HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

Mark Sampson, Chair
Paul Farthing, Alternate Chair
Ralph Ballard
Rebecca Broneman
Michelle Cloud
Shelley Goodfellow
Brad Winder
Kelby Iverson

Hurricane Planning Commission Meeting Agenda

April 13, 2023
5:00 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 5:00 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.

5:00 p.m. - Planning Commission Business:

1. Joint Downtown Master Plan Workshop with the City Council

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 Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50’ site sign and 24’ width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1.
2. ~~A Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development~~

~~overlay, to RR, recreational resort. This change will affect a small portion of parcel number H-3-1-29-323 and all of H-3-1-29-324-RD2.~~

Public Hearing and discussion of this item has moved to April 27th

3. A Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375.

NEW BUSINESS

1. 2023-ZC-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50’ site sign and 24’ width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1. Derek Fowley Applicant.
2. 2023-ZC-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375. Washington County Water Conservancy District Applicant.
3. 2023-PP-11: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 2, a 35 lot single family subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC Applicant. Austin Overman Agent
4. 2023-PP-12: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Grassy Meadows Sky Ranch Phase 6B, an 18 lot single family subdivision located at approximately 4500 S 1200 W, Sky Ranch Phs 6 LC Applicant.
5. 2023-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Pearce Cabins Phase 2, a nightly vacation rental development located at 83 E State St. VR Properties LLC Applicant. Chris Pearce Agent.
6. 2023-CUP-09: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 292 S 1150 W. Enhanced Home Builders Applicant.
7. 2022-PP-06: Discussion and consideration of a possible approval of the extension of the preliminary plat approval for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Drive. Todd Trane Applicant. Karl Rasmussen Agent.
8. 2022-PP-07: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Desert Bloom, a 576 lot single family subdivision located at approximately 600 S 3500 W. Karl Rasmussen Applicant
9. 2022-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky View, a 155 lot subdivision located at the southwest corner of 2800 W and 600 N. DAF Dev LLC Applicant. Charles Hammon Agent.

10. 2022-PP-12: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for SKRE, a two lot commercial subdivision located at 2545 W 60 S. SKRE Applicant. Karl Rasmussen Agent.
11. Discussion and possible approval of amending the Planning Commission's 2023 schedule

Approval of Minutes:

1. February 23, 2023
2. March 23, 2023

Adjournment

HURRICANE CITY
UTAH

STAFF COMMENTS

2022-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky View, a 155 lot subdivision located at the southwest corner of 2800 W and 600 N. DAF Dev LLC Applicant. Charles Hammon Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. RE Sky View Preliminary Plat
2. Copy of 2022-PP-11 App
3. Copy of Will Serve - Sky View Subdivision - 2022.02.15
4. Copy of Hurricane Water Dept_20220224_085336
5. Copy of 2022-PP-11 Sky View
6. Copy of Copy of 10039338-20-121-01_SITE_10-29-21_Preliminary Site Plan
7. Copy of 20-121-01_SITE_2-28-22_Preliminary Plat
8. Copy of 2022-PP-11 Map

From: Charles Hammon <charles@exceldesign.us>
Sent: Monday, April 3, 2023 1:15 PM
To: Fred Resch; wtgdevelopment@gmail.com
Subject: RE: Sky View Preliminary Plat

Fred,

I appreciate you sending this reminder. We're currently working with all departments to finish the site construction plans. Please allow this email to serve as our request to extend the preliminary plat approval.

Thank you,

Charles Hammon, PE
Excel Design Associates, LLC
1185 West Utah Ave., Ste 102
Hildale, UT 84784
office: 435-619-4586
email: charles@exceldesign.us
visit us at: www.exceldesign.us

EXCEL DESIGN ASSOCIATES

From: Fred Resch <fred@cityofhurricane.com>
Sent: Monday, April 3, 2023 11:55 AM
To: wtgdevelopment@gmail.com; Charles Hammon <charles@exceldesign.us>
Subject: Sky View Preliminary Plat

Hello,

The preliminary plat for Sky View was approved by the City Council on April 7, 2022. Per Hurricane City Code 10-39-6:

After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

We have not received a final plat application for this project yet, and we can't accept an application until construction drawings are signed. If you would like to be granted an extension from the Planning

Commission, we must receive the request in writing by April 7, 2023 to be on the Planning Commission agenda on April 13th. Replying to this email will work. Let me know what your plans are.

Thanks,

Fred Resch III
Assistant City Planner/Code Enforcement
Hurricane City
P: (435) 635-2811 x 110
E: fred@cityofhurricane.com

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: $150.00

For Office Use Only:
File No. 2022-PP-11
Receipt No. 8.156165

Name: DAF DEV, LLC -- Sky View Subdivision **Telephone:** 435-229-3643

Address: 3499 E. Church Rocks Rd., St. George, UT 84790 **Fax No.** _____

Email: wtgdevelopment@gmail.com **Agent Email:** charles@exceldesign.us

Agent (If Applicable): Charles Hammon **Telephone:** 435-619-4586

Address/Location of Subject Property: Southwest corner of 2800 West and 600 North

Tax ID of Subject Property: H-3-1-31-1106, H-3-1-31-1107 & H-3-1-31-1108 **Zone District:** R1-8 with PDO

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots)

155 residential units

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

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

X 2. Existing Conditions: The preliminary plat shall show:
- X a. The location of the nearest monument.
- X b. The boundary of the proposed subdivision and the acreage included.
- X c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- X d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- X e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- X f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

__X__ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
__X__ h. Contours at vertical intervals not greater than five (5) feet.
__X__ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
__X__ j. Information on whether property is located in desert tortoise take area

__X__ 3. Proposed Plan: The subdivision plans shall show:
__X__ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
__X__ b. The layout, numbers and typical dimensions of lots.
__X__ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
__X__ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
__X__ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
__X__ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
__X__ g. Approximate radius of all center line curves on highways or streets.
__X__ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
__X__ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
__X__ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
__X__ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
__X__ l. Will this subdivision be phased? If yes show possible phasing lines.
__X__ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

__X__ 4. Required copies of plans:
__X__ a. Three copies of all full scale drawings
__X__ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

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

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete:_____ Completion determination made by: _____

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

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

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

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required $150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

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

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 1 day of March 2022.

A Stewart
(Notary Public)

Residing in: Hurricane UT

My Commission Expires: May 28 2024

AUSTIN STEWART
Notary Public - State of Utah
Comm. No. 712302
My Commission Expires on
May 28, 2024

Agent Authorization

I (we), Rick Richardson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Charles Hammon to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 1 day of March 2022.

A Stewart
(Notary Public)

Residing in: Hurricane UT

My Commission Expires: May 28 2024

AUSTIN STEWART
Notary Public - State of Utah
Comm. No. 712302
My Commission Expires on
May 28, 2024

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
DAF Development, LLC,
Richardson Brothers Development, LLC
297 W Hilton Drive
St George, Utah 84770
File No.: 68340-KB

WARRANTY DEED

GRANTOR(S): **Swiss Seven, LLC, a Utah Limited Liability Company**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **DAF Development, LLC, a Utah Limited Liability Company, as to an undivided 50% interest and Richardson Brothers Development, LLC, a Utah Limited Liability Company, as to an undivided 50% interest**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of **UTAH**:

PARCEL DESCRIPTION: A PORTION OF 14-3-1-31-1104

COMMENCING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°28'01"E, ALONG THE SECTION LINE, 500.00 FEET; THENCE N89°46'19"W, 30.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 2720 WEST STREET; SAID POINT ALSO BEING THE NORTHEAST CORNER OF WASHINGTON COUNTY TAX PARCEL H-3-1-31-1104; THENCE S00°28'01"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 2720 WEST STREET, AND ALONG THE EAST LINE OF SAID TAX PARCEL H-3-1-31-1104, 457.96 FEET; THENCE DEPARTING SAID LINES AND RUNNING N35°54'45"W, 291.57 FEET; THENCE N89°46'34"W, 602.11 FEET; THENCE N42°21'30"W, 77.34 FEET; THENCE N89°46'34"W, 143.15 FEET; THENCE N00°13'26"E, 165.57 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID WASHINGTON COUNTY TAX PARCEL H-3-1-31-1104; THENCE S89°46'19"E, ALONG SAID LINE, 964.01 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: H-3-1-31-1104

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

Unofficial Copy

Unofficial Copy

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 30th day of September, 2021.

Swiss Seven, LLC, a Utah Limited Liability Company

BY: _____
Kent Frei, **its Memeber**

BY: _____
Andrew Cox, **its Member**

State of Utah }
}ss.
County of Washington }

On this 30 day of September, 2021, personally appeared before me Kent Frei, its member and Andrew Cox its member for Swiss Seven, LLC, a Utah Limited Liability Company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

_____
Notary Public

KILEY BLOOD
Notary Public
State Of Utah
My Commission Expires 07-21-2022
COMMISSION NO. 700871

DOC ID 20210035464

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
05/17/2021 04:19:46 PM Fee $40.00 By
VANGUARD TITLE INSURANCE AGENCY, LLC -
ST. GEORGE 1

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
DAF Development, LLC
3499 E. CHUKAR RIDGE DR.
ST GEORGE, UTAH 84790
Hurricane, UT 84737
File No.: 59659-KB

WARRANTY DEED

GRANTOR(S): **The Alta Companies, LLC, a Wyoming Limited Liability Company**
hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **DAF Development, LLC, a Utah Limited Liability Company**
for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of **UTAH**:

Parcel 1

Beginning at a point on the Westerly right of way line of 2720 West Street; said point lies South 00°28'01" East 500.00 feet along the Section line and North 89°46'19" West, 30.00 feet from the Northeast Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence along said Westerly right of way line North 00°28'01" West, 459.73 feet to a point on the Southerly right of way line of 600 North Street; thence along said Southerly right of way line South 89°43'08" West, 2191.80 feet; thence leaving said Southerly right of way line South 0°08'43" East 440.23 feet to the Northwest Corner of the property recorded as Entry No. 20080043046, Official Records of Washington County, Utah; thence coincident with the North line of said property and the projection thereof South 89°46'19" East, 2194.42 feet to a point of said Westerly right of way line and the point of beginning.

Parcel 2

Beginning at a point on the Southerly right of way line of 600 North Street, said point lies South 89°43'08" West 2434.66 feet along the Section line and South 00°16'52" East 40.00 feet from the Northeast Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence along said Southerly right of way line North 89°43'08" East 212.99 feet; thence South 00°08'43" East 715.58 feet; thence South 89°51'17" West 383.62 feet; thence North 00°08'43" West 253.81 feet; thence South 89°46'19" East 168.68 feet; thence North 00°05'47" East 462.37 feet to a point on said Southerly right of way line and the point of beginning.

Tax Parcel No.: H-3-1-31-1106 and H-3-1-31-1107

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

Unofficial Copy

Unofficial Copy

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 17th day of May, 2021.

The Alta Companies, LLC, a Wyoming Limited Liability Company

BY: _____
Its: Manager

State of Utah }
)ss
County of Washington }

On this 17th day of May, 2021, personally appeared before me Jeff Klein Manager for The Alta Companies, LLC, a Wyoming Limited Liability Company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

_____
Notary Public

KILEY BLOOD
Notary Public
State Of Utah
My Commission Expires 07-21-2022
COMMISSION NO. 700871

Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

February 15, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Sky View Subdivision

Stephen,

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

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

Sincerely,

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

HURRICANE CITY
UTAH
Water Department
Ken Richins, Superintendent

February 24, 2022

To Whom It May Concern:

A will serve letter has been requested for Sky View located at approximately 600 N between 2800 W and 3000 W in Hurricane, Utah.

Yes, we do have culinary water in the area of 600 N 2800 W and 3000 W in Hurricane, Utah.

A hydraulic water study may be required to ensure the waterline will deliver the required fire flows. A looped water system may be required

Sincerely,

Hurricane City Water – Dallan Wadsworth

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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Update 4/13/2023: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. Construction drawings have been submitted but not yet signed off by the JUC, there are some utility issues being worked out with some neighboring property owners as well as the City with the 2800 W project. Below is the original report from when the preliminary plat was first applied.

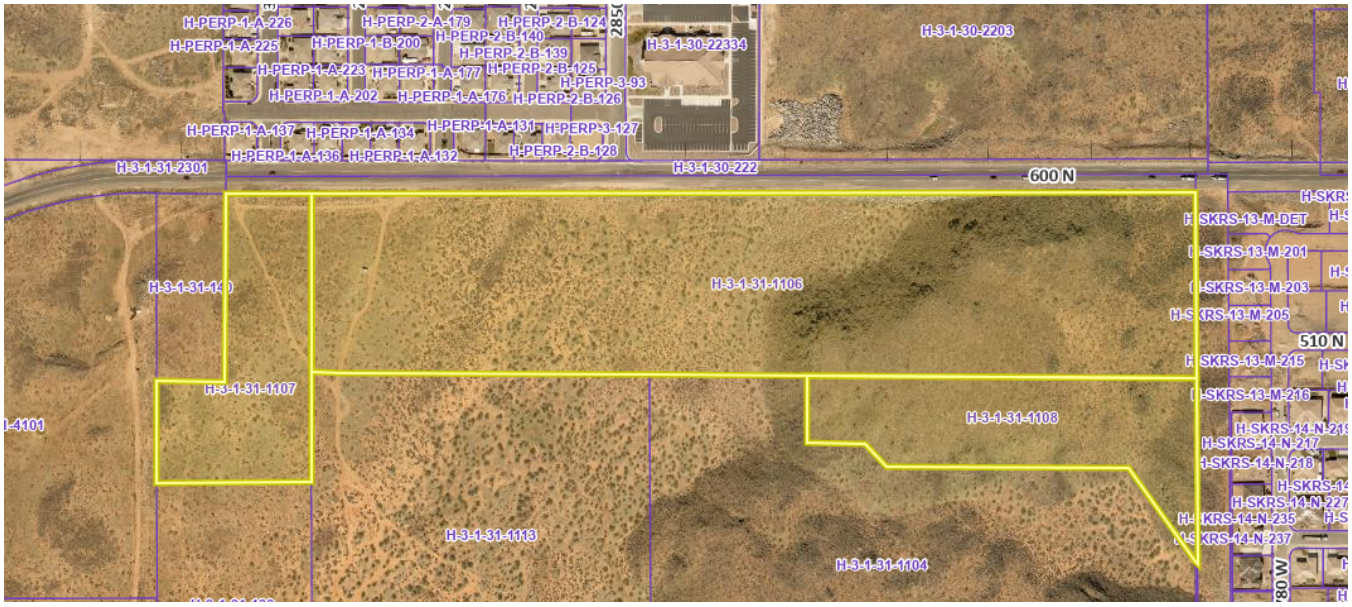
Agenda Date:	**03/10/2022**
Application Number:	2022-PP-11
Type of Application:	Preliminary Plat and Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	DAF Dev LLC
Agent:	Charles Hammon
Request:	Preliminary Plat Application
Location:	Southwest corner of 2800 W and 600 N
Zoning:	R1-8 PDO
General Plan Map:	Single Family

Discussion:
The applicant is seeking preliminary plat approval for a subdivision containing 155 lots for the approved Sky View PDO. They are planning 59 townhome units on the eastern phase and 99 twin home (duplex) units on the west. During the PDO approval process there was a commercial site on the eastern side of the property, at this time the applicant is still in design stages for that portion and will come back with another application for the commercial property. The 2800 W project from the SR-7 interchange to 600 N has been approved by the city and is planned to be completed by the end of the year.

JUC Comments
The following items will need to be addressed:

1. **Power:** East side of 2800 W is planned to have a major transmission line, this will likely not impact their layout. Power improvements needed.
2. **Sewer:** Sewer is in a portion of 600 N, needs to coordinate with Ash Creek.
3. **Streets:** No comments

4. **Water**: Two different pressure zones. 2800 W will need to be built down to access. Water loop required on eastern phase. 12" ductile iron line needed on 3000 W
5. **Engineer:** Traffic study needed. Drainage study and geotech study needed. Need to see street cross sections
6. **Fire:** Upper section needs to be sprinkled. Lower section needs second access functional
7. **Cable/Phone:** Good
8. **Gas:** Good
9. **Water Conservancy District**: No comments

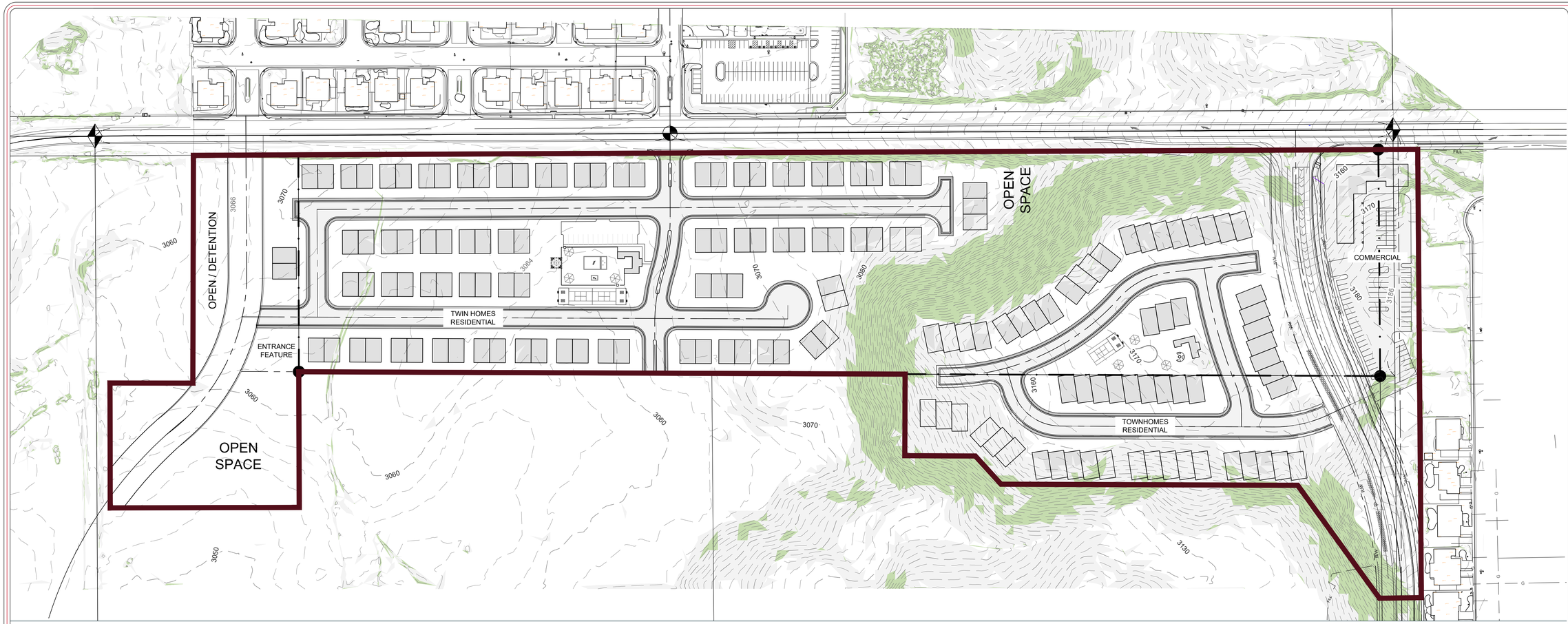


Staff Comments: Preliminary Plat

1. Zoning is R1-8 PDO. The density is 4.56 units per acre which aligns with the preliminary site plan.
2. Staff appreciates the connections to the neighboring properties in the western phase
3. The plat does not indicate in what order the phases will be developed
4. There are some steep slopes on the property. Due to the applicant not building on any slopes over 10% a sensitive lands application will not be required by staff. Staff has requested more information from the applicant on that point
5. The street parking in the amenity area on eastern phase is currently not permitted by city code.
6. Plat indicates the property is not in a desert tortoise take area.
7. A will serve letter from the sanitary and culinary water provider has been provided
8. A note mentioning where the future commercial space is should be noted on the plat.
9. The applicant will need to provide a utility easement from the north road to 2800 W for proper utility looping. A pedestrian access should be added to provide better connectivity to 2800 W.
10. The applicant will need to coordinate with staff for improvements along 2800 W.
11. The applicant will need to complete improvements along 600 N and 3000 W. Some of these improvements will likely qualify for some impact fee reimbursement and should be negotiated with staff during construction drawings.

12. There are several open spaces and common spaces, including amenity areas in both areas. There is also additional open space within the development. On the final site plan the applicant will need to provide the city with detailed plans for each of those areas, including landscape planning.

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



PROJECT INFORMATION

OWNER:

THE ALTA COMPANIES, LLC
ATTN: RICK RICHARDSON
297 AUTO MALL DRIVE
ST GEORGE, UTAH 84770
(435) 229-3642

ENGINEERING COMPANY

EXCEL DESIGN ASSOCIATES, LLC
321 NORTH MALL DRIVE, SUITE J-101
ST. GEORGE, UT 84790
OFFICE: 435-619-4586

SITE DATA

EXISTING ZONING: R1-8
PROPOSED ZONING: R1-8 W/ PDO
TOTAL SITE AREA: 1,480,532 SQ.FT.
33.99 ACRES

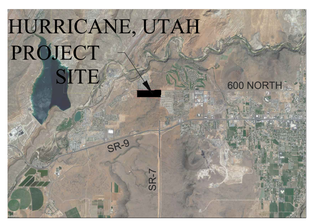
UPPER AREA: COMMERCIAL SITE &
60 TOWNHOUSE UNITS
LOWER AREA: 94 TWIN HOME UNITS
2 TRI-PLEX UNITS

DENSITY CALCULATION

33.99 ACRES - 4.06 ACRES (>30%) = 29.93 NET ACRES
29.93 ACRES * 80% * 43,560 / 8,000 = 130 UNITS
PROPOSED DENSITY BONUS (20%) = **156 UNITS**

SURFACE SLOPE DATA				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA
1	10.000%	29.000%		5.67
2	30.000%	2044.000%		4.06

PROJECT VICINITY



KEY NOTE LEGEND

EXISTING GROUND 2' MINOR CONTOUR & ELEVATION
3000 EXISTING GROUND 10' MAJOR CONTOUR & ELEVATION

100 0 100
SCALE IN FEET

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
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E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

SKY VIEW - PRELIMINARY SITE PLAN
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 10/29/21

SHEET TITLE:
PRELIMINARY SITE PLAN

C-2.1
SHEET: 1 OF 3

\\SERVER-19\Excel\Projects\21-121-- Richardson\21-121-01 -- ALTA East\dwg\20-121-01_SITE_10-29-21.dwg Nov 01, 2021 - 3:11pm

EXCEL DESIGN ASSOCIATES
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600 NORTH 2800 WEST
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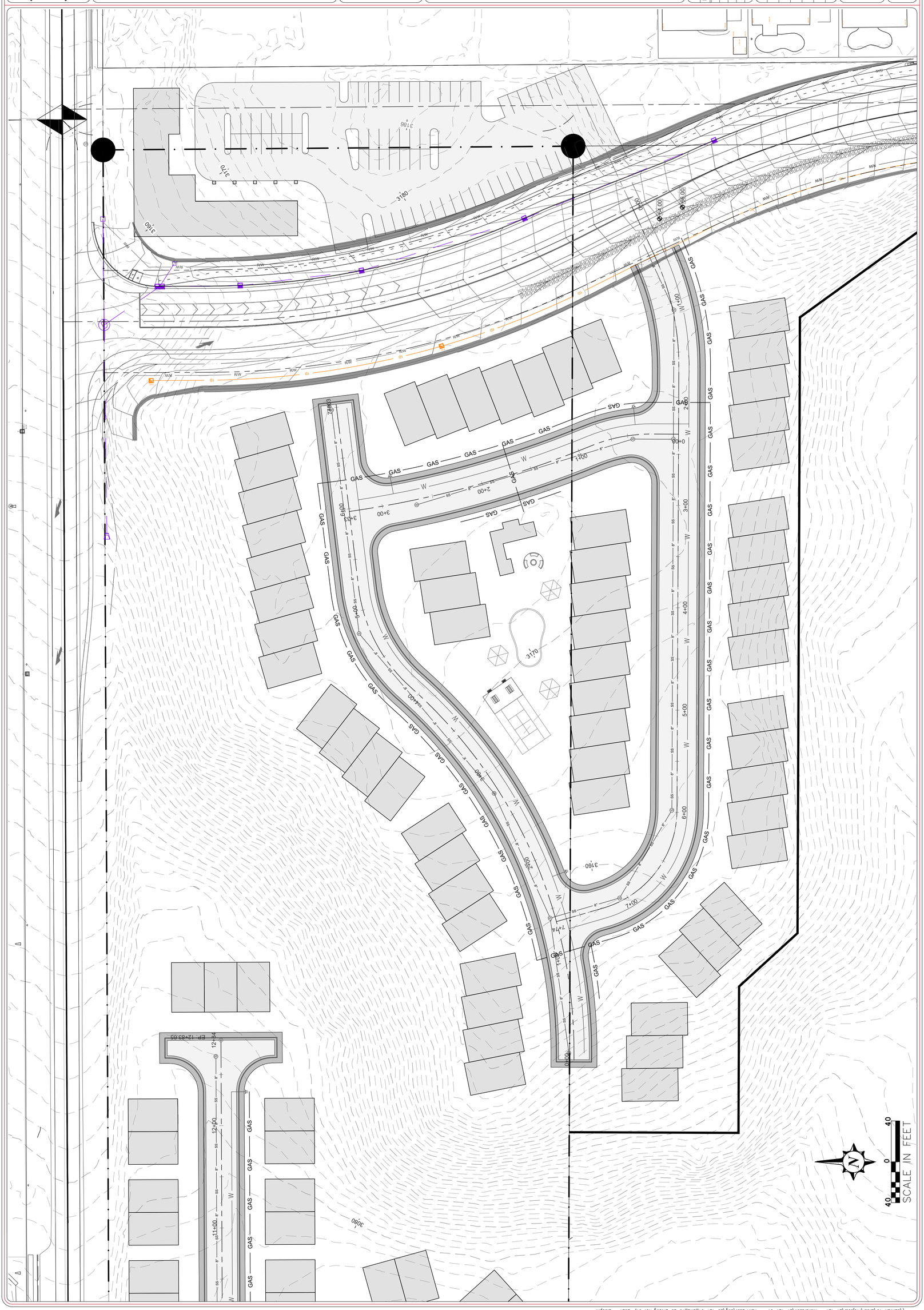
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 10/29/21

SHEET TITLE: UPPER SITE PLAN

C-2.2
SHEET: 2 OF 3



60 0 60
SCALE IN FEET

OPEN / DETENTION

OPEN SPACE

ENTRANCE FEATURE

OPEN SPACE

3070 3066 3060 3064 3080 3050

SS 8" W GAS

EXCEL DESIGN ASSOCIATES
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SKY VIEW - PRELIMINARY SITE PLAN
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

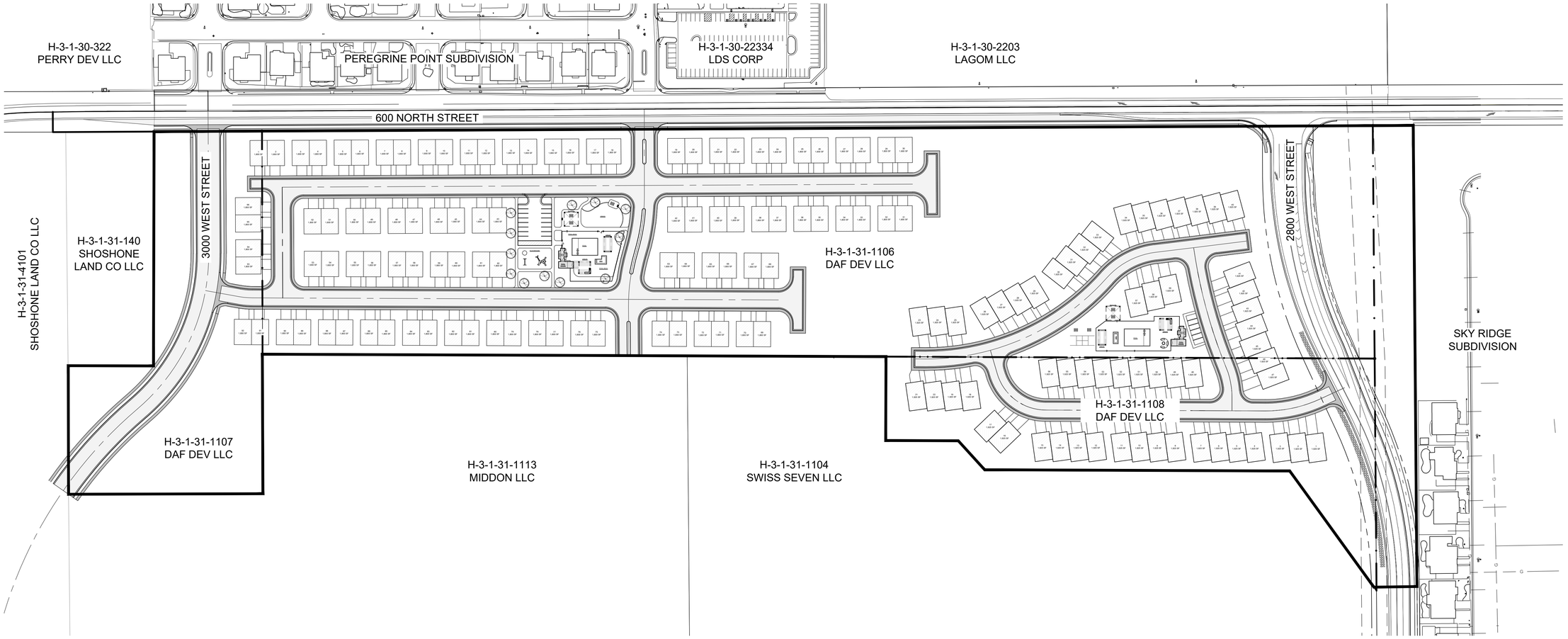
PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 10/29/21

SHEET TITLE:
LOWER SITE PLAN

C-2.3
SHEET: 3 OF 3

\\SERVER-19\Excel\Projects\21-121-- Richardson\21-121-01 --- ALTA Ecell\dwg\20-121-01_SITE_10-29-21.dwg Nov 01, 2021 - 2:59pm

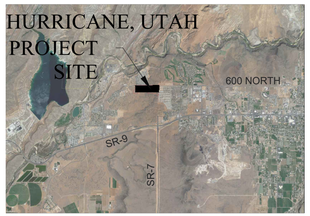
SKY VIEW SUBDIVISION
PRELIMINARY PLAT
HURRICANE, UTAH



DRAWING INDEX

C - CIVIL DRAWINGS
C1.1 - COVER SHEET
C1.2 - EXISTING CONDITIONS
C2.1 - PRELIMINARY PLAT WEST
C2.2 - PRELIMINARY PLAT EAST

PROJECT VICINITY



SKY VIEW SUBDIVISION - PROJECT INFORMATION

OWNER:

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TOTAL SITE AREA:	1,480,532 SQ.FT.
	33.99 ACRES
EAST PHASE:	59 TOWNHOUSE UNITS
WEST PHASE:	96 TWIN HOME UNITS

LOCATED IN THE NORTH EAST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN

100 0 100
SCALE IN FEET

EXCEL DESIGN ASSOCIATES
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PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
2/25/22
STATE OF UTAH

SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SL B&M

REVISIONS

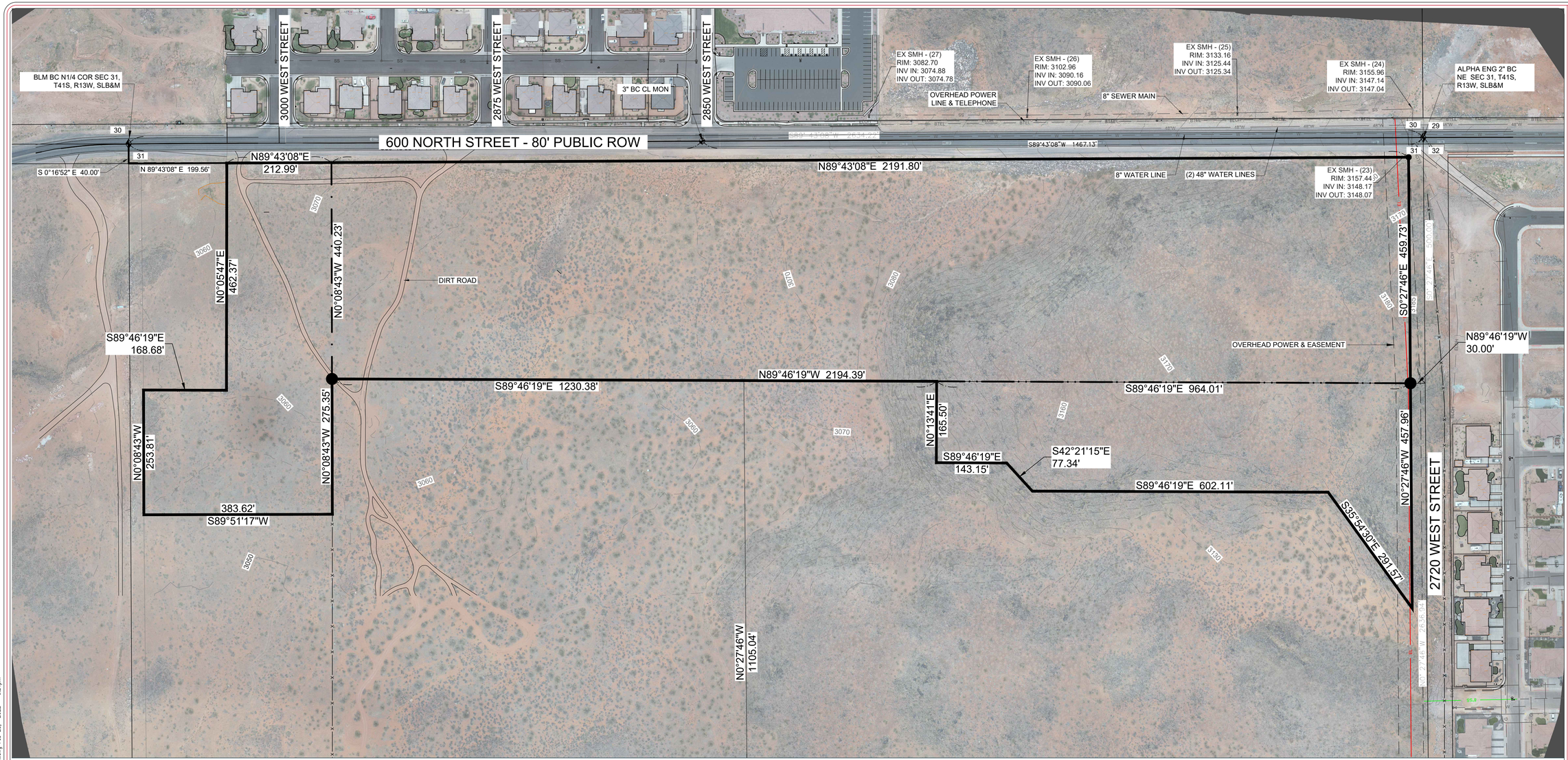
REV.	DATE	DESCRIPTION

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/21

SHEET TITLE:
COVER SHEET

C-1.1
SHEET: 1 OF 4

\\SERVER-19\Excel\Projects\21-121-- Richardson\21-121-01 -- ALTA East\dwg\20-121-01_SITE_2-23-22_Preliminary Plat.dwg Feb 28, 2022 - 5:52pm



SITE PLAN NOTES

1. EXISTING UTILITIES AND SURFACE IMPROVEMENTS ARE SHOWN IN THEIR SURVEYED LOCATIONS BASED UPON THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON 7/7/21. UNDERGROUND UTILITIES WHICH CANNOT BE LOCATED USING SURVEYING METHODS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS USING RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF IMPROVEMENTS WHICH CANNOT BE SURVEYED FROM THE SURFACE.

2. THE SUBSURFACE SOILS GENERALLY CONSIST OF LOOSE TO MEDIUM DENSE SILTY SAND WITH VARYING AMOUNTS OF GRAVEL UNDERLAIN BY CALICHE AND BASALT. FOR MORE INFORMATION SEE THE GEOTECHNICAL INVESTIGATION REPORT (LANDMARK TESTING & ENGINEERING, PROJECT NO. 21234, APRIL 2021)

3. THE SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

4. THERE ARE NO EXISTING HURRICANE CANAL COMPANY FACILITIES, DITCHES, CANALS, NATURAL DRAINAGE CHANNELS, OPEN WATERWAYS, WELLS, SPRINGS RESERVOIRS OR PONDS WITHIN THE TRACT OR 100 FEET BEYOND THE TRACT BOUNDARIES.
5. ACCORDING TO THE USGS SPECIAL STUDY 127 GEOLOGIC HAZARDS:
   - 5.1. SURFACE FAULT RAPTURE: NOT AFFECTED
   - 5.2. LIQUEFACTION: H2 - HIGH2 - SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
   - 5.2. FLOODING: NOT AFFECTED
   - 5.3. LANDSLIDE: PARTS WITHIN L-LOW (AREAS WHERE CATEGORY D UNITS CROP OUT ON SLOPES GREATER THAN 30 PERCENT)
   - 5.4. ROCK FALL: L - LOW ROCK FALL HAZARD AREA
   - 5.5. EXPANSIVE SOIL & ROCK: ESL - SOILS CLASSIFIED BY THE NRCS AS HAVING LOW SUSCEPTIBILITY FOR VOLUMETRIC CHANGE.
   - 5.6. COLLAPSIBLE SOILS: CS_A - UNCONSOLIDATED GEOLOGIC UNITS WITH REPORTED COLLAPSE VALUES OF GREATER THAN OR EQUAL TO 3 PERCENT.
   - 5.7. GYPSIFEROUS SOIL & ROCK: NOT AFFECTED
   - 5.8. BRECCIA PIPE & PALEOKARST: NOT AFFECTED
   - 5.9. SHALLOW BEDROCK: BR_B - BURIED: AREAS WHERE DEPTH TO BEDROCK IS LESS THAN OR EQUAL TO 10 FEET BENEATH SOIL COVER.
   - 5.10. CALICHE: Ca - AREAS WHERE CALICHE HORIZONS HAVE BEEN IDENTIFIED OR WHERE OLDER (PLEISTOCENE) DEPOSITS ARE PRESENT WHICH MAY CONTAIN CALICHE IN THE SUBSURFACE.
   - 5.11. WIND BLOWN SAND: WBS_M & WBS_L - BOTH HIGH & LOW
   - 5.12. PIPING & EROSION: P&ES - SOILS SUSCEPTIBLE TO PIPING AND EROSION
   - 5.13. SHALLOW GROUND WATER: NOT AFFECTED

KEY NOTE LEGEND

— — — EXISTING GROUND 2' MINOR CONTOUR & ELEVATION

— 3000 — EXISTING GROUND 10' MAJOR CONTOUR & ELEVATION

N

100 0 100

SCALE IN FEET

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
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PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
2/25/22
STATE OF UTAH

SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

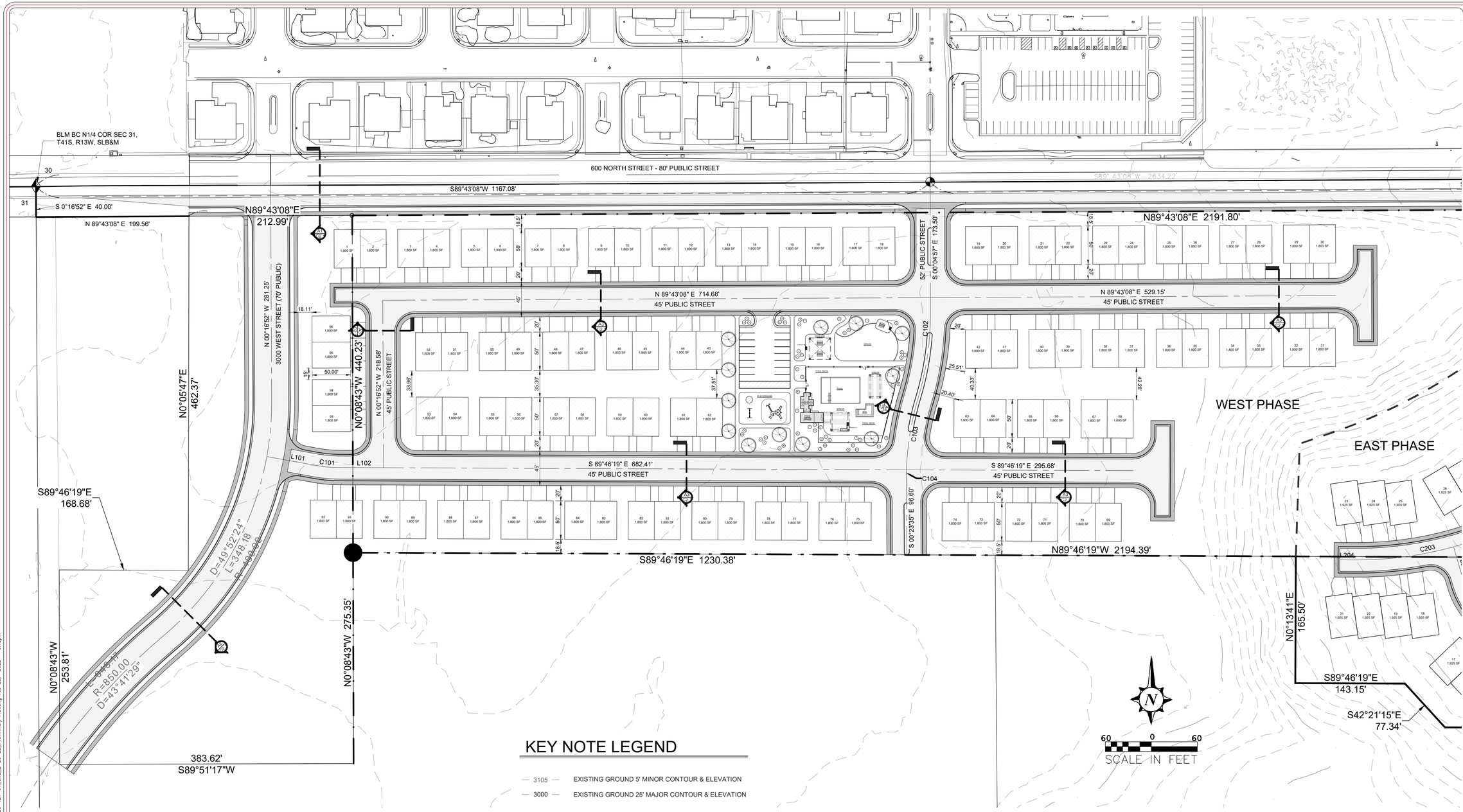
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/21

SHEET TITLE:
EXISTING CONDITIONS

C-1.2
SHEET: 2 OF 4

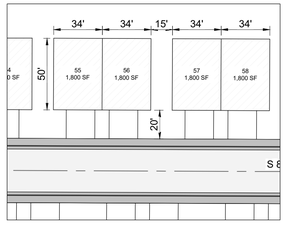
\\SERVER-19\Excel\Projects\21-121-- Richardson\21-121-01 --- ALTA Ecel\dwg\20-121-01_SITE_2-23-22_Preliminary Plat.dwg Feb 28, 2022 - 6:24pm



KEY NOTE LEGEND

3105 — EXISTING GROUND 5' MINOR CONTOUR & ELEVATION

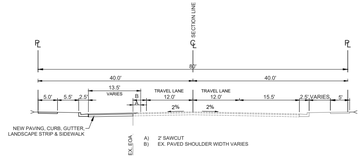
3000 — EXISTING GROUND 25' MAJOR CONTOUR & ELEVATION



TYPICAL ALL UNITS

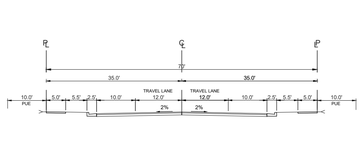
Parcel Line Table		
Line #	Length	Direction
L102	60.04	S89° 46' 18.90"E
L101	67.38	N79° 46' 01.63"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C101	26.19	150.00	10.00	S84° 46' 10"E	26.16
C102	108.88	371.00	16.81	N8° 19' 30"E	108.49
C103	96.49	371.00	14.90	S9° 16' 55"W	96.21
C104	14.40	371.00	2.22	S0° 43' 09"W	14.40



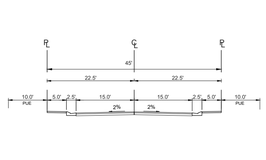
CROSS SECTION A1 - 600 NORTH STREET

SCALE: NONE



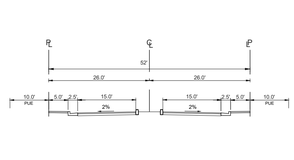
CROSS SECTION A2 - 3000 WEST STREET

SCALE: NONE



CROSS SECTION A3 - SKY VIEW STREETS

SCALE: NONE



CROSS SECTION A4 - SKY VIEW STREETS

SCALE: NONE

EXCEL DESIGN ASSOCIATES
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PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
2/25/22
STATE OF UTAH

SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

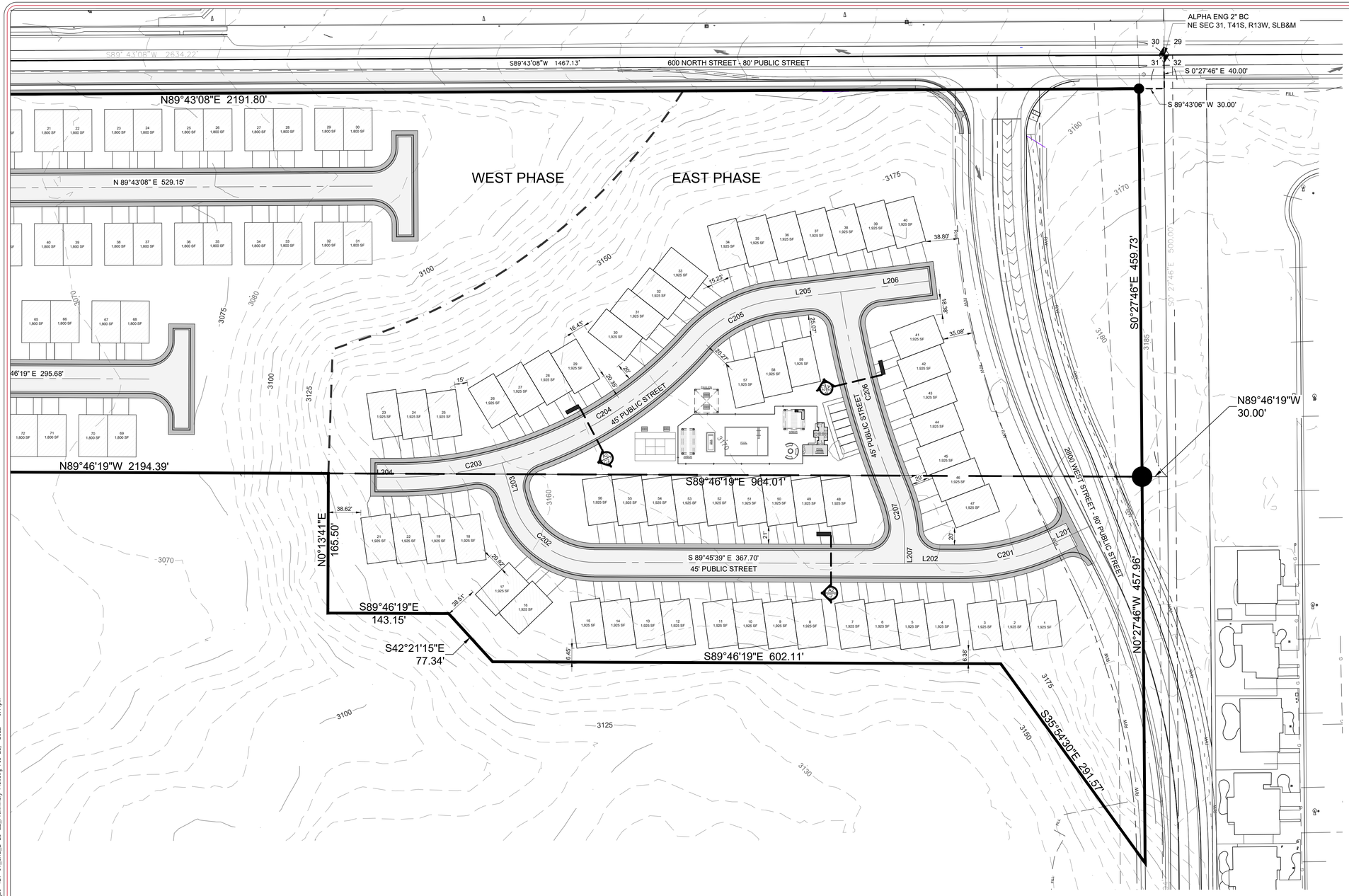
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

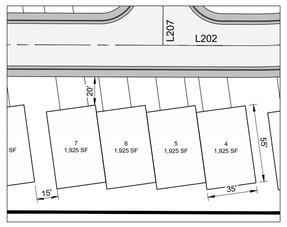
PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/21

SHEET TITLE:
PRELIMINARY PLAT WEST PHASE

C-2.1
SHEET: 3 OF 4

\\SERVER-19\Excel\Projects\21-121 -- Richardson\21-121-01 -- ALTA, Eas\Dwg\20-121-01_SITE_2-23-22_Preliminary Plat.dwg Feb 28, 2022 - 6:45pm

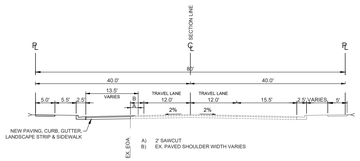




TYPICAL ALL UNITS

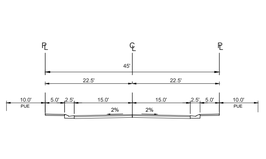
Parcel Line Table		
Line #	Length	Direction
L203	47.55	S16° 08' 55.68"E
L207	26.31	S0° 14' 20.76"W
L204	20.00	S89° 46' 18.90"E
L205	75.81	N82° 59' 49.59"E
L206	105.66	N82° 59' 49.59"E
L202	65.69	S89° 45' 39.24"E
L201	52.61	N65° 11' 54.13"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C202	128.48	100.00	73.61	S52° 57' 17"E	119.82
C201	111.88	256.00	25.04	N77° 43' 07"E	110.99
C206	245.86	996.00	14.14	S15° 11' 12"E	245.24
C207	60.47	154.00	22.50	N11° 00' 35"W	60.08
C203	130.00	476.09	15.65	N82° 24' 19"E	129.60
C205	111.22	154.00	41.38	S62° 18' 27"W	108.82
C204	273.92	476.09	32.96	N58° 06' 01"E	270.15



CROSS SECTION A1 - 600 NORTH STREET

SCALE: NONE



CROSS SECTION A3 - SKY VIEW STREETS

SCALE: NONE

KEY NOTE LEGEND

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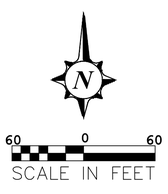
— 3000 — EXISTING GROUND 25' MAJOR CONTOUR & ELEVATION



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LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
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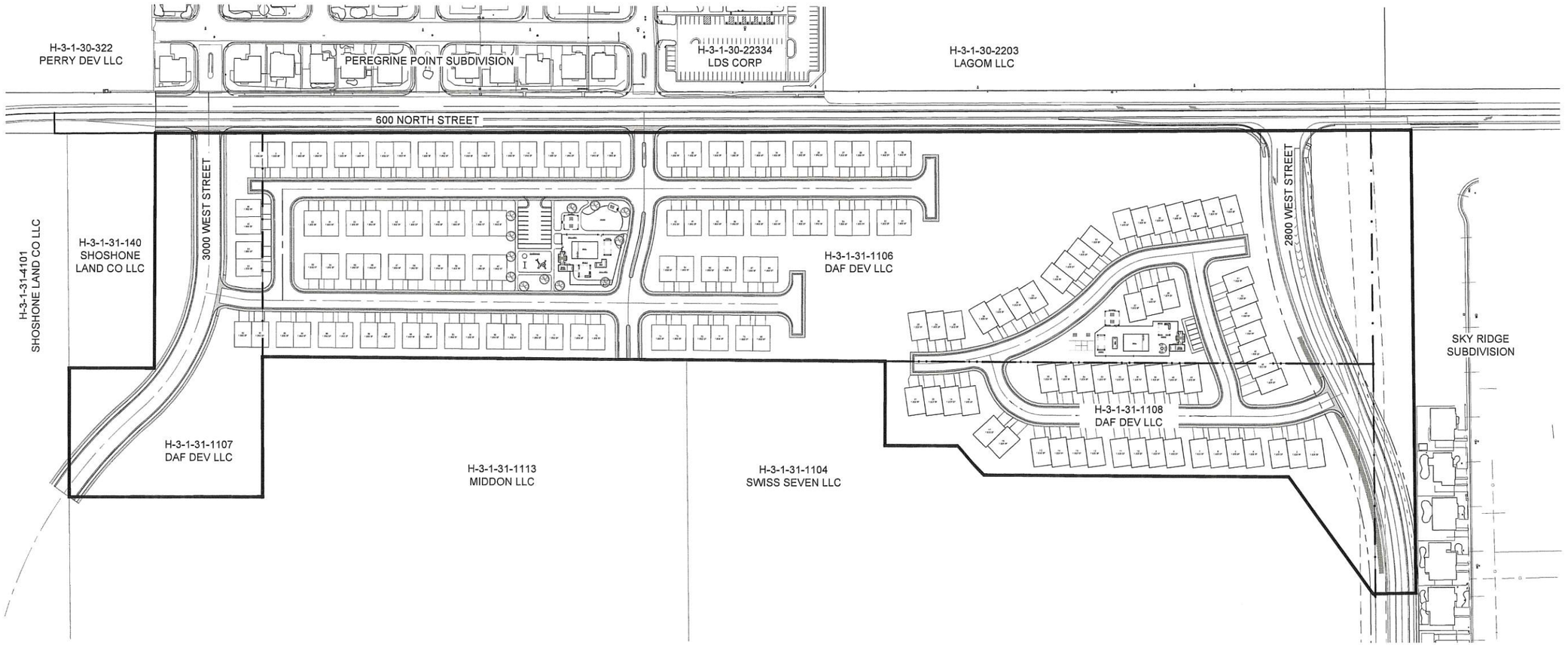
PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/21

SHEET TITLE:
PRELIMINARY PLAT EAST

C-2.2
SHEET: 4 OF 4

\\SERVER-19\Excel\Projects\21-121-- Richardson\21-121-01 --- ALTA Esel\dwg\20-121-01_SITE_2-23-22_Preliminary Plat.dwg Feb 28, 2022 - 6:44pm

SKY VIEW SUBDIVISION
PRELIMINARY PLAT
HURRICANE, UTAH



DRAWING INDEX

C - CIVIL DRAWINGS
C1.1 - COVER SHEET
C1.2 - EXISTING CONDITIONS
C2.1 - PRELIMINARY PLAT WEST
C2.2 - PRELIMINARY PLAT EAST

PROJECT VICINITY

SKY VIEW SUBDIVISION - PROJECT INFORMATION

OWNER:

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ATTN: RICK RICHARDSON
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ENGINEERING COMPANY

EXCEL DESIGN ASSOCIATES, LLC
321 NORTH MALL DRIVE, SUITE J-101
ST. GEORGE, UT 84790
OFFICE: 435-619-4586

SITE DATA

EXISTING ZONING:	R1-8
PROPOSED ZONING:	R1-8 W/ PDO
TOTAL SITE AREA:	1,480,532 SQ.FT. 33.99 ACRES
EAST PHASE:	59 TOWNHOUSE UNITS
WEST PHASE:	96 TWIN HOME UNITS

LOCATED IN THE NORTH EAST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN

N

100 0 100
SCALE IN FEET

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DESIGN - ENGINEERING - LAND PLANNING
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E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
2/25/22
STATE OF UTAH

SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

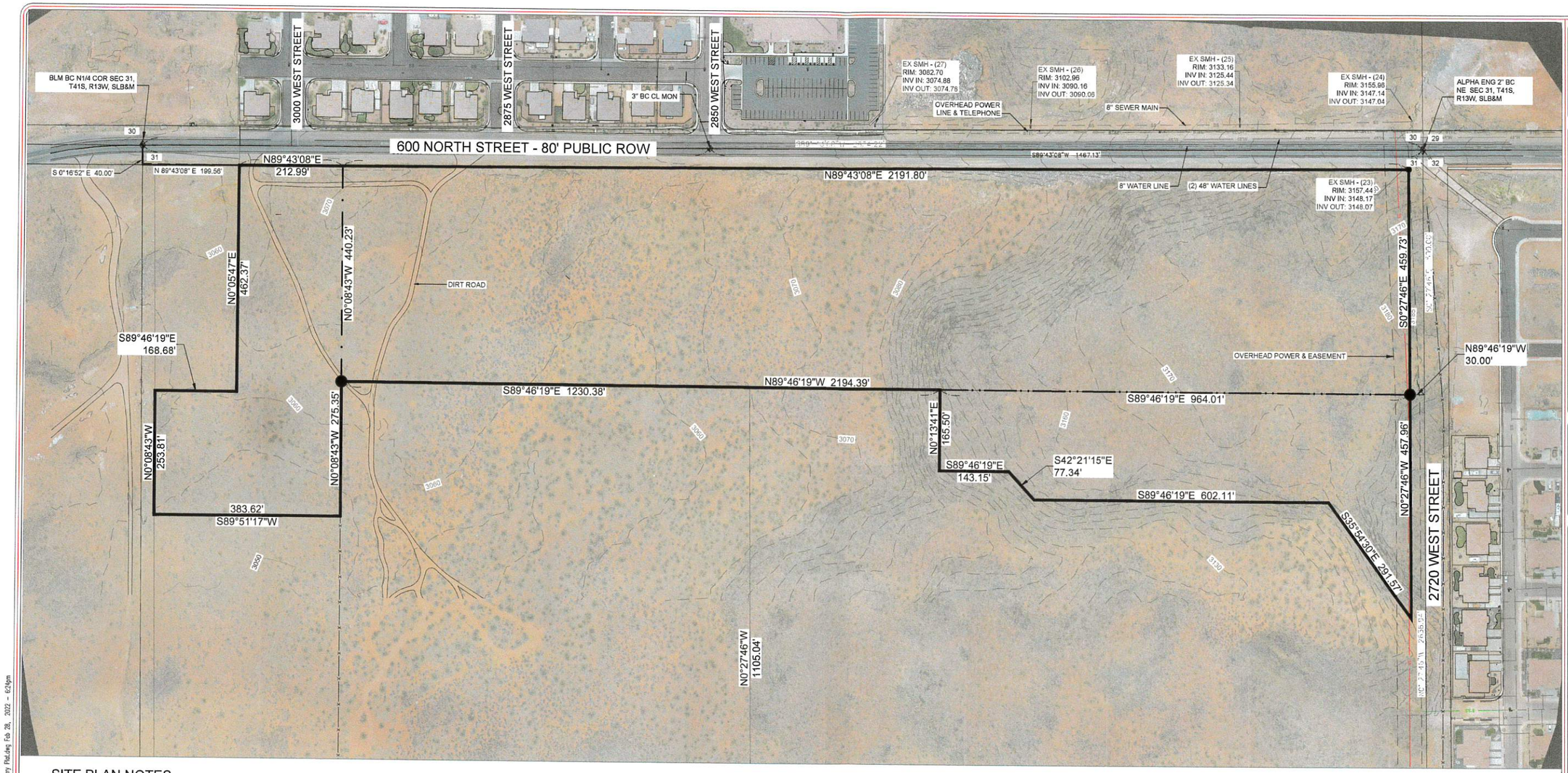
REV.	DATE	DESCRIPTION

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/21

SHEET TITLE:
COVER SHEET

C-1.1
SHEET: 1 OF 4

\\SERVER-19\Excel\Projects\21-121 - Richardson\21-121-01 - ALTA East\dwg\20-121-01_SITE_2-23-22_Preliminary Plat.dwg Feb 28, 2022 - 5:25pm



SITE PLAN NOTES

1. EXISTING UTILITIES AND SURFACE IMPROVEMENTS ARE SHOWN IN THEIR SURVEYED LOCATIONS BASED UPON THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON 7/7/21. UNDERGROUND UTILITIES WHICH CANNOT BE LOCATED USING SURVEYING METHODS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS USING RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF IMPROVEMENTS WHICH CANNOT BE SURVEYED FROM THE SURFACE.

2. THE SUBSURFACE SOILS GENERALLY CONSIST OF LOOSE TO MEDIUM DENSE SILTY SAND WITH VARYING AMOUNTS OF GRAVEL UNDERLAIN BY CALICHE AND BASALT. FOR MORE INFORMATION SEE THE GEOTECHNICAL INVESTIGATION REPORT (LANDMARK TESTING & ENGINEERING, PROJECT NO. 21234, APRIL 2021)

3. THE SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

4. THERE ARE NO EXISTING HURRICANE CANAL COMPANY FACILITIES, DITCHES, CANALS, NATURAL DRAINAGE CHANNELS, OPEN WATERWAYS, WELLS, SPRINGS RESERVOIRS OR PONDS WITHIN THE TRACT OR 100 FEET BEYOND THE TRACT BOUNDARIES.

5. ACCORDING TO THE USGS SPECIAL STUDY 127 GEOLOGIC HAZARDS:
   - 5.1. SURFACE FAULT RAPTURE: NOT AFFECTED
   - 5.2. LIQUEFACTION: H2 - HIGH2 - SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
   - 5.2. FLOODING: NOT AFFECTED
   - 5.3. LANDSLIDE: PARTS WITHIN L-LOW (AREAS WHERE CATEGORY D UNITS CROP OUT ON SLOPES GREATER THAN 30 PERCENT)
   - 5.4. ROCK FALL: L - LOW ROCK FALL HAZARD AREA
   - 5.5. EXPANSIVE SOIL & ROCK: ESL - SOILS CLASSIFIED BY THE NRCS AS HAVING LOW SUSCEPTIBILITY FOR VOLUMETRIC CHANGE.
   - 5.6. COLLAPSIBLE SOILS: CS_A - UNCONSOLIDATED GEOLOGIC UNITS WITH REPORTED COLLAPSE VALUES OF GREATER THAN OR EQUAL TO 3 PERCENT.
   - 5.7. GYPSIFEROUS SOIL & ROCK: NOT AFFECTED
   - 5.8. BRECCIA PIPE & PALEOKARST: NOT AFFECTED
   - 5.9. SHALLOW BEDROCK: BR_B - BURIED: AREAS WHERE DEPTH TO BEDROCK IS LESS THAN OR EQUAL TO 10 FEET BENEATH SOIL COVER.
   - 5.10. CALICHE: Ca - AREAS WHERE CALICHE HORIZONS HAVE BEEN IDENTIFIED OR WHERE OLDER (PLEISTOCENE) DEPOSITS ARE PRESENT WHICH MAY CONTAIN CALICHE IN THE SUBSURFACE.
   - 5.11. WIND BLOWN SAND: WBS_A & WBS_L - BOTH HIGH & LOW
   - 5.12. PIPING & EROSION: P&ES - SOILS SUSCEPTIBLE TO PIPING AND EROSION
   - 5.13. SHALLOW GROUND WATER: NOT AFFECTED

KEY NOTE LEGEND

- EXISTING GROUND 2' MINOR CONTOUR & ELEVATION
- 3000 EXISTING GROUND 10' MAJOR CONTOUR & ELEVATION

N

100 0 100
SCALE IN FEET

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DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/21

SHEET TITLE:
EXISTING CONDITIONS

C-1.2
SHEET: 2 OF 4

\\SERVER-19\Excel\Projects\21-121-- Richardson\21-121-01 -- ALTA Excel\dwg\20-121-01_SITE_2-23-22_Preliminary Plat.dwg Feb 28, 2022 - 6:24pm

BLM BC N1/4 COR SEC 31, T41S, R13W, SLB&M

600 NORTH STREET - 80' PUBLIC STREET

S89°43'08"W 1167.08'

N89°43'08"E 212.99'

N 89°43'08" E 199.56'

S 0°16'52" E 40.00'

N0°05'47"E 462.37'

N 00°16'52" W 281.25'

3000 WEST STREET (70' PUBLIC)

N0°08'43"W 440.23'

N 00°16'52" W 216.58'

45' PUBLIC STREET

18.11'

50.00'

N 89°43'08" E 714.66'

45' PUBLIC STREET

52' PUBLIC STREET

S 00°04'57" E 173.50'

N89°43'08"E 2191.80'

N 89°43'08" E 529.15'

45' PUBLIC STREET

WEST PHASE

EAST PHASE

L101 C101 L102

S 89°46'19" E 682.41'

45' PUBLIC STREET

S 89°46'19" E 295.68'

45' PUBLIC STREET

C104

S 00°23'35" E 96.60'

S89°46'19"E 168.68'

D=49°52'24"
L=348.18
R=400.00

N0°08'43"W 253.81'

C=[illegible]
R=850.00
D=43°41'29"

383.62'
S89°51'17"W

N0°08'43"W 275.35'

S89°46'19"E 1230.38'

N89°46'19"W 2194.39'

C203

L204

N0°13'41"E 165.50'

S89°46'19"E 143.15'

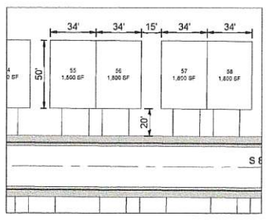
S42°21'15"E 77.34'

60 0 60
SCALE IN FEET

KEY NOTE LEGEND

— 3105 — EXISTING GROUND 5' MINOR CONTOUR & ELEVATION

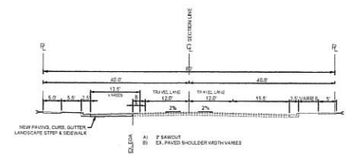
— 3000 — EXISTING GROUND 25' MAJOR CONTOUR & ELEVATION



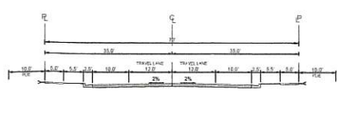
TYPICAL ALL UNITS

Parcel Line Table		
Line #	Length	Direction
L102	60.04	S89° 46' 18.90"E
L101	67.38	N79° 46' 01.63"W

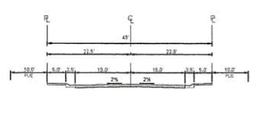
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C101	26.19	150.00	10.00	S84° 46' 10"E	26.16
C102	108.88	371.00	16.81	N8° 19' 30"E	108.49
C103	96.49	371.00	14.90	S9° 16' 55"W	96.21
C104	14.40	371.00	2.22	S0° 43' 09"W	14.40



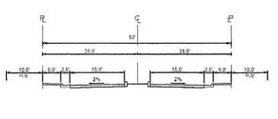
CROSS SECTION A1 - 600 NORTH STREET



CROSS SECTION A2 - 3000 WEST STREET



CROSS SECTION A3 - SKY VIEW STREETS



CROSS SECTION A4 - SKY VIEW STREETS

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PROFESSIONAL ENGINEER No.6269227 CHARLES W. HAMMON 2/25/22 STATE OF UTAH

SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

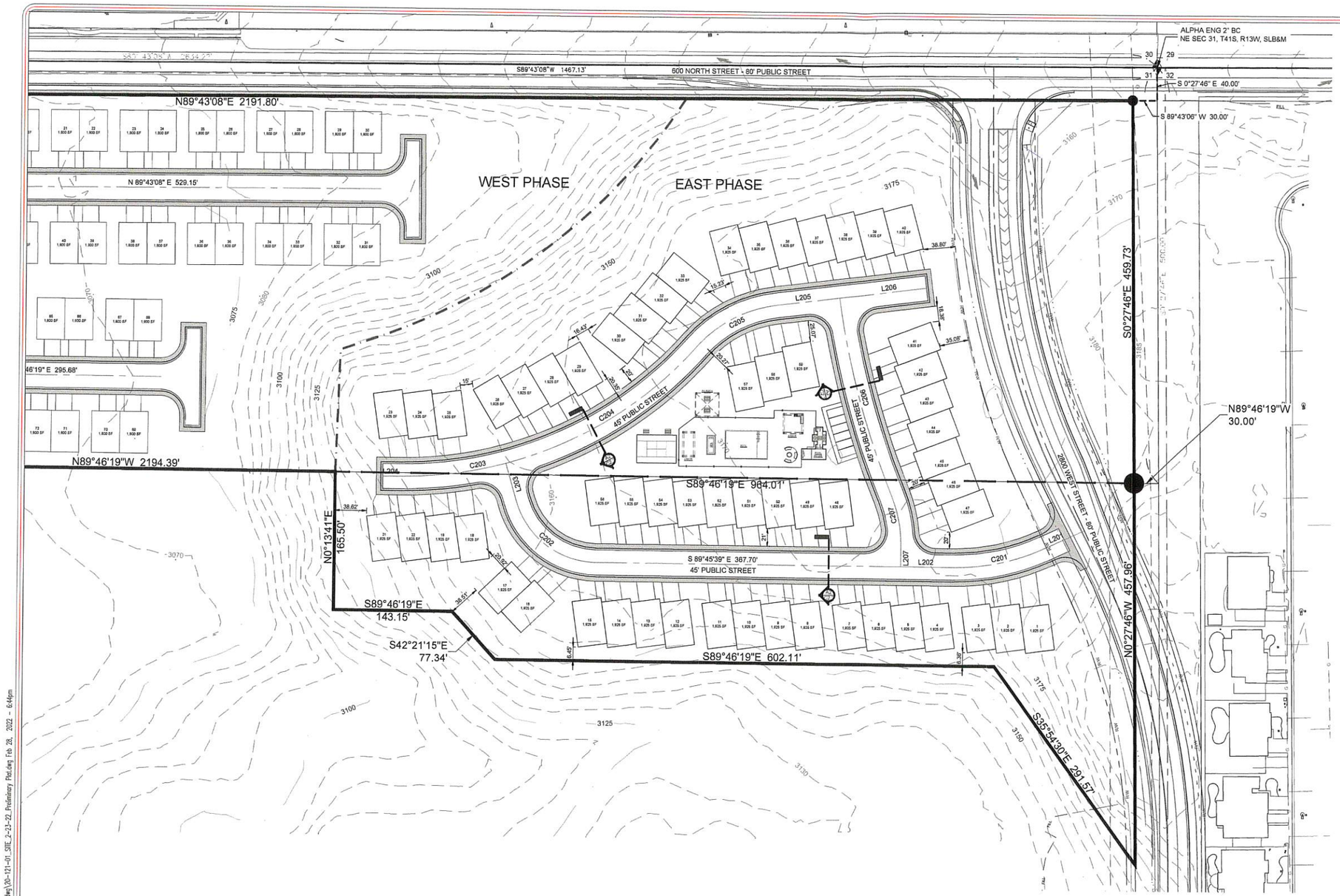
REV.	DATE	DESCRIPTION

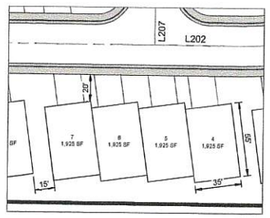
PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/21

SHEET TITLE:
PRELIMINARY PLAT
WEST PHASE

C-2.1
SHEET: 3 OF 4

\\SERVER - 19\Excel\Projects\21 - 121 -- Richardson\21 - 121 - 01 -- ALTA Cost\dwg\20--121-01_SITE_2-23-22_Preliminary Plat.dwg Feb 28, 2022 - 6:45pm

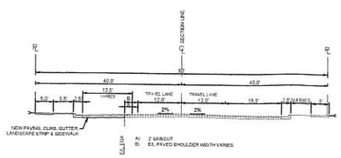


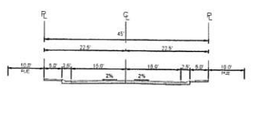


TYPICAL ALL UNITS

Parcel Line Table		
Line #	Length	Direction
L203	47.55	S16° 08' 55.68"E
L207	26.31	S0° 14' 20.76"W
L204	20.00	S89° 46' 18.90"E
L205	75.81	N82° 59' 49.59"E
L206	105.69	N82° 59' 49.59"E
L202	65.69	S89° 45' 39.24"E
L201	52.61	N65° 11' 54.13"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C202	128.48	100.00	73.61	S52° 57' 17"E	119.82
C201	111.88	256.00	25.04	N77° 43' 07"E	110.99
C206	245.86	996.00	14.14	S15° 11' 12"E	245.24
C207	60.47	154.00	22.50	N11° 00' 35"W	60.08
C203	130.00	476.09	15.65	N82° 24' 19"E	129.60
C205	111.22	154.00	41.38	S62° 18' 27"W	108.82
C204	273.92	476.09	32.96	N58° 06' 01"E	270.15





KEY NOTE LEGEND

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FIELD CREW:	
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SHEET TITLE:
PRELIMINARY PLAT EAST

C-2.2
SHEET: 4 OF 4

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