

GENERAL

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOQUERVILLE CITY "DESIGN STANDARDS & SPECIFICATIONS", ASH CREEK SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS; AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF TOQUERVILLE, AND OR THE ASH CREEK SPECIAL SERVICE DISTRICT THE CITY AND THE SEWER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER
- THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE'S WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
- 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.
- SUBMIT PROOFS OF STREET SIGNS TO CITY ENGINEER PRIOR TO ORDERING.

PARKS DEPARTMENT NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOQUERVILLE CITY "DESIGN STANDARDS & SPECIFICATIONS", ASH CREEK SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS; AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.

CENTURYLINK NOTES

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435.632.6553 1 WEEK IN ADVANCE
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL
- OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30' X 30' X 10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL
- CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@CENTURYLINK.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

FIRE DISTRICT NOTES

- NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
- AN APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIAL.
- PROVIDE AND MAINTAIN ALL WEATHER FIRE ACCESS.

CALL BEFORE YOU DIG!

IT'S FREE & IT'S THE LAW
AT LEAST TWO WORKING
DAYS BEFORE YOU DIG,
CALL: 811

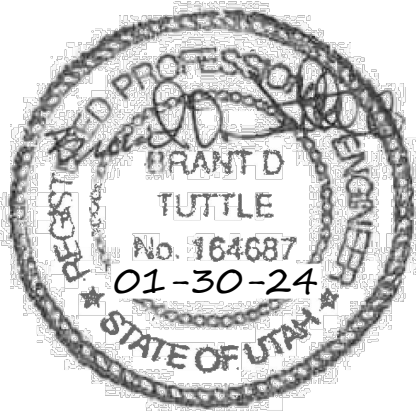
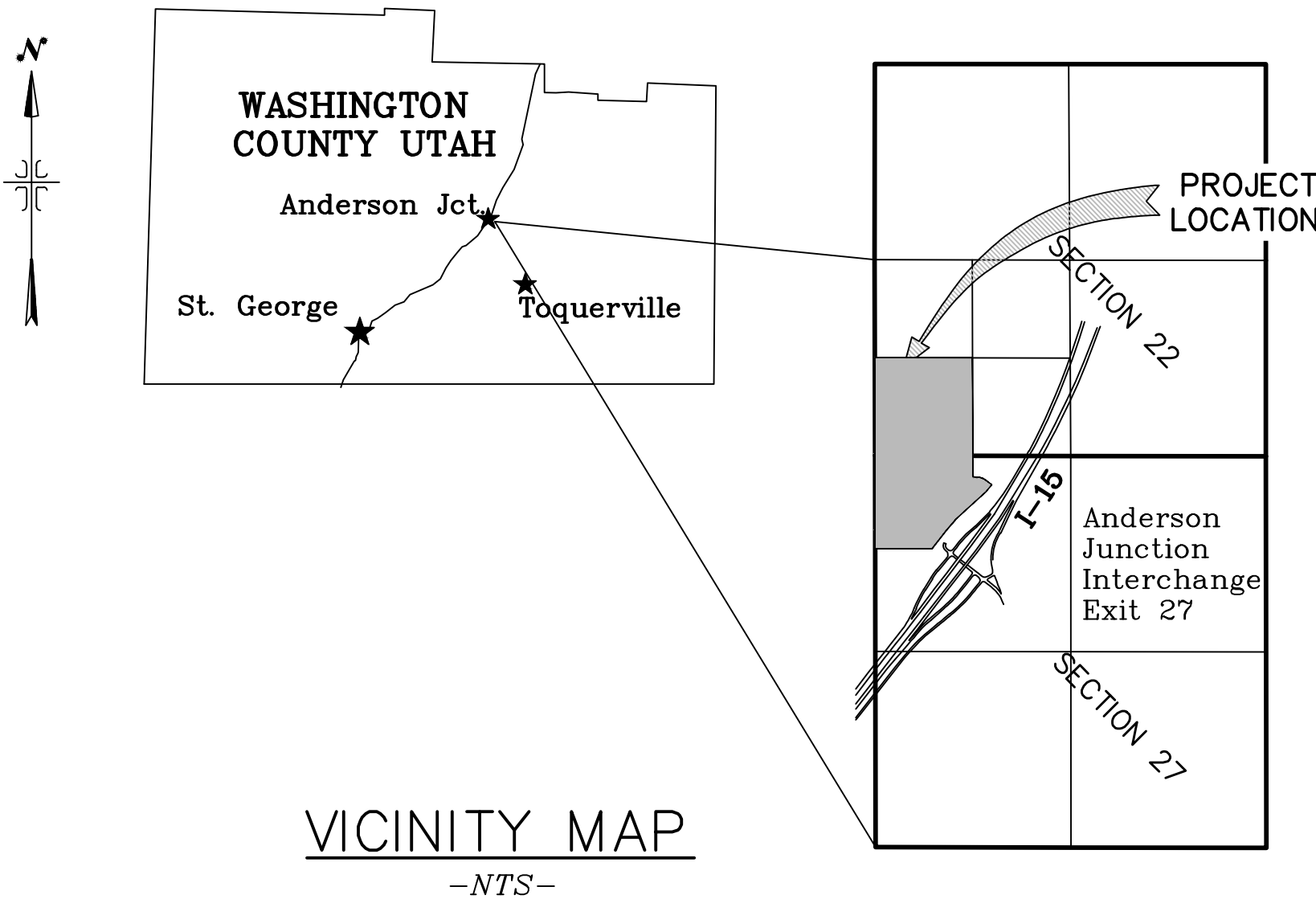
NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE
CONVENIENCE OF THE CONTRACTOR ONLY.
THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION
AND PROTECTION OF ALL UTILITIES.
CENTER LINE SURVEY & DESIGN BEARS NO
RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN
INCORRECTLY.

BOULDER RIDGE
PRELIMINARY PLAT
TOQUERVILLE, UTAH

OCTOBER 2023

-INDEX OF SHEETS-

SHEET	DESCRIPTION
1-1	COVER SHEET AND NOTES
2-1	PRELIMINARY PLAT SHEET 1
2-2	PRELIMINARY PLAT SHEET 2
2-3	SITE UTILITY PLAN SHEET 1
2-4	SITE GRADING PLAN SHEET 1
DT-01	ROADWAY CROSS-SECTIONS

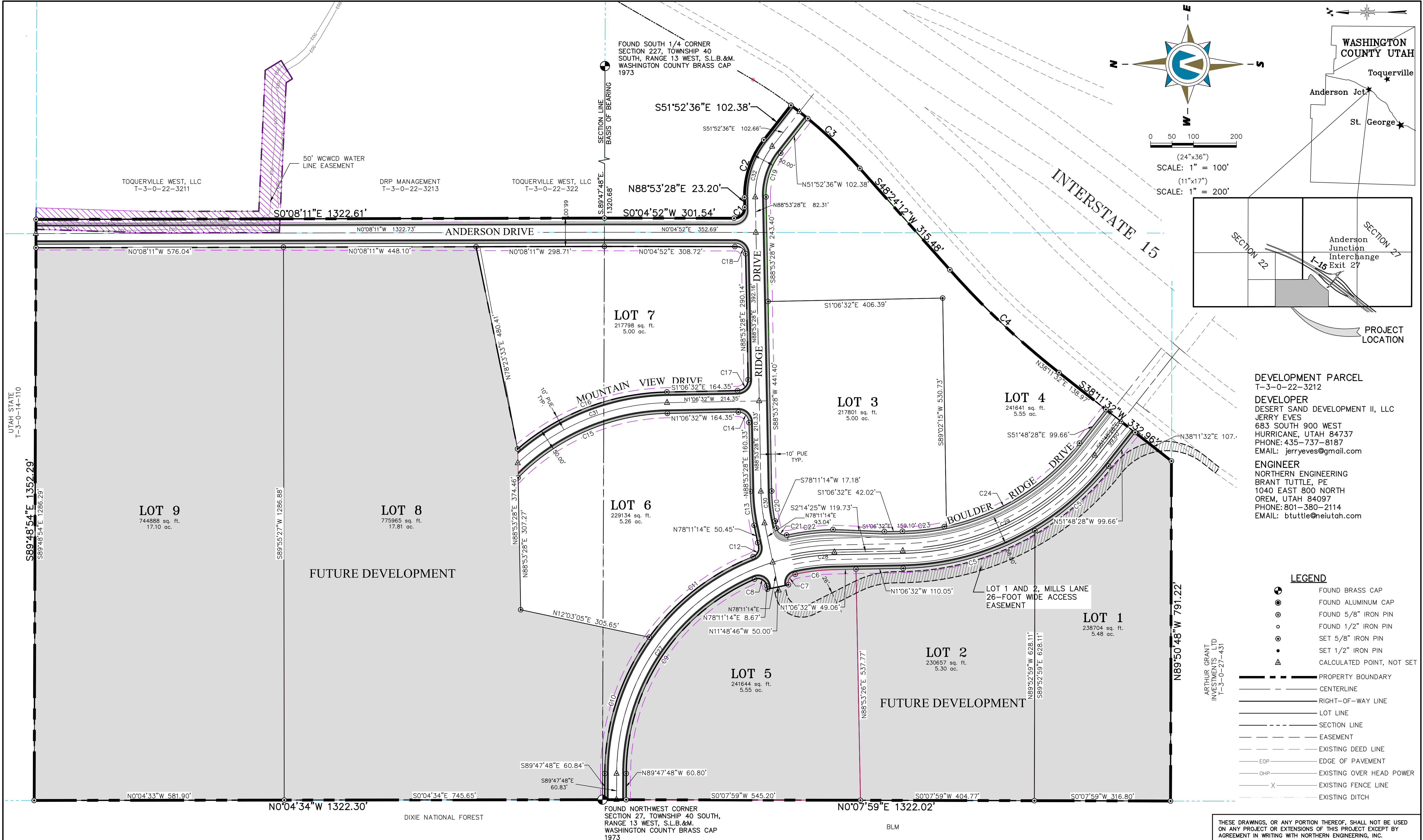


**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO.
3-16-052

SHEET NO.
1-1



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ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

BOULDER RIDGE

PRELIMINARY PLAT	JOB NO. 21-086
TOQUERVILLE, UTAH	SHEET NO. 2-1

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22. AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N.00°04'34"W. A DISTANCE OF OF 1322.30 FEET ALONG THE WEST LINE OF SAID SECTION 22 TO THE SOUTH SIXTEENTH LINE OF SAID SECTION 22; THENCE S.89°48'54"E. A DISTANCE OF 1352.28 FEET ALONG SAID SOUTH SIXTEENTH LINE; THENCE S.00°08'10"E. A DISTANCE OD 1322.62 FEET; THENCE S.00°04'52"W. A DISTANCE OF 301.53 FEET TO A POINT OF CURVATURE OF A 25.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 91°11'24" AND A CHORD THAT BEARS S.45°30'50"E. A DISTANCE OF 35.72 FEET;THENCE N.88°53'28"E. A DISTANCE OF 23.22 FEET TO A POINT OF CURVATURE OF A 210.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 39°13'57" AND A CHORD THAT BEARS S.71°29'34"E. A DISTANCE OF 141.00 FEET; THENCE S.51°52'36"E. A DISTANCE OF 102.38 FEET TO A POINT ON AN EXISTING FENCE LINE MARKING THE WESTERLY RIGHT OF WAY OF INTERSTATE 15, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1096.28--FOOT RADIUS NON--TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.88 FEET ALONG SAID FENCE LINE, SAID CURVE HAVING A RADIAL BEARING OF N.53°11'00"W., A CENTRAL ANGLE OF 11°23'14" AND A CHORD THAT BEARS S.42°30'37"W. A DISTANCE OF 217.52 FEET; THENCE S.48°24'12"W. A DISTANCE OF 315.48 FEET ALONG SAID FENCE LINE TO A POINT OF CURVATURE OF A 1960.08--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 349.33 FEET ALONG SAID FENCE LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 10°12'41" AND A CHORD THAT BEARS S.43°17'52"W. A DISTANCE OF 348.86 FEET; THENCE S.38°11'32"W. A DISTANCE OF 332.96 FEET ALONG SAID FENCE LINE TO THE NORTH SIXTEENTH LINE OF SAID SECTION 27; THENCE N.89°50'48"W. A DISTANCE OF 791.22 FEET ALONG SAID NORTH SIXTEENTH LINE TO THE WEST SECTION LINE OF SAID SECTION 27; THENCE N.00°07'59"E. A DISTANCE OF 1322.02 FEET ALONG SAID WEST SECTION LINE TO A POINT ON THE TO THE POINT OF BEGINNING.
CONTAINING 79.13 ACRES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	39.79'	25.00'	35.72'	S45°30'50"E	91°11'24"
C2	143.79'	210.00'	141.00'	S71°29'34"E	39°13'57"
C3	217.88'	1096.28'	217.52'	S42°30'37"W	11°23'14"
C4	349.33'	1960.08'	348.86'	S43°17'52"W	10°12'41"
C5	322.23'	623.50'	318.65'	N15°54'51"W	29°36'38"
C5	229.49'	623.50'	228.19'	N41°15'50"W	21°05'18"
C6	93.12'	476.50'	92.97'	N6°42'27"W	11°11'49"
C7	32.02'	20.50'	28.87'	N57°03'34"W	89°30'25"
C8	36.33'	20.50'	31.76'	N27°24'51"E	101°32'46"
C9	573.69'	494.75'	542.09'	N56°34'40"W	66°26'15"
C10	339.18'	544.75'	333.73'	S71°57'34"E	35°40'27"
C11	310.35'	544.75'	306.17'	S37°48'05"E	32°38'30"
C12	28.74'	20.50'	26.45'	S61°38'48"E	80°19'56"
C13	79.40'	425.00'	79.28'	N83°32'21"E	10°42'14"
C14	39.27'	25.00'	35.36'	N43°53'28"E	90°00'00"
C15	387.72'	500.00'	378.08'	N23°19'25"W	44°25'47"
C16	379.40'	550.00'	371.92'	S20°52'14"E	39°31'24"
C17	39.27'	25.00'	35.36'	S46°06'32"E	90°00'00"
C18	31.00'	20.00'	27.99'	N44°29'10"E	88°48'36"
C19	109.56'	160.00'	107.43'	N71°29'34"W	39°13'57"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C20	70.06'	375.00'	69.96'	S83°32'21"W	10°42'14"
C21	32.34'	20.50'	29.09'	S32°59'48"W	90°22'51"
C22	107.83'	570.00'	107.67'	S6°46'28"E	10°50'19"
C23	98.08'	537.00'	97.95'	S6°20'30"E	10°27'55"
C24	377.09'	537.00'	369.39'	S31°41'28"E	40°14'01"
C26	340.13'	550.00'	392.78'	N72°04'49"W	35°25'58"
C27	654.18'	517.00'	611.40'	N53°32'52"W	72°29'53"
C28	146.09'	517.00'	145.60'	N9°12'14"W	16°11'23"
C29	515.88'	583.00'	499.21'	S26°27'30"E	50°41'56"
C30	74.73'	400.00'	74.62'	S83°32'21"W	10°42'14"
C31	241.18'	525.00'	239.06'	N14°16'10"W	26°19'16"
C32	126.68'	185.00'	124.22'	S71°29'34"E	39°13'57"

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BOULDER RIDGE

PRELIMINARY PLAT

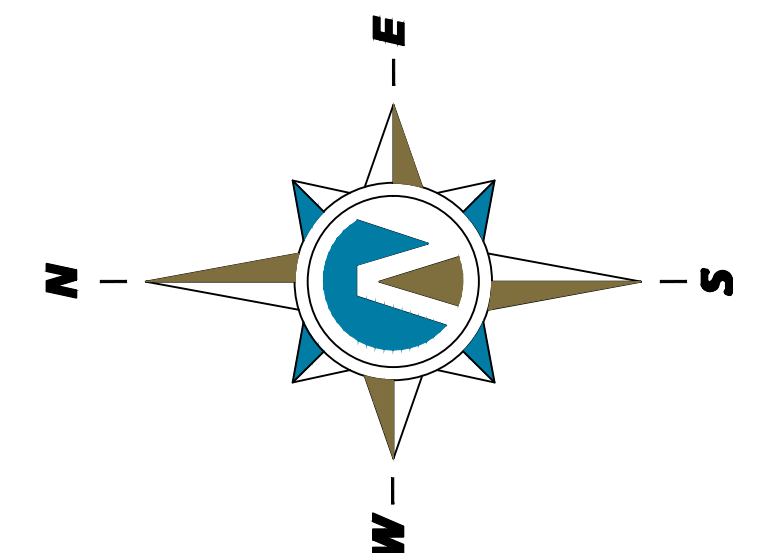
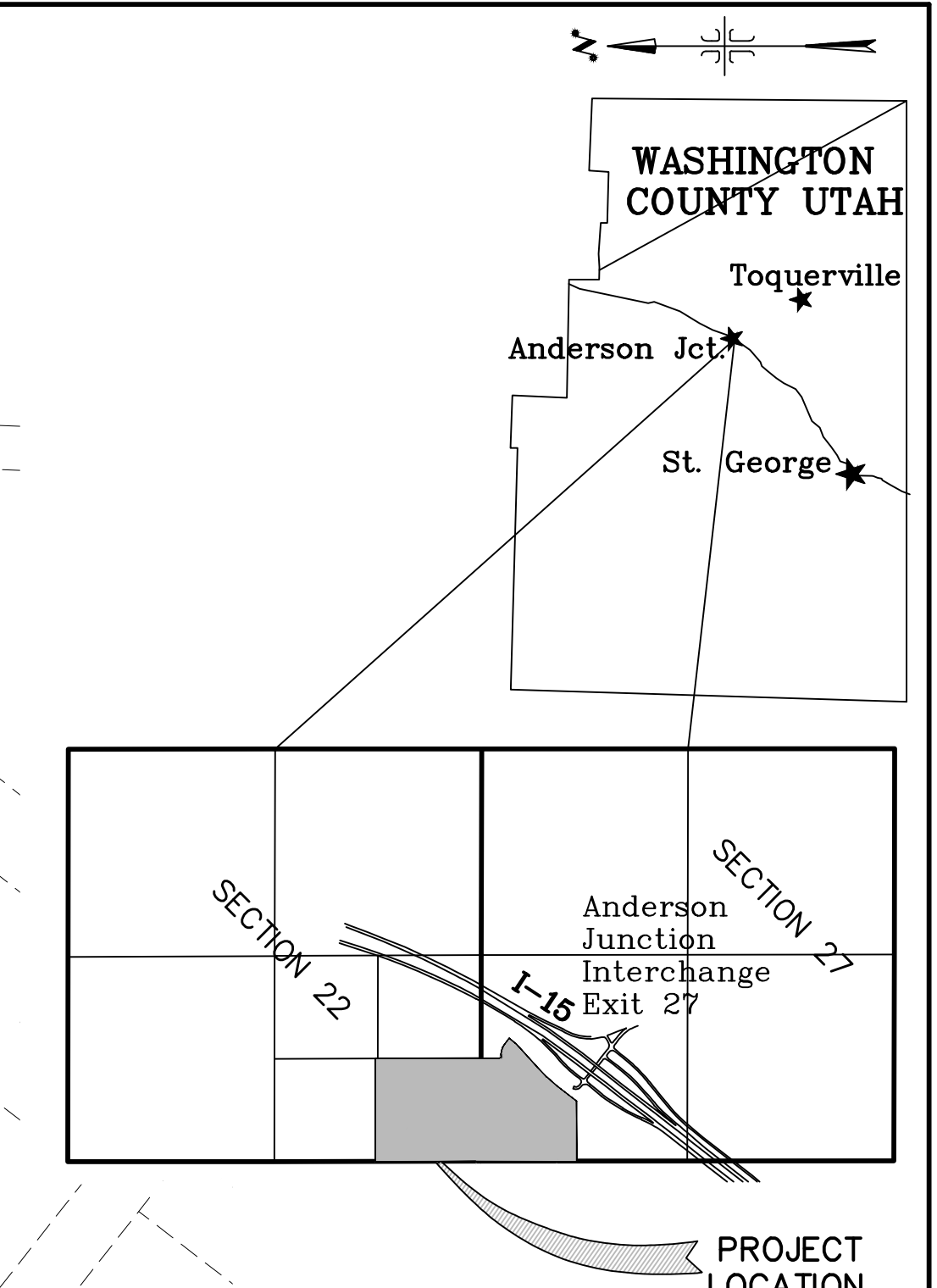
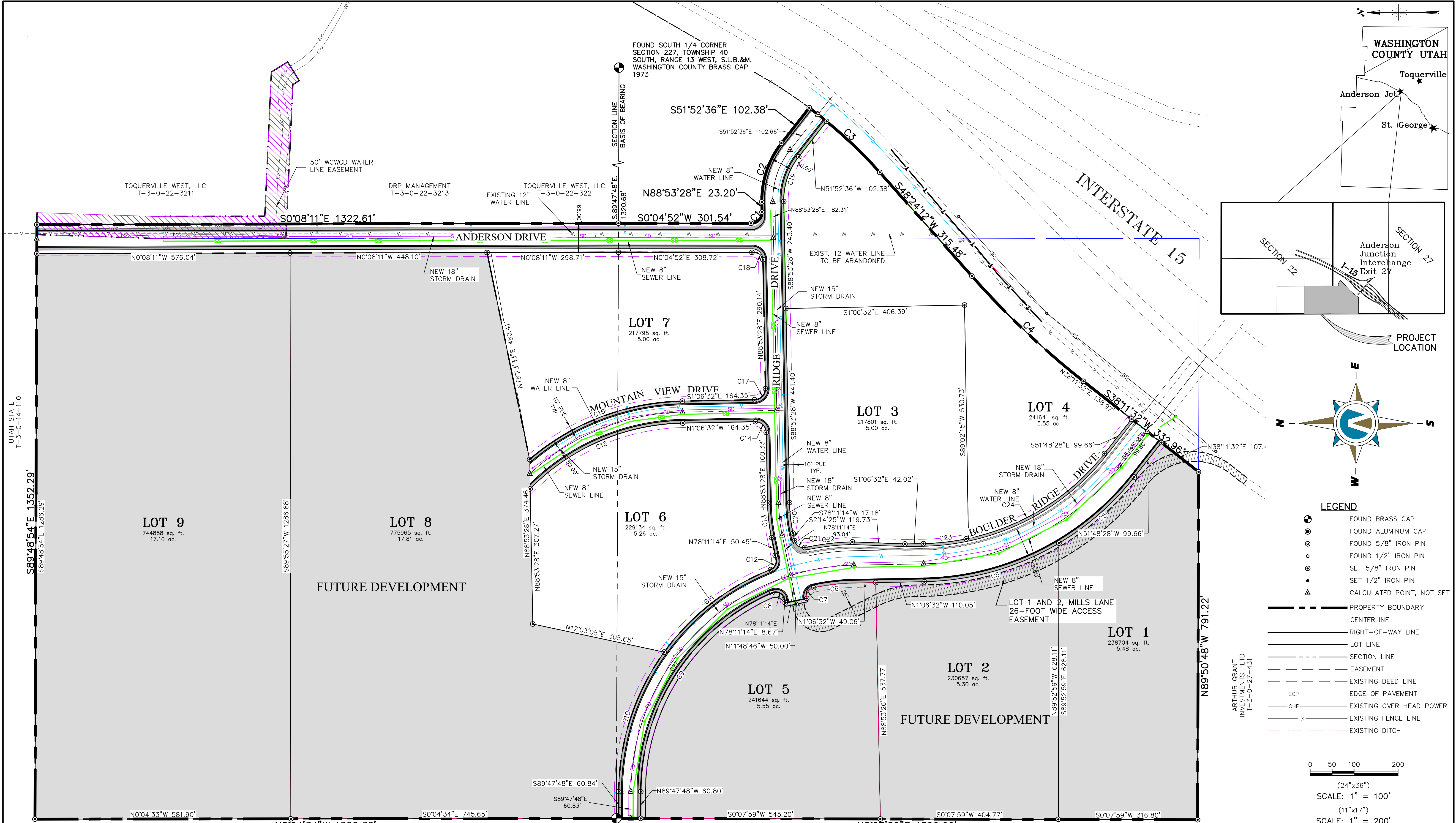
JOB NO.

21-086

TOQUERVILLE, UTAH

SHEET NO.

2-2



- LEGEND**
- FOUND BRASS CAP
 - FOUND ALUMINUM CAP
 - FOUND 5/8" IRON PIN
 - FOUND 1/2" IRON PIN
 - SET 5/8" IRON PIN
 - SET 1/2" IRON PIN
 - CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE
 - EOP
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - EXISTING DITCH

0 50 100 200
(24"x36")
SCALE: 1" = 100'
(11"x17")
SCALE: 1" = 200'

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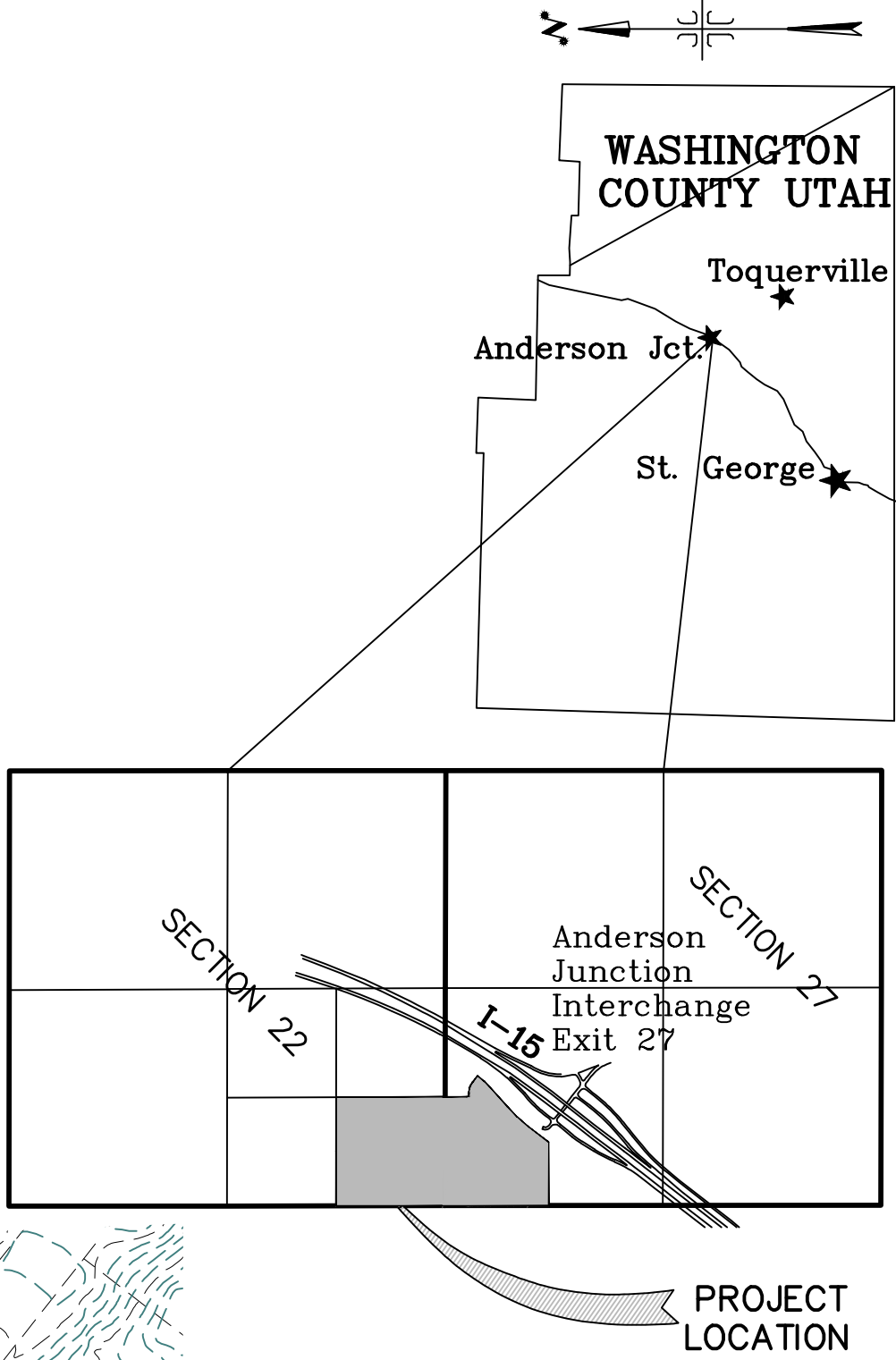
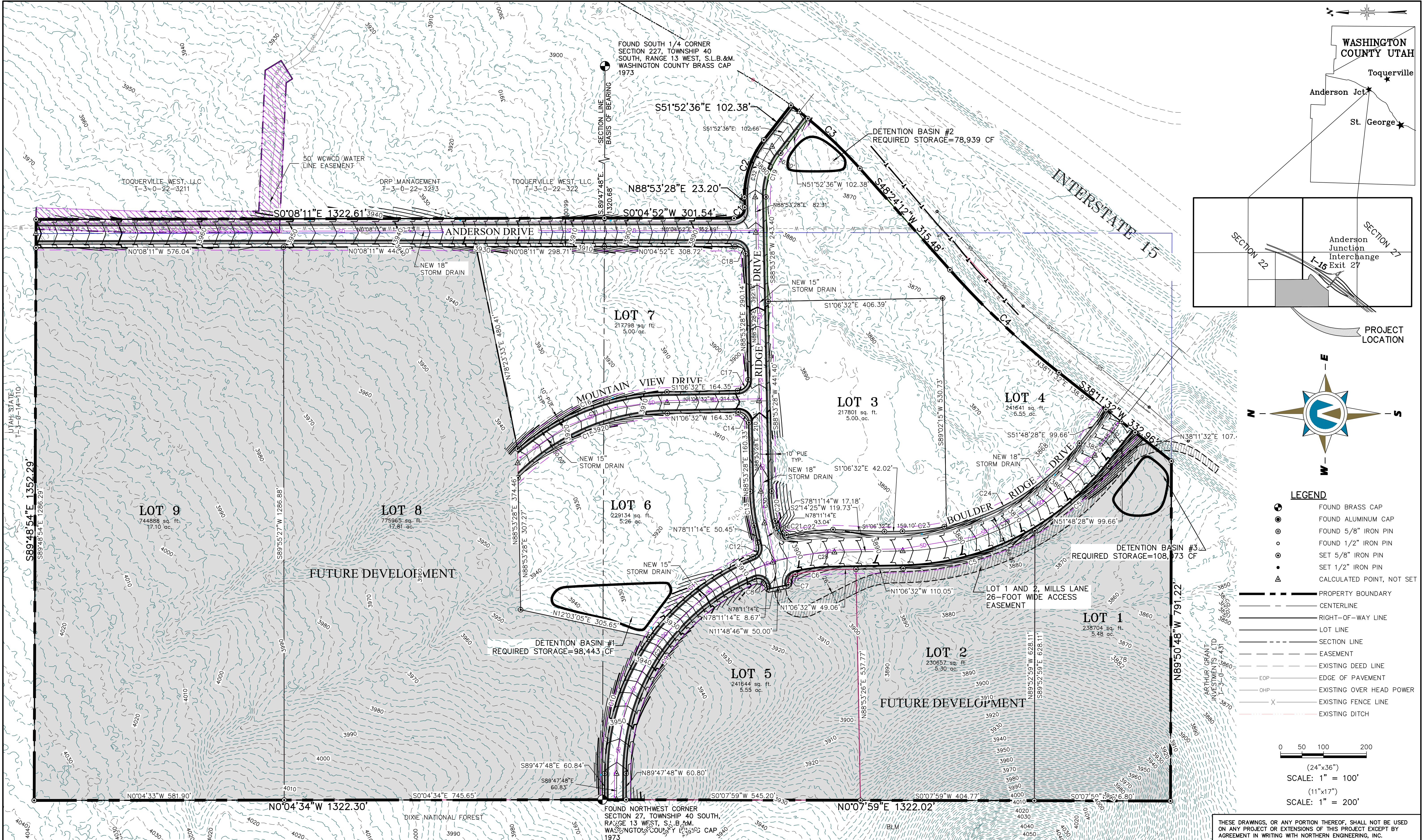


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BOULDER RIDGE		SITE UTILITY PLAN		JOB NO. 21-086
TOQUERVILLE, UTAH				SHEET NO. 2-3

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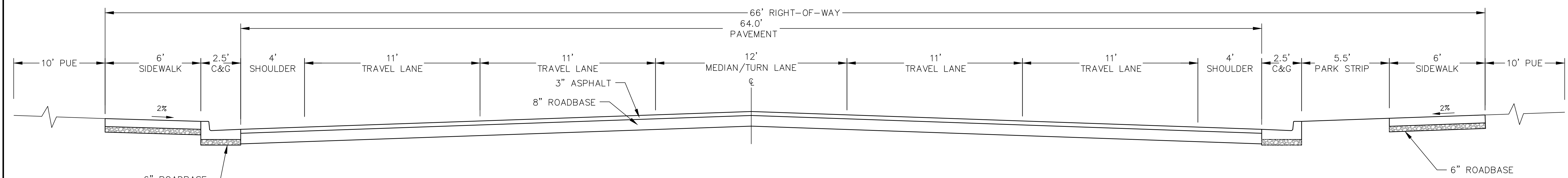
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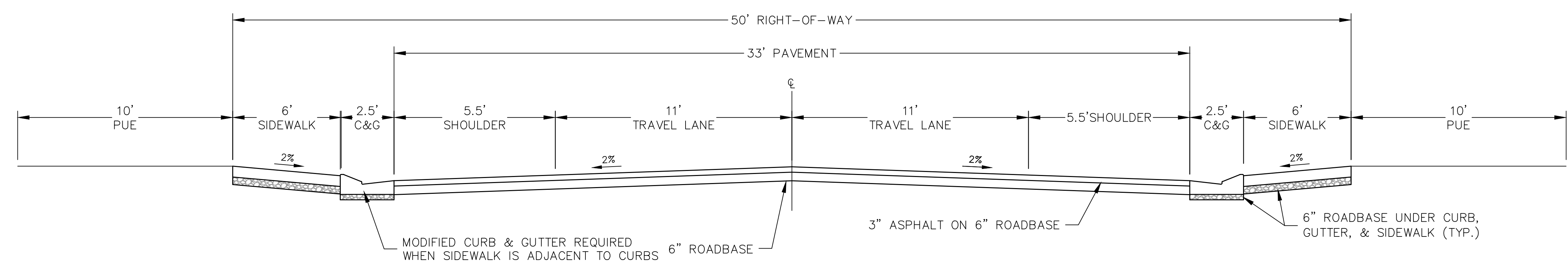
SITE GRADING PLAN	JOB NO. 21-086
TOQUERVILLE, UTAH	SHEET NO. 2-4

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WEST SIDE OF ROADWAY

BOULDER RIDGE DRIVE &
ANDERSON DRIVE



OTHER ROADS STANDARD
CROSS-SECTION

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BOULDER RIDGE

ROAD CROSS-SECTIONS	JOB NO. 03-21-086
TOQUERVILLE, UTAH	SHEET NO. DT-01