



HURRICANE CITY UTAH

Mayor
Nanette Billings

City Manager
Kaden C. DeMille

Power Board
Mac J. Hall, Chair
Dave Imlay, Vice Chair
Joseph Prete
Tony Certonio
Colt Stratton
Kerry Prince

Power Board Meeting Agenda

8/7/2024

3:00 PM

Power Department Meeting Room – 526 W 600 N

Notice is hereby given that the Power Board will hold a Regular Meeting in the Power Department Meeting room located at 526 W 600 N, Hurricane, UT. A silent roll call will be taken, along with the Pledge of Allegiance and prayer by invitation.

AGENDA

1. Pledge of Allegiance
2. Prayer
3. Approval of minutes from June and July 2024

STAFF REPORTS

Scott Hughes/Power Director
Brian Anderson/Transmission & Distribution Superintendent
Mike Ramirez/Service Superintendent
Jared Ross/Substation & Generation Superintendent

OLD BUSINESS

1. Discussion concerning Pre-Qualified Contractors – Mike Ramirez
2. Discussion about Power Cost Adjustments – Scott Hughes

NEW BUSINESS

1. Discussion and possible recommendation to the City Council on a **Power Line Extension request** for Copper Sky Estates
2. Discussion and possible recommendation to the City Council on a **Power Line Extension request** for Sand Hollow Mesa Neighborhood 6
3. Discussion and possible recommendation to the City Council on a **Power Line Extension request** for Balance of Nature Phase 2B and Phase 3
4. Discussion and possible recommendation to the City Council on a **Power Line Extension request** for Hurricane Paradise
5. Discussion and possible recommendation to the City Council on a **Power Line Extension request** for Bramall Ridge
6. UAMPS Updates – Scott Hughes
7. **Closed Meeting pursuant to Utah Code Section 52-4-205, upon request**

ADJOURNMENT

The above notice was posted to the Hurricane City website, the Utah State Public Notice Website, and at the following locations:

1. Hurricane City Office – 147 North 870 West, Hurricane, UT
2. US Post Office – 1075 West 100 North, Hurricane, UT
3. Washington County Library (Hurricane Branch) – 36 South 300 West, Hurricane, UT





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UTAH

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Tony Certonio

Colt Stratton

Kerry Prince

1 The Hurricane City Power Board met on June 5, 2024, at 3:00 p.m. at the Clifton Wilson Substation located at
2 526 W 600 N.

3
4 In attendance were Mac Hall, Dave Imlay, Joseph Prete, Colt Stratton, Kerry Prince, Scott Hughes, Mike
5 Ramirez, Jared Ross, Nanette Billings, Dayton Hall, Fred Resch, Mike Vercimak, Bruce & Linda Zimmerman, and
6 Crystal Wright.

7
8 Mac Hall welcomed everyone to the meeting. Dave Imlay led the Pledge of Allegiance and Mac Hall offered the
9 prayer. Mac Hall asked about approval of the May 2024 minutes. The board decided they would table approval
10 of the May 2024 minutes until next month since not enough time had been given to properly review them.

11
12 **Scott Hughes:** Scott Hughes reported that Jaxon Mackelprang was given a full-time position and will start on
13 June 10th as a Groundman. The UAMPS Member Conference will be in August in Midway. Dave Imlay added
14 information for the new members that the Member Conference is a family event and is a great opportunity for
15 them to learn about power. Scott Hughes stated the UAMPS members went to the site of the Steel Solar
16 project for a ribbon cutting ceremony. They also toured the Lehi Generator Plant. Dave Imlay asked if that
17 generation plant is covering domestic load or if they're selling it back to the market. Scott knows for sure they
18 are using it for domestic load when they need it and is unsure how much they are selling back to the market.

19
20 **Brian Anderson:** Scott Hughes stated Brian Anderson is attending IPSA meetings, and he will be reporting for
21 him. Capacity project 2.0 Desert Sky Phase is complete. During the last month they have been helping the
22 Substation Crew with swamp cooler maintenance and the Service Crew with some of their projects.

23
24 **Mike Ramirez:** Scott Hughes reported that Mike Ramirez was out investigating a possible outage, but his
25 report included information about an upgrade for Carlson Distribution.

26
27 **Jared Ross:** Jared Ross reported his crew has been working hard at Three Falls Substation. Equipment
28 installation is finished. Breakers, relays and ground grid passed all testing. They have finished fiber and radio
29 installations for communications and replaced the old antenna mount at Clifton Wilson Substation. They have
30 added another antenna to communicate with Three Falls Substation for now. They started SCADA
31 commissioning and testing. As of 45 min prior to this meeting there is load on Three Falls Substation in the
32 1300 South and Angell Heights areas. We're testing it overnight and will add more load tomorrow. The SCADA
33 testing should be done tomorrow sometime. A third-party company is on-site doing testing and programming
34 to get SCADA control of that substation working. Joseph Prete asked what the energized substation means for
35 developers. Scott replied it's a closer available power source, but distribution lines must be built from the
36 substation to their projects. The Three Falls Substation is fully operational now. Dave Imlay asked if we'll have
37 a ribbon cutting or tour. Scott Hughes stated they did a tour already with the City Council, so he doesn't know
38 if we'll also do a ribbon cutting. Jared Ross said generation projects have been a little slow with the Three Falls



39 Substation project in full swing, but with the help of the Line Crew we're currently working on preparation to
40 be ready for our summer generation run. The exhaust stack extensions have been installed so we are back in
41 compliance with the air permit requirement.
42

43 **Update about requirements for Pre-Qualified Contractors:** Mike Ramirez went through a table of the state
44 allowances and licenses and what is allowed with each of them. Nanette Billings would like to have the backup
45 documentation validating what the DOPL enforcement employee was telling us. Mike Ramirez stated we want
46 to make sure we're in compliance for sure. For the solar side, we haven't required proof of certification up to
47 this point. We will be looking into adding a spot for their certification on the application. We'll need to update
48 City Inspect with that requirement. We'll continue to gather more information to bring it back to the Power
49 Board.
50

51 **Update about outages and reliability:** Scott Hughes reported on an outage that didn't affect anyone except
52 the Water Department's pump. A drill rig company walked into our line with their boom that was raised. The
53 company stated they had been told it was a low voltage line. He had a piece of glass to show that he provided
54 from the event. The energized line contacted the ground and turned the sand into glass. This is a dangerous
55 situation for the drill rig operator for a lot of reasons, but in part because the energized line can cause a step
56 potential on the ground. The energized line was still live when our crews arrived on scene. This discussion
57 leads to an introduction about reliability and outages. Scott Hughes included a benchmarking report that the
58 American Public Power Association (APPA) puts out each year. He went through a few highlights from that
59 report and mentioned it's in the packet if they'd like to further look at the information comparing us to other
60 utilities as far as reliability. We have great reliability numbers that we are proud of. He discussed Rocky
61 Mountain Power's Public Safety Power Shutoff (PSPS) during time of heightened wildfire risk. Rocky Mountain
62 Power will initiate a "Watch" and then notify customers before having to shut off service. Dave Imlay
63 suggested this information would be helpful to include in the upcoming City quarterly newsletter that goes out
64 with utility bills.
65

66 **Discussion about Power Cost Adjustments:** Scott Hughes presented information he had gathered regarding
67 various cities that have implemented a Power Cost Adjustment (PCA). There was a lot of discussion about
68 various trains of thought regarding different options to handle rate increases as well as a history of what
69 happened for the newer board members. The overall feeling from the Power Board is the way we have
70 operated has been okay. Joseph Prete stated we are a not-for-profit business, and we want to make financially
71 responsible decisions in the best interest of the residents, while still maintaining a viable business model to
72 stay healthy to do so. Scott Hughes wanted to present the information so we can revisit this topic in the future
73 and have a little more information to make an educated decision. Joseph Prete asked if there's a way to
74 structure a PCA so it would only be triggered if financial reserves dropped below a certain dollar amount.
75 There was support for that kind of solution. We will continue to gather information and bring it back.
76

77 **UAMPS Updates:** Scott Hughes stated the information is included in the packet. Overall, there are still lots of
78 entities that are resource short. They are still pushing hard for individual internal generation and natural gas
79 units.
80

81 Nanette Billings provided an update on the easements along the 1100 West corridor. A property neighboring
82 the easement property sold for more money than the analysis had allowed us to pay. They have requested a
83 new appraisal. It is being re-evaluated based on that request.
84

85 Joseph Prete asked about the generators and if they're ready to run for the summer season. We still have
86 some maintenance items still needed, but they are all operational and will be ready.

87
88 Power Board adjourned at 4:30 p.m. The next Power Board Meeting is scheduled for July 3, 2024, at 3:00 p.m.

DRAFT



HURRICANE CITY UTAH

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City Manager

Kaden C. DeMille

Power Board

Mac J. Hall, Chair
Dave Imlay, Vice Chair
Joseph Prete
Tony Certonio
Colt Stratton
Kerry Prince

1 The Hurricane City Power Board met on July 3, 2024, at 3:00 p.m. at the Clifton Wilson Substation located at 526
2 W 600 N.

3
4 In attendance were Mac Hall, Dave Imlay, Joseph Prete (by phone), Tony Certonio, Kerry Prince, Scott Hughes,
5 Brian Anderson, Jared Ross, Fred Resch, Bruce & Linda Zimmerman, and Crystal Wright.

6
7 Mac Hall welcomed everyone to the meeting. Kerry Prince led the Pledge of Allegiance and Mac Hall offered the
8 prayer. Tony Certonio motioned to approve minutes from the May 2024 meeting. Dave Imlay seconded the
9 motion. Motion passed unanimously.

10
11 **Scott Hughes:** Scott Hughes provided a brief update on employees. He reminded the board of the UAMPS
12 Member Conference that is coming up in August. He provided an update regarding a few outages we've had early
13 in this summer season. We hit a new peak MW load on June 25th at 53.6 MW. Our previous peak load was in 2023
14 at 50.4 MW. Temperature forecasts seem to suggest we may peak again next week. We were spotlighted in an
15 article from APPA regarding the completion of the Three Falls Substation. We've been pleased with the return to
16 more stable power market prices and hope they continue.

17
18 **Brian Anderson:** Brian Anderson reported on the Capacity 2.0 project Phase 1 which is reconductoring some wire
19 on 3000 South. It's pulled in and clipped and they just need to pull out the old wire. The Line Crew has installed
20 the Air-Break Switch (ABS) on 400 South 1150 West. This allows us to switch load between circuits. They've been
21 reconfiguring circuits to implement the new Three Falls Substation circuit 503. Our year-end inventory count
22 happened and it was rough, but we ended up pretty close overall at the end.

23
24 **Mike Ramirez:** Scott Hughes reported for Mike Ramirez that the Service Crew has been working almost exclusively
25 in conjunction with the Line Crew on various projects.

26
27 **Jared Ross:** Jared Ross reported updates on the Three Falls Substation. We had problems with two reclosers that
28 weren't working properly. We shipped those back and moved one of our existing reclosers from Anticline to Three
29 Falls. This allows us to continue to have 2 circuits operating out of Three Falls. He provided an update on the
30 generator run. There was a drive coupler on Generator #4 that went bad, and we lost that generator for a couple
31 days waiting for a part to come in. That has been replaced. We are seeing power loss on Generator #6 and #8. He
32 will look into #6 in the off-season to help get that power loss figured out and fixed. Dave Imlay asked if adding
33 those 2 circuits at Three Falls messed up the balancing between phases on the system. It did a little, but we've
34 been working on circuit balancing.

35
36 **Discussion about requirements for Pre-Qualified Contractors:** Scott Hughes reported that we have been
37 discussing this for the last couple months. In talks with the mayor, she would like this discussion to be presented
38 to the City Council. He showed a slide showing the various licenses and what each individual license allows them
39 to do. The State doesn't specify Journeyman Linemen, and only specifies electricians in their licenses. There's



some concern that electricians are qualified for low voltage work, but Journeyman Linemen are certified for high voltage work. However, they don't have any state licenses giving them the ability to be licensed and approved to do the actual work. Discussion about potential options we could investigate and consider. Mac Hall suggested we continue this item to next month.

Discussion about Power Cost Adjustments: Scott Hughes showed a spreadsheet showing our average margin that we've seen before but used that margin to calculate an estimation using historical data and averages. He stated he really liked Joseph Prete's suggestion from the previous meeting that we set up a Power Cost Adjustment (PCA) tied to a reserve balance so that in an emergency, if reserves dropped, it could be implemented. Dave Imlay stated his concern with that option is the reserve balance can be used for things outside of power costs and it wouldn't be right to have it tied to things that are outside of power costs themselves. Scott Hughes stated he is grateful for that insight, because that is correct. We have time to investigate options. If we choose to move forward with a PCA the board's advice to is have an official study done. Dave Imlay stated that he would rather operate in a more traditional sense, but he understands that a PCA protects the department financially and it is viewed positively by bonding agents. Mac Hall stated he would like Scott Hughes to reach out and find out a general sense of what it would cost to investigate the implementation of a PCA. We could look at it as staff, decide how to proceed, present the information to the City Council and request money to move forward with a study, and then decide whether we want to accept the outcome of that study to move forward with implementation.

Update about PacifiCorp Transmission Rate: Scott Hughes reported PacifiCorp increased their transmission rates effective June 1, 2024, by 45%. Our transmission rate was \$6.93/MW and increased to \$9.45/MW. Dave Imlay pointed out the overall impact of \$334,500.00 would not have been included when budgeting for the 24-25FY. Scott Hughes stated he has reached out to the City Administration to notify them of this change but has hesitated to make any permanent changes to our strike price and budget while we wait to find out the results of the challenge UAMPS is presenting to PacifiCorp regarding the 45% increase.

Discussion and possible recommendation concerning connection costs: Scott Hughes stated in the past these have been called fees even though they're hard costs to the Power Department. He read the discussion summary that had been included in the packet. These are dollar amounts that are actual labor, equipment, and material for specific jobs done by our crews. Discussion about how often to review and update these costs. Mac Hall summarized we're asking for this change to be adopted by the City Council with a provision to move approval of future changes from the City Council to the Power Board level with a corresponding notification back to the City Council. Dave Imlay made a motion to recommend approval of that summary by the Power Board to the City Council. Tony Certonio seconded the motion. Motion passed unanimously.

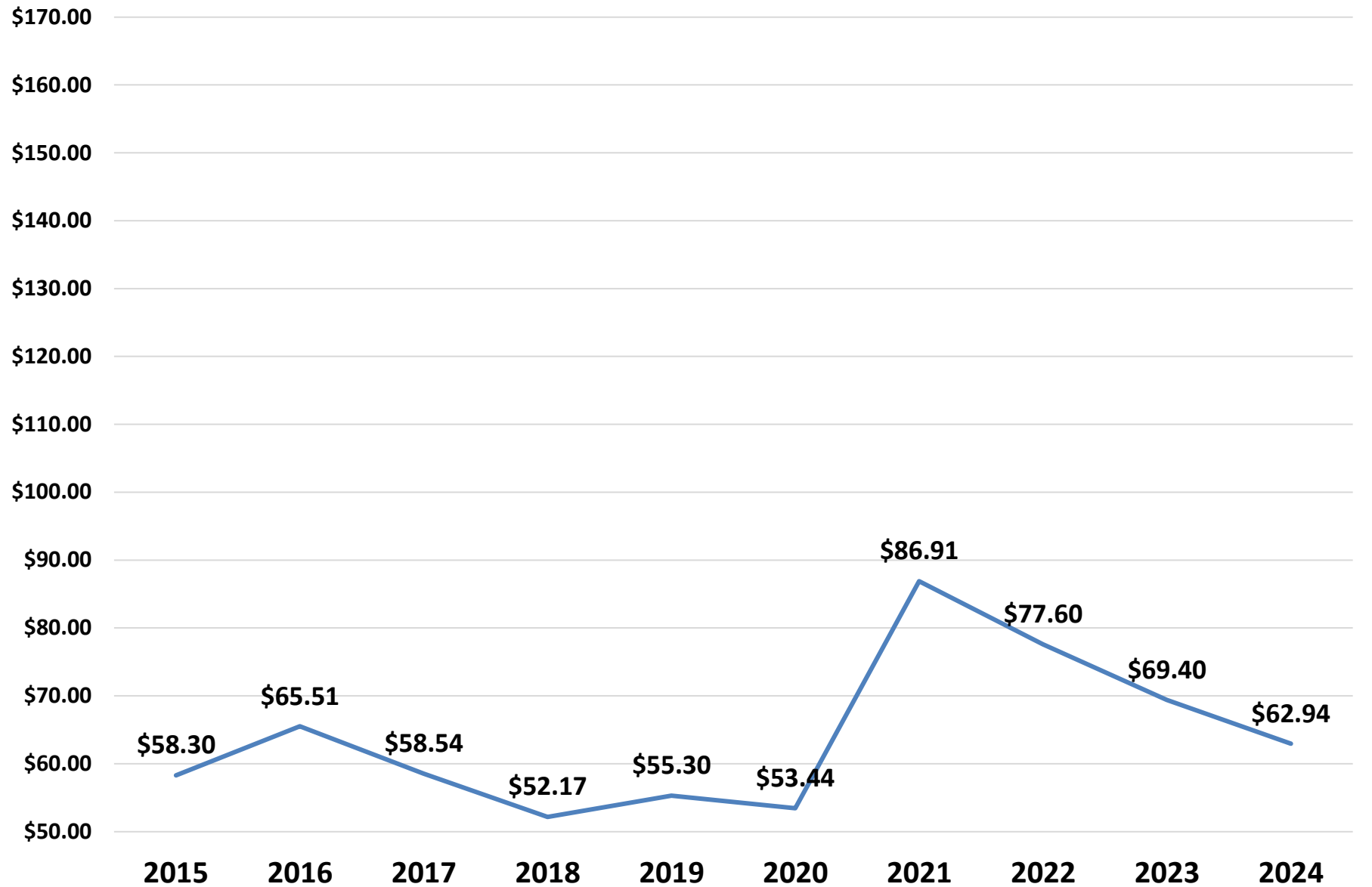
UAMPS Updates: Scott Hughes stated there isn't anything pressing at UAMPS, but the monthly summary was included in the packet. Mac Hall asked about the Carbon Free Power Project (CFPP) and if those costs for shutdown were final. Scott Hughes explained CFPP and UAMPS ran calculations regarding the cost of shutting the project down. Those costs are staying in line with those projections. As a group, UAMPS board members voted to pay off the total bill with the agreement to reconcile actual costs at the end. This saved a lot of money in interest fees each month by doing so.

Dave Imlay asked about a 50-yr celebration for 2025. It could possibly be celebrated in conjunction with Public Power Day. We could get information out to the residents on utility statements, posting something at the City office, including information in a preceding newsletter. Include information about the history of the department.

Power Board adjourned at 4:30 p.m. The next Power Board Meeting is scheduled for August 7, 2024, at 3:00 p.m.

BUDGET

June



AVERAGE YEARLY POWER PRICES

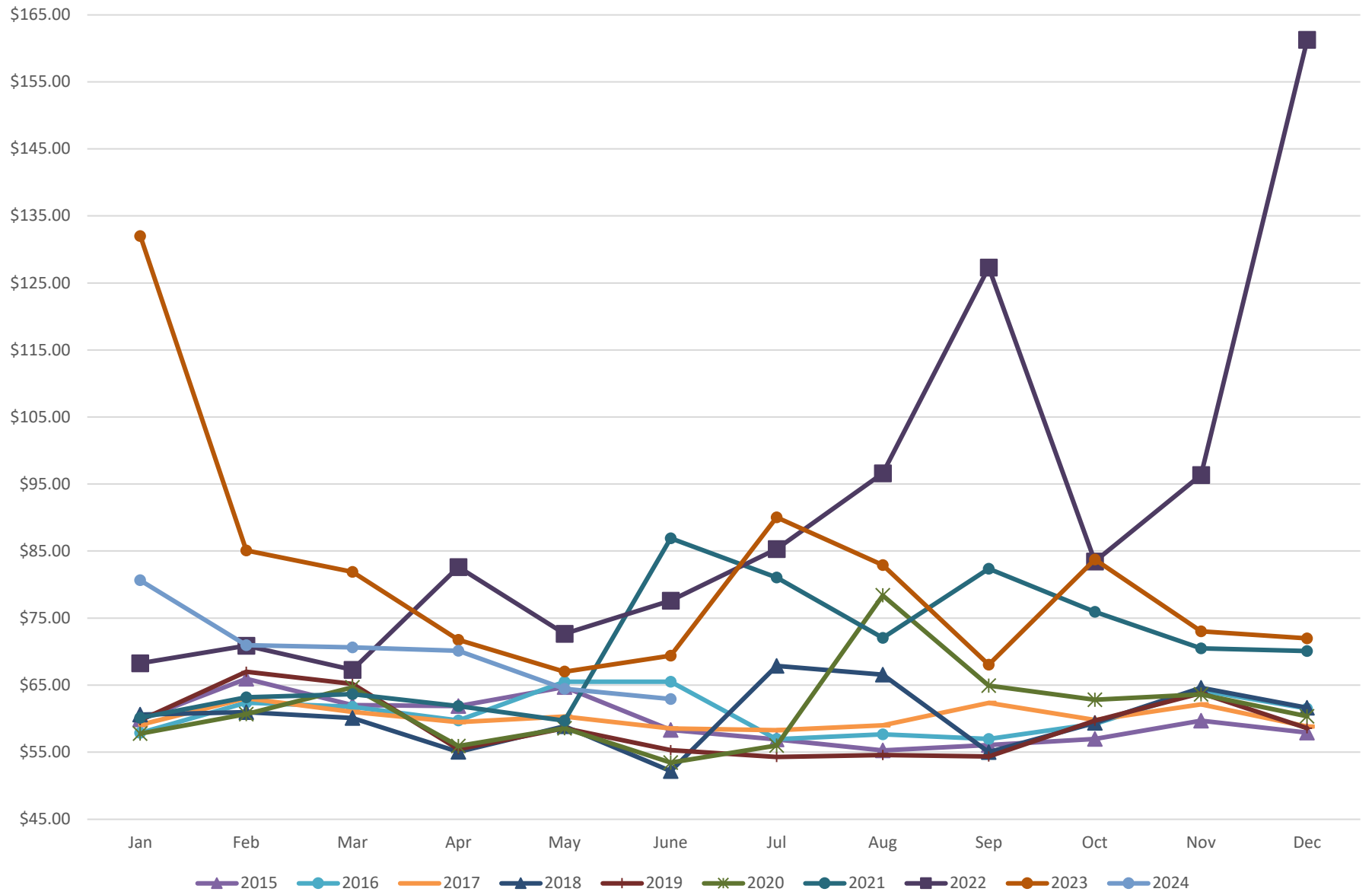
23-24 bdgt amount (thru May 2024) **\$76.42**
 BDGT Year to Date **\$74.77**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<i>Jan</i>	\$59.86	\$57.87	\$59.07	\$60.62	\$59.75	\$57.76	\$60.14	\$68.25	\$132.00	\$80.65
<i>Feb</i>	\$65.94	\$62.38	\$63.04	\$60.96	\$67.00	\$60.67	\$63.19	\$70.88	\$85.08	\$70.96
<i>Mar</i>	\$62.03	\$61.77	\$60.99	\$60.09	\$65.17	\$64.67	\$63.64	\$67.28	\$81.89	\$70.62
<i>Apr</i>	\$61.88	\$59.71	\$59.49	\$55.02	\$55.44	\$55.92	\$61.86	\$82.63	\$71.74	\$70.12
<i>May</i>	\$64.71	\$65.51	\$60.32	\$58.86	\$58.55	\$58.55	\$59.69	\$72.66	\$67.01	\$64.45
<i>June</i>	\$58.30	\$65.51	\$58.54	\$52.17	\$55.30	\$53.44	\$86.91	\$77.60	\$69.40	\$62.94
<i>Jul</i>	\$56.91	\$56.95	\$58.29	\$67.87	\$54.29	\$55.98	\$81.04	\$85.31	\$90.02	
<i>Aug</i>	\$55.27	\$57.67	\$59.00	\$66.55	\$54.58	\$78.40	\$72.03	\$96.60	\$82.90	
<i>Sep</i>	\$56.06	\$56.97	\$62.36	\$55.00	\$54.34	\$64.93	\$82.38	\$127.29	\$68.06	
<i>Oct</i>	\$56.97	\$59.23	\$59.79	\$59.36	\$59.70	\$62.82	\$75.92	\$83.45	\$83.76	
<i>Nov</i>	\$59.68	\$64.18	\$62.14	\$64.60	\$63.80	\$63.60	\$70.47	\$96.34	\$73.03	
<i>Dec</i>	\$57.90	\$61.51	\$58.80	\$61.61	\$58.55	\$60.33	\$70.07	\$161.27	\$71.99	
<i>Yr Avg</i>	\$59.63	\$60.64	\$60.15	\$60.23	\$58.87	\$61.42	\$70.61	\$90.80	\$81.41	\$69.96
<i>Weighted Avg</i>	\$58.99	\$59.55	\$59.90	\$60.56	\$58.11	\$61.98	\$72.46	\$92.09	\$81.92	\$69.15

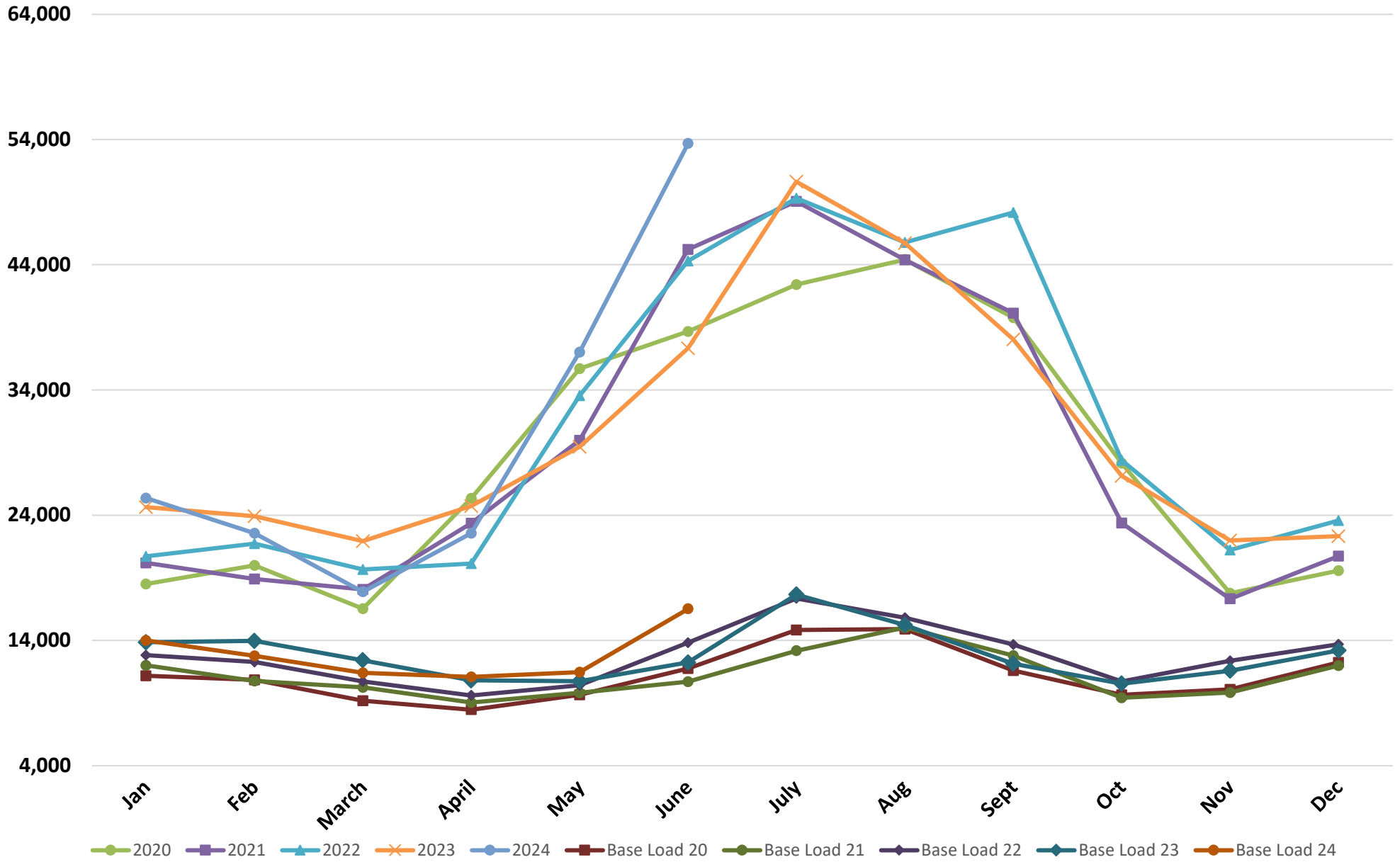
**Cy to
Date**

These figures capture the total cost of power to the power department. The power department uses costs only associated with the purchasing and generation of power and includes debt payments and interest associated with power resources.

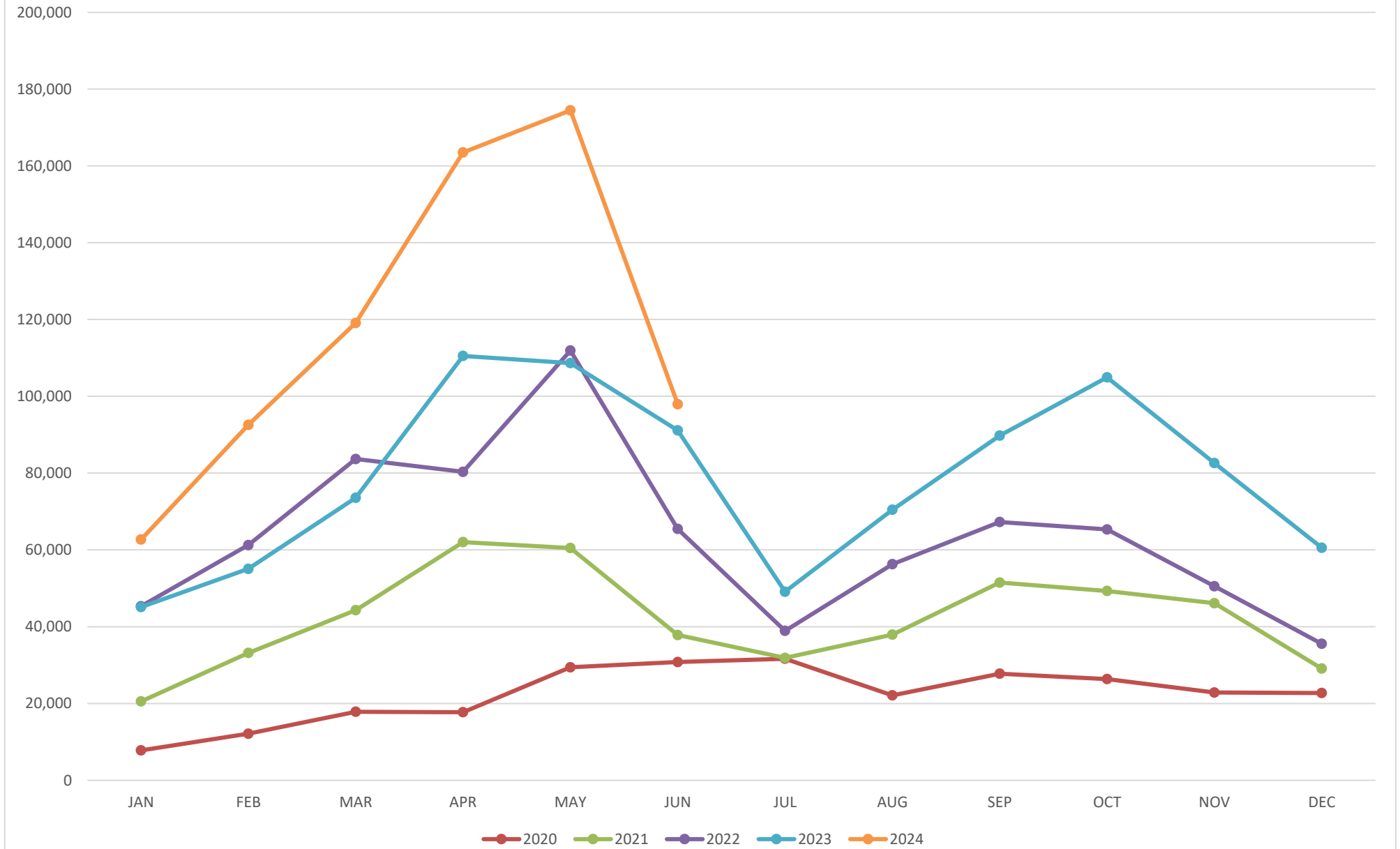
Avg Monthly Price



2020 - 2024 KW LOAD



Solar Kwh



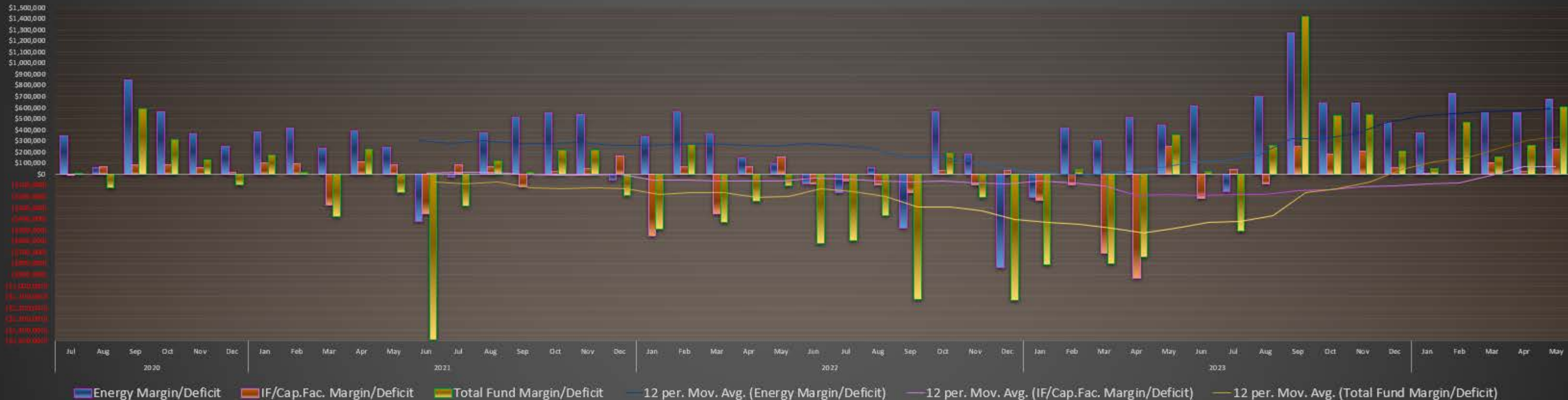
ENERGY REVENUE MARGINS AND DEFICITS BY MONTHS



Energy Margin/Deficit Statistics



Total Fund Margins And Deficits With TREND LINES



Power Line Extension Requests for Power Board

1. **Copper Sky Estates** (60 total 400-amp Units) or (120 total 200-amp Units)

The Power Department recommends approval for this subdivision. There is capacity at Three Falls Substation. Improvements to existing infrastructure would need to be made in one section and would need to participate with other developers to build a new distribution circuit to Three Falls Substation.

2. **Sand Hollow Mesa Neighborhood 6** (594 total 200-amp Units)

The Power Department recommends approval for this subdivision. There is capacity at Three Falls or Brentwood Substation. A new distribution circuit would need to be built from either Three Falls or Brentwood Substation. It would be the responsibility of the developer to pay for all costs and acquire all easements needed. If approved, we would recommend this developer to work with other developers in the area to help share the cost of the new distribution circuit. We can work with the developer to show them possible routes for the new distribution circuit.

3. **Balance of Nature Phase 2B & 3** (2,762.15 total Diversified kw)

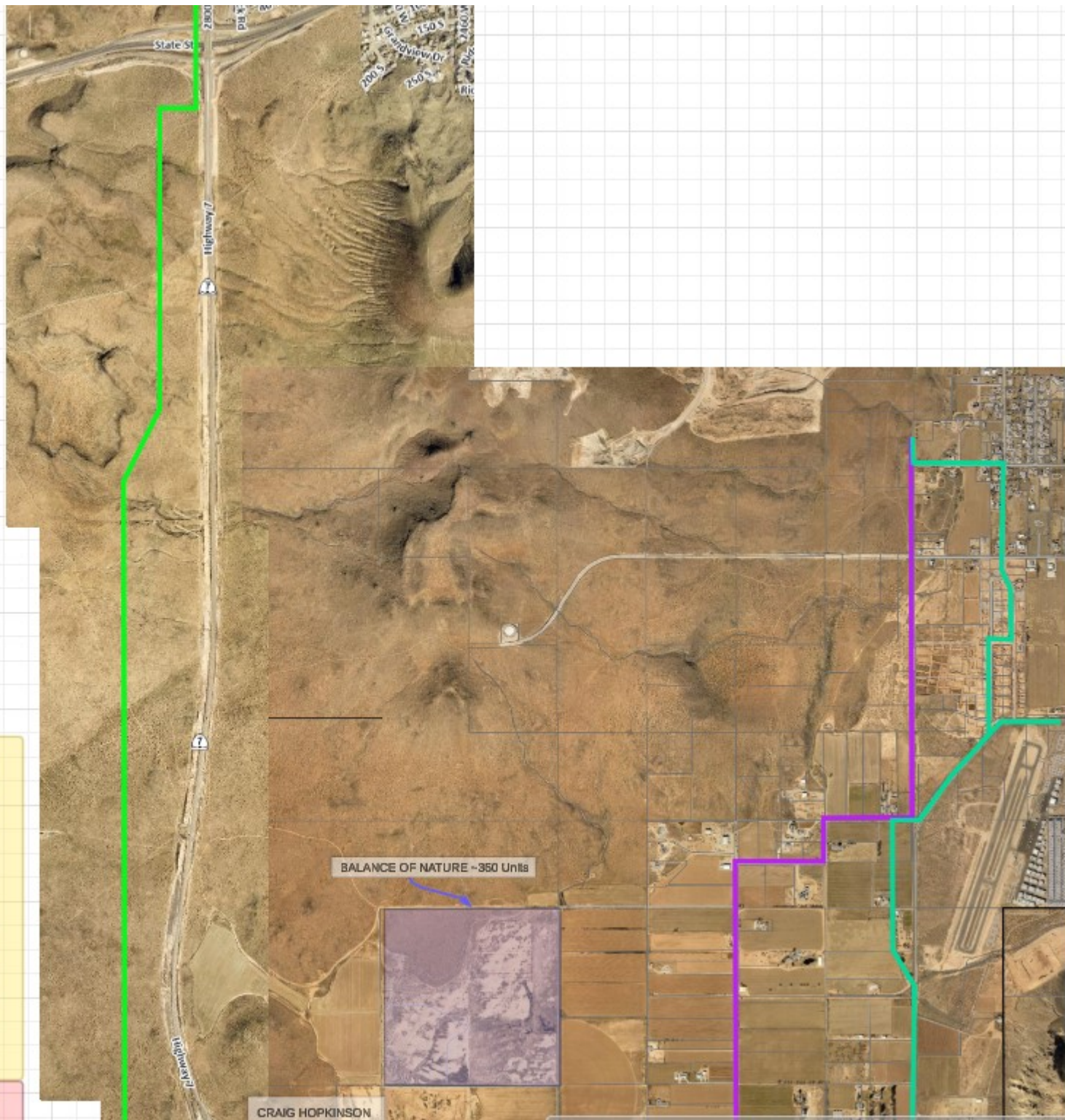
The Power Department recommends approval for this subdivision. There is capacity at Three Falls or Brentwood Substation. A new distribution circuit would need to be built from either Three Falls or Brentwood Substation. It would be the responsibility of the developer to pay for all costs and acquire all easements needed. If approved, we would recommend this developer to work with other developers in the area to help share the cost of the new distribution circuit. We can work with the developer to show them possible routes for the new distribution circuit.

4. **Hurricane Paradise** (99 total 200-amp Units)

The Power Department recommends approval for this subdivision. There is capacity at Three Falls or Brentwood Substation. A new distribution circuit would need to be built from either Three Falls or Brentwood Substation. It would be the responsibility of the developer to pay for all costs and acquire all easements needed. If approved, we would recommend this developer to work with other developers in the area to help share the cost of the new distribution circuit. We can work with the developer to show them possible routes for the new distribution circuit.

5. **Bramall Ridge** (24 total 200-amp & 19 total 400-amp Units) or (62 total 200-amp Units)

The Power Department recommends approval for this subdivision. There is capacity at Three Falls or Brentwood Substation. A new distribution circuit would need to be built from either Three Falls or Brentwood Substation. It would be the responsibility of the developer to pay for all costs and acquire all easements needed. If approved, we would recommend this developer to work with other developers in the area to help share the cost of the new distribution circuit. We can work with the developer to show them possible routes for the new distribution circuit.



Capacity Project 1.0

Project	Units
Moccasin Flats	19
Copper Rock	21
Golf View Estates	62
Pebble Beach	21
Rock View Estates	30
North Slope Ph. 1	58
North Slope Ph. 2	48
North Slope Ph. 3&4	87
Cordero Ph. 1	37
Water Dept. Well/Pump	8
Total Units	391

Capacity Project 1.1

CRAIG HOPKINSON

Capacity Project 1.1

Project	Units
Hurr. Fields Ph. 1-3	35
Rock Hollow	53
Cactus Creek Storage	1
Southern Shores	56
Total Units	145

Capacity Project 2.0

Project	Units
Hurr. Fields Ph. 4-8	56
Horseman's Edge	60
Bench Lake TH	200
Hurricane Cliffs	60
Desert Sky	73
Southern Dunes	345
Cordero Ph. 2	40
Cordero Ph. 3	214
Total Units	1048

Capacity Project 2.1

Project	Units
Sky Ranch Ph. 6	28
High Desert Ranch	20
Total Units	48

Capacity Project 2.2

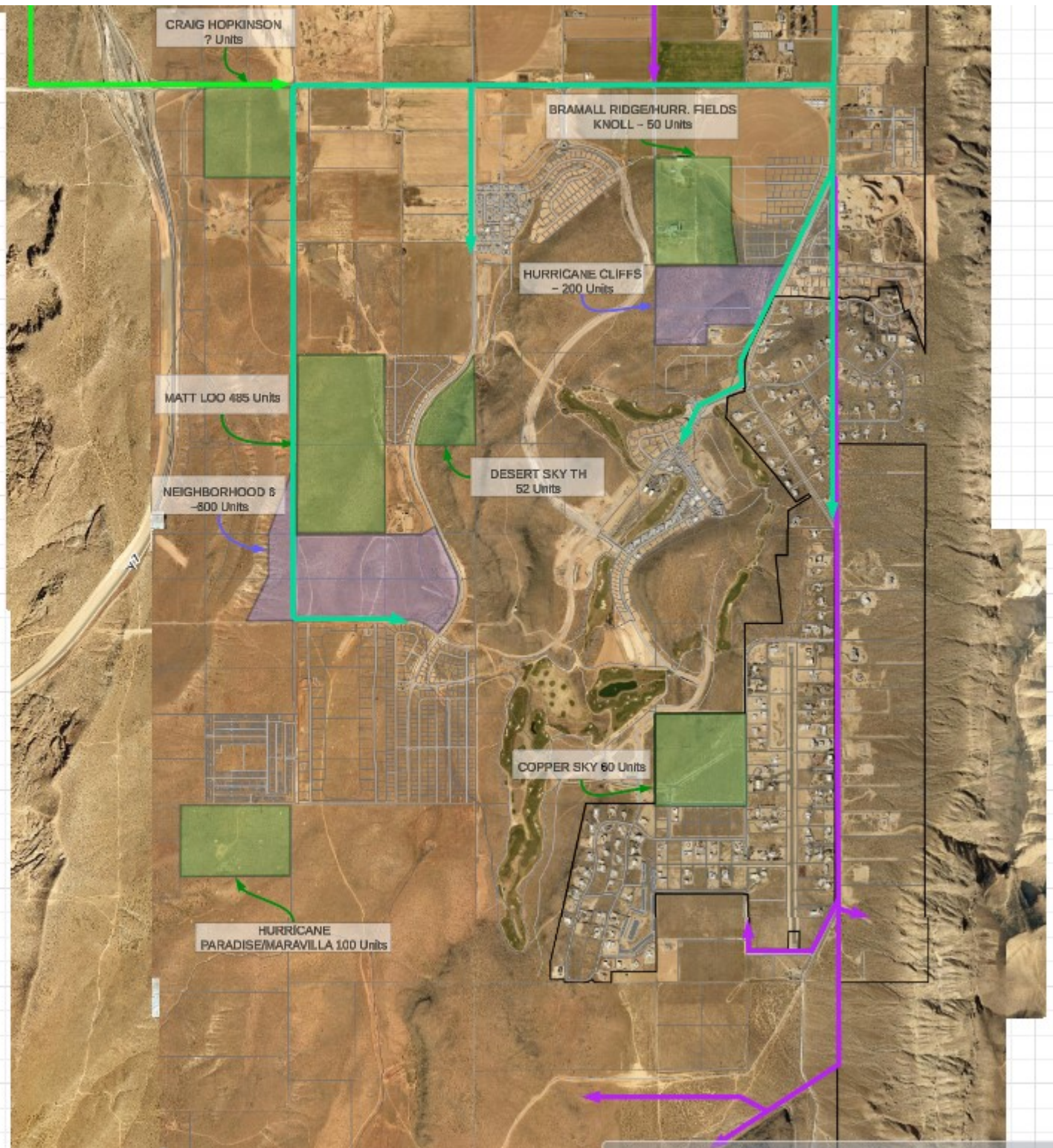
Project	Units
Solaroca	700
Total Units	700

Capacity Project 3.0

Project	Units
Neighborhood 6	600
Balance of Nature	350
Hurricane Cliffs	200
Total Units	1150

Capacity Project 4.0

Project	Units
Hurricane Fields Knoll	50
Desert Sky TH	52
Matt Loo	485
Maravilla	100
Craig Hopkinson	?
Copper Sky	60



Copper Sky Estates

APPLICATION FOR POWER SERVICES



HURRICANE CITY
UTAH

Applicant Name Tara Paras Phone Number (801) 994-0652

Spouse or Co-Applicant _____

Mailing Address _____
(REQUIRED) CITY STATE ZIP

Service Address _____
(REQUIRED) CITY STATE ZIP

SUBDIVISION/LOT OR PARCEL # 3398-B-HV / _____

Email Address tara@parasrealestate.com

PREQUALIFIED ELECTRICAL CONTRACTOR _____

SITE INFORMATION ☐ SINGLE RESIDENCE OR UNIT (1 METER)
☒ SUBDIVISION OR MULTI-UNIT DEVELOPMENT # OF UNITS 60

TYPE OF SERVICE ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL

VOLTAGE NEEDED

SINGLE PHASE ☒ 120/240 ☐ 240/480

THREE PHASE ☐ 120/208 ☐ 277/480

SERVICE/ PANEL AMPS ☐ 200 ☒ 400 ☐ 600 ☐ OTHER _____

SITE PLANS WITH DIMENSIONS FROM PROPERTY LINES TO METER BASE LOCATION **ATTACHED** ☐ YES
(REQUIRED)

*Large industrial and small commercial will require load calculations prepared by an electrical engineer and shall be attached to this application

*All designs will have a fee from the power dept, all fees must be paid before power is given

(PLEASE SEE HURRICANE CITY POWER BEFORE PROCEEDING)

Power Department comments:

Hurricane City Power recommend for approval ☐
Hurricane City Power recommend for denial ☐

☐ I acknowledge that I have read and understand Hurricane City's new Application For Power Service

Developer _____ Hurricane City Power _____

Sand Hollow Mesa Neighborhood 6

APPLICATION FOR POWER SERVICES



HURRICANE CITY
UTAH

Applicant Name Romney Group Phone Number 801-824-7875

Spouse or Co-Applicant _____

Mailing Address 2265 E Murray Holladay Road, Holladay, UT 84117

Service Address ^(Required) 3800 South 2200 West, Hurricane

SUBDIVISION/LOT OR PARCEL # ^(Required) Sand Hollow Mesa Neighborhood 6 / _____

Email Address thane@theromneygroup.com and karl@pv-eng.com
^(Required)

PREQUALIFIED ELECTRICAL CONTRACTOR Snow Electric

SITE INFORMATION ☐ SINGLE RESIDENCE OR UNIT (1 METER)

☒ SUBDIVISION OR MULTI UNIT DEVELOPMENT # OF UNITS 594

TYPE OF SERVICE ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL

VOLTAGE NEEDED

Single Phase ☒ 120/240 ☐ 240/480

3 Phase ☐ 120/208 ☐ 277/480

SERVICE/ PANEL AMPS ☒ 200 ☐ 400 ☐ 600 ☐ OTHER _____

SITE PLAN WITH DIMENSIONS FROM PROPERTY LINES TO METER BASE LOCATION ATTACHED ☒ YES ☐ NO
(REQUIRED)

*Industrial and Commercial requests will require load calculations prepared by an electrical engineer and shall be attached to this application

*All designs will have a fee from the power department. These fees must be paid before power is given.

(PLEASE SEE HURRICANE CITY POWER BEFORE PROCEEDING)

For Official Power Department Comments ONLY:

Hurricane City Power recommend for approval ☐

Hurricane City Power recommend for denial ☐

Date 7/31/2024

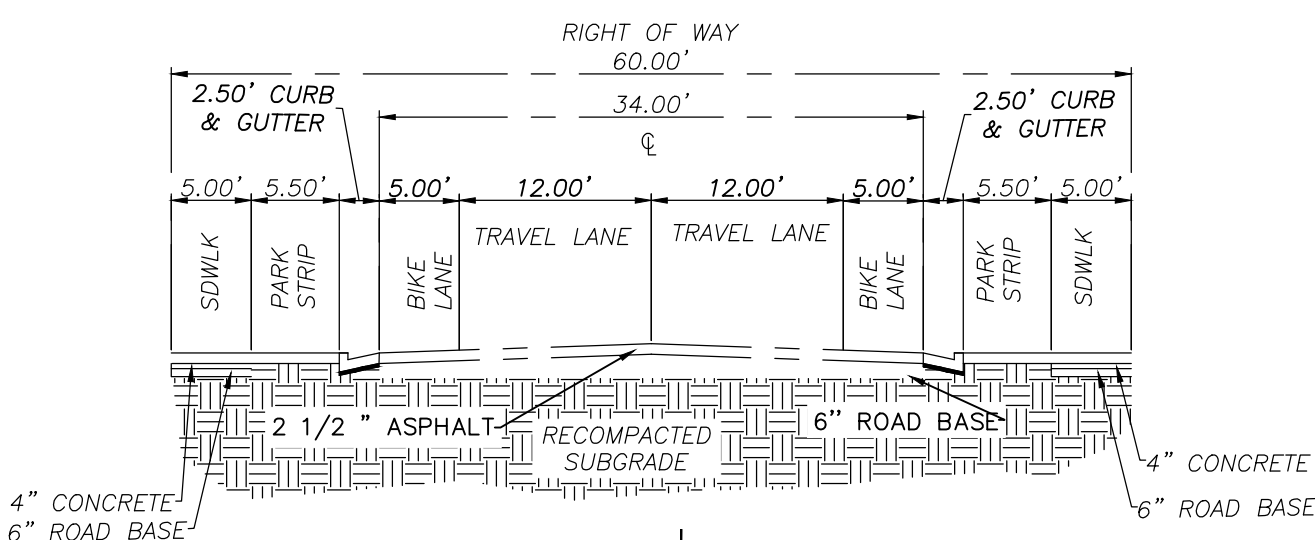
☒ I acknowledge that I have read and understand Hurricane City's new construction application and requirements

Developer  Hurricane City Power _____

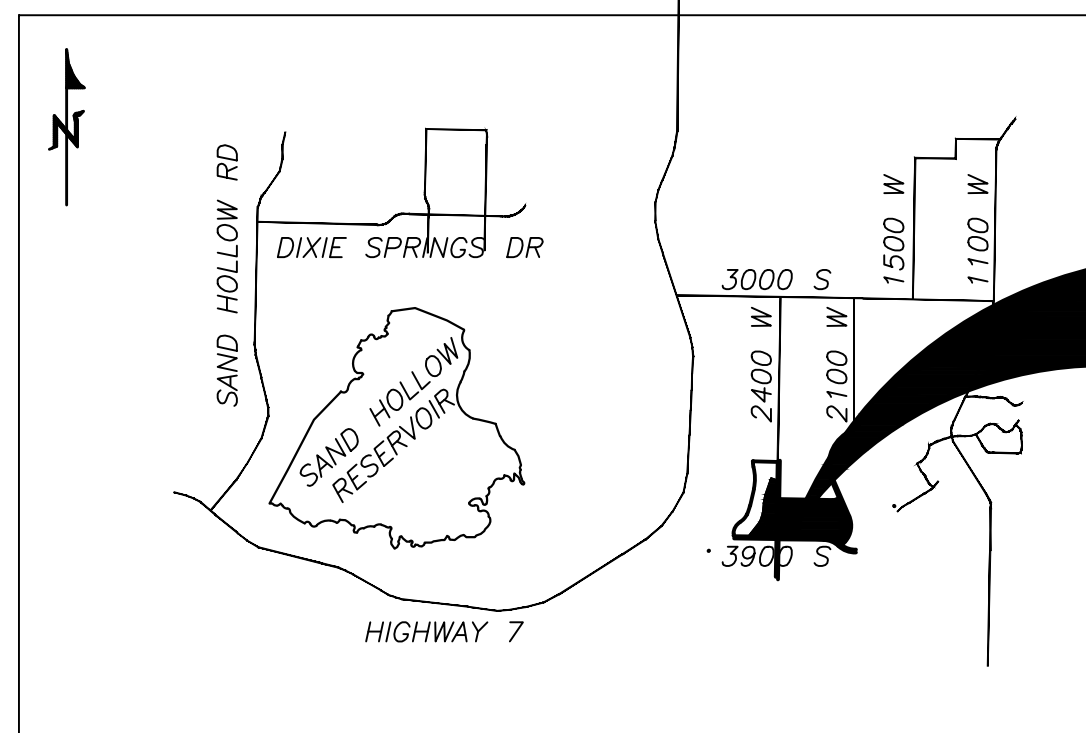
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.40'	20.00'	28.27'	N43°54'10"W	89°56'58"
C2	31.43'	20.00'	28.30'	S46°05'50"W	90°03'02"
C3	148.62'	363.00'	147.58'	S79°23'37"W	23°27'27"
C4	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C5	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C6	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C7	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C8	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C9	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C10	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C11	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C12	29.74'	226.00'	29.71'	S2°41'51"E	7°32'19"
C13	154.83'	200.00'	151.00'	N21°06'23"W	44°21'24"
C14	64.19'	226.00'	63.98'	N82°56'06"E	16°16'26"
C15	65.79'	226.00'	65.56'	N66°27'31"E	16°40'44"
C16	32.39'	20.00'	28.97'	S75°28'44"E	92°48'14"
C17	105.79'	200.00'	104.56'	S75°55'09"W	30°18'20"
C18	40.53'	174.00'	40.44'	N84°23'54"E	13°20'50"
C19	50.99'	174.00'	50.81'	N69°19'46"E	16°47'26"
C20	31.36'	20.00'	28.25'	N15°50'41"E	89°50'36"
C21	31.36'	20.00'	28.25'	S15°50'41"W	89°50'36"
C22	31.47'	20.00'	28.32'	S74°09'19"E	90°09'24"
C23	27.10'	20.00'	25.07'	N67°53'25"W	77°37'35"
C24	91.71'	50.00'	79.38'	N54°09'35"W	105°05'14"
C25	80.89'	50.00'	72.35'	N44°43'40"E	92°41'17"
C26	46.28'	50.00'	44.65'	S62°24'34"E	53°02'14"
C27	5.95'	50.00'	5.94'	S32°29'02"E	6°48'49"
C28	6.65'	50.00'	6.64'	N25°16'07"W	7°37'01"
C29	64.21'	226.00'	63.99'	N68°54'19"E	16°16'40"
C30	7.47'	25.00'	7.44'	N37°38'19"W	17°07'23"
C31	14.94'	50.00'	14.89'	N37°38'19"W	17°07'23"
C32	59.95'	174.00'	59.66'	N70°38'14"E	91°44'31"
C33	108.39'	200.00'	107.07'	S76°17'34"W	33°03'10"
C34	58.28'	226.00'	58.12'	N84°25'54"E	14°46'31"
C35	11.13'	174.00'	11.13'	N89°59'12"E	3°39'54"
C36	65.73'	174.00'	65.34'	N77°19'54"E	21°38'42"
C37	34.35'	174.00'	34.29'	N86°09'49"E	11°18'39"
C38	18.81'	226.00'	18.80'	N89°26'07"E	4°46'05"
C39	49.45'	226.00'	49.35'	N80°46'59"E	12°32'10"
C40	88.35'	200.00'	87.63'	S79°09'51"W	25°18'36"
C41	9.97'	75.00'	9.96'	N25°16'07"W	7°37'01"
C42	31.58'	226.00'	31.55'	N70°30'44"E	8°00'21"
C43	31.42'	20.00'	28.28'	S68°29'27"E	90°00'00"
C44	3.32'	25.00'	3.32'	S25°16'07"E	7°37'01"
C45	70.16'	592.00'	70.12'	S20°05'43"E	6°47'27"
C46	61.22'	637.00'	61.20'	S20°44'14"E	5°30'25"
C47	31.42'	20.00'	28.28'	N68°29'28"W	89°59'57"
C48	31.42'	20.00'	28.28'	S21°30'33"W	90°00'00"
C49	69.88'	727.00'	69.85'	N20°44'14"W	5°30'25"
C50	31.41'	20.00'	28.28'	N21°30'38"E	89°59'50"
C51	61.97'	362.71'	61.90'	N28°22'58"W	9°47'22"
C52	38.06'	362.71'	38.04'	N36°17'01"W	6°00'43"
C53	33.91'	407.71'	33.90'	N36°54'24"W	4°45'57"
C54	71.97'	407.71'	71.88'	N29°27'59"W	10°06'51"
C55	6.56'	407.71'	6.55'	N23°56'56"W	0°55'16"
C56	18.37'	20.00'	17.73'	N49°47'48"W	52°37'00"
C57	56.96'	50.00'	53.93'	N43°28'16"W	65°16'03"
C58	45.00'	50.00'	43.50'	N14°56'44"E	51°33'58"
C59	45.00'	50.00'	43.50'	N66°30'43"E	51°33'58"
C60	45.00'	50.00'	43.50'	S61°55'19"E	51°33'58"
C61	56.96'	50.00'	53.93'	S3°30'18"E	65°16'03"
C62	18.37'	20.00'	17.73'	S2°49'13"W	52°37'00"
C63	6.56'	362.71'	6.55'	S24°00'21"E	1°02'08"
C64	71.97'	362.71'	71.85'	S30°12'29"E	11°22'08"
C65	21.50'	362.71'	21.50'	S37°35'28"E	3°23'49"
C66	50.47'	407.71'	50.43'	S35°44'36"E	7°05'32"
C67	61.97'	407.71'	61.91'	S27°50'35"E	8°42'31"
C68	31.41'	20.00'	28.28'	S68°29'37"E	89°59'39"

**PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6**

**LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**



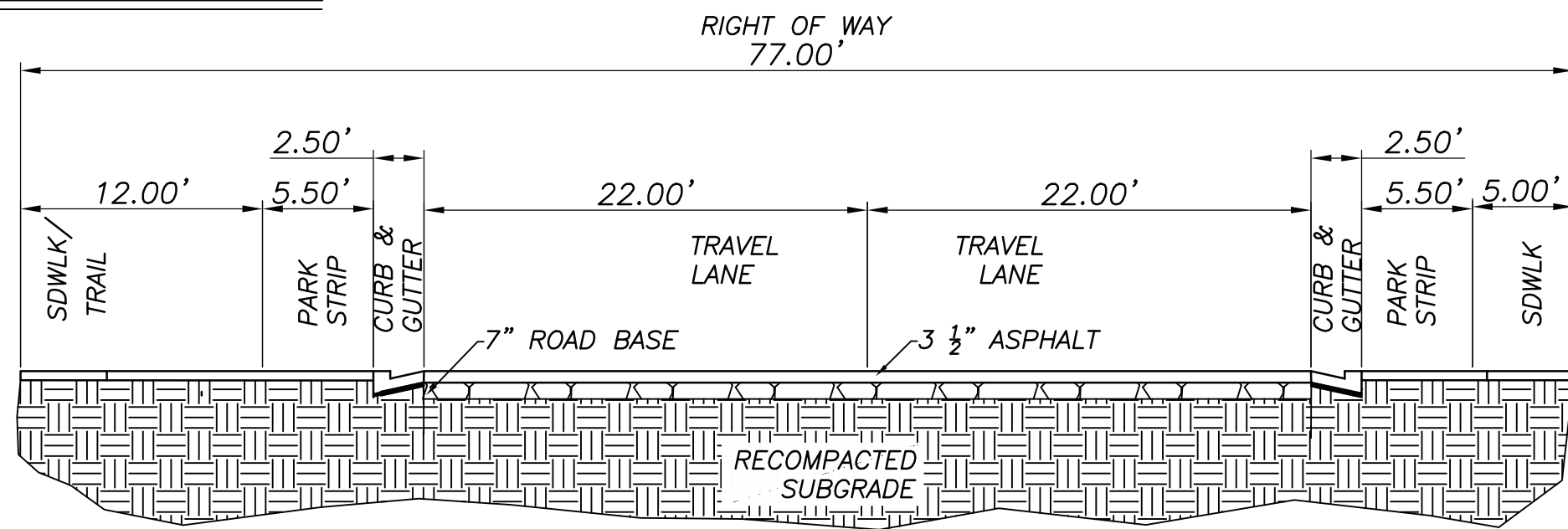
60' TYPICAL SECTION



VICINITY MAP

N.T.S.

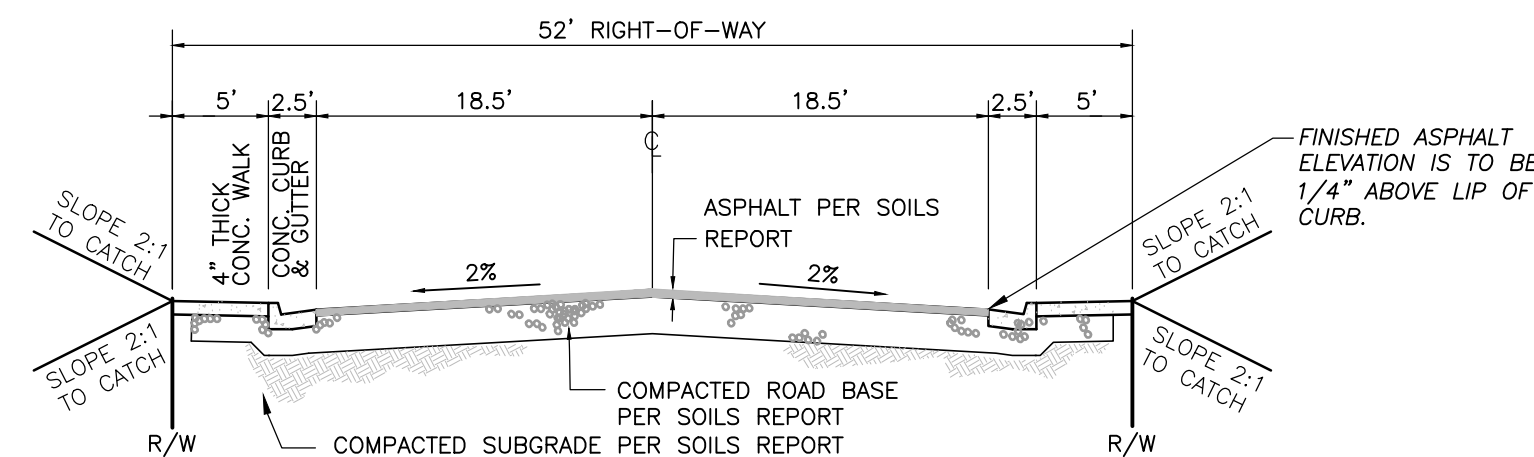
PROJECT LOCATION



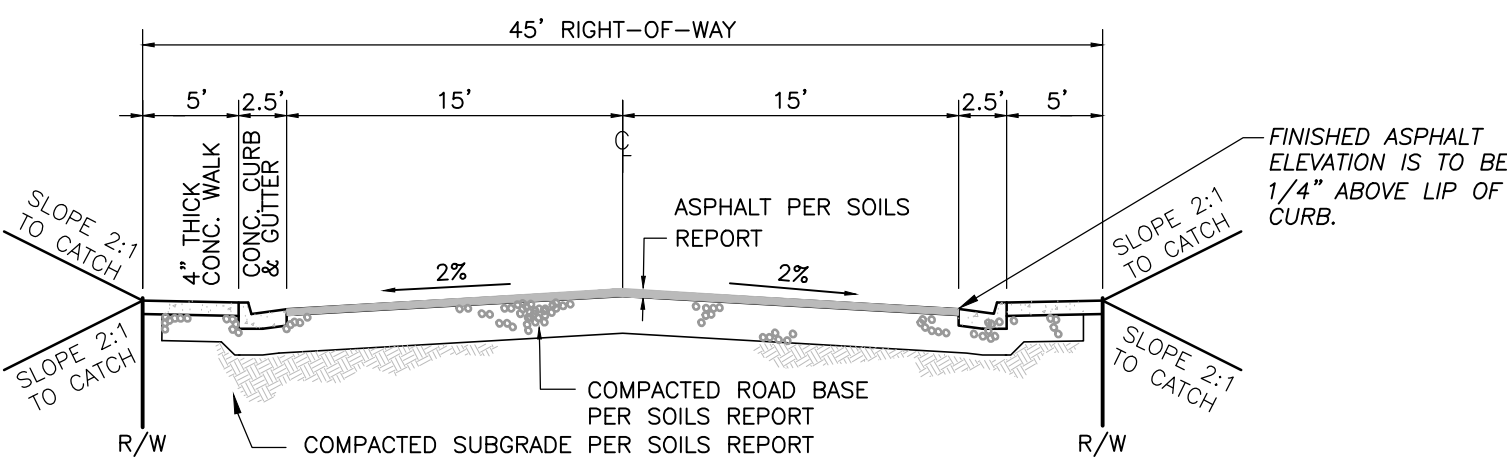
77' TYPICAL SECTION

N.T.S

52' TYPICAL SECTION



45' TYPICAL SECTION



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA, UNKNOWN, APPROX/BUR
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION M2 - SIMILAR IN TEXTURE TO MODERATE CATEGORY, NO GROUND-WATER INFORMATION L2 - LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X - AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	L - LOW: AREAS WHERE CATEGORY D GEOLOGIC UNITS CROP OUT ON SLOPES GREATER THAN 30 PERCENT (16.7)
ROCKFALL HAZARD	M-MODERATE ROCK-FALL-HAZARD
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA - STREAM/TERRACE ALLUVIUM >=3% CSB - STREAM/TERRACE ALLUVIUM, NO DATA CSC-FAN ALLUVIUM, HOLOCENE
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER BRH-HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	WBSH-HIGH: MODERN SAND-DUNE OR SHEET-SAND DEPOSITS

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

[illegible]

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Hurricane City, Utah 84737
Phone: 435-668-8307



PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

PRELIMINARY PLAT FOR:

LOCATED IN SECTION 29, T42S, R13W, S1L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	12/13/2023
SCALE	N.T.S.
JOB NO.	378-002
SHEET NO:	

1 OF 11

3378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRE PLAT LAYOUT.DWG

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C69	474.95'	614.50'	463.22'	N1°20'55"W	44°17'04"	C137	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C205	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"	C273	48.72'	174.00'	48.56'	S9°05'36"W	16°02'35"	C341	32.18'	50.00'	31.62'	S46°15'53"E	36°52'12"
C70	106.23'	385.21'	105.90'	N31°23'20"W	15°48'05"	C138	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"	C206	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C274	31.42'	20.00'	28.28'	S46°04'19"W	90°00'01"	C342	32.64'	50.00'	32.06'	S83°24'04"E	37°24'09"
C71	106.23'	385.21'	105.90'	N31°23'20"W	15°48'05"	C139	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C207	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"	C275	31.42'	20.00'	28.28'	S43°55'40"E	89°59'59"	C343	18.31'	50.00'	18.20'	N67°24'32"E	20°58'39"
C72	31.42'	20.00'	28.28'	N21°30'33"E	90°00'00"	C140	72.04'	174.00'	71.53'	S10°47'21"E	23°43'19"	C208	10.91'	20.00'	10.77'	S75°30'06"W	31°14'31"	C276	11.78'	95.32'	11.78'	N81°51'01"E	7°05'00"	C344	18.37'	20.00'	17.73'	N83°13'43"E	52°37'00"
C73	72.04'	174.00'	71.53'	N10°47'21"W	23°43'19"	C141	71.17'	226.00'	70.88'	N7°56'59"W	18°02'36"	C209	20.57'	20.00'	19.67'	S30°25'17"W	58°55'07"	C277	9.38'	95.32'	9.37'	N88°12'39"E	5°38'15"	C345	31.42'	20.00'	28.28'	S25°27'47"E	90°00'00"
C74	81.29'	727.00'	81.25'	N14°46'50"W	6°24'23"	C142	53.59'	174.00'	53.38'	S31°28'27"E	17°38'53"	C210	21.16'	95.00'	21.12'	S82°31'30"E	12°45'49"	C278	34.30'	65.02'	33.90'	S46°30'58"E	30°13'27"	C346	31.42'	20.00'	28.28'	S64°32'13"W	90°00'00"
C75	71.22'	637.00'	71.19'	S14°46'50"E	6°24'23"	C143	154.83'	200.00'	151.00'	N21°06'23"W	44°21'24"	C211	12.95'	65.00'	12.93'	S81°54'10"E	11°24'49"	C279	31.18'	65.02'	30.88'	S57°39'57"E	27°28'33"	C347	18.37'	20.00'	17.73'	N44°09'17"W	52°37'00"
C76	91.32'	592.00'	91.23'	S12°16'52"E	8°50'17"	C144	50.61'	226.00'	50.50'	N23°23'11"W	12°49'49"	C212	24.31'	65.00'	24.17'	N81°40'28"E	21°25'54"	C280	31.18'	65.02'	30.88'	S30°11'24"E	27°28'33"	C348	13.74'	50.00'	13.70'	N25°43'11"W	15°44'49"
C77	81.29'	727.00'	81.25'	N8°22'27"W	6°24'23"	C145	9.07'	174.00'	9.07'	S41°47'29"E	2°59'12"	C213	30.88'	65.00'	30.59'	N57°20'55"E	27°13'12"	C281	25.52'	65.02'	25.36'	S5°12'23"E	22°29'28"	C349	32.18'	50.00'	31.62'	N52°01'41"W	36°52'12"
C78	71.22'	637.00'	71.19'	S8°22'27"E	6°24'23"	C146	53.18'	226.00'	53.06'	N36°32'36"W	13°29'00"	C214	31.56'	65.00'	31.25'	N29°49'51"E	27°48'57"	C282	8.78'	65.02'	8.77'	S9°54'21"W	7°43'59"	C350	32.18'	50.00'	31.62'	N88°53'53"W	36°52'12"
C79	81.29'	727.00'	81.25'	N1°58'04"W	6°24'23"	C147	48.87'	226.00'	48.78'	S37°05'23"E	12°23'25"	C215	25.67'	65.00'	25.50'	N4°36'31"E	22°37'43"	C283	2.62'	92.56'	2.62'	S13°21'44"W	1°37'15"	C351	39.20'	50.00'	38.20'	S50°12'25"W	44°55'13"
C80	71.22'	637.00'	71.19'	S1°58'04"E	6°24'23"	C148	5.43'	174.00'	5.43'	N42°23'28"W	1°47'15"	C216	5.62'	65.00'	5.62'	N9°10'58"W	4°57'17"	C284	18.54'	92.56'	18.51'	S6°48'43"W	11°28'47"	C352	71.08'	50.00'	65.25'	S12°58'51"E	81°27'21"
C81	204.13'	592.00'	203.12'	S2°00'59"W	19°45'24"	C149	50.01'	226.00'	49.91'	S24°33'18"E	12°40'44"	C217	86.39'	55.00'	77.78'	S43°55'40"W	90°00'00"	C285	86.39'	55.00'	77.78'	S43°55'40"W	90°00'00"	C353	30.47'	50.00'	30.00'	S71°10'04"E	34°55'05"
C82	81.29'	727.00'	81.25'	N4°26'19"E	6°24'23"	C150	154.83'	200.00'	151.00'	N21°06'23"W	44°21'24"	C218	51.05'	32.50'	45.96'	N46°04'19"E	90°00'00"	C286	51.05'	32.50'	45.96'	N43°55'40"W	90°00'00"	C354	30.07'	50.00'	29.62'	N74°08'48"E	34°27'11"
C83	71.22'	637.00'	71.19'	S4°26'19"W	6°24'23"	C151	57.24'	174.00'	56.98'	N32°04'26"W	18°50'51"	C219	5.80'	95.00'	5.80'	N10°06'31"W	3°30'04"	C287	12.83'	20.00'	12.61'	N17°24'38"W	36°44'42"	C355	7.85'	20.00'	7.80'	N68°10'16"E	22°30'06"
C84	474.95'	614.50'	463.22'	N1°20'55"W	44°17'04"	C152	46.34'	226.00'	46.26'	S12°20'28"E	11°44'56"	C220	15.36'	95.00'	15.34'	N3°43'40"W	9°15'39"	C288	18.53'	20.00'	17.88'	N62°19'49"W	53°05'40"	C356	10.51'	20.00'	10.39'	S85°31'14"E	30°06'55"
C85	81.29'	727.00'	81.25'	N10°50'42"E	6°24'23"	C153	15.79'	322.50'	15.79'	N87°31'32"W	2°48'19"	C221	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"	C289	31.43'	20.00'	28.30'	S46°05'50"W	90°03'02"	C357	31.42'	20.00'	28.28'	S25°27'47"E	90°00'00"
C86	71.22'	637.00'	71.19'	S10°50'42"W	6°24'23"	C154	57.45'	322.50'	57.37'	N81°01'11"W	10°12'23"	C222	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"	C290	31.43'	20.00'	28.29'	N46°06'13"E	90°02'16"	C358	8.19'	9974.00'	8.19'	S19°33'38"W	0°02'49"
C87	81.29'	727.00'	81.25'	N17°15'05"E	6°24'23"	C155	28.93'	20.00'	26.47'	S62°38'52"W	82°52'19"	C223	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C291	4.35'	20.00'	4.34'	S82°38'34"E	12°28'09"	C359	8.21'	9999.99'	8.21'	N19°33'38"E	0°02'49"
C88	71.22'	637.00'	71.19'	S17°15'05"W	6°24'23"	C156	3.77'	177.50'	3.77'	S20°36'14"W	1°12'56"	C224	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"	C292	27.05'	20.00'	25.03'	S37°40'06"E	77°28'49"	C360	8.23'	10026.00'	8.23'	S19°33'38"W	0°02'49"
C89	91.95'	592.00'	91.86'	S16°20'39"W	8°53'57"	C157	3.22'	222.50'	3.22'	S20°47'51"W	0°49'43"	C225	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C293	64.46'	200.00'	64.18'	S10°18'16"W	18°27'54"	C361	31.42'	20.00'	28.28'	S64°35'02"W	90°00'00"
C90	60.54'	75.00'	58.91'	N3°12'19"E	46°15'02"	C158	55.45'	222.50'	55.30'	S13°14'38"W	14°16'42"	C226	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"	C294	14.07'	226.00'	14.07'	S2°51'21"W	3°34'03"	C362	9.27'	226.00'	9.27'	N71°35'27"W	2°20'59"
C91	38.96'	50.00'	37.98'	N2°24'08"E	44°38'39"	C159	75.56'	177.50'	75.00'	S7°48'01"W	24°23'30"	C227	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C295	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"	C363	30.19'	226.00'	30.17'	N76°35'36"W	7°39'18"
C92	17.89'	25.00'	17.52'	N0°35'09"E	41°00'42"	C160	53.80'	222.50'	53.67'	S0°49'21"E	13°51'17"	C228	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"	C296	31.87'	177.50'	31.83'	N83°47'04"W	10°17'14"	C364	30.93'	226.00'	30.90'	N84°20'28"W	7°50'26"
C93	31.16'	75.00'	30.94'	N34°17'46"W	23°48'29"	C161	175.54'	200.00'	169.96'	S3°55'58"E	50°17'20"	C229	31.38'	20.00'	28.26'	S43°58'59"E	89°53'24"	C297	17.83'	177.50'	17.82'	N75°45'47"W	5°45'21"	C365	31.42'	20.00'	28.28'	N43°54'55"W	90°00'00"
C94	20.29'	50.00'	20.15'	N34°34'26"W	23°15'08"	C162	76.46'	177.50'	75.87'	S16°44'11"E	24°40'53"	C230	31.42'	20.00'	28.28'	N43°55'41"E	90°00'00"	C298	31.42'	20.00'	28.28'	N27°53'06"W	90°00'00"	C366	64.57'	200.00'	64.29'	S79°39'56"E	18°29'57"
C95	9.60'	25.00'	9.54'	N35°12'05"W	21°59'51"	C163	51.81'	222.50'	51.70'	S14°25'16"E	13°20'33"	C231	31.45'	20.00'	28.31'	N46°01'01"E	90°06'36"	C299	56.00'	200.00'	55.82'	S80°54'23"E	16°02'35"	C367	56.95'	174.00'	56.69'	N79°32'22"W	18°45'06"
C96	22.41'	75.00'	22.33'	N37°38'19"W	17°07'23"	C164	31.01'	222.50'	30.98'	S25°05'05"E	7°59'05"	C232	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"	C300	31.42'	20.00'	28.28'	N62°06'54"E	90°00'00"	C368	31.42'	20.00'	28.28'	S46°05'05"W	90°00'00"
C97	3.77'	637.00'	3.77'	S20°37'27"W	0°20'21"	C165	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C233	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C301	9.17'	222.50'	9.17'	S74°03'55"E	2°21'38"	C369	31.33'	20.00'	28.22'	N25°17'23"W	89°44'51"
C98	63.69'	177.50'	63.35'	S31°04'21"W	20°33'27"	C166	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"	C234	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"	C302	29.89'	222.50'	29.87'	S79°05'38"E	7°41'50"	C370	2.58'	226.00'	2.58'	N88°35'18"W	0°39'14"
C99	71.76'	200.00'	71.37'	N31°04'21"E	20°33'27"	C167	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C235	14.14'	95.00'	14.12'	S5°30'14"W	8°31'32"	C303	23.24'	222.50'	23.23'	S85°56'07"E	5°59'08"	C371	56.00'	200.00'	55.82'	S80°54'24"E	16°02'35"
C100	67.46'	222.50'	67.20'	S29°28'44"W	17°22'13"	C168	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"	C236	7.02'	95.00'	7.02'	S11°53'06"W	4°14'11"	C304	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"						
C101	100.35'	727.00'	100.27'	N24°24'33"E	7°54'32"	C169	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"	C237	4.40'	65.02'	4.40'	S11°49'55"W	3°52'50"	C305	48.72'	174.00'	48.56'	N9°05'38"E	16°02'33"						
C102	12.38'	222.50'	12.38'	S39°45'27"W	3°11'14"	C170	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"	C238	30.37'	65.02'	30.10'	S3°29'21"E	26°45'41"	C306	56.00'	200.00'	55.82'	S9°05'38"W	16°02'33"						
C103	44.34'	75.00'	43.70'	N50°24'12"E	33°52'34"	C171	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"	C239	31.13'	65.02'	30.83'	S30°35'05"E	27°25'46"	C307	28.31'	226.00'	28.30'	S13°31'33"W	7°10'42"						
C104	29.56'	50.00'	29.13'	N50°24'12"E	33°52'34"	C172	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"	C240	31.24'	65.02'	30.94'	S58°03'41"E	27°31'26"	C308	30.14'	226.00'	30.12'	S6°06'58"W	7°38'27"						
C105	14.78'	25.00'	14.57'	N50°24'12"E	33°52'34"	C173	31.13'	20.00'	28.08'	S45°39'44"W	89°10'51"	C241	20.88'	65.02'	20.79'	S81°01'17"E	18°23'46"	C309	4.82'	226.00'	4.82'	S1°41'03"W	1°13'23"						

***PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6***

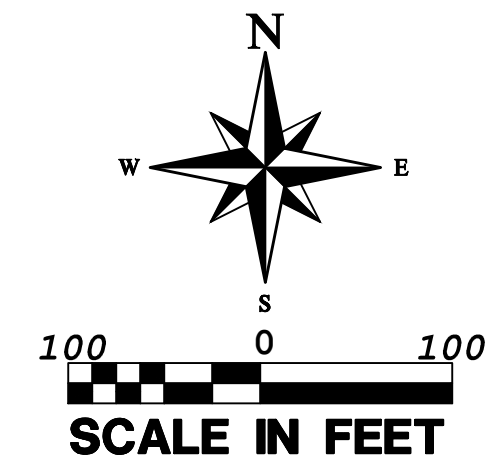
**LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**

PHASE TABLE

PHASE NO.	NO. OF. LOTS OR UNITS
PHASE 1	60 LOTS
PHASE 2	46 LOTS
PHASE 3	106 LOTS
PHASE 4	108 REC UNITS
PHASE 5	68 REC UNITS
PHASE 6	83 REC UNITS
PHASE 7	79 REC UNITS
PHASE 8	43 REC UNITS
TOTAL	593

LEGEND

- | | |
|---|---------------------------|
|  | RIGHT-OF-WAY LINE |
|  | ADJACENT PROPERTY LINE |
|  | LOT LINE |
|  | CENTER LINE |
|  | SECTION LINE |
|  | WATER LINE |
|  | SANITARY SEWER LINE |
|  | PHASE LINE |
|  | EXISTING SEWER LINE |
|  | EXISTING WATER LINE |
|  | EXISTING STORM DRAIN LINE |
|  | TRAIL LINE |



REVISIONS			
NO	DESCRIPTION	DATE	BY

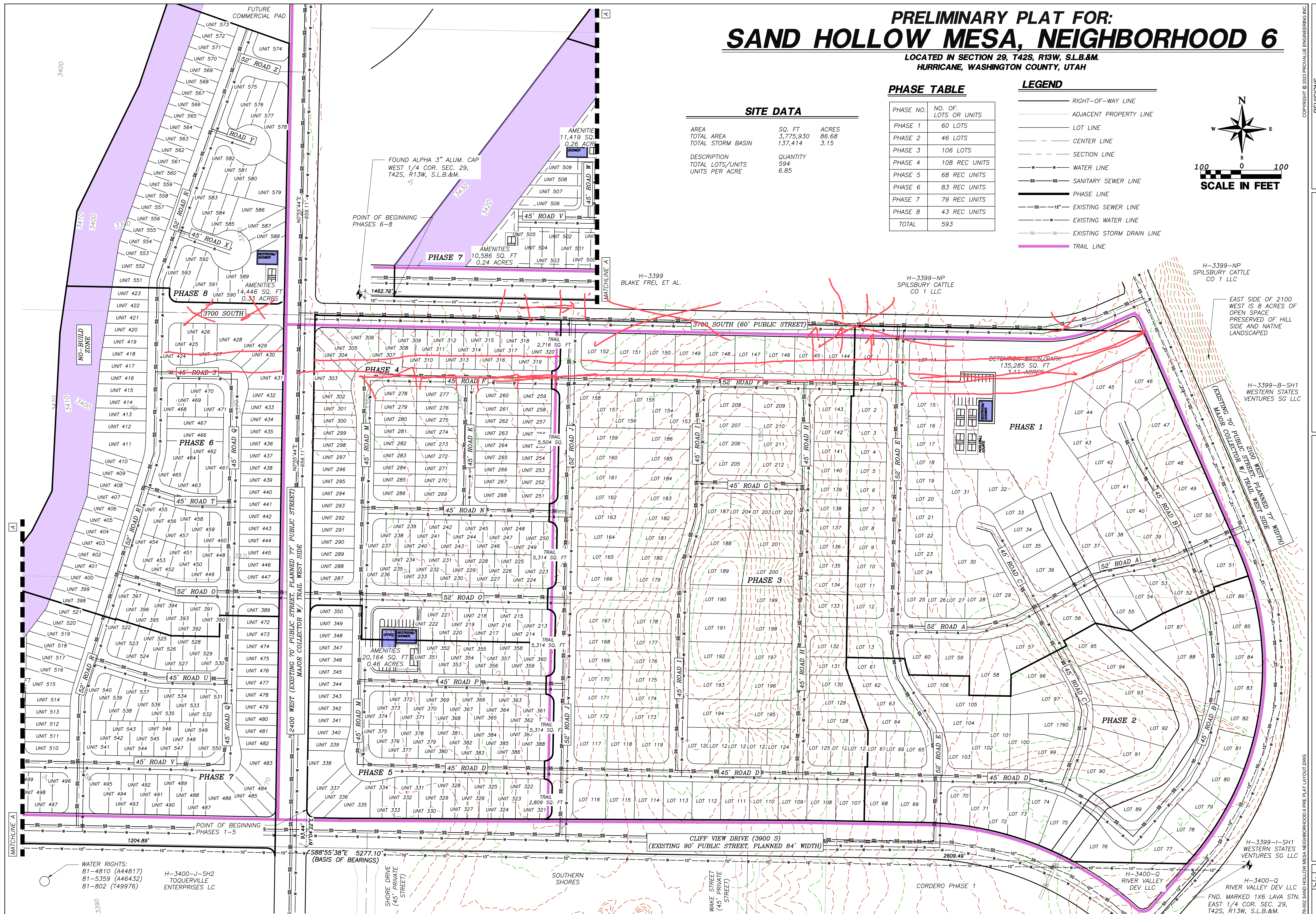
**PROVALUE
ENGINEERING, INC.**
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

LOCATED IN SECTION 29, 142S, R13W, S11B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

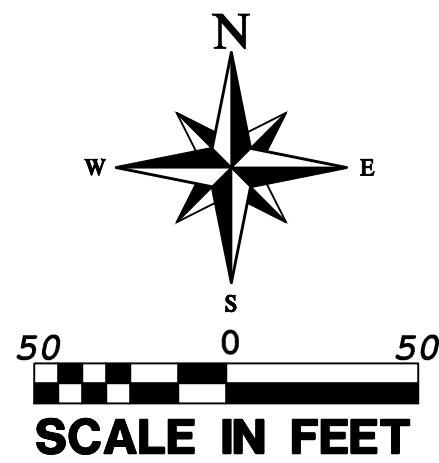
DATE	12/13/2023
SCALE	1"=100'
OB NO.	378-002
SHEET NO:	

3 OF 11



PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 1

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



NOTES

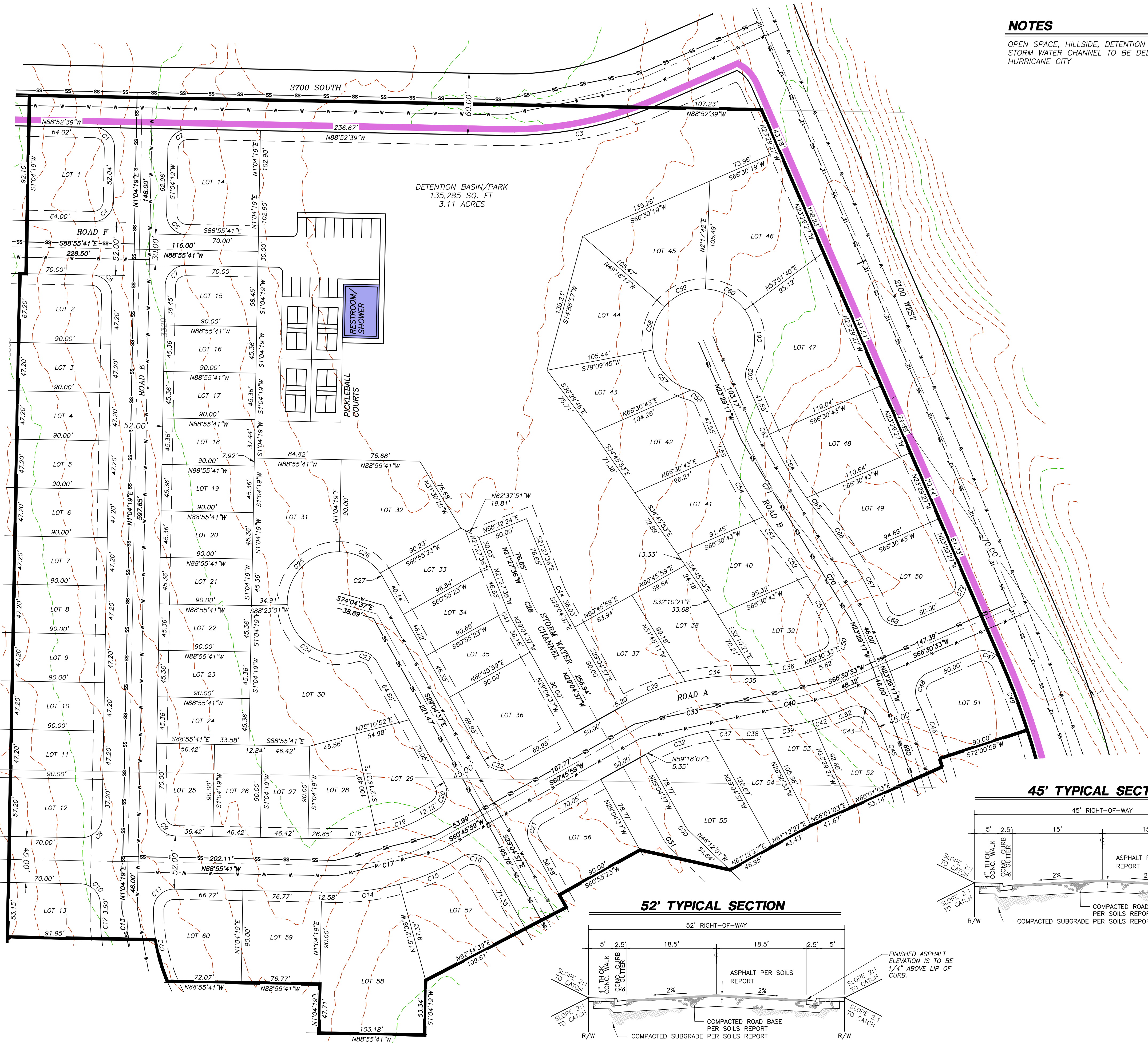
OPEN SPACE, HILLSIDE, DETENTION BASIN/PARK, AND
STORM WATER CHANNEL TO BE DEDICATED TO
HURRICANE CITY

LEGEND

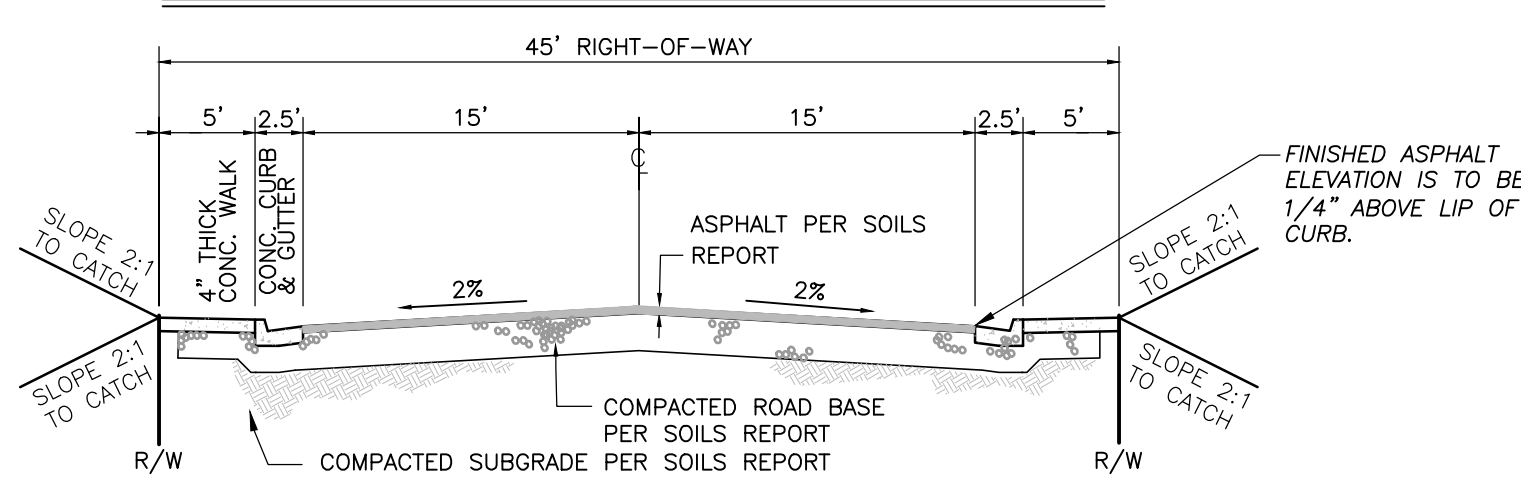
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

LOTS

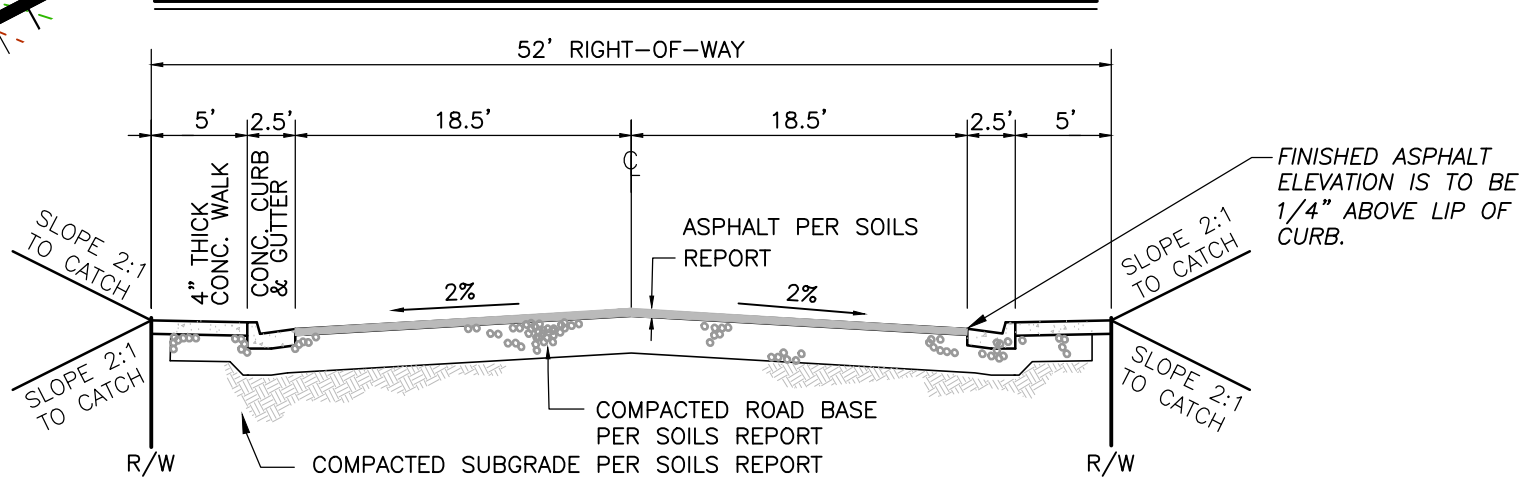
Number	Area
1	7561 Sq. Ft.
2	5962 Sq. Ft.
3	4248 Sq. Ft.
4	4248 Sq. Ft.
5	4248 Sq. Ft.
6	4248 Sq. Ft.
7	4248 Sq. Ft.
8	4248 Sq. Ft.
9	4248 Sq. Ft.
10	4248 Sq. Ft.
11	4248 Sq. Ft.
12	5062 Sq. Ft.
13	4717 Sq. Ft.
14	9093 Sq. Ft.
15	5174 Sq. Ft.
16	4082 Sq. Ft.
17	4082 Sq. Ft.
18	4082 Sq. Ft.
19	4082 Sq. Ft.
20	4082 Sq. Ft.
21	4082 Sq. Ft.
22	4082 Sq. Ft.
23	4082 Sq. Ft.
24	4082 Sq. Ft.
25	4992 Sq. Ft.
26	4178 Sq. Ft.
27	4178 Sq. Ft.
28	5398 Sq. Ft.
29	6564 Sq. Ft.
30	13796 Sq. Ft.
31	10022 Sq. Ft.
32	9311 Sq. Ft.
33	4516 Sq. Ft.
34	4333 Sq. Ft.
35	4163 Sq. Ft.
36	8014 Sq. Ft.
37	6132 Sq. Ft.
38	6820 Sq. Ft.
39	7266 Sq. Ft.
40	6527 Sq. Ft.
41	6703 Sq. Ft.
42	7322 Sq. Ft.
43	5951 Sq. Ft.
44	8340 Sq. Ft.
45	8343 Sq. Ft.
46	11715 Sq. Ft.
47	14148 Sq. Ft.
48	8280 Sq. Ft.
49	7159 Sq. Ft.
50	7280 Sq. Ft.
51	7528 Sq. Ft.
52	5009 Sq. Ft.
53	4364 Sq. Ft.
54	5381 Sq. Ft.
55	8216 Sq. Ft.
56	6993 Sq. Ft.
57	8895 Sq. Ft.
58	13372 Sq. Ft.
59	6909 Sq. Ft.
60	7386 Sq. Ft.



45' TYPICAL SECTION



52' TYPICAL SECTION



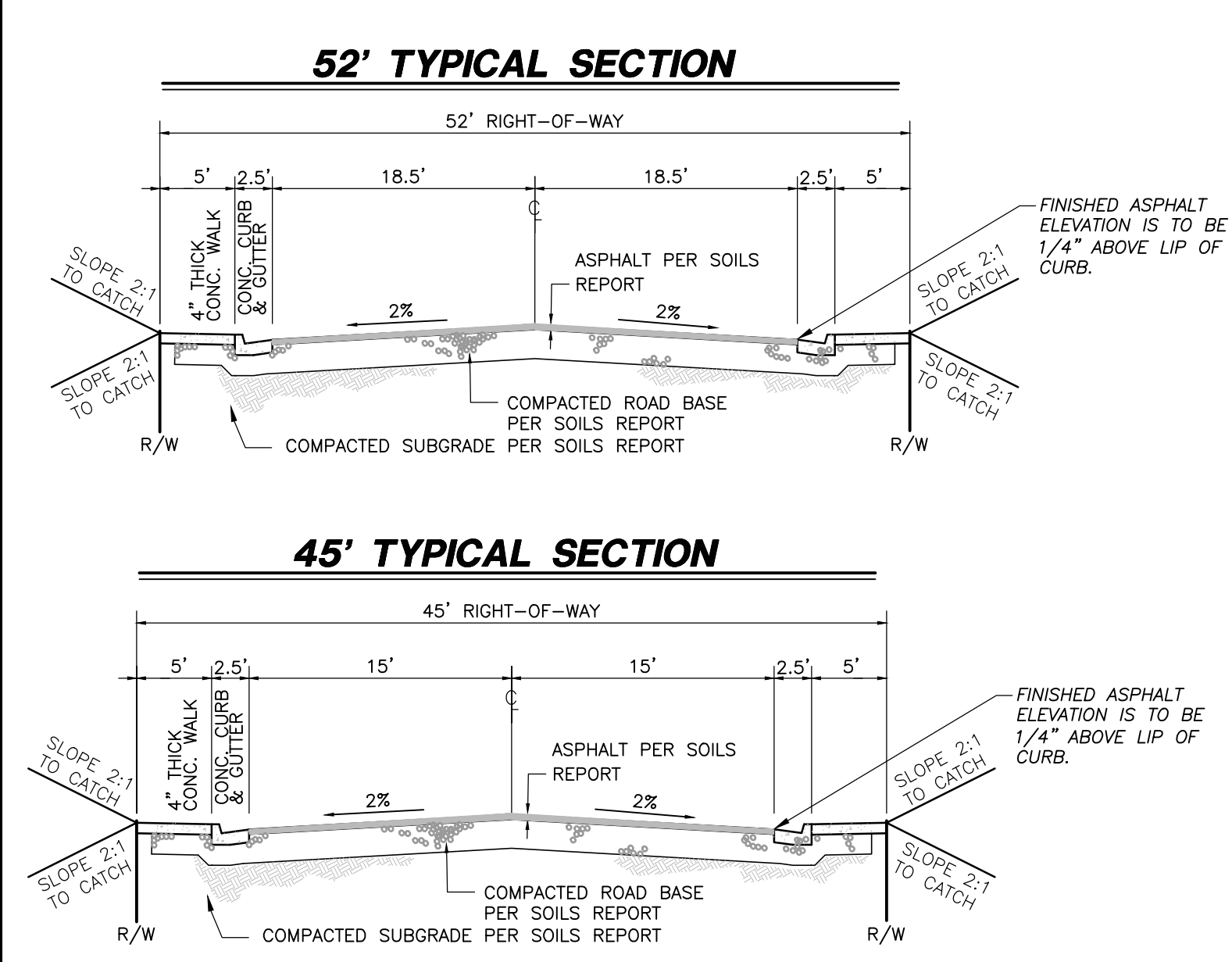
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 1

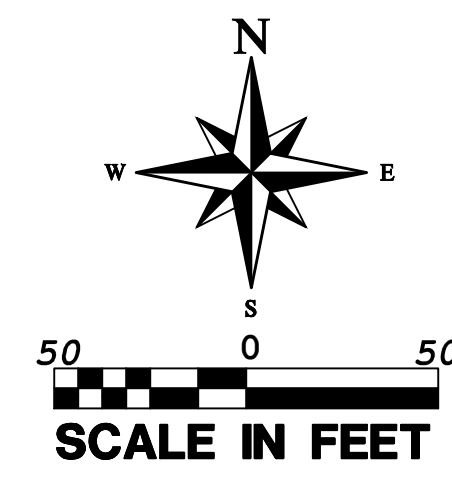
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 12/13/2023
SCALE 1"=50'
JOB NO. 378-002
SHEET NO:



PRELIMINARY PLAT FOR: SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 2

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



- LEGEND**
- RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - LOT LINE
 - CENTER LINE
 - SECTION LINE
 - W-W WATER LINE
 - SS-SS SANITARY SEWER LINE
 - PHASE LINE
 - 10' PUBLIC UTILITY EASEMENT LINE
 - SS-12" EXISTING SEWER LINE
 - W-W EXISTING WATER LINE
 - SD-SD EXISTING STORM DRAIN LINE
 - TRAIL LINE

LOTS

Number	Area
61	4285 Sq. Ft.
62	4387 Sq. Ft.
63	4918 Sq. Ft.
64	5759 Sq. Ft.
65	4587 Sq. Ft.
66	4110 Sq. Ft.
67	4110 Sq. Ft.
68	6405 Sq. Ft.
69	7133 Sq. Ft.
70	5224 Sq. Ft.
71	4766 Sq. Ft.
72	5207 Sq. Ft.
73	6065 Sq. Ft.
74	6986 Sq. Ft.
75	6803 Sq. Ft.
76	8285 Sq. Ft.
77	7870 Sq. Ft.
78	7934 Sq. Ft.
79	7803 Sq. Ft.
80	7925 Sq. Ft.
81	6863 Sq. Ft.
82	6863 Sq. Ft.
83	6863 Sq. Ft.
84	6863 Sq. Ft.
85	6863 Sq. Ft.
86	6863 Sq. Ft.
87	13275 Sq. Ft.
88	13285 Sq. Ft.
89	6832 Sq. Ft.
90	8686 Sq. Ft.
91	12314 Sq. Ft.
92	15254 Sq. Ft.
93	12729 Sq. Ft.
94	8268 Sq. Ft.
95	8163 Sq. Ft.
96	8941 Sq. Ft.
97	8493 Sq. Ft.
98	6658 Sq. Ft.
99	8122 Sq. Ft.
100	6047 Sq. Ft.
101	6119 Sq. Ft.
102	4397 Sq. Ft.
103	5468 Sq. Ft.
104	5896 Sq. Ft.
105	9253 Sq. Ft.
106	6447 Sq. Ft.

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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 2
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	12/13/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	5 OF 11

LEGEND

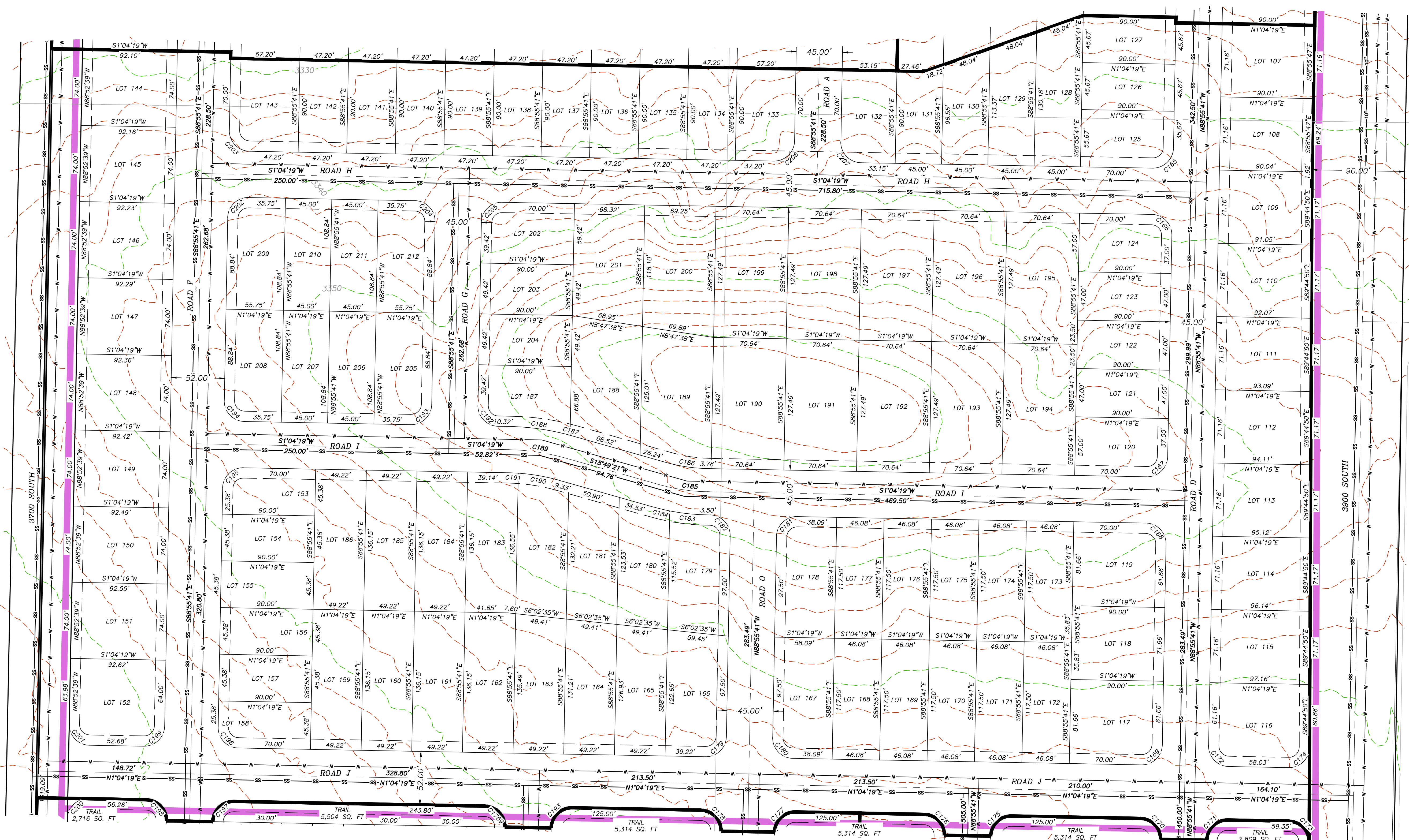
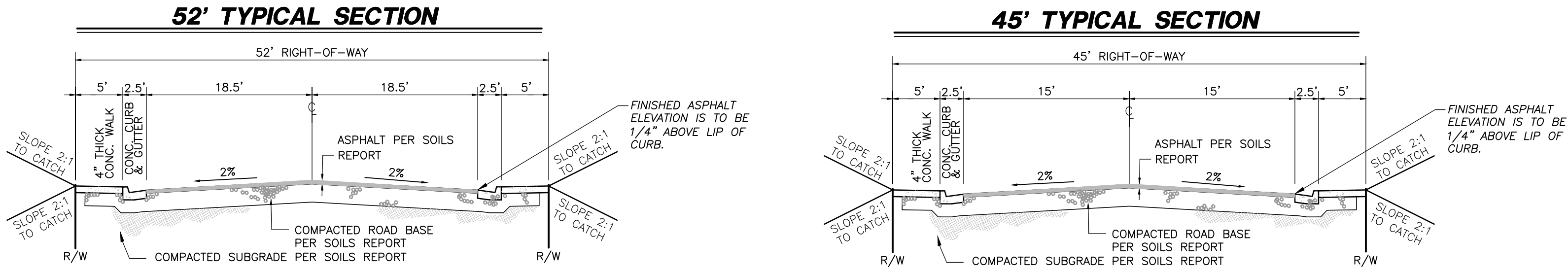
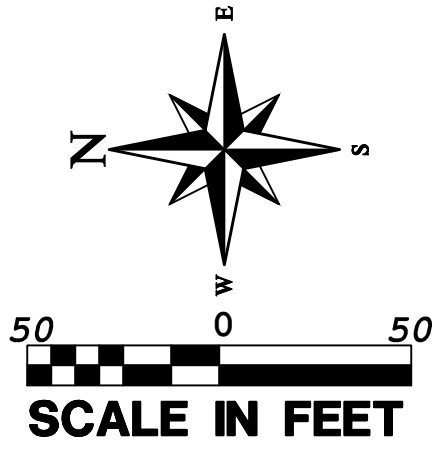
- RIGHT-OF-WAY LINE
— ADJACENT PROPERTY LINE
— LOT LINE
— CENTER LINE
— SECTION LINE
— W — WATER LINE
— SS — SANITARY SEWER LINE
— PHASE LINE
— 10' PUBLIC UTILITY EASEMENT LINE
— SS — 12" EXISTING SEWER LINE
— W — EXISTING WATER LINE
— TRAIL LINE

LOTS

Number	Area	159	6702 Sq. Ft.
107	6405 Sq. Ft.	160	6702 Sq. Ft.
108	6405 Sq. Ft.	161	6702 Sq. Ft.
109	6444 Sq. Ft.	162	6699 Sq. Ft.
110	6516 Sq. Ft.	163	6564 Sq. Ft.
111	6588 Sq. Ft.	164	6353 Sq. Ft.
112	6661 Sq. Ft.	165	6143 Sq. Ft.
113	6733 Sq. Ft.	166	7025 Sq. Ft.
114	6806 Sq. Ft.	167	6740 Sq. Ft.
115	6878 Sq. Ft.	168	5414 Sq. Ft.
116	7758 Sq. Ft.	169	5414 Sq. Ft.
117	7264 Sq. Ft.	170	5414 Sq. Ft.
118	6450 Sq. Ft.	171	5414 Sq. Ft.
119	7264 Sq. Ft.	172	5414 Sq. Ft.
120	5044 Sq. Ft.	173	5414 Sq. Ft.
121	4230 Sq. Ft.	174	5414 Sq. Ft.
122	4230 Sq. Ft.	175	5414 Sq. Ft.
123	4230 Sq. Ft.	176	5414 Sq. Ft.
124	5044 Sq. Ft.	177	5414 Sq. Ft.
125	4924 Sq. Ft.	178	6740 Sq. Ft.
126	4110 Sq. Ft.	179	6758 Sq. Ft.
127	4110 Sq. Ft.	180	5871 Sq. Ft.
128	6237 Sq. Ft.	181	6294 Sq. Ft.
129	5480 Sq. Ft.	182	6663 Sq. Ft.
130	4723 Sq. Ft.	183	6704 Sq. Ft.
131	4107 Sq. Ft.	184	6702 Sq. Ft.
132	4698 Sq. Ft.	185	6702 Sq. Ft.
133	5062 Sq. Ft.	186	6702 Sq. Ft.
134	4248 Sq. Ft.	187	5409 Sq. Ft.
135	4248 Sq. Ft.	188	8243 Sq. Ft.
136	4248 Sq. Ft.	189	8869 Sq. Ft.
137	4248 Sq. Ft.	190	9007 Sq. Ft.
138	4248 Sq. Ft.	191	9007 Sq. Ft.
139	4248 Sq. Ft.	192	9007 Sq. Ft.
140	4248 Sq. Ft.	193	9007 Sq. Ft.
141	4248 Sq. Ft.	194	9007 Sq. Ft.
142	4248 Sq. Ft.	195	9007 Sq. Ft.
143	5962 Sq. Ft.	196	9007 Sq. Ft.
144	6817 Sq. Ft.	197	9007 Sq. Ft.
145	6822 Sq. Ft.	198	9007 Sq. Ft.
146	6827 Sq. Ft.	199	9007 Sq. Ft.
147	6832 Sq. Ft.	200	8504 Sq. Ft.
148	6837 Sq. Ft.	201	7753 Sq. Ft.
149	6842 Sq. Ft.	202	5262 Sq. Ft.
150	6846 Sq. Ft.	203	4448 Sq. Ft.
151	6851 Sq. Ft.	204	4448 Sq. Ft.
152	7611 Sq. Ft.	205	5982 Sq. Ft.
153	3999 Sq. Ft.	206	4898 Sq. Ft.
154	4084 Sq. Ft.	207	4898 Sq. Ft.
155	4084 Sq. Ft.	208	5982 Sq. Ft.
156	4084 Sq. Ft.	209	5982 Sq. Ft.
157	4084 Sq. Ft.	210	4898 Sq. Ft.
158	3999 Sq. Ft.	211	4898 Sq. Ft.
		212	5982 Sq. Ft.

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 3

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



NO.	REVISIONS	DATE	BY

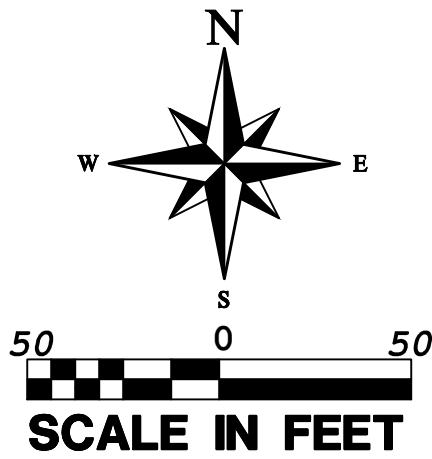
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 3
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	12/13/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	6 OF 11

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 4

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

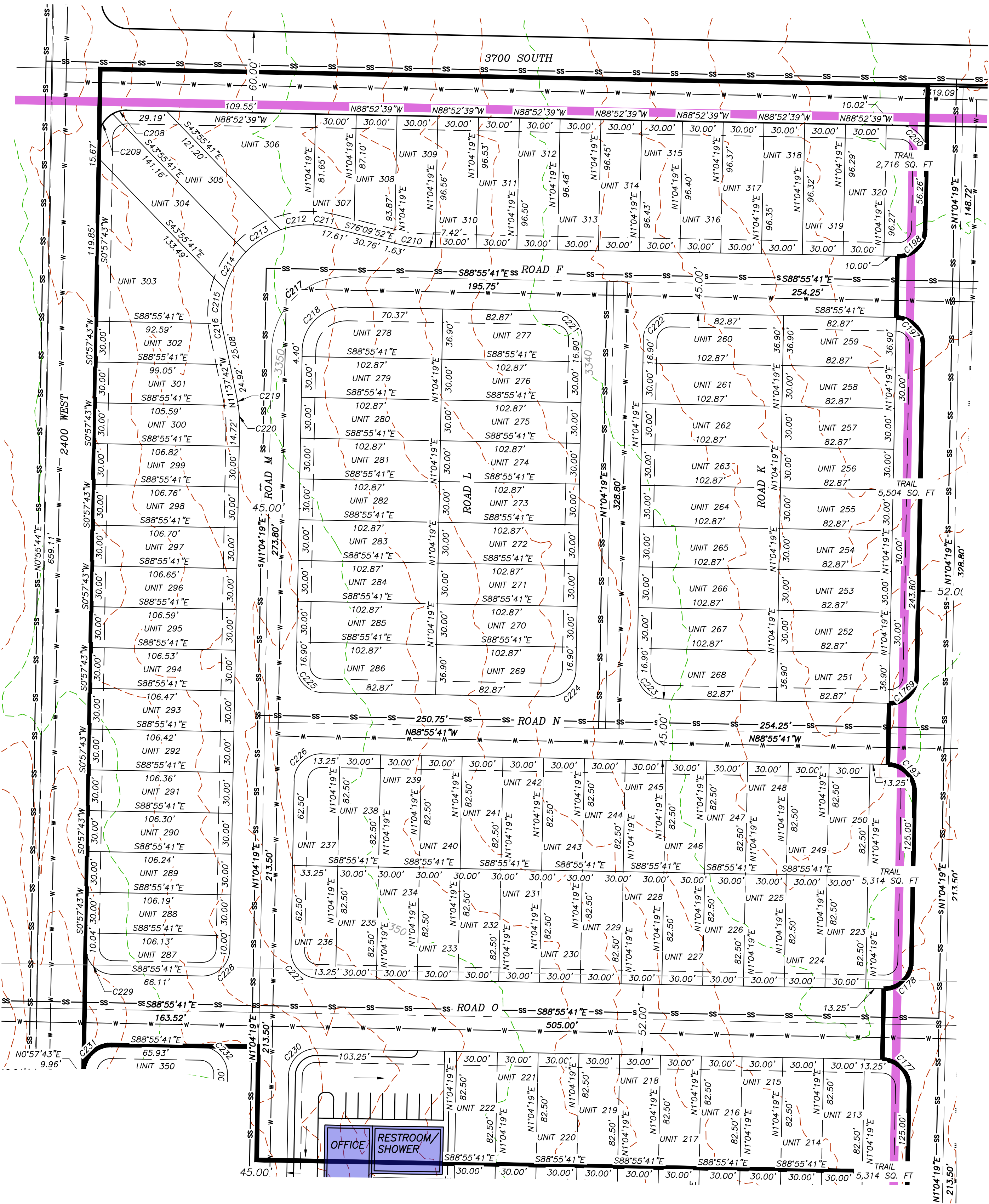
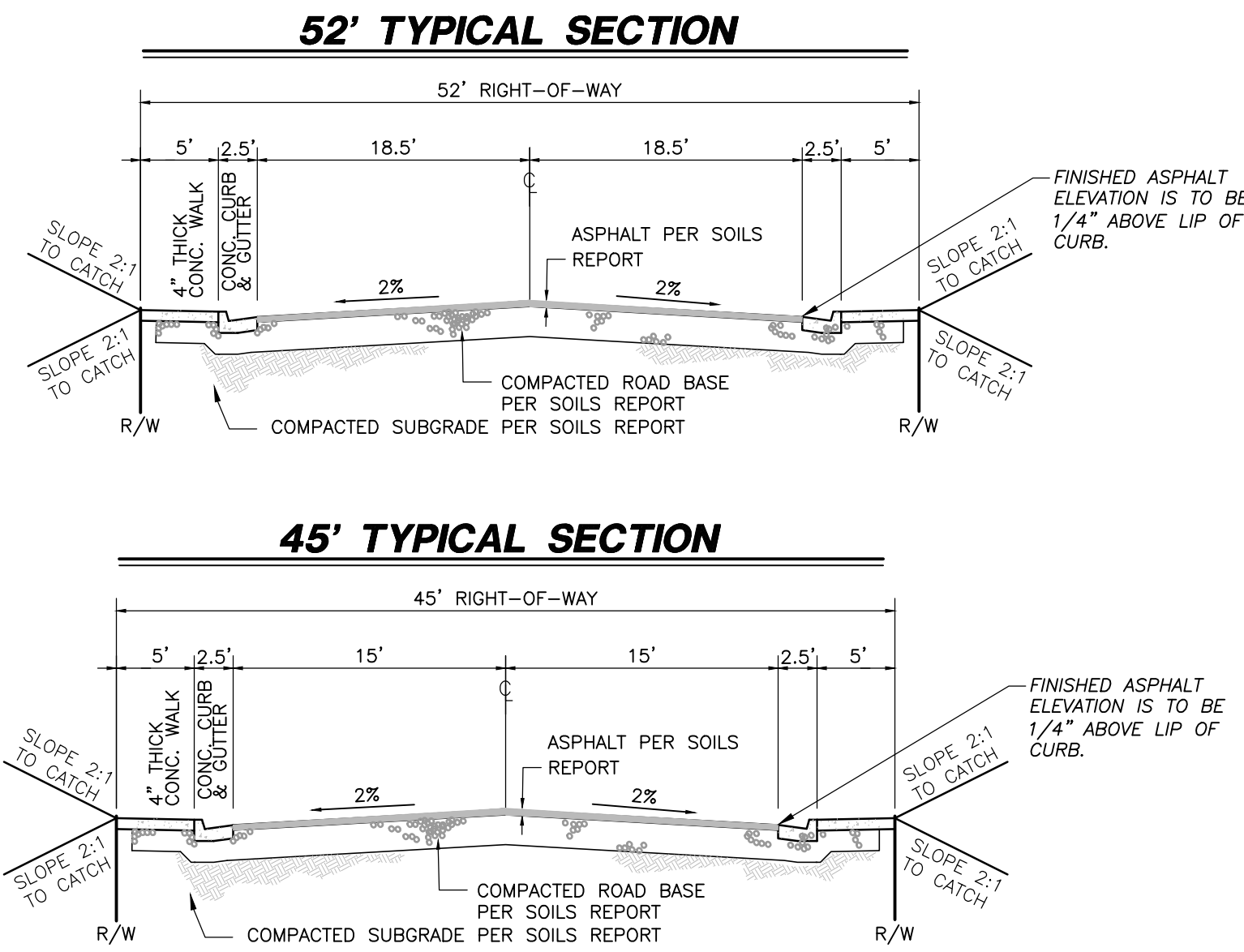


LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

RV/LODGING
UNITS

Number	Area	
213	2475 Sq. Ft.	267 3086 Sq. Ft.
214	2475 Sq. Ft.	268 3710 Sq. Ft.
215	2475 Sq. Ft.	269 3710 Sq. Ft.
216	2475 Sq. Ft.	270 3086 Sq. Ft.
217	2475 Sq. Ft.	271 3086 Sq. Ft.
218	2475 Sq. Ft.	272 3086 Sq. Ft.
219	2475 Sq. Ft.	273 3086 Sq. Ft.
220	2475 Sq. Ft.	274 3086 Sq. Ft.
221	2475 Sq. Ft.	275 3086 Sq. Ft.
222	2475 Sq. Ft.	276 3086 Sq. Ft.
223	2475 Sq. Ft.	277 3710 Sq. Ft.
224	2475 Sq. Ft.	278 3569 Sq. Ft.
225	2475 Sq. Ft.	279 3086 Sq. Ft.
226	2475 Sq. Ft.	280 3086 Sq. Ft.
227	2475 Sq. Ft.	281 3086 Sq. Ft.
228	2475 Sq. Ft.	282 3086 Sq. Ft.
229	2475 Sq. Ft.	283 3086 Sq. Ft.
230	2475 Sq. Ft.	284 3086 Sq. Ft.
231	2475 Sq. Ft.	285 3086 Sq. Ft.
232	2475 Sq. Ft.	286 3710 Sq. Ft.
233	2475 Sq. Ft.	287 3012 Sq. Ft.
234	2475 Sq. Ft.	288 3185 Sq. Ft.
235	2475 Sq. Ft.	289 3186 Sq. Ft.
236	2657 Sq. Ft.	290 3188 Sq. Ft.
237	2657 Sq. Ft.	291 3190 Sq. Ft.
238	2475 Sq. Ft.	292 3192 Sq. Ft.
239	2475 Sq. Ft.	293 3193 Sq. Ft.
240	2475 Sq. Ft.	294 3195 Sq. Ft.
241	2475 Sq. Ft.	295 3197 Sq. Ft.
242	2475 Sq. Ft.	296 3199 Sq. Ft.
243	2475 Sq. Ft.	297 3200 Sq. Ft.
244	2475 Sq. Ft.	298 3202 Sq. Ft.
245	2475 Sq. Ft.	299 3204 Sq. Ft.
246	2475 Sq. Ft.	300 3199 Sq. Ft.
247	2475 Sq. Ft.	301 3072 Sq. Ft.
248	2475 Sq. Ft.	302 2871 Sq. Ft.
249	2475 Sq. Ft.	303 6803 Sq. Ft.
250	2475 Sq. Ft.	304 4190 Sq. Ft.
251	3058 Sq. Ft.	305 3946 Sq. Ft.
252	2486 Sq. Ft.	306 5645 Sq. Ft.
253	2486 Sq. Ft.	307 2517 Sq. Ft.
254	2486 Sq. Ft.	308 2715 Sq. Ft.
255	2486 Sq. Ft.	309 2877 Sq. Ft.
256	2486 Sq. Ft.	310 2896 Sq. Ft.
257	2486 Sq. Ft.	311 2896 Sq. Ft.
258	2486 Sq. Ft.	312 2895 Sq. Ft.
259	3058 Sq. Ft.	313 2894 Sq. Ft.
260	3710 Sq. Ft.	314 2893 Sq. Ft.
261	3086 Sq. Ft.	315 2892 Sq. Ft.
262	3086 Sq. Ft.	316 2892 Sq. Ft.
263	3086 Sq. Ft.	317 2891 Sq. Ft.
264	3086 Sq. Ft.	318 2890 Sq. Ft.
265	3086 Sq. Ft.	319 2889 Sq. Ft.
266	3086 Sq. Ft.	320 2888 Sq. Ft.



NO.	REVISIONS	DATE	BY
	DESCRIPTION		

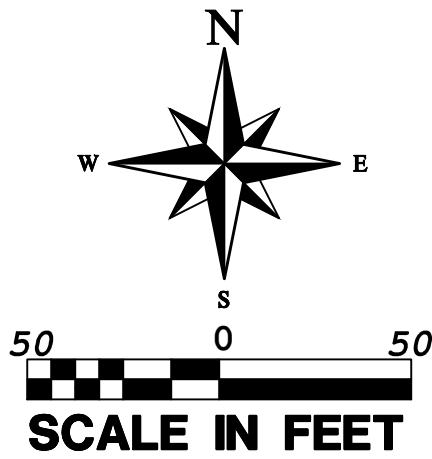
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 4
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	12/13/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	7 OF 11

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 5

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

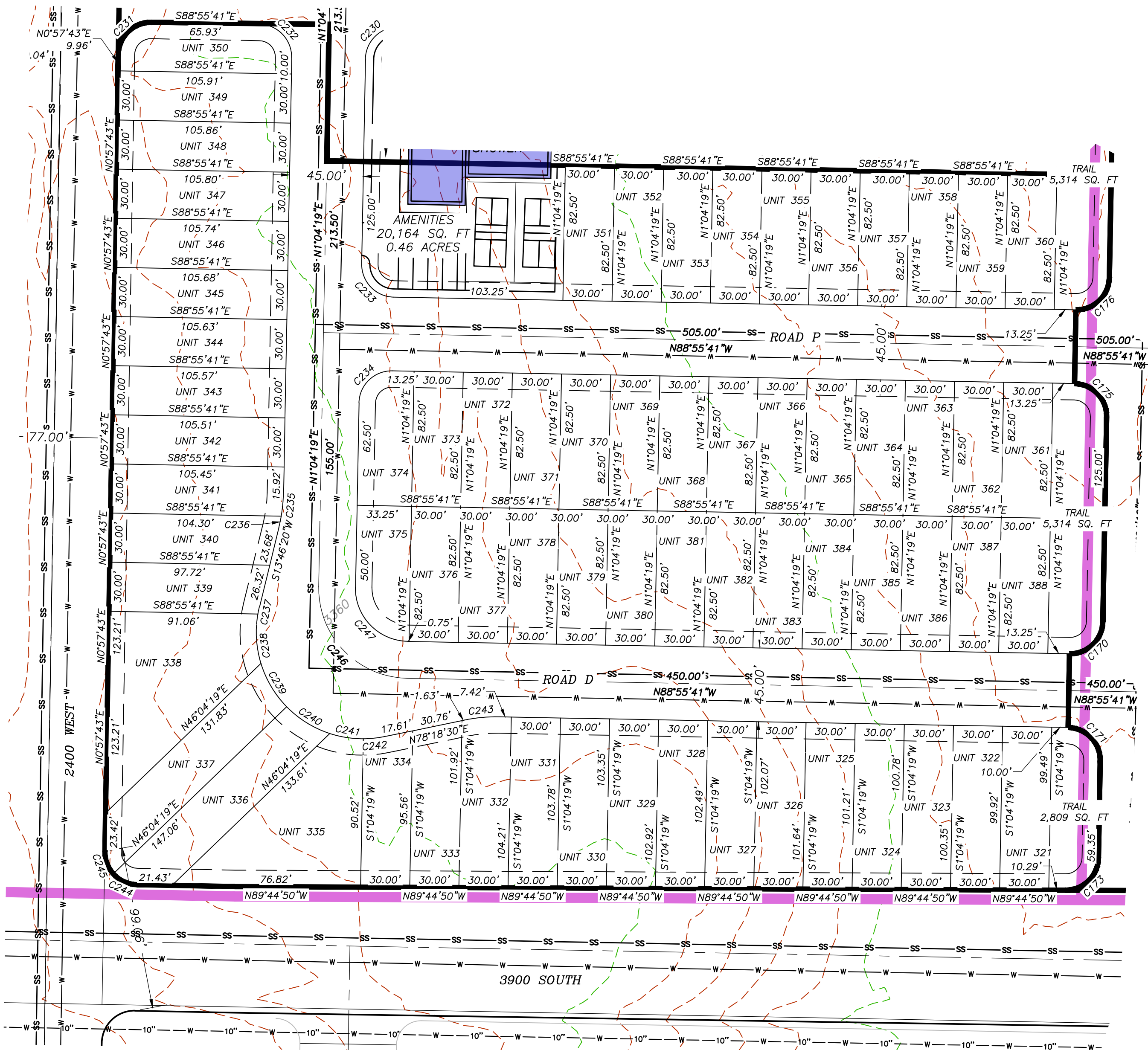


LEGEND

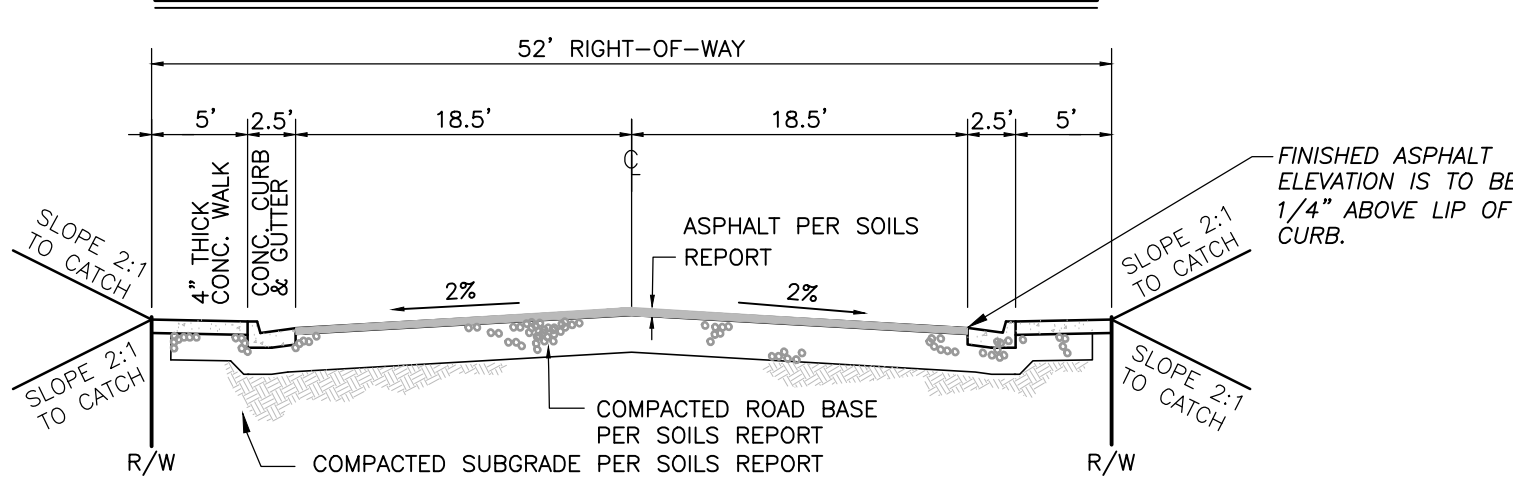
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

RV/LODGING
UNITS

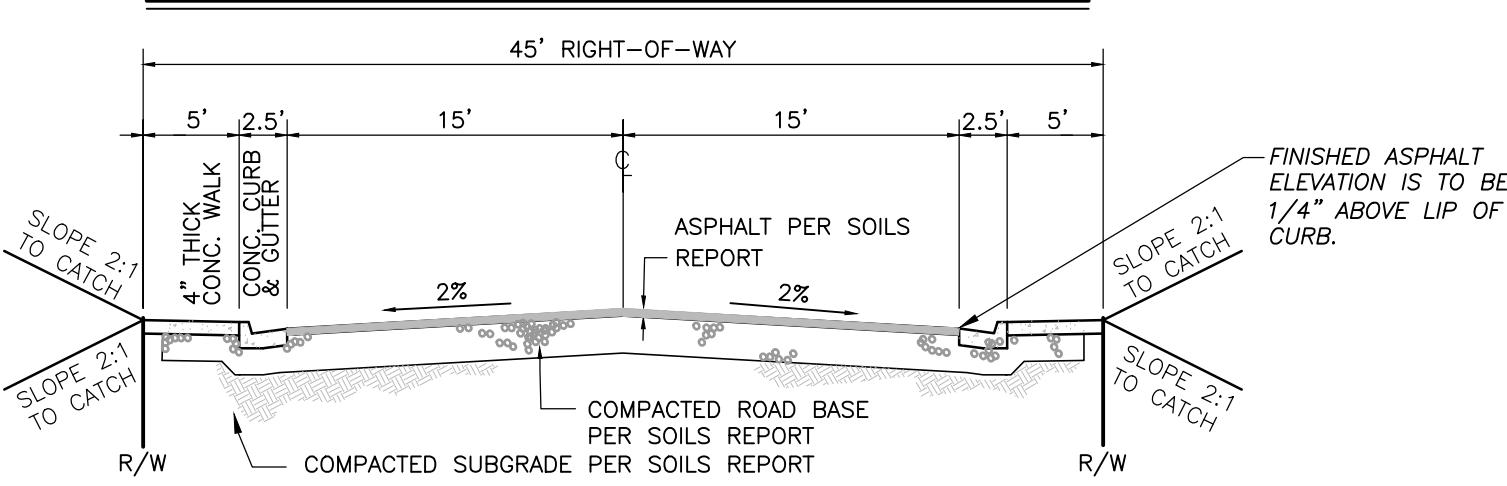
- Number Area
- 321 2991 Sq. Ft.
 - 322 3004 Sq. Ft.
 - 323 3017 Sq. Ft.
 - 324 3030 Sq. Ft.
 - 325 3043 Sq. Ft.
 - 326 3056 Sq. Ft.
 - 327 3068 Sq. Ft.
 - 328 3081 Sq. Ft.
 - 329 3094 Sq. Ft.
 - 330 3107 Sq. Ft.
 - 331 3120 Sq. Ft.
 - 332 3112 Sq. Ft.
 - 333 2962 Sq. Ft.
 - 334 2777 Sq. Ft.
 - 335 6325 Sq. Ft.
 - 336 4257 Sq. Ft.
 - 337 4221 Sq. Ft.
 - 338 7084 Sq. Ft.
 - 339 2830 Sq. Ft.
 - 340 3033 Sq. Ft.
 - 341 3158 Sq. Ft.
 - 342 3164 Sq. Ft.
 - 343 3166 Sq. Ft.
 - 344 3168 Sq. Ft.
 - 345 3170 Sq. Ft.
 - 346 3171 Sq. Ft.
 - 347 3173 Sq. Ft.
 - 348 3175 Sq. Ft.
 - 349 3177 Sq. Ft.
 - 350 3006 Sq. Ft.
 - 351 2475 Sq. Ft.
 - 352 2475 Sq. Ft.
 - 353 2475 Sq. Ft.
 - 354 2475 Sq. Ft.
 - 355 2475 Sq. Ft.
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 - 370 2475 Sq. Ft.
 - 371 2475 Sq. Ft.
 - 372 2475 Sq. Ft.
 - 373 2475 Sq. Ft.
 - 374 2657 Sq. Ft.
 - 375 2516 Sq. Ft.
 - 376 2475 Sq. Ft.
 - 377 2475 Sq. Ft.
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 - 381 2475 Sq. Ft.
 - 382 2475 Sq. Ft.
 - 383 2475 Sq. Ft.
 - 384 2475 Sq. Ft.
 - 385 2475 Sq. Ft.
 - 386 2475 Sq. Ft.
 - 387 2475 Sq. Ft.
 - 388 2475 Sq. Ft.



52' TYPICAL SECTION



45' TYPICAL SECTION



REVISIONS		DATE	BY
DESCRIPTION			
NO			

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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 5
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

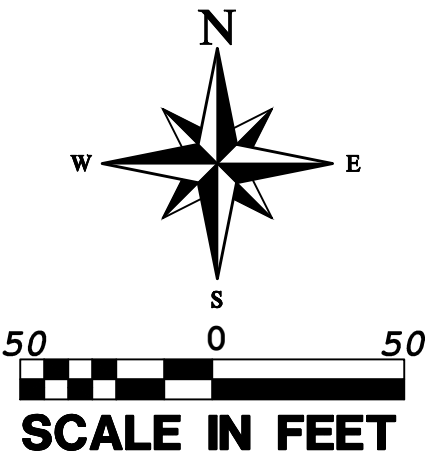
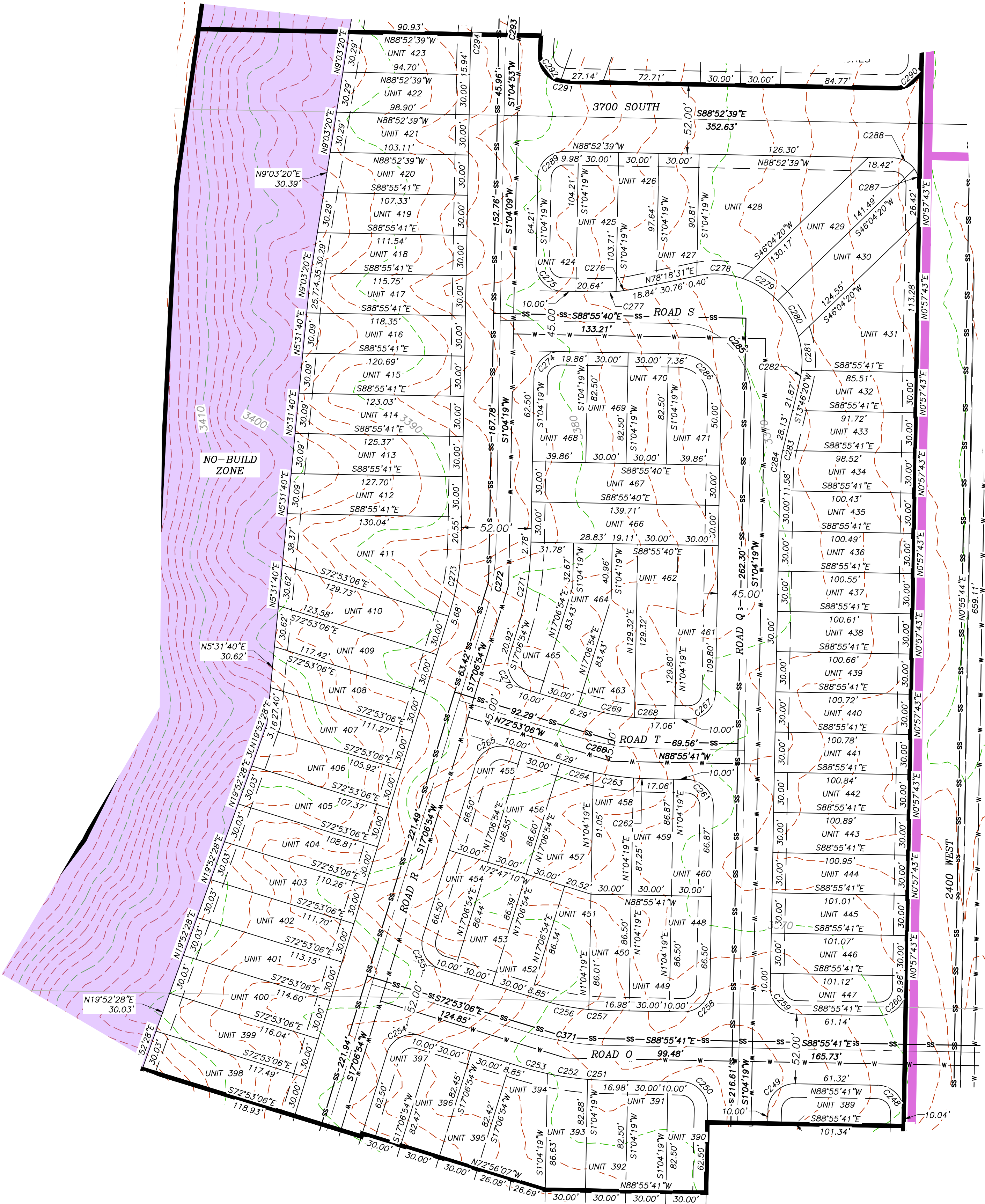
DATE	12/13/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	8 OF 11

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

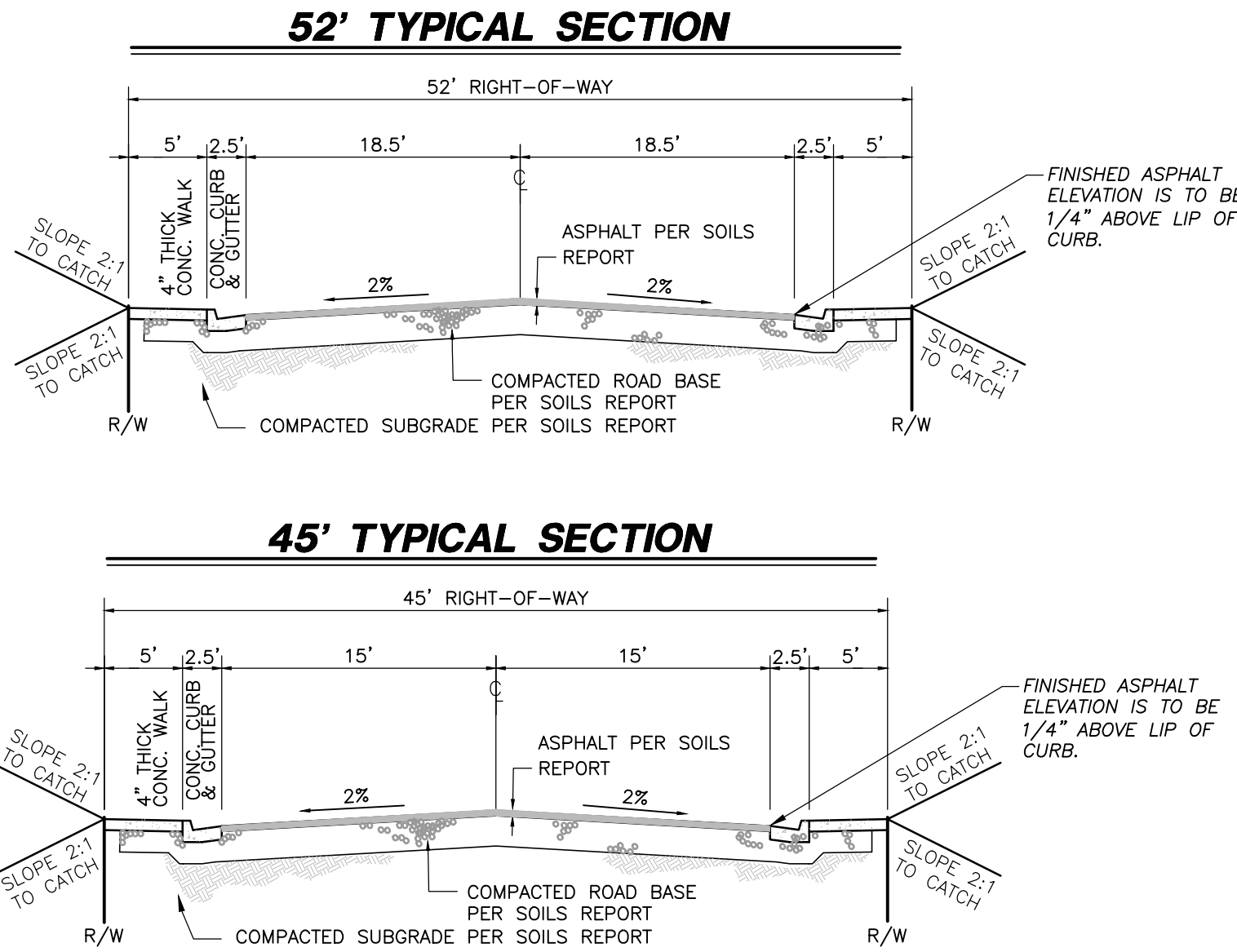
**RV/LODGING
UNITS**

Number	Area
389	2868 Sq. Ft.
390	2389 Sq. Ft.
391	2475 Sq. Ft.
392	2477 Sq. Ft.
393	2532 Sq. Ft.
394	3378 Sq. Ft.
395	2473 Sq. Ft.
396	2474 Sq. Ft.
397	2389 Sq. Ft.
398	3546 Sq. Ft.
399	3503 Sq. Ft.
400	3460 Sq. Ft.
401	3416 Sq. Ft.
402	3373 Sq. Ft.
403	3329 Sq. Ft.
404	3286 Sq. Ft.
405	3243 Sq. Ft.
406	3199 Sq. Ft.
407	3247 Sq. Ft.
408	3430 Sq. Ft.
409	3615 Sq. Ft.
410	3800 Sq. Ft.
411	7416 Sq. Ft.
412	3866 Sq. Ft.
413	3796 Sq. Ft.
414	3726 Sq. Ft.
415	3656 Sq. Ft.
416	3586 Sq. Ft.
417	3515 Sq. Ft.
418	3409 Sq. Ft.
419	3283 Sq. Ft.
420	3162 Sq. Ft.
421	3030 Sq. Ft.
422	2904 Sq. Ft.
423	2780 Sq. Ft.
424	2955 Sq. Ft.
425	3124 Sq. Ft.
426	3028 Sq. Ft.
427	2827 Sq. Ft.
428	7321 Sq. Ft.
429	4135 Sq. Ft.
430	4013 Sq. Ft.
431	6054 Sq. Ft.
432	2651 Sq. Ft.
433	2854 Sq. Ft.
434	3001 Sq. Ft.
435	3014 Sq. Ft.
436	3016 Sq. Ft.
437	3017 Sq. Ft.
438	3019 Sq. Ft.
439	3021 Sq. Ft.
440	3023 Sq. Ft.
441	3024 Sq. Ft.
442	3026 Sq. Ft.
443	3028 Sq. Ft.
444	3029 Sq. Ft.
445	3031 Sq. Ft.
446	3033 Sq. Ft.
447	2863 Sq. Ft.
448	2509 Sq. Ft.
449	2595 Sq. Ft.
450	2583 Sq. Ft.
451	2798 Sq. Ft.
452	2591 Sq. Ft.
453	2593 Sq. Ft.
454	2508 Sq. Ft.
455	2510 Sq. Ft.
456	2597 Sq. Ft.
457	3302 Sq. Ft.
458	2664 Sq. Ft.
459	2608 Sq. Ft.
460	2520 Sq. Ft.
461	3808 Sq. Ft.
462	3892 Sq. Ft.
463	3446 Sq. Ft.
464	3564 Sq. Ft.
465	3374 Sq. Ft.
466	4191 Sq. Ft.
467	4191 Sq. Ft.
468	3202 Sq. Ft.
469	2475 Sq. Ft.
470	2475 Sq. Ft.
471	3062 Sq. Ft.



LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE



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NO	REVISIONS	DATE	BY
	DESCRIPTION		

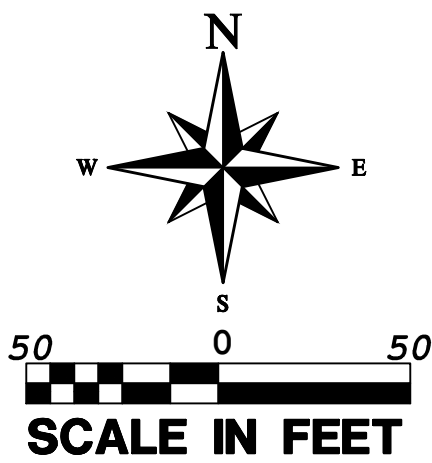
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 6
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	12/13/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	9 OF 11

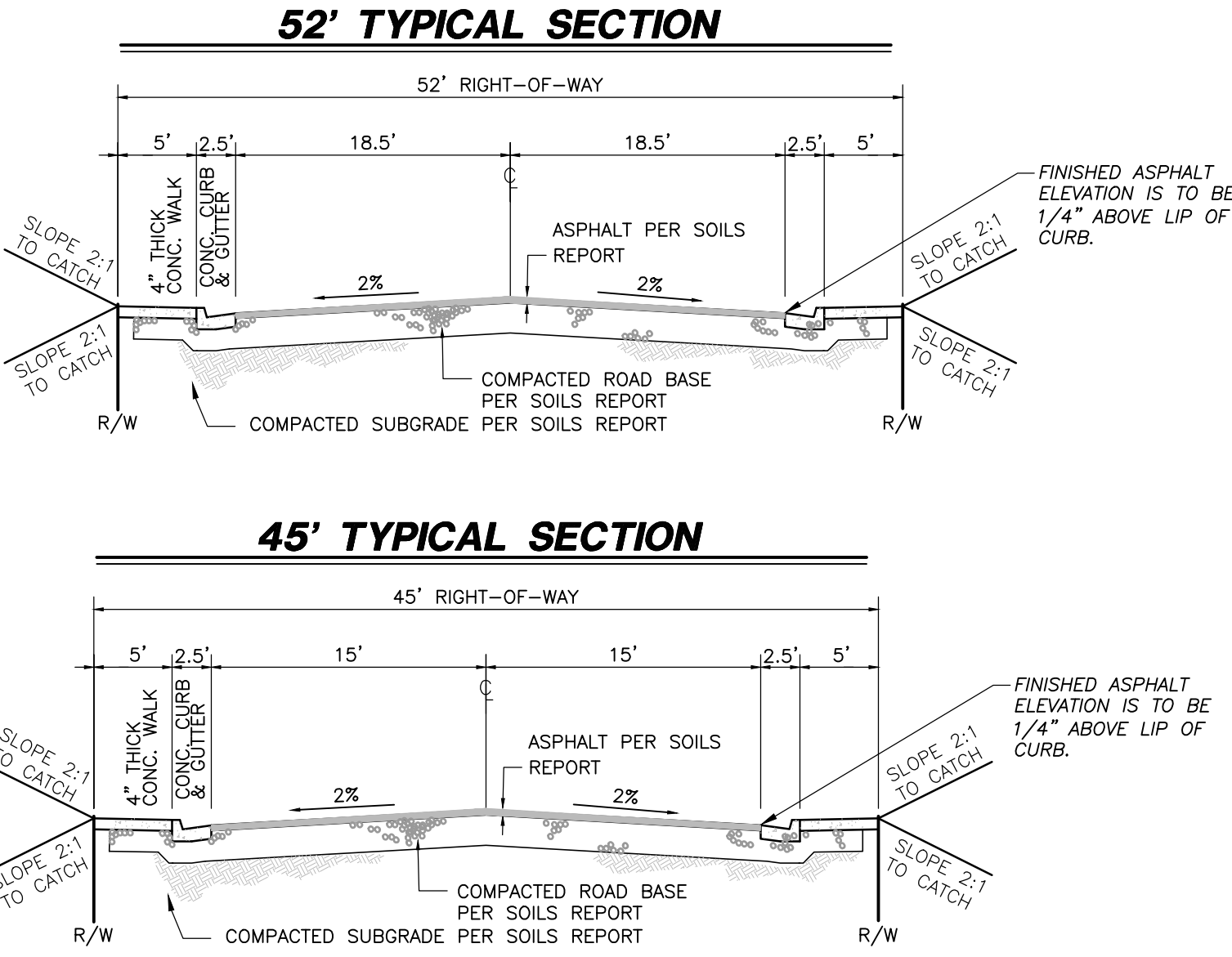
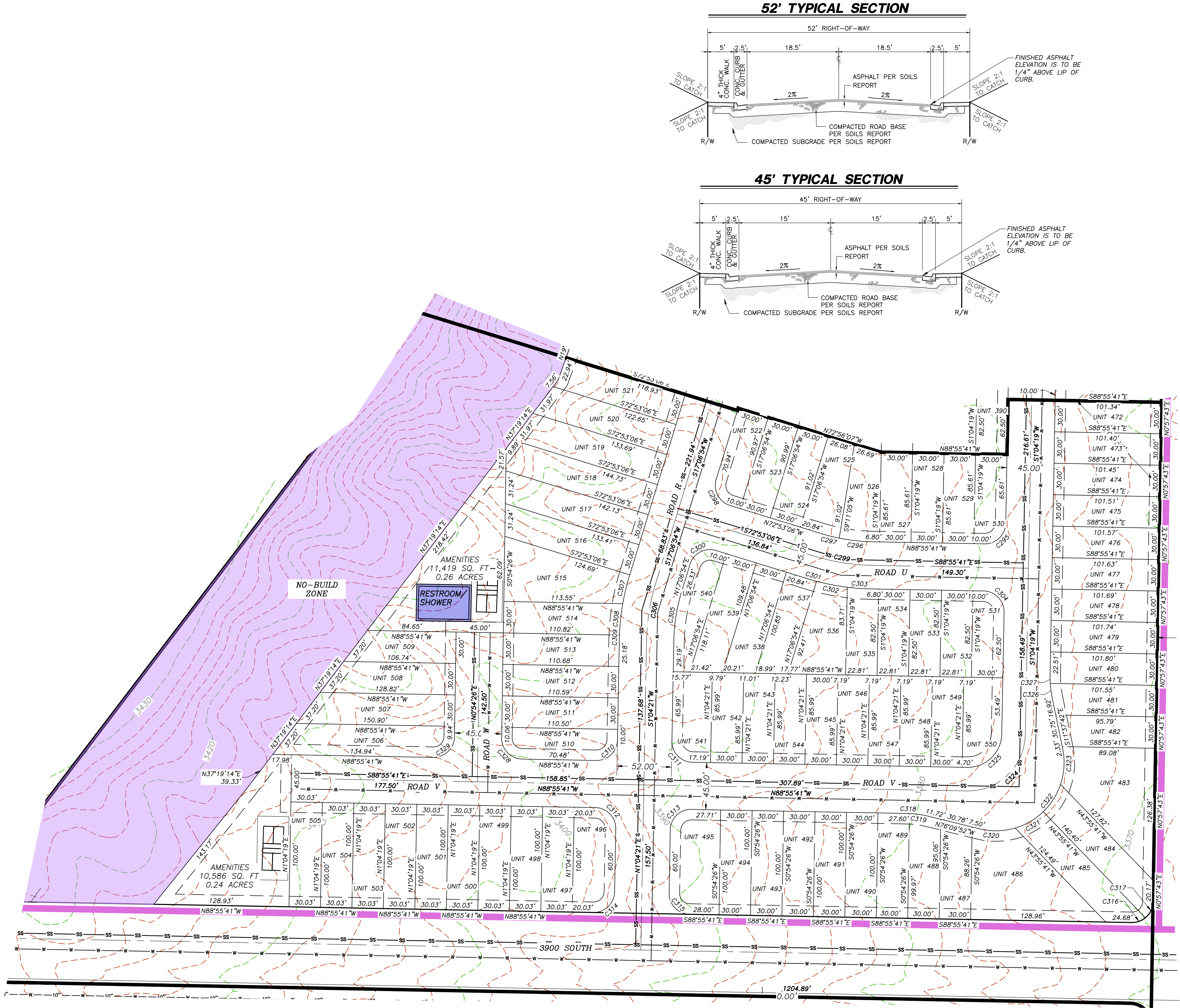
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 7

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



**RV/LODGING
UNITS**

Number	Area
472	3041 Sq. Ft.
473	3043 Sq. Ft.
474	3045 Sq. Ft.
475	3046 Sq. Ft.
476	3048 Sq. Ft.
477	3050 Sq. Ft.
478	3051 Sq. Ft.
479	3053 Sq. Ft.
480	3054 Sq. Ft.
481	2970 Sq. Ft.
482	2773 Sq. Ft.
483	7240 Sq. Ft.
484	4074 Sq. Ft.
485	4005 Sq. Ft.
486	7409 Sq. Ft.
487	2750 Sq. Ft.
488	2942 Sq. Ft.
489	3000 Sq. Ft.
490	3000 Sq. Ft.
491	3000 Sq. Ft.
492	3000 Sq. Ft.
493	3000 Sq. Ft.
494	3000 Sq. Ft.
495	4614 Sq. Ft.
496	3831 Sq. Ft.
497	3003 Sq. Ft.
498	3003 Sq. Ft.
499	3003 Sq. Ft.
500	3003 Sq. Ft.
501	3003 Sq. Ft.
502	3003 Sq. Ft.
503	3003 Sq. Ft.
504	3003 Sq. Ft.
505	3003 Sq. Ft.
506	4772 Sq. Ft.
507	4196 Sq. Ft.
508	3533 Sq. Ft.
509	2871 Sq. Ft.
510	3143 Sq. Ft.
511	3316 Sq. Ft.
512	3319 Sq. Ft.
513	3322 Sq. Ft.
514	3355 Sq. Ft.
515	5277 Sq. Ft.
516	3871 Sq. Ft.
517	4133 Sq. Ft.
518	4366 Sq. Ft.
519	4176 Sq. Ft.
520	3845 Sq. Ft.
521	3598 Sq. Ft.
522	2643 Sq. Ft.
523	2729 Sq. Ft.
524	2730 Sq. Ft.
525	2946 Sq. Ft.
526	2876 Sq. Ft.
527	2568 Sq. Ft.
528	2568 Sq. Ft.
529	2568 Sq. Ft.
530	2482 Sq. Ft.
531	2389 Sq. Ft.
532	2475 Sq. Ft.
533	2475 Sq. Ft.
534	2475 Sq. Ft.
535	2484 Sq. Ft.
536	3663 Sq. Ft.
537	2897 Sq. Ft.
538	3155 Sq. Ft.
539	3414 Sq. Ft.
540	3144 Sq. Ft.
541	3112 Sq. Ft.
542	2580 Sq. Ft.
543	2580 Sq. Ft.
544	2580 Sq. Ft.
545	2580 Sq. Ft.
546	2580 Sq. Ft.
547	2580 Sq. Ft.
548	2580 Sq. Ft.
549	2580 Sq. Ft.
550	2972 Sq. Ft.



LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

REVISIONS	
NO	DESCRIPTION

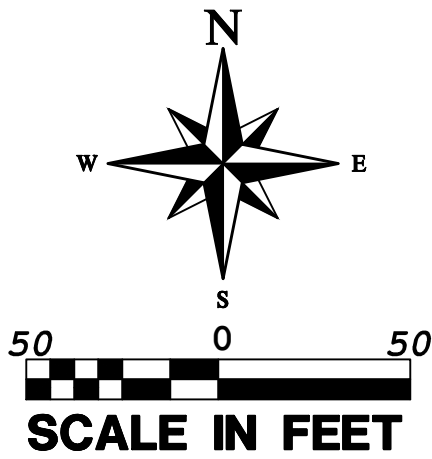
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane, UT 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 7
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	12/13/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	10 OF 11

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 8

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

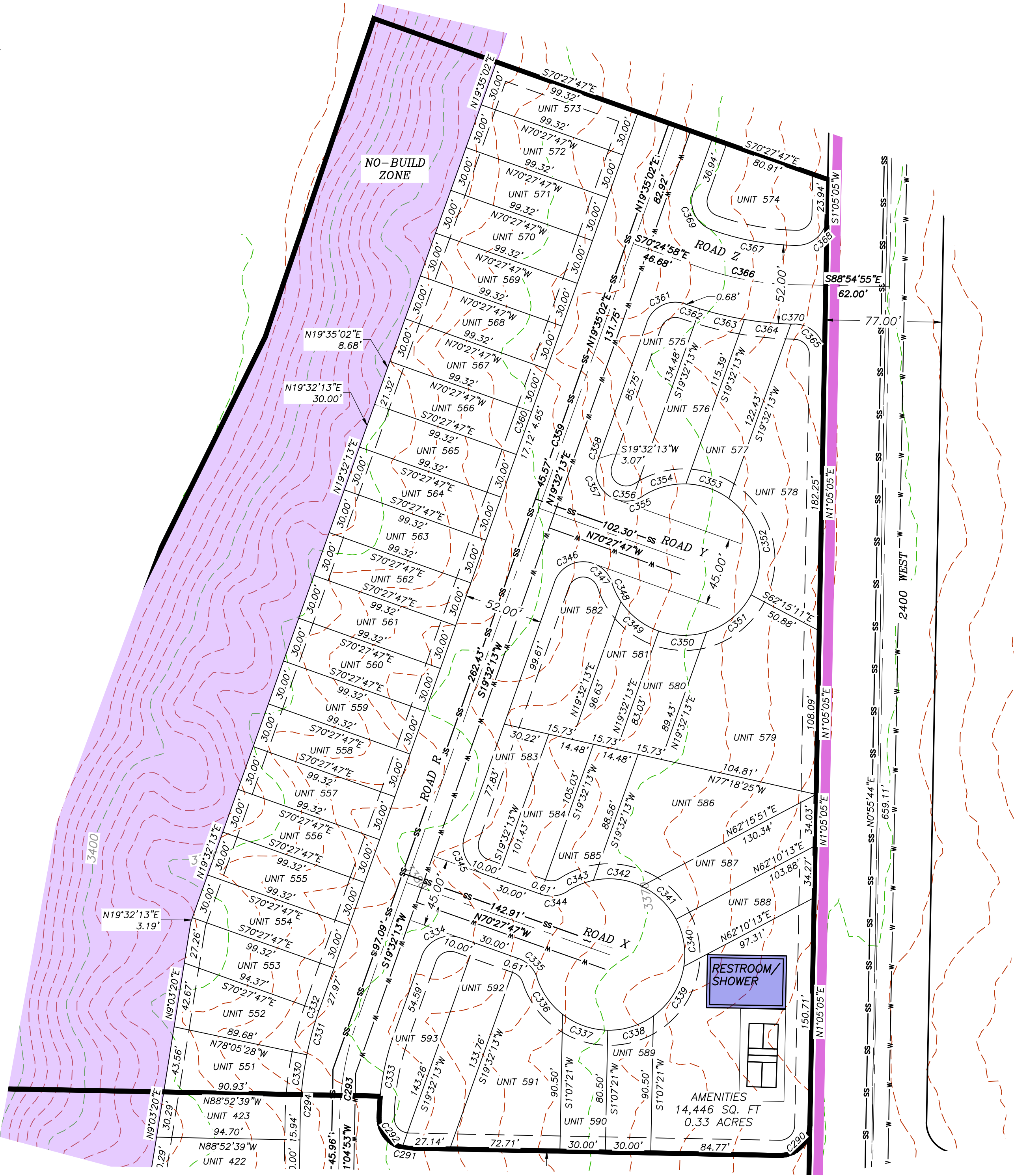
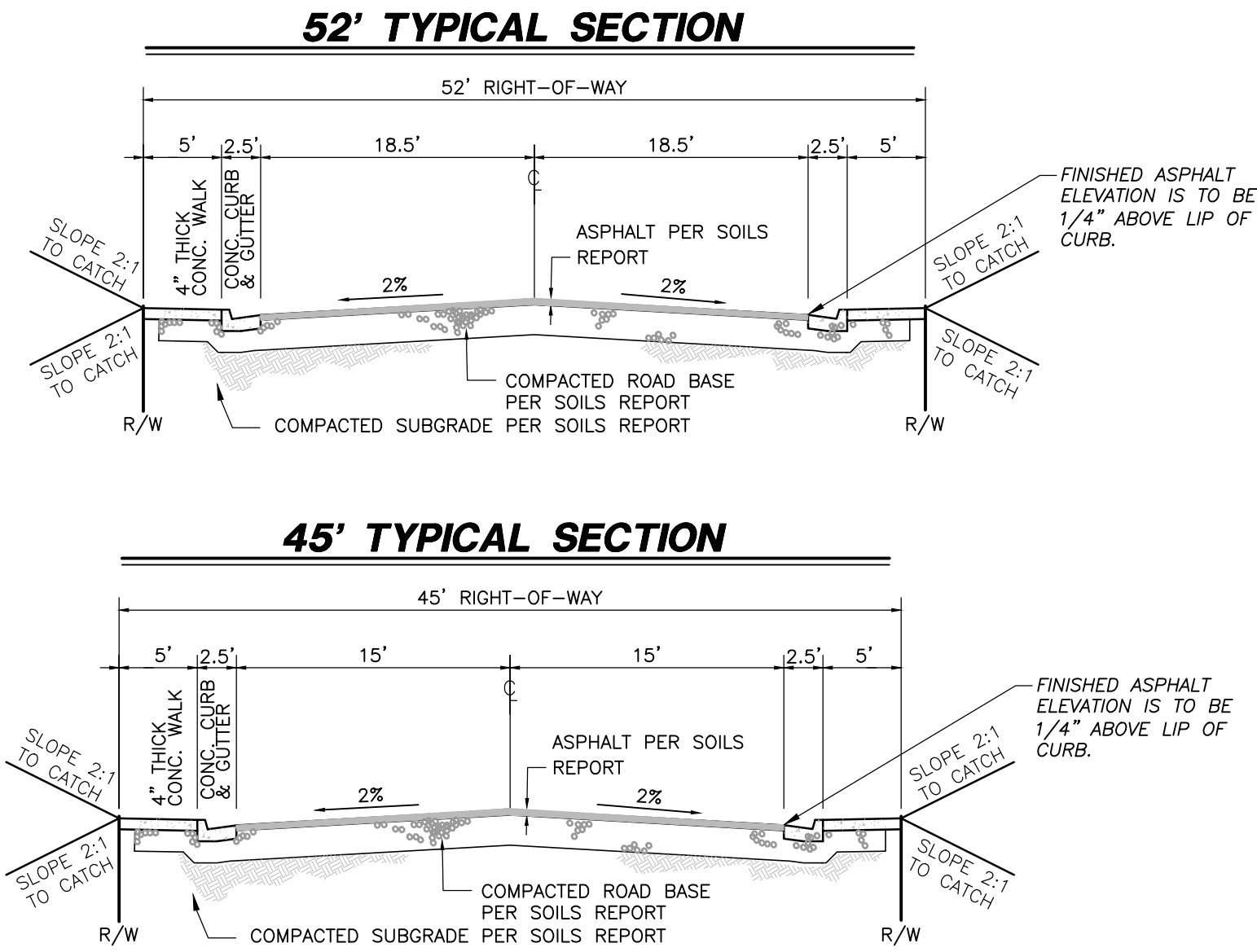


LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TRAIL LINE

RV/LODGING
UNITS

Number	Area
551	3143 Sq. Ft.
552	3319 Sq. Ft.
553	2913 Sq. Ft.
554	2980 Sq. Ft.
555	2980 Sq. Ft.
556	2980 Sq. Ft.
557	2980 Sq. Ft.
558	2980 Sq. Ft.
559	2980 Sq. Ft.
560	2980 Sq. Ft.
561	2980 Sq. Ft.
562	2980 Sq. Ft.
563	2980 Sq. Ft.
564	2980 Sq. Ft.
565	2980 Sq. Ft.
566	2980 Sq. Ft.
567	2980 Sq. Ft.
568	2980 Sq. Ft.
569	2980 Sq. Ft.
570	2980 Sq. Ft.
571	2980 Sq. Ft.
572	2980 Sq. Ft.
573	2980 Sq. Ft.
574	4548 Sq. Ft.
575	3930 Sq. Ft.
576	3683 Sq. Ft.
577	3510 Sq. Ft.
578	8144 Sq. Ft.
579	9473 Sq. Ft.
580	2533 Sq. Ft.
581	2641 Sq. Ft.
582	5081 Sq. Ft.
583	2903 Sq. Ft.
584	3097 Sq. Ft.
585	2968 Sq. Ft.
586	6421 Sq. Ft.
587	3447 Sq. Ft.
588	2964 Sq. Ft.
589	2511 Sq. Ft.
590	2511 Sq. Ft.
591	6023 Sq. Ft.
592	4162 Sq. Ft.
593	3860 Sq. Ft.



REVISIONS		NO	DESCRIPTION	DATE	BY

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

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 8
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

Balance of Nature

APPLICATION FOR POWER SERVICES



HURRICANE CITY
UTAH

Applicant Name Romney Group Phone Number 801-824-7875

Spouse or Co-Applicant _____

Mailing Address 2265 E Murray Holladay Road, Holladay, UT 84117

Service Address ^(Required) 3800 South 2200 West, Hurricane
^(Required)

SUBDIVISION/LOT OR PARCEL # Sand Hollow Mesa Neighborhood 6 / _____

Email Address thane@theromneygroup.com and karl@pv-eng.com
^(Required)

PREQUALIFIED ELECTRICAL CONTRACTOR Snow Electric

SITE INFORMATION ☐ SINGLE RESIDENCE OR UNIT (1 METER)

☒ SUBDIVISION OR MULTI UNIT DEVELOPMENT # OF UNITS 594

TYPE OF SERVICE ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL

VOLTAGE NEEDED

Single Phase ☒ 120/240 ☐ 240/480

3 Phase ☐ 120/208 ☐ 277/480

SERVICE/ PANEL AMPS ☒ 200 ☐ 400 ☐ 600 ☐ OTHER _____

SITE PLAN WITH DIMENSIONS FROM PROPERTY LINES TO METER BASE LOCATION ATTACHED ☒ YES ☐ NO
(REQUIRED)

*Industrial and Commercial requests will require load calculations prepared by an electrical engineer and shall be attached to this application

*All designs will have a fee from the power department. These fees must be paid before power is given.

(PLEASE SEE HURRICANE CITY POWER BEFORE PROCEEDING)

For Official Power Department Comments ONLY:

Hurricane City Power recommend for approval ☐

Hurricane City Power recommend for denial ☐

Date 7/31/2024

☒ I acknowledge that I have read and understand Hurricane City's new construction application and requirements

Developer  Hurricane City Power _____

Balance of Nature Gardens, A Planned Community For Balance of Nature Hurricane, UT
Community Elements as Depicted on Master Plan

Update by Clayton Mabey 8/1/24
Revised by Neil terry 8/2/24

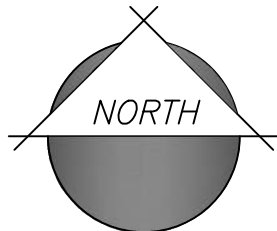
SCHEDULE	PHASING PRIORITY	DESCRIPTION	SIZE EACH (INCL GARAGE)	QTY	TOTAL SIZE (SF)	Power Density W/SF (Input)	Connected kW (Calc)	Service Voltage (Input)	Amps at Service Voltage (Calc)	Amps at 480V (Calc)	Amps at 12.47kV (Calc)	% (Input)	Diversified kW (per unit) (Calc)	Service Voltage (Input)	Ph	Amps at Service Voltage (Calc)	Estimated Transformer Size (kVA) (Input)	Estimated Main Panel Size (Amps) (Input)	Amps at 480V (Calc)	Amps at 12.47kV (Calc)	Oper. Hours/ Year (Calc)	Oper. Hours/ Day (Input)	Annual Usage (kWhrs) (Calc)	Average Monthly Usage (kWhrs) (Calc)	
Sept '22 - Jan. '24 Jan '24 - Jul '26	1A	2100 W and 2600 W from 3000 S to 2900 S, 2900 S																							
	1B	2100 W and 2600 W from 2900 S to 2700 S, 2700 S																							
	2A	Horse and Carriage Grounds	3,500 SF	1	3,500 SF	9	31.5	240	75.77944573	37.89	1.46	15%	4.73	240	1	11.36691686	25	100*	5.68	0.22	4383	12	20,710	1,726	
	2A	Liberty Village Grounds (Liberty Village Phases 1-2)																							
	2A	600 Carriage House Conditioned Space	600 SF	1	600 SF	2	1.2	240	2.886836028	1.44	0.06	100%	1.20	240	1	2.886836028	25	100*	1.44	0.06	5478.75	15	6,575	548	
	2A	Blacksmith Shop	600 SF	1	600 SF	9	5.4	240	12.99076212	6.50	0.25	30%	1.62	240	1	3.897228637	25	100*	1.95	0.08	4383	12	7,100	592	
	2A	Print Shop	1,176 SF	1	1,176 SF	9	10.584	240	25.46189376	12.73	0.49	30%	3.18	240	1	7.638568129	25	100*	3.82	0.15	4383	12	13,917	1,160	
	2A	Green Dragon Tavern	4,330 SF	1	4,330 SF	9	38.97	240	93.75	46.88	1.80	30%	11.69	240	1	28.125	25	100*	14.06	0.54	4383	12	51,242	4,270	
	2A	Bakery Shop	1,034 SF	1	1,034 SF	9	9.306	240	22.38741339	11.19	0.43	75%	6.98	240	1	16.79056005	25	100*	8.40	0.32	4383	12	30,591	2,549	
	2A	Mount Hope Barn	4,375 SF	1	4,375 SF	9	39.375	240	94.72430716	47.36	1.82	30%	11.81	240	1	28.41729215	50	100*	14.21	0.55	4383	12	51,774	4,315	
	2A	Independence Hall	30,968 SF	1	30,968 SF	9	278.712	240	670.4965358	335.25	12.90	60%	167.23	240	1	402.2979215	100	200	201.15	7.74	4017.75	11	671,877	55,990	
	2A	Service Building(s)	600 SF	1	600 SF	9	5.4	240	12.99076212	6.50	0.25	75%	4.05	240	1	9.743071594	25	100*	4.87	0.19	4383	12	17,751	1,479	
	2A	Site/Area Lighting/Signage	5,000 SF	1	5,000 SF	1	5	240	12.02848345	6.01	0.23	80%	4.00	240	1	9.622786759	25	100*	4.81	0.19	4017.75	11	16,071	1,339	
											511.75	19.70		216.48						260.39	10.02			887,608	73,967
	Jan '25 - Jan '27	2B	Water Well		1			50	480	60.14241724	60.14	2.32	80%	40.00	480	3	48.1139338	45	100*	48.11	1.85	2191.5	6	87,660	7,305
										60.14	2.32		40.00						48.11	1.85			87,660	7,305	
3		Mixed Use Residential - Types:																							
3		1 Bedroom (Above Mixed Use)	958 SF	12	11,496 SF	9	103.464	240	248.9030023	124.45	4.79	55%	4.74	240	1	11.40805427	25	100*	68.45	0.22	3652.5	10	207,846	17,321	
3		1 Bedroom (Above Mixed Use)	1,362 SF	6	8,172 SF	9	73.548	240	176.9341801	88.47	3.41	55%	6.74	240	1	16.21896651	25	100*	48.66	0.31	3652.5	10	147,749	12,312	
3		2 Bedroom (Above Mixed Use)	1,359 SF	6	8,154 SF	9	73.386	240	176.5444573	88.27	3.40	55%	6.73	240	1	16.18324192	25	100*	48.55	0.31	3652.5	10	147,423	12,285	
3		4 Bedroom (Above Mixed Use)	2,506 SF	12	30,072 SF	9	270.648	240	651.0969977	325.55	12.53	55%	12.40	240	1	29.84194573	25	100*	179.05	0.57	3652.5	10	543,698	45,308	
3		Amphitheater																							
3		Mixed Use (Retail, Professional Office, Restaurants)	90,240 SF	1	90,240 SF	12	1082.88	240	2605.080831	1,302.54	50.14	50%	541.44	208	3	1502.931249	300	1000	651.27	25.07	4383	12	2,373,132	197,761	
3		Gym	12,600 SF	1	12,600 SF	12	151.2	208	419.7015456	181.87	7.00	25%	37.80	208	3	104.9253864	75	200	45.47	1.75	4383	12	165,677	13,806	
3		Visitor Center/Recreation	12,600 SF	1	12,600 SF	12	151.2	208	419.7015456	181.87	7.00	30%	45.36	208	3	125.9104637	75	200	54.56	2.10	4383	12	198,813	16,568	
3		Town Square with Water Feature																							
3		Corporate Offices	175,000 SF	1	175,000 SF	12	2100	208	5829.188133	2,525.98	97.23	50%	1,050.00	480	3	1262.990762	1000	1600	1,262.99	48.62	4748.25	13	4,985,663	415,472	
Oct '24 - Jul '27		3	Liberty Village Phase 3																						
		3	Church	7,400 SF	1	7,400 SF	11	81.4	240	195.8237105	97.91	3.77	60%	48.84	240	1	117.4942263	50	200	58.75	2.26	4017.75	11	196,227	16,352
	3	Mount Vernon	9,100 SF	1	9,100 SF	11	100.1	240	240.8102386	120.41	4.63	60%	60.06	240	1	144.4861432	50	200	72.24	2.78	4017.75	11	241,306	20,109	
	3	Elizabeth Powell house	10,136 SF	1	10,136 SF	11	111.496	240	268.2255581	134.11	5.16	60%	66.90	240	1	160.9353349	50	200	80.47	3.10	4017.75	11	268,778	22,398	
	3	Monticello Welcome Hall	9,100 SF	1	9,100 SF	11	100.1	240	240.8102386	120.41	4.63	60%	60.06	240	1	144.4861432	50	200	72.24	2.78	4017.75	11	241,306	20,109	
	3	16-Sided Barn	2,124 SF	1	2,124 SF	11	23.364	240	56.20669746	28.10	1.08	60%	14.02	240	1	33.72401848	25	100	16.86	0.65	4017.75	11	56,322	4,694	
	3	Sherrifs Office	1,200 SF	1	1,200 SF	11	13.2	240	31.7551963	15.88	0.61	60%	7.92	240	1	19.05311778	25	100	9.53	0.37	4017.75	11	31,821	2,652	
	3	Colonial Restaurant	900 SF	1	900 SF	11	9.9	240	23.81639723	11.91	0.46	60%	5.94	240	1	14.28983834	50	100	7.14	0.28	4017.75	11	23,865	1,989	
	3	Mount Vernon Octagon	15,150 SF	1	15,150 SF	11	166.65	240	400.9093533	200.45	7.72	75%	124.99	240	1	300.682015	75	200	150.34	5.79	5478.75	15	684,775	57,065	
	3	One-Room Schools/Discovery Labs	2,500 SF	6	15,000 SF	12	180	240	433.0254042	216.51	8.33	75%	22.50	240	1	54.12817552	25	100*	162.38	1.04	5478.75	15	739,631	61,636	
	3	Walapinis	25,434 SF	4	101,736 SF	2	203.472	240	489.4919169	244.75	9.42	75%	38.15	240	1	91.77973441	25	100*	183.56	1.77	5478.75	15	836,079	69,673	
	3	Walapini Guest Units	300 SF	16	4,800 SF	9	43.2	208	119.9147273	51.96	2.00	75%	2.03	240	1	4.871535797	25	100*	38.97	0.09	5478.75	15	177,512	14,793	
	3	Central General Delivery and Distribution Center	10,250 SF	1	10,250 SF	12	123	240	295.9006928	147.95	5.69	75%	92.25	240	1	221.9255196	50	200	110.96	4.27	5478.75	15	505,415	42,118	
											6,209.35	239.01		2,762.15						3,322.45	104.12			12,773,038	1,064,419.814
	Jan '26 - Jul '28	4	Single-Family Residences - Sizes:																						
4		Colonial House District	3,000 SF	6	18,000 SF	9	162	240	389.7228637	194.86	7.50	40%	10.80	240	1	25.98152425	25	100*	77.94	0.50	3652.5	10	236,682	19,724	
4		Large Lot Single-Family Homes	3,320 SF	9	29,880 SF	9	268.92	240	646.9399538	323.47	12.45	40%	11.95	240	1	28.75288684	25	100*	129.39	0.55	3652.5	10	392,892	32,741	
4		Small Lot Single-Family Homes	3,864 SF	45	173,880 SF	9	1564.92	240	3764.722864	1,882.36	72.46	40%	13.91	240	1	33.46420323	25	100*	752.94	0.64	3652.5	10	2,286,348	190,529	
4		Green Court Homes	3,108 SF	21	65,268 SF	9	587.412	240	1413.135104	706.57	27.20	40%	11.19	240	1	26.91685912	25	100*	282.63	0.52	3652.5	10	858,209	71,517	
4		Rowhouses	2,920 SF	48	140,160 SF	9	1261.44	240	3034.642032	1,517.32	58.41	40%	10.51	240	1	25.2886836	25	100	606.93	0.49	3652.5	10	1,842,964	153,580	
4		Alley-Loaded Homes	2,508 SF	81	203,148 SF	9	1828.332	240	4398.41224	2,199.21	84.65	40%	9.03	240	1	21.72055427	25	100*	879.68	0.42	3652.5	10	2,671,193	222,599	
											6,823.79	262.66		2,269.21					2,729.52	3.12			8,288,288	690,691	
Future		Hospital	64,200 SF	1	64,200 SF	14	898.8	480	1081.120092	1,081.12	41.61	70%	629.16	480	3	756.7840647	750	1200	756.78	29.13	6209.25	17	3,906,612	325,551	
Future		Wellness Campus	6,000 SF	4	24,000 SF	12	288	480	346.4203233	346.42	13.33	70%	50.40	240	3	121.2471132	50	1200	60.62	2.33	6209.25	17			

*Either combined with another service or smaller size if allowed/approved.



KEYNOTES

- 1 PERIMETER ORCHARD PARKING
- 2 CARRIAGE PICK-UP
- 3 ENTRY FEATURE / MONUMENT SIGNAGE
- 4 ENTRY PEDESTRIAN NODE PARK
- 5 LAKE / WATER FEATURE
- 6 IRRIGATION WATER TANK
- 7 ORCHARD GROVE
- 8 COMMUNITY GARDENS / AGRARIAN FIELDS
- 9 HORSE CARRIAGE TRAIL
- 10 SPECIALTY MEDICAL CENTER
- 11 ONE ROOM LEARNING LABS
- 12 COLONIAL CHURCH
- 13 INDEPENDENCE HALL
- 14 MT. VERNON
- 15 TOWN SQUARE
- 16 MONTICELLO
- 17 BALANCE OF NATURE TRIAD SCULPTURE
- 18 STAGE / SHADE STRUCTURES
- 19 AMPHITHEATER
- 20 THE GREAT LAWN
- 21 SHADE STRUCTURES
- 22 COLONIAL TREE GARDEN
- 23 HEADQUARTERS CAMPUS
- 24 PARKING
- 25 WELLNESS CAMPUS
- 26 MULTI-PURPOSE TRAILS
- 27 ROW HOUSING
- 28 GREEN COURTS
- 29 ALLEY HOMES
- 30 SMALL LOT SINGLE-FAMILY (3-5 DU/AC)
- 31 LARGE LOT SINGLE-FAMILY (0-3 DU/AC)
- 32 MIXED-USE COMMERCIAL / RESIDENTIAL
- 33 PROPOSED WELL LOCATION
- 34 GYM / RECREATION CENTER
- 35 PERFORMING ARTS CENTER
- 36 WALIPINI GREENHOUSE - WITH GUEST ROOMS
- 37 WALIPINI GREENHOUSE - WITH FUTURE GUEST ROOMS
- 38 COLONIAL VRBO RENTALS
- 39 CASITA / LEARNING LAB



NTS

Hurricane Paradise

APPLICATION FOR POWER SERVICES



HURRICANE CITY
UTAH

Applicant Name Romney Group Phone Number 801-824-7875

Spouse or Co-Applicant _____

Mailing Address 2265 E Murray Holladay Road, Holladay, UT 84117

Service Address ^(Required) 3800 South 2200 West, Hurricane

SUBDIVISION/LOT OR PARCEL # ^(Required) Sand Hollow Mesa Neighborhood 6 / _____

Email Address thane@theromneygroup.com and karl@pv-eng.com
^(Required)

PREQUALIFIED ELECTRICAL CONTRACTOR Snow Electric

SITE INFORMATION ☐ SINGLE RESIDENCE OR UNIT (1 METER)

☒ SUBDIVISION OR MULTI UNIT DEVELOPMENT # OF UNITS 594

TYPE OF SERVICE ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL

VOLTAGE NEEDED

Single Phase ☒ 120/240 ☐ 240/480

3 Phase ☐ 120/208 ☐ 277/480

SERVICE/ PANEL AMPS ☒ 200 ☐ 400 ☐ 600 ☐ OTHER _____

SITE PLAN WITH DIMENSIONS FROM PROPERTY LINES TO METER BASE LOCATION ATTACHED ☒ YES ☐ NO
(REQUIRED)

*Industrial and Commercial requests will require load calculations prepared by an electrical engineer and shall be attached to this application

*All designs will have a fee from the power department. These fees must be paid before power is given.

(PLEASE SEE HURRICANE CITY POWER BEFORE PROCEEDING)

For Official Power Department Comments ONLY:

Hurricane City Power recommend for approval ☐

Hurricane City Power recommend for denial ☐

Date 7/31/2024

☒ I acknowledge that I have read and understand Hurricane City's new construction application and requirements

Developer _____ Hurricane City Power _____

LOT LINES (PROPERTY) _____

PROPOSED CURB AND GUTTER _____

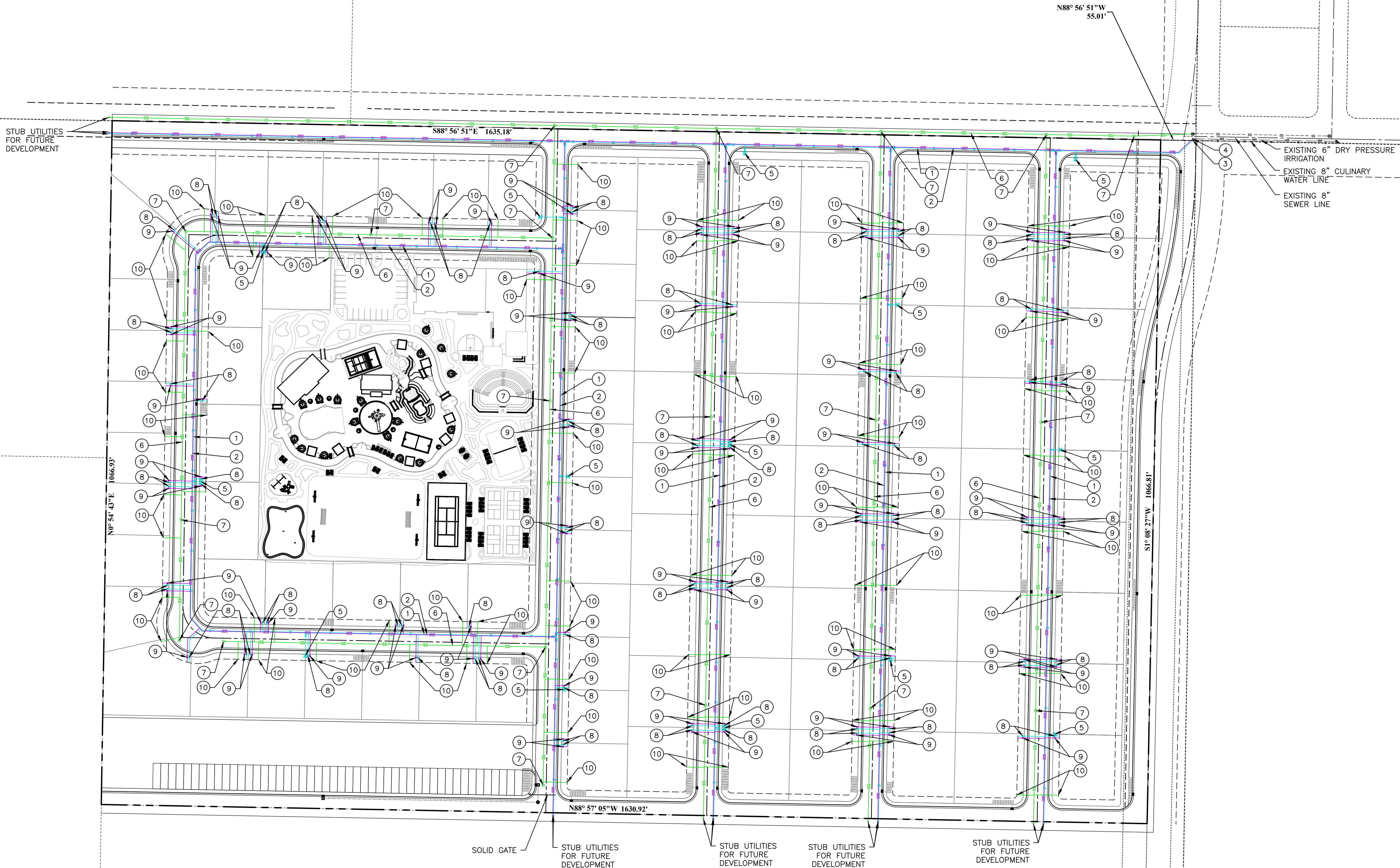
STRIPING _____

EXISTING FENCE _____ x _____ x _____

OVERALL PROJECT SIZE:	1,742,245	SF± (40.00 ACRES)
ROW:	402,362	SF± (9.24 ACRES)
RESORT:	199,558	SF± (4.58 ACRES)
SF LOTS:	1,140,325	SF± (26.18 ACRES)

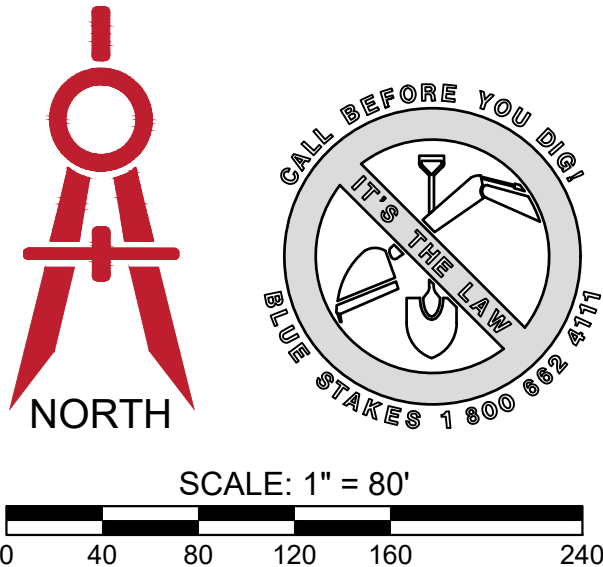
RESORT: 24 STALLS





- UTILITY PLAN NOTES:
1. SEE GRADING PLANS C2-0 FOR SPOT ELEVATIONS.
 2. SEE UTILITY PROFILE SHEETS C3-1 THROUGH C3-15 FOR SANITARY SEWER, CULINARY WATER, AND PRESSURIZED IRRIGATION PROFILES AND ELEVATIONS.
 3. ALL UTILITIES SHALL CONFORM TO CITY STANDARD DRAWINGS AND REQUIREMENTS.
 4. CONTRACTOR TO COORDINATE ALL DRY UTILITY LOCATIONS (POWER, GAS, PHONE, & CABLE) WITH EACH UTILITY COMPANY.

- KEYED NOTES:
- ① INSTALL 8" C900 PVC CULINARY WATER LINE W/ POLY WRAP & TRACE WIRE.
 - ② INSTALL 8" C900/905 PVC IRRIGATION LINE & TRACE WIRE.
 - ③ CONNECT TO EXISTING CULINARY WATER MAIN PER CITY STANDARDS.
 - ④ CONNECT TO EXISTING IRRIGATION MAIN PER CITY STANDARDS.
 - ⑤ INSTALL FIRE HYDRANT PER CITY STD DWG WD-302. SEE SHEET C5-2 FOR DETAILS.
 - ⑥ INSTALL 8" PVC-SDR35 SEWER LINE @ 0.40% MINIMUM SLOPE PER CITY STANDARDS.
 - ⑦ INSTALL 4" SEWER MANHOLE PER STANDARD DWG. SEE SHEET C5-2 FOR DETAILS.
 - ⑧ INSTALL 1" PVC CULINARY WATER LATERAL & METER PER CITY OF HURRICANE STD DWG WTR-01. SEE SHEET C5-2 FOR DETAILS.
 - ⑨ INSTALL 1" PVC PRESSURIZED IRRIGATION LATERAL & METER PER CITY OF HURRICANE STD DWG PI-01 & PI-02. SEE SHEET C5-2 FOR DETAILS.
 - ⑩ INSTALL 4" PVC SANITARY SEWER LATERAL PER APWA STD DWG 431. SEE SHEET C5-2 FOR DETAILS.



NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING

2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE
ENGINEERING

HURRICANE PARADISE RESIDENTIAL
UTILITY PLAN
HURRICANE, UT



SHEET:
C4-0
DATE: Mar 20, 2024

Bramall Ridge

APPLICATION FOR POWER SERVICES



HURRICANE CITY
UTAH

Applicant Name Romney Group Phone Number 801-824-7875

Spouse or Co-Applicant _____

Mailing Address 2265 E Murray Holladay Road, Holladay, UT 84117

Service Address ^(Required) 3800 South 2200 West, Hurricane

SUBDIVISION/LOT OR PARCEL # ^(Required) Sand Hollow Mesa Neighborhood 6 / _____

Email Address thane@theromneygroup.com and karl@pv-eng.com
^(Required)

PREQUALIFIED ELECTRICAL CONTRACTOR Snow Electric

SITE INFORMATION ☐ SINGLE RESIDENCE OR UNIT (1 METER)

☒ SUBDIVISION OR MULTI UNIT DEVELOPMENT # OF UNITS 594

TYPE OF SERVICE ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL

VOLTAGE NEEDED

Single Phase ☒ 120/240 ☐ 240/480

3 Phase ☐ 120/208 ☐ 277/480

SERVICE/ PANEL AMPS ☒ 200 ☐ 400 ☐ 600 ☐ OTHER _____

SITE PLAN WITH DIMENSIONS FROM PROPERTY LINES TO METER BASE LOCATION ATTACHED ☒ YES ☐ NO
(REQUIRED)

*Industrial and Commercial requests will require load calculations prepared by an electrical engineer and shall be attached to this application

*All designs will have a fee from the power department. These fees must be paid before power is given.

(PLEASE SEE HURRICANE CITY POWER BEFORE PROCEEDING)

For Official Power Department Comments ONLY:

Hurricane City Power recommend for approval ☐

Hurricane City Power recommend for denial ☐

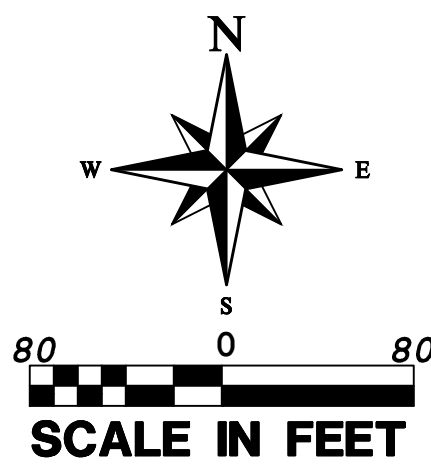
Date 7/31/2024

☒ I acknowledge that I have read and understand Hurricane City's new construction application and requirements

Developer  Hurricane City Power _____

SITE PLAN FOR: BRAMALL RIDGE

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



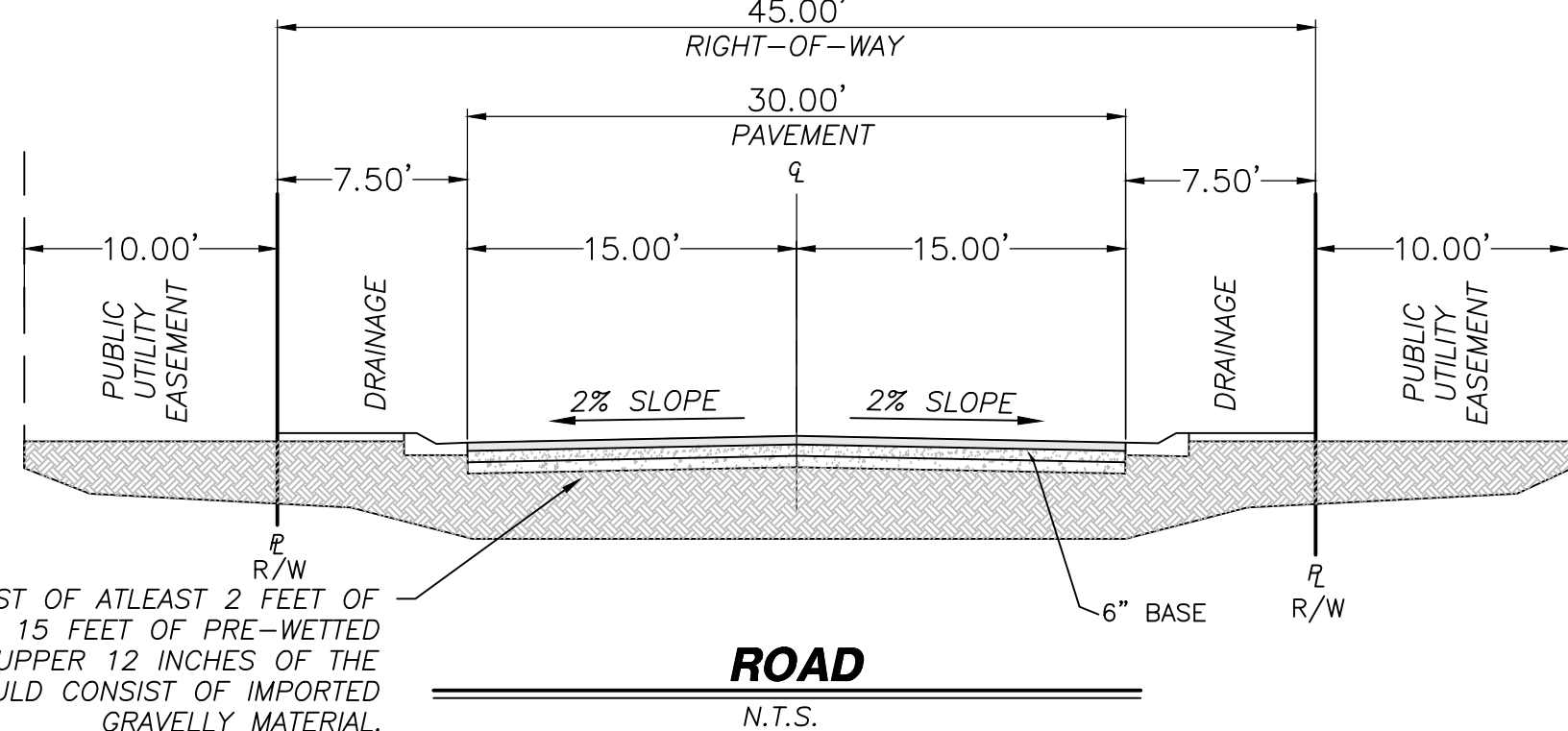
LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- X EXISTING FENCE
- SECTION LINE
- EOP EXISTING EDGE OF PAVEMENT
- FUTURE LOTS
- SECTION CORNER AS DESCRIBED

SUBDIVISION BOUNDARY LEGAL DESCRIPTION:

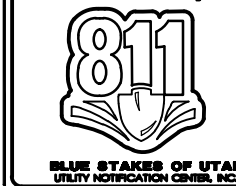
COMMENCING AT THE NORTHWEST CORNER S01°01'42"W ALONG THE SECTION LINE, 2644.84 FEET OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°02'09"E 2645.73 TO THE POINT OF BEGINNING; THENCE N00°52'36"E 1562.26 FEET; THENCE S89°14'22"E 80.10 FEET; THENCE EASTERLY ALONG THE ARC OF A 222.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 67.67 FEET, THROUGH A CENTRAL ANGLE OF 17°25'32" (LONG CHORD BEARS: S80°31'36"E 67.41 FEET); THENCE S71°48'50"E 107.01 FEET; THENCE EASTERLY ALONG THE ARC OF A 177.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 94.13 FEET, THROUGH A CENTRAL ANGLE OF 17°28'21" (LONG CHORD BEARS: S80°33'01"E 53.92 FEET); THENCE S89°17'11"E 662.45 FEET; THENCE S00°42'49"W 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S00°42'49"W, A DISTANCE OF 31.33 FEET, THROUGH A CENTRAL ANGLE OF 89°44'53" (LONG CHORD BEARS: S45°50'22"W 28.22 FEET); THENCE S00°57'56"W 193.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 32.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 51.01 FEET, THROUGH A CENTRAL ANGLE OF 89°56'05" (LONG CHORD BEARS: S44°00'07"E 45.94 FEET); THENCE S88°58'09"E 197.84 FEET; THENCE S01°01'51"W 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S01°01'51"W, A DISTANCE OF 31.40 FEET, THROUGH A CENTRAL ANGLE OF 89°58'02" (LONG CHORD BEARS: S46°02'50"W 28.28 FEET); THENCE S01°03'48"W 521.05 FEET; THENCE S10°01'49"E 51.97 FEET; THENCE S07°22'39"E 594.11 FEET; THENCE N89°02'04"W 1248.07 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,728,761 SQUARE FEET OR 39.687 ACRES.



SUBGRADE WILL CONSIST OF ATLEAST 2 FEET OF STRUCTURAL FILL OVER 15 FEET OF PRE-WETTED SUBGRADE, THE UPPER 12 INCHES OF THE STRUCTURAL FILL SHOULD CONSIST OF IMPORTED GRAVELLY MATERIAL.

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



NOTICE!

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

TITLE SHEET FOR:

BRAMALL RIDGE

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	7/24/2023
SCALE	N/A
JOB NO.	368-003

SHEET NO.

C1

368-003 BRAMALL RIDGE CONSTRUCTION

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



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NO	REVISIONS	DESCRIPTION	DATE	BY

July 2024

Project Meeting Overview Report

FIRM POWER SUPPLY PROJECT

1. Discussed Prepays:
 - a. Tax certificates including qualified use definition.
 - b. Necessary documentation for closing.
 - c. Savings anticipated throughout the prepay period.
 - d. Timeline and next steps.

MEMBER SERVICES PROJECT

1. Discussed Borescope Service including the formation of the new service and staff recommendation to approve the Boroscope Service.
2. **Approved the addition of the Borescope Service as discussed.**
3. Discussed OSHA Training scheduled for August 5th.

NEBO PROJECT (PAYSON)

1. Discussed Prepays:
 - a. Tax certificates including qualified use definition.
 - b. Necessary documentation for closing.
 - c. Savings anticipated throughout the prepay period.
 - d. Timeline and next steps.

RESOURCE PROJECT

1. Discussed in Executive Session:
 - a. Individual long-term forecasts including example member forecast, planning for subscription, foundational inputs and future projected monthly peak load capacity.
 - b. Fremont Solar/Battery Project including the current status of the project and next steps.
 - c. Natural Gas Study including the current status of the project, site control activities and next steps.
 - d. Agreement to share in and participate in study costs including terms and conditions, and next steps.
2. **Approved the Agreement to Share in and Participate in Study Costs as discussed.**
3. **Approved Meadow Town's participation in the Resource Project.**

Special Member Meeting

1. **Approved the Fiscal Year March 31, 2024 Audited Financial Statements.**

BOARD OF DIRECTORS MEETING

1. Approved all action items for the Project Meetings.
2. Discussed Board Retreat in October including location, date, tentative itinerary and other details.
3. **Reminder about the UAMPS Member Conference being held August 18th – 20th including registration and hotel accommodations.**
4. Discussed holding the next board meeting in conjunction with the UAMPS Member Conference in Heber, UT on August 21st.

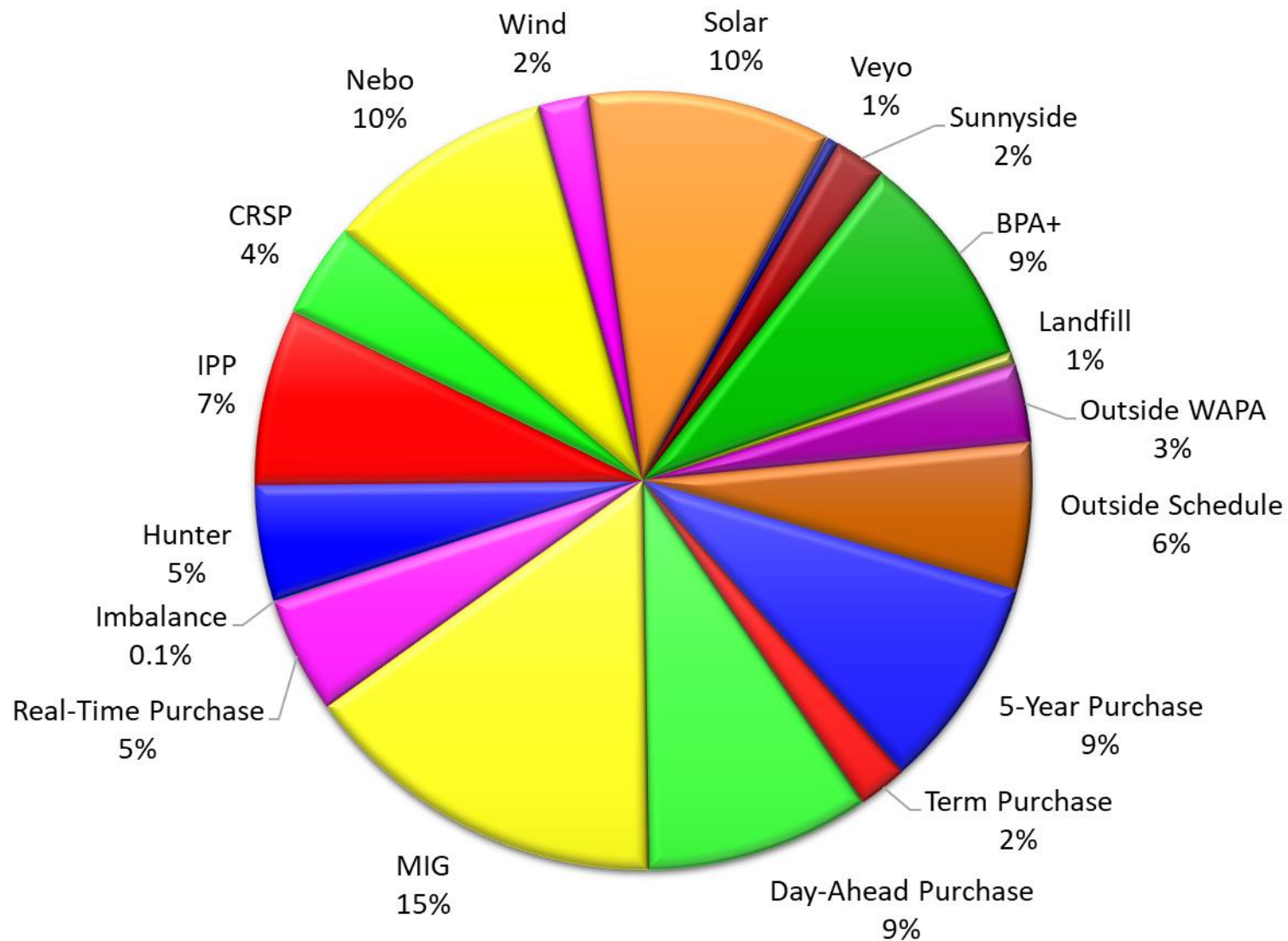


UAMPS

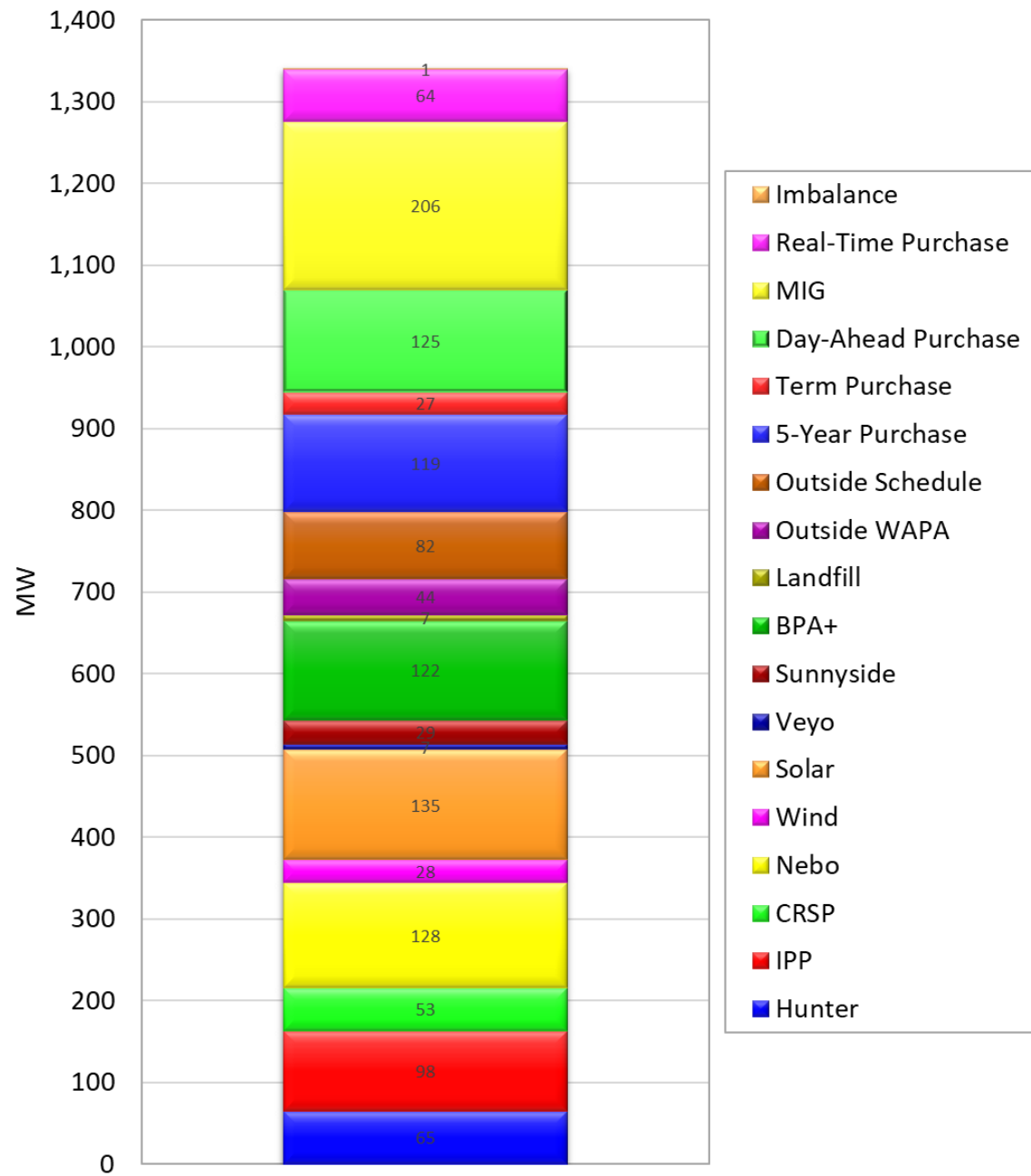
New System Peak

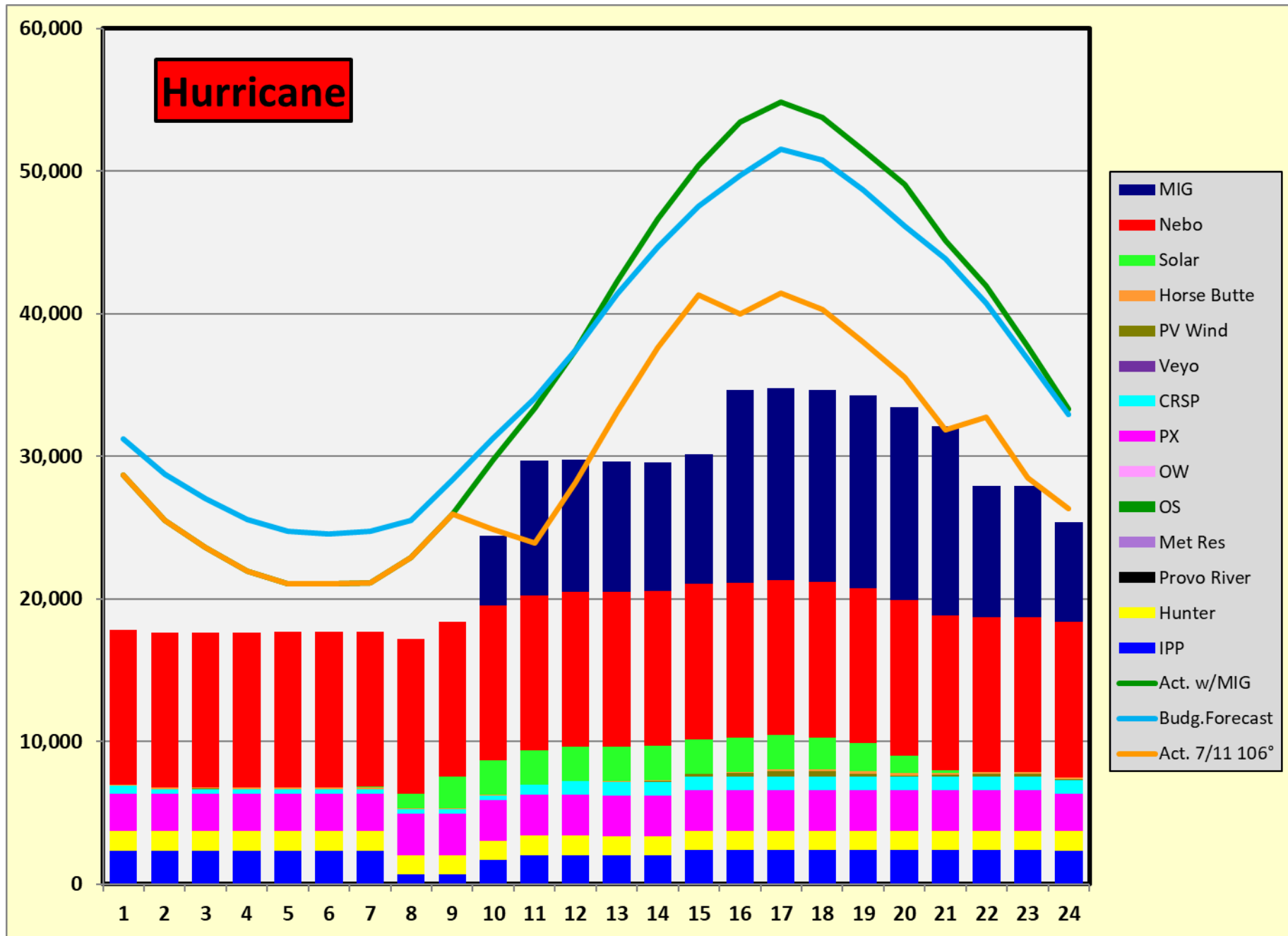
July 11, 2024

UAMPS Peak Hour 7/11/2024 Hr 18; 1,340 MW



UAMPS Peak Hour 7/11/2024 Hr 18





TALKING POINTS RE PREPAY TRANSACTION FIRM POWER SUPPLY PROJECT

JULY 2024

OVERVIEW

- The Internal Revenue Code and US Treasury Regulations ("Tax Code and Regulations") contain special provisions that allow tax-exempt bonds to be issued to finance prepayments for natural gas and electricity. The prepay transactions are structured to convert the difference between the issuer's lower (tax-exempt) cost of funds and the prepaid energy supplier's higher (taxable) cost of funds into a discounted price for prepaid energy.
 - The initial discount is expected to be at least 8.0% and will be determined before closing.
 - The amount of the discount will be reset periodically over the term of the prepay (every five to ten years) when the bonds are refinanced.
- UAMPS will assign existing gas or electricity purchase agreements into the prepay transaction and the discount will be applied to the contract prices under these agreements.
- The Tax Code and Regulations require that the prepaid (discounted) gas or electricity (including electricity that is generated using prepaid natural gas as fuel) be used by UAMPS members to serve retail customers in their municipal utility service areas. This is referred to as the "Qualifying Use" requirement.
- The date of closing has not yet been determined but will likely take place in Q3 2024.
- The term of the transaction is thirty years.

CONTRACT STRUCTURE

- Southeast Energy Authority ("SEA") will issue bonds for a 30-year prepayment for gas or electricity from a special purpose entity ("Prepay LLC") organized by J. Aron & Company, the commodities affiliate of Goldman Sachs & Co.
 - UAMPS has no obligation on the bonds issued by SEA.
- UAMPS will assign previously-executed gas purchase or power purchase agreement(s) to J. Aron through a Limited Assignment Agreement ("LAA").
 - The LAA does not require any changes to the existing purchase agreement, but will be consented to by the seller.
 - The LAA is designed to leave the seller indifferent to the prepay. All interactions between UAMPS and seller remain the same.
 - The amount of gas or electricity purchases assigned to J. Aron under the LAA establishes the monthly cashflows required over the 30-year term of the prepay.
- UAMPS is assigning a 5-year gas purchase made to fuel the Nebo Power Plant into the prepay.
 - UAMPS is assigning less than the total amount of prepaid gas to allow for flexibility in future assignments
- UAMPS is also assigning the Red Mesa Power Purchase Agreement (PPA) and Steel Solar 1A and 1B PPAs into the prepay.
 - UAMPS is assigning less than the total amount of anticipated solar generation from each PPA to allow for flexibility in operations.

- The term of the PPAs is shorter than the term of the prepay (25 years, versus 30 years). For the last approximately five years of the prepay, UAMPS will assign other power purchase agreements into the prepay to support the required monthly cashflows and to continue to receive the discount from the prepay.
- The LAA provides J. Aron “flash title” to the assigned gas or electricity, which is then delivered to Prepay LLC, which is then delivered to SEA, which then delivers the gas or electricity to UAMPS.
 - o If the prepaid transaction terminates for any reason, the LAA also terminates and UAMPS and the seller are restored to their original positions.
- UAMPS will enter a “Commodity Supply Agreement” with SEA to purchase the gas or electricity from SEA at a discount.
- The bonds issued by SEA will need to be refinanced from time to time over the 30-year term of the prepay. When the bonds are refinanced, the discount available to UAMPS under the Commodity Supply Agreement will need to be reset.
 - o Changes in market conditions could lead to a lower (or higher) savings for UAMPS.
 - o The Commodity Supply Agreement will specify the minimum discount to be achieved for each reset period. If minimum is not achieved, UAMPS may choose not to take energy from the prepay project during the reset period.

QUALIFIED USE CERTIFICATE

- Each governing board of the Firm Power Project Participants who have an Entitlement Share in the Red Mesa PPA and/or the Steel Solar 1A or 1B PPAs (“Participants”) has approved an authorizing resolution that approves the form of a “Qualified Use Certificate” for the prepaid energy.
 - **Participant’s individualized Qualified Use Certificate will be distributed a few weeks before the bond closing for execution.**
- The Qualified Use Certificate states that the electricity that the Participant receives from the prepay will be used to serve retail customers located within the electric service territory of a municipal utility.
 - o If, during the term of the prepay, a Participant uses the prepaid electricity for a non-Qualified Use, it agrees that it will cooperate with UAMPS to remediate the non-Qualified Use through its other power purchases from UAMPS.
- The Participant must also confirm in the Qualified Use Certificate that the amount of its historic electricity sales to its retail customers equals or exceeds the amount of prepaid electricity attributable to its Entitlement Share under the applicable PPA.

Solar PPA + Gas Prepay

Firm Power Supply Project



July 17, 2024
Matt Hastings

Prepay BLUF

- Received NTUA Rural Utilities Service approval for Red Mesa Limited Assignment Agreement
- Tax certificate qualified use extends to UAMPS Pool use
- Anticipate closing within two months
- Schedule considerations for signing tax certificates
- No material changes to board resolution approving prepay, commodity supply contract, power supply contract, limited assignment agreements, and tax certificates
- Preliminary Official Statement to be submitted

Tax Certificate “Qualified Use”

- Tax Certificate must be signed by member rep for members in Nebo, Steel 1A and 1B, and Red Mesa
 - Signed within a few weeks of Prepay closing
 - Long vacations? Availability to have it signed?
- Participant represents that it will use the Prepaid Portion of electricity for a Qualified Use
- Qualified Use means the sale of electricity within the electric service territory of a municipal utility
 - Tax certificate does not specify that the municipal utility must be the same as the Participant

Additional Documents Used in Prepay

- Tax Certificate – previous slide
- Power Supply Agreement – UAMPS and members commit to use power from solar PPAs for Qualified Use – serving member communities
- Commodity Supply Agreement – UAMPS and members commit to use Twin Eagle forward purchase gas to create power which will be used for Qualified Use
- In the event Prepay cashflow is not maintained (lack of solar generation or gas use), use in subsequent months can make up for the decreased cashflow (remediation)

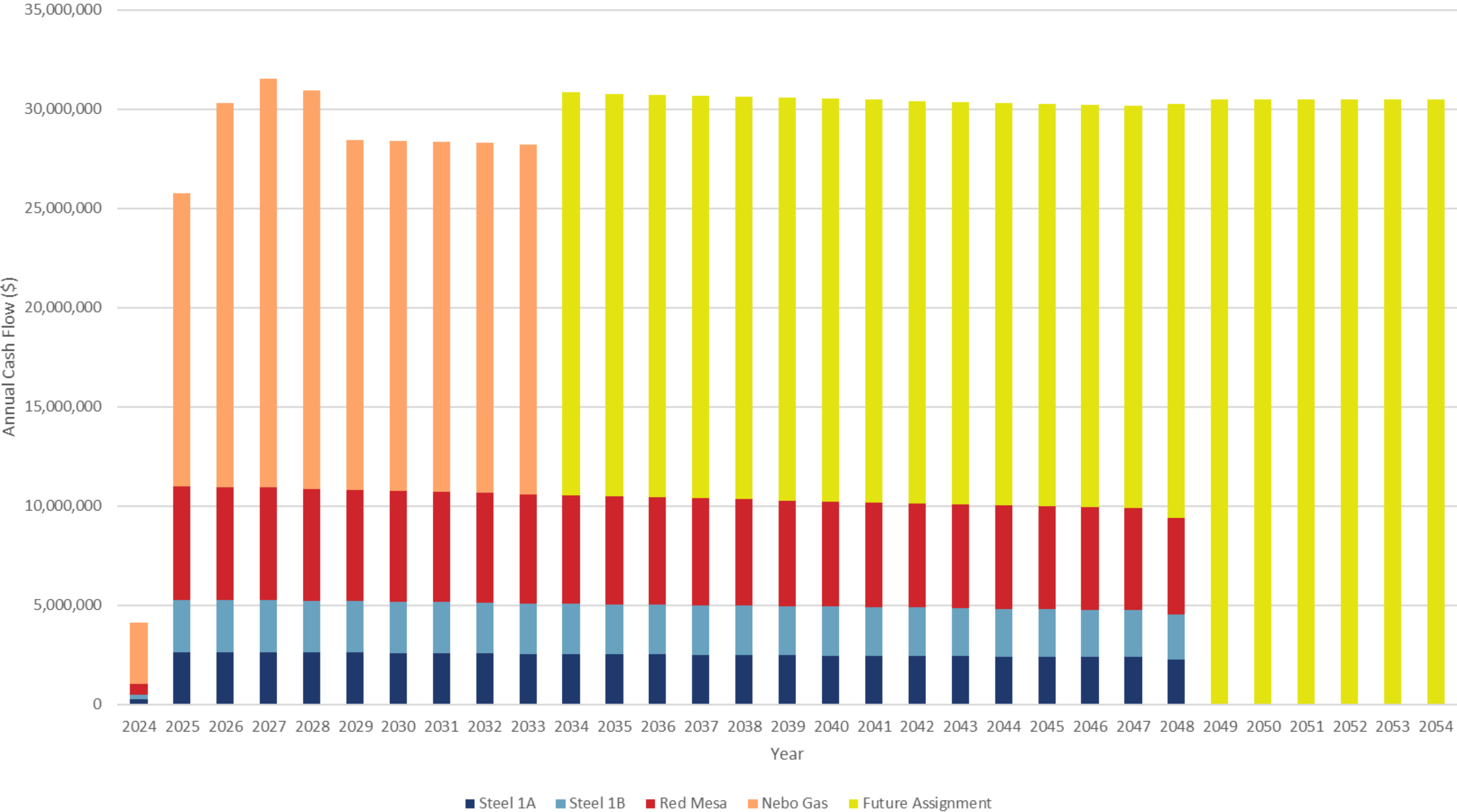
Still More Documents Used in Prepay

- Limited Assignment Agreement – UAMPS, DESRI, NTUA, and Twin Eagle agree to assign purchases to J. Aron
 - UAMPS receives the power and pays trustee
 - Trustee pays DESRI, NTUA, Twin Eagle the full invoice amount
 - Discounted payment from UAMPS
 - Additional funds from Prepay
- Official Statement – used for bond issue, contains information about UAMPS, similar to reporting for UAMPS bonded projects

Document Changes from Form Approved

- Administrative changes only from the PMC approved documents
- Ability to exchange PPAs assigned to prepay more frequently
 - Allows UAMPS member flexibility in the event one PPA is preferred above another

UAMPS Prepay Cash Flow



Savings Anticipated

- Resolution approved by UAMPS Board requires initial period savings of at least 8%
 - For PPAs would be savings of greater than \$2.77/MWh
 - For NG would be savings of \$0.44/MMBtu

Next Steps

- Finalize Commodity Supply Agreement and Power Supply Agreement
- Current Schedule:
 - Next 2 weeks – finalize shaping of volumes and coordinate invoicing plans
 - August 5th week – post Preliminary Official Statement and Investor Roadshow, send Tax Certificates to member reps for execution
 - August 12th week – price bonds
 - August 19th week – prepay close
 - October to November power/gas begins to flow under prepay

Boroscope Service

Member Services



Jackie Coombs
July 16, 2024

Formation of a New Service

- Hurricane, Santa Clara and Washington have requested a Boroscope Service be formed to purchase a VJ-4 Video Boroscope
- Participants desire to have the Boroscope unit readily accessible (*within a short drive distance*)
- Participants will enter into a Boroscope Appendix outlining the service parameters
- UAMPS will purchase/own the borescope (*approx \$13K*)
- Washington will be home base for the boroscope
- UAMPS will include in the FY26 budget ongoing O&M costs, if any for the boroscope

Recommendation

- UAMPS recommends that the Member Services Committee approve the Boroscope Service
- If other participants are interested in pursuing a second and/or third unit, UAMPS will issue a solicitation of interest