



HURRICANE CITY UTAH

Mayor

Clark Fawcett

City Manager

Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

June 11, 2026
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

NEW BUSINESS

1. AFP26-07: Discussion and consideration of a possible approval of an amended final plat for Gateway Commercial Lot 5, a three lot commercial subdivision located at 300 S 3700 W. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.
2. FSP26-14: Discussion and consideration of a final site plan for Zions Gateway Phase 3, a commercial development consisting of three restaurant buildings located at 2000 W 100 N. Rick Adams, Applicant. Bush & Gudgell, Agent.

3. PP25-15: Discussion and consideration of an extension of the preliminary plat approval for Sandwater Estates, a 255 lot single family subdivision located at Sand Hollow Road and 2300 S. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.
4. AFP26-10: Discussion and consideration of a possible approval of an amended final plat for Quail Lake Estates Lots 27 & 27 A, located at 27 and 27 A Quail Creek Drive. Rollin and Patricia Hooper, Applicant. Karl Rasmussen, Agent.

Approval of Minutes:

Planning Commission Business:

1. Discussion on duplexes in single family zones

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.



Discussion: The applicant has applied to amend the final plat for the Gateway Commercial at Sand Hollow subdivision to divide Lot 5 into three separate lots (5, 5A, and 5B). A preliminary site plan approved on this site in 2024, depicts a hotel on proposed Lot 5B, and restaurant pads on Lots 5 and 5A. The subdivision is zoned Highway Commercial (HC).



The following comments will need to be addressed.

1. **Public Works:** [No comments received.]
2. **Power:** Approved.
3. **Water:** Approved.
4. **Streets:** Approved.
5. **Sewer:** Clarify sewer easements on west side of development.
6. **Engineering:** The plat requires additional coordination, but engineering supports the intent. Due to easements, can we see a preliminary site plan application before finalizing and recording the amended plat?
7. **Fire:** Approved.
8. **Phone/Cable:** Approved.
9. **Gas:** [No comments received.]
10. **Infowest:** We have conduit within the lot(s) and would like the area to be fully blue staked to avoid damages and charges for fixing our lines.
11. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

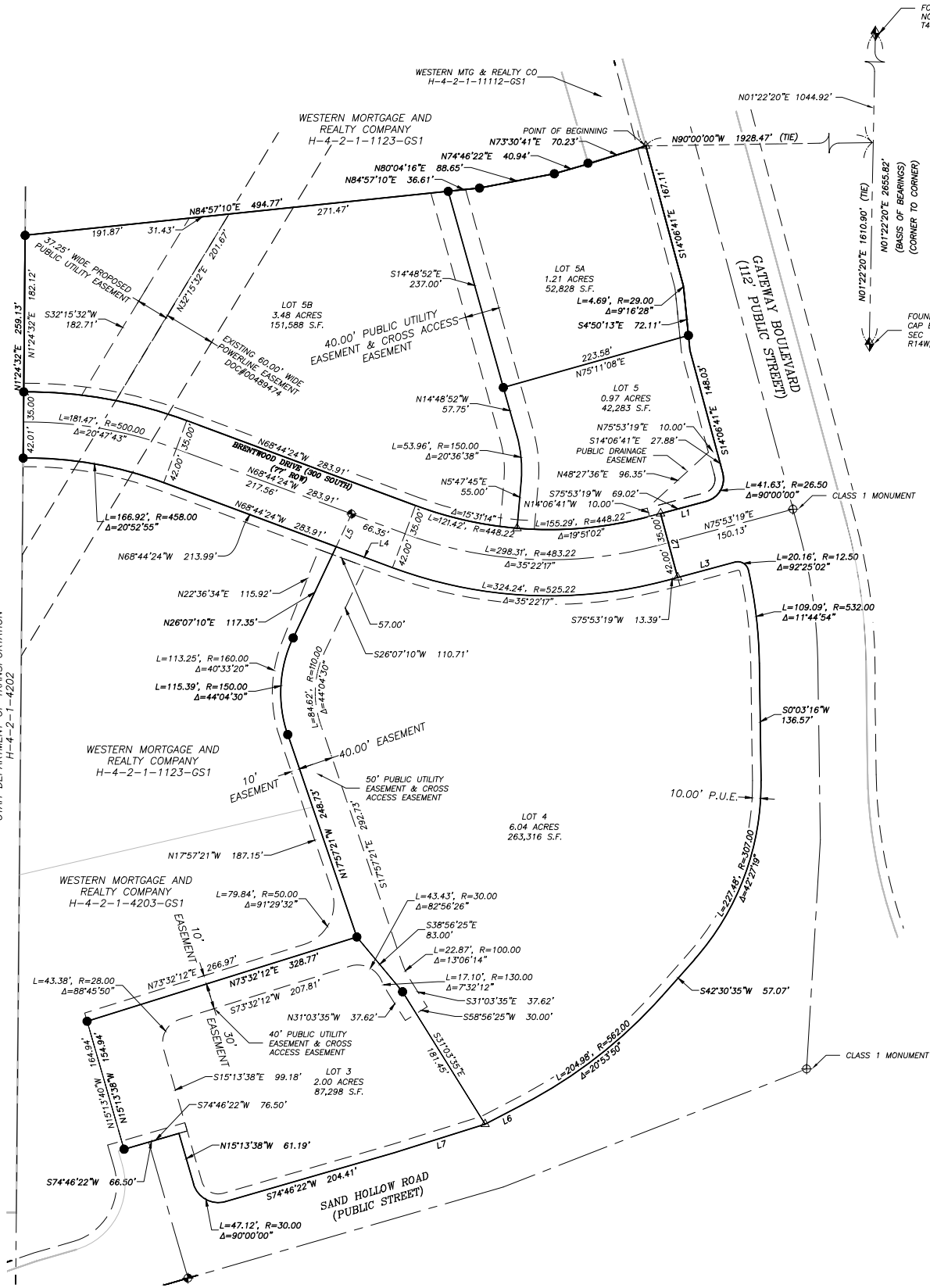
Staff Comments

1. The plat meets the amended final plat standards contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following is a list of the key code requirements that should be considered:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Describes the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Individual site plan applications will be required for each lot.

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

NARRATIVE

THE PURPOSE OF THIS PARTIAL AMENDMENT PLAT IS TO SEPARATE LOT 5 OF THE GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5 (WASHINGTON COUNTY RECORDS DOCUMENT #20260018215) INTO THREE LOTS AND CREATE LOTS 5, 5A & 5B. NO OTHER CHANGES TO THE ORIGINAL PLAT ARE MADE OR INTENDED WITH THIS AMENDMENT PLAT.



FINAL PLAT FOR: GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5 PARTIAL AMENDMENT A

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

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND PUBLIC UTILITY EASEMENTS, HEREFTER TO BE KNOWN AS GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5 PARTIAL AMENDMENT A, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

CHAD J. HILL, P.L.S. #7837685



REVIEW
DATE

NARRATIVE

THE PURPOSE OF THIS PARTIAL AMENDMENT PLAT IS TO SEPARATE LOT 5 OF THE GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5 (WASHINGTON COUNTY RECORDS DOCUMENT #20260018215) INTO THREE LOTS AND CREATE LOTS 5, 5A & 5B. NO OTHER CHANGES TO THE ORIGINAL PLAT ARE MADE OR INTENDED WITH THIS AMENDMENT PLAT.

THE BASIS OF BEARINGS IS N01°22'20"E 2655.82 FEET FROM THE EAST QUARTER (1/4) CORNER TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION

COMMENCING AT THE EAST QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 1, N01°22'20"E 1610.90 FEET; THENCE WEST 1928.47 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF GATEWAY BOULEVARD THE FOLLOWING FOUR (4) COURSES: (1) S14°06'41"E 167.11 FEET; (2) SOUTHERLY ALONG THE ARC OF A 29.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 4.69 FEET, THROUGH A CENTRAL ANGLE OF 09°16'28", (LONG CHORD BEARS: S09°28'27"E 4.69 FEET); (3) S04°50'13"E 72.11 FEET; (4) S14°06'41"E 148.03 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 41.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", (LONG CHORD BEARS: S30°53'19"W 37.48 FEET); THENCE S75°53'19"W 55.63 FEET; THENCE S14°06'41"E 77.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.16 FEET, THROUGH A CENTRAL ANGLE OF 92°25'02", (LONG CHORD BEARS: S57°54'10"E 18.05 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 532.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 109.09 FEET, THROUGH A CENTRAL ANGLE OF 1°14'54", (LONG CHORD BEARS: S05°49'11"E 108.90 FEET); THENCE S00°03'16"W 136.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 227.48 FEET, THROUGH A CENTRAL ANGLE OF 42°27'19", (LONG CHORD BEARS: S21°16'55"W 222.31 FEET) TO THE NORTH BOUNDARY OF SAND HOLLOW ROAD; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) S42°30'35"W 57.07 FEET; (2) SOUTHWESTERLY ALONG THE ARC OF A 562.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 204.98 FEET, THROUGH A CENTRAL ANGLE OF 20°53'50", (LONG CHORD BEARS: S52°57'30"W 203.84 FEET); (3) S63°24'25"W 50.53 FEET; (4) S73°23'31"W 110.70 FEET; (5) S74°46'22"W 204.41 FEET; (6) NORTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 47.12 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", (LONG CHORD BEARS: N60°13'38"W 42.43 FEET); (7) N15°13'38"W 61.19 FEET; (8) S74°46'22"W 66.50 FEET; THENCE N15°13'38"W 154.94 FEET; THENCE N73°32'12"E 328.77 FEET; THENCE N17°57'21"W 248.73 FEET; THENCE NORTHERLY ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 115.39 FEET, THROUGH A CENTRAL ANGLE OF 44°04'30", (LONG CHORD BEARS: N04°04'55"E 112.56 FEET); THENCE N26°07'10"E 117.35 FEET; THENCE N68°44'24"W 213.99 FEET; THENCE WESTERLY ALONG THE ARC OF A 458.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 166.92 FEET, THROUGH A CENTRAL ANGLE OF 20°52'56", (LONG CHORD BEARS: N79°10'52"W 166.00 FEET); THENCE N01°22'20"E 259.13 FEET; THENCE N84°57'10"E 494.77 FEET; THENCE N84°57'10"E 36.61 FEET; THENCE N80°04'16"E 88.65 FEET; THENCE N74°46'22"E 40.94 FEET; THENCE N73°30'41"E 70.23 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 657,216 SQUARE FEET OR 15.088 ACRES.

GENERAL NOTES

- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL PUBLIC STREET LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THE PARENT PARCELS FOR THIS SUBDIVISION ARE: H-GASH-3T05-5-GS1, H-GASH-3T05-4-GS1, & H-GASH-3T05-GS1.
- HURRICANE CITY OPERATES A MUNICIPAL WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND DOES HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND PUBLIC STREETS, TOGETHER WITH PUBLIC UTILITY & CROSS ACCESS EASEMENTS, AS SET FORTH TO BE HEREAFTER KNOWN AS GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5, AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY & CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR GATEWAY AT SAND HOLLOW MASTER ASSOCIATION RECORDED ON 2/12/2025 AS DOCUMENT #20250004828 IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS ____ DAY OF _____, 20__.

TIM TIPPETT, VICE PRESIDENT
WESTERN MORTGAGE AND REALTY COMPANY, A WASHINGTON CORPORATION

CORPORATION ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, TIM TIPPETT, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE PRESIDENT OF WESTERN MORTGAGE AND REALTY COMPANY, A WASHINGTON CORPORATION, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

RESIDING IN _____ COUNTY, STATE OF UTAH

NOTARY PUBLIC SIGNATURE, A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC FULL NAME AS INDICATED ON THE NOTARY'S COMMISSION: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ____ DAY OF _____, A.D. 20__.

SUPERINTENDENT, A.C.S.S.D.

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20__.

ENGINEER
HURRICANE CITY, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__.

CITY ATTORNEY
HURRICANE CITY, UTAH

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ____ DAY OF _____, A.D. 20__.

ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

CLARK FAWCETT, MAYOR
HURRICANE CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF _____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

FINAL PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5
PARTIAL AMENDMENT A
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE 5/13/2026
SCALE 1"=80'
JOB NO. 336-013
SHEET NO.

1 OF 1

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





STAFF COMMENTS

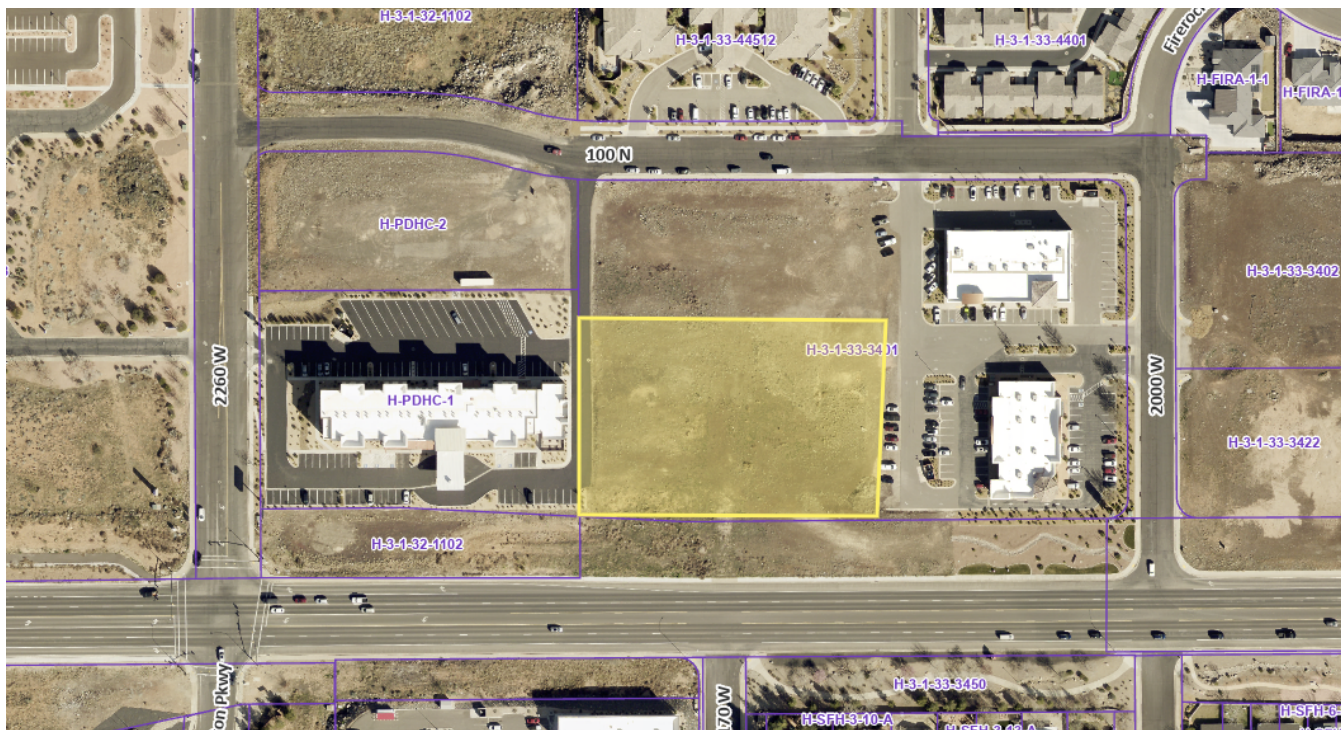
Agenda Date:	06/11/2026 - Planning Commission
Application Number:	FSP26-14
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Rick Adams
Agent:	Bush & Gudgell
Request:	Approval of a Final Site Plan.
Location:	2000 W 100 N
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for two restaurant/retail buildings and one drink shop adjacent to the Pig's Ear restaurant and Hurricane Family Pharmacy. The final site plan for this project was originally approved in April of 2024, but that approval has since expired pursuant to Hurricane City Code sec. 10-7-10(J). The preliminary site plan was approved in June 2022. This site is zoned Highway Commercial (HC)

JUC Comments

Construction drawings were reapproved in May 2026.



Vicinity Map

Staff Comments: Final Site Plan

1. Land Use: The proposed uses are permitted in the Highway Commercial zone.
2. Parking: The applicant is proposing 129 parking stalls. Retail use requires one space per 250 square feet, while restaurant uses require one space per 100 square feet (HCC 10-34-10). Per their calculations, 84 parking stalls are required. Sufficient drive through and stacking spaces have been provided.
3. Landscape: Hurricane City code requires that a 10-foot landscape buffer in front each right-of-way pursuant to:

Sec. 10-32-5. Required landscaping.

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

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

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*

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

A full landscaping plan has been provided. The number and placement of trees and shrubs meets city code along SR-9 and within the parking lot. SR-9's right of way is wider in this area than the actual improvements by about 70 feet. Staff would recommend this area be landscaped as well to match what was done in earlier phases and to match the intent of HCC 10-32-5(B) and HCC 10-32-1.

4. Signage: Any signs shall require review and approval of a sign permit.
5. Elevations: Building renderings have been submitted, staff has no concerns with the renderings presented. The buildings are under 35 feet and will match the buildings in the earlier phases.
6. Lighting: All outdoor lighting will need to meet the requirements of HCC 10-33-7, including fully shielded lighting, color temperature under 4,000 K, and floodlights under 18 feet.

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



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

May 19, 2026

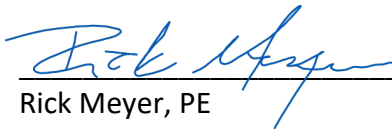
RE: Final Site Plan Application – Zions Gateway

To whom it may concern

With this final site plan application, we are requesting approval of the extension of an existing commercial lot in Hurricane. The proposed extension will be located on the undeveloped portion of the parcel H-3-1-33-3401 that currently consists of 2 existing commercial buildings. The proposed project includes construction of three buildings. One will be a 1,200 square foot restaurant/drink shop with a drive through, and the second will be a 4,200 square foot restaurant with a drive through. The third will be a 4,200 square foot building, with half dedicated to being a restaurant with a drive through and the other half being a retail shop. On the West side of the lot, we are finishing up an access to 100 N that will be shared with the Sleep Inn and Suites Hotel. We previously submitted and got approved construction drawings for this project in March 2024 but drawings had expired and since then construction has not begun. We are reapplying with the construction drawings that were approved on 05/13/2026. The site is currently zoned highway commercial and general planned as general commercial.

We feel that this development will be in great harmony with the adjacent properties, and will be a great asset to the city. Your consideration of this request is greatly appreciated.

Sincerely,


Rick Meyer, PE
Bush and Gudgell

APPROVED
05/13/2026
M. K. Karsick

PATEL PRAVINCHANDRA

SKY MOUNTAIN
PROPERTIES LLC
H-3-1-32-1102

SKY MOUNTAIN
PROPERTIES LLC
H-3-1-32-1102

HAVEN PROJECT DEV LLC
H-3-1-33-44512

VILLAS AT THE HAVEN LLC
H-3-1-33-4401

WEST 1/4 CORNER
S 33, T 41 S, R 13 W, SLB&M
(RECORDED LOCATION SHOWN,
MONUMENT NOT FOUND)

REPLACEMENT ASPHALT PAVING IN 100N
TO BE 4" ASPHALT OVER 8" BASE COURSE.
REFER TO GEOTECH FOR ONSITE PAVING
RECOMMENDATIONS

100 N
(72' PUBLIC RIGHT-OF-WAY)

PHASE 4
PHASE 2

R=25.00'
L=39.11'
A=89°37'22"
CB=N43°09'22"W
CD=35.24'

FUTURE DEVELOPMENT

11,000 SQ FT BLDG
EXISTING STRUCTURE

11,000 SQ FT BLDG
EXISTING STRUCTURE

2000 W
(60' PUBLIC RIGHT-OF-WAY)

ONE STOP SUPER
WASH HURRICANE LLC
H-3-1-33-3422

OWNER / DEVELOPER

ZIONS GATEWAY
1746 CLIFF POINT DR.
ST GEORGE, UTAH 84770

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNAACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS
GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE
CONSTRUCTION DRAWINGS:

- 1 STANDARD CURB & GUTTER (TYPE HB30-7) PER CITY STD. DWG #100
- 2 4' WIDE CONCRETE WATER WAY
- 3 BOUNDARY / LIMITS OF CONSTRUCTION
- 4 HANDICAP RAMP PER CITY STD. DWG #121
- 5 5' WIDE CONCRETE SIDEWALK PER CITY STD. DWG #120
- 6 PHASE LINE
- 7 TRASH ENCLOSURE PER DETAIL "A" THIS SHEET
- 8 NEW ASPHALT PER GEOTECH RECOMMENDATIONS
- 9 PAINT NEW PARKING STRIPING PER CITY OF HURRICANE STANDARDS. (TYP.)
- 10 DRIVE THROUGH LANE PAINT
- 11 LANDSCAPE
- 12 SAWCUT LINE
- 13 6" WIDE CROSS GUTTER PER CITY STD. DWG #151
- 14 6" WIDE APWA STD. 209 TYPE P CURB
- 15 MONOLITHIC SIDEWALK AND CURB, PER DETAIL "B" THIS SHEET
- 16 STOP SIGN PER CITY STD. DWG #SS102

LEGEND

- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- ROAD CENTERLINE
- TRAFFIC FLOW DIRECTION

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY
Call
before you
Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4
St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

www.bushandgudgell.com



DATE: MAY 2026

DRAWN: CBW

APPROVED: MEM

SCALE: 1"=30'

JOB NO. 211305

SITE & SIGNAGE PLAN

ZIONS GATEWAY PHASE 3

LOCATED IN HURRICANE, UTAH

SHEET

2

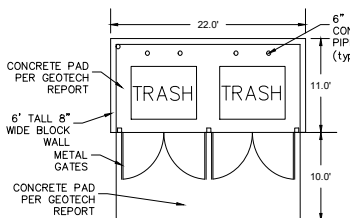
9

FILE: 211305 - IMPROVEMENT PLAN

STATE HIGHWAY SR-9
(UDOT PUBLIC RIGHT-OF-WAY)

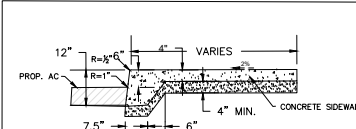
CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF
EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY
ENGINEER OF ANY POTENTIAL CONFLICTS.



TRASH ENCLOSURE DETAIL

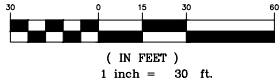
SCALE: NTS



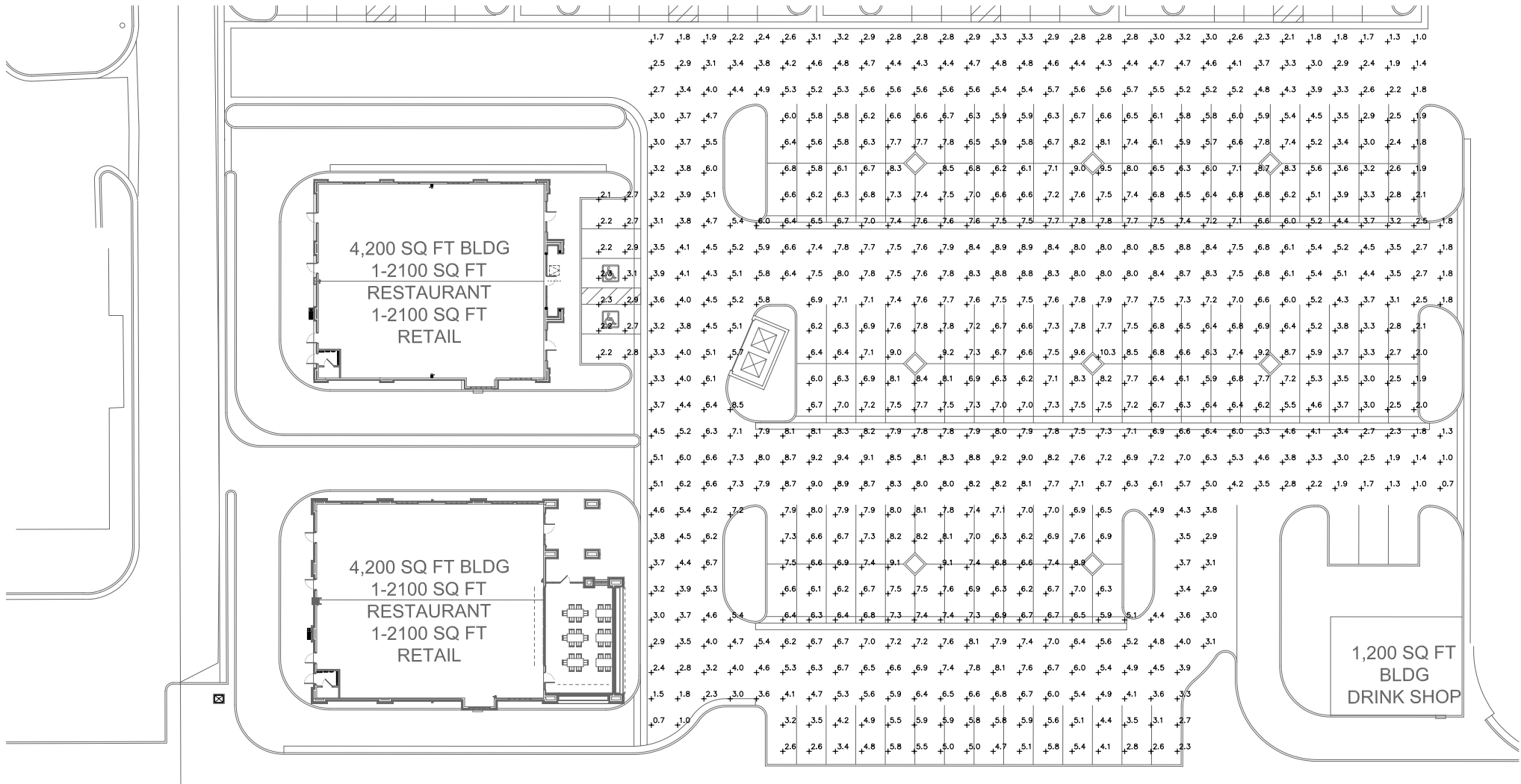
MONOLITHIC CURB POUR SECTION

SCALE: NTS

GRAPHIC SCALE



Zions Gateway Plaza 3rd phase A_detached.rvt
9/14/2021 8:13:07 AM



 **PHOTOMETRIC SITE PLAN**
SCALE: 1" = 20'-0"

△ MARK	REVISION	DATE

VISUAL STATISTICS (fc)

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN
PARKING	+	5.6	10.3	0.7	14.7/1

DISCLAIMER

THE PHOTOMETRIC CALCULATION WAS PERFORMED DURING THE DESIGN DEVELOPMENT PROCESS AND THE REFLECTANCE VALUES USED ARE DESIGNER AVERAGES AND ARE CALCULATED USING THE LUMINARIES SELECTED DURING THAT PROCESS. A MORE ACCURATE PHOTOMETRIC CALCULATION CAN BE PERFORMED ONCE THE FIXTURE HAS BEEN SELECTED AND LOCATED DURING CONSTRUCTION.

 230 North 1680 East, Building V
St. George, Utah 84790
O: (435) 674-4800
F: (435) 674-2708
www.vbfa.com
VBFA Project #: 21461

For Questions Contact: CLAYTON MABEY

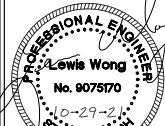
 233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 10/29/21
PROJECT #: 21-057
PROJ. MAN.: JWS
CHECKED BY: <CB>

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PROJECT:
**ZION'S GATEWAY PLAZA 3RD
PHASE PART A**

25 NORTH 2000 WEST
HURRICANE, UTAH

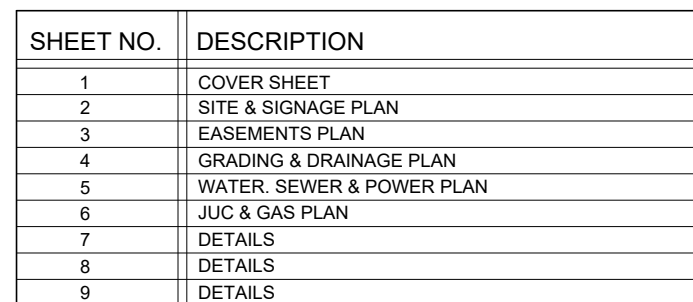


SHEET DESCRIPTION:
PHOTOMETRIC SITE PLAN

SHEET:
ES102

ZIONS GATEWAY, PHASE 3

SECTION 33, T 41 S, R 13 W, SLB&M
PARCEL # H-3-1-33-3401



PROJECT INFORMATION	
CURRENT ZONING	HC
GENERAL PLAN	GENERAL COMMERCIAL
SITE AREA	287,677 TOTAL SQ. FT. (6.60 ACRES)
BUILDING SQUARE FOOTAGE:	
RESTAURANT/DRINK SHOP - 7,500 SQ. FT.	
RETAIL - 2,100 SQ. FT.	
TOTAL BUILDING SQ. FT. - 9,600 SQ. FT.	
LOT COVERAGE:	3.34%
PARKING:	RESTAURANT 7,500 SQ. FT. = 75 (1 STALL PER 100 SQ. FT.) RETAIL/OFFICE 2,100 SQ. FT. = 9 (1 STALL PER 250 SQ. FT.) TOTAL PARKING REQUIRED = 84 PARKING PROVIDED = 129 ADA (132 STALLS) = 5 TOTAL ADA PARKING = 5
LANDSCAPING	14.59% PROVIDED (14,721 SQ. FT.) PERVIOUS AREA: 14,721 SQ. FT. IMPERVIOUS AREA: 86,158 SQ. FT.



1. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT EDITION OF HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION, TOGETHER WITH HURRICANE CITY STANDARD DRAWINGS. ANY CONFLICT BETWEEN THESE PLANS AND HURRICANE CITY STANDARDS SHALL BE RESOLVED IN FAVOR OF HURRICANE CITY STANDARDS.
2. ALL WORK SHALL BE SUPERVISED BY A PROPERLY LICENSED AND QUALIFIED GENERAL CONTRACTOR.
3. CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND MUST BE AUTHORIZED UNDER THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES). OWNERS AND GENERAL CONTRACTORS ARE REQUIRED TO OBTAIN A STORM WATER PERMIT FROM THE STATE OF UTAH.
4. THE CONTRACTOR/OWNER SHALL PROVIDE ADEQUATE RESOURCES TO CONTROL DUST ON THE SITE AND TRACKING OF MUD FROM THE SITE. DUST COMPLAINTS WILL RESULT IN SUSPENSION OF WORK UNTIL THE PROBLEM IS CORRECTED. TRACKING OF MUD ONTO ADJACENT STREETS SHALL BE MINIMIZED AND CLEANED UP DAILY.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE MUST-CALL MANDATORY INSPECTION LIST PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND TO ARRANGE FOR MATERIAL TESTING AT THE STANDARD INTERVALS AND QUANTITIES REQUIRED AND PROVIDE DOCUMENTATION OF TEST RESULTS.
6. PROOFS FOR STREET SIGNS SHALL BE SUBMITTED TO THE GIS COORDINATOR PRIOR TO ORDERING OF SIGNS.
7. WORK IN THE PUBLIC WAY REQUIRES AN ENCROACHMENT PERMIT ISSUED BY HURRICANE CITY PUBLIC WORKS.
8. A CITY-APPROVED TRAFFIC CONTROL PLAN MUST BE IN PLACE PRIOR TO COMMENCING ANY WORK THAT AFFECTS THE TRAVELLING PUBLIC.
9. NO WORK SHALL COMMENCE UNTIL A NOTICE-TO-PROCEED HAS BEEN ISSUED BY HURRICANE CITY PUBLIC WORKS.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:
EARTH MOVING ACTIVITIES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

MAY 2026

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



OWNER / DEVELOPER

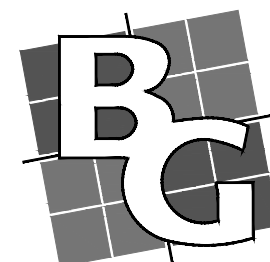
ZIONS GATEWAY
1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER – PROJECT MANAGER
(435)-673-2337



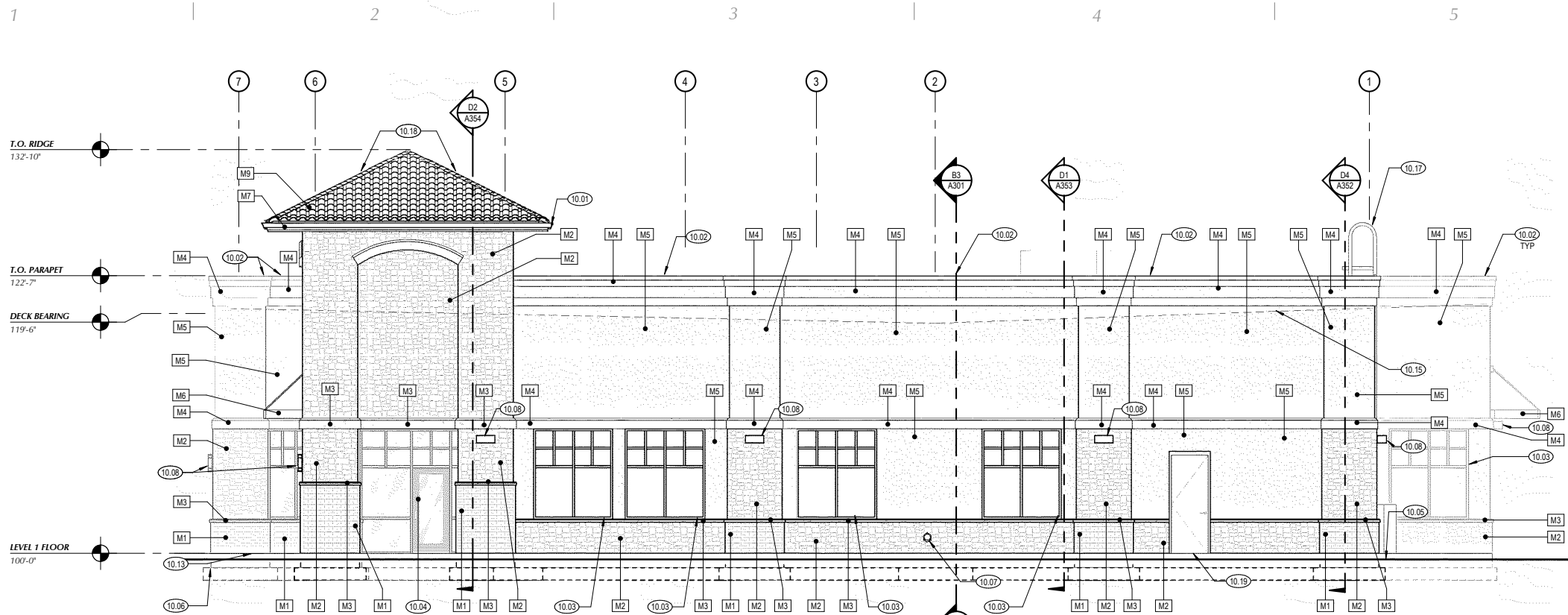
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4



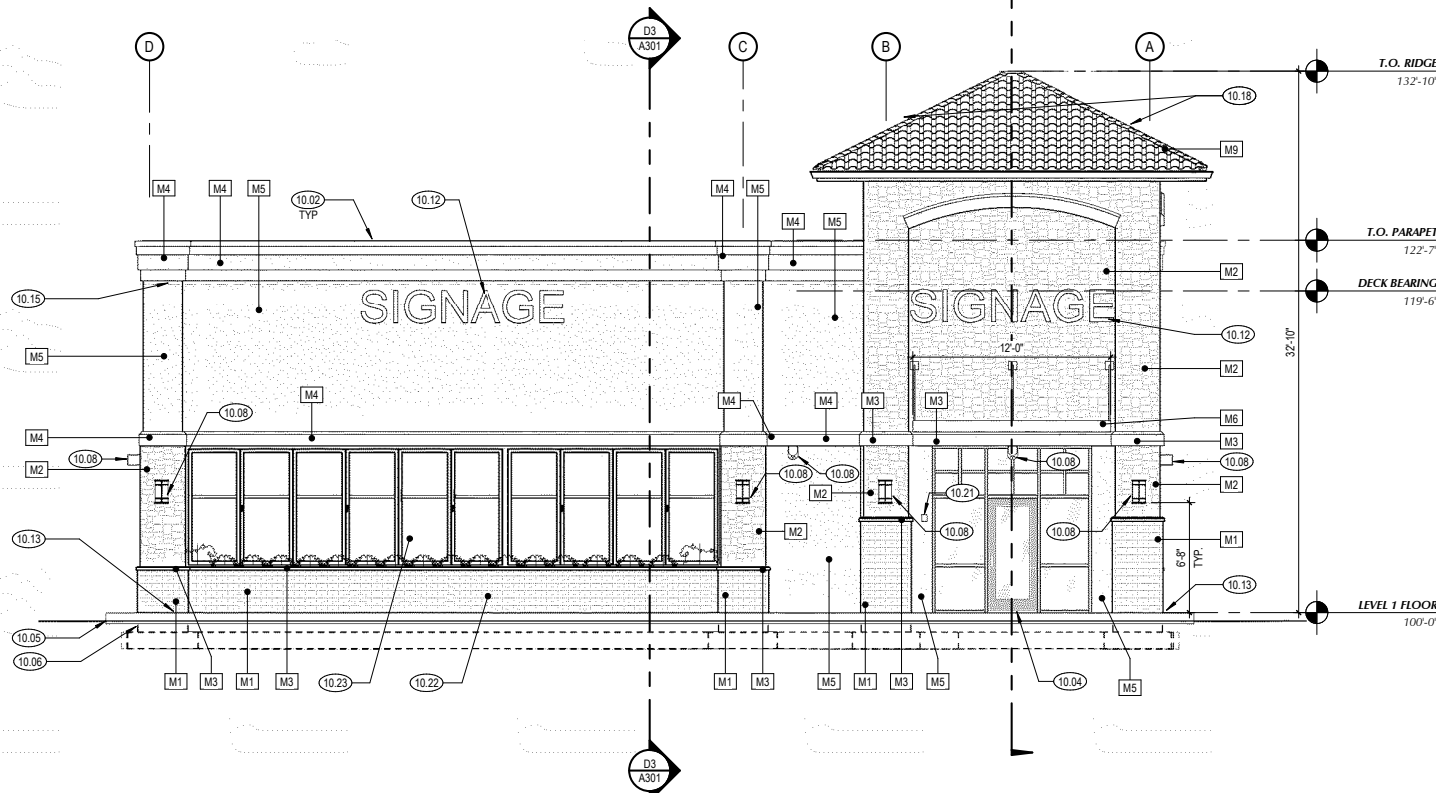
DATE: MAY 2026
DRAWN: CBW
APPROVED: WFM
SCALE: NOTED
JOB NO. 211305

COVER SHEET
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 1 OF 9 SHEETS
FILE: 20326 - IMPROVEMENT PLANS



A3 NORTH ELEVATION
A201 | SCALE: 3/16" = 1'-0"



C4 EAST ELEVATION
A201 | SCALE: 3/16" = 1'-0"

△	MARK	REVISION	DATE

SHEET NOTES

- PRE-FINISHED METAL GUTTER AROUND FRONT SIDE OF ROOF FEATURE TO DRAIN ONTO ROOF BELOW. SEE ROOF PLAN.
- PRE-FINISHED STANDING SEAM METAL CAP. SEE DETAIL A4/A701. VERIFY COLOR WITH ARCHITECT.
- PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM. SEE WINDOW TYPES ON SHEET A601. COLOR: CLEAR ANODIZED ALUMINUM (VERIFY WITH ARCHITECT).
- PRE-FINISHED ALUMINUM STOREFRONT ENTRY SYSTEM. SEE DOOR SCHEDULE AND TYPES ON SHEET A601. COLOR: CLEAR ANODIZED ALUMINUM (VERIFY WITH ARCHITECT). VERIFY DOOR LOCATION WITH OWNER.
- FINISHED GRADE LINE 6" MINIMUM BELOW TOP OF CONCRETE FOUNDATION WALL. SLOPE FINISHED GRADE AWAY FROM THE BUILDING 8 INCHES IN THE FIRST 10 FEET. SEE CIVIL.
- CONCRETE FOUNDATION WALL SHALL RECEIVE SANDPLASTER FINISH EXTENDING 8" BELOW GRADE LEVEL.
- OVERFLOW ROOF DRAIN SCUPPER. SEE DETAIL B5 ON A701 AND PLUMBING DRAWINGS.
- LIGHT FIXTURE. SEE ELECTRICAL.
- SIGNAGE FOR TENANT SPACE. TO BE DONE UNDER A SEPARATE PERMIT. PROVIDE POWER AND CONDUIT TO THIS LOCATION FOR EACH SIGN. SEE ELECTRICAL DRAWINGS. COORDINATE WITH OWNER OR TENANT FOR ANY BLOCKING THAT IS REQUIRED FOR SIGNAGE ATTACHMENT.
- CONCRETE SIDEWALK SLAB. SEE CIVIL DRAWINGS. SLOPE AWAY FROM BUILDING.
- DASH LINE HERE INDICATES TOP OF ROOF BEHIND PARAPET WALL.
- STEEL ACCESS LADDER WITH DOOR AND LOCK. PAINTED. SEE DETAIL D5/A701.
- ROOF RIDGE VENT TO ALLOW FOR PROPER VENTILATION. SEE REQUIRED VENTILATION IN CODE ANALYSIS.
- HOLLOW METAL PAINTED MAN DOOR. SEE DOOR SCHEDULE.
- PROVIDE KNOX BOX AT THIS LOCATION. GENERAL CONTRACTOR TO VERIFY TYPE, LOCATION, AND HEIGHT WITH LOCAL FIRE MARSHAL.
- PLANTER WALL. SEE DETAIL D3/A355.
- NANAWALL OPENING GLASS WALL SYSTEM. SEE GLAZING ELEVATIONS.

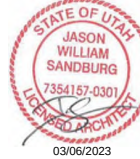
EXTERIOR MATERIAL LEGEND

M1		BRICK VENEER. VERIFY COLOR WITH ARCHITECT.
M2		CULTURED STONE VENEER. VERIFY COLOR WITH ARCHITECT.
M3		PRE-CAST CONCRETE SILL. VERIFY COLOR WITH ARCHITECT.
M4		LIGHT EIFS TRIM. VERIFY COLOR WITH ARCHITECT.
M5		EIFS SYSTEM. VERIFY COLOR WITH ARCHITECT.
M6		PAINTED STEEL CANOPY. SEE DETAIL D3/A501. SEE STRUCTURAL. VERIFY COLOR WITH ARCHITECT.
M7		PRE-FINISHED FASCIA AND SOFFIT. VERIFY COLOR WITH ARCHITECT. SEE WALL SECTIONS.
M8		PRE-FINISHED METAL CAP. SEE DETAIL A4/A701. VERIFY COLOR WITH ARCHITECT.
M9		BARTILE ROOF TILE. VERIFY TYPE AND COLOR WITH ARCHITECT.
M10		5/8" TYPE 'X' GYPSUM BOARD. VERIFY COLOR WITH ARCHITECT.

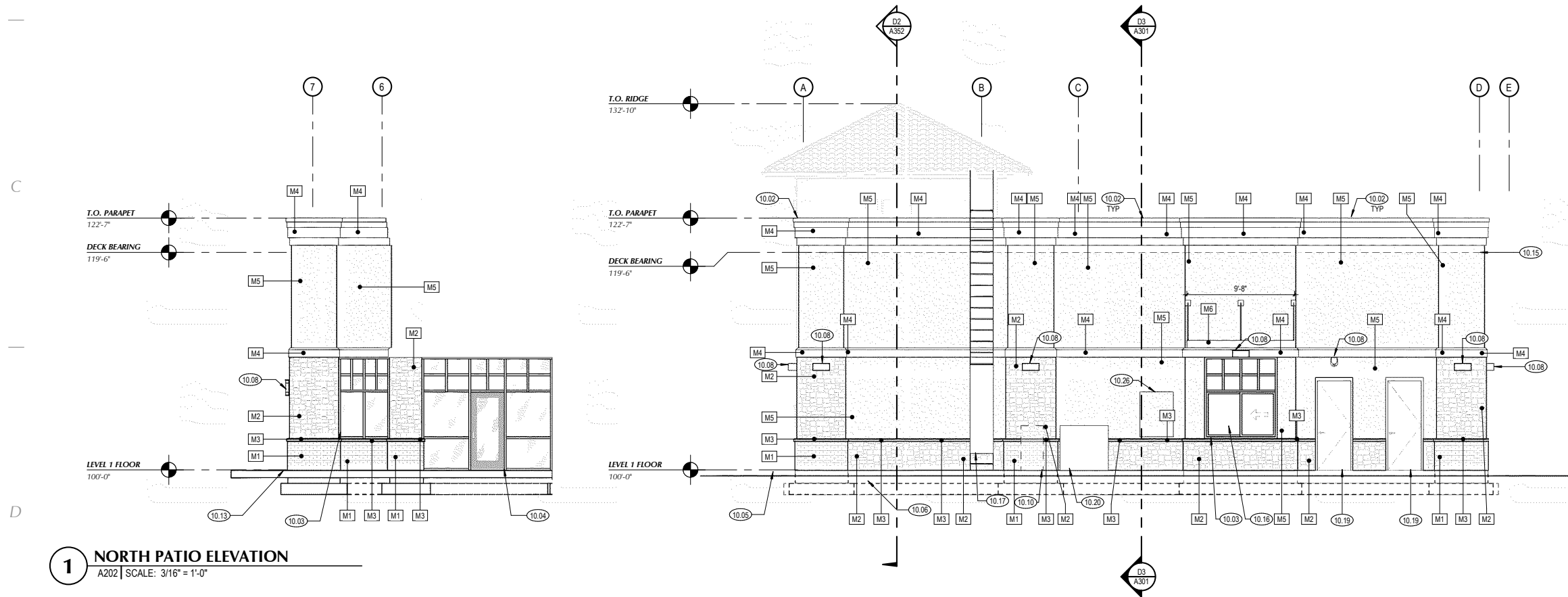
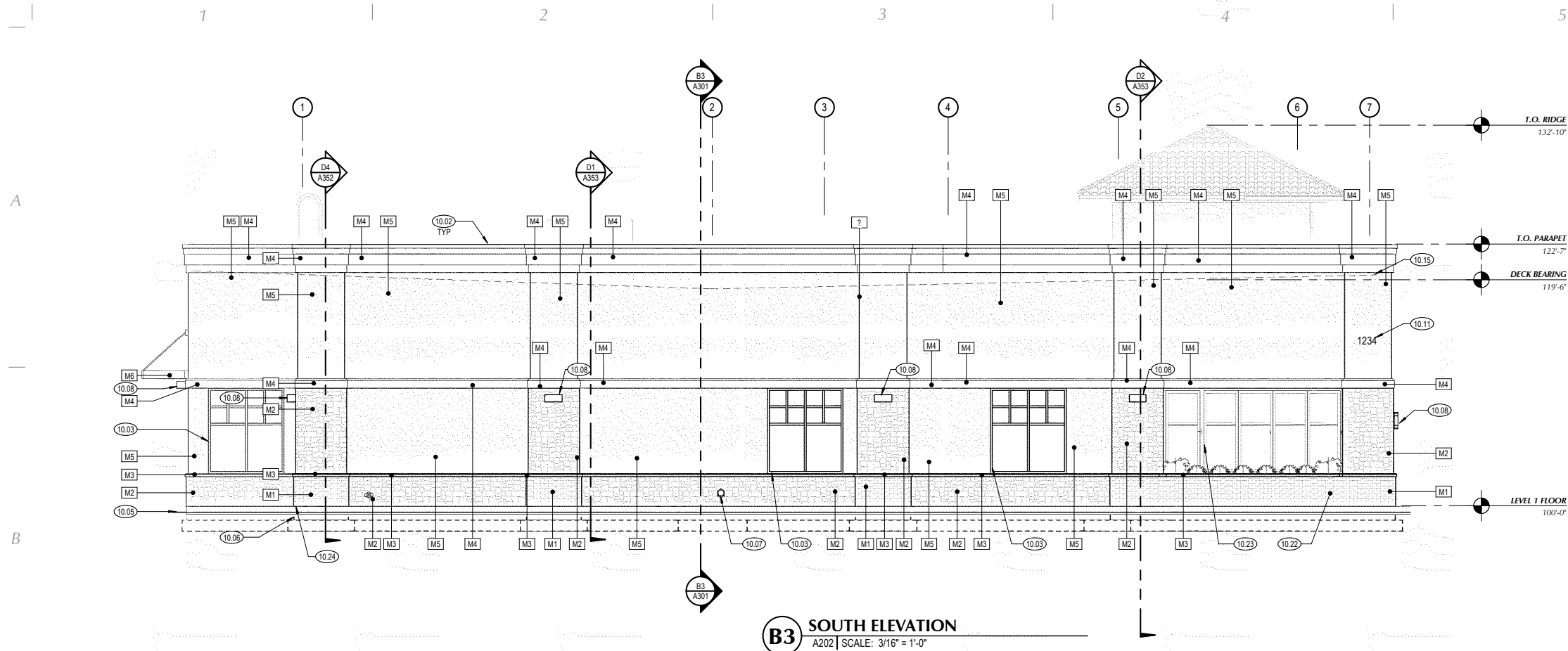
GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE SANDPLASTER FINISH. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE SCUPPER. SEE DETAIL B5/A701.
- SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT STRICTLY. THE ARCHITECTURAL AND ENGINEERING PLANS AND SPECIFICATIONS MAY, IN SOME CASES, SPECIFY ABOVE THE MINIMUM REQUIREMENT IN THE GEOTECHNICAL REPORT, IN WHICH CASE, THE GENERAL CONTRACTOR SHALL MEET THE HIGHER STANDARD.
- CONTRACTOR TO COORDINATE WITH OWNER AND CIVIL TO INSTALL HEIGHT BAR CLEARANCE STRUCTURE. COORDINATE SIZE, LOCATION, AND STYLE WITH CIVIL AND OWNER.

 CURTIS MINER ARCHITECTURE 233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 cma@cmautah.com	DATE: 02/28/2023 PROJECT #: 21-057 PROJ. MAN.: MWS CHECKED BY: JWS
	PROJECT: ZION'S GATEWAY PLAZA 3RD PHASE PART A 25 NORTH 2000 WEST HURRICANE, UTAH
SHEET DESCRIPTION: EXTERIOR ELEVATIONS	SHEET: A201



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1 NORTH PATIO ELEVATION
A202 | SCALE: 3/16" = 1'-0"

△	MARK	REVISION	DATE

SHEET NOTES

- PRE-FINISHED STANDING SEAM METAL CAP. SEE DETAIL A4/A701. VERIFY COLOR WITH ARCHITECT.
- PRE-FINISHED ALUMINUM, STOREFRONT WINDOW SYSTEM. SEE WINDOW TYPES ON SHEET A601. COLOR: CLEAR ANODIZED ALUMINUM (VERIFY WITH ARCHITECT).
- PRE-FINISHED ALUMINUM, STOREFRONT ENTRY SYSTEM. SEE DOOR SCHEDULE AND TYPES ON SHEET A601. COLOR: CLEAR ANODIZED ALUMINUM (VERIFY WITH ARCHITECT). VERIFY DOOR LOCATION WITH OWNER.
- FINISHED GRADE LINE 6" MINIMUM BELOW TOP OF CONCRETE FOUNDATION WALL. SLOPE FINISHED GRADE AWAY FROM THE BUILDING 8 INCHES IN THE FIRST 10 FEET. SEE CIVIL.
- CONCRETE FOUNDATION WALL SHALL RECEIVE SANDPLASTER FINISH EXTENDING 8" BELOW GRADE LEVEL.
- OVERFLOW ROOF DRAIN SCUPPER. SEE DETAIL B5 ON A701 AND PLUMBING DRAWINGS.
- LIGHT FIXTURE. SEE ELECTRICAL.
- GAS METER LOCATION. COORDINATE WITH UTILITY COMPANY AND MECHANICAL. VERIFY CLEARANCES AND REQUIRED DISTANCES FROM OTHER ITEMS.
- PROVIDE BUILDING NUMBER AT THIS LOCATION. VERIFY NUMBER WITH CITY. VERIFY COLOR WITH ARCHITECT.
- CONCRETE SIDEWALK SLAB. SEE CIVIL DRAWINGS. SLOPE AWAY FROM BUILDING.
- DASH LINE HERE INDICATES TOP OF ROOF BEHIND PARAPET WALL.
- THIS WINDOW SHALL BE OPERABLE TO ALLOW FOR DRIVE UP. SEE WINDOW SCHEDULE. VERIFY WINDOW SILL HEIGHT WITH OWNER. TOP OF WINDOW SHALL MATCH THE ADJACENT TOP OF WINDOW HEIGHT.
- STEEL ACCESS LADDER WITH DOOR AND LOCK, PAINTED. SEE DETAIL D5/A701.
- HOLLOW METAL PAINTED MAN DOOR. SEE DOOR SCHEDULE.
- ELECTRICAL METER BOX. PAINTED. SEE ELECTRICAL DRAWINGS. VERIFY CLEARANCES AND REQUIRED DISTANCES FROM OTHER ITEMS.
- PLANTER WALL. SEE DETAIL D3/A355.
- NANAWALL OPENING GLASS WALL SYSTEM. SEE GLAZING ELEVATIONS.
- ELECTRIC METER LOCATION. SEE ELECTRICAL DRAWINGS.
- ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.

EXTERIOR MATERIAL LEGEND

M1		BRICK VENEER. VERIFY COLOR WITH ARCHITECT.
M2		CULTURED STONE VENEER. VERIFY COLOR WITH ARCHITECT.
M3		PRE-CAST CONCRETE SILL. VERIFY COLOR WITH ARCHITECT.
M4		LIGHT EIFS TRIM. VERIFY COLOR WITH ARCHITECT.
M5		EIFS SYSTEM. VERIFY COLOR WITH ARCHITECT.
M6		PAINTED STEEL CANOPY. SEE DETAIL D3/A501. SEE STRUCTURAL. VERIFY COLOR WITH ARCHITECT.
M7		PRE-FINISHED FASCIA AND SOFFIT. VERIFY COLOR WITH ARCHITECT. SEE WALL SECTIONS.
M8		PRE-FINISHED METAL CAP. SEE DETAIL A4/A701. VERIFY COLOR WITH ARCHITECT.
M9		BARTILE ROOF TILE. VERIFY TYPE AND COLOR WITH ARCHITECT.
M10		5/8" TYPE 'X' GYPSUM BOARD. VERIFY COLOR WITH ARCHITECT.

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE SANDPLASTER FINISH.
- CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE SCUPPER. SEE DETAIL B5/A701.
- SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT STRICTLY. THE ARCHITECTURAL AND ENGINEERING PLANS AND SPECIFICATIONS MAY, IN SOME CASES, SPECIFY ABOVE THE MINIMUM REQUIREMENT IN THE GEOTECHNICAL REPORT, IN WHICH CASE, THE GENERAL CONTRACTOR SHALL MEET THE HIGHER STANDARD.
- CONTRACTOR TO COORDINATE WITH OWNER AND CIVIL TO INSTALL HEIGHT BAR CLEARANCE STRUCTURE. COORDINATE SIZE, LOCATION, AND STYLE WITH CIVIL AND OWNER.

 CURTIS MINER ARCHITECTURE	233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 cma@cmautah.com	DATE: 02/28/2023 PROJECT #: 21-057 PROJ. MAN.: MWS CHECKED BY: JWS
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PROJECT: ZION'S GATEWAY PLAZA 3RD PHASE PART A		
25 NORTH 2000 WEST HURRICANE, UTAH		
SHEET DESCRIPTION: EXTERIOR ELEVATIONS		SHEET: A202

PERMIT SET

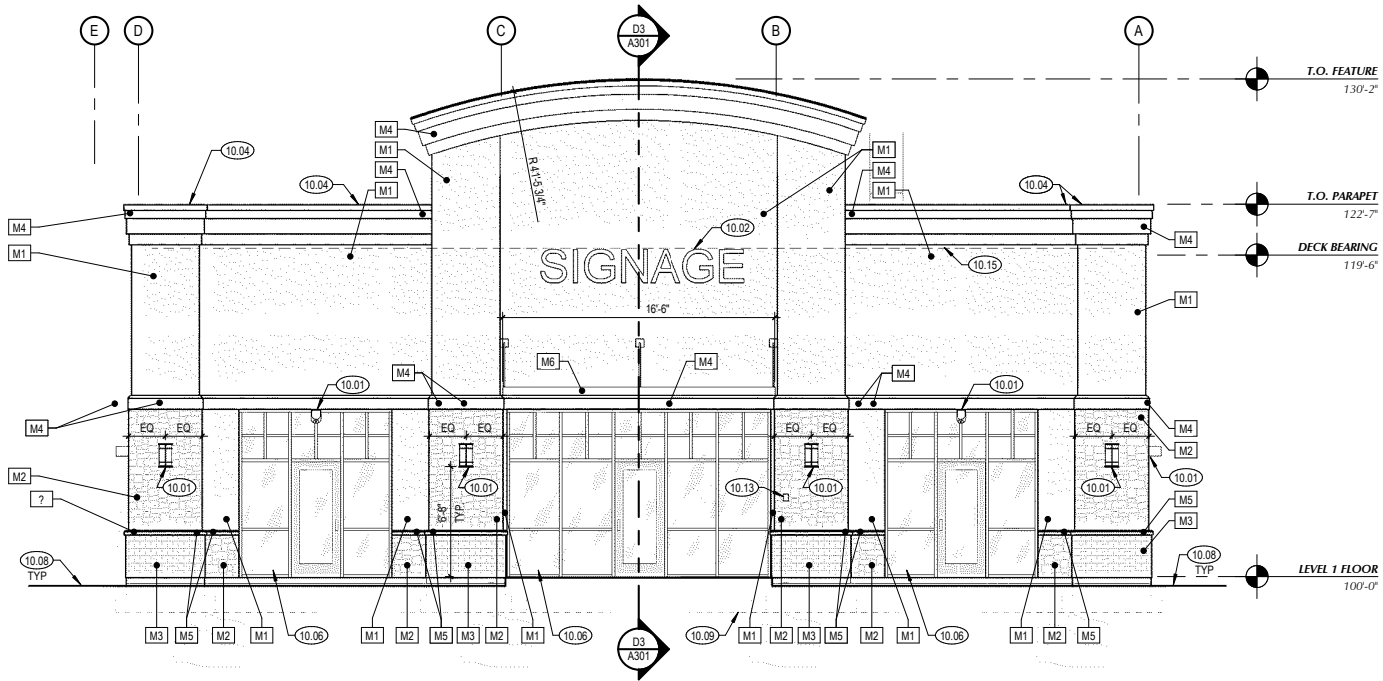
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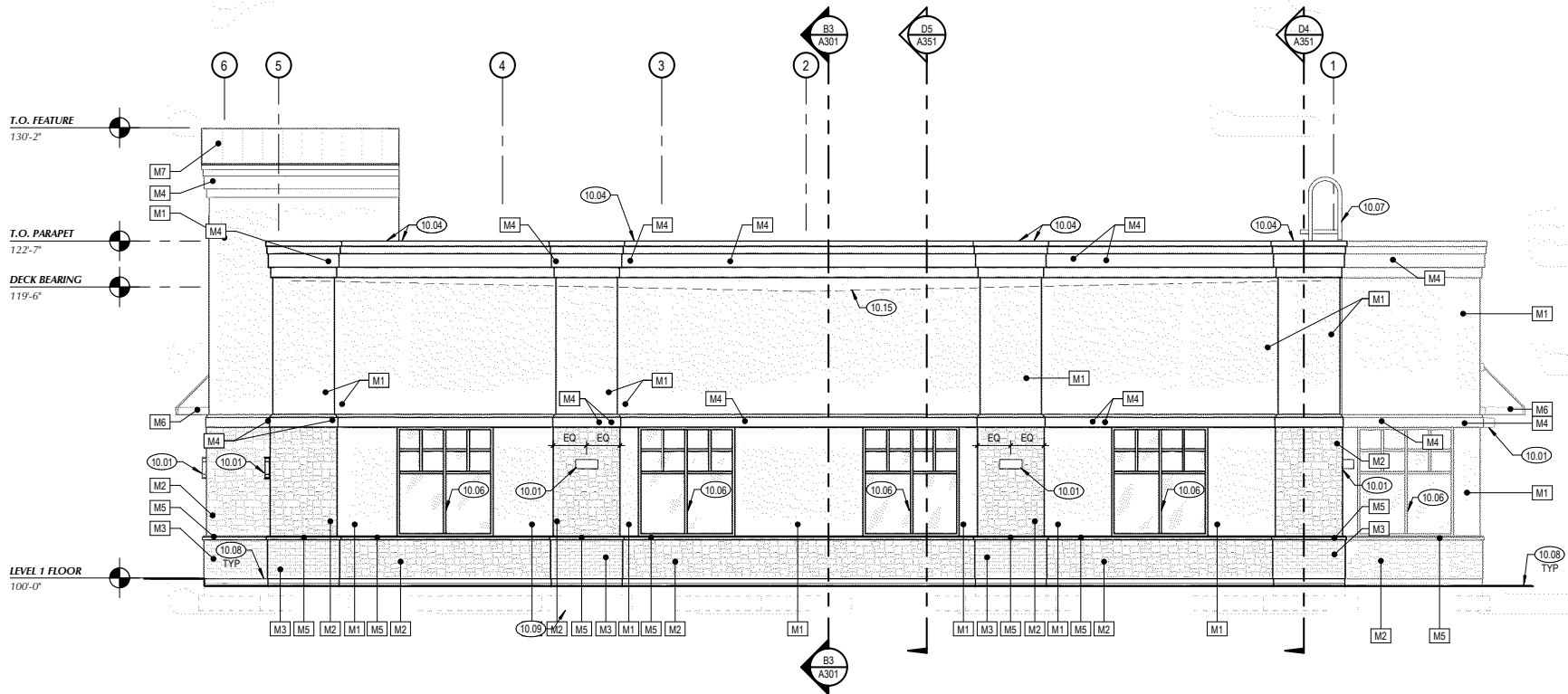
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C

D



B5 EAST ELEVATION
A201 | SCALE: 3/16" = 1'-0"



D5 NORTH ELEVATION
A201 | SCALE: 3/16" = 1'-0"

△	MARK	REVISION	DATE

SHEET NOTES

- 10.01 LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 10.02 SIGNAGE BY OWNER / TENANT. TO BE DONE UNDER A SEPARATE PERMIT. PROVIDE POWER AND CONDUIT TO THIS LOCATION FOR SIGNAGE. COORDINATE WITH OWNER / TENANT FOR ANY REQUIRED BLOCKING FOR SIGNAGE ATTACHMENT.
- 10.04 PREFINISHED STANDING SEAM METAL COPING. SEE DETAIL D2/A701. COLOR TO MATCH STOREFRONT.
- 10.06 PREFINISHED ALUMINUM STOREFRONT SYSTEM WITH THERMAL BREAKS. SEE GLAZING ELEVATIONS (A601) FOR FINISH.
- 10.07 STEEL ROOF ACCESS LADDER WITH LOCKING HINGED COVER. SEE D5/A701.
- 10.08 SLOPE GRADE AWAY FROM BUILDING. SEE CIVIL DRAWINGS.
- 10.09 DASHED LINES HERE INDICATE FOUNDATION. SEE FOOTING AND FOUNDATION PLAN AND STRUCTURAL DRAWINGS. BOTTOM OF FOOTING SHALL BE PLACED BELOW FROST DEPTH. VERIFY WITH LOCAL JURISDICTION.
- 10.13 PROVIDE FIRE DEPARTMENT APPROVED, RECESSED KNOX BOX. VERIFY LOCATION WITH LOCAL FIRE MARSHAL.
- 10.15 DASHED LINE HERE INDICATES TOP OF ROOF BEHIND PARAPET WALL.

EXTERIOR MATERIAL LEGEND

M1		EIFS SYSTEM. VERIFY COLOR WITH ARCHITECT.
M2		CULTURED STONE VENEER. VERIFY COLOR WITH ARCHITECT.
M3		BRICK VENEER. VERIFY COLOR WITH ARCHITECT.
M4		EIFS TRIM. VERIFY COLOR WITH ARCHITECT.
M5		PRECAST CONCRETE SILL / WATERTABLE. VERIFY COLOR WITH ARCHITECT.
M6		PAINTED STEEL CANOPY. VERIFY COLOR WITH ARCHITECT.
M7		STANDING SEAM METAL ROOF. VERIFY COLOR WITH ARCHITECT.

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE SANDPLASTER FINISH.
- CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- PROVIDE PREFINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PREFINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE SCUPPER SEE DETAIL A5/A701.
- SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT STRICTLY. THE ARCHITECTURAL AND ENGINEERING PLANS AND SPECIFICATIONS MAY, IN SOME CASES, SPECIFY ABOVE THE MINIMUM REQUIREMENT IN THE GEOTECHNICAL REPORT, IN WHICH CASE, THE GENERAL CONTRACTOR SHALL MEET THE HIGHER STANDARD.
- CONTRACTOR SHALL INSTALL A 'CLEARANCE' HEIGHT BAR FOR THE DRIVE-THRU. COORDINATE EXACT LOCATION WITH THE OWNER AND CIVIL ENGINEER.

 CURTIS MINER ARCHITECTURE 233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 cma@cmautah.com	DATE: 02/28/2023 PROJECT #: 21-057 PROJ. MAN.: MWS CHECKED BY: JWS
PROJECT: ZION'S GATEWAY PLAZA 3RD PHASE PART B 25 NORTH 200 WEST HURRICANE, UTAH	 SHEET DESCRIPTION: EXTERIOR ELEVATIONS
SHEET: A201	

PERMIT SET

PROJECT: <i>ZION'S GATEWAY PLAZA 3RD PHASE PART B</i> 25 NORTH 200 WEST HURRICANE, UTAH	
SHEET DESCRIPTION: <i>EXTERIOR ELEVATIONS</i>	SHEET: <i>A202</i>

D5 WEST ELEVATION
A202 | SCALE: 3/16" = 1'-0"



TEXAS PRIVET



BALLARIENA HAWTHORN



MEDITERRANEAN FAN PALM

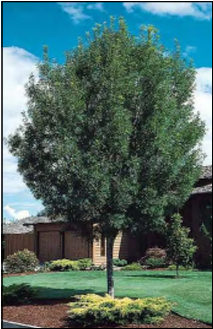


KARL FORESTER

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	24" box	per plan
	<i>Ligustrum japonicum</i>	Glossy Privet	24" box	per plan
	<i>Trachycarpus fortunei</i>	Windmill Palm	24" box	per plan
SHRUBS				
	<i>Calamagrostis x acutifolia</i>	Karl Forester Calamagrostis	5 gal.	42" o.c.
	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	5 gal.	42" o.c.
	<i>Rapheolepis indica</i> 'Ballariena'	Ballariena Hawthorn	5 gal.	42" o.c.
	<i>Nerium oleander</i> 'Petite Red'	Red Dwarf Oleander	5 gal.	42" o.c.
	<i>Myrtus communis</i> 'Compacta'	Dwarf Compact Myrtle	5 gal.	36" o.c.
	<i>Ligustrum japonicum</i> 'Texanum'	Texas Privet	5 gal.	per plan
	1 1/4" Rebel Red Rock Mulch			
	Decorative rock mulch			

RAYWOOD ASH



GLOSSY PRIVET



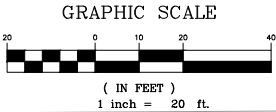
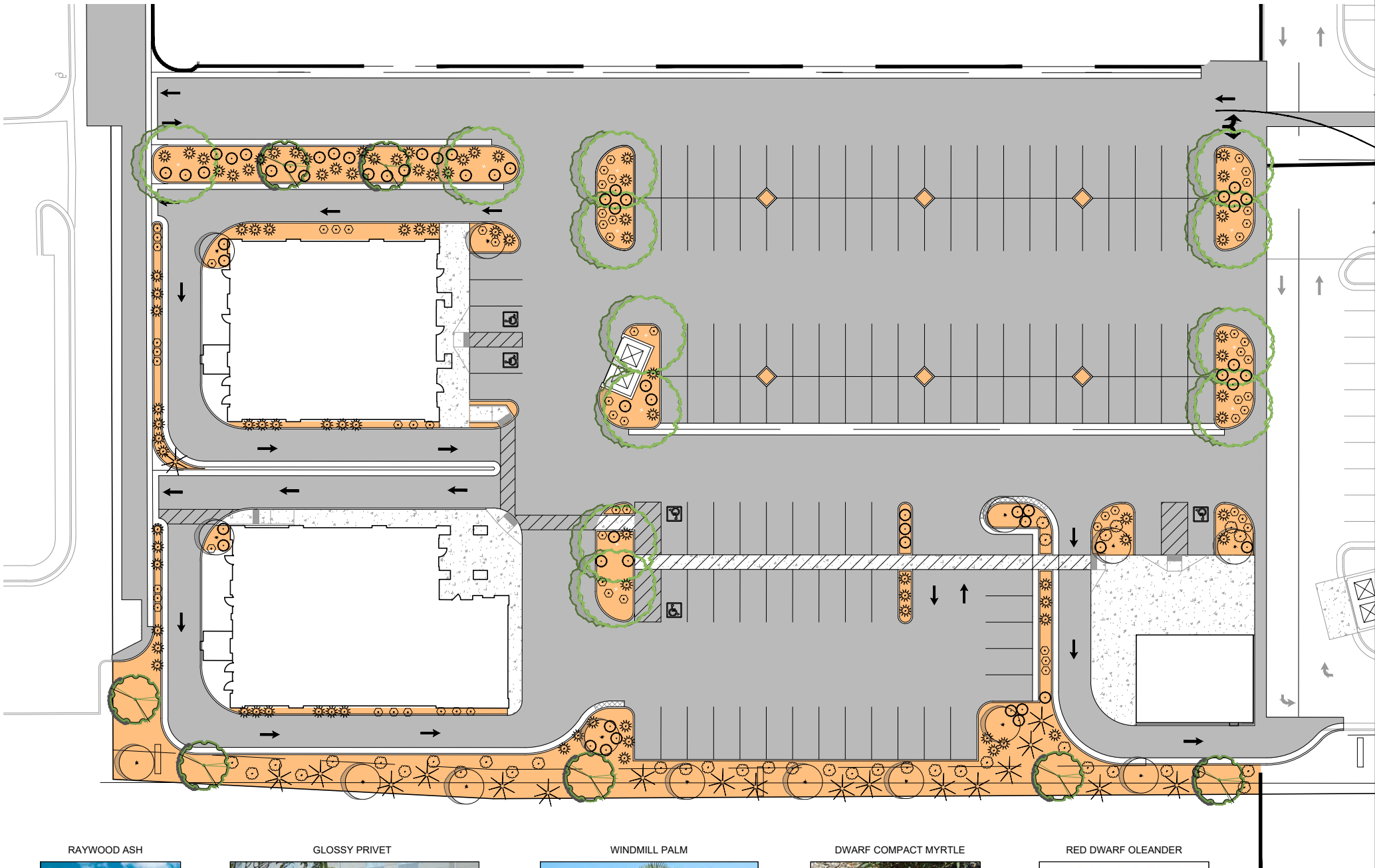
WINDMILL PALM



DWARF COMPACT MYRTLE



RED DWARF OLEANDER



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: MAR 2024
DRAWN: CTL
APPROVED:
SCALE: 1"=20'
JOB NO. 211305

LANDSCAPE PLAN
ZIONS GATEWAY
LOCATED IN HURRICANE, UTAH

PP25-15

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

From: karl@pv-eng.com
Sent: Thursday, May 28, 2026 7:17 AM
To: Fred Resch; Gary Cupp; Jeremy Pickering
Cc: rick.richardsonbros@gmail.com; aditya@pv-eng.com; kyle@pv-eng.com; kolby@pv-eng.com; 'Rick Richardson'
Subject: SANDWATER ESTATES REQUEST FOR EXTENSION ON PRELIMINARY PLAT

Fred,

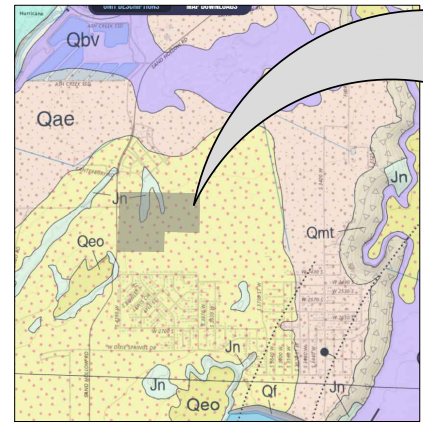
We are almost there with Sandwater Estates, but just in case, can we get an extension on the agenda for Sandwater Estates for the next planning commission meeting in June?
We just need engineering to complete last review and Ash Creek to green light the JUC portion of the plans. Thanks.

Sincerely,

Karl Rasmussen, P.E. S.E. M.E.
Provalue Engineering, Inc.



GEOLOGICAL MAP:



PROJECT
LOCATION

GEOLOGICAL NARRATIVE

QEO/QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE):--

WELL SORTED, FINE- TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

JN: NAVAJO SANDSTONE (LOWER JURASSIC)

PALE-REDDISH-ORANGE, REDDISH-BROWN, OR WHITE, CLIFF-FORMING, CROSS-BEDDED, QUARTZ SANDSTONE; FORMS SPECTACULAR SHEER CLIFFS, DEEP CANYONS, AND IMPRESSIVE SPIRES, PROMONTORIES, AND MONOLITHS; CONSISTS OF WELL SORTED, WELL-ROUNDED, FINE TO MEDIUM-GRAINED, FROSTED QUARTZ SAND; BEDDING CONSISTS OF HIGH-ANGLE, LARGE-SCALE CROSS-BEDDING IN TABULAR-PLANAR, WEDGE-PLANAR, AND TROUGH-SHAPED SETS 10 TO 45 FEET OR MORE (3-14+ M) THICK; CONTAINS SPARSE PLANAR INTERDUNE DEPOSITS AND LOCALLY COMMON IRONSTONE BANDS AND CONCRETIONS; LOCALLY PROMINENTLY JOINTED (SEE, FOR EXAMPLE, ROGERS AND ENGELDER, 2004; ROGERS AND OTHERS, 2004); LOWER PART FORMS TRANSITION ZONE CHARACTERIZED BY PLANAR-BEDDED, FINE-GRAINED SANDSTONE AND SILTY SANDSTONE WITH THIN SILTSTONE INTERBEDS WITH WAVY BEDDING, FLASER-LIKE LAMINAE, AND SOFT-SEDIMENT DEFORMATION AND BIOTURBATION FEATURES, AND LESS COMMON BUT RESISTANT CROSS-STRATIFIED SANDSTONE; DIVIDED INTO THREE INFORMAL NON-STRATIGRAPHIC UNITS OF VARIABLE BUT ROUGHLY EQUAL THICKNESS BASED ON COLOR AND WEATHERING HABIT IN THE SOUTH PART OF ZION NATIONAL PARK (DOELLING AND OTHERS, 2002); (1) "WHITE NAVAJO," WHICH FORMS THE UPPER PART OF THE NAVAJO SANDSTONE AND IS PALE-GRAY, YELLOWISH-GRAY, ORANGISH-GRAY, AND WHITE BECAUSE OF ALTERATION, REMOILIZATION, OR BLEACHING OF LIMONITE AND HEMATITE (IRON-BEARING) CEMENT, PROBABLY DUE TO HYDROCARBON MIGRATION (SEE, FOR EXAMPLE, BETTLER AND OTHERS, 2003); (2) "PINK NAVAJO," WHICH FORMS THE MIDDLE PART OF THE NAVAJO SANDSTONE, IS GENERALLY LESS RESISTANT THAN THE "WHITE NAVAJO" ABOVE AND "BROWN NAVAJO" BELOW, AND IS PALE REDDISH ORANGE DUE TO MORE UNIFORMLY DISPERSED HEMATITE CEMENT, AND (3) "BROWN NAVAJO," WHICH IS STREAKED MEDIUM TO DARK REDDISH BROWN DUE TO IRON OXIDE REMOILIZATION CAUSED BY GROUND-WATER OR HYDROCARBON MIGRATION, AND WHICH FORMS THE LOWER MASSIVE CLIFF OF THE NAVAJO SANDSTONE AND IS CORRELATIVE IN PART WITH THE LOWER TRANSITIONAL BEDS OF THE NAVAJO; NIELSEN AND CHAN (IN PREPARATION) DESCRIBED DIAGENETIC FACIES AND FLUID-RELATED ALTERATION OF THE NAVAJO SANDSTONE IN SOUTHWEST UTAH; THE UPPER, UNCONFORMABLE CONTACT OF THE NAVAJO IS SHARP AND PLANAR AND CORRESPONDS TO A PROMINENT BREAK IN SLOPE, WITH CLIFF-FORMING, CROSS-BEDDED SANDSTONE BELOW AND REDDISH-BROWN MUDSTONE OF THE SINAWAVA MEMBER OF THE TEMPLE CAP FORMATION ABOVE; DEPOSITED IN A VAST COASTAL AND INLAND DUNE FIELD WITH PREVAILING WINDS PRINCIPALLY FROM THE NORTH (BLAKEY, 1994, PETERSON, 1994); CORRELATIVE WITH THE NUGGET SANDSTONE OF NORTHERN UTAH AND WYOMING AND THE AZTEC SANDSTONE OF SOUTHERN NEVADA AND ADJACENT AREAS (SEE, FOR EXAMPLE, KOCUREK AND DOTT, 1983; RIGGS AND OTHERS, 1993); THE LOWER TRANSITION INTERVAL, WHICH REACHES ITS MAXIMUM THICKNESS OF ABOUT 300 FEET (100 M) IN THE RED CLIFFS AREA NORTHEAST OF ST. GEORGE, REPRESENTS DEPOSITION IN A SAND-DOMINATED SABKHA ENVIRONMENT (TUESINK, 1989; SANSON, 1992); MUCH OF THE SAND MAY ORIGINALLY HAVE BEEN TRANSPORTED TO AREAS NORTH AND NORTHWEST OF UTAH VIA A TRANSCONTINENTAL RIVER SYSTEM THAT TAPPED GRENVILLIAN-AGE (ABOUT 1.0 TO 1.3 BILLION-YEAR-OLD) CRUST INVOLVED IN APPALACHIAN OROGENESIS OF EASTERN NORTH AMERICA (DICKINSON AND GEHRELS, 2003; RAHL AND OTHERS, 2003; REINERS AND OTHERS, 2005); FORMS THE PRINCIPAL AQUIFER THROUGHOUT MUCH OF THE QUADRANGLE (CLIDE, 1987; HURLOW, 1998; HEILWEL AND OTHERS, 2000; HEILWEL AND OTHERS, 2002; ROWLEY AND DIXON, 2004; ROWLEY AND OTHERS, 2004); ABOUT 1800 TO 2300 FEET (550-700 M) THICK.

DESERT TORTOISE TAKE AREA

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

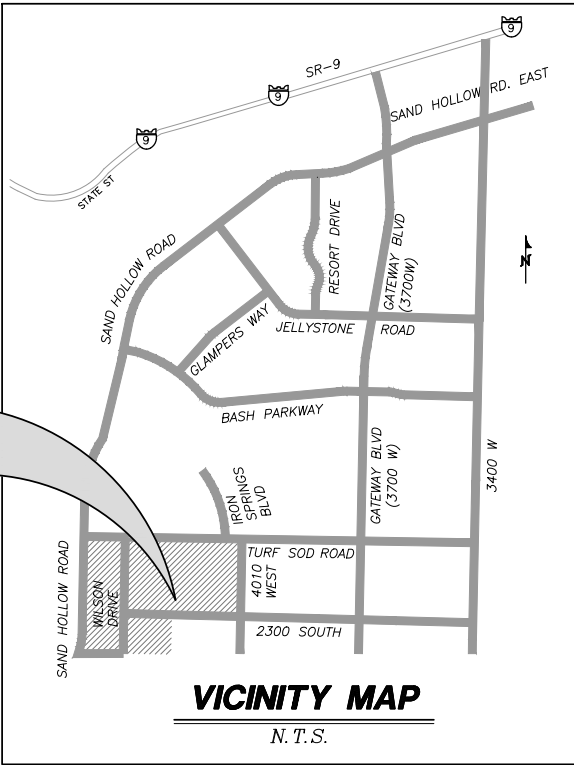
GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X - AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSEFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSH-HIGH: MODERN SAND-DUNE OR SHEET-SAND DEPOSITS
SHALLOW GROUND WATER	NONE

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

PRELIMINARY PLAT TITLE SHEET FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP

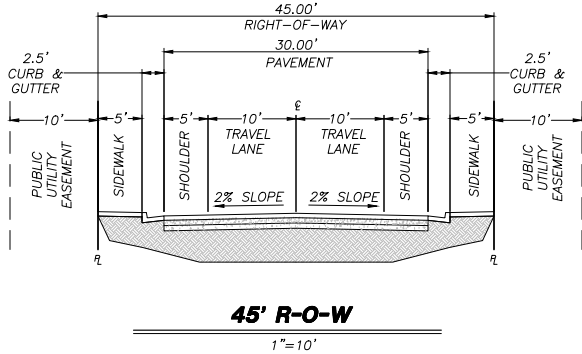
N. T. S.

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY

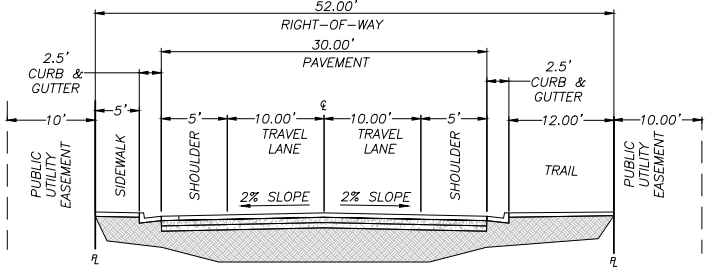
CONTACT REPRESENTATIVE:

RICK RICHARDSON
(435)-229-3641
RICK.RICHARDSONBROS@GMAIL.COM



45' R-O-W

1"=10'



52' R-O-W

1"=10'

SITE DATA

PHASE #	# OF LOTS
PHASE 1	32 LOTS
PHASE 2	17 LOTS
PHASE 3	24 LOTS
PHASE 4	27 LOTS
PHASE 5	25 LOTS
PHASE 6	42 LOTS
PHASE 7	31 LOTS
PHASE 8	29 LOTS
PHASE 9	28 LOTS
	255 LOTS

AVERAGE LOT SIZE= 11,696 S.F.

EASEMENT NOTE:

THE SUBDIVISION WILL PROVIDE NON-DISCRIMINATORY ACCESS FOR THE PLACEMENT OF COMMUNICATIONS AND UTILITY INFRASTRUCTURE. EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT AND COORDINATED WITH RELEVANT SERVICE PROVIDERS TO ENSURE EQUITABLE ACCESS FOR ALL UTILITY AND COMMUNICATION PROVIDERS.

ALL LOTS TO HAVE 10' PUBLIC UTILITY EASEMENTS ALONG THE RIGHT-OF-WAY LINE OF ALL INTERNAL ROADWAYS.

NOTES:

STORM WATER WILL GO IN STORM DRAIN SYSTEMS IN WILSON DRIVE, TURF SOD ROAD & OXFORD ROAD TO THE NEW EAST MARLA DETENTION BASIN. CONSTRUCTION DRAWINGS WILL SUBMIT A MASTER STORM DRAIN DRAWING FOR THIS AREA.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO SPRINGS, SEEPS, OR WELLS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

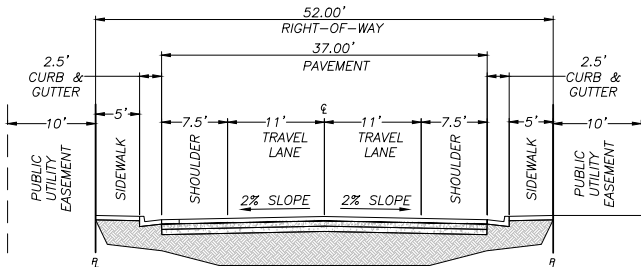
SHEET INDEX

SHEET	DESCRIPTION
1 OF 6	PRELIMINARY PLAT TITLE SHEET
2 OF 6	EXISTING CONDITIONS
3 OF 6	OVERALL AREA
4 OF 6	PHASES 1, 3, 7 & 8
5 OF 6	PHASE 2, 4, 5, & 6
6 OF 6	CURVE TABLE

LEGAL DESCRIPTION

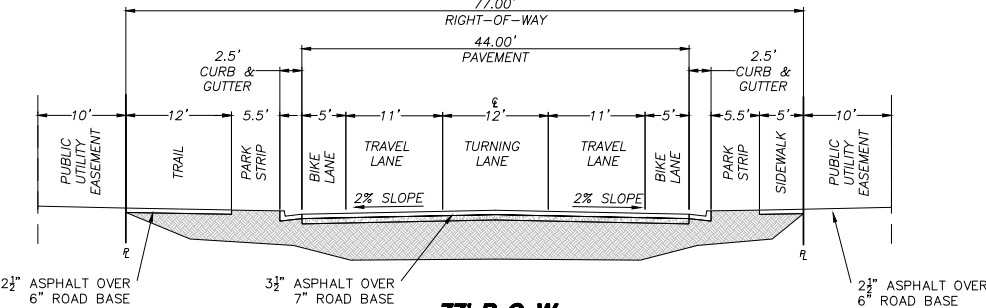
COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 12, S01°03'06"W 1321.62 FEET TO THE POINT OF BEGINNING; THENCE S89°04'10"E 1348.32 FEET; THENCE S00°55'50"W 77.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 31.42 FEET, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S00°55'50"W, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S45°55'50"W 28.28 FEET); THENCE S00°55'50"W 1216.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.22 FEET, THROUGH A CENTRAL ANGLE OF 89°26'49", (LONG CHORD BEARS: S43°47'35"E 28.15 FEET); THENCE S00°38'36"W 77.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 31.61 FEET, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S01°29'01"W, THROUGH A CENTRAL ANGLE OF 90°33'11" (LONG CHORD BEARS: S46°12'25"W 28.42 FEET); THENCE N88°13'45"W 77.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 31.22 FEET, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF N88°04'10"W, THROUGH A CENTRAL ANGLE OF 89°26'49", (LONG CHORD BEARS: N43°47'35"W 28.15 FEET); THENCE N88°30'59"W 978.48 FEET; THENCE S01°29'55"W 626.43 FEET; THENCE N88°30'16"W 251.78 FEET; THENCE N89°02'51"W 1327.61 FEET; THENCE N01°04'27"E 2043.76 FEET; THENCE S88°56'55"E 103.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 31.48 FEET, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S88°56'35"E, THROUGH A CENTRAL ANGLE OF 90°07'36" (LONG CHORD BEARS: S44°00'22"E 28.32 FEET); THENCE S89°04'10"E 1203.79 FEET; TO THE POINT OF BEGINNING.

AREA CONTAINS 4720291 SQUARE FEET OR 108.363 ACRES.



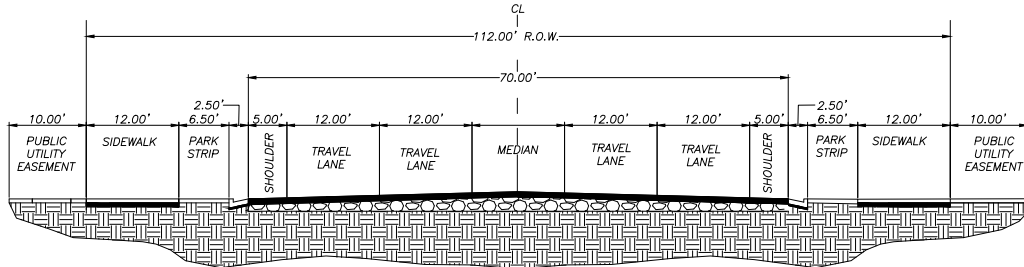
52' R-O-W

1"=10'



77' R-O-W

1"=10'



SAND HOLLOW ROAD (112' R-O-W)

1"=10'

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 TITLE SHEET FOR:
SANDWATER ESTATES SUBDIVISION

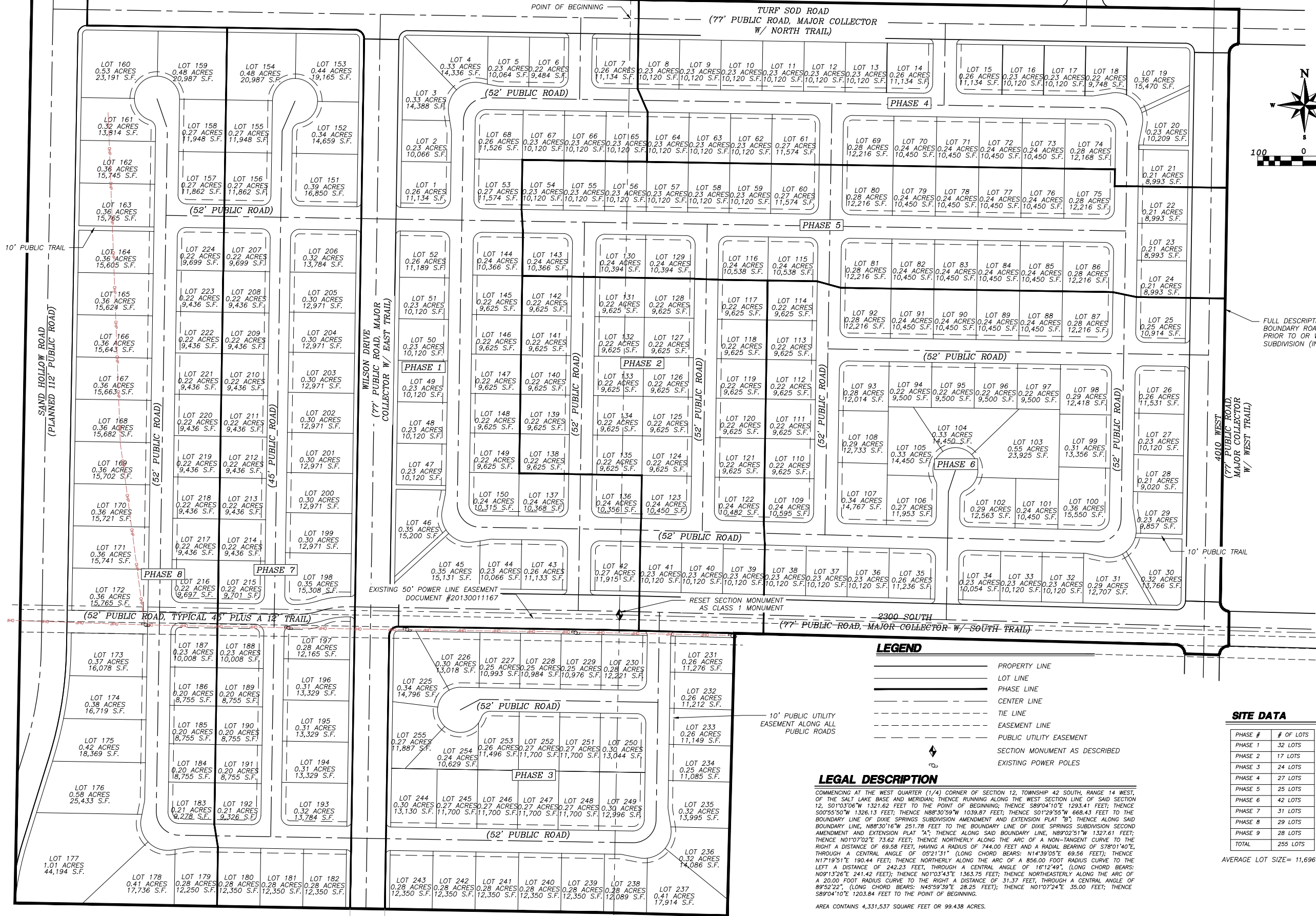
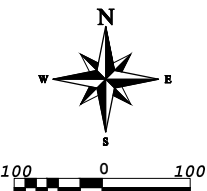
LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/10/2025
SCALE	N/A
JOB NO.	706-002
SHEET NO.	

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

WEST 1/4 CORNER
SECTION 12,
T42S, R14W, S.L.B.&M.
S1°03'06"W 1321.62' (TIE)



- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - PHASE LINE
 - CENTER LINE
 - TIE LINE
 - EASEMENT LINE
 - PUBLIC UTILITY EASEMENT
 - SECTION MONUMENT AS DESCRIBED
 - EXISTING POWER POLES

LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 12, S01°03'06"W 1321.62 FEET TO THE POINT OF BEGINNING; THENCE S89°04'10"E 1293.41 FEET; THENCE S00°55'50"W 1326.13 FEET; THENCE N88°30'59"W 1039.87 FEET; THENCE S01°29'55"W 668.43 FEET TO THE BOUNDARY LINE OF DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "B"; THENCE ALONG SAID BOUNDARY LINE, N88°30'16"W 251.78 FEET TO THE BOUNDARY LINE OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "A"; THENCE ALONG SAID BOUNDARY LINE, N89°02'51"W 1327.61 FEET; THENCE N09°13'26"E 241.42 FEET; THENCE N01°07'43"E 1363.75 FEET; THENCE N01°07'24"E 35.00 FEET; THENCE S89°04'10"E 1203.84 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 4,331,537 SQUARE FEET OR 99.438 ACRES.

SITE DATA

PHASE #	# OF LOTS
PHASE 1	32 LOTS
PHASE 2	17 LOTS
PHASE 3	24 LOTS
PHASE 4	27 LOTS
PHASE 5	25 LOTS
PHASE 6	42 LOTS
PHASE 7	31 LOTS
PHASE 8	29 LOTS
PHASE 9	28 LOTS
TOTAL	255 LOTS

AVERAGE LOT SIZE= 11,696 S.F.

REVISIONS

NO	DATE	DESCRIPTION

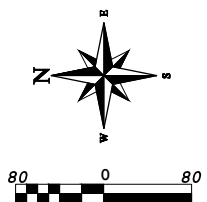
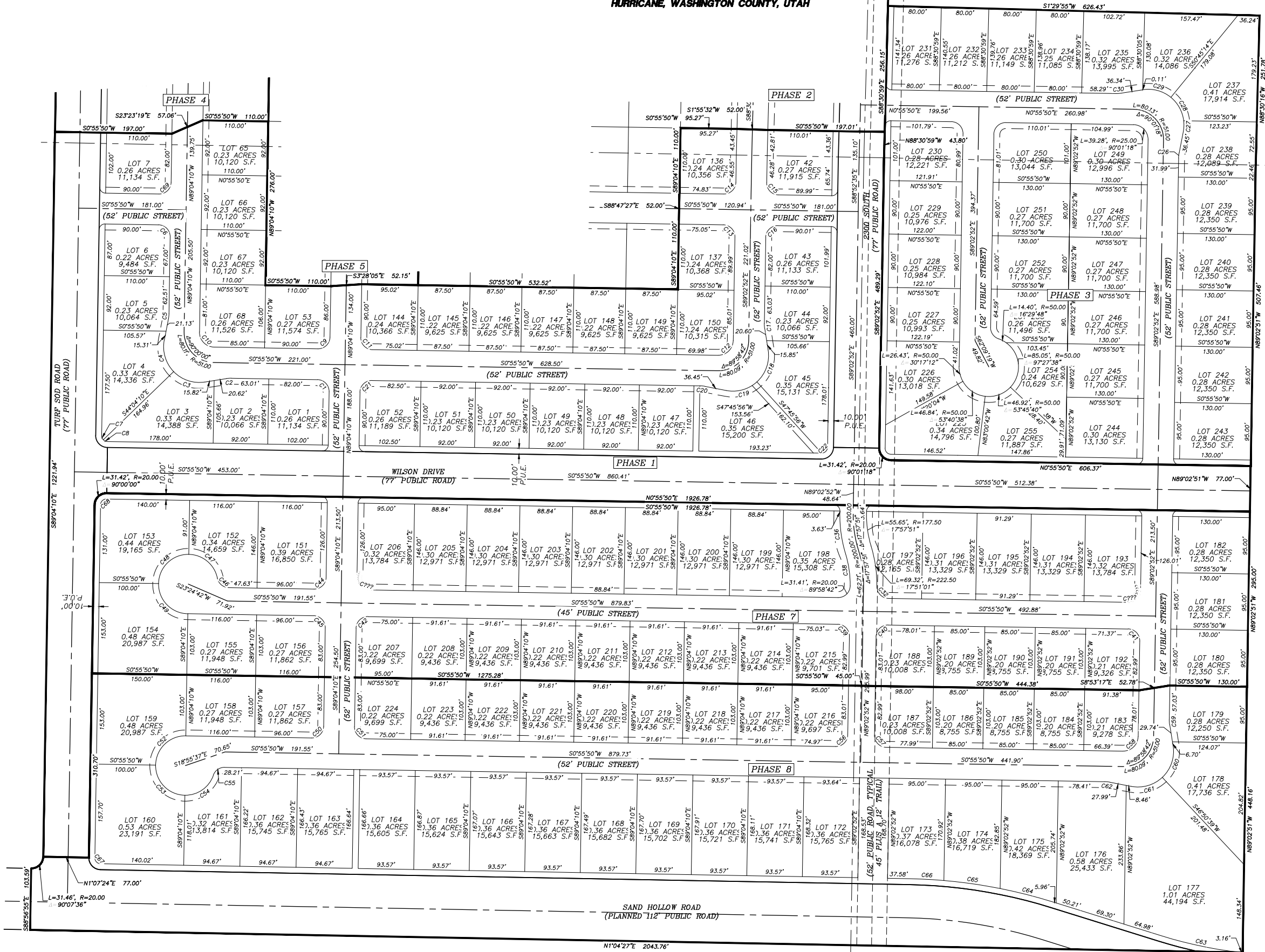
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20 South 850 West, Suite 1
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PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FOR: SANDWATER ESTATES SUBDIVISION PHASES 1, 3 & 7-8

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND	
	PROPERTY LINE
	LOT LINE
	PHASE LINE
	CENTER LINE
	PUBLIC UTILITY EASEMENT

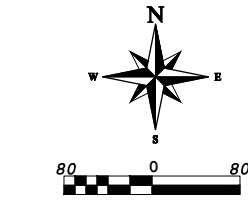
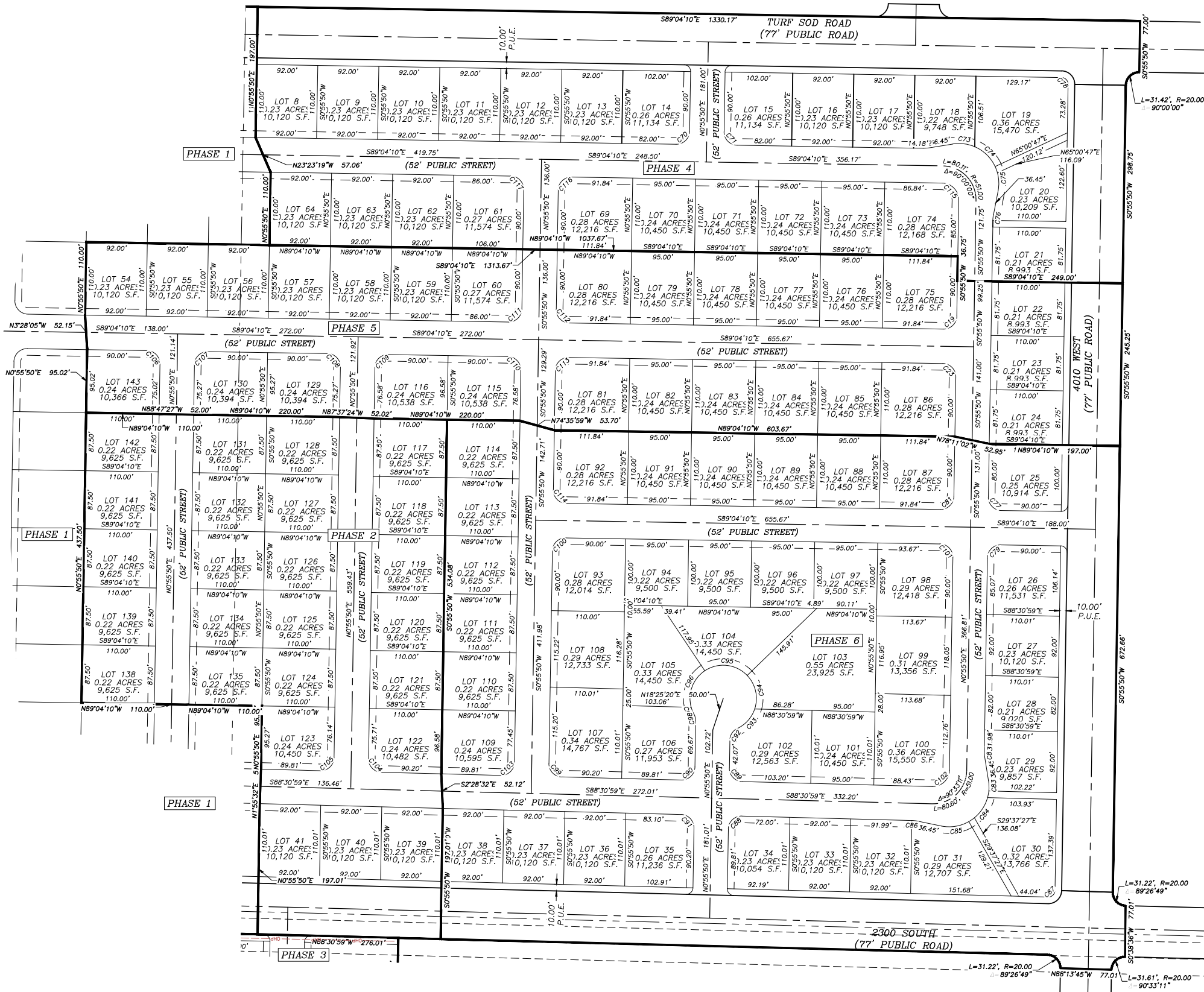
REVISIONS	
NO.	DESCRIPTION

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

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASES 1, 3 & 7-8
LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASES 2 & 4-6

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- LOT LINE
- PHASE LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT

NO.	REVISIONS	
	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:
SANDWATER ESTATES SUBDIVISION PHASES 2 & 4-6

LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/10/2025
SCALE	1"=80'
JOB NO.	706-002
SHEET NO.	5 OF 6

706-002 PRELIMINARY PLAT SANDWATER ESTATES DWG. COPYRIGHT © 2025 PROVALUE ENGINEERING INC.

STAFF COMMENTS

Agenda Date:	06/11/2026 - Planning Commission
Application Number:	AFP26-10
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Rollin and Patricia Hooper
Agent:	Karl Rasmussen
Request:	Approval of an Amended Final Plat.
Location:	27 and 27A Quail Creek Drive
Zoning:	MH/RV
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat of Quail Lake Estates to combine Lots 27 and 27A. There is currently a home on the property. This subdivision is zoned Mobile home/RV park (MH/RV).



Vicinity Map
JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Surveyor must resolve discrepancies between ground distances and record descriptions. Other corrections are redlined. Fine with the intent.
3. **Streets:** Approved
4. **Water:** [No comments received.]
5. **Fire:** Approved.
6. **Sewer:** Approved.
7. **Power:** [No comments received.]
8. **Gas:** [No comments received.]
9. **Fiber:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the following standards for amending final plats contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following is a list of the key code requirements that should be considered:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.
4. This following note needs to be added (HCC 10-39-10(B)(6)): *Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.*

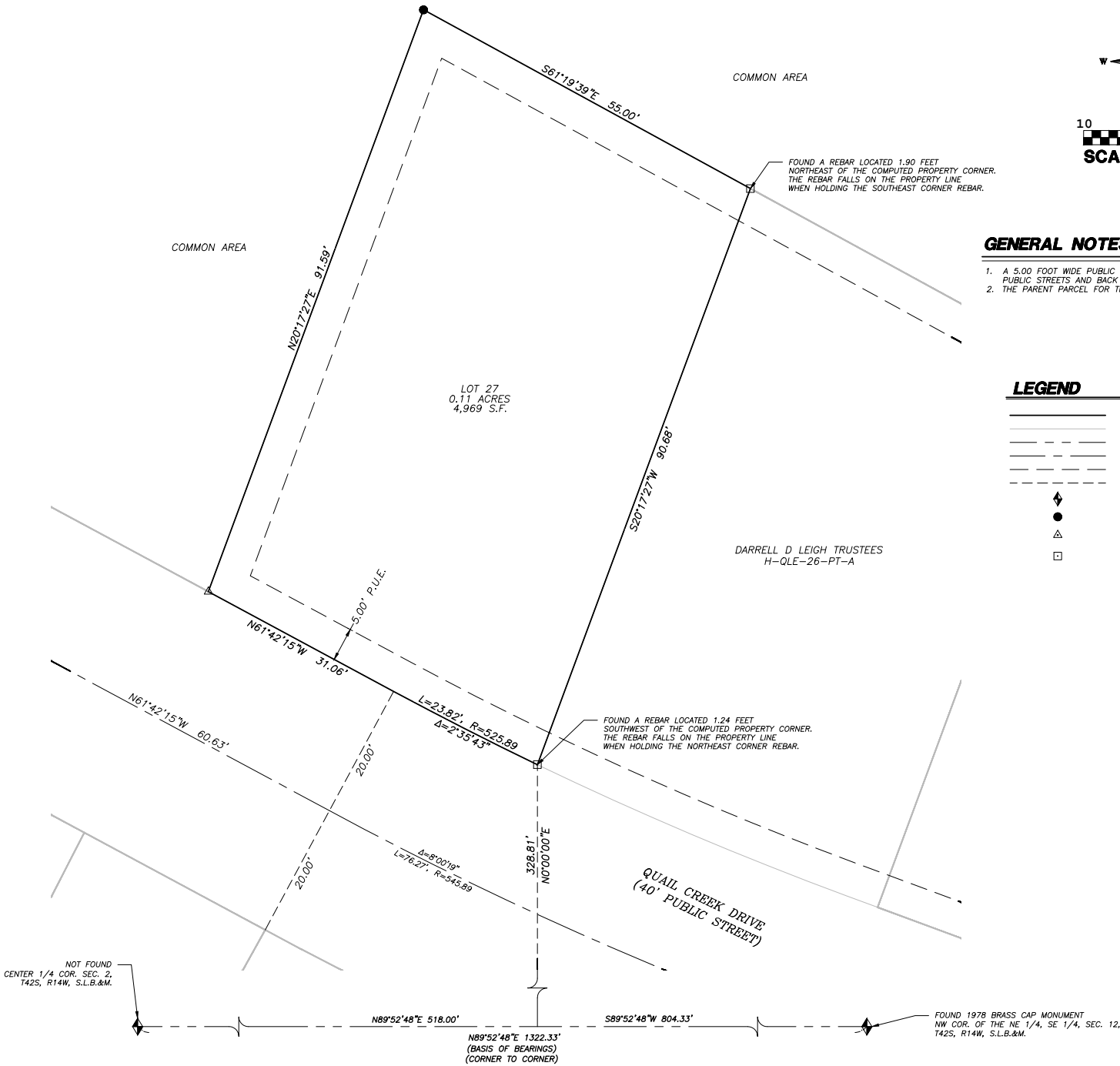
Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and applicable State Code standards. Staff recommends approval subject to staff and JUC comments.

NARRATIVE

THE PURPOSE OF THIS PARTIAL AMENDMENT PLAT IS TO COMBINE LOTS 27 AND LOTS 27A OF THE QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 (WASHINGTON COUNTY RECORDS DOCUMENT #00824879, BK 1555, PG 0637) INTO ONE LOT AND CREATE AN OVERALL LOT 27.

FINAL PLAT FOR:
QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT
AMENDED #5 PARTIAL AMENDMENT "D" (LOTS 27 & 27A)

LOCATED IN SECTION 2, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



GENERAL NOTES:

- A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL PUBLIC STREETS AND BACK OF LOT LINES AS SHOWN HEREIN.
- THE PARENT PARCEL FOR THIS PARTIAL AMENDMENT IS H-QLE-27A-2

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT LINE
- TIE LINE
- SECTION MONUMENT AS DESCRIBED
- SET PROVALUE ENGINEERING 5/8" REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- FOUND REBAR & CAP AS DESCRIBED

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, PRIVATE DETENTION AREAS, LIMITED COMMON AREAS, COMMON AREAS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "D" (LOTS 27 & 27A), AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

CHAD J. HILL, P.L.S. #7837685



REVIEW

DATE

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PARTIAL AMENDMENT PLAT IS TO COMBINE LOTS 27 AND LOTS 27A OF THE QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 (WASHINGTON COUNTY RECORDS DOCUMENT #00824879, BK 1555, PG 0637) INTO ONE LOT AND CREATE AN OVERALL LOT 27. NO OTHER CHANGES TO THE ORIGINAL PLAT ARE MADE OR INTENDED WITH THIS AMENDMENT PLAT.

THE BASIS OF BEARINGS IS N89°52'48"E 1322.33 FEET FROM THE CENTER QUARTER (1/4) CORNER AND THE NORTHWEST CORNER OF THE NE 1/4, SE 1/4, OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, OF THE QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 (WASHINGTON COUNTY RECORDS DOCUMENT #00824879, BK 1555, PG 0637), SAID POINT BEING N89°52'48"E 518.00 FEET ALONG THE CENTER SECTION LINE AND NORTH 328.81 FEET FROM THE CENTER QUARTER (1/4) CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF QUAIL CREEK DRIVE THE FOLLOWING TWO (2) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 23.82 FEET, HAVING A RADIUS OF 525.89 FEET AND A RADIAL BEARING OF N25°41'57"E, THROUGH A CENTRAL ANGLE OF 02°35'43" (LONG CHORD BEARS: N63°00'12"W 23.82 FEET); (2) N61°42'15"W 31.06 FEET TO THE SOUTHWEST CORNER OF LOT 27; THENCE N20°17'27"E 91.59 FEET TO THE NORTHWEST CORNER OF LOT 27; THENCE S61°19'39"E 55.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE S20°17'27"W 90.68 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 4,969 SQUARE FEET OR 0.11 ACRES.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, LOTS & PUBLIC EASEMENTS AS SHOWN AND/OR NOTED HEREAFTER TO BE KNOWN AS:

QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "D" (LOTS 27 & 27A)

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS, AND EASEMENTS AS NOTED OR SHOWN (INSIDE AND OUTSIDE OF DESCRIBED BOUNDARIES), TO THE CITY OF HURRICANE OR OTHER ENTITIES IF NOTED.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS ____ DAY OF ____ 2026.

BY: ROLLIN HOOPER

BY: PATRICIA A. HOOPER

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS THE ____ DAY OF ____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ROLLIN HOOPER AND PATRICIA A. HOOPER, HUSBAND AND WIFE, AS JOINT TENANTS WHO BEING BY ME DULY SWORN, DID PROVE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS NAMED IN THIS DOCUMENT, AND THAT THEY EXECUTED THE FOREGOING OWNERS' DEDICATION RESIDING IN ____ COUNTY, UTAH

NOTARY PUBLIC SIGNATURE, A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC FULL NAME AS INDICATED ON THE NOTARY'S COMMISSION: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ____ DAY OF ____, A.D. 20____.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20____.	APPROVED AS TO FORM, THIS THE ____ DAY OF ____, A.D. 20____.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ____ DAY OF ____, A.D. 20____.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF ____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, A.C.S.S.D.	ENGINEER HURRICANE CITY, UTAH	CITY ATTORNEY HURRICANE CITY, UTAH	ATTEST: CITY RECORDER HURRICANE CITY, UTAH CLARK FAWCETT, MAYOR HURRICANE CITY, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

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



FINAL PLAT FOR:
QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT
AMENDED #5 PARTIAL AMENDMENT "D" (LOTS 27 & 27A)
LOCATED IN SECTION 2, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE 4/30/2026
SCALE 1"=10'
JOB NO. 848-001
SHEET NO:

1 OF 1