

DATE: 04/02/2025  
 JOB NO: 14579-24  
 DESIGNED BY: TKH  
 CHECKED BY: JWB  
 DWG: LAYOUT 1

DATE: \_\_\_\_\_  
 REVIZION: \_\_\_\_\_

ROSENBERG  
 ASSOCIATES  
 CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2  
 St. George, Utah 84790  
 Ph (435) 673-8586 Fx (435) 673-8397  
 www.racivil.com

COVER  
 FOR  
 CREEKSIDER SUBDIVISION  
 TOQUERVILLE  
 UTAH

# CREEKSIDER SUBDIVISION

Power will be provided by:  
**ROCKY MOUNTAIN POWER**  
 455 NORTH OLD HWY 91  
 HURRICANE, UTAH 84737  
 (435) 688-3708

Sewer will be provided by:  
**ASH CREEK SSD**  
 1350 SOUTH SAND HOLLOW ROAD  
 HURRICANE, UTAH 84737  
 (435) 635-2348

Water will be provided by:  
**TOQUERVILLE CITY**  
 P.O. BOX 27  
 212 NORTH TOQUER BOULEVARD  
 TOQUERVILLE, UTAH 84774  
 (435) 635-1094

Natural Gas will be provided by:  
**ENBRIDGE GAS**  
 1155 EAST 350 NORTH  
 ST. GEORGE, UTAH 84770  
 (435) 673-7514

CATV service will be provided by:  
**TDS TELECOM**  
 912 WEST 1600 SOUTH  
 ST. GEORGE, UTAH 84770  
 (800) 422-5282

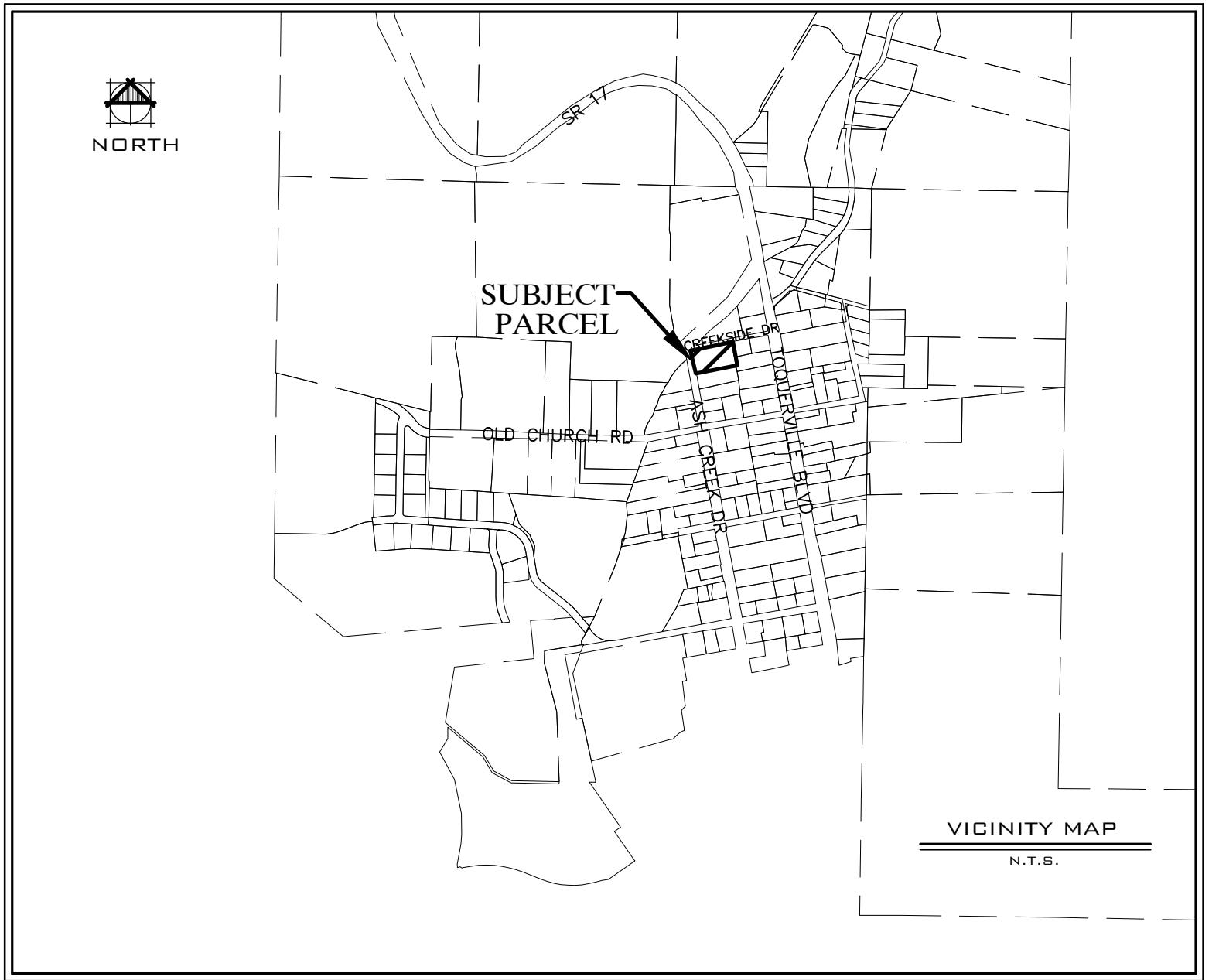
Telephone facility will be provided by:  
**CENTURYLINK**  
 596 N. 1400 E. (TRAILER)  
 ST. GEORGE, UTAH 84770  
 (435) 673-9639

| APPROVALS              |       |
|------------------------|-------|
| PARKS                  | _____ |
| POWER                  | _____ |
| PHONE                  | _____ |
| CABLE                  | _____ |
| GAS                    | _____ |
| SEWER                  | _____ |
| FIRE                   | _____ |
| WATER/STREETS          | _____ |
| CITY ENGINEER          | _____ |
| PUBLIC WORKS           | _____ |
| WCWCD                  | _____ |
| PLANNING ADMINISTRATOR | _____ |

LOCATED IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE  
 SALT LAKE BASE AND MERIDIAN  
 CITY OF TOQUERVILLE, WASHINGTON COUNTY, UTAH.

## TOQUERVILLE CITY NOTES:

APPROVAL OF THESE PLANS BY TOQUERVILLE CITY INDICATES GENERAL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE TOQUERVILLE CITY CODE AND STANDARDS. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL ENGINEER TO ENSURE CONFORMANCE WITH SOUND ENGINEERING PRINCIPLES AND THAT THE PLANS COMPLY WITH ALL APPLICABLE CITY CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE TOQUERVILLE CITY CODE. ALL DRAWINGS MUST BE 100% COMPLETE, FULLY COORDINATED ACROSS ALL DESIGN DISCIPLINES, AND MUST HAVE UNDERGONE A COMPREHENSIVE INTERNAL QUALITY CONTROL AND ASSURANCE PROCESS PRIOR TO SUBMITTAL. APPROVAL BY THE CITY DOES NOT RELIEVE THE LICENSED PROFESSIONAL OF THE RESPONSIBILITY FOR ENSURING TECHNICAL ACCURACY, ADDRESSING ALL APPLICABLE REQUIREMENTS, OR CORRECTING ERRORS, OMISSIONS, OR DEVIATIONS FROM ADOPTED STANDARDS.



| SHEET LAYOUT |   |
|--------------|---|
| SHEET NUMBER | SHEET DESCRIPTION                       |
| 1.0          | COVER SHEET                             |
| 2.0          | SITE / GRADING / EROSION PLAN           |
| 2.1          | ALTERNATE SITE / GRADING / EROSION PLAN |
| 2.2          | GRADING CROSS SECTION                   |
| 3.0          | UTILITY PLAN                            |
| 4.0          | DETAIL SHEET                            |

## GENERAL CONSTRUCTION NOTES:

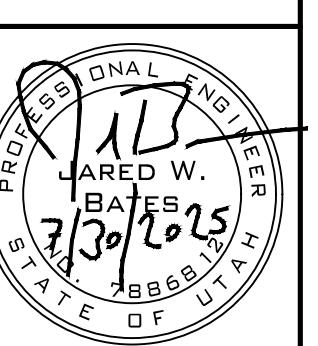
- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
- UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF TOQUERVILLE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "ASH CREEK SPECIAL SERVICE DISTRICT," "THE INTERNATIONAL PLUMBING CODE," AND THE "INTERNATIONAL BUILDING CODE," – THE LATEST EDITION AS ADMINISTERED BY THE CITY OF TOQUERVILLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TOQUERVILLE, SPECIFICALLY APPENDIX "J" OF THE "INTERNATIONAL BUILDING CODE," LATEST EDITION, AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL INVESTIGATION REPORT, TITLED "115-ACRE ACTIVE ADULT COMMUNITY AND 81 ACRE TOWN CENTER, PROJECT NO. 20682," PREPARED BY LANDMARK TESTING & ENGINEERING, 795 EAST FACTORY DRIVE, ST. GEORGE, UTAH 84790, (435) 986-0566.
- ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
- THE OWNER (THROUGH THEIR CONTRACTOR) IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON THE SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCRUMPTION PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- FOR PUBLIC STREETS – TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED AT LOCATIONS SHOWN IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND "TOQUERVILLE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION." STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS.
- ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES DURING ALL CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TOQUERVILLE AND THE STATE OF UTAH.
- THE CONTRACTOR SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES. THE CONTRACTOR SHALL ALSO PROVIDE A WATER TRUCK TO CONTROL DUST DURING ALL CONSTRUCTION.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL PUBLIC WORKS INSPECTORS.



Know what's below.  
 Call before you dig.

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. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INACCURATELY.

0 30' 60'  
 SCALE: 1"=30'



1.0  
 1 OF 6 SHEETS









# TOQUERVILLE CITY STANDARD DETAIL DRAWINGS

| ROADWAY DETAIL DRAWINGS (SERIES 100)                                      |  | DRAWING NUMBER |
|---|--|----------------|
| * STANDARD CURB & GUTTER DETAIL (HB-30)                                   |  | 100            |
| CONCRETE CURB & GUTTER (RU30 & PR24)                                      |  | 101            |
| STANDARD ROLL CURB & GUTTER (RN-24)                                       |  | 102            |
| DRIVEWAY CURB (TYPE HB30-7) DETAILS                                       |  | 110            |
| * DRIVEWAY APRON DETAILS  |  | 111            |
| STANDARD DRIVEWAY BRIDGE  |  | 112            |
| * STANDARD SIDEWALK DETAILS   |  | 120            |
| HANDICAP RAMP DETAILS   |  | 121            |
| * STANDARD CONCRETE JOINT DETAILS   |  | 122            |
| 10' TRAIL SECTION   |  | 130            |
| STANDARD ROAD CROSS SECTIONS  |  | 140            |
| ROADWAY DETAIL – RURAL  |  | 141            |
| RURAL CROSS-SECTION DETAILS   |  | 142            |
| RURAL X SECTION PERSPECTIVE   |  | 143            |
| STANDARD 4' CROSS GUTTER  |  | 150            |
| STANDARD 6' CROSS GUTTER  |  | 151            |
| DRIVEWAY ACCESS DETAIL – LARGE LOT SUBDIVISION                            |  | 152            |
| DRIVEWAY WITHOUT CURBING  |  | 153            |
| CLASS I STANDARD MONUMENT DETAILS   |  | 160            |
| CLASS II MONUMENT   |  | 161            |
| * TRENCH BACKFILL AND REPAIR DETAIL                                       |  | 170            |
| MANHOLES & VALVE BOXES CONCRETE COLLAR                                    |  | 171            |
| CONCRETE WATER VALVE COLLAR   |  | 172            |
| CONCRETE IRRIGATION VALVE COLLAR  |  | 174            |
| DRAINAGE & SEWER DETAIL DRAWINGS (SERIES 200)                             |  |                |
| 39" SOLID LID DETAILS   |  | 203            |
| SIDEWALK DRAINAGE STRUCTURE (PAGE 1)                                      |  | 204A           |
| SIDEWALK DRAINAGE STRUCTURE (PAGE 2)                                      |  | 204B           |
| RAIN GUTTER/YARD DRAINAGE STRUCTURE                                       |  | 204C           |
| RAIN GUTTER/YARD DRAINAGE STRUCTURE                                       |  | 204D           |
| * CURB INLET SINGLE CATCH BASIN BOX (PAGE 1)                              |  | 200A           |
| CURB INLET DOUBLE CATCH BASIN BOX (PAGE 2)                                |  | 200B           |
| * CURB INLET SINGLE CATCH BASIN FRAME (PAGE 3)                            |  | 200C           |
| CURB INLET DOUBLE CATCH BASIN FRAME (PAGE 4)                              |  | 200D           |
| STANDARD CATCH BASIN GRATE BICYCLE SAFE                                   |  | 205E           |
| TEMPORARY ON-SITE DRAINAGE RETENTION BERM FOR UNIMPROVED SUBDIVISION LOTS |  | 206            |
| STANDARD MANHOLE DETAILS  |  | 220            |
| JUNCTION & DROP MANHOLE DETAILS   |  | 221            |
| MANHOLE FRAME & COVER DETAILS   |  | 222            |
| MANHOLE STEP DETAILS  |  | 223            |
| * SEWER CLEANOUT COVER DETAIL   |  | 224            |
| * TYPICAL RESIDENTIAL SEWER CONNECTION DETAILS                            |  | 230            |
| * P.V.C SERVICE CONNECTION EXISTING P.V.C SEWER MAINS                     |  | 231            |
| P.V.C SERVICE CONNECTION NEW P.V.C SEWER MAINS                            |  | 232            |

# TOQUERVILLE CITY STANDARD DETAIL DRAWINGS

| WATER DETAIL DRAWINGS (SERIES 300)   |  | DRAWING NUMBER |
|--------------------------------------|--|----------------|
| *                                    | WATER METER BOX DETAILS                                    | 300            |
| *                                    | WATER/IRRIGATION METER BOX LOCATION DETAILS                | 301            |
|                                      | STANDARD FIRE HYDRANT DETAILS                              | 302            |
| *                                    | WATER METER SETTER DETAILS                                 | 303            |
| *                                    | 3/4" WATER SERVICE CONNECTION AND METER                    | 305            |
|                                      | WATER LINE THRUST BLOCK DETAILS                            | 306            |
|                                      | STANDARD TEE PVC RESTRAINING SYSTEM DETAIL                 | 307            |
|                                      | STANDARD BENDS FOR – RESTRAINING SYSTEM DETAIL             | 308            |
|                                      | STANDARD TEE DUCTILE IRON – RESTRAINING SYSTEM DETAIL      | 309            |
|                                      | STANDARD BENDS DUCTILE IRON – RESTRAINING SYSTEM DETAIL    | 310            |
|                                      | STANDARD DEAD END DUCTILE IRON – RESTRAINING SYSTEM DETAIL | 311            |
|                                      | IN LINE VALVE/DEAD END ON PVC PIPE DETAIL                  | 312            |
|                                      | STANDARD PRESSURE REDUCING VALVE                           | 314A           |
|                                      | STANDARD PRESSURE REDUCING VALVE VAULT LID                 | 314B           |
|                                      | STANDARD AIR VAC DETAIL                                    | 316            |
|                                      | REMOTE AIR VAC DETAIL                                      | 317            |
|                                      | 2" FIRE LINE DETAIL  | 318            |
|                                      | FIRE LINE VALVE BOX  | 319            |
|                                      | CONCRETE ENCASEMENT DETAIL                                 | 330            |
| SIGNAGE DETAIL DRAWINGS (SERIES 400) |  |                |
|                                      | STANDARD STREET SIGN                                       | 400            |
|                                      | PRIVATE STREET SIGN  | 401            |
|                                      | SIGN DESTINATION FORM                                      | 402            |
|                                      | SIGN, POST AND INSTALLATION DETAILS                        | 410            |
|                                      | SIGN, POST AND MOUNTING DETAILS                            | 411            |
|                                      | TYPICAL SIGN PLACEMENT DETAILS                             | 412            |

\* DENOTES DETAILS USED FOR THIS PROJECT