



HILDALE CITY

Established 1963

P.O. BOX 840490 320 E. NEWEL AVE. HILDALE, UTAH 84784 PHONE: 435-874-2323 FAX: 435-874-2603

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 MEETING ON WEDNESDAY THE 18TH DAY OF DECEMBER, 2019 AT HILDALE CITY HALL, 320 EAST, NEWEL AVENUE, WHICH MEETING SHALL BEGIN AT 6:30 P.M. MDT.

THE AGENDA SHALL BE AS FOLLOWS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES FOR PREVIOUS MEETING
5. PUBLIC COMMENT
6. DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:
 - A. PRELIMINARY PLAT APPLICATION FOR LOTS HD-SHCR-6-24 & 32 (680 NORTH RICHARD ST.)
7. FAIR HOUSING TRAINING
8. ADJOURNMENT

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The City Council 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. Council 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 APPLICATION STAFF REPORT

Project/Applicant Name: Charles Hammon

Application Type: Preliminary Plat

Project Address: 680 N Richard St.

Current Zoning: RM-2 W/PDO

Proposed Zoning: N/A

Summary of Application

The Applicant is submitting an application for preliminary plat. Project site consists of 1.84 acres of vacant land. Applicant shows a total of 18 units being developed on roughly 2 acres as well as a private road and common space.

General Plan and Zoning

The property is surrounded by RA-1 properties on all sides. The general plan map shows this area as a low density residential.

Analysis

The following analysis is based off requirements set in section 152-39-6 of the Land Use Ordinance.

- A. City and/or applicant shall determine whether proposed subdivision is consistent with current zoning of the property.
 - The current zoning for the property is RM-2 With a Planned Development Overlay.
 - The planned development overlay means the only requirement the applicant must stick to is the density which would be 10 units per acre.
 - All other development requirements will be decided and noted in the preliminary plat.

- E. Staff shall review application and plat for completeness and obtain comments from joint utility committee.
 - Staff has reviewed the application and determined it to be complete.
 - Application was sent to the JUC on 12/02/2019 signatures were NOT received from South Central, Utilities, Fire Department, or Dispatch

- Dispatch did have some comments about the addressing on the units but believes that these can be worked out with the proposed layout before final plat.

J. City council may approve the plat, approve with conditions, recommend changes, send back to the planning commission, or deny the plat, subject to the following:

1. The city council shall withhold approval of a preliminary or final plat if the plat contains a communications easement that may have the effect of prohibiting the ability of any person to provide multichannel video programming services, cable services, information services, telecommunications or telecommunications services within the subdivision. An easement including a communications easement that limits the ability of any landowner to access a local utility or franchised cable or telecommunications service provider without payment of a fee to cross the easement violates this section.

- The plat does not include any easements that would prohibit any utilities

2. The city council shall withhold approval of a preliminary or final plat if the property to be dedicated for streets, roads, rights of way or other parcels intended for the use and benefit of the general public is not provided free and clear of any easements, unless the city council finds that:

a. The subdivider did not create the easement, and could not reasonably be expected to obtain a release of the easement; and

b. Acceptance of the easement will not adversely affect the public.

- The plat is not dedicating any property to the city.

Staff Recommendation

The staff recommends that, because this preliminary plat application meets all the requirements set in the LU Ordinance, this application be recommended for approval by the City Council.

Sample Motions

1. (Approve without conditions) **I move we recommend that the City Council approve the preliminary plat application for Cliffview Cottages based on the findings set forth in the staff report.**
2. (Approve with conditions) **I move we recommend that the City Council approve the preliminary plat application for Cliffview Cottages with the following conditions: [list conditions].**
3. (Deny) **I move we recommend the City Council deny the preliminary plat application for Cliffview Cottages based on the findings set forth in the staff report.**

PRELIMINARY PLAT APPLICATION

City of Hildale
320 East Newel Avenue
Hildale, UT 84784
(435) 874-1160
FAX (435) 874-2603

Fee: \$25.00 (Plus sketch plan per acre fee of \$20.00)

check NO. 1283
\$165.00
Angeline 11/26/19

For Office Use Only:

File No. _____

Receipt No. 1046851

Name: Charles Hammon Telephone: 435-619-4586

Address: 1185 West Utah Avenue, Hildale, UT 84784 Fax No. 435-608-4586

Email: charles@exceldesign.us

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 680 North Richard Street

Tax ID of Subject Property: HD-SHCR-6-24 & 32 Zone District: RM-2

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

18 unit residential, single-family and duplex housing development.

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

- 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - a. The proposed name of the subdivision.
 - b. The location of the subdivision, including the address and section, township and range.
 - c. The names and addresses of the owner or subdivider, if other than the owner.
 - d. Date of preparation, and north point.
 - e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- 2. Existing Conditions: The preliminary plat shall show:
 - a. The location of the nearest monument.
 - b. The boundary of the proposed subdivision and the acreage included.
 - c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

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

3. Proposed Plan: The subdivision plans shall show:

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

4. Required copies of plans:

- a. Three copies of all full scale drawings
- b. One copy of each drawing on a 11 x 17 inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

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

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

(Office Use Only)

Date Received: 11/26/19 Application Complete: YES NO

Date application deemed to be complete: 11/26/19 Completion determination made by: Kyle Larson

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323

Receipt No: 1.046851 Nov 26, 2019

CHARLES HAMMON

Previous Balance:	.00
MISCELLANEOUS	
Land Use 1185 WEST UT AVE	65.00
Total:	65.00
Check - Zions Bank	
Check No: 1283	65.00
Payor:	
CHARLES HAMMON	
Total Applied:	65.00
Change Tendered:	.00

11/26/2019 11:43 AM

EXCEL DESIGN ASSOCIATES, LC

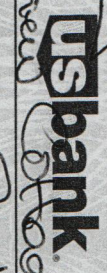
473 S RIVER RD # 1-370
ST GEORGE, UT 84790-2150

PAY TO THE ORDER OF

Hildale City
Sixty-five and 00/100

DATE *11/26/19* \$ *65*
97-215/1243

DOLLARS



FOR *Returned Stages*
Professional Plat App

⑈001283⑈ ⑆124302150⑆ 153152621881⑈

CK

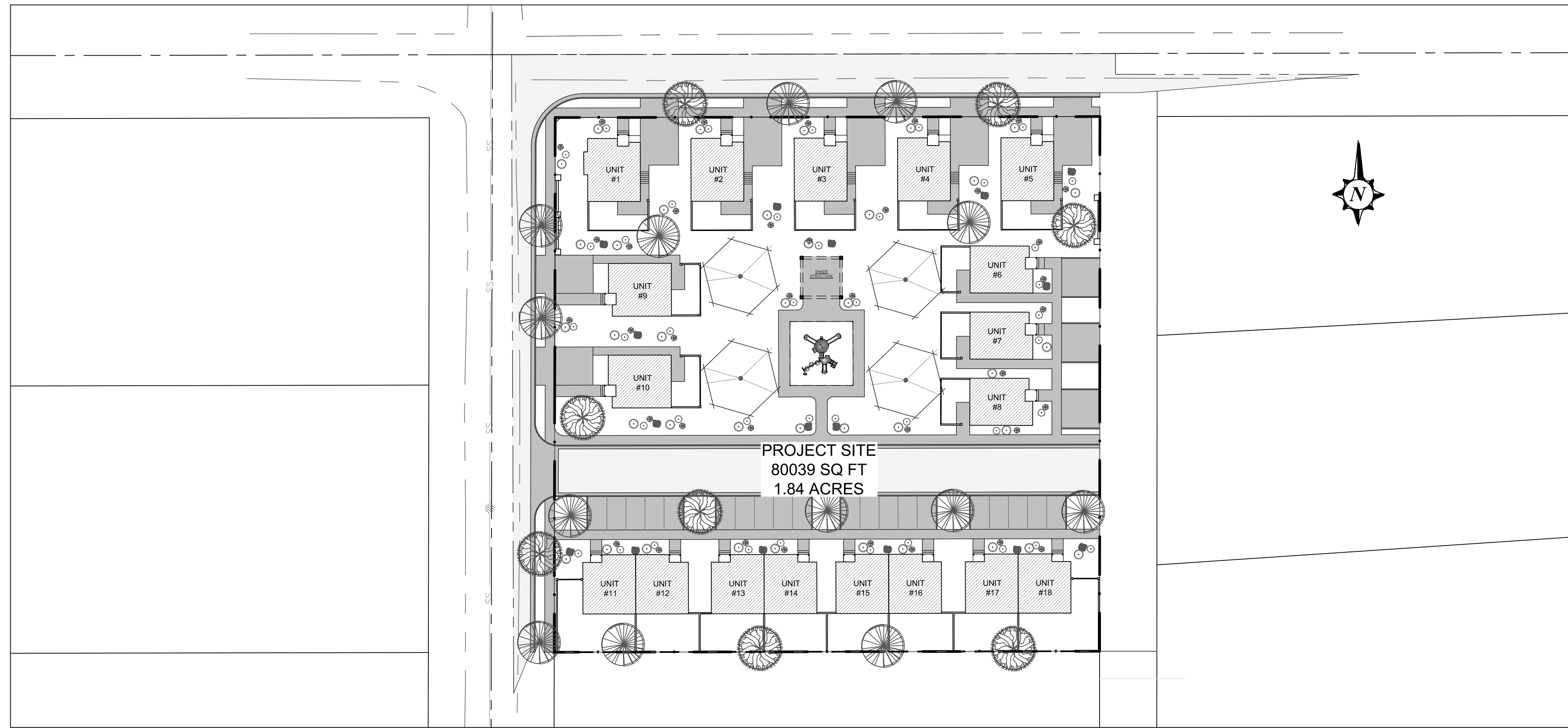


Security Features

Details on back

1283

CLIFFVIEW COTTAGES PRELIMINARY PLAT HILDALE, UTAH



PROJECT INFORMATION

BOUNDARY DESCRIPTION

LOT 24 & 32, SHORT CREEK SUBDIVISION #6, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T43S, R10W, SLB&M, HILDALE, WASHINGTON COUNTY, UTAH

CONTAINS 1.82 ACRES

TOPOGRAPHY

TOPOGRAPHY & AERIAL IMAGERY GENERATED BY THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON JANUARY 9, 2019.

OWNER:

CHARLES HAMMON
1185 WEST UTAH AVENUE, SUITE 102
HILDALE, UT 84784
PHONE: (435) 619-4586

SITE DATA:

EXISTING ZONING: RM-2
PROPOSED ZONING: RM-2 (PDO)
PARCEL NUMBERS: HD-SHCR-6-24 & HD-SHCR-6-32
PROJECT AREA: 80,039 SQ. FT. (1.82 AC.)
TOTAL PARCELS: 2
PROPOSED DENSITY: 18 / 1.82 = 9.89 UNITS / ACRE

PARKING SUMMARY:

REQUIRED:
2 SPACES PER DWELLING UNIT

REQUIRED PARKING: 36
PROVIDED PARKING: 40

FEMA FLOOD DESIGNATION:

THIS SITE IS LOCATED IN ZONE 'X' (NOT A FLOOD ZONE) PER FEMA MAP #49053C1165G, EFFECTIVE DATE APRIL 2, 2009.

PROPOSED SETBACKS:

FRONT: 20' TO BACK OF CURB
REAR: 10'
SIDE: 10' FEET BETWEEN BUILDINGS
PUBLIC STREET SIDE: 15'

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
C.1.1 - COVER SHEET
C.2.1 - PRELIMINARY SITE PLAN
C.3.1 - PRELIMINARY UTILITY PLAN

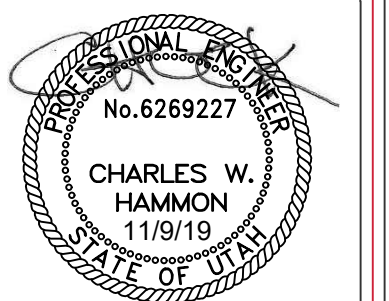
ABBREVIATIONS LEGEND

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
C	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	SO	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		



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

321 NORTH MALL DRIVE, J-101, ST. GEORGE, UTAH 84790
TEL: (435) 619-4586 FAX: (435) 888-4586
E-MAIL: Charles@ExcelDesign.us WEB SITE: AT: www.exceldesign.us



CLIFFVIEW COTTAGES
CHARLES HAMMON

680 NORTH RICHARD STREET
HILDALE, UTAH
LOCATED IN THE S.E. 1/4 OF SEC. 33, T43S, R10W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION

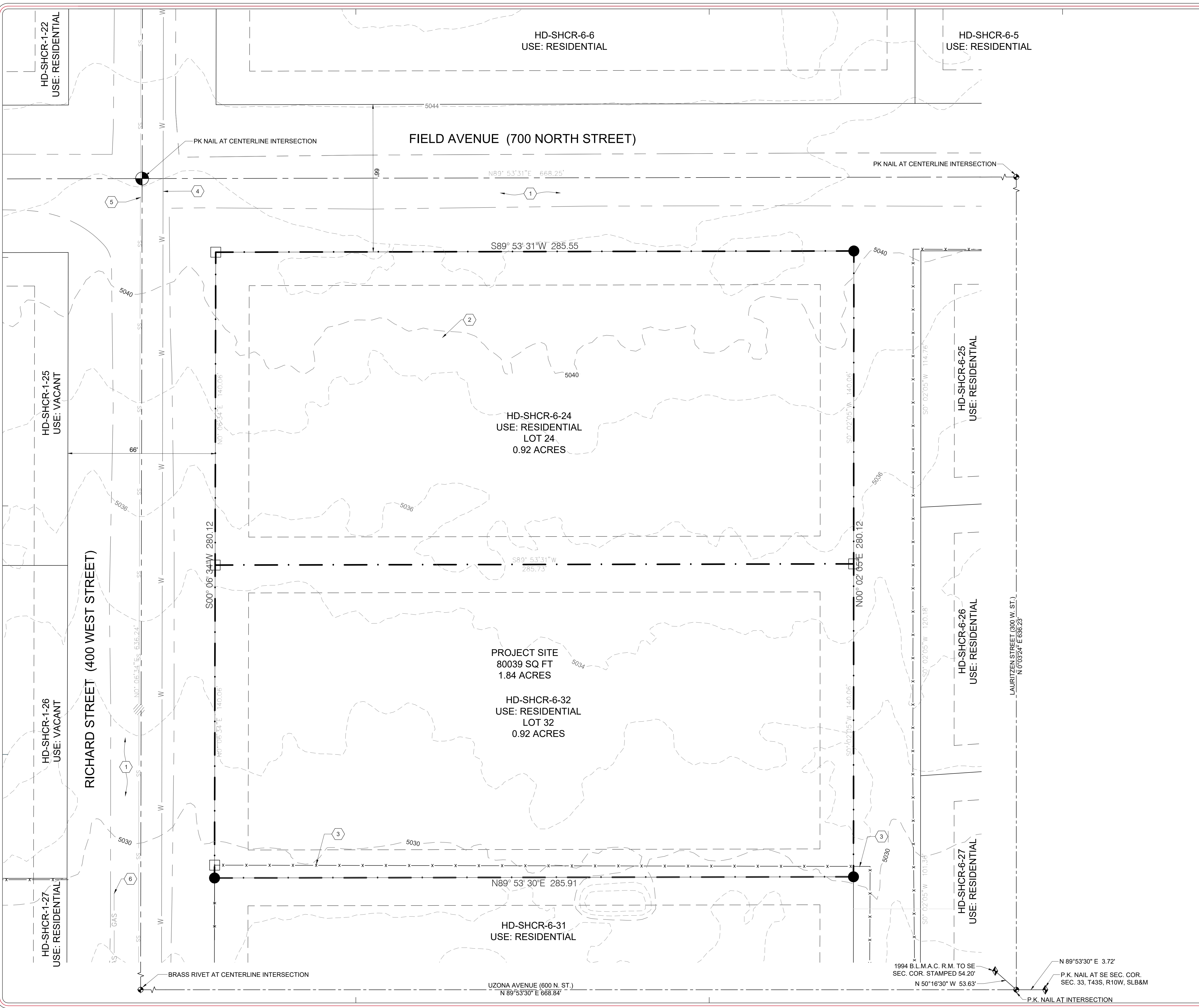
PROJECT NO: 00-100-05
CAD DWG. FILE: 00-100-05_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 11/9/19

SHEET TITLE:

COVER SHEET

C-1.1
SHEET: 1 of 4

T:\Projects\00-100 --- Excel\05 --- Cliffview Cottages\dwg\00-100-05_SITE_11-9-19.dwg Nov 09, 2019 - 4:23pm



SITE PLAN NOTES

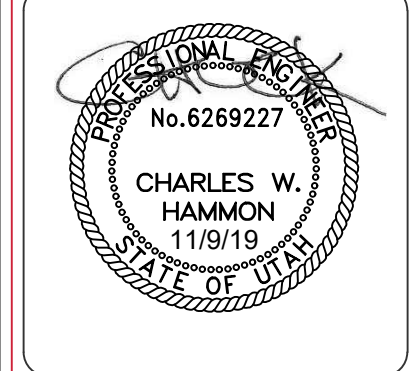
1. RECORDED PLAT SHOWS 15' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG PUBLIC STREETS AND ALLEY AS WELL AS 12.5' PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENTS ALONG INTERIOR LOT LINES.
2. PROJECT INCLUDES PARCELS HD-SHCR-6-24 AND HD-SHCR-6-32. APPLICANT INTENDS TO COMBINE THE TWO LOTS INTO ONE PARCEL AND ELIMINATE THE INTERIOR LOT LINE AND EASEMENTS.
3. THE EXISTING FENCE BETWEEN PROJECT BOUNDARY AND SOUTH ADJACENT LOT 31 IS 5 FEET NORTH OR PROPERTY LINE. APPLICANT INTENDS TO REMOVE AND REPLACE FENCE AT PROPERTY LINE.

KEY NOTE LEGEND

- ① EXISTING ASPHALT
- ② CONCRETE FOUNDATION WALLS
- ③ EXISTING WOOD FENCE
- ④ EXISTING 6" PVC WATERLINE
- ⑤ EXISTING PVC SEWER
- ⑥ END OF EXISTING GAS LINE



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
 DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
 321 NORTH HALL DRIVE, J-101, ST. GEORGE, UTAH 84790
 TEL: (435) 619-4386 FAX: (435) 888-4386
 E-MAIL: Charles@ExcelDesign.us WEB SITE: AT WWW.EXCELDESIGN.US



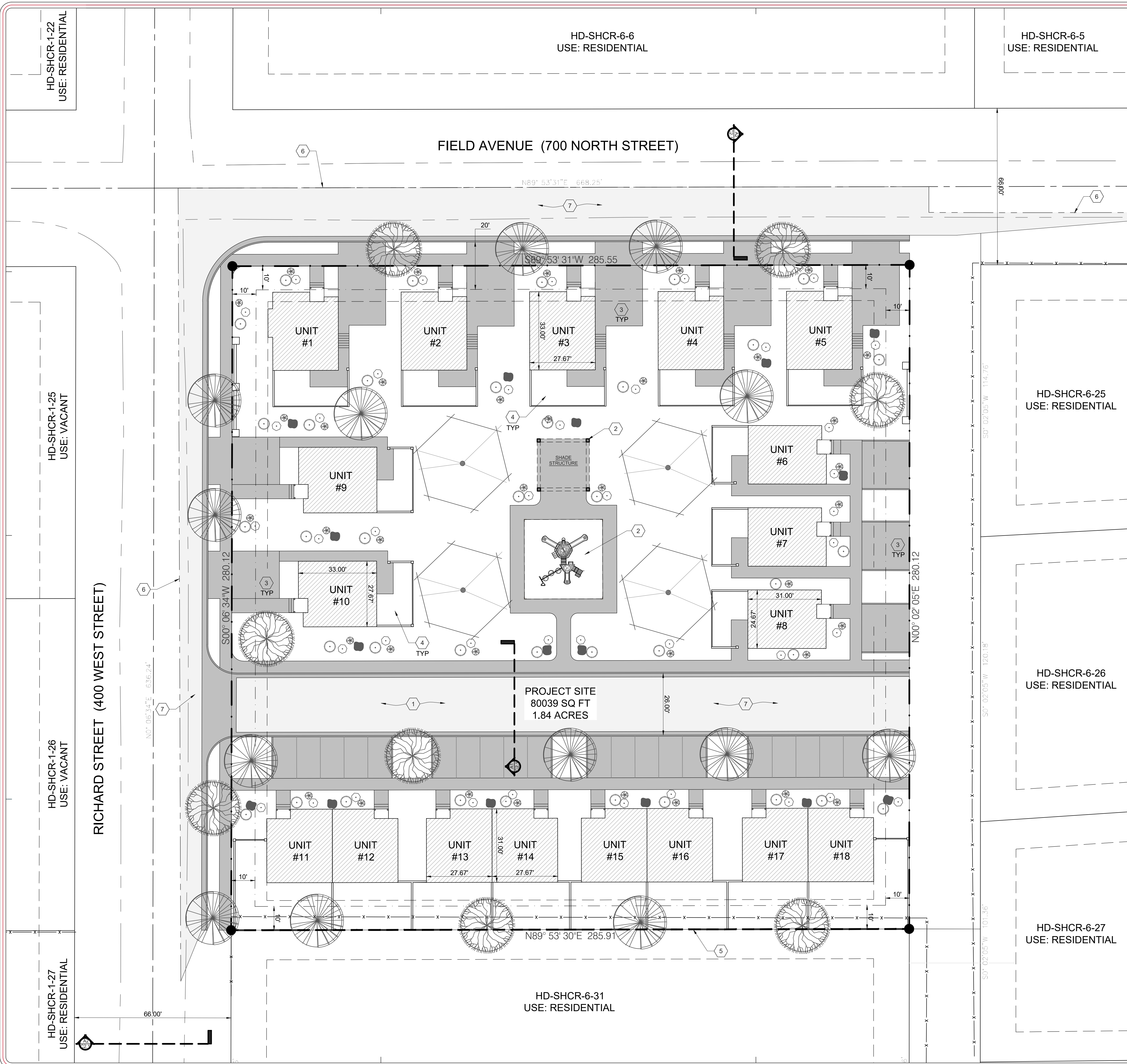
CLIFFVIEW COTTAGES
CHARLES HAMMON
 680 NORTH RICHARD STREET
 HILDALE, UTAH
 LOCATED IN THE S.E. 1/4 OF SEC. 33, T43S, R10W, SLB8M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 00-100-05
 CAD DWG. FILE: 00-100-05_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 11/9/19

SHEET TITLE:
EXISTING CONDITIONS SHEET
C-2.1
 SHEET: 2 of 4

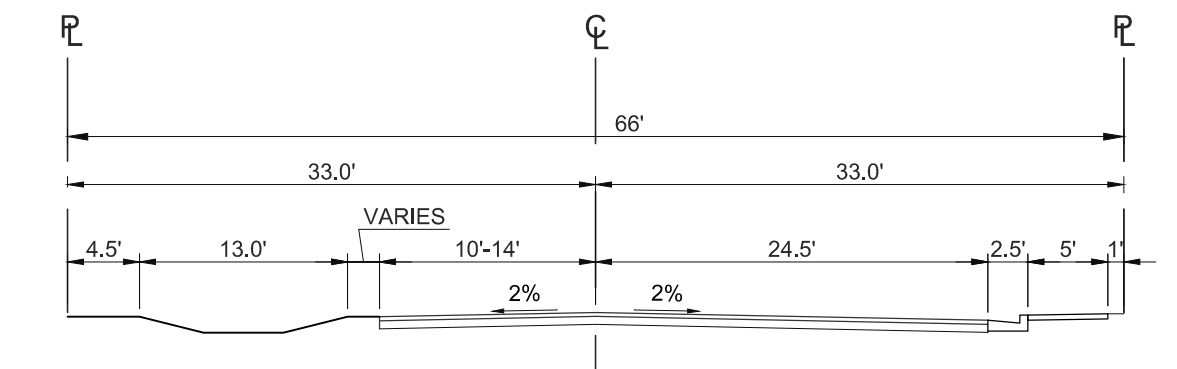


SITE PLAN NOTES

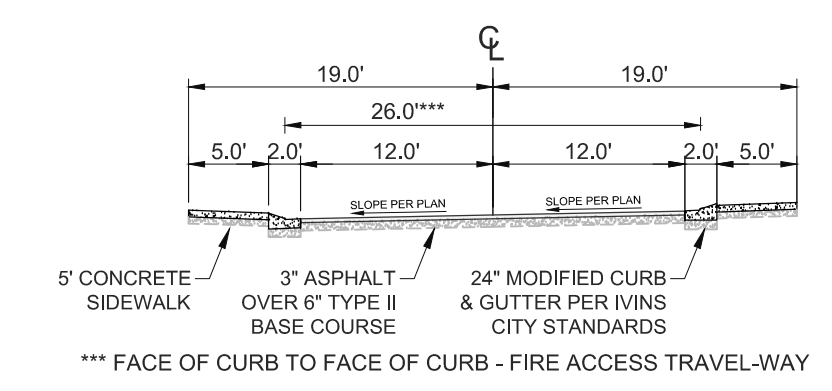
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. RECORDED PLAT SHOWS 15' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG PUBLIC STREETS AND ALLEY AS WELL AS 12.5' PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENTS ALONG INTERIOR LOT LINES. THIS PROJECT PROPOSES TO REDUCE ALL PUBLIC UTILITY & DRAINAGE EASEMENTS TO 10'.
3. PROJECT INCLUDES PARCELS HD-SHCR-6-24 AND HD-SHCR-6-32. APPLICANT INTENDS TO COMBINE THE TWO LOTS INTO ONE PARCEL AND ELIMINATE THE INTERIOR LOT LINE AND EASEMENTS.
4. PROPOSED LOTS WILL BE GRADED SUCH THAT STORM WATER FLOWS TO RICHARD STREET.
5. THE EXISTING FENCE BETWEEN PROJECT BOUNDARY AND SOUTH ADJACENT LOT 31 IS 5 FEET NORTH OR PROPERTY LINE. APPLICANT INTENDS TO REMOVE AND REPLACE FENCE AT PROPERTY LINE.

KEY NOTE LEGEND

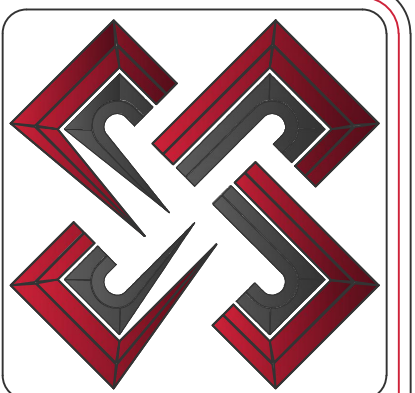
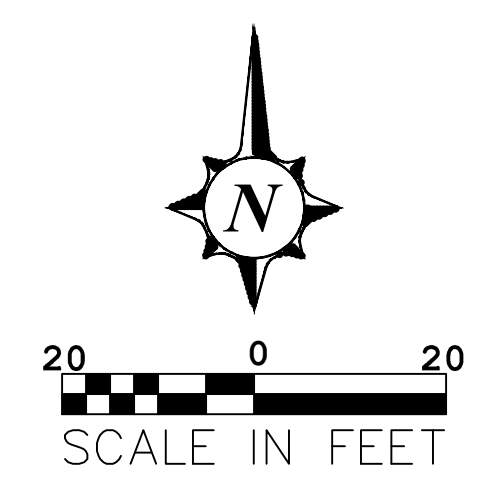
- ① PRIVATE DRIVE
- ② COMMON AREA AMENITY
- ③ PRIVATE DRIVEWAY
- ④ PRIVATE COURTYARD
- ⑤ NEW 6" BLOCK PRIVACY WALL. SEE SITE NOTE 5.
- ⑥ ASPHALT CUT LINE
- ⑦ NEW ASPHALT PAVING



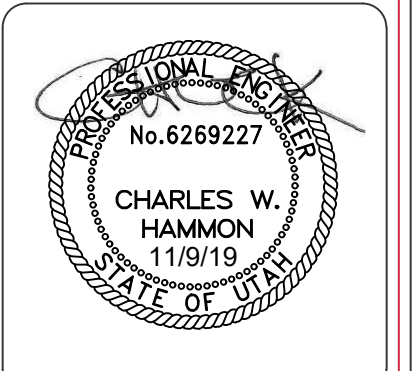
66' STREET SECTION A2
SCALE: NONE



CROSS SECTION A2 - PRIVATE DRIVE
SCALE: NONE



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 NORTH MALL DRIVE, J-101, ST. GEORGE, UTAH 84790
TEL. (435) 619-4686 FAX (435) 608-4686
E-MAIL: Charles@ExcelDesign.us WEB SITE: AT: www.exceldesign.us



CLIFFVIEW COTTAGES
CHARLES HAMMON
680 NORTH RICHARD STREET
HILDALE, UTAH
LOCATED IN THE S.E. 1/4 OF SEC. 33, T4&S, R10W, SLB&M

REVISIONS

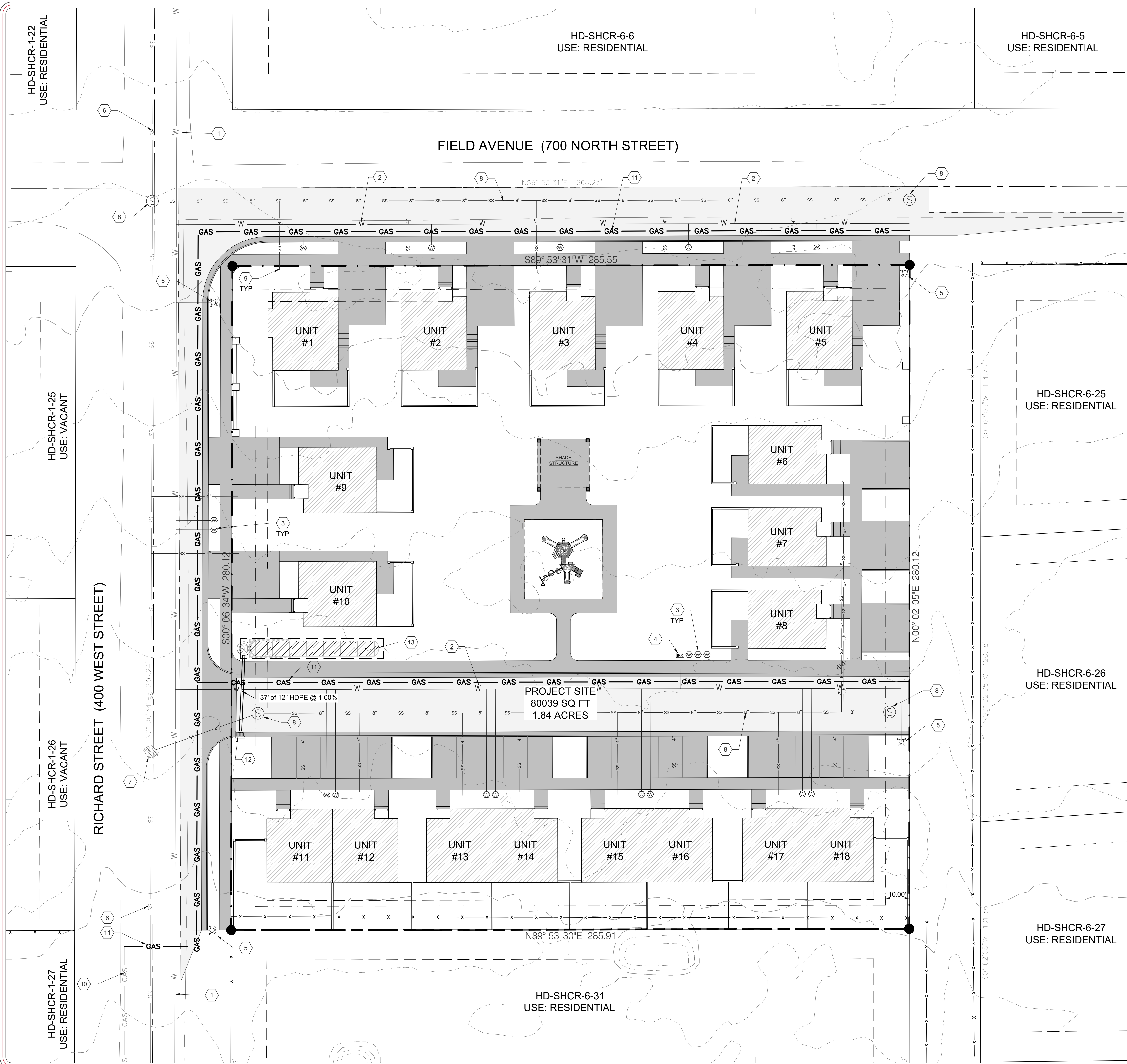
REV.	DATE	DESCRIPTION

PROJECT NO: 00-100-05
CAD DWG. FILE: 00-100-05_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 11/9/19

SHEET TITLE:
SITE PLAN

C-2.1
SHEET: 3 OF 4

T:\Projects\00-100 --- Excel\05 --- Office\Collages\00-100-05_SITE_11-9-19.dwg Nov 09, 2019 - 4:35pm



UTILITY PLAN NOTES

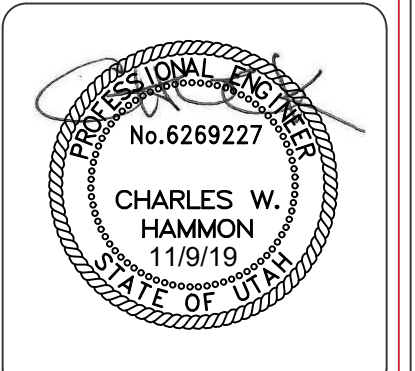
1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO 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. INSTALL JOINT RESTRAINTS ON THE NEW 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 HILDALE CITY STANDARDS.
11. ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND-PIPE INDICATOR.

KEY NOTE LEGEND

- ① EXISTING 6" WATERLINE
- ② PROPOSED 6" WATER LINE
- ③ PROPOSED WATER SERVICE LINE & METER SET
- ④ PROPOSED IRRIGATION SERVICE LINE & METER SET
- ⑤ PROPOSED FIRE HYDRANT ASSEMBLY
- ⑥ EXISTING SEWER LINE
- ⑦ EXISTING SEWER MANHOLE
- ⑧ PROPOSED SEWER LINE & SEWER MANHOLES
- ⑨ PROPOSED 4" PVC SEWER LATERAL
- ⑩ EXISTING GAS LINE
- ⑪ NEW GAS SERVICE LINE
- ⑫ STORM DRAIN CURB INLET
- ⑬ UNDERGROUND STORM WATER RETENTION SYSTEM



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
 DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
 321 NORTH MALL DRIVE, J-101, ST. GEORGE, UTAH 84790
 TEL. (435) 619-4686 FAX (435) 608-4686
 E-MAIL: Charles@ExcelDesign.us WEB SITE: AT: www.exceldesign.us



CLIFFVIEW COTTAGES
CHARLES HAMMON
 680 NORTH RICHARD STREET
 HILDALE, UTAH
 LOCATED IN THE S.E. 1/4 OF SEC. 33, T4S, R10W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 00-100-05
 CAD DWG. FILE: 00-100-05_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 11/9/19

SHEET TITLE:
SITE IMPROVEMENT PLAN

C-4.1
 SHEET: 4 OF 4