTERED DESIGN PROFESSIONAL IS REQUIRED TO OBSERVE THE FOLLOWING ITEMS DURING THE CONSTRUCTION PROCESS. CONSTRUCTION OBSERVATION IS NOT AND DOES NOT WAIVE THE RESPONSIBILITY OF SPECIAL INSPECTIONS REQUIRED AS SPECIFIED IN SECTION 110 AND SECTION 1705 OF THE BUILDING CODE AND AS LISTED IN 'STATEMENT OF SPECIAL INSPECTIONS' SECTION OF THESE GENERAL NOTES.
2. THE STRUCTURAL OBSERVER SHALL VISUALLY OBSERVE REPRESENTATIVE LOCATIONS OF STRUCTURAL SYSTEMS, DETAILS AND LOAD PATHS FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
3. PRIOR TO THE COMMENCEMENT OF OBSERVATIONS, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT IDENTIFYING THE FREQUENCY AND EXTENT OF STRUCTURAL OBSERVATIONS.
4. THE STRUCTURAL OBSERVER MUST BE NOTIFIED A MINIMUM OF ONE WEEK PRIOR TO:
   4.1 EACH INDIVIDUAL CONCRETE POUR
5. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

FOUNDATION

1. THE SOILS REPORT IS TO BE CONSIDERED A PART OF THESE PLANS AND SHALL BE COMPLIED WITH BY THE CONTRACTOR. IF THE CONTRACTOR ENCOUNTERS CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOILS REPORT, HE SHALL NOTIFY THE GEOTECHNICAL ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH WORK.
2. IN THE EVENT THAT THE FOUNDATION EXCAVATIONS ARE CARRIED TO A DEPTH GREATER THAN THAT REQUIRED, THE ADDITIONAL DEPTH SHALL BE FILLED WITH THE SAME CONCRETE AS THAT USED FOR THAT FOOTING AT NO ADDITIONAL EXPENSE TO THE OWNER. NO UNCONTROLLED FILL WILL BE PERMITTED.
3. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
5. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
6. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
7. UNLESS NOTED OTHERWISE BY THE SOILS REPORT, ALL REQUIRED BACKFILL AND ALL UTILITY TRENCHES SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY OBTAINABLE BY THE A.S.T.M. DESIGNATION D-1557 (LATEST EDITION) METHOD OF COMPACTION.
8. A COMPACTION REPORT MUST BE SUBMITTED TO AND APPROVED BY THE GOVERNING JURISDICTION PRIOR TO PLACEMENT OF ANY CONCRETE ON FILL.
9. IT IS REQUIRED THAT THE SOILS ENGINEER SUBMITS VERIFICATION TO THE GOVERNING JURISDICTION THAT FOUNDATION CONSTRUCTION IS IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF HIS REPORT.
10. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT:
    - THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
    - THE ACTUAL SOIL CONDITIONS ARE CONSISTENT WITH THE ASSUMPTIONS MADE IN THE SOIL REPORT.
    - THE FOUNDATION EXCAVATIONS ARE TO THE PROPER DEPTH OR BEARING STRATA.

REINFORCED CONCRETE

1. UNLESS NOTED OTHERWISE, THE SPECIFIED CONCRETE STRENGTH SHOWN IN THE FOLLOWING TABLE IS THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. THE AGGREGATE SHOWN IS THE MAXIMUM SIZE. THE SLUMP SHOWN IS THE MAXIMUM IN INCHES (REGULAR WEIGHT - 145 PCF).

CONSTRUCTION	STRENGTH (PSI)	AGGREGATE	H_2O/CEMENT RATIO	SLUMP	TYPE
FOUNDATION	3,000 U.N.O.	1½"	0.6	4	I OR II

2. DRY PACK SHALL BE COMPOSED OF 1 PART PORTLAND CEMENT AND NO MORE THAN 3 PARTS SAND.
3. PORTLAND CEMENT SHALL CONFORM TO A.S.T.M. C 150-07. STRUCTURAL CONCRETE AGGREGATE SHALL CONFORM TO A.S.T.M. C 33-07 FOR STANDARD WEIGHT OR C 330-05 FOR LIGHTWEIGHT.
4. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED). CONCRETE SHALL NOT COME IN CONTACT WITH ALUMINUM.
5. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
6. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
7. NO CONDUIT PLACED IN A CONCRETE SLAB SHALL HAVE AN OUTSIDE DIAMETER GREATER THAN 1/3 THE THICKNESS OF THE SLAB. NO CONDUIT SHALL BE EMBEDDED IN A SLAB THAT IS LESS THAN 4 IN. THICK. WITH THE EXCEPTION OF LOCAL OFFSETS, MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 6 IN.
8. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL PIPES, CONDUITS, ETC. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE FOOTINGS UNLESS SPECIFICALLY DETAILED IN THE STRUCTURAL PLANS OR AS DIRECTED BY THE ENGINEER.
9. TIE ALL INSERTS, ANCHOR BOLTS OR OTHER EMBEDDED ELEMENTS SECURELY IN PLACE PRIOR TO PLACEMENT OF CONCRETE.
10. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
11. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED.

REINFORCING STEEL

1. REINFORCING STEEL - A.S.T.M. A-615-07 WITH GRADES AS LISTED BELOW:

MATERIAL	SIZE	GRADE
CONCRETE	ALL SIZES	60

2. ALL WELDED REINFORCING BARS SHALL BE A.S.T.M. A-706-06. USE LOW HYDROGEN ELECTRODES AS FOLLOWS:

WELDED MEMBER	ELECTRODE
REBAR TO REBAR	E80XX
REBAR TO A36 BASE METAL	E70XX

3. WELDED WIRE FABRIC - A.S.T.M. A-185-07. MINIMUM FABRIC SPLICE SHALL BE THE WIRE SPACING PLUS 2".
4. UNLESS NOTED OTHERWISE, MINIMUM PROTECTIVE COVER AS FOLLOWS:

CONDITION	CLEAR DISTANCE
ON EARTH SIDE - PLACED AGAINST EARTH	3"
ON EARTH SIDE WHEN FORMED	2"
STEEL IN SLAB ON GRADE	℄ SLAB

5. CONCRETE REINFORCING LAP SPLICES SHALL BE AS FOLLOWS:

LOCATION	f'c (PSI)	BAR SIZE (1) #3	#4	#5	#6	#7	#8	#9
REBAR WITH A MIN 2" CLR COVER: FOUNDATION, SLAB-ON-GRADE, BEAMS, COLUMNS AND WALLS (2)	2,500	19	25	31	37	54	61	76
	3,000	17	23	28	34	49	56	69
	4,000	15	20	25	29	43	49	60
	4,500	14	19	23	28	40	46	56

NOTES:
(1) LENGTHS ARE IN INCHES
(2) BAR SPACING SHALL BE GREATER THAN 4 INCHES PLUS ONE BAR DIAMETER.

6. REINFORCING DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE'S MANUAL OF STANDARD PRACTICE, LATEST EDITION AND A.C.I. 315.
   ○——— INDICATES A BAR WITH A BEND TURNED TOWARDS THE OBSERVER
   •——— INDICATES A BAR WITH A BEND TURNED AWAY FROM THE OBSERVER
   ——=—— INDICATES A LAPPED SPLICE IN THE SAME PLANE, NOT A BEND IN THE BAR
7. ALL REINFORCING STEEL, WELDED WIRE FABRIC, ANCHOR BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO AND WHILE PLACING CONCRETE OR GROUT.
8. UNLESS OTHERWISE NOTED OR SHOWN, SPACER TIES SHALL BE #3 TIES AT 72 IN. IN ALL BEAMS AND REINFORCED FOOTINGS.

STRUCTURAL SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR THE ITEMS CHECKED BELOW.
2. ALL SHOP DRAWINGS SUBMITTED TO THE ENGINEER FOR REVIEW SHALL BE STAMPED AND SIGNED BY THE CONTRACTOR INDICATING THAT HE HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THAT PROPER PROVISION HAS BEEN MADE TO ACCOMMODATE ALL ABUTTING WORK. FABRICATION SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS RECEIVED SHOP DRAWINGS THAT HAVE BEEN REVIEWED, STAMPED AND SIGNED BY THE ENGINEER.
3. THE ENGINEER WILL REVIEW THE SHOP DRAWING SUBMITTALS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATING HIS WORK AND THAT OF OTHER TRADES AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.
5. UPON RECEIPT, THE ENGINEER WILL REVIEW THE SUBMITTALS WITH REASONABLE PROMPTNESS. THE CONTRACTOR SHALL NOT ASSUME A TURNAROUND TIME BASED ON A DATE OF RECEIPT BY THE ENGINEER OF LESS THAN 10 WORKING DAYS.
6. STRUCTURAL SHOP DRAWING SUBMITTALS REQUIRED:
   - [X] REINFORCING STEEL PLACEMENT DRAWINGS
   - [X] CONCRETE MIX
   - [ ] CMU BLOCK AND GROUT

BUILDING DESIGN CRITERIA

GOVERNING CODE:	2021 INTERNATIONAL BUILDING CODE
STATE OF REGISTERED ENGINEER STAMP:	UTAH
RISK CATEGORY:	II
WIND DESIGN DATA:	V = 100 MPH EXPOSURE C
SEISMIC DESIGN DATA:	SOIL SITE CLASS C SS = 0.61 & S1 = 0.20 Fa = 1.26 & Fv = 1.50
SOILS DESIGN DATA:	ALLOWABLE BEARING PRESSURE = 2,000 PSF 1/2 INCREASE FOR LATERAL MIN EMBED DEPTH = 12" COEFFICIENT OF FRICTION = 0.28 ACTIVE EQUIVALENT FLUID PRESSURE (LEVEL BACKFILL) = 35 PCF AT-REST EQUIVALENT FLUID PRESSURE (LEVEL BACKFILL) = 55 PCF ALLOWABLE PASSIVE PRESSURE = 325 PCF
SOILS REPORT:	RB&G ENGINEERING, INC. (PROJECT NO. 202101-048) DATED 11/5/2021

ABBREVIATIONS

ARCHL	ARCHITECTURAL	I.F.O.	NTERIOR FACE OF
A.B.	ANCHOR BOLT	INT	INTERIOR
ADD'L	ADDITIONAL	JST	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JNT	JOINT
BD	BOARD	K	KIPS (1,000 LB.)
BLDG	BUILDING	L.L.	LIVE LOAD
BLK (G)	BLOCK (ING)	L.L.H.	LONG LEG HORIZONTAL
BM	BEAM	L.L.V.	LONG LEG VERTICAL
B.N.	BOUNDARY NAIL	LT. WT.	LIGHT WEIGHT
BOT	BOTTOM	MAS	MASONRY
BRG	BEARING	MAX	MAXIMUM
BTWN	BETWEEN	M.B.	MACHINE BOLT
C.I.P.	CAST-IN-PLACE	MECHL	MECHANICAL
℄	CENTER LINE	MFR	MANUFACTURER
C.J.	CONSTRUCTION JOINT	MIN	MINIMUM
CL	CENTER LINE	N.S.	NEAR SIDE
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR (ANCE)	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL	COLUMN	O.H.	OPPOSITE HAND
CONC	CONCRETE	OPNG	OPENING
CONN	CONNECTION	P/C	PRECAST CONCRETE
CONT	CONTINUOUS	℘	PLATE
CNTR	CENTER (ED)	PLY	PLYWOOD
CNTRSNK	COUNTERSINK	PNL	PANEL
d	PENNY	PLF	POUNDS PER LINEAL FOOT
DBL	DOUBLE	PSF	POUNDS PER SQUARE FOOT
DFL	DOUGLAS FIR/LARCH	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	P.T.	PRESSURE TREATED
∅	DIAMETER	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
D.L.	DEAD LOAD	P/T	POST-TENSIONED
DN	DOWN	R.D.	ROOF DRAIN
do	DITTO	REF	REFERENCE
DWG	DRAWING	REINF	REINFORCED/REINFORCING
DWL	DOWEL	REQD	REQUIRED
EA	EACH	RF	ROOF
E.F.	EACH FACE	R.S.	ROUGH SAWN
E.F.O.	EXTERIOR FACE OF	SCHED	SCHEDULE
EL (ELEV)	ELEVATION	SECT	SECTION
ELECT	ELECTRICAL	SHT	SHEET
E.N.	EDGE NAIL	SHTG	SHEATHING
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	S.M.S.	SHEET METAL SCREW
E.S.	EACH SIDE	S.N.	SHEAR NAILING
E.W.	EACH WAY	SQ	SQUARE
EXIST (E)	EXISTING	SS	SELECT STRUCTURAL
EXP	EXPANSION	S.S.	STAINLESS STEEL
EXT	EXTERIOR	STAGG	STAGGERED
F.A.	FRAMING ANCHOR	STD	STANDARD
F.D.	FLOOR DRAIN	STIFF	STIFFENER
FDN	FOUNDATION	STL	STEEL
F.F.	FINISH FLOOR	STRUCT	STRUCTURAL
FLR	FLOOR	SYM	SYMMETRICAL
F.N.	FIELD NAIL	SW	SHEAR WALL
F.O.	FACE OF	T&B	TOP AND BOTTOM
F.O.C.	FACE OF CONCRETE	T&G	TONGUE AND GROOVE
FRMG	FRAMING	THK	THICK
F.S.	FAR SIDE	THKND	THICKENED
FT	FEET (FOOT)	THRD	THREADED
FTG	FOOTING	THRU	THROUGH
GA	GAUGE	T.O.	TOP OF
GALV	GALVANIZED	TYP	TYPICAL
GLB	GLUED LAMINATED BEAM	U.N.O.	UNLESS NOTED OTHERWISE
GRD	GRADE	VERT (V)	VERTICAL
GYP	GYPSUM	W/	WITH
HD	HOLDOWN	W/O	WITHOUT
HDR	HEADER	WD	WOOD
HGR	HANGER	WP	WATERPROOF
HORIZ (H)	HORIZONTAL	W.P.	WORK POINT
H.S.B.	HIGH STRENGTH BOLT	WT	WEIGHT
HSS	HOLLOW STRUCTURAL SECTION	W.W.F.	WELDED WIRE FABRIC

PROFESSIONAL ENGINEER
5/16/2026
No. 9206167-2202
KIRK WINEGAR
STATE OF UTAH

REVISIONS			
REV	DATE	BY	DESCRIPTION

SCALE: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE
HORIZONTAL: N/A VERTICAL: N/A

Horrocks.
2162 West Grove Parkway, Suite 400, Pleasant Grove, UT 84062
801-763-5100 www.horrocksengineers.com

HURRICANE STORAGE RETAINING WALL

GENERAL NOTES I

DESIGN: GL	PROJECT: UT-12330-25
DRAWN: JEK	SHEET: 1 OF 3
CHECK: KGW	SHEET NO: S1.01
DATE: 11/5/25	

Q:\2025\UT-12330-25 Hurricane Storage Retaining Wall\Project Data\Sheet_Files\Structures\GENERAL NOTES.dwg - S1.01 - 11/6/2025 10:59 AM - ginger.lindquist

APPROVED
05/07/2026

MASONRY

1. CONCRETE MASONRY SHALL BE A.S.T.M. C-90 HOLLOW, LOAD BEARING UNITS, MEDIUM WEIGHT RUNNING BOND GROUTED WALL CONSTRUCTION CONFORMING TO THE REQUIREMENTS OF THE QUALITY ASSURANCE STANDARDS OF SECTION 2105 OF THE BUILDING CODE. UNLESS NOTED OTHERWISE, SPECIFIED CONCRETE MASONRY STRENGTH SHALL BE AS FOLLOWS:

MATERIAL	STRENGTH
MORTAR TYPE S	1800 PSI
GROUT	2000 PSI
CONTRETE BLOCK (CMU)	f'm = 2000 PSI
MASONRY ASSEMBLY	f'm = 2000 PSI

2. MORTAR SHALL COMPLY WITH SECTION 2.1 & 2.6A OR SPECIFICATION FOR MASONRY STRUCTURES TMS (THE MASONRY SOCIETY) 602.
3. GROUT SHALL COMPLY WITH SECTIONS 2.2 OF SPECIFICATION FOR MASONRY STRUCTURES TMS (THE MASONRY SOCIETY) 602.
4. ALL REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 60. ALL BARS SHALL CONTINUE AROUND CORNERS AND INTERSECTIONS. ALL REINFORCING SHALL BE SUPPORTED OR INSTALLED TO ENSURE A MIN GROUT COVER OF 2 INCHES.
5. SEE PLANS AND DETAILS FOR TYPICAL SIZE AND SPACING OF VERTICAL AND HORIZONTAL REINFORCING AND REINFORCING AT OPENINGS. UNLESS DETAILED OTHERWISE, ALL STEEL SHALL BE CENTERED ON THE WALL. REINFORCING SHALL BE DOWELED TO THE SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING REINFORCING AS THAT CALLED FOR IN THE DRAWINGS OR THE STANDARD NOTES, UNLESS DETAILED OTHERWISE.
6. CLEAN VERTICAL GROUT CELLS AS MASONRY IS LAID AND BEFORE GROUTING.
7. BOLTS SHALL BE ACCURATELY SET WITH TEMPLATES PRIOR TO PLACING GROUT AND HELD IN PLACE TO PREVENT DISLOCATION DURING GROUTING.
8. ALL WALLS SHALL BE GROUTED SOLID. (U.N.O.)
9. GROUT SHALL TYPICALLY BE POURED IN LIFTS OF 4 FT. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF POURING BY MECHANICAL VIBRATION AND THEN RECONSOLIDATED BY AGAIN VIBRATING BEFORE PLASTICITY IS LOST. WHERE GROUT LIFTS EXCEED 4 FT. IN HEIGHT, CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE AT EVERY VERTICAL BAR AND NOT MORE THAN 32 IN O.C. LIFTS SHALL NOT EXCEED 8 FT.
10. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1 1/2 IN. BELOW THE TOP OF THE UPPERMOST UNIT.
11. PROVIDE VERTICAL FULL HEIGHT BARS AT THE SIDES OF WALL OPENINGS, CORNER, INTERSECTIONS, CONTROL JOINTS & WALL ENDS. HORIZONTAL BARS SHALL EXTEND 24 IN. MIN BEYOND THE CORNERS OF OPENINGS.
12. PROVIDE CRACK CONTROL JOINTS IN MASONRY AT A MAX OF 9 FT O.C.
13. MASONRY REINFORCING LAP SPLICES SHALL BE AS FOLLOWS:

BAR GRADE	f'm (PSI)	BAR SIZE						
		#3	#4	#5	#6	#7	#8	#9
60	2000	24"	32"	40"	64"	87"	131"	167"

NOTES:
(1) PLACE LAP SPLICES CENTERED IN MASONRY BLOCK

STATEMENT OF SPECIAL INSPECTION

1. PROVIDE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF CHAPTER 17 OF THE BUILDING CODE FOR THE ITEMS SHOWN IN THE TABLE BELOW ALONG WITH ANY ADDITIONAL INSPECTIONS AS REQUIRED BY THE OWNER, BUILDING OFFICIAL, ENGINEER OR ARCHITECT AS THEY SEE FIT.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.
3. WHERE SPECIAL INSPECTION IS REQUIRED, IT MUST BE PERFORMED BY A CERTIFIED SPECIAL INSPECTOR EMPLOYED BY THE OWNER & APPROVED BY THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL DEMONSTRATE COMPETENCE FOR THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION TO THE BUILDING OFFICIAL AND STRUCTURAL ENGINEER, PER SECTION 1704.2.1 OF THE BUILDING CODE. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE GOVERNING JURISDICTION TO PERFORM THE TYPES OF INSPECTIONS SPECIFIED.

   PROVIDE SPECIAL INSPECTION REPORTS TO THE STRUCTURAL ENGINEER WITHIN 7 DAYS FROM THE DAY OF INSPECTION.
4. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR SHALL FURNISH COPIES OF INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO HORROCKS ENGINEERS FOR REVIEW WITHIN SEVEN (7) DAYS OF THE WORK. EACH REPORT SHALL BE SIGNED BY A LICENSED ENGINEER OR ARCHITECT. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED TO THE BUILDING OFFICIAL AND HORROCKS ENGINEERS. HORROCKS ENGINEERS SHALL BE NOTIFIED IMMEDIATELY OF ANY TEST WHICH INDICATES NON-COMPLIANCE WITH APPLICABLE CODES OR REQUIREMENTS OF THESE PLANS, PER SECTION 1704.2.4 OF THE BUILDING CODE.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTORS KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE, TO THE BUILDING OFFICIAL AND TO HORROCKS ENGINEERS, PER SECTION 1704.2.4 OF THE BUILDING CODE.
6. AN APPLICATION OF OFF-SITE FABRICATION MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION.
7. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO ERECTION OF PREFABRICATED COMPONENTS. SPECIAL INSPECTION REQUIRED PER SECTION 1704.2.5 OF THE BUILDING CODE.
8. SPECIAL INSPECTION OF SHOP FABRICATION AND SHOP WELDING IS NOT REQUIRED FOR CERTIFIED FABRICATOR AS REQUIRED BY THE STRUCTURAL STEEL SECTION OF THE GENERAL STRUCTURAL NOTES.
9. THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY SECTION 110 OF THE BUILDING CODE. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.
10. SPECIAL INSPECTION (INSP) AND MATERIAL TESTING (TEST) MATRIX:

SPECIAL INSPECTOR:		FREQUENCY		SPECIAL INSPECTOR APPROVED (INITIAL & DATE)
PHONE NUMBER:		CONTINUOUS	PERIODIC	
MATERIAL	TASK			
SOIL	VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	TEST	
	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	INSP	
	PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	-	TEST	
	VERIFY PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	INSP	-	
	PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUB-GRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	INSP	
CAST-IN-PLACE AND SITE PRE-CAST CONCRETE	INSPECT REINFORCEMENT, AND VERIFY PLACEMENT	-	INSP	
	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	INSP	
	BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT	INSP	-	
	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:			
	-MECHANICAL ANCHORS AND ADHESIVE ANCHORS	-	INSP	
	VERIFY USE OF REQUIRED DESIGN MIX	-	INSP	
	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENTS TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	TEST	-	
	INSPECT CONCRETE AND/OR SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	INSP	-	
	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	INSP	
	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	-	INSP	
	VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	-	TEST	
POST INSTALLED ANCHORS IN CONCRETE OR MASONRY	VERIFY MATERIALS AND INSTALLATION OF EPOXY, DRILLED, AND/OR EXPANSION ANCHORS PER THE APPROPRIATE ICC REPORTS	INSP	-	
MASONRY LEVEL 2	PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.	INSP	-	
	PRIOR TO CONSTRUCTION, VERIFICATION OF f'm EXCEPT WHERE SPECIFICALLY EXEMPTED BY CODE.	INSP	-	
	DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO THE PROJECT SITE.	-	INSP	
	1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:			
	a. PROPORTIONS OF SITE-PREPARED MORTAR.	-	INSP	
	c. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS.	-	INSP	
	f. SAMPLE PANEL CONSTRUCTION.	-	INSP	
	2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:			
	a. GROUT SPACE.	-	INSP	
	c. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS.	-	INSP	
	d. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	-	INSP	
	3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:			
	a. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS.	-	INSP	
	b. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION.	-	INSP	
	c. SIZE AND LOCATION OF STRUCTURAL MEMBERS,	-	INSP	
	d. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES AND OTHER CONSTRUCTION.	-	INSP	
	h. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F (4.4°C)) OR HOT WEATHER (TEMPERATURE ABOVE 90°F (32.2°C))	-	INSP	
	i. PLACEMENT OF GROUT.	-	INSP	
	4. OBSERVE PREPARATIONS OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	-	INSP	

PROFESSIONAL ENGINEER
No. 9206167-2202
KIRK WINEGAR
STATE OF UTAH
5/16/2026

REVISIONS			
REV	DATE	BY	DESCRIPTION

SCALE
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE
HORIZONTAL: N/A VERTICAL: N/A

Horrocks.
2162 West Grove Parkway, Suite 400, Pleasant Grove, UT 84062
801-763-5100 www.horrocksengineers.com

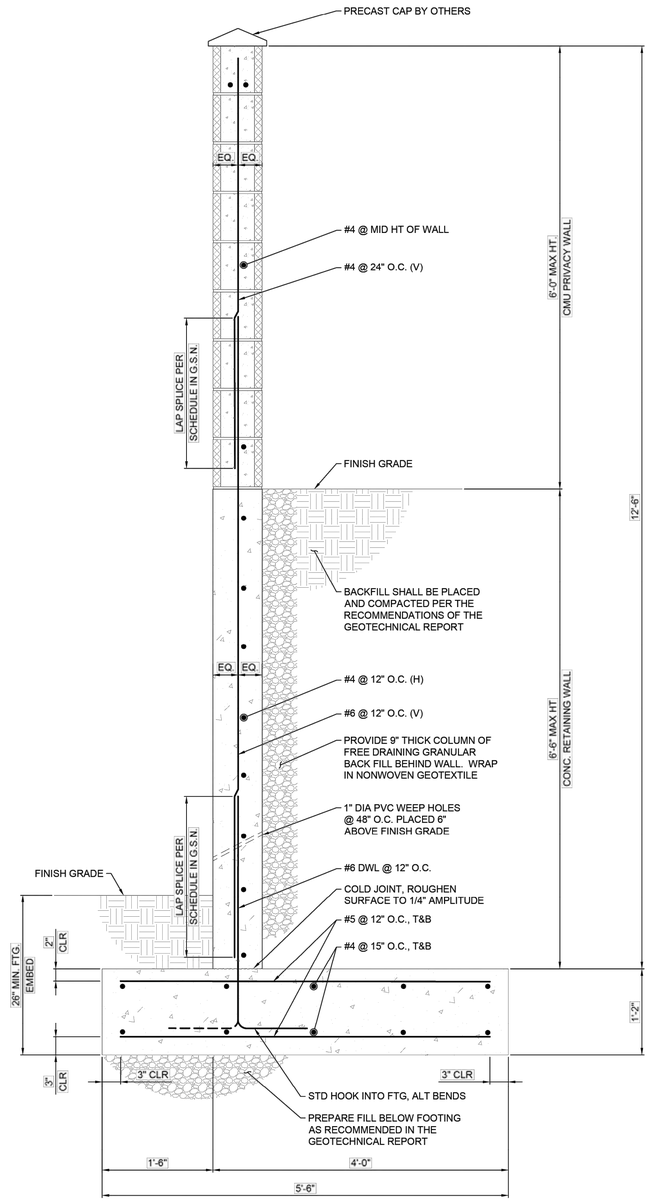
HURRICAN STORAGE RETAINING WALL

GENERAL NOTES II

DESIGN: GL	PROJECT: UT-12330-25
DRAWN: JEK	SHEET: 2 OF 3
CHECK: KGW	SHEET NO: S1.02
DATE: 11/5/25	

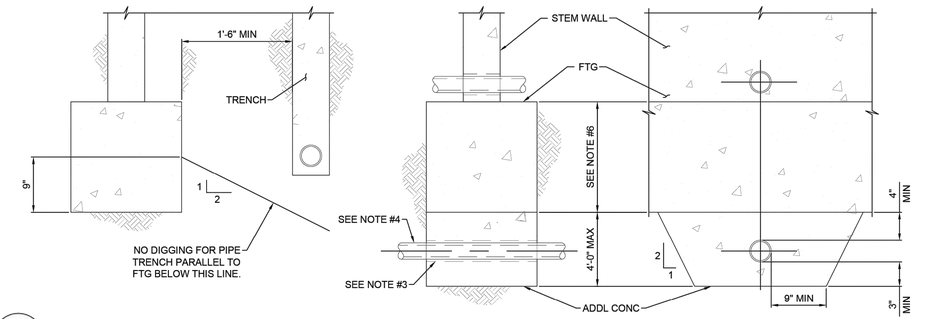
C:\12025\UT-12330-25 Hurricane Storage Retaining Wall\Project Data\Sheet_Files\Structures\GENERAL NOTES.dwg - S1.02 - 11/6/2025 10:59 AM - ginger.lindquist

APPROVED
05/07/2026

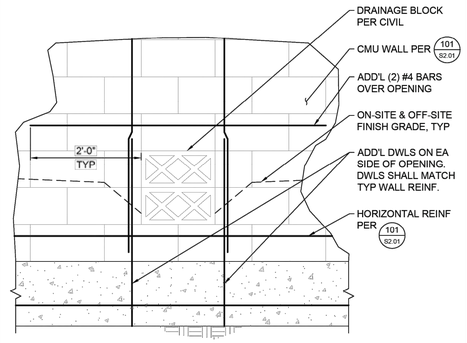


101 S2.01 RETAINING WALL
SCALE: 1"=1'-0"

NOTES:
1. WHERE PIPES ARE MORE THAN 4'-0" BELOW BOTTOM OF FOOTING, NO SPECIAL DETAILING IS REQUIRED.
2. PIPES SHALL NOT PASS UNDERNEATH GRADE BEAMS OR COLUMN FOOTINGS.
3. EMBED PIPE IN ABS SLEEVE WITH 1" CLR ALL AROUND OR IN 1" FOAM RUBBER WRAP.
4. MAXIMUM PIPE SIZE IS 10" DIAMETER. LARGER SIZES MUST BE APPROVED BY THE ENGINEER.
5. SEE CIVIL & MECHANICAL DRAWINGS FOR LOCATION & SIZE OF PIPES.
6. FOOTING THICKNESS - NO PIPES SHALL BE PLACED WITHIN THIS HEIGHT.

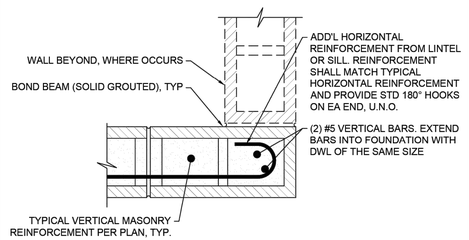


102 S2.01 TYP PIPING @ FOOTING
SCALE: 1"=1'-0"



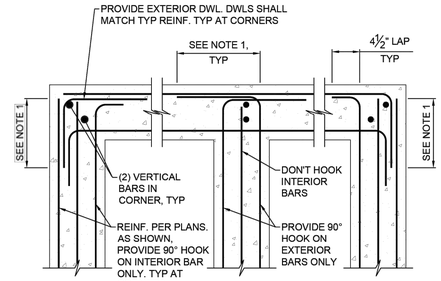
103 S2.01 OPENING IN MASONRY WALL
SCALE: 3/4"=1'-0"

NOTES:
1. WHENTHERE IS NO WALL BEYOND, PROVIDE 180° STD HOOKS ON EA END INSTEAD OF DWLS FOR TYPICAL HORIZONTAL MASONRY REINFORCEMENT.

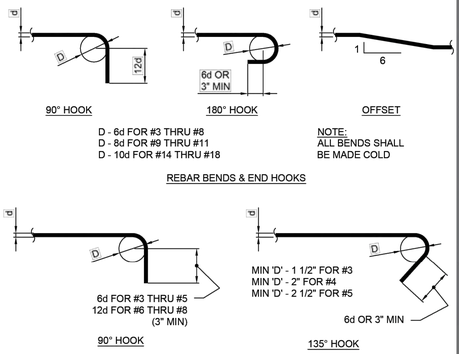


104 S2.01 MASONRY WALL END DETAIL
SCALE: 1"=1'-0"

NOTES:
1. FOR CONCRETE LAP LENGTHS SEE TABLE IN REINF STEEL NOTES ON SHEET S0.1.

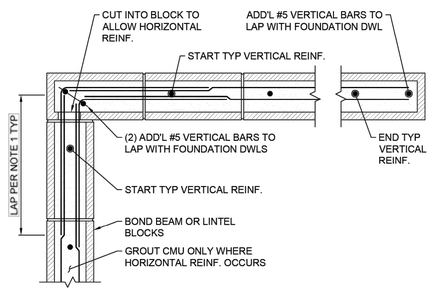


105 S2.01 REINF. @ WALL & FOOTING INTERSECTION
SCALE: 1"=1'-0"



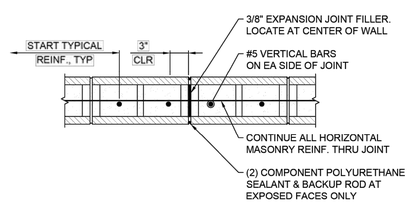
106 S2.01 TIES, STIRRUPS, & END HOOKS
SCALE: 1"=1'-0"

NOTES:
1. LAP HORIZONTAL REINF. 48 BAR DIAMETERS (24" MINIMUM)



107 S2.01 TYPICAL MASONRY REINFORCMENT
SCALE: 1"=1'-0"

NOTES:
1. CONTROL JOINT SHALL BE SPACED AT 24'-0" MAX UNLESS OTHERWISE NOTED.



108 S2.01 MASONRY CRACK CONTROL JOINT
SCALE: 1"=1'-0"

PROFESSIONAL ENGINEER
5/16/2026
No. 9206167-2202
KIRK WINEGAR
STATE OF UTAH

REVISIONS			
REV	DATE	BY	DESCRIPTION

SCALE
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE
HORIZONTAL: N/A
VERTICAL: N/A

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HURRICANE STORAGE RETAINING WALL

STRUCTURAL DETAILS

DESIGN: GL	PROJECT: UT-12330-25
DRAWN: JEK	SHEET: 3 OF 3
CHECK: KGW	SHEET NO: S2.01
DATE: 11/5/25	

C:\12025\UT-12330-25 Hurricane Storage Retaining Wall\Project Data\Sheet_Files\Structures\DETAILS FIXED.dwg - S2.01 - 11/6/2025 10:59 AM - ginger.lindquist

MATCH LINE 'A'
SHEET L1.02

MATCH LINE 'A'
SHEET L1.01

12-12X35
STORAGE UNITS

27 - 12 X 50
OUTDOOR COVERED
PARKING STORAGE

27 - 12 X 40
OUTDOOR COVERED
PARKING STORAGE

COVERED WASH BAY

RV DUMP

TRASH

SIDEWALK

6-14x40
STORAGE UNITS

15-14x40
STORAGE UNITS

16 - 14 X 25
STORAGE UNITS

9-14x30
STORAGE UNITS

PARKING

PARKING

SIDEWALK

OFFICE

SIDEWALK

SIDEWALK

4600 WEST

RETAIL
PARCEL
0.84
ACRES

12'-0" TRAIL

12'-0" TRAIL

12'-0" TRAIL

12'-0" TRAIL

TURF SOD ROAD

MATCH LINE 'B'
SHEET L1.01

MATCH LINE 'B'
SHEET L1.03

C.R.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	OLEA EUROPAEA 'WILSONII' WILSON FUITLESS OLIVE
	CERCIS CANADENSIS 'MEXICANA' MEXICAN REDBUD
	WASHINGTON FILIFERA CALIFORNIA FAN PALM
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE
	ROSA 'RED CARPET' RED CARPET ROSE
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	ILEX VOMITORIA DWARF DWARF YAUPON HOLLY
	ABELIA GRANDIFLORA GLOSSY ABELIA
	DASYLIRION WHEELERI GREEN/GRAY DESERT SPOON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	HESPERALOE PARVIFLORA RED YUCCA
	AGAVE PARRYII PARRYS AGAVE
	TRACHELOSPEMUM ASIATICUM ASIAN JASMINE
	ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	2"-4" CRUSHED LAVA ROCK

0 20'-0" 40'-0" 60'-0"

SCALE: 1" - 20'-0"

GENERAL NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.

3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

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6.) PLANT LAYOUT IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE AND ADJUST PLANT QUANTITIES, AS NECESSARY, TO ACHIEVE SUFFICENT COVERAGE OF LANDSCAPE AREA AS LIVE GREEN PLANT MATERIAL.

7.) KEEP ALL OBJECTS (30" OR MORE) OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY BLOCK DRIVERS VIEWS. PLANT MATERIAL THAT SHALL BE PLANTED WITHIN A SIGHT DISTANCE CORRIDOR SHALL BE 30" OR LESS AT MATURE GROWTH.

ROCK MULCH NOTE:

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STATE OF UTAH
Cody R. Schmitt
7196969-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/26

REVISIONS:

HURRICANE
STORAGE UNITS
UTAH

CSLA
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LANDSCAPE ARCHITECT

CONSULTANTS:

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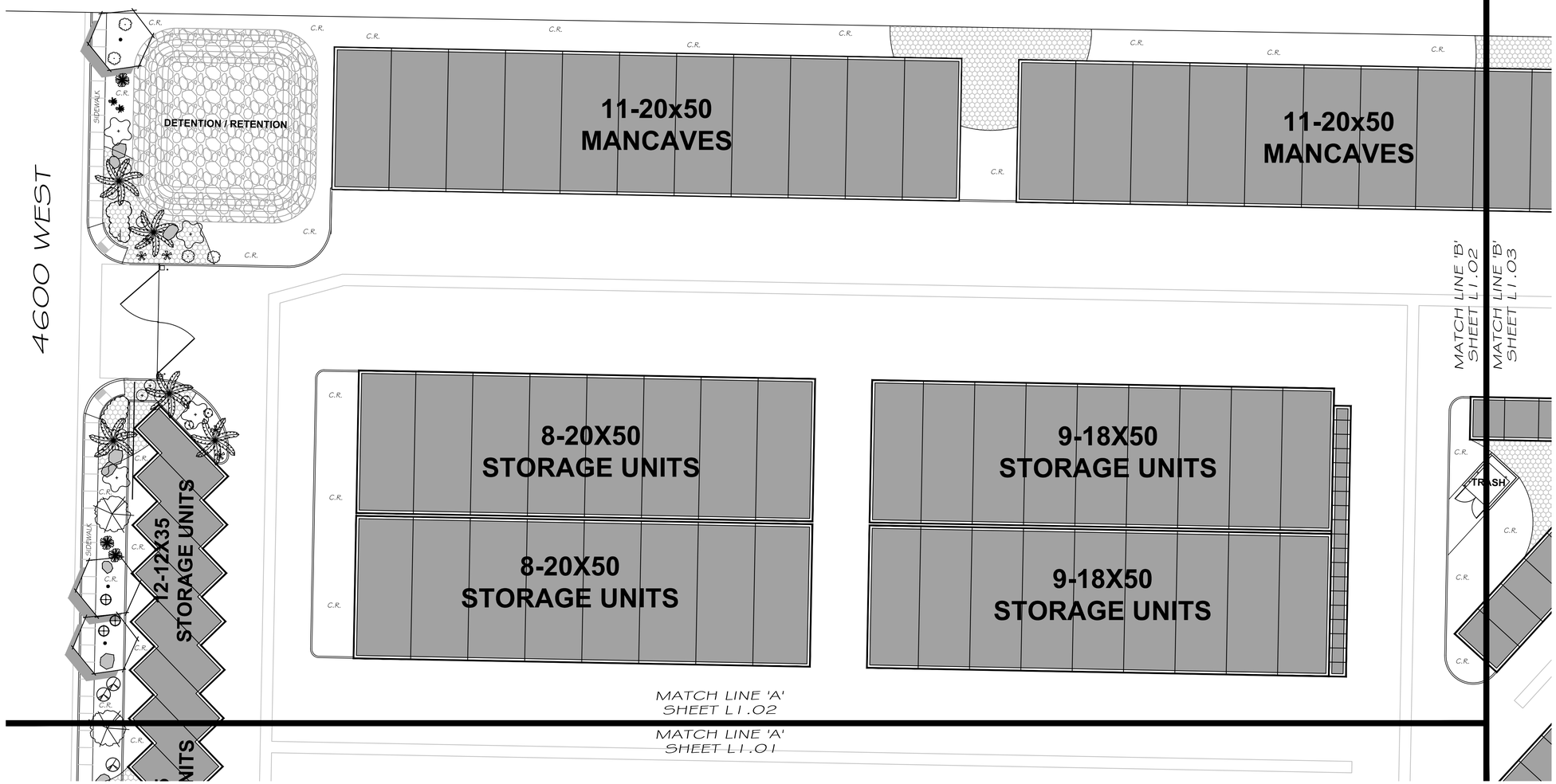

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
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	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
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STATE OF UTAH
Cody R. Schmitt
7819869-5301
Exp. 5/31/26
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

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STORAGE UNITS
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CONSULTANTS:

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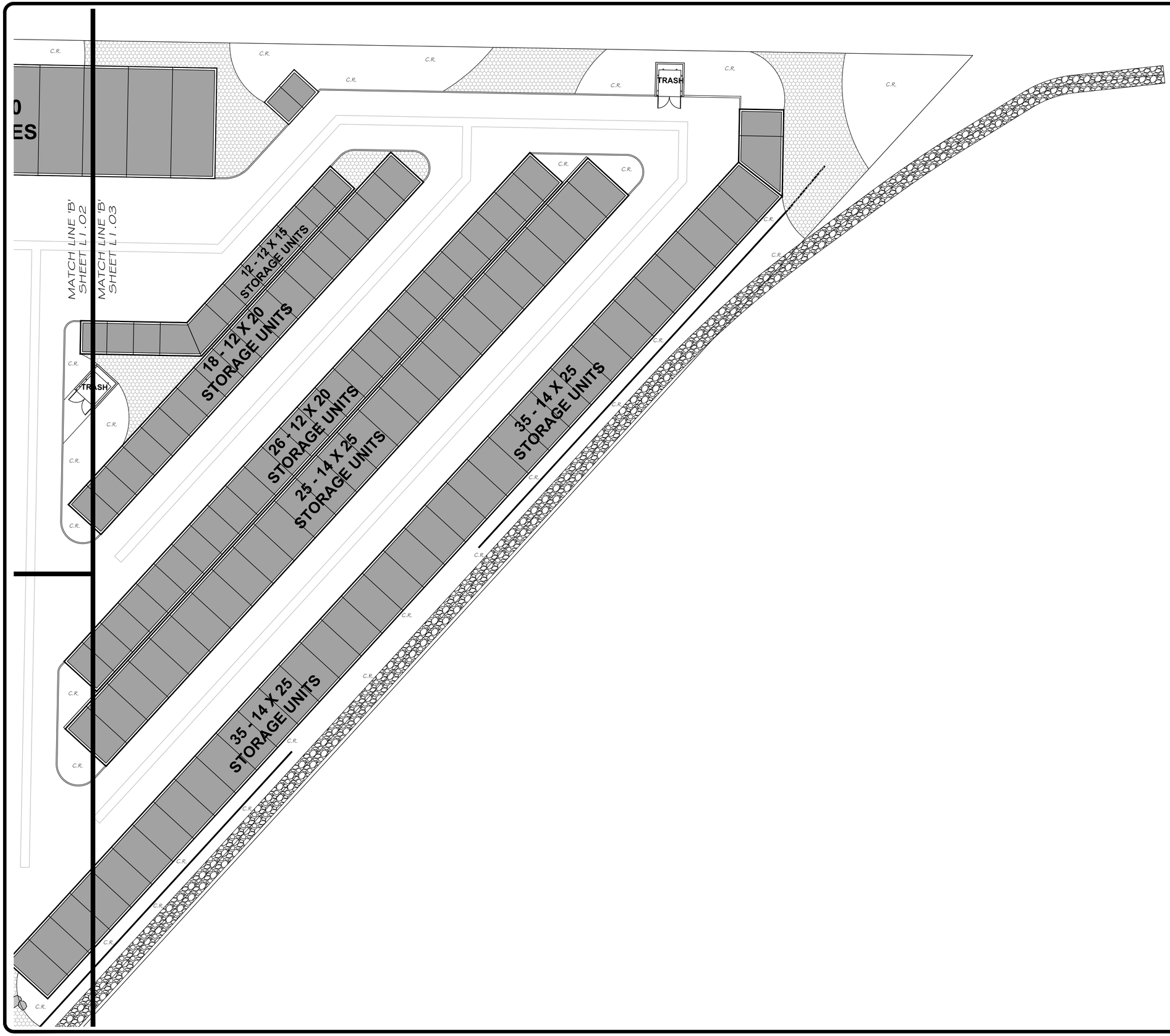

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0 20'-0" 40'-0" 60'-0"

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STATE OF UTAH
Cody R. Schmitt
7196969-5301
Exp. 5/31/26
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

HURRICANE
STORAGE UNITS
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CONSULTANTS:

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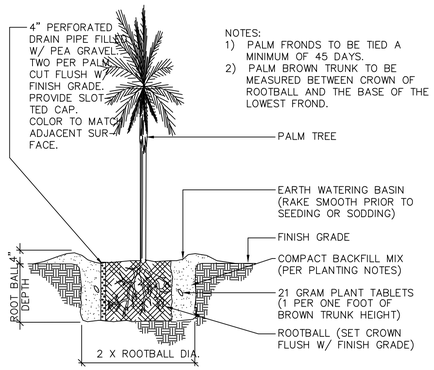
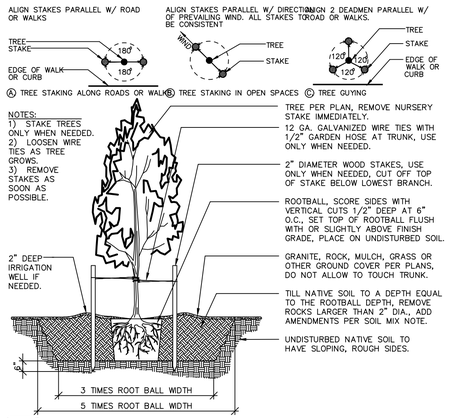


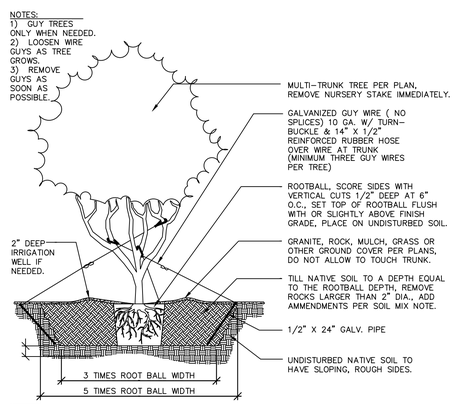
NOTES:
1) PALM FRONDS TO BE TIED A MINIMUM OF 45 DAYS.
2) PALM BROWN TRUNK TO BE MEASURED BETWEEN CROWN OF ROOTBALL AND THE BASE OF THE LOWEST FROND.

A PALM PLANTING DETAIL



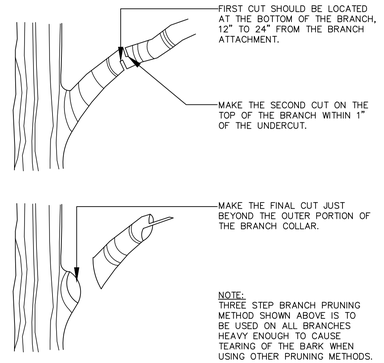
NOTES:
1) STAKE TREES ONLY WHEN NEEDED.
2) LOOSEN WIRE TIES AS TREE GROWS.
3) REMOVE STAKES AS SOON AS POSSIBLE.

B TREE PLANTING DETAIL



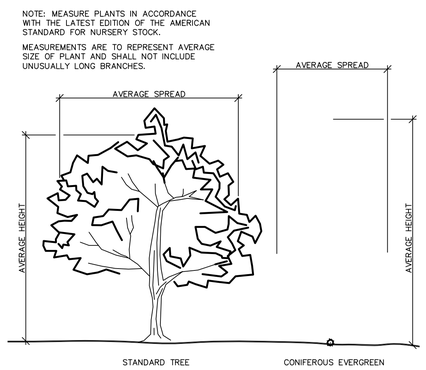
NOTES:
1) GUY TREES ONLY WHEN NEEDED.
2) LOOSEN WIRE GUYS AS TREE GROWS.
3) REMOVE GUYS AS SOON AS POSSIBLE.

C MULTI-TRUNK PLANTING DETAIL



NOTE:
THREE STEP BRANCH PRUNING METHOD SHOWN ABOVE IS TO BE USED ON ALL BRANCHES HEAVY ENOUGH TO CAUSE TEARING OF THE BARK WHEN USING OTHER PRUNING METHODS.

D TREE BRANCH PRUNING DETAIL



NOTE: MEASURE PLANTS IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

MEASUREMENTS ARE TO REPRESENT AVERAGE SIZE OF PLANT AND SHALL NOT INCLUDE UNUSUALLY LONG BRANCHES.

E PLANT MEASUREMENT DETAIL

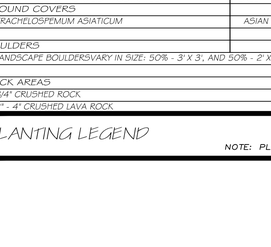
F SHRUB PLANTING DETAIL

STEP ONE: USE HAND PRUNERS TO CUT BACK BRANCHES AND STEMS, CREATING A ROUGH GLOBE SHAPE.

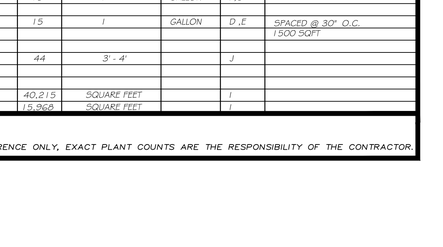
STEP TWO: CUT EVERY OTHER BRANCH BACK TO THE FIRST LARGE 'V'. VARY LENGTH OF CUTS RANDOMLY FROM 6" TO 9" LONG.

G SHRUB PRUNING DETAIL

H GRASS PRUNING DETAIL



I DECOMPOSED GRANITE DETAIL



NOTE:
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.

J BOULDER PLACEMENT DETAIL

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
CERCIS CANADENSIS 'MEXICANA'	MEXICAN REDBUD	5	24"	BOX	B,D,E	
LAGESTROMIA INDICA 'MULTI'	RED MULTI CRAPE MYRTLE	10	15	GALLON	B,D,E	
OLEA EUROPAEA 'WILSONII'	WILSON FUITLESS OLIVE	4	24"	BOX	B,D,E	
PISTACHE CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	4	24"	BOX	B,D,E	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	7	24"	BOX	B,D,E	
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	8	6'-0" TO 10'-0" BTH.	B4B	A ,E	SEE PLANTING PLAN FOR SIZE AND LOCATION
SHRUBS						
ABELIA GRANDIFLORA	GLOSSY ABELIA	31	5	GALLON	F,G	
AGAVE PARRYII	PARRYS AGAVE	24	5	GALLON	F,G	
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	8	15	GALLON	F,G	
DASYLIRION WHEELERII	DESERT SPOON	17	5	GALLON	F,G	
HESPERALOE PARVIFLORA	RED YUCCA	27	5	GALLON	F,G	
ILEX VOMITORIA DWARF	DWARF YAUPON HOLLY	30	5	GALLON	F,G	
LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	26	5	GALLON	F,G	
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	26	5	GALLON	F,G,H	
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	9	5	GALLON	F,G	
ROSA 'RED CARPET'	RED CARPET ROSE	15	5	GALLON	F,G	
ROSMARINUS OFFICINALIS PROSTRATUS	CREEPING ROSEMARY	15	1	GALLON	F,G	
GROUND COVERS						
TRACHELOSPEMUM ASIATICUM	ASIAN JASMINE	15	1	GALLON	D ,E	SPACED @ 30" O.C. 1500 SQFT
BOULDERS						
LANDSCAPE BOULDERSVARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'		44	3' - 4'		J	
ROCK AREAS						
3/4" CRUSHED ROCK		40,215	SQUARE FEET		I	
2" - 4" CRUSHED LAVA ROCK		15,968	SQUARE FEET		I	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STATE OF UTAH
Cody R. Schmitt
7196961301
Exp. 5/31/26
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

HURRICANE STORAGE UNITS
UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

811 Know what's below. Call before you dig

PROJECT:
HURRICANE STORAGE UNITS

SHEET CONTENTS:
PLANTING DETAILS

DATE:
12/21/2025
JOB NO.:
12212025

SHEET:
L1.04

MATCH LINE 'A'
SHEET L2.02

MATCH LINE 'A'
SHEET L2.01

12-12X35
STORAGE UNITS

TRASH

27 - 12 X 50
OUTDOOR COVERED
PARKING STORAGE

27 - 12 X 40
OUTDOOR COVERED
PARKING STORAGE

COVERED WASH BAY

RV DUMP

SIDEWALK

4600 WEST

A3
1" DRIP

6-14x40
STORAGE UNITS

15-14x40
STORAGE UNITS

16 - 14 X 25
STORAGE UNITS

9-14x30
STORAGE UNITS

PARKING

A1
1" DRIP

POINT OF CONNECTION.
VERIFY IN FIELD WITH
CONTRACTOR.

CONTROLLER LOCATION.
VERIFY WITH
CONTRACTOR

PARKING

SIDEWALK

A

OFFICE

SIDEWALK

A2
1" DRIP

12'-0" TRAIL

12'-0" TRAIL

RETAIL
PARCEL
0.84
ACRES

TURF SOD ROAD

MATCH LINE 'B'
SHEET L2.01

MATCH LINE 'B'
SHEET L2.03

IRRIGATION LEGEND

- POINT OF CONNECTION
- A — RAINBIRD ESP-ME SERIES CONTROLLER
- Z — 1" WILKINS 975XLV5R RPA - REDUCED PRESSURE BACKFLOW DEVICE
- 1" SCHEDULE 40 PVC BALL VALVE
- 1" SCHEDULE 40 PVC MAINLINE
- 3/4" FLEXIBLE BLUE STRIP DRIP LINE
- E — AUTOMATIC FLUSH VALVE IN 10" ROUND BOX
- 1" DRIP VALVE ASSEMBLY (SEE DTL. SHEET FOR SPECS.)
- HOSE BIB (SEE DTL. SHEET FOR SPECS.)
- SLV — SLEEVES 2 X DIAMETER OF PIPE

VALVE ID LEGEND

VALVE #
SIZE | GPM

NOTES:

1) INSTALL MAINLINE ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE. SEE MAINLINE SPEC. FOR PROPER DEPTH

2) INSTALL CONTROL WIRE ADJACENT TO MAINLINE WHERE POSSIBLE. TAPE EVERY 20'-0"

3) IRRIGATION PLAN IS A DIAGRAM REFERENCE ONLY. ACCURATE INSTALLATION IS DEPENDANT UPON OPPORTUNITY AND CONSTRAINTS IN THE FIELD.

4) CONTRACTOR RESPONSIBLE TO VERIFY EXACT LOCATION OF SLEEVES WITH GENERAL CONTRACTOR.

5) CONTRACTOR TO PROVIDE TEST ON BACKFLOW DEVICE.

0 20'-0" 40'-0" 60'-0"

SCALE: 1" - 20'-0"

STATE OF UTAH
Cody R. Schmitt
7198969-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/26

REVISIONS:

HURRICANE
STORAGE UNITS
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

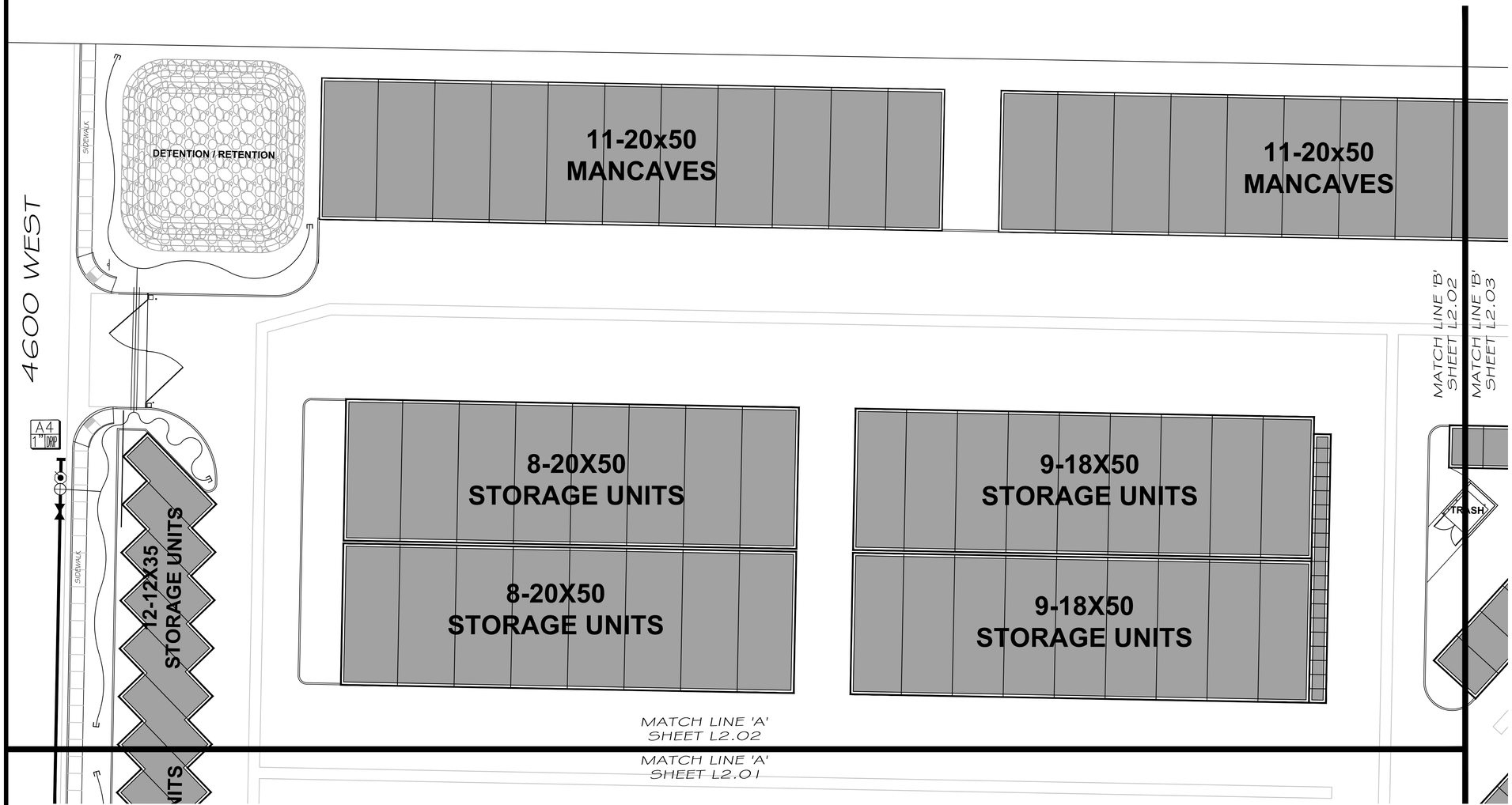
811
Know what's below.
Call before you dig

PROJECT:
HURRICANE
STORAGE UNITS

SHEET CONTENTS:
IRRIGATION
PLAN

DATE:
12/21/2025
JOB NO.:
12212025

SHEET:
L2.01



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STATE OF UTAH
Cody R. Schmitt
7819869-5301
Exp. 5/31/26
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

HURRICANE STORAGE UNITS

UTAH

HURRICANE

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

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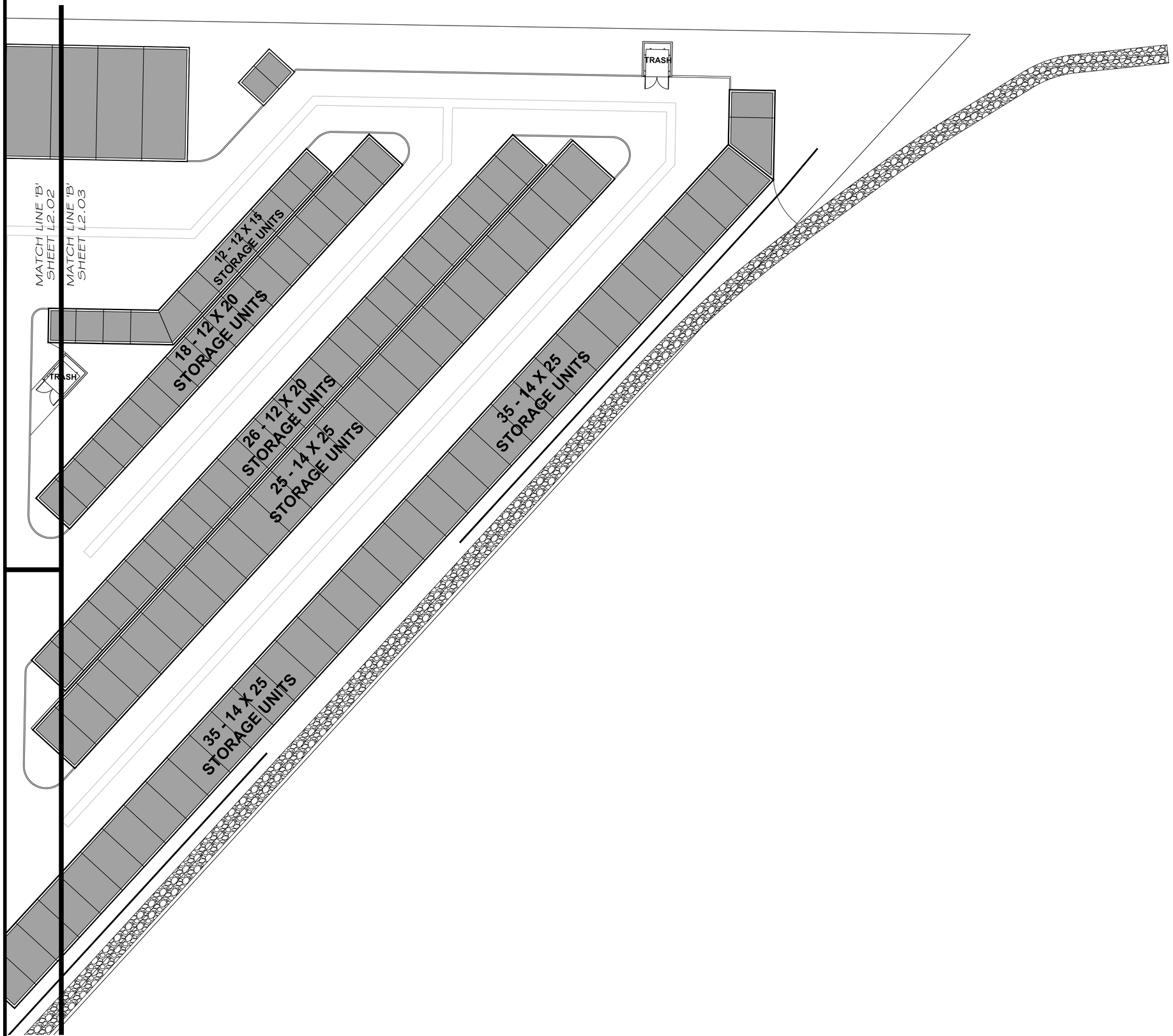
PROJECT:
HURRICANE
STORAGE UNITS

SHEET CONTENTS:
IRRIGATION
PLAN

DATE:
12/21/2025
JOB NO.:
1221/2025

SHEET:
L2.02



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STATE OF UTAH
Cody R. Schmitt
7196969-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/26

REVISIONS:

HURRICANE
STORAGE UNITS
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

811
Know what's below.
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PROJECT:
HURRICANE
STORAGE UNITS

SHEET CONTENTS:
IRRIGATION
PLAN

DATE:
12/21/2025
JOB NO.:
12212025

SHEET:
L2.03

APPROVED
05/07/2026

EXISTING 10.00' PRESCRIPTIVE POWER EASEMENT

INSTALL GUY/ANCHOR

INSTALL NEW POWER VAULT IN FUTURE P.U.E. AND TIE TO POWER LINE PER TERRA ROSA LIFT STATION CONSTRUCTION DRAWINGS

MANCAVES 11,360 S.F.

MANCAVES 10,000 S.F.

STORAGE UNITS 16,160 S.F.

STORAGE UNITS 16,160 S.F.

OUTDOOR PARKING STORAGE

OUTDOOR COVERED PARKING STORAGE

COVERED WASH BAY

RV DUMP

STORAGE UNITS 3,360 S.F.

STORAGE UNITS 7,840 S.F.

STORAGE UNITS 5,600 S.F.

STORAGE UNITS 3,780 S.F.

250 kva 3 PHASE TRANSFORMER

CT CABINET AND 600 AMP SERVICE

OFFICE 1,200 S.F.

VERIFY ALL UTILITY AND FIRE RISER CONNECTIONS AT BUILDING WITH M.E.P. PLANS

RELOCATED COMMUNICATION BOXES TO NORTHEAST CORNER

STUB CONDUIT FOR FUTURE

INSTALL PMH 9 SWITCHGEAR

INSTALL GUY/ANCHOR

4600 WEST (52' PUBLIC)

TURF SOD ROAD (70' PUBLIC)

PI: 0+33.65

0 40' 80'
SCALE: 1" = 40'

Blue Stakes of UTAH811
Bluestakes.org
Call Before You Dig!

UTILITY PLAN NOTES:

1. ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF WATER METERS, SEWER LATERALS, IRRIGATION METERS, GAS LATERALS, PHONE/COMM EQUIPMENT, CATV EQUIPMENT, POWER EQUIPMENT, AND OTHER UTILITY FACILITIES, HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SUCH FACILITIES IN ACCORDANCE WITH THE APPLICABLE CITY (OR OTHER AGENCY) STANDARDS AND SPECIFICATIONS. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS, THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS WILL SUPERSEDE THESE PLANS.

2. CONNECTION TO EXISTING LOCATION SHOWN IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CONNECTIONS WITH EXISTING WATER, SEWER, AND IRRIGATION LINES. FOR PRESSURIZED UTILITY LINES, CONTRACTOR TO VERIFY PROPER RESTRAINTS ARE PROVIDED. IF EXISTING RESTRAINTS DO NOT EXIST, CONTRACTOR TO RESTRAIN ALL PRESSURIZED LINES IN ACCORDANCE WITH CITY/AGENCY STANDARDS AND SPECIFICATIONS.

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED RETAINING WALL (SEE GRADING PLANS)	
EXISTING RETAINING WALL	
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
FIRE HYDRANT AND VALVE ASSEMBLY	WD 302
WATER SERVICE LATERAL	WD 303
THREE-WAY VALVE CLUSTER	
IN-LINE WATER VALVE	WD 316
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	SD 109
SEWER CLEANOUT COVER	
4" SEWER SERVICE CONNECTION	
PROPOSED MISCELLANEOUS POWER	
EXISTING MISCELLANEOUS POWER	
ELECTRIC TRANSFORMER	
ELECTRIC VAULT	
PROPOSED UTILITY POLE	

REVISIONS

NO.	DESCRIPTION	DATE

PROFESSIONAL ENGINEER No. 12982809 2202 CHRISTOPHER D. FOWLER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

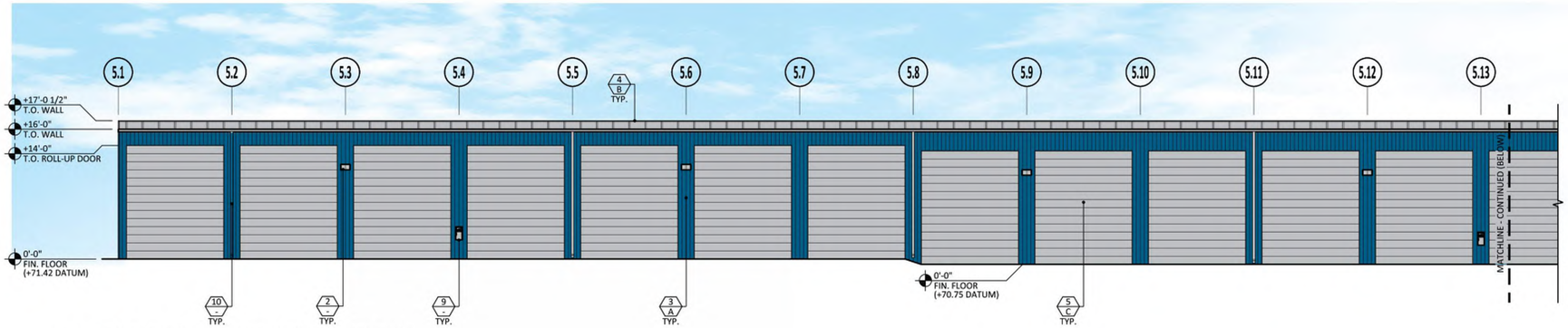
POWER PLAN
CONSTRUCTION DRAWINGS

JOB #	25-013
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	04/09/2026

C.4.2

SHEET: 10 OF: 24

C:\Dropbox\American\03 Projects\2025\25-013 Hurricane Storage\03 Drawings\Sheet Files\Construction Drawings\25-013 Utility Plan.dwg

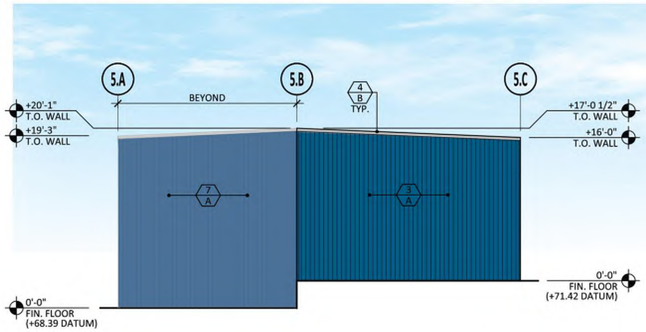


3 BLDG. 5 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

3 BLDG. 5 - SOUTH ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"



4 BLDG. 5 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS JAY BLUE SW6797
APPLICATION :VERTICAL

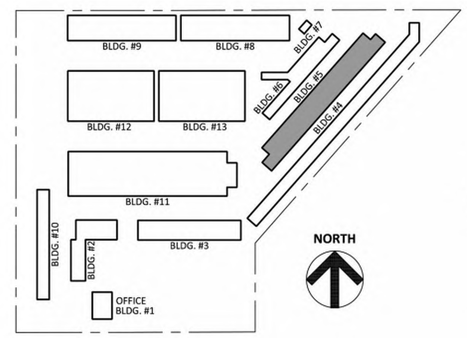
B METAL ROOF:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS LAZY GRAY SW6254

C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

#* KEYNOTE
#* MATERIAL/COLOR

KEYMAP



IRKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
IRKAA.com

DATE: 11.10.2025

BUILDING 5 EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THE CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER THE RECEIPT OF BILLINGS OR ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 16885 LOS GATOS BLVD #A8
LOS GATOS, CA 95032
CONTACT: JEFF CRISTINA
PHONE: 408-889-3945

HURRICANE STORAGE UNITS BUILDING #5

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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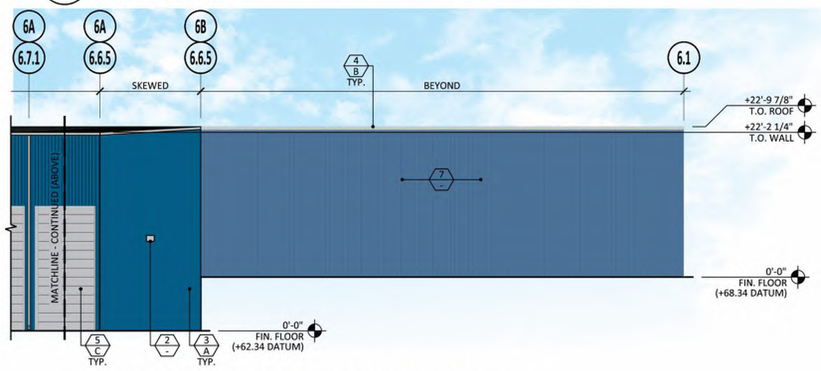
design by: RWK
drawn by: AB/BHL
checked by: BHL

A4.1
project #: 25001.00

Last saved by: tramari Date & Time saved: 2/18/2026 2:19:43 PM Filename: p:\2500\25001\dawing\construction doc\mentical\dwg 5\25001-b5_a4-0 exterior elevations.dwg

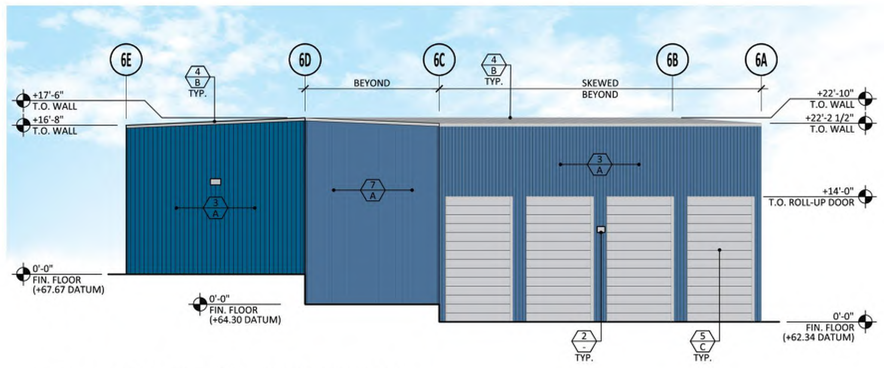
1 BLDG. 6 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



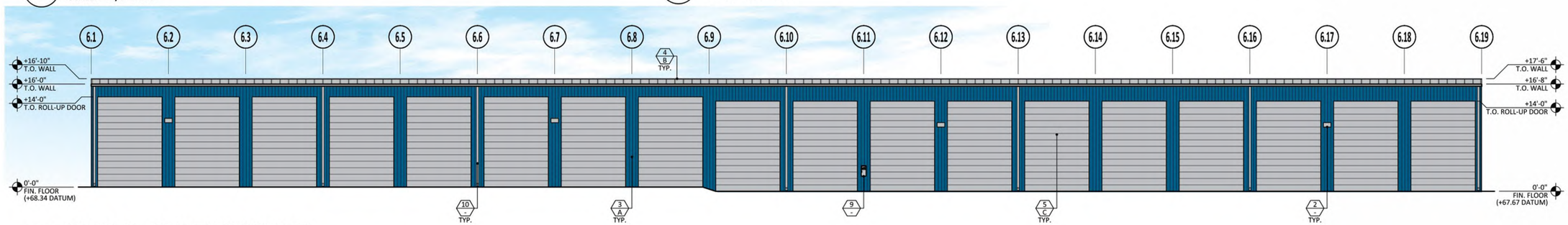
1 BLDG. 6 - NORTH ELEVATION CONT.

SCALE: 1/8" = 1'-0"



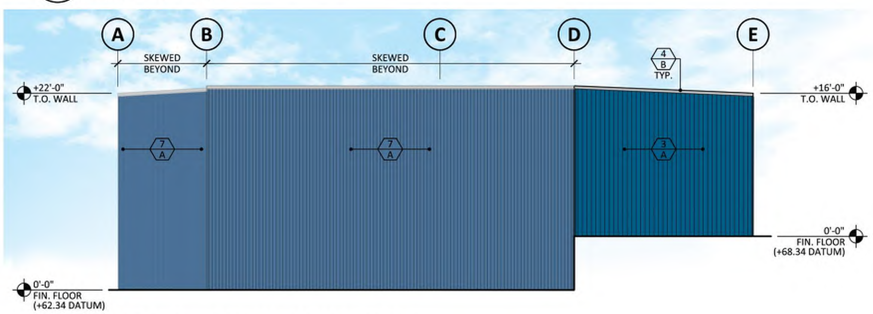
2 BLDG. 6 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 BLDG. 6 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG. 6 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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KEYNOTES:

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11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

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C JANUS ROLL UP DOORS:
MFG: JANUS OR EQUAL
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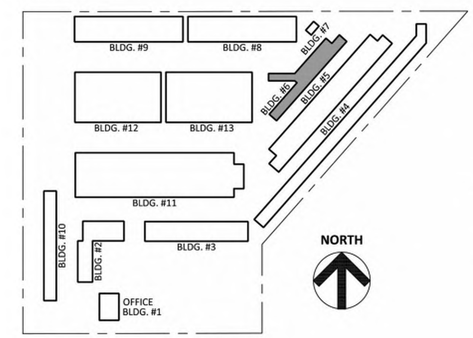
LEGEND:

E# KEYNOTE
B# MATERIAL/COLOR

KEYMAP



IRKAA ARCHITECTS INC
2231 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 6
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN A FORM OTHER THAN AIA DOCUMENT G702. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER FORM OF BILLING AND SCHEDULE OF PAYMENT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 208 MILLER AVE
LOS GATOS, CA 95030
CONTACT: JEFF CRISTINA
PHONE: 408-889-3045

HURRICANE STORAGE UNITS
BUILDING #6

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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design by: RWK
drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00

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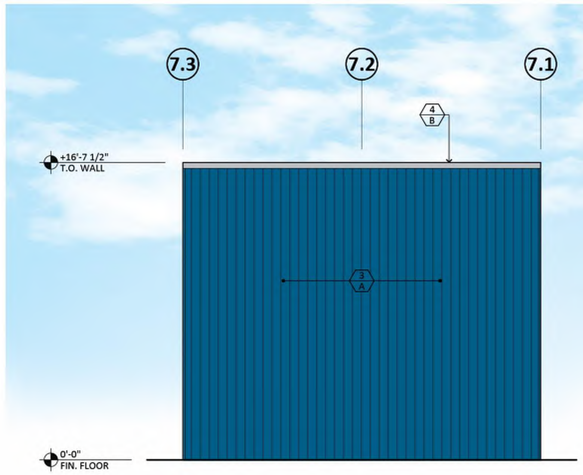
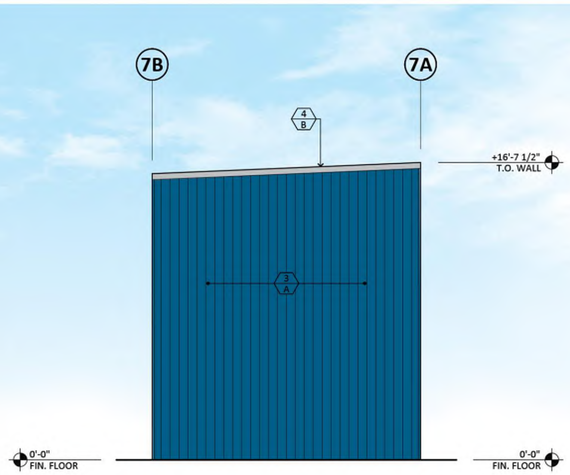


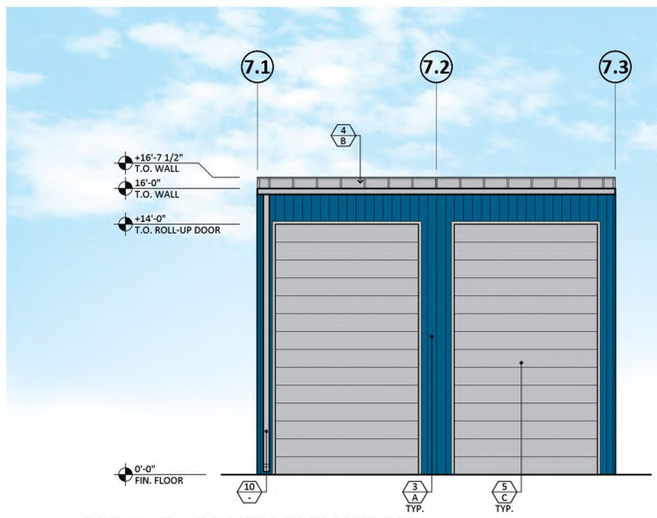
1 BLDG. 7 - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



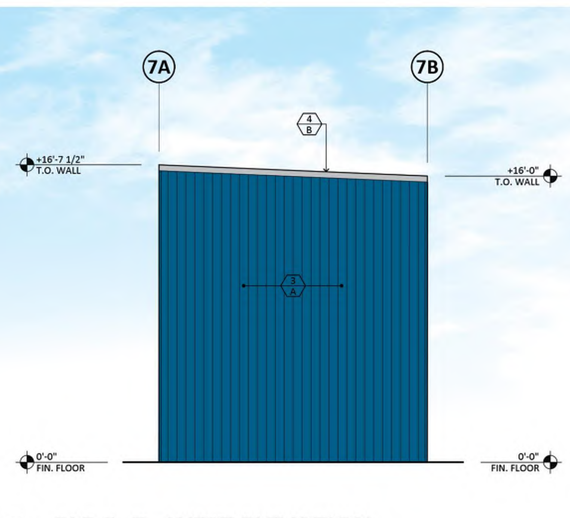
2 BLDG. 7 - EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 BLDG. 7 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



4 BLDG. 7 - WEST ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A **METAL PANEL:**
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
JAY BLUE
SW6797
APPLICATION :VERTICAL

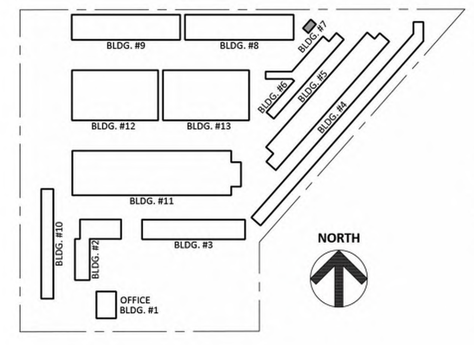
B **METAL ROOF:**
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
LAZY GRAY
SW6254

C **JANUS ROLL UP DOORS:**
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

#
#
KEYNOTE
MATERIAL/COLOR

KEYMAP



IRKAA
ARCHITECTS INC
2231 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

1 DATE: 11.10.2025

BUILDING 7
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE
IN ACCORDANCE WITH UTAH CODE 38-1-32 PRIOR TO THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER BILLING OR ESTIMATES RATHER THAN ON MONTHLY ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
1000 LOS GATOS BLVD STE
LOS GATOS, CA 95032
CONTACT: JEFF CRISTINA
PHONE: 408-889-3045

HURRICANE STORAGE UNITS
BUILDING #7
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT
CITY SUBMITTAL

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design by: RWK
drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00

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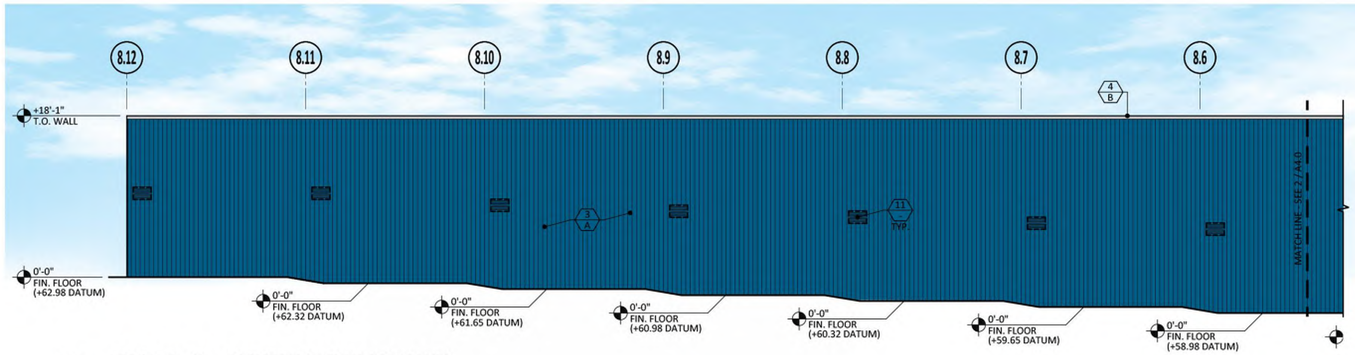
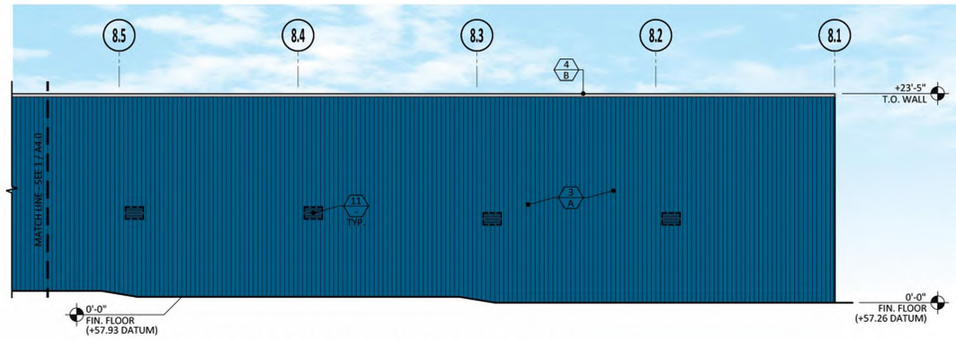


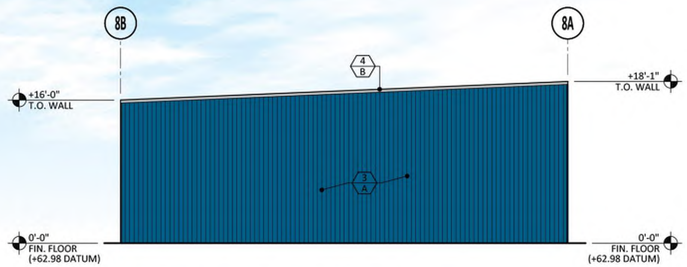
1 BLDG. 8 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



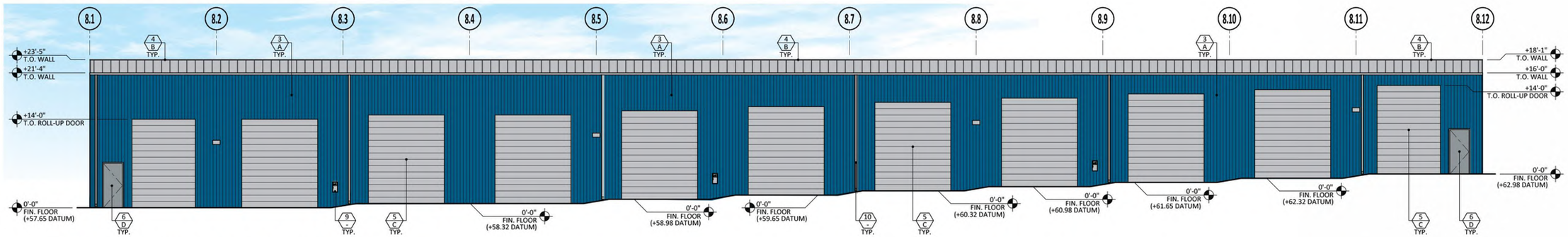
1 BLDG. 8 - NORTH ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"



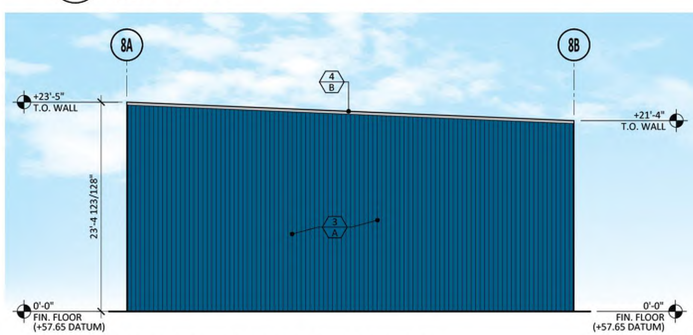
2 BLDG. 8 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 BLDG. 8 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG. 8 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
SHERWIN WILLIAMS
JAY BLUE
SW6797
APPLICATION :VERTICAL

B METAL ROOF:
MFG. : MBCI OR EQUAL
SHERWIN WILLIAMS
LAZY GRAY
SW6254

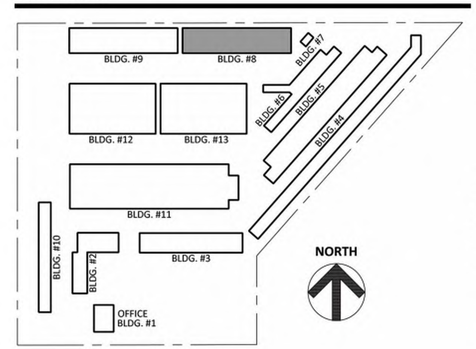
C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

D METAL DOORS:
MFG : SHERWIN WILLIAMS
COLOR : STEELY GRAY
SW7664

LEGEND:

#◇ KEYNOTE
#◇ MATERIAL/COLOR

KEYMAP



IRKAA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 8
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 208 WILDER AVE
PHONE: 408-889-3345
CONTACT: JEFF CRISTINA

HURRICANE STORAGE UNITS
BUILDING #8
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00

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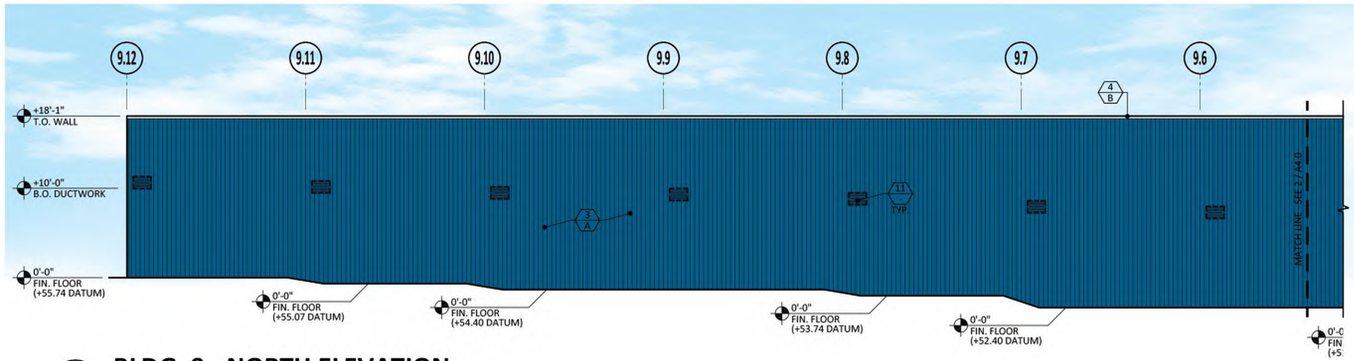
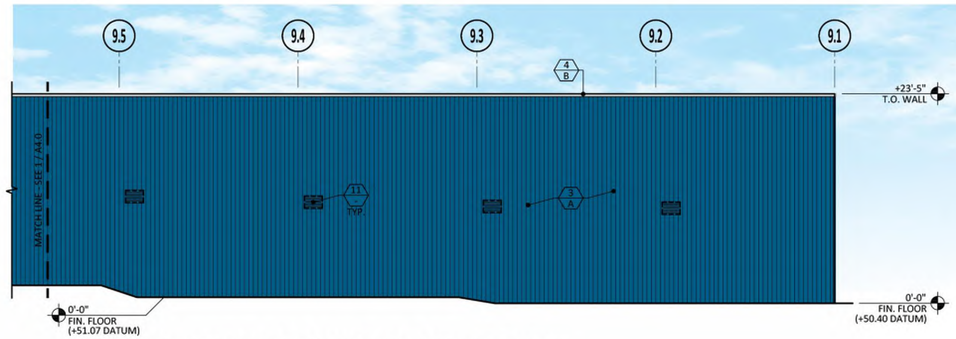


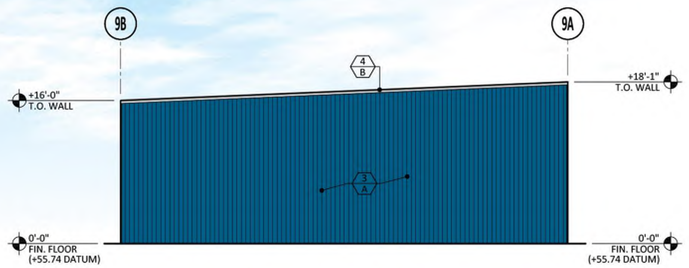
1 BLDG. 9 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



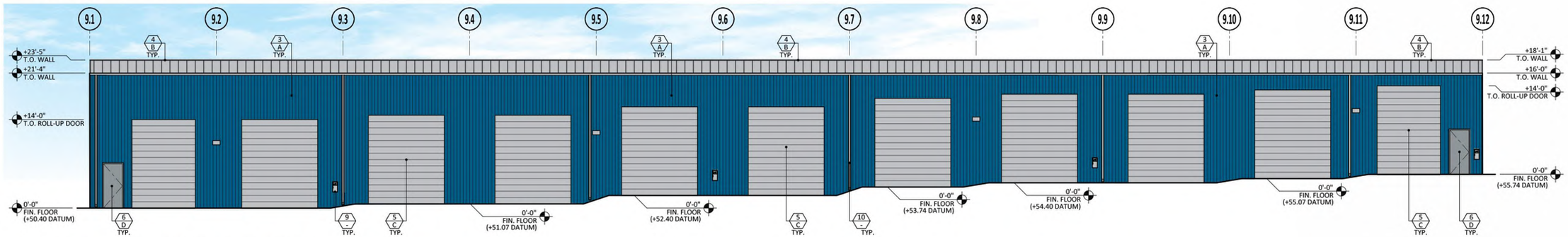
1 BLDG. 9 - NORTH ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"



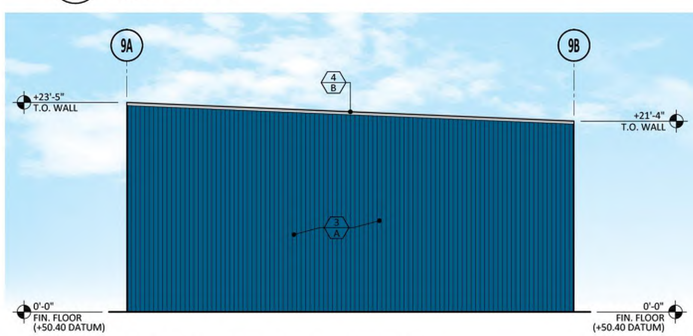
2 BLDG. 9 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 BLDG. 9 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG. 9 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
SHERWIN WILLIAMS
JAY BLUE
SW6797
APPLICATION :VERTICAL

B METAL ROOF:
MFG. : MBCI OR EQUAL
SHERWIN WILLIAMS
LAZY GRAY
SW6254

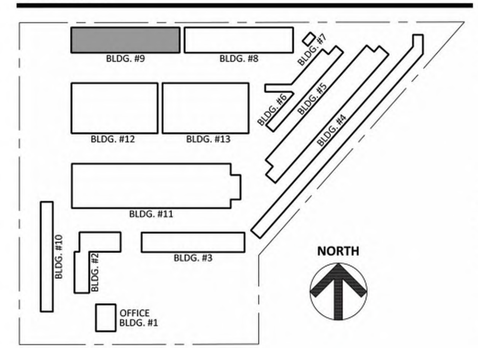
C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

D METAL DOORS:
MFG : SHERWIN WILLIAMS
COLOR : STEELY GRAY
SW7664

LEGEND:

KEYNOTE
MATERIAL/COLOR

KEYMAP



IRKAA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: mm.dd.2026

BUILDING 9
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE PAYMENT APPLICATIONS TO BE SUBMITTED ON BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 338 WILDER AVE
CITY: OGDEN, UT
CONTACT: SCOT CRISTINA
PHONE: 408-889-3045

HURRICANE STORAGE UNITS BUILDING #9

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00

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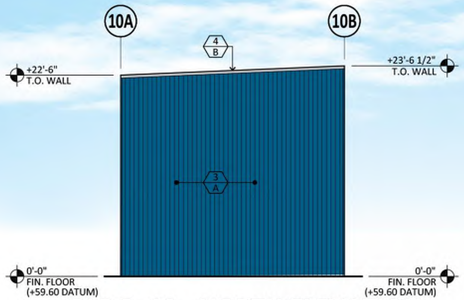
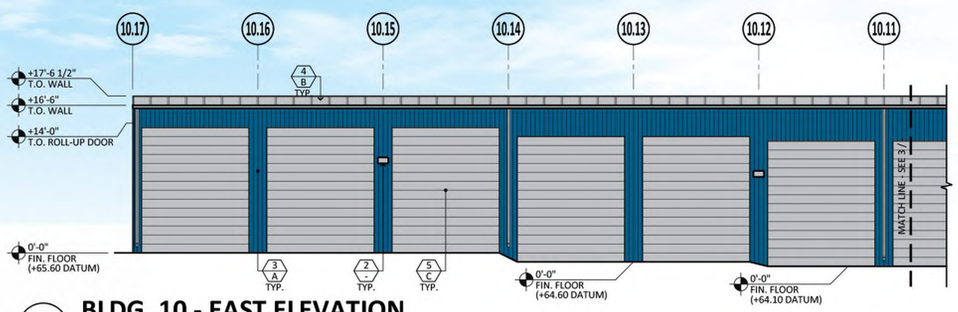


1 BLDG. 10 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

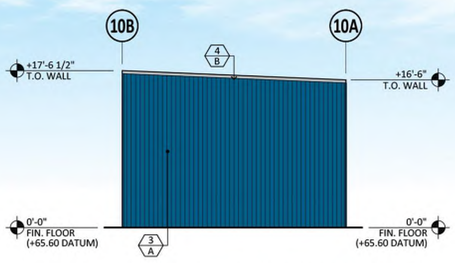


2 BLDG. 10 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

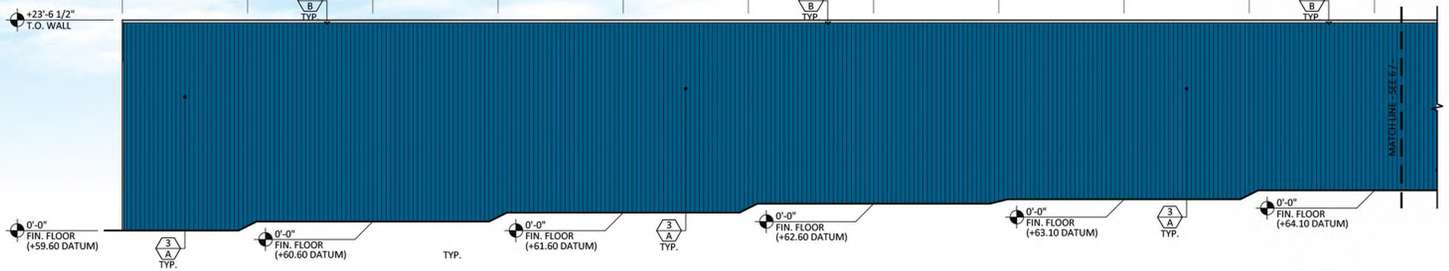
2 BLDG. 10 - EAST ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"



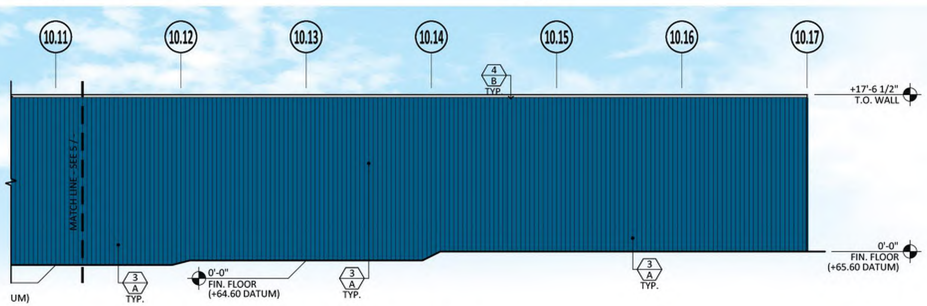
3 BLDG. 10 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG. 10 - WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG. 10 - WEST ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS JAY BLUE SW6797
APPLICATION :VERTICAL

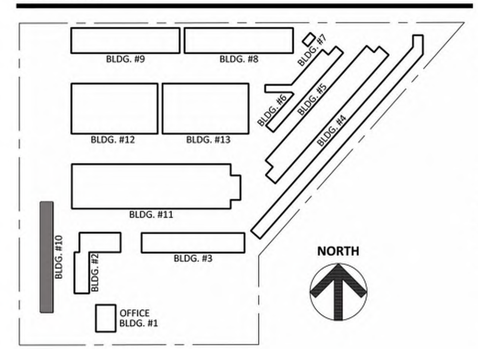
B METAL ROOF:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS LAZY GRAY SW6254

C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

#* KEYNOTE
#* MATERIAL/COLOR

KEYMAP



IRKAA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 10 EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 208 WILDER AVE
CITY: LEHI, UT
CONTACT: JEFF CRISTINA
PHONE: 408-889-3345

HURRICANE STORAGE UNITS
BUILDING #10

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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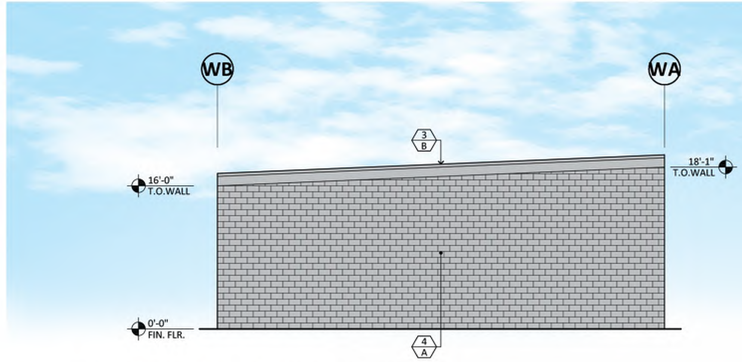
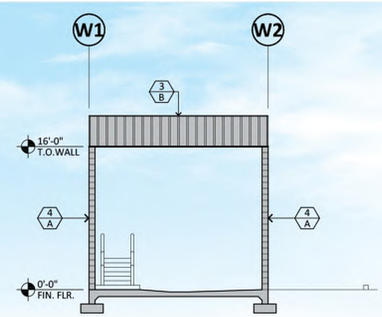
design by: RWK
drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00



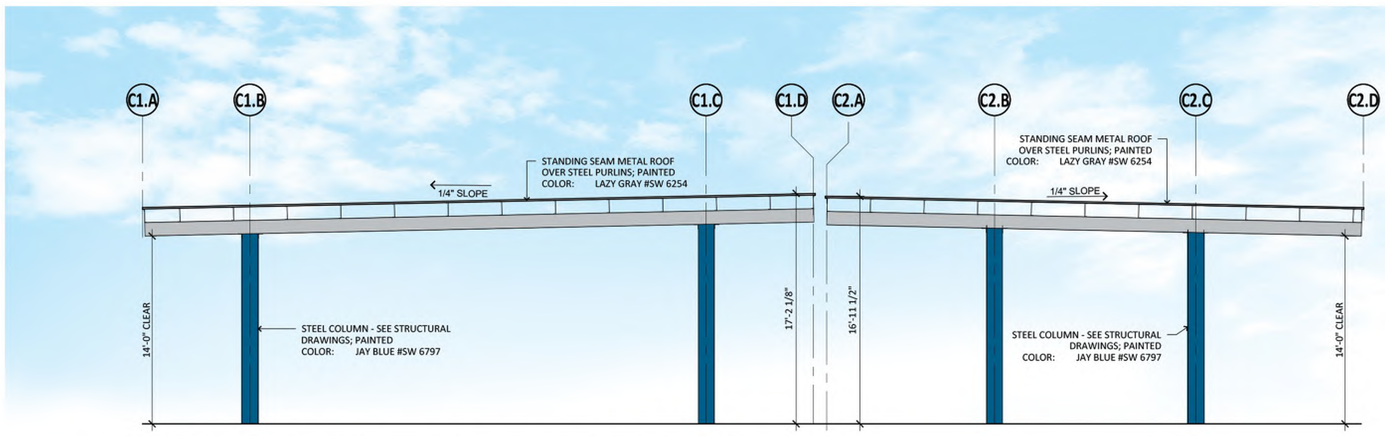
1 BLDG. 11 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 BLDG. 11 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 CANOPY ELEVATION/SECTION (FOR REFERENCE ONLY)

SCALE: 3/16" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. STANDING SEAM METAL ROOF
4. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES

MATERIAL/ COLOR SCHEDULE:

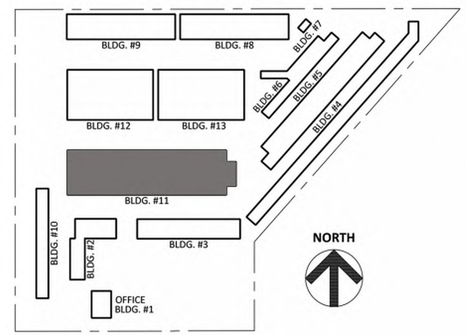
A 8X8X16 CMU WALL:
MFG. : SUPERLITE OR EQUAL
COLOR: STANDARD GREY
SMOOTH FACE

B METAL ROOF:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
LAZY GRAY
SW6254

LEGEND:

KEYNOTE
MATERIAL/COLOR

KEYMAP



IRKAA ARCHITECTS INC
2231 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 11
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALSO ALLOW THE OWNER TO REQUIRE ITS OWN SIGNED ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS TO BE PROVIDED BY THE OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 208 WILDER AVE
LOS GATOS, CA 95030
CONTACT: JEFF CRISTINA
PHONE: 408-889-5040

HURRICANE STORAGE UNITS
BUILDING #11
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SL&M
HURRICANE, UT

CITY SUBMITTAL

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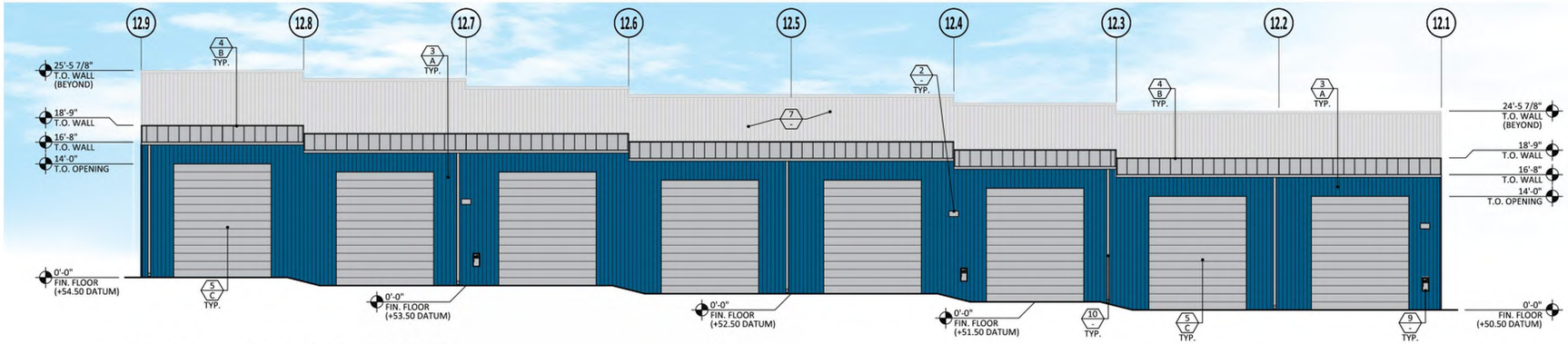
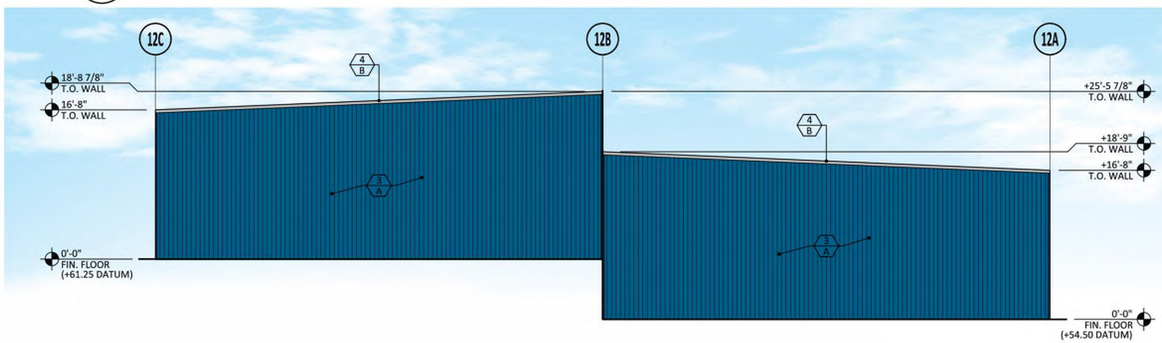
design by: RWK
drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00



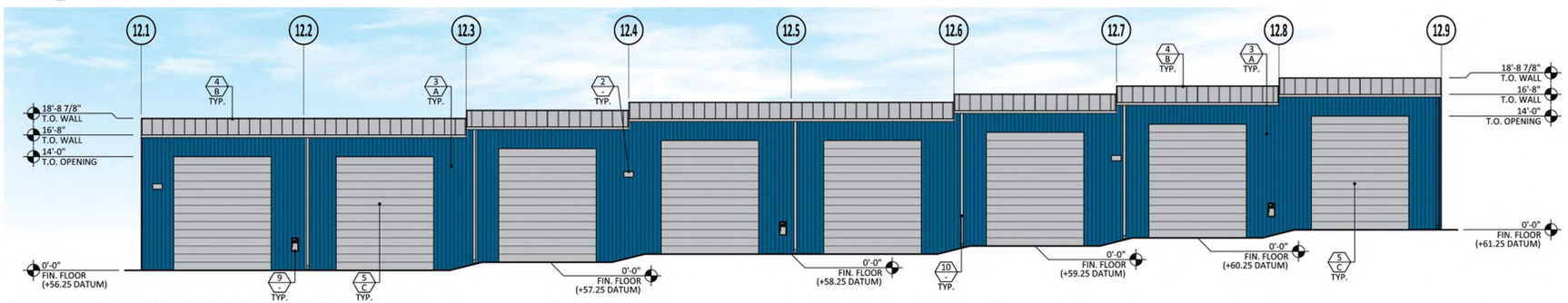
1 BLDG. 12 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



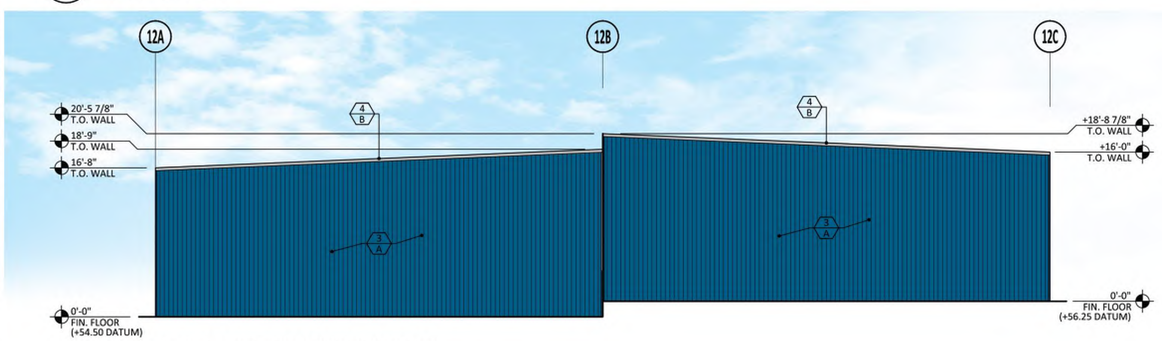
2 BLDG. 12 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 BLDG. 12 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG. 12 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS JAY BLUE SW6797
APPLICATION :VERTICAL

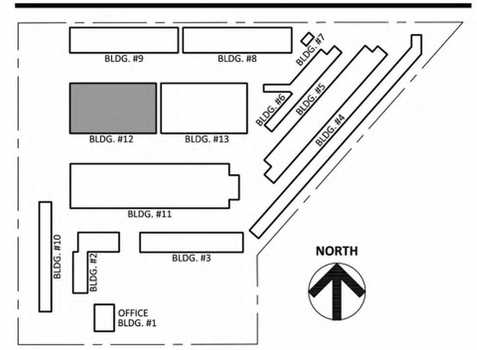
B METAL ROOF:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS LAZY GRAY SW6254

C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

B# KEYNOTE
B# MATERIAL/COLOR

KEYMAP



RKAA ARCHITECTS INC
2231 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 12
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THAT PAYMENT BE MADE ON A BILLING CYCLE OTHER THAN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT O/N SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND PAYMENT. THE ALTERNATIVE BILLING OR PAYMENT CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES LIT LLC
ADDRESS: 208 WILDER AVE
CITY: HURRICANE, UT
CONTACT: JEFF CRISTINA
PHONE: 408-889-3045

HURRICANE STORAGE UNITS BUILDING #12

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00

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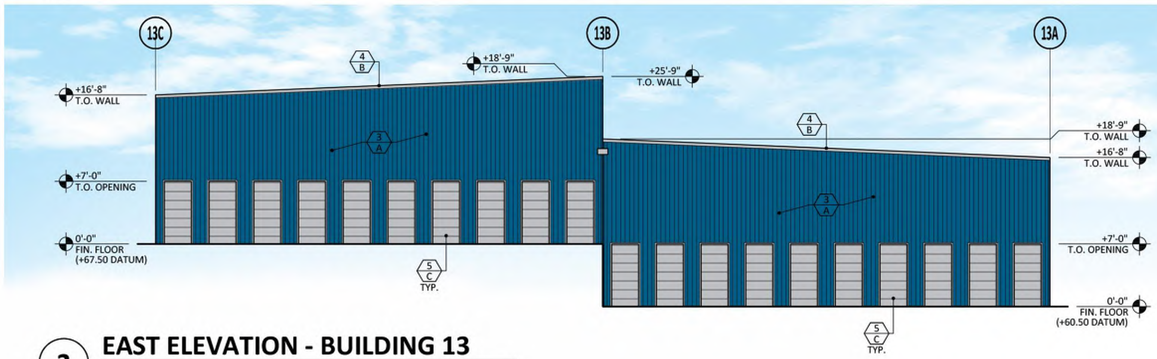
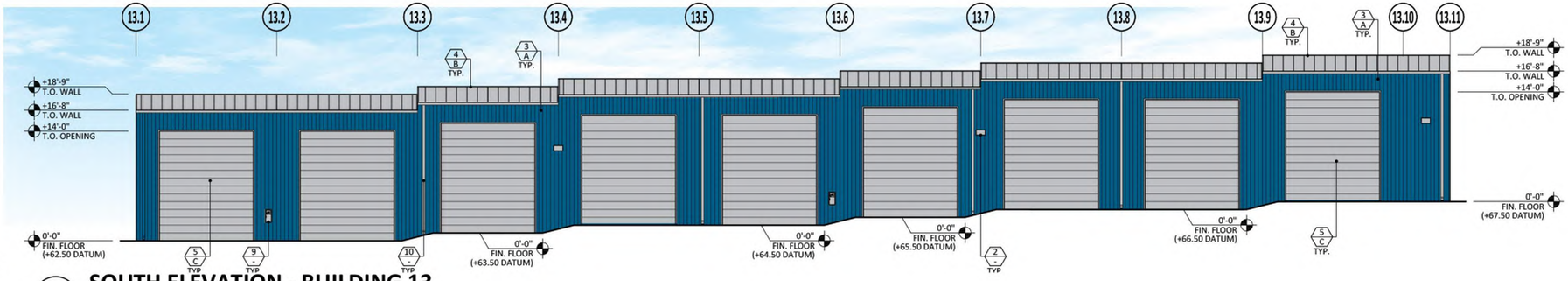
1 NORTH ELEVATION - BUILDING 13

SCALE: 1/8"=1'-0"



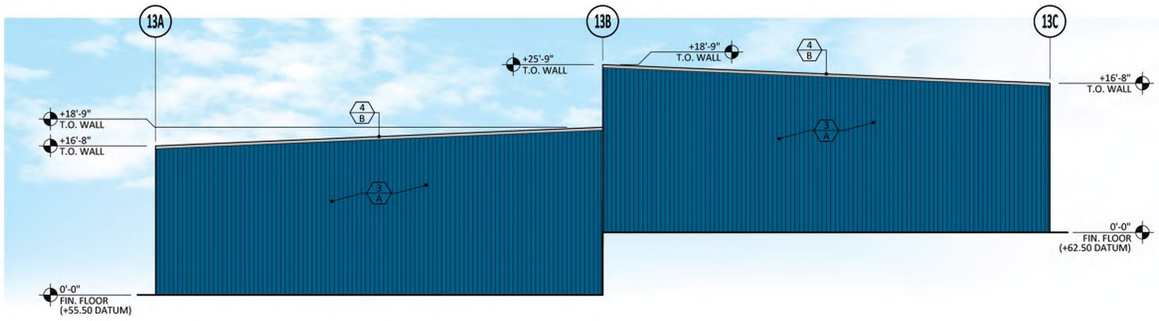
2 EAST ELEVATION - BUILDING 13

SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION - BUILDING 13

SCALE: 1/8"=1'-0"



3 WEST ELEVATION - BUILDING 13

SCALE: 1/8"=1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
JAY BLUE
SW6797
APPLICATION :VERTICAL

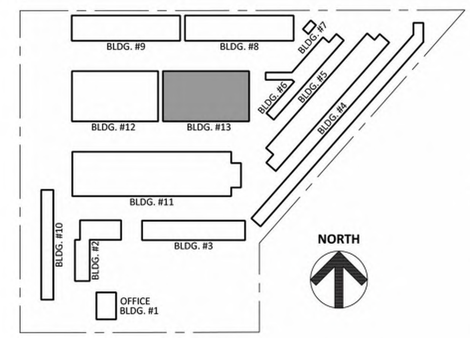
B METAL ROOF:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
LAZY GRAY
SW6254

C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

(#) KEYNOTE
(#) MATERIAL/COLOR

KEYMAP



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE CONTRACTOR TO USE ALTERNATE BILLING OR PAYMENT CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND MAY ALLOW OTHER ALTERNATIVE BILLING OR PAYMENT CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 208 WILDER AVE
CITY: LEHI, UT 84043
CONTACT: JEFF CRISTINA
PHONE: 408-889-3045

HURRICANE STORAGE UNITS BUILDING #13

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

DATE: 11.10.2025

BUILDING 13
EXTERIOR ELEVATIONS

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drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00

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2231 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
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RKAA.com

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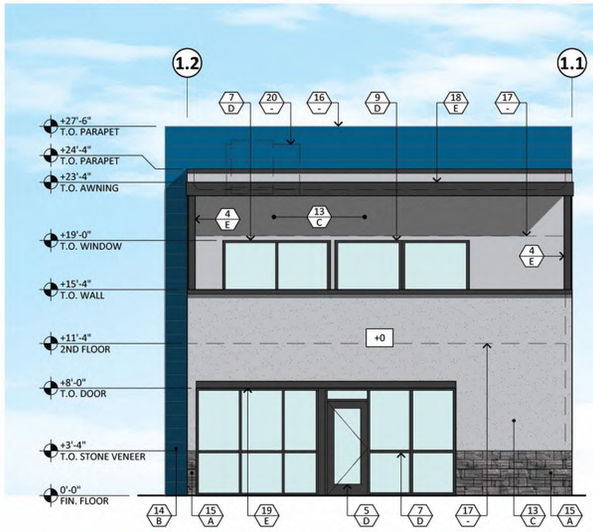
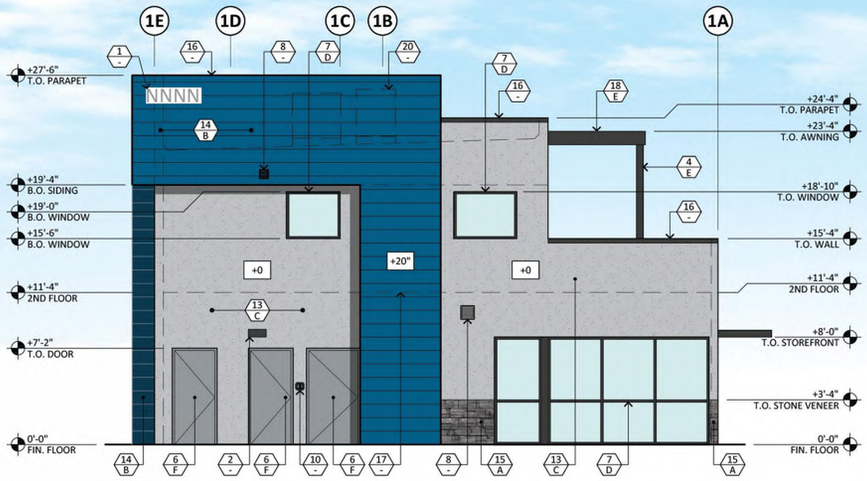


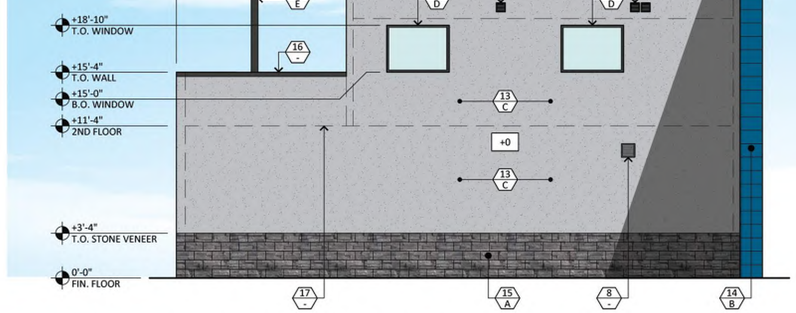
1 **BLDG. 1 - NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



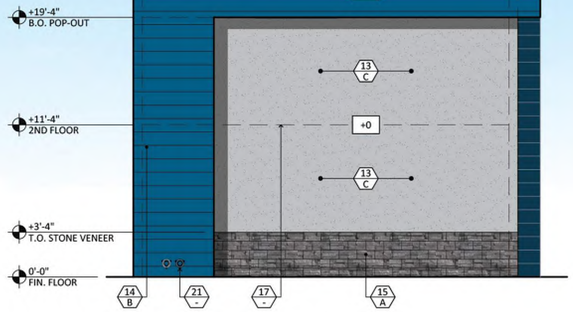
2 **BLDG. 1 - EAST ELEVATION**

SCALE: 3/16" = 1'-0"



3 **BLDG. 1 - WEST ELEVATION**

SCALE: 3/16" = 1'-0"



4 **BLDG. 1 - SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

GENERAL NOTES:

SEE SHEET T1.1

KEYNOTES:

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. SIGNAGE (UNDER SEPARATE PERMIT)
4. STEEL COLUMN - SEE STRUCTURAL DRAWINGS
5. STOREFRONT ENTRY DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. STOREFRONT WINDOW - SEE SHEET A6.1
8. LOUVER VENT - SEE MECHANICAL DRAWINGS
9. SLIDING GLASS DOOR SYSTEM - SEE SHEET A6.0
10. RECESSED KNOX BOX - VERIFY INSTALLATION AND TYPE WITH FIRE MARSHALL
11. NOT USED
12. NOT USED
13. STUCCO SYSTEM OVER FRAMED WALL - SEE MATERIAL/COLOR SCHEDULE
14. METAL PANEL SYSTEM OVER FRAMED WALL - SEE MATERIAL/COLOR SCHEDULE
15. VENEER OVER FRAMED WALL - SEE MATERIAL/COLOR SCHEDULE
16. SHEET METAL FLASHING PARAPET CAP - PAINTED
17. DASHED LINE OF BUILDING/ROOF BEYOND
18. STEEL CANOPY WITH STEEL TUBE AWNING - SEE STRUCTURAL DRAWINGS
19. AWNING - SEE STRUCTURAL DRAWINGS
20. MECHANICAL UNITS BEYOND - SEE MECHANICAL DRAWINGS
21. ROOF AND OVERFLOW DRAINS AT EXTERIOR FACE - SEE PLUMBING DRAWINGS

MATERIAL/ COLOR SCHEDULE:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

A CMU BLOCK 8 X 8 X 16:
MFG.: CORONADO STONE
COLOR: BLACK FOREST
STYLE: PRO-LEDGE

B METAL PANEL:
MFG.: MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS JAY BLUE SW6797

C PAINTED STUCCO:
MFG.: SHERWIN WILLIAMS
COLOR: LAZY GRAY SW6254

D ALUMINUM STOREFRONT:
MFG.: KAWNEER
COLOR: BLACK
FINISH: ANODIZED

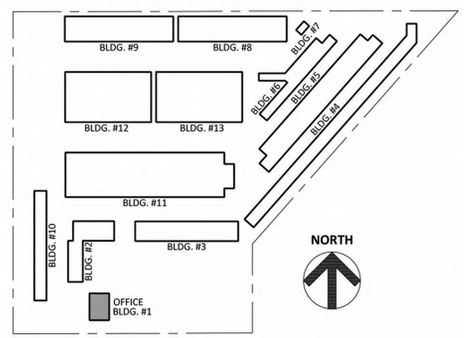
E METAL TRIM & CANOPY:
MFG.: MBCI OR EQUAL
COLOR: BLACK

F METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: STEELY GRAY SW7664

LEGEND:

KEYNOTE
MATERIAL/COLOR

KEYMAP



IRKAA ARCHITECTS INC
423 E. ST. THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 1
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: 200 WILDER AVE LOS GATOS, CA 95030
CONTACT: JEFF CRISTINA
PHONE: 408-889-3045

HURRICANE STORAGE UNITS
BUILDING #1
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT
CITY SUBMITTAL

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drawn by: AB/BHL
checked by: BHL

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project #: 25001.00

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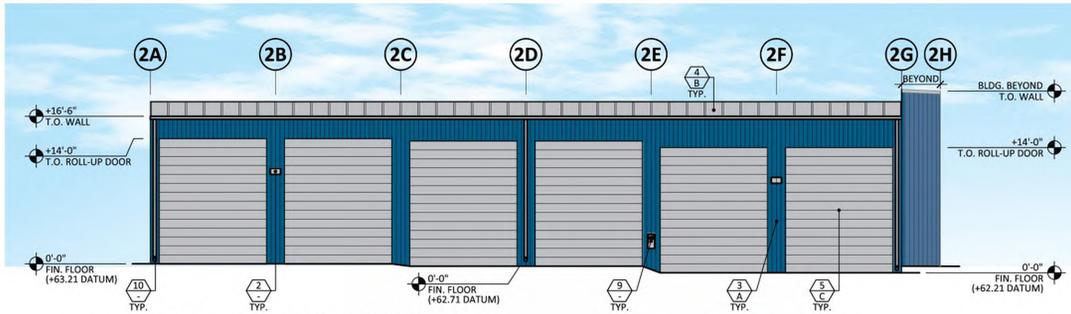
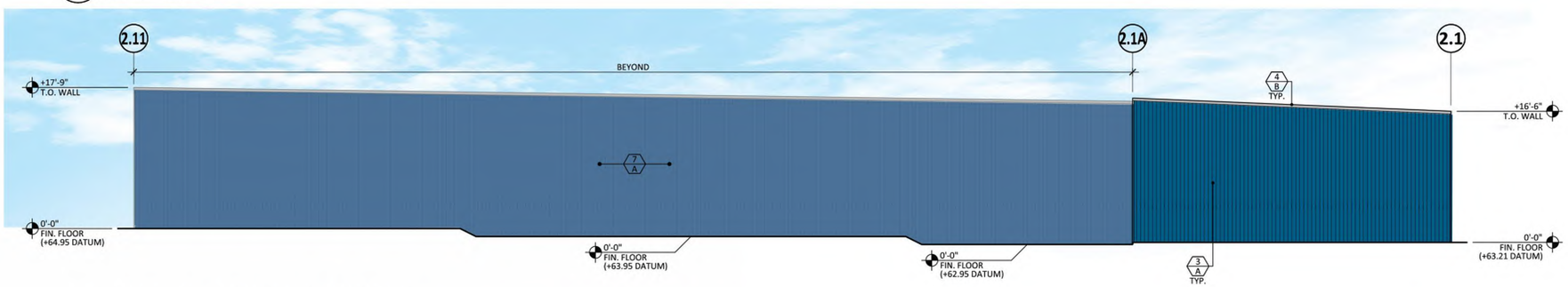


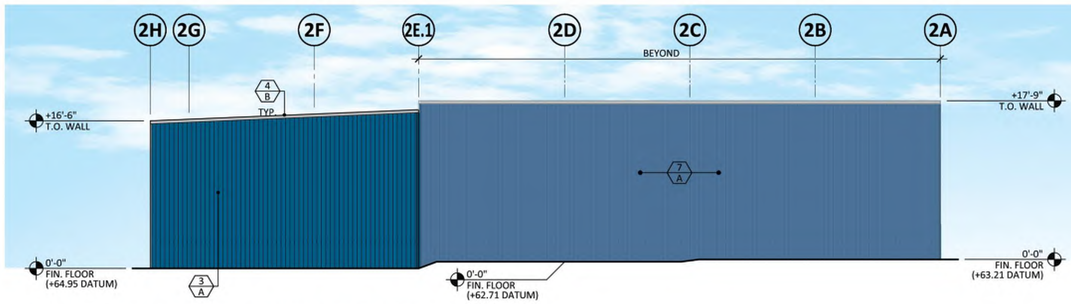
1 BLDG. 2 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



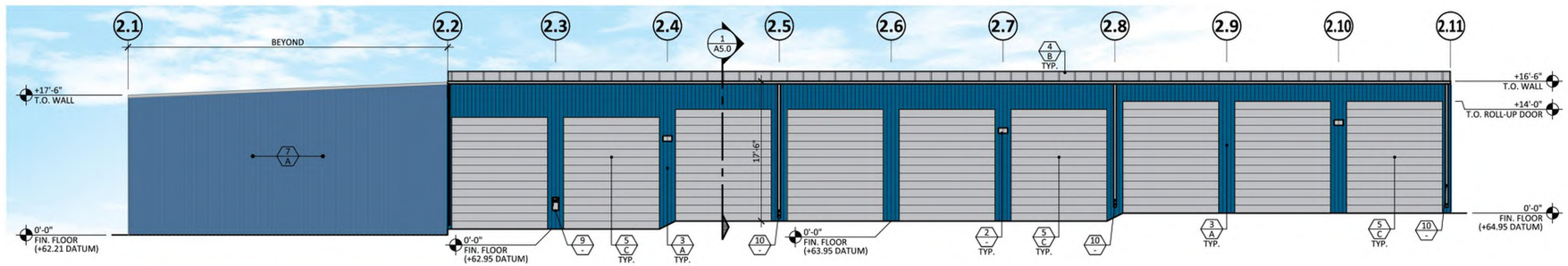
2 BLDG. 2 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 BLDG. 2 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG. 2 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS JAY BLUE SW6797
APPLICATION :VERTICAL

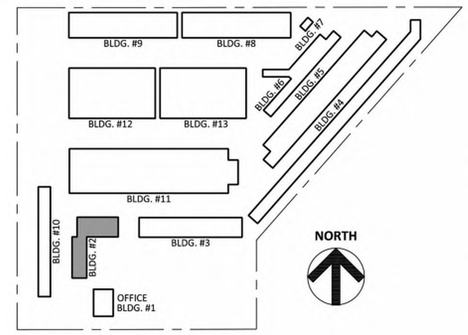
B METAL ROOF:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS LAZY GRAY SW6254

C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

A* — KEYNOTE
B* — MATERIAL/COLOR

KEYMAP



IRKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 2
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 208 WILDER AVE
LOS GATOS, CA 95030
CONTACT: JEFF CRISTINA
PHONE: 408-889-5045

HURRICANE STORAGE UNITS
BUILDING #2
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT
CITY SUBMITTAL

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drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00

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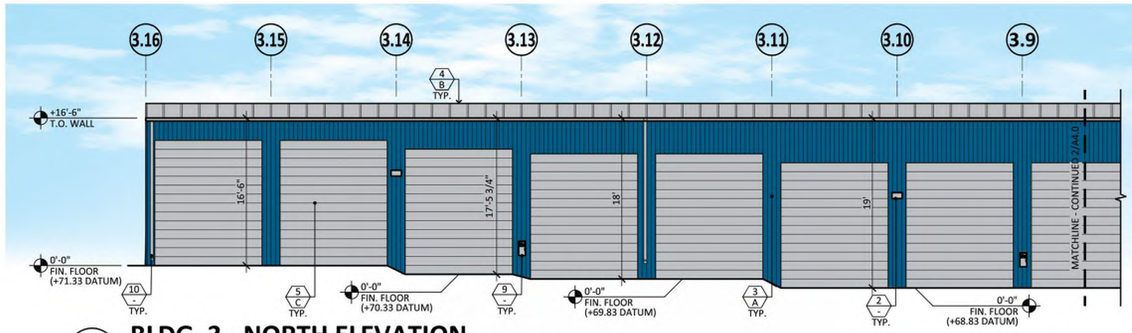
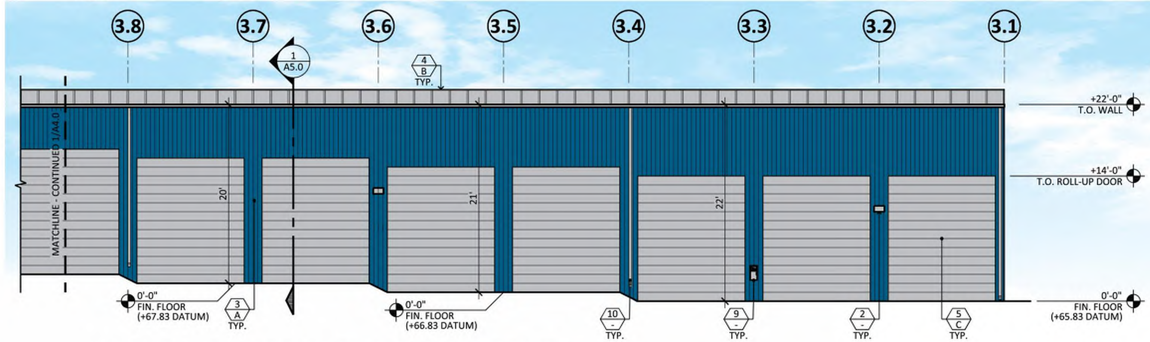


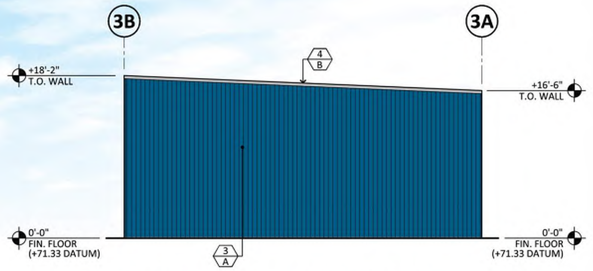
1 BLDG. 3 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



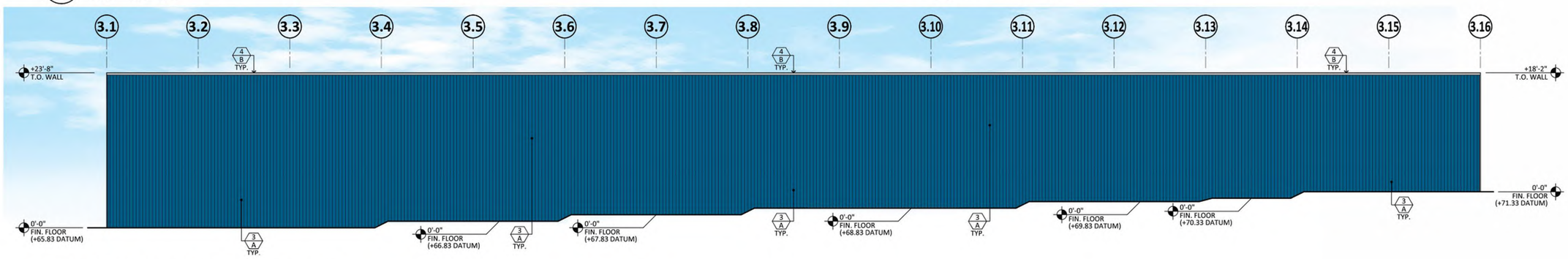
2 BLDG. 3 - NORTH ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"



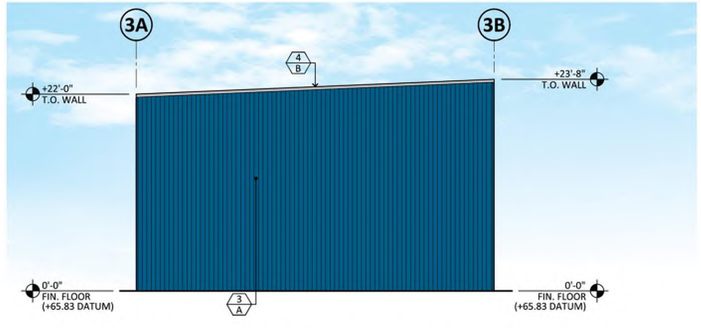
3 BLDG. 3 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG. 3 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



5 BLDG. 3 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A **METAL PANEL:**
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS JAY BLUE SW6797
APPLICATION :VERTICAL

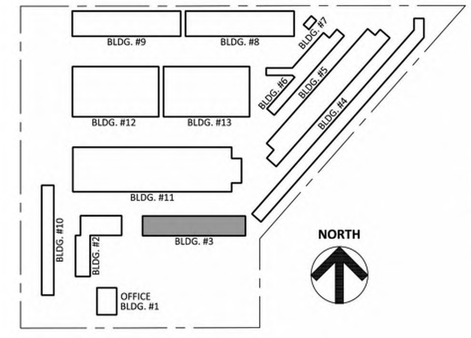
B **METAL ROOF:**
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS LAZY GRAY SW6254

C **JANUS ROLL UP DOORS:**
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

#▲ KEYNOTE
#● MATERIAL/COLOR

KEYMAP



IRKAA
ARCHITECTS INC
2231 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 3
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN A FORM OR ON A CYCLE DIFFERENT FROM THAT THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER FORM OR CYCLE, IF ANY, APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES VT LLC
ADDRESS: 228 WILDER AVE
LOS GATOS, CA 95030
CONTACT: JEFF CRISTINA
PHONE: 408-889-3045

HURRICANE STORAGE UNITS
BUILDING #3
SECTION 11 TOWNSHIP 42 S. RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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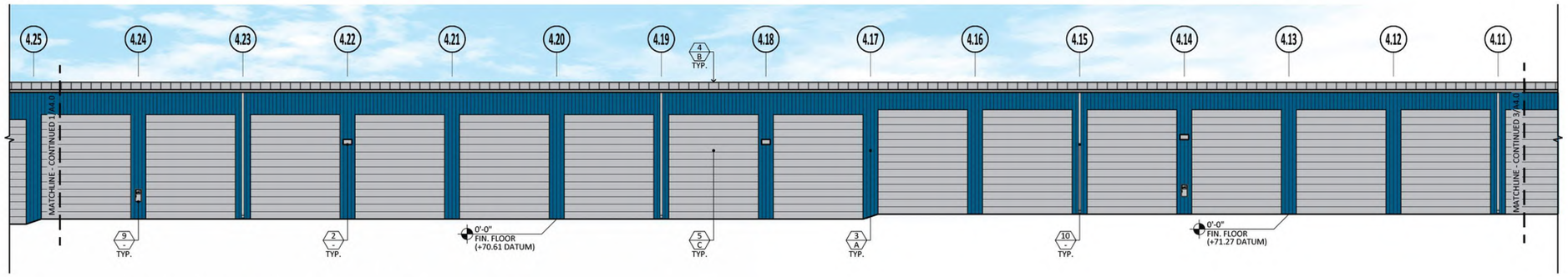
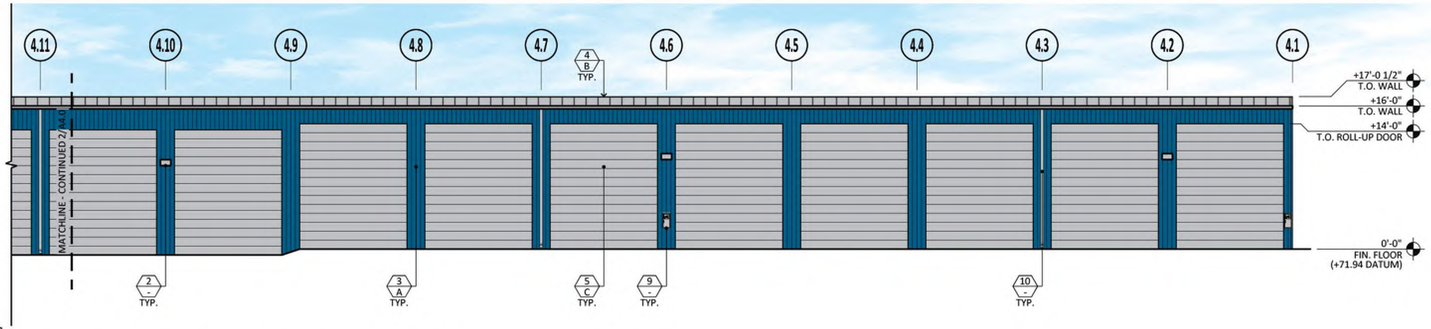
1 BLDG. 4 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



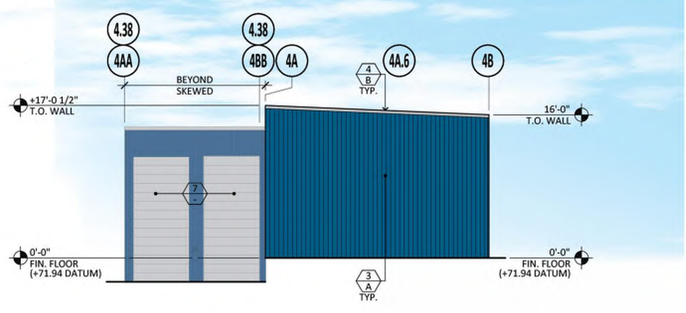
2 BLDG. 4 - NORTH ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"



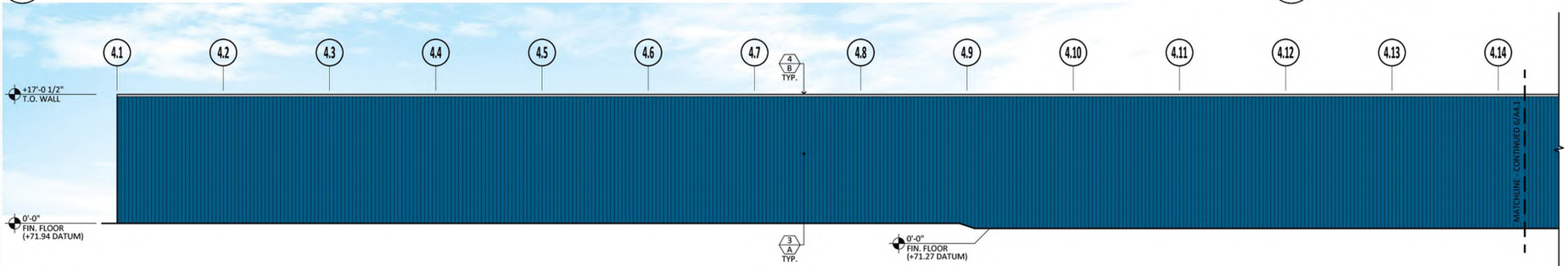
3 BLDG. 4 - NORTH ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"



4 BLDG. 4 - WEST ELEVATION

SCALE: 1/8" = 1'-0"



5 BLDG. 4 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
5. METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
7. BUILDING BEYOND
8. MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
9. WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
JAY BLUE
SW6797
APPLICATION :VERTICAL

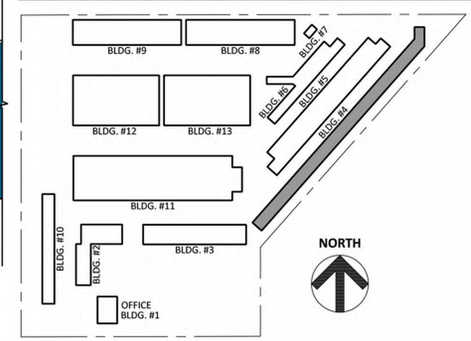
B METAL ROOF:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
LAZY GRAY
SW6254

C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

#\# KEYNOTE
#\# MATERIAL/COLOR

KEYMAP



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ARCHITECTS PLC
2141 E. THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 4
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN A CYCLE DIFFERENT FROM MONTHLY. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER CYCLE, IF ANY, SHALL BE ATTACHED TO THIS CONTRACT AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 338 WILDER AVE
LOS GATOS, CA 95030
CONTACT: BRIAN CRISTINA
PHONE: 408-889-3040

HURRICANE STORAGE UNITS
BUILDING #4
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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checked by: BHL

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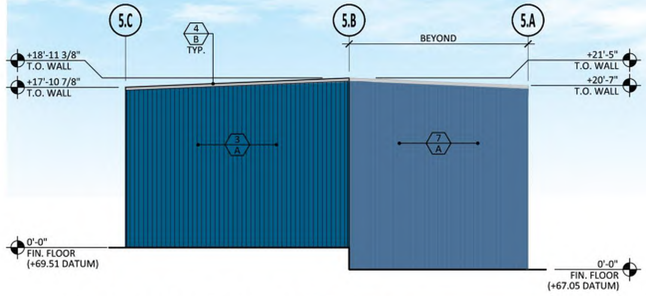
1 BLDG. 5 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1 BLDG. 5 - NORTH ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"



2 BLDG. 5 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES APPLY TO THIS SHEET

1. 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
2. WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
3. METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
4. STANDING SEAM METAL ROOF
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6. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
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10. GUTTER AND DOWNSPOUT
11. MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/ COLOR SCHEDULE:

A METAL PANEL:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS JAY BLUE SW6797
APPLICATION :VERTICAL

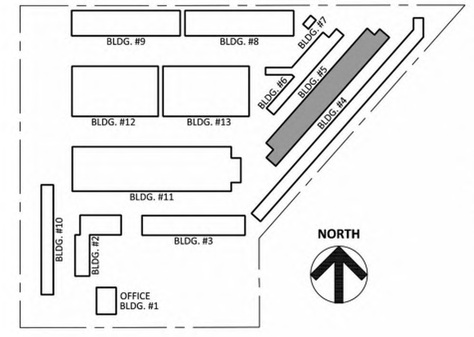
B METAL ROOF:
MFG. : MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS LAZY GRAY SW6254

C JANUS ROLL UP DOORS:
MFG : JANUS OR EQUAL
COLOR : SILHOUETTE GRAY

LEGEND:

#/# KEYNOTE
#/# MATERIAL/COLOR

KEYMAP



IRKAA
ARCHITECTS INC
2231 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

DATE: 11.10.2025

BUILDING 5
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALSO REQUIRE THAT PAYMENT BE MADE ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE, IF APPLICABLE TO THE PROJECT IS ATTACHED TO THIS AGREEMENT.
OWNER: CRISTINA COMPANIES UT LLC
ADDRESS: 208 WILKES AVE
LOS GATOS, CA 95030
CONTACT: JEFF CRISTINA
PHONE: 408-889-3045

HURRICANE STORAGE UNITS
BUILDING #5
SECTION 11 TOWNSHIP 42 S. RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

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PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026**
Application Number:	ACUP26-03
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	William Powell
Agent:	N/A
Request:	Approval of a conditional use permit to collocate a wireless telecommunication facility.
Location:	3270 S Sand Hollow Road
Zoning:	RA-1
General Plan Map:	N/A
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is proposing to collocate additional telecommunications equipment on an existing tower located on the ridge north of Sand Hollow Reservoir. Telecommunications facilities are regulated under the Hurricane City Wireless Telecommunications Tower and Facilities Ordinance (10-50). The property is zoned Residential Agriculture RA-1, and collocated facilities are a conditional use in that zone. The standards for a collocation are as follows:

F. Collocated antennas. The following provision shall apply to collocated antennas:

1. *Collocated antennas shall be permitted in any zone where a monopole or lattice tower is permitted. Collocated antennas shall conform to all applicable provisions of this title.*

As well Hurricane City Code (HCC) section 10-50-9, which states:

> *D. Miscellaneous considerations. The following shall be considered by the Planning Commission in connection with a request for a conditional use permit for a wireless telecommunication facility:*
>
> *1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*
>
> *2. Locating the antenna on other existing structures in the same vicinity, such as other monopoles, lattice towers, buildings, water storage facilities, utility poles, athletic field lights, and parking lot lights, etc., where possible without significantly impacting antenna transmission or reception.*

3. Location of the antenna in relation to existing vegetation, topography including ridgelines, and buildings to obtain the best visual screening.

4. Spacing between monopoles or lattice towers which creates detrimental impacts to adjoining properties.

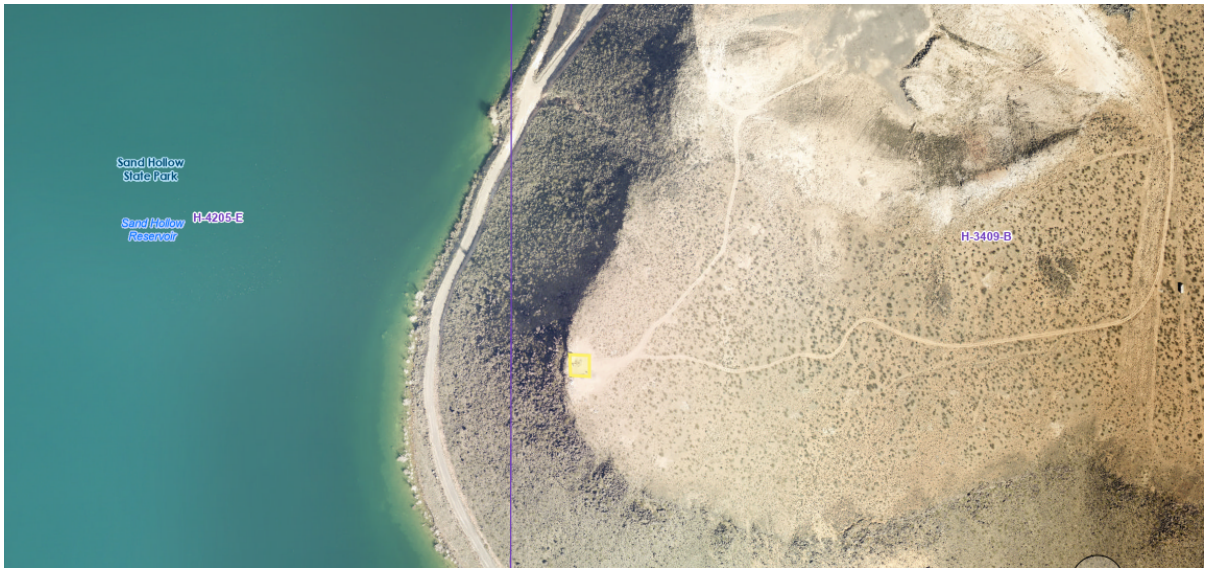
5. Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as required by this title.

6. Color of facilities.

7. Height of any lattice tower, including the antenna, over 100 feet.

8. Any antenna, monopole, and/or lattice tower proposed for a location within a historic district or landmark site shall have prior approval by the Historic Preservation Commission.

9. Security lighting of monopoles and lattice towers shall comply with FAA requirements for lighting. The Planning Commission may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding areas, shall be minimized by using indirect lighting where appropriate.



Vicinity Map

Findings:

1. The facility is located on an existing tower where wireless telecommunications facilities are a permitted or conditional use.
2. The facility is set back approximately three-quarters of a mile from any residential structure and is also setback from major roadways, and will not constitute an additional major visual impact.
3. This is the only wireless telecommunication facility in the vicinity.
4. The existing color of the facility is not planned to change and staff does not find it to be a negative visual impact.

5. The area is not within a historical district.
6. The applicant has stated the site will be brought up to standards regarding security and lighting.
7. The existing tower is less than 100’ tall.

Recommendation: Staff recommends approval of a conditional use permit subject to staff comments.

May 13, 2026

Hurricane City, Planning Department
147 N 870 W
Hurricane, UT 84737

RE: Permit # PREP26-489 – 3270 South Sand Hollow Road

Dear Permit Office,

Verizon Wireless is applying for a Conditional Use Permit and Building Permit to install equipment on the existing tower at the address referred to above. The necessary documentation is uploaded to the City's portal.

SBA has a lease agreement with the property owner which grants it the right to sublease and apply for permits. A copy of the lease agreement and an authorization for permit applications are included.

Please let me know if any additional information is needed.

Thank you,

William Powell
SDS Specialist II

SBA Communications Corporation
959 South Coast Drive
Suite 200
Costa Mesa, CA 92626

253-225-5870 + **C**
WPowell@sbasite.com

Your Signal Starts Here.

Conditional Use Permit Application Narrative:

Introduction:

Verizon Wireless proposes to collocate equipment on the existing telecommunications tower located at 3270 South Sand Hollow Road. The installation will take place entirely within the existing compound and no significant change to the height and width of the installation will result.

Hurricane City Code analysis:

Section 10-50-5. Uses Allowed. *Collocated facilities within the RA-1 zoning are conditional uses. Under Section 6409 of the Spectrum Act, however, collocated facilities meeting the standards for an Eligible Facilities Request are not discretionary and must be approved. The submittal requirements are limited to only such information that is needed to determine if the proposal meets the standards for an Eligible Facilities Request.*

Section 10-50-6 – Master Plan Required – *This is not needed to determine if the proposal meets the standards for an Eligible Facilities Request.*

Section 10-50-7.F. – *This provision is not applicable as monopoles and lattice towers are not permitted in this zone.*

Section 10-50-8 – Color - *The original zoning approval for this facility did not include painting so no painting is proposed by Verizon.*

Section 10-50-9 – Additional requirements. *These are not applicable.*

Eligible Facilities Request analysis:

47 CFR 1.6100 – Wireless Facility Modifications details the definitions, review process and documentation, and timelines for review of Eligible Facility Request. A modification that does not substantially change the physical dimensions of an eligible support structure is considered an "Eligible Facilities Request". The documentation required for review of such a request is limited to only information or documentation that is necessary to determine if the proposal meets the eligibility criteria.

The criteria are addressed as follows:

1. The tower is existing at the time of this application.

2. The proposal is for collocation on the existing tower.

3. The proposal does not substantially change the physical dimensions according to these criteria:

    i. It does not increase the height by more than 10% or 20' whichever is greater. *No change to the height is proposed.*

    ii. It does not protrude more than 20' from the edge of the tower. *The proposed antenna installation protrudes less than 10' from the edge.*

iii. No more than 4 cabinets are to be installed. *Verizon has proposed the installation of one cabinet.*

iv. No excavation outside the current site. *No such excavation is proposed.*

v. The proposal would defeat the concealment elements. *This installation has no concealment elements.*

vi. It does not comply with the conditions of the siting approval of the structure. *There were no applicable conditions of the siting approval for this tower.*

Because the proposal meets the requirements for an eligible facilities request, the application shall be approved within 60 days of the first administrative step.

NOTES:

1. SITE PLAN SHOWN BELOW WAS TAKEN FROM INFORMATION PROVIDED BY WASHINGTON COUNTY GIS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

2. EXISTING INFORMATION INDICATED ON THE SITE PLAN WAS REPRODUCED FROM MAPS TAKEN FROM WASHINGTON COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR. THE INFORMATION SUPPLIED BY THE CUSTOMER WAS INCORPORATED FOR REFERENCE ONLY.

3. THE TOWER IS LOCATED IN ZONE "X," AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #49053C1100G, DATED APRIL 02, 2009.

LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

SITE PLAN

SCALE: 1" = 300' (24x36)
SCALE: 1" = 600' (11x17)

0 300 600
SCALE IN FEET

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0" SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP-OPCO, LLC
ANDREW RAGNAR BERGLUND
No. 13511501-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH
PROFESSIONAL ENGINEER

05-04-26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
SITE PLAN

SHEET NUMBER: C-1
REVISION: 0

TEP #: 44016.488588

TEP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TEP ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING, LLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR M&H ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

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SITE DEVELOPER/APPLICANT:

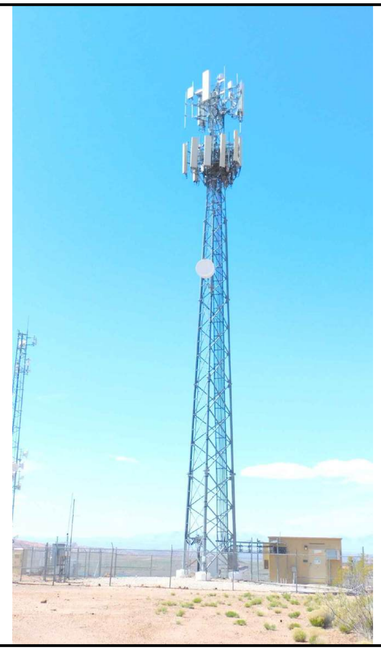
SBA

verizon

SBA SITE NAME: SAND HOLLOW
SBA SITE NUMBER: UT14609-A

VERIZON SITE NAME: SAND HOLLOW
VERIZON LOCATION CODE: 0
VERIZON FUZE PROJECT NUMBER: 17025022
VERIZON MGD LOCATION ID: 5000957679

SITE ADDRESS:
3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)



TOWER PHOTO

*LATITUDE N 37° 07' 25.52"
*LONGITUDE W 113° 21' 50.38"

*INFO PROVIDED BY VERIZON WIRELESS

TOWER COORDINATES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE WITH STATE AMENDMENTS (2021 EDITION)
2. INTERNATIONAL CODE COUNCIL
3. ANSI/TIA-222-H
4. NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS (2023 EDITION)
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

GROUND WORK:
- INSTALL 10' X 15' EQUIPMENT PAD
- INSTALL (1) PLINTH
- INSTALL (1) WEATHER CANOPY
- INSTALL (1) 2' WIDE ICE BRIDGE
- INSTALL (1) 4' WIDE H-FRAME WITH ILC
- INSTALL METER AND DISCONNECT
- INSTALL (1) EQUIPMENT CABINET
- INSTALL (1) GENERATOR
- INSTALL (1) BBU

TOWER WORK:
- INSTALL (3) SECTOR MOUNTS
- INSTALL (12) ANTENNAS
- INSTALL (1) MICROWAVE DISH
- INSTALL (2) ODUs
- INSTALL (3) RRUs
- INSTALL (3) DUAL ANTENNA MOUNTS
- INSTALL (1) OVP
- INSTALL (4) HYBRID CABLES
- INSTALL (2) SAFETY CLIMB STANDOFF ASSEMBLIES

SCOPE OF WORK

VERIZON SITE NAME:	SAND HOLLOW	JURISDICTION:	HURRICANE CITY
PROJECT DESCRIPTION:	CARRIER COLOCATION	CURRENT ZONING:	RA-1
SITE ADDRESS:	3270 SOUTH SAND HOLLOW ROAD HURRICANE, UT 84737 (WASHINGTON COUNTY)	TAX PARCEL NUMBER:	H-3409-B
TOWER TYPE:	115' SELF-SUPPORT		

PROJECT INFORMATION

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

GENERAL NOTES

SITE CONSTRUCTION MANAGER:
NAME: SBA COMMUNICATIONS CORPORATION
ADDRESS: 8051 CONGRESS AVE
CITY, STATE, ZIP: BOCA RATON, FL 33487
PHONE: (800) 487-7483

SITE APPLICANT:
NAME: VERIZON WIRELESS
C/O SBA COMMUNICATIONS CORPORTATION
ADDRESS: 126 W GEMINI DR
CITY, STATE, ZIP: TEMPE, AZ 85283
PHONE: (480) 345-5600

CIVIL ENGINEER:
NAME: TEP
ADDRESS: 326 TRYON RD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: ANDREW BERGLUND, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:
NAME: WASHINGTON COUNTY WATER CONSERV DIST
ADDRESS: 533 WATER WORKS DR
CITY, STATE, ZIP: SAINT GEORGE, UT 84770-3140

CONTACT INFORMATION

SHEET:	DESCRIPTION:	REV
T-1	TITLE SHEET	0
G-1	GENERAL NOTES	0
C-1	SITE PLAN	0
C-2	COMPOUND LAYOUT	0
C-3	EQUIPMENT LAYOUT	0
C-4	TOWER ELEVATIONS	0
C-5	ANTENNA LAYOUT AND SCHEDULE	0
C-6.1 - C-6.10	EQUIPMENT DETAILS I - X	0
C-7	FOUNDATION DETAILS	0
C-8	GENERATOR DETAILS I	0
C-9	GENERATOR DETAILS II	0
C-10	ILC DETAILS	0
E-1	ELECTRICAL NOTES & ROUTING	0
E-2	ONE-LINE DIAGRAMS & PANEL SCHEDULE	0
E-3	H-FRAME DETAIL	0
GN-1	EQUIPMENT GROUNDING PLAN	0
GN-2	TRENCHING DETAILS	0
GN-3	GROUNDING DETAILS I	0
GN-4	GROUNDING DETAILS II	0
GN-5	GROUNDING DETAILS III	0

SHEET INDEX

LOCATION MAP

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
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verizon
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TEMPE, AZ 85283
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3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 13541209-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH

05-04-26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T-1	0

TEP #: 44016.488588

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GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED VERIZON WIRELESS, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE, OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF UTAH.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H, FOR A 100 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2021 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2021 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFELY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THIS PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIAL ORDERING, FABRICATION, OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION.
17. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 15TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   A. STRUCTURAL STEEL, ASTM DESIGNATION A36.
   B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
   C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
   D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LFRD, 15TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THROUGH STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING> ASTM A123, ASTM A153/A153M OR ASTM A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTE; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVISE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY AND ANCHOR BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS," DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D1.1-2015 STRUCTURAL WELDING CODE - STEEL.

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

   #4 BARS AND SMALLER 40 ksi

   #5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
   - CONCRETE EXPOSED TO EARTH OR WEATHER:
   - #6 BARS AND LARGER 2"
   - #5 BARS AND SMALLER 1-1/2"
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
   - SLAB AND WALLS 3/4"
   - BEAMS AND COLUMNS 1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

4.1.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

4.1.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.

5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. TIE WRAPS ARE NOT ALLOWED.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.

ELECTRICAL INSTALLATION NOTES(CONT.):

24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR VERIZON WIRELESS L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "VERIZON WIRELESS L.L.C.".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

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VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP-OPCO, LLC
No. 13561209-2202
ANDREW MANAR BERGLUND
PROFESSIONAL ENGINEER
STATE OF UTAH

05-04-26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:	REVISION:
G-1	0

TEP #: 44016.488588

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, TEP ENGINEERING, LLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR M&H ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

NOTES:

1. SITE PLAN SHOWN BELOW WAS TAKEN FROM INFORMATION PROVIDED BY WASHINGTON COUNTY GIS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

2. EXISTING INFORMATION INDICATED ON THE SITE PLAN WAS REPRODUCED FROM MAPS TAKEN FROM WASHINGTON COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR. THE INFORMATION SUPPLIED BY THE CUSTOMER WAS INCORPORATED FOR REFERENCE ONLY.

3. THE TOWER IS LOCATED IN ZONE "X," AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #49053C1100G, DATED APRIL 02, 2009.

LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

SITE PLAN

SCALE: 1" = 300' (24x36)
SCALE: 1" = 600' (11x17)

0 300 600
SCALE IN FEET

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0" SELF-SUPPORT TOWER

ISSUED FOR:

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B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP-OPCO, LLC
ANDREW RAGNAR BERGLUND
No. 13511501-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH
PROFESSIONAL ENGINEER

05-04-26

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SHEET TITLE:
SITE PLAN

SHEET NUMBER: C-1
REVISION: 0

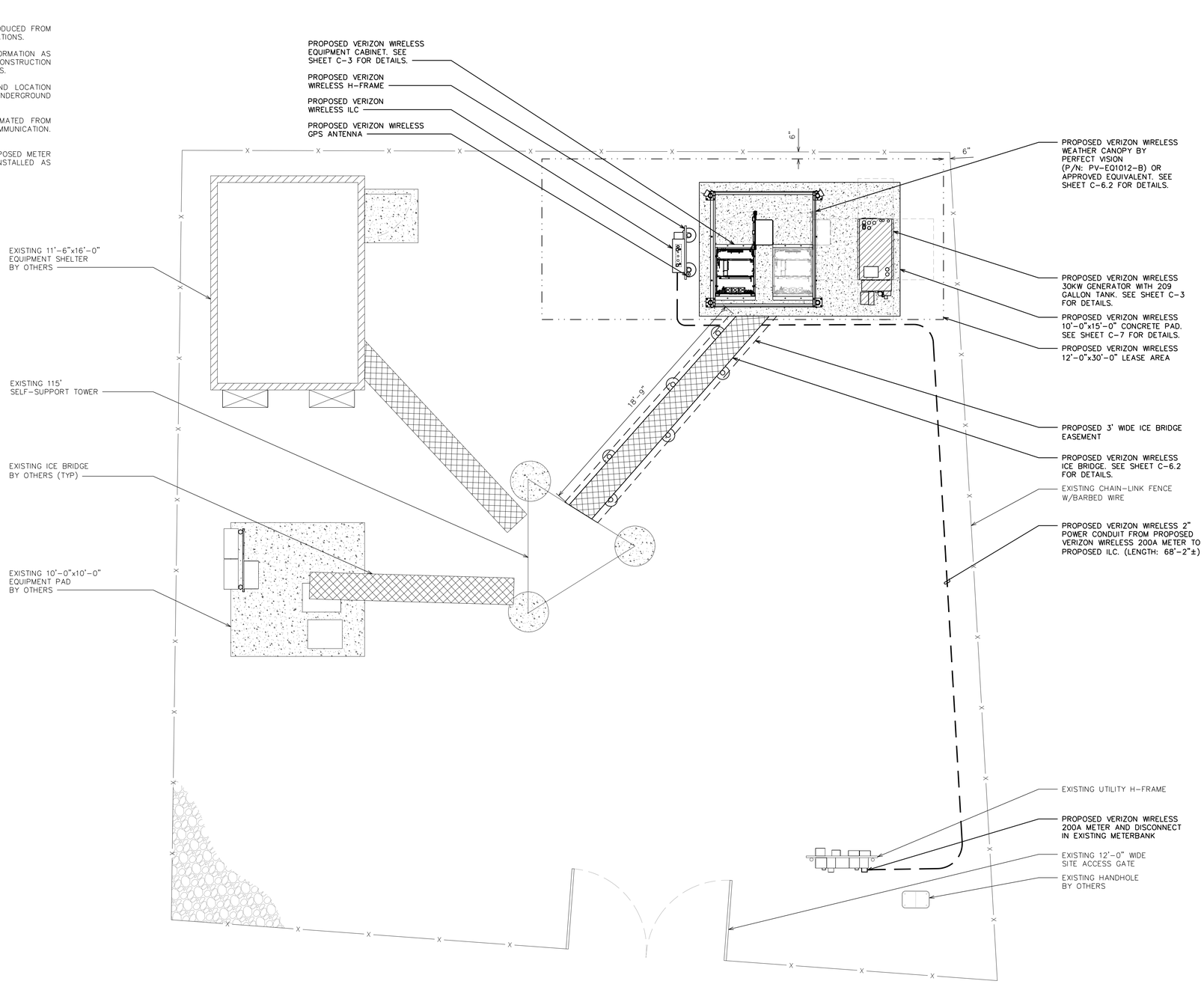
TEP #: 44016.488588

TEP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TEP ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING, LLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR M&H ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS.

NOTES:

1. COMPOUND DETAIL SHOWN BELOW WAS PRODUCED FROM INFORMATION PROVIDED BY SBA COMMUNICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION AS INDICATED ON COMPOUND DETAIL. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DISCREPANCIES.
3. CONTRACTOR TO ESTABLISH EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES.
4. EXISTING METER LOCATIONS ARE APPROXIMATED FROM DOCUMENT PROVIDED BY SBA COMMUNICATION. CONTRACTOR TO VERIFY LOCATION.
5. CONTRACTOR TO VERIFY LOCATION OF PROPOSED METER AND NOTIFY VERIZON WIRELESS IF NOT INSTALLED AS SHOWN BELOW.



COMPOUND LAYOUT

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD HURRICANE, UT 84737 (WASHINGTON COUNTY)

EXISTING 115'-0" SELF-SUPPORT TOWER

ISSUED FOR:

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B	04-10-26	RMJ	90% CONSTRUCTION	SJA
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SEAL:

TEP OPCO, LLC
No. 13561209-2202
ANDREW MINAR BERGLUND
STATE OF UTAH
05-04-26

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SHEET TITLE:
COMPOUND LAYOUT

SHEET NUMBER:	REVISION:
C-2	0

TEP #: 44016.488588

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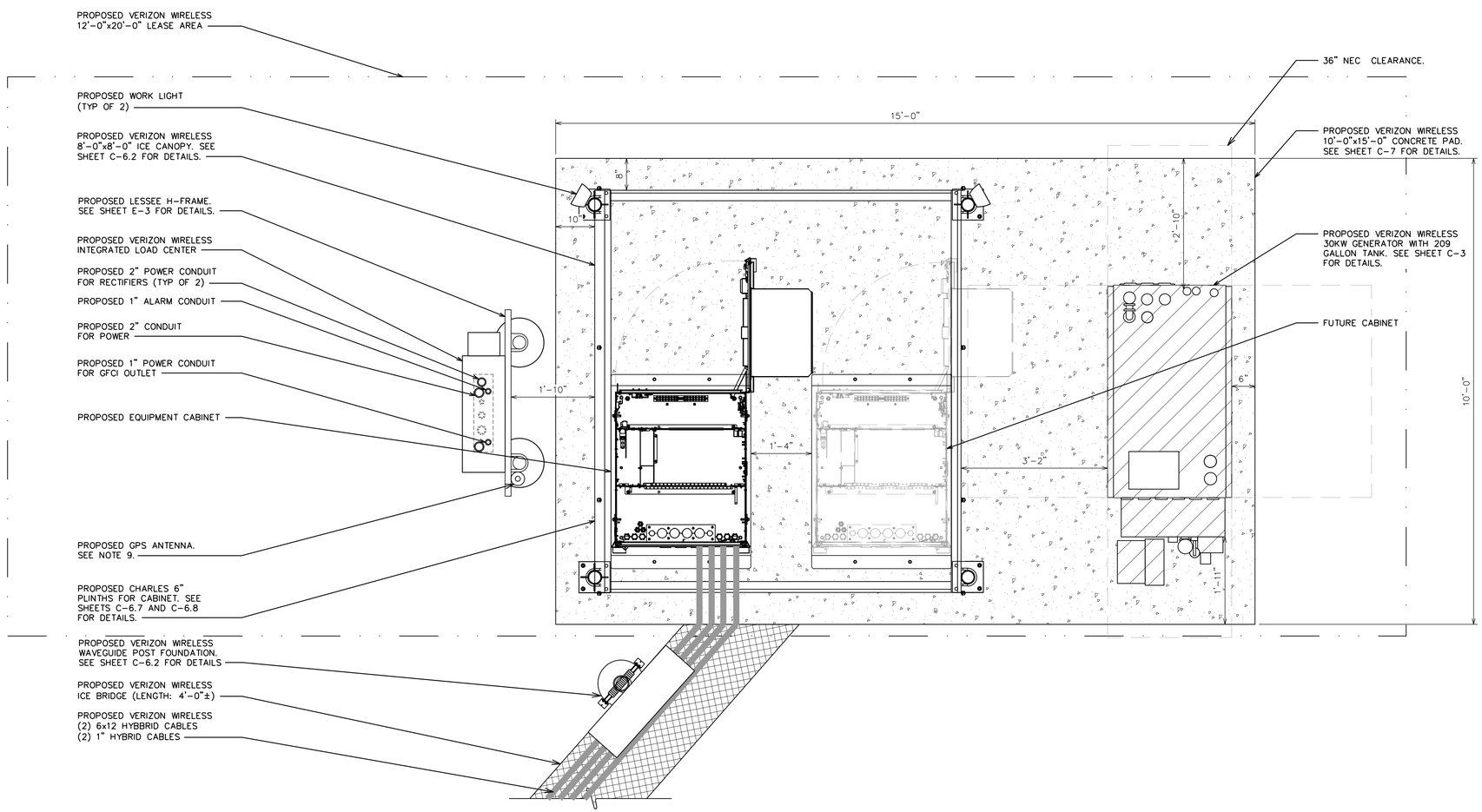
ROUTING NOTES:

1. REFER TO THE SITE PLAN FOR EQUIPMENT PAD LOCATIONS AND ORIENTATION.
2. RUN 2" FLEX TELCO CONDUIT FROM BOTTOM OF TELCO BOX TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
3. RUN 2" FLEX POWER CONDUIT AND 1" FLEX ALARM CONDUIT FROM BOTTOM OF ILC TO SIDE OF RF CABINET WITH CHASE NIPPLES THROUGH FACTORY KNOCKOUTS.
4. RUN 2" FLEX FIBER CONDUIT FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
5. RUN (1) 1½" FLEX POWER CONDUIT FOR EVERY (2) RECTIFIER CIRCUITS FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
6. SUPPORT FLEX CONDUIT ON HORIZONTAL H-FRAME RAILS OR ON VERTICAL SITE STRUT SNT10 RAILS ADDED TO H-FRAME FOR CONDUIT/CABLE MANAGEMENT.
7. RUN HYBRID CABLE FOR TOWER MOUNTED RRU'S OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. SWEEP DOWN ONTO H-FRAME RAILS, THEN LOOP UNDER OVP AND CONNECT TO BOTTOM OF OVP. ATTACH GROUND KITS TO HYBRID CABLE BEFORE LOOPING UNDER OVP, AND BOND TO TDSGA GROUND BAR AT BASE OF H-FRAME.
8. RUN COAX CABLE FOR GROUND MOUNTED RRU'S (IF USED) OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. TERMINATE COAX ON ICE BRIDGE AND TRANSITION TO JUMPERS JUST BEFORE REACHING H-FRAME. ATTACH GROUND KITS TO COAX CABLE ON TOWER SIDE OF LAST ICE BRIDGE POST AND BOND TO TDSGA GROUND BAR NEAR TOP OF POST.
9. GPS ANTENNA TO BE MOUNTED TO STANDARD HEIGHT POST WITH EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT. MOUNT AS NEAR AS AS PRACTICAL TO EQUIPMENT CABINET.
10. BOLT CABINETS TO SLAB USING ½"x3¾" KWIK BOLT 3 BY HILTI OR APPROVED EQUIVALENT.
11. BOLT GENERATOR TO SLAB PER MANUFACTURERS SPECIFICATIONS.



EQUIPMENT LAYOUT

SCALE:	¾" = 1'-0" (24x36)
SCALE:	⅜" = 1'-0" (11x17)

0 1 2
SCALE IN FEET

SBA
8051 CONGRESS AVE
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0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
No. 13942897-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH
05-04-26

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SHEET TITLE:
EQUIPMENT LAYOUT

SHEET NUMBER:	REVISION:
C-3	0

TEP #: 44016.488588

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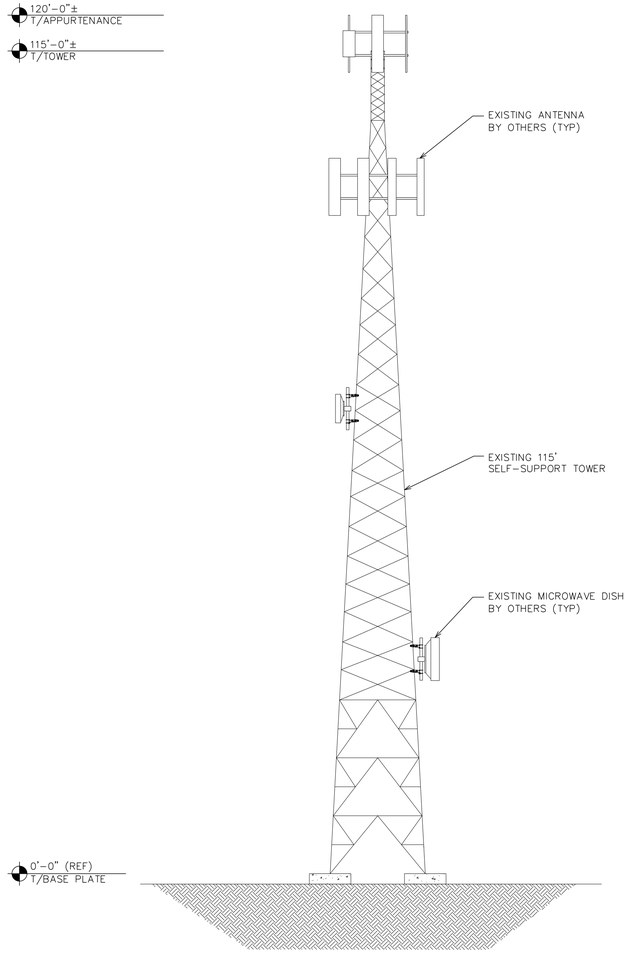
NOTES:

TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.

NOTE: FAA APPROVED OVERALL HEIGHT IS 120'-0"



EXISTING TOWER ELEVATION

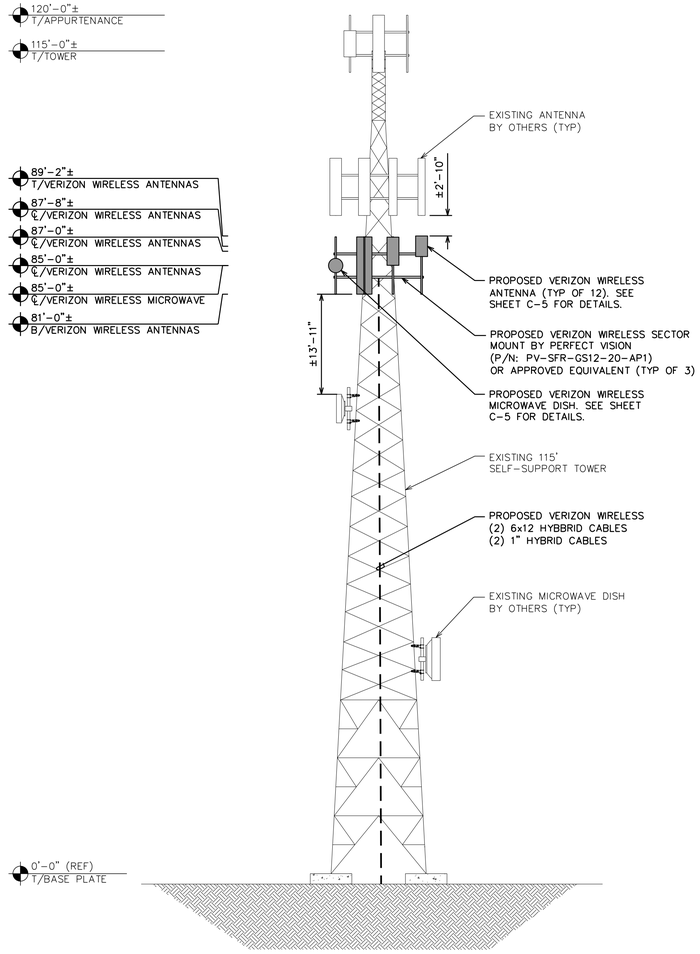
SCALE: 1" = 10' (24x36)
SCALE: 1" = 20' (11x17)

0 10 20
SCALE IN FEET

NOTES:

1. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
2. EXISTING TOWER HAS SUFFICIENT CAPACITY FOR THE PROPOSED LOADING. SEE TOWER STRUCTURAL ANALYSIS REPORT BY TOWER ENGINEERING SOLUTIONS, LLC DATED JUNE 06, 2025 FOR DETAILS.
3. PER MOUNT ANALYSIS COMPLETED BY COLLIERS ENGINEERING & DESIGN DATED APRIL 08, 2025, THE PROPOSED MOUNT CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.

NOTE: FAA APPROVED OVERALL HEIGHT IS 120'-0"



PROPOSED TOWER ELEVATION

SCALE: 1" = 10' (24x36)
SCALE: 1" = 20' (11x17)

0 10 20
SCALE IN FEET

SBA
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SEAL:

05-04-26

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SHEET TITLE:

TOWER ELEVATIONS

SHEET NUMBER:	REVISION:
C-4	0

TEP #: 44016.488588

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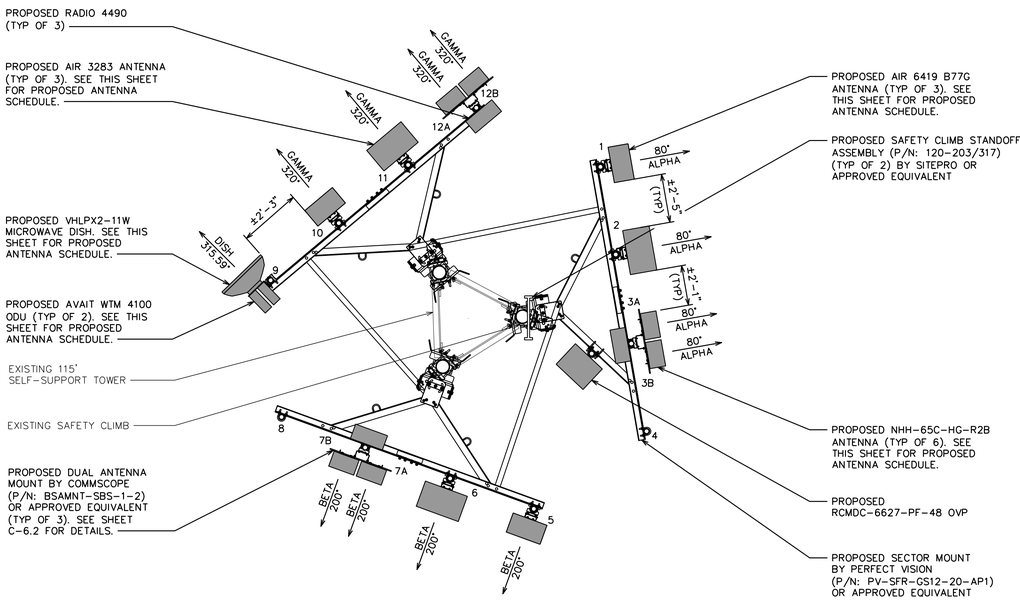
NOTES:

1. PER MOUNT ANALYSIS COMPLETED BY COLLIERS ENGINEERING & DESIGN DATED APRIL 08, 2025, THE PROPOSED MOUNT CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



PROPOSED ANTENNA PLAN

SCALE: 3/8" = 1'-0" (24x36)
SCALE: 3/16" = 1'-0" (11x17)
0 2 4
SCALE IN FEET

NOTES:

1. CONTRACTOR TO REFERENCE VERIZON ISSUED RFDS AND GIVE PRECEDENCE TO INFORMATION PROVIDED IN RFDS OVER INFORMATION PROVIDED IN THIS TABLE.
2. CONTRACTOR TO VERIFY LOADING WITH STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. IF STRUCTURAL ANALYSIS AND RFDS DO NOT MATCH, CONTRACTOR IS TO CONTACT CONSTRUCTION MANAGER IMMEDIATELY.

PROPOSED EQUIPMENT IN BOLD

PROPOSED ANTENNA/FEEDLINE SCHEDULE

SECTOR	POS.	USE	MANUFACTURER MODEL (DIMENSIONS)	MOUNTING HEIGHT	CABLE SIZE	AZIMUTH (TN)	*CABLE LENGTH	MECH D-TILT	ELEC. D-TILT	TMA	DIPLEXER	RADIO / ODU	OVP BOX
ALPHA	1	–	ERICSSON AIR 6419 B77G (31.22"x16.06"x9.05")	℄ @ 87'-8"±	(2) 6x12 HYBRID CABLES (2) 1" HYBRID CABLES	80°	130'±	–	–	–	–	–	1
ALPHA	2	–	ERICSSON AIR 3283 (47.2"x20.0"x12.0")	℄ @ 87'-0"±		80°		–	–	–	–	–	
ALPHA	3A	–	COMMSCOPE NHH-65C-HG-R2B (96.0"x11.9"x7.1")	℄ @ 85'-0"±		80°		–	–	–	–	1	
ALPHA	3B	–	COMMSCOPE NHH-65C-HG-R2B (96.0"x11.9"x7.1")	℄ @ 85'-0"±		80°		–	–	–	–		
ALPHA	4	–	–	–		–		–	–	–	–	–	
BETA	5	–	ERICSSON AIR 6419 B77G (31.22"x16.06"x9.05")	℄ @ 87'-8"±		200°		–	–	–	–	–	
BETA	6	–	ERICSSON AIR 3283 (47.2"x20.0"x12.0")	℄ @ 87'-0"±		200°		–	–	–	–	–	
BETA	7A	–	COMMSCOPE NHH-65C-HG-R2B (96.0"x11.9"x7.1")	℄ @ 85'-0"±		200°		–	–	–	–	1	
BETA	7B	–	COMMSCOPE NHH-65C-HG-R2B (96.0"x11.9"x7.1")	℄ @ 85'-0"±		200°		–	–	–	–		
BETA	8	–	–	–		–		–	–	–	–	–	
GAMMA	9	–	ANDREW VHLPX2-11W (25.9"ø)	℄ @ 85'-0"±		315.59°		–	–	–	–	2	
GAMMA	10	–	ERICSSON AIR 6419 B77G (31.22"x16.06"x9.05")	℄ @ 87'-8"±		320°		–	–	–	–	–	
GAMMA	11	–	ERICSSON AIR 3283 (47.2"x20.0"x12.0")	℄ @ 87'-0"±		320°		–	–	–	–	1	
GAMMA	12A	–	COMMSCOPE NHH-65C-HG-R2B (96.0"x11.9"x7.1")	℄ @ 85'-0"±		320°		–	–	–	–		
GAMMA	12B	–	COMMSCOPE NHH-65C-HG-R2B (96.0"x11.9"x7.1")	℄ @ 85'-0"±		320°		–	–	–	–	–	

*CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO CONSTRUCTION.
**ANTENNA DESIGN BASED ON INFORMATION PROVIDED BY VERIZON WIRELESS IN THE FORM OF AN RFDS DATED FEBRUARY 11, 2025.

PROPOSED ANTENNA SCHEDULE

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

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VERIZON SITE NAME:
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EXISTING 115'-0"
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SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 13661209-2202
ANDREW WAGNAR BERGLUND
STATE OF UTAH

05-04-26

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SHEET TITLE:
ANTENNA LAYOUT AND SCHEDULE

SHEET NUMBER: C-5
REVISION: 0

TEP #: 44016.488588

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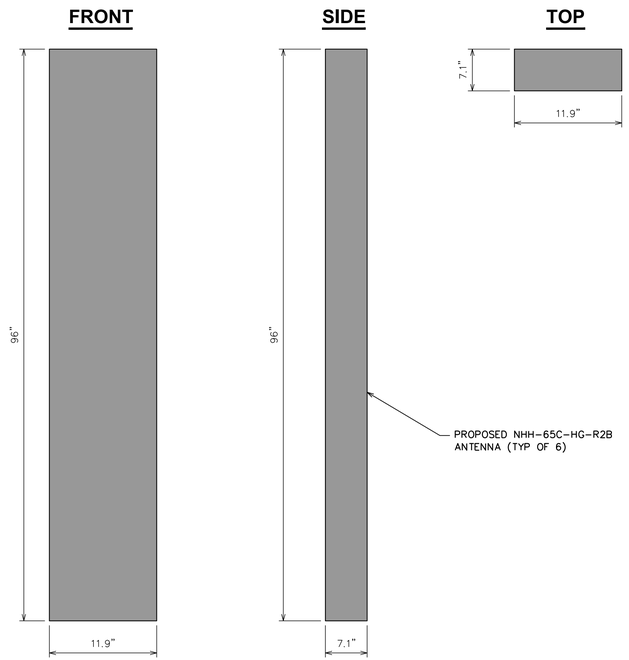
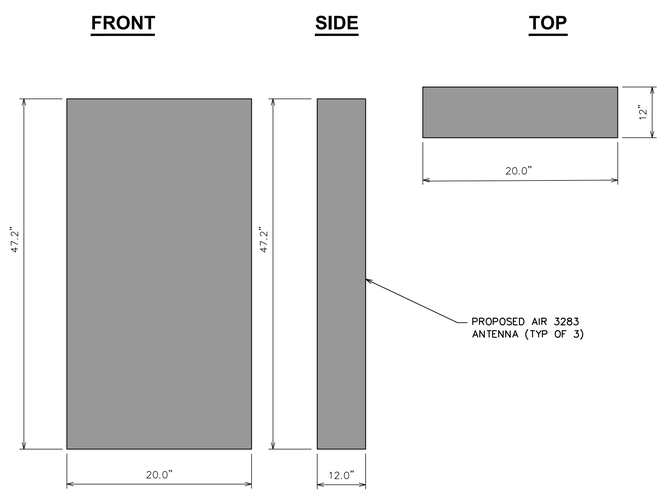
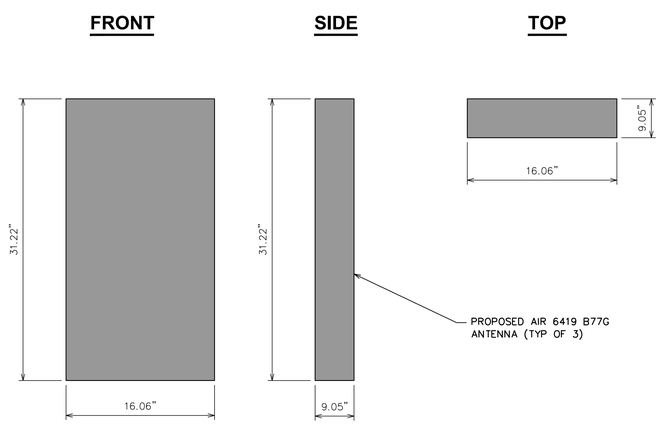


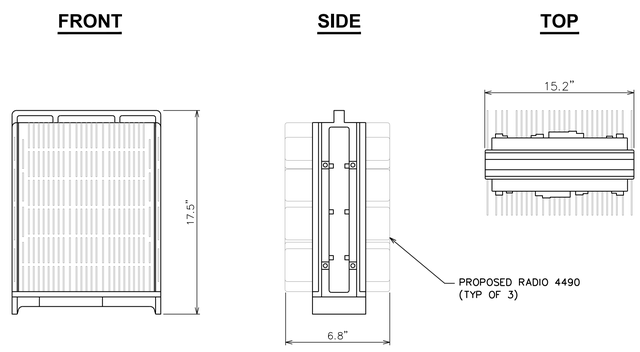
PROPOSED NHH-65C-HG-R2B ANTENNA DETAIL SCALE: N.T.S



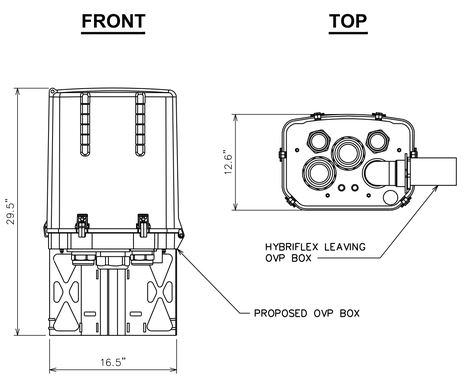
PROPOSED AIR 3283 ANTENNA DETAIL SCALE: N.T.S



PROPOSED AIR 6419 B77G ANTENNA DETAIL SCALE: N.T.S



PROPOSED RADIO 4490 DETAIL SCALE: N.T.S



PROPOSED OVP DETAIL SCALE: N.T.S

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SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 13561209-2202
ANDREW JONAR BERGLUND
STATE OF UTAH
05-04-26

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SHEET TITLE:
EQUIPMENT DETAILS I

SHEET NUMBER: **C-6.1**

REVISION: **0**

TEP #: 44016.488588

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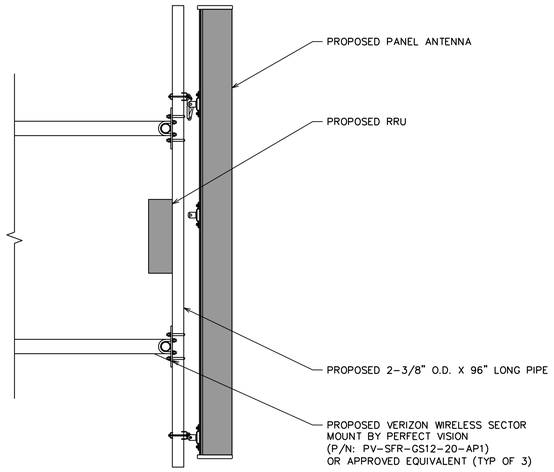
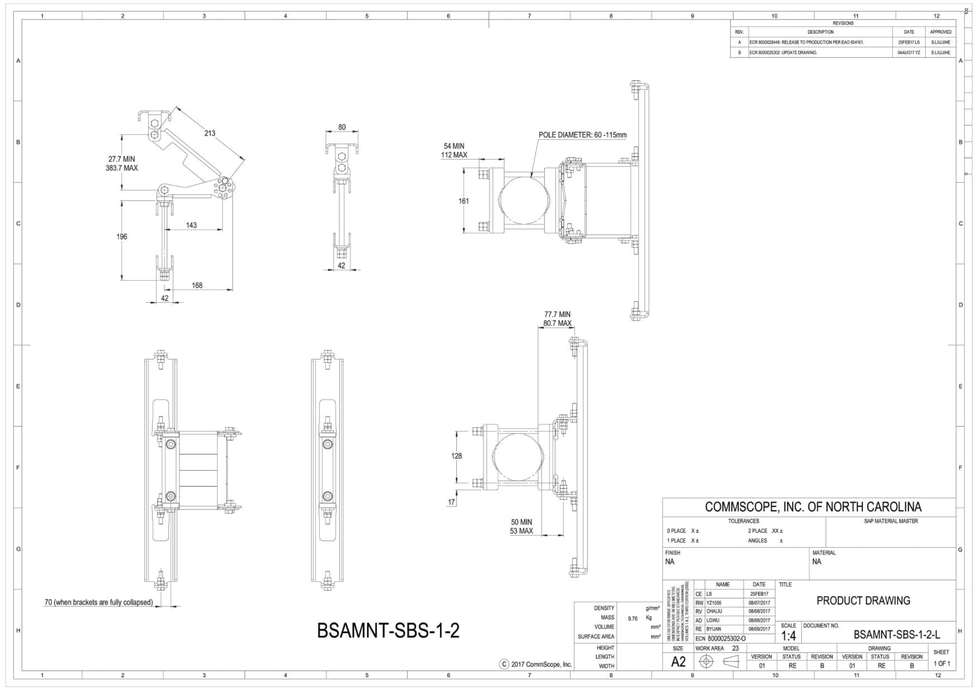


PROPOSED EQUIPMENT MOUNTING DETAIL

SCALE: N.T.S

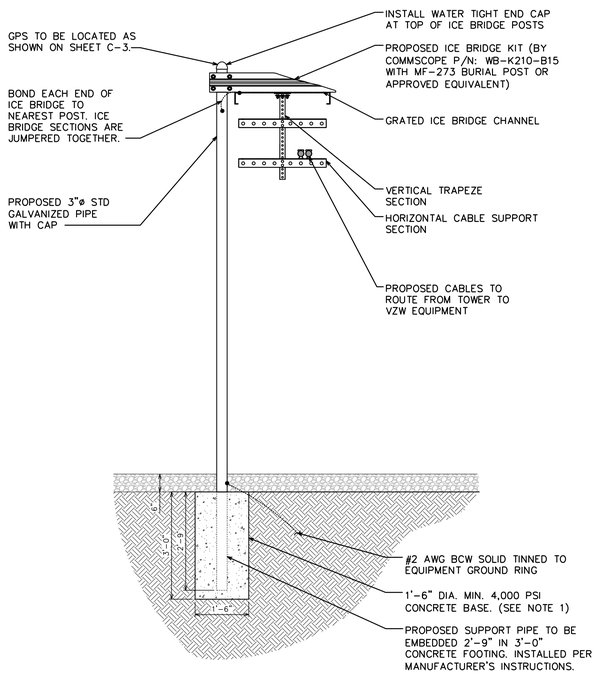


PROPOSED DUAL ANTENNA MOUNT DETAIL

SCALE: N.T.S

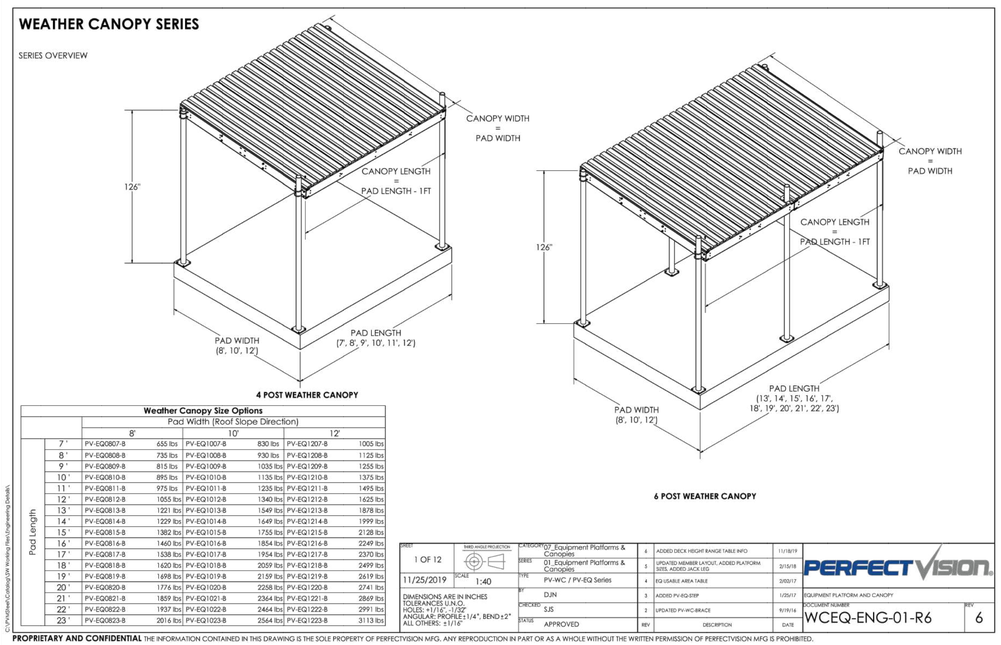
NOTES:

1. TOP OF ICE BRIDGE POST FOUNDATION SHALL BE SET 6" BELOW TOP OF GRAVEL.
2. HEIGHT TO TOP OF ICE BRIDGE WILL BE FIELD VERIFIED, BUT WILL BE MAXIMUM 10'-10" ABOVE TOP OF GRAVEL.
3. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



ICE BRIDGE DETAILS

SCALE: N.T.S



Weather Canopy Size Options

Pad Length	Pad Width (Roof Slope Direction) 8'	10'	12'
7'	PV-EQ0807-8 655 lbs	PV-EQ1007-8 830 lbs	PV-EQ1207-8 1005 lbs
8'	PV-EQ0808-8 735 lbs	PV-EQ1008-8 930 lbs	PV-EQ1208-8 1125 lbs
9'	PV-EQ0809-8 815 lbs	PV-EQ1009-8 1035 lbs	PV-EQ1209-8 1255 lbs
10'	PV-EQ0810-8 895 lbs	PV-EQ1010-8 1135 lbs	PV-EQ1210-8 1375 lbs
11'	PV-EQ0811-8 975 lbs	PV-EQ1011-8 1235 lbs	PV-EQ1211-8 1495 lbs
12'	PV-EQ0812-8 1055 lbs	PV-EQ1012-8 1340 lbs	PV-EQ1212-8 1625 lbs
13'	PV-EQ0813-8 1221 lbs	PV-EQ1013-8 1549 lbs	PV-EQ1213-8 1878 lbs
14'	PV-EQ0814-8 1229 lbs	PV-EQ1014-8 1649 lbs	PV-EQ1214-8 1999 lbs
15'	PV-EQ0815-8 1382 lbs	PV-EQ1015-8 1755 lbs	PV-EQ1215-8 2128 lbs
16'	PV-EQ0816-8 1460 lbs	PV-EQ1016-8 1854 lbs	PV-EQ1216-8 2249 lbs
17'	PV-EQ0817-8 1538 lbs	PV-EQ1017-8 1954 lbs	PV-EQ1217-8 2370 lbs
18'	PV-EQ0818-8 1620 lbs	PV-EQ1018-8 2059 lbs	PV-EQ1218-8 2499 lbs
19'	PV-EQ0819-8 1698 lbs	PV-EQ1019-8 2159 lbs	PV-EQ1219-8 2619 lbs
20'	PV-EQ0820-8 1776 lbs	PV-EQ1020-8 2258 lbs	PV-EQ1220-8 2741 lbs
21'	PV-EQ0821-8 1859 lbs	PV-EQ1021-8 2364 lbs	PV-EQ1221-8 2869 lbs
22'	PV-EQ0822-8 1937 lbs	PV-EQ1022-8 2464 lbs	PV-EQ1222-8 2991 lbs
23'	PV-EQ0823-8 2016 lbs	PV-EQ1023-8 2564 lbs	PV-EQ1223-8 3113 lbs

C:\PV\Pro/Desk\Working\Data\SBA Working Files\Engineering Details\

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SHEET 1 OF 12 — SHEET MASS PROJECTION: 0.76 kg — SCALE 1:40 — 11/25/2019

DIMENSIONS ARE IN INCHES
TOLERANCES U.N.O.
HOLES: ±1/16" -.1/32"
ANGULAR: PROFILE±1/4", BEND±2°
ALL OTHERS: ±1/16"

CATEGORY: 07_Equipment Platforms & Canopies
SERIES: 01_Equipment Platforms & Canopies
TYPE: PV-WC / PV-EQ Series
BY: DJN
CHECKED: SJS
STATUS: APPROVED

REV	DESCRIPTION	DATE
6	ADDED DECK HEIGHT RANGE TABLE INFO	11/18/19
5	UPDATED MEMBER LAYOUT, ADDED PLATFORM SIZES, ADDED JACK LEG	2/15/18
4	EQ USABLE AREA TABLE	2/02/17
3	ADDED PV-EQ-STEP	1/25/17
2	UPDATED PV-WC-BRACE	9/19/16
1		

PERFECTVISION

EQUIPMENT PLATFORM AND CANOPY

DOCUMENT NUMBER WCEQ-ENG-01-R6 REV 6

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RALEIGH NC, 27603
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www.tepgroup.net

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SAND HOLLOW

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SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 13543209-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH

05-04-26

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SHEET TITLE:
EQUIPMENT DETAILS II

SHEET NUMBER: C-6.2

REVISION: 0

TEP #: 44016.488588

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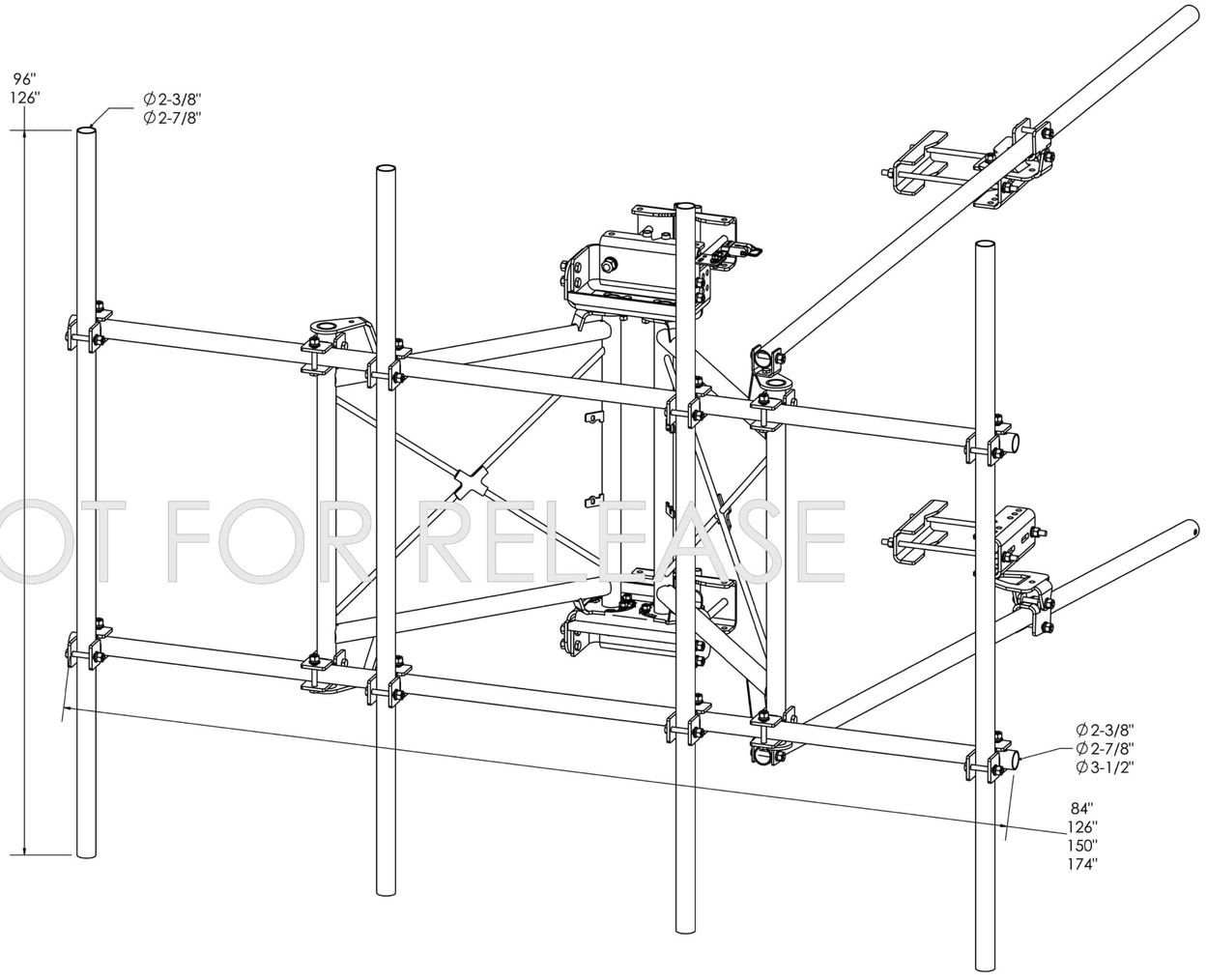
GUARDIAN SECTOR FRAME



NOT FOR RELEASE

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SINGLE SECTOR LARGE LEG - WEIGHT & EPA	SHEET 24

C:\PWSteel\Catalog\SW Working Files\Engineering Details\

SHEET 1 OF 24	THIRD ANGLE PROJECTION	CATEGORY 01_Lattice Tower	4		
		SERIES 01_V-Frames	3		
11/29/2022	SCALE 1:14	TYPE PV-SFR-GS_Guardian	2		
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE±1/4°, BEND±2° ALL OTHERS: ±1/16"		BY DJN	1	GROUND BAR	11/10/22
		CHECKED SJS	0	INITIAL RELEASE	2/15/21
		STATUS NOT FOR RELEASE	REV	DESCRIPTION	DATE

PERFECTVISION

GUARDIAN SECTOR FRAME

DOCUMENT NUMBER: SFR-ENG-01-R1 | REV: 1

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PROPOSED SECTOR MOUNT DETAIL

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verizon
126 W GEMINI DR
TEMPE, AZ 85283
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SBA SITE NUMBER:
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VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
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EXISTING 115'-0"
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ISSUED FOR:

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0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
No. 10081209-2202
ANDREW MAGNAR BERGLUND
PROFESSIONAL ENGINEER
STATE OF UTAH

05-04-26

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SHEET TITLE:
EQUIPMENT DETAILS III

SHEET NUMBER: C-6.3

REVISION: 0

TEP #: 44016.488588

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VHLPX2-11W/B

Base Product

0.6m | 2 ft ValuLine® High Performance Antenna, dual polarized, 10.000 – 11.700 GHz

Product Classification

Product Type	Microwave antenna
Product Brand	ValuLine®

General Specifications

Antenna Type	VHLPX - ValuLine® High Performance Low Profile Antenna, dual-polarized
Polarization	Dual
Side Struts, Included	0
Side Struts, Optional	0

Dimensions

Diameter, nominal	0.6 m | 2 ft

Electrical Specifications

Operating Frequency Band	10.000 – 11.700 GHz
Gain, Low Band	33.7 dBi
Gain, Mid Band	34.5 dBi
Gain, Top Band	35.2 dBi
Boresite Cross Polarization Discrimination (XPD)	30 dB
Front-to-Back Ratio	61 dB
Beamwidth, Horizontal	3.3 °
Beamwidth, Vertical	3.3 °
Return Loss	17.7 dB
VSWR	1.3
Radiation Pattern Envelope Reference (RPE)	7212B | 7213B
Electrical Compliance	ACMA FX03_10b | ACMA FX03_11b | Brazil Anatel Class 3 | Canada SRSP 310.7 Part B | ETSI 302 217 Class 3 | US

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Revised: March 12, 2025

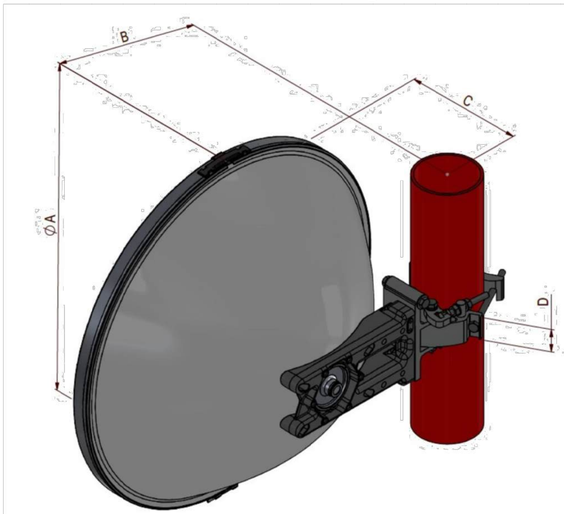
VHLPX2-11W/B

FCC Part 101A | US FCC Part 101B

Mechanical Specifications

Compatible Mounting Pipe Diameter	48 mm–120 mm | 1.9 in–4.7 in
Fine Azimuth Adjustment Range	±15°
Fine Elevation Adjustment Range	±15°
Wind Speed, operational	201 km/h | 124.896 mph
Wind Speed, survival	252 km/h | 156.585 mph

Antenna Dimensions and Mounting Information



Dimensions in Inches (mm)				
Antenna Size, ft (m)	A	B	C	D
2 (0.6)	25.9 (660)	12.2 (310)	8.9 (228)	1.8 (45)

Wind Forces at Wind Velocity Survival Rating

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Revised: March 12, 2025

PROPOSED MICROWAVE DISH DETAIL

SCALE: N.T.S

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verizon
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0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 12612202-2202
ANDREW MAGNAR BERGLUND
STATE OF UTAH

05-04-26

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SHEET TITLE:
EQUIPMENT DETAILS IV

SHEET NUMBER: **C-6.4**

REVISION: **0**

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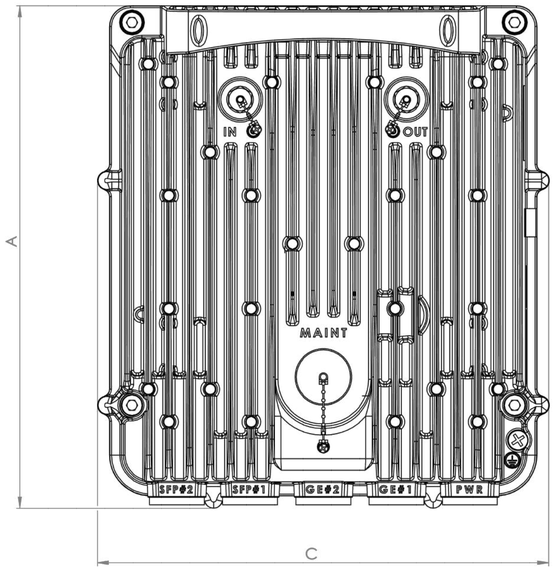
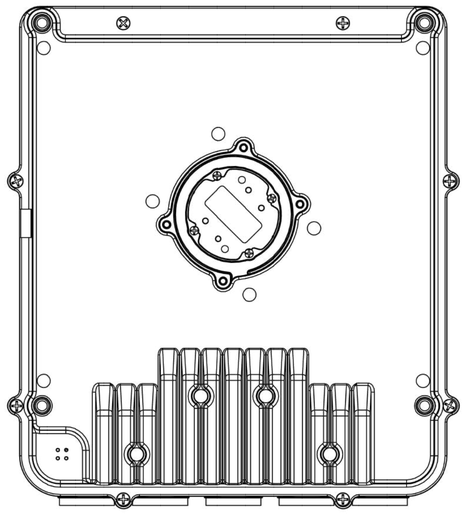
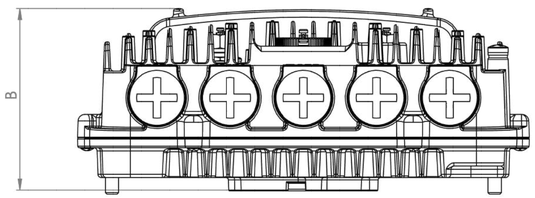
The Solidworks Part File is the controlling document. Dimensions can be derived from the Solidworks model, Solidworks drawings or the DXF file.







Radio Type	Dimension A	Dimension B	Dimension C	Weight
WTM4100 (6-42GHz) WTM4200 (13-42GHz) WTM4800 (E-Band Single Carrier)	295	109,5	271	5,5
WTM4200 (6-11GHz) WTM4800 (E-Band Dual Carrier)	295	128	271	8,5
WTM4500 WTM4800 Multiband (E-Band / Microwave)	295	112,5	271	7,5

Rev	Date	Description

Dimensions are in Millimeters. Unless otherwise stated tolerances are X ±0.5 X.X ± 0.25 X.XX ± 0.1 Angle ±1° Do Not Scale Printed Copy

Drawing Template Rev 7

Aviat NETWORKS

Drawing Title / File Name:
WTM4k Radio Size and Weight

Modeled

Sheet 1 of 1

G:\WTM4000\WTM4k Radio Size And Weight

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TEP OPCO, LLC
QUALIFIED PROFESSIONAL ENGINEER
No. 13561209-2202
ANDREW GUNNAR BERGLUND
STATE OF UTAH

05-04-26

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SHEET TITLE:
EQUIPMENT DETAILS V

SHEET NUMBER: **C-6.5**

REVISION: **0**

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2. PRODUCT DESCRIPTION

The CUBE consists of two compartments. The equipment compartment includes 8RU of 23" horizontal rack mounting space, 20RU of 19" horizontal rack mounting space, and 7RU of 19" vertical rack mounting space. It also has a 14kBTU HVAC system. The battery compartment supports three strings of customer supplied NiCd batteries and includes a direct air cooling system (DAC) with two fans. The CUBE can be connected to the CUBE-BB48E2HNA battery backup cabinet for added battery power.

Figure 2 shows the CUBE dimensions. Figure 3 shows the main components of the CUBE.

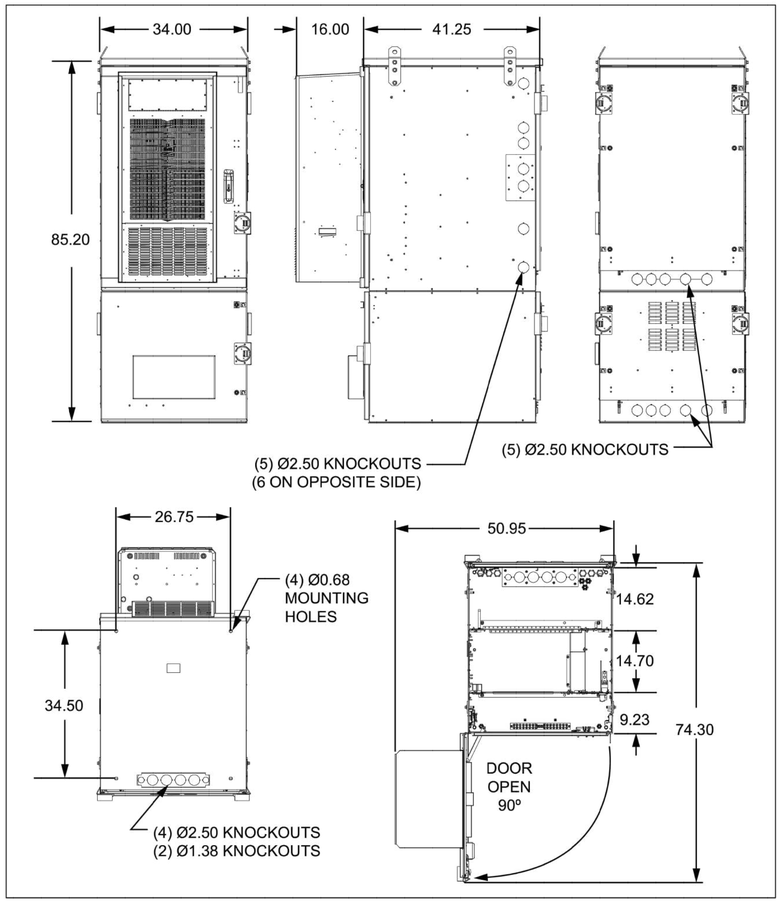

Figure 2 CUBE Dimensions (in inches)

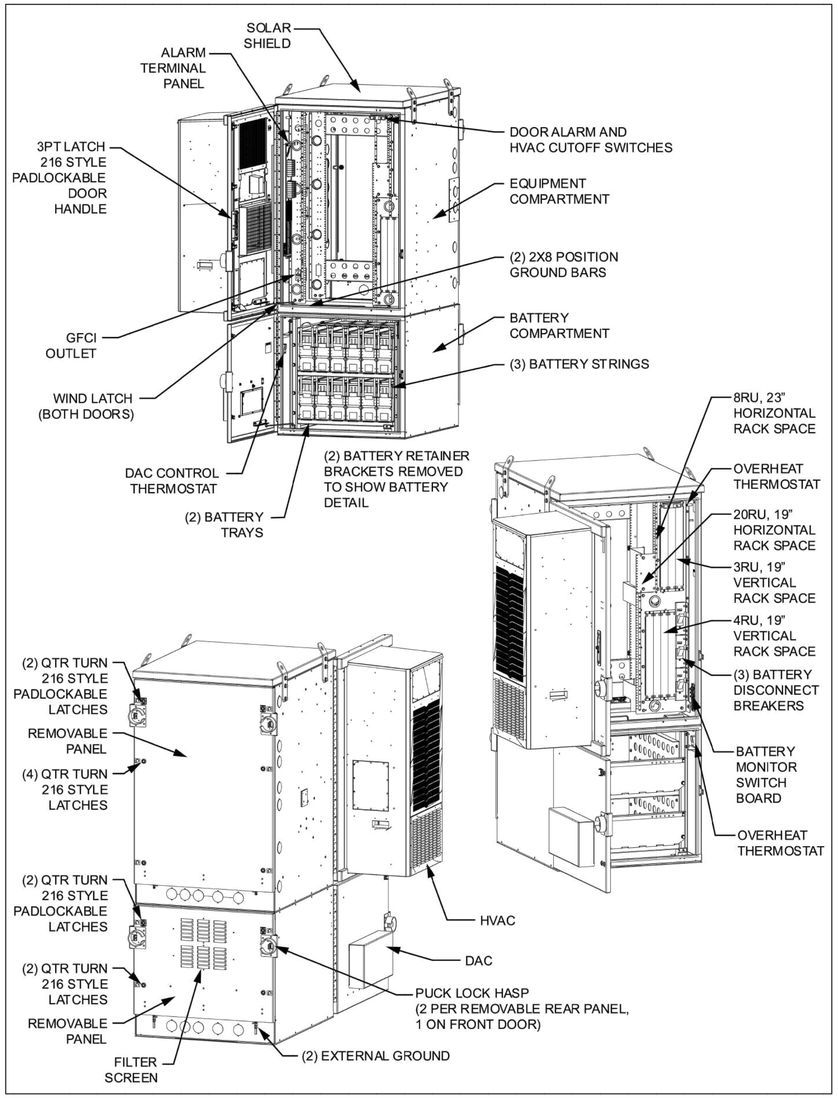

Figure 3 CUBE Components

PROPOSED CABINET DETAIL

SCALE: N.T.S

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BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
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SEAL:

05-04-26

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SHEET TITLE:
EQUIPMENT DETAILS VI

SHEET NUMBER:	REVISION:
C-6.6	0

TEP #: 44016.488588

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Charles Top Hat Kits
97-PMBBTOPHATCM, 97-SS8V1TOPHTCM, 97-SS8V2TOPHTCM, and 97-SS8N2TOPHTCM
General Description and Installation

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2.2. Obtaining Tools and Equipment 2
2.3. Mounting the Kit 2
2.4. Cable Entry 4
3. TECHNICAL ASSISTANCE AND REPAIR SERVICE 4
4. WARRANTY & CUSTOMER SERVICE 4

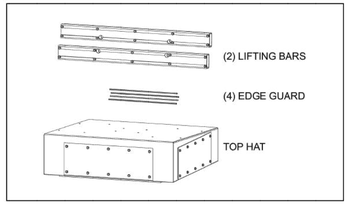

Figure 1 Kit Components

1. GENERAL INTRODUCTION

1.1. Document Purpose

This document provides general information for the 97-PMBBTOPHATCM, 97-SS8V1TOPHTCM, 97-SS8V2TOPHTCM, and 97-SS8N2TOPHTCM top hat kits for Charles Industries' CUBE-PM, CUBE-BB, and CUBE-SS series cabinets. Figure 1 shows the kit components. Hardware is not shown.

-NOTE-

Hereafter, the Charles Universal Broadband Enclosure CUBE-PM, CUBE-BB, and CUBE-SS cabinets will be referred to as the "CUBE." The 97-PMBBTOPHATCM, 97-SS8V1TOPHTCM, 97-SS8V2TOPHTCM, and 97-SS8N2TOPHTCM top hat kits will be referred to as the "kit."

1.2. Product Purpose

The kit consists of a top hat that replaces the solar shield on the CUBE. The kit also has two lifting bars.

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2. INSTALLATION

2.1. Inspecting the Product

The kit is shipped in a carton. Unpack the unit and dispose of the packaging material.

-INSPECTION NOTE-

Visually inspect the unit for damages prior to installation. If the equipment was damaged in transit, immediately report the extent of the damage to the transportation company.

2.2. Obtaining Tools and Equipment

Obtain the following recommended or needed items for installing the kit.

- Protective and/or insulated work gloves
- Safety glasses
- Slotted, hex, and Phillips screwdrivers
- Torque wrench

2.3. Mounting the Kit

2.3.1. Torque Requirements

Torque all hardware as shown below (unless otherwise noted). These values apply to SAE Grade 1 & 2 Low Carbon Steel, ASTM A307 Low Carbon Steel, and Stainless Steel Grade 18-8.

Thread Size	In-lbs	Ft-lbs
4-40	4±10%	
6-32	8±10%	
8-32	16±10%	
10-32	26±10%	
12-24	50±10%	
1/4-20/M6	60±5%	5±5%
5/16-18	125±5%	10.4±5%
3/8-16	180±5%	15.0±5%
1/2-13	500±2%	41.7±2%
5/8-11	1000±1%	83.3±1%

2.3.2. Prepare to Install the Kit

1. Remove the four lifting hoists from the CUBE. Save the mounting hardware and lifting hoists for later re-installation.
2. Remove the solar shield by removing the hardware from the inside of the CUBE's top panel. Remove the cover panel from the top of the CUBE (Figure 2). Store or discard the solar shield and cover panel per company practice.
3. Locate the two mounting bars that ship with the kit. Remove the plate on one side of the mounting bar by removing the eight sets of hardware on the front of the bar (Figure 3). Save the plates and all hardware for later re-installation.

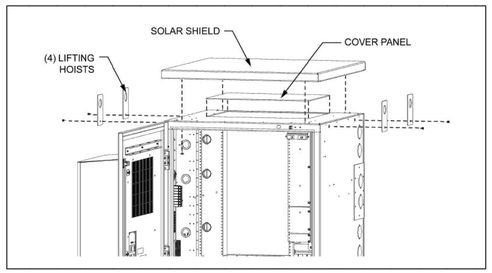

Figure 2 Remove Solar Shield

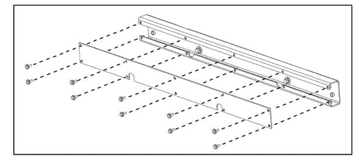

Figure 3 Remove Plate from Mounting Bar

PROPOSED CABINET DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

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SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

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SHEET TITLE:
EQUIPMENT DETAILS VII

SHEET NUMBER: **C-6.7**
REVISION: **0**

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2.3.3. Mount the Top Hat

In the images in this section, the CUBE door is hidden for clarity.

1. Attach the edge guard pieces to the edges of the opening in the top of the CUBE (Figure 4)
2. Attach the top hat to the top of the CUBE, securing from underneath the CUBE top panel. Use the 1/4-20 hex screws with flat washers and lock washers that ship with the kit (Figure 5).
3. Mount the lifting bars that ship with the kit onto the sides of the CUBE, just below the top hat. Secure each mounting bar to the CUBE using the same mounting holes that the lifting hoists were removed from in the previous section (Figure 6).
4. Attach the lifting hoists (removed from the CUBE previously) to the ends of each lifting bar (Figure 7).
5. Re-attach the plates removed previously (Figure 8).

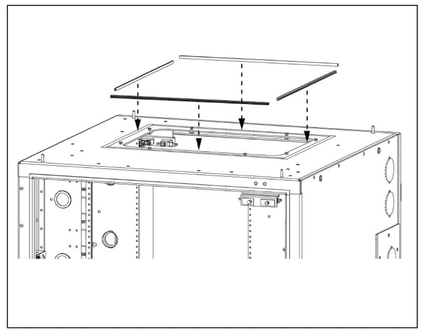

Figure 4 Install Edge Guard

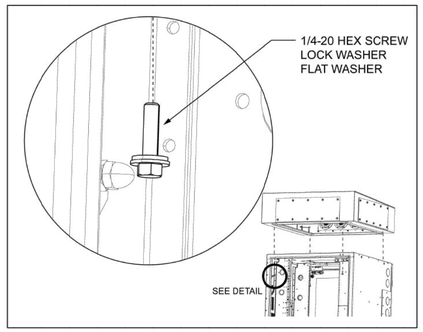

Figure 5 Install Top Hat

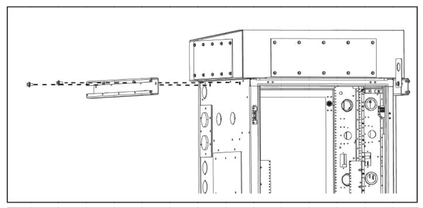

Figure 6 Install Lifting Bar

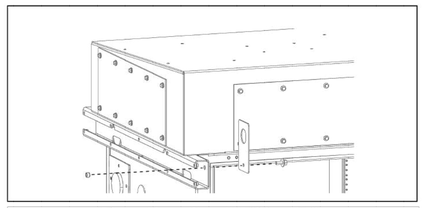

Figure 7 Install Lifting Hoist

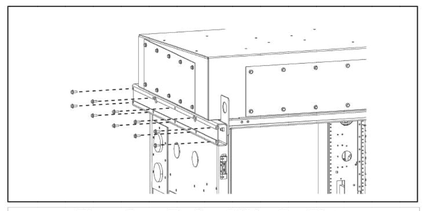

Figure 8 Replace Lifting Bar Plates

2.4. Cable Entry

The top hat has four Roxtec cable entry ports on the rear panel (Figure 9). Use these ports to route cable into the top hat.

To access the interior of the top hat, remove the panel on the front or either side by removing the ten screws that hold the panel in place (Figure 10). Replace the panel when finished.

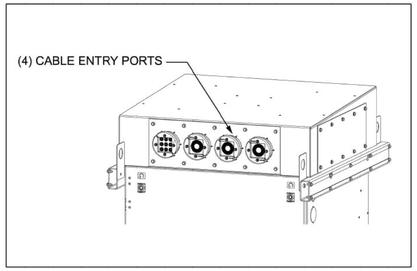

Figure 9 Port Location

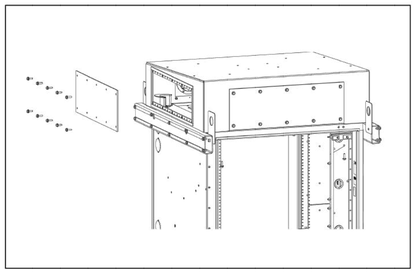

Figure 10 Open the Top Hat

3. TECHNICAL ASSISTANCE AND REPAIR SERVICE

For questions on product repair or if technical assistance is required, contact Charles Technical Support.

847-806-8500
techserv@charlesindustries.com (email)
http://www.charlesindustries.com/techserv.htm

4. WARRANTY & CUSTOMER SERVICE

Charles Industries LLC offers a one-year warranty on the kit product. The Charles warranty is limited to the operation of the kit hardware as described in this documentation and does not cover equipment which may be integrated by a third party. The terms and conditions applicable to any specific sale of product shall be defined in the resulting sales contract. For questions on warranty or other customer service assistance, contact your Charles Customer Service Representative.

847-806-6300
mktserv@charlesindustries.com (email)
http://www.charlesindustries.com/main/telecom_sales_support.htm

PROPOSED CABINET DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

05-04-26

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Charles 6" Plinths for CUBE-SS4C2288V1 and CUBE-SS4C2288V2 97-PLNTHSS8V1 and 97-PLNTHSS8V2 General Description and Installation

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2.2. Following and Using Safety Precautions 2
2.3. Obtaining Tools and Equipment 2
2.4. Mounting the Kit 2
3. TECHNICAL ASSISTANCE AND REPAIR SERVICE 4
4. WARRANTY & CUSTOMER SERVICE 4
5. SPECIFICATIONS 4

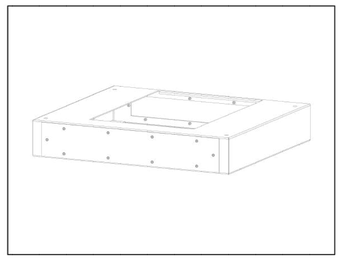

Figure 1 Plinth

1. GENERAL INTRODUCTION

1.1. Document Purpose

This document provides general information for the 97-PLNTHSS8V2 6" plinth kit for the CUBE-SS4C2288V2 cabinets. Figure 1 shows the plinth. Mounting hardware is not shown.

-NOTE-

Hereafter, the Charles 97-PLNTHSS8V2 6" plinth kit will be referred to as the "kit." The Charles CUBE-SS4C2288V1 and CUBE-SS4C2288V2 will be referred to as the "CUBE."

1.2. Product Purpose

The kit is intended for use in mounting the CUBE on a concrete pad. The plinth provides a storage space for cable slack. The kit includes hardware for mounting the CUBE onto the plinth. Hardware for securing the plinth to the concrete pad is customer supplied. Plinth dimensions are shown in Figure 2.

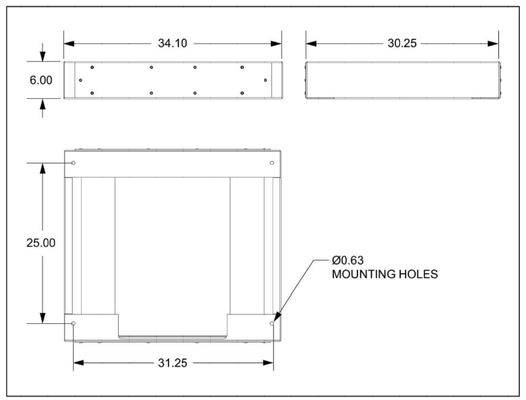

Figure 2 Dimensions (in inches)

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2. INSTALLATION

2.1. Inspecting the Product

The kit is shipped in a carton. Unpack the unit, and dispose of the packaging material.

-INSPECTION NOTE-

Visually inspect the unit for damages prior to installation. If the equipment was damaged in transit, immediately report the extent of the damage to the transportation company.

2.2. Following and Using Safety Precautions

Read the following site and safety tips, cautions, and warnings, then proceed with the paragraphs that follow.

- For installation, follow all National Electrical Codes (NEC) ANSI/NFPA 70, local, environmental, workplace, and company codes, safety procedures, and practices.
- Minimum spacing between the accessories and components and the housing for ITE equipment shall be maintained for safe operation of the equipment when installed in accordance with NEC ANSI/NFPA 70.
- Read all instructions, warnings and cautions on the equipment and in the documentation shipped with the product.
- Always connect ground connections first.
- Do not place this product on weak or unstable surfaces which may allow the product to fall, resulting in potentially serious damage(s) to persons or product.
- Only authorized trained personnel shall install the kit.

2.3. Obtaining Tools and Equipment

Obtain the following recommended or needed items for installing the kit.

- Protective and/or insulated work gloves
- Safety glasses
- Any exterior cable strain relief, per company practice
- Slotted, hex, and Phillips screwdrivers
- Torque wrench

2.4. Mounting the Kit

2.4.1. Torque Requirements

Torque all hardware as shown below (unless otherwise noted). These values apply to SAE Grade 1 & 2 Low Carbon Steel, ASTM A307 Low Carbon Steel, and Stainless Steel Grade 18-8.

Thread Size	In-lbs	Ft-lbs
4-40	4±10%	
6-32	8±10%	
8-32	16±10%	
10-32	26±10%	
12-24	50±10%	
1/4-20/M6	60±5%	5±5%
5/16-18	125±5%	10.4±5%
3/8-16	180±5%	15.0±5%
1/2-13	500±2%	41.7±2%
5/8-11	1000±1%	83.3±1%

PROPOSED CABINET PLINTH DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
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EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

05-04-26

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EQUIPMENT DETAILS IX

SHEET NUMBER: **C-6.9**
REVISION: **0**

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2.4.2. *Installing the Kit*

Prepare the concrete pad according to the instructions that ship with the CUBE. See Figure 2 for mounting hole dimensions for the plinth.

Four customer supplied, corrosion resistant, 1/2"-13 hex head bolts with anchors are required for mounting the CUBE and the kit to the concrete pad. Use the following steps for mounting. Note that the gasket shown in this section ships with the CUBE.

1. Layout, drill, and set the 1/2" anchors per manufacturer's recommendations. The embedment depth is not to exceed 3.5". Use the gasket as a mounting hole location template.
2. Clean any debris from the concrete pad.
3. Install the gasket by positioning it on the pad with all mounting holes aligned with the holes on the pad as shown in Figure 3.
4. Position the plinth so that the mounting holes in the plinth are aligned with those on the gasket and the pad.
5. Secure the plinth to the pad using four customer supplied, corrosion resistant, 1/2"-13 hex head bolts with anchors.
6. See the instructions that ship with the CUBE for lifting and moving the CUBE.
7. Open the CUBE door to allow access to mounting holes.
8. Ensure that the CUBE is parallel to the pad and plinth surface as it is placed onto the plinth and that it aligns with the holes in the plinth.
9. Lower the CUBE onto the plinth, ensuring that the mounting holes on the CUBE are aligned with the holes on top of the plinth (Figure 3).
10. Secure the CUBE to the plinth using hardware that ships with the kit.

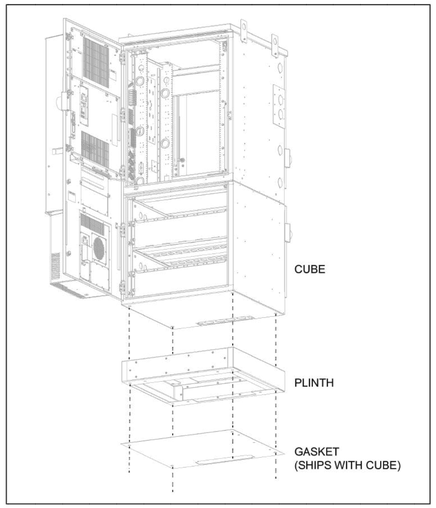

Figure 3
Mount Plinth with Gasket and CUBE

2.4.3. *Opening the Plinth*

To access the storage space inside the plinth, remove the plate on either the front or rear plinth panels by removing the ten screws from the outside (Figure 4). Reinstall the plate when finished.

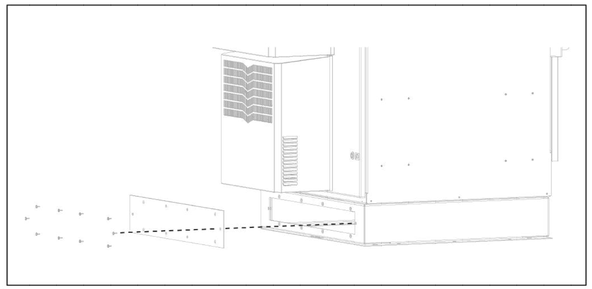

Figure 4 Access Storage Area

3. TECHNICAL ASSISTANCE AND REPAIR SERVICE

For questions on product repair or if technical assistance is required, contact Charles Technical Support.

847-806-8500
techserv@charlesindustries.com (email)
http://www.charlesindustries.com/techserv.htm

4. WARRANTY & CUSTOMER SERVICE

Charles Industries LLC offers a one-year warranty on the kit product. The Charles warranty is limited to the operation of the kit hardware as described in this documentation and does not cover equipment that may be integrated by a third party. The terms and conditions applicable to any specific sale of product shall be defined in the resulting sales contract. For questions on warranty or other customer service assistance, contact your Charles Customer Service Representative.

847-806-6300
mktserv@charlesindustries.com (email)
http://www.charlesindustries.com/main/telecom_sales_support.htm

5. SPECIFICATIONS

Physical	
Weight	Approx. 54 lbs. as shipped
Material	0.125" aluminum with steel structural channels
Color	Off-white
Touch-up Paint	02-000290-0

Table 1 Kit Specifications

PROPOSED CABINET PLINTH DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
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SBA SITE NAME:
SAND HOLLOW

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EXISTING 115'-0"
SELF-SUPPORT TOWER

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B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 13661209-2202
ANDREW LEONARD BERGLUND
STATE OF UTAH

05-04-26

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EQUIPMENT DETAILS X

SHEET NUMBER: **C-6.10**
REVISION: **0**

TEP #: 44016.488588

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FOUNDATION NOTES:

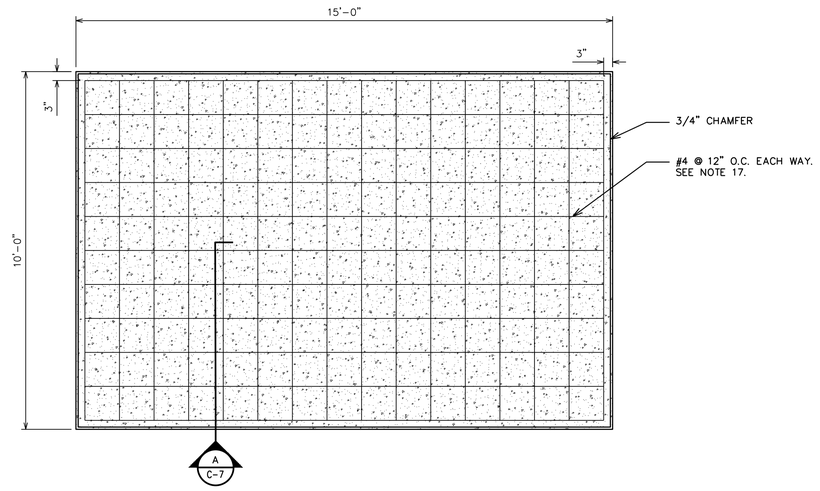
1. FOUNDATION DESIGN BASED ON 2,000 PSF SOIL BEARING CAPACITY.
2. CONCRETE SHALL BE MIN. 4,000 PSI AFTER 28 DAYS.
3. REINFORCING STEEL Fy = 60,000 PSI
4. ALL BACKFILL SHALL BE THOROUGHLY COMPACTED TO A MINIMUM OF 95% DENSITY USING THE MODIFIED PROCTOR METHOD.
5. SURFACE OF FINISHED SLAB SHALL BE LEVEL AND FLAT WITHIN 1/4".
6. CONTRACTOR SHALL VERIFY WITH MANUFACTURER ACTUAL DIMENSIONS OF CABINET PRIOR TO LAYING OUT FOUNDATION.
7. MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED 1 INCH; SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED; OR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
8. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED.
9. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
10. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
11. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL BE 3 INCHES MINIMUM.
12. FOUNDATION DESIGN ASSUMES FIELD INSPECTIONS WILL BE PERFORMED TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS, AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON CONDITIONS EXISTING AT THE SITE.
13. FOUNDATION DESIGN ASSUMED CONTINUOUS CONCRETE PLACEMENT WITHOUT CONSTRUCTION JOINTS.
14. WELDED WIRE FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. (NOT ROLLED).
15. TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FRO EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39.
16. TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02" OF ELEVATION SPECIFIED BY THE CUSTOMER.
17. THE FOLLOWING ARE ACCEPTABLE SUBSTITUTIONS FOR THE STEEL REINFORCEMENT:
    - (2) LAYERS OF 6X6 – W4XW4 WWF OR
    - (1) LAYER OF 6X6 – W7.5XW.57 WWH

GENERAL STRUCTURAL NOTES:

1. ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE ACI CODE.
2. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI). "MANUAL OF STANDARD PRACTICE".
3. FROST DEPTH FOR WASHINGTON COUNTY IS 30 INCHES.

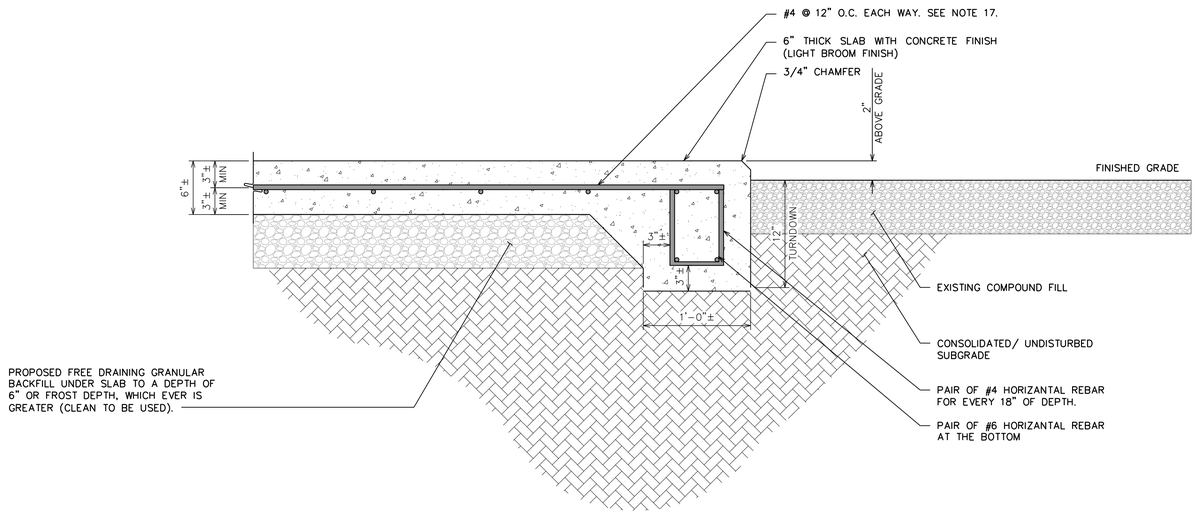
REINFORCED CONCRETE PAD LAYOUT

SCALE: N.T.S



FOUNDATION SECTION VIEW (A / C-7)

SCALE: N.T.S



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www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
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B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
ENGINEER
No. 13561209-2202
ANDREW LEONNAR BERGLUND
STATE OF UTAH

05-04-26

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SHEET TITLE:
FOUNDATION DETAILS

SHEET NUMBER:	REVISION:
C-7	0

TEP #: 44016.488588

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KOHLER

Model: 30REOZK

208- 600 V **Diesel**

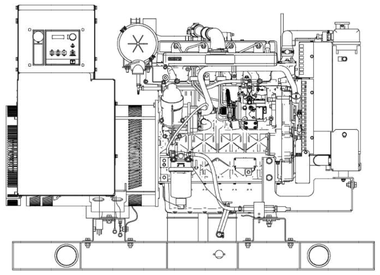
ISO 9001 KOHLER NATIONALLY REGISTERED

EPA-Certified for Stationary Emergency Applications

Ratings Range

		60 Hz
Standby:	**kW**	23- 31
	kVA	23- 39
Prime:	**kW**	21- 28
	kVA	21- 35

APPROVED FOR HVO RENEWABLE FUEL



Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- Approved for use with certified renewable Hydrotreated Vegetable Oil (HVO) / Renewable Diesel (RD) fuels compliant with EN15940 / ASTM D975.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The 60 Hz generator set offers a UL 2200 listing.
- The generator set accepts rated load in one step.
- The 60 Hz generator set meets NFPA 110, Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- The generator set engine is certified to meet the Environmental Protection Agency (EPA) emergency stationary emissions requirements.
- A one-year limited warranty covers all generator set systems and components. Two- and five-year extended limited warranties are also available.
- Alternator features:
  - Kohler's wound field excitation system with its unique PowerBoost™ design delivers great voltage response and short-circuit capability.
  - The brushless, rotating-field alternator has broadrange reconnectability.
- Other features:
  - Kohler designed controllers for one-source system integration and remote communication. See Controllers on page 3.
  - The low coolant level shutdown prevents overheating (standard on radiator models only).
  - Integral vibration isolation eliminates the need for under-unit vibration spring isolators.

Generator Set Ratings

Alternator	Voltage	Ph	Hz	130°C Rise Standby Rating kW/kVA	130°C Rise Standby Rating Amps	105°C Rise Prime Rating kW/kVA	105°C Rise Prime Rating Amps
4D5.6	120/208	3	60	29/36	101	26/33	90
	127/220	3	60	29/36	95	26/33	85
	120/240	3	60	29/36	87	26/33	78
	120/240	1	60	23/23	96	21/21	88
	139/240	3	60	29/36	87	26/33	78
	220/380	3	60	27/34	51	25/31	47
	277/480	3	60	29/36	44	26/33	39
	347/600	3	60	29/36	35	26/33	31
4D8.3	120/208	3	60	31/39	108	28/35	97
	127/220	3	60	31/39	102	28/35	92
	120/240	3	60	31/39	93	28/35	84
	120/240	1	60	29/29	121	26/26	108
	139/240	3	60	31/39	93	28/35	84
	220/380	3	60	31/39	59	28/35	53
	277/480	3	60	31/39	47	28/35	42
	347/600	3	60	31/39	37	28/35	34
4E5.6	120/240	1	60	29/29	121	26/26	108
4E8.3	120/240	1	60	31/31	129	27/27	113

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. *Standby Ratings:* Standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. *Prime Power Ratings:* At varying load, the number of generator set operating hours is unlimited. A 10% overload capacity is available for one hour in twelve. Ratings are in accordance with ISO-8528-1 and ISO-3046-1. For limited running time and continuous ratings, consult the factory. Obtain the technical information bulletin (TIB-101) for ratings guidelines, complete ratings definitions, and site condition derates. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever.

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Wound Field
Leads: quantity, type	12, Reconnectable 4, 110- 120/220- 240 V
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	Controller Dependent
One-step load acceptance	100% of Rating
Unbalanced load capability	100% of Rated Standby Current

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Capable of sustained line-to-neutral short-circuit current of up to 300% of the rated current for up to 2 seconds. (IEC 60092-301 short-circuit performance.)
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.

Specifications		Alternator
Peak motor starting kVA:		(35% dip for voltages below)
480 V	4D5.6 (12 lead)	75
480 V	4D8.3 (12 lead)	120
240 V	4E5.6 (4 lead)	44
240 V	4E8.3 (4 lead)	74

Application Data

Engine

Engine Specifications	
Manufacturer	Kohler Diesel
Engine model	KDI2504TM/G18
Engine type	4-Cycle, Turbocharged
Cylinder arrangement	4 Inline
Displacement, L (cu. in.)	2.5 (158)
Bore and stroke, mm (in.)	88 x 102 (3.46 x 4.02)
Compression ratio	18:1
Piston speed, m/min. (ft./min.)	367 (1206)
Main bearings: quantity, type	5, Sleeve
Rated rpm	1800
Max. power at rated rpm, kWm (BHP)	36.4 (48.8)
Cylinder head material	Cast Iron
Crankshaft material	Cast Iron
Valve material:	
Intake	Stainless Steel
Exhaust	Stainless Steel
Governor: type, make/model	Mechanical (or Electronic *)
	Droop, 5% (or Isochr. *)
Frequency regulation, no-load to full-load	±0.5%
Frequency regulation, steady state	Fixed
Frequency	Dry
Air cleaner type, all models	

* Requires available electronic governor option

Exhaust

Exhaust System	
Exhaust manifold type	Dry
Exhaust flow at rated kW, m^3/min. (cfm)	7.8 (275)
Exhaust temperature at rated kW, dry exhaust, °C (°F)	543 (1009)
Maximum allowable back pressure, kPa (in. Hg)	8 (2.4)
Exhaust outlet size at engine hookup, mm (in.)	50.8 (2)

Engine Electrical

Engine Electrical System	
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	12
Ampere rating	50
Starter motor rated voltage (DC)	12
Battery, recommended cold cranking amps (CCA):	
Quantity, CCA rating	One, 650
Battery voltage (DC)	12

Fuel

Fuel System	
Fuel supply line, min. ID, mm (in.)	8.0 (0.31)
Fuel return line, min. ID, mm (in.)	6.0 (0.25)
Max. lift, electric fuel pump, m (ft.)	3.0 (10.0)
Max. fuel flow, Lph (gph)	46.0 (12.2)
Max. return line restriction, kPa (in. Hg)	20 (5.9)
Fuel filter	
Prefilter	74 Microns
Primary/Water Separator	5 Microns @ 98% Efficiency
Recommended fuel	#2 Ultra Low Sulfur Diesel / HVO / RD

Lubrication

Lubricating System	
Type	Full Pressure
Oil pan capacity, L (qt.) §	10.7 (11.3)
Oil pan capacity with filter, L (qt.) §	11 (11.6)
Oil filter: quantity, type §	1, Cartridge
Oil cooler	—

§ Kohler recommends the use of Kohler Genuine oil and filters.

PROPOSED 30kW GENERATOR DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
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VERIZON SITE NAME:
SAND HOLLOW

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EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

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B	04-10-26	RMJ	90% CONSTRUCTION	SJA
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SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 13612052202
ANDREW JAGNAR BERGLUND
STATE OF UTAH
05-04-26

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SHEET TITLE:

GENERATOR DETAILS I

SHEET NUMBER:	REVISION:
C-8	0

TEP #: 44016.488588

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Application Data

Cooling

Radiator System	
Ambient temperature, °C (°F) *	50 (122)
Engine jacket water capacity, L (gal.)	4.4 (1.6)
Radiator system capacity, including engine, L (gal.)	11.4 (3)
Engine jacket water flow, Lpm (gpm)	59.0 (15.6)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	27.0 (1536)
Water pump type	Centrifugal
Fan diameter, including blades, mm (in.)	406 (16.0)
Fan, kWm (HP)	0.6 (0.8)
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H_2O)	0.125 (0.5)

* Enclosure reduces ambient temperature capability by 5°C (9°F).

Operation Requirements

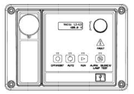
Air Requirements	
Radiator-cooled cooling air, m^3/min. (scfm) †	53.8 (1900)
Combustion air, m^3/min. (cfm)	2.7 (96.9)
Heat rejected to ambient air:	
Engine, kW (Btu/min.)	10.3 (587)
Alternator, kW (Btu/min.)	6.7 (381)
Max. air intake restriction, kPa (in. Hg)	3.0 (0.89)

† Air density = 1.20 kg/m^3 (0.075 lbm/ft^3)

Fuel Consumption**		
Diesel, Lph (gph) at % load	**Standby Rating**	
100%	9.8	(2.6)
75%	7.9	(2.1)
50%	5.7	(1.5)
25%	3.4	(0.9)
Diesel, Lph (gph) at % load	**Prime Rating**	
100%	9.1	(2.4)
75%	7.2	(1.9)
50%	5.3	(1.4)
25%	3.0	(0.8)

** Volumetric Fuel consumption is up to 4% higher when using HVO/RD than #2 ULSD.

Controller



APM402 Controller
Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.
- Digital display and menu control provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or serial configuration
- Controller supports Modbus® protocol
- Integrated hybrid voltage regulator with ±0.5% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-161 for additional controller features and accessories.

Modbus® is a registered trademark of Schneider Electric.

G5-436 (30REOZK) 8/23I

KOHLER.

KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444
KOHLERPower.com

Additional Standard Features
- Air Cleaner, Heavy Duty with Air Cleaner Restriction Indicator
- Alternator Protection
- Battery Rack and Cables
- Closed Crankcase Ventilation
- Oil Drain and Coolant Drain with Hose Barb
- Oil Drain Extension (with enclosure models only)
- Operation and Installation Literature
- Stainless Steel Fasteners on Enclosure (with enclosure models only)
- Rodent Guards

Available Options

Approvals and Listings
- ❑ California OSHPD Pre- Approval
- ❑ CSA Certified
- ❑ IBC Seismic Certification
- ❑ UL 2200 Listing

Enclosed Unit
- ❑ Sound Enclosure (with enclosed critical silencer)
- ❑ Stainless Steel Latches and Hinges
- ❑ Weather Enclosure (with enclosed critical silencer)

Open Unit
- ❑ Exhaust Silencer, Critical (kit: PA-352663)
- ❑ Flexible Exhaust Connector, Stainless Steel

Fuel System
- ❑ Flexible Fuel Lines
- ❑ Fuel Pressure Gauge
- ❑ Subbase Fuel Tanks

Controller
- ❑ Manual Speed Adjust (requires Electronic Governor)
- ❑ Remote Annunciator Panel
- ❑ Remote Emergency Stop
- ❑ Run Relay
- ❑ Two Input/Five Output Module

Cooling System
- ❑ Block Heater (600 W, 110- 120 V)
  Required for ambient temperatures below 20°C (68°F).
- ❑ Radiator Duct Flange

Electrical System
- ❑ Alternator Strip Heater
- ❑ Battery
- ❑ Battery Charger, Equalize/Float Type
- ❑ Battery Heater
- ❑ Electronic Governor
- ❑ Line Circuit Breaker (NEMA type 1 enclosure)
- ❑ Line Circuit Breaker with Shunt Trip (NEMA type 1 enclosure)

Miscellaneous
- ❑ Engine Fluids Added
- ❑ Rated Power Factor Testing

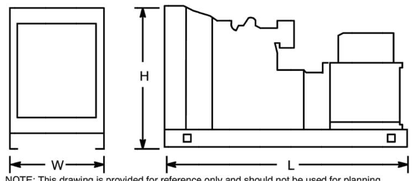
Literature
- ❑ General Maintenance
- ❑ NFPA 110
- ❑ Overhaul
- ❑ Production

Warranty
- ❑ 2-Year Basic Limited Warranty
- ❑ 5-Year Basic Limited Warranty
- ❑ 5-Year Comprehensive Limited Warranty

Other Options
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

Dimensions and Weights

Overall Size, L x W x H, mm (in.):
Open Unit Skid: 1438.2 x 810 x 1024.1 (56.6 x 31.9 x 40.3)
Enclosure Skid: 1969 x 882 x 1327 (77.5 x 34.7 x 52.3)
Weight (radiator model), wet, kg (lb.): 512 (1130)



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

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G5-436 (30REOZK) 8/23I

PROPOSED 30kW GENERATOR DETAIL

SCALE: N.T.S

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BOCA RATON, FL 33487
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SHEET TITLE:
GENERATOR DETAILS II

SHEET NUMBER: **C-9**
REVISION: **0**

TEP #: 44016.488588

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ASCO® Series 300 Power Transfer Switches

Maximum Reliability & Excellent Value

With a Series 300 Transfer Switch, you get a product backed by ASCO Power Technologies, the industry leader responsible for virtually every major technological advance in the Transfer Switch industry.

The ASCO Series 300 was designed for one purpose–to automatically transfer critical loads in the event of a power outage. Each and every standard component was designed by ASCO engineers for this purpose.

The Series 300 incorporates the Group G controller with enhanced capabilities for dependable operation in any environment. A user friendly control interface with a four line, twenty character, LCD display and intuitive symbols allow for ease of operation while visual LED indicators verify transfer switch status.

The rugged construction and proven performance of the ASCO Series 300 assure the user of many years of complete reliability. The Series 300 is even designed to handle the extraordinary demands placed on the switch when switching stalled motors and high inrush loads.

ASCO's Series 300 modular, compact design makes it easy to install, inspect and maintain. All parts are accessible from the front so switch contacts can be easily inspected.

Features

- The Series 300 is listed to UL 1008 standard for total system loads and CSA standard C22.2 for automatic transfer switches.
- Meets NFPA 110 for Emergency and Standby Power Systems and the National Electrical Code (NEC) Articles 700, 701 and 702.
- Controller is RoHS compliant (Restriction of Hazardous Substances).
- 30 through 3000 amps in a compact design.

UL Listed Withstand & Close-On Ratings

Switch Ratings Amps	Available Symmetrical Amperes RMS		
	When Used With Current Limiting Fuses	Maximum Voltage	When Used With Specific Circuit Breakers
30	100,000	480v/60Hz	10,000
70 - 200	200,000	480v/60Hz	22,000
230	100,000	480v/60Hz	22,000
260, 400	200,000	480v/60Hz	42,000
150, 200, 230	200,000	600v/60hz	42,000
260, 400	200,000	480v/60Hz	50,000
Series 3ADTS only	200,000	240v/60Hz	65,000
600	200,000	600v/60Hz	42,000
600	200,000	480v/60Hz	50,000
600	200,000	240v/60Hz	65,000
800,1000,1200	200,000	600v/60Hz	65,000
1600, 2000	200,000	600v/60Hz	85,000
2600, 3000	200,000	600v/60Hz	100,000

Notes: 1. Current limiting fuse should be class J type through 400 amps: use Class L type above 300 - amp fuse rating
Current limiting fuse for 3ADTS only 150 - 400 amp should be Class L type
2. Refer to publication 1128 for specific manufacturer's breakers

Fig. 1: ASCO Power Transfer Switch rated 200 amperes

- Available to 600 VAC, single or three phase.
- True double-throw operation: The single solenoid design is inherently inter-locked and prevents contacts from being in contact with both sources at the same time.
- There's no danger of the Series 300 ATS transferring loads to a dead source because the unique ASCO single-solenoid operator derives power to operate from the source to which the load is being transferred.
- Easy to navigate 128x64 graphical LCD display with keypad provides LED indicators for switch position, source availability, not in auto, and alert condition.
- Integrated multilingual user interface for configuration and monitoring.
- Delayed transition operation is now available (Dual Operator Configuration).
- Relay expansion module with extra relays for accessory outputs (Optional).
- Includes soft keys for test function and time delay bypass as standard features.
- Historical event log (Optional).
- Statistical ATS system monitoring information
- Diagnostic Functions.
- Password protection to prevent unauthorized tampering of settings.
- Adjustable time-delay feature prevents switch from being activated due to momentary utility power outages and generator dips.
- Supplied with solid neutral termination.
- Optional switched neutral pole available.
- Field modification accessory kits available.
- Available for immediate delivery.

ASCO® Series 300 Transfer Switch Dimensions and Shipping Weights

UL Type 1 Enclosure[1,2,3,4,5]

Switch Rating Amps	Phase Poles	Neutral Code	Dimensions, In. (mm)			Approx. Shipping Weight Lb. (kg)
			Width	Height	Depth	
30[4],70[4],100[4]*,104[4] 150[4], 200[4] *Series 3NTS only	2	A	18(457)	31 (787)	13 (330)	69 (32)
	2	B	18(457)	31 (787)	13 (330)	72 (33)
	3	A	18(457)	31 (787)	13 (330)	72 (33)
	3	B	18(457)	31 (787)	13 (330)	75 (34)
230[3], 260, 400	2	A	18 (457)	48 (1219)	13 (330)	117 (53)
	2	B[2] or C	18 (457)	48 (1219)	13 (330)	125 (57)
	3	A	18 (457)	48 (1219)	13 (330)	125 (57)
	3	B[3] or C	18 (457)	48 (1219)	13 (330)	133 (61)
150,200,230, 260,400 Series 3ADTS/3NTS only	2	A	24(610)	56(1422)	14(356)	196 (89)
	2	B	24(610)	56(1422)	14(356)	202 (92)
	3	A	24(610)	56(1422)	14(356)	202 (92)
	3	B	24(610)	56(1422)	14(356)	208 (94)
600	2	A	24 (610)	63 (1600)	17 (432)	316 (143)
	2	B	24 (610)	63 (1600)	17 (432)	324 (147)
	3	A	24 (610)	63 (1600)	17 (432)	324 (147)
	3	B	24 (610)	63 (1600)	17 (432)	332 (150)
800, 1000	2	A	34 (864)	72 (1829)	20 (508)	431 (196)
	2	B	34 (864)	72 (1829)	20 (508)	460 (209)
	3	A	34 (864)	72 (1829)	20 (508)	460 (209)
	3	B	34 (864)	72 (1829)	20 (508)	489 (222)
1200	2	A	38 (965)	87 (2210)	23 (584)	581 (264)
	2	B	38 (965)	87 (2210)	23 (584)	611 (277)
	3	A	38 (965)	87 (2210)	23 (584)	611 (277)
	3	B	38 (965)	87 (2210)	23 (584)	639 (290)
1600, 2000[1]	3	A	38 (965)	87 (2210)	23 (584)	1160 (525)
	3	B	38 (965)	87 (2210)	23 (584)	1160 (525)
2600, 3000[2]	3	A	38 (965)	91 (2311)	60 (1524)	1430 (649)
	3	B	38 (965)	91 (2311)	60 (1524)	1495 (679)

Notes:
1. Unit is designed for top cable entry of emergency & load and bottom entry of normal. A cable pull box is also available for all top or bottom cable access when required (optional accessory kit #K609027). Not required for type 3R, 4X & 12 enclosures where available.
2. Enclosures for 2600, 3000 amps are free-standing with removable top, sides & back.
3. Neutral Code "B" for 230 amperes only.
4. Dimensions for 30-200 amperes when furnished with a power meter, 18"W - 41"H - 13"D
5. Dimensional data is approximate and subject to change. Certified dimensions available upon request.

UL Type 3R, 4 or 12 Enclosure[1,2,3,4,5]

Switch Rating Amps	Phase Poles	Neutral Code	Dimensions, In. (mm)			Approx. Shipping Weight Lb. (kg)
			Width	Height	Depth	
30[3],70[3],100[3]*,104[3] 150[3], 200[3] *Series 3NTS only (Non Secure Enclosure)	2	A	17 1/2 (445)	35 (886)	11 5/8 (295)	84 (38)
	2	B	17 1/2 (445)	35 (886)	11 5/8 (295)	87 (40)
	3	A	17 1/2 (445)	35 (886)	11 5/8 (295)	87 (40)
	3	B	17 1/2 (445)	35 (886)	11 5/8 (295)	90 (41)
230[2], 260, 400 (Non Secure Enclosure)	2	A	18 (458)	50 1/2 (1284)	14 1/3 (364)	132 (60)
	2	B[2] or C	18 (458)	50 1/2 (1284)	14 1/3 (364)	140 (63)
	3	A	18 (458)	50 1/2 (1284)	14 1/3 (364)	140 (63)
	3	B[3] or C	18 (458)	50 1/2 (1284)	14 1/3 (364)	148 (67)
150, 200, 230 260, 400 *Series 3ADTS/3NDTS only (Non Secure Enclosure)	2	A	24 (607)	63 (1593)	18 1/5 (468)	234 (106)
	2	B	24 (607)	63 (1593)	18 1/5 (468)	241 (109)
	3	A	24 (607)	63 (1593)	18 1/5 (468)	241 (109)
	3	B	24 (607)	63 (1593)	18 1/5 (468)	246 (112)
600 (Non Secure Enclosure)	2	A	24 (607)	63 (1593)	18 1/5 (468)	320 (145)
	2	B	24 (607)	63 (1593)	18 1/5 (468)	328 (148)
	3	A	24 (607)	63 (1593)	18 1/5 (468)	328 (148)
	3	B	24 (607)	63 (1593)	18 1/5 (468)	336 (152)
800, 1000 (Non Secure Enclosure)	2	A	34 (859)	72 (1821)	20 (506)	519 (236)
	2	B	34 (859)	72 (1821)	20 (506)	543 (246)
	3	A	34 (859)	72 (1821)	20 (506)	543 (246)
	3	B	34 (859)	72 (1821)	20 (506)	565 (257)
1200[6] (Non Secure Enclosure)	2	A	41 (1037)	95 1/2 (2415)	33 1/2 (848)	1131 (513)
	2	B	41 (1037)	95 1/2 (2415)	33 1/2 (848)	1160 (526)
	3	A	41 (1037)	95 1/2 (2415)	33 1/2 (848)	1160 (526)
	3	B	41 (1037)	95 1/2 (2415)	33 1/2 (848)	1189 (539)
1600, 2000[2] (Non Secure Enclosure)	3	A	41 (1037)	95 1/2 (2415)	62 (1569)	1705 (775)
	3	B	41 (1037)	95 1/2 (2415)	62 (1569)	1830 (832)
2600, 3000 (Non Secure Enclosure)	3	A	41 (1037)	96 (2429)	74 (1872)	2150 (976)
	3	B	41 (1037)	96 (2429)	74 (1872)	2230 (1012)

Notes:
1. When climate conditions at installation site present condensation risk, special precautions should be taken, such as the inclusion of space heaters, to prevent interior condensation and freezing of this condensation.
2. Neutral code "B" for 230 amperes only.
3. Dimensions for 30 - 200 ampere when furnished with a power meter 18"W - 48"H - 13"D
4. 30-1000 ampere switches are available in secure type enclosures, contact ASCO for details
5. Dimensional data is approximate and subject to change. Certified dimensions available upon request.

GeneratorJoe®
4723 Muirfield Court
Santa Rosa, CA 95405
Phone: 707 542-2224
Fax: 707 542-2227
Email: sales@generatorjoe.Net
Web: www.generatorjoe.NET

PROPOSED ILC DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
ILC DETAILS

SHEET NUMBER: **C-10**
REVISION: **0**

TEP #: 44016.488588

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING, LLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR M&H ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

NOTES:

SITE SURVEY BELOW WAS PROVIDED BY SBA COMMUNICATIONS.

1. SHALL INCLUDE ALL LABOR, MATERIALS AND APPLIANCES REQUIRED FOR THE FURNIGHING, INSTALLING AND TESTING, COMPLETE AND READY FOR OPERATION OF ALL WORK SHOWN ON THE DRAWING AS SPECIFIED HEREIN:
   1. ELECTRIC SERVICE
   2. CONDUIT AND RACEWAY
   3. CONDUCTORS
   4. MISCELLANEOUS MATERIALS
   5. TELEPHONE CONDUITS
   6. LIGHTNING ARRESTING SYSTEM

CODES:

1. THE INSTALLATION SHALL COMPLY WITH ALL LAWS APPLYING TO ELECTRICAL INSTALLATION IN EFFECT WITH THE REGULATIONS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE, THE INTERNATIONAL BUILDING CODE, THE NATIONAL ELECTRIC CODE, AND ALL LOCAL GOVERNING CODES AND ORDINANCES WITH THE REGULATION OF THE SERVING UTILITY COMPANY. ALL PERMITS REQUIRED SHALL BE OBTAINED AND, AFTER COMPLETION OF WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF FINAL INSPECTION AND APPROVAL.

MATERIALS:

1. MATERIALS TO BE NEW. USE OF USED OR SUB STANDARD MATERIAL IS NOT ACCEPTABLE. IN THE CASE OF EXISTING METERING EQUIPMENT OR PANELS, REQUIRED COMPONENTS SHALL BE NEW.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST ALL EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. ALL TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER. WITHOUT EXPENSE TO THE OWNER ALL WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH ALL SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS PARAGRAPH WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF ALL SLEEVES, CHASES, ETC., WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. ALL CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOOR, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. ALL NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO WORK UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING SHALL BE PROVIDED BY THIS CONTRACTOR.
3. SEAL ALL PENETRATION THROUGH WALL AND FLOORS WITH APPROVED GROUT.

EXTERIOR CONDUIT:

1. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. ALL EXTERIOR PVC CONDUITS SHALL BE INSTALLED WITH FROST SLEEVES (8" OVERLAP)

RACEWAYS:

1. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE RIGID STEEL EMT, OR SC40 PVC AS INDICATED ON THE DRAWINGS.
2. WHERE INSTALLED ON EXTERIORS AND EXPOSED TO DAMAGE, ALL CONDUIT SHALL BE RIGID STEEL. ALUMINUM CONDUIT SHALL NOT BE ALLOWED.
3. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
4. UNDERGROUND CONDUITS SHALL BE RIGID STEEL OR SCHEDULE 40 PVC AS INDICATED ON THE DRAWINGS.
5. ALL CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHINGS FOR ALL CONDUIT TERMINATIONS. ALL CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
6. PROVIDE SUPPORTS FOR ALL CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. ALL CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.
7. BURIAL DEPTH OF ALL CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION.
8. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND BUILDING OWNER.

EQUIPMENT:

1. ALL DISCONNECT SWITCHES SHALL BE BREAKER TYPE.
2. CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT, AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS CALLED FOR IN THE DRAWINGS. ALL CONDUCTORS SHALL HAVE TYPE THWN (MIN) (75 °C) INSULATION, RATED FOR 600 VOLTS.
2. ALL CONDUCTORS SHALL BE COPPER, THE USE OF ALUMINUM CONDUCTORS SHALL NOT BE ALLOWED. ALL CONDUCTORS SHALL BE UL LISTED AND SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
   2.1. MINIMUM WIRE SIZE SHALL BE #12 AWG.
   2.2. ALL CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND SMALLER MAY BE SOLID OR STRANDED.
   2.3. CONNECTION FOR #10 AWG AND SMALLER SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
   2.4. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP-ON SLEEVES WITH NYLON INSULATOR.
3. ALL CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.
4. THE RACEWAY SYSTEM SHALL BE COMPLETE BEFORE INSTALLING CONDUCTORS

PENETRATIONS:

1. CONTRACTOR SHALL COMPLY WITH UL PENETRATION DETAILS FOR PENETRATIONS OF ALL RATED WALLS, ROOF, ETC.

GROUNDING:

1. ALL ELECTRICAL NEUTRALS, RACEWAYS AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED BY ONE POINT ONLY.
2. PROVIDE GROUND CONDUCTOR IN ALL RACEWAYS.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – LIGHTNING PROTECTION AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.

ABBREVIATIONS AND LEGEND

A	–	AMPERE
AFG	–	ABOVE FINISHED GRADE
ATS	–	AUTOMATIC TRANSFER SWITCH
AWG	–	AMERICAN WIRE GAUGE
BCW	–	BARE COPPER WIRE
BFG	–	BELOW FINISHED GRADE
BKR	–	BREAKER
C	–	CONDUIT
CKT	–	CIRCUIT
DISC	–	DISCONNECT
EGR	–	EXTERNAL GROUND RING
EMT	–	ELECTRIC METALLIC TUBING
FSC	–	FLEXIBLE STEEL CONDUIT
GEN	–	GENERATOR
GPS	–	GLOBAL POSITIONING SYSTEM
GRD	–	GROUND
IGB	–	ISOLATED GROUND BAR
IGR	–	INTERIOR GROUND RING (HALO)
KW	–	KILOWATTS
NEC	–	NATIONAL ELECTRIC CODE
PCS	–	PERSONAL COMMUNICATION SYSTEM
PH	–	PHASE
PNL	–	PANEL
PNLBD	–	PANELBOARD
PVC	–	SCH40 RIGID NON-METALLIC CONDUIT
RGS	–	RIGID GALVANIZED STEEL CONDUIT
SW	–	SWITCH
TGB	–	TOWER GROUND BAR
UL	–	UNDERWRITERS LABORATORIES
V	–	VOLTAGE
W	–	WATTS
XFMR	–	TRANSFORMER
XMTR	–	TRANSMITTER

—A—	UNDERGROUND ALARM CONDUIT
—E—	UNDERGROUND ELECTRICAL CONDUIT
—T—	UNDERGROUND TELEPHONE CONDUIT
	KILOWATT-HOUR METER
— —	UNDERGROUND BONDING AND GROUNDING CONDUCTOR.
	CIRCUIT BREAKER
⌀	GROUND ROD
●	CADWELD
⊠	GROUND ROD WITH INSPECTION WELL

LABEL LIST:

1. LESSEE H-FRAME. SEE SHEET E-3 FOR DETAILS.
2. (3) 1-1/2" CONDUITS FOR RECTIFIER CIRCUITS FROM ILC TO EQUIPMENT CABINET
3. (1)-2" PVC CONDUIT FOR POWER
4. (1)-2" TELCO CONDUIT FROM TELCO BOX TO EQUIPMENT CABINET
5. 1" CONDUIT FOR GENERATOR HEATER & BATTERY CHARGER FROM ILC TO GENERATOR
6. 1" CONDUIT FROM ILC TO GENERATOR FOR ALARM AND CONTROL WIRING
7. ATS TO GENERATOR (1½" CONDUIT FOR POWER)
8. 1" CONDUIT TO AREA LIGHTS FROM J-BOX ON VZW H-FRAME

NOTES:

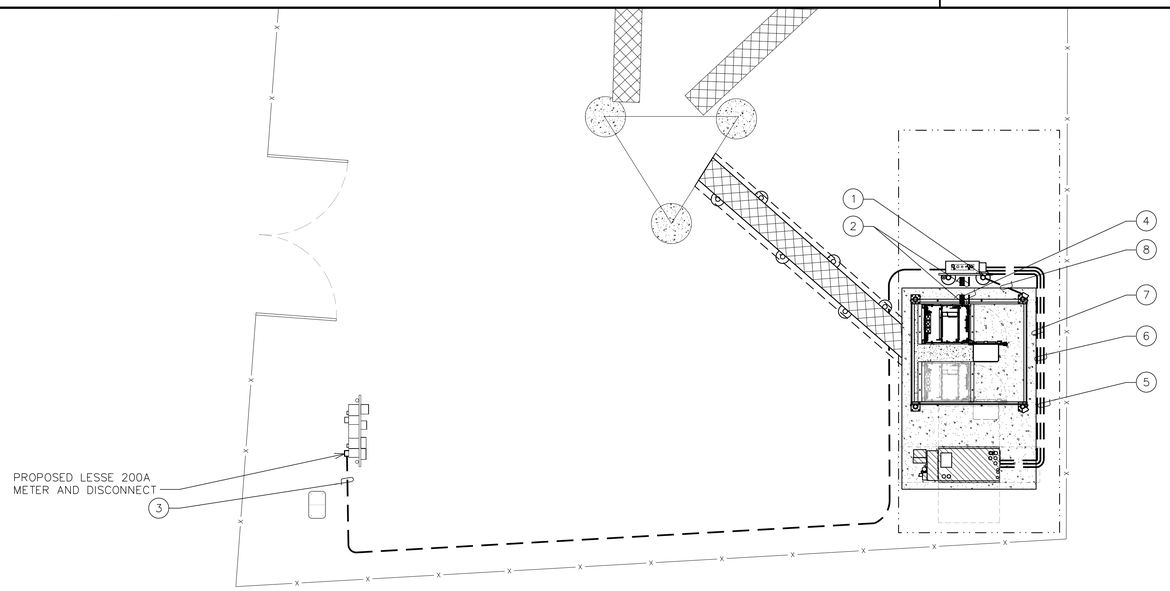
1. AREA LIGHT LITHONIA HFR 250M SLWA DNA LP1 CONTROL VIA CONTRACTOR PROVIDED MANUAL TIMER SWITCH (WEATHERPROOF).
2. POWER AND TELCO CONDUITS RECEIVING CONDUCTORS BY OTHERS TO HAVE PULL ROPES.
3. ALL TELCO CONDUITS ARE TO BE STUBBED IN D-MARC LOCATION.
4. ALL POWER CONDUITS ARE TO BE TERMINATED AT THE METER CENTER.
5. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC, AND STONE INSTALLATION.
7. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES UNLESS NOTED OTHERWISE.
8. RUN CONDUITS FROM ILC TO GENERATOR UNDERGROUND AND STUB UP CONDUITS MINIMUM 6" HIGH INSIDE GENERATOR BASE AND TERMINATE WITH MALE ADAPTER AND THREADED BUSHING.
9. WHEN ALL RRUs ARE GROUND MOUNTED, OMIT OVPs AND RUN FIBER/POWER FROM RBA84 DIRECTLY TO RRUs.
10. FIBER BRIDGE CONDUIT TO BE LEFT AS 5' LONG CAPPED STUB CONDUIT WHEN NO EXISTING HANDHOLE IS PRESENT.
11. CONTRACTOR TO VERIFY WITH CM WHICH EXISTING HANDHOLE (IF ANY) BELONGS TO FIBER PROVIDER.
12. CONTRACTOR TO INSTALL (2) PULL ROPES IN EACH FIBER CONDUIT.

ELECTRICAL NOTES

NOTE:

TOWER ENGINEERING PROFESSIONALS HAS NOT PERFORMED A UTILITY COORDINATION AND POWER/FIBER ROUTES SHOWN ARE ASSUMED BASED ON SITE CONDITIONS

UTILITY LABELS AND NOTES



POWER AND TELCO PLAN

SCALE: 3/16" = 1'-0" (24x36)
SCALE: 3/32" = 1'-0" (11x17)

0 4 8
SCALE IN FEET

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP-OPCO, LLC
No. 13514099-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH

05-04-26

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SHEET TITLE:
ELECTRICAL NOTES & ROUTING

SHEET NUMBER: E-1
REVISION: 0

TEP #: 44016.488588

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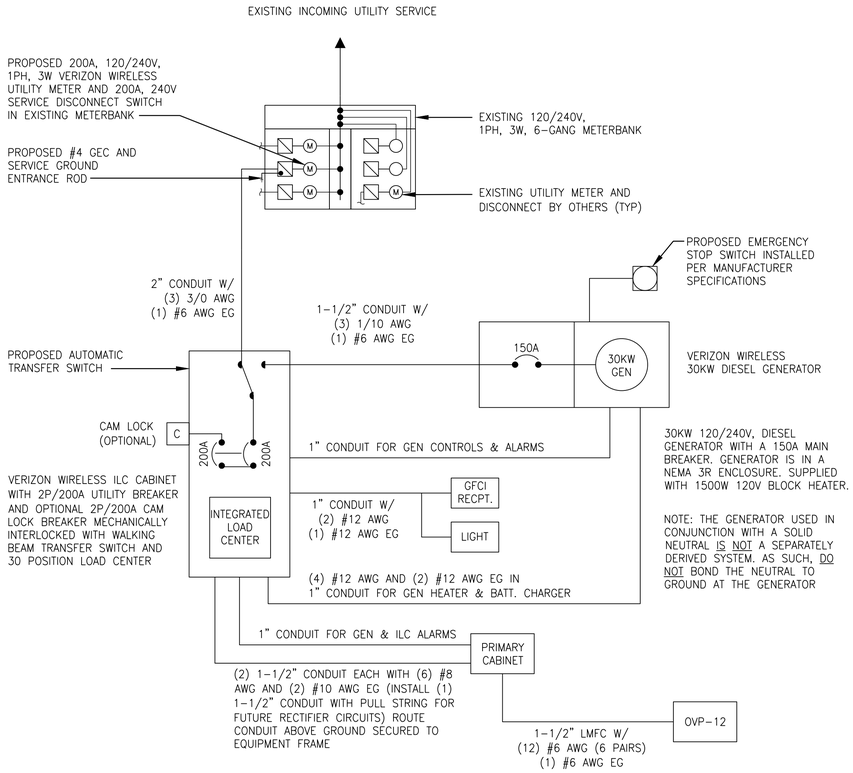
NOTE:

PANEL SCHEDULE AND ONE-LINE DIAGRAM REPRESENT A SITE WITH A NEW GE POWER PLANT, 30 KW DIESEL GENERATOR, AND TWO SOURCE ILC (THREE SOURCE ILC OPTIONAL AS NEEDED). ADJUST AS NECESSARY PER LOCAL SITE CONDITIONS.

ELECTRICAL ONE-LINE DIAGRAM NOTES:

1. ALL EQUIPMENT SHALL BE NEMA 3R RATED
2. ALL EQUIPMENT SHALL BE LIGHTNING PROTECTED IN ACCORDANCE WITH TIA-222-G AND VERIZON WIRELESS STANDARDS.
3. CONDUCTOR SIZES AND DISTANCES HAVE BEEN SIZED FOR 3% MAX VOLTAGE DROP (TOTAL SYSTEM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST DEMAND SHALL NOT EXCEED 5%).
4. WIRE SIZING AND MAXIMUM DISTANCE FROM GENERATOR TO ILC ASSUMES POWER FACTOR OF 0.9.
5. BELOW GRADE CONDUIT SHALL BE SCHEDULE PVC. ABOVE GRADE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT. BELOW GRADE PVC CONDUIT SHALL TRANSITION TO GRC PRIOR TO RISING ABOVE GRADE. ALL BENDS SHALL HAVE A MINIMUM 24" RADIUS. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. VERIFY CONDUIT TYPE WITH LOCAL CONSTRUCTION MANAGER AND ADJUST IF NECESSARY. ALL CONDUIT SHALL MEET NEC, STATE, AND LOCAL CODE REQUIREMENTS AS NEEDED.



ELECTRICAL ONE-LINE DIAGRAM

NOTES:

1. ALL POWER CIRCUITS SHALL USE COPPER CONDUCTORS WITH THHN/THWN INSULATION AND ALL TERMINATIONS SHALL BE RATED FOR A MIN OF 75°C
2. CONTRACTOR SHALL VERIFY LOADS DO NOT EXCEED 200 AMPS OR GENERATOR CAPACITY
3. ASCO INTEGRATED LOAD CENTER INCLUDES 200A AMP MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
4. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUIT IS 50FT.
5. RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS
6. IF ADDITIONAL FUTURE LOADS ARE ADDED WHICH CAUSE TOTAL DEMAND TO EXCEED GENERATOR BREAKER SIZE, BACKUP POWER SYSTEM SHALL BE EVALUATED AND UPGRADED AS NECESSARY.

200A 120/240V VERIZON POWER PANEL SCHEDULE

DEMAND FACTOR	LOAD SERVED	INCOMPENSATED VOLT AMPERES L1 (VA)	INCOMPENSATED VOLT AMPERES L2 (VA)	TRIP	CKT #	PHASE	CKT #	TRIP	INCOMPENSATED VOLT AMPERES L1 (VA)	INCOMPENSATED VOLT AMPERES L2 (VA)	LOAD SERVED	DEMAND FACTOR
100%	RECTIFIER #1*	1780		30	1	A	2	30	0		FUTURE RECTIFIER	–
			1780		3	B	4			0		
100%	RECTIFIER #2*	1780		30	5	A	6	30	0		FUTURE RECTIFIER	–
			1780		7	B	8			0		
100%	RECTIFIER #3*	1780		30	9	A	10	–	–		BLANK	–
			1780		11	B	12	–		–	BLANK	–
100%	RECTIFIER #4*	1780		30	13	A	14	–	–		BLANK	–
			1780		15	B	16	–		–	BLANK	–
100%	GFI RECEPT./LIGHT	480		20	17	A	18	–	–		BLANK	–
100%	BLOCK HEATER***		1500	20	19	B	20	–		–	BLANK	–
100%	BATT. CHARGER***	650		20	21	A	22	–	–		BLANK	–
–	BLANK		–	–	23	B	24	–		–	BLANK	–
–	BLANK	–		–	25	A	26	–	–		BLANK	–
–	BLANK		–	–	27	B	28	–		–	BLANK	–
–	BLANK	–		–	29	A	30	–	–		BLANK	–
VOLT AMPS		8,250	8,620						0	0	VOLT AMPS	
L1 VOLT AMPERES					8,250	8,620		L2 VOLT AMPERES				
L1 DEMAND VOLT AMPERES (INCLUDES DEMAND FACTOR)					8,250	8,620		L2 DEMAND VOLT AMPERES (INCLUDES DEMAND FACTOR)				
L1 DEMAND AMPS					68.75	71.83		L2 DEMAND AMPS				
					71.83			MAX DEMAND AMPS				

CONNECTED GENERATOR LOAD

VOLT AMPS	7,600	7,120				0	0	VOLT AMPS
L1 VOLT AMPERES			7,600	7,120	L2 VOLT AMPERES			
L1 DEMAND VOLT AMPERES (INCLUDES DEMAND FACTOR)			7,600	7,120	L2 DEMAND VOLT AMPERES (INCLUDES DEMAND FACTOR)			
L1 DEMAND AMPS			63.33	59.33	L2 DEMAND AMPS			
			63.33		MAX DEMAND AMPS			

* LOADING BASED ON CONSTRUCTION DRAWINGS PROVIDED BY VERIZON

** DEMAND FACTOR FOR CONNECTED GENERATOR LOAD IS 100%

*** GENERATOR LOAD IS (0) DURING GENERATOR OPERATION

PANEL SCHEDULE

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
No. 13867-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH
PROFESSIONAL ENGINEER

05-04-26

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SHEET TITLE:
ONE-LINE DIAGRAMS & PANEL SCHEDULE

SHEET NUMBER: E-2

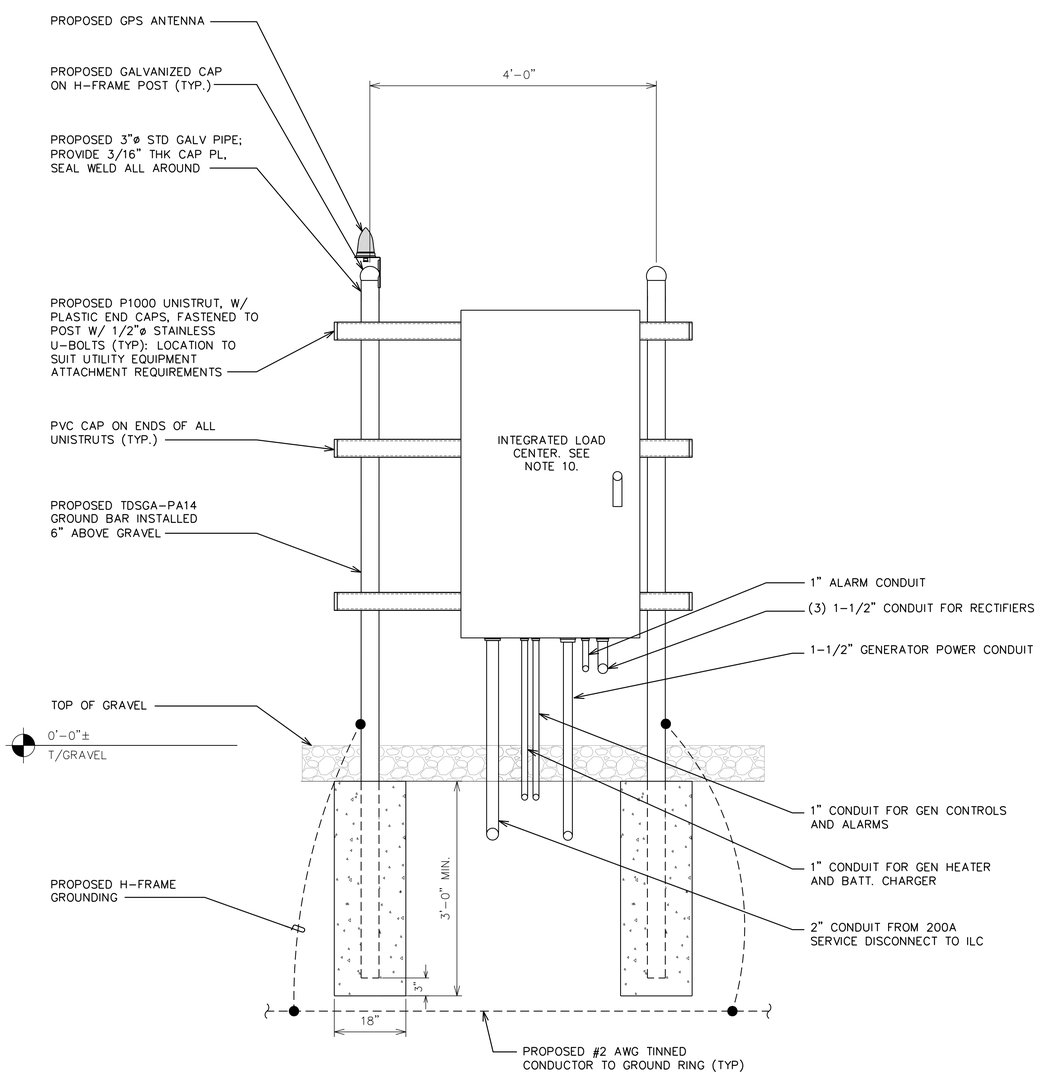
REVISION: 0

TEP #: 44016.488588

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, ENGINEERING, LLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR M&H ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

NOTES:

1. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, STATE BUILDING CODES AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. LISTED.
2. REFER TO SHEET C-2 FOR EQUIPMENT LAYOUT AND EXACT LOCATION OF VERIZON H-FRAME.
3. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR INSTALLATION OF NEW METER IN UTILITY H-FRAME.
4. COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.
5. CONTRACTOR SHALL COORDINATE EFFORTS WITH (LOCAL, ELECTRICAL) AUTHORITY HAVING JURISDICTION (AHJ) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPES OF RACEWAYS REQUIRED FOR INSTALLATION.
6. BOND ALL ELECTRICAL EQUIPMENT TO RACK.
7. DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD AS APPROVED BY OWNER TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.
8. FOR ANY METAL CONDUIT ENTERING AN ENCLOSURE WHERE A PRE-PUNCHED CONCENTRIC OR ECCENTRIC KNOCKOUT IS USED, THE CONTRACTOR SHALL ENSURE ADEQUATE BONDING BETWEEN THE METAL CONDUIT AND ENCLOSURE BY INSTALLING A BONDING JUMPER AROUND THE CONCENTRIC OR ECCENTRIC KNOCKOUT.
9. CONTRACTOR SHALL INSURE THAT NO OPERABLE DEVICE SHALL EXCEED 6'-6" TO CENTER LINE OF DEVICE.
10. ILC TO BE FURNISHED BY VZW AND INSTALLED BY GC.



FRONT VIEW

VERIZON H-FRAME DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
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SBA SITE NAME:
SAND HOLLOW

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VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

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A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 13542202-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH

05-04-26

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SHEET TITLE:
H-FRAME DETAIL

SHEET NUMBER:	REVISION:
E-3	0

TEP #: 44016.488588

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VERIZON GROUNDING NOTES:

1. THE GROUND RING SHALL CONSIST OF #2 AWG BARE SOLID TINNED COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROST LINE) OR INSTALLED WITHIN SHELTER AS REQUIRED. LOCATE 24" MINIMUM AND 36" MAXIMUM FROM EQUIPMENT AREA. ALL CONNECTIONS SHALL BE MADE USING A PARALLEL TYPE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE. WHERE THE GROUND RING DISTURBS EXISTING SITE GROUNDING, CONNECT GROUND RING TO EXISTING SITE CONDUCTORS SO AS TO MAINTAIN THE CONTINUITY OF THE EXISTING GROUND SYSTEM.

2. INSTALL GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE 10FT MINIMUM AND 15FT MAXIMUM. TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD.

3. EQUIPMENT AREA GROUND RING SHALL HAVE A MINIMUM OF 4 GROUND RODS, INSTALLED AT THE CORNERS OF THE GROUND RING PLUS ADDITIONAL RODS AS REQUIRED TO COMPLY WITH THE SPACING REQUIREMENTS.

4. EQUIPMENT AREA GROUND RING AND TOWER GROUND RING SHALL BE BONDED TOGETHER WITH TWO #2 STC GROUND LEADS, TYPICALLY ONE ON EACH SIDE OF ICE BRIDGE.

5. MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 24" FOR EQUIPMENT AREA GROUND RINGS.

6. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS TO BURIED GROUND SYSTEM WITH #2 STC MECHANICALLY ATTACHED OR EXOTHERMICALLY WELDED TO OBJECTS AND EXOTHERMICALLY WELDED TO GROUND RING. USE TWO HOLE LUGS FOR CONNECTION TO FLAT METAL SURFACES. USE ONLY STAINLESS STEEL HARDWARE ON ALL MECHANICAL CONNECTIONS. CLEAN ALL SURFACES (AND STRIP PAINTED SURFACES) TO BARE BRIGHT METAL PRIOR TO MAKING GROUND CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO ALL MECHANICAL CONNECTIONS. APPLY ZINC RICH PAINT (COLD GALV.) TO ALL EXOTHERMIC WELDS, AND TO ANY METAL EXPOSED BY CLEANING, STRIPPING, GRINDING, CUTTING OR DRILLING.

7. ALL GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BEGIN WITHIN 3/4" OF ABOVE GROUND CONNECTION POINT, SHALL EXTEND 24" BELOW GRADE MINIMUM, AND SHALL BE FILLED WITH SEALANT AT ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON VERTICAL RUNS AND EVERY 36" ELSEWHERE WITH NON-METALLIC TIES.

8A. AT GUYED AND SELF SUPPORT TOWERS MOUNT TDSGA-PA14 TOWER BOTTOM GROUND BAR ON DEDICATED POST DIRECTLY BELOW COAX CABLES COMING OFF TOWER. POST TO BE 3.5" OD GALVANIZED SCHEDULE 40 PIPE WITH GALVANIZED PIPE CAP. TOP OF POST TO BE 78" ABOVE GRADE. EMBED POST 30" MINIMUM IN 12" DIAMETER BY 36" DEEP MINIMUM CONCRETE FOOTING WITH TOP OF FOOTING 6" BELOW GRADE. IF TOWER FOUNDATION OBSTRUCTS AUGERED FOOTING, USE POST WITH 10" SQUARE GALVANIZED STEEL FLANGE PLATE WELDED TO BOTTOM AND BOLT FLANGE TO TOP OF CONCRETE TOWER FOOTING.

8B. AT MONOPOLE TOWERS CLAMP TDSGA-BC14 TOWER BOTTOM GROUND BAR DIRECTLY TO TOWER. IF RUNNING COAX INSIDE MONOPOLE, CLAMP ONTO BOTTOM LIP OF EXIT PORT. IF BANDING COAX TO OUTSIDE OF TOWER, CLAMP ONTO STEEL ANGLE WHICH IS BANDED TO TOWER. BOND TDSGA-BC14 TO TOWER GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING.

9. AT EQUIPMENT AREA, INSTALL TDSGA-PA14 EXTERIOR GROUND BAR (THRU-BOLTED STYLE) AT BASE OF (2) INTERIOR H-FRAME POSTS AND AT TOP OF ICE BRIDGE POST WHICH IS NEAREST TO (BUT CLOSER TO TOWER THAN) THE COAX CABLE TERMINATION. MOUNT GROUND BAR TO H-FRAME POSTS AT 6" ABOVE GRAVEL AND TO ICE BRIDGE POST AT 6FT ABOVE GRAVEL.

10. ALL ICE BRIDGE SECTIONS ARE TO BE JUMPERED TOGETHER WITH #2 WIRE, EITHER BARE TINNED COPPER OR GREEN INSULATED STRANDED. ICE BRIDGE SHALL BE GROUNDED AT EACH END WITH #2 STC WIRE LUGGED TO ICE BRIDGE AND EXOTHERMICALLY WELDED TO UPPER PORTION OF NEAREST ICE BRIDGE POST. ICE BRIDGE SECTIONS ABOVE H-FRAME SHALL BE BONDED TO EACH OTHER WITH JUMPERS AT EACH END – THIS ASSEMBLY WILL BE CONSIDERED AS A SINGLE ICE BRIDGE SECTION FOR GROUNDING PURPOSES.

11. BOND EACH ICE BRIDGE POST, H-FRAME POST OR DEDICATED GROUNDING POST TO BURIED GROUNDING SYSTEM WITH #2 STC LEAD EXOTHERMICALLY WELDED TO POST BELOW TOP OF GRAVEL AND EXOTHERMICALLY WELDED TO GROUND RING. EACH POST TO HAVE SEPARATE GROUND LEAD DIRECTLY TO GROUND RING – DO NOT DAISY CHAIN POSTS TOGETHER.

12. BOND EACH RF CABINET TO EQUIPMENT GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND EXOTHERMICALLY WELDED TO GROUND RING. LUG TO CABINET BODY USING LOCATION AT WHICH STUDS ON CABINET CHASSIS HAVE DIRECT GROUND WIRE CONNECTION TO CABINET INTERNAL GROUND BAR. RUN CONDUIT AND CONDUCTOR ACROSS BACK OF CABINET (DO NOT RUN TOWARDS NEAREST CORNER OF CABINET AND THEN BEND GROUND WIRE SHARPLY), TAKE SHORTEST PATH ACROSS CONCRETE PAD, THEN DOWN INTO GRAVEL AREA.

13. BOND EACH BATTERY CABINET (WHERE USED) TO GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND EXOTHERMICALLY WELDED TO GROUND RING. RUN GROUND LEAD IN FLEX CONDUIT ALONG BACK OF CABINET, TAKE SHORTEST PATHACROSS CONCRETE PAD, THEN DOWN INTO GRAVEL AREA. CONNECT TWO HOLE LUG TO BACK OF CABINET AT FACTORY PROVIDED GROUNDING STUDS.

14. BOND GENERATOR TO GROUND RING WITH #2 STC MECHANICALLY FASTENED TO GENERATOR AND EXOTHERMICALLY WELDED TO GROUND RING. LOCATE GROUND LEADS AT TWO DIAGONALLY OPPOSITE CORNERS OF GENERATOR BY DRILLING AND BOLTING TWO HOLE LUG TO FINS ON GENERATOR BASE STRUCTURE. GROUND LEADS SHOULD TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING.

15. WHERE PROPANE TANK IS INSTALLED TO FUEL GENERATOR, BOND PROPANE TANK TO GROUND RING WITH A SINGLE #2 STC CLAMPED TO FILLER PIPE OF PROPANE TANK AND EXOTHERMICALLY WELDED TO GROUND RING. GROUND LEAD SHOULD RUN TO TANK SUPPORT AND TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING. IF PROPANE TANK FUEL LINE IS METALLIC AND CROSSES EQUIPMENT GROUND RING, BOND FUEL LINE TO EQUIPMENT GROUND RING WHERE THE TWO LINES CROSS WITH A SINGLE #2 STC CLAMPED TO FUEL LINE AND EXOTHERMICALLY WELDED TO GROUND RING.

16. BOND GPS ANTENNA AND GPS ANTENNA MOUNT TO TSDGA GROUND BAR AT BOTTOM OF H-FRAME POST WITH #2 GREEN INSULATED STRANDED GROUND WIRE. RUN GROUND WIRE DOWN ICE BRIDGE POST AND SECURE TO POST WITH NON-METALLIC TIES.

17. ANY METAL FENCE POST WITHIN 6FT OF A GROUNDED METAL OBJECT SHALL BE BONDED TO THE EQUIPMENT GROUND RING WITH #2 STC CLAMPED OR EXOTHERMICALLY WELDED TO THE POST AND EXOTHERMICALLY WELDED TO GROUND RING. ANY FENCE WITH METAL LINE POSTS WITHIN 6FT OF THE GROUND RING SHALL HAVE THE LINE POSTS BONDED TO THE GROUND RING WITH #2 STC WITH #2 STC CLAMPED OR EXOTHERMICALLY WELDED TO THE POST AND EXOTHERMICALLY WELDED TO GROUND RING AT 20FT MAXIMUM INTERVALS AS MEASURED ALONG THE LENGTH OF THE FENCE.

18. WHERE GROUND BASED RRU'S, RAYCAP OVP'S OR DIPLEXERS ARE INSTALLED AT THE EQUIPMENT AREA, BOND EACH COMPONENT TO NEAREST TDSGA GROUND BAR BELOW THE COMPONENT WITH #2 GREEN INSULATED STRANDED GROUND WIRE. SINGLE HOLE LUG OR RING TYPE CONNECTOR IS SUITABLE FOR CONNECTION TO GROUNDING STUD ON EACH COMPONENT.

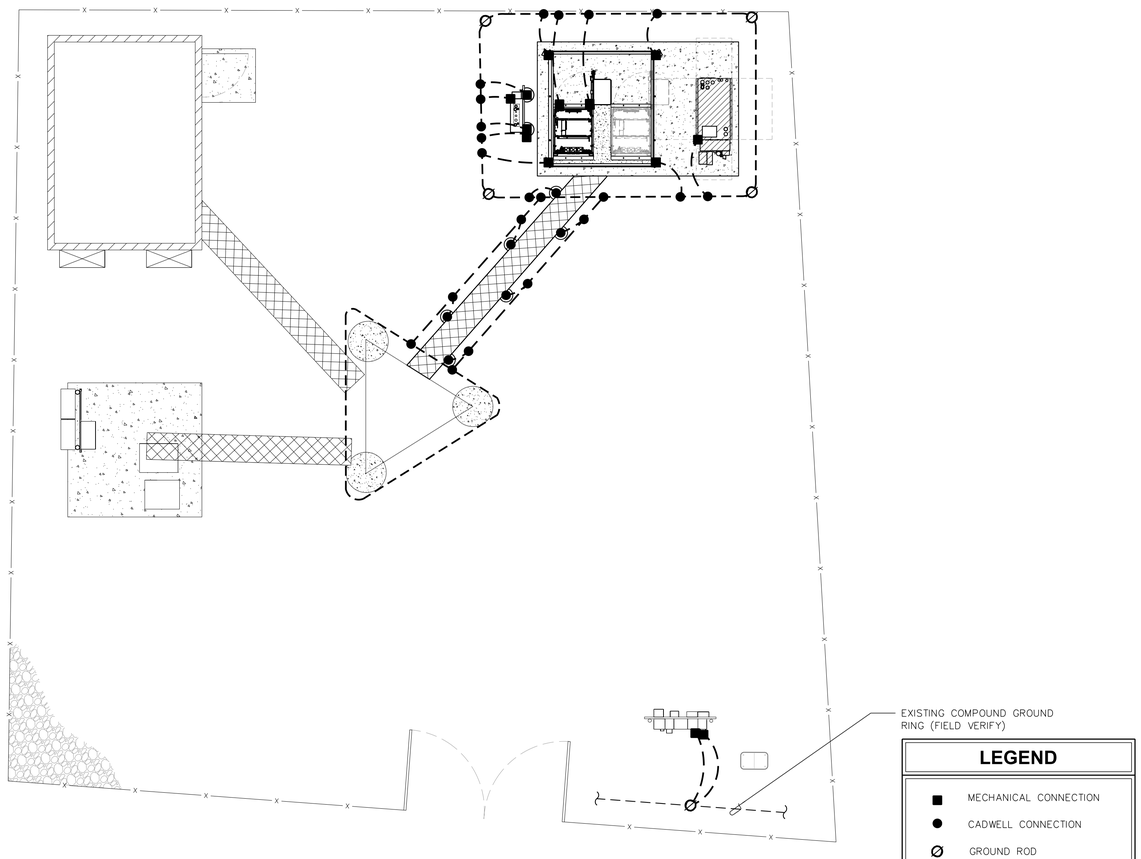
19. NOTIFY VZW CM TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL HIRE A 3RD PARTY TO PERFORM AN IEEE81 FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUND SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.

20. REFER TO TOWER GROUNDING DIAGRAM AND NOTES FOR GROUND SYSTEM REQUIREMENTS ON THE TOWER.

21. GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.

GENERAL GROUNDING NOTES:

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
- ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR
- ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
- GROUND RING SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE, WHICH EVER IS DEEPER.
- INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
- EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
- GROUND BARS
  - EQUIPMENT GROUND BUS BARS(EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
  - MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM)
- PROVIDE CHEMICAL GROUND RODS WHEN DRIVEN RODS ARE NOT PRACTICAL OR WHERE A STANDARD 5 OHMS RESISTANCE CANNOT BE OBTAINED AT THE SITE. LOCATION SHALL BE DETERMINED ON SITE BY PROJECT MANAGER.
- AFTER SITE GROUNDING IS COMPLETED, THE GROUNDING INSTALLATION SHALL TEST AT 5 OHMS OR LESS.



LEGEND

- MECHANICAL CONNECTION
- CADWELL CONNECTION
- GROUND ROD
- GROUND ROD WITH TEST WELL
- ANTENNA GROUND BAR
- MGB — MASTER GROUND BAR

EQUIPMENT GROUNDING PLAN

SCALE: 3/16" = 1'-0" (24x36)
SCALE: 3/32" = 1'-0" (11x17)

0 4 8
SCALE IN FEET

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
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SBA SITE NAME:
SAND HOLLOW

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EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
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B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP-OPCO, LLC
PROFESSIONAL ENGINEER
No. 13507852-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH

05-04-26

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SHEET TITLE:
EQUIPMENT GROUNDING PLAN

SHEET NUMBER:	REVISION:
GN-1	0

TEP #: 44016.488588

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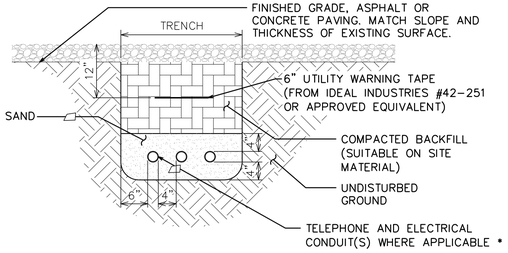
NOTES:

1. ACTUAL SEPARATION OF CONDUITS TO BE DETERMINED BY SITE SPECIFIC REQUIREMENTS.
2. PROVIDE SCH40 PVC CONDUIT BELOW GRADE UNLESS OTHERWISE NOTED.
3. PROVIDE SCH80 PVC CONDUIT FOR INSTALLATIONS BELOW VEHICULAR TRAFFIC AREAS.



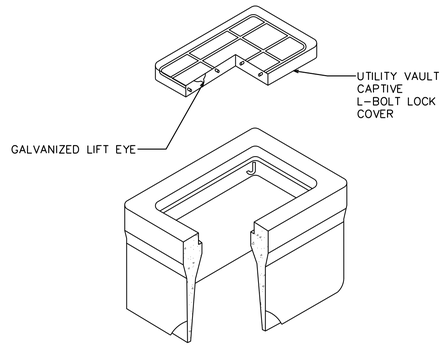
* SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

UNDERGROUND CONDUIT TRENCH DETAIL

SCALE: N.T.S

NOTES:

1. INSTALL ON 3/4" AGGREGATE WHICH SHALL EXTEND A MINIMUM OF 6" BEYOND ALL SIDES OF THE BOX AND BE A MINIMUM OF 4" DEEP, BELOW THE BOX.
2. UTILITY VAULT COMPANY MODEL #1324 OR EQUAL.
3. CAP TO HAVE POWER/ELEC OR TELCO SHOWN.



TYPICAL PULL BOX DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

05-04-26

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SHEET TITLE:
EQUIPMENT GROUNDING DETAILS

SHEET NUMBER:	REVISION:
GN-2	0

TEP #: 44016.488588

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NOTES:

MINIMUM BEND RADIUS OF #2 SOLID CONDUCTOR IS 12", EXCEPT MINIMUM FOR 24" FOR BUILDING OR TOWER GROUND RING.

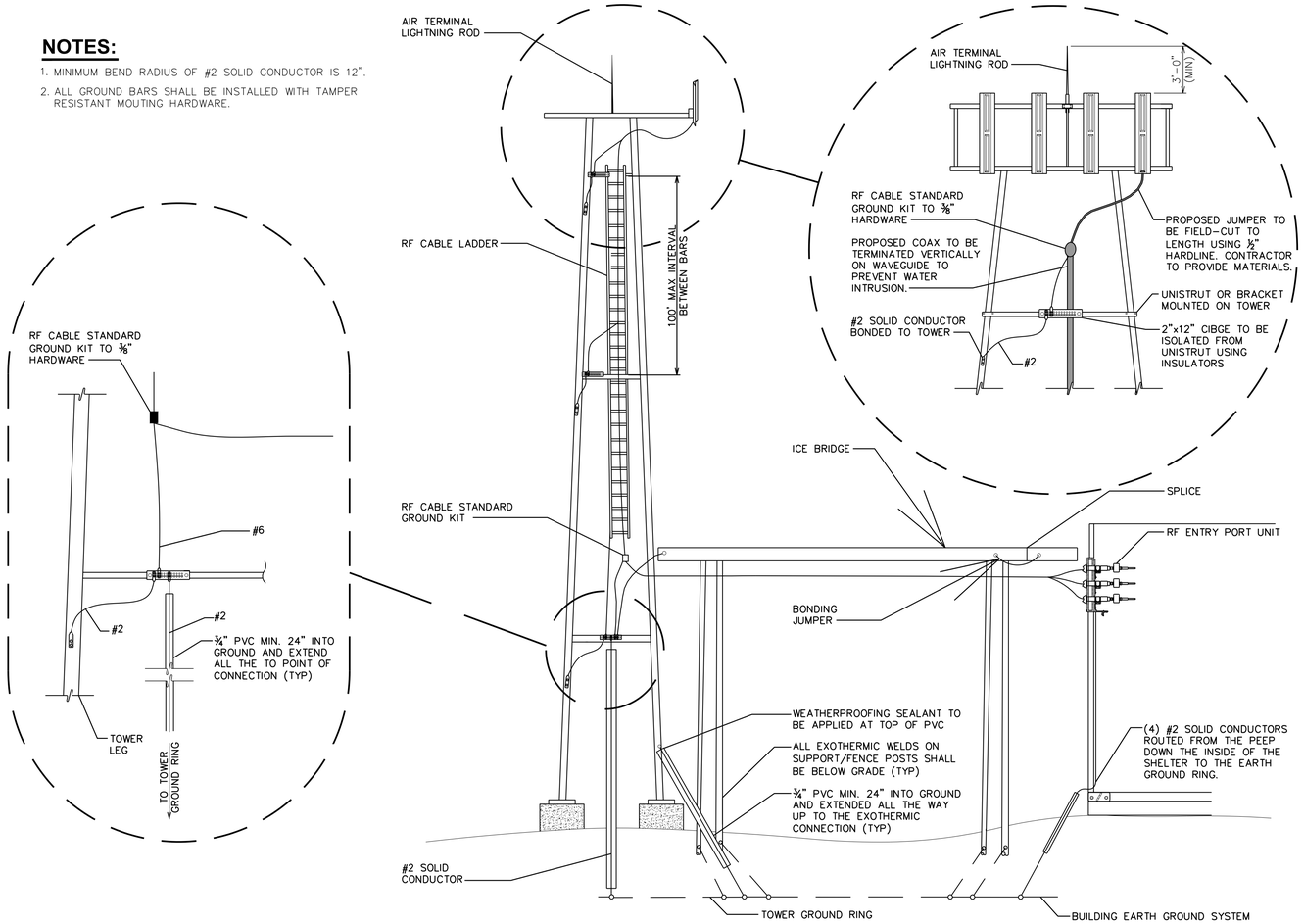
ALL GROUND BARS SHALL BE INSTALLED WITH TAMPER RESISTANT MOUTING HARDWARE.

TOP OF ICE BRIDGE POST FOOTINGS SHALL BE SET 6" BELOW TOP OF GRAVEL AND CADWELD LEADS TO POSTS BELOW TOP OF GRAVEL.

SECTOR GROUND BARS ARE TO BE ISOLATED FROM TOWER STEEL, BUT THEN BONDED TO TOWER STEEL WITH #2 STC AND APPROVED CLAMP. SEE SHEET E-9 FOR ERICO TDSGA-WB17 GROUND BAR DETAILS.

NOTES:

1. MINIMUM BEND RADIUS OF #2 SOLID CONDUCTOR IS 12".
2. ALL GROUND BARS SHALL BE INSTALLED WITH TAMPER RESISTANT MOUTING HARDWARE.

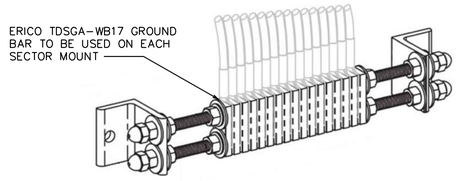


ICE BRIDGE, FIBER, STANCHION, AND TOWER GROUNDING DETAIL

SCALE: N.T.S

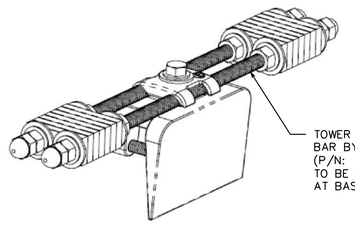
NOTES:

1. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY
2. ALL GROUND BARS WILL BE ISOLATED FROM THE TOWER EXCEPT TOWER BOTTOM GROUND BAR ON MONOPOLES.
3. DRAWINGS SHOWN FOR REFERENCE ONLY AND MAY NOT REPRESENT FINAL CONFIGURATION.



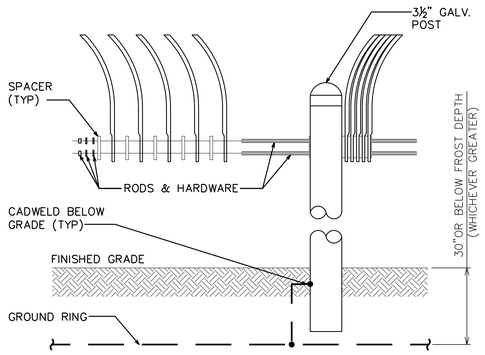
ERICO TDSGA-WB17 GROUND BAR

SCALE: N.T.S



ERICO TDSGA-BC14 GROUND BAR

SCALE: N.T.S



ERICO TDSGA-PA14 GROUND BAR

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
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B	04-10-26	RMJ	90% CONSTRUCTION	SJA
0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
PROFESSIONAL ENGINEER
No. 13561209-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH
05-04-26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

GROUNDING DETAILS I

SHEET NUMBER:	REVISION:
GN-3	0

TEP #: 44016.488588

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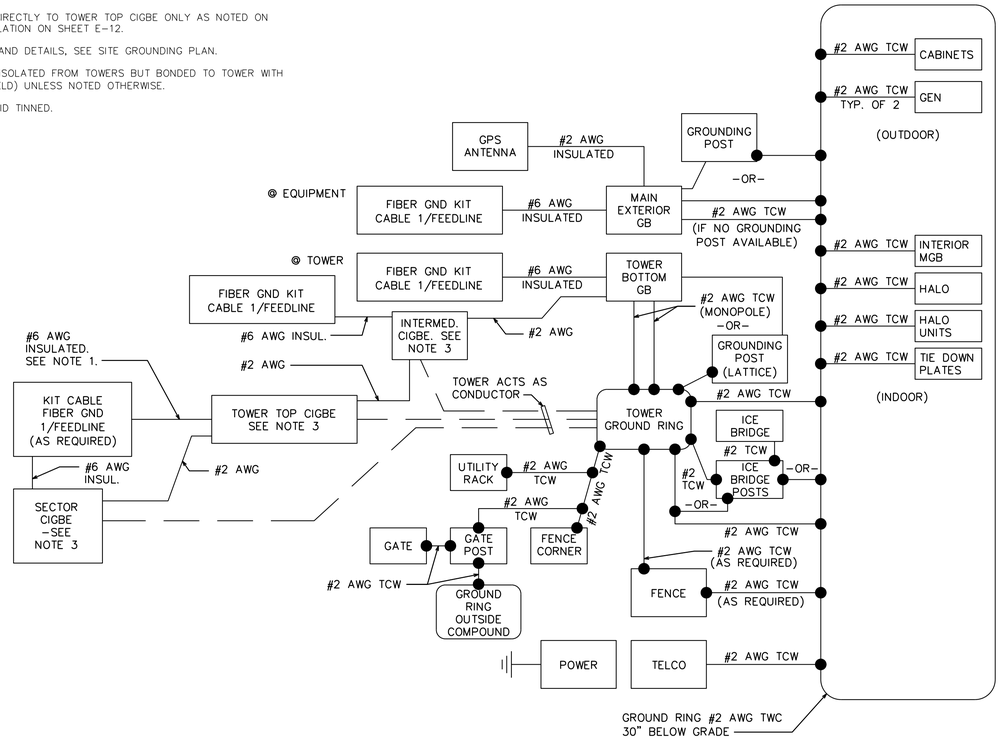
NOTES:

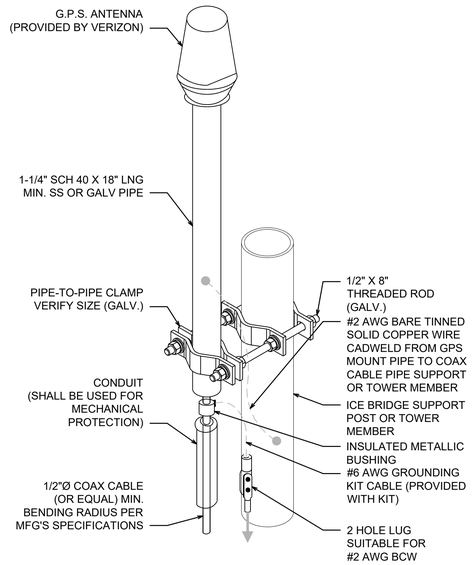
1. CONNECT COAX GROUND KITS DIRECTLY TO TOWER TOP CIGBE ONLY AS NOTED ON ANTENNA GROUND WIRE INSTALLATION ON SHEET E-12.
2. FOR GROUNDING CONNECTIONS AND DETAILS, SEE SITE GROUNDING PLAN.
3. TOWER GROUND BARS WILL BE ISOLATED FROM TOWERS BUT BONDED TO TOWER WITH #2 STC AND CLAMP (OR CADWELD) UNLESS NOTED OTHERWISE.
4. ALL #2 AWG TCW MUST BE SOLID TINNED.



GROUNDING SYSTEM SINGLE LINE DIAGRAM

SCALE: N.T.S

NOTES:
1. GPS SHALL BE PLACED WITH CLEAR SIGHT LINE TO THE SOUTHERN SKY.
2. CONTRACTOR TO SUPPLY COAX FOR GPS UNIT.

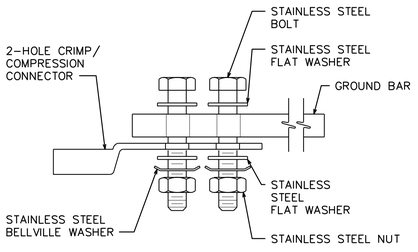


GPS MOUNT DETAIL

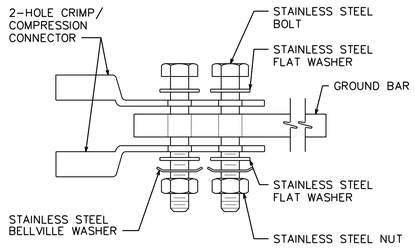
SCALE: N.T.S

NOTES:

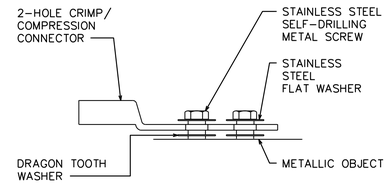
1. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF TWO THREADS EXPOSED
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
3. APPLY ANTI OXIDANT COMPOUNT TO MATING SURFACE OF CONNECTOR AND WIPE OFF EXCESS COMPOUND.
4. APPLY CLEAR HEAT SHRINK OVER ENTIRE LENGTH OF LABEL FOR PROTECTION. (REFER TO CONDUCTOR LABELS SECTION.)



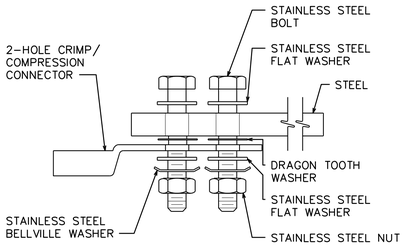
SINGLE CONNECTOR AT GROUND BARS



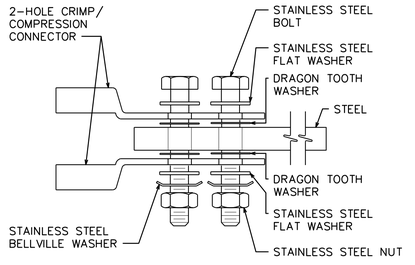
BACK TO BACK CONNECTOR AT GROUND BARS



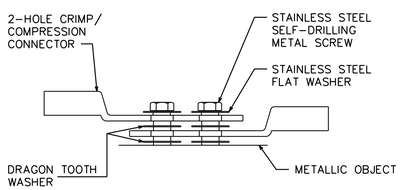
SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS



SINGLE CONNECTOR AT STEEL OBJECTS



BACK TO BACK CONNECTOR AT STEEL OBJECTS



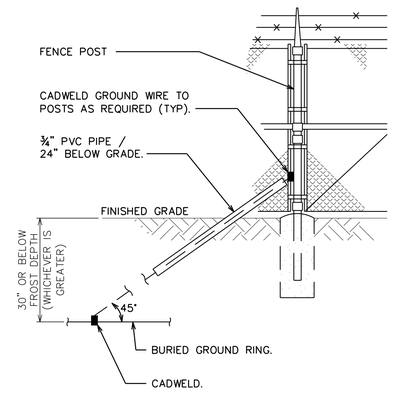
BACK TO BACK CONNECTOR AT METALLIC/STEEL OBJECTS

CONNECTOR AND HARDWARE DETAIL

SCALE: N.T.S

NOTE:

FROST DEPTH FOR COBB COUNTY IS 10 INCHES.



FENCE GROUNDING DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600

TEP
326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
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0	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:

TEP OPCO, LLC
No. 13504802-2202
ANDREW RAGNAR BERGLUND
STATE OF UTAH
05-04-26

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SHEET TITLE:
GROUNDING DETAILS II

SHEET NUMBER:	REVISION:
GN-4	0

TEP #: 44016.488588

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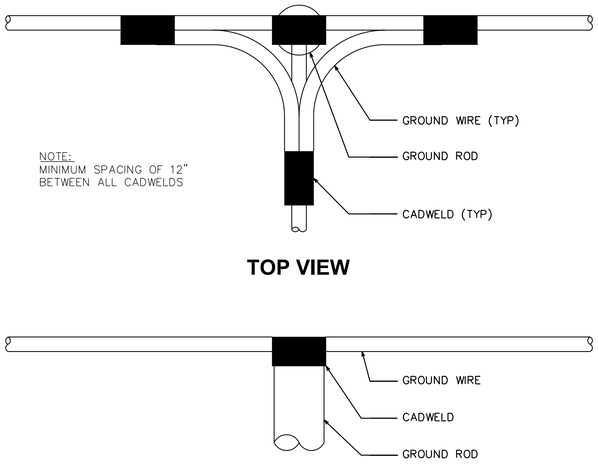
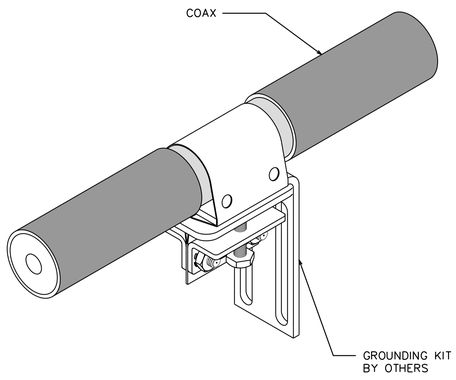


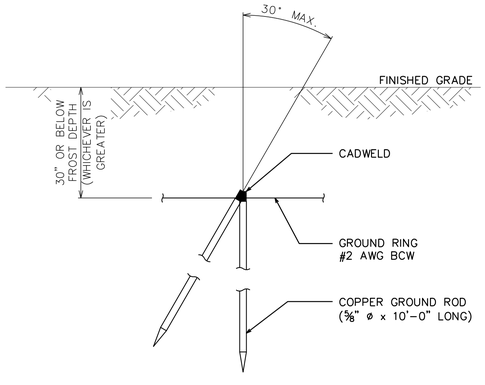
CADWELL GROUNDING DETAIL

SCALE: N.T.S



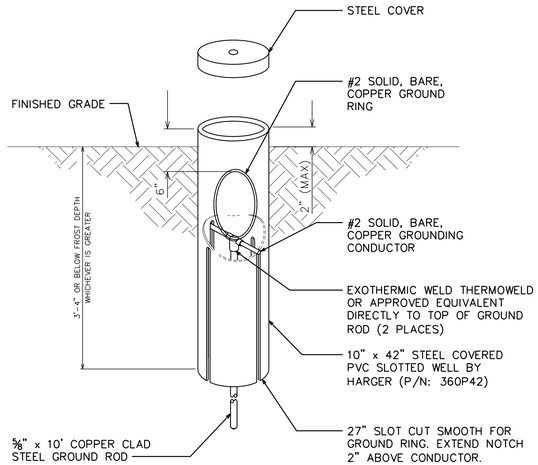
INTERIOR CABLE SHIELD

SCALE: N.T.S



COPPER-CLAD STEEL GROUND ROD

SCALE: N.T.S

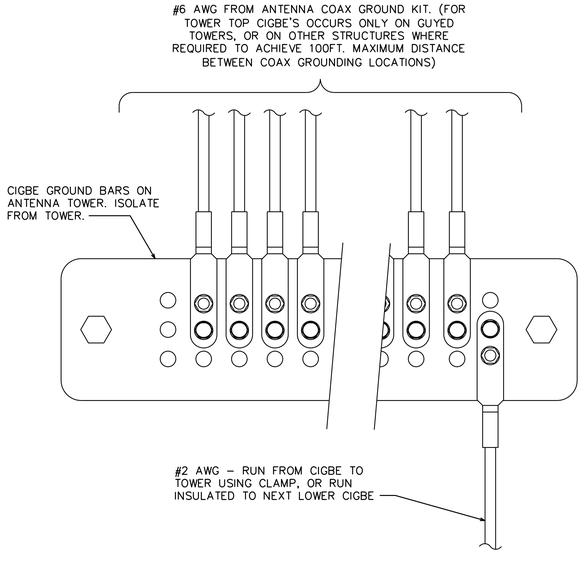


GROUND ROD WITH INSPECTION WELL

SCALE: N.T.S

NOTES:

1. ALL CIGBE GROUND BARS ON TOWER ARE TO BE ERICO TDSGA. TYPICALLY USE TDSGA-WB17 ISOLATED FROM UNISTRUT BRACKET.
2. IF CIGBE CANNOT BE BONDED DIRECTLY TO TOWER AND CANNOT BE CONNECTED TO TOWER WITH #2 AWG AND CLAMP (OR CADWELD), THEN RUN #2 BLACK INSULATED GROUND LEAD FROM CIGBE DOWN TO NEXT LOWER CIGBE. SECURE GROUND LEAD WITH NON-METALLIC TIES AT SAME SPACING AS COAX SUPPORTS.

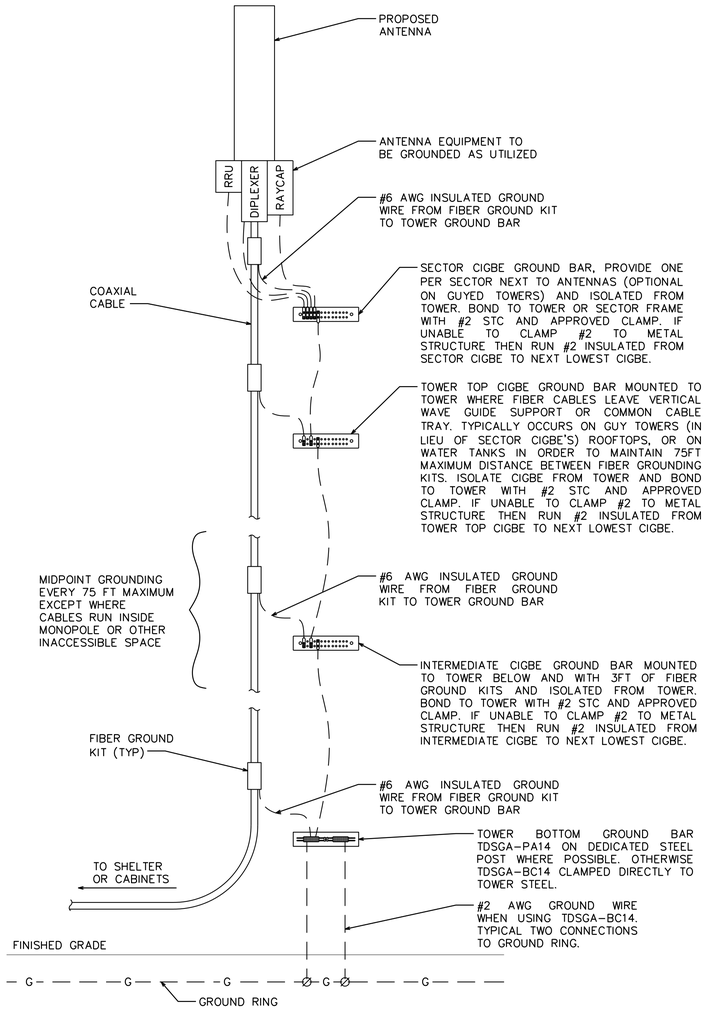


ANTENNA GROUND WIRE INSTALLATION

SCALE: N.T.S

NOTE:

ALL CIGBE GROUND BARS ON TOWER ARE TO BE ERICO TDSGA OR APPROVED EQUAL. TYPICALLY USE TDSGA-WB17 ISOLATED FROM UNISTRUT BRACKET.



COAX/TOWER GROUNDING SCHEMATIC

SCALE: N.T.S

SBA
8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483

verizon
126 W GEMINI DR
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SEAL:

05-04-26

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SHEET TITLE:
GROUNDING DETAILS III

SHEET NUMBER:	REVISION:
GN-5	0

TEP #: 44016.488588

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PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/28/2026 - Planning Commission**
Application Number:	LUCA26-06
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 51 regarding business licensing standards for whole house vacation rentals as well as parking regulations for residential hosting facilities and whole house vacation rentals.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

This ordinance update was prepared at the direction of the Hurricane City Council in response to two separate issues related to whole-home vacation rentals and residential hosting facilities.

The first issue concerns renewal of whole-home vacation rental licenses. These are single-family homes that are not owner-occupied and are rented on a short-term basis within otherwise long-term residential neighborhoods. In December 2023, the City Council adopted an ordinance prohibiting issuance of new whole-home vacation rental licenses, while allowing existing license holders to transfer licenses to new owners. As a result, if an existing license holder fails to renew their license within the required timeline, the license is permanently terminated. The Business License Office mails renewal notices 45 days prior to the license expiration date, and license holders have an additional 45 days after expiration to complete renewal before the license lapses. The City Council has expressed concern that permanent termination after this period may be overly restrictive and directed staff to prepare an amendment establishing a one-time process for reinstatement through payment of additional fees and timely completion of the renewal process.

The second issue concerns parking regulations for whole-home vacation rentals and residential hosting facilities. Under the current ordinance, guests and visitors to these facilities are not permitted to park on public streets. Following a number of complaints from neighboring residents, including requests that licenses be revoked based solely on guest vehicles parked on the street adjacent to the property, the Hurricane City Council directed staff to prepare an ordinance amendment allowing on-street parking for guests and visitors, provided all other parking requirements are met. Parking of recreational vehicles and

trailers on public streets would remain prohibited under the proposed amendment, and owners would still be required to provide off-street parking at a rate of one space per bedroom.

Recommendation:

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

Title 3
BUSINESS AND LICENSE REGULATIONS

CHAPTER 10. TRANSIENT LODGING FACILITIES

Sec. 3-10-12. Penalty; suspension or revocation of license.

In addition to the denial, suspension, revocation or refusal to renew a license as outlined in sections 3-1-9 and 10-51-17 of this ~~title~~Code, any licensee who shall operate a transient lodging facility in violation of this chapter, and/or any person designated by the licensee as the manager or person in charge of daily operation of said facility who shall permit or allow said facility to operate in violation of this chapter, shall be guilty of an infraction and shall be punished for each offense by a fine as provided in section 1-4-1 of this Code.

(Ord. 2015-2, 2-19-2015)

Title 10
LAND USE REGULATIONS

CHAPTER 51. TRANSIENT LODGING FACILITIES

Sec. 10-51-13. Whole home vacation rentals and other short-term rental standards.

A. *Purpose.* Regulations and restrictions imposed by this section are in recognition of the premise that short-term rentals provide lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. The requirements listed in subsections D, E, and F of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.

B. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short-term rental until such time that the owner has obtained a business license issued in accordance with the provisions of this section.

C. *Conditions for issuance of a business license for a short-term rental.* Where a new short-term rental business is permitted, issuance of a short-term rental business license by the business license officer shall be subject to the following:

1. A complete application for a short-term rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:

    a. The name, address, and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and

    b. A valid state tax number for remittance of transient lodging taxes.

2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title, have been built to meet building and fire codes for transient occupancy, and have been issued a certificate of occupancy.

3. Portions of a single-family dwelling may not be used as a short-term rental unless located within a recreation resort zone or appropriately licensed as a residential hosting facility in accordance with the

regulations for that use. A whole home vacation rental and a residential hosting facility located in a residential zone may not be located in the same single-family dwelling.

4. In permitted single-family zones, the owner of a single-family dwelling for which a short-term rental business license is sought shall not hold a business license to operate another short-term rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling, or any individual who has an ownership or beneficial interest in any corporation, partnership, limited liability company, trust, or other entity which has a legal or equitable ownership interest in the single-family dwelling.

D. *Prohibition of additional whole home vacation rental licenses within single-family zones as described in title 10, chapters 13 and 14 of this Code.*

1. From the effective date of this ordinance, no new or additional whole home vacation rentals shall be permitted or licensed within any single-family zones as described in title 10, chapters 13 and 14 of this Code.

2. Whole home vacation rentals with current, valid business licenses shall be permitted to continue to operate and to receive annual renewals of the business licenses, subject to the requirements and conditions of this section and all city, state, and federal rules, regulations, laws, and statutes.

3. In the event of a sale or other transfer of property for which the owner holds a current, valid business license to operate a whole home vacation rental, the purchaser or transferee of the property shall apply for a new license within 45 days of the date of purchase or transfer. ~~If~~ Except as provided in subsection (5) of this section, if the purchaser or transferee fails to submit a complete business license application within 45 days of the date of purchase or transfer, or if the applicant fails to complete the licensing process within six months after submitting the application, the purchaser or transferee shall not be issued a whole home vacation rental business license.

4. Except as provided in subsection (6) of this section, if ~~T~~the revocation or non-renewal of a whole home vacation rental business license pursuant to this Code shall terminate any rights of the license holder and property owner to operate a whole home vacation rental at the property.

5~~6~~. If a whole home vacation rental business license is terminated due to the non-renewal of the license, the license holder shall have the one-time option to reinstate the terminated license if all of the following conditions are met:

a. Payment of a penalty of $~~10,000~~2,500;

b. Payment of $750 for each day that the property was rented out as a short-term rental without a valid business license after the license was terminated;

c. Submittal of a complete application, including all associated fees within forty-five days after the license was terminated; and

d. Completion of the licensing application process within ~~one year~~six months after the license was terminated.

6~~7~~. The one-time reinstatement options outlined in subsection~~s~~ (5) ~~and (6)~~ above shall not be available to whole home vacation rentals with one or more documented code enforcement violations of this Chapter.

E. *Parking regulations.* The following parking regulations apply to property licensed as a whole home vacation rental:

1. ~~No tenant, guest, or other person visiting a whole home vacation rental shall park on a public street~~.

2. Off-street parking shall be provided on the same lot as the dwelling that is licensed as a whole home vacation rental.

3. Off-street parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.

4. No off-street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.

5. The number of vehicles permitted for the occupants of a whole home vacation rental shall be restricted to the number of off-street parking spaces provided by the owner.

6. No tenant, guest, or other person visiting a whole home vacation rental shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.

7. Owner shall supply a parking plan that complies with this section with the business license application.

F. *Transferee probation period and local management.*

1. *Transferee probation.* A new whole home vacation rental business license issued to a purchaser or transferee of a property pursuant to subsection (D)(3) of this section shall be subject to a six-month probation period, with the probation period beginning on the date the new license is issued. In the event of two or more violations of this ~~section~~ Chapter committed by an owner or guest, or any combination of the two, the City Planning Director shall revoke the license by issuing a written notice of revocation to the owner. The revocation of the license by the City Planning Director is an administrative decision that may be appealed to the City Appeals Board as set forth in section 10-6-5.

2. *Local management.* To ensure the proper and timely management of whole home vacation rentals, whole home vacation rental business licenses issued to a purchaser or transferee of a property pursuant to subsection (D)(3) of this section shall be managed by either:

a. A property management company licensed by Hurricane City with a staffed office within city limits; or

b. An owner who is a resident of Hurricane City.

(Ord. No. 2022-62, 2-16-2023; Ord. No. 2023-20, 12-7-2023)

Sec. 10-51-14. Residential hosting facilities.

A. *Conformity with standards and business license required*. No residential hosting facility shall be established unless:

1. The facility can meet the development standards of this chapter;

2. A business license has been issued in accordance with the regulations in title 3 of this Code;

3. Operation of a residential hosting facility without a current City business license is considered a violation and each day of operation shall be considered a separate offense.

B. *Development standards; residential hosting facilities*. The development standards set forth in this section shall apply to all residential hosting facilities.

1. *Location.* A residential hosting facility shall be located in a single-family residential structure deemed suitable for habitation.

2. *Number of accessory dwelling units (ADU)*. Only one ADU may be used as a residential hosting facility on any one lot, as those terms are defined in title 10, chapter 3 and chapter 41 of this Code.

3. *Accessory dwelling units*. The use of an ADU for a residential hosting facility shall be governed by this chapter, chapter 10-41, and other applicable chapters.

4. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms in the entirety of one ADU. The total number of occupants, including an owner, owner's family, and guests occupying the

home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.

5. *Number of bookings*. No more than one booking is allowed and no more than one party may occupy any residential hosting facility at any one time.

6. *Current codes.* Guestrooms must meet current international residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.

7. *Meals.* If meals are offered, meals shall be served only to overnight guests.

8. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain the residential character, and to provide a visual buffer for on-site parking in relation to adjacent properties and the street.

9. *Parking.* The following parking regulations apply to residential hosting facilities:

    a. Two off-street parking spaces shall be provided for the owner.

    b. One space shall be provided per guestroom.

    c. Off-street parking shall be provided on the same lot as the residential hosting facility.

    d. Tandem parking is permitted for one space only. Spaces that are located directly in front of the garage doors may not be counted as off-street parking.

    e. Off-street parking may not be provided within the front yard setback other than the existing driveway.

    f. ~~No tenant, guest, or other person visiting a residential hosting facility shall park on a public street.~~

    fg. The number of vehicles permitted for the occupants of a residential hosting facility shall be restricted to the number of off-street parking spaces provided by the owner.

    g~~h~~. No tenant, guest, or other person visiting a residential hosting facility shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.

    h~~i~~. Owner shall supply a parking plan that complies with this section with the business license application.

9. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.

10. *Street standards.* A residential hosting facility shall be located on a street that meets fire code requirements.

11. *Structural modifications.* A valid building permit is required before any structural modifications or additions may be made to a building to be used pursuant to this chapter. A business license to operate a residential hosting facility shall not be issued for a property that was modified or added to without a valid building permit. A previously-issued business license shall be subject to revocation pursuant to title 3 of this Code upon evidence that the structure was modified or added to without a valid building permit. Provided, however, that a business license may be issued or maintained for a structure that was modified or constructed without a building permit if all applicable fines are paid and the Building Official is provided with adequate evidence to the satisfaction of the Official that the modification or construction was done in compliance with the building code and fire code.

12. *Other regulations.* A residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

(Ord. No. 2022-62, 2-16-2023)