

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

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

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

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	_____

CREEKSIDE SUBDIVISION

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 DESIGN PROFESSIONAL TO ENSURE FULL 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 LICENSEE OF RESPONSIBILITY FOR ENSURING TECHNICAL ACCURACY, ADDRESSING ALL APPLICABLE REQUIREMENTS, OR CORRECTING ERRORS, OMISSIONS, OR DEVIATIONS FROM ADOPTED STANDARDS.



SUBJECT
PARCEL

OLD CHURCH RD

VICINITY MAP
N.T.S.

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 EDITIONS 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. 20662," 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 ENCROACHMENT 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.

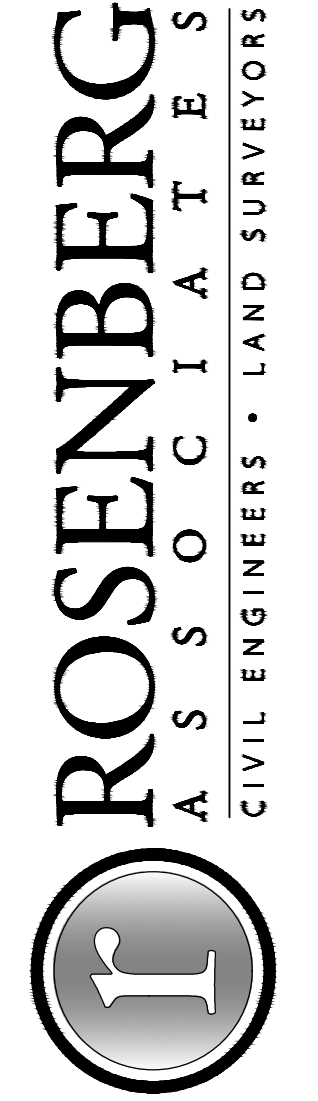


NOTED:
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0 30' 60'
SCALE: 1"=30'

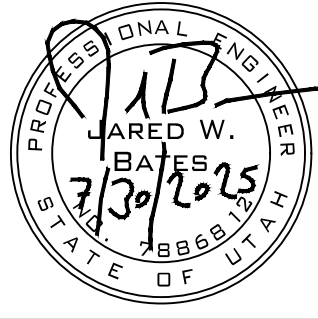


DATE:	04/02/2025
JOB NO.:	14579-24
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG:	LAYOUT 1
DATE:	
REVISIONS:	

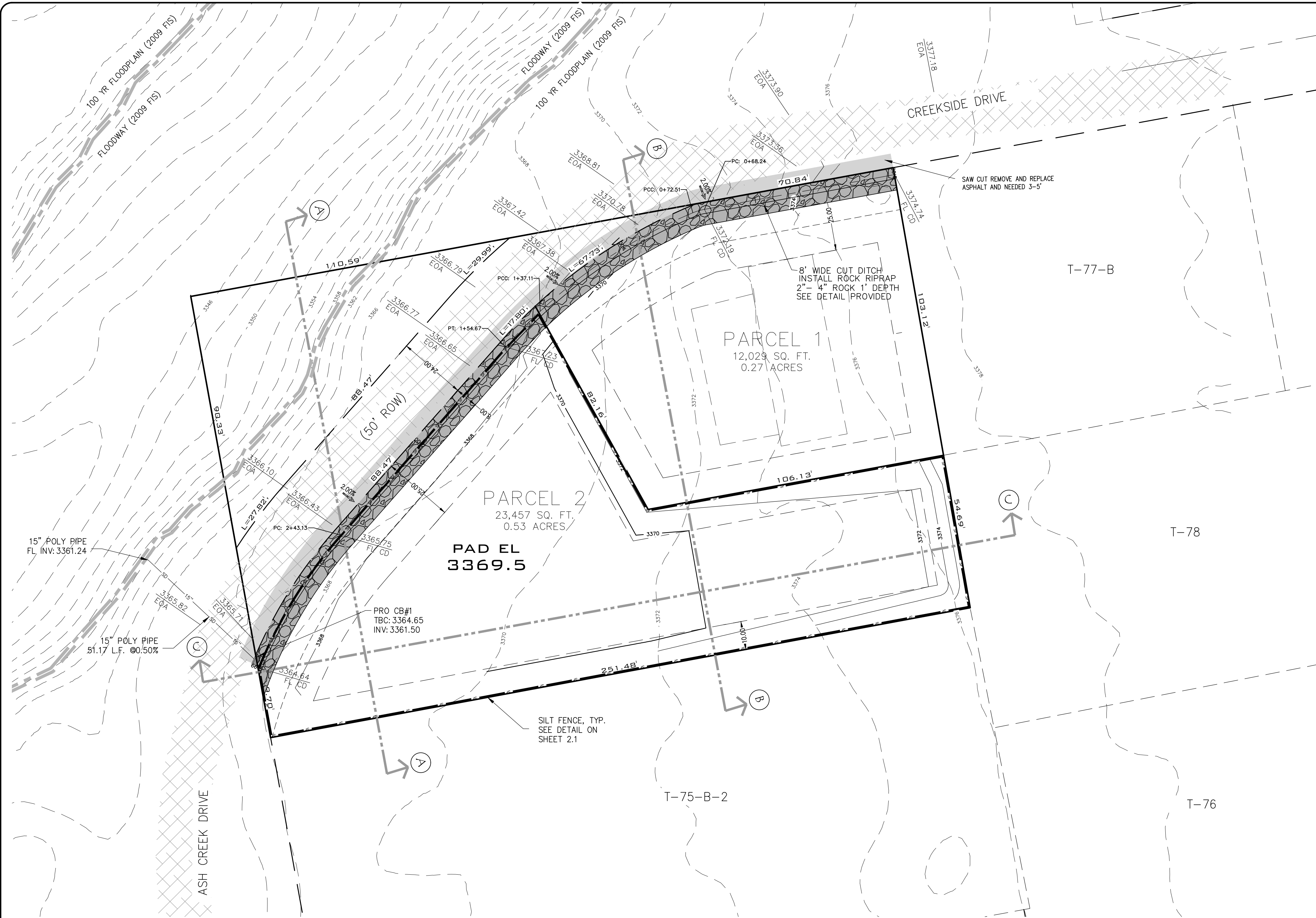


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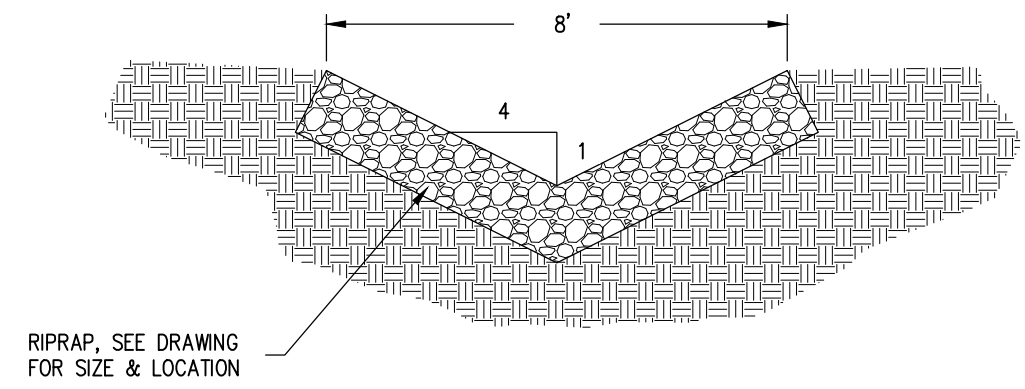
COVER
FOR
CREEKSIDE SUBDIVISION
TOQUERVILLE
UTAH



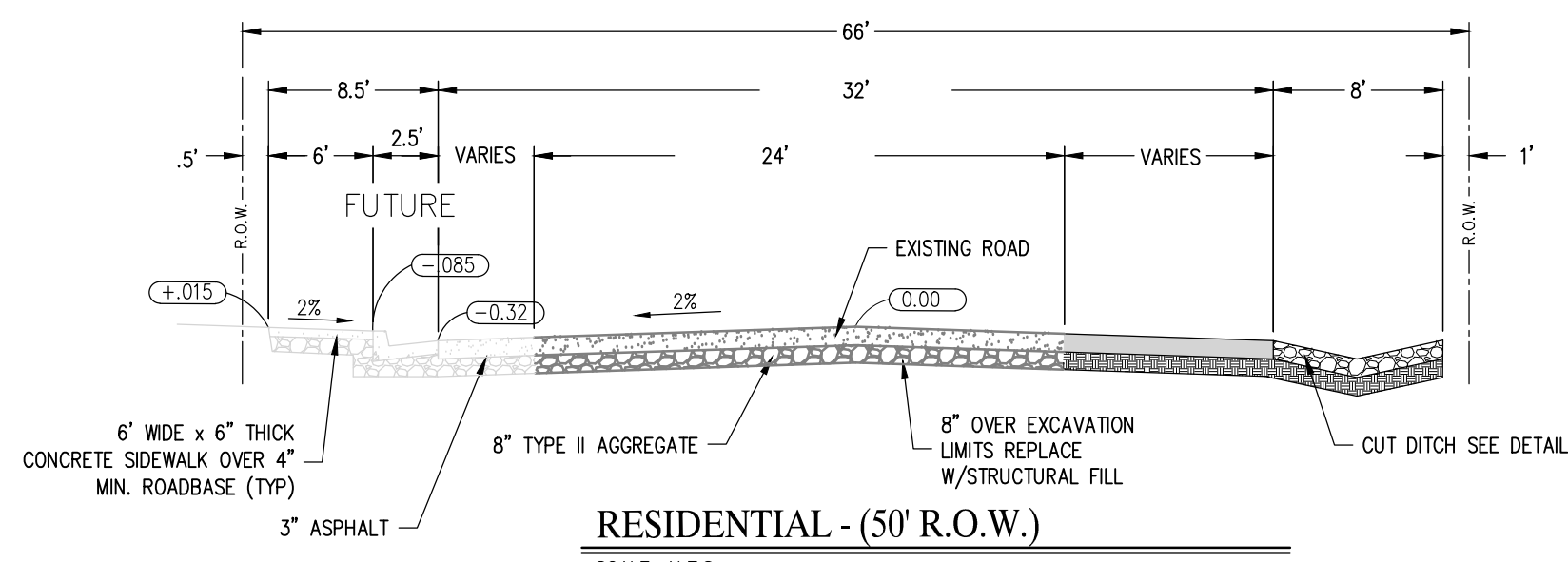
SHEET
1.0
1 OF 6 SHEETS



SITE DATA	
PARCEL NUMBER:	T-75-B-1
SITE ADDRESS:	296 WEST CREEKSIDE DRIVE
CURRENT ZONE:	R-1-12
TOTAL PARCEL AREA:	
PARCEL 1	AREA: 12,029 SQ. FT. (0.27 ACRES)
PARCEL 2	AREA: 23,457 SQ. FT. (0.53 ACRES)
TOTAL AREA:	
34,486 SQ. FT. (0.81 ACRES)	
TOTAL PARCEL FRONTAGE:	
PARCEL 1	TOTAL FRONTAGE 138.57 FT
PARCEL 2	TOTAL FRONTAGE 158.68 FT
LENGEND	
<div><div></div>EXISTING 1' CONTOUR</div> <div><div></div>EXISTING 5' CONTOUR</div> <div><div></div>PROPOSED 1' CONTOUR</div> <div><div></div>PROPOSED 5' CONTOUR</div> <div><div></div>EXISTING FENCE</div> <div><div></div>PROPERTY LINE</div> <div><div></div>EXISTING CURB & GUTTER</div> <div><div></div>EXISTING ASPHALT</div> <div><div></div>PROPOSED CONCRETE</div>	
GRADING NOTES	
<div>1. 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.</div> <div>2. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. STRUCTURAL FILL SHOULD BE PLACED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.</div> <div>3. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.</div> <div>4. UNLESS SHOWN OTHERWISE ON THESE PLANS, AND APPROVED BY CITY OF WASHINGTON, ALL CONSTRUCTION SHALL CONFORM TO WASHINGTON CITY'S "CONSTRUCTION DESIGN STANDARDS" LATEST EDITIONS AS ADMINISTERED BY CITY OF TOOUVERVILLE.</div> <div>5. 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 DEVELOPMENT SERVICES INSPECTORS.</div> <div>6. OWNER IS RESPONSIBLE FOR ALL ON-SITE DETENTION AND DRAINAGE.</div>	
ESTIMATED EARTHWORK VOLUMES:	
<div>758 (C) CU. YD. CUT</div> <div>125 (F) CU. YD. FILL</div> <div>633 (C) CU. YD. NET</div>	
<div>THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED SUB-GRADE SURFACE. THE PROPOSED SUB-GRADE SURFACE IS DEVELOPED BY SUBTRACTING THE VOLUME OF THE PROPOSED IMPROVEMENTS: ASPHALT, CURB AND GUTTER, SIDEWALK, WATERWAYS, HANDICAP RAMPS, AND BASE COURSE FROM THE PROPOSED FINISHED GRADE SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEO-TECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED SUB-GRADE SURFACE, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.</div>	



CUT DITCH WITH RIPRAP
SCALE: N.T.S.

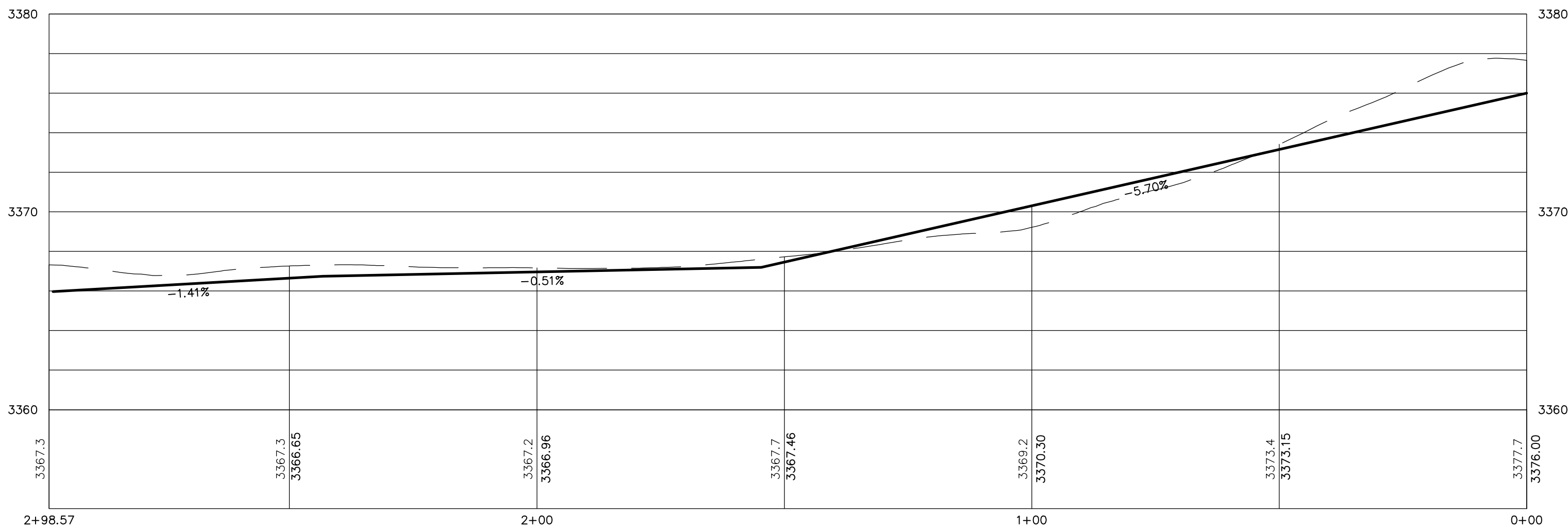
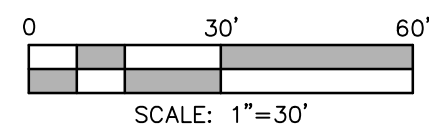


RESIDENTIAL - (50' R.O.W.)
SCALE: N.T.S.



Know what's below.
Call before you dig.

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CREEKSIDE DRIVE TBC

HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 5'

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

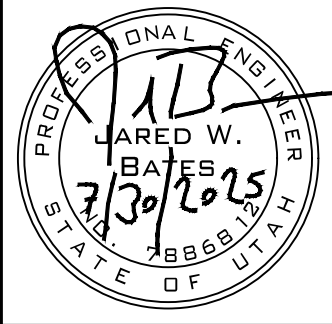
ROSENBERG

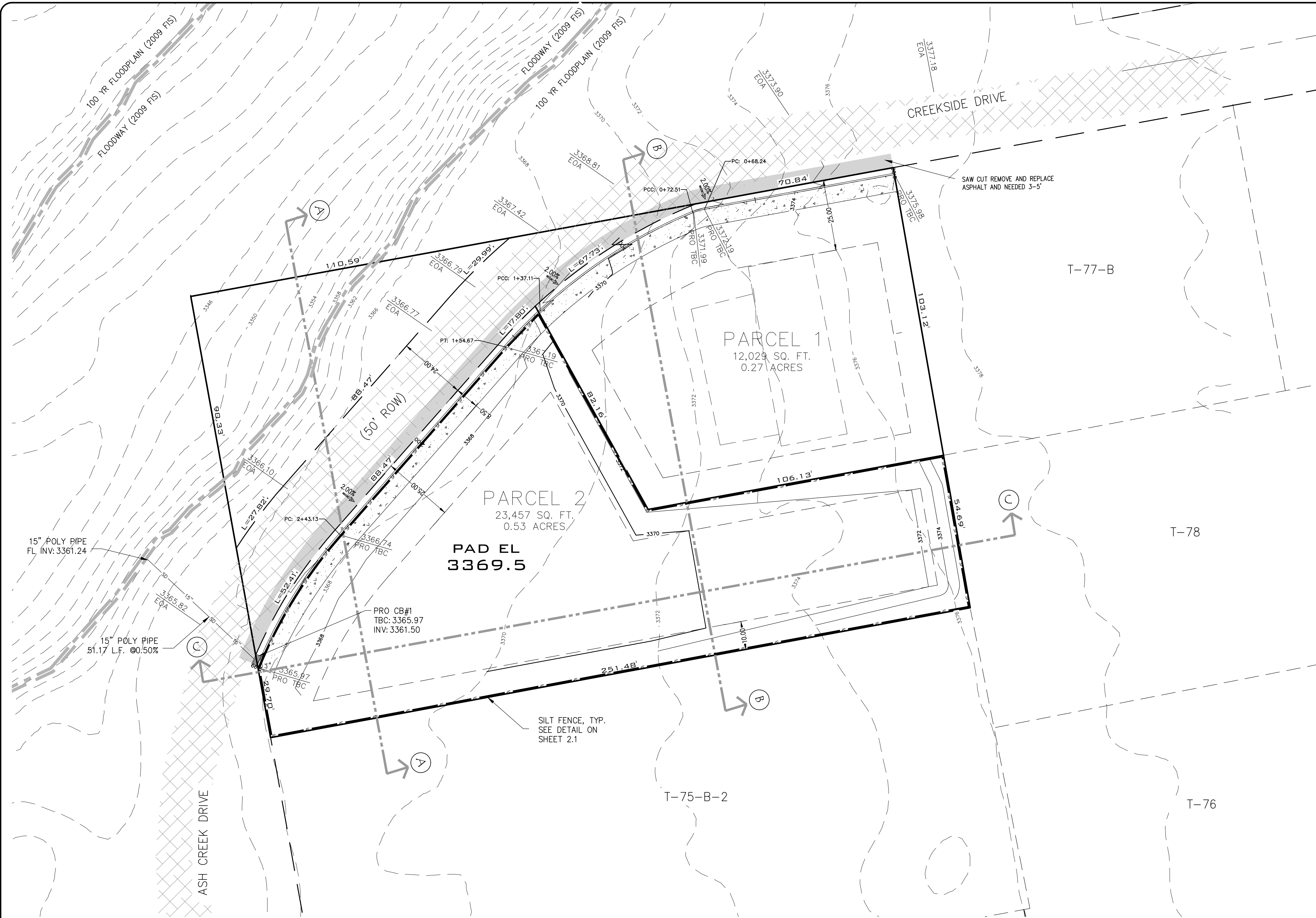
ASSOCIATES

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SITE / GRADING / EROSION CONTROL PLAN
FOR
CREEKSIDE SUBDIVISION
TOOUVERVILLE
UTAH





SITE DATA	
PARCEL NUMBER:	T-75-B-1
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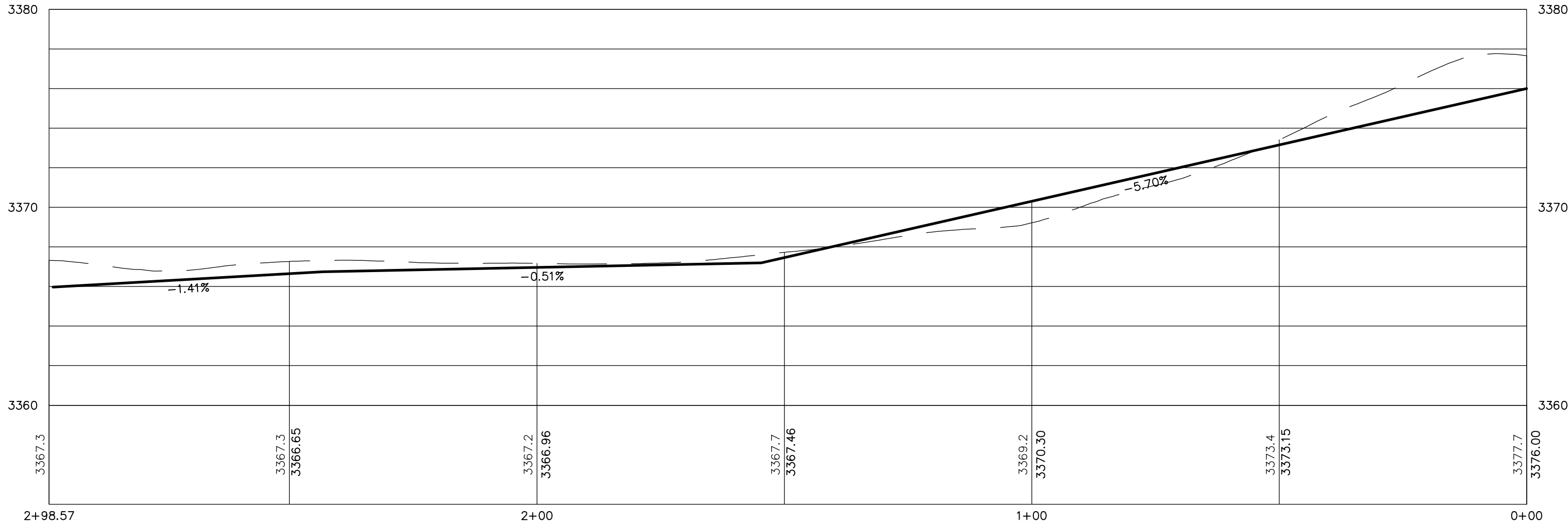
LENGEND	
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	EXISTING FENCE
	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING ASPHALT
	PROPOSED CONCRETE

- GRADING NOTES**
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ESTIMATED EARTHWORK VOLUMES:

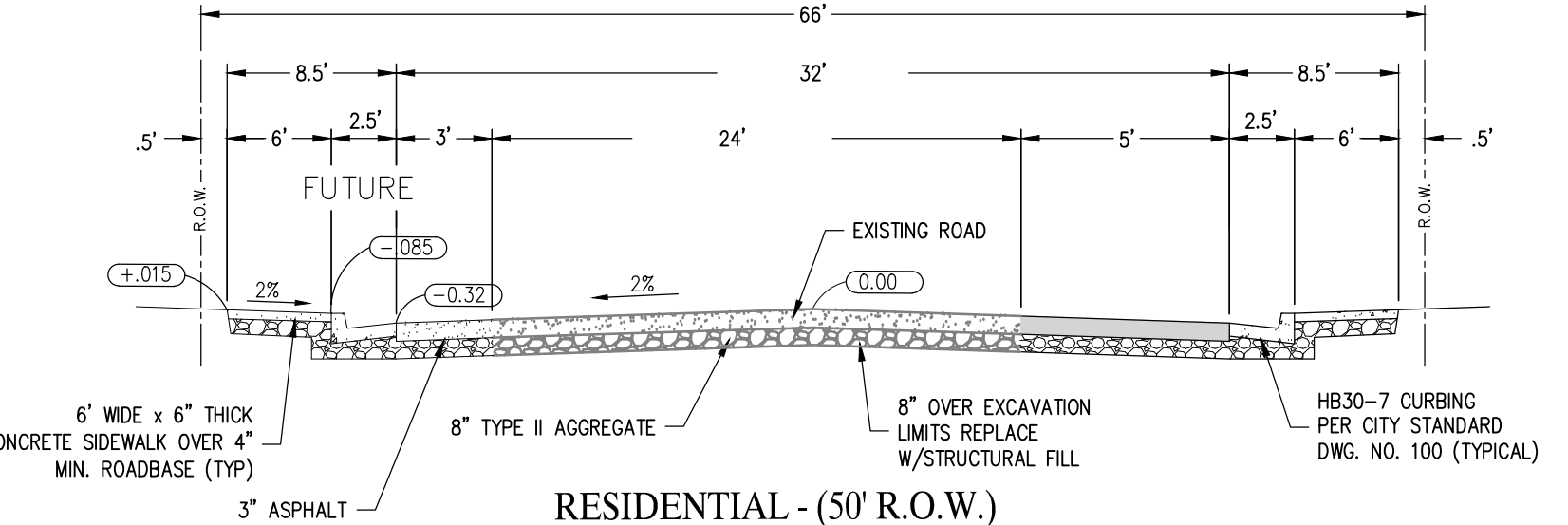
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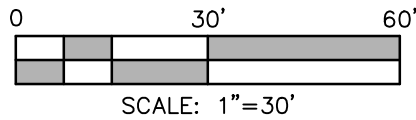
CREEKSIDE DRIVE TBC

HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 5'



Know what's below.
Call before you dig.

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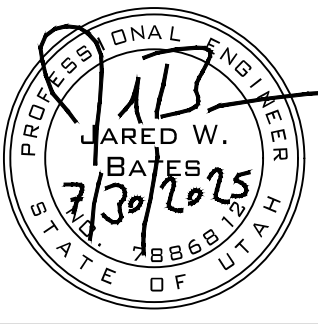


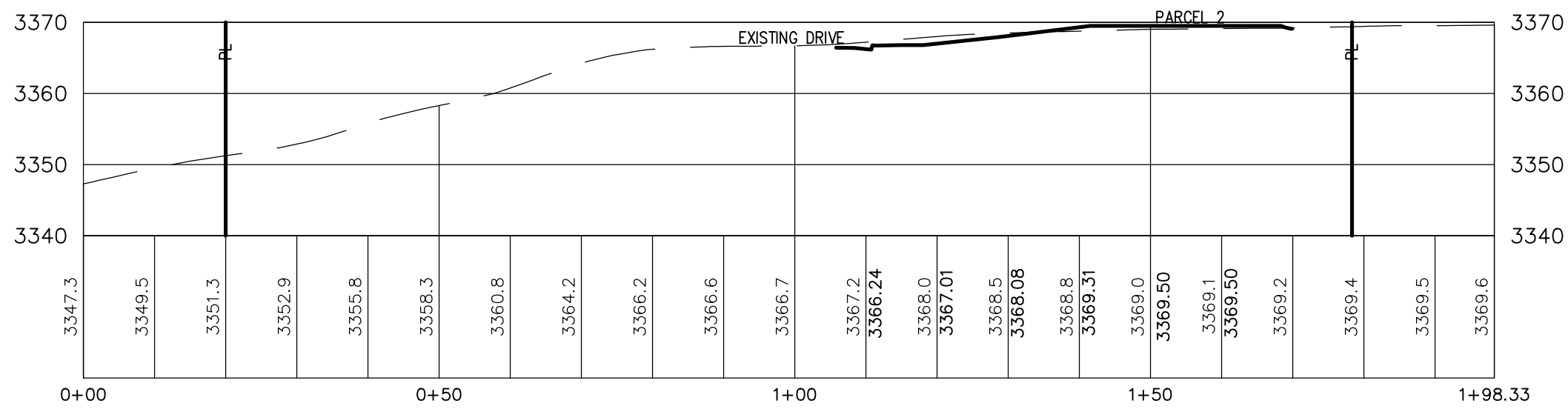
DATE:	07/31/25
JOB NO.:	14579-24
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG:	LAYOUT 1
DATE:	
REVISIONS:	

ROSENBERG
A S S O C I A T E S
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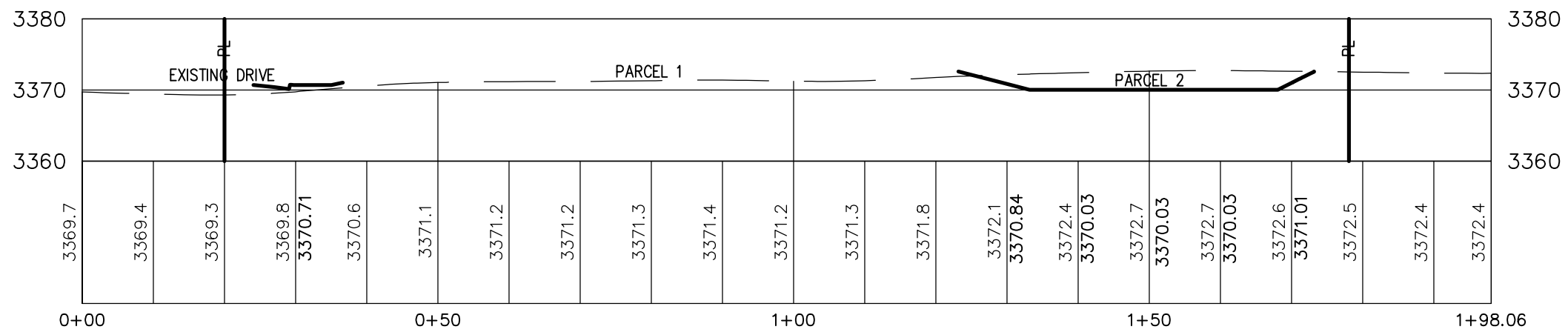
ALTERNATE SITE / GRADING / EROSION CONTROL PLAN
FOR
CREEKSIDE SUBDIVISION
TOQUERVILLE
UTAH





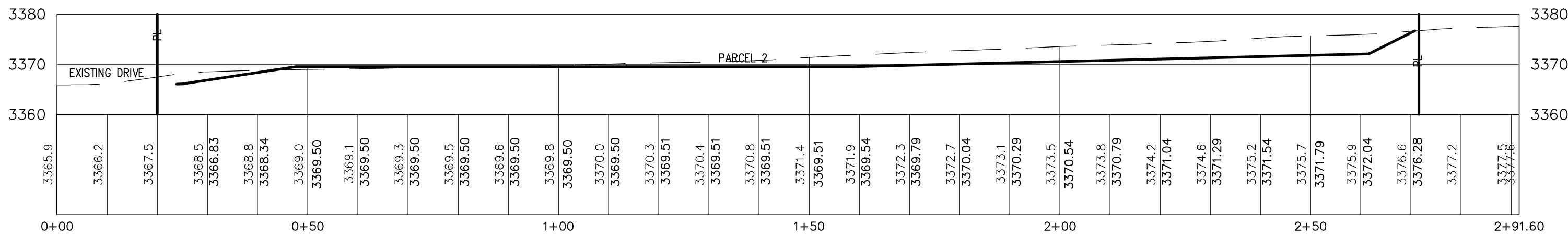
SECTION A-A

HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 5'



SECTION B-B

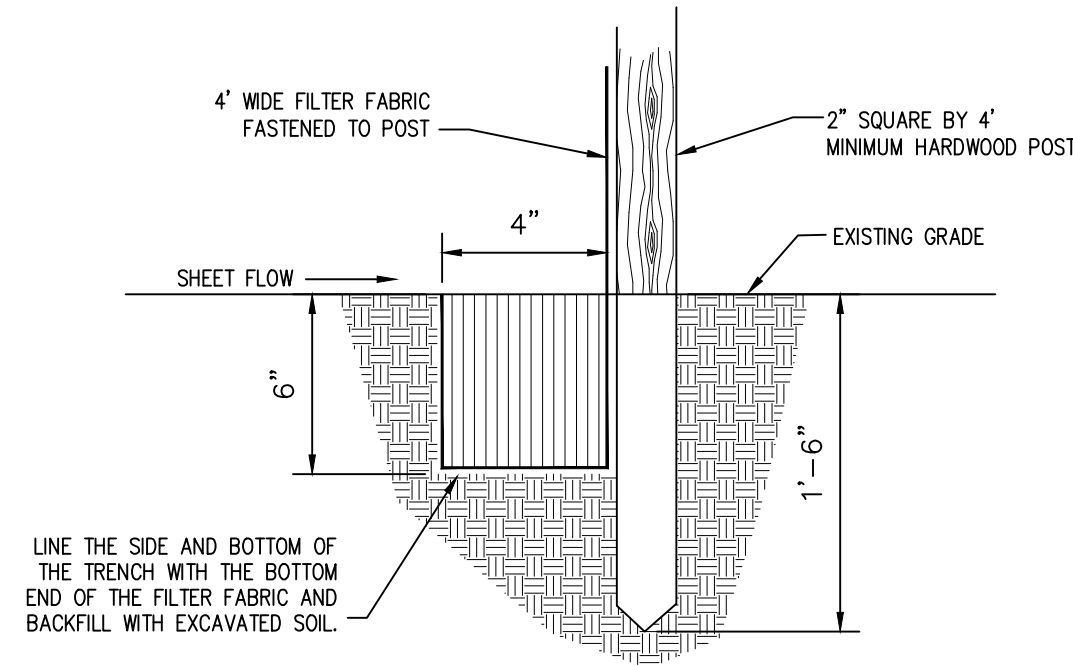
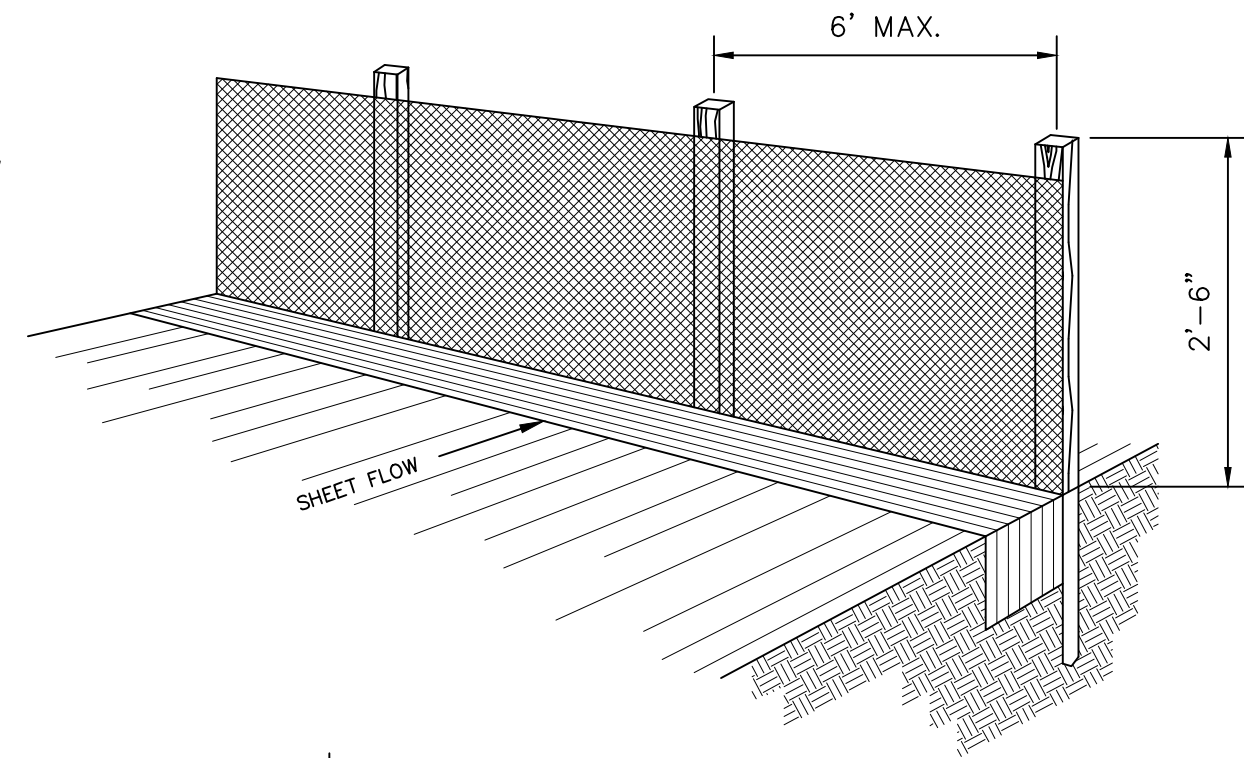
HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 5'



SECTION C-C

HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 5'

PERSPECTIVE VIEW



SECTION

SILT FENCE

NOTES:

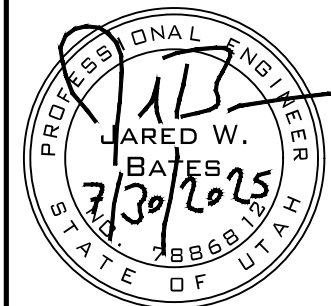
1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 1'-4" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH 6" OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVE BY THE ENGINEER.

DATE:	04/02/2025
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CHECKED BY:	JWB
DWG:	LAYOUT 1
DATE:	
REVISIONS:	



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GRADING CROSS SECTION
FOR
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NOTE:

UTILITIES SHOWN ON THE PLANS ARE SCHEMATIC AND NOT TO SCALE TO SHOW DETAIL. ACTUAL LOCATION OF UTILITIES TO BE WITHIN THE PUBLIC UTILITIES EASEMENT OR DEDICATED RIGHT-OF-WAY.

UTILITY LEGEND

---	W	---	EXISTING WATER LINE
---	W	---	PROPOSED WATER LINE
---	IRR	---	EXISTING IRRIGATION LINE
---	IRR	---	PROPOSED IRRIGATION LINE
---	SS	---	EXISTING SEWER LINE
---	SS	---	PROPOSED SEWER LINE
---	SD	---	EXISTING STORM DRAIN LINE
---	ABC	---	EXISTING 3-PHASE POWER
---	A	---	EXISTING SINGLE PHASE POWER
---	---	---	EXISTING SECONDARY POWER
---	ABC	---	PROPOSED 3-PHASE POWER LINE
---	G	---	EXISTING GAS LINE
---	G	---	PROPOSED GAS LINE
---	---	---	EXISTING FIRE HYDRANT
---	---	---	EXISTING WATER VALVE
---	---	---	EXISTING IRRIGATION VALVE
---	---	---	EXISTING WATER METER
---	---	---	PROPOSED WATER METER
---	---	---	PROPOSED FIRE HYDRANT
---	---	---	PROPOSED WATER VALVE
---	---	---	EXISTING SEWER MANHOLE
---	---	---	PROPOSED SEWER MANHOLE
---	---	---	PROPOSED SEWER CLEANOUT
---	---	---	EXISTING CATCH BASIN
---	---	---	EXISTING CURB INLET
---	---	---	EXISTING POWER POLE
---	---	---	EXISTING TELEPHONE PEDESTAL
---	---	---	PROPOSED TRANSFORMER
---	---	---	PROPOSED SECONDARY BOX

ASH CREEK SSD GENERAL SEWER NOTES

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT, PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT, PROVIDE A PDF AND A 24"x36" PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWINGS OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANDREL TEST, AIR TEST, AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION, IF PROVIDED BY THE DISTRICT, CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
- ANY UTILITY SINKS, FLOOR DRAINS OR ANYTHING OTHER THAN A SANITARY SEWER DISCHARGE WILL REQUIRE AN INTERCEPTOR AND SAMPLE MANHOLE.
- NO SEWER UNDER 9' DEEP UNLESS APPROVED BY ASH CREEK SSD.
- ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
- BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.
- ALL SEWER MANHOLES SHALL HAVE "ASH CREEK SSD" LOGO LIDS FOR FINAL INSPECTION.
- 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
- PRIVATE SEWER LINES TO BE MAINTAINED BY OWNER.

WATER NOTES:

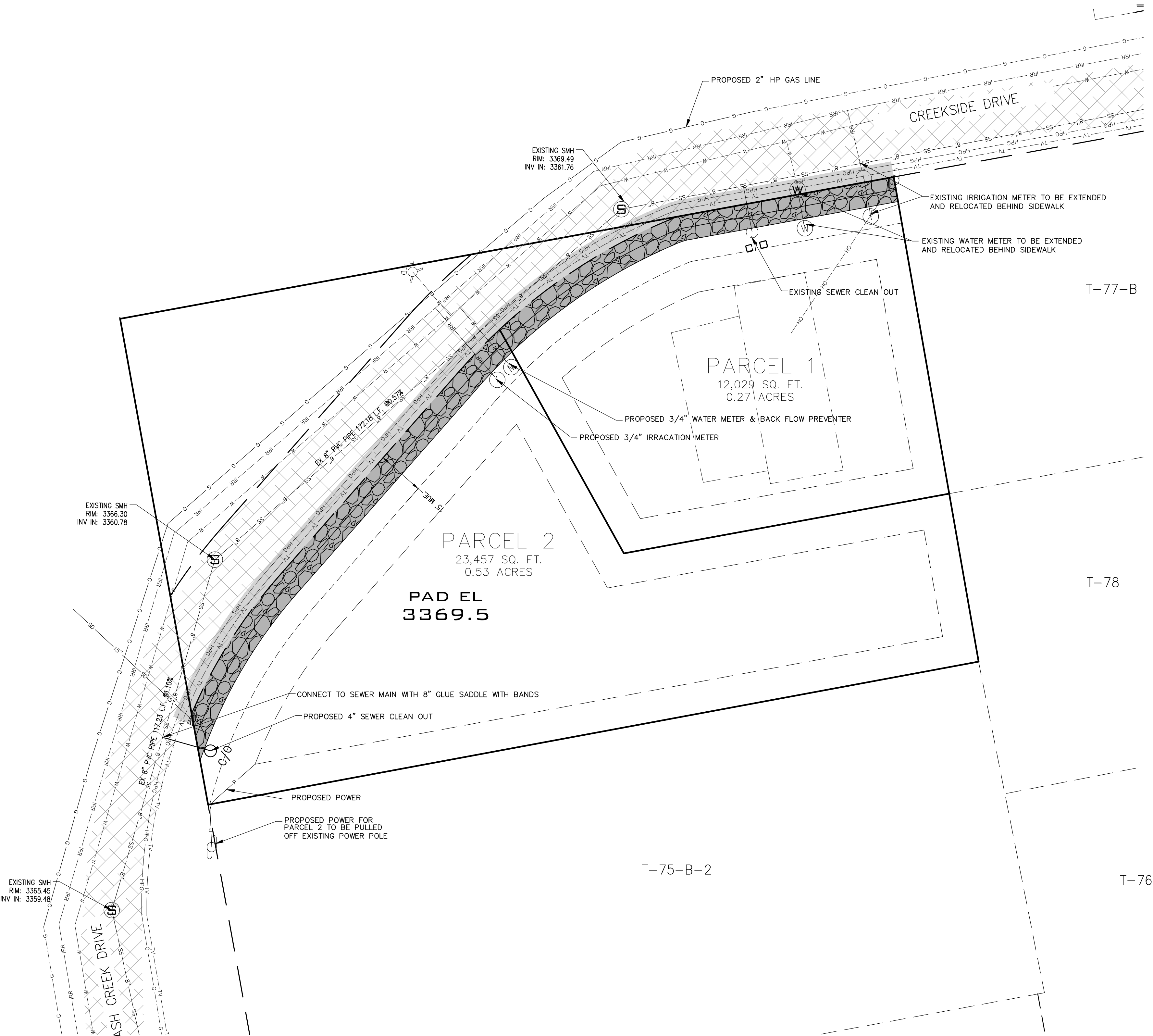
- ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY TOQUERVILLE CITY WATER DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE "TOQUERVILLE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION 2010", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY IVINS CITY.
- CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
- APPROVED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED FOR ALL IRRIGATION AND PRIVATE FIRE SERVICE.
- 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
- ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
- CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UNUSED STUB LINES THAT WILL BE ABANDONED.
- ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY TOQUERVILLE CITY WATER SERVICES ENGINEER.
- FIRE HYDRANTS AND WATER METERS SHALL BE INSTALLED 3 FT. BEHIND BACK OF CURB.
- CONSTRUCT WATERLINE TO HAVE MINIMUM 3.0 FT COVER FROM GROUND SURFACE TO TOP OF PIPE.

POWER NOTES:

- CONTACT ROCKY MOUNTAIN POWER FOR EXACT DESIGN.
- CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS.
- THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY ROCKY MOUNTAIN POWER ENERGY SERVICES AS PRELIMINARY AND NON-BIDABLE UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP.
- ALL PRIMARY UNDERGROUND POWER WORK/INSTALLATION MUST BE COMPLETED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY ROCKY MOUNTAIN POWER STANDARDS. ALL OVER-HEAD WORK/INSTALLATION MUST BE COMPLETED BY ROCKY MOUNTAIN POWER.
- ALL WORK DONE BY ROCKY MOUNTAIN POWER WILL BE PREPAID BY THE DEVELOPER.
- IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PROVIDE LOCATION AND ELEVATION OF ALL EXISTING AND DESIGN UNDER-GROUND/OVER-HEAD UTILITIES AND STRUCTURES THAT WILL IMPACT THE ROCKY MOUNTAIN POWER DESIGN.
- ALL JUC TRENCHES WILL BE BACKFILLED AND COMPACTED IN 6" TO 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALK. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
- ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION.
- ANY IN FIELD CHANGES TO JUC APPROVED POWER DESIGN WILL BE AT THE DEVELOPER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY ROCKY MOUNTAIN POWER PRIOR TO INSTALLATION.

GAS NOTES (ENBRIDGE GAS):

- DEVELOPER NEEDS TO CONTACT ENBRIDGE GAS PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. ASHLEY GLANZMAN (435) 218-4063.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT ENBRIDGE GAS FOR CASING LOCATIONS (1155 E 350 N--ST GEORGE).
- ALL THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE**DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION**
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT JC HALL (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- **IMPORTANT NOTICE**GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURED, STREETS ARE WITHIN 6 INCHES OF SUBGRADE, AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801)324-3370, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN 10 FEET OF A HIGH PRESSURE GAS LINE. THIS WILL SCHEDULE AN ENBRIDGE GAS HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.



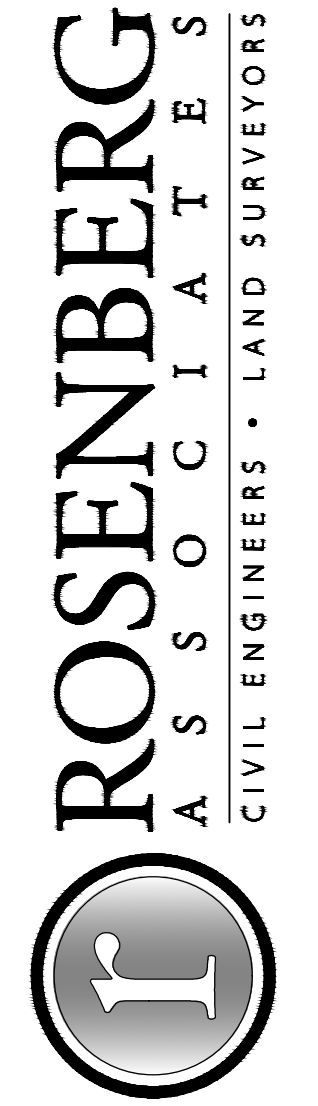
Know what's below.
Call before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONSIDERATION OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND DEPTHS OF ALL UTILITIES. POWER, WATER, GAS, AND TELEPHONE UTILITIES ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTHS OF ALL UTILITIES. POWER, WATER, GAS, AND TELEPHONE UTILITIES ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTHS OF ALL UTILITIES.

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

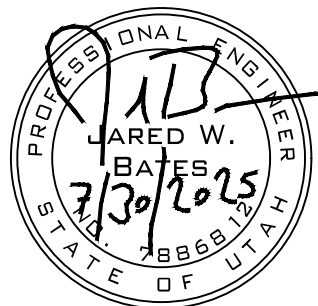


DATE:	04/02/2025
JOB NO.:	14579-24
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG:	LAYOUT 1
DATE:	
REVISIONS:	



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UTILITY PLAN
FOR
CREEKSIDE SUBDIVISION
TOQUERVILLE
UTAH



SHEET
3.0
5 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

TOQUERVILLECITY 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

DATE:04/02/2025

JOB NO.:14579-24

DESIGNED BY:TKH

CHECKED BY:JWB

DWG:LAYOUT 1

DATE:

REVISIONS:

ROSENBERG

ASSOCIATES

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DETAIL SHEET

FOR

CREEKSIDE SUBDIVISION

TOQUERVILLE

UTAH

PROFESSIONAL ENGINEER

JARED W. BATES

3/30/2025

STATE OF UTAH

SHEET

4.0

6 OF 6 SHEETS