

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE TOQUERVILLE CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, TOQUERVILLE CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE ANDERSON'S JUNCTION SUBDIVISION FINAL PLAT.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF TOQUERVILLE CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. STORM DRAIN PIPES SHALL BE INSTALLED ACCORDING TO PERTINENT TOQUERVILLE CITY STANDARDS.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ASH CREEK SPECIAL SERVICE DISTRICT DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF ASH CREEK SPECIAL SERVICE DISTRICT.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY ASH CREEK SPECIAL SERVICE DISTRICT.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO ASH CREEK SPECIAL SERVICE DISTRICT & (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH TOQUERVILLE CITY STANDARDS.
5. ALL SEWER LINES WITHIN PUBLIC STREETS ARE PUBLIC SEWER LINES TO BE OPERATED AND MAINTAINED BY ASH CREEK SPECIAL SERVICE DISTRICT. NO PRIVATE SEWER LINES ARE ALLOWED.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE TOQUERVILLE CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST TOQUERVILLE CITY ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO TOQUERVILLE CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH TOQUERVILLE CITY STANDARDS.
7. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE. THE OVERALL COVER OF THE CULINARY PIPE NEEDS TO BE NO LESS THAN 4 FEET.
8. ALL CULINARY WATERLINES SHALL BE 8" PVC C-900 AND 10" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON.
9. WATER SERVICES SHALL BE TYPE "K" COPPER ONLY.
10. THRUST BLOCKS ARE NOT ALLOWED. JOINT RESTRAINTS ARE REQUIRED. SEE DETAIL SHEET.
11. TOQUERVILLE FIRE DISTRICT TO APPROVE THE LOCATION OF FIRE HYDRANTS.
12. ALL MAIN AND SERVICE LINES SHALL MAINTAIN A 10 FOOT SEPARATION BETWEEN WATER AND SEWER.

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY MARKETING DEPARTMENT, PRIOR TO BREAKING GROUND FOR GAS SIGN UP.  
BILL SORENSON @ 435-674-6112
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS.(1155 E 350 N. ST. GORGE)
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF THE BACK OF THE CURB BEFORE GAS LINES WILL BE INSTALLED. DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF ANY GAS LINE TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
9. CONTACT DEB ANDERSON @ 435-674-6144 AT LEAST 2 WEEKS BEFORE TO BEING READY FOR SCHEDULING OF INSTALLATION.  
GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADE TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:  
IF HIGH PRESSURE GAS LINE ARE LOCATED IN OR NEAR YOUR DIGGING AREA BEFORE DIGGING PLEASE CALL  
JERRY JONES @ 435-680-9898 OR CORDELL NAYLOR @ 435-669-2337

# PRELIMINARY PLAT FOR THE ANDERSON'S JUNCTION SUBDIVISION

TOQUERVILLE, UTAH  
NOVEMBER 2019

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
SP-1	SITE PLAN
GR-1	GRADING AND DRAINAGE PLAN

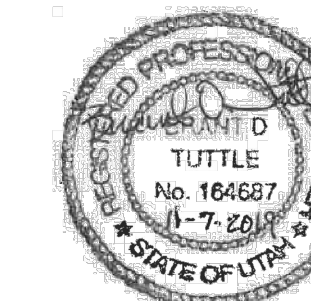
CENTURYLINK NOTES

1. CENTURYLINK WILL PROVIDE ALL 2" AND 4" PVC AND DELIVER IT TO THE SITE. PLEASE CALL 1-435-313-1388 TO SCHEDULE DELIVERY.
2. THE DEVELOPER IS RESPONSIBLE TO PLACE ALL PVC AS NOTED, IN THE DEVELOPER-PROVIDED TRENCH. ALL PVC IS 2" UNLESS OTHERWISE NOTED.
3. THE DEVELOPER IS TO PROVIDE ALL STREET NAMES AND LOT ADDRESSES WITHIN TWO WEEKS OF UTILITY PLAN APPROVAL.
4. FAILURE TO COMPLY WITH THE ABOVE NOTES COULD RESULT IN DELAY OF SERVICE TO THE PROJECT. CONTACT TELCO ENGINEER W/ QUESTIONS  
1-435-673-9639

PROJECT LOCATION

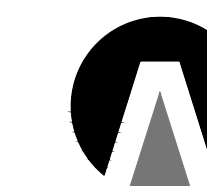


VICINITY MAP  
-NTS-



ENGINEER  
BRANT TUTTLE  
NORTHERN ENGINEERING  
OREM, UTAH  
(801) 802-8992  
btuttle@neiutah.com

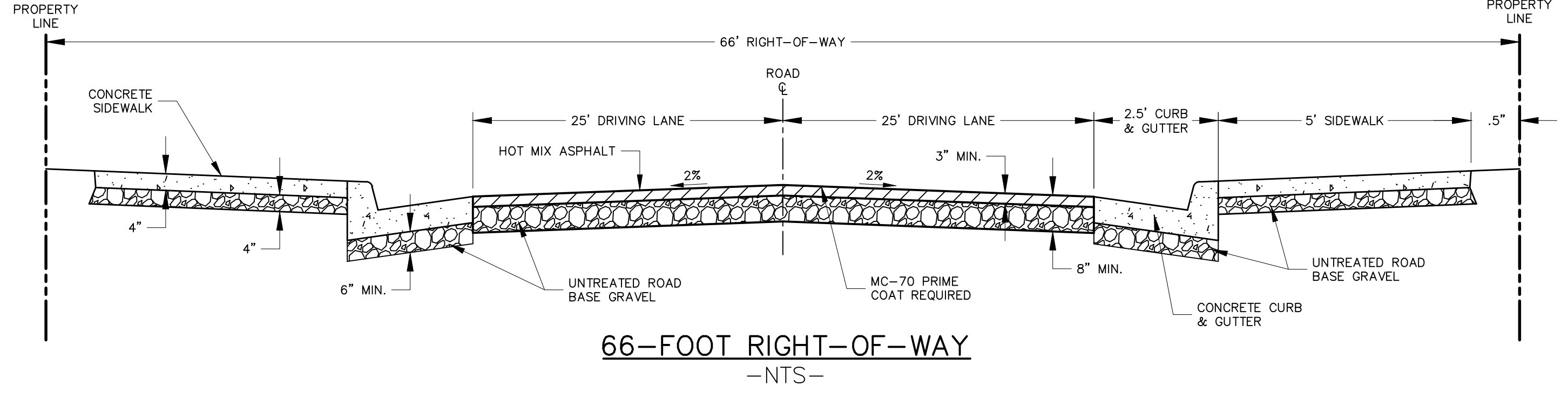
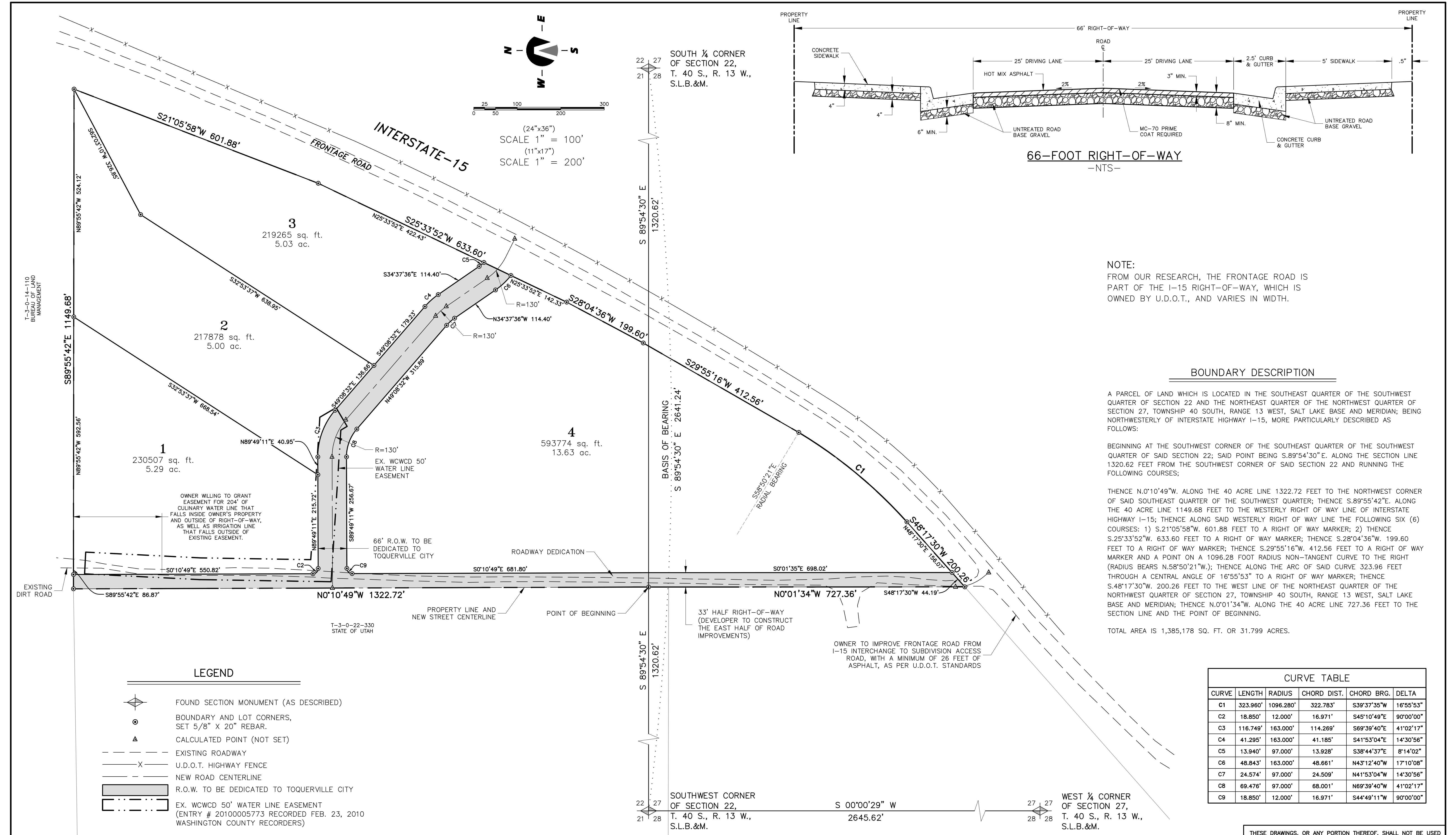
DEVELOPER  
JERRY EVES  
(435) 773-8187  
jerryeves@gmail.com



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

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

ANDERSON'S JUNCTION SUBDIVISION



NOTE:  
FROM OUR RESEARCH, THE FRONTAGE ROAD IS PART OF THE I-15 RIGHT-OF-WAY, WHICH IS OWNED BY U.D.O.T., AND VARIES IN WIDTH.

**LEGEND**

- FOUND SECTION MONUMENT (AS DESCRIBED)
- BOUNDARY AND LOT CORNERS, SET 5/8" X 20" REBAR.
- CALCULATED POINT (NOT SET)
- EXISTING ROADWAY
- U.D.O.T. HIGHWAY FENCE
- NEW ROAD CENTERLINE
- R.O.W. TO BE DEDICATED TO TOQUERVILLE CITY
- EX. WCWCD 50' WATER LINE EASEMENT (ENTRY # 20100005773 RECORDED FEB. 23, 2010 WASHINGTON COUNTY RECORDERS)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	323.960'	1096.280'	322.783'	S39°37'35"W	16°55'53"
C2	18.850'	12.000'	16.971'	S45°10'49"E	90°00'00"
C3	116.749'	163.000'	114.269'	S69°39'40"E	41°02'17"
C4	41.295'	163.000'	41.185'	S41°53'04"E	14°30'56"
C5	13.940'	97.000'	13.928'	S38°44'37"E	8°14'02"
C6	48.843'	163.000'	48.661'	N43°12'40"W	17°10'08"
C7	24.574'	97.000'	24.509'	N41°53'04"W	14°30'56"
C8	69.476'	97.000'	68.001'	N69°39'40"W	41°02'17"
C9	18.850'	12.000'	16.971'	S44°49'11"W	90°00'00"

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4		DRAWN BY:		DATE:	
3		CHECKED BY:		DATE:	
2		APPROVED:		DATE:	
1		COGO FILE:		DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

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

1040 E. 800 N.  
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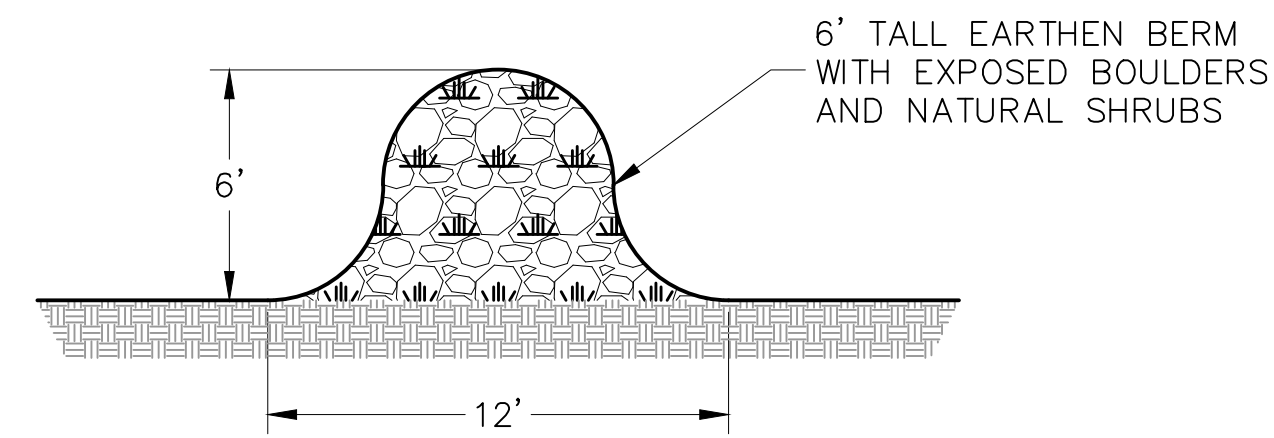
**ANDERSON'S JUNCTION SUBDIVISION**  
LOCATED IN THE SW ¼ OF SEC 22 & THE NW ¼ OF SEC 27, T40S R13W SLB&M

PRELIMINARY PLAT  
TOQUERVILLE, UTAH

JOB NO.  
03-17-060

SHEET NO.  
2

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.

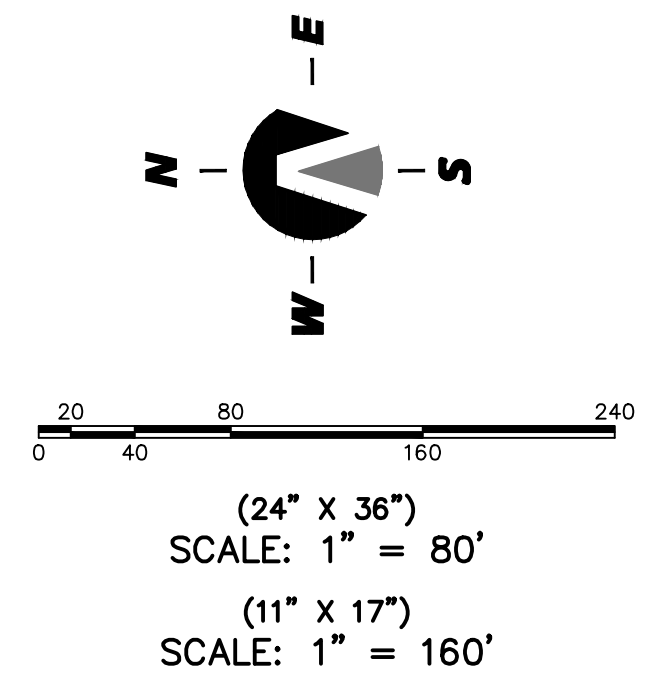


LANDSCAPING BERM TO BE CONSTRUCTED ON THE EAST AND WEST SIDES OF LOTS 1-3 ALONG THE LOT LINES

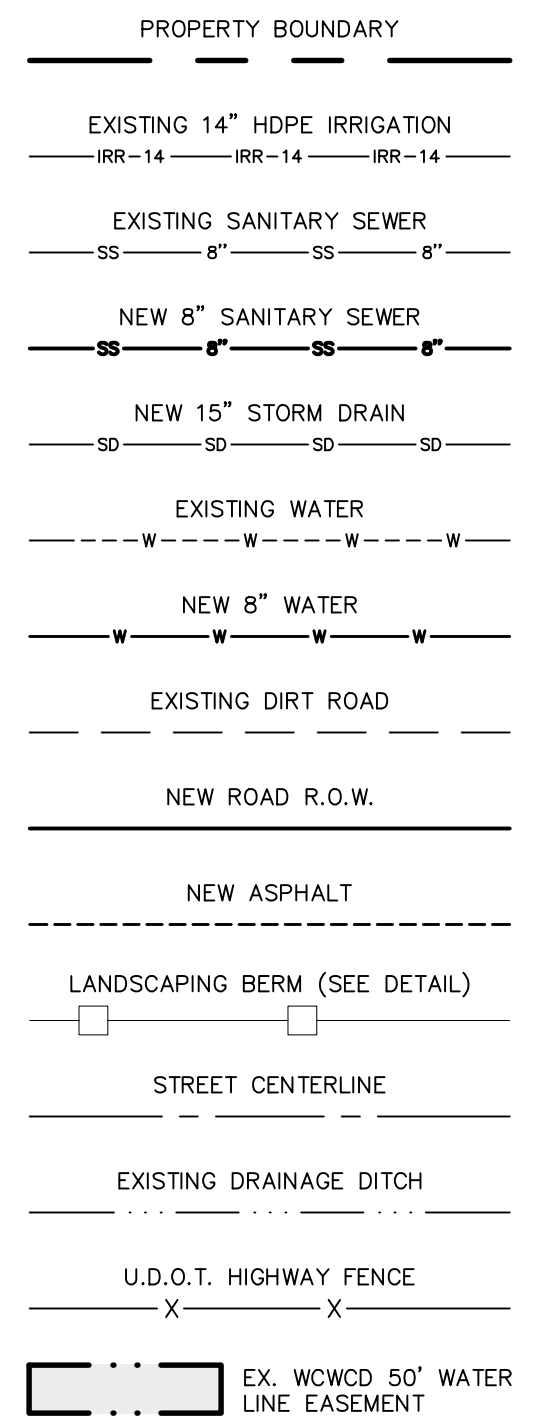
**LANDSCAPING BERM**

**CONSTRUCTION CALLOUTS**

- ① NEW 3/4" WATER LATERAL AND METER
- ② NEW 4" SEWER LATERAL
- ③ NEW CURB INLET CATCH BASIN
- ④ NEW FIRE HYDRANT, LATERAL, AND VALVE
- ⑤ NEW STREET LIGHT
- ⑥ NEW CURB INLET CATCH BASIN COMBO BOX
- ⑦ CONST. HANDICAP RAMP AS PER ADA STANDARDS

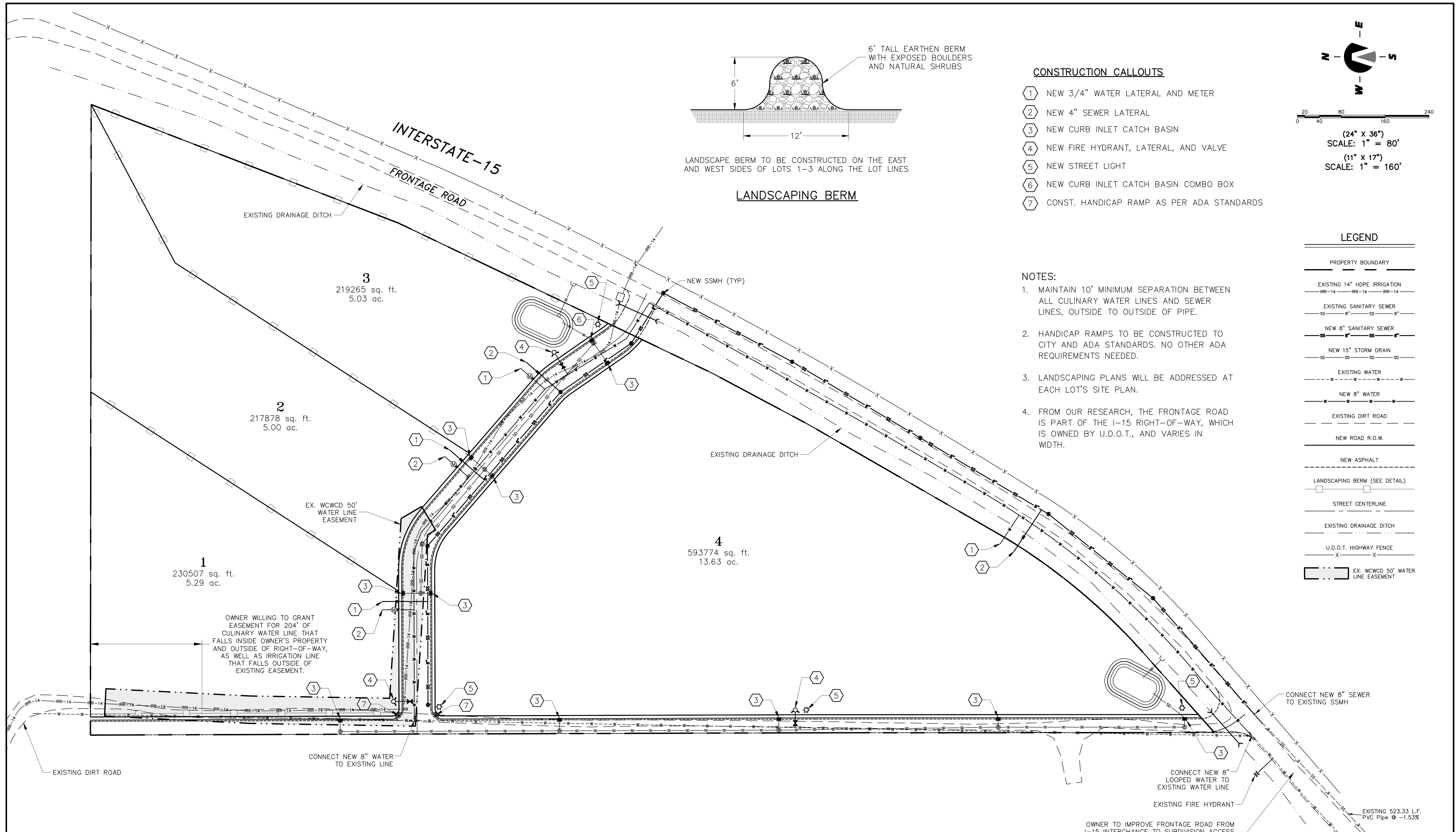


**LEGEND**



**NOTES:**

1. MAINTAIN 10' MINIMUM SEPARATION BETWEEN ALL CULINARY WATER LINES AND SEWER LINES, OUTSIDE TO OUTSIDE OF PIPE.
2. HANDICAP RAMPS TO BE CONSTRUCTED TO CITY AND ADA STANDARDS. NO OTHER ADA REQUIREMENTS NEEDED.
3. LANDSCAPING PLANS WILL BE ADDRESSED AT EACH LOT'S SITE PLAN.
4. FROM OUR RESEARCH, THE FRONTAGE ROAD IS PART OF THE I-15 RIGHT-OF-WAY, WHICH IS OWNED BY U.D.O.T., AND VARIES IN WIDTH.



OWNER TO IMPROVE FRONTAGE ROAD FROM I-15 INTERCHANGE TO SUBDIVISION ACCESS ROAD, WITH A MINIMUM OF 26 FEET OF ASPHALT, AS PER U.D.O.T. STANDARDS

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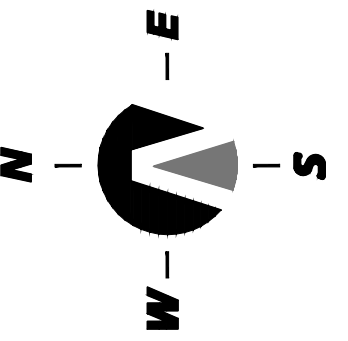
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**ANDERSON'S JUNCTION  
SUBDIVISION**

SITE PLAN	JOB NO. 03-17-060
TOQUERVILLE, UTAH	SHEET NO. SP-1

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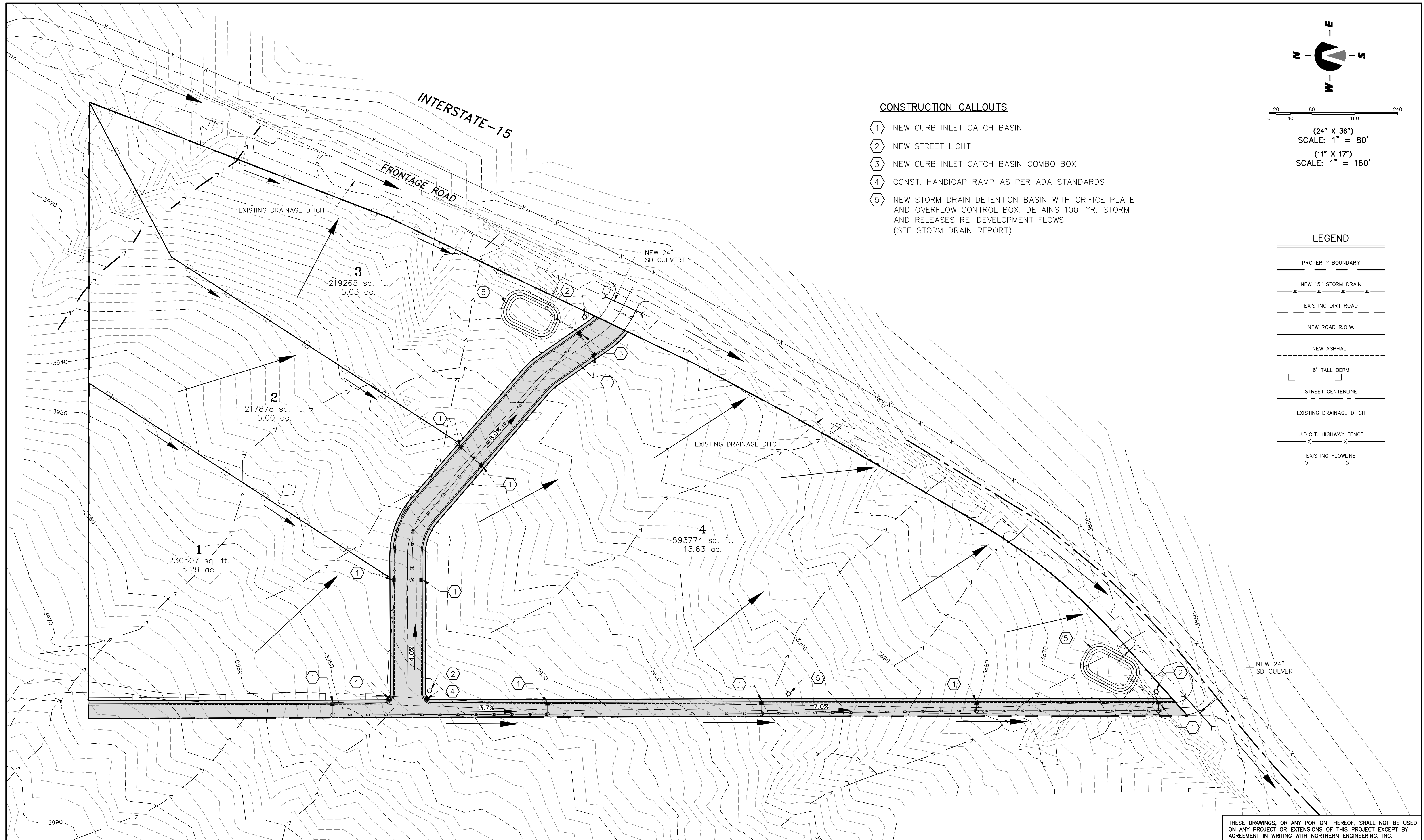
(24" X 36")  
SCALE: 1" = 80'  
(11" X 17")  
SCALE: 1" = 160'

**CONSTRUCTION CALLOUTS**

- ① NEW CURB INLET CATCH BASIN
- ② NEW STREET LIGHT
- ③ NEW CURB INLET CATCH BASIN COMBO BOX
- ④ CONST. HANDICAP RAMP AS PER ADA STANDARDS
- ⑤ NEW STORM DRAIN DETENTION BASIN WITH ORIFICE PLATE AND OVERFLOW CONTROL BOX. DETAINS 100-YR. STORM AND RELEASES RE-DEVELOPMENT FLOWS. (SEE STORM DRAIN REPORT)

**LEGEND**

- PROPERTY BOUNDARY
- NEW 15" STORM DRAIN
- EXISTING DIRT ROAD
- NEW ROAD R.O.W.
- NEW ASPHALT
- 6" TALL BERM
- STREET CENTERLINE
- EXISTING DRAINAGE DITCH
- U.D.O.T. HIGHWAY FENCE
- EXISTING FLOWLINE



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**ANDERSON'S JUNCTION  
SUBDIVISION**

GRADING AND DRAINAGE	JOB NO. 03-17-060
TOQUERVILLE, UTAH	SHEET NO. GR-1

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