Washington City
Where Dixie Began

WashingtonCity.org

Washington City Council
Regular Meeting Agenda
September 27, 2023

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, September 27, 2023 at 6:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

Invocation
Pledge of Allegiance

1. **APPROVAL OF AGENDA**

2. **ANNOUNCEMENTS**

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

4. **PROCLAMATION**

    a. Washington County Prevention Coalition and the Washington County Youth Coalition Alcohol-Free Year for Youth. Mayor Kress Staheli

5. **OATH OF OFFICE**

    a. Introduction and Oath of Office for Detective Dayton Dickinson and Detective Josh Janda. Police Chief Jason Williams

6. **CONSENT AGENDA**

    a. APPROVAL OF MINUTES

        i. Consideration to approve the minutes from the City Council Meetings of 09/13/2023.

    b. FINAL PLATS AMENDMENT

        i. Consideration to approve an Amended Final Plat for Rio Virgin Industrial Park lots 38 & 39, located at 1502 E. Washington Dam Road. Applicant: John Merrihew

7. **CONDITIONAL USE PERMIT**

a. Consideration to approve Conditional Use Permit C-23-07 for an electric vehicle charging station at Black Bear Diner, located at 965 Hoodoo Way. Applicant: Solarzing, LLC.

b. Consideration to approve Conditional Use Permit C-23-10 for a commercial restaurant building, located at the Northeast corner of Primavera Road and Buena Vista Blvd. Desert Flour and Galloway & Company

8. ORDINANCES

a. Consideration to approve an Ordinance for City Code Amendment Title 8, Chapter 9 - Landscape and Water Conservation.

9. FINANCE

a. Finance Quarterly Update. Finance Director Brian Brown

10. DISCUSSION ITEM

a. Solis Project Conditions of Approval. Applicant: Cole West

11. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

12. CITY MANAGER REPORT

13. CLOSED SESSION

a. Purchase, exchange, or lease of property;
b. Pending or potential litigation;
c. Character or professional competence of an individual.

14. ADJOURNMENT

POSTED this 21st day of September 2023
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

Whereas, the Washington County Prevention Coalition and the Washington County Youth Coalition have designated the upcoming school year as an Alcohol-Free Year for Youth sponsored by REACH4HOPE and Southwest Prevention, a school year to set clear rules and expectations about NO underage drinking;

Whereas, alcohol used by those under the age of 21 negatively affects their health and safety, and thus the safety and well-being of all those living and working in the Communities of Washington County; and

Whereas, teens who use alcohol often progress to addictive behavior later in life, are at a much higher risk for developing mental illnesses as adults; and

Whereas, addictive behaviors and mental illnesses also greatly increase the risk of suicide; and

Whereas, underage drinking is a major public health problem that negatively impacts the brain development of our young people, causing a higher probability of early alcohol addiction, alcohol-related traffic accidents, and brain impairment; and

Whereas, under the Law, it is illegal for a minor to purchase, possess, or consume any alcoholic beverage, and it is illegal and punishable for anyone to sell, offer to sell, or furnish alcohol to a minor; and

Whereas, the Mayors of St. George City, Washington City, Hurricane City, Hildale City, Ivins City and Santa Clara City, in addition to the Commissioners of Washington County and the State of Utah are committed to the development of a major statewide public information campaign with the overall objectives of changing social norms regarding depression, suicide ideation, underage drinking, and risky behaviors; and

Whereas, we commend the overwhelming majority of our young people who are drug and alcohol-free, and we desire all of our youth to be drug and alcohol-free so as to develop in a healthy society; and

Now, therefore, We, as Mayors and Commissioners hereby proclaim our support and offer an invitation to the entire community to help encourage family bonding and reduce underage drinking in order to improve the health and safety of all youth and adults in Washington County. We invite all members of our community, including individuals, families, governments, schools, religious and civic organizations, to participate in and sponsor activities that will heighten awareness regarding the dangers of underage drinking to young people's health and safety, and will strengthen their ability and desire to refuse to drink alcohol; and

Whereas, we declare the 2023-2024 school year as an Alcohol-Free School Year for Youth to bring awareness to risky behaviors and underage drinking, and promote the bringing of families together.

Proclaimed this 1st Day of September 2023

_____	_____
Michele Randall – St. George City Mayor	Kress Staheli – Washington City Mayor
_____	_____
Rick Rosenberg – Santa Clara City Mayor	Chris Hart – Ivins City Mayor
_____	_____
Nanette Billings – Hurricane City Mayor	Donia Jessop – Hildale City Mayor
_____	_____
Victor Iverson – County Commissioner	Gil Almquist – County Commissioner
_____	_____
Adam Snow – County Commissioner	Nicolle Felshaw – County Administrator

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	September 27, 2023
ACTION REQUESTED:	Amended Final Plat approval for the Rio Virgin Industrial Park subdivision, located at 1502 East Washington Dam Road
APPLICANT:	Merrihew LLC / John Merrihew
OWNER:	Merrihew LLC
ENGINEER:	Alpha Engineering
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Partial Amendment to the Final plat of Rio Virgin Industrial Park Subdivision, located at 1502 East Washington Dam Road. The reason for this amendment is to combine lots 38 and 39 so that future expansion of the existing building can be made without asking for a setback waiver. No other changes are being made at this time.

Staff has reviewed the proposed amended final plat and finds it conforms to the Industrial-2 (I-2) zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

The Planning Commission reviewed this request on September 20, 2023 and unanimously recommended approval of the Rio Virgin Industrial Park Partial amendment A - combining lots 38 and 39, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. Where applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners”, shall be changed to read as “Property Owners and/or Home Owners Association”.

5. That a post maintenance agreement be recorded prior to the recording of the final plat.

09/20/23 Planning Commission Minutes

https://youtube.com/live/XYxf1ZJerq0?t=298

City Planner Eldon Gibb reviewed the Final Plat Amendment application.

Commissioner Hansen opened the Public Hearing.

No public comments were made.

Commissioner Hansen closed the Public Hearing.

Commissioner Scheel made a motion to recommend approval to the City Council for a Final Plat Amendment “A” for Rio Virgin Industrial Park, lots 38 & 39, located at 1502 E. Washington Dam Rd. Commissioner Bulloch seconded the motion; which passed with the following role call vote:

Commissioner Anderson	*Aye*
Commissioner Bulloch	*Aye*
Commissioner Hansen	*Aye*
Commissioner Scheel	*Aye*
Commissioner Tupou	*Aye*

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD **FP-23-0015 Rio Virgin Industrial Park**
Amended Final Plat lots 38 & 39

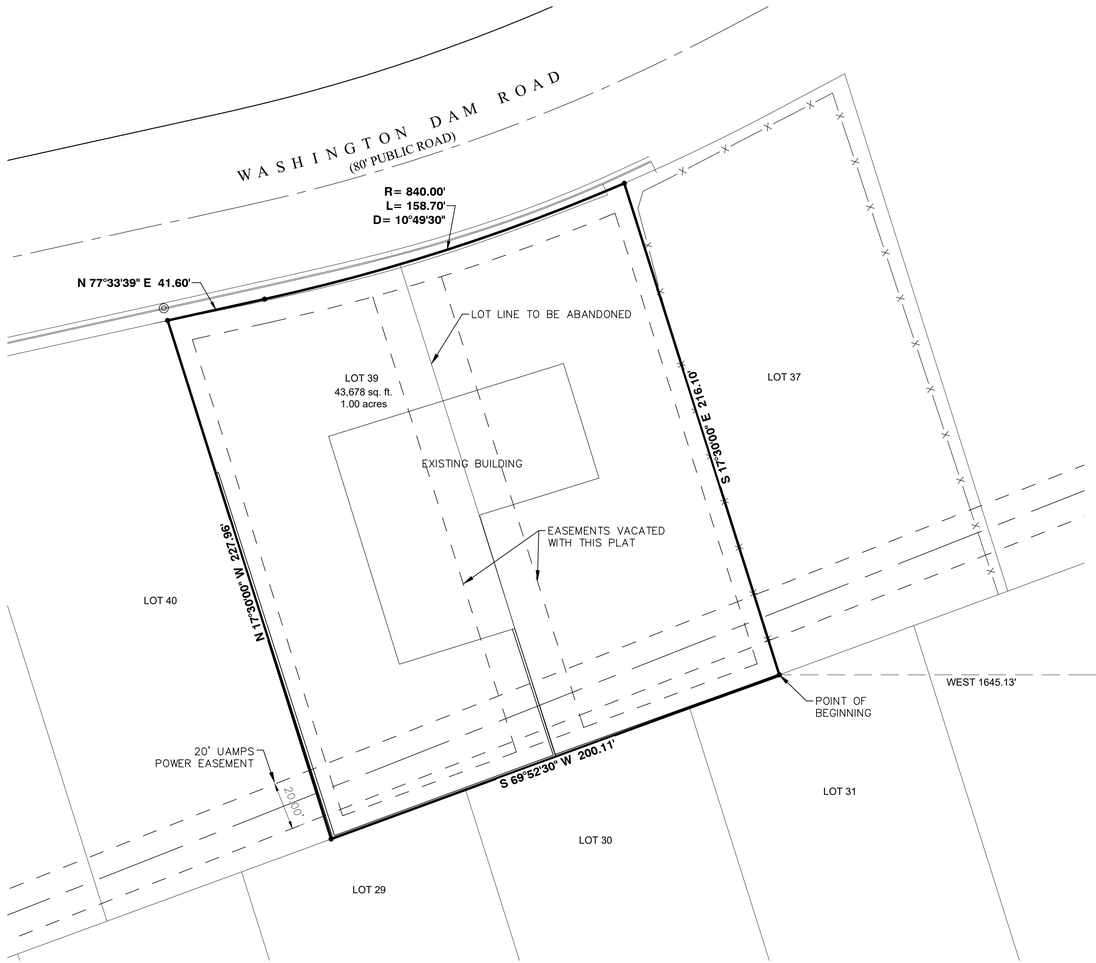
MEETING DATE **September 6, 2023 PC / September 13, 2023 CC**

Planning	Reviewed. OK to proceed	
Hillside	NA	
Public Works	OK to proceed	
Engineer	Combining 2 lots. No concerns with that.	
Fire Dept.	NA	
Parks/Trails	Reviewed, No Concerns	
Building dept	No concerns at this time	
Washington Power	NA	
Dixie Power	No concerns after review	
Economic Dev.	Reviewed. No concerns.	
Administrative	No concerns	

Additional Comments:

RIO VIRGIN INDUSTRIAL PARK AMENDED
PARTIAL AMENDMENT "A"
(LOTS 38 & 39)

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN,
WASHINGTON CITY, UTAH

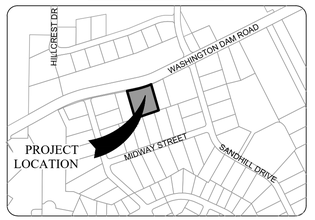


GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft. (24x36 SHEET)

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN WALK SET AT 4' OFFSET FROM PROPERTY LINE).
- CENTERLINE
- EASEMENT LINE

VICINITY MAP



GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 15.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. THERE EXISTS A 20' UAMPS POWER EASEMENT WITHIN THE LOT AS SHOWN HEREON.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 38 AND 39 OF RIO VIRGIN INDUSTRIAL PARK - AMENDED, RECORDED AS DOCUMENT 20090018991 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, INTO A SINGLE OVERALL LOT. THE EASEMENT BETWEEN THESE LOTS IS VACATED WITH THIS PLAT. NO OTHER CHANGES ARE INTENDED WITH THIS PLAT.

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22 , PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

RIO VIRGIN INDUSTRIAL PARK AMENDED PARTIAL AMENDMENT "A"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO A LOT AND 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 AS FOLLOWS:

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 00°55'42" WEST 183.82 FEET ALONG THE SECTION LINE AND WEST 1645.13 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 37, RIO VIRGIN INDUSTRIAL PARK - AMENDED, RECORDED AS DOCUMENT 20090018991 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE SOUTH 69°52'30" WEST 200.11 FEET TO THE SOUTHEAST CORNER OF LOT 40; THENCE NORTH 17°30'00" WEST 227.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE NORTH 77°33'39" EAST 41.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 840.00 FEET; THENCE EASTERLY 158.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°49'30" TO THE NORTHWEST CORNER OF SAID LOT 37; THENCE SOUTH 17°30'00" EAST 216.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 43,678 SQUARE FEET OR 1.00 ACRES, MORE OR LESS.

PROFESSIONAL LAND SURVEYOR
No. 174919
SCOTT P. WOOLSEY
State of Utah

DATE

SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO A LOT AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

RIO VIRGIN INDUSTRIAL PARK AMENDED PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY, AND DRAINAGE EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO WASHINGTON CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF _____, 2023

MERRIHEW LLC

_____.
BY: JOHN MERRIHEW
TITLE:

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 2023, PERSONALLY APPEARED JOHN MERRIHEW THE _____ OF MERRIHEW LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

FINAL PLAT OF

RIO VIRGIN INDUSTRIAL PARK AMENDED PARTIAL AMENDMENT "A"

1340-02 AMD PLAT.DWG (AUGUST 2023)

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

Public Works Approval	Engineer's Approval	Approval as to Form	Approval of the Planning Commission	Approval and Acceptance by Washington City, Utah	Treasurer Approval	
The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this ____ day of _____, A.D. 20____	The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this ____ day of _____, A.D. 20____	Approved as to Form, this the ____ day of _____, A.D. 20____	On this the ____ day of _____ A.D. 20____ the Planning Commission of Washington City, having reviewed the above subdivision Final Plat and having found that it complies with the requirements of the City's Planning Ordinances, and by authority of said Commission hereby approve said subdivision for acceptance by Washington City, UT.	We, the Mayor and City Council of Washington City, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the ____ day of _____ A.D. 20____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.	I, Washington County Treasurer, certify on this ____ day of _____ A.D. 20____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.	
Washington City Public Works	Engineer Washington City	City Attorney Washington City	Chairman Planning Commission Washington City	Attest: City Recorder Washington City Mayor Washington City	Washington County Treasurer	Washington County Recorder

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: September 27, 2023

ACTION REQUESTED: C-23-07

APPLICANT: Solarizing LLC

OWNER: Randy Wong - Black Bear Diner

ENGINEER: Weston Johnson

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions

Background

On September 16, 2016 Washington City approved the Conditional Use Permit for Black Bear Diner located at 965 North Hoodoo Way. At this time, the applicant is proposing to amend the Conditional Use Permit by adding up to three electric vehicle charging stations which would be able to charge 6 vehicles at one time. These charging stations are being placed on the north side of the building as shown in the exhibit. The applicant is also proposing to install shade canopies for the parking stalls along the perimeter of the parking lot. These shade structures will house solar panels that will feed the electric vehicle charging stations and existing business.

The electric vehicle charging stations and shade canopies with solar panels will be a benefit to the business and staff feels if the solar panels can be hidden by a parapet wall so that they are not visible and the equipment being placed by the recreational vehicle parking stalls are screened with a block wall and rod-iron gates, staff is comfortable with the proposed plan.

Recommendation

The Planning Commission reviewed this request on September 20, 2023 and unanimously recommended approval of C-23-07, allowing the electric vehicle charging stations and shade canopies to be built (as shown in the exhibits), with the findings and conditions as outlined below:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community and;

2. That such use will not, under the circumstances of the particular case, be detrimental to the

health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.

2. The development of the site shall comply with the development as approved in the exhibits provided.

3. All lighting within the project development will be directed inward to the site.

4. Site improvements shall meet the requirements of City and State adopted codes and the associated building permits and construction plans will be obtained through the Building Department before any construction work.

5. Equipment being placed next to the recreational vehicle parking stalls shall be screened by block wall and rod-iron gate.

6. The shade structures shall be constructed with a parapet wall so that the solar panels are not visible.

09/20/23 Planning Commission Minutes

https://youtube.com/live/XYxf1ZJerq0?t=488

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

No public comments were made.

Commissioner Hansen closed the public hearing.

Wes Johnson and Leif Olson with Solarzing and representing the applicant; came to the podium and spoke on the matter.

Commissioner Anderson made a motion to recommend approval to the City Council of Conditional Use Permit C-23-07, located at Black Bear Diner, 965 Hoodoo Way.

Commissioner Tupou seconded the motion; and the motion passed with the following role call vote:

Commissioner Anderson	*Aye*
Commissioner Bulloch	*Aye*
Commissioner Hansen	*Aye*
Commissioner Scheel	*Aye*
Commissioner Tupou	*Aye*

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD **CUP-23-07 EV Conditional Use Permit charging station Black Bear Diner**

MEETING DATE **August 16, 2023 PC August 23, 2023 CC**

Planning	Reviewed, concerns have been addressed	
Hillside	NA	
Public Works	Reviewed, concerns have been addressed	
Engineer	No concerns. The pvc conduit runs will need to avoid utilities but can be worked out during construction drawings.	
Fire Dept.	Reviewed no concerns	
Parks/Trails	Reviewed. No concerns	
Building dept	No Comments at this time. This is not a building permit approval	
Washington Power	Noted changes from our meeting to one- line drawings and stamped plans from West Coast Consulting are the conditions for approval	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns.	
Administrative	Reviewed, no concerns	

Additional Comments:

Installing EV charging stations and solar canopy's at Black Bear Diner on Hoodoo Way, Washington, Utah. One Charge Box will be installed with two dispensers during phase 1 (which can accommodate 2 vehicles). If the chargeboxs are doing well we will deploy two more charge boxes next to the first unit.

BLACK BEAR DINER

NEW PHOTOVOLTAIC SYSTEM & EV CHARGING STATIONS
PROJECT - 173.250 kW DC /250 kW AC

PROJECT INFORMATION

PROPERTY OWNER
NAME: BLACK BEAR DINER
PHONE: -

CONTRACTOR
NAME: SOLARZING LLC
PHONE: 435-319-0981

DESIGN SPECIFICATIONS
OCCUPANCY: C-1
CONSTRUCTION TYPE:
ZONING: COMMERCIAL
GROUND SNOW LOAD: 0 PSF
WIND EXPOSURE: C
WIND SPEED: 100 MPH

APPLICABLE CODES & STANDARDS
BUILDING: IBC 2018
ELECTRICAL: NEC 2020
FIRE: IFC 2018
MECHANICAL: IMC 2018

TYPE OF INTERCONNECTION: LINE SIDE TAP IN TAP BOX

SCOPE OF WORK
SYSTEM SIZE: STC: 315 X 550W = 173.250kW
PTC: 315 X 421.1W = 132.647kW
(315) HISEM HS-M10-72/2HP (550W) MODULES
(1) Solarzing 250KW ESS INVERTERS
(1) 600A FUSED AC DISCONNECT
(1) ADS-TECH CHARGEBOX BOOSTER (320KW)
(1) ADS-TECH CHARGEBOX DISPENSER (160KW)
(1) 200A FUSED AC DISCONNECT
(1) 800A MAIN SERVICE PANEL

MSP UPGRADE: NO
MAIN BREAKER DERATE: NO

RACKING & MOUNTING

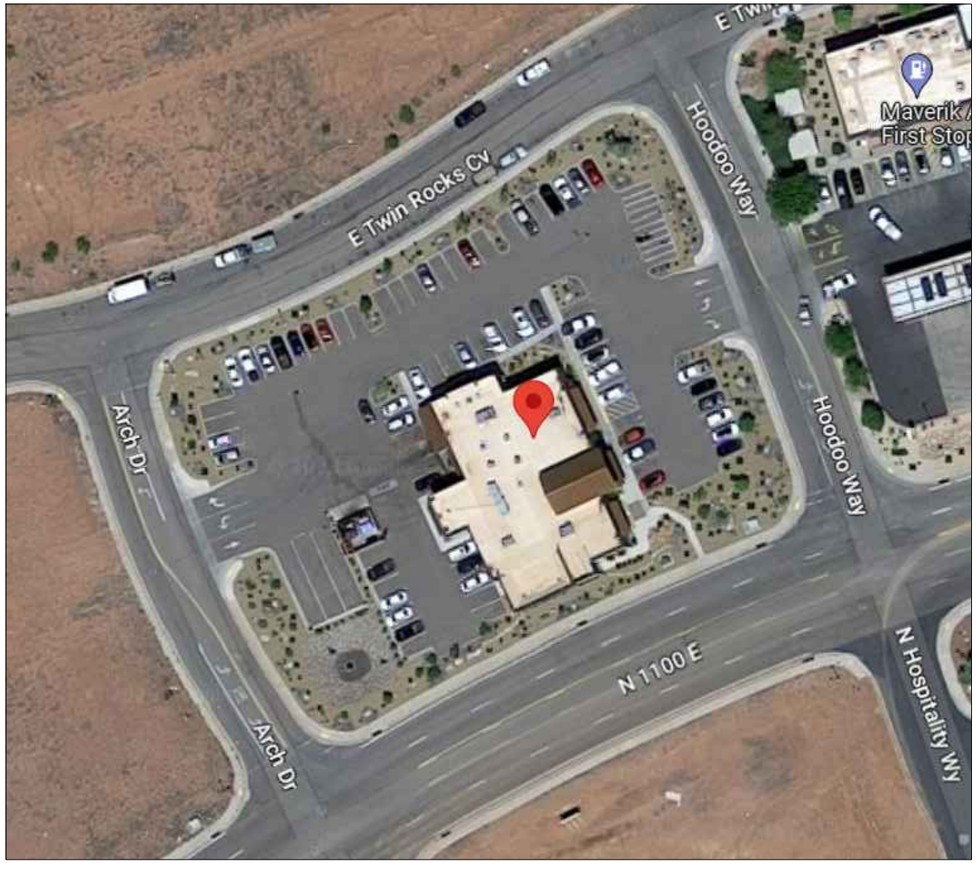
PV ATTACHMENT TYPE: IRONRIDGE XR RAIL FOR METAL CARPORT
S5 PROTEA BRACKET ATTACHMENT FOR METAL CARPORT

RACKING TYPE: IRONRIDGE XR RAIL- ROOF MOUNT RACKING HARDWARE

SHEET #	SHEET NAME
T-1	COVER SHEET
T-2	PLAN NOTES
PV-1	SITE PLAN LAYOUT
PV-2	ATTACHMENT DETAILS
PV-3	MOUNTING DETAILS
E-1	ELECTRICAL DIAGRAM
E-2	ELECTRICAL DIAGRAM
E-3	WARNING LABELS
S-1	SPEC SHEET
S-2	SPEC SHEET
S-3	SPEC SHEET
S-4	SPEC SHEET
S-5	SPEC SHEET

COORDINATES:
37.1443674, -113.488249

AERIAL VIEW



SOLARZING
SOLAR ENERGY AND INTERNET

CONTRACTOR

SOLARZING LLC

ADDRESS: 76 S. 2060 E. SAINT GEORGE, UT 84790

License#: 11847354-5501

DESIGNER: ORG

BLACK BEAR DINER

965 HOODOO WAY, WASHINGTON, UT 84780

DATE:7/3/2023

SHEET
T-1


All shade canopies will have parapet
wall so that no roof equiptment is visible



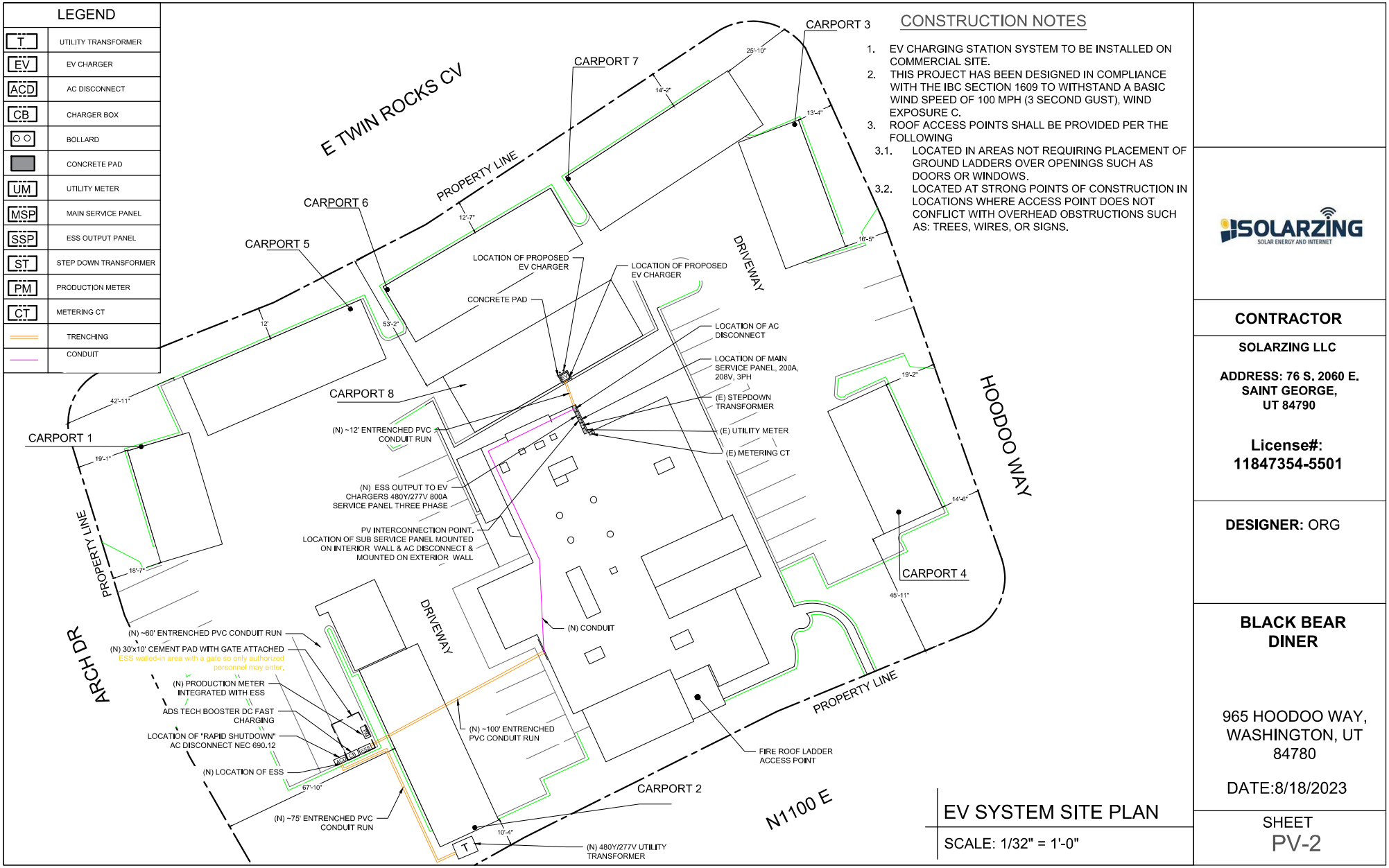
ChargeBox Dispenser

To be placed by North Parking Stall.



ChargeBox Booster

To be placed by Energy Storage System.



CONSTRUCTION NOTES

1. EV CHARGING STATION SYSTEM TO BE INSTALLED ON COMMERCIAL SITE.
2. THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE IBC SECTION 1609 TO WITHSTAND A BASIC WIND SPEED OF 100 MPH (3 SECOND GUST), WIND EXPOSURE C.
3. ROOF ACCESS POINTS SHALL BE PROVIDED PER THE FOLLOWING
   - 3.1. LOCATED IN AREAS NOT REQUIRING PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS DOORS OR WINDOWS.
   - 3.2. LOCATED AT STRONG POINTS OF CONSTRUCTION IN LOCATIONS WHERE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS: TREES, WIRES, OR SIGNS.

EV SYSTEM SITE PLAN

SCALE: 1/32" = 1'-0"

SOLARZING
SOLAR ENERGY AND INTERNET

CONTRACTOR

SOLARZING LLC

ADDRESS: 76 S. 2060 E. SAINT GEORGE, UT 84790

License#: 11847354-5501

DESIGNER: ORG

BLACK BEAR DINER

965 HOODOO WAY, WASHINGTON, UT 84780

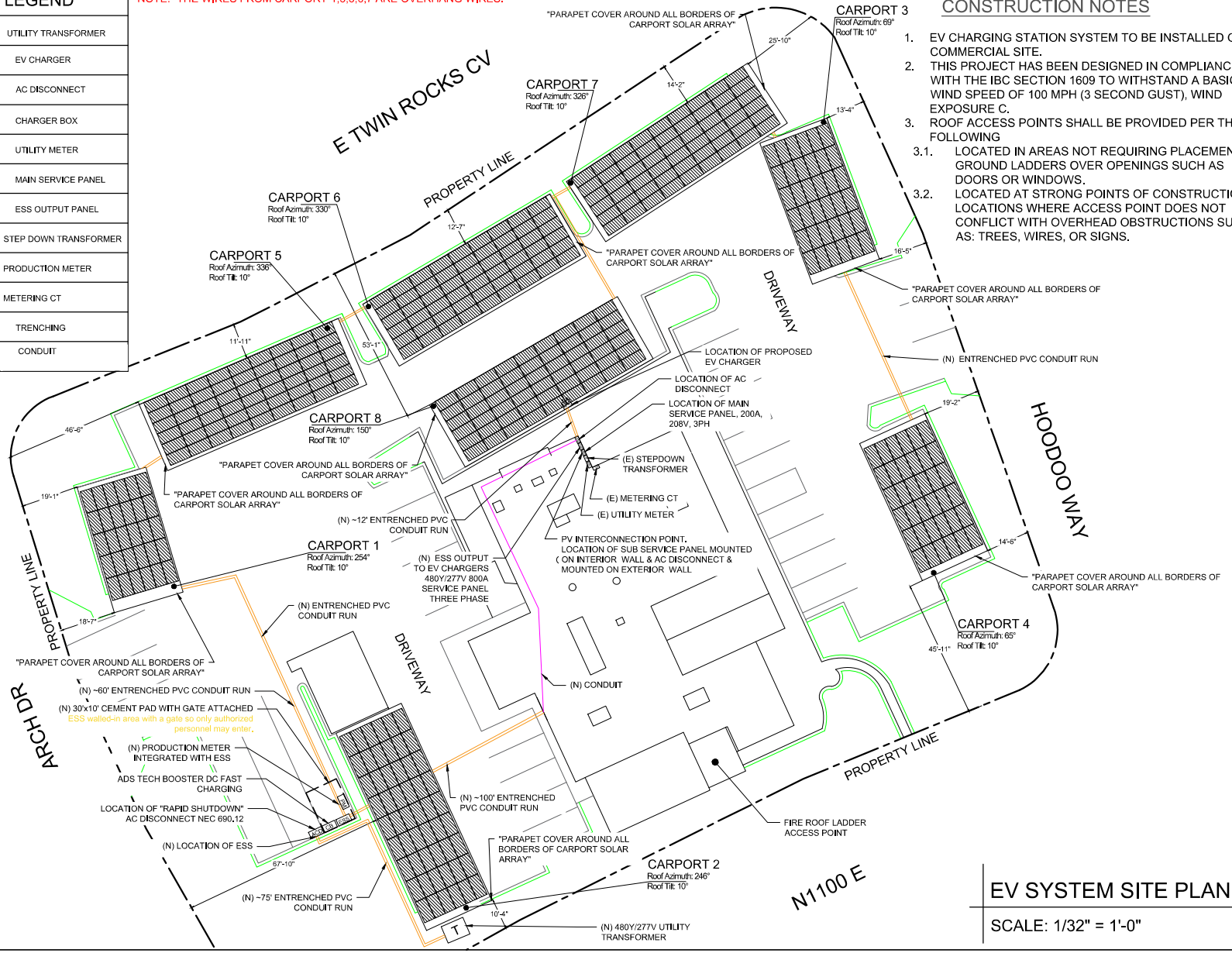
DATE:8/18/2023

SHEET
PV-2

LEGEND

T	UTILITY TRANSFORMER
EV	EV CHARGER
ACD	AC DISCONNECT
CB	CHARGER BOX
UM	UTILITY METER
MSP	MAIN SERVICE PANEL
SSP	ESS OUTPUT PANEL
ST	STEP DOWN TRANSFORMER
PM	PRODUCTION METER
CT	METERING CT
	TRENCHING
	CONDUIT

NOTE:- THE WIRES FROM CARPORT-1,3,5,6,7 ARE OVERHANG WIRES.



CONSTRUCTION NOTES

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2. THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE IBC SECTION 1609 TO WITHSTAND A BASIC WIND SPEED OF 100 MPH (3 SECOND GUST), WIND EXPOSURE C.
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EV SYSTEM SITE PLAN

SCALE: 1/32" = 1'-0"

SOLARZING
SOLAR ENERGY AND INTERNET

CONTRACTOR

SOLARZING LLC

ADDRESS: 76 S. 2060 E. SAINT GEORGE, UT 84790

License#: 11847354-5501

DESIGNER: ORG

BLACK BEAR DINER

965 HOODOO WAY, WASHINGTON, UT 84780

DATE:8/18/2023

SHEET
PV-1

1.1. PROJECT NOTES:

1.2. THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

1.3. THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION

1.4. GROUND FAULT DETECTION AND INTERRUPTION (GFDI) DEVICE IS INTEGRATED WITH THE MICROINVERTER IN ACCORDANCE WITH NEC 690.5(A)

1.5. ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4 & NEC 690.60: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY

1.6. MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.

1.7. ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].

1.8. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

1.9. SCOPE OF WORK:

1.10. PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.11. WORK INCLUDES:

1.12. PV ROOF ATTACHMENTS - S-5! PROTEA BRACKET FOR METAL CARPORT

1.13. PV RACKING SYSTEM INSTALLATION - IRONRIDGE XR RAIL ROOF MOUNT RACKING HARDWARE

1.14. PV MODULE AND INVERTER INSTALLATION - HISEM HS-M10-72/2HP (550W) MODULES / SOLARZING 250KW ESS INVERTERS

1.15. PV EQUIPMENT GROUNDING

1.16. PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX

1.17. PV LOAD CENTERS (IF INCLUDED)

1.18. PV METERING/MONITORING (IF INCLUDED)

1.19. PV DISCONNECTS

1.20. PV GROUNDING ELECTRODE & BONDING TO (E) GEC

1.21. PV FINAL COMMISSIONING

1.22. (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

1.23. SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

1.24. SITE NOTES:

1.25. A LADDER WILL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.

1.26. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.

1.27. THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.

1.28. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.

1.29. ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

1.30. EQUIPMENT LOCATIONS:

1.31. ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.

1.32. WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLES 310.15 (B)(2)(A) AND 310.15 (B)(3)(C)

1.33. JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.

1.34. ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.

1.35. ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.

1.36. ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

1.37. STRUCTURAL NOTES:

1.38. RACKING SYSTEM

1.39. PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND.

1.40. A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAI MANUFACTURER'S INSTRUCTIONS.

1.41. JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED SEALED PER LOCAL REQUIREMENTS.

1.42. ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.

1.43. ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.

1.44. WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

1.45. WIRING & CONDUIT NOTES:

1.46. ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.

1.47. CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.

1.48. VOLTAGE DROP LIMITED TO 1.5%.

1.49. DC WIRING LIMITED TO MODULE FOOTPRINT. MICROINVERTER WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY W/ SUITABLE WIRING CLIPS.

1.50. AC CONDUCTORS COLORED OR MARKED AS FOLLOWS: PHASE A OR L1- BLACK PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE PHASE C OR L3- BLUE, YELLOW, ORANGE**, OR OTHER CONVENTION NEUTRAL- WHITE OR GREY IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].

1.51. GROUNDING NOTES:

1.52. GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVISES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.

1.53. PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.

1.54. METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURES CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).

1.55. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC 690.45 AND MICROINVERTER MANUFACTORERS' INSTRUCTIONS.

1.56. EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

1.57. THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.

1.58. GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]

1.59. THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.

1.60. GROUND-FAULT DETECTION SHALL COMPLY WITH NEC 690.5 IN GENERAL AND NEC 690.5 (A)(1) SPECIFICALLY.

1.61. DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

1.62. DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).

1.63. DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH

1.64. RAPID SHUTDOWN OF ENERGIZED CONDUCTORS BEYOND 10 FT OF PV ARRAY OR 5 FT INSIDE A BUILDING WITHIN 10 SECONDS. CONTROLLED CONDUCTORS ≤30V AND ≤240VA [NEC 690.12]. LOCATION OF LABEL ACCORDING TO AHJ

1.65. ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.

1.66. MICROINVERTER BRANCHES CONNECTED TO A SINGLE BREAKER OR GROUPED FUSES IN ACCORDANCE WITH NEC 110.3(B).

1.67. IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.

1.68. INTERCONNECTION NOTES:

1.69. LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 690.64 (B)]

1.70. THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS INPUT MAY NOT EXCEED 120% OF BUSBAR RATING [NEC 705.12(D)(2)(3)].

1.71. WHEN SUM OF THE PV SOURCES EQUALS >100% OF BUSBAR RATING, PV DEDICATED BACKFFED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(D)(2)(3)].

1.72. AT MULTIPLE PV OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (D)(2)(3)(C).

1.73. FEEDER TAP INTERCONECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (D)(2)(1).

1.74. SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.12 (A) WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42

1.75. BACKFEEDING BREAKER FOR UTILITY-INTERACTIVE INVERTER OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (D)(5)].

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BLACK BEAR DINER

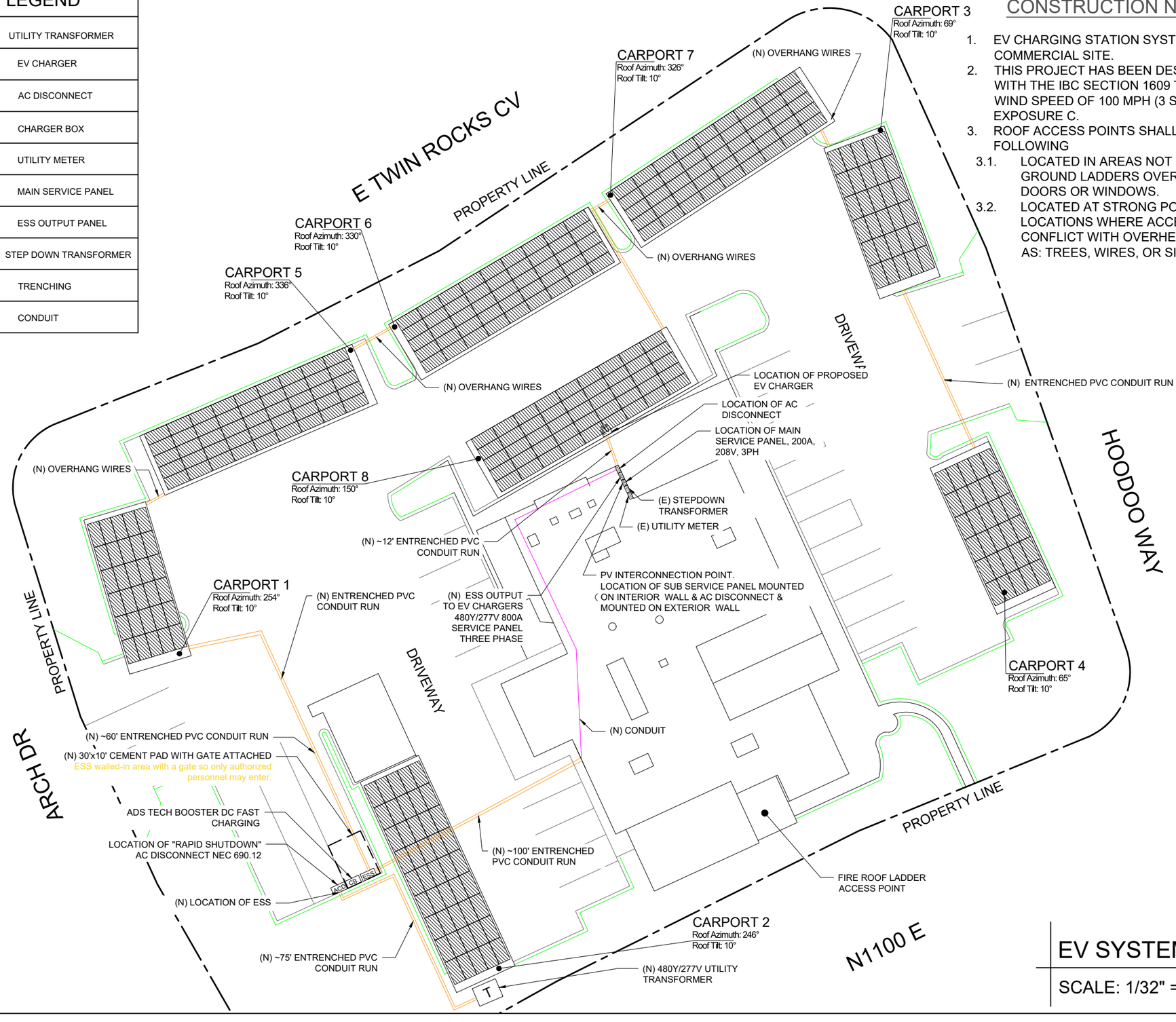
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SHEET
T-2

LEGEND

T	UTILITY TRANSFORMER
EV	EV CHARGER
ACD	AC DISCONNECT
CB	CHARGER BOX
UM	UTILITY METER
MSP	MAIN SERVICE PANEL
SSP	ESS OUTPUT PANEL
ST	STEP DOWN TRANSFORMER
	TRENCHING
	CONDUIT



CONSTRUCTION NOTES

1. EV CHARGING STATION SYSTEM TO BE INSTALLED ON COMMERCIAL SITE.
2. THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE IBC SECTION 1609 TO WITHSTAND A BASIC WIND SPEED OF 100 MPH (3 SECOND GUST), WIND EXPOSURE C.
3. ROOF ACCESS POINTS SHALL BE PROVIDED PER THE FOLLOWING
   - 3.1. LOCATED IN AREAS NOT REQUIRING PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS DOORS OR WINDOWS.
   - 3.2. LOCATED AT STRONG POINTS OF CONSTRUCTION IN LOCATIONS WHERE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS: TREES, WIRES, OR SIGNS.

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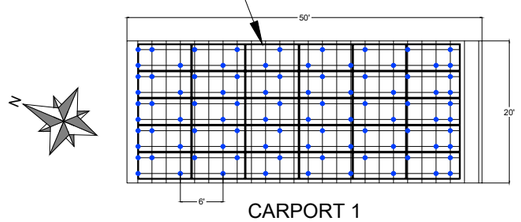
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EV SYSTEM SITE PLAN

SCALE: 1/32" = 1'-0"

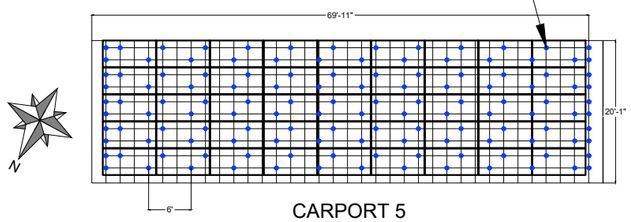
SHEET
PV-1

PROPOSED HISEM
HS-M10-72/2HP (550W)
PV SOLAR MODULES

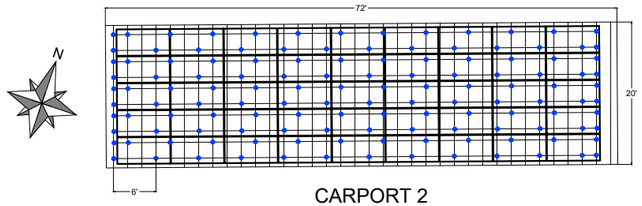


CARPORT 1
Roof Azimuth: 254°
Roof Tilt: 10°

S-5! PROTEA BRACKET FOR
METAL CARPORT

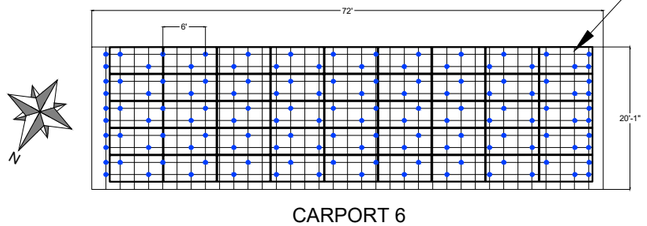


CARPORT 5
Roof Azimuth: 336°
Roof Tilt: 10°



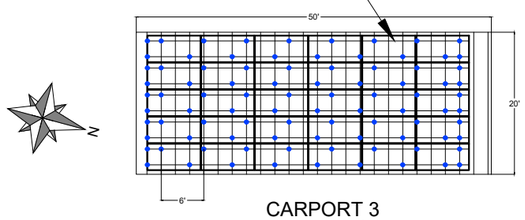
CARPORT 2
Roof Azimuth: 246°
Roof Tilt: 10°

NEW METAL CARPORT
SEAMS @ 24"O.C.



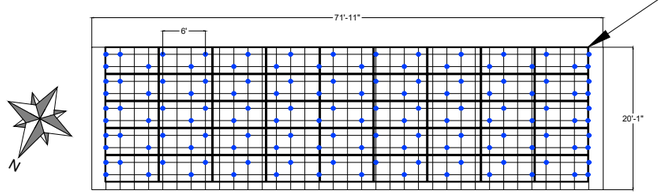
CARPORT 6
Roof Azimuth: 330°
Roof Tilt: 10°

PROPOSED IRONRIDGE XR RAIL

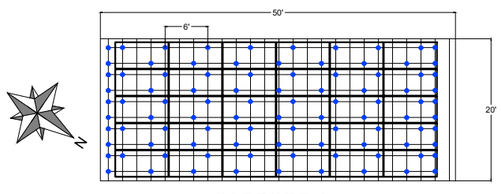


CARPORT 3
Roof Azimuth: 69°
Roof Tilt: 10°

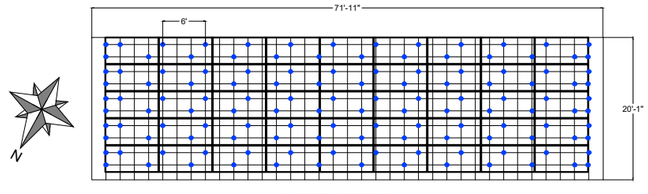
(N) METAL CARPORT



CARPORT 7
Roof Azimuth: 326°
Roof Tilt: 10°



CARPORT 4
Roof Azimuth: 65°
Roof Tilt: 10°



CARPORT 8
Roof Azimuth: 150°
Roof Tilt: 10°

PV SYSTEM MOUNTING DETAILS

SCALE: 3/64" = 1'-0"

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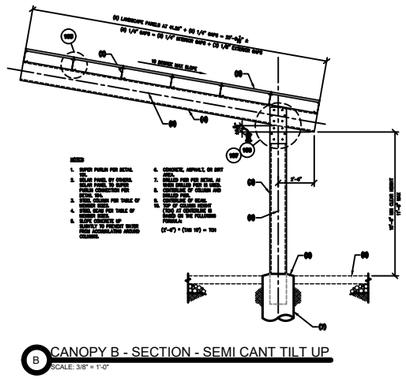
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**BLACK BEAR
DINER**

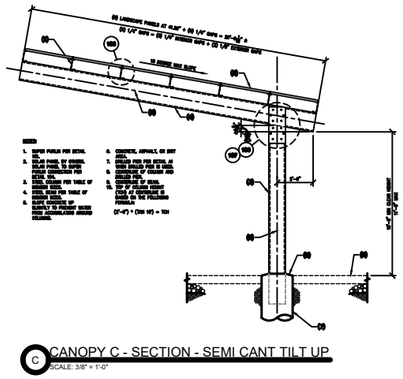
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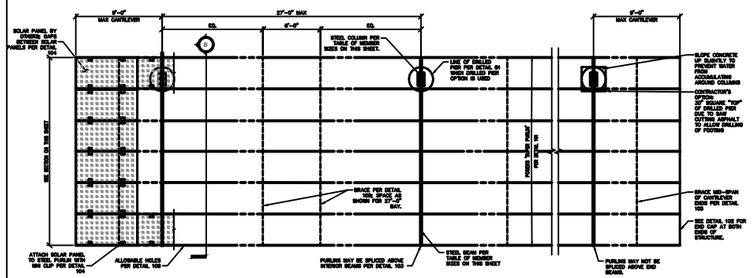
SHEET
PV-2



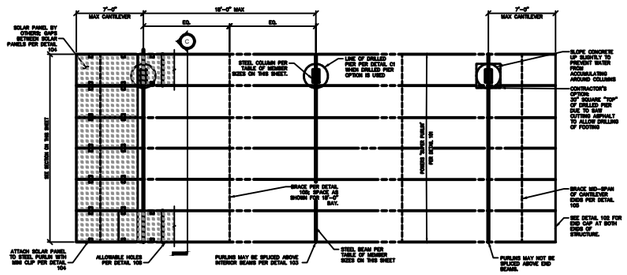
B CANOPY B - SECTION - SEMI CANT TILT UP
SCALE: 3/8" = 1'-0"



C CANOPY C - SECTION - SEMI CANT TILT UP
SCALE: 3/8" = 1'-0"



CANOPY B - SEMI CANT TILT UP PLAN VIEW
SCALE: 1/4" = 1'-0"



CANOPY C- SEMI CANT TILT UP PLAN VIEW
SCALE: 1/4" = 1'-0"

1. ROOF MATERIAL: METAL
2. ROOF STRUCTURE:
3. ATTACHMENT TYPE: IRONRIDGE XR RAIL
4. MODULE MANUFACTURER: HISEM
5. MODULE MODEL: HS-M10-72/2HP (550W)
6. MODULE LENGTH: 89.72"
7. MODULE WIDTH: 44.64"
8. MODULE WEIGHT: 60.62 LBS.
9. SEE SHEET S-1 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: 3' FROM RIDGE/RAKE, 18" FROM HIPS/VALLEYS
11. TOTAL # OF ATTACHMENTS: 1590
12. TOTAL AREA: 8761.16 SQ. FT.
13. TOTAL WEIGHT: 19095.30 LBS.
14. WEIGHT PER ATTACHMENT: 12.01 LBS.
15. DISTRIBUTED LOAD: 2.18 PSF
16. RAIL MANUFACTURER AND MODEL (OR EQUIV.):IRONRIDGE XR RAILS
17. RAIL WEIGHT: 0.436 PLF.

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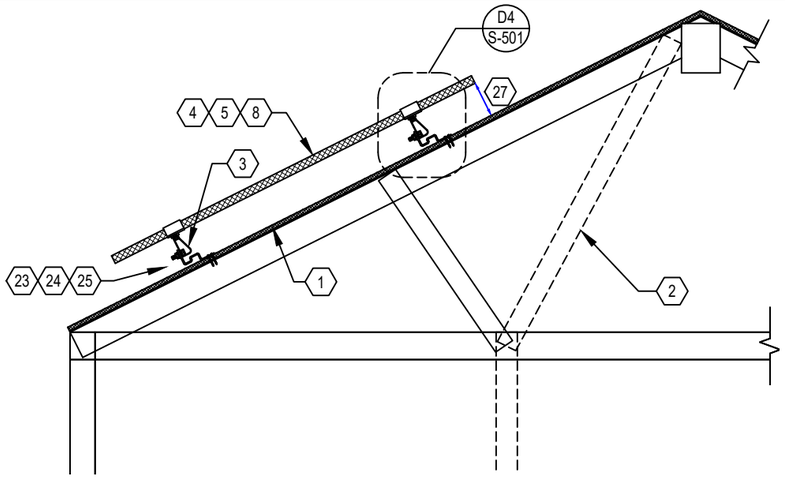
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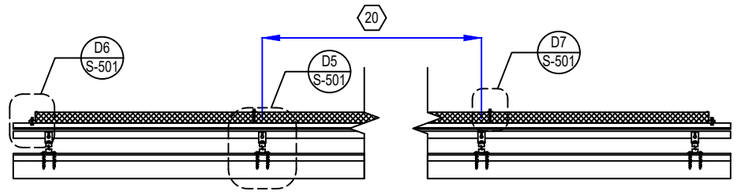
DATE:7/3/2023

SHEET
PV-3



D1 RACKING DETAIL (TRANSVERSE)

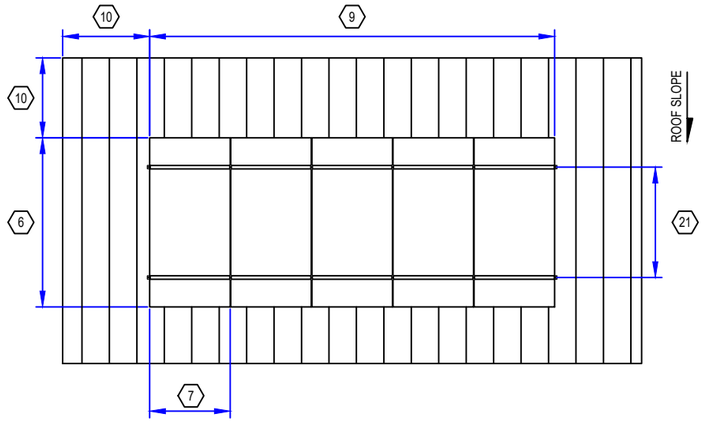
NOT TO SCALE



D2 RACKING DETAIL (LONGITUDINAL)

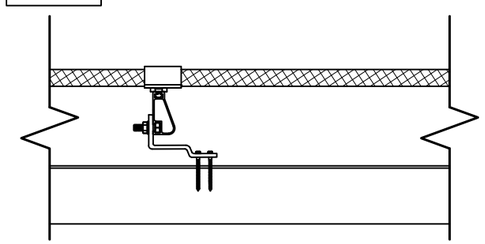
NOT TO SCALE

1. ROOF MATERIAL: METAL SEAMS
2. ROOF STRUCTURE: TRUSSES
3. ATTACHMENT TYPE: S-5! PROTEA BRACKET
4. MODULE MANUFACTURER: HISEM
5. MODULE MODEL: HS-M10-72/2HP (550W)
6. MODULE LENGTH: 89.72"
7. MODULE WIDTH: 44.64"
8. MODULE WEIGHT: 60.62 LBS.
9. SEE SHEET S-1 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: 18"
11. SEAMS SPACING: 24" O.C.
12. TRUSSES SIZE: 2 "X 4" NOMINAL
13. LAG BOLT DIAMETER: 5/16 IN.
14. LAG BOLT EMBEDMENT: 2.5 IN.
15. TOTAL # OF ATTACHMENTS: 698
16. TOTAL AREA: 8761.16 SQ. FT.
17. TOTAL WEIGHT: 19095.30 LBS.
18. WEIGHT PER ATTACHMENT: 12.01 LBS.
19. DISTRIBUTED LOAD: 2.18 PSF
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: LANDSCAPE: 26 IN., PORTRAIT: 39 IN.
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER AND MODEL (OR EQUIV.):IRONRIDGE XR RAILS
24. RAIL WEIGHT: 0.436 PLF.
25. MAX. TRUSSES SPAN: 12 FT.
26. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.



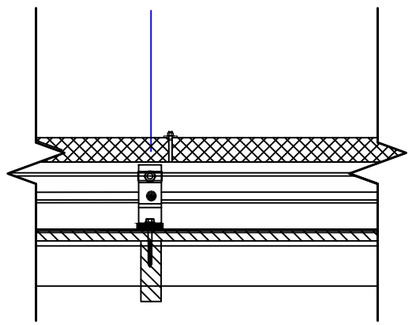
D3 RACKING DETAIL (TOP)

NOT TO SCALE



D4 DETAIL (TRANSVERSE)

NOT TO SCALE



D5 DETAIL (LONGITUDINAL)

NOT TO SCALE

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BLACK BEAR DINER

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DATE:7/3/2023

SHEET
PV-4

Conduit and Conductor Schedule

Tag	Description	Wire Gauge	# of Conductors	Conduit Type	Conduit Size
1	PV WIRES	10 AWG	1	PVC	1/2"
1	Bare Copper Ground (EGC/GEC)	10 AWG	1	PVC	1/2"
2	THWN-2	8 AWG	18	EMT	1-1/2"
2	THWN-2 - Ground	10 AWG	1	EMT	1-1/2"
3	THWN-2	2 SETS OF 300 KCMIL	4	PVC	2-1/2"
3	THWN-2 - Ground	2 AWG	1	PVC	2-1/2"
4	THWN-2	2 SETS OF 300 KCMIL	4	PVC	3 "
4	EV WIRES	3/0 AWG	4	PVC	2"
4	THWN-2 - Ground	6 AWG	1	PVC	2"
5	THWN-2	3/0 AWG	2	PVC	1-1/4"
5	THWN-2 - Ground	6 AWG	1	PVC	1-1/4"

PV Module Ratings @ STC

Model Make/Model	HISEM HS-M10-72/2HP (550W) MODULE
Max Power-Point Current (Imp)	13.10A
Max Power-Point Voltage (Vmp)	42.28V
Open-Circuit Voltage (Voc)	50.32V
Short-Circuit Current (Isc)	13.90A
Max Series Fuse (OCPD)	10A
Nominal Maximum Power at STC (Pmax)	550W
Maximum System Voltage	1500V
Voc Temperature Coefficient	-0.28%/°C

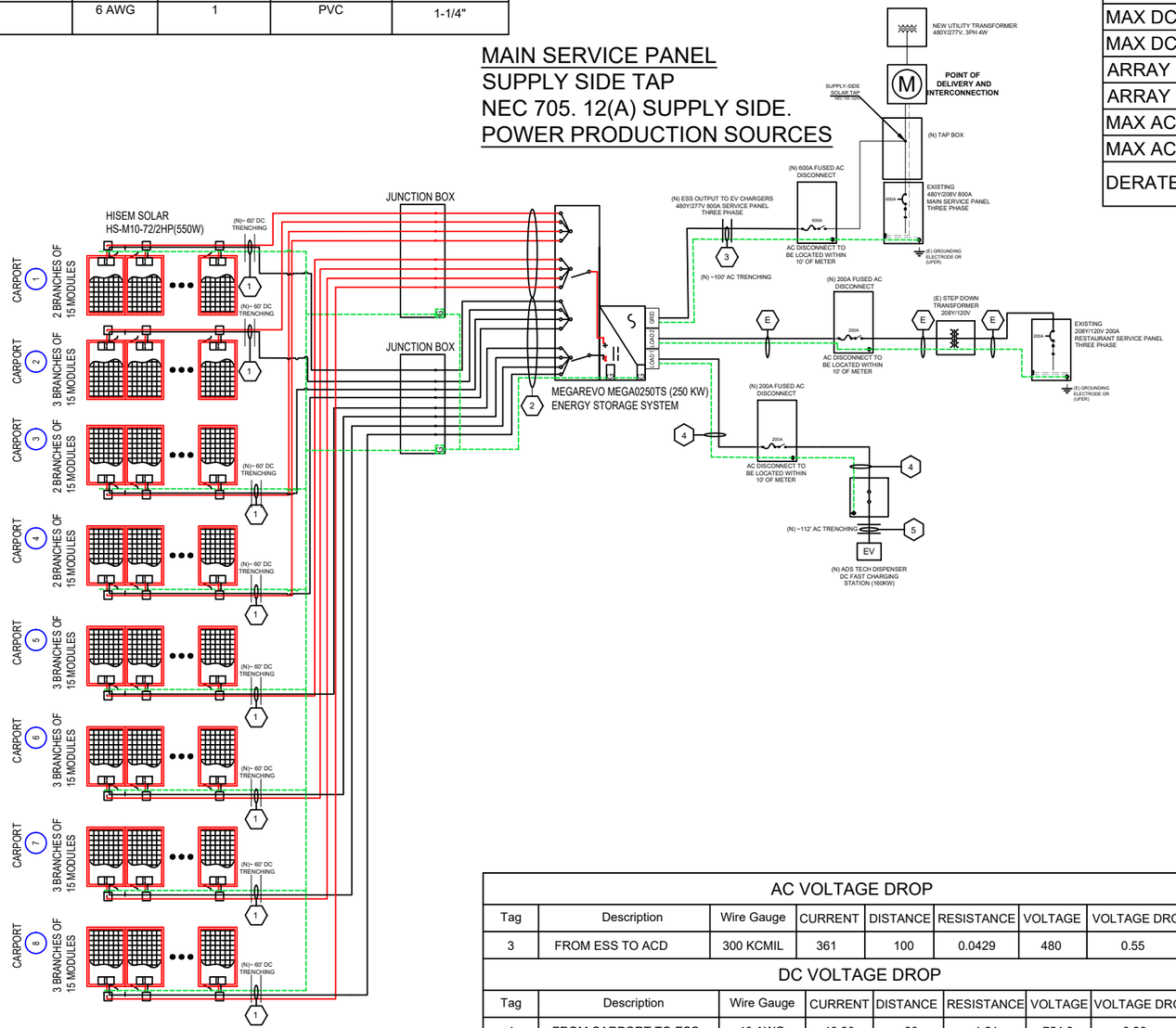
Inverter Ratings

Inverter Make/Model	Solarzing 250KW ESS INVERTER
Max DC Volt Rating	850V
Peak Output Power	250KW
Max Nominal Voltage	400V
Max AC Current	361A
Max OCPD Rating	600A

SYSTEM SUMMARY

	BRANCH #1- #18
MODULES PER BRANCH	15
MAX DC CURRENT	13.90A
MAX DC OUTPUT POWER	69,300W
ARRAY STC POWER	180,000W
ARRAY PTC POWER	132.647W
MAX AC CURRENT	361A
MAX AC POWER	250 KW
DERATED (CEC) AC POWER	128667.105W

MAIN SERVICE PANEL
SUPPLY SIDE TAP
NEC 705. 12(A) SUPPLY SIDE.
POWER PRODUCTION SOURCES



AC VOLTAGE DROP

Tag	Description	Wire Gauge	CURRENT	DISTANCE	RESISTANCE	VOLTAGE	VOLTAGE DROP
3	FROM ESS TO ACD	300 KCMIL	361	100	0.0429	480	0.55

DC VOLTAGE DROP

Tag	Description	Wire Gauge	CURRENT	DISTANCE	RESISTANCE	VOLTAGE	VOLTAGE DROP
1	FROM CARPORT TO ESS	10 AWG	13.90	60	1.21	754.8	0.26

DESIGN TEMPERATURES

ASHRAE EXTREME LOW	-6°C
ASHRAE 2% HIGH	41°C

CHARGER SPECIFICATIONS

Charger Make/Model	ADS-Tech Dispenser
Max DC Volt Rating	920 V
Peak Output Power	160 kW
Max Nominal Voltage	480 V
Max AC Current	100 A
Max OCPD Rating	125 A
Quantity	2

POWER AMPLIFIER

Amplifier Make/Model	ADS-Tech Booster
Max DC Volt Rating	920 V
Peak Output Power	320 kW
Max Nominal Voltage	480 V
Max AC Current	186 A
Max OCPD Rating	125 A
Quantity	1

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E-1

Conduit and Conductor Schedule					
Tag	Description	Wire Gauge	# of Conductors	Conduit Type	Conduit Size
1	EV WIRES	3/0 AWG	2	PVC	1-1/4"
1	THWN-2 - Ground	6 AWG	1	PVC	1-1/4"
2	THWN-2	3/0 AWG	4	PVC	2"
2	THWN-2 - Ground	6 AWG	1	PVC	2"

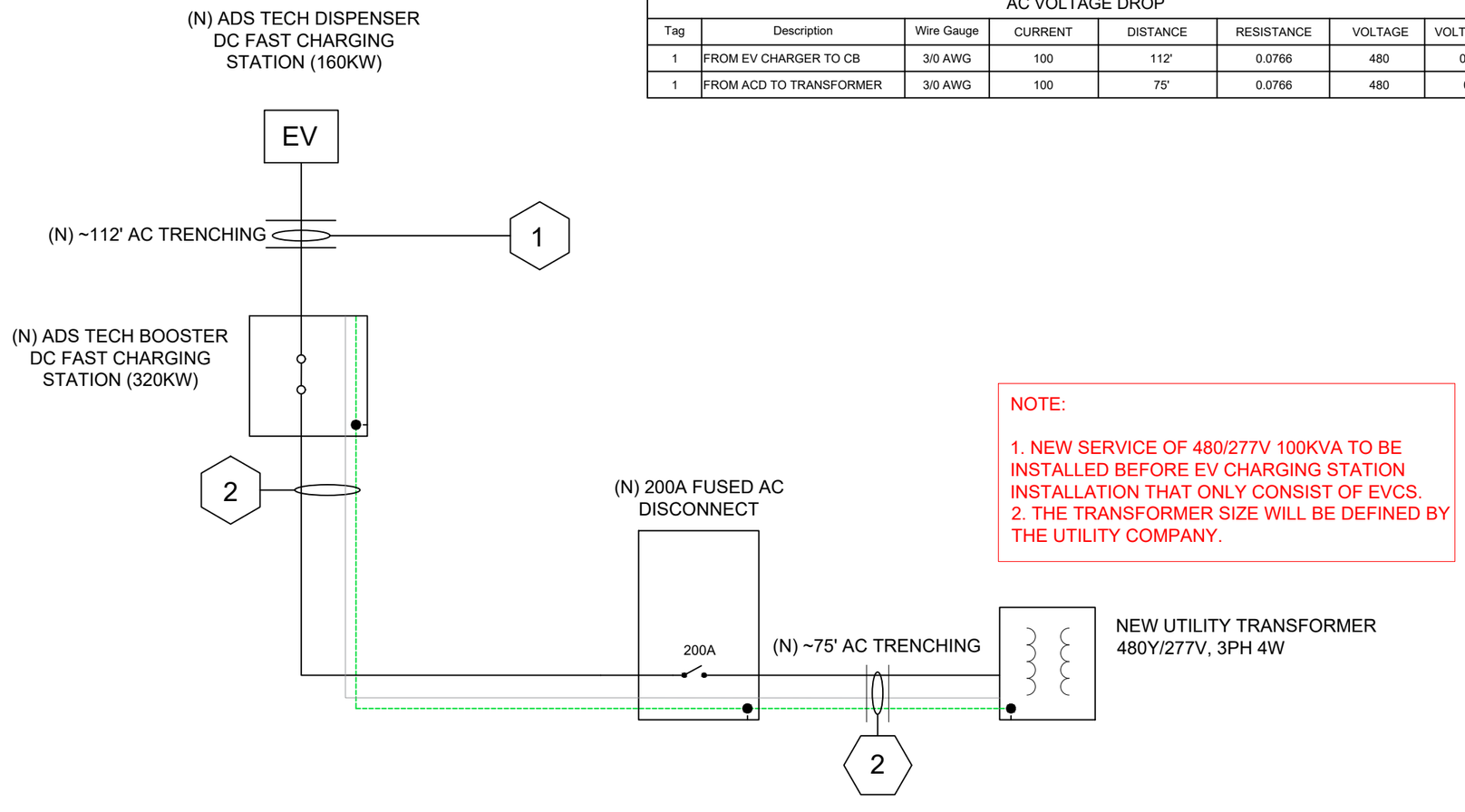
ALL ELECTRICAL EQUIPMENT TERMINATIONS TO BE MIN. 75°c RATED FOR AMBIENT TEMP. CALCULATION NEC ARTICLE 110.14(C)(1) & TABLE 310.15(B)(16).

CHARGER SPECIFICATIONS	
Charger Make/Model	ADS-Tech Dispenser
Max DC Volt Rating	920 V
Peak Output Power	160 kW
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Max AC Current	100 A
Max OCPD Rating	125 A
Quantity	1

DESIGN TEMPERATURES	
ASHRAE EXTREME LOW	-6°C
ASHRAE 2% HIGH	41°C

AC VOLTAGE DROP							
Tag	Description	Wire Gauge	CURRENT	DISTANCE	RESISTANCE	VOLTAGE	VOLTAGE DROP
1	FROM EV CHARGER TO CB	3/0 AWG	100	112'	0.0766	480	0.309
1	FROM ACD TO TRANSFORMER	3/0 AWG	100	75'	0.0766	480	0.21



NOTE:

1. NEW SERVICE OF 480/277V 100KVA TO BE INSTALLED BEFORE EV CHARGING STATION INSTALLATION THAT ONLY CONSIST OF EVCS.
2. THE TRANSFORMER SIZE WILL BE DEFINED BY THE UTILITY COMPANY.

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⚠WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
INVERTER(S), AC DISCONNECT(S), AC COMBINER PANEL (IF APPLICABLE).
PER CODE(S): NEC 2017: 690.13(B), NEC 2014: 690.17(E), NEC 2011: 690.17(4)

⚠WARNING

PHOTOVOLTAIC SYSTEM COMBINER PANEL

DO NOT ADD LOADS

LABEL LOCATION:
PHOTOVOLTAIC AC COMBINER (IF APPLICABLE).
PER CODE(S): NEC 2017:705.12(B)(2)(3)(c), NEC 2014: 705.12(D)(2)(3)(c), NEC 2011: 705.12(D)(4)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL LOCATION:
UTILITY SERVICE ENTRANCE/METER, INVERTER/DC DISCONNECT IF REQUIRED BY LOCAL AHJ, OR OTHER LOCATIONS AS REQUIRED BY LOCAL AHJ.
PER CODE(S): NEC 2017: 690.56(C)(3), NEC 2014: 690.12, NEC 690.56, IFC 2012: 605.11.1, IFC 2018: 1204.5.3

⚠WARNING

POWER SOURCE OUTPUT CONNECTION

DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION:
ADJACENT TO PV BREAKER (IF APPLICABLE).
PER CODE(S): NEC 2020: 705.12(B)(3)(2), NEC 2017: 705.12(B)(2)(3)(b), NEC 2014: 705.12(D)(2)(3)(b), NEC 2011: 705.12(D)(7)

PHOTOVOLTAIC AC DISCONNECT

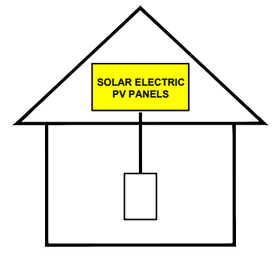
MAXIMUM AC OPERATING CURRENT: 361 AMPS

NOMINAL OPERATING AC VOLTAGE: 480.0 VAC

LABEL LOCATION:
AC DISCONNECT(S), PHOTOVOLTAIC SYSTEM POINT OF INTERCONNECTION.
PER CODE(S): NEC 2017: 690.54, NEC 2014: 690.54, NEC 2011: 690.54

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY.

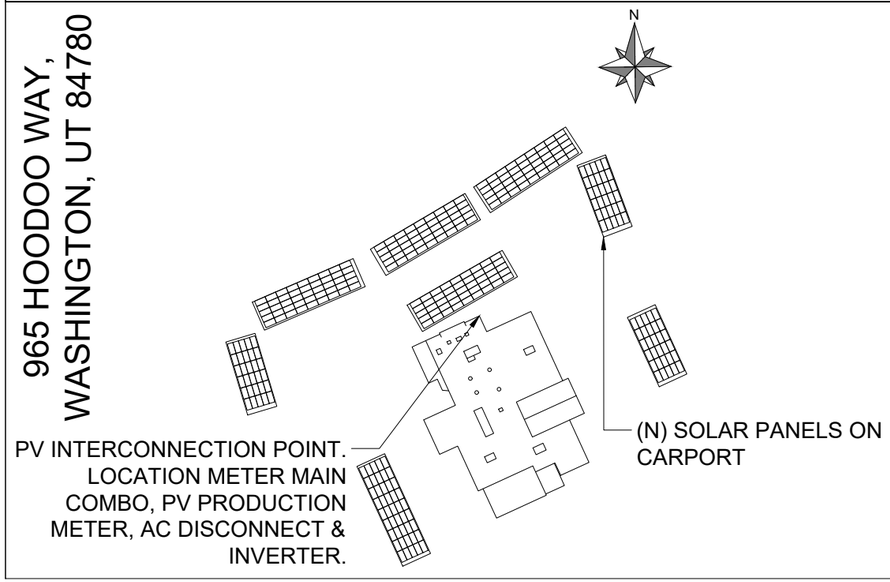


LABEL LOCATION:
ON OR NO MORE THAT 3 M (10 FT) FROM THE SERVICE DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED.
PER CODE(S): NEC 2017: 690.56(C)(1)(a)

CAUTION:

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS AS SHOWN

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PERMANENT SIGNAGE NOTES:

1. NOT ALL PLACARDS SHOWN MAY BE REQUIRED BY LOCAL AHJ. CONTRACTOR TO VERIFY PLACARD REQUIREMENTS WITH LOCAL AHJ BEFORE INSTALLATION.
2. ALL PLAQUES AND SIGNAGE REQUIRED BY THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE
3. ALTERNATE POWER SOURCE PLACARD SHALL BE METALLIC OR MACHINE PRINTED LETTERS IN A CONTRASTING COLOR TO THE PLAQUE. THIS PLAQUE WILL BE ATTCHED BY POP RIVETS OR SCREWS OR OTHER APPROVED METHOD.
4. DIRECTORY PLACARD MARKING CONTENT AND FORMAT: RED BACKGROUND, WHITE LETTERING, MINIMUM 3/8" LETTER HIEGHT, ALL CAPITAL LETTERS, ARIAL OR SIMILAR FONT, NON BOLD, REFLECTIVE WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT.

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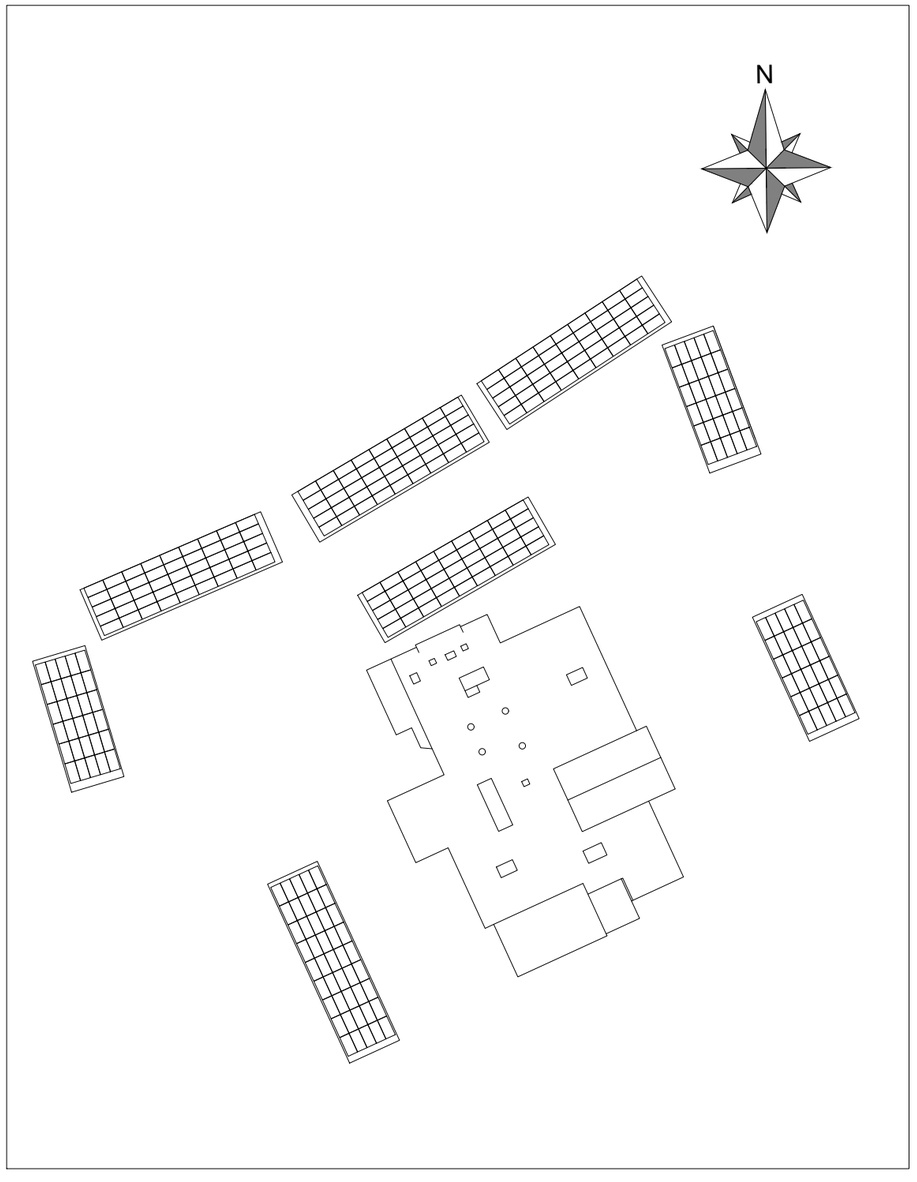
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NOT FOR PERMITTING USE. FOR INSTALLATION USE ONLY

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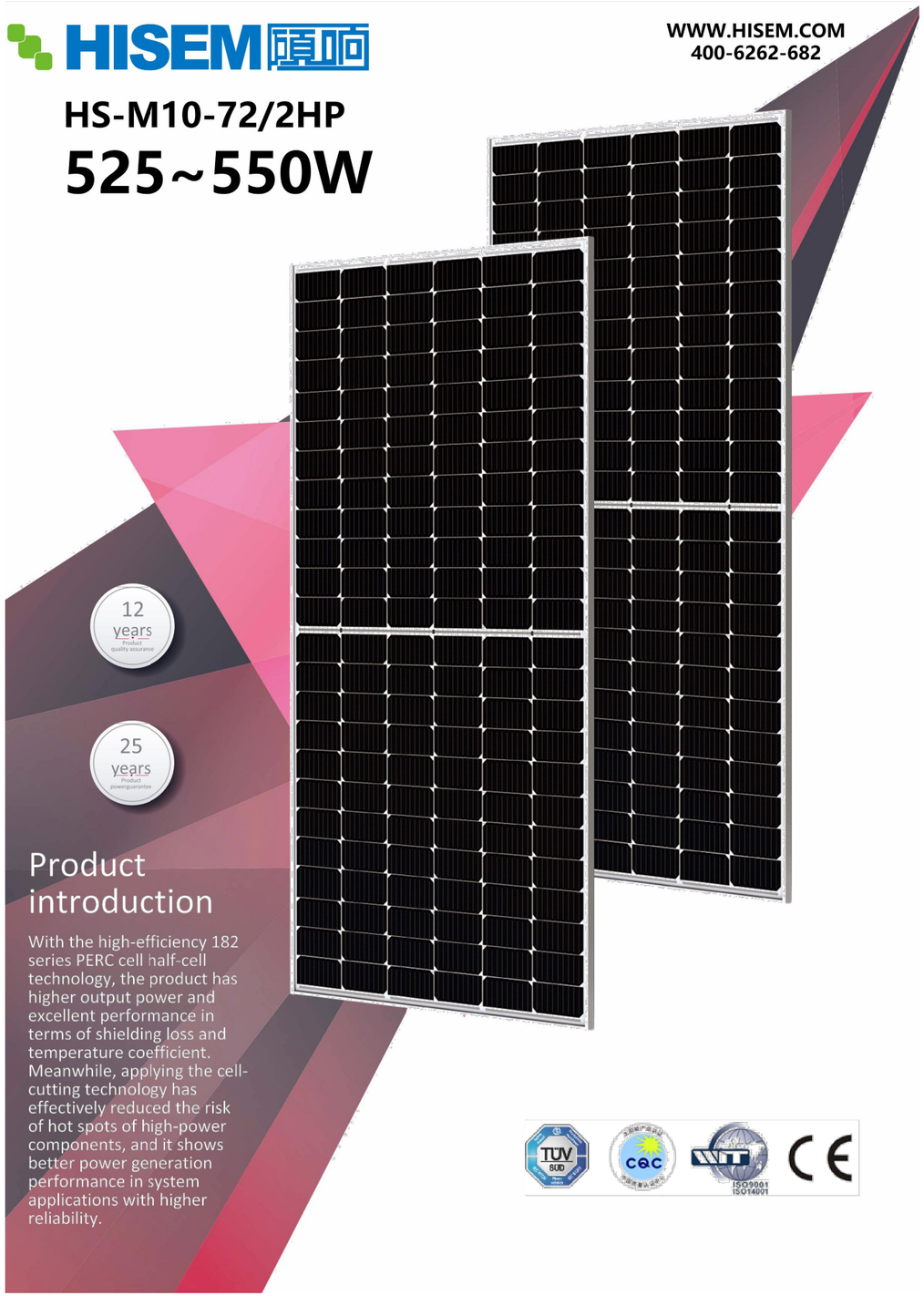
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INSTALL

HISEM 頌晶

WWW.HISEM.COM
400-6262-682

HS-M10-72/2HP
525~550W



Product introduction

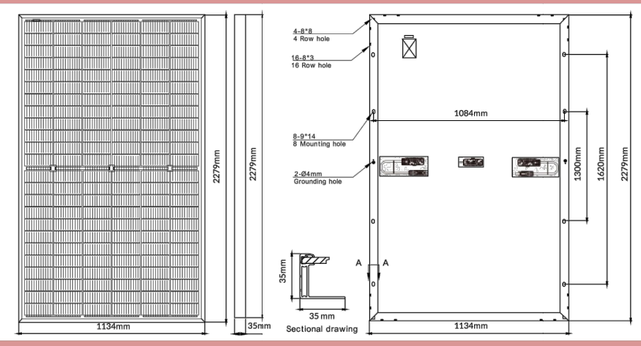
With the high-efficiency 182 series PERC cell half-cell technology, the product has higher output power and excellent performance in terms of shielding loss and temperature coefficient. Meanwhile, applying the cell-cutting technology has effectively reduced the risk of hot spots of high-power components, and it shows better power generation performance in system applications with higher reliability.

Electrical characteristics						
Moduletype	HS-M10-72/2HP 525W	HS-M10-72/2HP 530W	HS-M10-72/2HP 535W	HS-M10-72/2HP 540W	HS-M10-72/2HP 545W	HS-M10-72/2HP 550W
Max power(Pmax)	525Wp	530Wp	535Wp	540Wp	545Wp	550Wp
Max power voltage(Vmp)	41.47V	41.63V	41.80V	41.96V	42.12V	42.28V
Max power current(Imp)	12.66A	12.73A	12.80A	12.87A	12.94A	13.01A
Open circuit voltage(Voc)	49.59V	49.74V	49.89V	50.04V	50.18V	50.32V
Short circuit current(Isc)	13.55A	13.62A	13.69A	13.76A	13.83A	13.90A
Module eff(%)	20.31%	20.51%	20.70%	20.89%	21.09%	21.28%
Output power tolerance	0~+5W					
Temperature coefficient of Pmax	-0.360%/℃					
Temperature coefficient of Voc	-0.280%/℃					
Temperature coefficient of Isc	0.050%/℃					
Standard test conditions	Irradiance1000W / ㎡, batterytemperature25 ℃, spectrum am1.5g					

Structural parameters			
Solar Cells	Mono PERC 182×182mm	Front Cover Glass	3.2mm high light transmittance,low iron, tempered glass
Number of batteries	144(6X24)	Frame	Anodic alumina alloy
Component size	2279±2mm*ll34±2mm*35±1mm	Component weight	27.5KG±3%
Connection box	IP68, three diodes	Connector	QC4.10(l000V) QC4.10-35(1500V)
Crosssectional area of outputconductor	4mm²(IEC),12AWG(UL)	Output wire length	300mm (+) / 400mm (-)

Application conditions			
Maximum system voltage	DC1500V(IEC)	Maximum staticload, front	5400Pa (112lb/ft²)
Operating temperature range	-40℃~+85℃	Maximum staticload, back	2400Pa (50lb/ft²)
Maximum rated fuse current	25A	Through hail test	25mm diameter,impact speed23m/s

Assembly dimensions



Packaging information				
33 pieces/tray	660 pieces/40hq	726 pieces/45hq	726 pieces/13.5m flatbedtruck	990 pieces/17.5m flatbedtruck

Disclaimer: All data contained in this manual are subject to change without prior notice, and the final interpretation right belongs to Shuoxiang New Energy. (20220501A02)

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Technical Specification:

Technical specification	MEGA0030TS	MEGA0050TS	MEGA0100TS	MEGA0150TS	MEGA0250TS	MEGA0500TS
DC(battery)						
Voltage range (V)	250~850	320~850	420~850	420~850	420~850	500~850
Max. Current (A)	137	178	270	405	673	1,128
AC(on-grid)						
Max output power(kVA)	33	55	110	165	275	550
Rate output power(kW)	30	50	100	150	250	500
Rated voltage(V)	400					
Voltage range(V)	320~460					
Rated current(A)	43	72	144	216	361	722
Max. output current(A)	48	80	159	238	397	794
Rated frequency (Hz)	50/60					
Frequency range (Hz)	45~55/55~65					
THDi	<3%					
Power factor	1lagging-1leading (Settable)					
AC connection	3W+N+PE					
AC(off grid)						
Rated voltage(V)	400					
THDu	<1% Linear <5% Nonlinear					
Rated frequency(Hz)	50/60					
Overload capacity	110% long-term					
General data						
Max.efficiency	96.3%	96.5%	97.1%	97.1%	97.3%	97.5%
Ingress protection	IP21					
Noise emission(dB)	<70					
Operating temperature(℃)	-30～55					
Cooling	Forced air					
Relative humidity	0 ~95% non-condensing					
Altitude	5,000m(>3,000 Derating)					
Dimension W*D*H (mm)	800*800*1,900	800*800*1,900	800*800*2,050	800*800*2,050	1,200*800*2,050	1,600*1,050*2,050
Weight(kg)	605	676	936	1,057	1,582	2,665
Transformer ratio	100/400	200/400	270/400	270/400	270/400	315/400
Self-consumption (W)	<100					
On/ Off grid switching	Automatic					
Display and communication						
Display	LCD touch-screen					
BMS communication	RS485, CAN					
EMS communication	RS485, TCP/IP					
Certificates	IEC/EN62109-1/-2, IEC/EN 62477-1, IEC/EN 61000-6-2, IEC/EN 61000-6-4,CGC					

Product Features:

Friendly & Flexible

- Wide battery voltage range, support multiple battery access;
- Reactive power, active power adjustable;
- Off-grid cold start function, support multimachine parallel function;

Safe & Reliable

- built-in isolation transformer, high load adaptability;
- AC/DC dual backup for auxiliary power supply;

Intelligent & Efficient

- Highest power density, maximum efficiency of 97.5%;
- With grid-connected charging and discharging, off-grid independent inverter function;



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Tech Brief

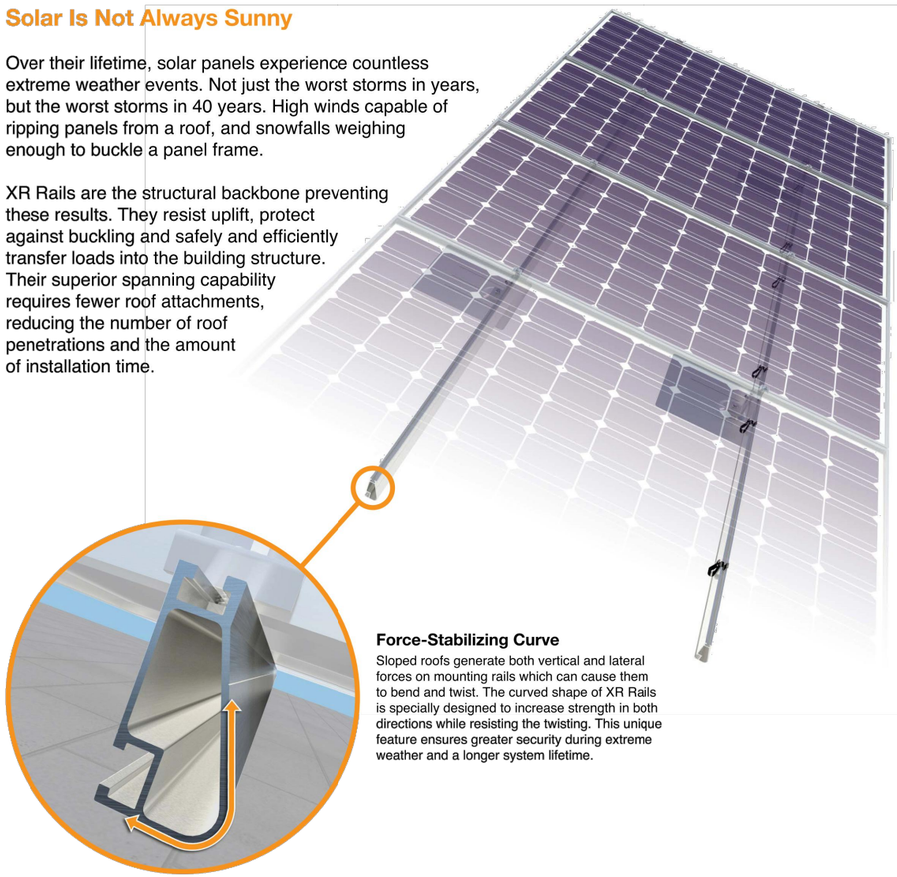
IRONRIDGE

XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs

XR Rails are compatible with FlashFoot and other pitched roof attachments.

IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of marine-grade aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



Tech Brief

XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves 6 foot spans, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 8 feet.

- 8' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans 12 feet or more for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The following table was prepared in compliance with applicable engineering codes and standards. Values are based on the following criteria: ASCE 7-10, Roof Zone 1, Exposure B, Roof Slope of 7 to 27 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed span tables and certifications.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	100	XR10		XR100		XR1000	
	120						
	140						
	160						
10-20	100						
	120						
	140						
	160						
30	100						
	160						
40	100						
	160						
50-70	160						
80-90	160						

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S-3

S-5!®
The Right Way

The right way to attach almost anything to metal roofs!

ProteaBracket™

ProteaBracket™ is the most versatile attachment solution on the market, fitting most metal trapezoidal sheet profiles with and without intermediate insulation. It features an adjustable attachment base and multiple solar module attachment options (illustrated on back) to accommodate varying widths and heights. There are no messy sealants to apply and no chance for leaks; the ProteaBracket comes with factory-applied, adhesive rubber sealant to ensure quick installation and a weather-proof fit.

The ProteaBracket is mounted directly onto the crown of the panel, straddling the profile. No surface preparation is necessary; simply wipe away excess oil and debris, align, and apply. Secure ProteaBracket through all 6 pre-punched holes.

ProteaBracket is the perfect match for the S-5-PV Kit, for a solar attachment solution that is both economical and easy to use.

S-5!® ProteaBracket™ is a versatile bracket that adjusts easily to most trapezoidal roof profiles.

S-5! PV kits have an M8 bolt and are suitable for use with all S-5! clamps.



ProteaBracket™



S-5!® The Right Way

ProteaBracket™ is the perfect solar attachment solution for most trapezoidal exposed-fastened metal roof profiles. No messy sealants to apply: the factory-applied adhesive rubber sealant weather-proofs and makes installation easy.

S-5!® holding strength is unmatched in the industry.

Each **ProteaBracket™** comes with a factory-applied, adhesive rubber sealant on the base. A structural A2 stainless steel bimetal attachment bracket, ProteaBracket is compatible with most common metal roofing materials.

All four pre-punched holes must be used to achieve tested strength. For design assistance, contact Safintra South Africa (and see our website **www.safintra.co.za**), or visit **www.S-5.com** for the independent lab test data that can be used for load-critical designs and applications. Also, please visit S-5! website for more information including metallurgical compatibilities and specifications.

Multiple Attachment Options:

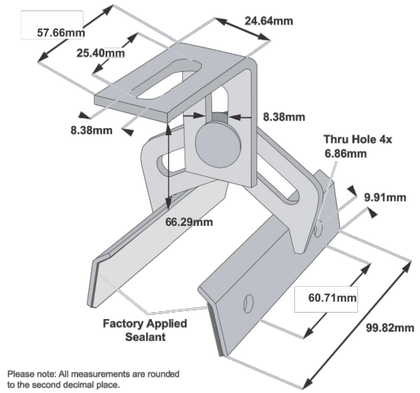


ProteaBracket™ with Top Rail option for PV attachment



ProteaBracket™ with S-5-PV Kit option (if not using a rail)

ProteaBracket™



Please note: All measurements are rounded to the second decimal place.

FLUTELINE



VERSATILE



S-5!® Warning! Please use this product responsibly!

S-5! Brackets and clamps are not tested for performance as part of a Fall Arrest or Personal Safety system. These applications need to be tested as a dynamic system and warranties or test results must be issued by the system provider.
Safintra, Safal Group and its subsidiaries provide no warranties or any assurances in this application, and will accept no claims of any nature whatsoever arising out of any such applications.

Products are protected by multiple international patents. For published data regarding holding strength, bolt torque, patents and trademarks visit the S-5! website at www.S-5.com.

Copyright 2013, Metal Roof Innovations, Ltd. S-5! products are patent protected.
S-5! Aggressively protects its patents, trademarks and copyrights.

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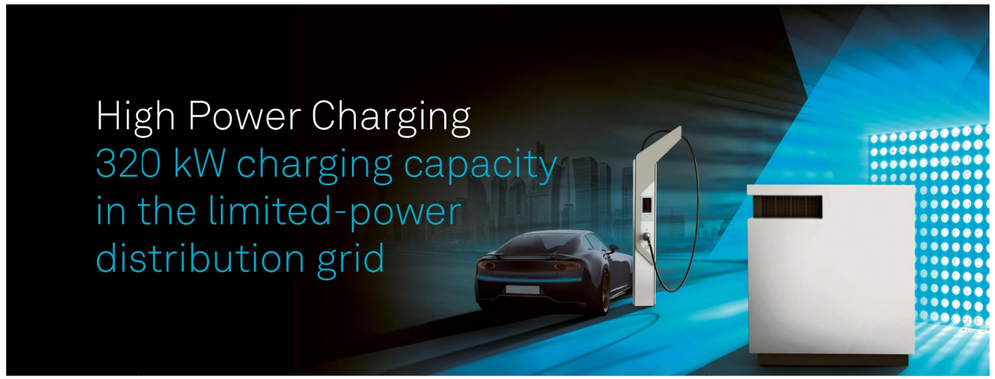
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S-4



StoraXe® charging technology in a new dimension **HPC-Booster and HPC-Dispenser**

A charging capacity of up to 320 kW for e-vehicles, without extension of the limited distribution grid – this is provided by the new HPC-Booster with HPC-Dispenser as a storage-based fast-charging system. Connection of one to two charging stations with 160 or 320 kW capacity.



HPC-Dispenser HPC-Booster

HIGHLIGHTS

- → **Up to 320 kW DC charging power per dispenser or 160 kW each**
- → **Outdoor installation directly at the limited-power distribution grid**
- → **Extremely compact design as a complete system**
- → **Easy transport, fast IT integration**
- → **Distributed system for easy on-site installation**
- → **Tested for the use in accordance with the lastest charging norm IEC 61851-1:2017**
- → **TÜV-certified safety for installation in public domain**

StoraXe® HPC-Booster **Battery storage and energy conversion**

- Designed for all voltage levels of on-board traction power systems – downward compatibility for existing e-vehicles from 150 V as well as future-proof compatibility for upcoming vehicles up to 920 V
- Integrated PCS (Power Conversion System), climate control, energy management unit, security/firewall and communication unit mobile radio or ethernet
- Direct AC connection to distribution grids at 400 V level
- OCPP (Open Charge Point Protocol)

StoraXe® HPC-Dispenser **Fast-charging station for e-vehicles**

- Up to 320 kW charging capacity per dispenser
- Low-noise charging – also ideal for residential areas
- Charging socket positions easily reached thanks to high attachment point of the cable
- Liquid-cooled charging cable
- By default with plug type CCS1
- Integrated 10-inch HD touch screen as user interface
- Optional: Energy measurement by means of calibrated DC meter

Big-LinX® Energy **ADS-TEC cloud solution for monitoring/control from any location**

- IoT service platform Big-LinX for worldwide access to all energy storage systems
- Administration and management (control and battery monitoring)
- »State of the art« security with software and hardware certificates (smart card)

StoraXe® battery storage systems **"Technology for Professionals" Made in Germany**

- Selected cells with minimum ageing effects from renowned manufacturers
- Dedicated tool for cell monitoring over the entire life cycle
- Compliant with current standards and certifications

ads-tec Energy

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HPC-Booster and HPC-Dispenser Technical data

HPC-Booster (Power amplifier)

Grid	Grid type	3-phase
	Grid frequency	60 Hz
	Grid input power	50 or 110 kVA
	Grid input voltage	480 V (+/- 10%)
	Grid input current	max. 186 A
Battery system	Battery performance warranty	up to 10 years*
	Cell chemistry	Lithium-ion
	Battery capacity	140 kWh
	Cooling	Air and liquid-cooled
HPC-Booster	Vehicle charging power	2x 160 kW / 1x 320 kW
	Efficiency factor	95 % at nominal output power
	Target markets	US - CAN**
	Noise emissions	Low-noise charging
	L x W x H	1.4 x 1.4 x 1.5 yd plus base and underground cabling
	Weight (total)	3.1 tn. sh. (including cooling medium and batteries)
	Installation option	max. 109 yd from dispenser
	Output voltage	150 - 920 V DC (on the output side of the vehicle)
Communication interfaces	Back-end connection	Fiber optic cable, 4G, Ethernet
	Protocol	OCPP 1.6
Environmental conditions	Temperature range	-22 °F to 122 °F
	Installation option	Outdoor ***
Standards/safety	Safety	Battery safety acc. to IEC 62619 and UL 1973
	Conformity	UL, CE
	EMC	FCC part 15B
	Transport	UN 38.3 test directive for lithium batterie

HPC-Dispenser (Fast charging station)

Dimensions	L x W x H	0y44 x 0y44 yd (floor space) x 2.95 yd
	Weight	375 lbs
System	Screen	10-inch sunlight readable HD touch screen
	Authentication	RFID
	Energy measurement	Optional by means of calibrated DC energy meter
	Vandalism class	IK09
	Noise emissions	Silent, no cooling air outlet
Charging cable	Cooling	Liquid-cooled
	Plug type	CCS1**
	Functionality	Flexible cable for easy access to charging sockets on the vehicle
	Cable length	4.15 yd, cable not in contact with ground when plugged in

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ads-tec Energy

DZ-HAND-93226-1/B HPC datasheet US 01-2021

* defined warranty within a service contract
** also available in Europe with CCS2
*** depending on approval by local authorities

SOLARZING SOLAR ENERGY AND INTERNET

CONTRACTOR

SOLARZING LLC

ADDRESS: 76 S. 2060 E. SAINT GEORGE, UT 84790

License#: 11847354-5501

DESIGNER: ORG

BLACK BEAR DINER

965 HOODOO WAY, WASHINGTON, UT 84780

DATE:7/3/2023

SHEET
S-5

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	September 27, 2023
ACTION REQUESTED:	C-23-10, Conditional Use Permit approval for a commercial development located at 876 West Buena Vista Blvd.
APPLICANT:	Desert Flour
OWNER:	Evergreen
ENGINEER:	Galloway & Company
REVIEWED BY:	Eldon Gibb - City Planner
RECOMMENDATION:	Recommend approval with conditions

Background
The applicant is requesting approval of a Conditional Use Permit for a commercial development located at 876 West Buena Vista Blvd. Any proposed projects along Buena Vista Blvd require a Conditional Use Permit. The applicant is wishing to develop a new quick serve restaurant-cafe on the property. The property is currently zoned C-2 and consists of 1.17 acres. The zoning to the North, East and West is C-2 with Buena Vista Blvd and Interstate-15 to the South.

The proposed Panera Bread restaurant-cafe has a building footprint of 3,860 square feet with approximately half of this area being used to seat customers. There is a double lane drive through which will help with vehicle stacking and traffic flow in the area. There is also an area for customers to eat outdoors on the south end of the building. The exterior elevations consist of brick masonry, EIFS, wood grain cladding and metal coping.

The new building will be required to meet the standards as outlined in city ordinance and adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for the proposed new commercial development at this location.

Recommendation
The Planning Commission reviewed this request on September 20, 2023 and unanimously recommended approval of C-23-10, allowing for a new quick serve restaurant-cafe to be built at 876 West Buena Vista Blvd, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes. Including, but not limited to, the building and fire codes of washington city.

2. The development of the site shall comply with the development as approved in the exhibits provided.

3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the project.

5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

6. Any roof mounted equipment shall be screened from view.

7. All signage shall be in accordance with the adopted city codes regulating signage.

8. Any exterior lighting shall be directed inward to the property.

9. On site trash dumpster area(s) will be screened with a solid block wall and gate.

10. A final landscape plan will be submitted for staff review and approval prior to work

being done on site.

11. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

09/20/23 Planning Commission Minutes

https://youtube.com/live/XYxf1ZJerq0?t=1373

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

No public comments were made.

Commissioner Hansen closed the public hearing.

Commissioner Bulloch made a motion to recommend approval to the City Council of Conditional Use Permit C-23-10, for a new commercial restaurant, located at the 876 W. Buena Vista Blvd. Commissioner Anderson seconded the motion; and the motion passed with the following role call vote:

Commissioner Anderson	*Aye*
Commissioner Bulloch	*Aye*
Commissioner Hansen	*Aye*
Commissioner Scheel	*Aye*
Commissioner Tupou	*Aye*

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD **CUP-23-10 Panera- new building**

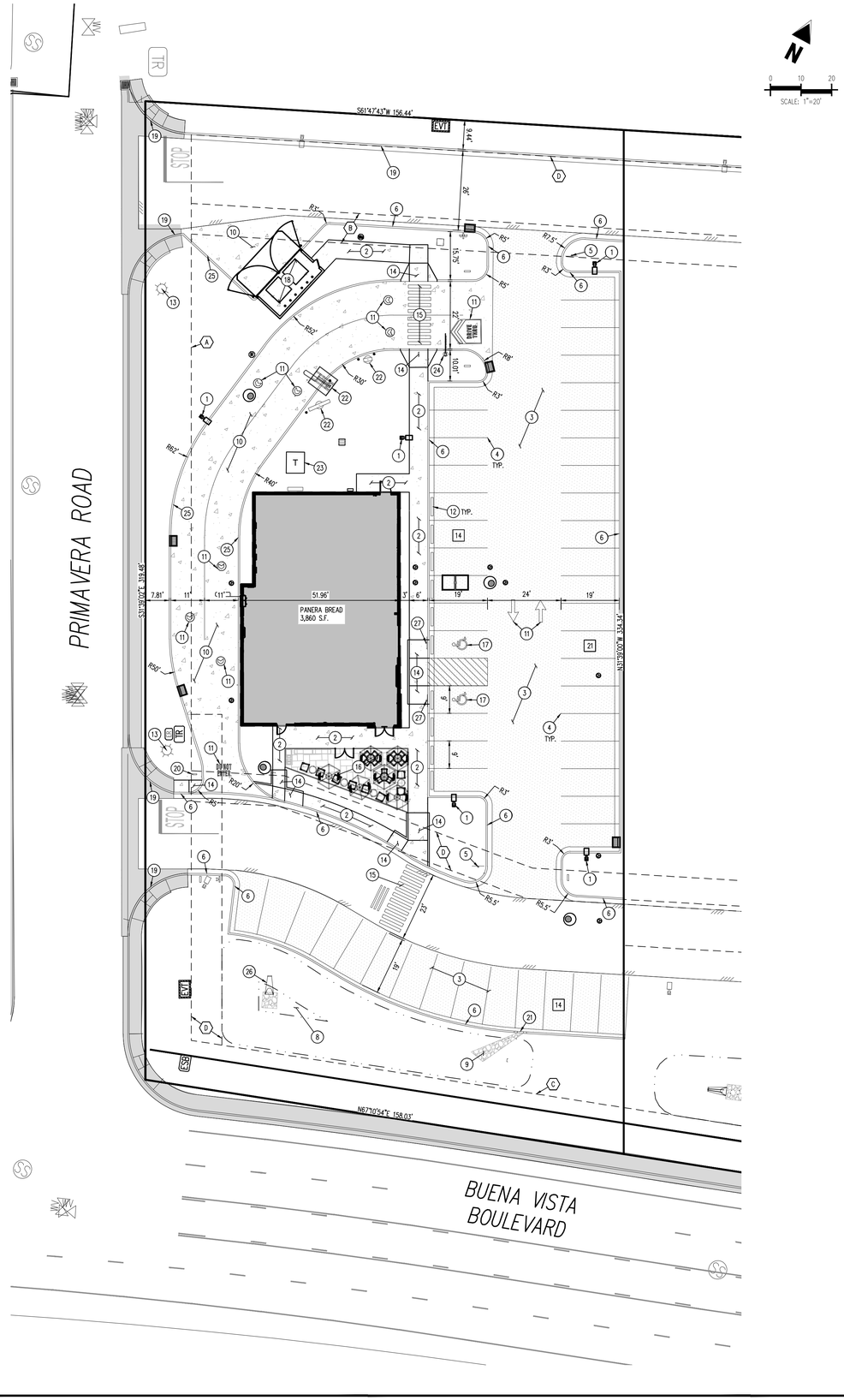
MEETING DATE **September 6, 2023 PC / September 13, 2023 CC**

Planning	Reviewed. Ok to proceed	
Hillside	n/a	
Public Works	Approved, no concern	
Engineer	No concerns. Like that the entrance to the drive-in is from the north.	
Fire Dept.	Reviewed, No concerns	
Parks/Trails	Reviewed, No concerns	
Building dept	No concerns at this time	
Washington Power	Approved, no concern	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns. **Retail sales** meets the City's increased sales tax generation objective.	
Administrative	Reviewed. No concerns.	

Additional Comments:

Project Narrative:

Panera Bread is a food chain restaurant that is looking to on the Barker Minor Subdivision Lot 2. The building will be 3860 Sq Feet. There is will 2 drive-through lanes that will help make traffic and stacking flow much easier. The site will be landscaped according to the standards of Washington City. There is also an area on the side of the building that will allow customers to eat outside. Parking is based on the City code.



SITE SCHEDULE

1. FURNISH & INSTALL LIGHT POLE
2. PROPOSED SIDEWALK PER WASHINGTON CITY STANDARDS SEE DETAIL 111.
3. PROPOSED ASPHALT PAVING
4. PROPOSED PAVEMENT MARKINGS
5. FURNISH AND INSTALL 24" X 24" STOP SIGN
6. PROPOSED CURB AND GUTTER PER CITY OF WASHINGTON STANDARDS
7. PROPOSED R8-31 "NO PARKING FIRE LANE" SIGN.
8. EXISTING DETENTION POND
9. PROPOSED RIP-RAP
10. PROPOSED CONCRETE PAVING
11. PROPOSED DRIVEWAY STRIPING AND DRIVE-THROUGH PAVEMENT MARKINGS
12. PROPOSED WHEEL STOPPERS
13. EXISTING STREET LIGHT TO REMAIN IN PLACE
14. PROPOSED ADA RAMP
15. PROPOSED CROSS-WALK STRIPING ON PAVEMENT
16. PROPOSED PANERA BREAD PATIO
17. PROPOSED ADA PARKING STALLS
18. PROPOSED TRASH ENCLOSURE
19. EXISTING CURB & GUTTER
20. PROPOSED "DO NOT ENTER" SIGN
21. PROPOSED CURB OPENING
22. PROPOSED OWNER SUPPLIED MENU BOARD
23. PROPOSED TRANSFORMER
24. PROPOSED OWNER SUPPLIED HEADACHE BAR
25. PROPOSED MONOLITHIC CURB
26. EXISTING FLARED END SECTION
27. PROPOSED ADA PARKING SIGNS

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EASEMENT LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING ELECTRICAL PULL BOX
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED EDGE OF ASPHALT

PAVING LEGEND

- EXISTING CONCRETE SIDEWALK
- PROPOSED STANDARD DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT

EASEMENT SCHEDULE

- (A) A 15' PUBLIC UTILITY & DRAINAGE EASEMENT.
- (B) A 10' NATURAL GAS EASEMENT
- (C) EXISTING 15' PUBLIC UTILITY EASEMENT
- (D) A 10' POWER EASEMENT

FEMA FLOOD ZONE

PER FIRMETTE 49053C0794G, EFFECTIVE 4/02/2009;

THE MAJORITY OF THIS PROPERTY RESIDES IN FEMA FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A PORTION OF THIS PROPERTY RESIDES IN FEMA FLOOD ZONE A – AREAS DETERMINED TO HAVE A 1% ANNUAL CHANCE OF FLOODING.

BENCHMARK

BENCHMARK: REBAR AND CAP, NAVD88
ELEVATION= 2843.63'

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE SOUTH SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE SALT LAKE BASELINE & MERIDIAN, U.S. SURVEY, MONUMENTED ON THE WEST END BY THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION. THE BEARING BETWEEN THESE TWO MONUMENTS IS CONSIDERED TO BEAR S89°03'43"E, PER RECORD AND IS MONUMENTED AS SHOWN.

LEGAL DESCRIPTION

The Land is described as follows: Real property in the County of Washington, State of UT, described as follows:

LOT 2B-2, BARKER MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, UTAH.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

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PLANNING DOCUMENTS

DESERT FLOUR - PANERA BREAD

BUENA VISTA BOULEVARD AND PRIMAVERA LANE
WASHINGTON CITY, UTAH

#	Date	Issue / Description	Init.

Project No:	DFL000001.20
Drawn By:	AA
Checked By:	DJS
Date:	08.02.2023

SITE PLAN

C1.0

M:\DFL\Desert Flour\01 Washington City + UT\DFL20 - Buena Vista & Primavera\Civil\CAD\Sheets\000001.20 - C1.0 - Site Plan.dwg - Alphabet, AutoBuzz - 8/2/2023

SCHEMATIC DRAWINGS

PANERA BREAD BAKERY-CAFE #TBD

PRIMAVERA RD, AND BUENA VISTA BLVD.

WASHINGTON, UT 84780

SCOPE OF WORK: CONSTRUCTION OF A NEW, FREESTANDING PANERA BREAD CAFE WITH PATIO AND DRIVE THRU. WORK TO INCLUDE NEW INTERIOR WALLS, INTERIOR FINISHES, HVAC, ELECTRICAL, PLUMBING SYSTEMS, EXTERIOR SIGNAGE, INSTALLATION OF FOOD PREPARATION EQUIPMENT AND SITE WORK.

SITE MAP



CODE INFORMATION

APPLICABLE CODES & REGULATIONS:

BUILDING CODE:	INTERNATIONAL BUILDING CODE 2018 (IBC 2018)
PLUMBING CODE:	INTERNATIONAL PLUMBING CODE 2018 (IPC 2018)
ELECTRICAL CODE:	INTERNATIONAL ELECTRICAL CODE 2018 (IEC 2018)
MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE 2018 (IMC 2018)
FIRE PROTECTION:	2021 INTERNATIONAL FIRE CODE WITH SC MODIFICATIONS
ENERGY CODE:	COMMERCIAL ENERGY CONSERVATION CODE 2018 OF UTAH
ACCESSIBILITY CODE:	ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2009 OF UTAH

CODE CLASSIFICATION:

A. OCCUPANCY GROUP:	A-2 ASSEMBLY
B. CONSTRUCTION CLASSIFICATION:	TYPE VB
C. AUTOMATIC FIRE SUPRESSION SYSTEM INSTALLED:	YES

TRAVEL DISTANCE:

ALLOWED TRAVEL DISTANCE:	200 FT
ACTUAL TRAVEL DISTANCE:	98 FT 2 IN MAX

PROTOTYPE INFORMATION

THIS SET OF DOCUMENTS INCORPORATES ALL REVISIONS THROUGH PROTOTYPE UPDATE #2022-Q4.V1

DEFERRED SUBMITTALS

- **EXTERIOR BUILDING SIGNAGE SHALL BE SUBMITTED AND PERMITTED SEPARATELY**
- **EXTERIOR SITE SIGNAGE SHALL BE SUBMITTED AND PERMITTED SEPARATELY**

CONTACT INFORMATION

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PANERA BREAD DESIGN MANAGER:
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EMAIL: IAN.ORLANDO@PANERABREAD.COM

ARCHITECT:
NORR
CONTACT: CHERISH JORDAN
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PHONE: 312 873 1082
EMAIL: CHERISH.JORDAN@NORR.COM

LANDLORD CIVIL ENGINEER:
GALLOWAYS
CONTACT: DOUG STAKER
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FARMINGTON, UT 84025
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EMAIL: DOUGSTAKER@GALLOWAYSUS.COM

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EMAIL: JJASSO@EVGRE.COM

SHEET INDEX

GENERAL	
G000	COVER SHEET
ARCHITECTURAL	
A001	ARCHITECTURAL SITE PLAN
A040	ENLARGED PATIO PLAN & DETAILS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A700	EQUIPMENT PLAN

PROJECT DESIGN ATTRIBUTES

NAME	NUMBER
AREA	
FOH SQ.FT.	2255
BOH SQ.FT.	1605
TOTAL BUILDOUT SQ.FT.	3860
MISC. SQ.FT.	N/A
OUTDOOR GATHERING SQ.FT.	508
PARKING	
NUMBER OF PARKING SPACES	72
NUMBER OF DRIVE-THRU PULL FORWARD STALLS	2
NUMBER OF CUSTOMER PICK-UP STALLS	2
SEATING	
INTERIOR SEAT COUNT	69
EXTERIOR SEAT COUNT	19
INTERIOR TABLE COUNT	22
EXTERIOR TABLE COUNT	7
REGISTERS	
NUMBER OF REGISTERS	3
NUMBER OF KIOSKS	3
MISC.	
EXTERIOR COOLER-FREEZER BOXES	N
TABLE MEDALLIONS (FRANCHISE ONLY)	N

PROJECT DESIGN ATTRIBUTES (CONT'D)

SITE TYPE	BAKING TIER	CATERING TIER	FIREPLACE TYPE
DTRPU - DT	TIER 2	TIER 1	N/A

REVISION ISSUE LOG

REVISION #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS

LANDLORD APPROVAL

NAME

SIGNATURE DATE

Bakery-Cafe:

#TBD

SYSTEM: NEXT GEN

Project Team:

NORR
325 N. La Salle Street, Suite 500
Chicago, IL 60654 U.S.A
norr.com

Professional Seal:

Project Title:

Bakery Cafe#TBD
PRIMAVERA RD, AND
BUENA VISTA BLVD.
WASHINGTON, UT 84780

SCHEMATIC DRAWINGS

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THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE USE OF PANERA BREAD AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY NORR INC. TO ANY PARTY WITH WHOM NORR INC. HAS NOT ENTERED INTO A CONTRACT.

No.	Description	Date
	SCHEMATIC DRAWINGS	04/18/23

COVER SHEET

Project Number: NICH23-0051
Drawn By: AA
Issue Date: 02.24.23

Sheet Number: **G000**

PM:	DPM:	DM:	CPM:
--	EC	IO	MN

4/18/2023 12:13:14 PM

PB 2019.06



24 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

GENERAL NOTES:

A. SITE PLAN PROVIDED FOR REFERENCE, REFER TO CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
B. LANDSCAPE HAS BEEN INTENTIONALLY EXCLUDED FROM THIS SHEET, SEE CIVIL DRAWINGS FOR ALL LANDSCAPE INFORMATION AND REQUIREMENTS.
C. ALL WORK SHALL COMPLY WITH THE REGULATION AND ORDINANCES OF OCONEE COUNTY, SC AND ANY OTHER APPLICABLE CODES.
D. THE GENERAL CONTRACTOR (G.C.) SHALL CONTACT LOCAL UTILITIES TO VERIFY ALL SIZES, LOCATIONS, AND CONNECTION POINTS FOR ALL UTILITIES AFFECTED.
E. ANY CONNECTIONS, DISCONNECTIONS, AND INSTALLATIONS TO LOCAL UTILITIES SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CODES.
F. EXTERIOR BUILDING SIGN FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR, G.C. TO PROVIDE POWER.
G. G.C. TO VERIFY EXISTING SITE CONDITIONS PRIOR TO BID. ALSO PROVIDE CONTINUOUS CURB CUTS AND SMOOTH PAVEMENT & CURB TRANSITIONS BETWEEN NEW AND EXISTING CONDITIONS AS REQUIRED FOR SITE WORK AS REQUIRED.
H. G.C. SHALL PROVIDE AND INSTALL ELECTRICAL CONDUIT AND STRUCTURAL FOOTINGS FOR ALL NEW SITE DRIVE-THRU SIGNAGE (TYPICAL).
I. G.C. SHALL PROVIDE SITE LIGHT AS INDICATED, REFER TO SHEET A131 FOR LIGHTING SCHEDULE.

KEYED NOTES:

#	DESCRIPTION
0.01	PROPOSED PANERA CAFE SPACE.
0.02	DRIVE THRU LANE, INSTALLED BY PANERA GC. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.03	ASPHALT PAVING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.05	TRASH ENCLOSURE AND CONCRETE PAD BY PANERA GC; EXTERIOR MATERIALS TO MATCH MAIN BUILDING. REFER TO SHEET A020.
0.06	PROPOSED PRIMARY TENANT BUILDING ENTRANCE.
0.07	PROPOSED REAR SERVICE DOOR LOCATION; REFER TO SHEET A101 AND A601 FOR ADDITIONAL INFORMATION.
0.08	PROPOSED SECONDARY ENTRANCE, REFER TO SHEET A101 FOR ADDITIONAL INFORMATION.
0.09	PANERA G.C. TO PROVIDE MAXIMUM THRESHOLD HEIGHT OF 1/2"
0.10	DRIVE-THRU CONCRETE PAD, PROVIDED BY PANERA GC. PANERA GC TO INSTALL DETECTOR LOOP IN CONCRETE PAD WITH ALL ASSOCIATED CONCRETE SLAB AND CURBING (NO METAL LOCATED WITHIN 36" OF LOOP DETECTOR) WIRE MESH AND REBAR REINFORCING, AND POWER CONDUIT STUBBED BACK TO BUILDING AND CAPPED; REFER TO CIVIL DRAWINGS AND SHEET A021 FOR ADDITIONAL INFORMATION.
0.11	CONCRETE PATIO PROVIDED BY PANERA GC; REFER TO SHEET A040 FOR ADDITIONAL INFORMATION. COORDINATE WITH TENANT DRAWINGS FOR UNDERGROUND CONDUIT(S) FOR PATIO LIGHTING.
0.14	LANDSCAPE AREA; REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION TO UTILIZE LOCAL FLORA.
0.16	4" CONCRETE PIPE BOLLARD, REFER TO 3/A002, INSTALLED BY PANERA GC.
0.17	6" CONCRETE PIPE BOLLARD, REFER TO 6/A002, INSTALLED BY PANERA GC.
0.18	NEW DRIVE THRU SIGNAGE; SEE SHEET A023 FOR ADDITIONAL INFORMATION. ALSO SEE SHOP DRAWINGS. PANERA GC TO FURNISH AND INSTALL CONDUIT CONNECTING SIGNAGE TO THE BUILDING STUBBED AND CAPPED AT SIGNAGE LOCATION AND AT BUILDING. PANERA GC TO FURNISH AND INSTALL SIGNAGE FOUNDATION WITH THREADED J-BOLT AND STEEL BASE PLATE READY TO RECEIVE SIGNAGE.
0.19	GREASE INTERCEPTOR LOCATION; REFER TO CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. INSTALLED BY PANERA GC.
0.21	ACCESSIBLE PARKING STALL; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.22	BOLLARD MOUNTED ACCESSIBLE SIGNAGE, INSTALLED BY PANERA GC; REFER TO 2/A002 FOR ADDITIONAL REFERENCE.
0.23	PAINTED STRIPED CROSS WALK; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.24	RAPID PICK-UP PARKING LOCATIONS AND BOLLARD MOUNTED SIGNAGE. REFER TO 6/A002 & VENDORS SHOP DRAWINGS FOR SIGNAGE INFORMATION.
0.26	PARKING STRIPING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.27	DIRECTIONAL PAVEMENT PAINTING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.29	PANERA MONUMENT SIGN-CONSTRUCTED BY PANERA GC; SIGN PANEL BY SIGNAGE VENDOR COMPANY.
0.32	PATIO STRING LIGHT WITH PREFABRICATED POSTS BY PANERA GC, REFER TO SHEET A040 FOR ADDITIONAL INFORMATION.
0.33	FLUSH CURB ALONG SIDEWALK TO PAVEMENT TRANSITION. REFER TO CIVIL FOR GRADES AND TRANSITION TO TYPICAL 6" CURB.
0.34	CONCRETE STOOP AT ENTRY WITH FROST FOOTINGS, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
0.37	CONCRETE SERVICE SIDEWALK, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.39	DRIVE THRU / RPU PAVEMENT MARKING CENTERED IN LANE, INSTALLED BY PANERA GC, COORDINATE LOCATION WITH CPM FOR PLACEMENT.
0.41	DRIVE THRU PULL FORWARD SPACE AND SIGNAGE, REFER TO 6/A002 AND 18/A040.
0.46	10" WIDE CURB ALONG DRIVE THRU WALL, REFER TO 24/A024 FOR ADDITIONAL INFORMATION.
0.47	PLANTER BOX, MFR: VERADEK LONG BOX LARGE #LBVLG, BY PANERA GC.
0.50	MERGE SIGNAGE BY PANERA.
0.54	ACCESSIBLE PATH OF TRAVEL. ALL ACCESSABLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS-SLOPE OF 2%.

Bakery-Cafe:

#TBD

SYSTEM: NEXT GEN

Project Team:

NORR
325 N. La Salle Street, Suite 500
Chicago, IL 60654 U.S.A
norr.com

Professional Seal:

Project Title:

SCHEMATIC DRAWINGS

Bakery Cafe#TBD
PRIMAVERA RD, AND
BUENA VISTA BLVD.
WASHINGTON, UT 84780

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No.	Description	Date
	SCHEMATIC DRAWINGS	04/18/23

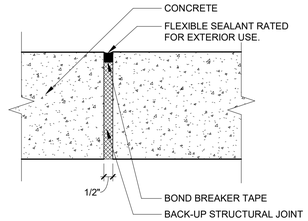
ARCHITECTURAL SITE PLAN

Project Number: NICH23-0051
Drawn By: AA
Issue Date: 02.24.23
Sheet Number: A001

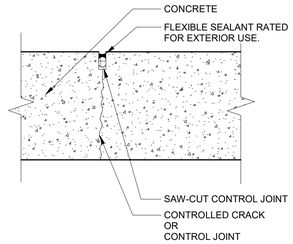
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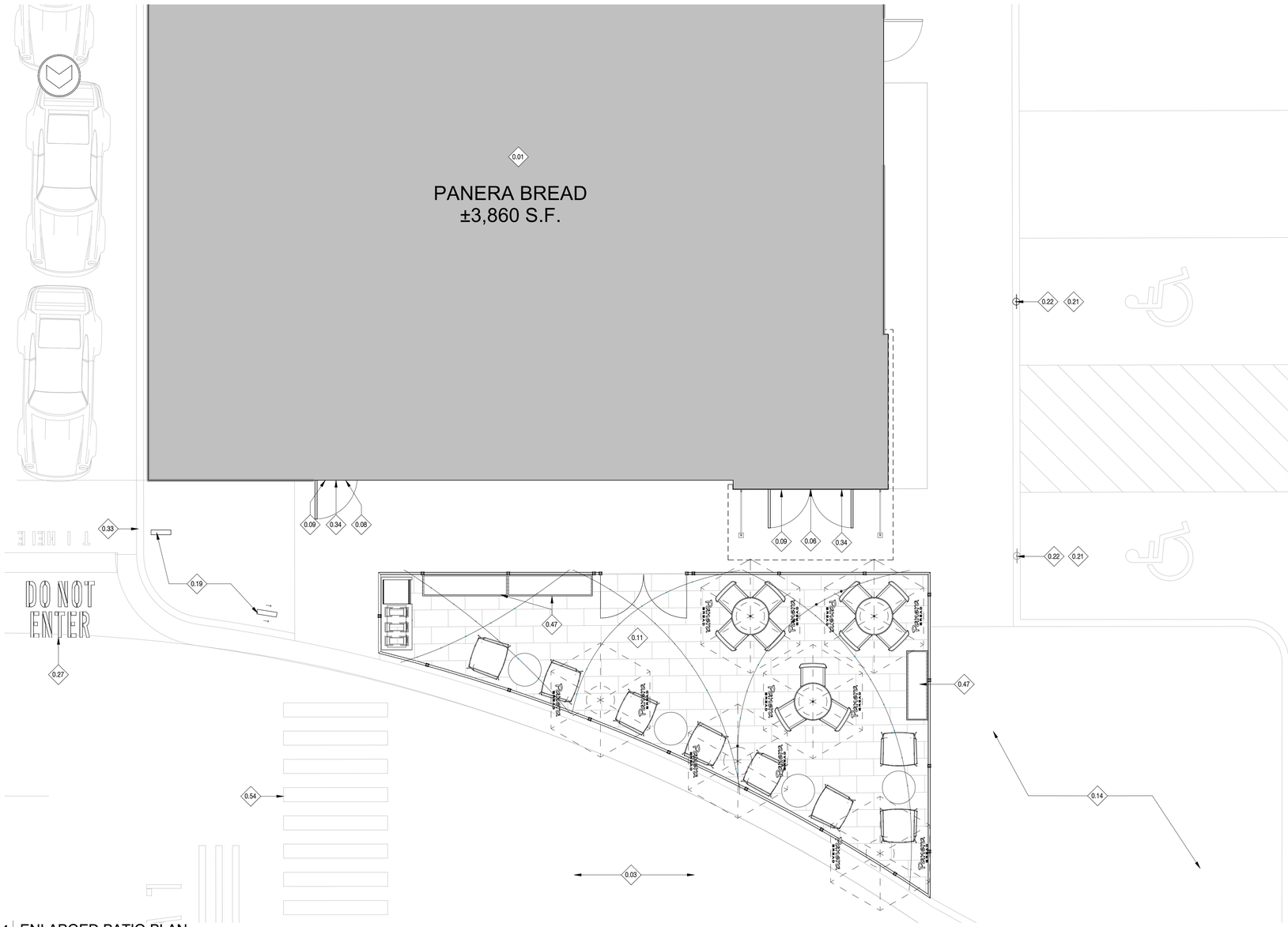
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5 EXPANSION JOINT
3" = 1'-0"



1 CONTROL JOINT
3" = 1'-0"



24 ENLARGED PATIO PLAN
1/4" = 1'-0"

0.01 KEYED NOTES:

#	DESCRIPTION
0.01	PROPOSED PANERA CAFE SPACE.
0.03	ASPHALT PAVING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.06	PROPOSED PRIMARY TENANT BUILDING ENTRANCE.
0.08	PROPOSED SECONDARY ENTRANCE, REFER TO SHEET A101 FOR ADDITIONAL INFORMATION.
0.09	PANERA G.C. TO PROVIDE MAXIMUM THRESHOLD HEIGHT OF 1/2"
0.11	CONCRETE PATIO PROVIDED BY PANERA GC; REFER TO SHEET A040 FOR ADDITIONAL INFORMATION. COORDINATE WITH TENANT DRAWINGS FOR UNDERGROUND CONDUIT(S) FOR PATIO LIGHTING.
0.14	LANDSCAPE AREA; REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION TO UTILIZE LOCAL FLORA.
0.19	GREASE INTERCEPTOR LOCATION; REFER TO CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. INSTALLED BY PANERA GC.
0.21	ACCESSIBLE PARKING STALL; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.22	BOLLARD MOUNTED ACCESSIBLE SIGNAGE, INSTALLED BY PANERA GC; REFER TO 2/A002 FOR ADDITIONAL REFERENCE.
0.27	DIRECTIONAL PAVEMENT PAINTING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.33	FLUSH CURB ALONG SIDEWALK TO PAVEMENT TRANSITION. REFER TO CIVIL FOR GRADES AND TRANSITION TO TYPICAL 6" CURB.
0.34	CONCRETE STOOP AT ENTRY WITH FROST FOOTINGS, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
0.47	PLANTER BOX, MFR: VERADEK LONG BOX LARGE #LBVLG, BY PANERA GC.
0.54	ACCESSIBLE PATH OF TRAVEL. ALL ACCESSABLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS-SLOPE OF 2%.

LEGEND

NOTE: REFER TO SHEET A531 FOR FINISH SPECIFICATIONS

- CONCRETE - BROOM FINISH
- STAMPED CONCRETE - BROOM FINISH
- EXPANSION JOINT / CONTROL JOINT 8'-0" MAXIMUM SPACING

Bakery-Cafe:

#TBD

SYSTEM: NEXT GEN

Project Team:

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325 N. La Salle Street, Suite 500
Chicago, IL 60654 U.S.A
norr.com

Professional Seal:

Project Title:

Bakery Cafe#TBD
PRIMAVERA RD, AND
BUENA VISTA BLVD.
WASHINGTON, UT 84780

SCHEMATIC DRAWINGS

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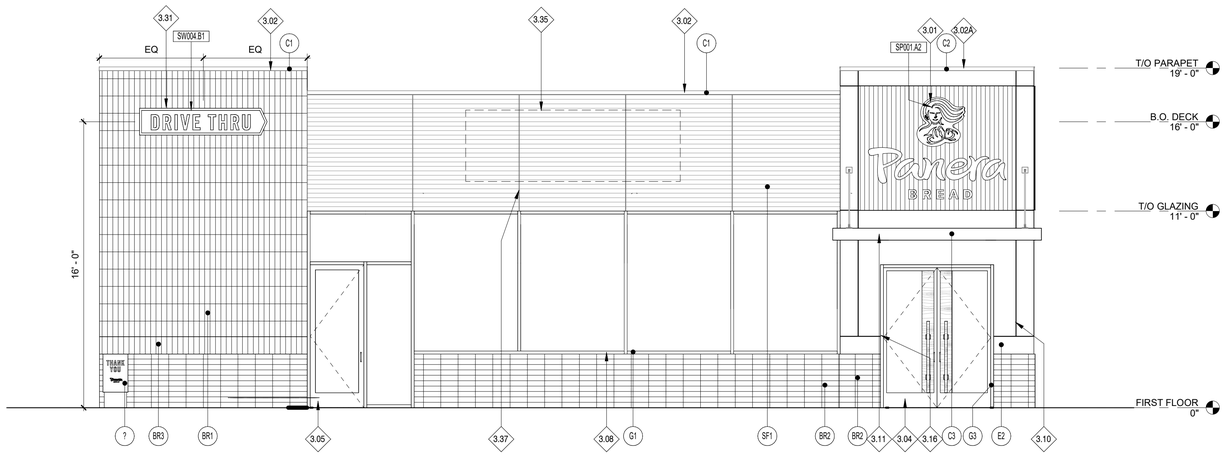
ENLARGED PATIO PLAN & DETAILS

Project Number: NICH23-0051
Drawn By: AA
Issue Date: 02.24.23
Sheet Number: A040

PM:	DPM:	DM:	CPM:
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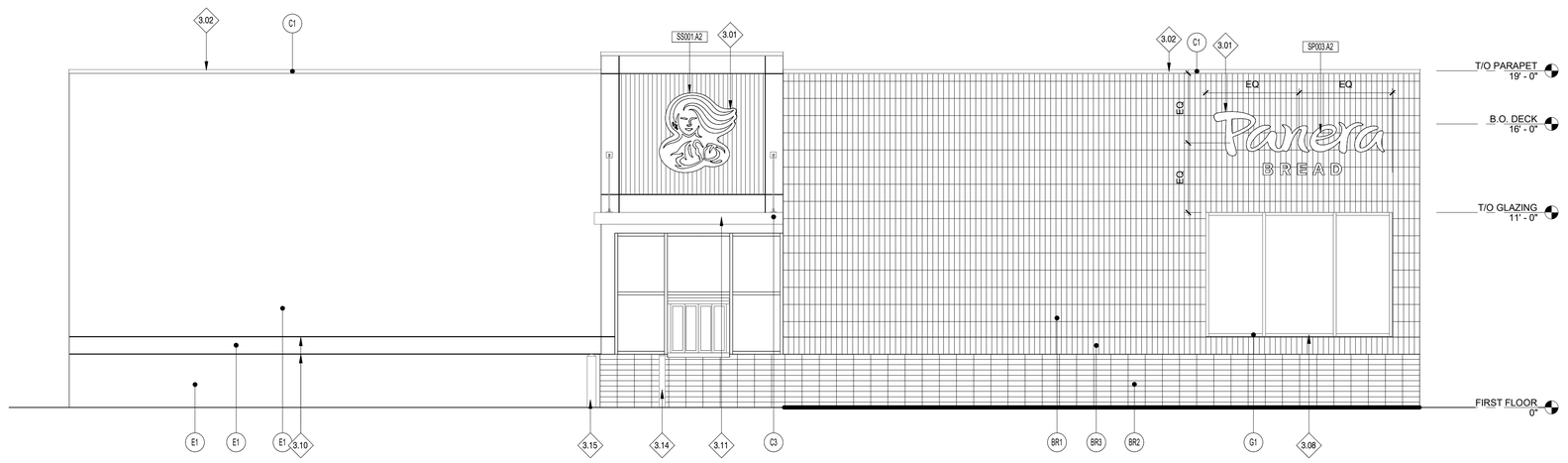
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22 SOUTH ELEVATION

1/4" = 1'-0"



24 WEST ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

A. ALL GLAZING TO BE G1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE SHEET A602.

3.01 KEYED NOTES:

#	DESCRIPTION
3.01	LOCATION OF INTERNALLY ILLUMINATED CLIP LETTERS AND/OR TRADEMARK SYMBOL; PROVIDED AND INSTALLED BY PANERA SIGN VENDOR UNDER SEPARATE PERMIT. PANERA G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT).
3.02	PRE-FINISHED METAL 2- PIECE SNAP-ON COMPRESSION COPING MFR. BY DUROLAST OR SIMILAR | COLOR: CHARCOAL TO MATCH RAL 7043
3.02A	PRE-FINISHED METAL 2- PIECE SNAP-ON COMPRESSION COPING MFR. BY DUROLAST OR SIMILAR | COLOR: PANTONE PMS 2307 C.
3.04	MAIN ENTRANCE/EXIT. DOOR TO MATCH STOREFRONT COLOR. REFER TO FLOOR A601 & A602 FOR ADDITIONAL INFORMATION.
3.05	SECONDARY ENTRANCE/EXIT. DOOR TO MATCH STOREFRONT COLOR. REFER TO A601 & A602 FOR ADDITIONAL INFORMATION.
3.08	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING BY PANERA GC. REFER TO SHEET A602 FOR ADDITIONAL INFORMATION.
3.10	V GROOVE REVEAL WHERE INDICATED. REFER TO DETAIL 13/A231 FOR ADDITIONAL INFORMATION.
3.11	PRE-MANUFACTURED ALUMINUM CANOPY W/ TIE RODS WITH FINISHED UNDERSIDE, PROVIDED/INSTALLED BY PANERA G.C. | MANF: MANDEVILLE | COLOR: DARK GREEN, PMS 2411C, CANOPY TO INCLUDE LIGHTING, INTERNAL DRAIN (TO TIE INTO STORM), CANOPY UNDERSIDE TO HAVE FINISH TO MATCH [SF2].
3.14	4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH ADJACENT P285 KENDALL CHARCOAL | REFER TO SHEET A001 & A040 FOR ADDITIONAL INFORMATION.
3.15	6" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH ADJACENT P285 KENDALL CHARCOAL | REFER TO SHEET A001 & A040 FOR ADDITIONAL INFORMATION.
3.16	FIRE DEPARTMENT ACCESS BOX INSTALLED ADJACENT ENTRY DOOR. COORDINATE MODEL AND LOCATION WITH LOCAL FIRE DEPARTMENT.
3.31	"DRIVE THRU" SIGN AS PART OF TENANT SIGNAGE BY SIGN VENDOR. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED.
3.35	GC TO PROVIDE NEW CONSTRUCTION BANNER, REFER TO 4/A200. VERIFY PLACEMENT ON ELEVATION WITH PANERA CPM.
3.37	CONTROL JOINT / JOINER REVEAL COVER WITHIN ALUM. CLADDING SYSTEM PER MFR RECOMMENDATIONS. JOINER PIECE TO ALIGNED WITH STOREFRONT MULLION BELOW AS INDICATED. SEE DETAIL 16/A230 FOR ADDITIONAL INFORMATION.

EXTERIOR MATERIALS:

BR1	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, VERTICAL PATTERN COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM)
BR2	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, HORIZONTAL PATTERN COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM)
BR3	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, VERTICAL PATTERN COLOR: TBD
C1	PRE-FINISHED METAL COPING, POWDER COAT FINISH - BONE MFR: TIGER DRYLAC, COLOR: RAL 9002, FINISH: MATTE
C2	PRE-FINISHED METAL COPING, POWDER COAT FINISH - DARK GREEN MFR: TIGER DRYLAC, COLOR: PMS 2411C
C3	PRE-FINISHED ALUMINUM CANOPY, POWDER COAT FINISH - DARK GREEN MFR: TIGER DRYLAC, COLOR: PMS 2411C
E1	EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD w/ MOISTURE DRAINAGE SYSTEM, TEXTURE: DRYVIT LYMESTONE, PAINTED COLOR: #105 SUEDE
E2	EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD w/ MOISTURE DRAINAGE SYSTEM, TEXTURE: DRYVIT LYMESTONE, PAINTED COLOR: TO MATCH PANTONE PMS 2307 C
G1	ALUMINUM STOREFRONT, MFR: KAWNEER TRIFAB VERRSAGLAZE 451T FINISH: POWDER COAT, COLOR: ANODIZED ALUMINUM 2" x 4 1/2" PROFILE, THERMAL BREAK, 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 (OR APPROVED EQUAL) REFER TO SHEET A602 FOR ADDITIONAL INFORMATION
G3	ALUMINUM STOREFRONT, MFR: KAWNEER TRIFAB VERRSAGLAZE 451T FINISH: POWDER COAT, COLOR: DARK GREEN PMS 2411C, 2" x 4 1/2" PROFILE, THERMAL BREAK, 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 (OR APPROVED EQUAL) REFER TO SHEET A602 FOR ADDITIONAL INFORMATION
SF1	SPECIALTY FINISH: PREFABRICATED ALUMINUM WOOD GRAIN CLADDING SYSTEM, MFR: KNOTWOOD CLADDING, COLOR: WHITE ASH



SPECIFICATIONS:

- TWO SIDED BANNER
- MATERIAL: WHITE BANNER WITH GROMMETS
- GRAPHICS: DIGITALLY PRINTED
- HEIGHT: 4'-0"
- WIDTH: 12'-0"

INSTALLATION:

BANNERS PROVIDED BY PANERA AND TO BE INSTALLED ON EXTERIOR OF BUILDING BY G.C. PER PANERA PROVIDED HANGING INSTRUCTIONS AND PLACEMENT LOCATION(S).

4 NEW CONSTRUCTION BANNER

1/4" = 1'-0"

Bakery-Cafe:

#TBD

SYSTEM: NEXT GEN

Project Team:

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Professional Seal:

Project Title:

Bakery Cafe#TBD
PRIMAVERA RD, AND
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WASHINGTON, UT 84780

SCHEMATIC DRAWINGS

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EXTERIOR ELEVATIONS

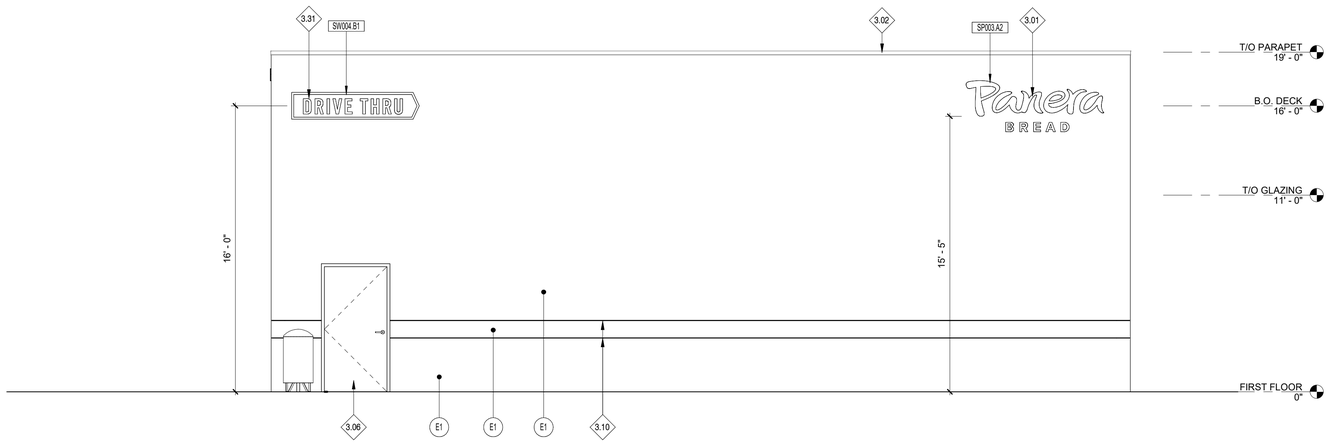
Project Number: NICH23-0051
Drawn By: AA
Issue Date: 02.24.23

Sheet Number: **A200**

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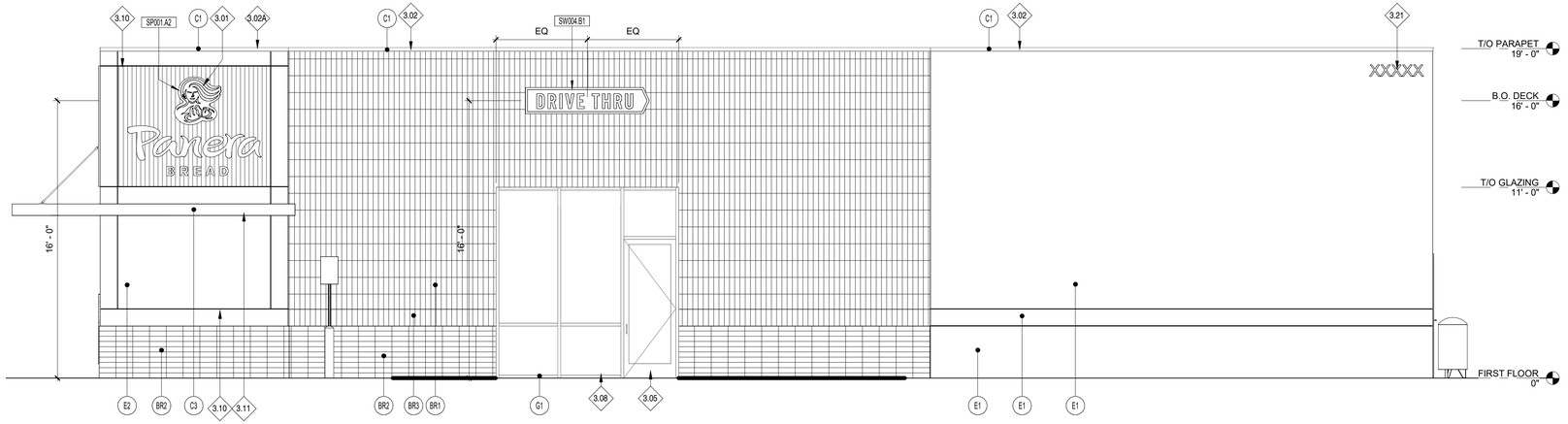
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22 NORTH ELEVATION

1/4" = 1'-0"



24 EAST ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

A. ALL GLAZING TO BE G1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE SHEET A602.

3.01 KEYED NOTES:

#	DESCRIPTION
3.01	LOCATION OF INTERNALLY ILLUMINATED CLIP LETTERS AND/OR TRADEMARK SYMBOL; PROVIDED AND INSTALLED BY PANERA SIGN VENDOR UNDER SEPARATE PERMIT. PANERA G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT).
3.02	PRE-FINISHED METAL 2- PIECE SNAP-ON COMPRESSION COPING MFR. BY DUROLAST OR SIMILAR | COLOR: CHARCOAL TO MATCH RAL 7043
3.02A	PRE-FINISHED METAL 2- PIECE SNAP-ON COMPRESSION COPING MFR. BY DUROLAST OR SIMILAR | COLOR: PANTONE PMS 2307 C.
3.05	SECONDARY ENTRANCE/EXIT. DOOR TO MATCH STOREFRONT COLOR. REFER TO A601 & A602 FOR ADDITIONAL INFORMATION.
3.06	HOLLOW METAL SERVICE DOOR. EXTERIOR PAINT FINISH TO MATCH ADJACENT MATERIAL [E1]. REFER TO A601 FOR ADDITIONAL INFORMATION.
3.08	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING BY PANERA GC. REFER TO SHEET A602 FOR ADDITIONAL INFORMATION.
3.10	V GROOVE REVEAL WHERE INDICATED. REFER TO DETAIL 13/A231 FOR ADDITIONAL INFORMATION.
3.11	PRE-MANUFACTURED ALUMINUM CANOPY W/ TIE RODS WITH FINISHED UNDERSIDE, PROVIDED/INSTALLED BY PANERA G.C. | MANF: MANDEVILLE | COLOR: DARK GREEN, PMS 2411C, CANOPY TO INCLUDE LIGHTING, INTERNAL DRAIN (TO TIE INTO STORM), CANOPY UNDERSIDE TO HAVE FINISH TO MATCH [SF2].
3.21	BUILDING ADDRESS SIGN IN COLOR TO CONTRAST BACKGROUND. | MINIMUM 12" IN HEIGHT, MINIMUM 0.5" STROKE. VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT.
3.31	"DRIVE THRU" SIGN AS PART OF TENANT SIGNAGE BY SIGN VENDOR. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED.

EXTERIOR MATERIALS:

BR1	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, VERTICAL PATTERN COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM)
BR2	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, HORIZONTAL PATTERN COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM)
BR3	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, VERTICAL PATTERN COLOR: TBD
C1	PRE-FINISHED METAL COPING, POWDER COAT FINISH - BONE MFR: TIGER DRYLAC, COLOR: RAL 9002, FINISH: MATTE
C2	PRE-FINISHED METAL COPING, POWDER COAT FINISH - DARK GREEN MFR: TIGER DRYLAC, COLOR: PMS 2411C
C3	PRE-FINISHED ALUMINUM CANOPY, POWDER COAT FINISH - DARK GREEN MFR: TIGER DRYLAC, COLOR: PMS 2411C
E1	EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD w/ MOISTURE DRAINAGE SYSTEM, TEXTURE: DRYVIT LYMESTONE, PAINTED COLOR: #105 SUEDE
E2	EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD w/ MOISTURE DRAINAGE SYSTEM, TEXTURE: DRYVIT LYMESTONE, PAINTED COLOR: TO MATCH PANTONE PMS 2307 C
G1	ALUMINUM STOREFRONT, MFR: KAWNEER TRIFAB VERRSAGLAZE 451T FINISH: POWDER COAT, COLOR: ANODIZED ALUMINUM 2" x 4 1/2" PROFILE, THERMAL BREAK, 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 (OR APPROVED EQUAL) REFER TO SHEET A602 FOR ADDITIONAL INFORMATION
G3	ALUMINUM STOREFRONT, MFR: KAWNEER TRIFAB VERRSAGLAZE 451T FINISH: POWDER COAT, COLOR: DARK GREEN PMS 2411C, 2" x 4 1/2" PROFILE, THERMAL BREAK, 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 (OR APPROVED EQUAL) REFER TO SHEET A602 FOR ADDITIONAL INFORMATION
SF1	SPECIALTY FINISH: PREFABRICATED ALUMINUM WOOD GRAIN CLADDING SYSTEM, MFR: KNOTWOOD CLADDING, COLOR: WHITE ASH

Bakery-Cafe:

#TBD

SYSTEM: NEXT GEN

Project Team:

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Professional Seal:

Project Title:

SCHEMATIC DRAWINGS

Bakery Cafe#TBD
PRIMAVERA RD, AND
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WASHINGTON, UT 84780

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No.	Description	Date
	SCHEMATIC DRAWINGS	04/18/23

EXTERIOR ELEVATIONS

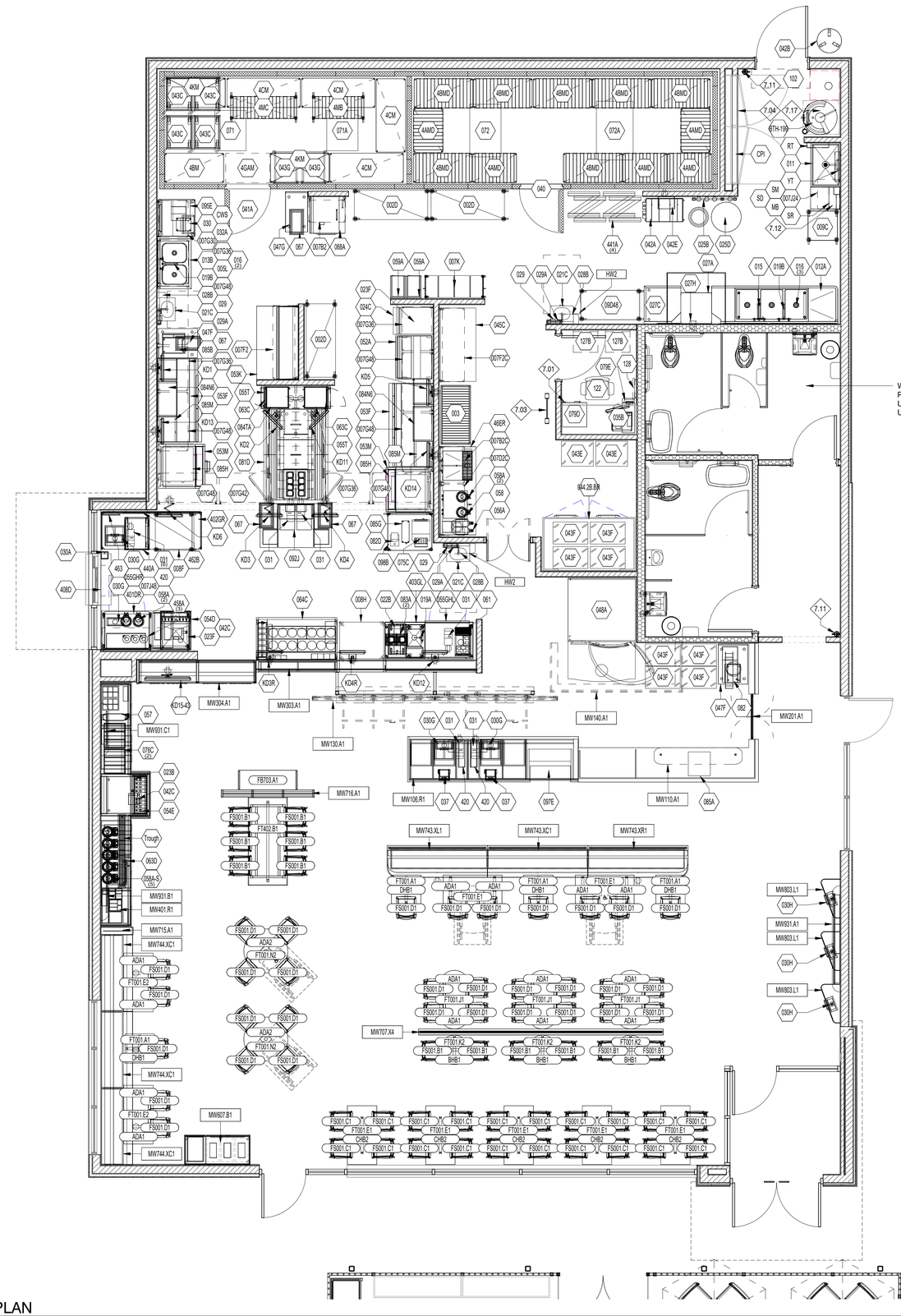
Project Number: NICH23-0051
Drawn By: AA
Issue Date: 02.24.23

Sheet Number: **A201**

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24 EQUIPMENT PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. G.C. TO PROVIDE MANAGER OFFICE LAMINATE TOP. ALMOND COLOR PREFERRED; WHITE ALLOWED IF ALMOND IS NOT AVAILABLE. REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION.
B. REFER TO SHEET A102 AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
C. REFER TO SHEET A701 FOR RELOCATED EQUIPMENT SCHEDULE, & NEW EQUIPMENT SCHEDULE.

KEYED NOTES:

#	DESCRIPTION
7.01	OFFICE SAFE TO BE INSTALLED FLUSH WITH THE FRONT OF THE DESK ON THE RIGHT-HAND SIDE.
7.03	ROOF ACCESS LADDER.
7.04	CPI PANEL, REFER TO 4/A502 AND ELECTRICAL FOR ADDITIONAL INFORMATION.
7.11	LOCATION OF APPROVED FIRE EXTINGUISHER RATED 2A-10BC. LOCATE WITHIN 30' TRAVEL DISTANCE FROM LIKE EXTINGUISHER.
7.12	LOCATION OF UTILITY/MOP AREA SHELVING PROVIDED BY PANERA.
7.17	HOT WATER HEATER ON STEEL STAND, REFER TO 2/A500 AND PLUMBING FOR ADDITIONAL INFORMATION.

EQUIPMENT PLAN LEGEND:

- XXX — ROOM NUMBER SYMBOL
- XXXX — SIGNAGE IDENTIFICATION SYMBOL
- XXX — EQUIPMENT IDENTIFICATION SYMBOL
- STXXXXX — STEEL IDENTIFICATION SYMBOL
- WDXXXXX — WOOD IDENTIFICATION SYMBOL
- REL — RELOCATION INDICATION SYMBOL
- FURN-ID — FURNITURE IDENTIFICATION SYMBOL
- 101 — DOOR NUMBER SYMBOL
- F## — FABRIC IDENTIFICATION SYMBOL

Bakery-Cafe:

#TBD

SYSTEM: NEXT GEN

Project Team:

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Chicago, IL 60654 U.S.A
norr.com

Professional Seal:

Project Title:

SCHEMATIC DRAWINGS

Bakery Cafe#TBD
PRIMAVERA RD, AND
BUENA VISTA BLVD.
WASHINGTON, UT 84780

Panera BREAD

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No.	Description	Date
	SCHEMATIC DRAWINGS	04/18/23

EQUIPMENT PLAN

Project Number: NICH23-0051
Drawn By: AA
Issue Date: 02.24.23

Sheet Number: **A700**

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C1
PRE-FINISHED METAL COPING, POWDER COAT FINISH - BONE
MFR: TIGER DRYLAC, COLOR: RAL 9002, FINISH: MATTE



C2
PRE-FINISHED METAL COPING, POWDER COAT FINISH - DARK GREEN
MFR: TIGER DRYLAC, COLOR: PMS 2411C

C3
PRE-FINISHED ALUMINUM CANOPY, POWDER COAT FINISH - DARK GREEN
MFR: TIGER DRYLAC, COLOR: PMS 2411C



FRP1
REINFORCED FIBERGLASS PANEL, MANF: FORMGLAS
PATTERN: CUSTOM VERTICAL RIBBED, COLOR: PANTONE PMS 2307 C, FINISH: PRIMER - BM HIGH-HIDING ALL PURPOSE PRIMER (046)
TOPCOAT - BM ULTRA-SPEC HP D.T.M. ACRYLIC LOW LUSTRE (HP25).

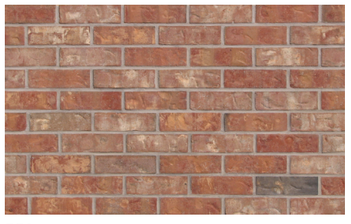
E2
EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD w/ MOISTURE DRAINAGE SYSTEM, TEXTURE: DRYVIT LYMESTONE, PAINTED
COLOR: TO MATCH PANTONE PMS 2307 C

G1
ALUMINUM STOREFRONT, MFR: KAWNEER TRIFAB VERRSAGLAZE 451T FINISH: POWDER COAT, COLOR: ANODIZED ALUMINUM
2" x 4 1/2" PROFILE, THERMAL BREAK, 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 (OR APPROVED EQUAL)



BR1
BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, VERTICAL PATTERN
COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM)

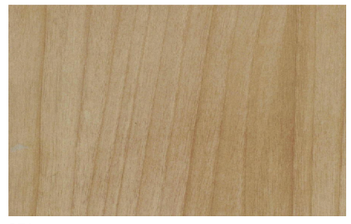
BR3
BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, VERTICAL PATTERN
COLOR: ENDICOTT BUFF



BR2
BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, HORIZONTAL PATTERN
COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM)



E1
EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD w/ MOISTURE DRAINAGE SYSTEM, TEXTURE: DRYVIT LYMESTONE, PAINTED COLOR: #105 SUEDE

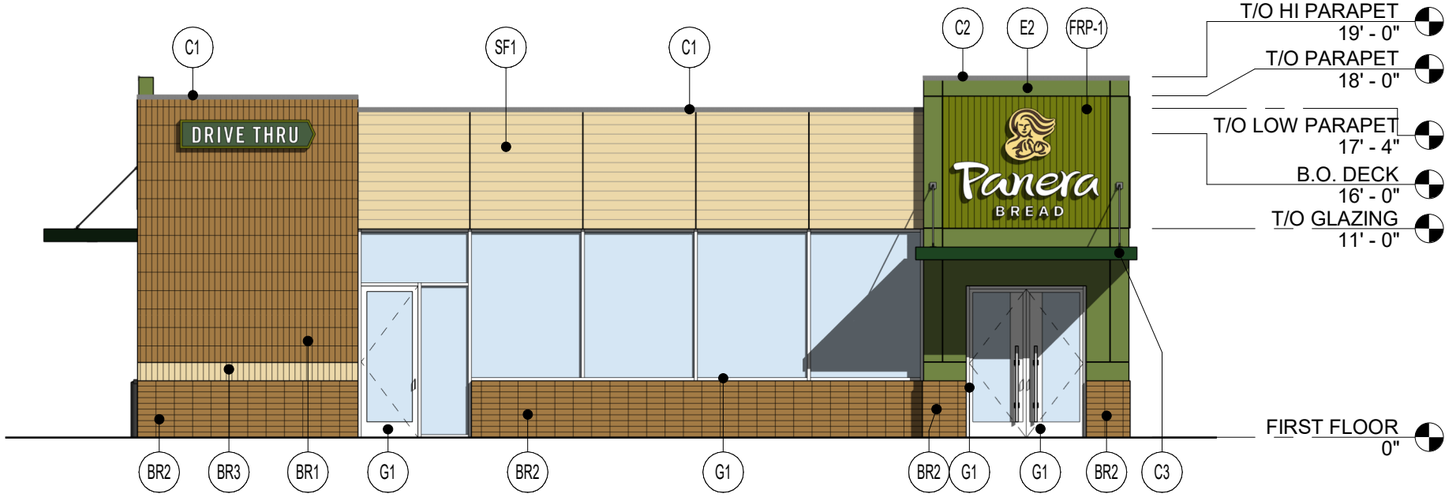


SF1
SPECIALTY FINISH: PREFABRICATED ALUMINUM WOOD GRAIN CLADDING SYSTEM, MFR: KNOTWOOD CLADDING, COLOR: WHITE ASH

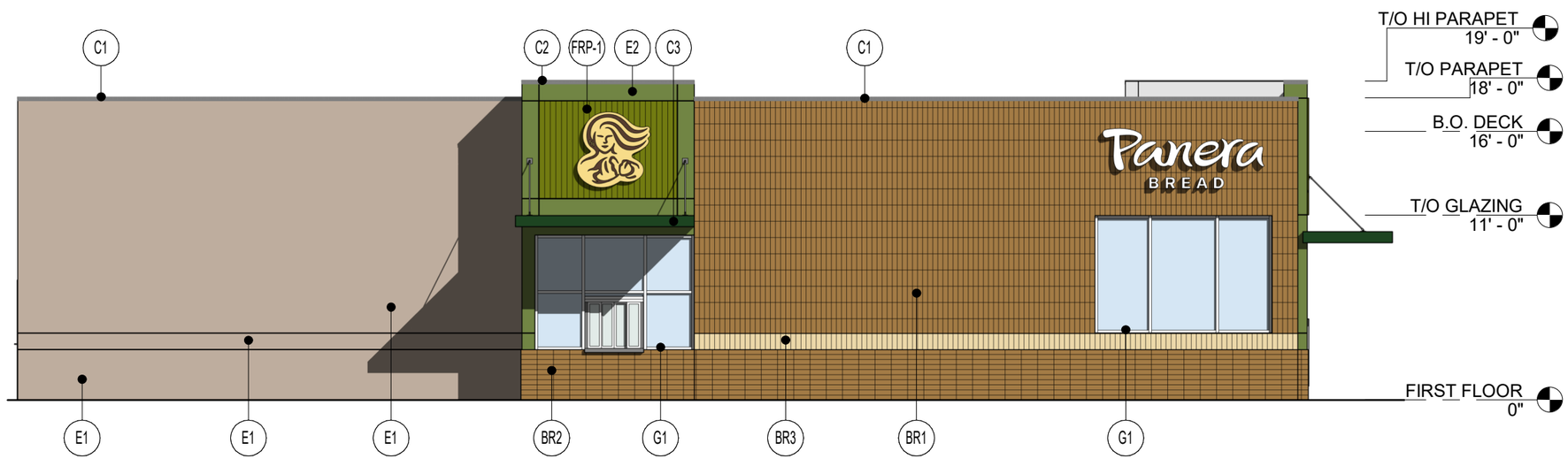
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SOUTH ELEVATION

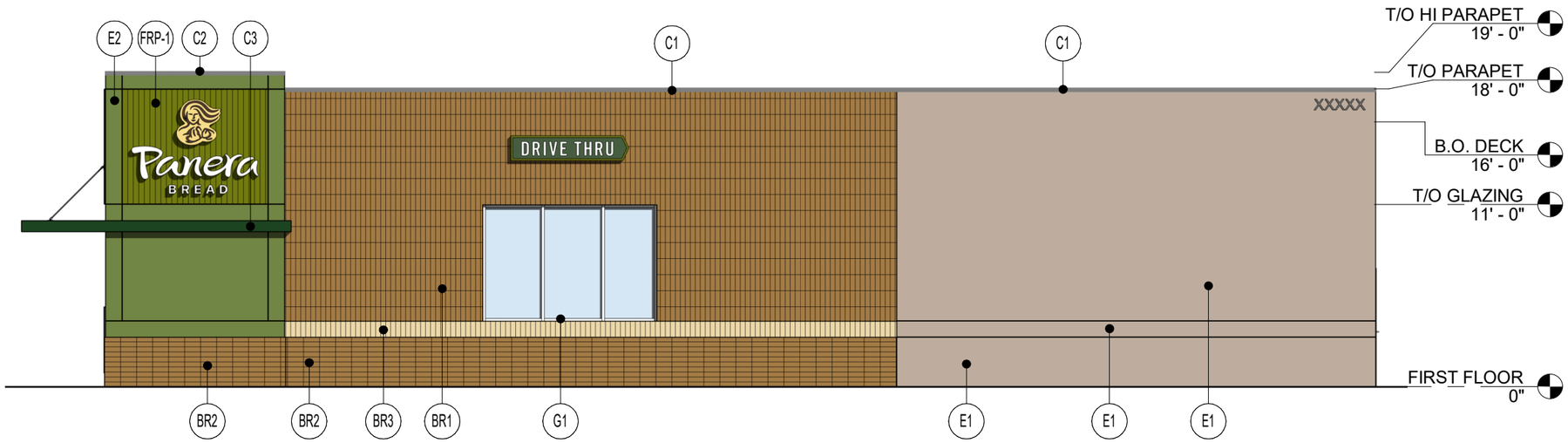


WEST ELEVATION

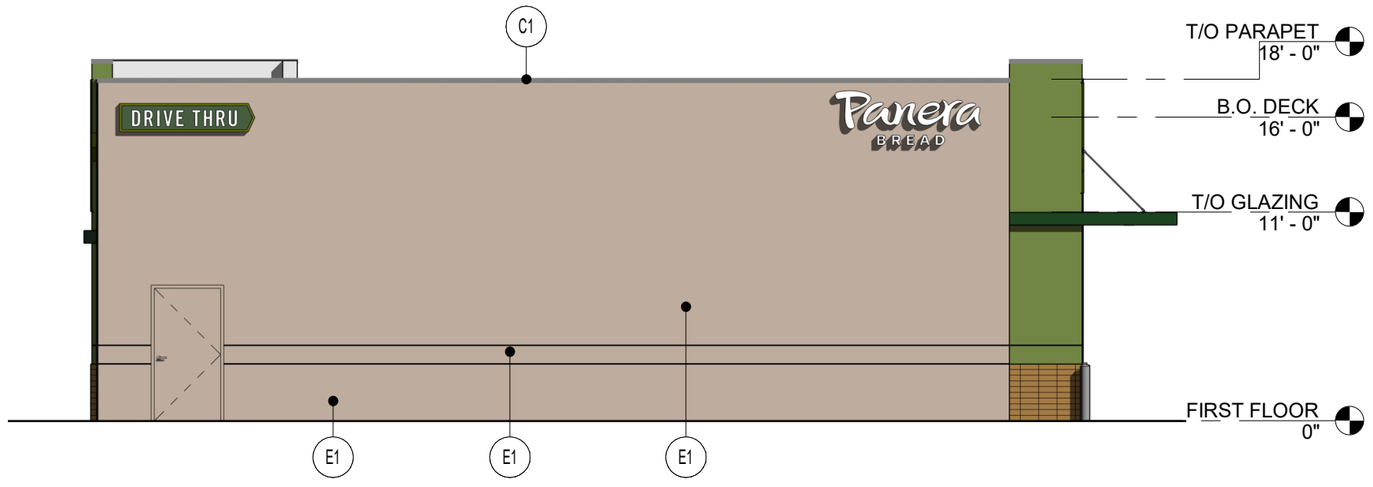
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EAST ELEVATION



NORTH ELEVATION

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WASHINGTON CITY COUNCIL MEETING

Meeting Date: September 27, 2023

Action Requested: Amend Washington City's Landscape Ordinance

Presented By: Jordan Hess, Washington City Legislative Affairs

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Background:

The Washington City Council approved an updated landscape ordinance in the fall of 2022. This landscape ordinance aimed to reduce the amount of water used by Washington City Residents.

The Washington County Water Conservancy District has recently updated its water conservation standards and has asked municipalities to adopt the updated standards. In order for Washington City residents to qualify for the county turf removal rebate program, Washington City must adopt the Water Conservancy District's standards.

Washington City's current landscape ordinance meets most of the Water District's standards but the following standards must be adopted in order for the city to be in full compliance:

- No grass may be planted within 10 feet of a roadway.
- Man made ornamental water features must be smaller than 25 square feet per parcel.
- Drip systems that limit water to 20 gallons per hour must be used.
- Multi family units are limited to 100 square feet of grass per unit.
- Changes to the definition of "Active Recreation Area".

The city is not required to adopt these additional standards, but deciding not to adopt these standards will disqualify Washington City Resident's from participation in the turf removal rebate program.

Recommendation:

ORDINANCE NO. 2023-XX

AN ORDINANCE ADOPTING AND IMPLEMENTING REGULATIONS FOR LANDSCAPING AND WATER CONSERVATION FOR DEVELOPING LAND IN WASHINGTON CITY, UTAH

WHEREAS, Washington City is located in Washington County, which area is one of the most arid and fastest growing regions in Utah with all its major population centers dependent on a water resource that is subject to natural conditions, including drought, so it is essential that water conservation initiatives be enacted to protect residents of Washington City and Washington County;

WHEREAS, establishing standards for new construction will help sustain a reliable and resilient water supply to all residents of Washington City and Washington County;

WHEREAS, it is in the interest of residents of Washington City and and in the public interest to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in our community's buildings and landscapes, reduce water waste, and establish standards for designing, installing, and maintaining water efficient buildings and landscapes throughout the City;

WHEREAS, establishing standards for the use of water for outdoor landscaping and irrigation will help sustain a reliable and resilient water supply to all residents;

WHEREAS, carefully managing water resources is of great importance to our community for the protection of present and future citizens;

WHEREAS, the Washington City Mayor, Council, and Staff respect the individual decision-making of city residents and trust that they will act in the best interest of the long-term viability and security of the community when it comes to water conservation;

NOW THEREFORE, be it ordained by the City Council of Washington City, Utah that the attached standards and regulations are adopted, and shall be incorporated into the ordinances of the City, as Title 8, Chapter 9, Sections 1 through 5. This Ordinance shall become effective on the date executed below and upon posting as required by law.

PASSED AND ORDERED POSTED on this ____ day of _____, 2022.

WASHINGTON CITY

ATTEST:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

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TITLE 8, CHAPTER 9

SECTION 1: GENERAL PROVISIONS

8-9-1: APPLICABILITY

The provisions of this ordinance are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of this ordinance or their applicability to other persons or circumstances.

SECTION 2: DEFINITIONS

8-9-2: DEFINITIONS

The following definitions shall apply to this ordinance:

Active Recreation Area: Dedicated active play areas where irrigated lawn is used as the playing surface, such as a sports field designed for public use. Active recreation areas shall be:

a. a minimum of 1,500 contiguous square feet of lawn area
b. not less than 30 feet in any dimension
c. not less than 10 feet from areas dedicated to vehicular use, such as a street or parking lot
d. designed and located to be accessible to large populations, such as at a school, daycare, recreation center, senior center, public park, private park, water park or religious institution
e. co-located with amenities, including but not limited to trash bins, benches, tables, walking paths, drinking water, playground equipment and/or other recreational amenities

Grass: A surface layer of earth containing irrigated grass with its roots.

Hardscape: Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. Hardscape includes patios, decks, and paths, but does

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Landscape Area: Area within a lot or parcel that is not the home footprint, driveway, or sidewalk.

Landscape or Landscaping: Any combination of berms; living plants, such as trees, shrubs, vines, ground covers, annuals, perennials, ornamental grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to outdoor artwork, screen walls, fences, Hardscape, Pool, or benches that create an attractive and pleasing environment.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Rehabilitated Landscaping: Landscape area in which over 75% percent of existing landscaping is removed and replaced. Includes all landscaping funded in part, or completely, by Washington County Water Conservancy District's landscape conversion program.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Slope: A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

SECTION 3: WATER EFFICIENCY STANDARDS FOR SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL ZONES

These provisions are applicable to all new construction and new development in any residential zone, or for any single family or multiple family residential development in any zone.

8-9-3(i): Construction Standards

A. New single family or multiple family residential dwellings 1,400 square feet or greater shall install hot water recirculation pump or pumps, as necessitated by the particular application.
B. All multiple family units with ground floor square footage or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the resident of each unit. Individually platted condominium units are exempted from the provision of this Paragraph D if a property owners association owns and maintains the water lines and meters. All multiple family projects require separate water meters for all outdoor water usage, including landscaping. Nothing herein shall be interpreted to require individual and

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separate landscape water meters for each and every unit of a multiple family project.

Nothing in this paragraph nor this Chapter 9 of Title 8 is intended to influence or modify the calculation and assessment of impact fees under Washington City Code

8-9-3(ii): Landscape Standards

A. For all new residential construction, Rehabilitated Landscaping, residential development, and new landscape improvements, the landscaping shall meet the following requirements:
    1. Single Family Dwellings:
        a. Irrigated Lawn area must not exceed eight percent (8%) of the lot square footage, up to a maximum of one thousand five hundred (1,500) square feet of grass (irrigated lawn area). Lots Less than 7,500 square feet are allowed up to 600 square feet of grass. No lot, regardless of its size, may install grass areas that exceed 1,500 square feet of surface area on the lot. Applicants will identify the size of the building lot in square feet, the amount of irrigated lawn proposed in square feet, and calculate the percentage of the lot to be installed with irrigated lawn at the time of building application. Following construction, the City will verify the installed irrigated lawn area does not exceed the maximum allowed.
        b. Grass is prohibited in park strips, in any landscape area that measures less than eight feet in width, and on any slope that exceeds 15%. Grass is also prohibited within 10 feet of a roadway.
        c. Where lawns are allowed, spray irrigation may be used. All other plant material must be irrigated from a drip irrigation system equipped with a pressure regulator filter, flushend assembly and emitters rated for 20 gallons per hour (gph) or less.
        d. Drip irrigation and sprinkler irrigation may not be served from the same irrigation valve.
        e. Automated irrigation systems must use a US EPA WaterSense labeled smart controller or a similar weather-based controller if an appropriate WaterSense model is not available for the specific application.
        f. All Planting Beds must have mulch upon the soil surface with exceptions for areas being restored to appear as native desert.
    2. Limited Common Area Developments

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a. Single family homes with limited common areas designated for the exclusive use of the adjacent dwelling shall have the same allowances as a single family home.

3. Multiple Family Dwelling Projects comply with the Landscape Standards in 8-9-4(ii), below.

a. Multi Family Dwelling Projects are limited to 100 square feet of grass per unit. Properties with less than six dwelling units are allowed up to 600 square feet of grass.
b. Multi family projects require separate meters for outdoor water use when irrigating more than 5,000 square feet.

8-9-3(iii): Restrictive Covenants in Conflict with Water Efficiency Standards

Any homeowners or property owners association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, and that are recorded after passage of this ordinance, are preempted by this ordinance and unenforceable by the owners or association contrary to Washington City Code if they conflict with the standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.

Section 3. Severability. If any provision of this Ordinance or application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses or applications thereof which can be implemented without the invalid provision(s), clause(s) or application(s) hereof.

SECTION 4: WATER EFFICIENCY STANDARDS FOR NONRESIDENTIAL ZONES AND NONRESIDENTIAL DEVELOPMENTS

These provisions are applicable to all new construction and new development in all nonresidential zones and nonresidential developments in any zone.

8-9-4(i): Construction Standards

A. Hot water recirculation pump or pumps, as necessitated by the particular application, shall be installed, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.
B. All shell units with ground floor square footage, or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made

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available to the individual unit. Individually platted condominium units are exempted if a property owners association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.

C. All non-single family residential projects require separate meters for outdoor use when irrigating more than 5,000 square feet.
D. All commercial car wash projects shall be built and operated to limit the maximum amount of new consumed water from the utility for car washes to 20 gallons per vehicle washed. Washington City shall have the right to review, inspect, and audit on recurring review cycles carwash project compliance with quantity maximums per vehicle washed.
E. All golf courses using water district or municipal water supplies shall irrigate with secondary irrigation water and shall have separate water meters for the golf course. Irrigation with potable water at golf courses is prohibited to promote conservation of available drinking water. Each golf course development shall submit and follow a water budget with the Landscape Documentation Packet and identify water conservation measures for city review and approval.
F. Outdoor or exterior pools, fountains, or decorative water features that do not use secondary water are prohibited as part of any non-residential landscape plan, except as considered by the City Council for consumptive effect on potable (treated) water supplies and if approved by the City Council as permitted exception.
G. Manmade ornamental water features are limited to 25 square feet per parcel and are limited to the parcel.
H. Misting systems are permitted from May through September when temperatures exceed 90 degrees.

8-9-4(ii): Landscape Standards

A. For all new construction, Rehabilitated Landscaping, new development, and new landscape improvements in all nonresidential zones, and nonresidential development in any zone, the landscaping shall meet the following requirements:
    1. Grass is prohibited outside of an active recreation area. Grass is prohibited in park strips, in all landscape areas that measure less than eight feet in width, and on any slope that exceeds 15%.
    2. If secondary irrigation water is available, each project shall connect to the secondary irrigation water system for all outdoor water use. Washington City may make minor case-by-case permitted exceptions by approval of the City Council, allowing use of treated water for outdoor plantings that have secondary irrigation water available, subject to review and approval

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at the sole discretion of the city. An example of such a permitted exception would be for a small beautification planting of flowers or foliage that may be sensitive to secondary irrigation water quality.

Section 4. Effective Date. This Ordinance shall take effect immediately upon publication or posting in the manner required by law.

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Briefing Document

Description: Quarterly Financial Report (July 2022-June 2023)

Presenter: Brian Brown

Submitted By: Finance Department

Background Information:
Attached to this Briefing Document is the Quarterly Financial Report for fiscal year 2022-2023. The report includes combined summaries of all the revenues and expenditures from July 2022 to June 2023. Below are some of the highlights from this year's financial activity.

Information contained in this report is unaudited. Further adjusting journal entries may be made as part of the city's year-end close and audit processes. Many transfers and depreciation expenses are posted at the end of the fiscal year.

Now that the 2022-2023 fiscal year has concluded, the Finance Department is preparing for our annual audit. The independent auditors will be on-site for the audit in October. Copies of the audit will be available on our website in December 2023.

The attached Revenue and Expense Report shows a summary of all the revenues and expenses from the fiscal years 2021 to 2023.

Highlights:

<u>Revenue</u>
The General Fund revenue categories include Taxes, Licenses & Permits, and Charges for Services. Below is a summary of all the General Fund's major revenues for the last three years.

General Fund Revenue
Fiscal Years 2021-2023
July to June

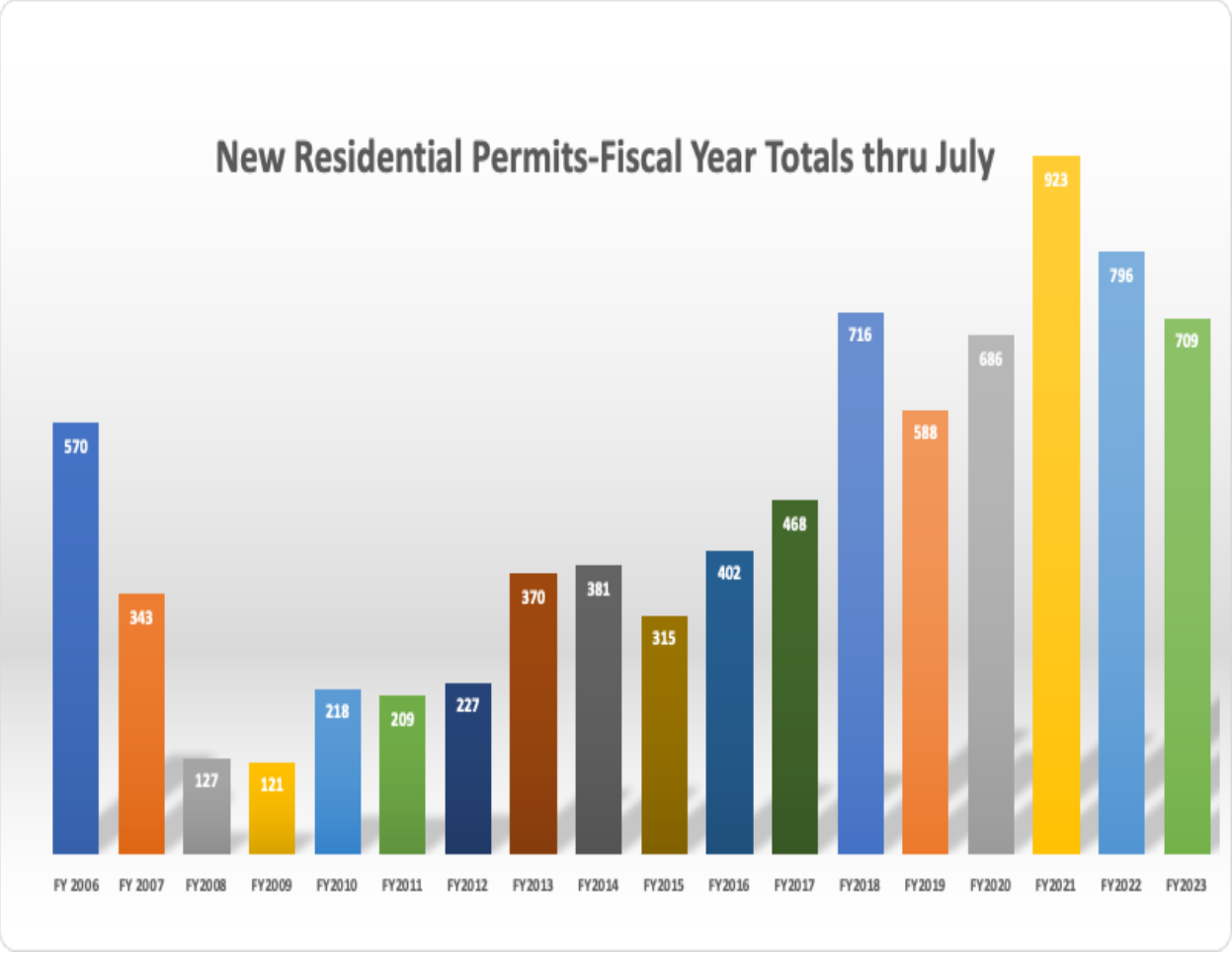
Revenue	2021	2022	2023
Taxes	16,441,776	16,068,228	14,694,657
Licenses & Permits	1,738,146	1,600,191	1,509,446
Intergovernmental Revenue	3,993,597	3,411,649	3,226,445
Charges for Services	6,981,016	8,228,137	9,315,868
Fines & Forfeitures	395,703	389,529	325,791
Misc Revenue	538,592	85,266	503,058
Contributions & Transfers	118,904	125,262	98,673
Total Revenue	**30,207,734**	**29,908,261**	**29,673,937**

Taxes

The sales tax revenue for the fiscal year will be approximately $8.8 million, which represents an 8 percent increase from the previous fiscal year. For Fiscal Year 2023, we budgeted $3.8 million for property taxes, and we have received $4.0 million in property tax revenue. It should be noted that the total tax revenue does not include accrued revenue. When we factor in the estimated accrued revenue, the anticipated total estimated tax revenue for Fiscal Year 2024 is projected to be $16,868,000, signifying a rise of roughly 5% compared to the previous fiscal year.

Licenses & Permits

Business Licenses, Building Permits, and Encroachment Permits are the primary sources of revenue in this sub-category. Unfortunately, there has been a decrease in revenue this year due to a 10 percent drop in building permits. The building department has processed 709 new residential building permits this fiscal year, which is lower than the previous year. However, Fiscal Year 2023 has issued the fourth-highest number of permits in a single year. Please refer to the chart below to see the trend in new residential permits since the fiscal year 2006.



Charges for Services

The major subcategories of revenue include Golf Course, Community Center, Cemetery, Court, Plan Check fees, Development fees, Solid Waste, and Recycling fees. This year, revenues for this category increased by approximately $1 million. The Golf Course generated $1.9 million, an increase of about $150,000 from last year, while the Community Center's revenues totaled about $2.1 million, an increase of about $110,000 from last year. The Development, Solid Waste, and Recycling fees also saw increases.

Impact fee revenues are closely tied to the number of building permits issued. Most of the impact fee revenues decreased by about 2 percent compared to last year. However, Streets and Public Safety impact fees increased due to more commercial projects. Stormwater impact fees decreased because of a decrease in final plats.

Impact Fees Revenue
July to June

Department	2021	2022	2023
Streets	2,633,636	2,352,814	3,189,696
Public Safety	421,995	362,640	501,260
Leisure Services	4,426,408	3,910,469	3,650,200
Water	2,416,816	2,081,102	1,975,667
Sewer	990,669	844,339	747,173
Power	1,399,376	979,464	774,054
Storm Water	468,318	747,406	185,407
Total	**12,757,218**	**11,278,235**	**11,023,458**

RAP Tax

The RAP tax is a sales and use tax levied to fund Recreation, Arts, and Parks. The RAP tax adds a 0.1 percent increase on sales tax and remains effective for 10 years. Below is a summary of the RAP Tax Fund:

RAP Tax Summary

Fiscal Year	Collections	Distributions	Balance
2016	369,646	94,333	275,314
2017	358,807	76,428	557,693
2018	418,192	633,612	342,274
2019	450,482	-	792,755
2020	493,074	583,450	702,380
2021	632,224	58,000	1,276,604
2022	728,056	214,150	1,790,510
2023	698,073	330,370	2,158,213
Total	4,148,555	1,990,342	2,158,213

RAP Tax Balance 6-30-23	2,158,213
35% Committed for Cultural Facilities & Arts*	893,000
RAP Tax Uncommitted	1,265,214

*Resolution R2019-21

Enterprise Revenue

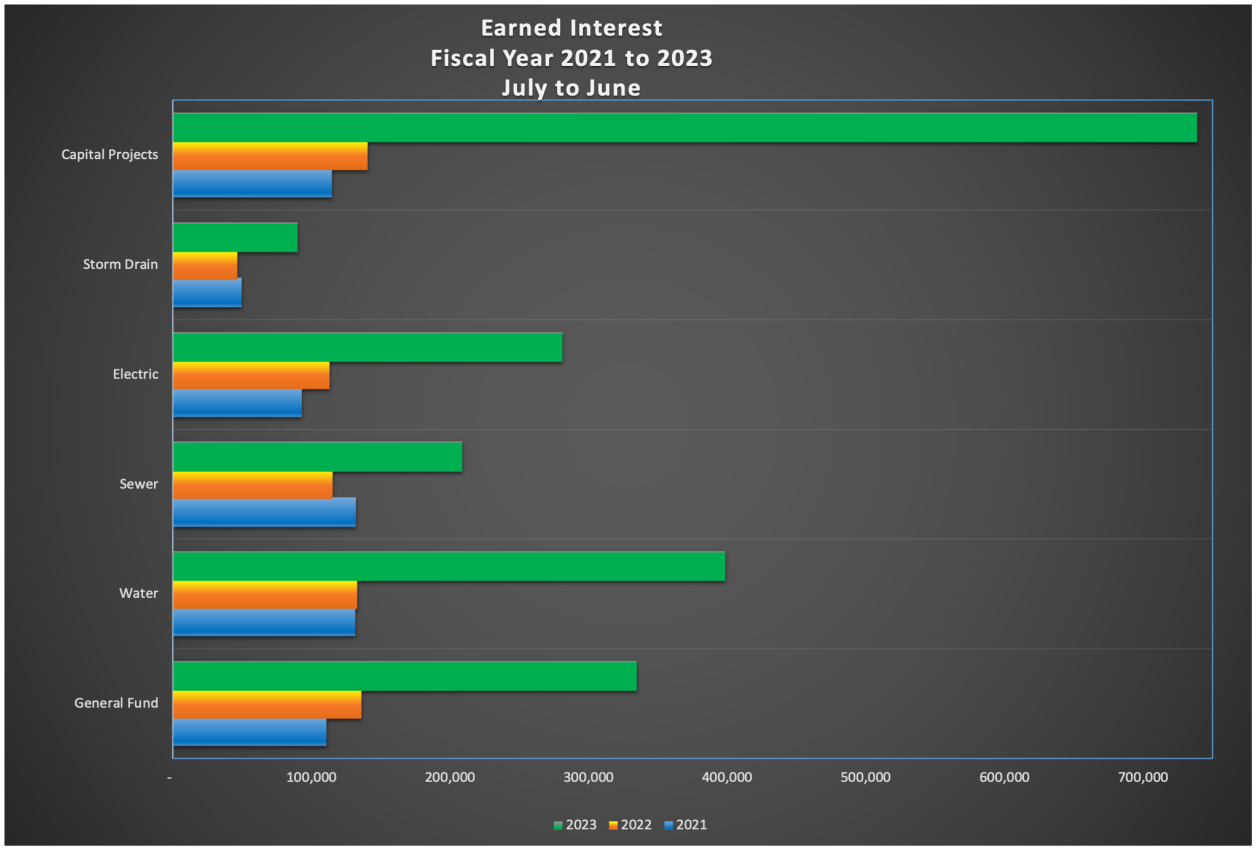
An enterprise fund is a fund used to report activities where external users are charged fees for goods or services. Washington City has Water, Sewer, Power, and Storm Enterprise funds. All operating revenues for Enterprise funds are up from last year, except for Storm Water revenue, which decreased due to impact fee revenue. Below is a three-year summary of Enterprise Operating revenues for July to June.

Enterprise Revenue
Fiscal Years 2021-2023
July to June

Department	2021	2022	2023
Water	11,425,507	10,859,729	11,250,989
Sewer	3,064,903	2,473,788	3,060,441
Power	17,915,320	18,753,683	22,213,808
Storm Water	1,955,048	1,924,871	1,540,707
Total	**34,360,779**	**34,012,071**	**38,065,944**

Earned Interest

Over the last year, interest earnings experienced significant growth, largely attributed to the upward trend in interest rates. In the current fiscal year, interest earnings totaled $2.5 million, representing an increase of 256 percent over the previous year. The allocation of these earnings is based on fund balance totals. Please refer to the accompanying chart for a detailed comparison of our interest earnings from July to June for 2021 to 2023.



Expenditures

Through June 2023 (100% of the Fiscal Year), General Fund expenditures of $31,076,982 were spent on operations, or about 93% of the budget was expended at the end of June 2023. This increase in expenditures is due to new hires, wage increases, and General Capital Projects transfers. See below for a summary of the General Fund expenditures.

General Fund Expenditures
Fiscal Years 2021-2023
July to June

Expense	2021	2022	2023
General Fund	2,218,443	3,219,917	3,510,802
Public Safety	9,542,461	9,409,281	11,092,287
Highways & Public Improvements	3,548,769	3,780,488	4,121,835
Parks & Rec	6,535,130	7,190,171	8,312,043
Community & Economic Dev	1,406,185	1,827,596	1,848,202
Transfers & Other Uses	2,770,865	913,931	2,259,345
Total Expense	**26,021,852**	**26,341,384**	**31,144,513**

All the enterprise funds' budgets are below the 100 percent threshold. Actual expenses for the current fiscal year are higher than last year. Water and Sewer funds increased due to the Long Valley water pipeline and sewer trunk line capital project. High power costs are the main driver for the Power fund increase, which was approximately $6 million higher than last year. The Storm Drain increase is due to the Pine View Estates Erosion project. Below is a summary of the enterprise expenses for the last three years.

Enterprise Expenditures
Fiscal Years 2021-2023
July to June

Department	2021	2022	2023
Water	9,833,777	10,084,602	14,082,132
Sewer	2,860,767	2,811,068	5,573,274
Power	15,558,552	17,529,440	24,504,214
Storm Water	1,619,445	2,174,128	2,778,138
Total	**29,872,541**	**32,599,238**	**46,937,759**

The percent of the operating and non-operating budget expended for Enterprise Funds at the end of June 2023 are listed below. The Finance Department is currently preparing journal entries for capital assets and depreciation.

Enterprise Funds
July 2022 to June 2023

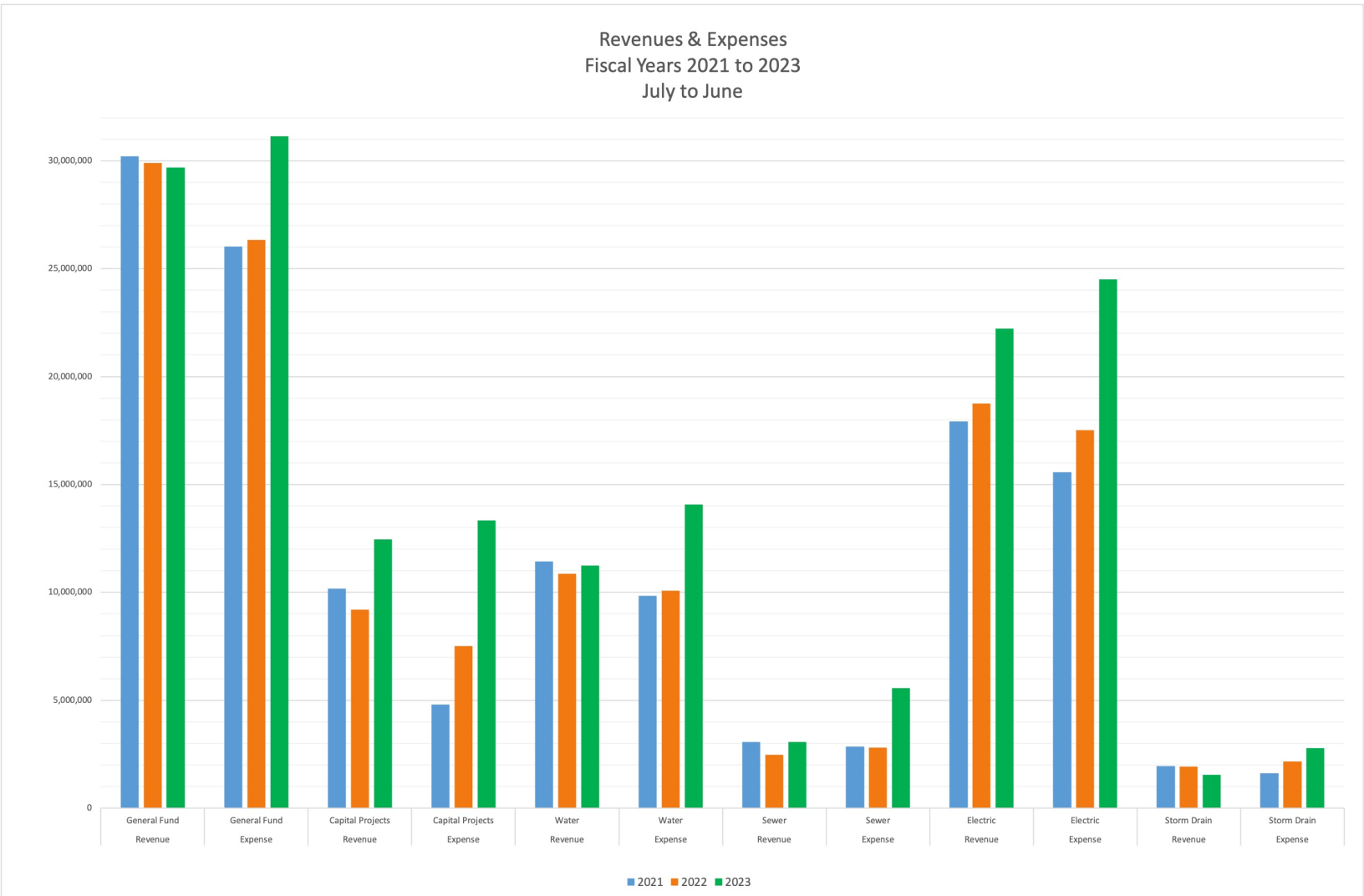
Percent Expended

Department	Operating	Non-Operating*
Water Treatment	74.29%	47.82%
Water Distribution	87.90%	63.57%
Sewer	82.76%	46.50%
Electric	92.58%	53.31%
Storm Drain	93.80%	12.18%

*Non-Operating Expenese Includes:Capital Projects, Capital Equipment, Depreciation, Impact Fee Expense, and interest on Bonds.

Conclusion

The General Fund generates most of its tax revenue from sales and property taxes, and revenue from sales tax has been increasing by approximately 10 percent each year for the past five years. Additionally, Washington City has received recognition for being the top small city in America to start a small business two years in a row. Strong economies like this one are perfect for people looking to build their lives and businesses. Washington City is a fantastic place to live, work, and raise a family.


Revenues & Expenses
Fiscal Years 2021 to 2023
July to June
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
General Fund Revenue
General Fund Expense
Capital Projects Revenue
Capital Projects Expense
Water Revenue
Water Expense
Sewer Revenue
Sewer Expense
Electric Revenue
Electric Expense
Storm Drain Revenue
Storm Drain Expense
2021
2022
2023

Quarterly Financial Report
July 2022 to June 2023

Period 1-12
Fiscal Year 2023

Acct#	Description	Budget	YTD Amount	Prior Year	% Expend/ Collect	Notes
10	**General Fund**					
31	**Taxes**					
3110	Property Taxes-current	3,807,090	4,065,935	3,638,186	106.80%	
3120	Property Taxes-delinquent	150,000	81,637	99,475	54.42%	
3130	General Sales & Use Tax	9,396,247	8,107,578	10,115,512	86.29%	
3140	Franchise Taxes	1,916,499	2,190,456	1,923,980	114.29%	
3170	Fee-in-lieu Of Prsnl Prty Tx	300,509	239,972	287,140	79.86%	
3190	Penalty/interest On Taxes	5,060	9,079	3,935	179.43%	
31	**Taxes**	**15,575,405**	**14,694,657**	**16,068,228**	**94.35%**	
32	**Licenses & Permits**					
3210	Business Licenses/permits	128,601	157,733	126,311	122.65%	
3220	Non-business Lic/prmts	1,605,108	1,351,714	1,473,880	84.21%	Building Permits
32	**Licenses & Permits**	**1,733,709**	**1,509,446**	**1,600,191**	**87.06%**	
33	**Intergovernmental Revenue**					
3310	Federal Grants	263,500	49,957	299,319	18.96%	
3320	Federal Shared Revenue	1,726,381	1,726,381	1,726,381	100.00%	
3340	State Grants	60,300	149,916	26,842	248.62%	
3350	State Shared Revenue	1,455,980	1,300,192	1,359,107	89.30%	
33	**Intergovernmental Revenue**	**3,506,161**	**3,226,445**	**3,411,649**	**92.02%**	
34	**Charges For Services**					
3410	General Government	1,521,137	1,666,201	1,164,164	109.54%	Plan Check, Zoning, and Community Dev Fees
3420	Public Safety	646,300	512,251	487,703	79.26%	Resource Officer
3440	Sanitation	2,981,240	2,876,328	2,497,892	96.48%	
3458	Golf Course	1,625,080	1,919,975	1,771,276	118.15%	
3460	Community Center	1,930,000	2,182,440	2,070,718	113.08%	
3470	Parks/public Property	15,000	24,933	28,615	166.22%	Park/Field Rental
3480	Cemeteries	120,000	133,740	207,770	111.45%	
34	**Charges For Services**	**8,838,757**	**9,315,868**	**8,228,137**	**105.40%**	
35	**Fines & Forfeitures**					
3510	Fines	420,000	325,791	389,529	77.57%	Court
35	**Fines & Forfeitures**	**420,000**	**325,791**	**389,529**	**77.57%**	
36	**Miscellaneous Revenue**					
3610	Interest Earnings	321,250	349,303	138,250	108.73%	
3615	Non-operating Rev	-	(175,212)	(386,709)	0.00%	
3620	Rents	67,000	69,434	67,225	103.63%	Wireless Tower/Outdoor Advertising
3640	Sale Of Fixed Assets(loss)	42,623	72,700	15,300	170.57%	
3690	Sundry Revenue	325,000	186,832	251,201	57.49%	
36	**Miscellaneous Revenue**	**755,873**	**503,058**	**85,266**	**66.55%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	2,560,198	-	-	0.00%	Fund Balance
3810	Transf From Other Funds	93,172	93,172	93,172	100.00%	Transfer Fire Truck Lease
3870	Contr From Prvt Source	-	5,501	29,645	0.00%	
38	**Contributions & Transfers**	**2,653,370**	**98,673**	**122,817**	**3.72%**	
	Revenue	**33,483,275**	**29,673,937**	**29,905,816**	**88.62%**	
41	**General Government**					
4111	Legislative	225,533	201,009	125,704	89.13%	

4121	Judicial	514,314	518,370	354,083	100.79%	
4131	City Manager	129,775	149,330	117,419	115.07%	
4134	Human Resources	262,996	196,165	182,332	74.59%	
4139	Information Technology	152,800	138,666	133,193	90.75%	
4140	Fleet	299,452	253,038	165,828	84.50%	
4141	Finance	183,679	148,621	140,309	80.91%	
4143	Treasurer	291,134	275,706	242,674	94.70%	
4144	Recorder	161,653	138,503	90,624	85.68%	
4145	Attorney	110,924	104,361	73,345	94.08%	
4150	Non-Departmental	545,457	457,435	1,081,557	83.86%	
4160	Governmental Bldgs	925,657	929,596	456,933	100.43%	
41	**General Government**	**3,803,374**	**3,510,802**	**3,164,000**	**92.31%**	
42	**Public Safety**					
4210	Police	7,018,805	6,671,507	6,074,920	95.05%	
4220	Fire	4,489,868	4,420,780	3,334,361	98.46%	
42	**Public Safety**	**11,508,673**	**11,092,287**	**9,409,281**	**96.38%**	
44	**Highways & Public Improvements**					
4411	Streets	1,818,517	1,539,622	1,433,446	84.66%	
4423	Waste Collection	2,981,000	2,582,212	2,279,769	86.62%	
44	**Highways & Public Improvements**	**4,799,517**	**4,121,835**	**3,713,216**	**85.88%**	
45	**Parks & Rec, Public Property**					
4510	Parks	2,875,722	2,638,617	2,196,818	91.75%	
4558	Golf Course Maintenance	1,585,137	1,524,294	1,298,467	96.16%	
4559	Golf Course Club House	586,135	568,988	524,928	97.07%	
4560	Community Center	2,384,343	2,363,139	1,968,457	99.11%	
4562	Community Center Aquatics	578,943	507,175	500,563	87.60%	
4565	Community Center Preschool	231,670	224,648	212,807	96.97%	
4566	Community Center Programs	78,791	24,812	26,279	31.49%	
4567	Community Center Recreation	187,794	147,518	102,923	78.55%	
4568	Community Center Special Event	26,200	11,968	14,250	45.68%	
4569	Community Center Rentals	27,455	16,586	12,935	60.41%	
4590	Cemeteries	400,427	284,297	320,233	71.00%	
45	**Parks & Rec, Public Property**	**8,962,617**	**8,312,043**	**7,178,659**	**92.74%**	
46	**Community & Economic Dev**					
4610	Community Development	1,868,371	1,568,943	1,567,872	83.97%	
4652	Economic Development	281,373	279,259	249,644	99.25%	
46	**Community & Economic Dev**	**2,149,744**	**1,848,202**	**1,817,516**	**85.97%**	
48	**Transfers & Other Uses**					
4810	Trnsfr To Other Funds	159,350	159,345	161,198	100.00%	Debt Service Transfer
4830	Contr To Other Funds	2,100,000	2,100,000	-	100.00%	
48	**Transfers & Other Uses**	**2,259,350**	**2,259,345**	**161,198**	**100.00%**	
	Expense	**33,483,275**	**31,144,513**	**25,443,870**	**93.02%**	
10	**General Fund**	**(0)**	**(1,470,576)**	**4,461,946**		
21	**RAP Tax Special Revenue Fund**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	62,340	67,982	5,529	109.05%	
36	**Miscellaneous Revenue**	**62,340**	**67,982**	**5,529**	**109.05%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	(304,194)	-	-	0.00%	Fund Balance
3840	Contr other Governments	761,854	630,090	722,526	82.70%	
38	**Contributions & Transfers**	**457,660**	**630,090**	**722,526**	**137.68%**	
	Revenue	**520,000**	**698,073**	**728,056**	**134.24%**	

45	**Parks & Rec, Public Property**					
4500	Parks,Rec & Public Prprty	-	266,620	150,000	0.00%	
45	**Parks & Rec, Public Property**	**-**	**266,620**	**150,000**	**0.00%**	
48	**Transfers & Other Uses**					
4850	Local Grants	520,000	63,750	64,150	12.26%	
48	**Transfers & Other Uses**	**520,000**	**63,750**	**64,150**	**12.26%**	
	Expense	**520,000**	**330,370**	**214,150**	**63.53%**	
21	**RAP Tax Special Revenue Fund**	**-**	**367,703**	**513,906**	**0.00%**	
22	**Washington City Foundation**					
38	**Contributions & Transfers**					
3800	Contributions & Transfers	19,000	-	-	0.00%	Fund Balance
3840	Contr other Governments	-	1,000	-	0.00%	
3870	Contr From Prvt Source	27,000	26,165	19,950	96.91%	
38	**Contributions & Transfers**	**46,000**	**27,165**	**19,950**	**59.05%**	
	Revenue	**46,000**	**27,165**	**19,950**	**59.05%**	
41	**General Government**					
4100	General Government	19,000	15,000	2,468	78.95%	
41	**General Government**	**19,000**	**15,000**	**2,468**	**78.95%**	
42	**Public Safety**					
4200	Public Safety	27,000	23,905	85	88.54%	
42	**Public Safety**	**27,000**	**23,905**	**85**	**88.54%**	
	Expense	**46,000**	**38,905**	**2,553**	**84.58%**	
22	**Washington City Foundation**	**-**	**(11,740)**	**17,396**	**0.00%**	
36	**Debt Service Fund**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	5	1	175	13.00%	
36	**Miscellaneous Revenue**	**5**	**1**	**175**	**13.00%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	2,995	-	-	0.00%	
3810	Transf From Other Funds	-	1,500	3,000	0.00%	
38	**Contributions & Transfers**	**2,995**	**1,500**	**3,000**	**50.08%**	
	Revenue	**3,000**	**1,501**	**3,175**	**50.02%**	
83	**Debt Service**					
4700	Debt Service	3,000	1,500	3,000	50.00%	
83	**Debt Service**	**3,000**	**1,500**	**3,000**	**50.00%**	
	Expense	**3,000**	**1,500**	**3,000**	**50.00%**	
36	**Debt Service Fund**	**-**	**1**	**175**	**0.00%**	
37	**Municipal Building Authority**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	356,130	385,190	18,103	108.16%	
36	**Miscellaneous Revenue**	**356,130**	**385,190**	**18,103**	**108.16%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	(48,028)	-	-	0.00%	Fund Balance
3810	Transf From Other Funds	1,560,769	1,581,585	1,234,323	101.33%	
38	**Contributions & Transfers**	**1,512,741**	**1,581,585**	**1,234,323**	**104.55%**	

	Revenue	**1,868,871**	**1,966,775**	**1,252,426**	**105.24%**	
81	**Municipal Building Authority**					
4700	Debt Service	1,868,871	1,655,349	1,244,173	88.57%	Debt Srvc for WCCC, Police Station, & Sullivan Park
81	**Municipal Building Authority**	**1,868,871**	**1,655,349**	**1,244,173**	**88.57%**	
	Expense	**1,868,871**	**1,655,349**	**1,244,173**	**88.57%**	
37	**Municipal Building Authority**	**-**	**311,426**	**8,254**	**0.00%**	
38	**Coral Canyon SSD**					
31	**Taxes**					
3110	Property Taxes-current	762,000	916,491	751,251	120.27%	
3120	Property Taxes-delinquent	12,000	11,035	7,959	91.96%	
3170	Fee-in-lieu Of Prsnl Prty Tx	35,000	33,452	32,116	95.58%	
3190	Penalty/interest On Taxes	1,000	1,863	642	186.32%	
31	**Taxes**	**810,000**	**962,841**	**791,968**	**118.87%**	
36	**Miscellaneous Revenue**					
3610	Interest Earnings	35,160	38,781	6,107	110.30%	
36	**Miscellaneous Revenue**	**35,160**	**38,781**	**6,107**	**110.30%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	(10,986)	-	-	0.00%	Fund Balance
38	**Contributions & Transfers**	**(10,986)**	**-**	**-**	**0.00%**	
	Revenue	**834,174**	**1,001,622**	**798,075**	**120.07%**	
82	**Coral Canyon Special Srvc Dist**					
4700	Debt Service	834,174	824,436	813,695	98.83%	
82	**Coral Canyon Special Srvc Dist**	**834,174**	**824,436**	**813,695**	**98.83%**	
	Expense	**834,174**	**824,436**	**813,695**	**98.83%**	
38	**Coral Canyon SSD**	**-**	**177,187**	**(15,621)**	**0.00%**	
41	**Capital Project Streets**					
31	**Taxes**					
3130	General Sales & Use Tax	2,809,000	2,487,462	2,246,555	88.55%	
31	**Taxes**	**2,809,000**	**2,487,462**	**2,246,555**	**88.55%**	
36	**Miscellaneous Revenue**					
3610	Interest Earnings	302,770	340,404	83,992	112.43%	
3615	Non-operating Rev	-	(182,920)	(437,511)	0.00%	
36	**Miscellaneous Revenue**	**302,770**	**157,484**	**(353,519)**	**52.01%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	6,904,461	-	-	0.00%	Fund Balance
38	**Contributions & Transfers**	**6,904,461**	**-**	**-**	**0.00%**	
39	**Special Fund Revenue**					
3610	Interest Earnings	37,336	31,118	5,574	83.34%	Moreton Investments
3900	Special Fund Revenue	2,352,800	3,189,696	2,352,814	135.57%	Impact Fees
39	**Special Fund Revenue**	**2,390,136**	**3,220,814**	**2,358,388**	**134.75%**	
	Revenue	**12,406,367**	**5,865,760**	**4,251,424**	**47.28%**	
48	**Transfers & Other Uses**					
4810	Trnsfr To Other Funds	227,367	-	712,433	0.00%	
48	**Transfers & Other Uses**	**227,367**	**-**	**712,433**	**0.00%**	
71	**Capital Projects Street**					
4400	Highways/public Imprvmt	12,179,000	6,046,794	5,039,491	49.65%	

71	**Capital Projects Street**	**12,179,000**	**6,046,794**	**5,039,491**	**49.65%**	
	Expense	**12,406,367**	**6,046,794**	**5,751,924**	**48.74%**	
41	**Capital Project Streets**	**-**	**(181,033)**	**(1,500,500)**	**0.00%**	
42	**Capital Project Public Safety**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	14,930	28,225	448	189.05%	
36	**Miscellaneous Revenue**	**14,930**	**28,225**	**448**	**189.05%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	(104,308)	-	-	0.00%	Fund Balance
38	**Contributions & Transfers**	**(104,308)**	**-**	**-**	**0.00%**	
39	**Special Fund Revenue**					
3610	Interest Earnings	40,840	39,034	3,702	95.58%	Moreton Investments
3900	Special Fund Revenue	260,260	501,260	362,640	192.60%	Impact Fees
39	**Special Fund Revenue**	**301,100**	**540,295**	**366,342**	**179.44%**	
	Revenue	**211,722**	**568,520**	**366,790**	**268.52%**	
48	**Transfers & Other Uses**					
4810	Trnsfr To Other Funds	72,925	72,922	73,086	100.00%	
4813	Transfer To General Fund	93,172	93,172	93,172	100.00%	
48	**Transfers & Other Uses**	**166,097**	**166,094**	**166,257**	**100.00%**	
72	**Capital Projects Public Safety**					
4200	Public Safety	45,625	45,625	32,422	100.00%	
72	**Capital Projects Public Safety**	**45,625**	**45,625**	**32,422**	**100.00%**	
	Expense	**211,722**	**211,719**	**198,679**	**100.00%**	
42	**Capital Project Public Safety**	**-**	**356,801**	**168,111**	**0.00%**	
43	**Capital Project Leisure Srvc**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	220,190	250,073	26,504	113.57%	
3615	Non-operating Rev	-	(51,426)	(125,735)	0.00%	
36	**Miscellaneous Revenue**	**220,190**	**198,647**	**(99,231)**	**90.22%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	667,413	-	-	0.00%	Fund Balance
38	**Contributions & Transfers**	**667,413**	**-**	**-**	**0.00%**	
39	**Special Fund Revenue**					
3610	Interest Earnings	61,720	56,128	20,661	90.94%	Moreton Investments
3900	Special Fund Revenue	3,244,800	3,650,200	3,910,469	112.49%	Impact Fees
39	**Special Fund Revenue**	**3,306,520**	**3,706,328**	**3,931,130**	**112.09%**	
	Revenue	**4,194,123**	**3,904,974**	**3,831,899**	**93.11%**	
48	**Transfers & Other Uses**					
4810	Trnsfr To Other Funds	1,394,123	1,350,818	1,191,397	96.89%	
48	**Transfers & Other Uses**	**1,394,123**	**1,350,818**	**1,191,397**	**96.89%**	
73	**Capital Projects Leisure Srvc**					
4500	Parks,Rec & Public Prprty	2,800,000	2,751,865	131,313	98.28%	
73	**Capital Projects Leisure Srvc**	**2,800,000**	**2,751,865**	**131,313**	**98.28%**	
	Expense	**4,194,123**	**4,102,683**	**1,322,710**	**97.82%**	
43	**Capital Project Leisure Srvc**	**-**	**(197,709)**	**2,509,189**	**0.00%**	

45	**Capital Project General**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	15,020	13,442	2,168	89.49%	
3615	Non-operating Rev	-	(6,973)	(15,390)	0.00%	
36	**Miscellaneous Revenue**	**15,020**	**6,469**	**(13,222)**	**43.07%**	
38	**Contributions & Transfers**					
3800	Contributions & Transfers	961,617	-	-	0.00%	Fund Balance
3810	Transf From Other Funds	2,100,000	2,100,000	-	100.00%	
38	**Contributions & Transfers**	**3,061,617**	**2,100,000**	**-**	**68.59%**	
	Revenue	**3,076,637**	**2,106,469**	**(13,222)**	**68.47%**	
75	**Capital Projects General**					
4100	General Government	3,076,637	2,975,228	-	96.70%	
75	**Capital Projects General**	**3,076,637**	**2,975,228**	**-**	**96.70%**	
	Expense	**3,076,637**	**2,975,228**	**-**	**96.70%**	
45	**Capital Project General**	**-**	**(868,759)**	**(13,222)**	**0.00%**	
51	**Water**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	354,680	372,529	128,878	105.03%	
3615	Non-operating Rev	-	(225,418)	(503,548)	0.00%	
3710	Water Operating Rev	-	21,098	6,404	0.00%	
3715	Water Non-operating Rev	-	62,082	-	0.00%	
36	**Miscellaneous Revenue**	**354,680**	**230,290**	**(368,266)**	**64.93%**	
37	**Enterprise Revenue**					
3710	Water Operating Rev	9,044,054	9,000,644	9,135,164	99.52%	
37	**Enterprise Revenue**	**9,044,054**	**9,000,644**	**9,135,164**	**99.52%**	
38	**Contributions & Transfers**					
3715	Water Non-operating Rev	8,363,607	-	-	0.00%	
38	**Contributions & Transfers**	**8,363,607**	**-**	**-**	**0.00%**	
39	**Special Fund Revenue**					
3610	Interest Earnings	32,545	44,388	6,972	136.39%	Moreton Investments
3715	Water Non-operating Rev	1,929,600	1,975,667	2,081,102	102.39%	Impact Fees
39	**Special Fund Revenue**	**1,962,145**	**2,020,055**	**2,088,074**	**102.95%**	
	Revenue	**19,724,486**	**11,250,989**	**10,854,971**	**57.04%**	
50	**Water Treatment**					
5110	Water Operating Exp	4,684,623	3,480,041	3,387,839	74.29%	
5150	Water Non-oper Exp	130,357	62,333	65,240	47.82%	
50	**Water Treatment**	**4,814,980**	**3,542,374**	**3,453,079**	**73.57%**	
51	**Water Distribution**					
5110	Water Operating Exp	4,551,879	4,001,148	3,050,994	87.90%	
5150	Water Non-oper Exp	10,239,537	6,509,345	3,580,530	63.57%	
51	**Water Distribution**	**14,791,416**	**10,510,493**	**6,631,523**	**71.06%**	
55	**Irrigation**					
5110	Water Operating Exp	47,090	29,266	-	62.15%	
5150	Water Non-oper Exp	71,000	-	-	0.00%	
55	**Irrigation**	**118,090**	**29,266**	**-**	**24.78%**	
	Expense	**19,724,486**	**14,082,132**	**10,084,602**	**71.39%**	
51	**Water**	**-**	**(2,831,144)**	**770,370**	**0.00%**	

52	**Sewer**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	210,736	228,327	116,579	108.35%	
3615	Non-operating Rev	-	(281,609)	(643,060)	0.00%	
3720	Sewer Operating Rev	-	8,946	21	0.00%	
3725	Sewer Non-operating Rev	-	48,500	-	0.00%	
36	**Miscellaneous Revenue**	**210,736**	**4,164**	**(526,460)**	**1.98%**	
37	**Enterprise Revenue**					
3720	Sewer Operating Rev	2,182,731	2,295,410	2,153,802	105.16%	
37	**Enterprise Revenue**	**2,182,731**	**2,295,410**	**2,153,802**	**105.16%**	
38	**Contributions & Transfers**					
3725	Sewer Non-operating Rev	7,075,609	10,000	-	0.14%	
38	**Contributions & Transfers**	**7,075,609**	**10,000**	**-**	**0.14%**	
39	**Special Fund Revenue**					
3610	Interest Earnings	4,417	3,695	2,107	83.65%	Moreton Investments
3725	Sewer Non-operating Rev	784,000	747,173	844,339	95.30%	Impact Fees
39	**Special Fund Revenue**	**788,417**	**750,868**	**846,447**	**95.24%**	
	Revenue	**10,257,493**	**3,060,441**	**2,473,788**	**29.84%**	
52	**Sewer**					
5210	Sewer Operating Exp	2,215,493	1,833,453	1,610,843	82.76%	
5250	Sewer Non-oper Exp	8,042,000	3,739,821	1,200,222	46.50%	
52	**Sewer**	**10,257,493**	**5,573,274**	**2,811,064**	**54.33%**	
	Expense	**10,257,493**	**5,573,274**	**2,811,064**	**54.33%**	
52	**Sewer**	**-**	**(2,512,833)**	**(337,276)**	**0.00%**	
53	**Electric**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	264,510	284,230	110,185	107.46%	
3615	Non-operating Rev	-	(201,074)	(443,618)	0.00%	
3730	Elec. Operating Rev	125,000	110,044	43,988	88.04%	
3735	Elec. Non-operating Rev	95,000	93,686	-	98.62%	
36	**Miscellaneous Revenue**	**484,510**	**286,886**	**(289,445)**	**59.21%**	
37	**Enterprise Revenue**					
3730	Elec. Operating Rev	387,500	362,407	424,286	93.52%	
3731	Electric Sales Taxable	19,613,000	19,166,577	16,362,920	97.72%	
3732	Electric Sales Non Taxable	1,736,500	1,424,948	1,271,007	82.06%	
37	**Enterprise Revenue**	**21,737,000**	**20,953,932**	**18,058,213**	**96.40%**	
38	**Contributions & Transfers**					
3735	Elec. Non-operating Rev	4,622,978	-	-	0.00%	Fund Balance
3800	Contributions & Transfers	500,000	185,427	-	37.09%	
38	**Contributions & Transfers**	**5,122,978**	**185,427**	**-**	**3.62%**	
39	**Special Fund Revenue**					
3610	Interest Earnings	15,752	13,509	5,451	85.76%	Moreton Investments
3735	Elec. Non-operating Rev	850,000	774,054	979,464	91.07%	Impact Fees
39	**Special Fund Revenue**	**865,752**	**787,564**	**984,915**	**90.97%**	
	Revenue	**28,210,240**	**22,213,808**	**18,753,683**	**78.74%**	
53	**Electric**					
5310	Elec. Operating Exp	24,102,875	22,314,417	16,533,939	92.58%	
5350	Elec. Non-oper Exp	4,107,365	2,189,797	995,339	53.31%	
53	**Electric**	**28,210,240**	**24,504,214**	**17,529,278**	**86.86%**	

	Expense	**28,210,240**	**24,504,214**	**17,529,278**	**86.86%**	
53	**Electric**	**-**	**(2,290,406)**	**1,224,405**	**0.00%**	
57	**Storm Drain**					
36	**Miscellaneous Revenue**					
3610	Interest Earnings	73,309	85,920	46,074	117.20%	
3615	Non-operating Rev	-	(133,862)	(312,052)	0.00%	
3775	Storm Non-operating Rev	33,123	-	33,250	0.00%	
36	**Miscellaneous Revenue**	**106,432**	**(47,941)**	**(232,728)**	**-45.04%**	
37	**Enterprise Revenue**					
3770	Storm Operating Rev	1,470,195	1,388,461	1,367,675	94.44%	
37	**Enterprise Revenue**	**1,470,195**	**1,388,461**	**1,367,675**	**94.44%**	
38	**Contributions & Transfers**					
3775	Storm Non-operating Rev	4,105,229	-	-	0.00%	Fund Balance
3800	Contributions & Transfers	5,549,127	-	39,882	0.00%	
38	**Contributions & Transfers**	**9,654,356**	**-**	**39,882**	**0.00%**	
39	**Special Fund Revenue**					
3610	Interest Earnings	17,673	14,780	1,767	83.63%	Moreton Investments
3775	Storm Non-operating Rev	865,678	185,407	747,406	21.42%	Impact Fees
39	**Special Fund Revenue**	**883,351**	**200,187**	**749,173**	**22.66%**	
	Revenue	**12,114,334**	**1,540,707**	**1,924,001**	**12.72%**	
57	**Storm Drain**					
5710	Storm Operating Exp	1,596,334	1,497,429	1,290,102	93.80%	
5750	Storm Non-oper Exp	10,518,000	1,280,709	884,026	12.18%	
57	**Storm Drain**	**12,114,334**	**2,778,138**	**2,174,128**	**22.93%**	
	Expense	**12,114,334**	**2,778,138**	**2,174,128**	**22.93%**	
57	**Storm Drain**	**-**	**(1,237,432)**	**(250,127)**	**0.00%**	
Revenue Total		**126,950,723**	**83,880,741**	**75,167,782**	**66.07%**	
Expense Total		**126,950,723**	**94,269,256**	**67,593,826**	**74.26%**	
Grand Total		**(0)**	**(10,388,515)**	**7,573,956**		

Briefing Document

Description: Discussion regarding the Conditions of Approval for the secondary access at Solis at Coral Canyon Subdivision.

Background Information: The timeline of approvals for the Solis at Coral Canyon Subdivision:

- Pre plat approval: September 22, 2021
- Secondary access approval: May 11, 2022
- Phase-1 Final plat approval: June 08, 2022

The conditions that Cole West has expressed interest in discussing are the Secondary access conditions that were approved on May 11, 2022 and are attached below:

Original Conditions in Staff Report:

1. The secondary access roadway will be completed prior to any Certificate of Occupancies issued in the Solis at Coral Canyon Subdivision.
2. The cut and fill areas created for this roadway (including any existing cuts) shall be entirely covered with rock so that no red scarring is visible. All rock materials used shall be approved by the city prior to installation.
3. The developer shall use basalt rock to retain and cover the fill/cut areas of the road as used in the adjacent developments (Sendera at Sienna Hills and Highland Park). The boulder retainers near the top of the ridge shall be treated/stained to better match the dark colors. All rock material shall be approved by the city prior to installation.
4. All rip rap for the drainage channels, retaining walls, and any type of rock ground cover over disturbed areas shall match or blend into the existing terrain. All materials shall be approved by the city prior to installation.

City Council motion Conditions of Approval:

Council Member Coats made a motion to approve Grapevine Crossing to Highland Parkway access roadway design, in conjunction with the condition of previously approved preliminary plat, Solis at Coral Canyon. The Project requiring the hillside committee recommendations, and slope mitigations for Solis at Coral Canyon with the amendment to the hillside committee condition 2 to read, the cut and fill areas for this roadway (including any existing cuts, additional cuts or fills) be covered by black basalt landscape rock and irrigated landscaping so that no disturbed area is showing; and the addition of condition 5 that all the cut and fill areas along the rim for the Solis at Coral and Canyon phases 1 through 6 priorly approved preliminary plat condition of this roadway have their scars (cuts or fills) be mitigated by native materials with irrigated landscaping or black basalt landscape rock. These scare mitigations must be installed to all disturbed or exposed area around the entire rim of the ridge prior to final plat approval of phase 2 as shown on the approved preliminary plat. Council Member Martinsen seconded the motion; which passed with the following role call vote:

OWNER'S DEDICATION:

Know all men by these presents that the undersigned owner of all the above described tract of land having caused the same to be subdivided into lots, public roadways, hoa tracts and easements to be hereafter known as:

SOLIS AT CORAL CANYON PHASE 1

Subject to the general notes and restrictions contained on this plat, for good and valuable consideration received, the undersigned owners do hereby dedicate and convey to Washington city for perpetual use of the public, all parcels of land shown on this plat as public roadways or trails, and do hereby dedicate and convey to Washington city easements over, on, under and across all portions shown on this plat as easements for the installation and maintenance of public utilities and drainage and do hereby dedicate and convey to coral canyon master residential owners association, for the use of its members and the general public, all parcels of land shown on this plat as h.o.a. tracts. The state of Utah, excepts and reserves its entire interest in the mineral estate, including all coal, oil, and gas and other minerals, in the dedicated and conveyed parcels of land. All lots, public roadways and trails, h.o.a. tracts and easements are as noted or shown and are subject to the amended and restated residential declaration of covenants, conditions and restrictions for coral canyon dated April 3, 2002, and recorded as entry no. 00759602 in the office of the Washington county recorder. Said declaration of covenants, conditions and restrictions are hereby incorporated and made part of this plat. All lots, easements and public roadways shown on this plat are subject to the declaration of covenants, conditions and restrictions, for "views at coral canyon" dated November 13, 2017, and recorded as entry no. 20170045710 in the office of the Washington county recorder. said declaration of covenants, conditions and restrictions are hereby incorporated and made part of this plat. CW The Views 1, llc solely, does hereby warrant to Washington City its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

CW THE VIEWS 1, LLC

In witness whereof we have hereunto set our hands this _____ day of _____. 20___.

_____

Colin h. Wright - Manager

ACKNOWLEDGMENT:

State of Utah)
County of Washington) S.S.

On this _____ day of _____ in the year____ , before me _____, a notary public, personally appeared _____ proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged (he/she) executed the same.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

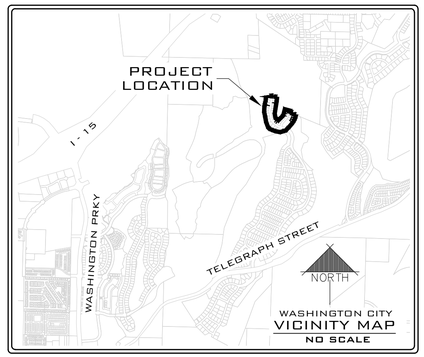
EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

SPECIAL NOTE:

Washington City operates a municipal culinary water system with no excess culinary water supply. Approval of a plat by Washington 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 the City of Washington to provide a guarantee of water availability or provide proof of guaranteed and sufficient source of water for proposed uses. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.



SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into lots, common areas, parcel "A", public streets and public easements to be hereinafter known as:

SOLIS AT CORAL CANYON PHASE 1

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E.
ANDERSON
STATE OF UTAH

Date: _____

_____
Brandon E. Anderson — Certificate No. 4938716

GENERAL NOTES & RESTRICTIONS:

1. All lots in this subdivision are subject to a 10.00 foot wide public utility, drainage easement along all street frontages. All common area/detention areas will have a blanket public utility & drainage easement.
2. Occupancy Restriction - Section 10-3-4:B.1.M, which restricts the occupancy of buildings within this Subdivision. Accordingly, it is unlawful to occupy a building located within this subdivision without first having obtained a certificate of occupancy issued by the building inspector.
3. The Association shall maintain the landscape and Common Areas. Washington City is hereby granted the right to assess the association for failure to maintain the landscape and detention areas.
4. All power, sewer and water improvements are public and maintained by Washington City, respectively, up to and including the meters. All fire hydrants and their appurtenances within this subdivision are public and are maintained by the Washington City. Fire lines to buildings are private and shall be maintained by the Association.
5. The Association shall be responsible for repairing, restoring, or replacing, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by Washington City in installing, maintaining, repairing, or replacing public power, water, sewer, and drainage improvements.
6. In addition to annual, usual, and special assessments for maintenance of common non-public improvements contained within this subdivision, the Association shall levy such assessments as may be necessary from time to time to repair, restore, or replace landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by Washington City in installing, maintaining, repairing, or replacing power, water, sewer, and drainage improvements.
7. All driveways shall be a minimum of 25' from any radius corner.
8. A geotechnical investigation was performed by Applied Geotechnical Engineering Consultants. The investigation results and specific recommendations for the construction of foundations, floor slabs and exterior flatwork, are compiled in a report dated May 20, 2005, Project No. 2040477. This report is available from the developer and a copy on file with Washington City. Owners, Builders and contractors should become familiar with this report and comply with its recommendations.

LEGAL DESCRIPTION:

Beginning at a point being South 00°32'42" East 1,019.69 feet along the center section line and East 250.30 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running;

thence South 81°01'28" East 128.78 feet;
thence North 08°58'32" East 15.56 feet;
thence North 84°31'48" East 66.62 feet;
thence Southeast 37.80 feet along an arc of a 25.00 foot radius curve to the left (center bears South 84°23'49" East, long chord bears South 37°42'38" East 34.30 feet with a central angle of 86°37'39");
thence South 81°01'28" East 82.56 feet;
thence East 8.08 feet along an arc of a 172.50 foot radius curve to the left (center bears North 08°58'32" East, long chord bears South 82°22'00" East 8.08 feet with a central angle of 02°41'04");
thence South 06°17'28" West 130.33 feet;
thence South 09°02'10" West 357.13 feet;
thence South 10°17'26" East 112.43 feet;
thence South 15°37'06" East 26.22 feet;
thence South 53°08'47" East 100.04 feet;
thence North 39°07'03" East 20.69 feet;
thence North 45°58'06" East 154.38 feet;
thence Northeast 42.16 feet along an arc of a 77.50 foot radius curve to the left (center bears North 44°01'54" West, long chord bears North 30°23'05" East 41.64 feet with a central angle of 31°10'02");
thence North 14°48'04" East 162.89 feet;
thence South 75°11'56" East 150.00 feet;
thence South 14°48'04" West 23.26 feet;
thence South 75°11'56" East 95.18 feet;
thence South 14°48'04" West 33.98 feet;
thence South 75°11'56" East 96.19 feet;
thence South 13°12'27" West 25.56 feet to the Northerly corner of Highland Park Phase 1 at the Coral Canyon Community as found at the Washington County Recorder's Office;
thence Southwesterly the following (3) courses along the Northerly line of said Highland Park Phase 1 at the Coral Canyon Community;
thence Southwest 264.03 feet along an arc of a 467.50 foot radius curve to the right (center bears North 81°54'29" West, long chord bears South 24°16'17" West 260.54 feet with a central angle of 32°21'32");
thence South 40°27'03" West 267.97 feet;
thence South 72°56'16" West 169.78 feet;
thence North 77°27'41" West 139.46 feet;
thence West 15.64 feet along an arc of a 107.50 foot radius curve to the right (center bears North 12°32'19" East, long chord bears North 73°17'35" West 15.63 feet with a central angle of 08°20'11");
thence North 69°07'30" West 78.91 feet;
thence West 12.56 feet along an arc of a 407.50 foot radius curve to the right (center bears North 20°52'30" East, long chord bears North 68°14'32" West 12.56 feet with a central angle of 01°45'55");
thence North 67°21'34" West 73.53 feet;
thence Northwest 30.31 feet along an arc of a 57.50 foot radius curve to the right (center bears North 22°38'26" East, long chord bears North 52°15'31" West 29.96 feet with a central angle of 30°12'06");
thence North 37°09'28" West 34.57 feet;
thence Northwest 17.63 feet along an arc of a 57.50 foot radius curve to the right (center bears North 52°50'32" East, long chord bears North 28°22'22" West 17.56 feet with a central angle of 17°34'13");
thence North 19°35'15" West 145.38 feet;
thence North 9.33 feet along an arc of a 57.50 foot radius curve to the right (center bears North 70°24'45" East, long chord bears North 14°56'20" West 9.32 feet with a central angle of 09°17'49");
thence North 10°17'26" West 152.13 feet;
thence North 11.81 feet along an arc of a 392.50 foot radius curve to the left (center bears South 79°42'34" West, long chord bears North 11°09'09" West 11.81 feet with a central angle of 01°43'26");
thence North 12°00'52" West 123.46 feet;
thence North 15.61 feet along an arc of a 57.50 foot radius curve to the right (center bears North 77°59'08" East, long chord bears North 04°14'10" West 15.56 feet with a central angle of 15°33'24");
thence North 03°32'32" East 151.43 feet;
thence North 11.36 feet along an arc of a 107.50 foot radius curve to the right (center bears South 86°27'28" East, long chord bears North 06°34'09" East 11.35 feet with a central angle of 06°03'14");
thence North 09°35'46" East 57.81 feet;
thence North 13.94 feet along an arc of a 57.50 foot radius curve to the right (center bears South 80°24'14" East, long chord bears North 16°32'22" East 13.90 feet with a central angle of 13°53'11");
thence North 23°28'58" East 28.48 feet;
thence North 13.35 feet along an arc of a 42.50 foot radius curve to the left (center bears North 66°31'02" West, long chord bears North 14°29'12" East 13.29 feet with a central angle of 17°59'32");
thence North 05°29'26" East 104.84 feet;
thence North 11.22 feet along an arc of a 57.50 foot radius curve to the right (center bears South 84°30'34" East, long chord bears North 11°04'57" East 11.21 feet with a central angle of 11°11'02");
thence North 16°40'29" East 58.62 feet;
thence North 19.27 feet along an arc of a 42.50 foot radius curve to the left (center bears North 73°19'31" West, long chord bears North 03°41'00" East 19.11 feet with a central angle of 25°58'57") to the Point of Beginning.

Containing 517,007 square feet or 11.87 acres.

Curve Table			
Curve	Length	Radius	Delta
C1	33.01'	25.00'	75°39'03"
C2	73.53'	185.06'	22°45'58"
C3	46.91'	25.00'	107°30'32"
C4	45.78'	25.07'	104°37'18"
C5	84.57'	232.63'	20°49'51"
C6	21.74'	360.00'	3°27'39"
C7	137.35'	282.50'	27°51'22"
C8	8.07'	234.84'	1°58'10"
C9	55.55'	234.84'	13°33'10"
C10	59.03'	172.50'	19°36'23"
C11	16.74'	234.84'	4°05'03"
C12	57.69'	172.50'	19°09'48"
C13	19.51'	227.50'	4°54'53"
C14	17.42'	172.50'	5°47'06"
C15	2.11'	172.50'	0°42'06"
C16	32.40'	227.50'	8°09'36"
C17	49.93'	227.50'	12°34'30"
C18	10.66'	227.50'	2°41'04"
C19	39.27'	25.00'	90°00'00"
C20	38.29'	282.50'	7°46'00"

Curve Table			
Curve	Length	Radius	Delta
C21	56.70'	282.50'	11°29'58"
C22	48.38'	217.50'	12°44'45"
C23	24.75'	217.50'	6°31'12"
C24	46.57'	217.50'	12°16'03"
C25	85.00'	282.50'	17°14'22"
C26	85.00'	282.50'	17°14'25"
C27	98.97'	217.50'	26°04'22"
C28	16.61'	217.50'	4°22'29"
C29	28.72'	282.50'	5°49'29"
C30	22.40'	42.50'	30°12'06"
C31	13.03'	42.50'	17°34'13"
C32	6.90'	42.50'	9°17'49"
C33	12.26'	407.50'	1°43'26"
C34	11.54'	42.50'	15°33'24"
C35	9.77'	92.50'	6°03'14"
C36	10.30'	42.50'	13°53'11"
C37	18.06'	57.50'	17°59'32"
C38	8.30'	42.50'	11°11'02"
C39	2.11'	77.50'	1°33'42"
C40	6.66'	77.50'	4°55'29"

Curve Table			
Curve	Length	Radius	Delta
C41	33.38'	77.50'	24°40'51"
C42	45.93'	322.50'	8°09'36"
C43	70.78'	322.50'	12°34'30"
C44	51.90'	322.50'	9°13'14"
C45	56.97'	322.50'	10°07'18"
C46	73.91'	467.50'	9°03'29"
C47	70.10'	467.50'	8°35'27"
C48	55.03'	467.50'	6°44'41"
C49	29.57'	467.50'	3°37'25"
C50	35.43'	467.50'	4°20'30"
C51	11.88'	282.50'	2°24'37"

Line Table		
Line	Length	Direction
L1	19.22'	N 80°51'41" W
L2	55.39'	N 86°39'52" W
L3	73.80'	N 20°50'40" E
L6	17.84'	S 59°18'24" E
L7	37.50'	N 20°50'40" E
L8	39.24'	S 20°50'40" W
L9	19.21'	S 40°25'42" W
L10	19.63'	N 14°48'04" E
L12	88.44'	N 69°02'42" W
L13	75.80'	N 67°21'52" W
L14	5.90'	N 37°09'28" W
L15	28.67'	N 37°09'28" W
L16	91.24'	S 19°35'15" E
L17	54.14'	N 19°35'15" W
L18	60.80'	N 10°17'26" W
L19	89.75'	N 10°17'26" W
L20	71.19'	N 12°00'52" W
L21	52.27'	N 12°00'52" W
L22	28.47'	N 3°32'32" E
L23	96.76'	N 3°32'32" E

Line Table		
Line	Length	Direction
L24	26.20'	N 3°32'32" E
L25	29.16'	N 9°35'46" E
L26	28.65'	N 9°35'46" E
L27	28.48'	N 23°28'58" E
L28	80.15'	N 5°29'26" E
L29	23.99'	N 5°29'26" E
L30	33.07'	N 16°40'29" E
L31	24.49'	S 9°02'10" W
L32	31.89'	S 10°17'26" E
L33	25.54'	S 10°17'26" E
L34	20.69'	N 39°07'03" E
L35	17.70'	N 45°58'06" E
L36	95.02'	S 75°11'56" E
L37	95.00'	S 68°42'45" E
L38	19.63'	N 14°48'04" E
L39	25.56'	S 13°12'27" W
L40	38.41'	N 53°00'19" W
L41	25.54'	N 10°17'26" W
L42	11.81'	N 10°17'26" W
L43	33.56'	N 84°31'48" E

Line Table		
Line	Length	Direction
L44	33.06'	N 84°31'48" E
L45	27.72'	S 6°17'28" W
L46	27.28'	S 6°17'28" W
L47	4.86'	S 53°00'19" E

SOLIS AT CORAL CANYON

PHASE 1

LOCATED IN THE N.E. QUARTER, SECTION 7
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN,
WASHINGTON CITY, WASHINGTON COUNTY, UTAH.

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

SURVEY-FPLAT FILE NUMBER:	04/13/22 DATE:	C.G.A. DRAWN:
12051-20 JOB NUMBER:	1" = 60' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

The hereon subdivision has been reviewed and is approved in accordance with information on file in this office, this _____ day of _____ , 20__.

ENGINEER
Washington City, Utah

PUBLIC WORKS APPROVAL:

The heron subdivision has been reviewed and is approved in accordance with information on file in this office this_____day of_____, 20__.

CITY PUBLIC WORKS DIRECTOR
Washington City, Utah

APPROVAL & ACCEPTANCE BY WASHINGTON CITY, UTAH:

We, the mayor and the city council of Washington City, have reviewed the above subdivision Final Plat and by authorization of aid city council, recorded in the minutes of its meeting of the _____ day of _____ A.D. 2022. Hereby accept said final plat with all commitments and obligations pertaining thereon.

ASSIST. CITY RECORDER
WASHINGTON CITY

MAYOR
WASHINGTON CITY

APPROVAL AS TO FORM:

Approved as to form, this _____ day of _____ A.D. 20__.

CITY ATTORNEY
Washington City, Utah

TREASURER APPROVAL

I, Washington County Treasurer, certify on this _____ day of _____ A.D. 20__ that all taxes, special assessments, and fees due and owning on this subdivision Final Plat have been paid in full.

Washington County Treasurer

RECORDED No.

FEE: _____

COUNTY RECORDER
WASHINGTON COUNTY, UTAH

BASIS OF BEARING

N 89°01'15" W
2508.99'

N.W. CORNER SECTION 7, T.42S., R.14W., S.L.B.&M. (FOUND 3" BRASS CAP B.L.M. 1978)

NORTH 1/4 OF SECTION 7, T.42S., R.14W., S.L.B.&M. (FOUND 3" BRASS CAP B.L.M. 1975)

S 0°32'42" E
1019.69'
(TIE)

EAST 250.30' (TIE)

STATE OF UTAH
PARCEL No. W-4-2-6-110

N 8°58'32" E
15.56'

N 84°31'48" E
66.62'

S 81°01'28" E
128.78'

P.O.B.

L=37.80',
R=25.00',
D=86°37'39"

S 81°01'28" E
82.56'

L=8.08',
R=172.50'
D=2°41'04"

L=19.27',
R=42.50'
D=25°58'57"

N 16°40'29" E
58.62'

L=11.22',
R=57.50'
D=11°11'02"

N 5°29'26" E
104.84'

L=13.35',
R=42.50'
D=17°59'32"

N 23°28'58" E
28.48'

L=13.94',
R=57.50'
D=13°53'11"

N 9°35'46" E
57.81'

L=11.36',
R=107.50'
D=6°03'14"

N 3°32'32" E
151.43'

L=15.61',
R=57.50'
D=15°33'24"

N 12°00'52" W
123.46'

L=11.81',
R=392.50'
D=1°43'26"

N 10°17'26" W
152.13'

L=9.33',
R=57.50'
D=9°17'49"

N 19°35'15" W
145.38'

L=17.63',
R=57.50'
D=17°34'13"

N 37°09'28" W
34.57'

L=30.31',
R=57.50'
D=30°12'06"

N 67°21'34" W
73.53'

L=12.56',
R=407.50'
D=1°45'55"

N 69°07'30" W
78.91'

L=15.64',
R=107.50'
D=8°20'11"

N 77°27'41" W
139.46'

S 72°56'16" W
169.78'

S 40°27'03" W
267.97'

L=264.03',
R=467.50'
D=32°21'32"

S 13°12'27" W
25.56'

S 59°52'42" E
36.78'

S 75°11'56" E
150.00'

S 14°48'04" W
23.26'

S 75°11'56" E
95.18'

S 14°48'04" W
33.98'

S 75°11'56" E
96.19'

N 14°48'04" E
162.89'

L=42.16',
R=77.50'
D=31°10'02"

S 10°17'26" E
112.43'

N 45°58'06" E
154.38'

S 15°37'06" E
26.22'

S 53°08'47" E
100.40'

S 6°17'28" W
130.33'

R I S E S T R E E T
(A 55' PUBLIC STREET)

H I G H L A N D P A R K W A Y
(A 66' PUBLIC STREET)

D A Y L I G H T S T R E E T
(A 55' PUBLIC STREET)

H O R I Z O N P A R K W A Y
(A PUBLIC STREET)

S 0°21'10" W
357.13'

S 8°58'32" W
364.92'

LOT 40
9313 SQ FT
0.21 ACRES

LOT 39
9,313 SQ FT
0.21 ACRES

LOT 38
10,234 SQ FT
0.23 ACRES

LOT 37
8,062 SQ FT
0.19 ACRES

LOT 36
10,467 SQ FT
0.24 ACRES

LOT 35
9,373 SQ FT
0.22 ACRES

LOT 34
9,653 SQ FT
0.22 ACRES

LOT 33
9,831 SQ FT
0.23 ACRES

LOT 32
12,285 SQ FT
0.28 ACRES

LOT 31
15,371 SQ FT
0.35 ACRES

LOT 30
14235 SQ FT
0.33 ACRES

LOT 29
10,938 SQ FT
0.25 ACRES

LOT 28
9,130 SQ FT
0.21 ACRES

LOT 27
6,664 SQ FT
0.15 ACRES

LOT 26
6,662 SQ FT
0.15 ACRES

LOT 25
6,659 SQ FT
0.15 ACRES

LOT 24
6,655 SQ FT
0.15 ACRES

LOT 23
6,988 SQ FT
0.16 ACRES

LOT 22
7,918 SQ FT
0.18 ACRES

LOT 21
5,319 SQ FT
0.12 ACRES

LOT 20
5,325 SQ FT
0.12 ACRES

LOT 19
5,892 SQ FT
0.14 ACRES

LOT 18
7,413 SQ FT
0.17 ACRES

LOT 17
6,143 SQ FT
0.14 ACRES

LOT 16
9,773 SQ FT
0.22 ACRES

LOT 15
6,362 SQ FT
0.14 ACRES

LOT 14
5,930 SQ FT
0.14 ACRES

LOT 13
8,058 SQ FT
0.19 ACRES

LOT 12
6,091 SQ FT
0.14 ACRES

LOT 11
5,225 SQ FT
0.12 ACRES

LOT 10
5,225 SQ FT
0.12 ACRES

LOT 9
5,225 SQ FT
0.12 ACRES

LOT 8
6,175 SQ FT
0.14 ACRES

LOT 7
5,225 SQ FT
0.12 ACRES

LOT 6
5,586 SQ FT
0.13 ACRES

LOT 5
5,734 SQ FT
0.13 ACRES

LOT 4
5,362 SQ FT
0.12 ACRES

LOT 3
5,490 SQ FT
0.13 ACRES

LOT 2
5,963 SQ FT
0.14 ACRES

LOT 1
6,266 SQ FT
0.14 ACRES

COMMON AREA

COMMON AREA

STATE OF UTAH
PARCEL No. W-4-2-6-110

HIGHLAND PARK
PHASE-1

LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND REBAR & CAP AS NOTED
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS 1
- PK/WASHER TO BE SET ON LOT LINE EXTENSION
- COMMON AREA
- COMMON AREA AND PUBLIC UTILITY EASEMENT - TO BE MAINTAINED BY H.O.A.

N

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

SOLIS AT CORAL CANYON

PHASE 1

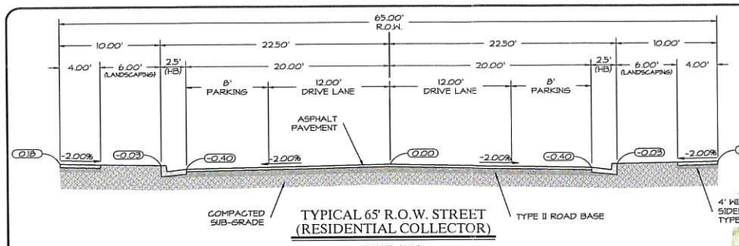
LOCATED IN THE N.E. QUARTER, SECTION 7
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN,
WASHINGTON CITY, WASHINGTON COUNTY, UTAH.

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

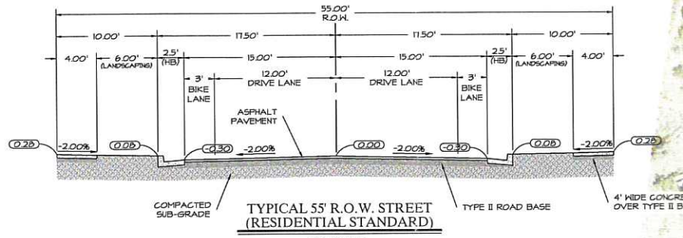
SURVEY-FPLAT FILE NUMBER:	04/13/22 DATE:	C.G.A. DRAWN:
12051-20 JOB NUMBER:	1" = 60' SCALE:	B.E.A. CHECKED:

PRELIMINARY PLAT
SOLIS AT CORAL CANYON
PHASES 1 - 6

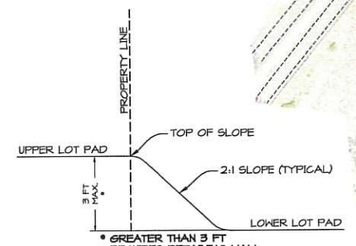
LOCATED IN SECTIONS 6 & 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.



TYPICAL 65' R.O.W. STREET
(RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



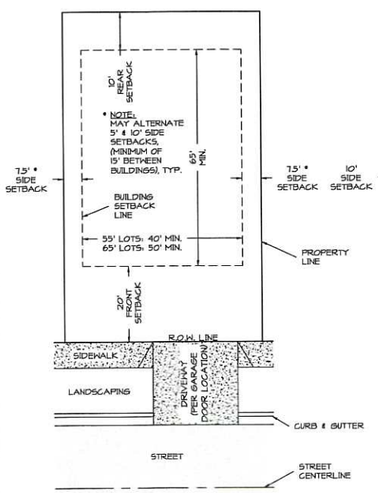
TYPICAL 55' R.O.W. STREET
(RESIDENTIAL STANDARD)
SCALE: N.T.S.



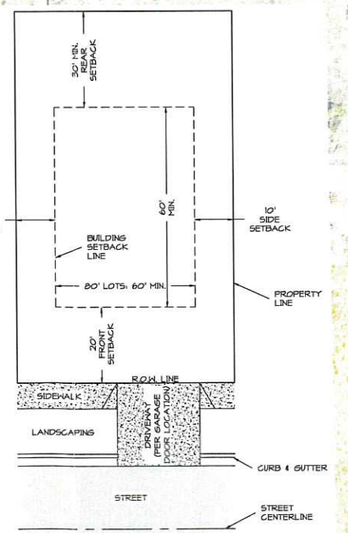
* GREATER THAN 3 FT REQUIRES RETAINING WALL

MAXIMUM CUT AND FILL SLOPES TO NOT BE STEEPER THAN 2:1.

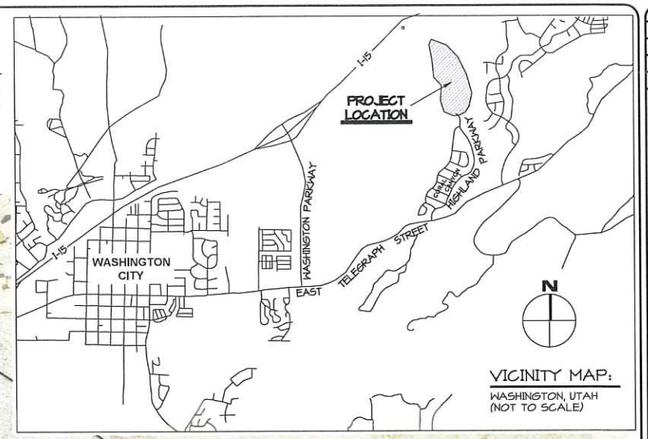
STEPPED LOT DETAIL
NOT TO SCALE



TYPICAL LOT LAYOUT
55' AND 65' MINIMUM WIDTH LOTS
SCALE: N.T.S.



TYPICAL LOT LAYOUT
80' MINIMUM WIDTH LOTS
SCALE: N.T.S.



VICINITY MAP:
WASHINGTON, UTAH
(NOT TO SCALE)

PHASE 1 - 40 LOTS
TOTAL LOTS OF 55' MIN. WIDTH: 23 = 57.50%
TOTAL LOTS OF 65' MIN. WIDTH: 7 = 17.50%
TOTAL LOTS OF 80' MIN. WIDTH: 10 = 25.00%

PHASE 2 - 31 LOTS
TOTAL LOTS OF 55' MIN. WIDTH: 7 = 22.58%
TOTAL LOTS OF 65' MIN. WIDTH: 13 = 41.94%
TOTAL LOTS OF 80' MIN. WIDTH: 11 = 35.48%

PHASE 3 - 39 LOTS
TOTAL LOTS OF 55' MIN. WIDTH: 26 = 66.67%
TOTAL LOTS OF 65' MIN. WIDTH: 8 = 20.51%
TOTAL LOTS OF 80' MIN. WIDTH: 5 = 12.82%

PHASE 4 - 41 LOTS
TOTAL LOTS OF 55' MIN. WIDTH: 21 = 51.22%
TOTAL LOTS OF 65' MIN. WIDTH: 13 = 31.71%
TOTAL LOTS OF 80' MIN. WIDTH: 7 = 17.07%

PHASE 5 - 40 LOTS
TOTAL LOTS OF 55' MIN. WIDTH: 26 = 65.00%
TOTAL LOTS OF 65' MIN. WIDTH: 7 = 17.50%
TOTAL LOTS OF 80' MIN. WIDTH: 7 = 17.50%

PHASE 6 - 42 LOTS
TOTAL LOTS OF 55' MIN. WIDTH: 20 = 47.62%
TOTAL LOTS OF 65' MIN. WIDTH: 20 = 47.62%
TOTAL LOTS OF 80' MIN. WIDTH: 2 = 4.76%

NOTE:
A PRELIMINARY STORM WATER QUALITY REPORT HAS DETERMINED THE AMOUNT OF REQUIRED ONSITE RETENTION TO BE: 20,398.19 CU.FT.

ESTIMATED EARTHWORK VOLUMES:

99,163	(C) CU. YD. CUT
138,879	(F) CU. YD. FILL
39,716	(F) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED SOLELY ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES; THE EXISTING GROUND SURFACE AND THE PROPOSED GRADING GRADE SURFACE (DATUM - DOES NOT INCLUDE ASPHALT, CONCRETE OR ROAD BASE).
- THIS IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND IT DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED.

OWNER/DEVELOPER/CONTACT
THE DEVELOPER FOR THIS PROJECT IS
COLE WEST DEVELOPMENT
DRAKE J. HOWELL
2250 NORTH CORAL CANYON BOULEVARD
WASHINGTON, UTAH 84780 (435) 862-6183

PROJECT LOCATION
THE PROJECT IS LOCATED AT:
HIGHLAND PARKWAY

PROJECT ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
JASON S. SMITH
DEL S. WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770 (435) 673-8850

SITE INFORMATION: PHASES 1 - 6

CURRENT ZONE: (PCD) PLANNED COMMUNITY DEVELOPMENT
TOTAL AREA: 120.20 AC (5,236,104 SQ.FT.) TOTAL LOTS: 233
TOTAL LOT (233) AREA: 41.38 AC (1,801,928 SQ.FT.) = 34.43% TOTAL PUBLIC STREET (R.O.W.) AREA: 14.60 AC (636,125 SQ.FT.) = 12.15% TOTAL COMMON AREA/OPEN SPACE: 64.22 AC (2,797,973 SQ.FT.) = 53.42%
TOTAL LOTS OF 55' MIN. WIDTH: 123 = 52.78% TOTAL LOTS OF 65' MIN. WIDTH: 68 = 29.18% TOTAL LOTS OF 80' MIN. WIDTH: 42 = 18.03%
AVERAGE LOT SIZE: 1,801,01/233 = 7,755 SQ.FT.
DENSITY: 233/41.38 = 5.63 LOT UNITS PER ACRE

DATE: 08/12/2021
JOB NO.: 12051-20
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Preliminary Plat
DATE
REVISIONS

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

PRELIMINARY PLAT - OVERALL LAYOUT
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
08/12/2021
STATE OF UTAH

SHEET
1
1 OF 4 SHEETS

received
8-16-2021

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SEE SHEET 3 FOR CONTINUATION

SCALE: 1"=60'

0 60' 120'

EXISTING RIDGELINE, TYP.

PROPOSED 10' WIDE BIKE PATH

50.00' BUILDING SETBACK, TYP.

HIGHLAND PARKWAY
65.00' R.O.W.

SHINE STREET
55.00' R.O.W.

DAYLIGHT STREET
55.00' R.O.W.

HORIZON DRIVE
PUBLIC STREET

OPEN SPACE
2,233 sq ft
0.05 acres

EASEMENT
144 sq ft
0.003 acres

COMMUNITY CENTER
4,550 sq ft
0.104 acres

EXISTING 10' WIDE BIKE PATH

EXISTING DETENTION FACILITY 38,200 CU.FT.

EXISTING IMPROVEMENTS, TYPICAL

LIMIT OF CONSTRUCTION (DAYLIGHT LINE), TYP.

PHASE LINE, TYP.

EXISTING FIRE HYDRANT

EXISTING 55 MH

EXISTING 50 CB

SEE SHEET 3 FOR CONTINUATION

LEGEND

EXISTING	DESCRIPTION	PROPOSED
2422	2' CONTOUR	2422
2420	10' CONTOUR	2420
	TOP BACK CURB	
	FLOWLINE CURB	
W 8"	WATER MAIN	W 8"
S 8"	SEWER MAIN	S 8"
	DITCH FLOWLINE/DRAINAGE SWALE	
	ASPHALT PAVEMENT	
	SURFACE FLOW DIRECTION	-2.00%
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	SANITARY SEWER MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	RETAINING WALL	

OPEN SPACE

DATE: 08/12/2021
JOB NO.: 12051-20
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Preliminary Plat

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
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Suite A-2
St. George, Utah 84770
Ph (435) 673-8586 Fx (435) 673-8397
www.rawell.com

PRELIMINARY PLAT
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
08/12/2021
STATE OF UTAH

SHEET
2
2 OF 4 SHEETS

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SCALE: 1"=60'

HIGHLAND PARKWAY
65.00 ROW

DAYLIGHT STREET
60.00 ROW

PROPOSED 10' WIDE BIKE PATH

5000 GALLON SEPTIC TANK TYP.

EXISTING RIDGELINE, TYP.

FUTURE EMERGENCY ACCESS LOCATION

EXISTING GRAVELLED ROAD, TYP. (MAINTAIN ACCESS TO EXISTING WATER TANK)

TO EXISTING WATER TANK

45' RAD. TEMP. GRAVEL TURN-AROUND FOR PHASE 6 GRADE TO EXISTING GROUND; 2:1 MAX. CUT AND 3:1 MAX. FILL

FUTURE ACCESS ROAD

PHASE LINE, TYP.

¼ CORNER FOUND STAMPED 1975

PROPOSED RECREATIONAL AREA
17567 sq ft
0.40 acres

OPEN SPACE
22181 sq ft
0.51 acres

OPEN SPACE
2637 sq ft
0.06 acres

OPEN SPACE DETENTION AREA
30622 sq ft
0.70 acres

LIMIT OF CONSTRUCTION (DAYLIGHT LINE), TYP.

PROPOSED 10' WIDE BIKE PATH

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

LEGEND

EXISTING	DESCRIPTION	PROPOSED
5432	2' CONTOUR	5432
5420	10' CONTOUR	5420
	TOP BACK CURB	
	FLOWLINE CURB	
H 8"	WATER MAIN	H 8"
SS 8"	SEWER MAIN	SS 8"
	DITCH FLOWLINE/DRAINAGE SWALE	
	ASPHALT PAVEMENT	
	SURFACE FLOW DIRECTION	-2.00%
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	SANITARY SEWER MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	RETAINING WALL	

DATE: 08/12/2021
JOB NO.: 12051-20
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Preliminary Plat

REVISIONS | DATE

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www.rasmail.com

PRELIMINARY PLAT
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
08/12/2021
STATE OF UTAH

SHEET
3
3 OF 4 SHEETS

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SCALE: 1"=100'

0 100' 200'

OPEN SPACE

FUTURE EMERGENCY ACCESS LOCATION

FUTURE WATER TANK ACCESS ROAD

PROPOSED RECREATIONAL AREA

OPEN SPACE/ DETENTION AREA

HIGHLAND PARKWAY

FLARE COURT

INCH STREET

DAYLIGHT STREET

HORIZON DRIVE

SHANE CIRCLE

COMMUNITY CENTER

EASEMENT

OPEN SPACE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
2122	2' CONTOUR	2122
2120	10' CONTOUR	2120
	TOP BACK CURB	
	FLOWLINE CURB	
W 8"	WATER MAIN	W 8"
SS 8"	SEWER MAIN	SS 8"
	DITCH FLOWLINE/DRAINAGE SWALE	
	ASPHALT PAVEMENT	
	SURFACE FLOW DIRECTION	-2.00%
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	SANITARY SEWER MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	RETAINING WALL	

DATE:	08/12/2021
JOB NO.:	12051-20
DESIGNED BY:	DSH
CHECKED BY:	JSS
DWG:	Preliminary Plat

REVISIONS DATE

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Suite A-2
St. George, Utah 84790
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www.rosenbergassociates.com

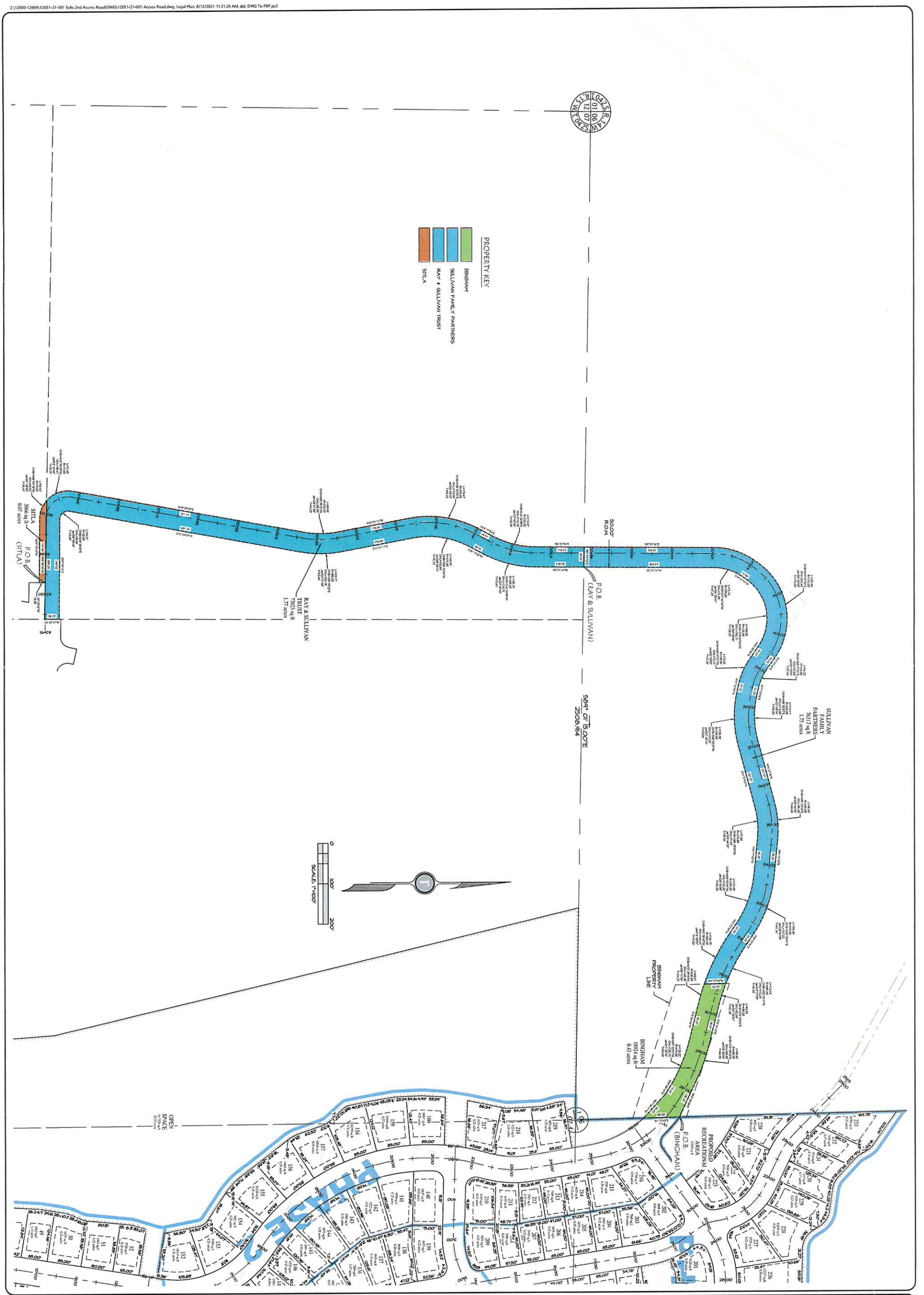
FIRE, LIFE & SAFETY PLAN
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
08/12/2021
STATE OF UTAH

SHEET
4
4 OF 4 SHEETS

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SHEET 1 OF 1 SHEETS

ACCESS ROAD - 50' RIGHT-OF-WAY EXHIBIT

FOR

SOLIS AT CORAL CANYON

HIGHLAND PARKWAY
WASHINGTON, UTAH

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
1433 East Riverside Drive
St. George, Utah 84790
Ph (435) 628-0393 Fax (435) 628-4897
www.rosenberg-eng.com

REVISIONS	DATE

DRG	Access Road
DESIGNED BY	JSS
CHECKED BY	TSH
JOB NO.	12051-21-001
DATE	08/12/2021

DATE: 08/12/2021
JOB NO.: 12051-21-001
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Access Road

REVISIONS
DATE

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Suite A-2
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ACCESS ROAD - 50' RIGHT-OF-WAY
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

SHEET
1
1 OF 6 SHEETS

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DATE:	08/12/2021
JOB NO.:	12051-21-001
DESIGNED BY:	DSH
CHECKED BY:	JSS
DWG:	Access Road

REVISIONS

DATE

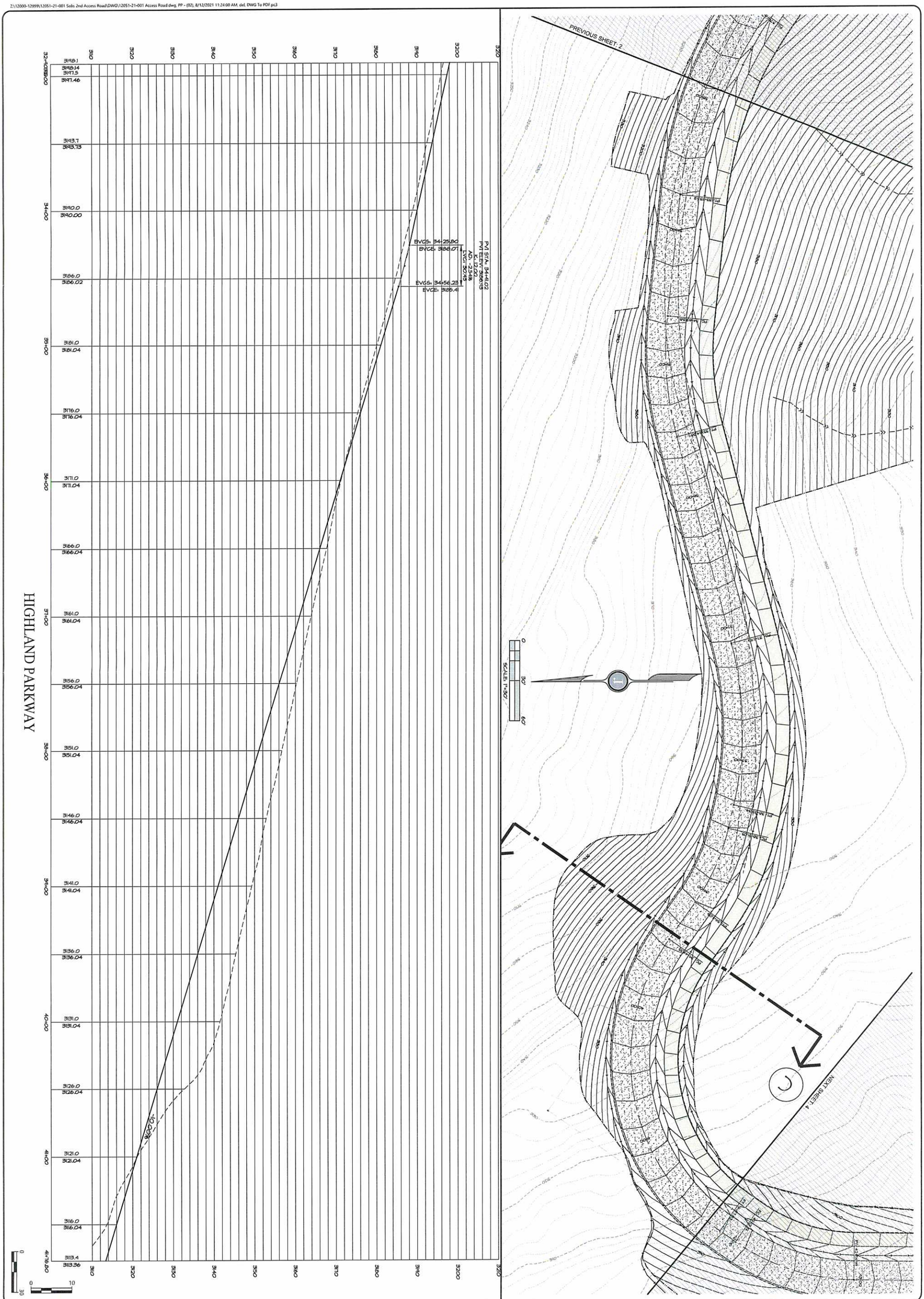
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PLAN & PROFILE
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

SHEET
2
2 OF 6 SHEETS

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PLAN & PROFILE
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

SHEET 3 OF 6 SHEETS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
1532 East Tabernacle Drive, Suite A-2
St. George, Utah 84790
Ph (435) 628-0109 Fax (435) 673-4109
www.rosenbergassociates.com

REVISIONS	DATE

DWG: Access Road
CHECKED BY: JSK
DESIGNED BY: JSK
JOB NO.: 12051-21-001
DATE: 08/12/2021

DATE:	08/12/2021
JOB NO.:	12051-21-001
DESIGNED BY:	DSH
CHECKED BY:	JSS
DWG:	Access Road

REVISIONS

DATE

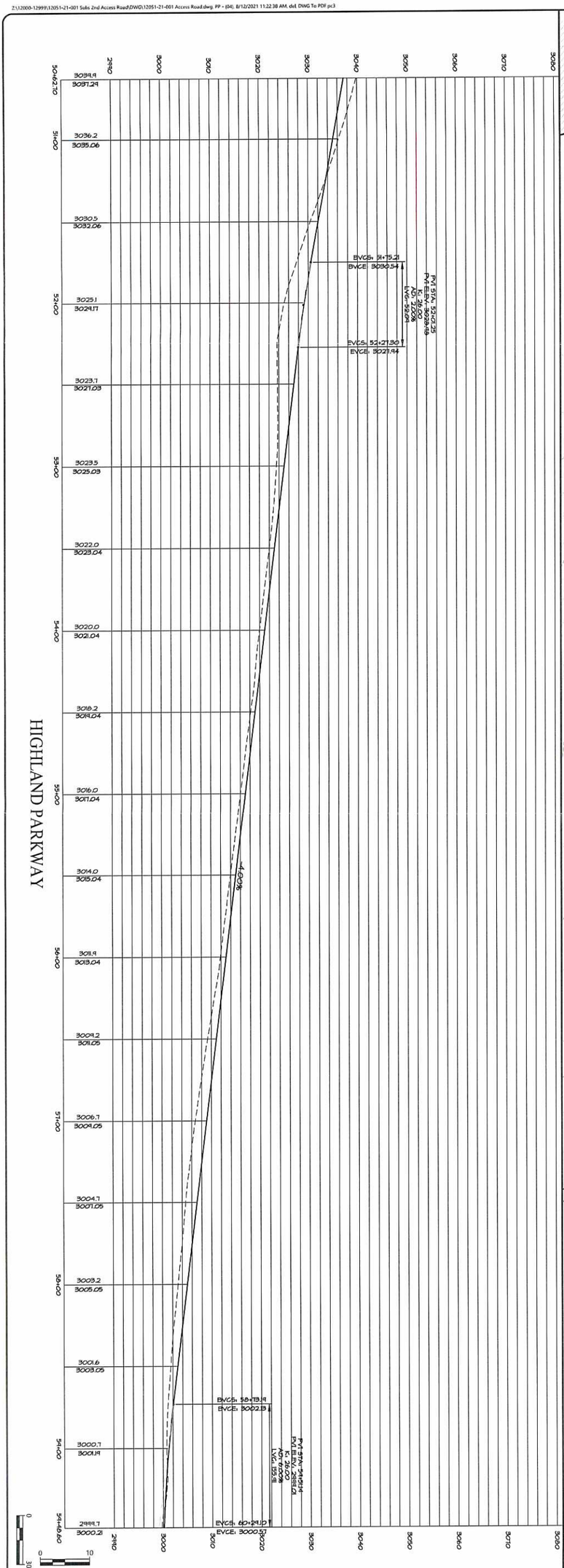
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352 East Riverside Drive
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Ph (435) 673-8586 Fx (435) 673-8397
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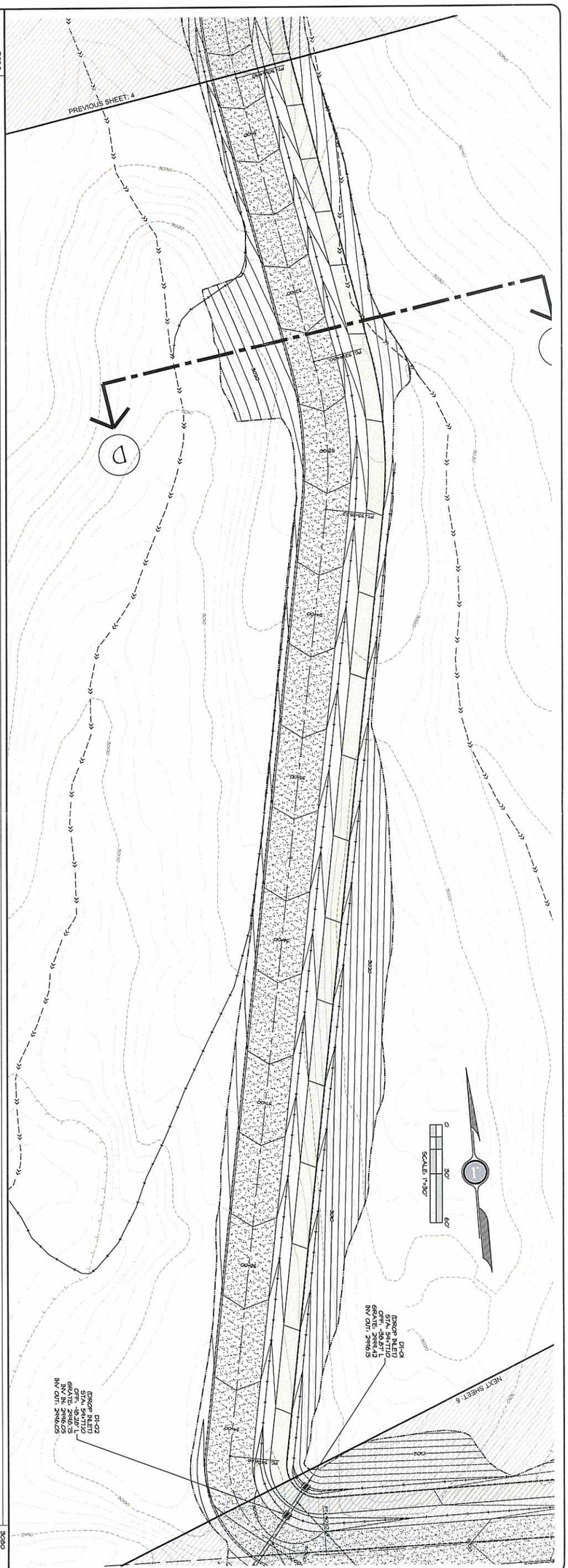
PLAN & PROFILE
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

SHEET
4
4 OF 6 SHEETS

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PLAN & PROFILE
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

SHEET 5 OF 6 SHEETS

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1532 East Riverside Drive
St. George, Utah 84790
Ph (435) 673-8586 Fax (435) 673-8589
www.rosenbergassociates.com

REVISIONS	DATE

DWG	Access Road
CHECKED BY	JJS
DESIGNED BY	PSH
DRAWN BY	DJS
PROJ. NO.	12051-21-001
DATE	08/12/2021

DATE: 08/12/2021
JOB NO.: 12051-21-001
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Access Road

REVISIONS
DATE

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St. George, Utah 84790
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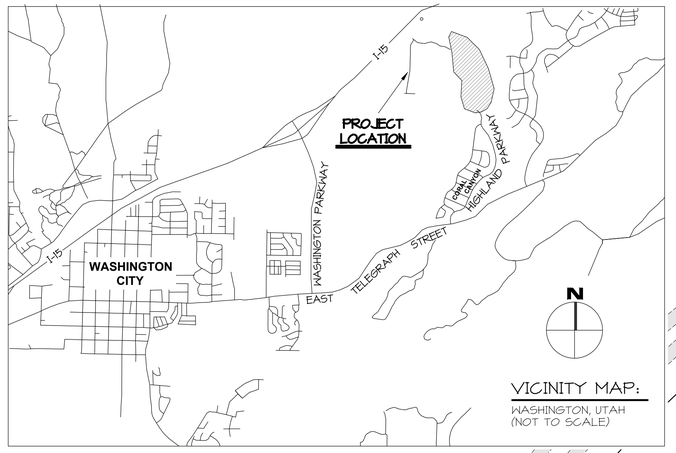
PLAN & PROFILE
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

SHEET
6
6 OF 6 SHEETS

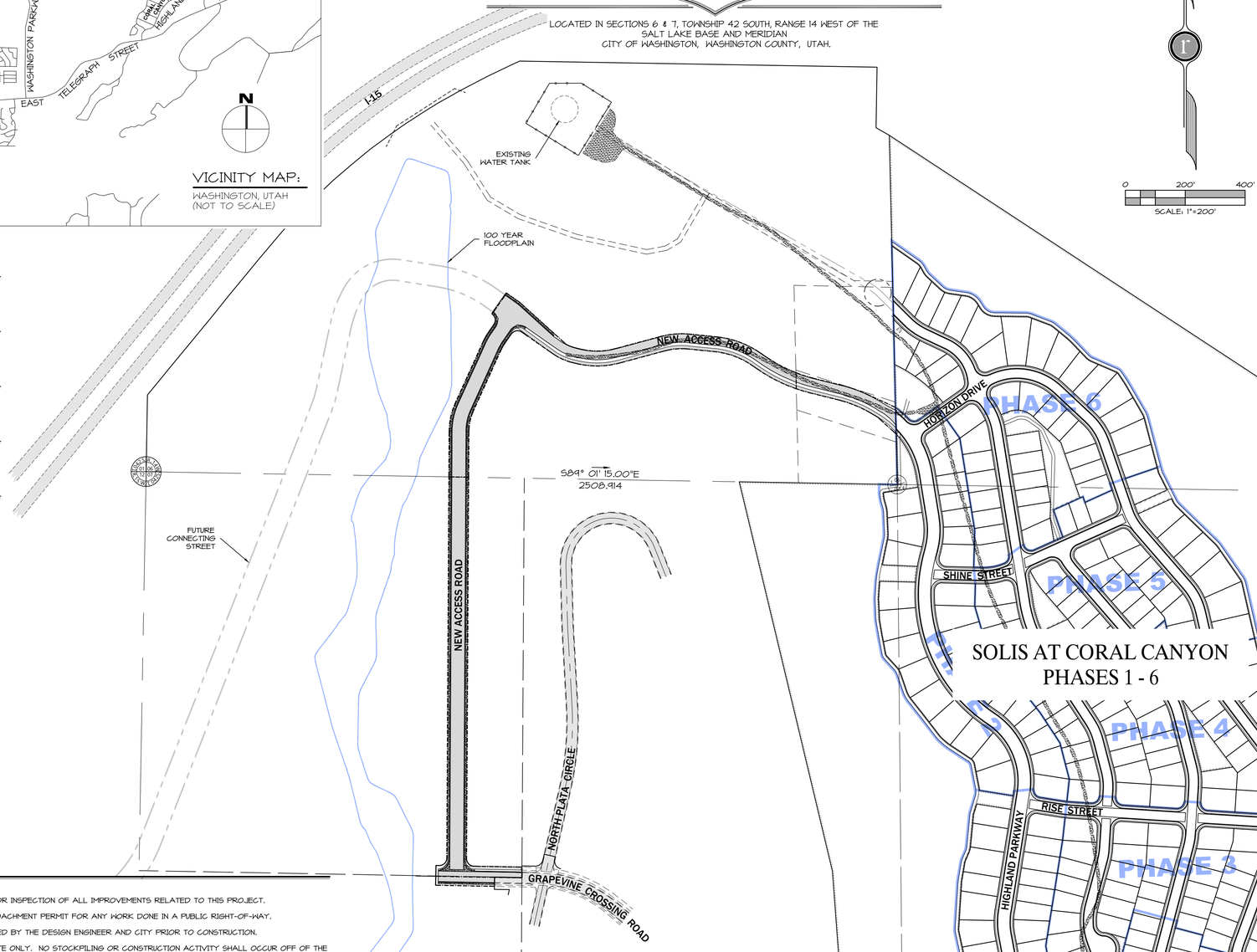
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CONSTRUCTION PLANS
SOLIS AT CORAL CANYON
NEW ACCESS ROAD

LOCATED IN SECTIONS 6 & 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.



VICINITY MAP:
WASHINGTON, UTAH
(NOT TO SCALE)



0 200' 400'
SCALE: 1"=200'

POWER
DIXIE ESCALANTE RURAL ELECTRIC ASSOCIATION
144 WEST BRIGHAM ROAD
ST. GEORGE, UT 84790 (435) 673-3247

WATER
WASHINGTON CITY
111 NORTH 100 EAST
WASHINGTON, UT 84780 (435) 656-6300

NATURAL GAS
DOMINION ENERGY UTAH
1155 EAST 350 NORTH
ST. GEORGE, UT 84770 (435) 673-7514

CATV SERVICE
TDS BROADBAND
111 WEST 700 SOUTH
ST. GEORGE, UT 84770 (435) 628-3681

TELEPHONE
CENTURY LINK COMMUNICATIONS
596 NORTH 1400 EAST (TRAILER)
ST. GEORGE, UT 84770 (435) 673-9639

GENERAL NOTES:
1. ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
5. ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
6. OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.
7. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
8. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
9. UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF WASHINGTON STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF WASHINGTON.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
11. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WASHINGTON, SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE," LATEST EDITION AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED BY APPLIED GEOTECH (ASGC), DATED NOVEMBER 21, 2012, TITLED, "GEOTECHNICAL INVESTIGATION, 10 LOT SUBDIVISION, WASHINGTON, UTAH"
12. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
13. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
14. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.

PROJECT BENCHMARK (BM-1)
PROJECT BENCHMARK = CLASS 1 MONUMENT AT INTERSECTION OF HIGHLAND PARKWAY AND HORIZON DRIVE:

ELEVATION = 3184.12'
NORTHING = 10024299.4311
EASTING = 1067524.1915
LONG. = W 113° 27' 56.58"
LAT. = N 37° 08' 57.90"

UTAH STATE PLANE, SOUTH ZONE (US FOOT) NAD83 (UT83-SF)

OWNER/DEVELOPER/CONTACT
THE DEVELOPER FOR THIS PROJECT IS
COLE WEST DEVELOPMENT
DRAKE J. HOWELL
2250 NORTH CORAL CANYON BOULEVARD
WASHINGTON, UTAH 84780 (435) 862-6183

PROJECT LOCATION
THE PROJECT IS LOCATED AT:
HIGHLAND PARKWAY

PROJECT ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
JASON S. SMITH
DEL S. WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770 (435) 673-6850

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

NOTICE:
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SHEET LAYOUT

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	GRADING PLAN
C3.1	GRADING CROSS SECTIONS & DETAILS
C3.2	GRADING DETAILS
C4.0	UTILITY PLAN (POWER, WATER & SEWER)
C4.1	UTILITY PLAN (CATV, GAS & PHONE)
C5.0	PLAN & PROFILE - HIGHLAND PARKWAY
C5.1	PLAN & PROFILE - HIGHLAND PARKWAY
C5.2	PLAN & PROFILE - ACCESS ROAD - 01
C5.3	PLAN & PROFILE - ACCESS ROAD - 01
C5.4	PLAN & PROFILE - ACCESS ROAD - 01
C5.5	PLAN & PROFILE - ACCESS ROAD - 02
C6.0	EROSION CONTROL PLAN
C6.1	EROSION CONTROL DETAILS

ENGINEER'S ACKNOWLEDGEMENT:
I, JASON S. SMITH, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 7602428. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

JASON S. SMITH, P.E. CERTIFICATE NO. 7602428 — MAY 04, 2022 DATE

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
05/04/2022
STATE OF UTAH

DATE: 05/04/2022
JOB NO.: 12051-21-001
DESIGNED BY: DSW
CHECKED BY: JSS
DWG: Construction Set
REVISIONS DATE

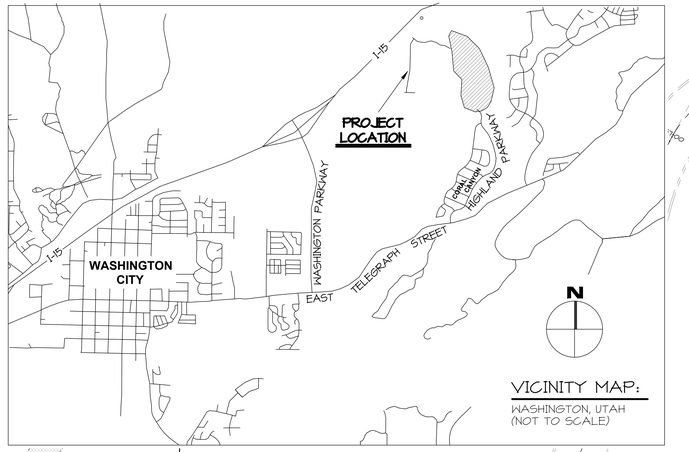
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

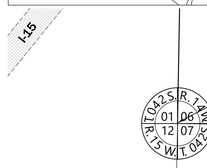
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Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

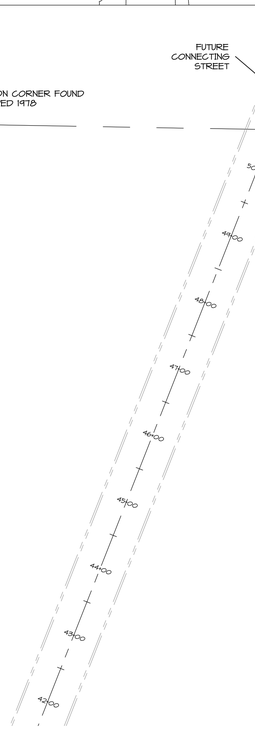
COVER SHEET
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

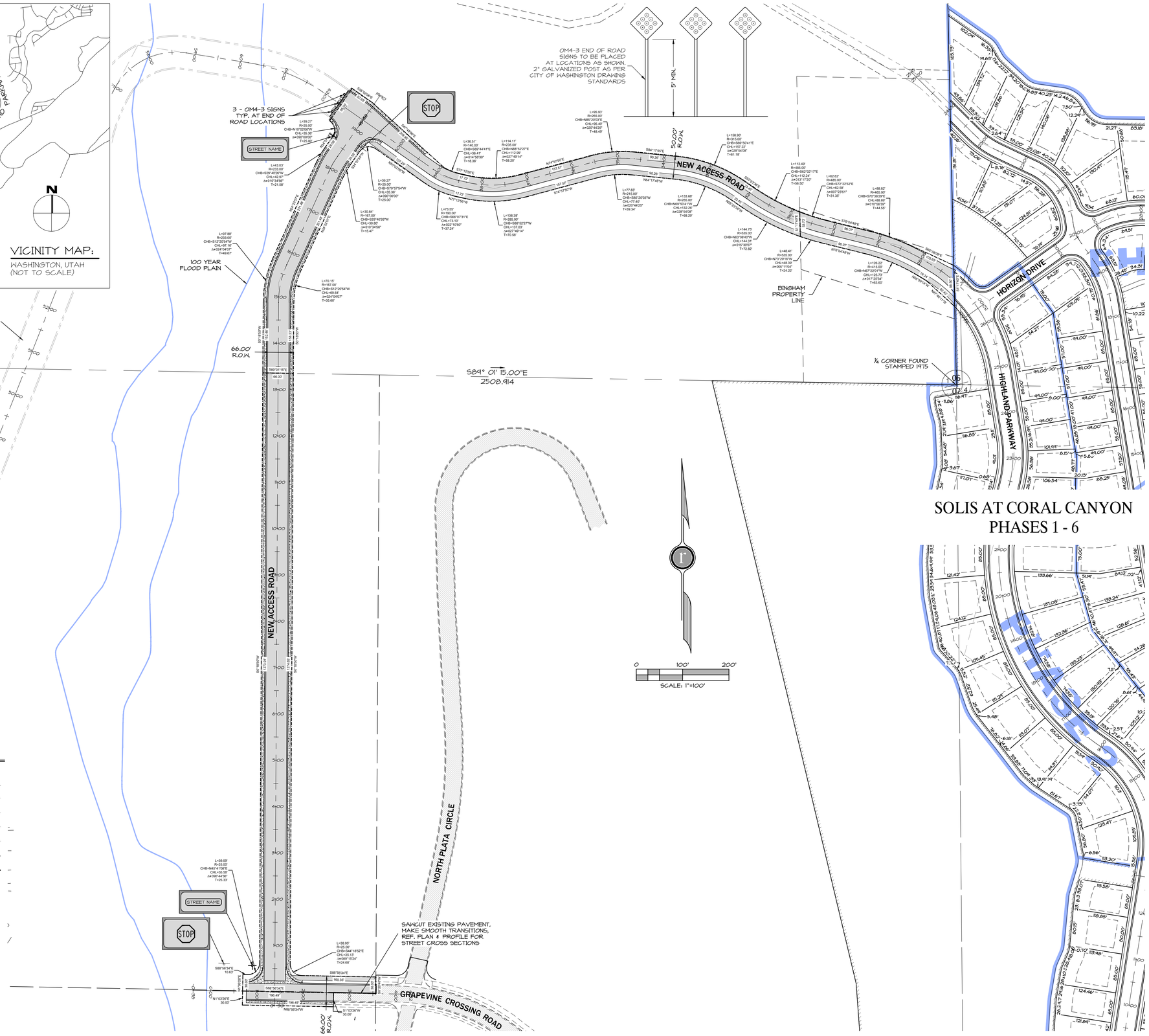
SHEET
C1.0
1 OF 15 SHEETS

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LEGEND

EXISTING	DESCRIPTION	PROPOSED
	TOP BACK CURB	
	FLOWLINE CURB	
	FENCE LINE (CHAIN LINK)	
	FENCE LINE (BARB WIRE)	
	FENCE LINE (WOOD/OTHER)	
	PROPERTY LINE	
	R.O.W./EASEMENT LINE	
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
⊕	CLASS I MONUMENT	⊕
⊞	CLASS II MONUMENT	⊞
	STOP SIGN	
	STREET NAME SIGN	
	MAILBOX LOCATION (16 BOX)	

NOTE:
SURVEY MONUMENTS ARE SHOWN IN GENERAL LOCATIONS ONLY. SEE FINAL PLAT FOR FINAL LOCATIONS SET.

SOLIS AT CORAL CANYON
PHASES 1 - 6

DATE:	04/08/2022
JOB NO.:	12051-21-001
DESIGNED BY:	DSH
CHECKED BY:	JSS
DWG:	Construction Set

REVISIONS | DATE

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Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
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SITE PLAN
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
04/08/2022
STATE OF UTAH

SHEET
C2.0
2 OF 15 SHEETS

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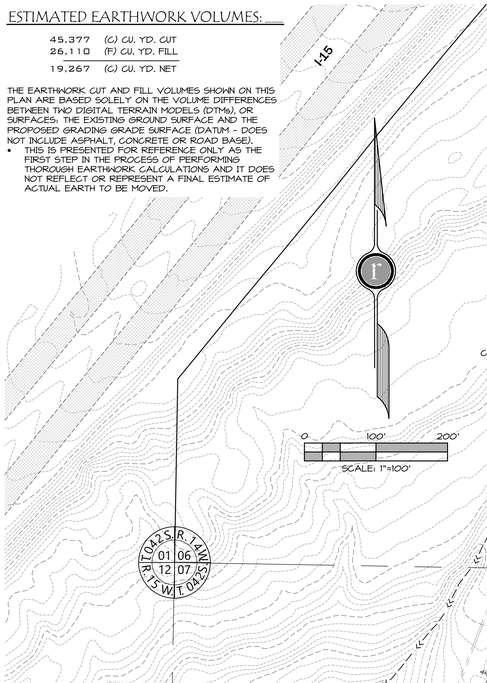
ESTIMATED EARTHWORK VOLUMES:

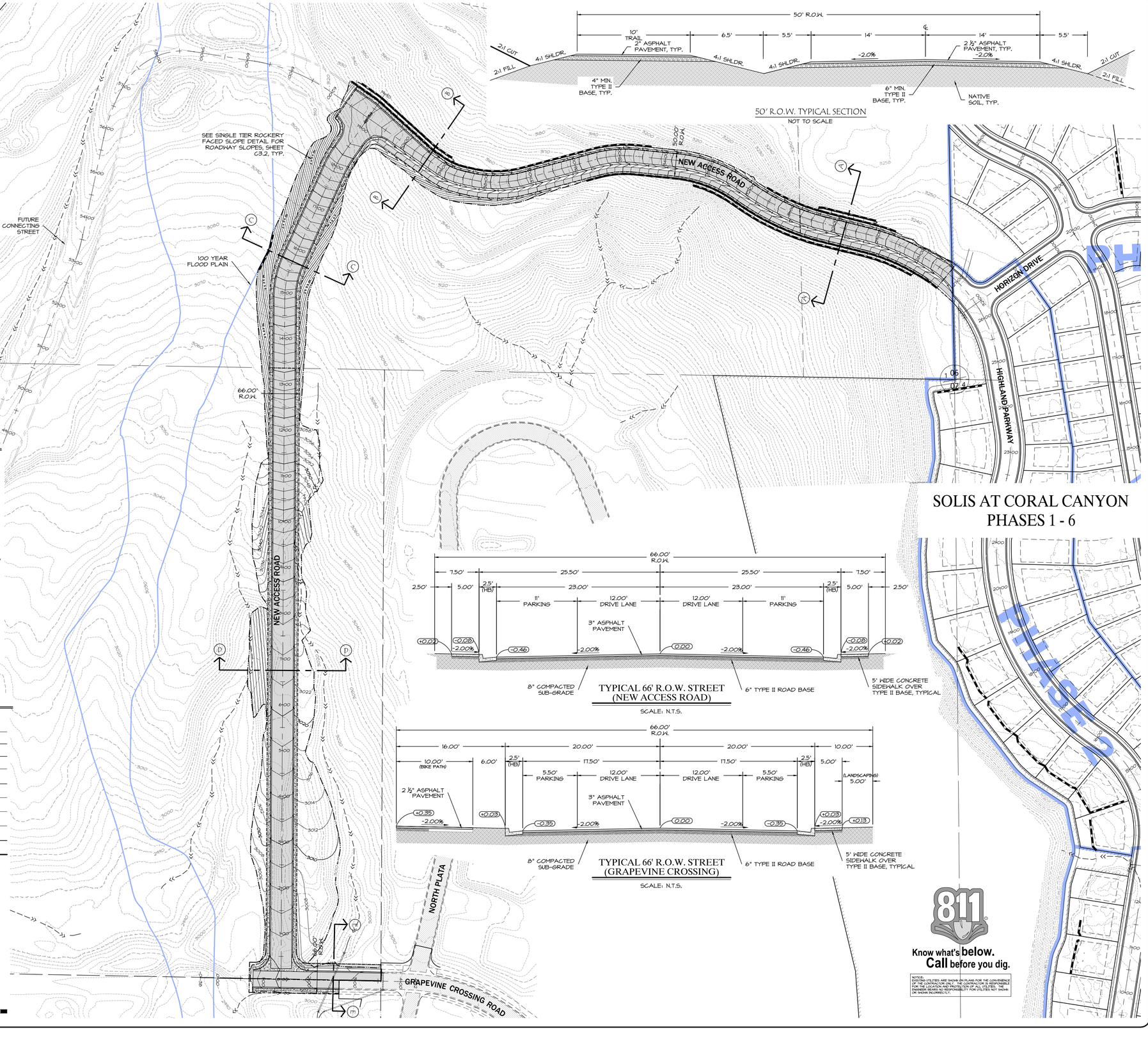
45,377 (C) CU. YD. CUT
26,110 (F) CU. YD. FILL

19,267 (C) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED SOLELY ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES. THE EXISTING GROUND SURFACE AND THE PROPOSED GRADING GRADE SURFACE (DATUM - DOES NOT INCLUDE ASPHALT, CONCRETE OR ROAD BASE).

- THIS IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND IT DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED.





50' R.O.W. TYPICAL SECTION
NOT TO SCALE

TYPICAL 66' R.O.W. STREET
(NEW ACCESS ROAD)
SCALE: N.T.S.

TYPICAL 66' R.O.W. STREET
(GRAPEVINE CROSSING)
SCALE: N.T.S.

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WASHINGTON, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED BY AGEC, TITLED "GEOTECHNICAL INVESTIGATION, 10 LOT SUBDIVISION, WASHINGTON UTAH", DATED NOVEMBER 21, 2012.

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

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

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

5. ALL HARD SURFACES NEED TO DRAIN TO FRONT OF LOTS.

6. ANY CHANGES OR MODIFICATIONS TO THE GRADING PLAN NEED TO BE APPROVED BY WASHINGTON CITY OFFICALS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
4213	2' CONTOUR	4213
4210	10' CONTOUR	4210
	TOP BACK CURB	
	FLOWLINE CURB	
	DITCH FLOWLINE/DRAINAGE SWALE	
	FENCE LINE (CHAIN LINK)	
	FENCE LINE (BARB WIRE)	
	FENCE LINE (WOOD/OTHER)	
	PROPERTY LINE	
	R.O.W./EASEMENT LINE	
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	SURFACE FLOW DIRECTION	-2.00%
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET (SINGLE)	
D	STORM DRAIN MANHOLE	SD
	RETAINING WALL	

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

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SOLIS AT CORAL CANYON
PHASES 1 - 6

DATE: 05/04/2022
JOB NO.: 12051-21-001
DESIGNED BY: DSN
CHECKED BY: JSS
DWG: Construction Set
DATE
REVISIONS

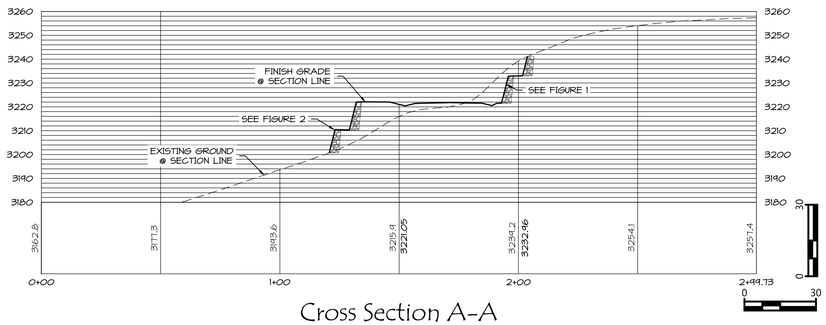
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GRADING PLAN
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

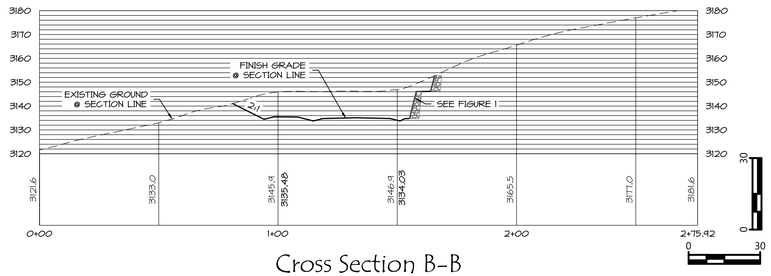
LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S SMITH
05/04/2022
STATE OF UTAH

SHEET
C3.0
3 OF 15 SHEETS

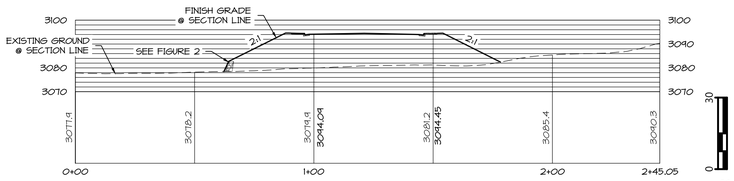
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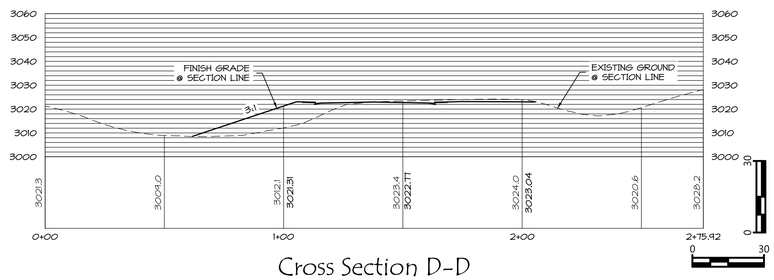
Cross Section A-A



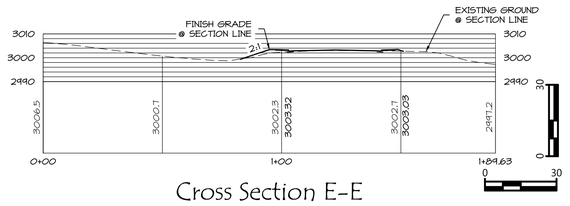
Cross Section B-B



Cross Section C-C

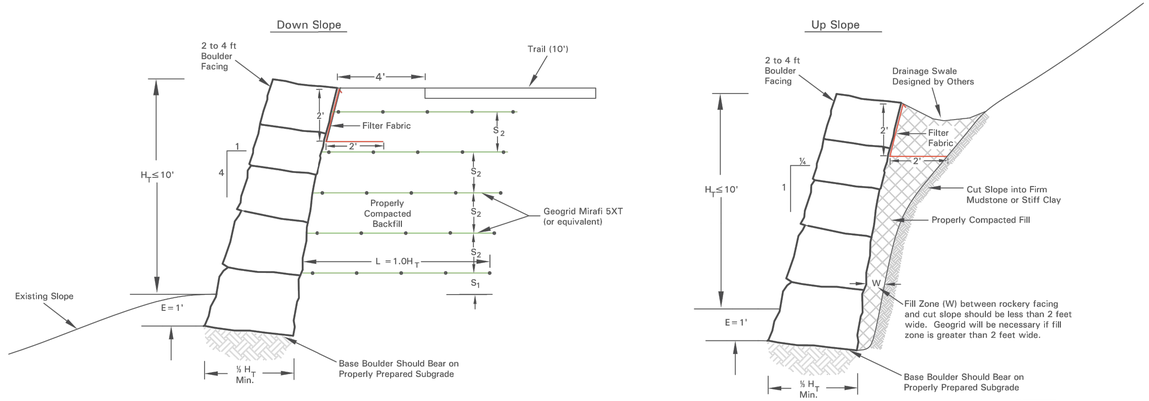


Cross Section D-D



Cross Section E-E

SOLACE SECONDARY ACCESS ROAD
WASHINGTON, UTAH

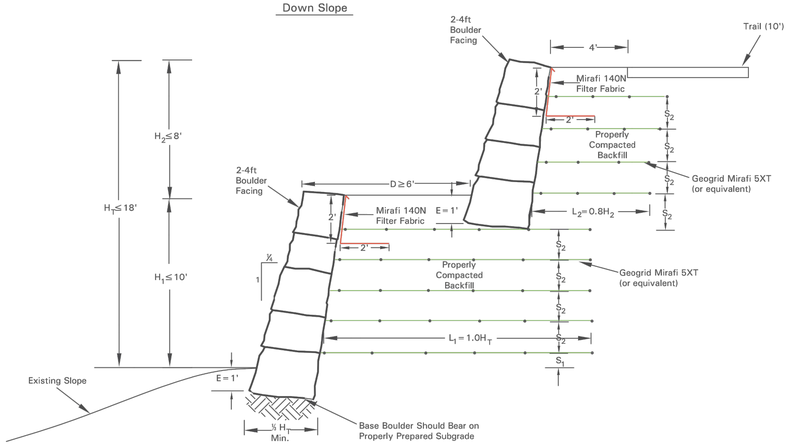


LICENSED PROFESSIONAL ENGINEER 02/04/22 No. 177876 G. WAYNE ROGERS STATE OF UTAH

By: G. Wayne Rogers, P.E.

2190646	AGEC	ROCKERY FACED REINFORCED FILL SLOPE (SINGLE TIER)	Figure 1

SOLACE SECONDARY ACCESS ROAD
WASHINGTON, UTAH



LICENSED PROFESSIONAL ENGINEER 02/04/22 No. 177876 G. WAYNE ROGERS STATE OF UTAH

By: G. Wayne Rogers, P.E.

2190646	AGEC	TWO-TIERED ROCKERY FACED REINFORCED FILL SLOPE	Figure 2

DATE: 05/04/2022
JOB NO.: 12051-21-001
DESIGNED BY: DSN
CHECKED BY: JSS
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DATE
REVISIONS

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GRADING CROSS SECTIONS & DETAILS
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER No. 7602428 JASON S. SMITH 05/04/2022 STATE OF UTAH

SHEET
C3.1
4 OF 15 SHEETS

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SOLACE SECONDARY ACCESS ROAD
WASHINGTON, UTAH

A. **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 = ½-½H ; Minimum rock size 24 inches and/or 200 pounds.
3. Boulders should consist of durable material resistant to weathering. We understand on site basalt will be used.
4. Minimum **embedment** = 1 foot unless deeper embedment is shown on drawing.
5. Minimum **batter** ¼:1 (Horizontal to Vertical).
6. The slope/boulder subgrade should be properly prepared/compacted as directed by the geotechnical engineer prior to placing of fill or boulders.
7. Landscaping should be limited adjacent rock slope. Wetting of the backfill may result in settling or reduced stability. Block walls or fences may settle if placed in the backfill zone.

B. **Fill:**

1. Backfill may consist of on-site material ≤6" size.
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.

C. **Construction Observation:**

1. Pre-construction meeting with Engineer, Owner 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 require.
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. If the fill is not properly compacted, the stability of the slope will be reduced.
4. Each lift of fill placed should be tested to verify compaction is at least 95 percent of the maximum dry density as determined by ASTM D-1557.
5. A representative of AGEC should observe/verify placement of the geogrid, filter fabric and strip drains.

D. **Geosynthetics:**

1. The filter fabric may consist of Mirafi 140N, non-woven filter fabric or equivalent.
2. **Geosynthetic reinforcement** should be placed continuously in the primary strength direction. It may not be spliced in the primary strength direction.
3. The geogrid 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. Where rockery wall forms an outside corner, geogrid should be placed in both directions with a minimum of 4" of backfill between the overlapping layers of geogrid.
5. The following table should be referred to for geosynthetic grid length: (See Figure 1)

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 (ft)	
			S_1	S_2	L_1	L_2
$H_T \leq 3$	No	NA	NA	NA	See Detail	See Detail
$3 < H_T \leq 18$	Yes	Miragrid 5XT	1	2		

* Approved Equivalents - Tensar UX1500HS = Miragrid 5XT = Fortrac 55/30-20 = SRW 7 Series



By: G. Wayne Rogers, P.E.

2190656	AGEC	Rockery Faced Slope Notes	Figure 3

SOLIS AT CORAL CANYON
WASHINGTON, UTAH

A. **Boulder Slope Construction Notes:**

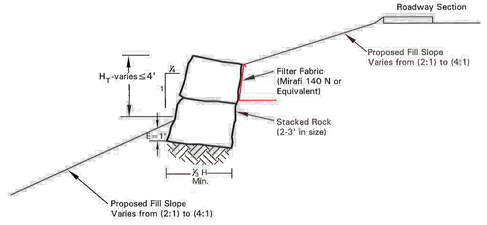
1. Boulders should consist of durable material resistant to weathering and approved by AGEC. The boulders should typically range from 2 to 3 feet in size. Typical materials suitable for this application include basalt, limestone and some sandstones.
2. The slope/boulder foundation subgrade should be cleared of vegetation, rock or other obstacles and the surface level and smooth such that depressions and humps do not exceed 6 inches.
3. The boulders placed at the base of the slope should be embedded (E) at least 1 foot below the lowest adjacent grade. If rock is exposed, E may be reduced.
4. The slope/boulder subgrade should be properly prepared/compacted as directed by the geotechnical engineer prior to placing fill or boulders.
5. Boulders should provide for a flat stacking surface with the largest boulders placed at the base of the slope.
6. The boulders should be stacked no steeper than ¼:1 (Horizontal:Vertical). Less steep slopes may be required at the engineers discretion.

B. **Geosynthetic Notes:**

1. The filter fabric may consist of Mirafi 140N, non-woven filter fabric or equivalent.

C. **Grading Notes:**

1. Backfill placed behind boulders 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. If the fill is not properly compacted, the stability of the slope will be reduced.
2. Backfill within 3 feet of the interior edge of the boulders should be compacted with hand compaction equipment.



Example of short walls on slope





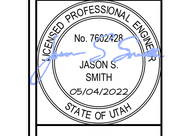
By: G. Wayne Rogers, P.E.

2190646	AGEC	Single Tier Rockery Faced Slope Detail for Roadway Slopes	Figure 1

DATE: 05/04/2022
JOB NO.: 12051-21-001
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Construction Set
REVISIONS DATE

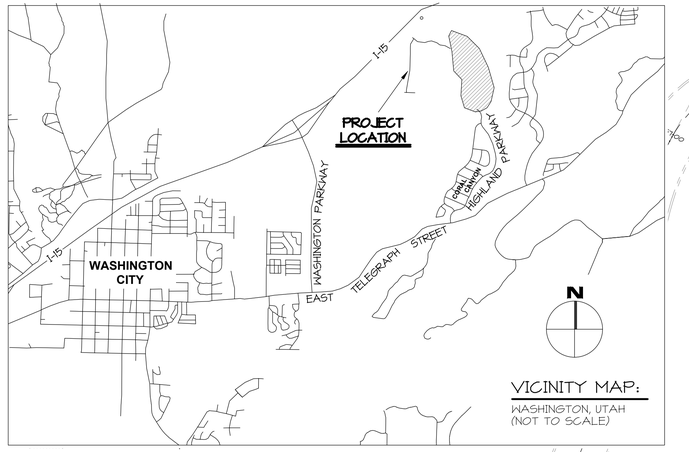
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

GRADING DETAILS
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH



SHEET
C3.2
5 OF 15 SHEETS

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VICINITY MAP:
WASHINGTON, UTAH
(NOT TO SCALE)

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 POWER'S 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 15FT 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 15FT IN FRONT AND BACK FOR PMH HARDWARE) FOR EASE OF ACCESS.

DEREA POWER LEGEND

PHASE A	A A A A A A A A A
PHASE B	B B B B B B B B B
PHASE C	C C C C C C C C C
PHASE ABC	ABC ABC ABC ABC ABC ABC ABC
3 PHASE	500 •MCM 500 •MCM 500 •MCM 500 •MCM
SECONDARY-A-PHASE	
SECONDARY-B-PHASE	
SECONDARY-C-PHASE	
SECONDARY FEEDER	
TRANSFORMER	(ALL SHALL BE ANDERSON UTSB8500L)
4-WAY VAULT	
PAD MOUNTED SWITCH	
STREET LIGHT	(HISTORICAL - IN PRIVATE ST.)
	(EXISTING)
STREET LIGHT	(COBRA HEAD - IN PUBLIC STREET)

LEGEND

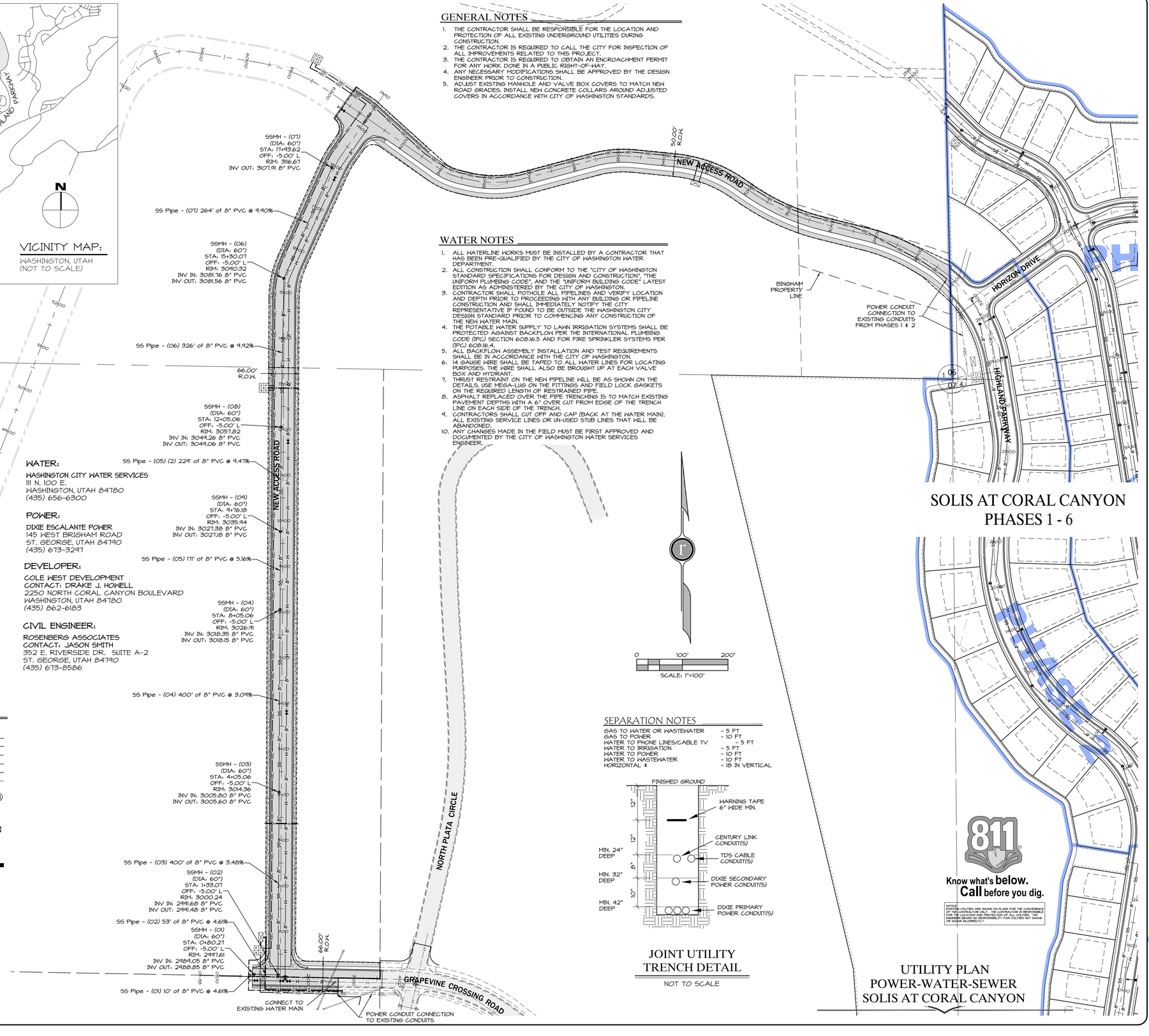
EXISTING	DESCRIPTION	PROPOSED
W	WATER LINE (SIZE UNKNOWN)	W
W 8"	WATER LINE (8" DIA.)	W 8"
IRR	IRRIGATION LINE (SIZE UNKNOWN)	IRR
SS	SEWER LINE (SIZE UNKNOWN)	SS
SS 8"	SEWER LINE (8" DIA.)	SS 8"
OH	OVERHEAD POWER LINE	OH
	PROPOSED 3/4" WATER SERVICE W/ METER TO LOT (5' FROM PROPERTY LINE)	W
	PROPOSED WATERLINE BEND	22.5°
	PROPOSED 1" IRRIGATION SERVICE W/ METER TO LOT (1' FROM PROPERTY LINE)	IRR
SS 4" (T)	PVC SANITARY SEWER LATERAL TO LOT	SS 4" (T)
	RETAINING WALL	
	FIRE HYDRANT	
S	SEWER MANHOLE	SMH
	WATER VALVE	
W	WATER METER	W
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SD
	STREET LIGHT	

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF WASHINGTON STANDARDS.

WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF WASHINGTON WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF WASHINGTON STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE UNIFORM PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF WASHINGTON.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE CITY REPRESENTATIVE IF FOUND TO BE OUTSIDE THE WASHINGTON CITY DESIGN STANDARD PRIOR TO COMMENCING ANY CONSTRUCTION OF THE NEW WATER MAIN.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. 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.
9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE CITY OF WASHINGTON WATER SERVICES ENGINEER.



SEPARATION NOTES

GAS TO WATER OR WASTEWATER	- 5 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER	- 10 FT
HORIZONTAL &	- 18 IN VERTICAL

JOINT UTILITY TRENCH DETAIL
NOT TO SCALE

WATER:

WASHINGTON CITY WATER SERVICES
111 N. 100 E.
WASHINGTON, UTAH 84780
(435) 656-6300

POWER:

DIXIE ESCALANTE POWER
145 WEST BRIGHAM ROAD
ST. GEORGE, UTAH 84790
(435) 673-3297

DEVELOPER:

COLE WEST DEVELOPMENT
CONTACT: DRAKE J. HOWELL
2250 NORTH CORAL CANYON BOULEVARD
WASHINGTON, UTAH 84780
(435) 862-6183

CIVIL ENGINEER:

ROSENBERG ASSOCIATES
CONTACT: JASON SMITH
352 E. RIVERSIDE DR. SUITE A-2
ST. GEORGE, UTAH 84790
(435) 673-8586

SOLIS AT CORAL CANYON PHASES 1 - 6

UTILITY PLAN
POWER-WATER-SEWER
SOLIS AT CORAL CANYON

DATE: 04/08/2022
JOB NO.: 12051-21-001
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Construction Set
REVISIONS DATE

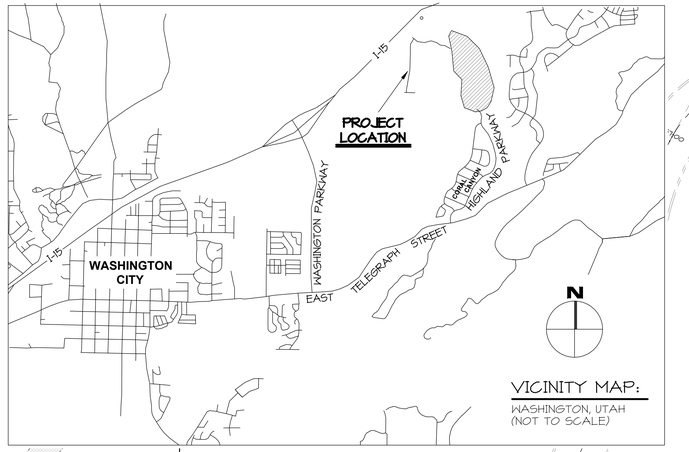
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Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
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UTILITY PLAN (POWER, WATER & SEWER)
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
04/08/2022
STATE OF UTAH

SHEET
C4.0
6 OF 15 SHEETS

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VICINITY MAP:
WASHINGTON, UTAH
(NOT TO SCALE)

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GENERAL NOTES

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2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF WASHINGTON STANDARDS.

BAJA BROADBAND CABLE NOTES

1. DEVELOPER/CONTRACTOR WILL PROVIDE ALL REQUIRED TRENCH.
2. BAJA BROADBAND WILL PROVIDE ALL REQUIRED INNER-DUCT. CONTACT **RANDELL @** (435) 705-6006 AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE.
3. DEVELOPER/CONTRACTOR WILL PROVIDE ALL ADDRESSES TO BAJA BROADBAND, WITHIN 2 WEEKS AFTER FINAL APPROVAL.
4. FAILURE TO COMPLETE 1-3 ABOVE COULD CAUSE DELAYS IN SERVICE.
5. BLACKROCK CONSTRUCTION WILL PLACE ALL CONDUIT IN OPEN TRENCH FOR BAJA BROADBAND. CALL **RANDALL @** (435) 705-6006 ONE WEEK PRIOR TO PLACEMENT.
6. FOR GENERAL QUESTIONS CONTACT **RANDALL LOPEZ**, BAJA BROADBAND @ (435) 705-6006.
7. RELOCATION OF BAJA BROADBAND FACILITIES AFTER JOINT TRENCH PLACEMENT WILL BE 100% BILLABLE TO THE DEVELOPER/CONTRACTOR.
8. RELOCATION OR DAMAGE TO BAJA BROADBAND FACILITIES AFTER INSTALLATION WILL BE 100% BILLABLE TO THE DEVELOPER.

CENTURY LINK TELEPHONE NOTES

1. CENTURY LINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 673-9634 TO SCHEDULE DELIVERY.
2. CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
3. ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.
4. ANY CHANGES TO JUC, APPROVED PLANS, PLEASE CONTACT CENTURY LINK ENGINEER AT 673-9634.
5. ANY PLANT RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURY LINK ENGINEER MUST BE CONTACTED A MINIMUM OF 4 WEEKS BEFORE RELOCATION IS REQUIRED.
6. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN 3 WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. CALL JEFF BURTON @ (435) 674-6157.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS ARE NEEDED, DEVELOPER IS RESPONSIBLE FOR INSTALLATION AND COST OF DOMINION ENERGY APPROVED CASINGS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY (1155 E. 350 N., ST. GEORGE) FOR CASINGS LOCATION.
4. **ALL 10' PUBLIC UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6" OF TOP BACK OF CURB BEFORE GAS MAIN LINES WILL BE INSTALLED. *****DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER ORIGINAL INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE **MUST** BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED. IF GAS IS TO BE INSTALLED IN A COMMON AREA, RUNNING LINES WILL ALSO NEED TO BE STAKED.
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 COULD RESULT IN THE DELAY OF THE INSTALLATION OF GAS SERVICE TO THIS PROJECT.
9. CONTACT **CRAIG HANSEN @ (435) 674-6144** TWO WEEKS PRIOR TO BEING READY FOR THE INSTALLATION OF GAS MAINS.
10. *******IMPORTANT NOTICE***** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCHES ARE BURIED, STREETS ARE WITHIN 6" OF SUB-GRADE AND THE 10' UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.**
11. **HIGH PRESSURE GAS NOTES - BEFORE DIGGING CALL: BRYAN WARD @ (435) 674-6104 OR (435) 865-1118.**

LEGEND

EXISTING	DESCRIPTION	PROPOSED
G	NATURAL GAS LINE (SIZE UNKNOWN)	G
T	TELEPHONE LINE (SIZE UNKNOWN)	T
TV	CATV LINE (SIZE UNKNOWN)	TV
FO	FIBER OPTIC LINE (SIZE UNKNOWN)	FO
	FENCE LINE (CHAIN LINK)	
X	FENCE LINE (BARB WIRE)	X
	FENCE LINE (WOOD/OTHER)	
	RETAINING WALL	
G	GAS METER	G
T	TELEPHONE PEDESTAL	T
TV	CATV PEDESTAL	TV
C	CATV MANHOLE	C
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SD

NATURAL GAS:

DOMINION ENERGY UTAH
1155 EAST 350 NORTH
ST. GEORGE, UT 84770
(435) 673-7514

CATV:

TDS BROADBAND
111 WEST 700 SOUTH
ST. GEORGE, UT 84770
(435) 628-3681

TELEPHONE:

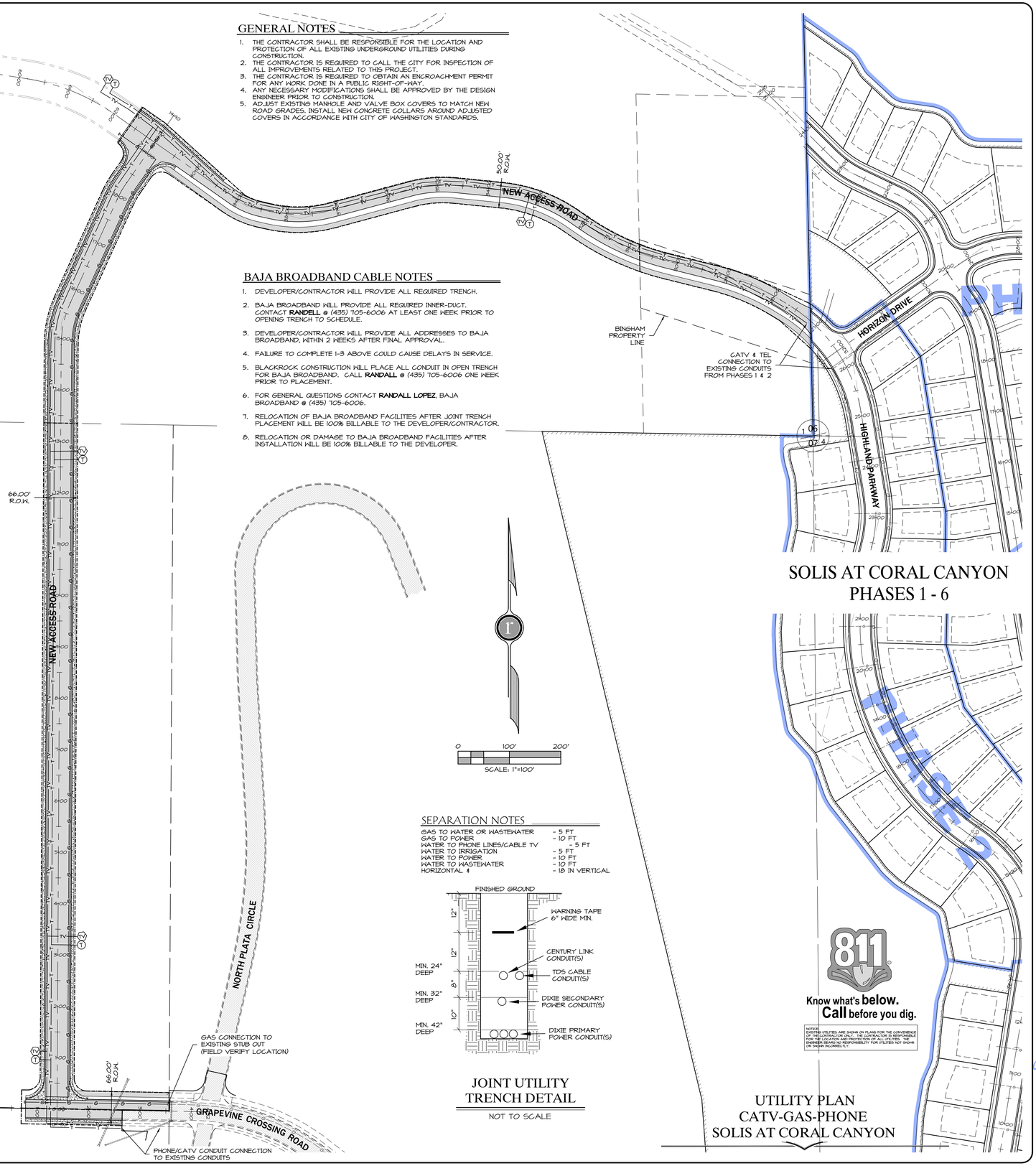
CENTURY LINK COMMUNICATIONS
596 NORTH 1400 EAST (TRAILER)
ST. GEORGE, UT 84770
(435) 673-9639

DEVELOPER:

COLE WEST DEVELOPMENT
CONTACT: DRAKE J. HOWELL
2250 NORTH CORAL CANYON BOULEVARD
WASHINGTON, UTAH 84780
(435) 862-6183

CIVIL ENGINEER:

ROSENBERG ASSOCIATES
CONTACT: JASON SMITH
352 E. RIVERSIDE DR. SUITE A-2
ST. GEORGE, UTAH 84790
(435) 673-8586



0 100' 200'
SCALE: 1"=100'

SEPARATION NOTES

GAS TO WATER OR WASTEWATER	- 5 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER	- 10 FT
HORIZONTAL &	- 18 IN VERTICAL

JOINT UTILITY TRENCH DETAIL
NOT TO SCALE

SOLIS AT CORAL CANYON
PHASES 1 - 6

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

UTILITY PLAN
CATV-GAS-PHONE
SOLIS AT CORAL CANYON

DATE: 05/04/2022
JOB NO.: 12051-21-001
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Construction Set
REVISIONS DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

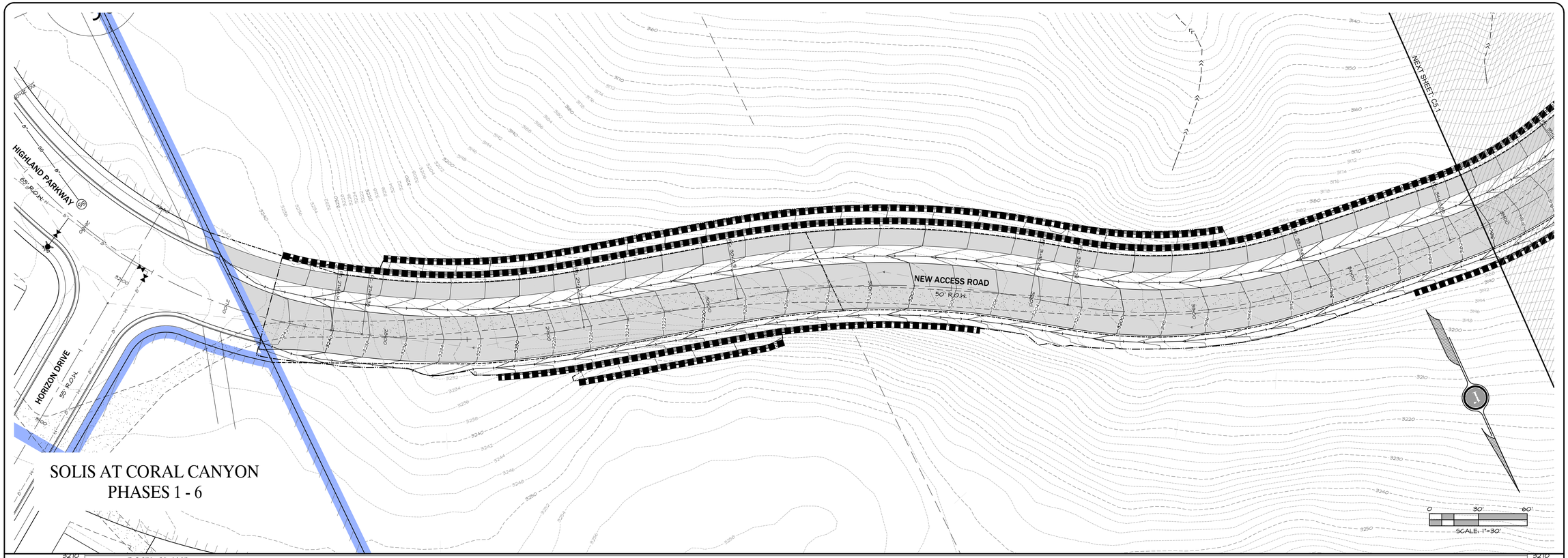
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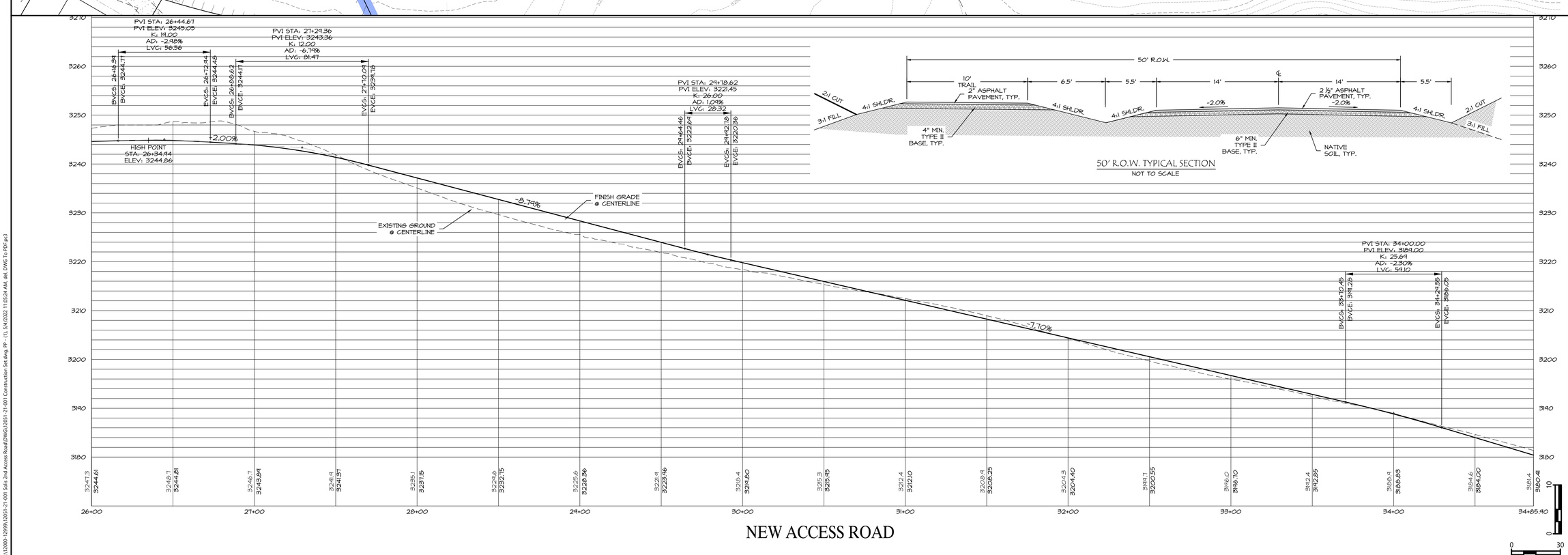
UTILITY PLAN (CATV, GAS & PHONE)
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
05/04/2022
STATE OF UTAH

SHEET
C4.0
7 OF 15 SHEETS

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NEW ACCESS ROAD

DATE:	04/08/2022
JOB NO.:	12051-21-001
DESIGNED BY:	DSH
CHECKED BY:	JSS
DWG:	Construction Set

REVISIONS

DATE

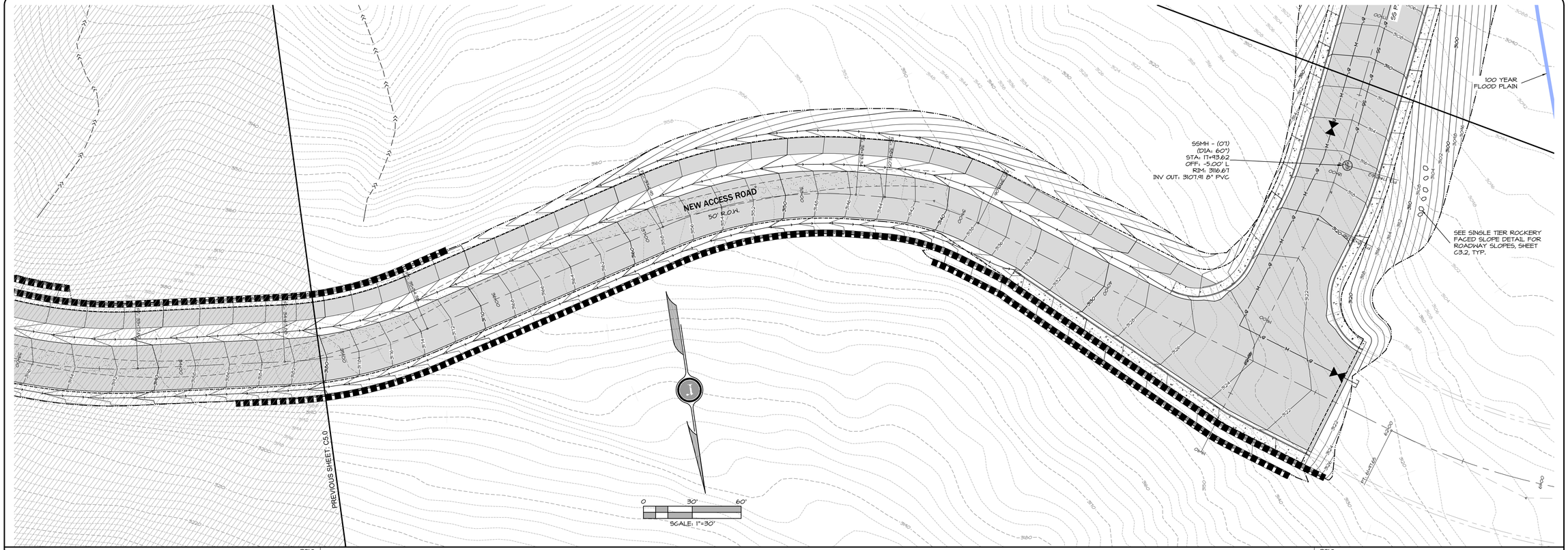
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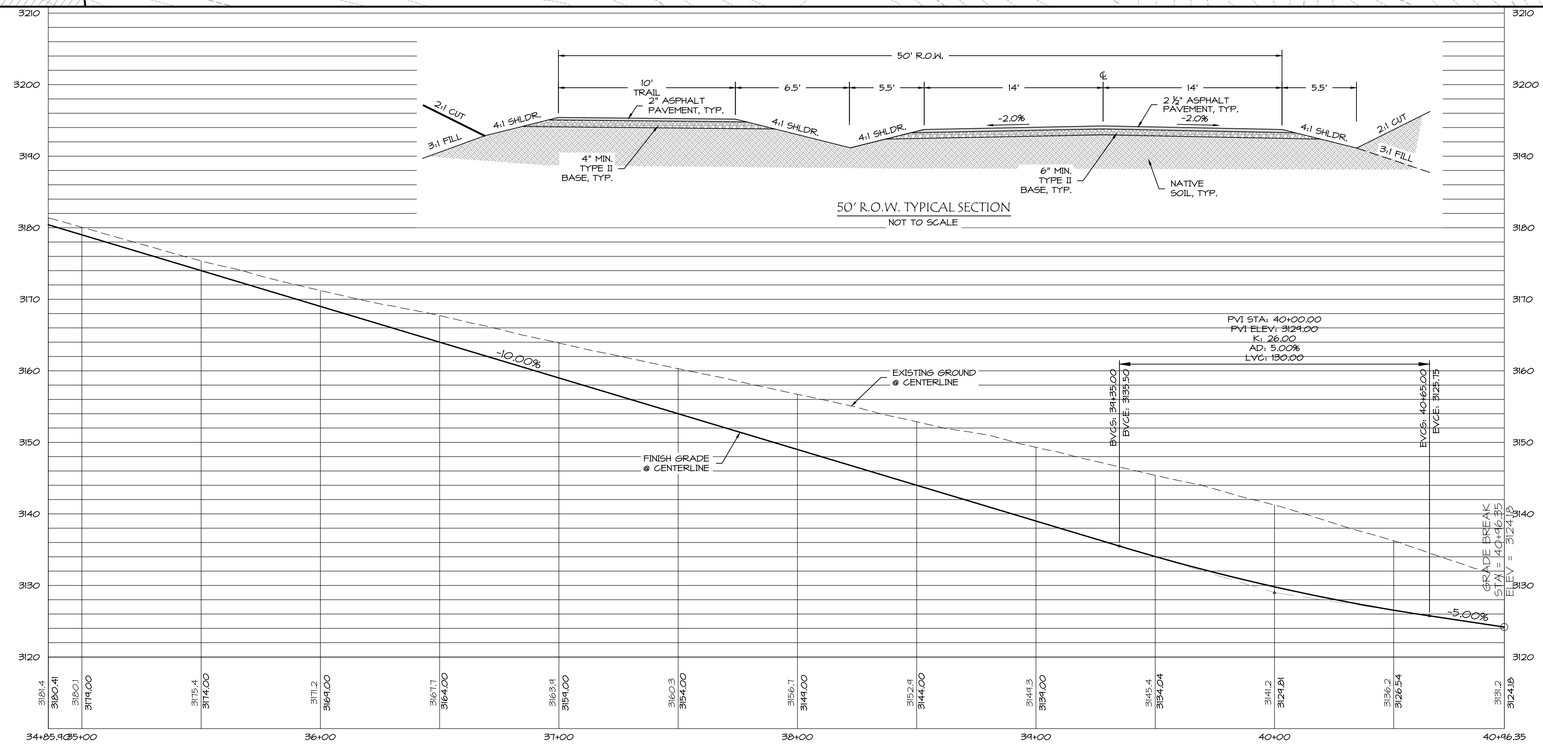
PLAN & PROFILE - HIGHLAND PARKWAY
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
04/08/2022
STATE OF UTAH

SHEET
C5.0
8 OF 15 SHEETS

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St. George, Utah 84790
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JOB NO.: 12051-21-001
DESIGNED BY: DSN
CHECKED BY: JSS
DWG: Construction Set

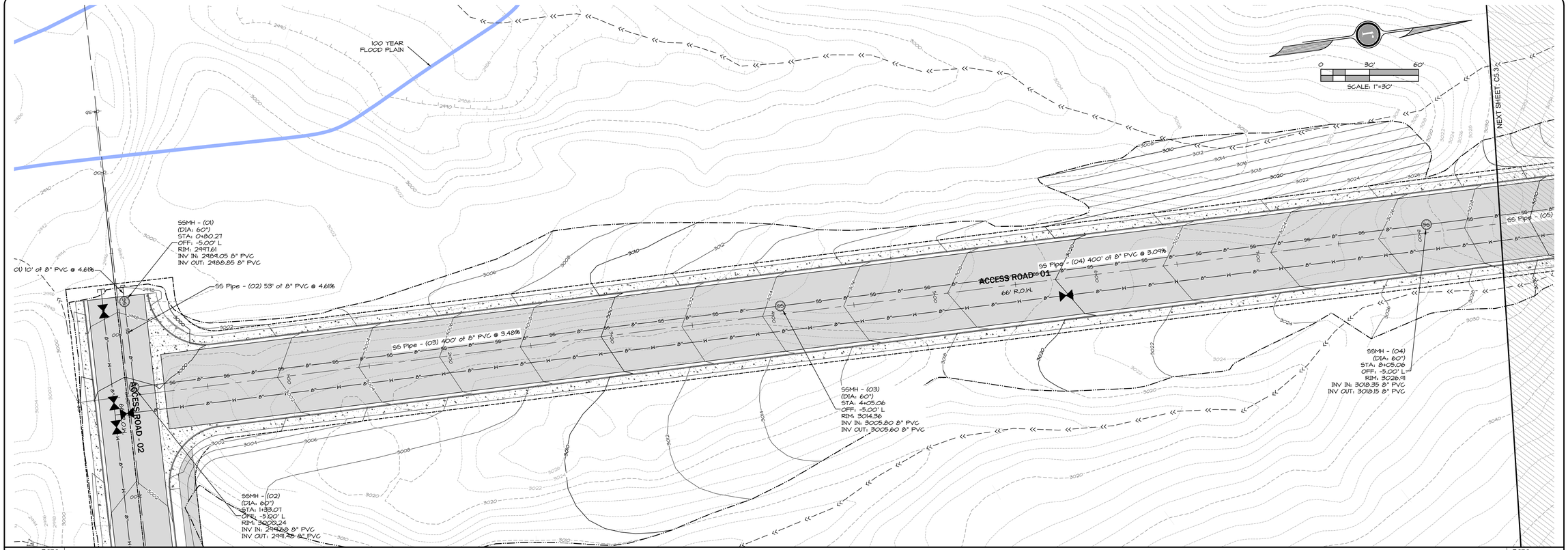
REVISIONS
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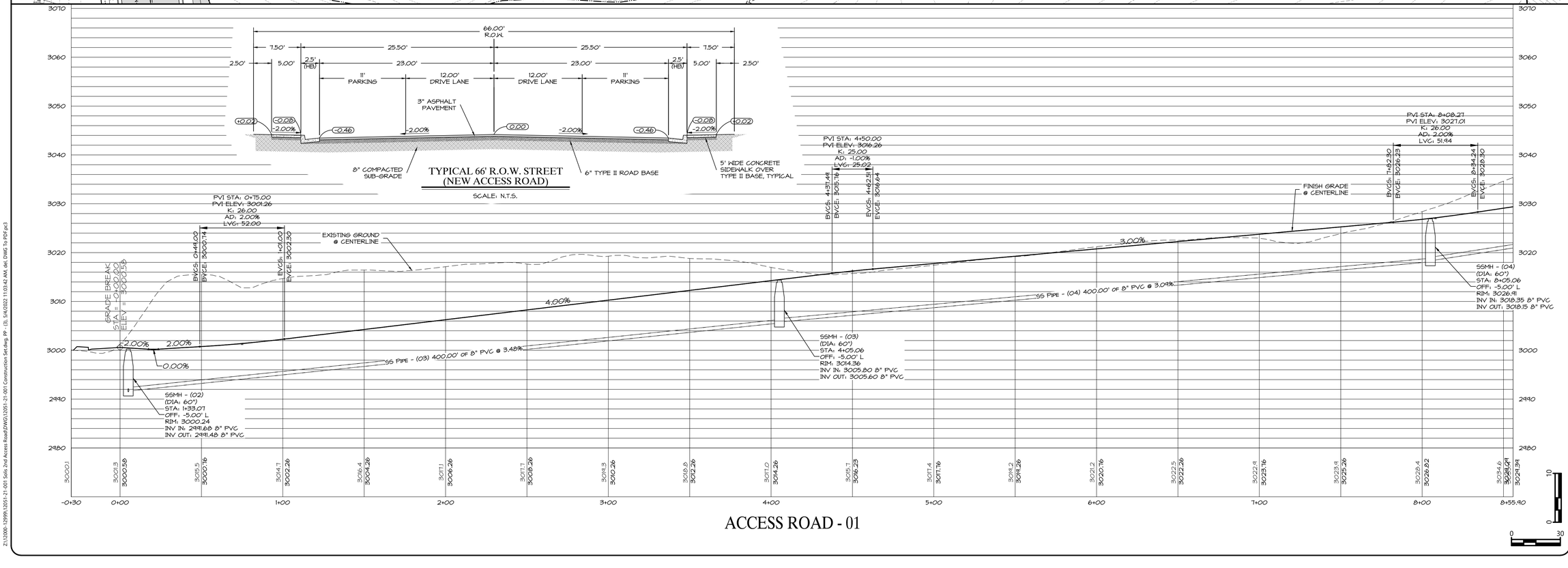
PLAN & PROFILE - HIGHLAND PARKWAY
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NEW ACCESS ROAD - SOLIS AT CORAL CANYON
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ACCESS ROAD - 01

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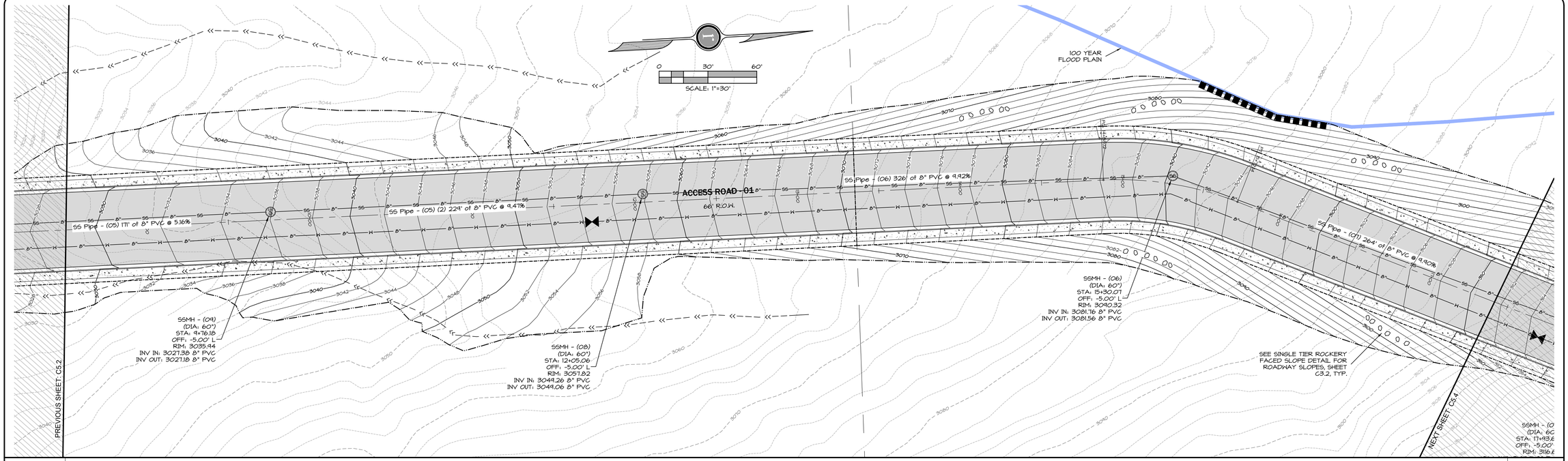
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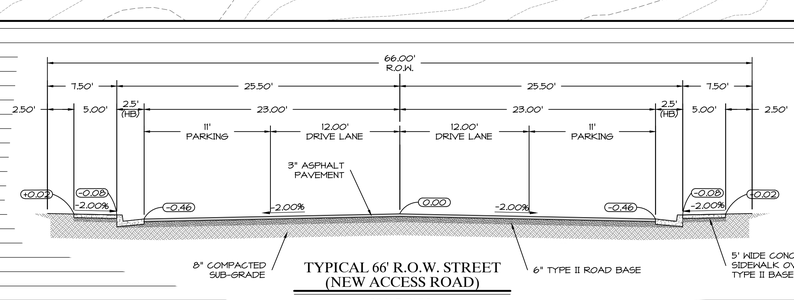
PLAN & PROFILE - ACCESS ROAD - 01
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
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WASHINGTON, UTAH

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JASON S. SMITH
04/24/2022
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TYPICAL 66' R.O.W. STREET
(NEW ACCESS ROAD)

SCALE: N.T.S.

ACCESS ROAD - 01

DATE:	04/24/2022
JOB NO.:	12051-21-001
DESIGNED BY:	DSN
CHECKED BY:	JSS
DWG:	Construction Set

REVISIONS

DATE

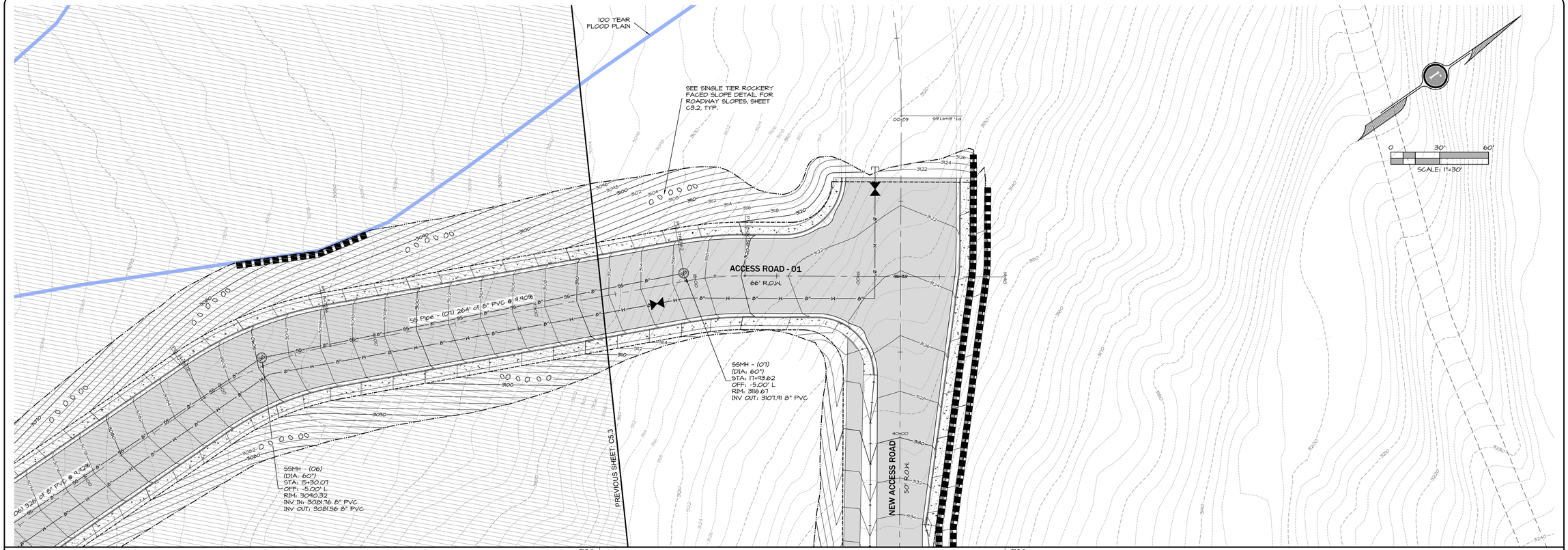
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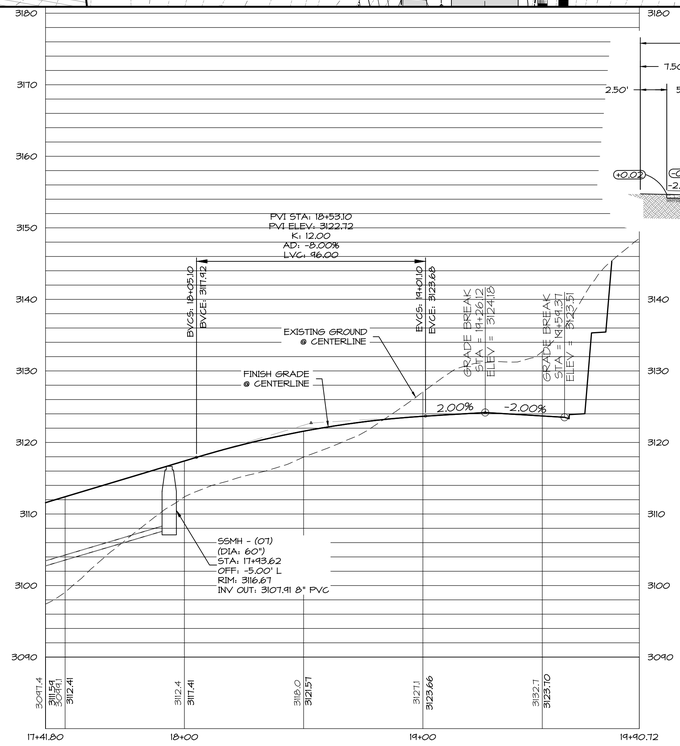
PLAN & PROFILE - ACCESS ROAD - 01
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
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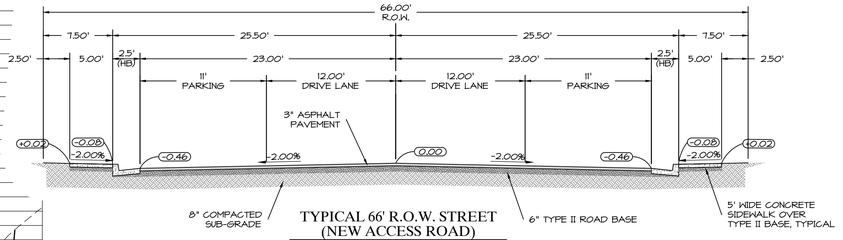
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11 OF 15 SHEETS

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ACCESS ROAD - 01



TYPICAL 66' R.O.W. STREET
(NEW ACCESS ROAD)

SCALE: N.T.S.

0
10
0
30

DATE: 04/08/2022
JOB NO.: 12051-21-001
DESIGNED BY: DSN
CHECKED BY: JSS
DWG: Construction Set

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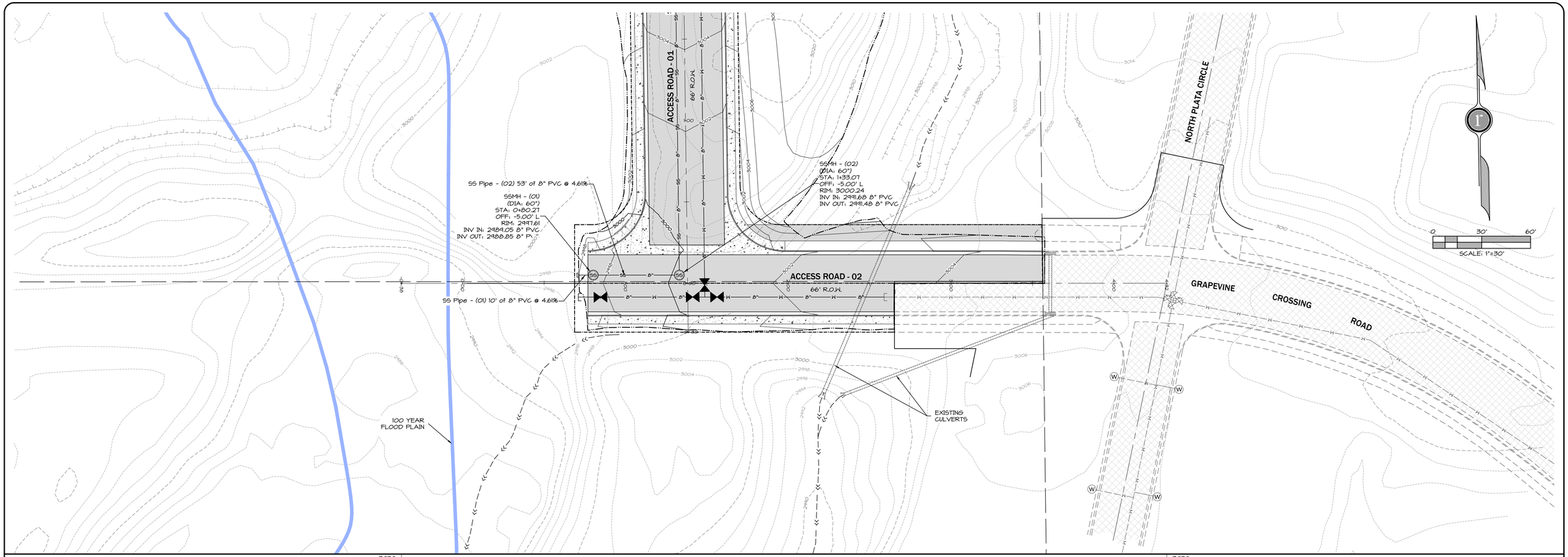
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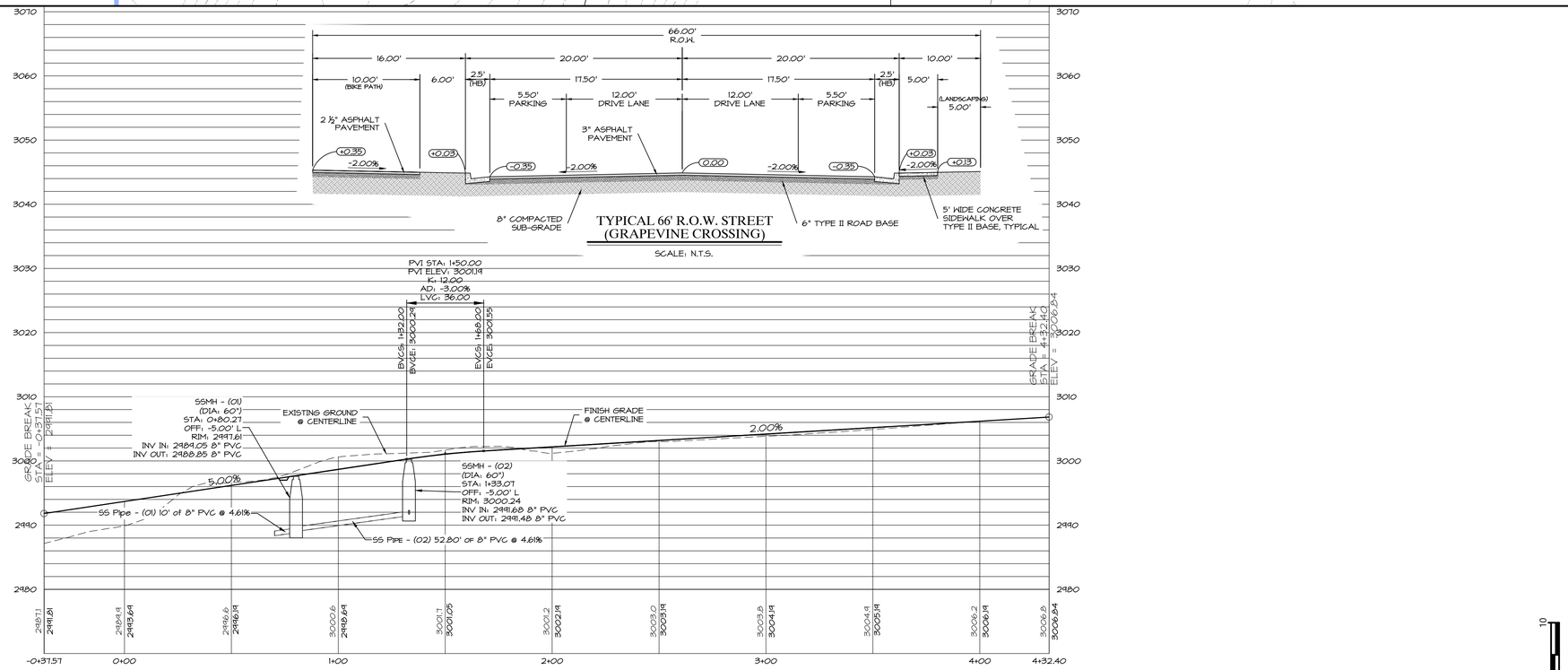
PLAN & PROFILE - ACCESS ROAD - 01
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ACCESS ROAD - 02

0 10
0 30

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PLAN & PROFILE - ACCESS ROAD - 02
FOR
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HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
04/24/2022
STATE OF UTAH

SHEET
C5.5
13 OF 15 SHEETS

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LONG TERM MAINTENANCE (POST CONSTRUCTION):

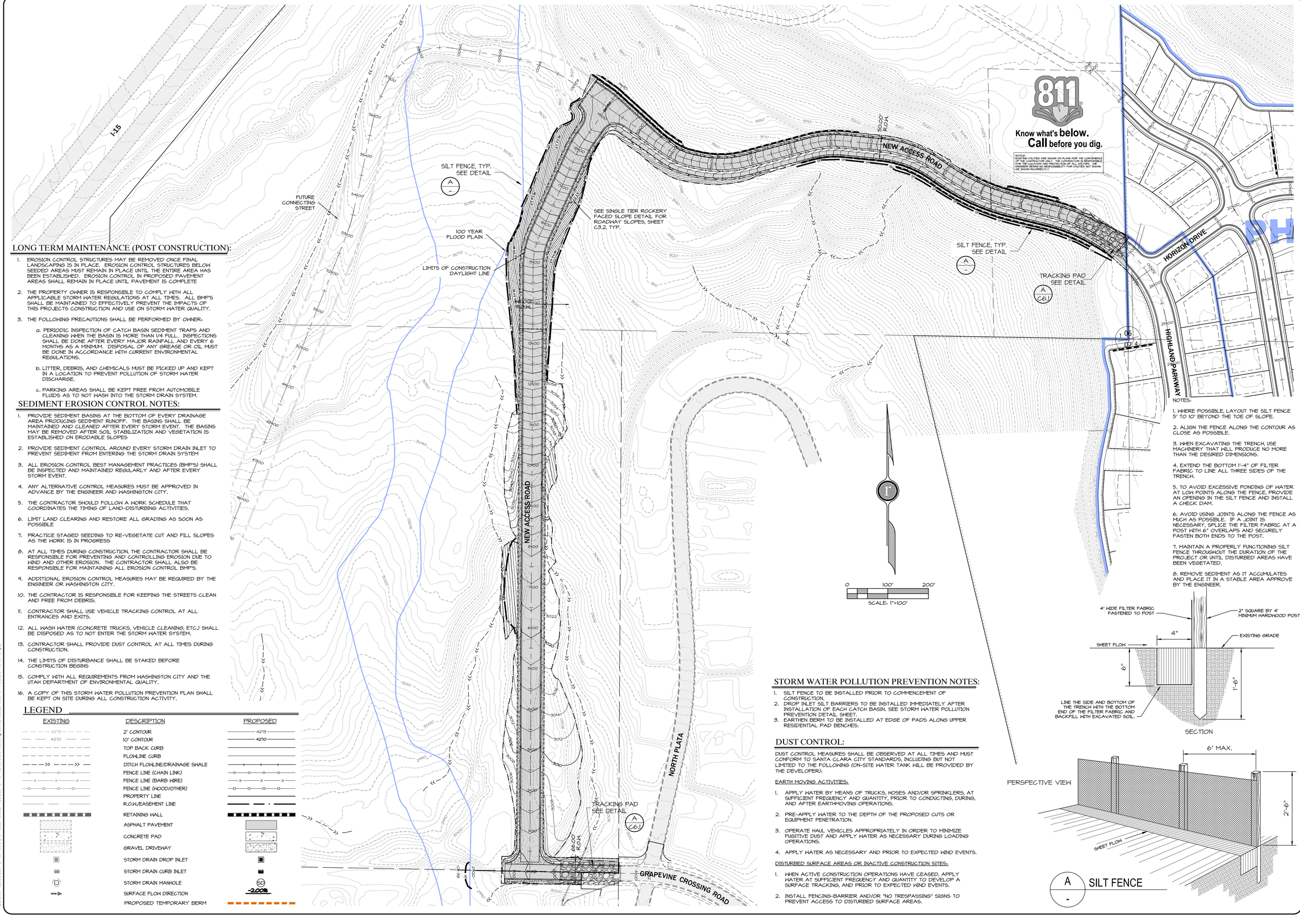
1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
2. THE PROPERTY OWNER IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. ALL BMP'S SHALL BE MAINTAINED TO EFFECTIVELY PREVENT THE IMPACTS OF THIS PROJECTS CONSTRUCTION AND USE ON STORM WATER QUALITY.
3. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED BY OWNER:
   a. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTIONS SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
   b. LITTER, DEBRIS, AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
   c. PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.

SEDIMENT EROSION CONTROL NOTES:

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

LEGEND

EXISTING	DESCRIPTION	PROPOSED
4213	2' CONTOUR	4213
4210	10' CONTOUR	4210
	TOP BACK CURB	
	FLOWLINE CURB	
	DITCH FLOWLINE/DRAINAGE SWALE	
	FENCE LINE (CHAIN LINK)	
	FENCE LINE (BARB WIRE)	
	FENCE LINE (WOOD/OTHER)	
	PROPERTY LINE	
	R.O.W/EASEMENT LINE	
	RETAINING WALL	
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SD
	SURFACE FLOW DIRECTION	-2.00%
	PROPOSED TEMPORARY BERM	



NOTES:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 1'-4" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH 6" OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVE BY THE ENGINEER.

SECTION

STORM WATER POLLUTION PREVENTION NOTES:

1. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DROP INLET SILT BARRIERS TO BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF EACH CATCH BASIN. SEE STORM WATER POLLUTION PREVENTION DETAIL SHEET.
3. EARTHEN BERM TO BE INSTALLED AT EDGE OF PADS ALONG UPPER RESIDENTIAL PAD BENCHES.

DUST CONTROL:

DUST CONTROL MEASURES SHALL BE OBSERVED AT ALL TIMES AND MUST CONFORM TO SANTA CLARA CITY STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING (ON-SITE WATER TANK WILL BE PROVIDED BY THE DEVELOPER).

EARTH MOVING ACTIVITIES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

PERSPECTIVE VIEW

A - SILT FENCE

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EROSION CONTROL PLAN
FOR
NEW ACCESS ROAD - SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
04/08/2022
STATE OF UTAH

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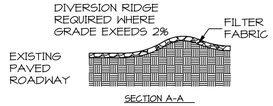
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WASHING IS REQUIRED, AND SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

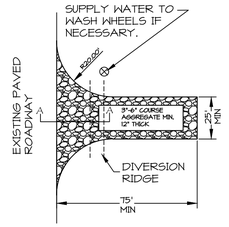
CONSTRUCTION SPECIFICATIONS:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. PLACE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THEN 12 FEET WIDE. THE LENGTH OF THE PAD SHALL BE REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

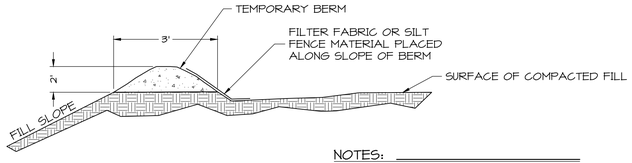
MAINTENANCE:
MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.





TEMPORARY GRAVEL CONSTRUCTION TRACKING PAD — A / -

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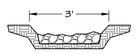


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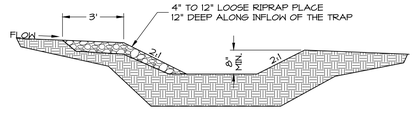
1. COMPACT THE RIDGE OF EXISTING SOIL TO PROVIDE A TEMPORARY BERM THAT DIVERTS STORM RUNOFF FROM RECENTLY CONSTRUCTED SLOPES. REPAIR ANY EROSION OF THE BERM IMMEDIATELY.
2. TEMPORARY BERMS ARE TYPICALLY USED IN CONJUNCTION WITH SLOPE DRAINS.

TEMPORARY BERM — B / -

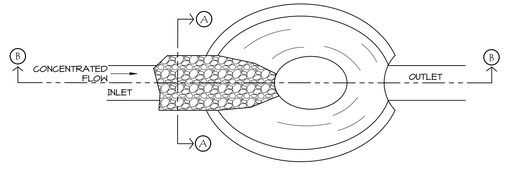
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SECTION A-A



SECTION B-B



PLAN VIEW

NOTES:

1. PLACE SEDIMENT TRAPS AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. THE STORAGE CAPACITY OF EACH SEDIMENT TRAP WILL BE IDENTIFIED IN THE PROJECT PLAN SET.
3. CONSTRUCT TRAP LENGTH THICE AS LONG AS THE WIDTH.
4. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT TRAP THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE BASIN HAVE BEEN PAVED OR VEGETATED.
5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

SEDIMENT TRAP — C / -

NOT TO SCALE

FILTER SOCK SPECIFICATION.
FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE
1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS

A. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TEMECC GUIDELINES FOR LABORATORY PROCEDURES:
B. PH- 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
C. PARTICLE SIZE- 99% PASSING A 1" SIEVE, 90% PASSING A_" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8 SIEVE. A TOTAL OF 98% SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
D. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
E. MATERIAL SHALL BE RELATIVELY FREE (1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
F. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:

A. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
B. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
C. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES, OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
D. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
E. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
F. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
G. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE ATTACHED SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
H. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:

A. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
B. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
C. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
D. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
E. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

5.0 BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK" PER LINEAR FOOT.

6.0 INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER:

A. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED. WHERE THE FILTERSOCK DETERIORATES OR FAILS IT, WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
B. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-426-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

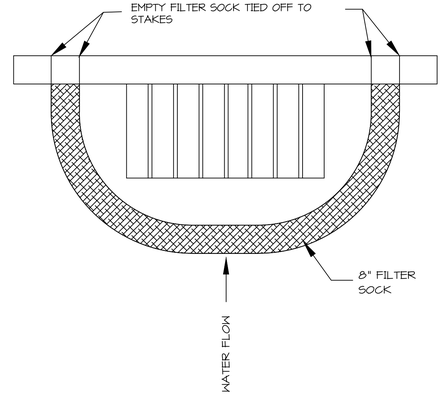
7.0 APPLICATION GUIDELINES:

A. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
B. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
C. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-426-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDERS

FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS.

REPLENISH PRODUCTS
WORK: 888-485-0908
FAX: 801-487-4427
2550 LYNWOOD DR.
SALT LAKE CITY, UT 84109



SPECIFICATIONS FOR FILTER SOCK — D / -

NOT TO SCALE

DATE: 04/08/2022
JOB NO.: 12051-21-001
DESIGNED BY: DSN
CHECKED BY: JSS
DWG: Construction Set
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
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LICENSED PROFESSIONAL ENGINEER
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STATE OF UTAH

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15 OF 15 SHEETS

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