



NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE HILDALE CITY PLANNING COMMISSION AND TO THE PUBLIC, THAT THE PLANNING COMMISSION WILL HOLD A WILL HOLD A PUBLIC HEARING AS PART OF THE REGULAR MEETING ON TUESDAY, 26th DAY OF JANUARY 2021, AT 320 EAST NEWEL AVENUE, HILDALE, UTAH 84784 AT 6:30 PM MDT.

REGULAR MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT
5. DISCUSSION AND POSSIBLE ACTION ON APPROVING MEETING MINUTES FOR OCTOBER 15, 2020 AND OCTOBER 27, 2020
6. PUBLIC HEARING
 - A. CONSIDER POSSIBLE AMENDMENTS TO THE HILDALE CITY LAND USE ORDINANCE RELATING TO:
 - a. SEPARATION (DISTANCE) INCREASE FROM REHABILITATION FACILITIES. THE RELEVANT CODE SECTIONS MAY INCLUDE, WITHOUT LIMITATION, HCC §§ 152-46-6(C).
 - b. INCREASE THE MAIN BUILDING MAXIMUM HEIGHT, IN COMMERCIAL ZONES. THE RELEVANT CODE SECTIONS MAY INCLUDE, WITHOUT LIMITATION, HCC §§ 152-15-2.
7. GENERAL PLAN UPDATE

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.



8. NEW COMMISSION BUSINESS

- a. CONSIDERATION AND POSSIBLE ACTION ON TEXT AMENDMENT TO THE HIDALE CITY LAND USE ORDINANCE SUBMITTED BY JOHN BARLOW TO AMEND HC CODE 152-46-6c EXTENDING SEPARATION REQUIREMENTS BETWEEN RESIDENTIAL TREATMENT FACILITIES FROM ONE THOUSAND (1000) FEET TO FIVE THOUSAND (5000) FEET.
- b. CONSIDERATION AND POSSIBLE ACTION ON TEXT AMENDMENT TO THE HIDALE CITY LAND USE ORDINANCE SUBMITTED BY JOHN CRAWFORD, AS AGENT FOR DON TIMPSON, TO AMEND HC CODE 152-15-4, TABLE 152-15-2 CHANGING MAXIMUM BUILDING HEIGHT OF HIGHWAY COMMERCIAL ZONE FROM THIRTY-FIVE (35) FEET TO FIFTY-FIVE (55) FEET.
- c. CONSIDERATION AND POSSIBLE ACTION ON SITE PLAN REVIEW FOR HD-SHCR-4-37, 1280 WEST UTAH AVE.
- d. CONSIDERATION AND POSSIBLE ACTION ON SITE PLAN REVIEW FOR SOUTH ZION INN & SUITES, 750 NORTH STATE STREET.

9. ADJOURNMENT

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.

Hildale City Planning Commission

320 East Newel Avenue, Hildale, Utah 84784

Thursday, October 15, 2020, 6:30 pm

Present:

Commissioners: Brigham Holm, Charles Hammon, Jenn Kesselring, Nathan Fischer, Derick Holm, (Tracy Barlow and Rex Jessop excused)

Recorder: Athena Cawley

Staff: Harrison Johnson, Christian Kesselring

Public: Stacy Seay, Gary Tooke, Mike Hansen

Court Monitor: Roger Carter

#1. Call to Order.

Meeting called to order at 6:34 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Brigham led the crowd in the pledge of allegiance.

#4. Public Comment

No public comment

#5. Discussion and Possible Action on Approving Meeting Minutes for April 23rd, July 23rd, August 20th & 24th, and September 17th & 23rd

Nathan Fischer moved to approve the meeting minutes for April 23rd, July 23rd, August 20th & 24th, and September 17th & 23rd.

Derick Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon	X		
Nathan Fischer	X		
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

#6. Presentation of General Plan

Mike Hansen from Rural Community Consultants presented. He gave an introduction of the project and requested selection for the steering committee. The project will be broken down in to four phases: preparing a clear vision statement, reviewing options, getting a consensus, and going through legal process from draft to final. There were a few questions asked of the

Planning Commission to give feedback. Charles Hammon and Derick Holm agreed to sit on the steering committee for the General Plan.

#7. New Commission Business

Charles disclosed a conflict of interest for the 3 site plans on the agenda and that he will abstain from voting. He prepared all the site plans and will be available for questions.

A. Site Plan Review for HD-SHCR-6-24 & 32; 680 North Richard Street, Hildale UT 84784

Harrison presented. The applicant, Charles Hammon, is requesting a final site plan review for a planned development on North Richard Street and he intends to build 17 single family homes on a planned development with shared recreation space and a private drive. The General Plan has the lot designated for low-density residential. The applicant plans to develop the site all at once. The plan appears to follow Hildale City Codes. The staff recommends approval of the site plan as it meets all applicable standards.

Charles Hammon addressed the commissioners as the owner and applicant of the site plan for 680 North Richard Street. The commissioners have seen this site plan several times and this is the third round. The project started a year ago with a rezone and a preliminary site plan. After the rezone was reviewed and approved then a preliminary plat was requested and approved. The next step to the process is a site plan. There is one noted change made to the final site plan from the preliminary, the intended 18 units was reduced to 17 units.

Nathan Fischer had questions about the utilities to the units and it was explained that it has been engineered and planned to accommodate. There was discussion of the process for a final site plan and then the next step being a final plat.

Derick Holm moved to approve the Site Plan Review for HD-SHCR-6-24 & 32; at 680 North Richard Street, Hildale UT.

Nathan Fischer seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon			X
Nathan Fischer	X		
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

B. Site Plan for HD-HDIP-37

Harrison presented. The applicant, Gary Tooke, is requesting a final site plan review for a planned development on Field Avenue and Maple Street. The applicant plans to construct a wine tasting room on the north side of the property. The General Plan has the lot designated for industrial. The plan includes designated use by the applicant being

Agricultural Sales and Service, but staff analysis is that it would more appropriately be an Agricultural Industry. However, Agricultural Industry is not allowed in a commercial zone, so the solution that was discussed and recommended by staff was conditionally approve the site plan subject to a zone change or text amendment defining wineries in specific zones.

Brigham Holm had questions about the process of approval for a text amendment. Christian clarified that there would need to be a public hearing with the Planning Commission first before going before the City Council for consideration of approval.

Charles Hammon explained, speaking as an agent for the applicant, that the site plan in the packet did not reflect the most recent changes.

After discussion between the Planning Commission and staff, a decision was agreed upon to schedule a special meeting October 27th to allow time for a text amendment to be created and to have the most recent site plan in front of them before moving forward.

C. Site Plan for EJ Knudson

Harrison presented. The applicant, EJ Knudson, is requesting a site plan review for an existing site at 1027 West Utah Ave. There are no changes being made to the existing site, only requesting to pull a building permit for an inside remodel. Staff recommends approval of the site plan based on no changes to the existing site.

Jennifer Kesselring moved to approve the Site Plan Review for 1027 West Utah Ave, Hildale, UT 84784

Derick Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon			X
Nathan Fischer	X		
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

Harrison revisited the site plan for EJ Knudson after the vote was carried, as he was not aware of some information about the application. To be more clear, staff requested to look the application over for development standards compliance and table it for the special meeting.

Brigham asked if the vote was something that the Planning Commission could retract and what is the process to do so.

Christian explained the decision takes effect the same day and could be rescinded right after with a vote. Ideally a motion is made to reverse the decision made earlier and then have a motion to table it.

Charles Hammon reiterated his conflict of interest on this item and will abstain from voting.

Jennifer Kesselring moved to reverse the decision of the Site Plan Review for 1027 West Utah Ave, Hildale, UT 84784.

Derick Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon			X
Nathan Fischer		X	
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

#8. Adjournment

Brigham confirmed with agreement from the Commissioners to table items B & C to a special meeting on October 27th at 6:30 pm. With no other business meeting adjourned at 8:04 pm.

Minutes were approved at Planning Commission meeting on _____.

Athena Cawley, City Recorder

Hildale City Planning Commission

320 East Newel Avenue, Hildale, Utah 84784

Thursday, October 27, 2020, 6:30 pm

Present:

Commissioners: Brigham Holm, Charles Hammon, Jenn Kesselring, Nathan Fischer, Derick Holm, Tracy Barlow, and Rex Jessop

Recorder: Athena Cawley

Staff: Harrison Johnson, Christian Kesselring

Public: JVar Duston, Stacy Seay, Ray Chatwin, Toni Chatwin

Court Monitor: Roger Carter

#1. Call to Order.

Meeting called to order at 6:30 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Brigham led the crowd in the pledge of allegiance.

#4. Public Comment

Ray Chatwin brought attention to the Commissioners in making decisions on zoning that involve alcohol sales, such as beer, wine, and/or a full bar, please keep it away from residential areas.

#5. Public Hearing

Derick Holm moved to go into a Public Hearing for Consideration and Possible Action on Text Amendment to the Hildale City Land Use Ordinance Relating to Defining Wineries, Breweries and Distilleries and Permitting the Same in Specific Zoning Districts (HCC §§ 152-3-4, 152-12-3, 152-15-3, 152-16-3, & 152-26-5).

Charles Hammon seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon	X		
Nathan Fischer	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

Harrison presented. When staff was evaluating Gary Tooke's application for final site plan approval for a winery, then there was not a very specific definition in City code for wineries and permitted use defined in the zones. Christian did some research of other cities that have alcohol manufacturing in their code and what zoning areas are permitted with that kind of use. Staff recommends the Planning Commission recommend to the City Council to adopt the definition that the state defines for manufacturing alcoholic beverages. That they add "Manufacturing Alcoholic Beverages 30,000 square feet and under" to the following zones (General Commercial, Highway Commercial, Planned Commercial, Business Manufacturing Park, Light Industrial, Recreation and Resort, Agricultural) and add "Heavy Manufacturing, Alcoholic Beverages 30,000 square feet and over" to the following zones (Heavy Industrial).

Public Comment:

Toni Chatwin at 640 North Juniper Street, recently sent in a video to the City Council involving incidents that happened at Zion Cliffs Lodge directly adjacent to her residence. She explained how these incidents disturbed her household with loud music late at night and a comedy show that had foul language not appropriate for children. She requested that the Commissioners consider who this affects when making decisions for commercial zones next to residential that allow alcohol sales.

JVar Dutson explained that the town does have several places that have commercial zones right next door to residential. This issue is going to continue coming up with the public and does need to be considered for resolve. He supports the growth of new business but has real concerns with alcohol being next to residential areas.

Facebook Comments:

Darlene Stubbs, "I'm all for a winery, but not in a residential neighborhood."

Terrill Musser, "If we don't create some boundaries and have some guidance, we are going to lose the heart and soul of our community."

Harrison clarified the defined use for the winery being alcoholic manufacturing and Zion Cliffs Lodge being a hotel or motel. There was explanation how there are specific restrictions on retail sales and how much alcohol can be consumed.

Christian addressed some legalities. In the City of Hildale, any facility that sales alcohol whether it is retail or wholesale must obtain a city alcohol license. The city in addition to state limitations has restrictions on where you can have on premise consumption of alcohol. Defining winery specific to state code says that those kinds of facilities can only offer tastings that are limited to certain amounts of alcohol, being a winery then only 4 oz can be offered to a person in a 24-hr. period. This is different from a restaurant or bar license. What is being brought before the Commissioners is what zone is that use going to be allowed in. There is nothing in state or city code that prevents them being located to a residential area.

**Rex Jessop moved to leave the Public Hearing and return to regular meeting.
Derick Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hamon	X		
Nathan Fischer	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

#6. New Commission Business

A. Consideration and Possible Action on Text Amendment to the Hildale City Land Use Ordinance Relating to Defining Wineries, Breweries and Distilleries and Permitting the Same in Specific Zoning Districts (HCC §§ 152-3-4, 152-12-3, 152-15-3, 152-16-3, & 152-26-5)

Brigham Holm clarified that the Commissioners are here to decide to allow a text amendment to allow entrepreneurs to grow a business and not decide to allow an alcohol license to a business. All licenses are gone before the City Council. He expressed to the citizens that the Planning Commission is here looking out for everyone and expressed how making the best decisions for the community is the goal. Tracy Barlow explained that it is up to the City Council to determine an alcohol license and the Planning Commission to determine the zone.

Charles Hammon clarified that the issue with zoning commercial in residential zones has been brought before the Planning Commission several times and has been voted down. He disclosed a conflict of interest on the site plans for the agenda and will abstain from voting. Jennifer explained that this text amendment would not affect Zion's Cliff Lodge.

Rex Jessop moved to recommend to the Hildale City Council the staff recommendation in the packet.

Jennifer Kesselring seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon			X
Nathan Fischer	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

B. Site Plan Review for HD-HDIP-37

Harrison presented. The correct drawings are now in the packet as requested from last meeting. There is only one change being made shown for the parking area. Charles Hammon explained that the applicant is proposing putting in a drive isle on the side of his property going back to his facility with a parking area. He looked at other cities with similar busines and followed that layout.

Jennifer Kesselring moved to approve Site Plan Review for HD-HDIP-37 with the following conditions of the zoning amendment being passed.

Brigham Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon			X
Nathan Fischer	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

C. Site Plan Review for HD-HDIP-38

Harrison presented. This site plan is an approval for a remodel with no change made to the site. This is to approve the site plan for the buildings current use. Right now the facility does not utilize all the parking that he currently there.

Nathan Fischer moved to approve Site Plan Review for HD-HDIP-38 for the building current use.

Rex Jessop seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon			X
Nathan Fischer	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

#7. Adjournment

With no other business meeting adjourned at 7:50 pm.

Minutes were approved at Planning Commission meeting on _____.

Athena Cawley, City Recorder

Pending Minutes - Subject to Approval



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

TEXT AMENDMENT APPLICATION

Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	<u>13996/016</u>

*Agenda
01/04/2021*

Name: John Barlow Telephone: 801-824-4232

Address: 570 N. Colvin St. Colorado City Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: johnroybarlow@gmail.com

The proposed text amendment would be to what Chapter and section of the current Land

Use or City Code 152-46-6(c)

The purpose this change would accomplish Change 1,000' separation to 5,000' separation

If request is to create a new zone applicant shall attach a purpose statement for this new zone as found in Chapter 11 for the existing zones. Purposed uses and standards shall be submitted as found in the appropriate zoning group; Residential, Residential Agricultural, Commercial, Industrial, or Open Space and Public Facility Zones.

Submittal requirements:

Completed Applications

Existing Land Use Ordinance or City Code

Proposed change to Land Use Ordinance or City Code

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third thursday of each month at 6:30 p.m. The deadline, for application submissions, is 14 days before the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____

Application Complete: YES NO

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



Hildale City
320 E. Newel Ave
Hildale, UT 84784
(435) 874-1160
ar@hildalecity.com

XBP Confirmation Number: 91964628

▶ Transaction detail for payment to Hildale City.		Date: 01/04/2021 - 11:52:47 AM	
Transaction Number: 139961018PT Visa — XXXX-XXXX-XXXX-9053 Status: Successful			
Account #	Item	Quantity	Item Amount
TEXT AMENDMENT APP	Land Use	1	\$100.00

TOTAL: \$100.00

Billing Information

JOHN R BARLOW
570 NORTH COLVIN STREET
HILDALE, UT 84784

Transaction taken by: AChatwin

January 4th, 2020

Donia Jessop,
Hildale City Mayor
320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784

John R. Barlow
570 North Colvin Street,
Colorado City, AZ 86021

Dear Honorable Mayor:

This letter is to provide supplementary information for our request to amend Hildale City land use code 152-46-6(c) to require a 5,000 foot separation between treatment facilities.

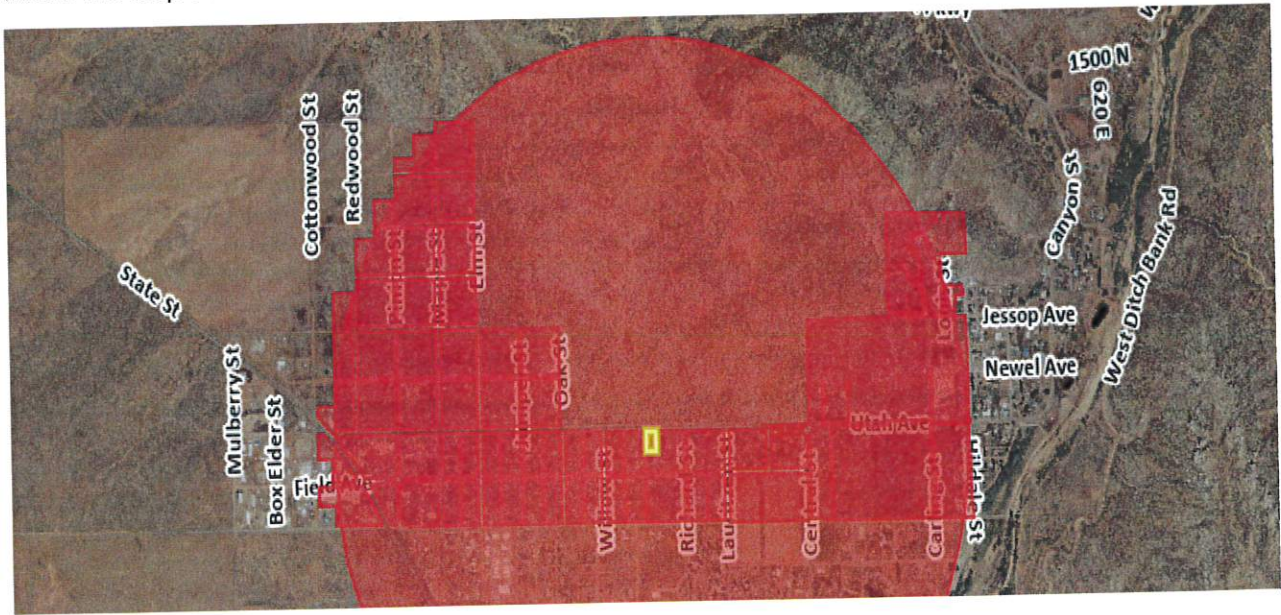
As you well know, our community has a lot to offer people. Regardless of where people are in their personal journey or what industry they are in, Hildale is easy to imagine as home. We can take great pride in this and I commend the bold action you and the Hildale City Council have taken to protect this cherished culture through adopting zoning regulations.

Hildale has become a place of healing for long-time residents and also those who are more recently calling it home. I strongly believe that the people of Hildale have much to gain from those who move here to seek treatment with substance abuse or any other form of healing, and certainly the people of Hildale have much to offer them. I view this as a symbiotic exchange between people of diverse backgrounds and experiences. Like all things, however, if a delicate balance is not struck, what was once a healthy exchange of ideas and experiences, could become the beginning of Hildale City exchanging one culture and identity for another.

You would not have to look far to find a town that has a culture that is defined by a commercial sector that outran the residents. Hildale City is such an enticing place to be that there are industries knocking down the door—ready and willing to define the local culture (e.g. overnight rentals, highway commercialism, etc.). Each of these industries, including treatment facilities and troubled your facilities, bring value to our community, but left unchecked will consume our culture.

Based on some rudimentary assumptions (20 residents per facility X 3 facilities / 2900 population) 2% of Hildale City's population are likely persons enrolled in a treatment facility. In my opinion, that is a healthy balance, and it should be maintained. Expanding the separation requirement between facilities to 500' would allow all current treatment facilities to continue to operate and would not permit a new facility until Hildale annexes and develops westward. Presumably, when this happens than Hildale City will have a higher population.

Below is a map of what 500' from an existing residential treatment facility looks like:



I appreciate your service to our community and I appreciate your consideration of this text amendment application.

Respectfully Sent,

John R. Barlow,
Tel: 801.824.4232



ARCH | NEXUS

ARCHITECTURAL NEXUS, Inc
archnexus.com

SALT LAKE CITY
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000

SACRAMENTO
930 R Street
Sacramento, California 95811
T 916.443.5911

January 7, 2021

Mr. Eric Duthie,
Hildale City Manager
PO. Box 840490
Hildale UT, 84784

**Re: PlusOne Office Building
Zone Text Amendment Application**

Dear Eric:

As we have recently discussed, on behalf of Don Timpson, we are formally submitting the accompanying application for a Zone Text Amendment to the Highway Commercial Zone. We appreciate the time that you have spent reviewing our initial site plan and look forward to expediting the next steps of this process. Accompanying this submission are the following documents: our application, our Project Description, and associated Exhibits. If you would like any additional supporting information for your review process, please let me know. As needed, we will be happy to share the conceptual information for the PlusOne Office Building with you, upon your request.

Please let us know if you have any questions or comments, and once again, thank you for your efforts in helping us through this process.

Sincerely,

Josh Crawford, AIA, LEED AP, NCAARB
Architectural Nexus



☎ 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

TEXT AMENDMENT APPLICATION

Fee: \$100

<i>For Office Use Only:</i> File No. _____ Receipt No. _____
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Name: Don Timpson Telephone: (435) 467-2466

Address: 1185 W. Utah Ave, P.O. Box 840639, Hildale, UT 84784 Fax No. _____

Agent (If Applicable): Josh Crawford Telephone: (801) 755-8116

Email: jcrawford@archnexus.com

The proposed text amendment would be to what Chapter and section of the current Land Use or City Code Section 152-15-4, Table 152-15-2:(Maximum Building Height of HC Zone change from 35' to read 55')

The purpose this change would accomplish To allow for progressive economic development that would better serve the Highway Commercial Zone as a gateway district for the city (see attached purpose statement.)

If request is to create a new zone applicant shall attach a purpose statement for this new zone as found in Chapter 11 for the existing zones. Purposed uses and standards shall be submitted as found in the appropriate zoning group; Residential, Residential Agricultural, Commercial, Industrial, or Open Space and Public Facility Zones.

Submittal requirements:

- Completed Applications
- Existing Land Use Ordinance or City Code
- Proposed change to Land Use Ordinance or City Code

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third thursday of each month at 6:30 p.m. The deadline, for application submissions, is 14 days before the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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

Text Amendment Purpose Statement and Description:

Highway Commercial Zone Text Amendment

January 7, 2021

Background:

The Highway Commercial Zone, along Highway 59, includes the key entry point to Hildale city center at the intersection of Utah Ave. The project site for the proposed PlusOne Office Building is located on the north side of this crucial intersection of Utah Ave and Highway 59. The goals for the Office building is set to be a visual and welcoming gateway for visitors and residents as they pass into the city of Hildale (Exhibit A.) As such, we believe that this project would naturally fall under the category of a High Priority Project per the city's stated economic development goals.

Hildale City Economic Development goals:

Both the Master Plan and the officials of Hildale city recognize the evolving nature of the city. The city's webpage indicates that, *"Economic development is more than just infrastructure, employment and new buildings. It is a pathway to self-sufficiency and a fiscally sound city. Economic development is a long-term and sustained effort to build the capacity of the City to improve its economic future and the quality of life for its residents."* The city's "high priority projects" include :

- *Business Development – develop community profile, create business friendly environment, develop community reinvestment area, workforce development programs, incentives inventory*
- *Education– develop business center, identify education gaps at business level, align business sector with higher education and certificate programs*
- *Quality of life – community safety and support, community cleanliness and access to necessities, increase and support events and programs*

Proposed Text Amendment and Purpose:

The PlusOne Office building is poised to become a recognizable asset for the city of Hildale that will act as a Gateway for the city. In order to provide the best architectural solution for PlusOne's business model, the future employees of their companies and the surrounding community, a three story building has been proposed on this site (Exhibit C and D.) Currently the Highway Commercial Zone allows heights of up to 35 feet (per Table 152-15-2) as indicated in the city Municipal Code under Section 152-15-4 Development Standards in Commercial Zones (Exhibit B.) For reference, a 35' height is typically

recognized in the International Building Code as a standard residential zone building height. Out of the 5 different commercial zones in the city's zone plan, the PC and POC zones currently have a permitted use of 55'. To better support the economic development of the area along the Highway Commercial zone, we propose a text amendment to the "Main Building, Maximum height, in Table 152-15-2 for the HC zone to be changed from 35' to 55'. This would be conducive with the other commercial zones heights already permitted in the current commercial design standards. We believe that this proposed text amendment change will allow greater flexibility for economic growth and development along the key Highway route in the surrounding area.

PlusOne Office Building Development goals:

As mentioned above, one of the main goals for the PlusOne Office building is to provide a visual and welcoming gateway to the city of Hildale for visitors and residents (Exhibit A.) The current proposed design for the property seeks to provide the following:

- Create a positive and clear identity of Hildale City for current and future residents and visitors
- Create a sense of place for the community that celebrates and connects to the natural environment in the surrounding area
- Encourage economic development that strengthens and compliments Hildale City's development goals by supporting a diversity in jobs that balances community needs which will result in a thriving local economy.
- Strive for excellence in design through design standards that preserve views, create a city recognized architectural structure that will represent the community of Hildale as it looks towards the future

EXHIBIT A
AERIAL VIEW OF HILDALE CITY

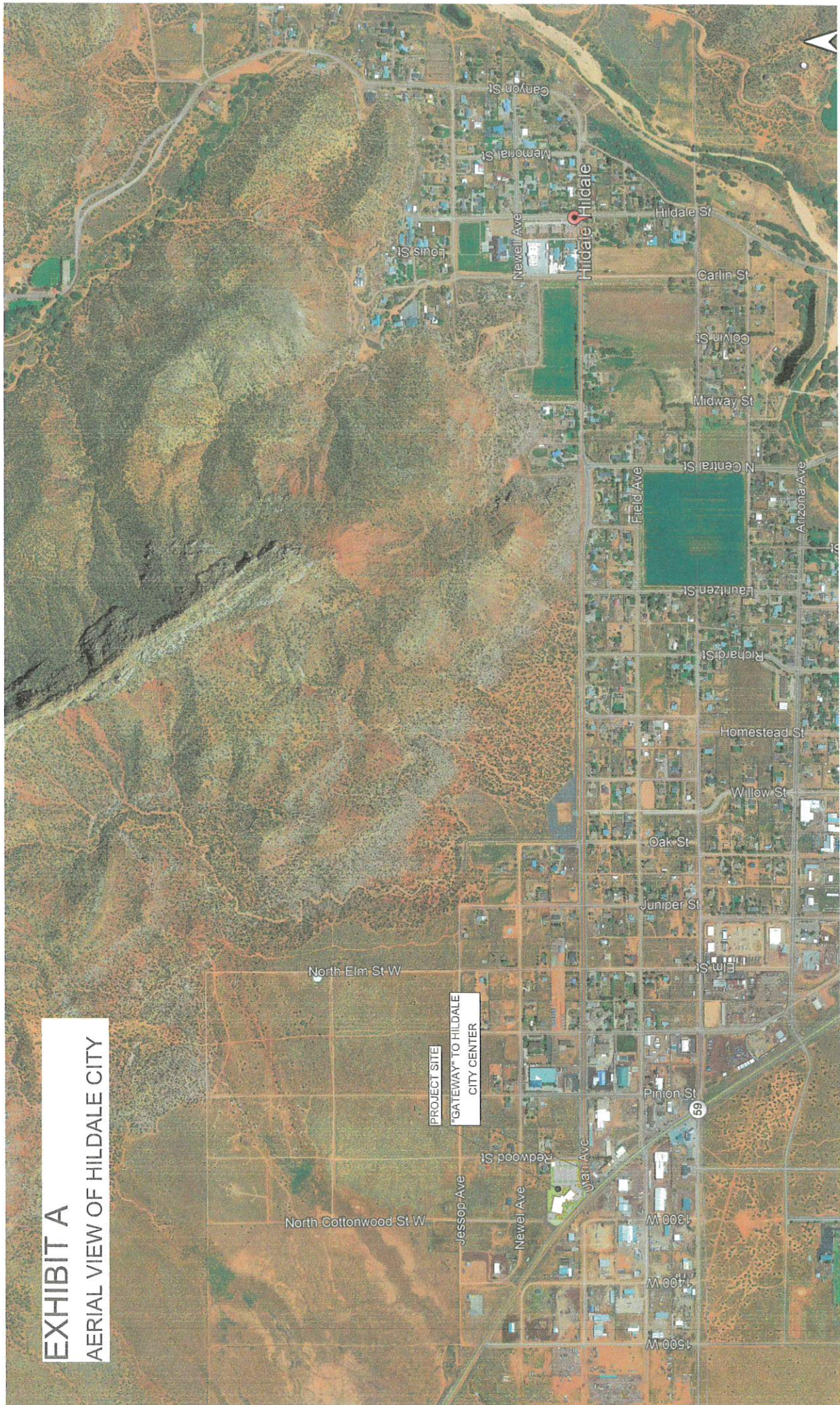


EXHIBIT B

Sec 152-15-4 Development Standards In Commercial Zones

Development standards within commercial zones shall be as set forth in table 152-15-2 of this section.

TABLE 152-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES					
Development	Zones				
Standard	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - front yard:					
All buildings ²	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
Setback standards - interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
Setback standards - street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1.Except as otherwise permitted by subsection 152-15-7A of this chapter.

2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

**EXHIBIT C
ILLUSTRATIVE PROJECT SITE PLAN**



COTTONWOOD ST

NEWEL AVE.

COTTONWOOD ST

EXISTING STORAGE BUILDING

NEW 3 STORY OFFICE BUILDING

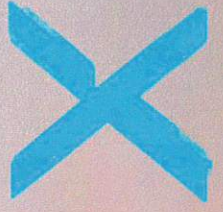
CAFE

EXISTING 1-2 STORY OFFICE BUILDING W/ NEW FACADE

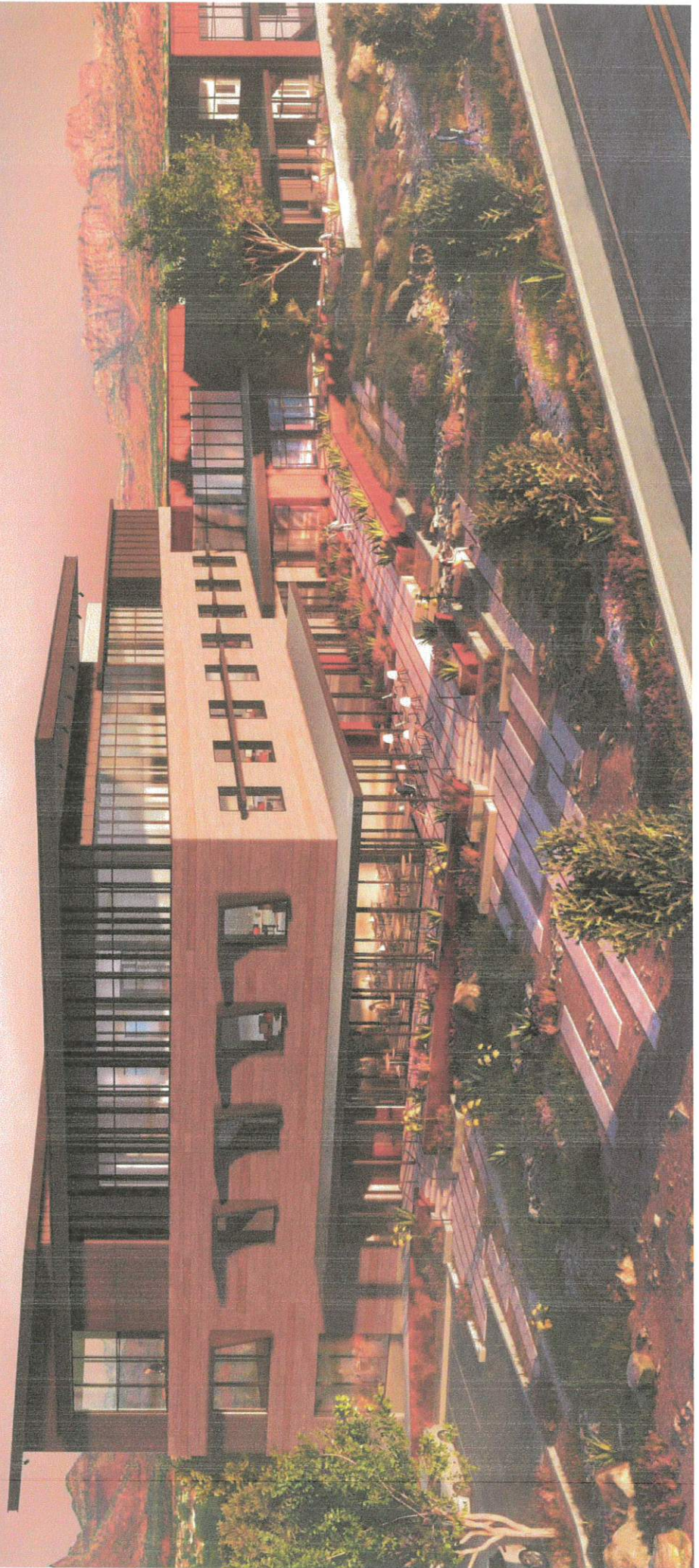
HIGHWAY 59

UTAH AVE.

EXHIBIT D
VIEW OF PLUSONE OFFICE BUILDING
FROM HIGHWAY 59



ARCH | NEXUS



Sec 152-46-6 Reasonable Accommodation

Reasonable Accommodation Required:

None of the requirements of this chapter shall be interpreted to limit any reasonable accommodation necessary to allow the establishment or occupancy of a residential facility for persons with a disability.

Application:

Any person or entity wanting a reasonable accommodation shall make application therefor to the zoning administrator and shall articulate in writing the nature of the requested accommodation and the basis for the request.

Decision:

The planning commission shall render a decision on each application for a reasonable accommodation within forty five (45) days. The decision shall be based on evidence of record demonstrating:

The requested accommodation will not undermine the legitimate purposes of existing land use regulations notwithstanding the benefit that the accommodation would provide to a person with a disability;

That, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice; and

That equal results will be achieved as between the person with a disability requesting the accommodation and a nondisabled person.

Appeal:

If a reasonable accommodation request is denied, the decision may be appealed in accordance with the provisions of section 152-7-19 of this chapter .

Sec 152-15-4 Development Standards In Commercial Zones

Development standards within commercial zones shall be as set forth in table 152-15-2 of this section.

TABLE 152-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES					
Development	Zones				
Standard	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - front yard:					
All buildings ²	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
Setback standards - interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
Setback standards - street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

- 1.Except as otherwise permitted by subsection 152-15-7A of this chapter.
- 2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.



Fee \$350.00

PRELIMINARY SITE PLAN REVIEW APPLICATION

For Office Use Only: File No. _____ Receipt No. _____

Name: Don Timpson / PlusOne Company Telephone: 435-467-2466
Address: 1185 W. Utah Avenue Fax No.
Agent (If applicable): Thomas Timpson Agent's Phone: 435-619-6477
Email: t.c.timpson@live.com

Address/Location of Subject Property: 1280 W. Utah Avenue

Tax ID of Subject Property: HD-SHCR-4-37 Zone District: HC

Proposed Use: (Describe, use extra sheet if necessary) Commercial Building & Parking Lot

This application shall be accompanied by the following:

- 1. A vicinity map showing the general location of the project.
2. Three (3) copies of a site plan showing:
- Topography showing 2' contours, identification of 30% or greater slopes;
- The layout of proposed uses;
- Location of open space when applicable;
- Proposed access to the property and traffic circulation patterns;
- Adjoining properties and uses;
- Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;
3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
4. Tables showing the number of acres in the proposed development and a land use summary; and
5. A phased development plan if applicable.
6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:30 p.m. The deadline for submission is 14 days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)
Date Received: Received by:

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

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hildale City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

- a. Any multiple-family residential use;
- b. Any public or civic use;
- c. Any commercial use; or
- d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

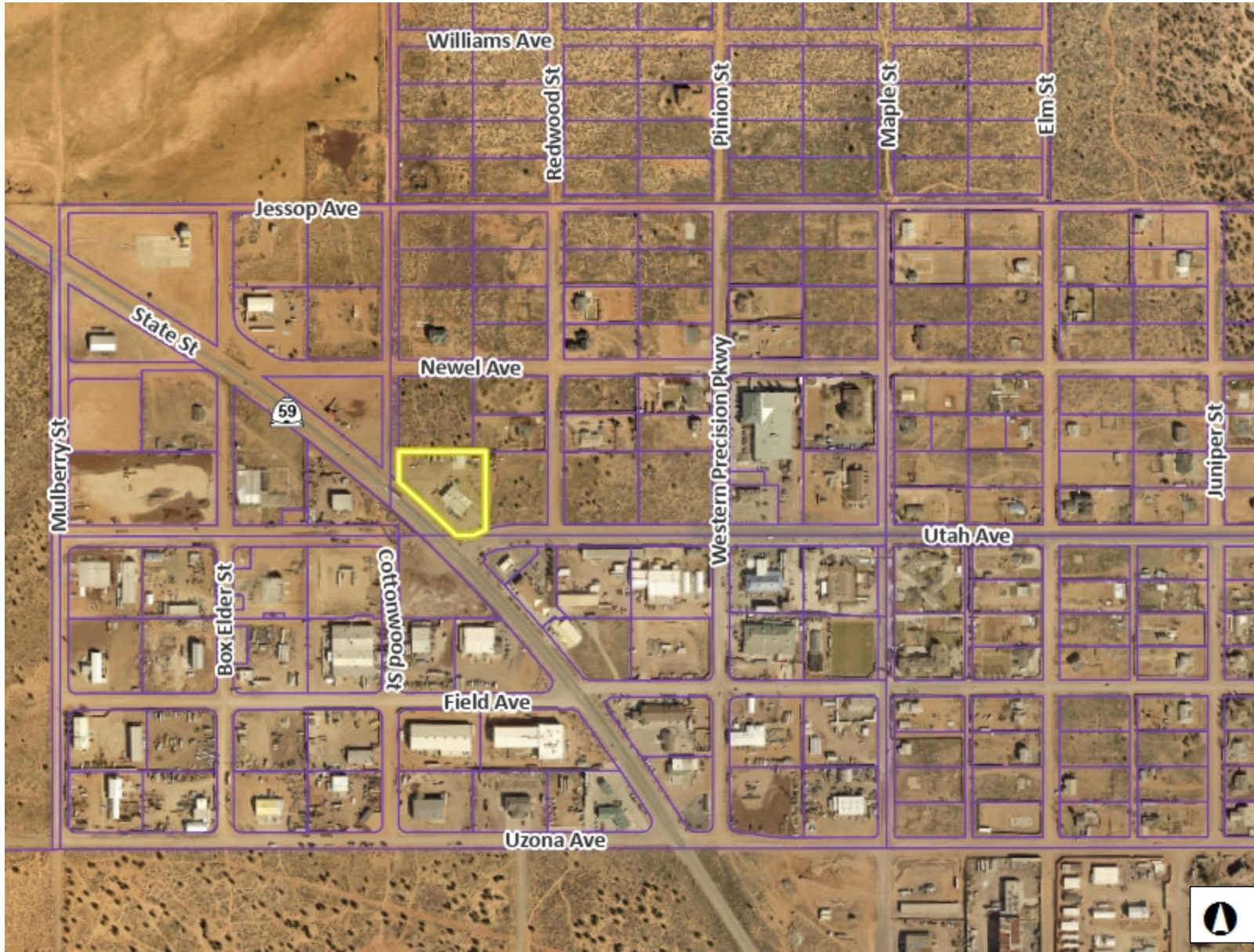
The preliminary site plan is submitted to the Planning and Building Department approximately 2 weeks by no later than 5:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.



PlusOne Building Vicinity Map



Legend

Parcels

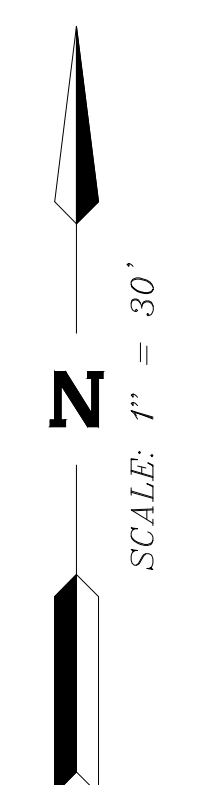
Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

ALTA/NSPS LAND TITLE SURVEY FOR PLUSONE COMPANY A PORTION OF SECTION 32, T. 43 S. R. 10 W. SLB&M.

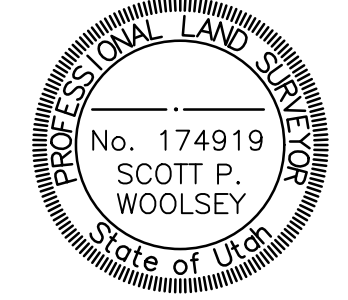


SURVEYOR'S CERTIFICATE

TO: PLUSONE COMPANY, A UTAH CORPORATION; AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY OF THE PREMISES SPECIFICALLY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 363-6046970 DATED MAY 14, 2020, IS BASED ON A SURVEY MADE ON SEPTEMBER 28, 2020 BY ME OR DIRECTLY UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN FEBRUARY 2016, AND INCLUDES ITEMS 1-2, 4-5, 6(c)(b), 7(c), 7(b-1), 7(c), 8-9, 11, 13, AND 19 OF OPTIONAL TABLE "A" THEREOF AND PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AND URBAN SURVEY AS DEFINED THEREIN AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE ABOVE REFERENCED TITLE COMMITMENT, AND THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAY, STREETS, OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

DATE _____ SCOTT P. WOOLSEY
P.L.S. No. 174919



NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/NSPS CERTIFICATION OF THE SUBJECT PROPERTIES.
2. THIS SURVEY AND LEGAL DESCRIPTION ARE BASED UPON A COMMITMENT FOR TITLE INSURANCE POLICY ISSUED BY AMERICAN TITLE INSURANCE COMPANY FILE #363-6046970 DATED MAY 14, 2020. THE EASEMENTS SHOWN ARE FROM SCHEDULE "E" OF SAID TITLE COMMITMENT.
3. ALL UTILITIES SHOWN ARE FROM FIELD LOCATIONS, AND RECORD DRAWINGS. NO CERTIFICATION IS BEING MADE FOR ANY UTILITIES NOT SHOWN.
4. THE TAX ID NUMBERS FOR THE SUBJECT PROPERTIES ARE: HD-SHCR-4-33, HD-SHCR-4-36 AND HD-SHCR-4-37.
5. THE PROPERTY ADDRESS IS 1220 AND 1280 WEST UTAH AVENUE, HILDLE UT. 84737.

SCHEDULE B EXCEPTIONS

EXCEPTIONS 1-6, 9-13 ARE GENERAL EXCEPTIONS AND ARE NOT PLOTTABLE.
EXCEPTIONS 7-8 ARE A NOTICE OF TAXES DUE.

- PARCEL 1:
LOT 36, SHORT CREEK SUBDIVISION #4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDERS' OFFICE.
- PARCEL 2:
LOT 37, SHORT CREEK SUBDIVISION #4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDERS' OFFICE.
- PARCEL 3:
LOT 33, SHORT CREEK SUBDIVISION #4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDERS' OFFICE.

LEGEND

- FOUND BUSH & GUDCELL REBAR & CAP MONUMENT PLS #6362432, OR AS NOTED
- EASEMENT LINE
- PROPERTY LINE
- CENTERLINE
- EXISTING FENCE LINE
- EXISTING WIRE FENCE LINE
- POWER POLE
- SEWER MANHOLE
- EXISTING TREE
- EXISTING PINE TREE

NO.	DATE	DESCRIPTION

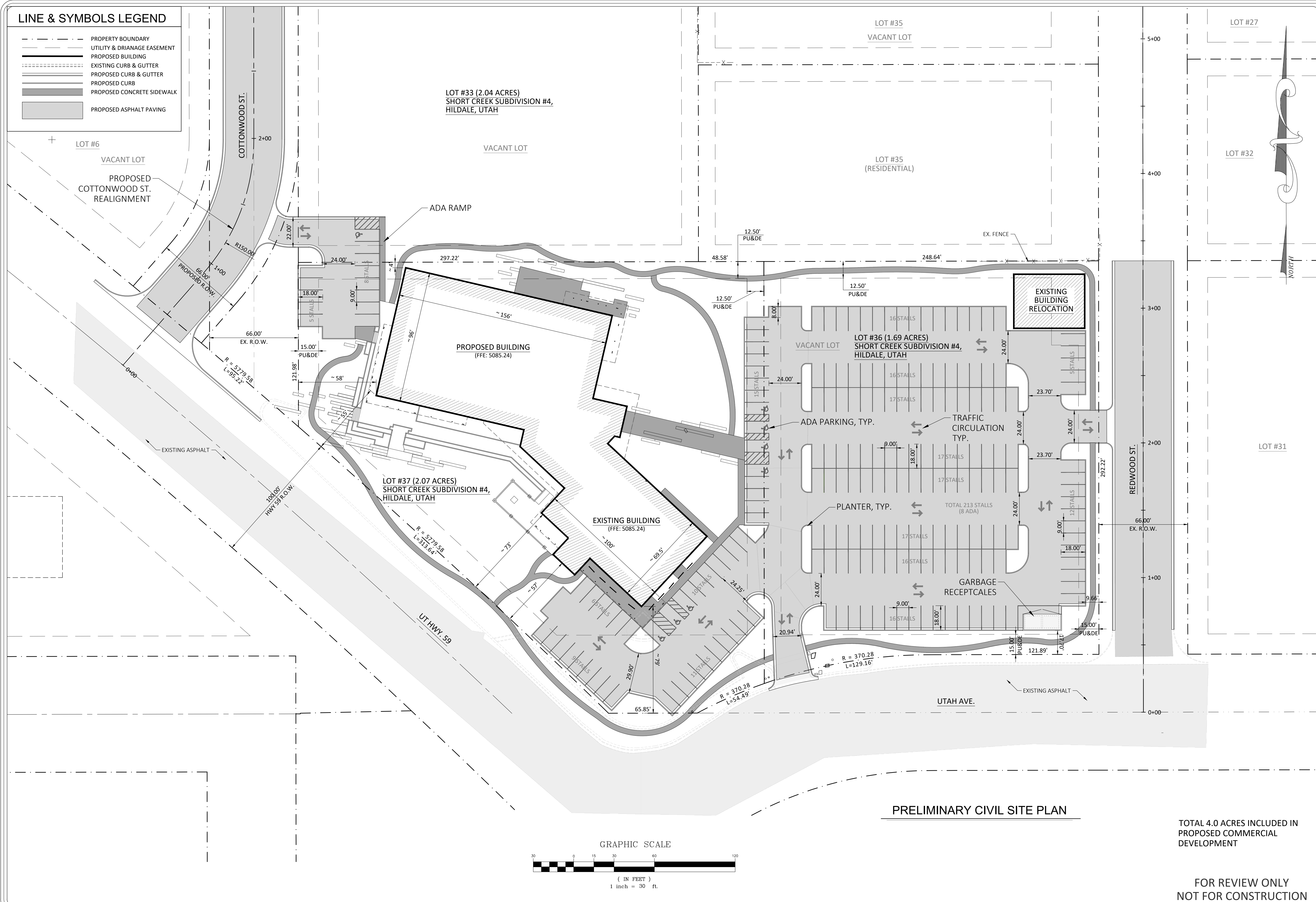
REVISIONS

ALTA/NSPS LAND TITLE SURVEY
PLUSONE COMPANY HILDLE, UTAH
PROJECT # 1552-01
NAME SPW
DATE OCTOBER 6, 2020
SCALE AS NOTED
SHEET 1
1 OF 1
FILE 1552-01 SVY

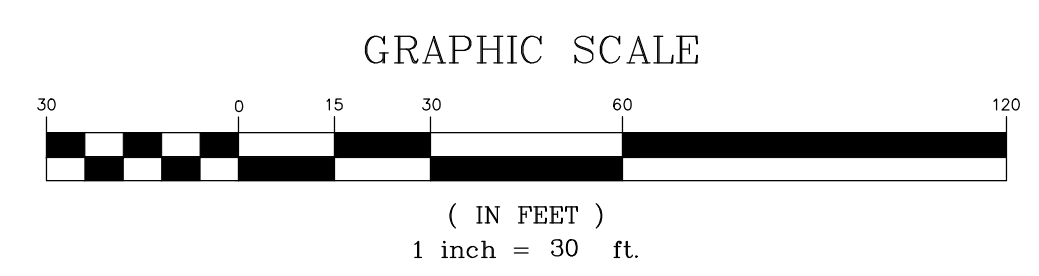
P:\1552-01 ALTA Survey\1552-01 ALTA Survey\Drawings\Survey Drawings\1552-01 SVY.dwg, ALTA SURVEY, 10/7/2020 8:18:16 AM

LINE & SYMBOLS LEGEND

- PROPERTY BOUNDARY
- - - UTILITY & DRAINAGE EASEMENT
- ▬ PROPOSED BUILDING
- - - EXISTING CURB & GUTTER
- - - PROPOSED CURB & GUTTER
- ▬ PROPOSED CURB
- ▬ PROPOSED CONCRETE SIDEWALK
- ▬ PROPOSED ASPHALT PAVING



PRELIMINARY CIVIL SITE PLAN



TOTAL 4.0 ACRES INCLUDED IN PROPOSED COMMERCIAL DEVELOPMENT

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

TCT ENGINEERING
 1965 S HAWKINS ST, COLORADO CITY, AZ
 TEL: (480) 619-4477
 E-MAIL: tctimp@tcteng.com

PLUSONE COMPANY OFFICE BUILDING
PLUSONE COMPANY
 1280 WEST UTAH AVE.
 HILDALE, UT

REVISIONS

REV	DATE	DESCRIPTION

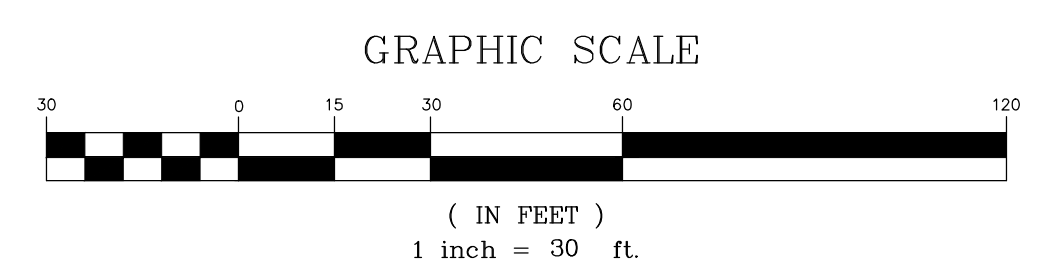
PROJECT NO: 201022
 CAD DWG. FILE: 201022_FG.dwg
 DRAWN BY: TCT
 DESIGNED BY: TCT
 FIELD CREW:
 CHECKED BY:
 DATE: 12-29-20
 SHEET:

PRELIMINARY CIVIL SITE PLAN

C1

LINE & SYMBOLS LEGEND

- PROPERTY BOUNDARY
- UTILITY & DRAINAGE EASEMENT
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- (5085) EXISTING GRADE CONTOUR
- (5085) FINISH GRADE CONTOUR
- SD12 12-INCH Ø STORM DRAIN PIPE
- SD18 18-INCH Ø STORM DRAIN PIPE
- DETENTION POND



PRELIMINARY GRADING & DRAINAGE PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

TCT ENGINEERING
1965 S HAWKINS ST, COLORADO CITY, AZ
TEL: (480) 619-4477
E-MAIL: tctimpres@live.com

PLUSONE COMPANY OFFICE BUILDING
PLUSONE COMPANY
1280 WEST UTAH AVE.
HILDALE, UT

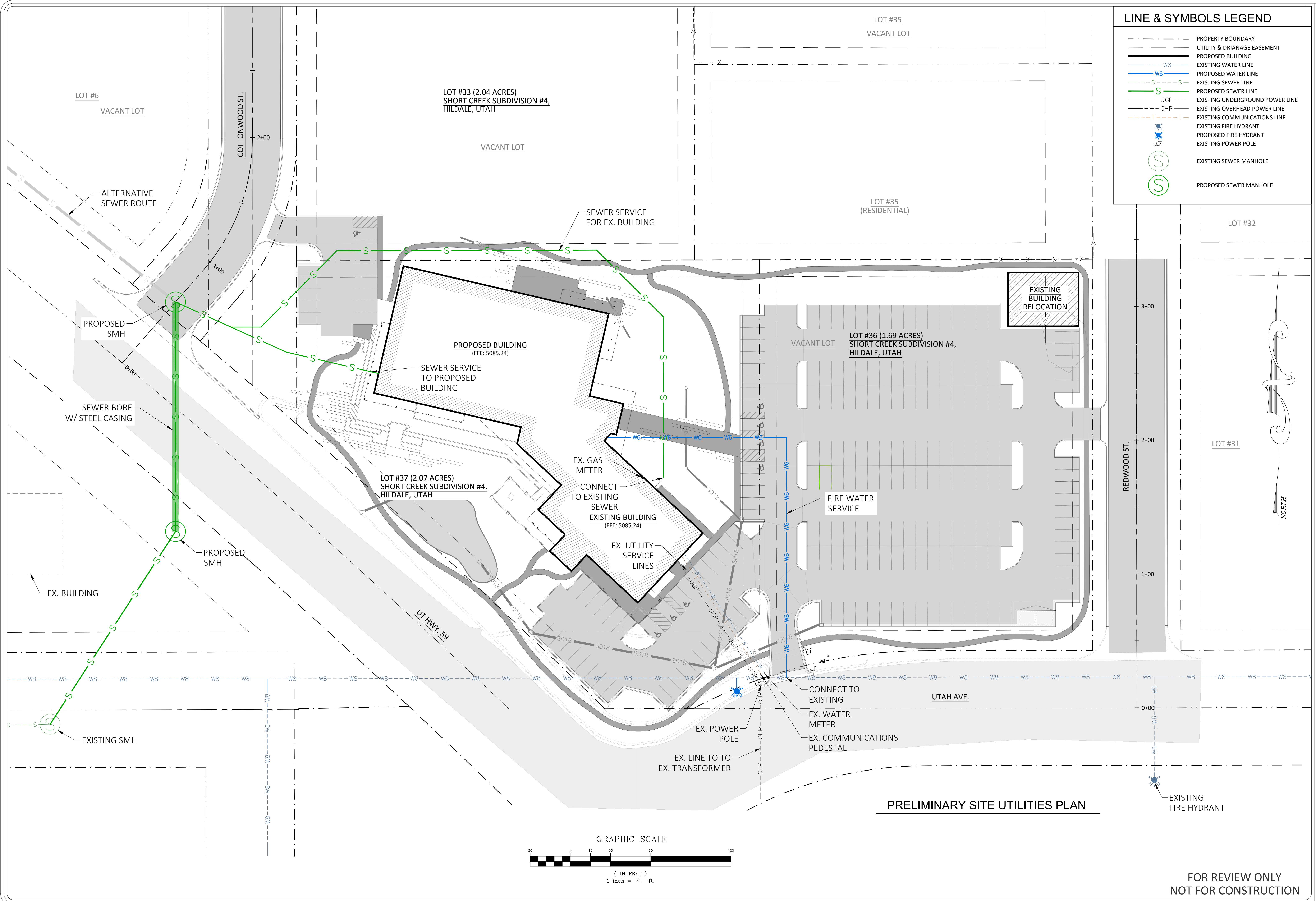
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 201022
CAD DWG. FILE: 201022_FG.dwg
DRAWN BY: TCT
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 12-29-20
SHEET:

PRELIMINARY GRADING & DRAINAGE

C2



LINE & SYMBOLS LEGEND

---	PROPERTY BOUNDARY
- - - -	UTILITY & DRAINAGE EASEMENT
---	PROPOSED BUILDING
---	EXISTING WATER LINE
W8	PROPOSED WATER LINE
---	EXISTING SEWER LINE
S	PROPOSED SEWER LINE
---	EXISTING UNDERGROUND POWER LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING COMMUNICATIONS LINE
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING POWER POLE
---	EXISTING SEWER MANHOLE
---	PROPOSED SEWER MANHOLE

TCT ENGINEERING
 1965 S HAWKINS ST, COLORADO CITY, AZ
 TEL: (480) 619-4477
 E-MAIL: tctimp@tcteng.com

PLUSONE COMPANY OFFICE BUILDING
PLUSONE COMPANY
 1280 WEST UTAH AVE.
 HILDALE, UT

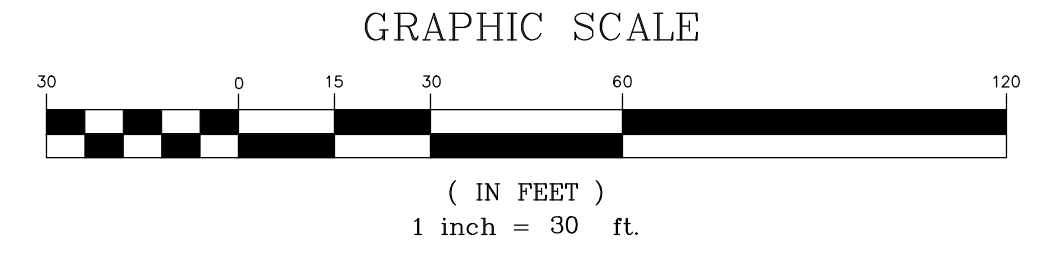
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 201022
 CAD DWG. FILE: 201022_FG.dwg
 DRAWN BY: TCT
 DESIGNED BY: TCT
 FIELD CREW:
 CHECKED BY:
 DATE: 12-29-20

SHEET:
PRELIMINARY UTILITIES PLAN
C3

PRELIMINARY SITE UTILITIES PLAN



FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Special Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
05/14/2020 04:49:25 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
PlusOne Company
PO Box 840639
Hildale, UT 84784

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **363-6046970 (JB)**
A.P.N.: **HD-SHCR-4-37**

Jeff J. Barlow, Executive Director of the United Effort Plan Trust, Grantor, of **Hildale, Washington** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

PlusOne Company, a Utah corporation, a Utah corporation, Grantee, of **Hildale, Washington** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

PARCEL 1:

LOT 36, SHORT CREEK SUBDIVISION #4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

PARCEL 2:

LOT 37, SHORT CREEK SUBDIVISION #4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

SUBJECT TO: The matters set forth on Exhibit "B" attached hereto and made a part hereof.

Witness, the hand(s) of said Grantor(s), this **May 14, 2020**.

A.P.N.: HD-SHCR-4-37

Special Warranty Deed - continued

File No.: 363-6046970 (JB)

Jeff J. Barlow, Executive Director of the United Effort Plan Trust

[Handwritten Signature]

Jeff J. Barlow, Executive Director

STATE OF UTAH)
County of WASHINGTON) ss.

On MAY 14 2020, before me, the undersigned Notary Public, personally appeared **Jeff J. Barlow, Executive Director of the United Effort Plan Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 02-08-2021

[Handwritten Signature]

Notary Public

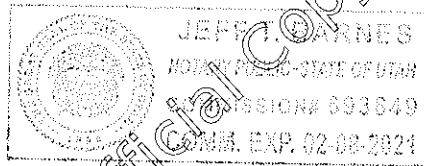


EXHIBIT "A"

Escrow No. **363-6046970 (JB)**

A.P.N.: **HD-SHCR-4-36, HD-SHCR-4-37**

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Record.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.

(The following affects Parcel 1)

7. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$438.40. Tax Parcel No. HD-SHCR-4-36.

(The following affects Parcel 2)

8. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$3,401.16. Tax Parcel No. HD-SHCR-4-37.
9. The land is included within the boundaries of Hildale, and is subject to charges and assessments made thereby.
10. Easements, notes and restrictions as shown on the recorded plat.
11. Affidavit of Easements recorded June 30, 2009 as Entry No. 20090025382 of Official Records.
12. Easement as disclosed in Out Claim Deed recorded July 1, 2009 as Entry No. 20090025437 of Official Records.
13. Any matters relating to or arising out of the failure to comply with an Order (1) Transferring Additional Duties and Authority to the Board; and (2) Reducing Court Oversight, filed on February 26, 2016, Civil Case No. 053900848, Third District Court Clerk's Office.



EXCEL DESIGN ASSOCIATES

1185 W. Utah Ave., Hildale, UT 84784
Phone: (435) 619-4586 ◦ Fax: (435) 608-4586
Email: Charles@ExcelDesign.us

MEMORADUM

To: Hildale City
320 East Newel Avenue
Hildale, UT 84784
From: Charles Hammon, PE
Re: South Zion Inn - Civil Plan Review Comments
Date: 1-19-21

We reviewed the Hildale City Plan Review comments and have the following responses:

COMMENTS

SPECIFIC ZONE COMPLIANCE

- Maximum building height not identified.
 - *The building height has been added to Sheet C-1.1, Building Info.*

LANDSCAPING AND SCREENING COMPLIANCE

- Landscaping: Not Identified.
 - *Landscape plan by others.*

DESIGN AND CAPABILITY STANDARDS

- Building Design:
 - *Building design by others.*
- Parking Design:
 - Emergency Vehicle Access: Not Identified
 - *Emergency vehicle access is along the frontage driveway to the west and south. Per Hildale City Code, Section 152-34-7 (b), minimum driveway dimension for two-way traffic is 25 feet. Plans show driveway widths exceed minimum.*
 - Loading and Unloading Areas: Not Identified
 - *Per Hildale City Code, Section 152-34-6 (e), loading spaces are only required for retail, office, industrial, hospital, or storage warehousing. Loading spaces are not required for motel.*
 - Parking Location: Compliant
 - On-Site Traffic Lanes: Compliant
 - Parking Lot Lighting: Not Identified
 - *No parking lot lighting proposed.*
 - Minimum Parking Requirements: Not Identified
 - *The minimum parking requirements are shown on Sheet C-1.1, under Parking Summary.*

OFF-STREET PARKING & LOADING

Parking Dimensions:

- Handicap Parking Space: Non-Compliant
 - *Per Hildale City Code, Chapter 34, Section 152-34-6 (c), parking for handicapped persons shall be provided as required by the international building code and the "Uniform Federal Accessibility Standards Manual". Per Chapter 5, Section 502.2 in the ADA Standards for Vehicle Parking Spaces, exception allows for van parking spaces to be 96 inches wide minimum where the access aisle is 96 inches wide minimum. Pages from standard included in this submittal as a reference.*

Parking Lot Design and Construction:

- Parking Plans: Incomplete
 - o *Please be specific about what is missing.*
- Access to Public Street: Compliant
- Backing Space: Compliant
- Curb Cuts: Unknown
 - o *No curb cuts proposed.*
- Internal Circulation: Unknown
 - o *See Sheet C-2.1 for driveways and vehicular internal circulation.*
- Landscaping: Not Identified
 - o *Landscaping by others.*
- Lighting: Not Identified
 - o *No site lighting proposed.*
- Paving: Compliant

SIGNS

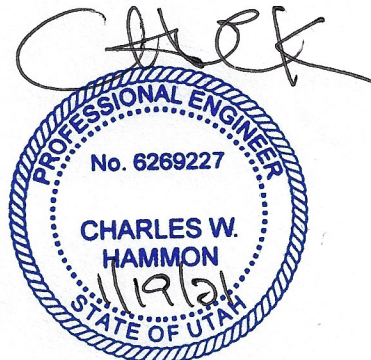
Standard: 152-36 SIGNS

- Not Identified
 - o *Signage, by others, to be submitted and permitted in a separate application.*

If you have any further questions or comments please do not hesitate to contact us.

Thank you,

Charles Hammon, PE
Excel Design Associates



CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces

502.1 General. Car and van parking *spaces* shall comply with 502. Where parking *spaces* are marked with lines, width measurements of parking *spaces* and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking *spaces* or access aisles are not adjacent to another parking *space* or access aisle, measurements shall be permitted to include the full width of the line defining the parking *space* or access aisle.

502.2 Vehicle Spaces. Car parking *spaces* shall be 96 inches (2440 mm) wide minimum and van parking *spaces* shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking *spaces* shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

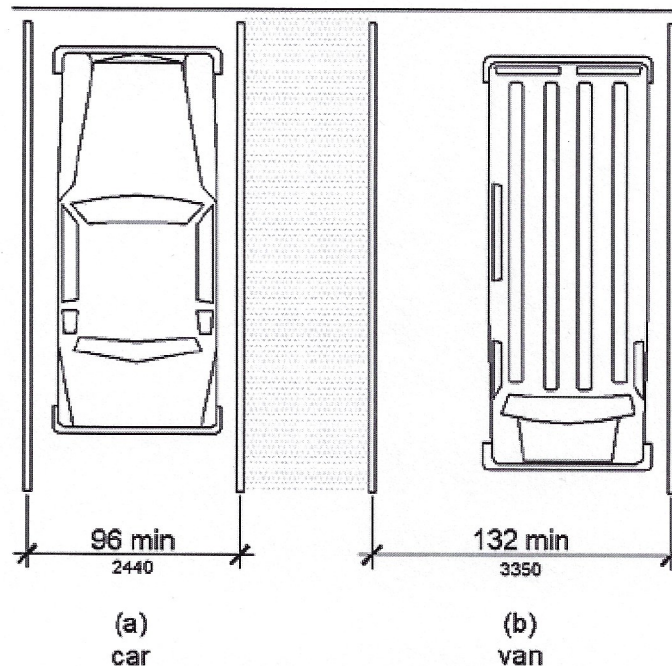


Figure 502.2
Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking *spaces* shall comply with 502.3. Access aisles shall adjoin an *accessible* route. Two parking *spaces* shall be permitted to share a common access aisle.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

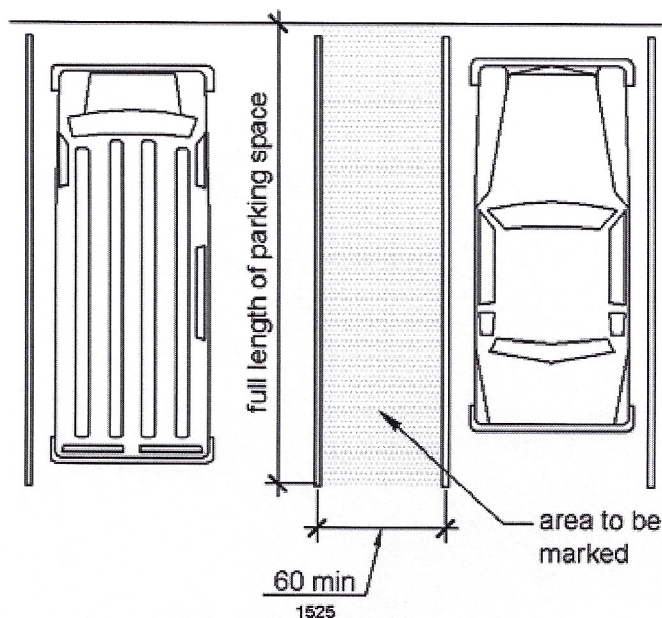


Figure 502.3
Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking *spaces* shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking *spaces* they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

GENERAL NOTES

- 1.1 COMPLIANCE
- ALL WORK TO CONFORM TO HILDALE CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
 - ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
 - ALL CONSTRUCTION SHALL BE CONTAINED ONTO SUBJECT PARCEL. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED AREA WITHOUT PRIOR WRITTEN APPROVAL.

- 1.2 PERMITTING AND INSPECTIONS
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
 - ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

- 1.3 COORDINATION & VERIFICATION
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
 - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
 - CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, CABLE TV, GAS, SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE SITE. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO SITE WITH THE APPROPRIATE UTILITY COMPANY.

- 1.4 SAFETY AND PROTECTION
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
 - CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
 - CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
 - CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
 - CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, ACCORDING TO GOVERNING AGENCY STANDARDS.
 - CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
 - WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
 - NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
 - THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

- 1.5 MATERIALS
- SITE CONCRETE SHALL BE A MINIMUM 4,000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5% + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
 - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURB WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE SHALL BE SUPPORTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
 - ASPHALT PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT
 - ASPHALT COMPACTON SHALL BE A MINIMUM 95% (MARSHALL DESIGN).
 - SURFACE COARSE SHALL BE 1/2" MINUS, MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

- 1.6 GRADING / SOILS
- THE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
 - ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
 - CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 - SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND SIGNS, PIPES, VALVES, ETC.
 - ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
 - THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFFSITE.
 - A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.

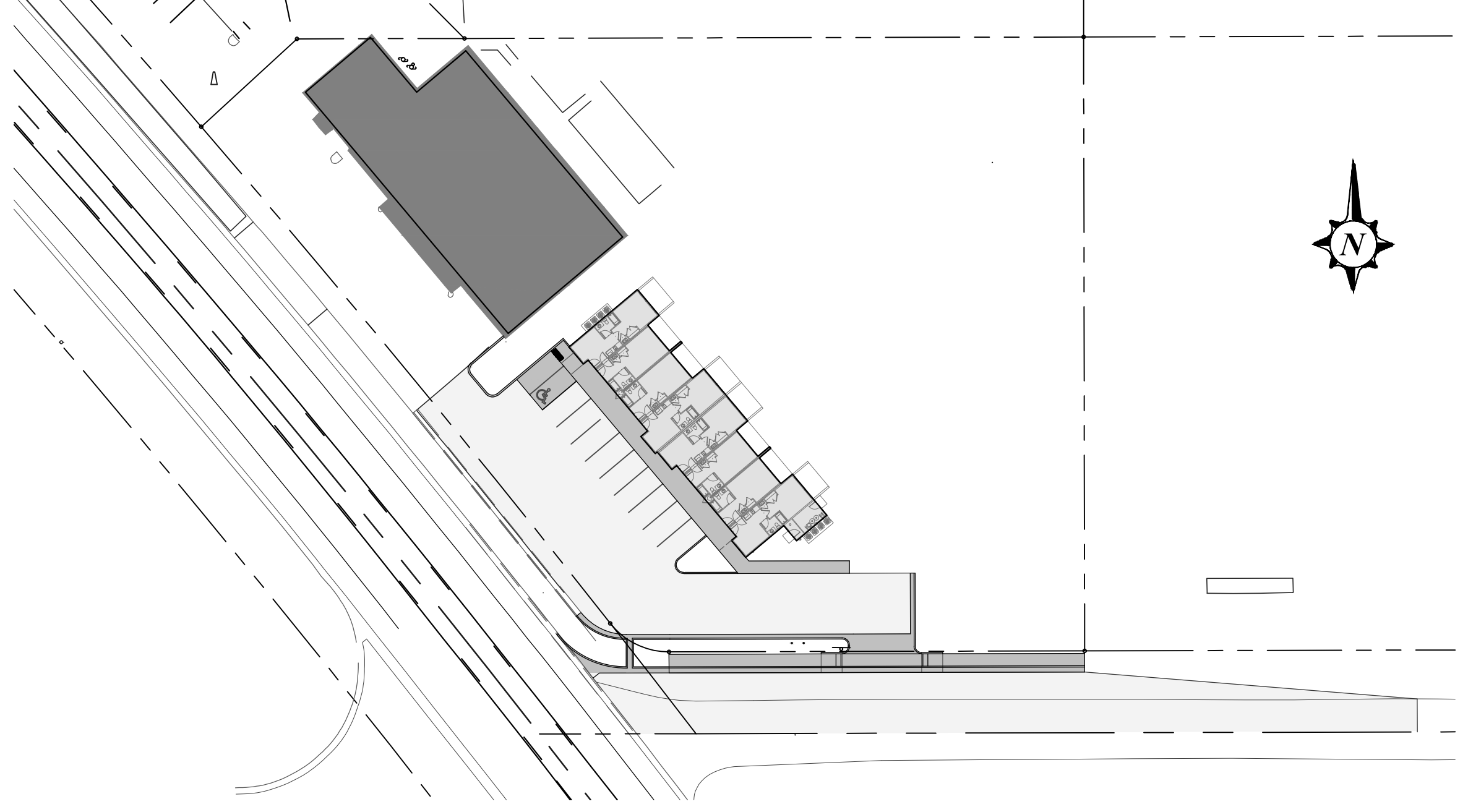
- 1.7 UTILITIES
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
 - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO UTAH ADMINISTRATIVE RULE R930-6, "ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY".
 - CONTRACTOR TO VERIFY BY POTHOLES BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 - CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
 - CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLES A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
 - CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 - SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
 - STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 - ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
 - ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
 - NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
 - ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
- POWER NOTES
- DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
 - ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
 - PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH GARKANE ENGERY BEFORE BEGINNING WORK. CONTACT GARKANE ENERGY FOR AN APPOINTMENT.
 - LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF TO BE PER HURRICANE POWER SPECIFICATIONS.
 - EASEMENTS TO BE SIGNED OVER TO HILDALE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
 - ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY GARKANE ENERGY.
 - THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
 - IMPACT FEES TO BE COLLECTED BY THE GARKANE ENERGY. IMPACT FEES TO BE CHARGED ARE BASED OFF SERVICE MAIN SIZE. CONTACT GARKANE ENERGY REGARDING IMPACT FEE QUESTIONS.
 - THE CONDUIT AND WIRE SIZE OF THE SECONDARY POWER SERVICE FROM THE TRANSFORMER TO THE MAIN WILL BE DETERMINED BY THE ELECTRICAL CONTRACTOR.
 - CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREET LIGHT BASES TO BE PRE-CAST ONLY AND SUPPLIED BY APPROVED VENDORS ONLY.
 - CONTACT GARKANE ENERGY FOR STREET LIGHT INFORMATION.

- 2.0 AMERICAN DISABILITIES ACT
- PEDESTRIAN ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
 - ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
 - THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

SOUTH ZION INN & SUITES

FINAL SITE PLAN

HILDALE, UTAH



PROJECT INFORMATION

BOUNDARY DESCRIPTION

LOT 15, HILDALE INDUSTRIAL PARK AMENDED, LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 32, T43S, R10W, SLB&M, HILDALE, WASHINGTON COUNTY, UTAH

CONTAINS 1.57 ACRES

TOPOGRAPHY

TOPOGRAPHY GENERATED BY THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON OCTOBER 1, 2019.

OWNER:

DT ASSOCIATES, LLC
ATTN. DON TIMPSON
PO BOX 639
1185 WEST UAH AVENUE,
HILDALE, UT 84784

SITE DATA:

EXISTING ZONING: HIGHWAY COMMERCIAL
PARCEL NUMBER: HD-HDIP-15
PARCEL AREA: 1.57 ACRES
TOTAL PARCELS: 1

PARKING SUMMARY:

REQUIRED:
2 SPACES PLUS 1 SPACE PER LIVING OR SLEEPING UNIT

REQUIRED PARKING: 10
PROVIDED PARKING: 10

SETBACKS:

FRONT: 20'
REAR: NEW BUILDING ON A LOT ABUTTING AN EXISTING AGRICULTURAL OR RESIDENTIAL USE: 10'; OTHERWISE NO REQUIREMENT.
SIDE: NEW BUILDING ON A LOT ABUTTING AN EXISTING AGRICULTURAL OR RESIDENTIAL USE: 10'; OTHERWISE NO REQUIREMENT.
STREET SIDE: 20'

BUILDING INFO:

8 UNIT, SINGLE-STORY, MOTEL
BUILDING HEIGHT: 16'
MAX BUILDING HEIGHT BY ZONE CODE: 35'

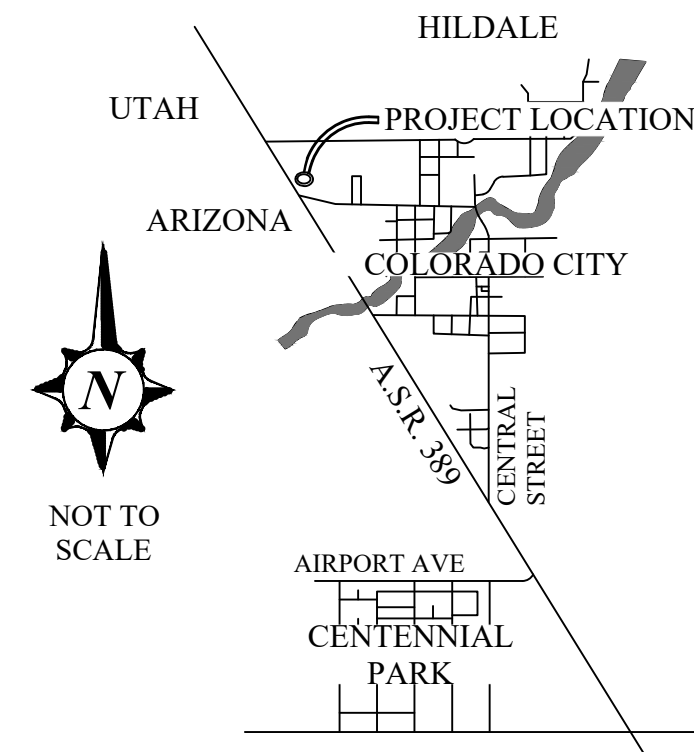
FEMA FLOOD DESIGNATION:

THIS SITE IS LOCATED IN ZONE 'X' (NOT A FLOOD ZONE) PER FEMA MAP #49053C1145G.

UTILITY PROVIDERS

WATER	HILDALE / COLORADO CITY UTILITIES
SEWER	HILDALE / COLORADO CITY UTILITIES
ELECTRIC	GARKANE ENERGY COOPERATIVE
TELEPHONE	SOUTH CENTRAL COMMUNICATIONS
GAS	HILDALE / COLORADO CITY UTILITIES
REFUSE	HILDALE / COLORADO CITY UTILITIES
LANDFILL	ARIZONA STRIP LANDFILL CORPORATION (9.5 MILES)
FIRE DISTRICT	COLORADO CITY FIRE DEPARTMENT

PROJECT VICINITY



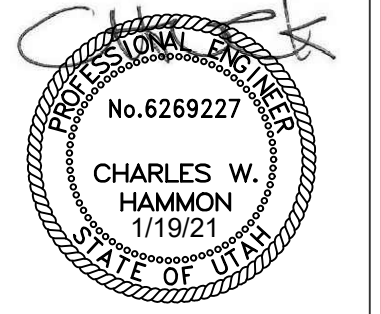
DRAWING INDEX

- C - CIVIL DRAWINGS
- C1.1 - CIVIL COVER SHEET
- C1.2 - EXISTING CONDITIONS & DEMO
- C2.1 - SITE PLAN
- C3.1 - GRADING PLAN
- C4.1 - UTILITY PLAN
- C5.1 - DETAILS
- C5.2 - DETAILS



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE

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TEL: (435) 619-4586 FAX: (435) 608-4586
E-MAIL: Charles@exceldesignus WEB SITE: AT www.exceldesignus



SOUTH ZION INN & SUITES
DT ASSOCIATES LLC

FIELD AVENUE & STATE ROUTE 59
HILDALE, UTAH

LOCATED IN THE S.E. 1/4 OF SEC. 32, T43S, R10W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
▲	1/19/21	PER CITY COMMENTS
▲		
▲		
▲		

PROJECT NO: 19-106-01
CAD DWG. FILE: 19-106-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 8/26/20

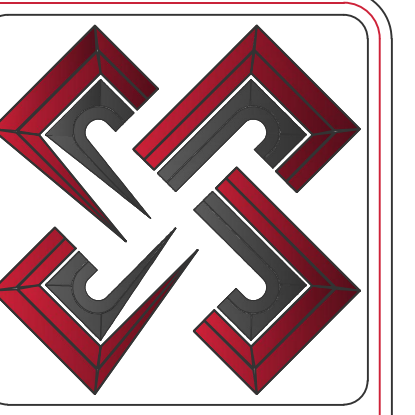
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CIVIL COVER SHEET

C-1.1
SHEET: 1 of 7

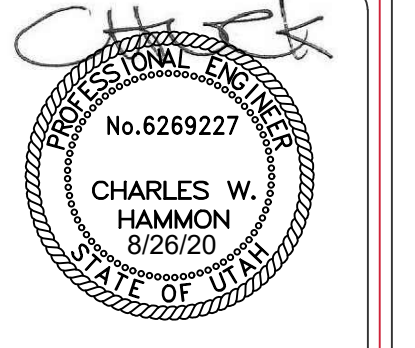


SITE PLAN NOTES

- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- TOPOGRAPHY GENERATED BY THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON OCTOBER 1, 2019.



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FIELD AVENUE & STATE ROUTE 59
 HILDALE, UTAH
 LOCATED IN THE S.E. 1/4 OF SEC. 32, T43S, R10W, S1B&M

REVISIONS

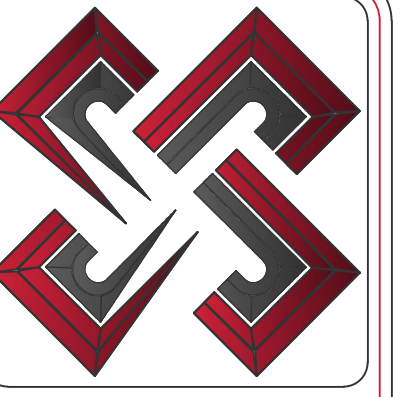
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 DATE: 8/26/20

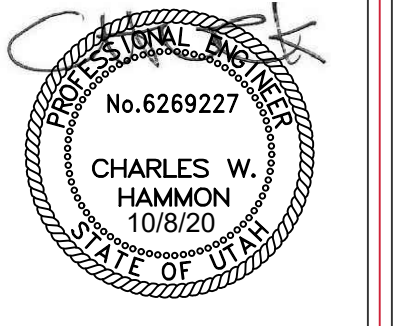
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EX. CONDITIONS
& DEMO
PLAN

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 SHEET: 2 of 7

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 HILDALE, UTAH
 LOCATED IN THE S.E. 1/4 OF SEC. 32, T43S, R10W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 19-106-01
 CAD DWG. FILE: 19-106-01_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 8/26/20

SHEET TITLE:
CIVIL
SITE
PLAN

C-2.1
 SHEET: 3 of 7

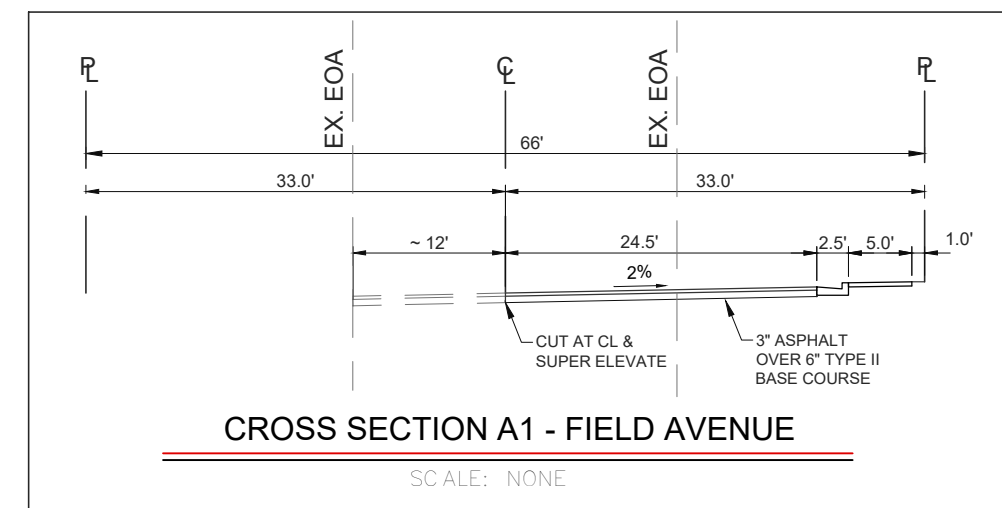
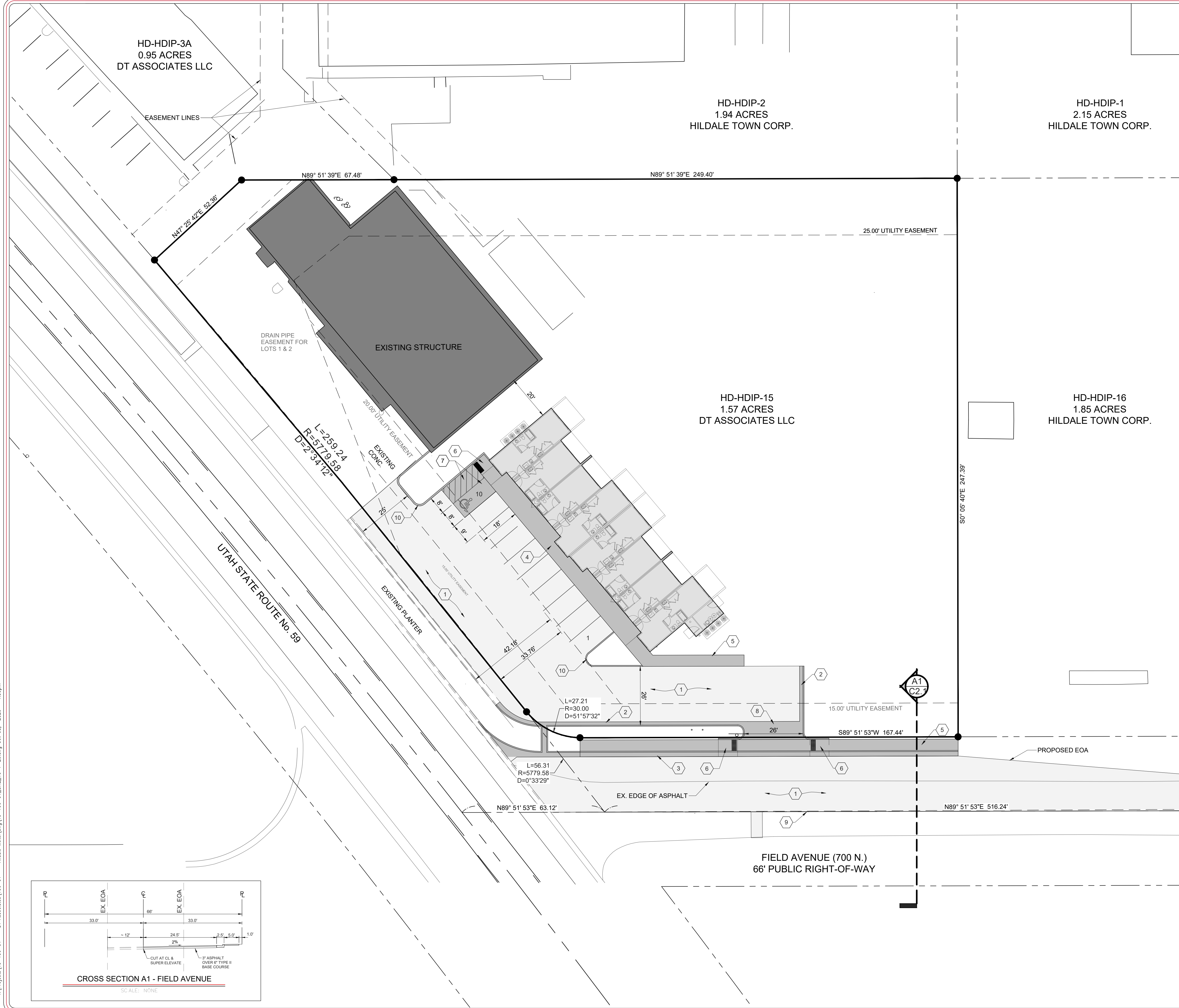
SITE PLAN NOTES

- DESIGN OF ALL ASPHALT & REINFORCED CONCRETE SHALL CONFORM WITH RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND / OR STENCILS. ROAD LINES, PARKING STALL AND ISLAND STRIPING SHALL BE 4 IN. WIDE AND SHALL BE STRAIGHT WITH A "CLEAN" EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE PLAN FOR IRRIGATION AND PLANTING.

KEY NOTE LEGEND

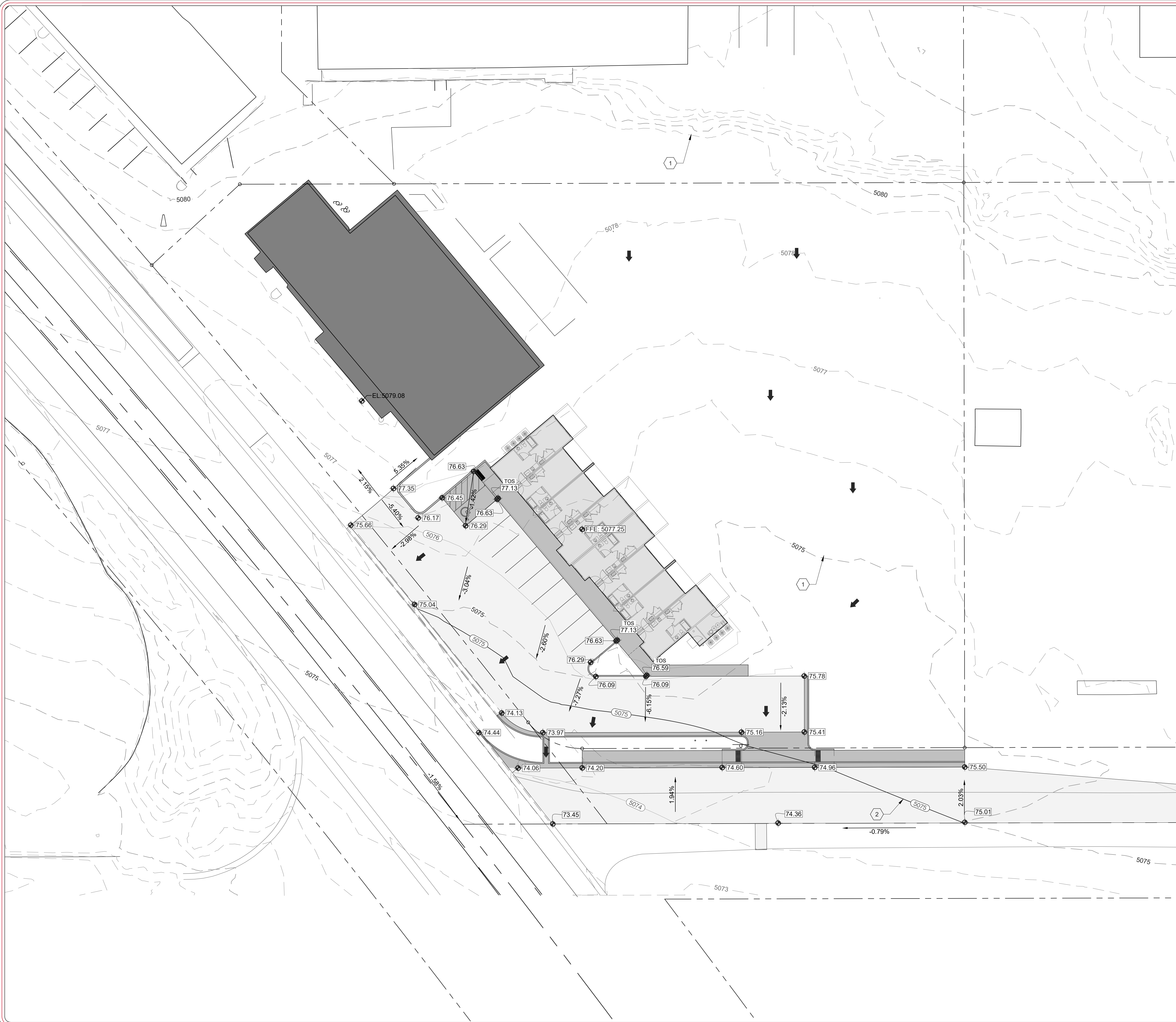
- 1 NEW 3" ASPHALT PAVEMENT OVER 6" ROAD BASE
- 2 NEW 24" CONCRETE CURB & GUTTER
- 3 NEW 30" CONCRETE CURB & GUTTER
- 4 INTEGRAL WALK AND CURB
- 5 CONCRETE SIDEWALK
- 6 ADA ACCESSIBLE RAMP
- 7 ADA ACCESSIBLE PATH AND SYMBOL AT PARKING STALL LOCATION. ADA STALL PAVED WITH 6" CONCRETE OVER 4" BASE.
- 8 CONCRETE DRIVE ENTRANCE
- 9 CHIP SEAL CUT LINE
- 10 6" CONCRETE CURB

20 0 20
 SCALE IN FEET



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GRADING & DRAINAGE PLAN NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN A SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
2. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN A SOILS REPORT.
3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.
4. CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.
5. ALL TRENCHING SHALL BE PER HILDALE CITY STANDARDS.
6. ALL SPOT GRADES ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL GRADING DESIGN.
7. MATCH TOP OF PIPE INVERT ELEVATIONS AT JUNCTION BOXES UNLESS OTHERWISE NOTED.

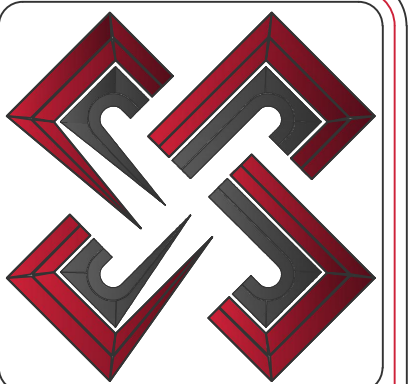
KEY NOTE LEGEND

- ① EXISTING GROUND
- ② FINISH GRADE
- ??? TRUNCATED FINISH GROUND SPOT ELEVATION. BEGINS AT 5000'
- - - EXISTING GROUND MINOR CONTOUR & ELEVATION
- 4900 - EXISTING GROUND MAJOR CONTOUR & ELEVATION
- (4898) - PROPOSED GROUND MINOR CONTOUR & ELEVATION
- (4900) - PROPOSED GROUND MAJOR CONTOUR & ELEVATION
- ➔ PROPOSED DRAINAGE DIRECTION

EXCAVATION QUANTITIES

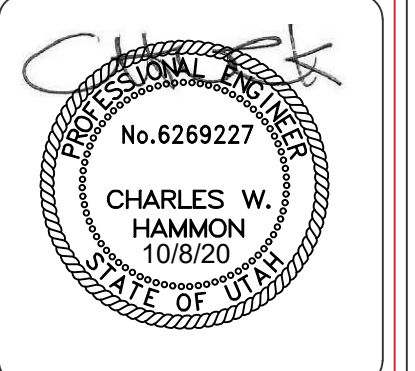
TOTAL CUT:..... 29 CU. YDS.
 TOTAL FILL:..... 704 CU. YDS.
 NET FILL:..... 675 CU. YDS.
 CUT / FILL RATIO:.....1.00

VOLUMES ARE CALCULATED BY COMPARING EXISTING GROUND AND TOP OF FINISHED SURFACE



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 321 NORTH MALL DRIVE, SUITE J-101, ST. GEORGE, UTAH 84790
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SOUTH ZION INN & SUITES
DT ASSOCIATES LLC

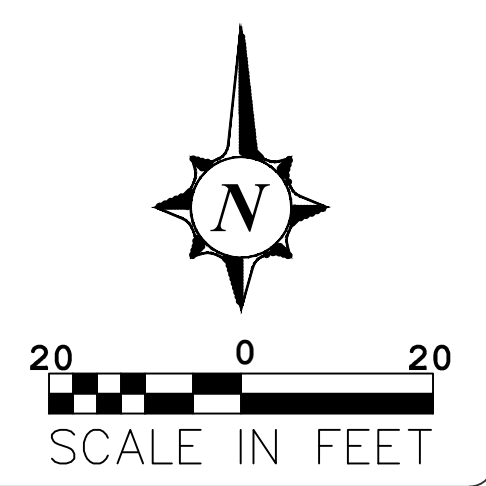
FIELD AVENUE & STATE ROUTE 89
 HILDALE, UTAH
 LOCATED IN THE S.E. 1/4 OF SEC. 32, T43S, R10W, S18&M

REVISIONS		
REV.	DATE	DESCRIPTION

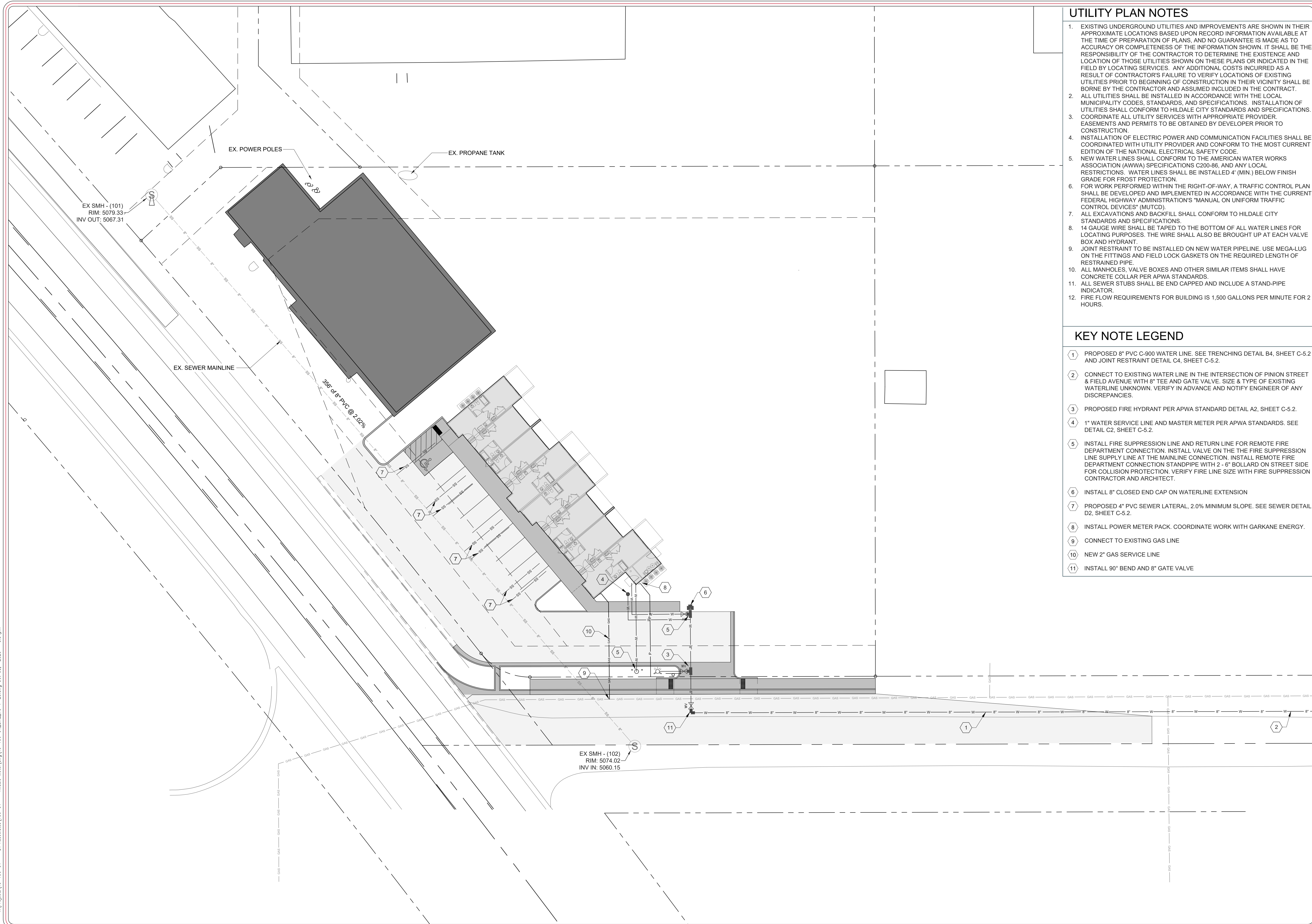
PROJECT NO: 19-106-01
 CAD DWG. FILE: 19-106-01_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 8/28/20

SHEET TITLE:
GRADING & DRAINAGE PLAN

C-3.1
 SHEET: 4 OF 7



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UTILITY PLAN NOTES

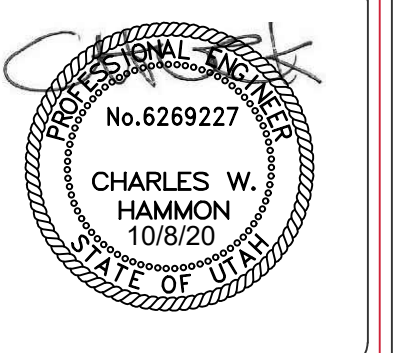
1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO HILDALE CITY STANDARDS AND SPECIFICATIONS.
3. COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
5. NEW WATER LINES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS C200-86, AND ANY LOCAL RESTRICTIONS. WATER LINES SHALL BE INSTALLED 4' (MIN.) BELOW FINISH GRADE FOR FROST PROTECTION.
6. FOR WORK PERFORMED WITHIN THE RIGHT-OF-WAY, A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
7. ALL EXCAVATIONS AND BACKFILL SHALL CONFORM TO HILDALE CITY STANDARDS AND SPECIFICATIONS.
8. 14 GAUGE WIRE SHALL BE TAPED TO THE BOTTOM OF ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
9. JOINT RESTRAINT TO BE INSTALLED ON NEW WATER PIPELINE. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
10. ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR PER APWA STANDARDS.
11. ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND-PIPE INDICATOR.
12. FIRE FLOW REQUIREMENTS FOR BUILDING IS 1,500 GALLONS PER MINUTE FOR 2 HOURS.

KEY NOTE LEGEND

- 1 PROPOSED 8" PVC C-900 WATER LINE. SEE TRENCHING DETAIL B4, SHEET C-5.2 AND JOINT RESTRAINT DETAIL C4, SHEET C-5.2.
- 2 CONNECT TO EXISTING WATER LINE IN THE INTERSECTION OF PINION STREET & FIELD AVENUE WITH 8" TEE AND GATE VALVE. SIZE & TYPE OF EXISTING WATERLINE UNKNOWN. VERIFY IN ADVANCE AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 3 PROPOSED FIRE HYDRANT PER APWA STANDARD DETAIL A2, SHEET C-5.2.
- 4 1" WATER SERVICE LINE AND MASTER METER PER APWA STANDARDS. SEE DETAIL C2, SHEET C-5.2.
- 5 INSTALL FIRE SUPPRESSION LINE AND RETURN LINE FOR REMOTE FIRE DEPARTMENT CONNECTION. INSTALL VALVE ON THE THE FIRE SUPPRESSION LINE SUPPLY LINE AT THE MAINLINE CONNECTION. INSTALL REMOTE FIRE DEPARTMENT CONNECTION STANDPIPE WITH 2 - 6" BOLLARD ON STREET SIDE FOR COLLISION PROTECTION. VERIFY FIRE LINE SIZE WITH FIRE SUPPRESSION CONTRACTOR AND ARCHITECT.
- 6 INSTALL 8" CLOSED END CAP ON WATERLINE EXTENSION
- 7 PROPOSED 4" PVC SEWER LATERAL, 2.0% MINIMUM SLOPE. SEE SEWER DETAIL D2, SHEET C-5.2.
- 8 INSTALL POWER METER PACK. COORDINATE WORK WITH GARKANE ENERGY.
- 9 CONNECT TO EXISTING GAS LINE
- 10 NEW 2" GAS SERVICE LINE
- 11 INSTALL 90° BEND AND 8" GATE VALVE



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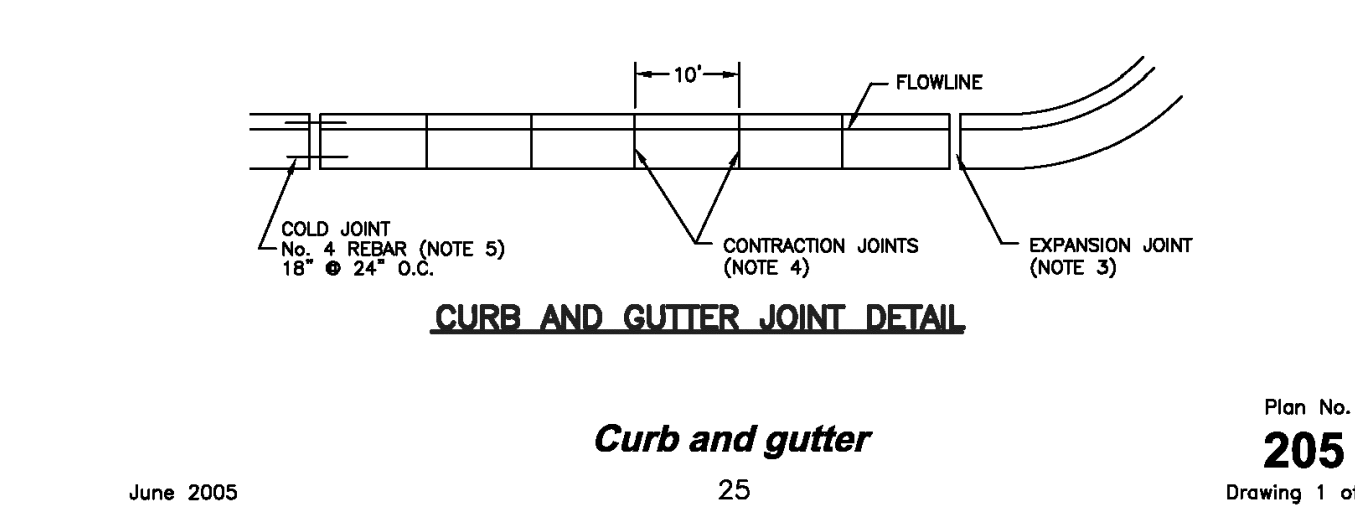
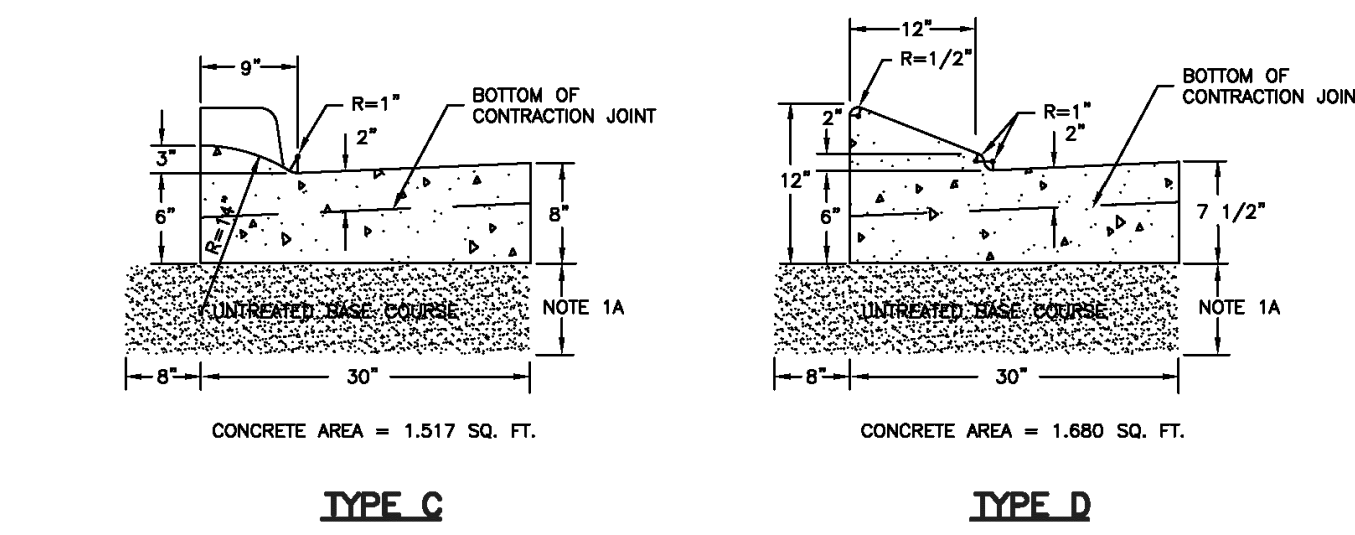
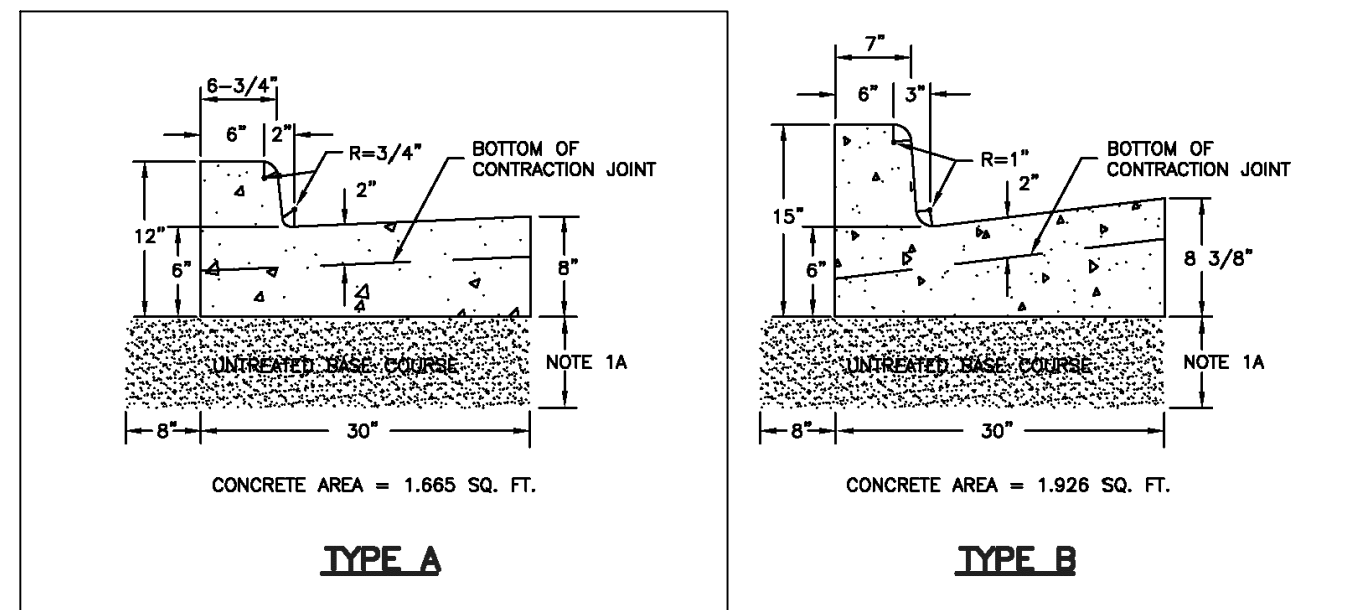
REVISIONS

REV.	DATE	DESCRIPTION

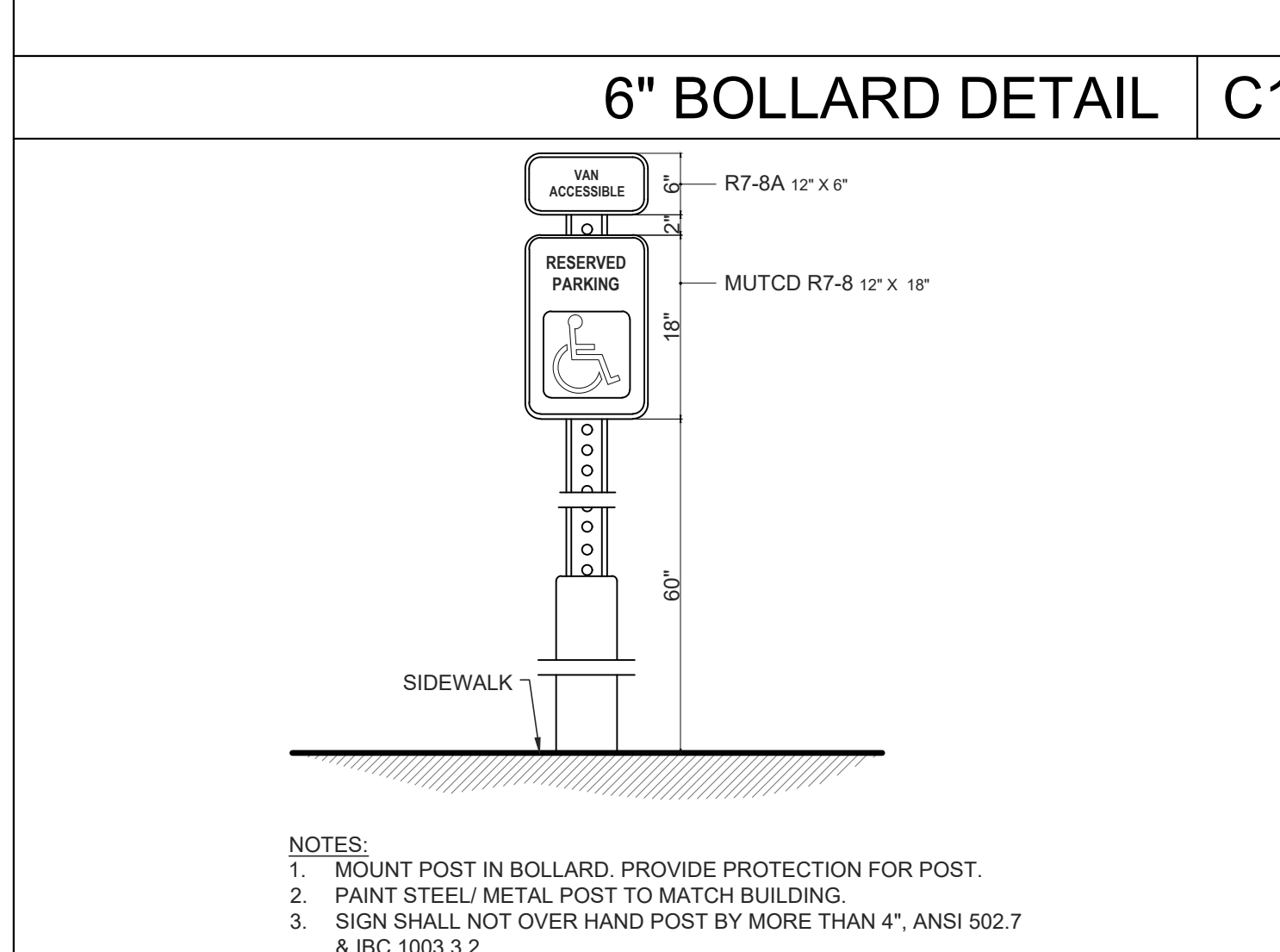
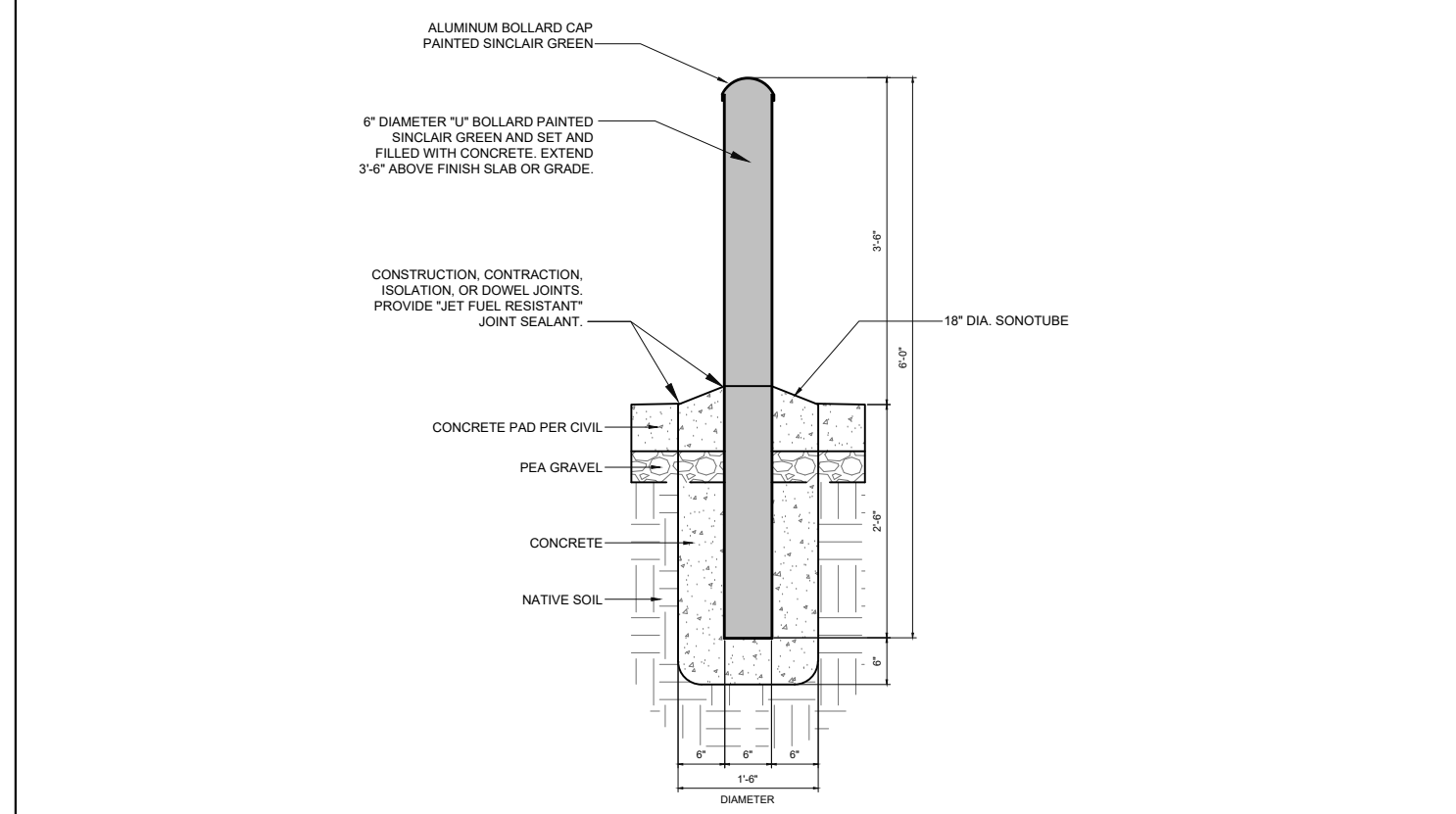
PROJECT NO: 19-106-01
 CAD DWG. FILE: 19-106-01_SITE
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 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 8/26/20

SHEET TITLE:
UTILITY PLAN

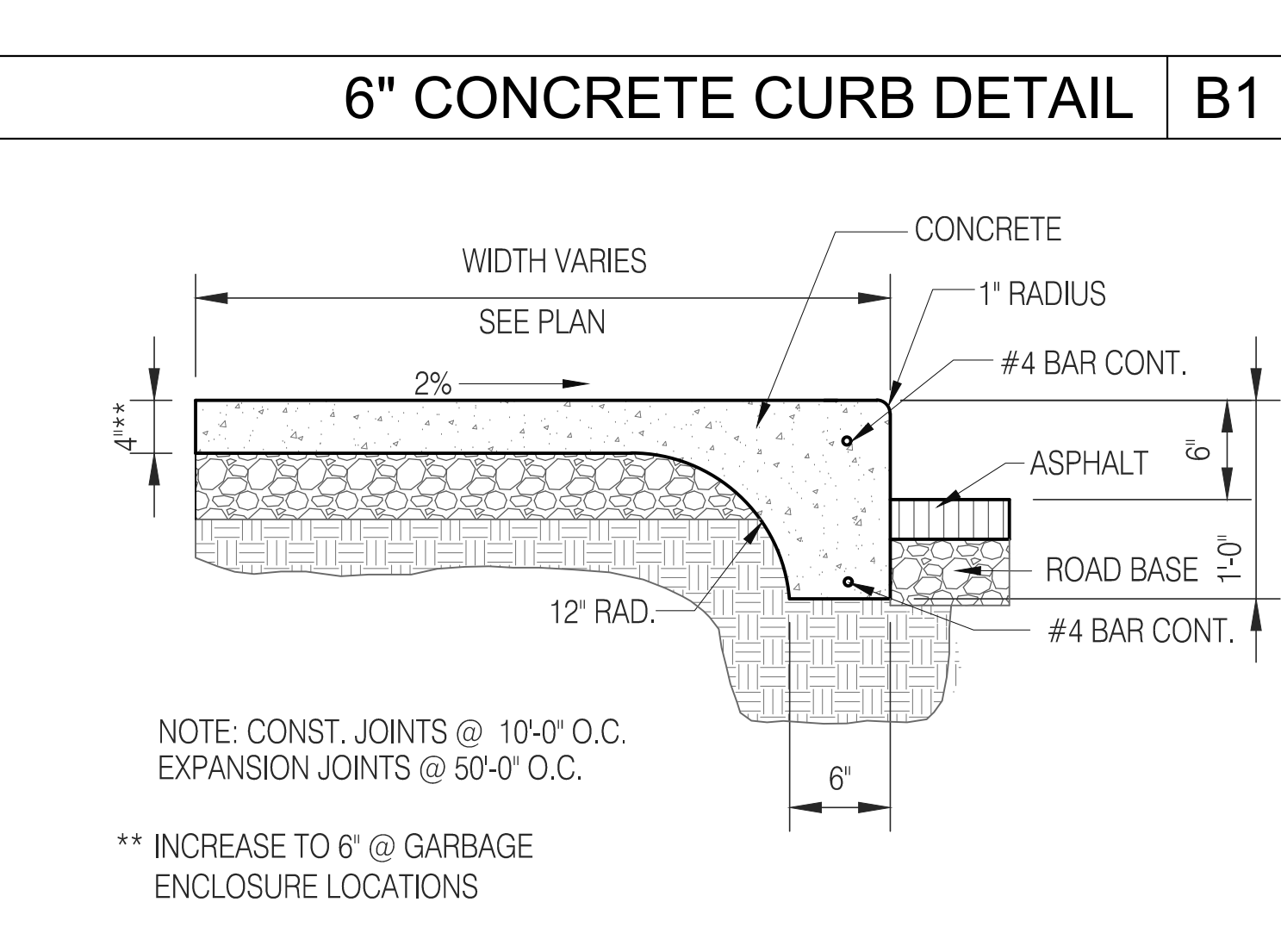
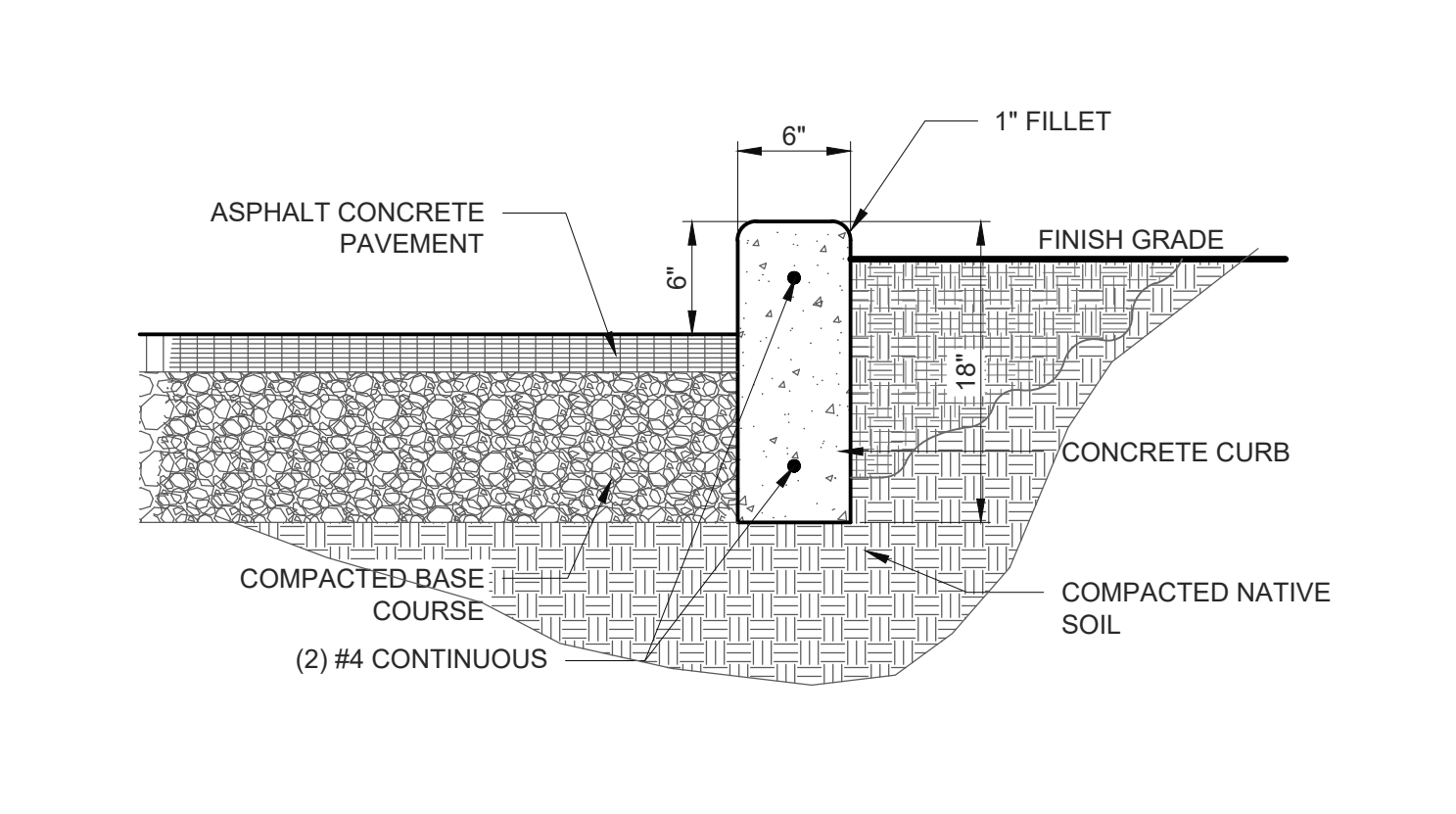
C-41
 SHEET: 5 of 7



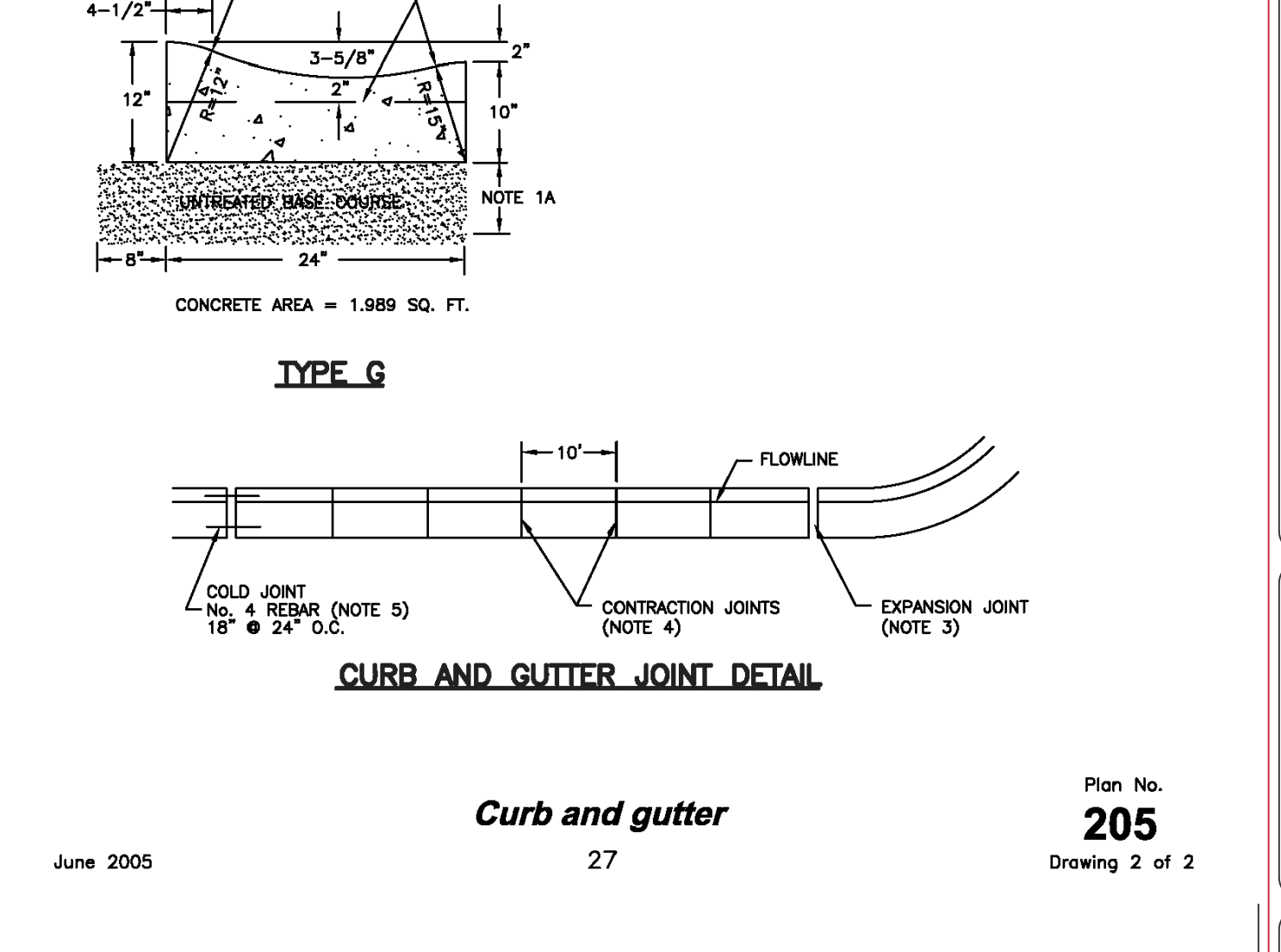
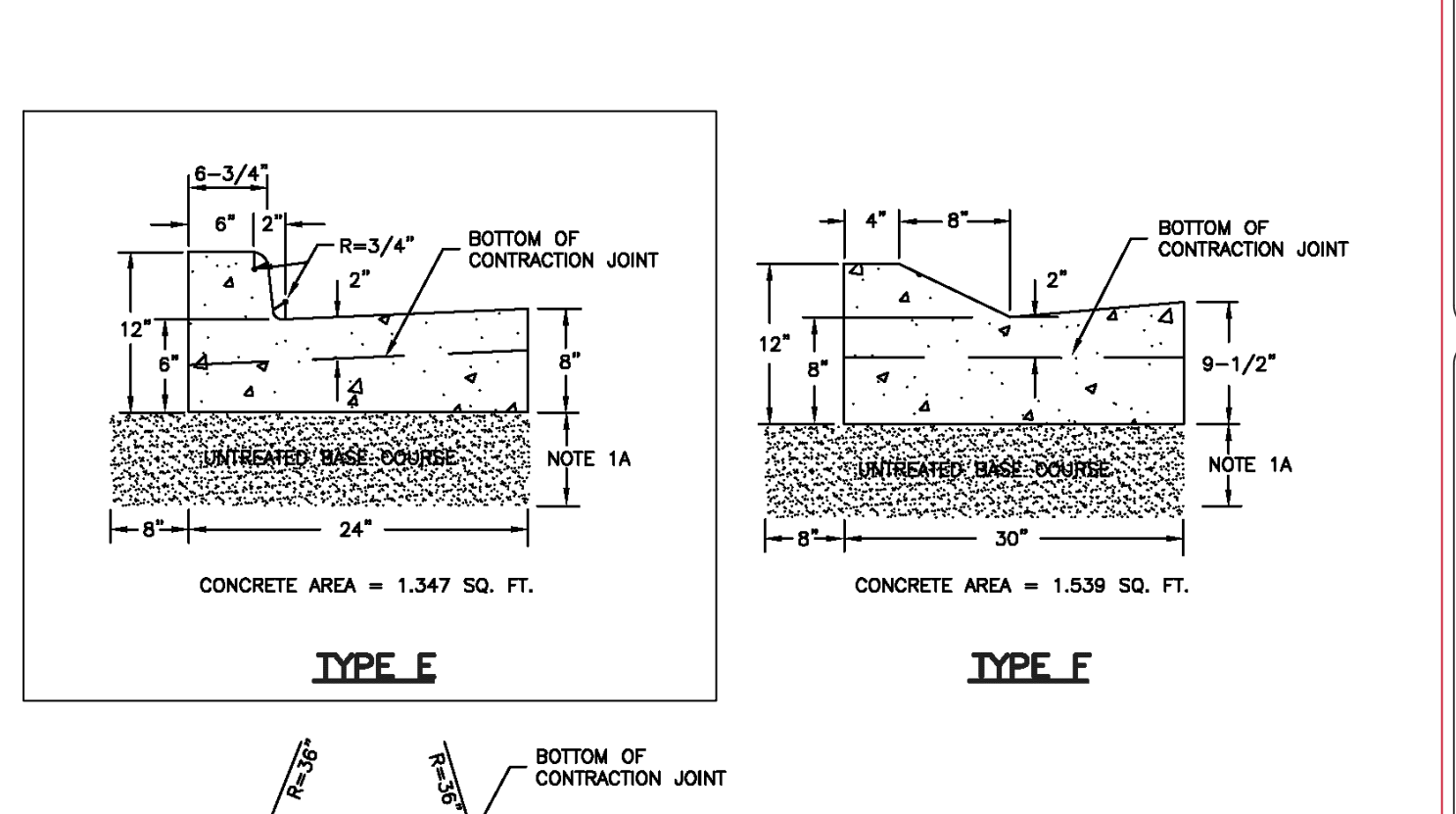
Plan No. **205**
Drawing 1 of 2
June 2005



Plan No. **236**
August 2006



Plan No. **237**
December 2005



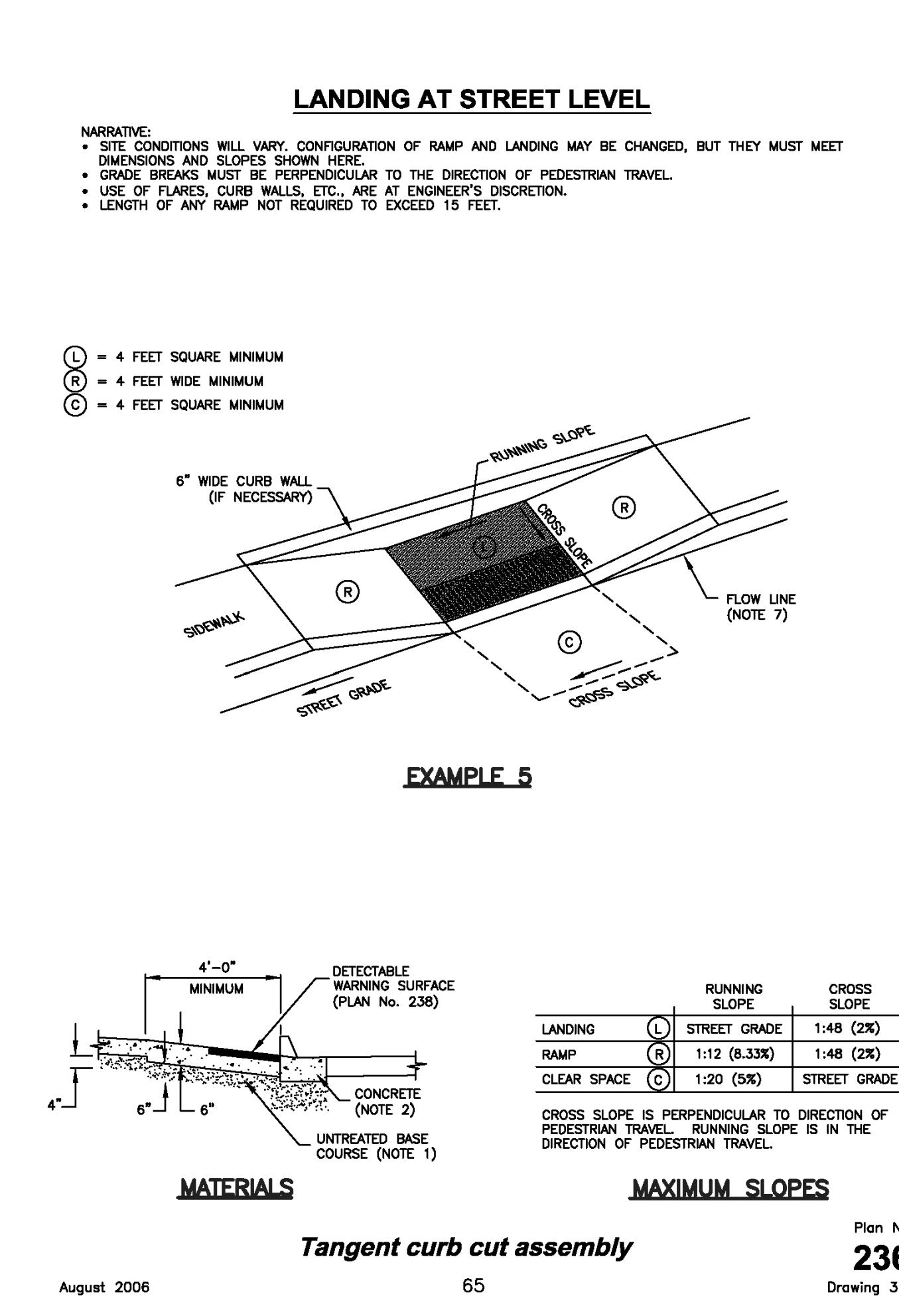
Plan No. **205**
Drawing 2 of 2
June 2005

30" CURB AND GUTTER DETAIL D2

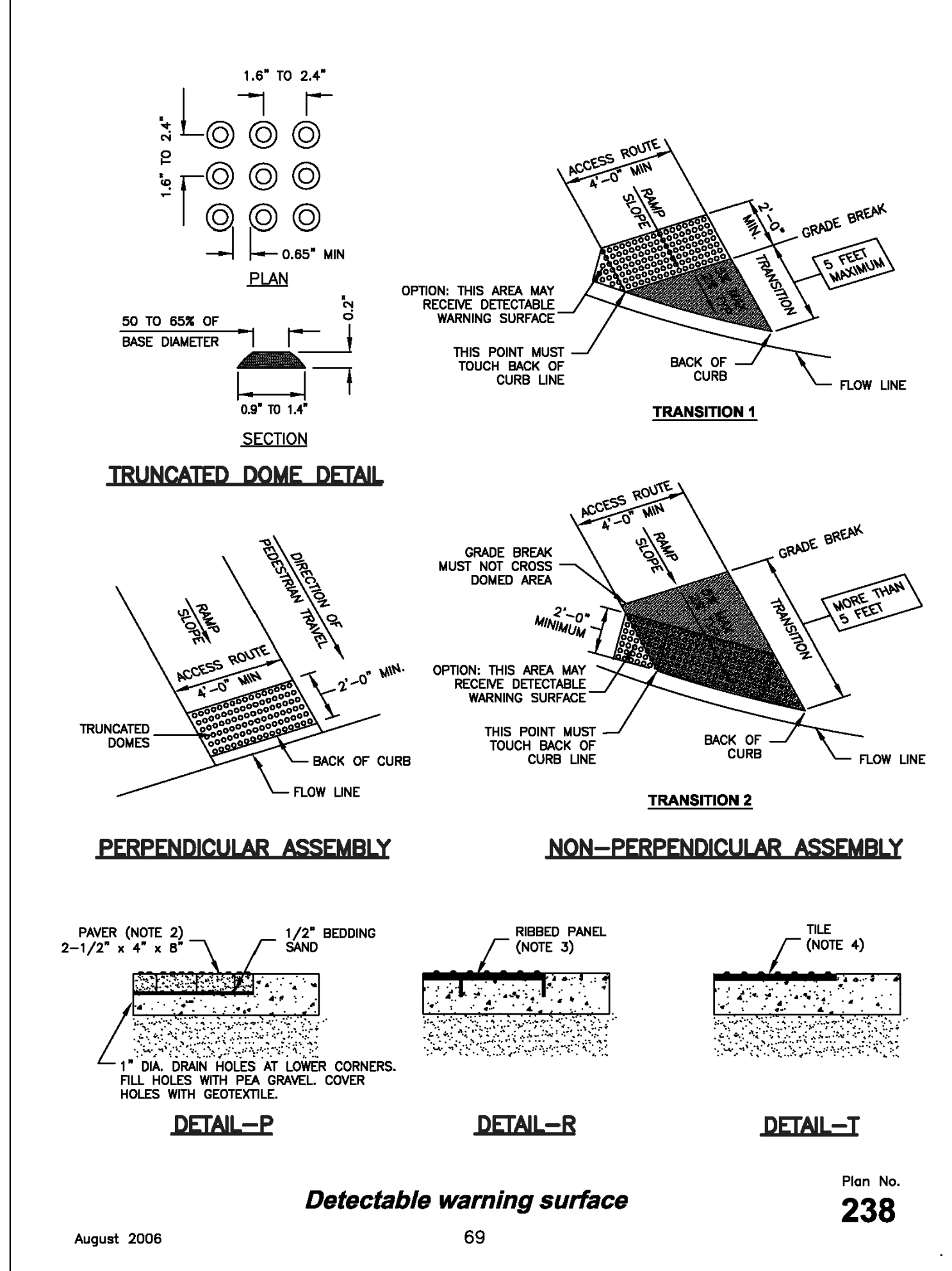
ADA SIGN DETAIL C2

INTEGRAL WALK AND CURB DETAIL B2

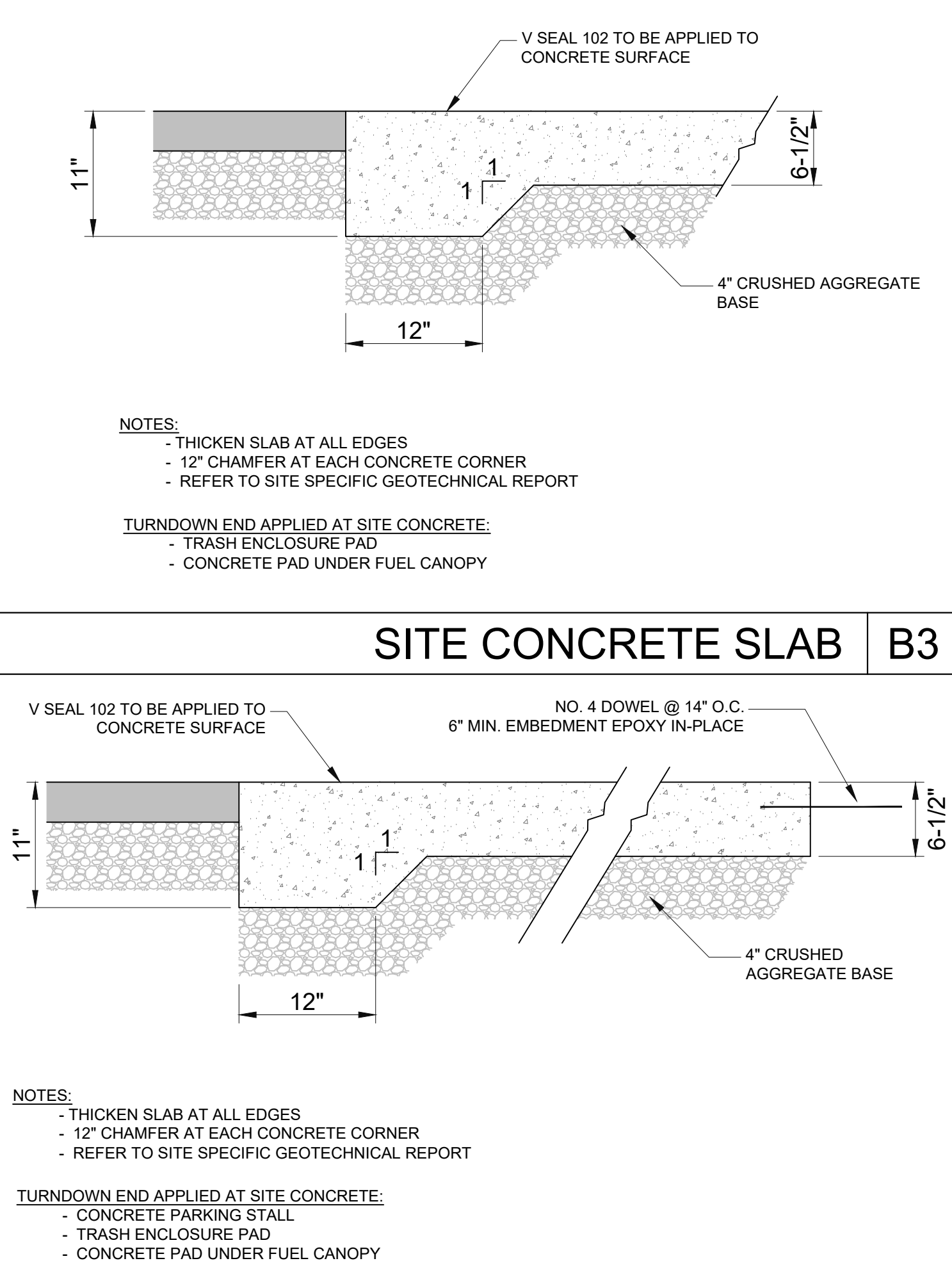
24" CURB & GUTTER DETAIL A2



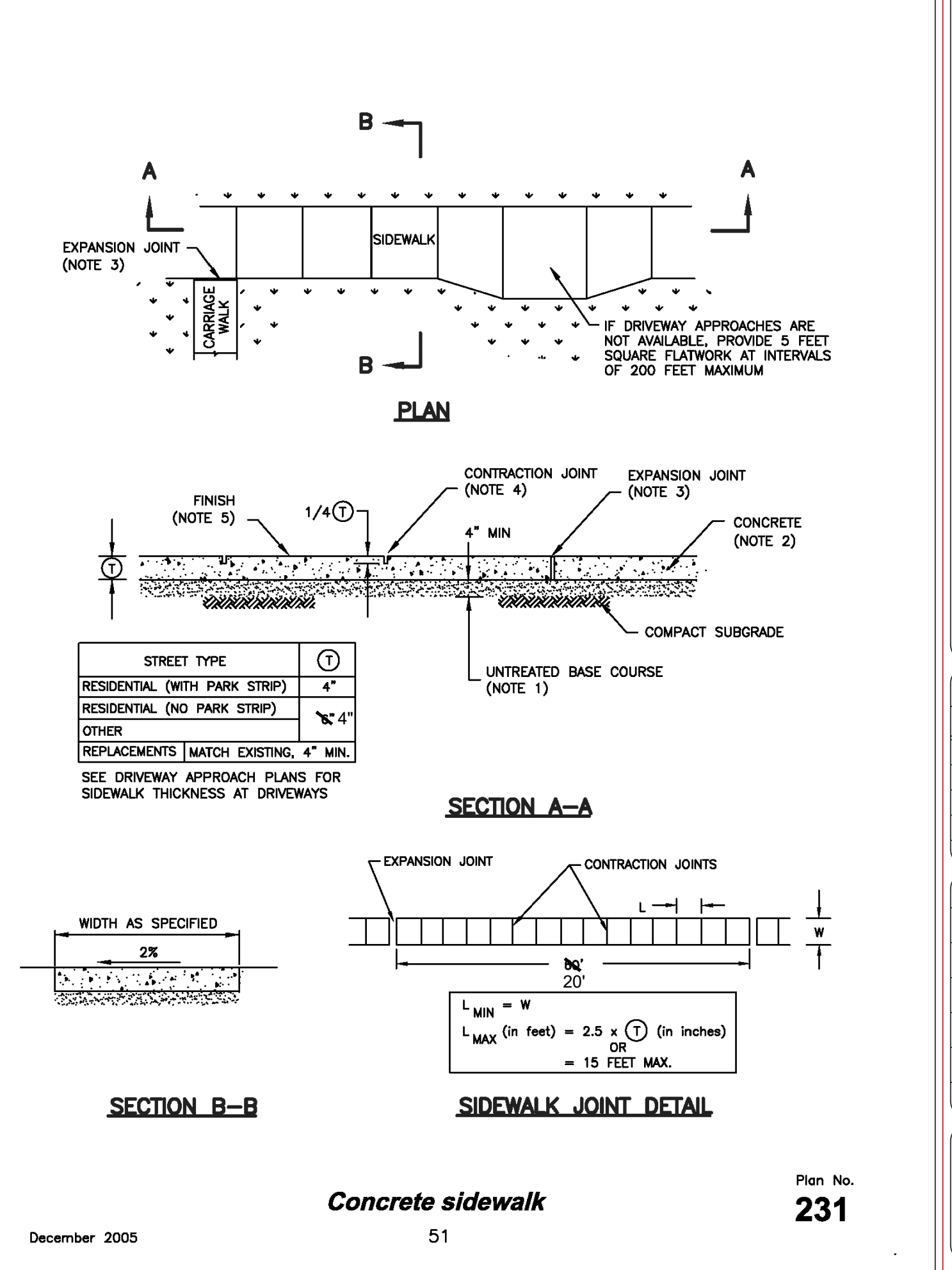
Plan No. **236**
August 2006



Plan No. **238**
August 2006



Plan No. **238**
August 2006



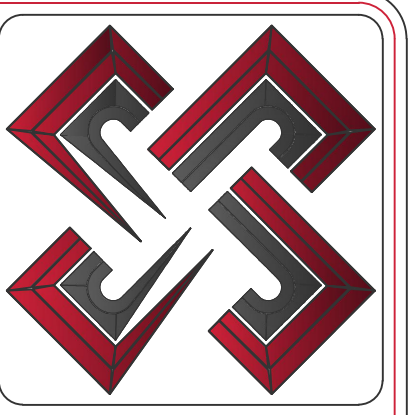
Plan No. **231**
December 2005

ADA ACCESSIBLE RAMP D4

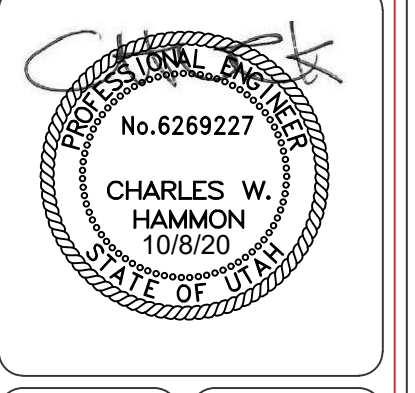
ADA ACCESSIBLE CURB RAMP C4

CONCRETE PARKING STALL B4

APWA STANDARD SIDEWALK DETAIL A4



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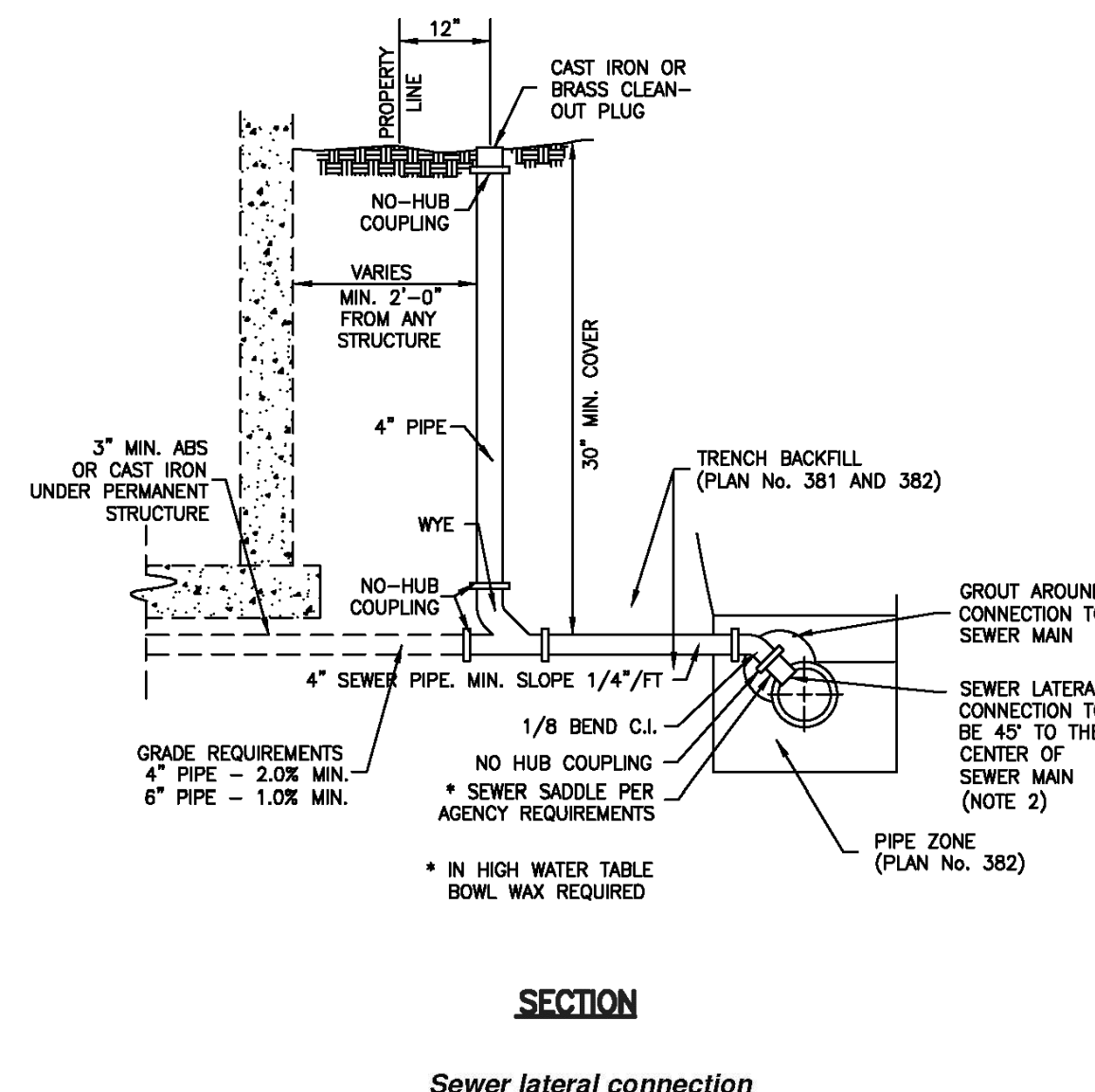
REV.	DATE	DESCRIPTION

PROJECT NO: 19-106-01
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DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 8/26/20

SHEET TITLE:
DETAILS

C-5.1
SHEET: 6 OF 7

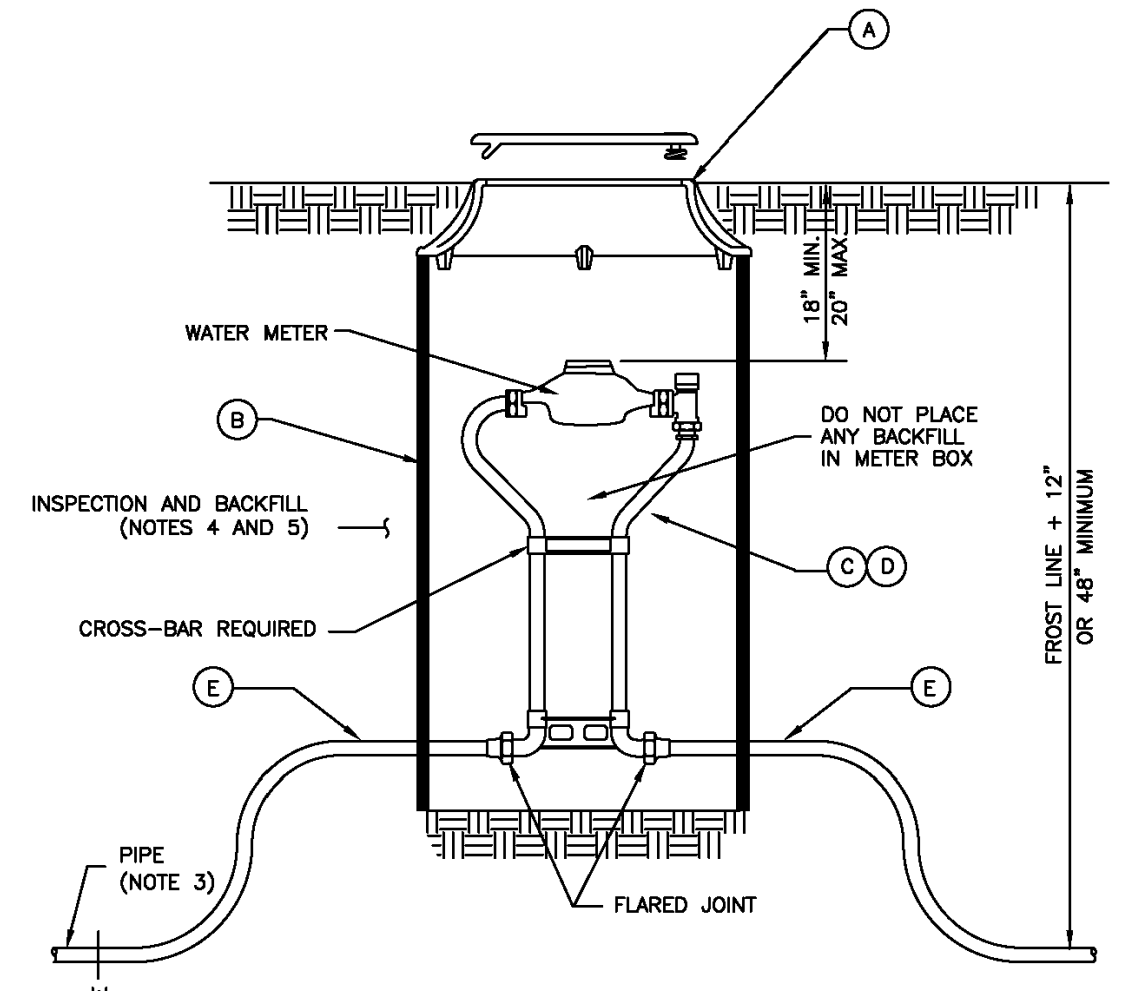
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SECTION

Sewer lateral connection

- INSPECTION:
 - Prior to installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
 - Prior to backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
- INSTALLATION:
 - Provide agency approved wye or tee with appropriate donut. Verify whether CONTRACTOR or agency is to install the wye.
 - Tape wrap pipe as required by soil conditions.
 - Remove core plug from sewer main. Do not break into sewer main to make connection.
 - Stainless steel straps required.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



SECTION

3/4" and 1" meter

LEGEND		DESCRIPTION
(A)	FRAME AND COVER	CAST IRON COVER (grps) DUCTILE IRON COVER (sewerage)
(B)	METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
(C)	3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(D)	1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)	COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

3/4" and 1" meter
215

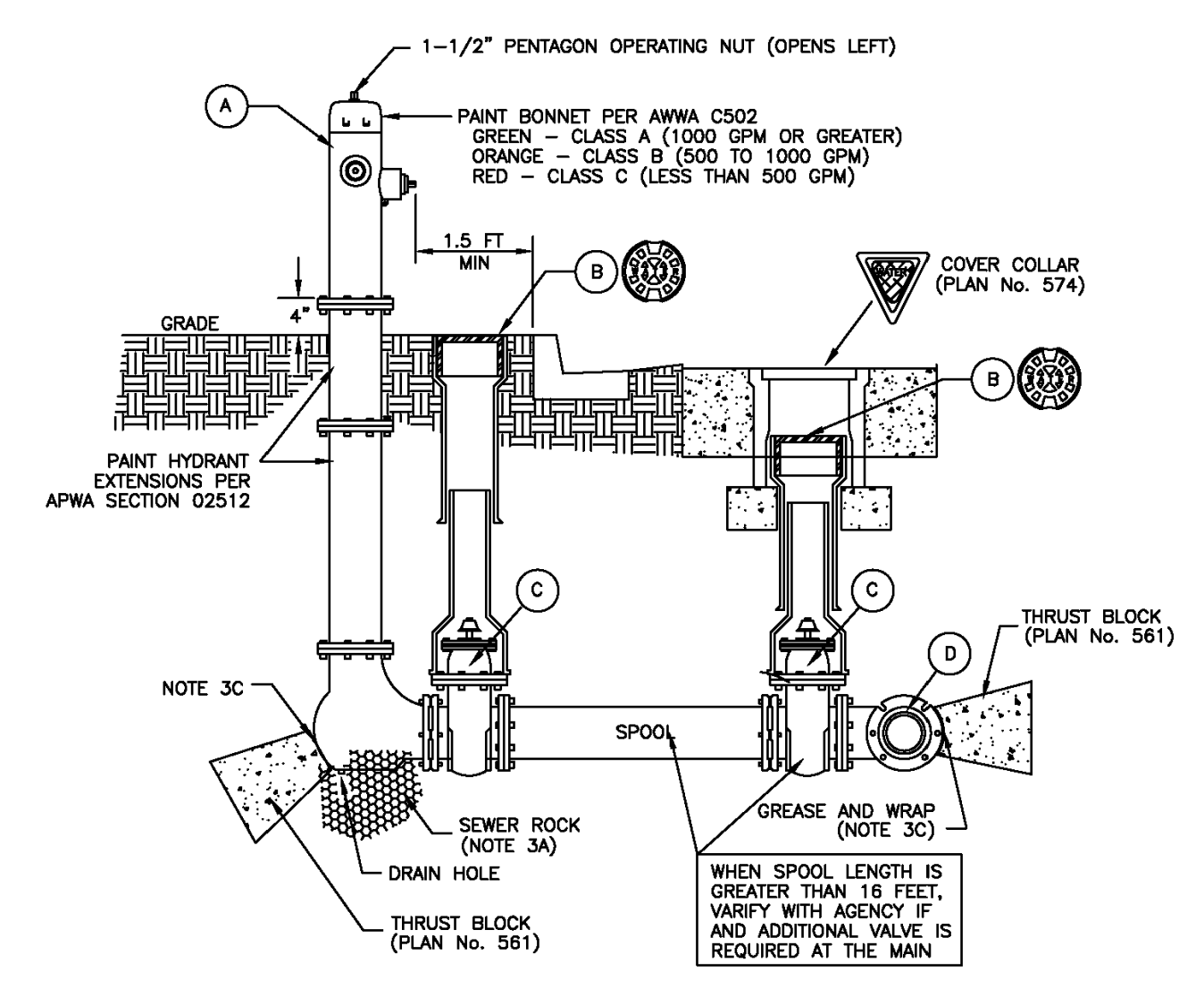
Plan No. **521**
August 2001

Fire hydrant with valve

- INSPECTION: Prior to backfilling, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- HYDRANT: Dry barrel per AWWA C502. Additional water system requirements are specified in APWA Section 33 11 00.
 - Provide at least 1 cubic yard of APWA Section 31 05 13 sewer rock around drain hole at base of hydrant. Wrap plastic over sewer rock to prevent silting.
 - Paint fire hydrant to agency's fire hydrant paint code.
 - Apply non-oxide grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
 - Notify fire department as soon as hydrant is placed in service.
- THRUST BLOCKS:
 - Prior to pouring concrete, wrap pipe system with 8 mil thick plastic sheet to prevent bonding of concrete to pipe system.
 - Not required for flange or welded pipe systems.

3/4" and 1" meter

- METER PLACEMENT:
 - In new construction, install meter at center of lot or per agency requirements.
 - All meters are to be installed in the park strip or within 7 feet of the property line (street side).
 - Do not install meters under driveway approaches, sidewalks, or curb and gutter.
- METER BOX:
 - In landscaped areas and driveway approaches, set box so grade of the frame and cover matches the grade of the surrounding surface.
 - In street surfaces or other vehicular traffic areas, provide the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
- PIPE: Coordinate with utility agency or property owner for type of pipe to be used outside of right-of-way.
- INSPECTION: Prior to backfilling around meter box, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- CASTING: Grey iron class 35 minimum per ASTM A 48.



SECTION

Fire hydrant with valve
213

January 2003

Plan No. **511**

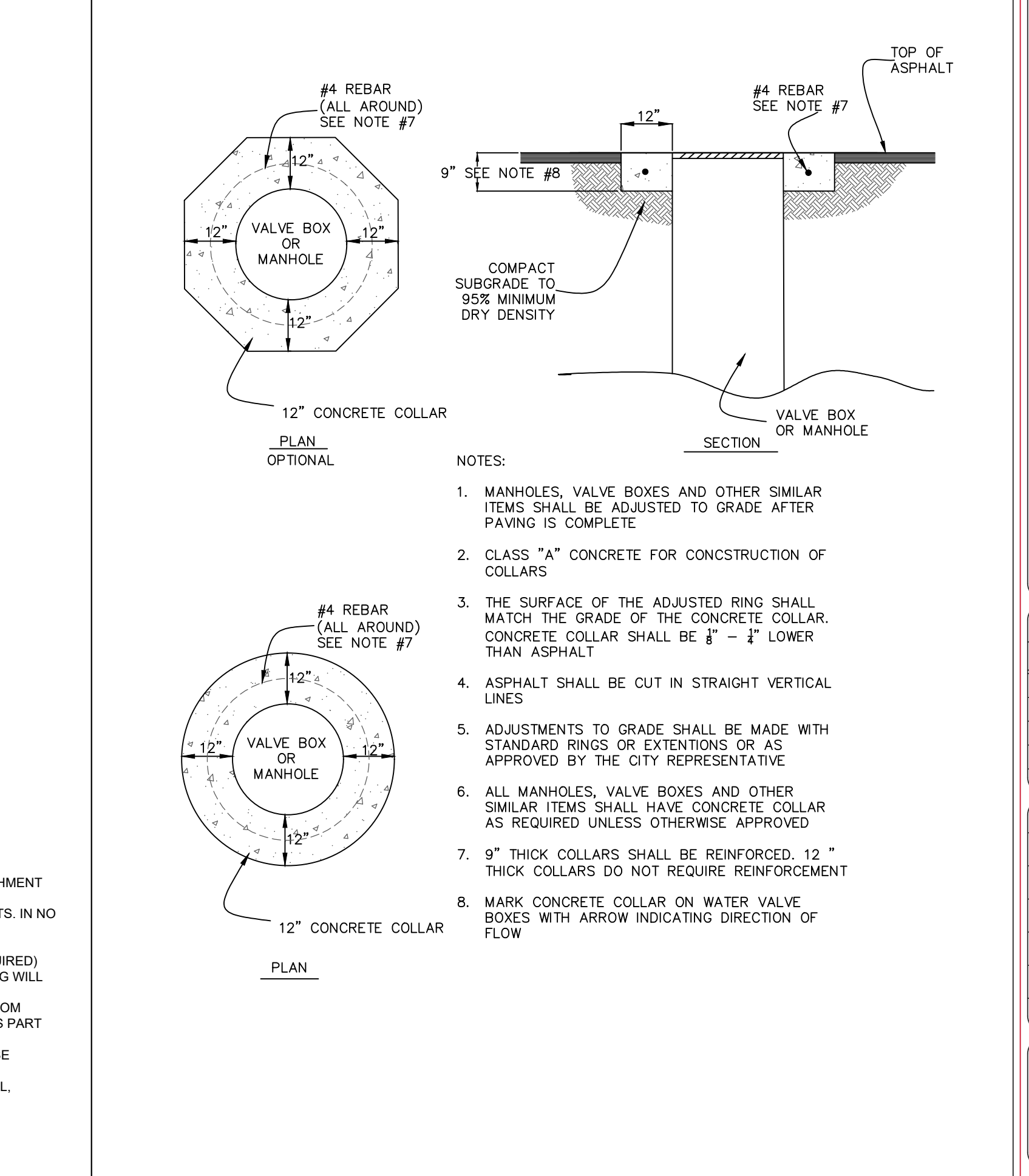
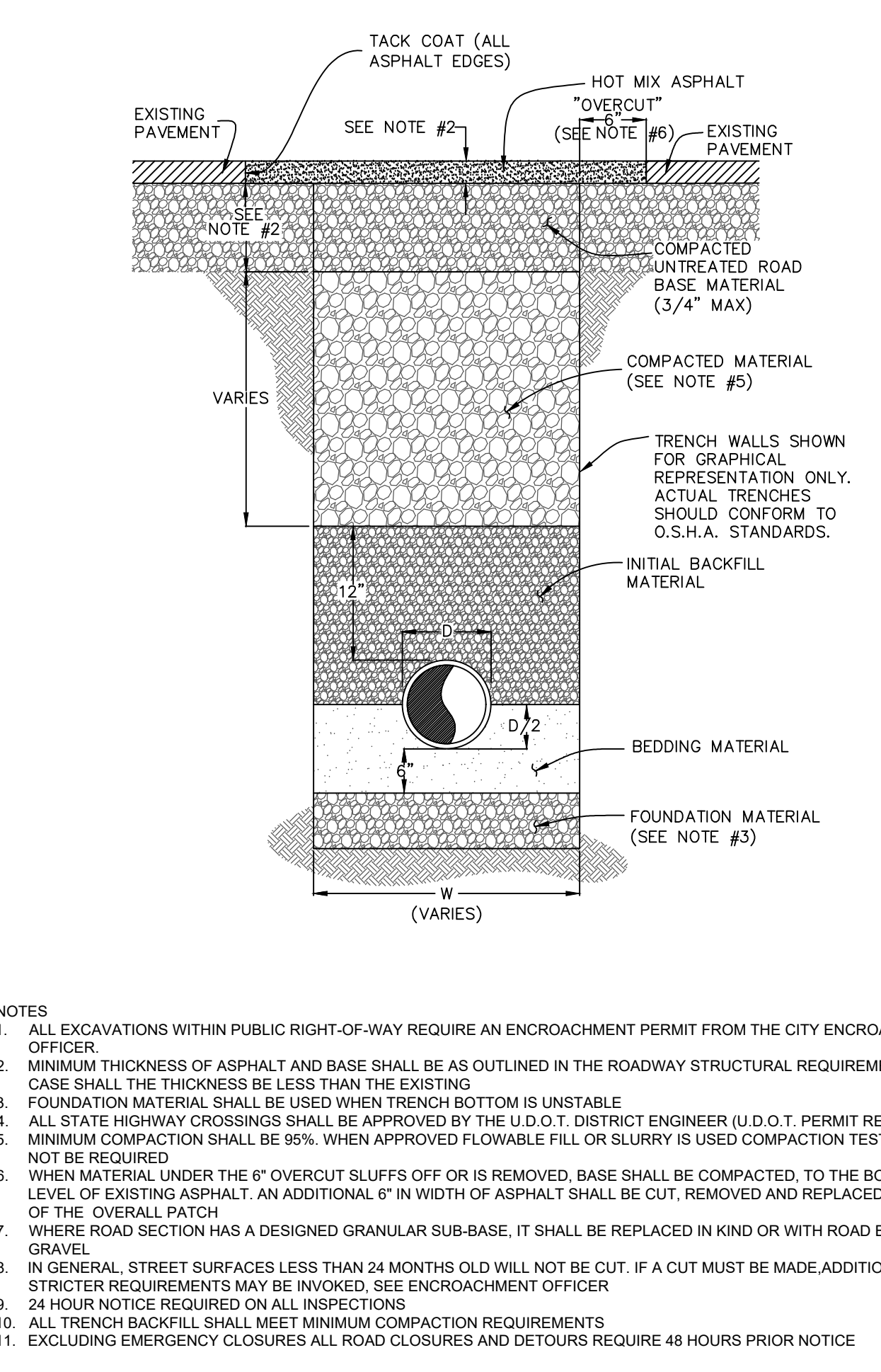
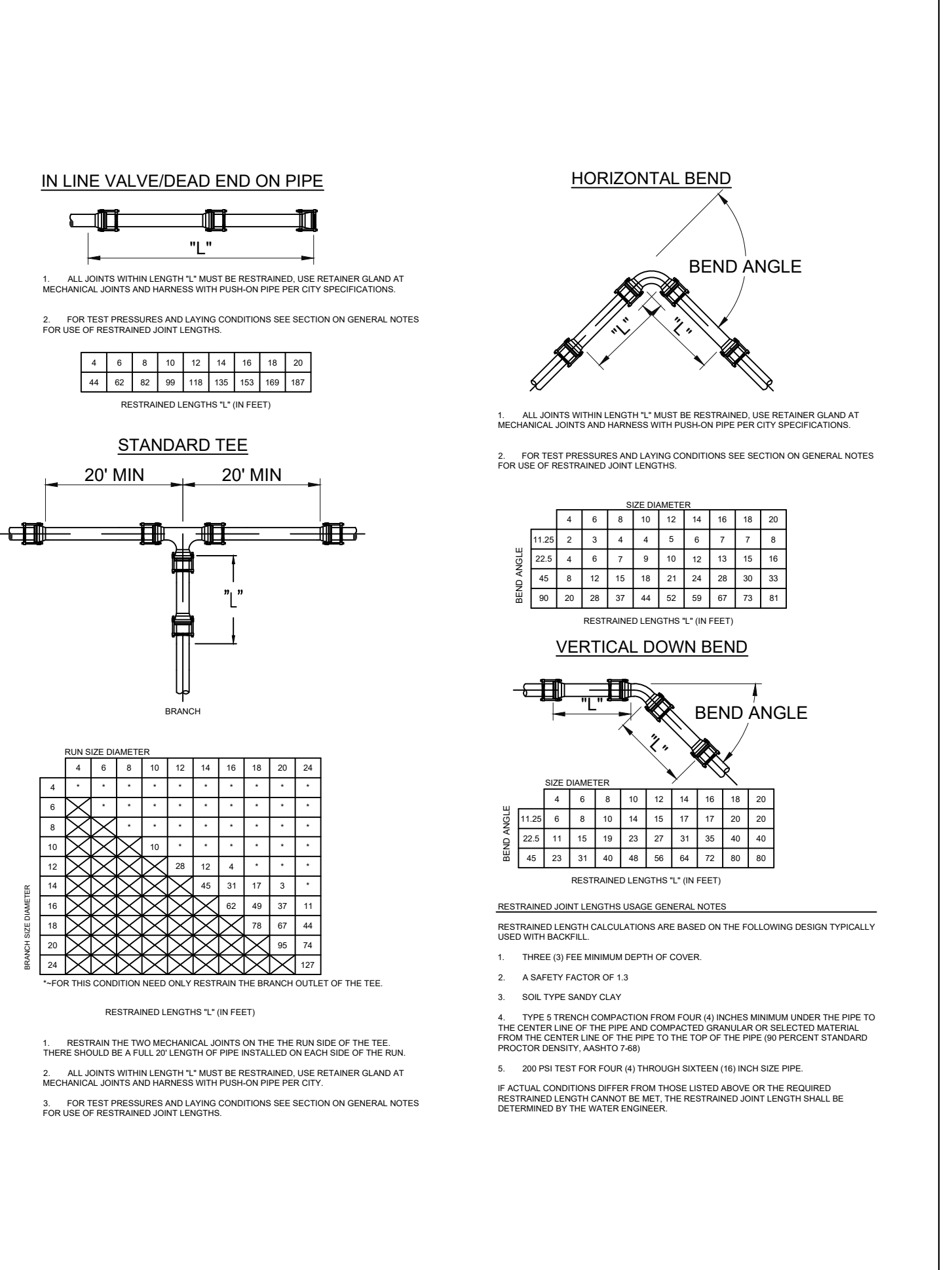
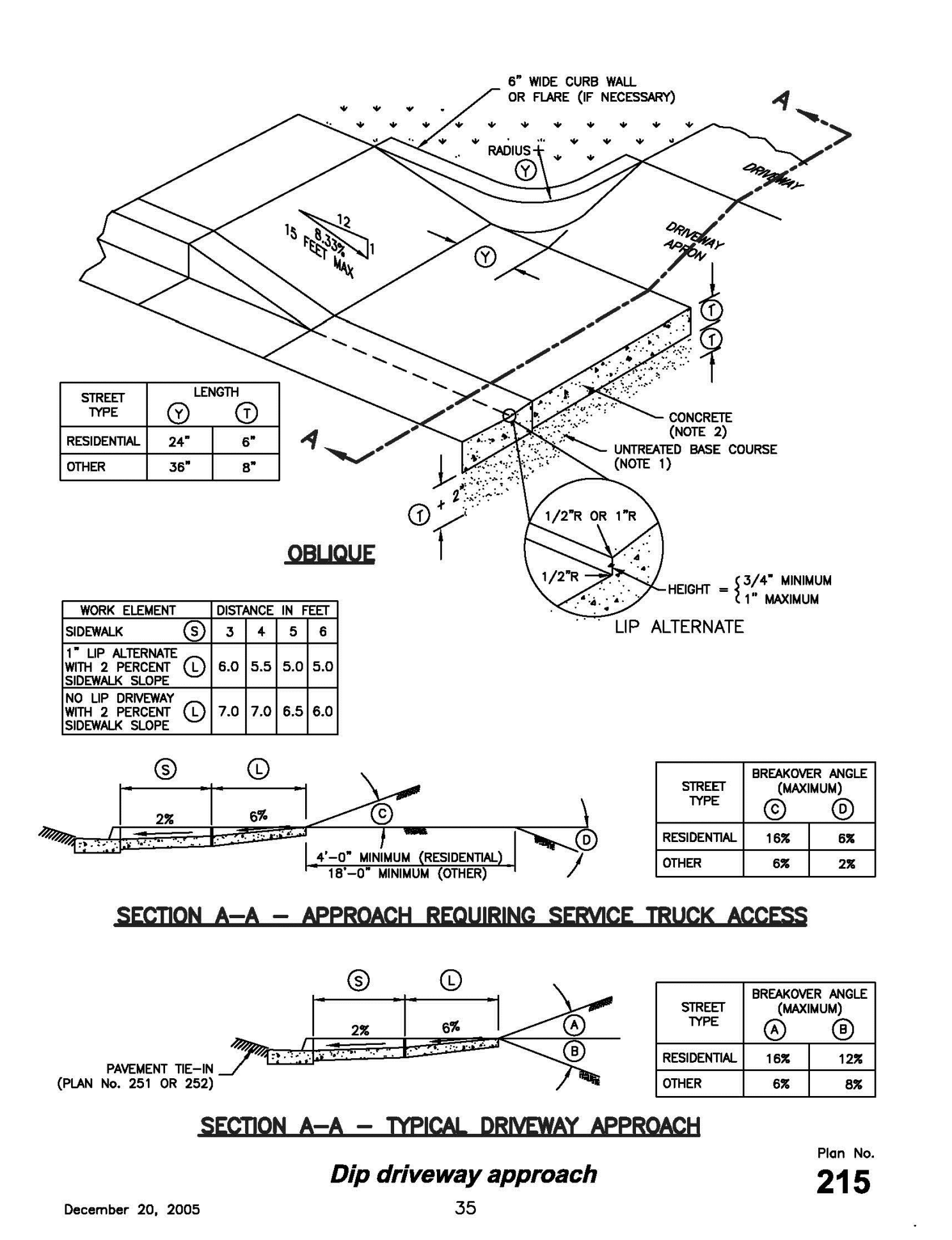
LEGEND		
No.	ITEM	DESCRIPTION
(A)	FIRE HYDRANT	AWWA C502
(B)	VALVE BOX WITH LID	2 PIECE CAST IRON
(C)	GATE VALVE WITH 2"x2" NUT	AWWA C509
(D)	TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SEWER LATERAL CONNECTION DETAIL D2

WATER METER SERVICE DETAIL C2

FIRE HYDRANT ASSEMBLY A2

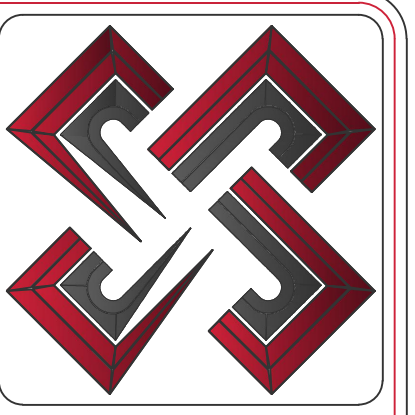


CONCRETE DRIVEWAY DETAIL D4

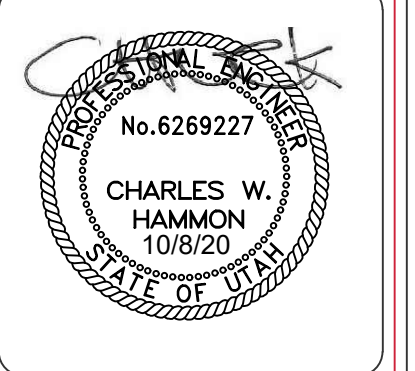
PVC JOINT RESTRAINT DETAIL C4

TRENCH BACKFILL & REPAIR DETAIL B4

MANHOLE & VALVE COLLAR DETAIL A4



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DT ASSOCIATES LLC
FIELD AVENUE & STATE ROUTE 69
HILDALE, UTAH
LOCATED IN THE S.E. 1/4 OF SEC. 32, T43S, R10W, S18BM

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO: 19-106-01
CAD DWG. FILE: 19-106-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 8/26/20

SHEET TITLE:
DETAILS
C-5.2
SHEET: 7 OF 7

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📞 435-874-2323
📠 435-874-2603
🌐 www.hildalecity.com

FINAL SITE PLAN APPLICATION

Fee: Variable

<i>For Office Use Only:</i> File No. _____ Receipt No. _____
--

Name: DT Associates LLC **Telephone:** 435-467-2466

Address: 1185 West Utah Ave. PO Box 639 Hildale UT **Fax No.** _____

Agent (If Applicable): J Marion Timpson **Telephone:** 425-375-8808

Email: jmarion@plusonecompany.info

Address/Location of Subject Property: South Zion Inn & Suites 750 North State St. Hildale UT

Tax ID of Subject Property: 20-3173786 **Zone District:** Highway Commercial

Proposed Use: (Describe, use extra sheet if necessary) 8 Unit Addition to Motel

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" = 100'
- Submit one (1) set of plans on 11 x 17-inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required. Submit electronic copy of plans to planning@hildalecity.com
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

- a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary;
- b) Layout, dimensions, and names of existing and future road rights-of-way;
- c) Project name, North arrow, and tie to a section monument;
- d) The boundary lines of the project site with bearings and distances;
- e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;
- f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;
- g) Location of man-made features including irrigation facilities, bridges, and buildings
- h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density;
- i) Identification of property, if any, not proposed for development, and;
- j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

2) Grading and drainage plan showing the following:

- a) North arrow, scale, and site plan underlay;
- b) Topography contours at two (2) foot intervals;
- c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan;
- d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater;
- e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.

3) Utility plan showing the following:

- a) North arrow, scale, and site plan underlay
- b) All existing and proposed utilities including but not limited to sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;
- c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations;
- d) Location and dimensions of all utility easements; and
- e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.

4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance;

5) Building elevations for all buildings showing the following:

- a) Accurate front, rear, and side elevations drawn to scale;
- b) Exterior surfacing materials and colors, including roofing material and color;
- c) Outdoor lighting, furnishings and architectural accents; and
- d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

- 1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters;
- 2) A traffic impact analysis;
- 3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property; and
- 4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:30 p.m. The deadline date for submissions is 14 days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application, could result in a month's delay.

(Office Use Only)

Date Received: 12/15/2020

Application Complete: YES

NO

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

FINAL SITE PLAN REVIEW (General Information)

PURPOSE

The final site plan review process is established to encourage adequate advanced planning and assure a quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hildale City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The final site plan review is only required on the following types of projects:

- a. Any multiple-family residential use;
- b. Any public or civic use;
- c. Any commercial use; or
- d. Any industrial use.

When a final site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the site plan. No cleaning, grubbing, drainage work, parking lot construction, or other site improvement shall be undertaken prior to site plan approval.

As an option, prior to developing the detail required for a final site plan review, an applicant may wish to process a preliminary site plan pursuant to Section 10-7-10 C2 of the Land Use Ordinance. This optional process is intended to assist an applicant by providing preliminary City comments and direction on a project with less initial cost. However, the submittal, review, and approval of an application for a preliminary site plan does not create any vested rights to develop the project site. Development rights are only vested with the approval of a final site plan.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department 2 weeks prior by no later than 5:00 PM to the regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and staff's report, and approve, approve with conditions, or deny the final site plan.

APPEALS

The decision of the Planning Commission is final unless an appeal is made. An appeal is filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. A public hearing is generally scheduled within a few weeks of the appeal. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Site Plan Approval Process

Site Plan approval is required for all commercial, industrial, and multi-family residential development. This includes a commercial use in a building in a commercial zone previously used for residential. It is also required for any development within a Planned Development Overlay (PDO). This is an extra requirement for development within the overlay to ensure the stated overlay purpose of providing development better than that possible under straight zoning.

Final Site Plan can be run simultaneously with a subdivision plat.

1. Meet with Planning Staff to review proposed application and schedule a site visit if necessary.
2. **Preliminary Site Plan:** Have a preliminary site plan prepared subject to the requirements on the application checklist and submit it with a completed application and payment of application fee.
3. Submission must be made by the deadline for Planning Commission submission which is 2 weeks prior to the scheduled meeting date.
4. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.
5. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.
6. A preliminary site plan does not require a motion from the Planning Commission but require Staff, Joint Utility, and Planning Commission comments be incorporated into the final site plan.
7. Before a final site plan is prepared, construction drawings must be submitted to the Joint Utilities Committee for review and signatures.
8. **Final Site Plan:** Based on preliminary site plan comments and requirements on the application checklist on final site plan application, prepare final site plan and submit with a completed application and payment of application fee.
9. Submission must be made by the deadline for Planning Commission submission which is 5:00 pm on the Monday three weeks and one day prior to the meeting date.
10. If construction drawings have not been signed at least one week prior to the regular meeting date, the application will not be placed on the next agenda but will be delayed until the following meeting. This is providing the construction drawings are signed at least one week prior to that meeting.
11. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.
12. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.
13. The Planning Commission is the land use authority for site plans.

14. After final site plan is approved, and a plat is not required, to move ahead on the project, an engineer's bid for any public facilities, which will be located on the project, should be submitted for approval to the City's Engineer. After the bid is approved a bond or letter of credit for 110% of the approved amount should be filed with the City. A pre-construction meeting will then be scheduled before construction begins.

Comments:

A preliminary site plan, which accompanies an application for a PDO Overlay zone change is the only site plan which goes to the City Council. The Council approves the specific details of the preliminary site plan by approving the zone change. This can include setbacks, distances between buildings, land uses, and recreation facilities if it is a small project. On large projects the preliminary site plan is normally subject to a development agreement because the preliminary plan does not contain that level of detail and generally outlines basic land uses, traffic patterns, and park sites.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
 : ss
COUNTY OF)

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20__.

(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20__.

(Notary Public)

Residing in: _____

My Commission Expires: _____

GENERAL NOTES

- 1.1 COMPLIANCE**
 - ALL WORK TO CONFORM TO HILDALE CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
 - ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
 - ALL CONSTRUCTION SHALL BE CONTAINED ONTO SUBJECT PARCEL. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED AREA WITHOUT PRIOR WRITTEN APPROVAL.
- 1.2 PERMITTING AND INSPECTIONS**
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
 - ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.
- 1.3 COORDINATION & VERIFICATION**
 - ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
 - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, CABLE TV, GAS, SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE SITE. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO SITE WITH THE APPROPRIATE UTILITY COMPANY.
- 1.4 SAFETY AND PROTECTION**
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
 - CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
 - CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
 - CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
 - CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, ACCORDING TO GOVERNING AGENCY STANDARDS.
 - CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
 - WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
 - NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
 - THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 1.5 MATERIALS**
 - SITE CONCRETE SHALL BE A MINIMUM 4,000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5% + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
 - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4" THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4" THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 6" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE SHALL BE SUPPORTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
 - ASPHALT PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT
 - ASPHALT COMPACTON SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
 - SURFACE COARSE SHALL BE 3/4" MINUS, MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTON.
 - THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.
- 1.6 GRADING / SOILS**
 - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
 - ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
 - CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 - SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 - ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
 - THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFFSITE.
 - A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
- 1.7 UTILITIES**
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
 - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO UTAH ADMINISTRATIVE RULE R30-6, "ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY".
 - CONTRACTOR TO VERIFY BY POTHOLES BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 - CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
 - CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLES A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE. REQUIRING FIELD VERIFICATION.
 - CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 - SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATION.
 - STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 - ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
 - ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
 - NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
 - ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
 - DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
 - ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH GARKANE ENERGY BEFORE BEGINNING WORK. CONTACT GARKANE ENERGY FOR AN APPOINTMENT.
 - LINE ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF TO BE PER HURRICANE POWER SPECIFICATIONS.
 - EASEMENTS TO BE SIGNED OVER TO HILDALE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
 - ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY GARKANE ENERGY.
 - THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
 - IMPACT FEES TO BE COLLECTED BY THE GARKANE ENERGY. IMPACT FEES TO BE CHARGED ARE BASED OFF SERVICE MAIN SIZE. CONTACT GARKANE ENERGY REGARDING IMPACT FEE QUESTIONS.
 - THE CONDUIT AND WIRE SIZE OF THE SECONDARY POWER SERVICE FROM THE TRANSFORMER TO THE MAIN WILL BE DETERMINED BY THE ELECTRICAL CONTRACTOR.
 - CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREET LIGHT BASES TO BE PRE-CAST ONLY AND SUPPLIED BY APPROVED VENDORS ONLY.
 - CONTACT GARKANE ENERGY FOR STREET LIGHT INFORMATION.
- 1.8 POWER NOTES**
 - CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
 - CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES OF ALL PROPERTY CORNERS.
 - THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
 - CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.
- 2.0 AMERICAN DISABILITIES ACT**
 - PERMANENT ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - "ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - "ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - "RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
 - ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THESE SPECIFICATIONS IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

HILDALE CITY ENGINEER HILDALE CITY PUBLIC WORKS WATER & SEWER DEPARTMENT HILDALE CITY HILDALE CITY PLANNING BUILDING DEPARTMENT HURRICANE CITY COLORADO CITY FIRE DISTRICT

ABBREVIATIONS LEGEND

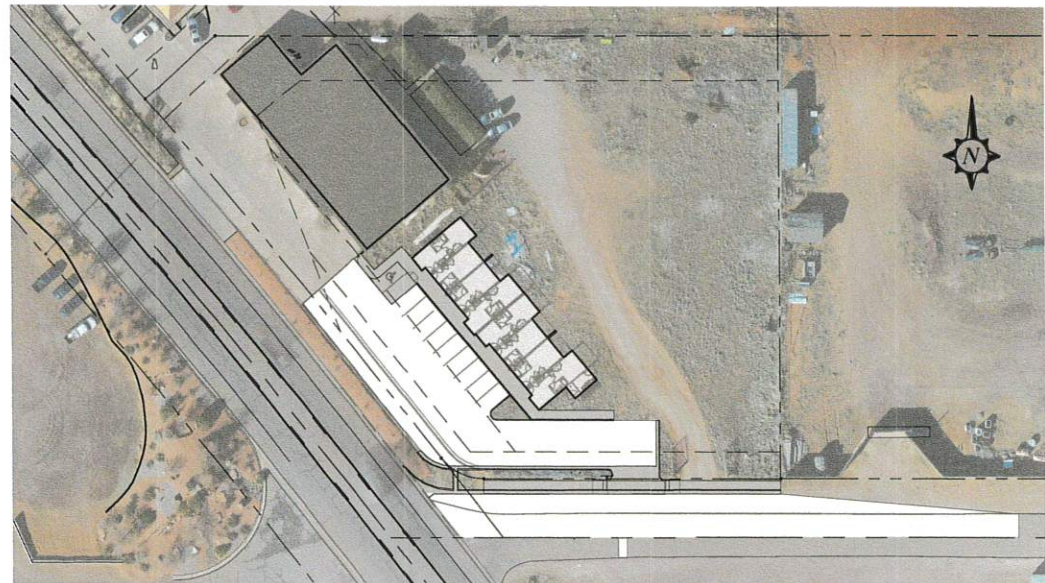
AC ACRE	EX EXISTING	NTS NOT TO SCALE	ROW RIGHT-OF-WAY	T TOWNSHIP
B&C BAR & CAP	FFE FINISHED FLOOR ELEVATION	OG ORIGINAL GROUND	SLB&M SALT LAKE BASE & MERIDIAN	TBC TOP BACK OF CURB
BM BENCHMARK	FG FINISHED GRADE	PC POINT OF CURVATURE	S SOUTH	TOA TOP OF ASPHALT
CL CENTERLINE	FT FEET	PCC POINT OF COMPOUND CURVE	SAD SEE ARCHITECTURAL DRAWINGS	TOC TOP OF CONCRETE
CP CONTROL POINT	HDPE HDPE	PI POINT OF INTERSECTION	SS SANITARY SEWER	TOS TOP OF SIDEWALK
CU FT CUBIC FOOT	HW HIGH WATER	PRC POINT OF REVERSE CURVE	SD STORM DRAIN	TOW TOP OF WALL
CU YD CUBIC YARD	HWY HIGHWAY	PT POINT OF TANGENCY	SEC SECTION	TRANS TRANSFORMER
CONC CONCRETE	IE INVERT ELEVATION	POC POINT OF CONNECTION	SPEC SPEC	U.N.O. UNLESS NOTED OTHERWISE
CONST CONSTRUCTION	IRR IRRIGATION	PWR POWER	SQ SQUARE	WTR WATER
CMP CORRUGATED METAL PIPE	LF LINEAR FEET	P PROPERTY LINE	SQ FT SQUARE FEET	WV WATER VALVE
DIA Ø DIAMETER	MAX MAXIMUM	PVC POLYVINYL CHLORIDE PIPE	SQ YD SQUARE YARD	W WEST
E EAST	MIN MINIMUM	R RANGE	STA STATION	
EOA EDGE OF ASPHALT	MON MONUMENT	RCP REINFORCED CONCRETE PIPE	STD STANDARD	
ELEV ELEVATION	N NORTH	REV REVISION	STM STORM	

I:\Projects\19-108-01 - - - DT Associates\19-108-01 - - - Hildale Main\Map\19-108-01_SITE.dwg - 11-20-Aug-2020 - 11:55am

SOUTH ZION INN & SUITES

FINAL SITE PLAN

HILDALE, UTAH



PROJECT INFORMATION

BOUNDARY DESCRIPTION

LOT 15, HILDALE INDUSTRIAL PARK AMENDED, LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 32, T4S3, R10W, SLB&M, HILDALE, WASHINGTON COUNTY, UTAH

CONTAINS 1.57 ACRES

TOPOGRAPHY

TOPOGRAPHY GENERATED BY THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON OCTOBER 1, 2019.

OWNER:

DT ASSOCIATES, LLC
ATTN. DON TIMPSON
PO BOX 639
1185 WEST UAH AVENUE,
HILDALE, UT 84784

SITE DATA:

EXISTING ZONING: HIGHWAY COMMERCIAL
PARCEL NUMBER: HD-HDP-15
PARCEL AREA: 1.57 ACRES
TOTAL PARCELS: 1

PARKING SUMMARY:

REQUIRED:
2 SPACES PLUS 1 SPACE PER LIVING OR SLEEPING UNIT

REQUIRED PARKING: 10
PROVIDED PARKING: 10

SETBACKS:

FRONT: 20'
REAR: NEW BUILDING ON A LOT ABUTTING AN EXISTING AGRICULTURAL OR RESIDENTIAL USE: 10'; OTHERWISE NO REQUIREMENT.
SIDE: NEW BUILDING ON A LOT ABUTTING AN EXISTING AGRICULTURAL OR RESIDENTIAL USE: 10'; OTHERWISE NO REQUIREMENT.
STREET SIDE: 20'

FEMA FLOOD DESIGNATION:

THIS SITE IS LOCATED IN ZONE 'X' (NOT A FLOOD ZONE) PER FEMA MAP #49053C1145G.

UTILITY PROVIDERS

WATER	HILDALE / COLORADO CITY UTILITIES
SEWER	HILDALE / COLORADO CITY UTILITIES
ELECTRIC	GARKANE ENERGY COOPERATIVE
TELEPHONE	SOUTH CENTRAL COMMUNICATIONS
GAS	HILDALE / COLORADO CITY UTILITIES
REFUSE	HILDALE / COLORADO CITY UTILITIES
LANDFILL	ARIZONA STRIP LANDFILL CORPORATION (9.5 MILES)
FIRE DISTRICT	COLORADO CITY FIRE DEPARTMENT

PROJECT VICINITY



DRAWING INDEX

- C - CIVIL DRAWINGS
- C1.1 - CIVIL COVER SHEET
- C1.2 - EXISTING CONDITIONS & DEMO
- C2.1 - SITE PLAN
- C3.1 - GRADING PLAN
- C4.1 - UTILITY PLAN
- C5.1 - DETAILS
- C5.2 - DETAILS



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SOUTH ZION INN & SUITES
DT ASSOCIATES LLC
FIELD AVENUE & STATE ROUTE 69
HILDALE, UTAH
LOCATED IN THE S.E. 1/4 OF SEC. 32, T4S3, R10W, SLB&M

REVISIONS	
REL. DATE	DESCRIPTION

PROJECT NO: 19-108-01
CAD DWG. FILE: 19-108-01_SITE
DRAWN BY: CWB
DESIGNED BY: CWB
FIELD CREW:
CHECKED BY:
DATE: 8/26/20

SHEET TITLE:
CIVIL COVER SHEET

C-1.1
SHEET: 1 OF 7

[Project] 19-108-01 --- DT Associates\108-01 --- Hildale Main\dwg\19-108-01_Site_8-11-20.dwg Aug 25, 2020 - 11:42am

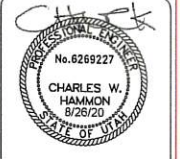


SITE PLAN NOTES

- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- TOPOGRAPHY GENERATED BY THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON OCTOBER 1, 2019.



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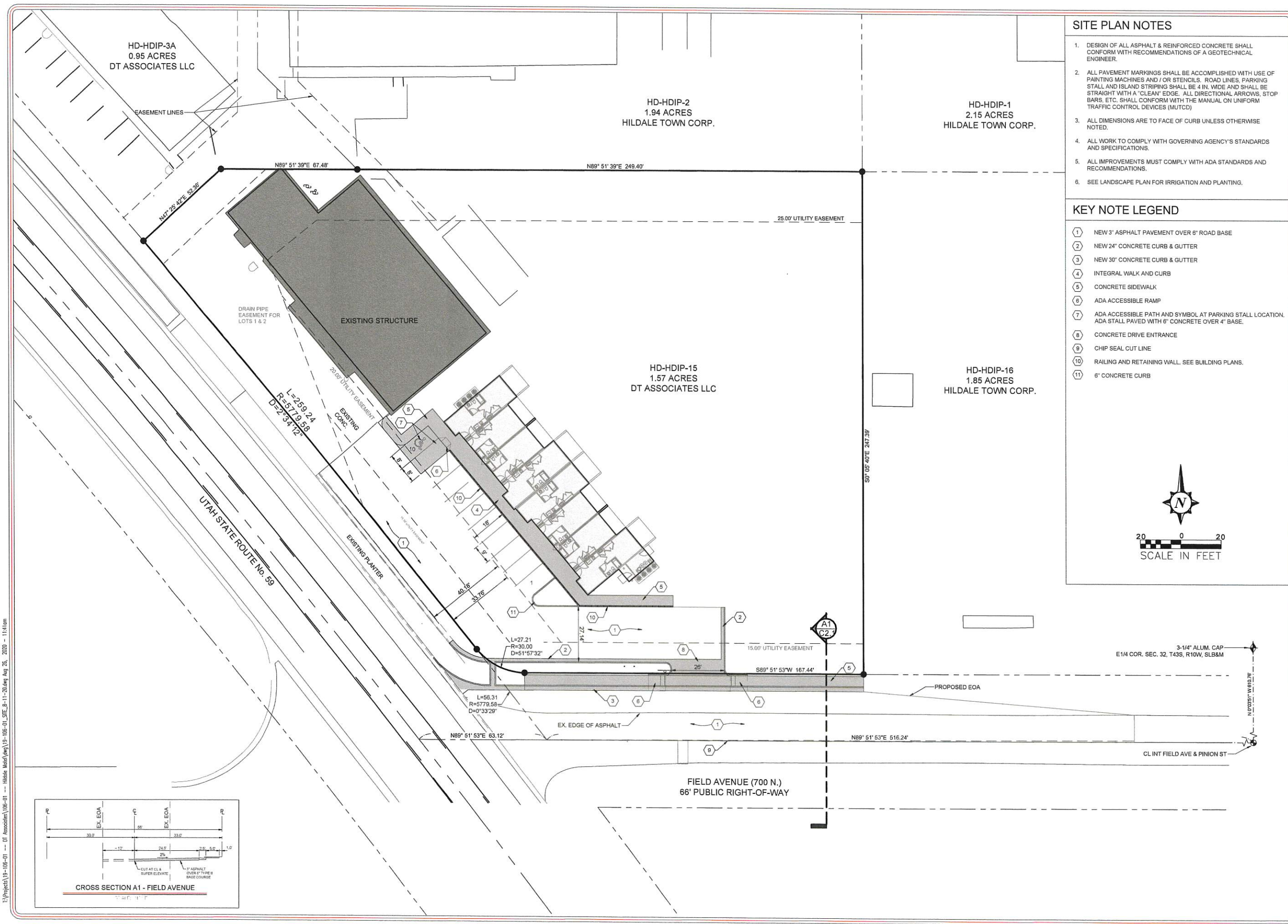
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 DESIGNED BY: CNH
 FIELD CREW:
 CHECKED BY:
 DATE: 8/26/20

SHEET TITLE:
**EX. CONDITIONS
 & DEMO
 PLAN**

C-1.2
 SHEET: 2 OF 7



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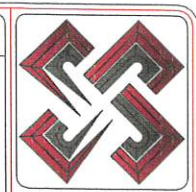
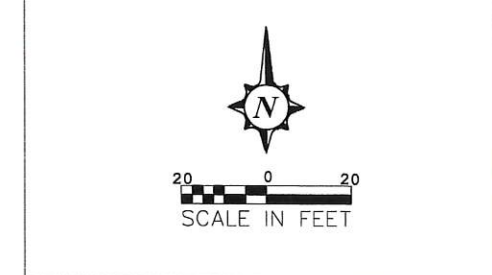


SITE PLAN NOTES

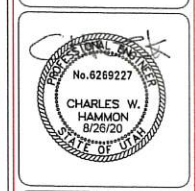
1. DESIGN OF ALL ASPHALT & REINFORCED CONCRETE SHALL CONFORM WITH RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
2. ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND FOR STENCILS. ROAD LINES, PARKING STALL AND ISLAND STRIPING SHALL BE 4 IN. WIDE AND SHALL BE STRAIGHT WITH A "CLEAN" EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
5. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
6. SEE LANDSCAPE PLAN FOR IRRIGATION AND PLANTING.

KEY NOTE LEGEND

- 1 NEW 3" ASPHALT PAVEMENT OVER 6" ROAD BASE
- 2 NEW 24" CONCRETE CURB & GUTTER
- 3 NEW 30" CONCRETE CURB & GUTTER
- 4 INTEGRAL WALK AND CURB
- 5 CONCRETE SIDEWALK
- 6 ADA ACCESSIBLE RAMP
- 7 ADA ACCESSIBLE PATH AND SYMBOL AT PARKING STALL LOCATION. ADA STALL PAVED WITH 6" CONCRETE OVER 4" BASE.
- 8 CONCRETE DRIVE ENTRANCE
- 9 CHIP SEAL CUT LINE
- 10 RAILING AND RETAINING WALL. SEE BUILDING PLANS.
- 11 6" CONCRETE CURB



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 HILDALE, UTAH
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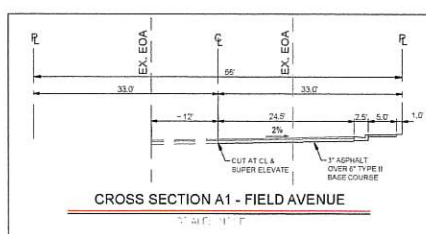
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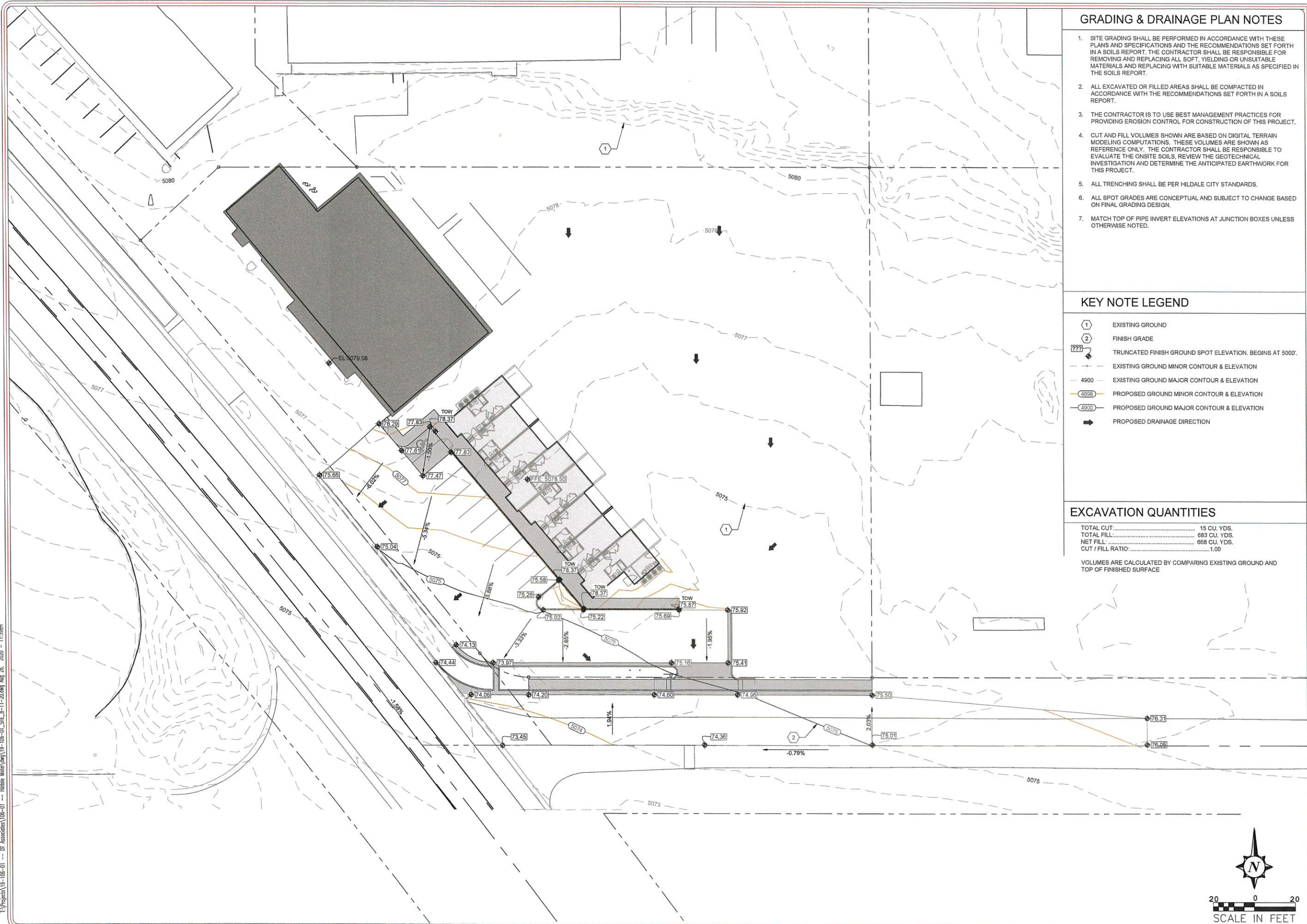
PROJECT NO: 19-106-01
 CAD DWG. FILE: 19-106-01_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 8/28/20

SHEET TITLE:
CIVIL
SITE
PLAN

C-2.1
 SHEET: 3 of 7



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GRADING & DRAINAGE PLAN NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN A SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
2. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN A SOILS REPORT.
3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.
4. CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.
5. ALL TRENCHING SHALL BE PER HILDALE CITY STANDARDS.
6. ALL SPOT GRADES ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL GRADING DESIGN.
7. MATCH TOP OF PIPE INVERT ELEVATIONS AT JUNCTION BOXES UNLESS OTHERWISE NOTED.

KEY NOTE LEGEND

- ① EXISTING GROUND
- ② FINISH GRADE
- 777' TRUNCATED FINISH GROUND SPOT ELEVATION, BEGINS AT 5000'
- - - EXISTING GROUND MINOR CONTOUR & ELEVATION
- - - EXISTING GROUND MAJOR CONTOUR & ELEVATION
- - - PROPOSED GROUND MINOR CONTOUR & ELEVATION
- - - PROPOSED GROUND MAJOR CONTOUR & ELEVATION
- ➔ PROPOSED DRAINAGE DIRECTION

EXCAVATION QUANTITIES

TOTAL CUT:..... 15 CU. YDS.
 TOTAL FILL:..... 683 CU. YDS.
 NET FILL:..... 668 CU. YDS.
 CUT / FILL RATIO:..... 1.00

VOLUMES ARE CALCULATED BY COMPARING EXISTING GROUND AND TOP OF FINISHED SURFACE



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 LOCATED IN THE S.E. 1/4 OF SEC. 32, T43S, R10W, S18&M

REVISIONS

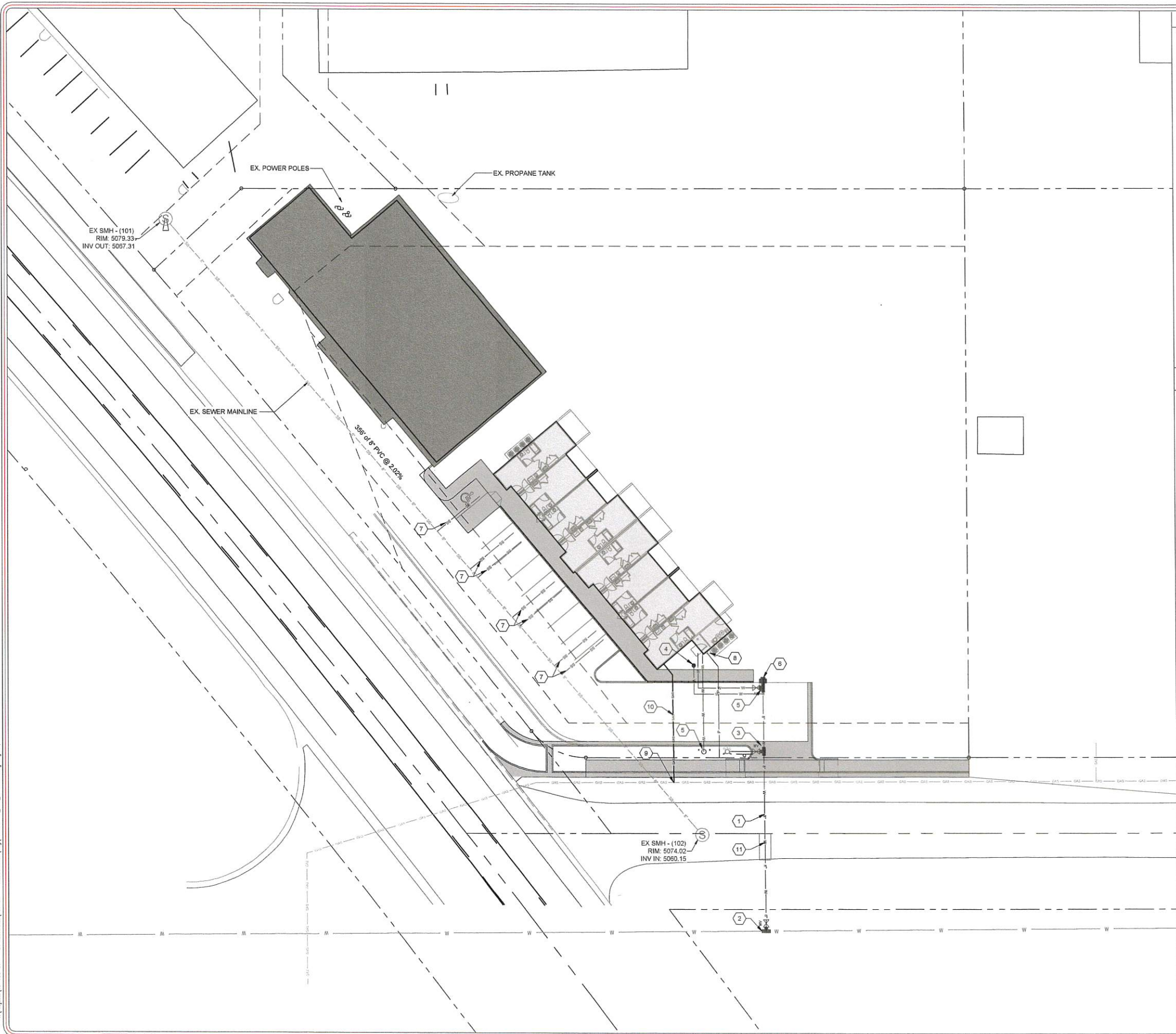
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PROJECT NO: 19-106-01
 CAD DWG. FILE: 19-106-01_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 8/26/20

SHEET TITLE:
GRADING & DRAINAGE PLAN

C-3.1
 SHEET: 4 OF 7

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UTILITY PLAN NOTES

1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO HILDALE CITY STANDARDS AND SPECIFICATIONS. COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
3. INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
4. NEW WATER LINES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS C200-55, AND ANY LOCAL RESTRICTIONS. WATER LINES SHALL BE INSTALLED 4' (MIN.) BELOW FINISH GRADE FOR FROST PROTECTION.
5. FOR WORK PERFORMED WITHIN THE RIGHT-OF-WAY, A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
6. ALL EXCAVATIONS AND BACKFILL SHALL CONFORM TO HILDALE CITY STANDARDS AND SPECIFICATIONS.
7. 14 GAUGE WIRE SHALL BE TAPED TO THE BOTTOM OF ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
8. JOINT RESTRAINT TO BE INSTALLED ON NEW WATER PIPELINE. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
9. ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR PER APWA STANDARDS.
10. ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND-PIPE INDICATOR.
11. FIRE FLOW REQUIREMENTS FOR BUILDING IS 1,500 GALLONS PER MINUTE FOR 2 HOURS.

KEY NOTE LEGEND

- 1 PROPOSED 8" PVC C-900 WATER LINE. SEE TRENCHING DETAIL B4, SHEET C-5.2 AND JOINT RESTRAINT DETAIL C4, SHEET C-5.2.
- 2 CONNECT TO EXISTING WATER LINE WITH 8" TEE AND GATE VALVE. SIZE & TYPE OF EXISTING WATERLINE UNKNOWN. VERIFY IN ADVANCE AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 3 PROPOSED FIRE HYDRANT PER APWA STANDARD DETAIL A2, SHEET C-5.2.
- 4 1" WATER SERVICE LINE AND MASTER METER PER APWA STANDARDS. SEE DETAIL C2, SHEET C-5.2.
- 5 INSTALL FIRE SUPPRESSION LINE AND RETURN LINE FOR REMOTE FIRE DEPARTMENT CONNECTION. INSTALL VALVE ON THE THE FIRE SUPPRESSION LINE SUPPLY LINE AT THE MAINLINE CONNECTION. INSTALL REMOTE FIRE DEPARTMENT CONNECTION STANDPIPE WITH 2 - 6" BOLLARD ON STREET SIDE FOR COLLISION PROTECTION. VERIFY FIRE LINE SIZE WITH FIRE SUPPRESSION CONTRACTOR AND ARCHITECT.
- 6 INSTALL 8" CLOSED END CAP ON WATERLINE EXTENSION
- 7 PROPOSED 4" PVC SEWER LATERAL, 2.0% MINIMUM SLOPE. SEE SEWER DETAIL D2, SHEET C-5.2.
- 8 INSTALL POWER METER PACK. COORDINATE WORK WITH GARKANE ENERGY.
- 9 CONNECT TO EXISTING GAS LINE
- 10 NEW 2" GAS SERVICE LINE
- 11 PATCH AND REPAIR PAVEMENT



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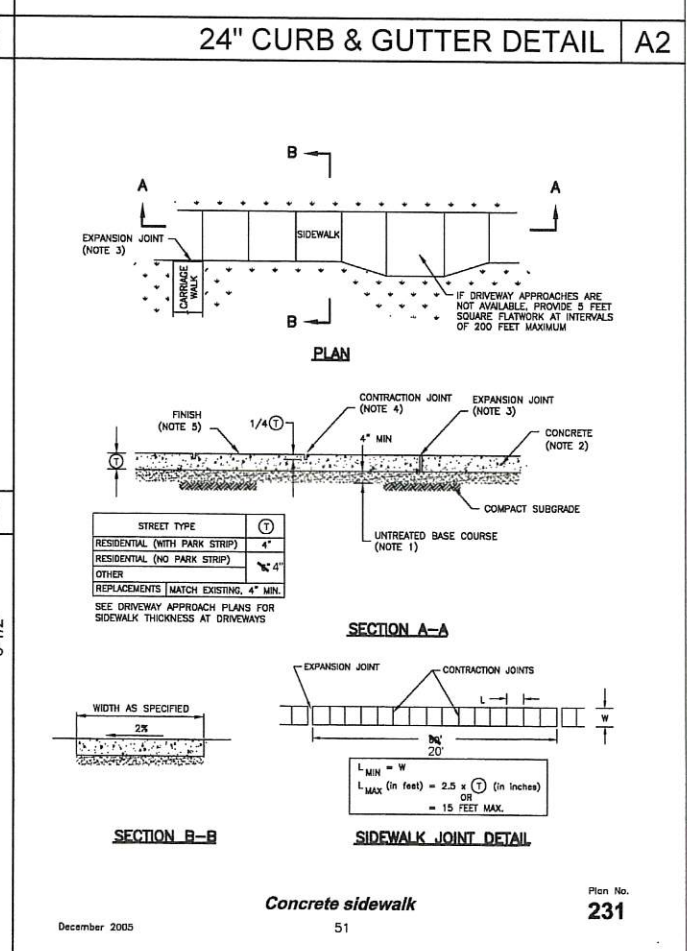
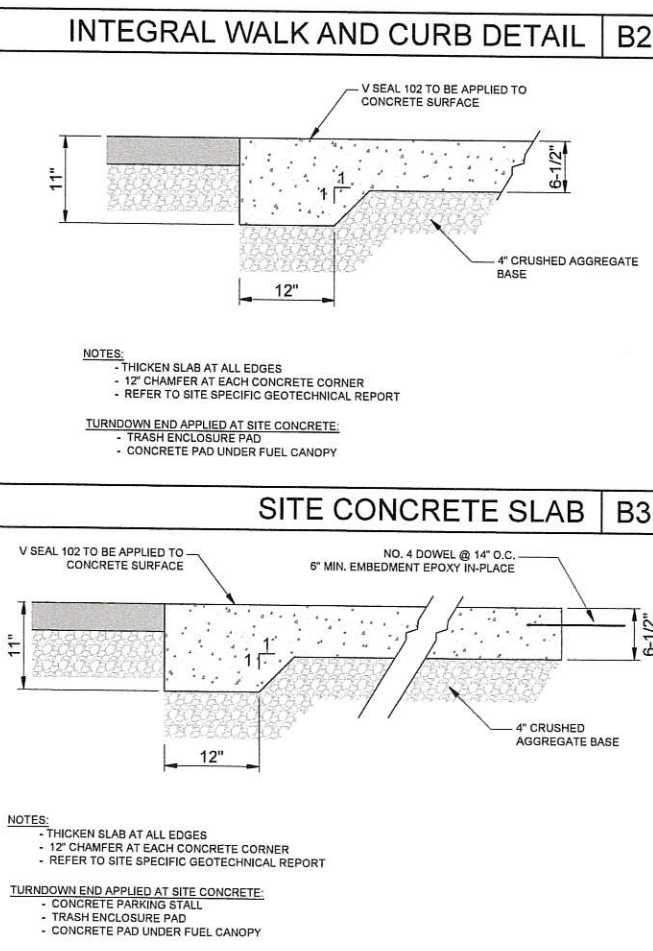
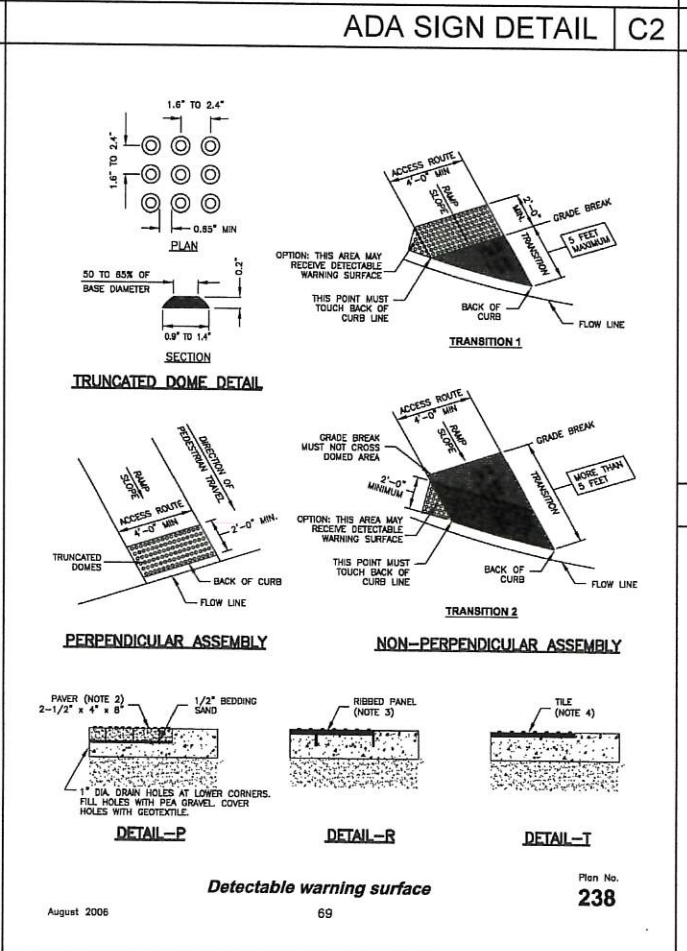
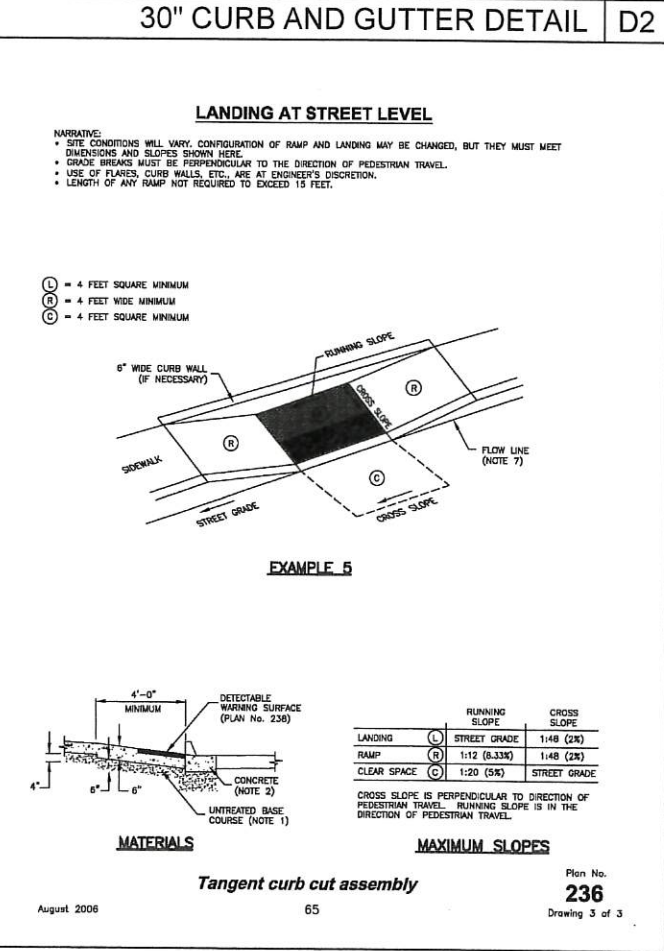
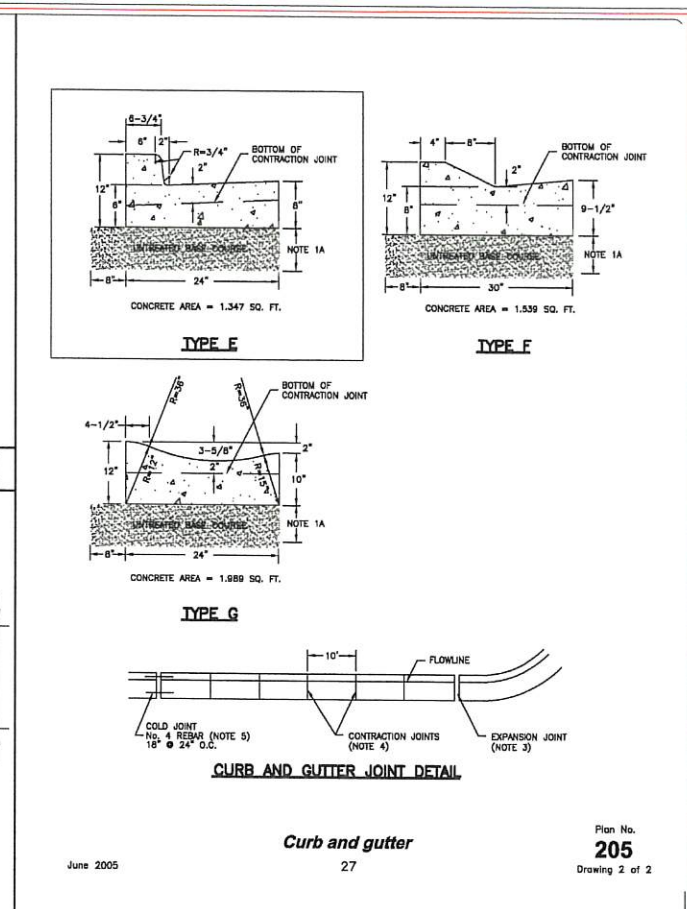
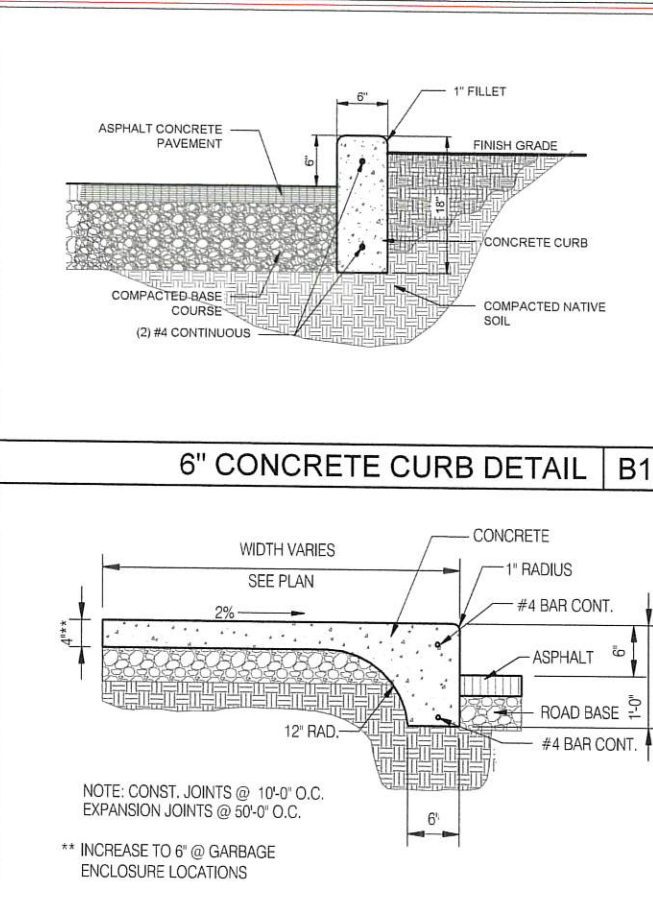
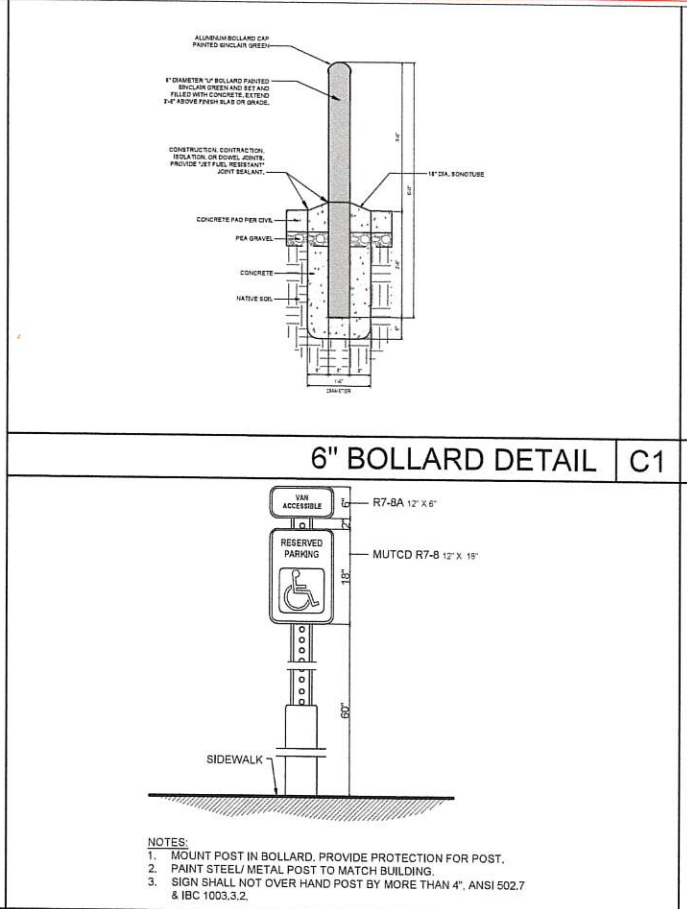
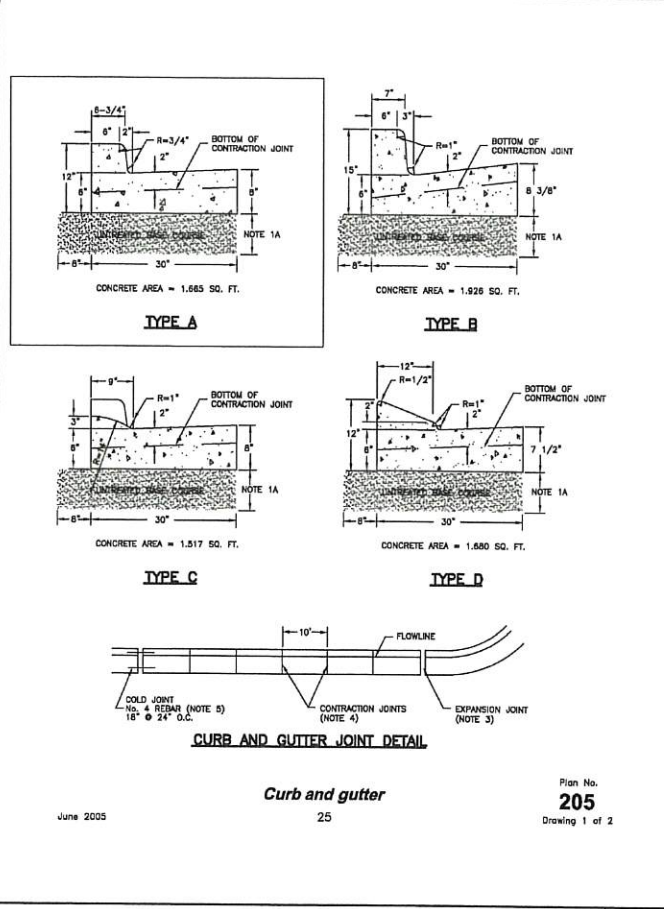


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DT ASSOCIATES LLC
FIELD AVENUE & STATE ROUTE 59
HILDALE, UTAH
 LOCATED IN THE S.E. 1/4 OF SEC. 32, T45S, R10W, S1&8M

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO: 19-105-01
 CAD DWG. FILE: 19-105-01_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 8/26/20

SHEET TITLE:
UTILITY PLAN
C-4.1
 SHEET: 5 OF 7



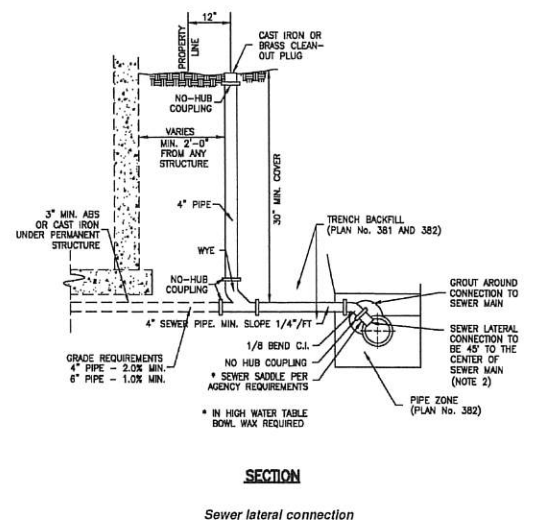
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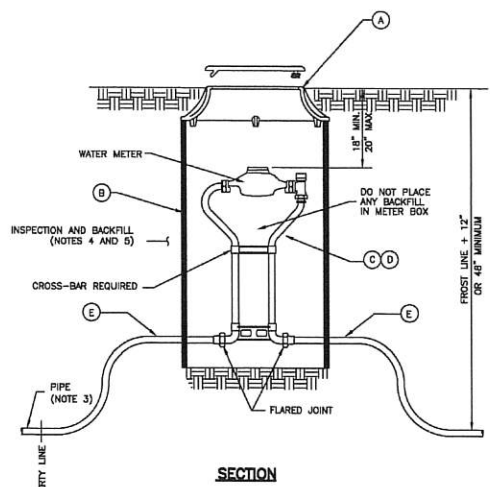
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DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 8/26/03

C-5.1
SHEET 6 OF 7



SECTION
Sewer lateral connection

- INSPECTION:
 - Prior to installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
 - Prior to backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
- INSTALLATION:
 - Provide agency approved wye or tee with appropriate donut. Verify whether CONTRACTOR or agency is to install the wye.
 - Wrap pipe as required by soil conditions.
 - Remove core plug from sewer main. Do not break into sewer main to make connection.
 - Stainless steel straps required.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



SECTION

No.	ITEM	DESCRIPTION
A	FRAME AND COVER	CAST IRON COVER (grass) DUCTILE IRON COVER (driveway)
B	METER BOX	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
C	3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
D	1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E	COPPER PIPE	TYPE K (SOFT)

3/4" and 1" meter
August 2001
215

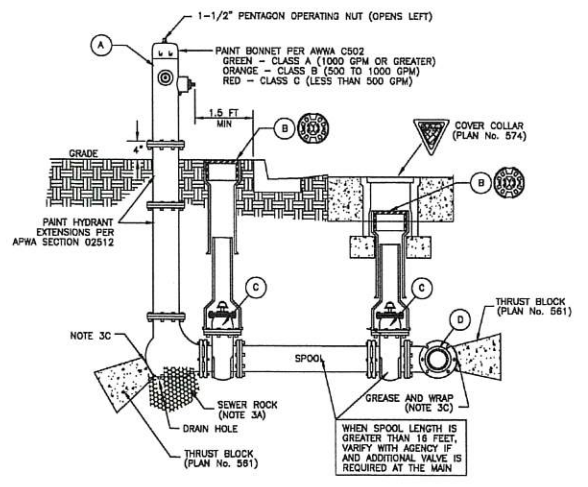
Plan No. 521

Fire hydrant with valve

- INSPECTION: Prior to backfilling, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- HYDRANT: Dry barrel per AWWA C502. Additional water system requirements are specified in APWA Section 33 11 00.
 - Provide at least 1 cubic yard of APWA Section 31 05 13 sewer rock around drain hole at base of hydrant. Wrap plastic over sewer rock to prevent silt.
 - Paint fire hydrant to agency's fire hydrant paint code.
 - Apply non-oxide grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
 - Notify fire department as soon as hydrant is placed in service.
- THRUST BLOCKS:
 - Prior to pouring concrete, wrap pipe system with 8 mil thick plastic sheet to prevent bonding of concrete to pipe system.
 - Not required for flange or welded pipe systems.

3/4" and 1" meter

- METER PLACEMENT:
 - In landscaped areas and driveway approaches, set box so grade of the frame and cover matches the grade of the surrounding surface.
 - In street surfaces or other vehicular traffic areas, provide the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
- METER BOX:
 - In landscaped areas and driveway approaches, set box so grade of the frame and cover matches the grade of the surrounding surface.
 - In street surfaces or other vehicular traffic areas, provide the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
- PIPE: Coordinate with utility agency or property owner for type of pipe to be used outside of right-of-way.
- INSPECTION: Prior to backfilling around meter box, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- CASTING: Gray iron class 35 minimum per ASTM A 48.



No.	ITEM	DESCRIPTION
A	FIRE HYDRANT	AWWA C502
B	VALVE BOX WITH LID	2 PIECE CAST IRON
C	GATE VALVE WITH 2"x2" NUT	AWWA C508
D	TEE WITH 125 # FLANGE	AWWA C110

SECTION

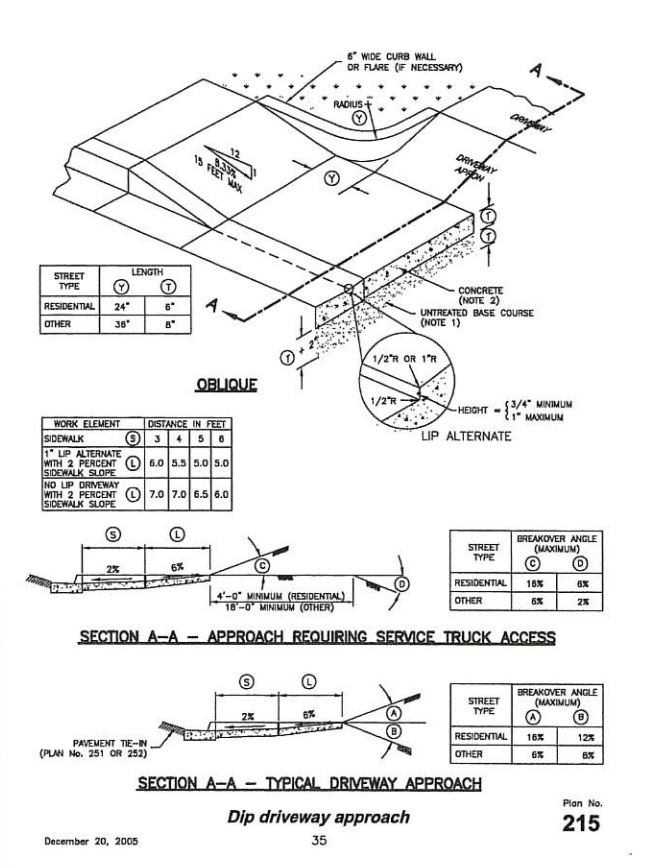
Fire hydrant with valve
January 2003
213

Plan No. 511

SEWER LATERAL CONNECTION DETAIL D2

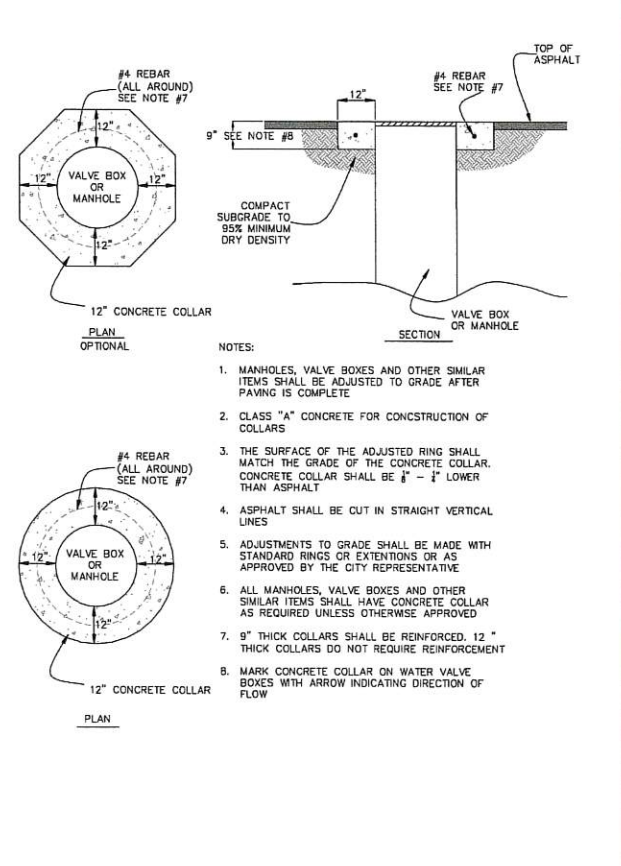
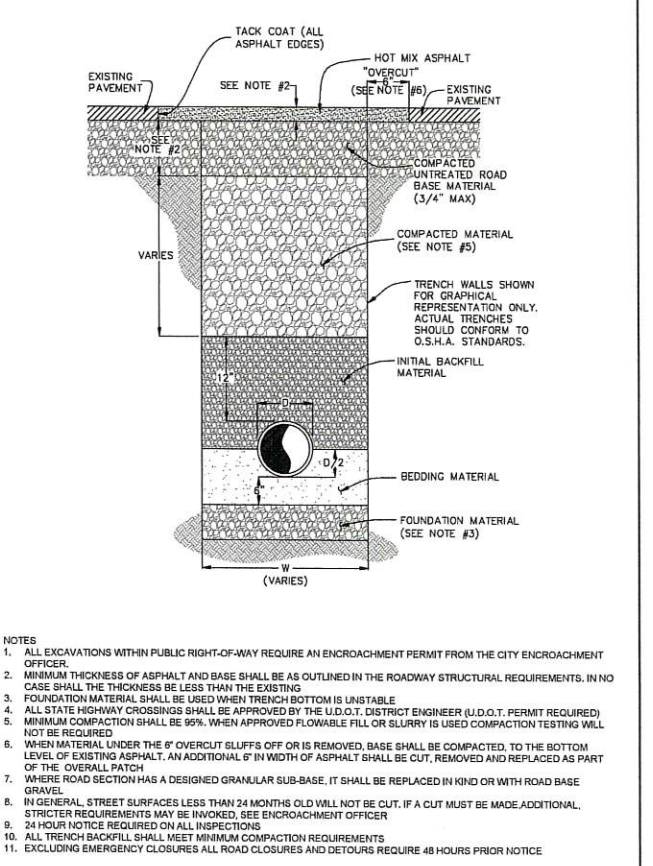
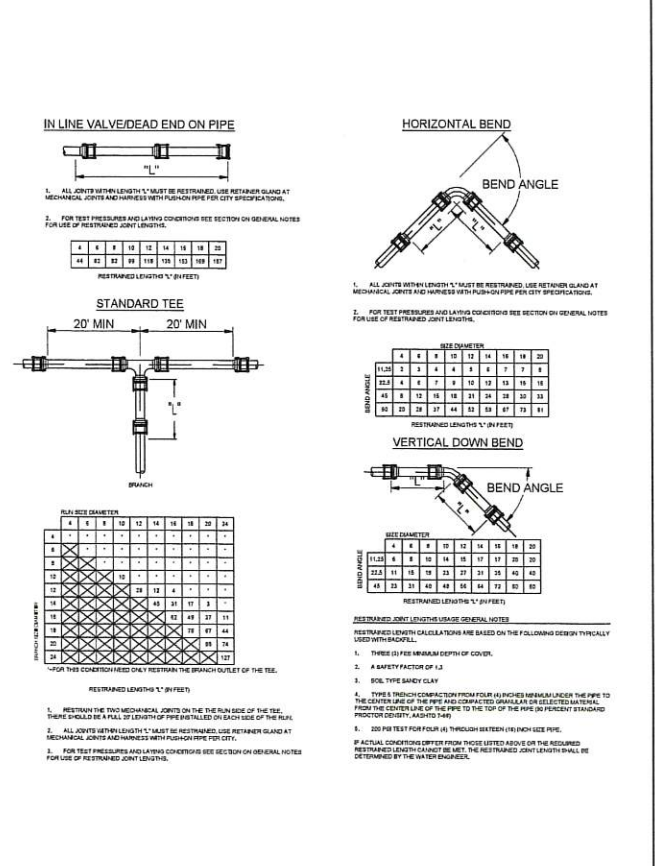
WATER METER SERVICE DETAIL C2

FIRE HYDRANT ASSEMBLY A2



SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

SECTION A-A - TYPICAL DRIVEWAY APPROACH



CONCRETE DRIVEWAY DETAIL D4

PVC JOINT RESTRAINT DETAIL C4

TRENCH BACKFILL & REPAIR DETAIL B4

MANHOLE & VALVE COLLAR DETAIL A4

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No. 6289227
CHARLES W. HAMMON
8/28/20
STATE OF UTAH

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CAD DWG. FILE: 19-106-01_SIT
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DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 8/28/20

SHEET TITLE:
DETAILS
C-5.2
SHEET 7 OF 7

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