

JUNIPER JUNCTION RV PARK

CITY OF TOQUERVILLE, COUNTY OF WASHINGTON, STATE OF UTAH

GENERAL 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.
- 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.

NOTES:

- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:
FRONT YARD:
DWELLINGS MUST BE 19' FROM BACK OF CURB.
GARAGES WITH DOORS FACING STREET MUST BE 25' FROM BACK OF CURB.
SETBACK SHOWN IN PLAN IS FOR DWELLINGS. GARAGE SETBACK MUST BE
ADDITIONAL AS NOTED ABOVE.
SIDEYARD:
7.5' SETBACK
REAR YARD:
10' SETBACK
- NOT ALL LOTS IN THIS SUBDIVISION ARE SERVED BY AN 8' DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.
- ALL NEW ROADWAYS AND TRAILS SHOWN ON THIS PLAT ARE INTENDED TO BE PUBLIC RIGHTS-OF-WAY AND WILL BE DEDICATED TO TOQUERVILLE CITY.



TOQUERVILLE CITY APPROVAL

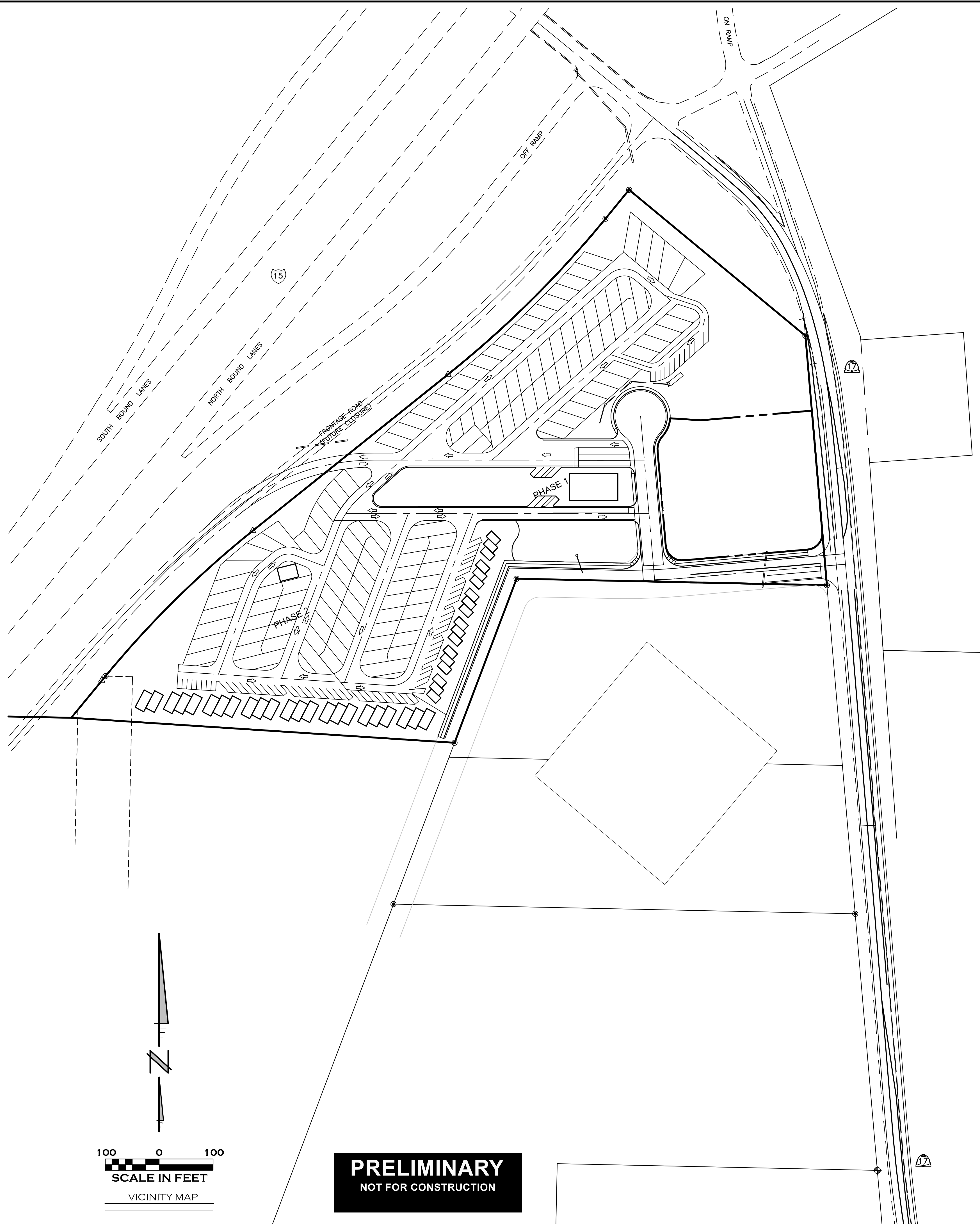
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DOMINION ENERGY	DATE
CENTURY LINK	DATE
ASH CREEK S.S.D.	DATE
TOQUERVILLE CITY WATER	DATE
TOQUERVILLE CITY STREETS DEPT.	DATE
TOQUERVILLE BUILDING OFFICIAL	DATE
TOQUERVILLE CITY PARKS	DATE
TOQUERVILLE CITY POWER	DATE
HURRICANE VALLEY FIRE DEPARTMENT	DATE
TOQUERVILLE CITY ENGINEER	DATE
WATER CONSERVANCY DISTRICT	DATE
TOQUERVILLE CITY PUBLIC WORKS DIRECTOR	DATE

FIRE DEPARTMENT 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.

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PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, TOQUERVILLE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-5765

COVER
FOR
JUNIPER JUNCTION RV PARK
FORTE LAND CO.
NEAR JUNCTION OF SR 17 AND H 15
TOQUERVILLE, WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.:	2001-0644
FILE NAME:	1468
DATE:	FEB. 12, 2020
SCALE:	1:100
SHEET	1
OF	16



LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- - - PROPOSED PHASE LINE
- DRAINAGE DIRECTION
- TRAFFIC FLOW DIRECTION

EARTHWORK QUANTITIES		
CUT	FILL	NET
31,640 CU.YD.	16,340 CU.YD.	15,300 CUT CU.YD.

NOTE:
 1: EARTHWORK QUANTITIES ARE ESTIMATES BASED ON DIGITAL MODELS (DTM) PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTIFYING EARTHWORK
 2: SEE SUPPLEMENTAL DRAINAGE REPORT AND DETAIL SHEETS FOR DRAINAGE AREA CONSTRUCTION.

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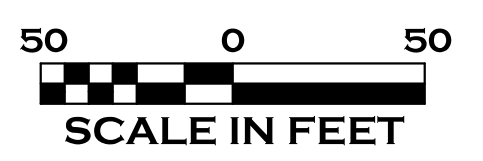
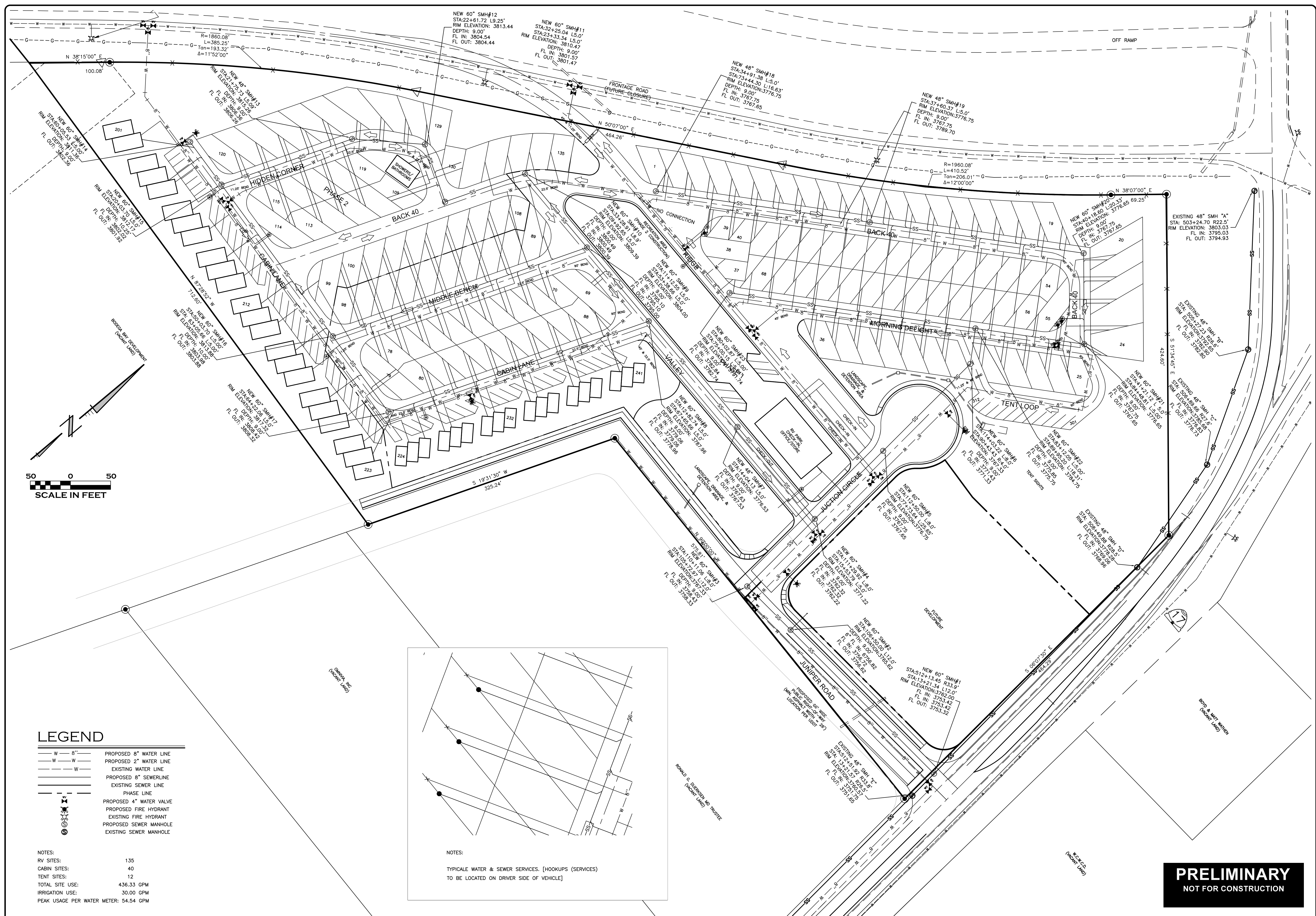
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 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3, TOQUERVILLE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-2329

GRADING PLAN
 FOR
JUNIPER JUNCTION RV PARK
 FORTE LAND CO.
 NEAR JUNCTION OF SR 17 AND H'S
 TOQUERVILLE, WASHINGTON COUNTY, UTAH

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 2001-0644
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 SCALE:
 1:50

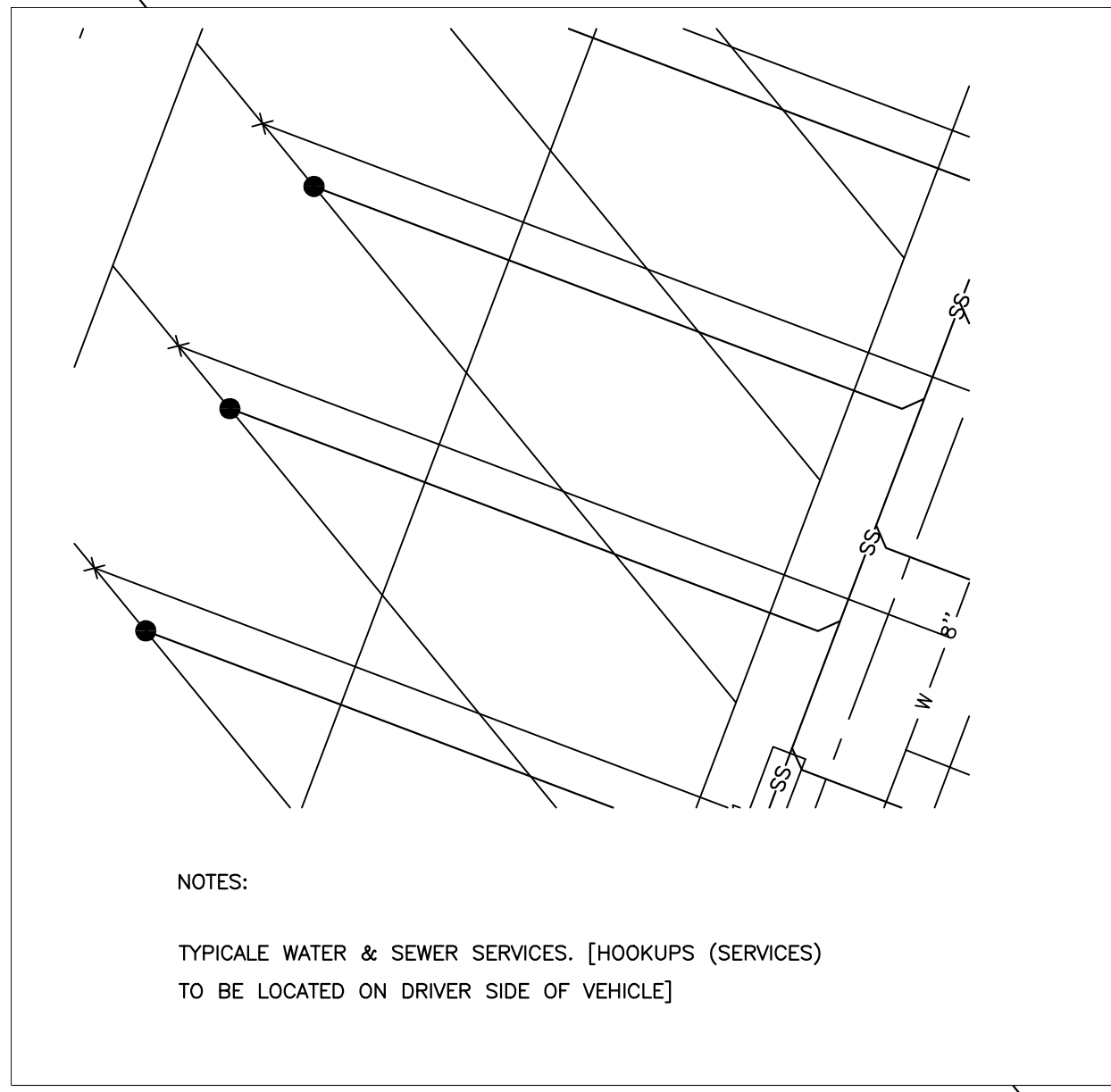
SHEET
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 OF 19



LEGEND

- W 8" PROPOSED 8" WATER LINE
- W 2" PROPOSED 2" WATER LINE
- W EXISTING WATER LINE
- W PROPOSED 8" SEWERLINE
- W EXISTING SEWER LINE
- PHASE LINE
- ⊕ PROPOSED 4" WATER VALVE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED SEWER MANHOLE
- ⊕ EXISTING SEWER MANHOLE

NOTES:
 RV SITES: 135
 CABIN SITES: 40
 TENT SITES: 12
 TOTAL SITE USE: 436.33 GPM
 IRRIGATION USE: 30.00 GPM
 PEAK USAGE PER WATER METER: 54.54 GPM



NOTES:
 TYPICAL WATER & SEWER SERVICES. [HOOKUPS (SERVICES) TO BE LOCATED ON DRIVER SIDE OF VEHICLE]

REVISIONS

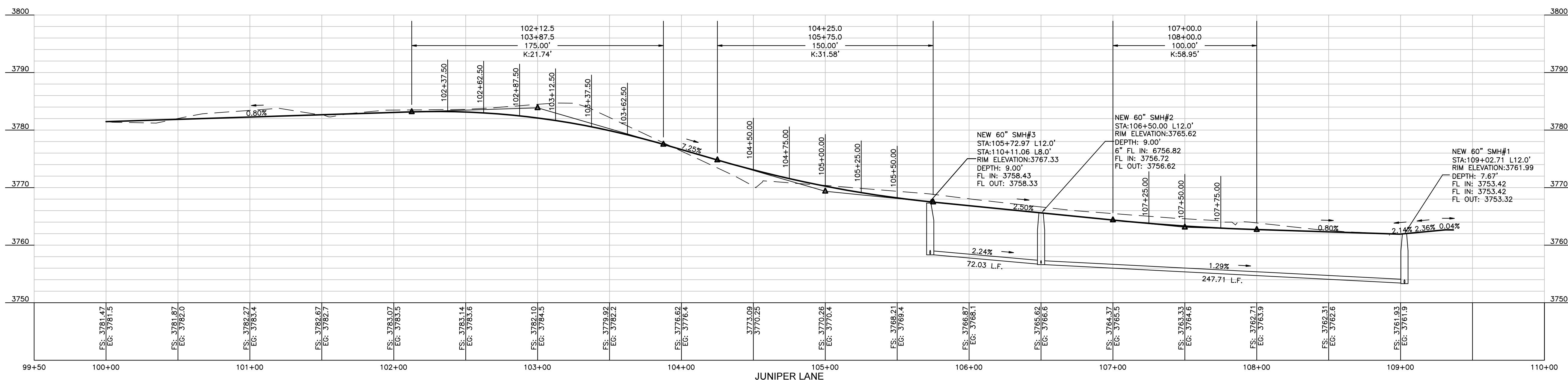
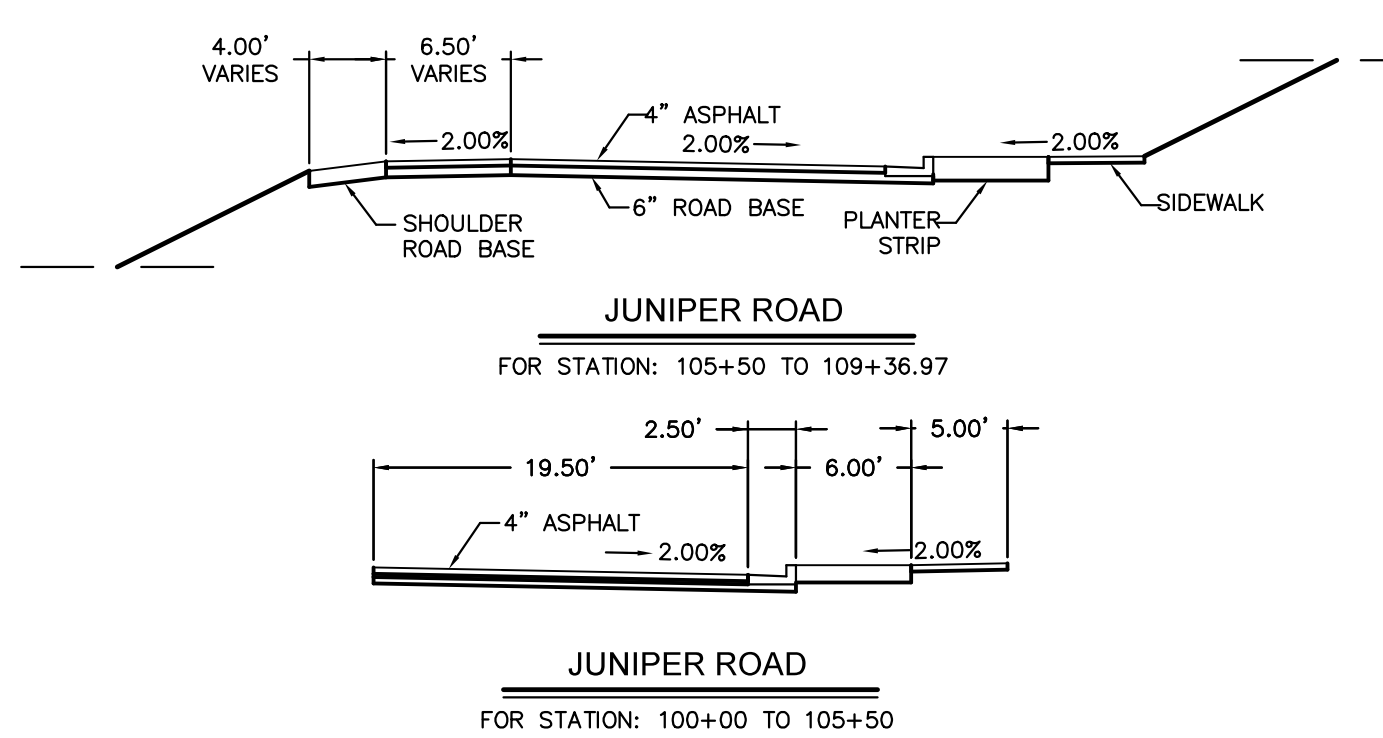
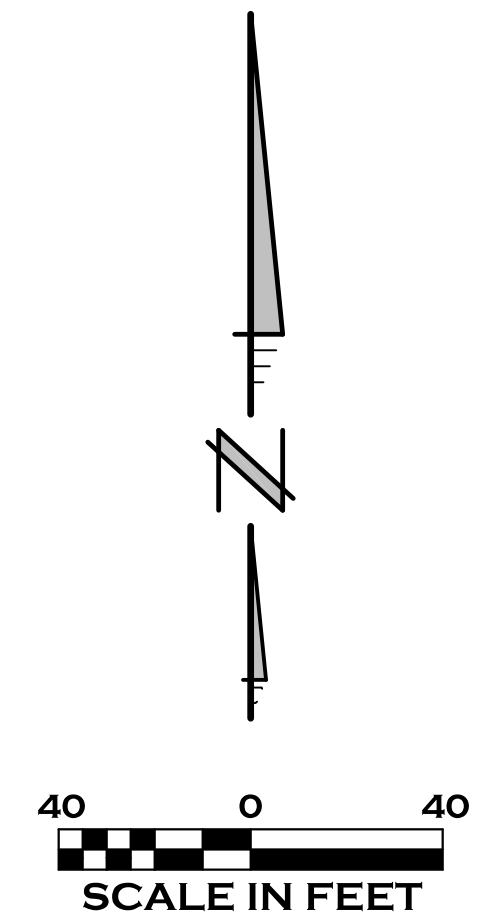
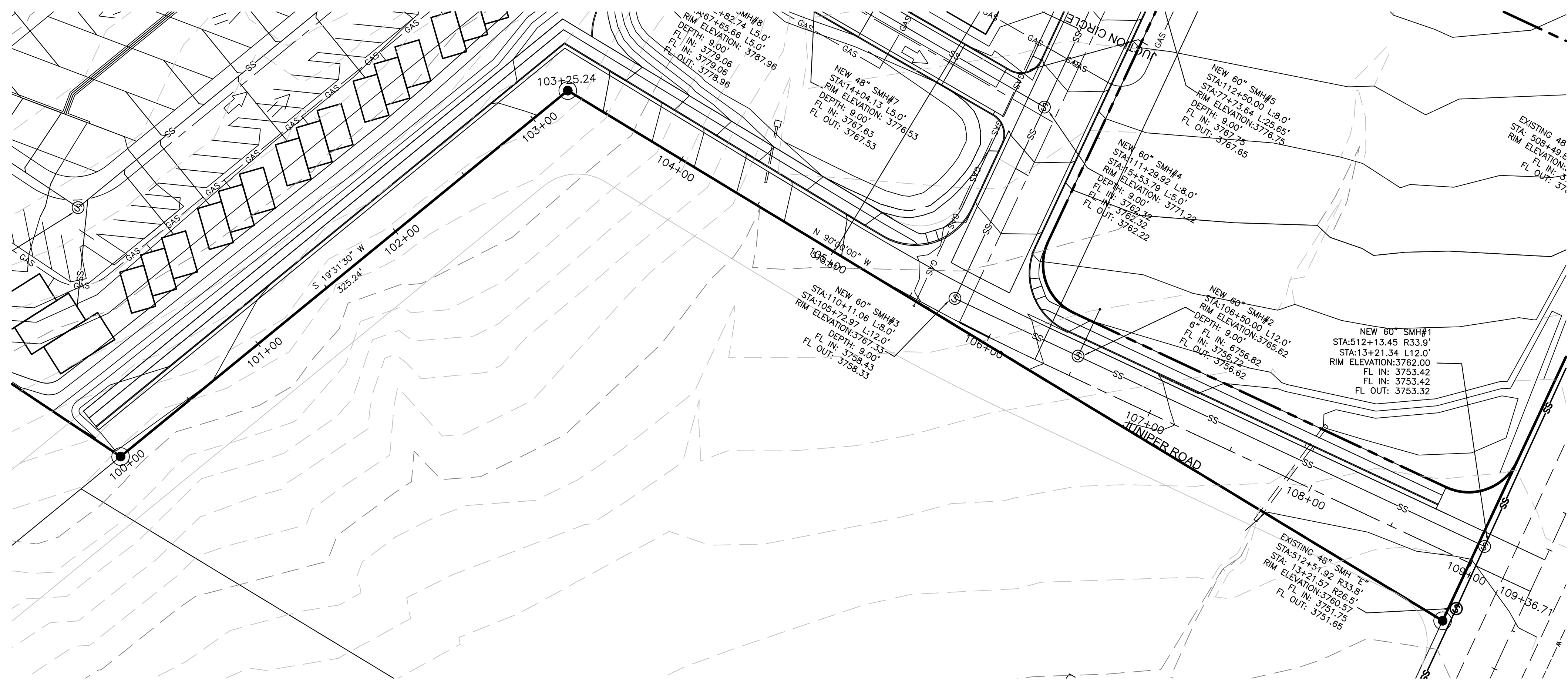
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RAT ENGINEERING, P.C.
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 51 NORTH 1000 WEST, SUITE 3 TOQUERVILLE, UTAH 84737
 FAX: (435) 695-5765 TEL: (435) 695-2329

SEWER & WATER PLAN
 FOR
JUNIPER JUNCTION RV PARK
 FORTE LAND CO.
 NEAR JUNCTION OF SR 17 AND H 15
 TOQUERVILLE, WASHINGTON COUNTY, UTAH

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SCALE:	1:50
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OF	16

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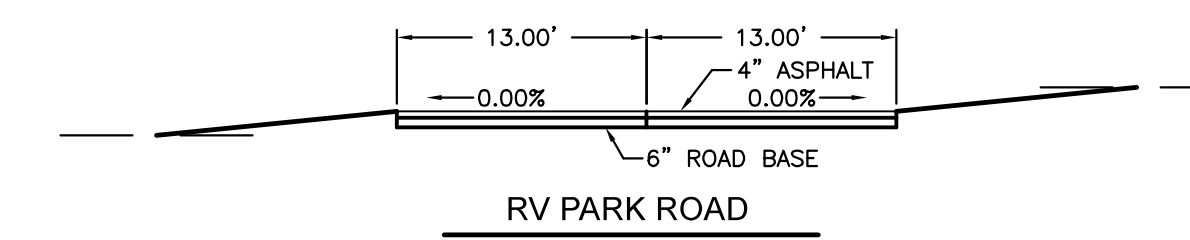
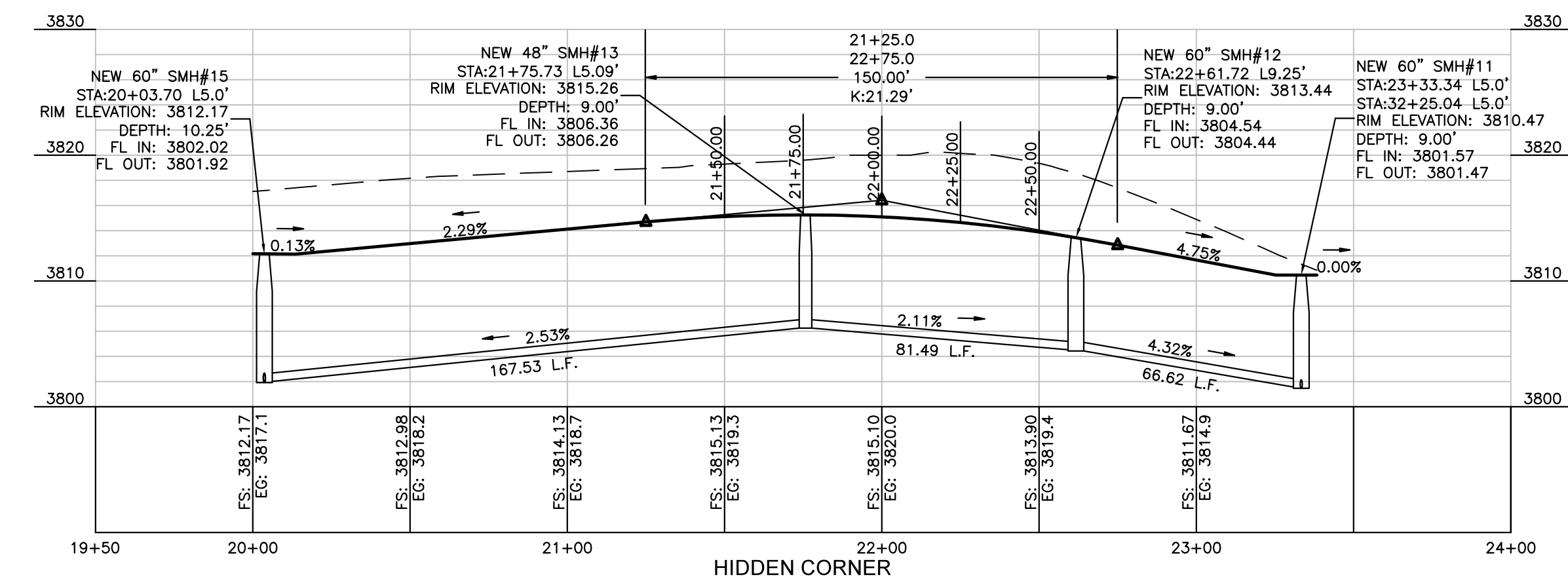
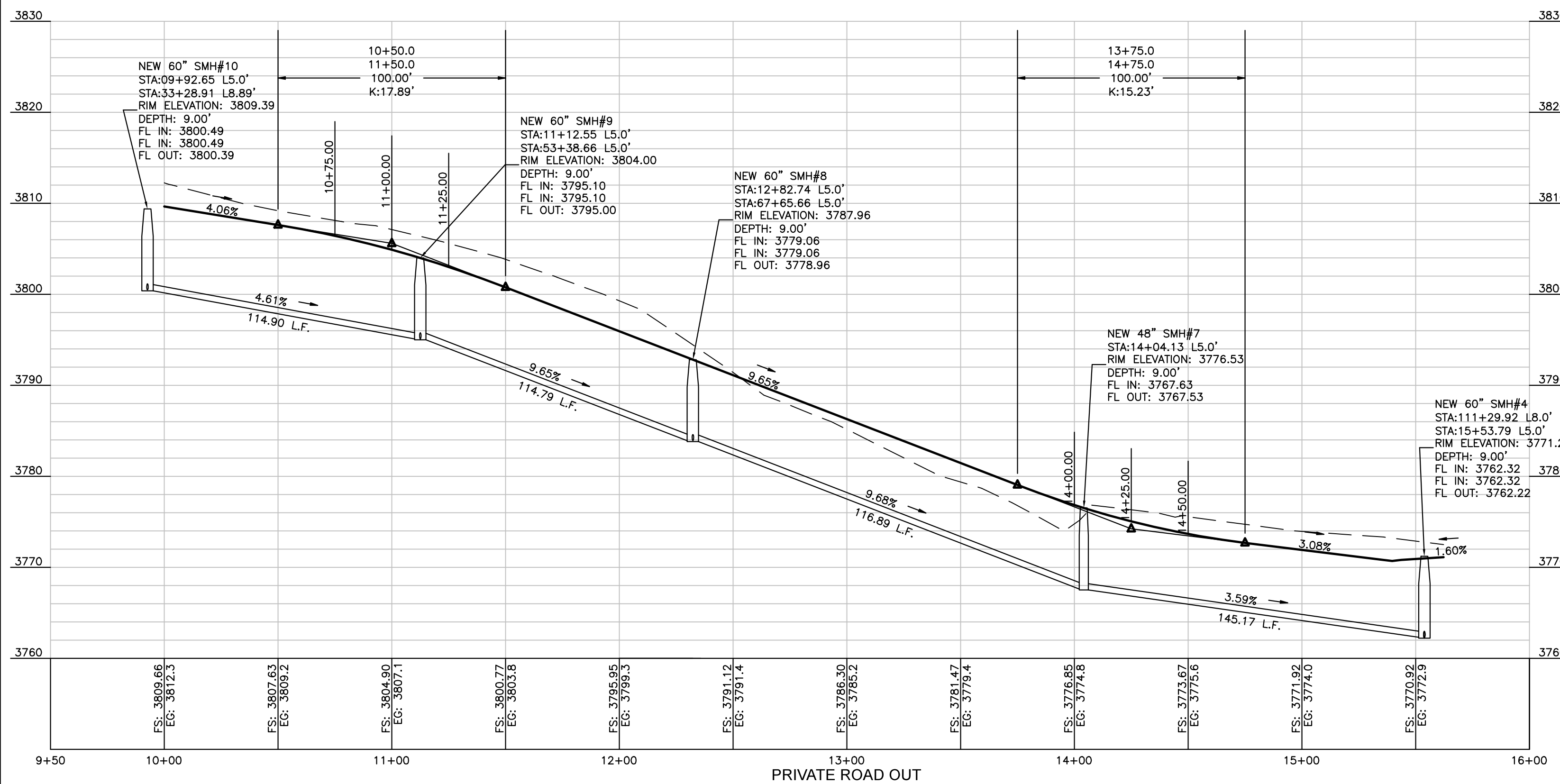
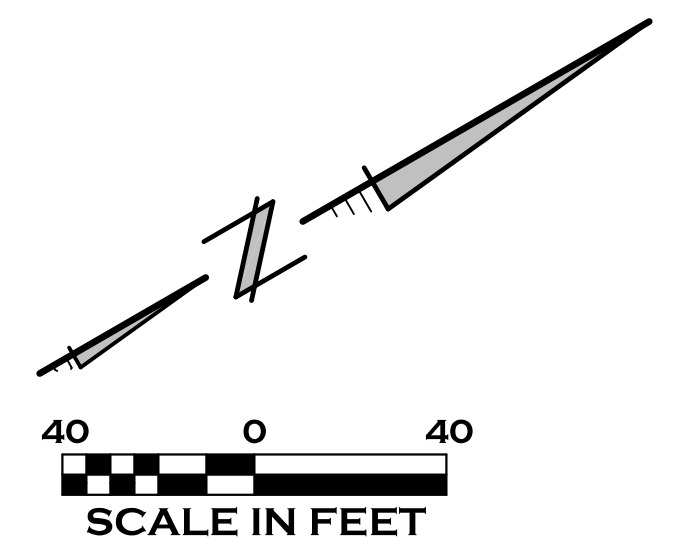
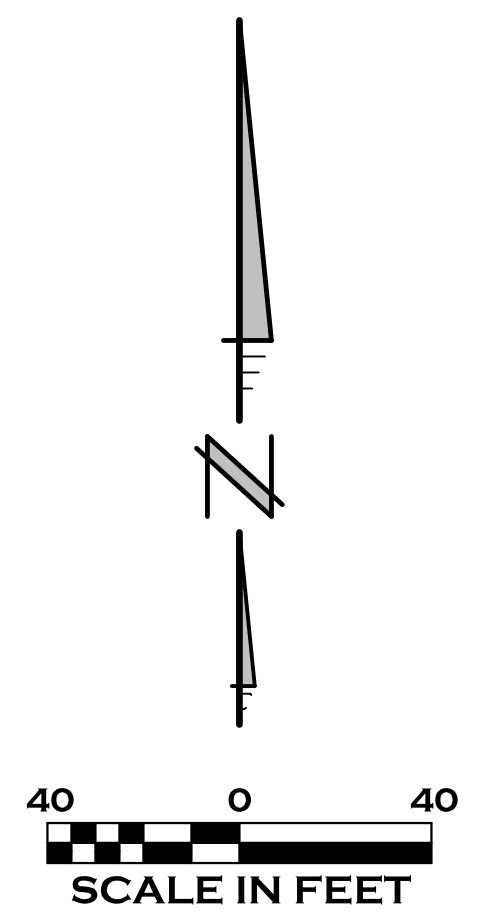
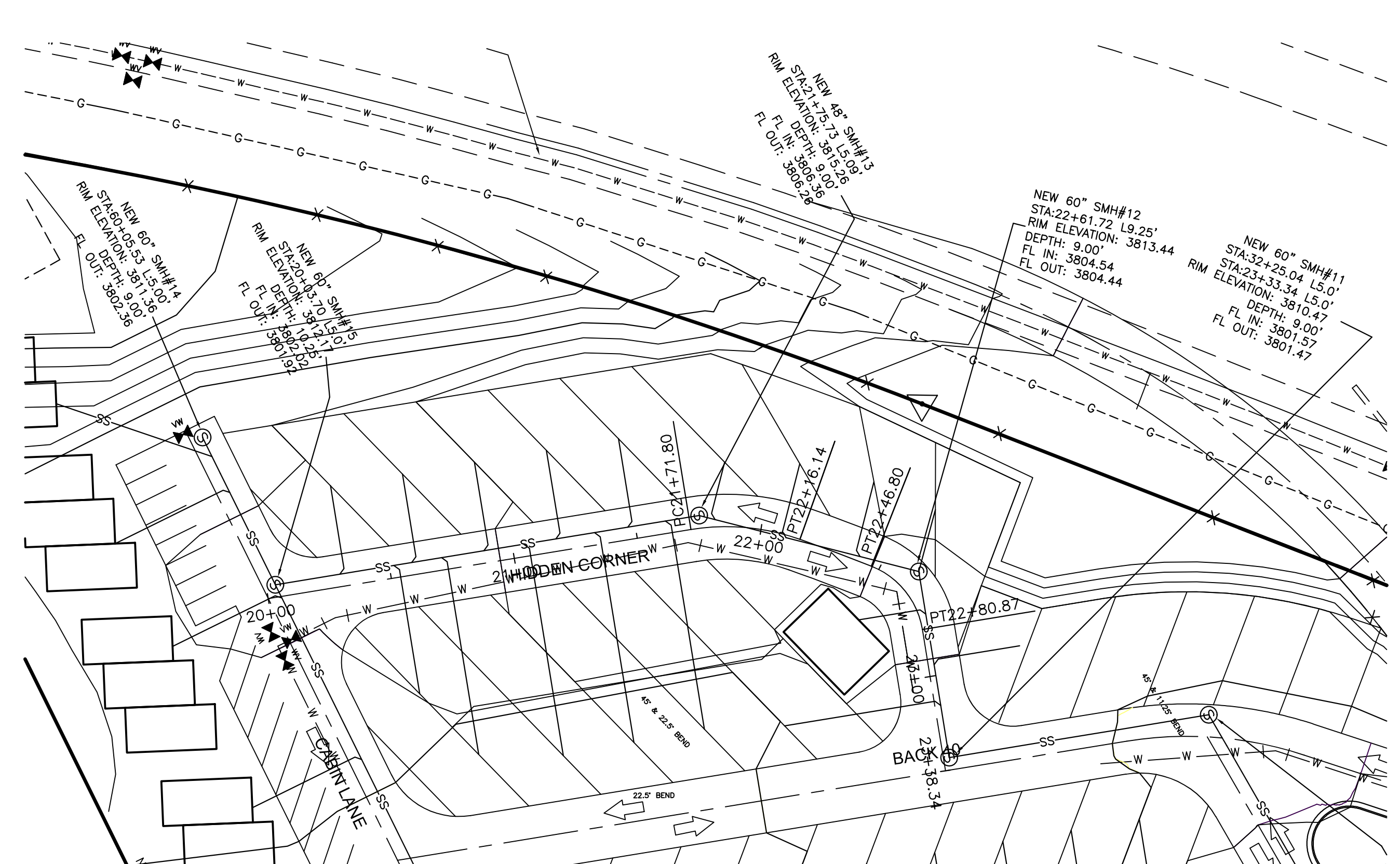
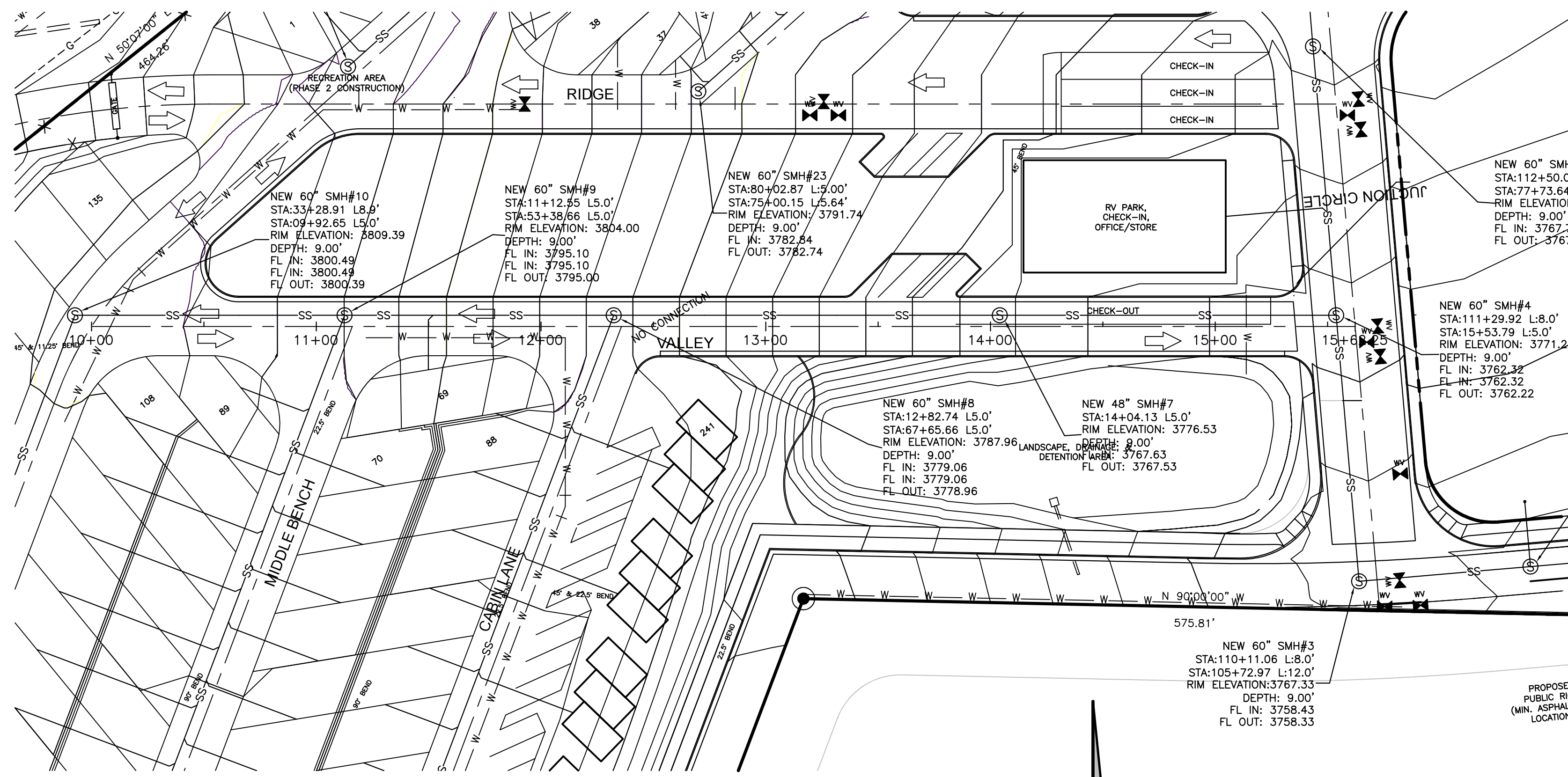
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51 NORTH 1000 WEST, SUITE 3 - TOUQUERVILLE, UTAH 84737
TEL: (435) 635-2329 FAX: (435) 635-5765

PLAN & PROFILE JUNIPER ROAD
FOR
JUNIPER JUNCTION RV PARK
FORTE LAND CO.
NEAR JUNCTION OF SR 17 AND I-15
TOUQUERVILLE, WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.:
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SCALE:
1" = 40'

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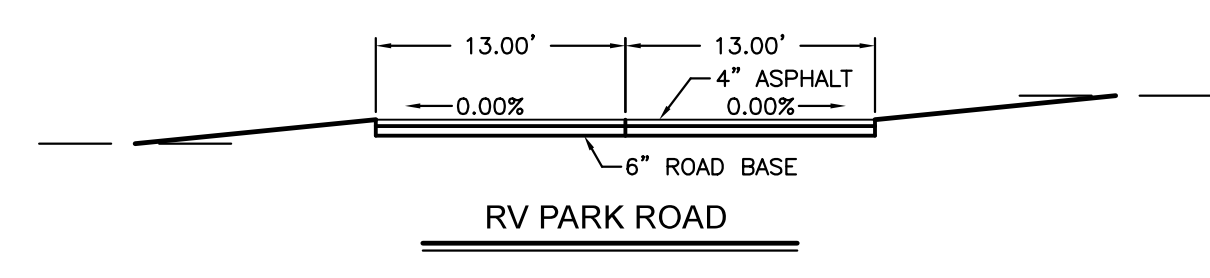
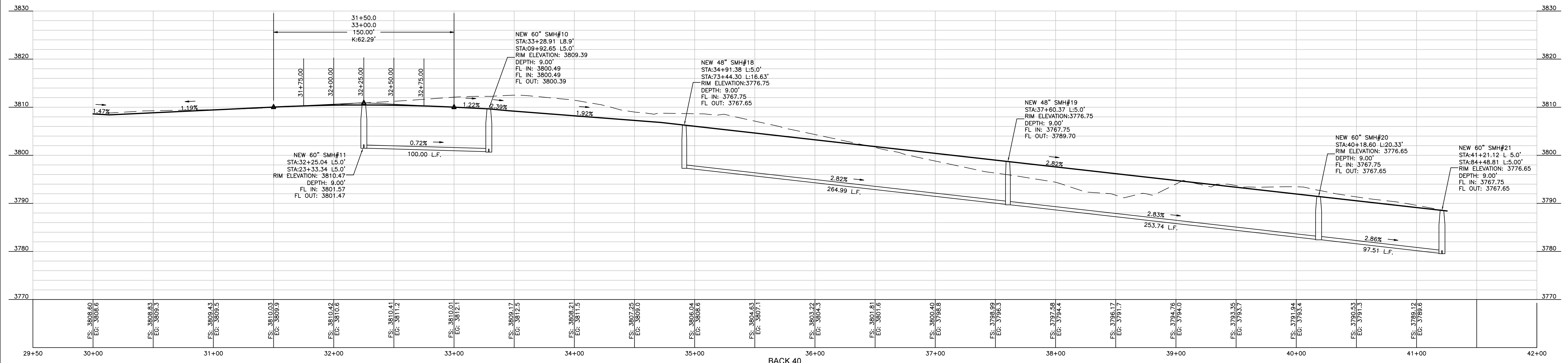
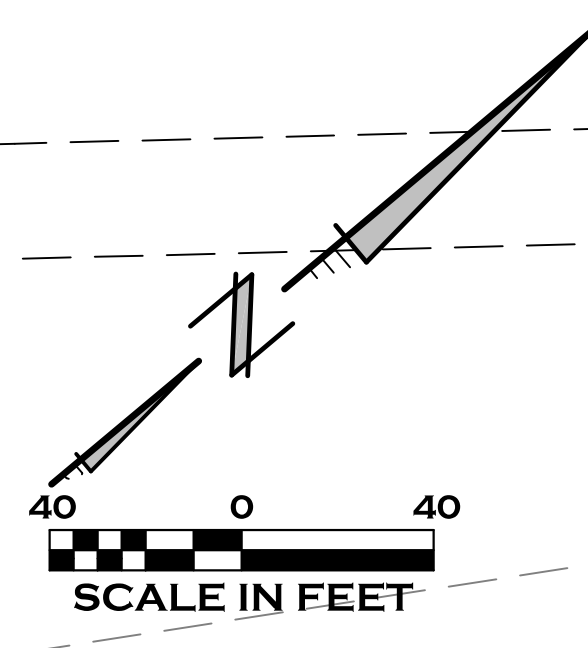
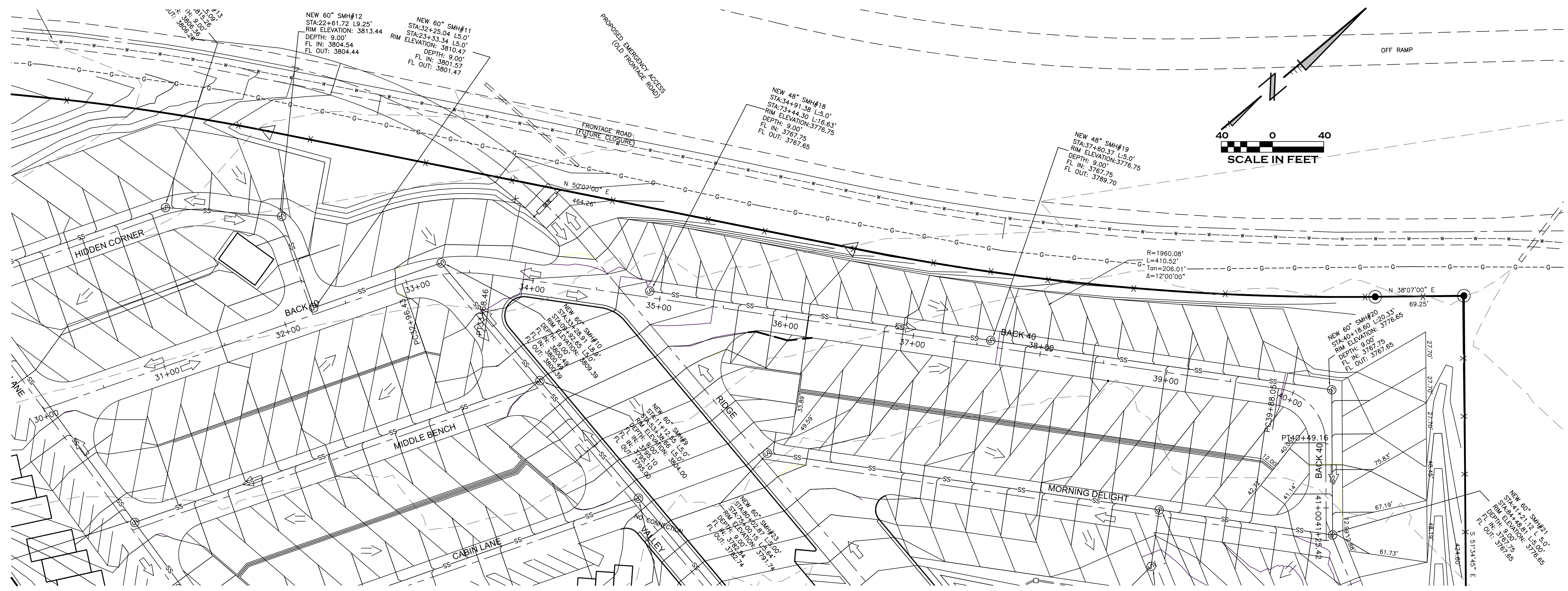
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PLAN & PROFILE VALLEY & HIDDEN CORNER
FOR
JUNIPER JUNCTION RV PARK
FORTE LAND CO.
NEAR JUNCTION OF SR 17 AND I-15
TOUQUERVILLE, WASHINGTON COUNTY, UTAH

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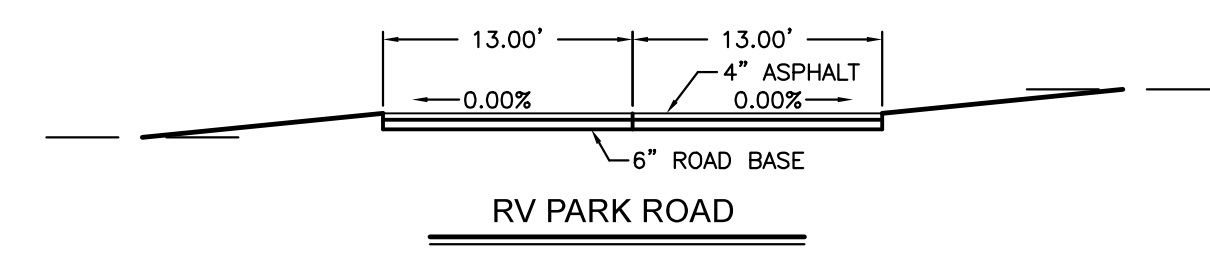
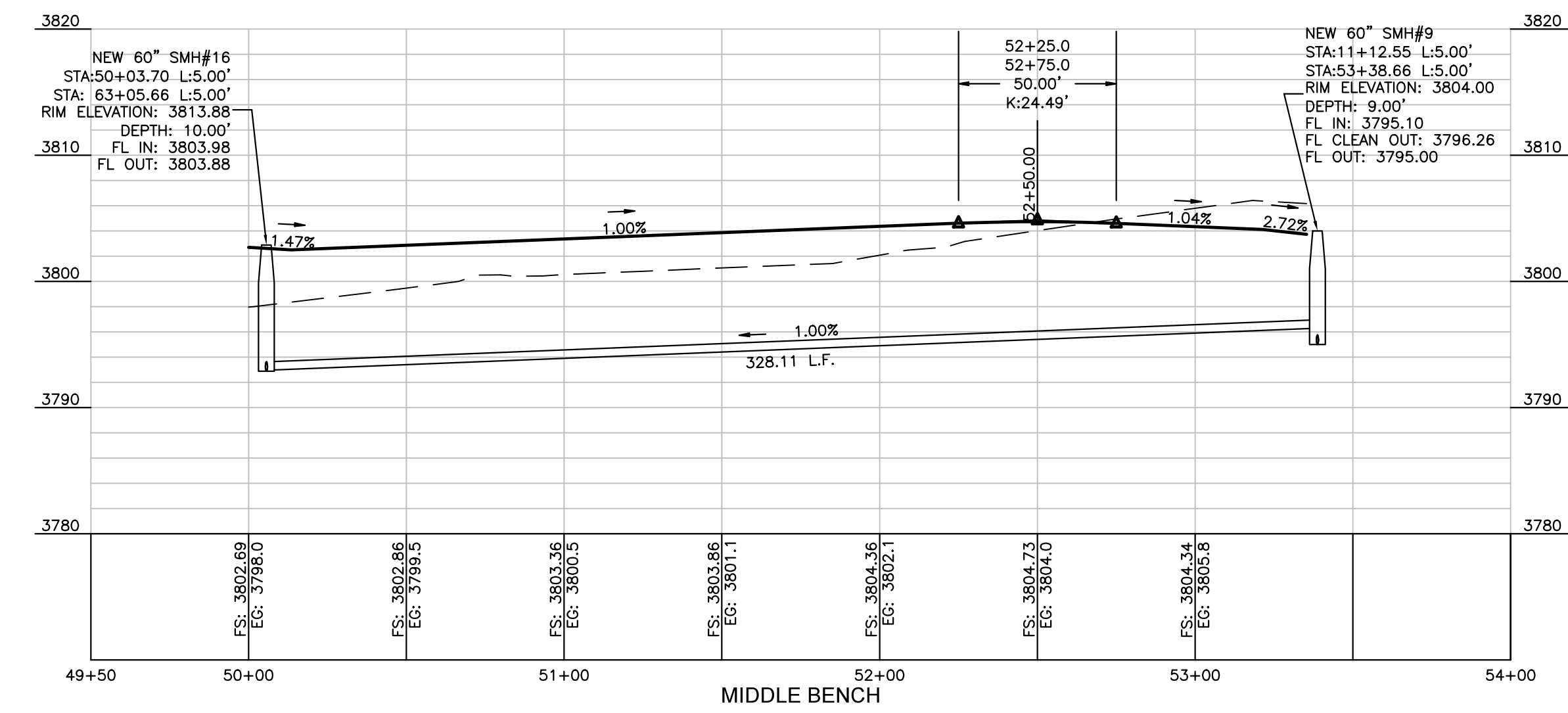
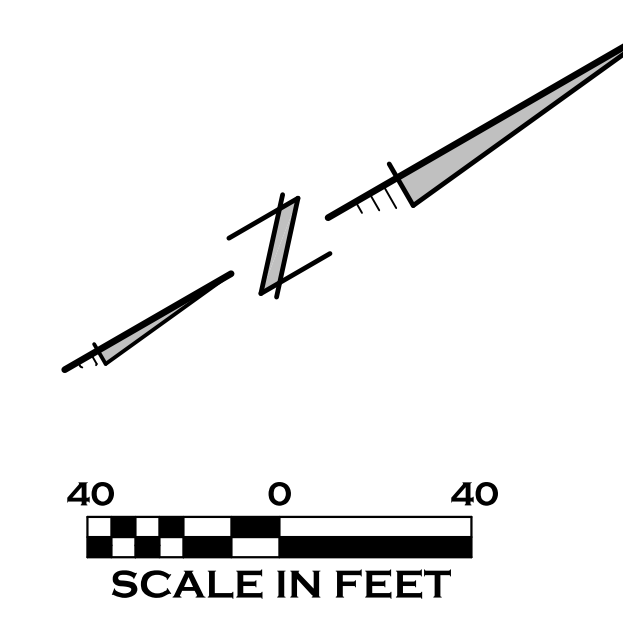
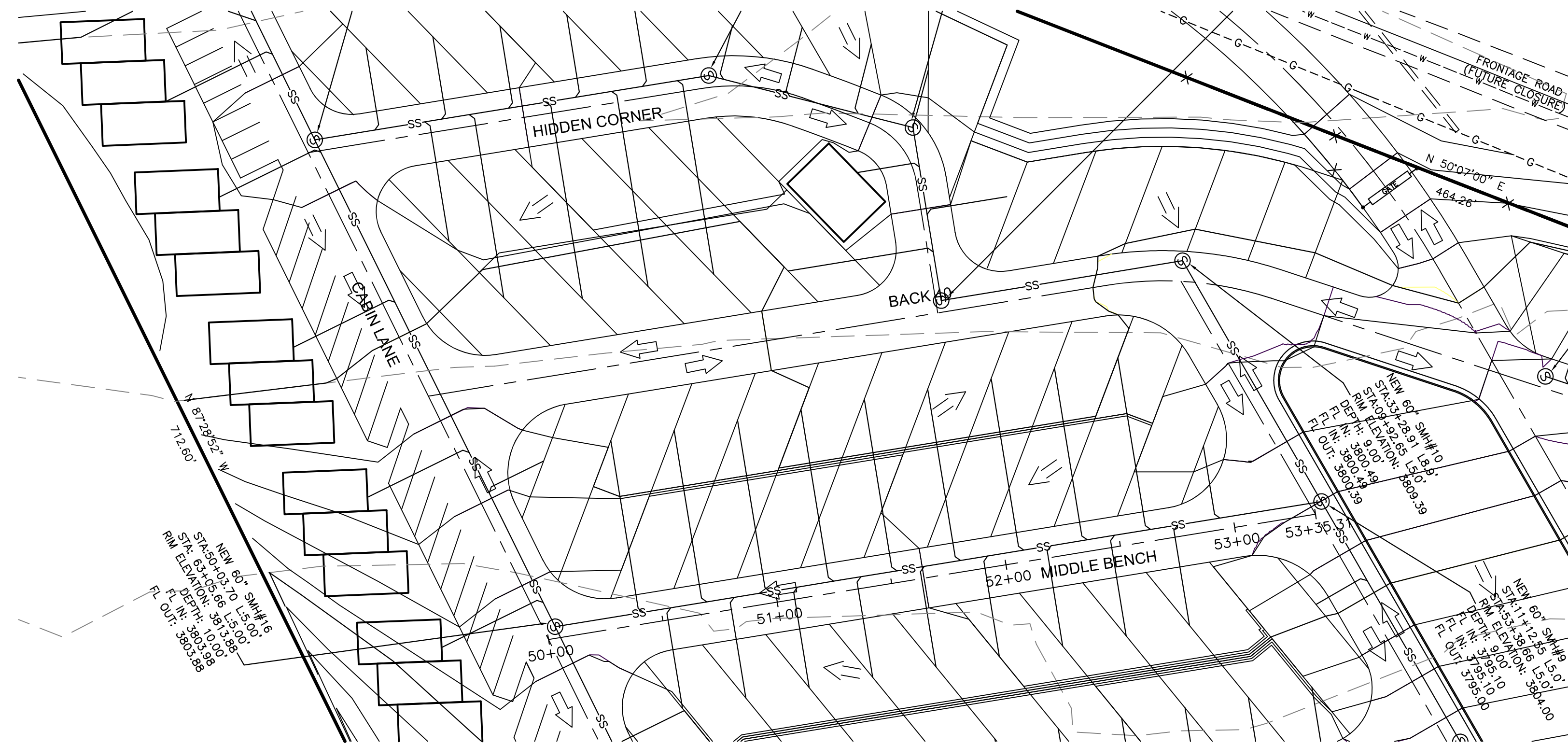
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CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - TOOELE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-2329

PLAN & PROFILE BACK 40
JUNIPER JUNCTION RV PARK
FOR
FORTE LAND CO.
NEAR JUNCTION OF SR 17 AND I-15
TOOELE, WASHINGTON COUNTY, UTAH

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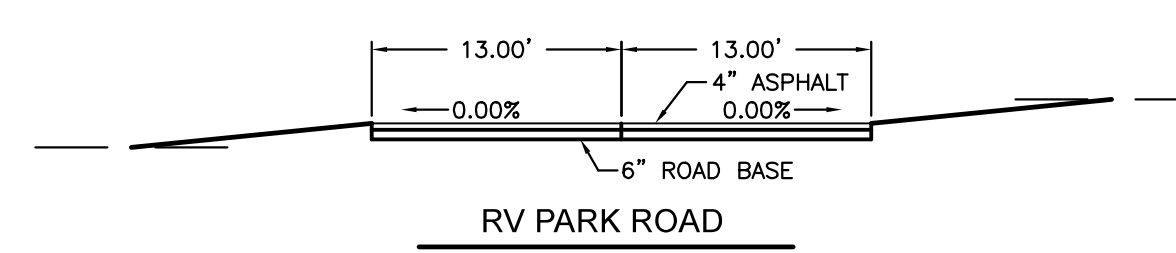
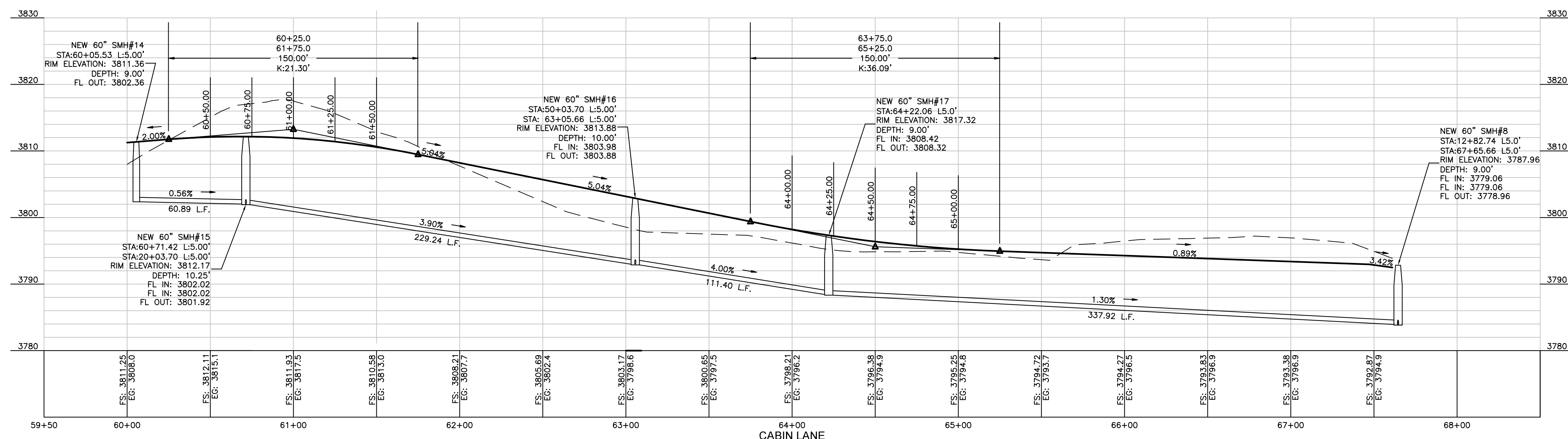
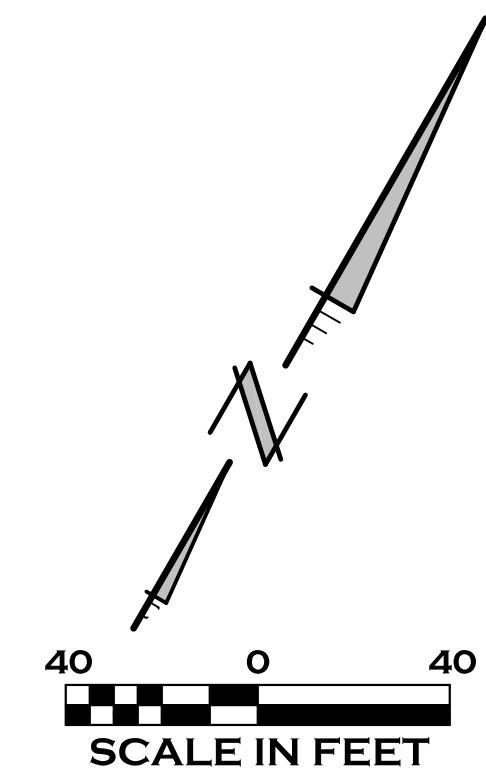
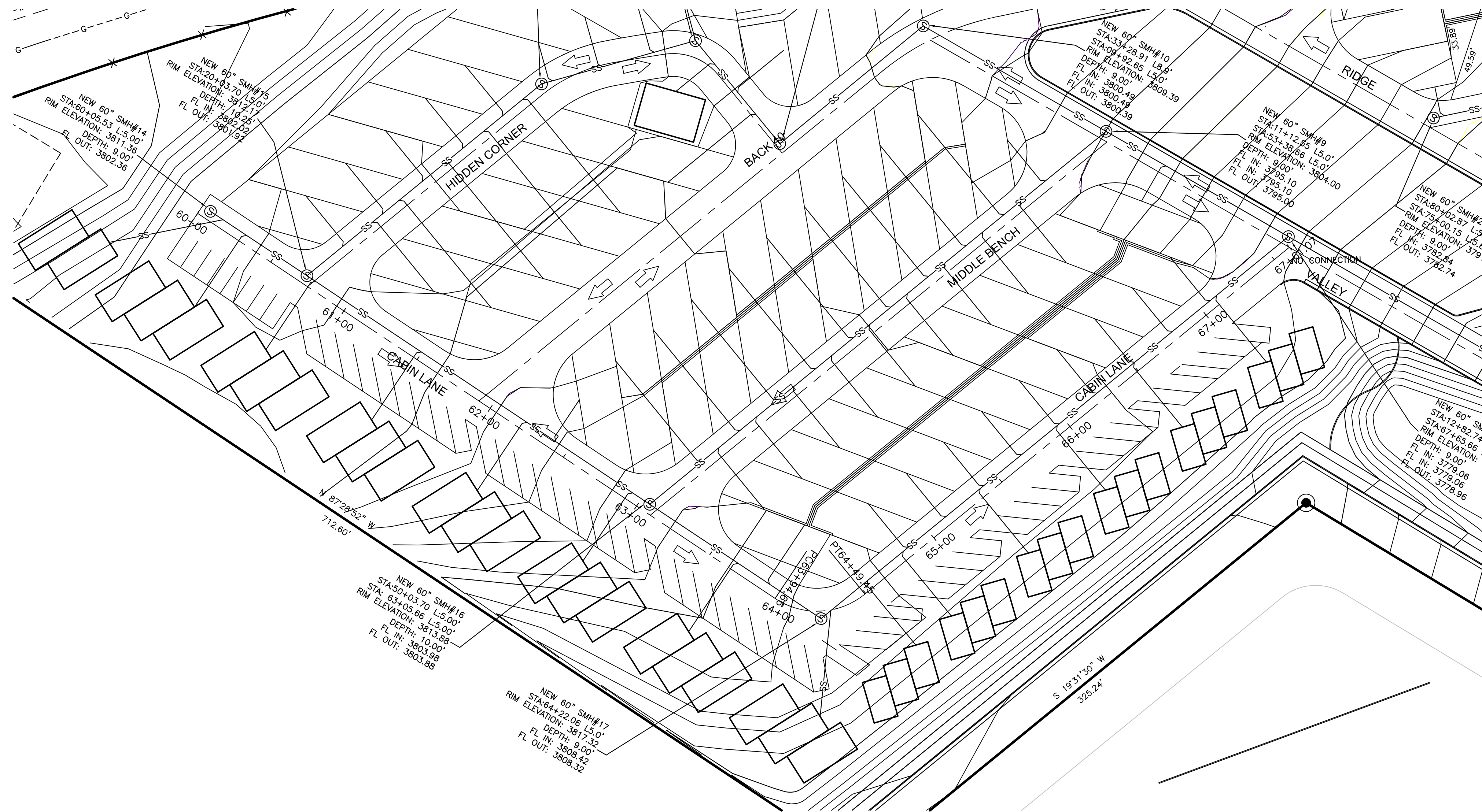
RAT ENGINEERING, P.C.
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 51 NORTH 1000 WEST, SUITE 3 - TOUQUERVILLE, UTAH 84737
 TEL: (435) 635-2329 FAX: (435) 635-5765

FOR
**PLAN & PROFILE MIDDLE BENCH
 JUNIPER JUNCTION RV PARK**
 FORTE LAND CO.
 NEAR JUNCTION OF SR 17 AND I-15
 TOUQUERVILLE, WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.:
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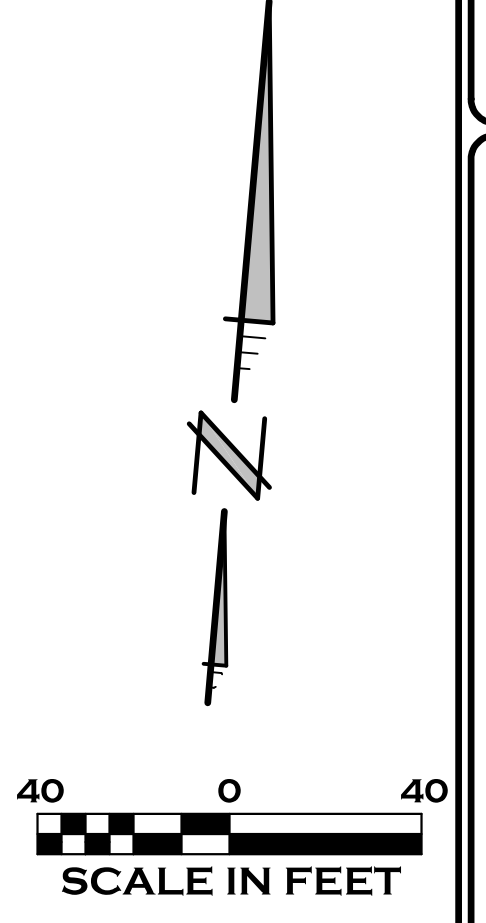
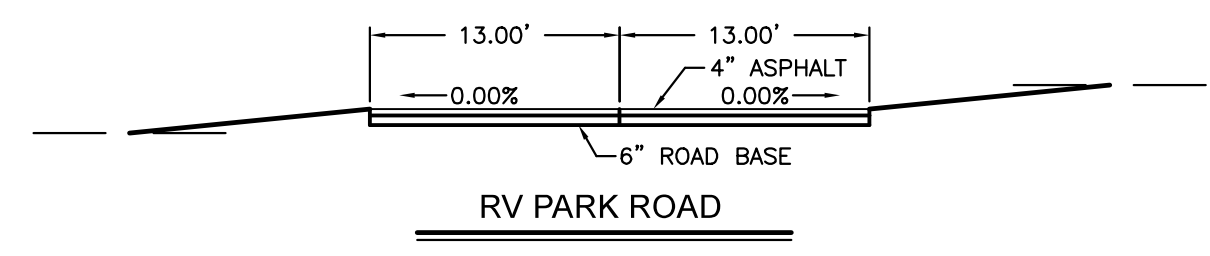
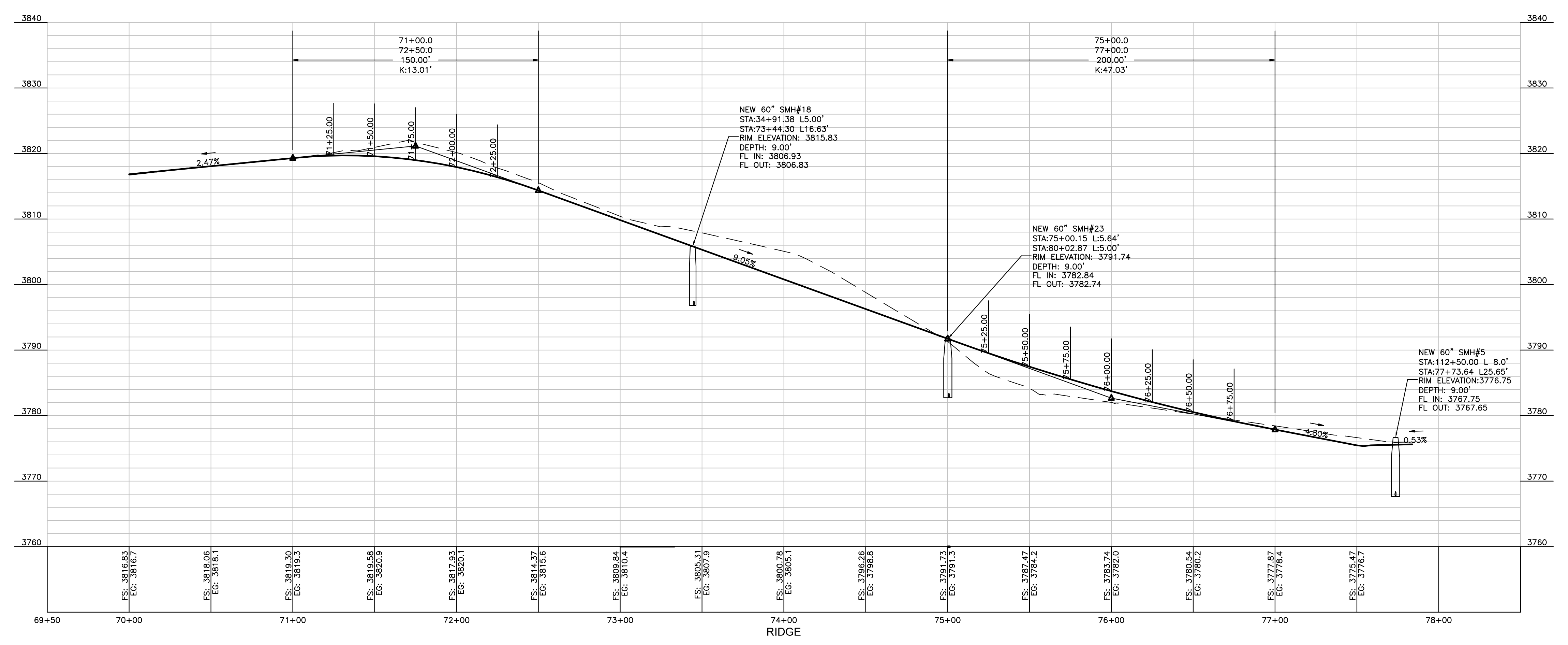
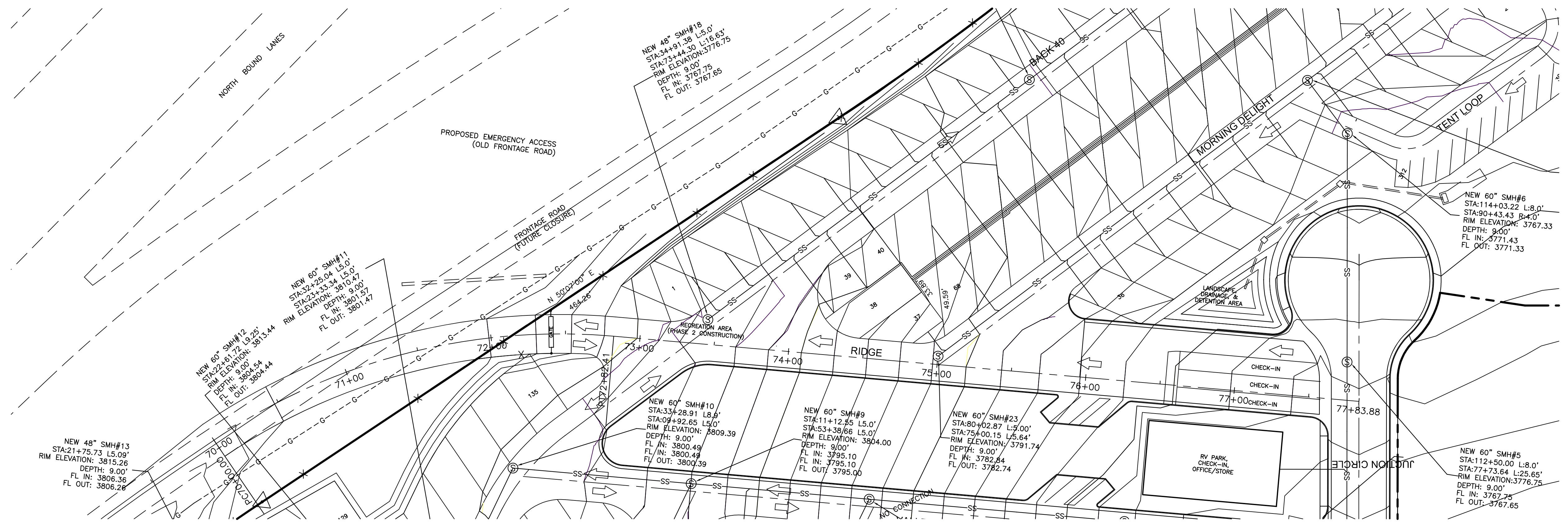
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PRAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - TOUQUERVILLE, UTAH 84737
TEL: (435) 635-2329

PLAN & PROFILE CABIN LANE
FOR
JUNIPER JUNCTION RV PARK
FORTE LAND CO.
NEAR JUNCTION OF SR 17 AND I-15
TOUQUERVILLE, WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.:
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OF 16



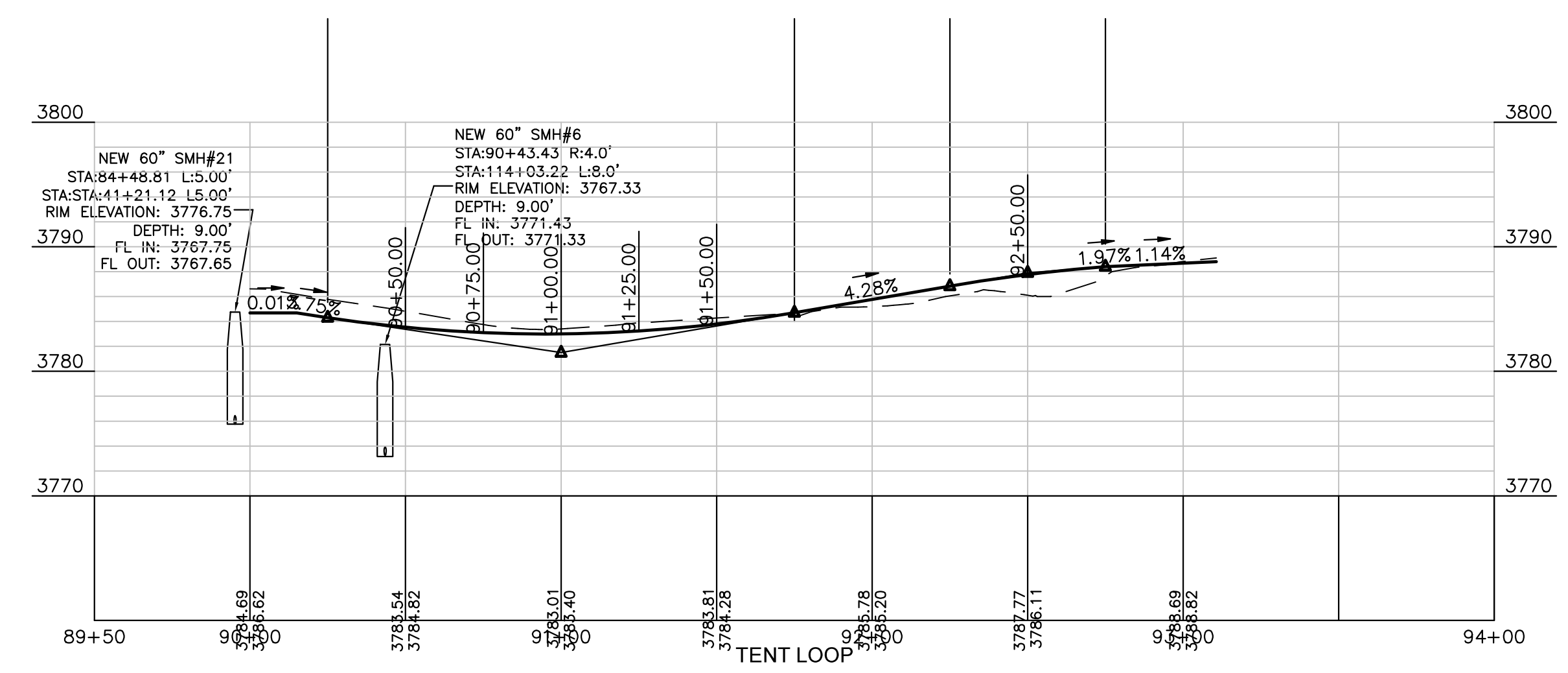
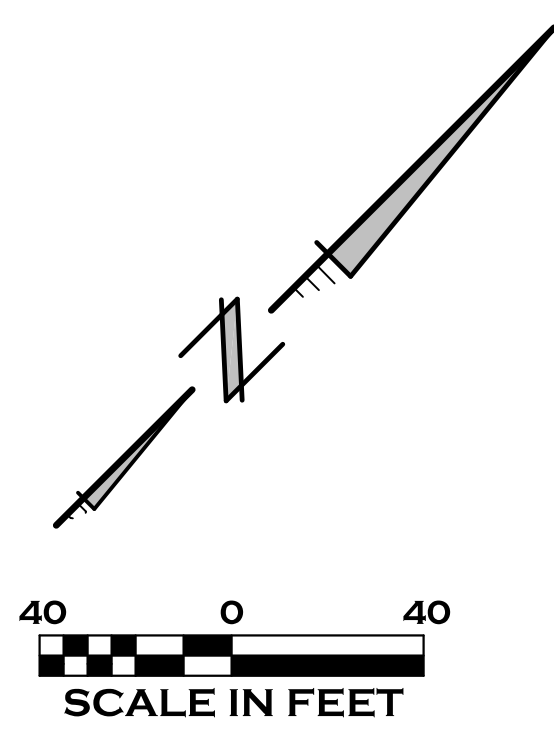
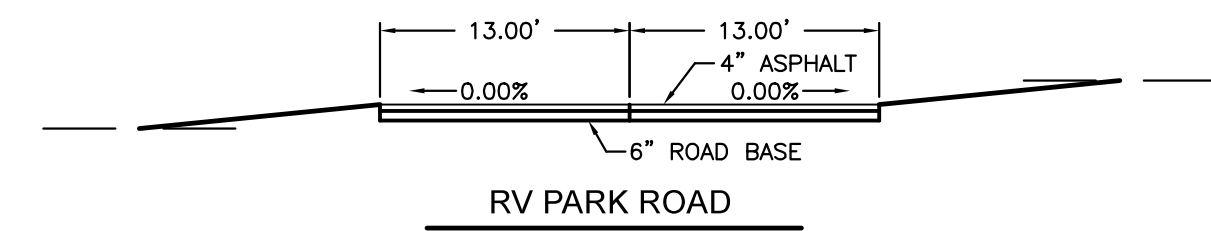
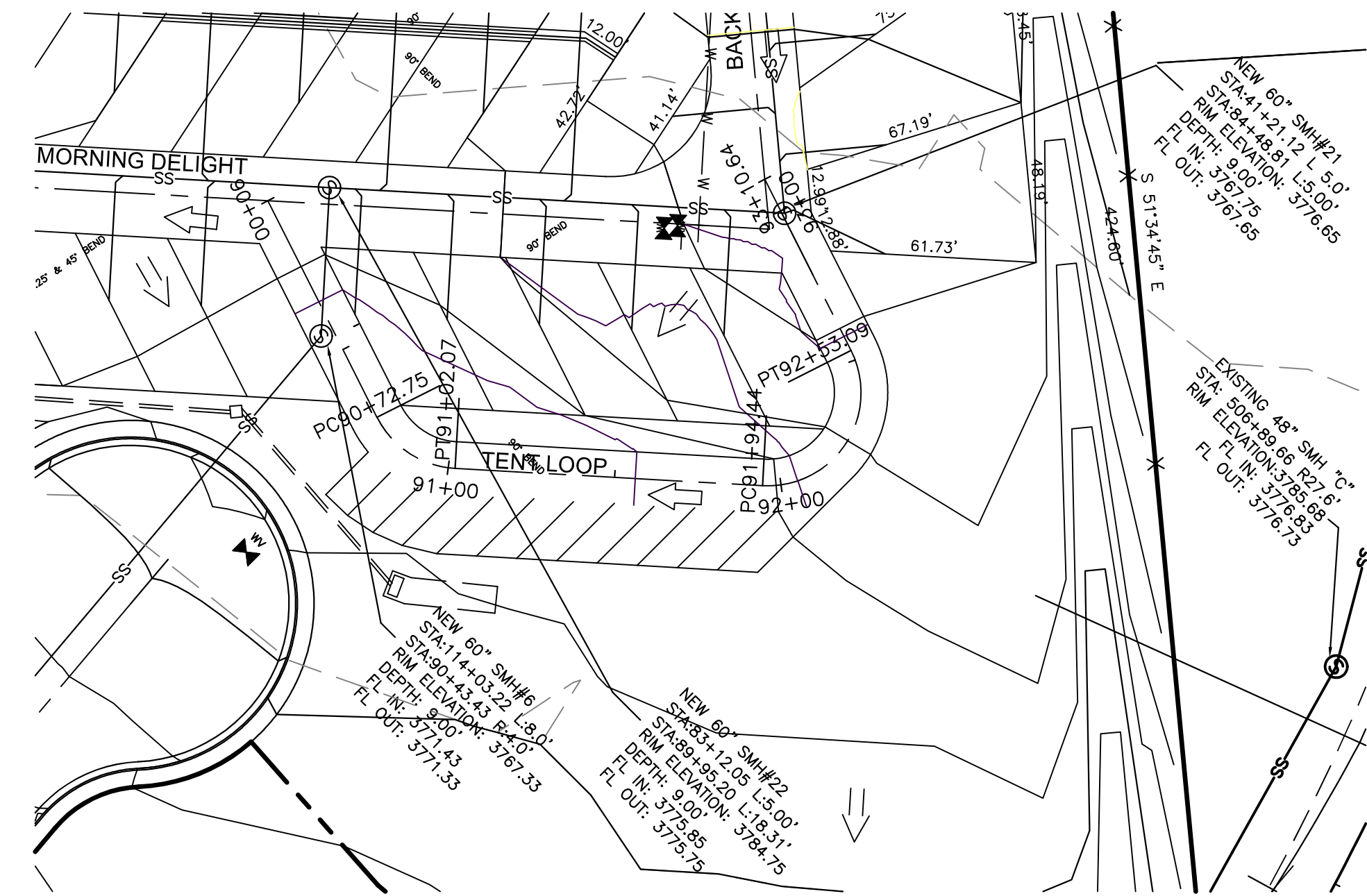
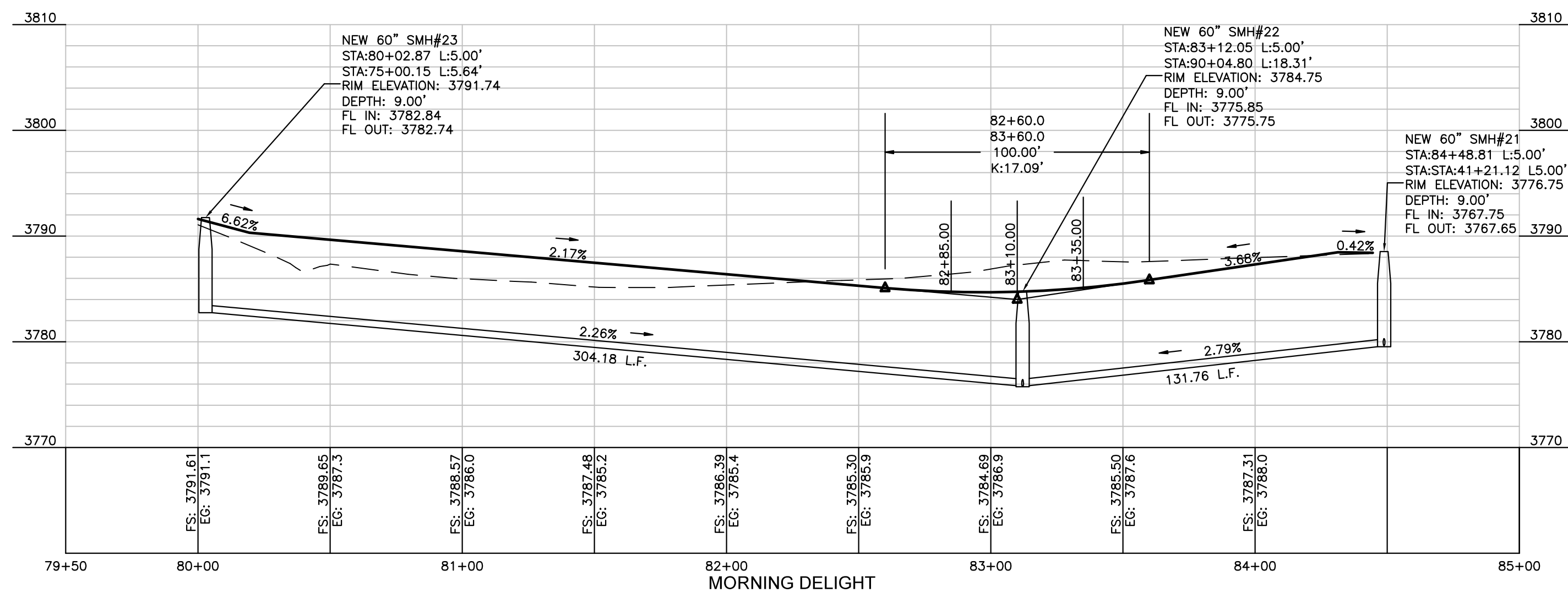
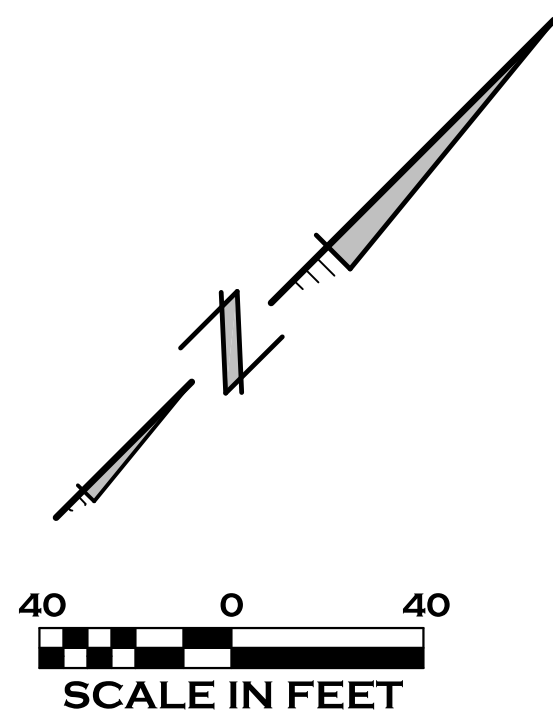
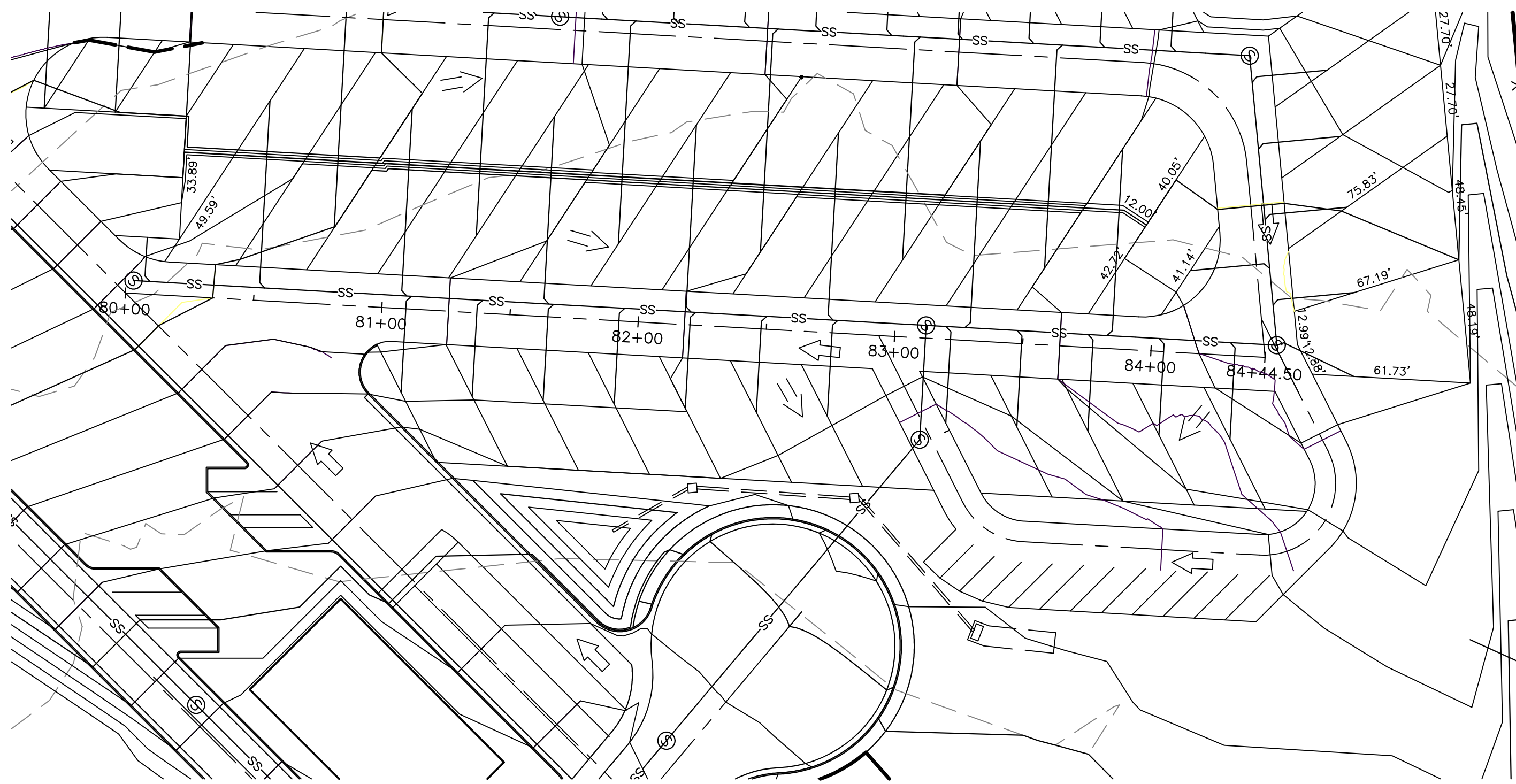
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RAT ENGINEERING, P.C.
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TEL: (435) 635-5765 FAX: (435) 635-2329

PLAN & PROFILE RIDGE
FOR
JUNIPER JUNCTION RV PARK
FORTE LAND CO.
NEAR JUNCTION OF SR 17 AND I-15
TOUQUERVILLE, WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.: 2001-0644
FILE NAME: 1468
DATE: FEB. 12, 2020
SCALE: 1" = 40'
SHEET 12 OF 16



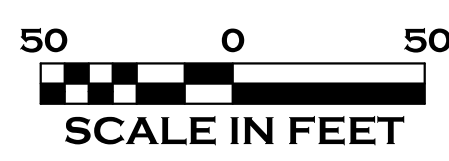
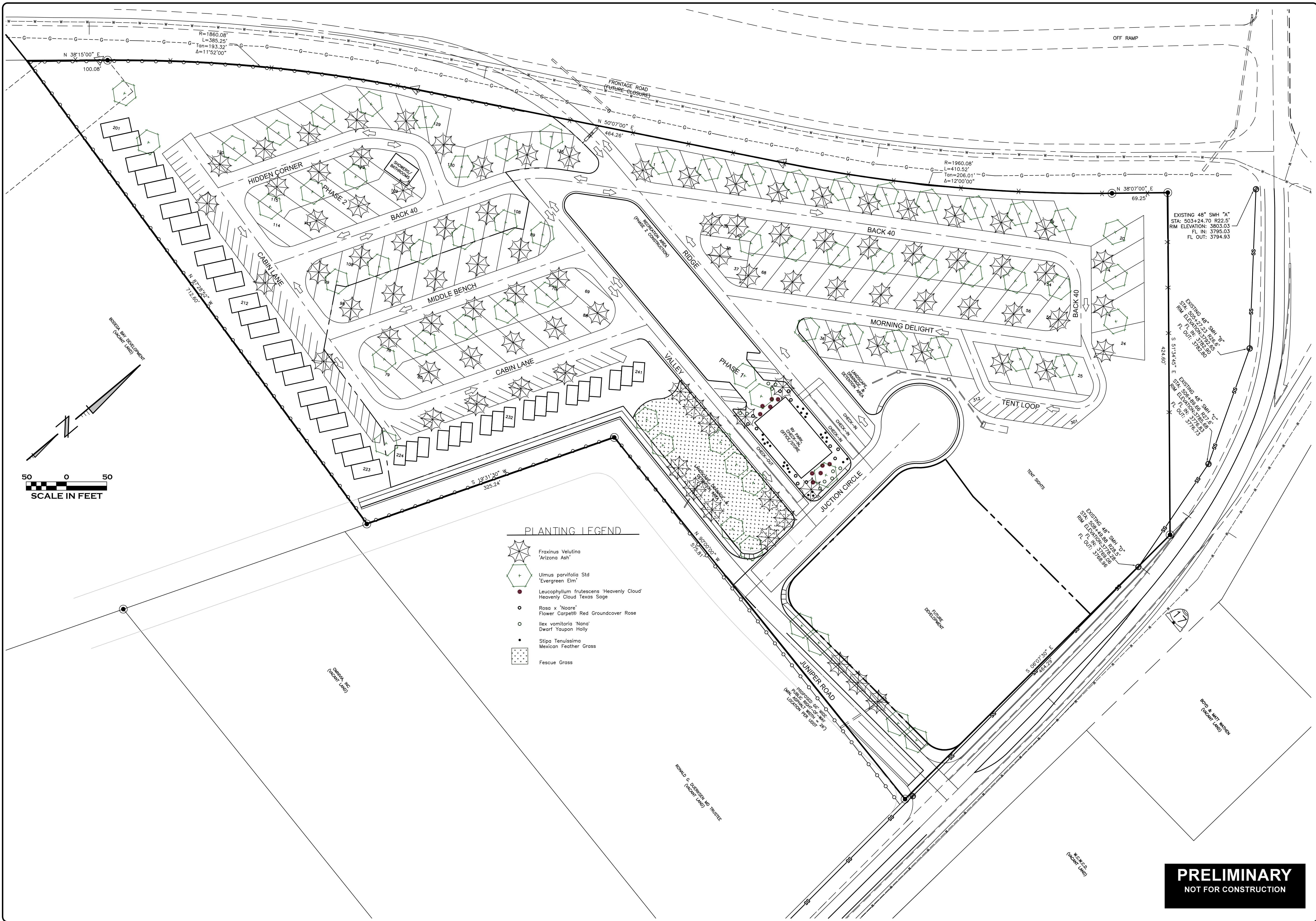
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FAX: (435) 635-5765

PLAN & PROFILE MORNING DELIGHT
FOR
JUNIPER JUNCTION RV PARK
FORTE LAND CO.
NEAR JUNCTION OF SR 17 AND I-15
TOQUERVILLE, WASHINGTON COUNTY, UTAH

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SHEET 13 OF 16



- PLANTING LEGEND**
- Fraxinus Velutina 'Arizona Ash'
 - Ulmus parvifolia Std 'Evergreen Elm'
 - Leucophyllum frutescens 'Heavenly Cloud' Heavenly Cloud Texas Sage
 - Rosa x 'Noora' Flower Carpet® Red Groundcover Rose
 - Ilex vomitoria 'Nana' Dwarf 'Yaupon Holly'
 - Stipa Tenussissima Mexican Feather Grass
 - Fescue Grass

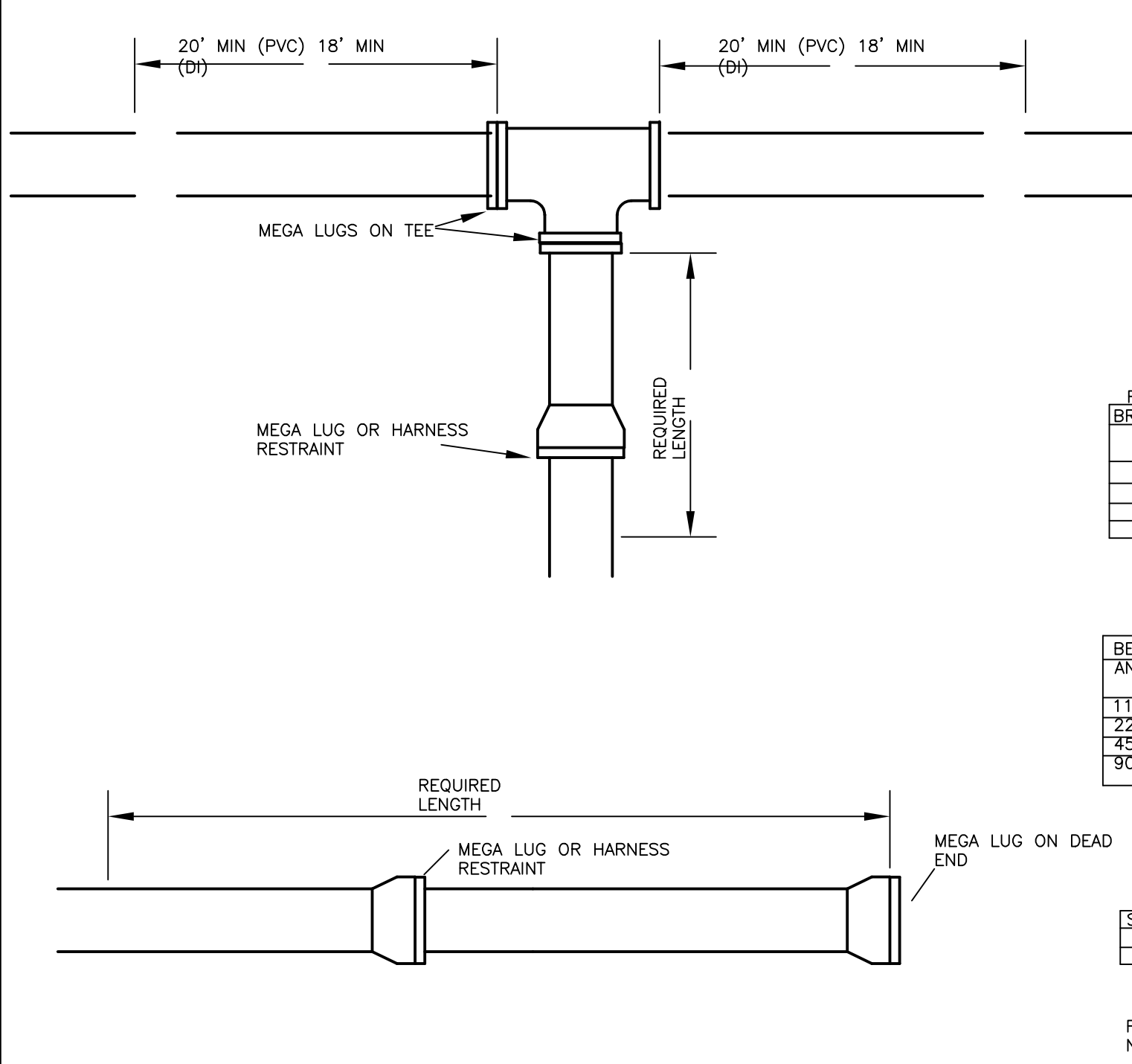
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CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - TOOELE, UTAH 84073
TEL: (435) 635-5765 FAX: (435) 635-2329

LANDSCAPE PLAN FOR
JUNIPER JUNCTION RV PARK
FORTE LAND CO.
NEAR JUNCTION OF BR 17 AND I-15
TOOELE, WASHINGTON COUNTY, UTAH

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JOINT RESTRAINTS FOR PVC AND D.I. PIPE

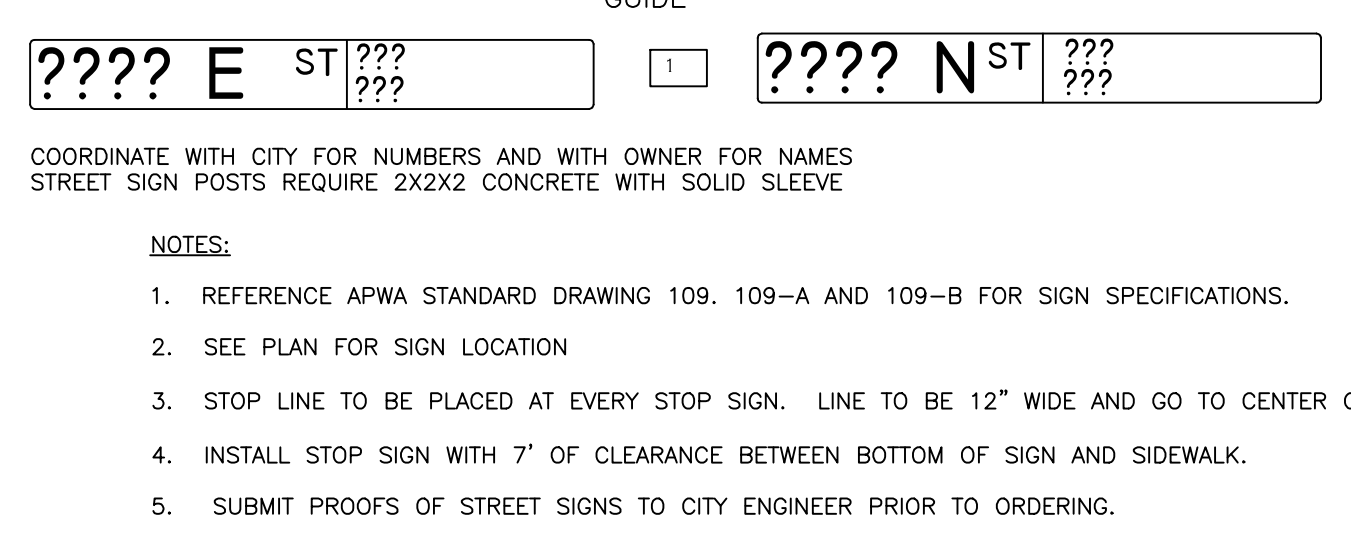
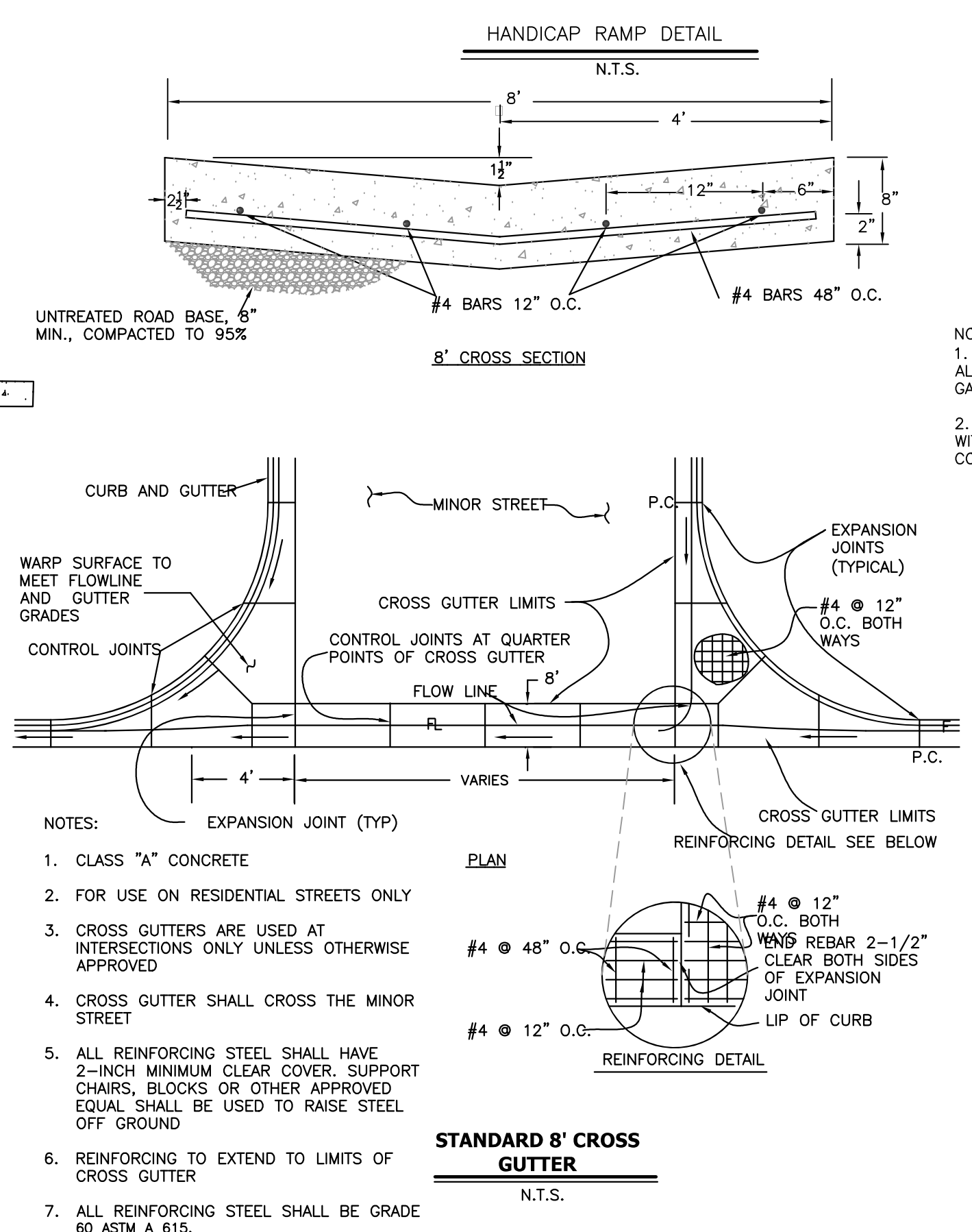
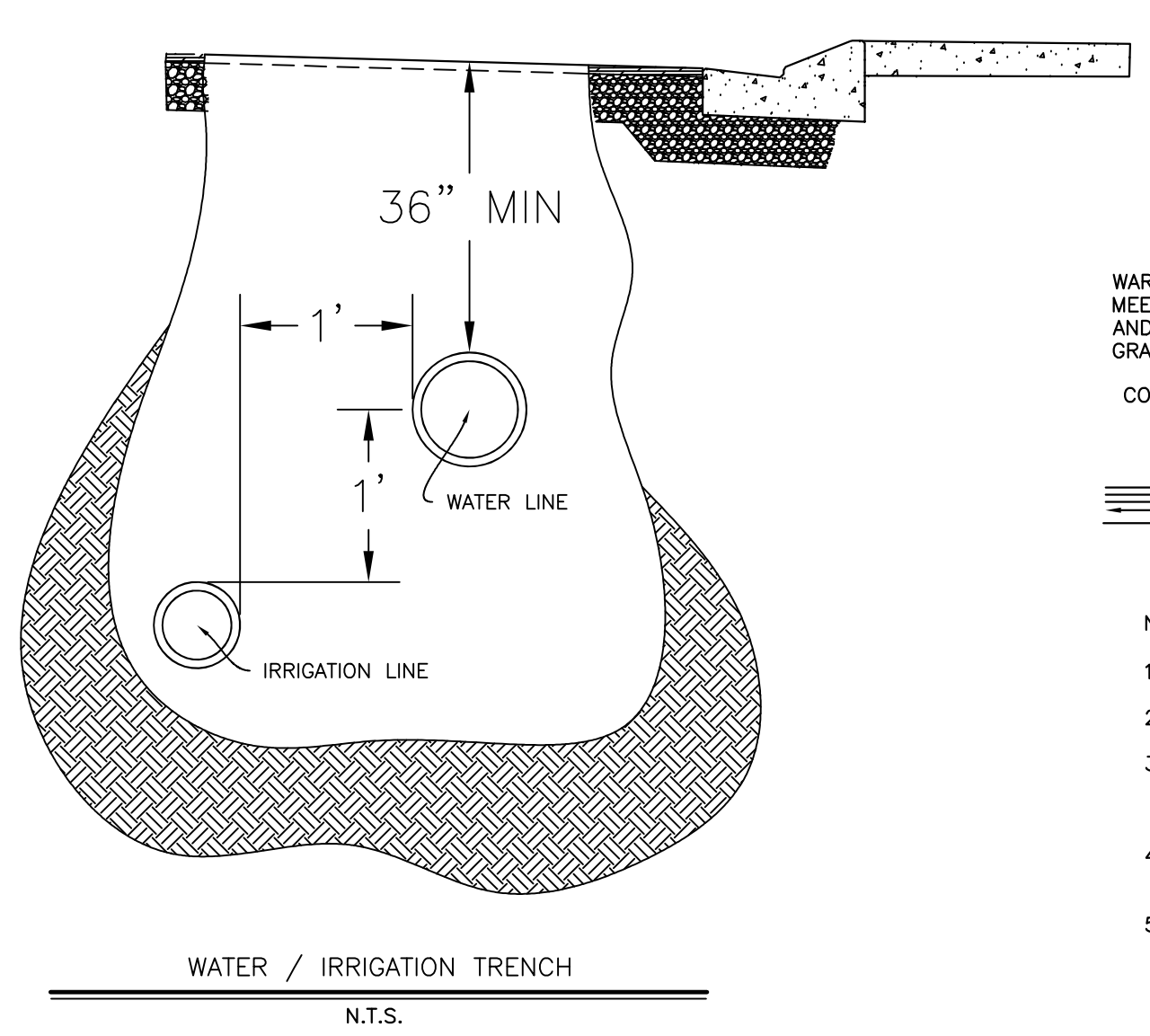
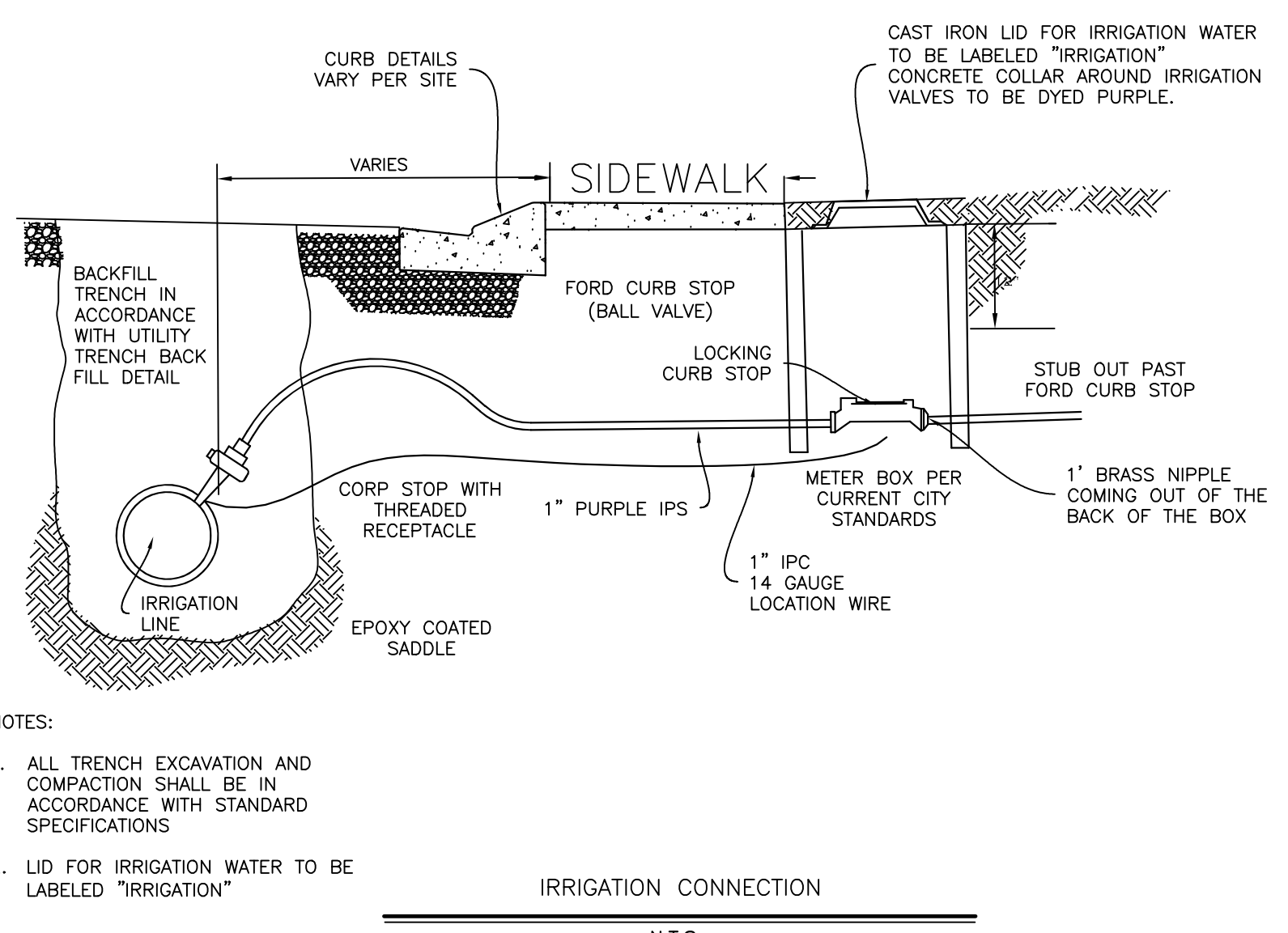
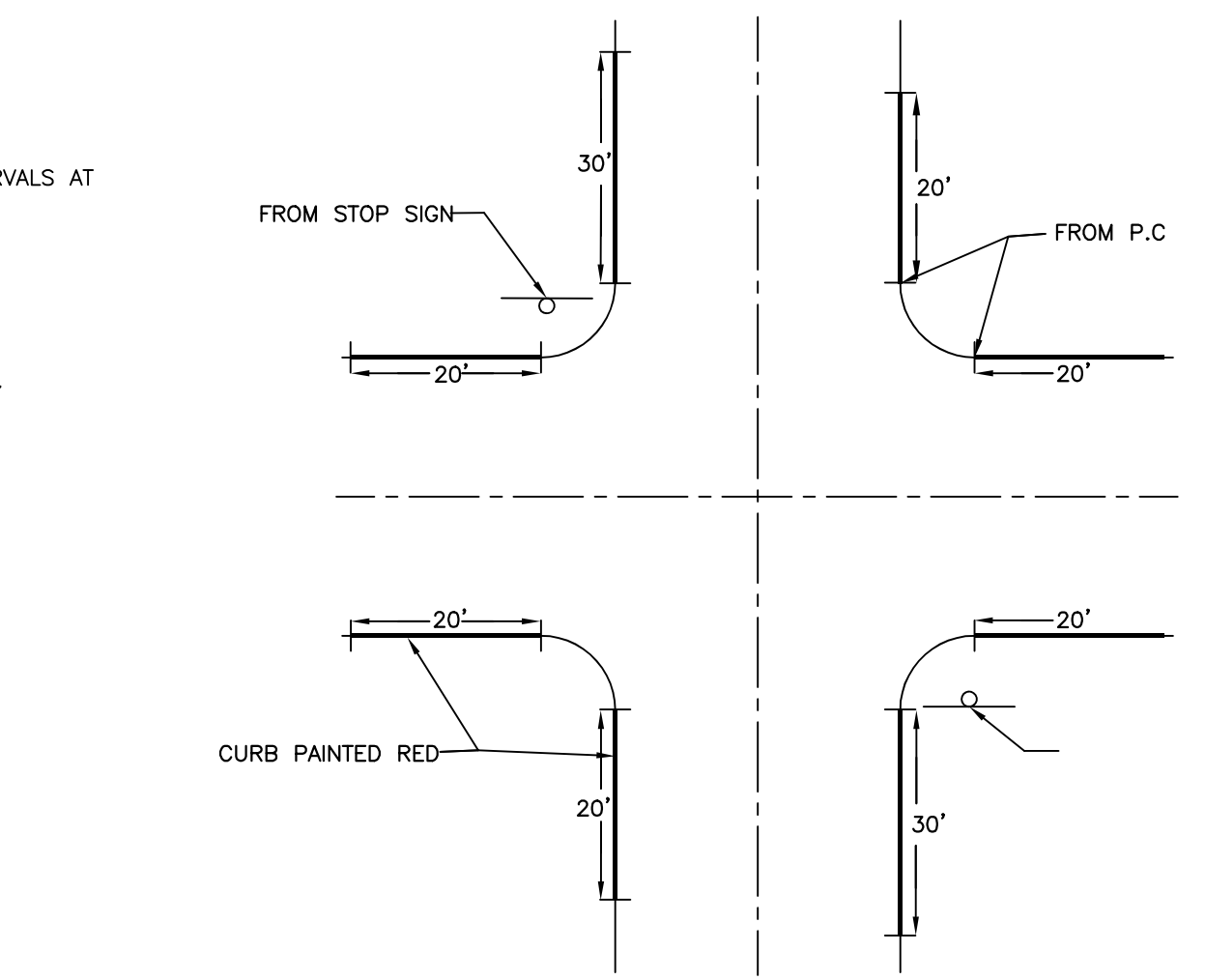
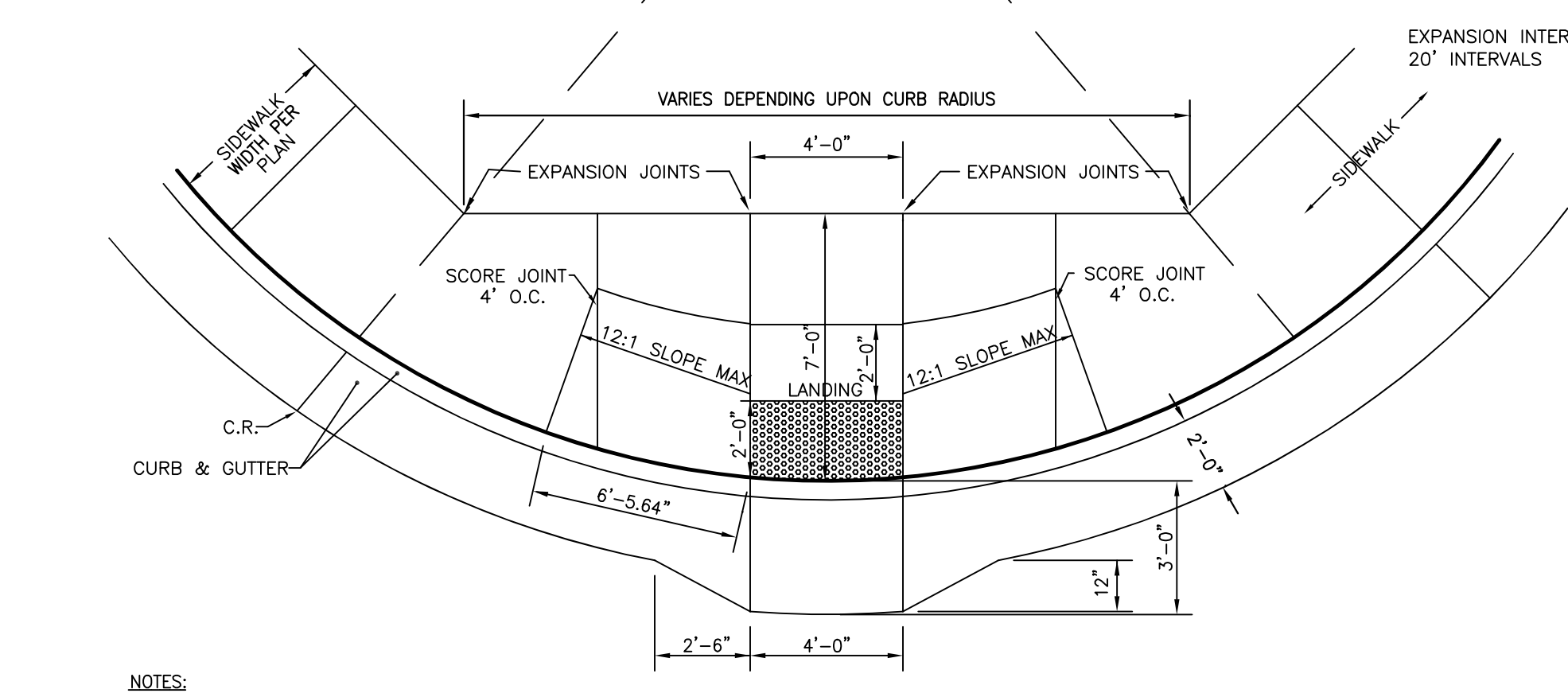
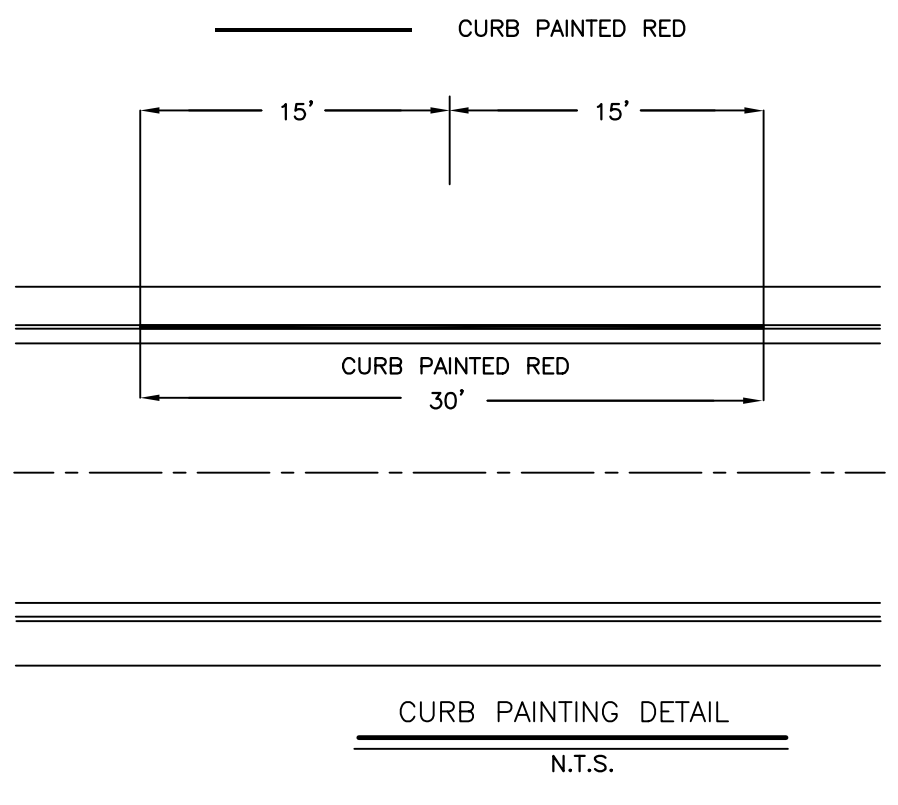
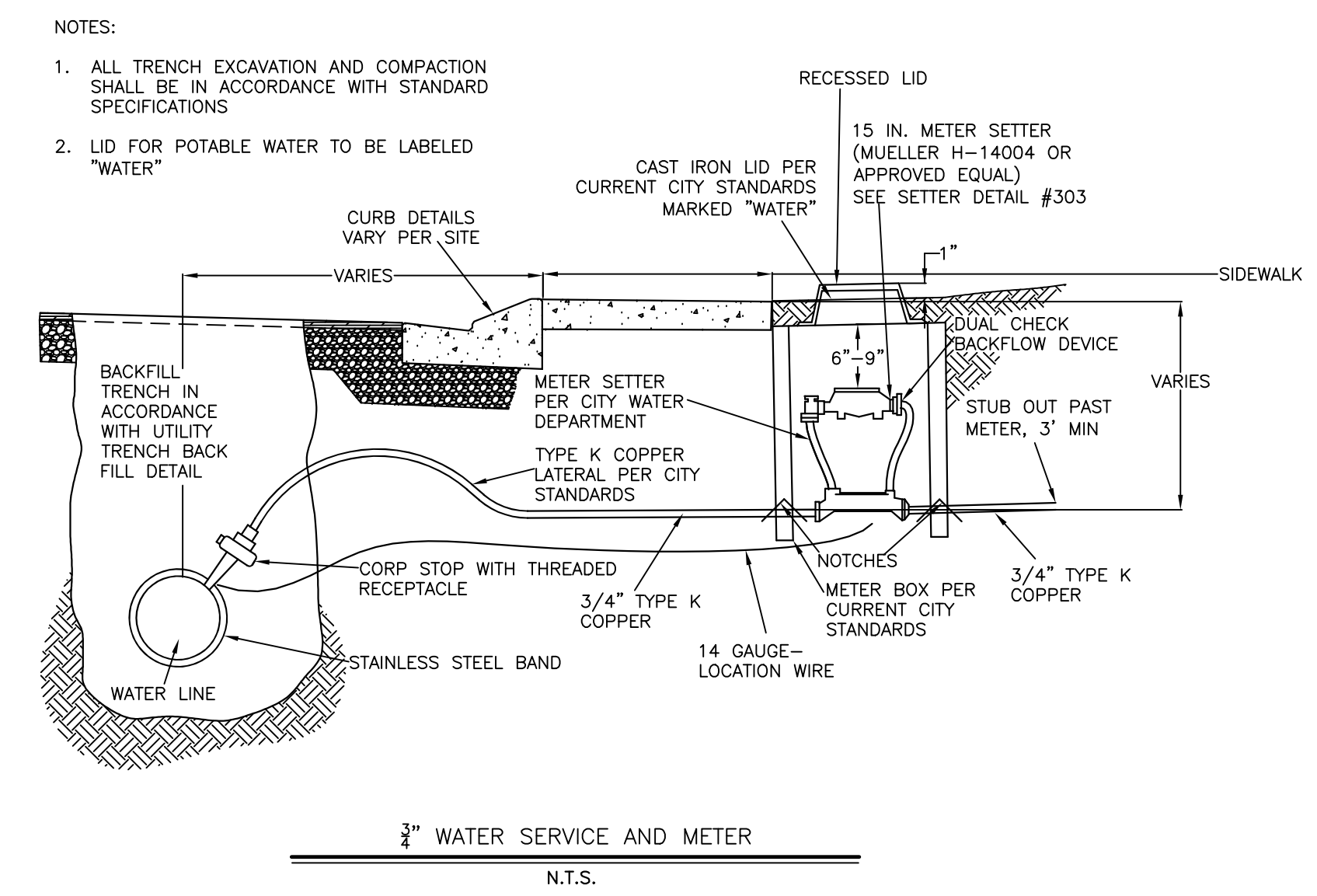
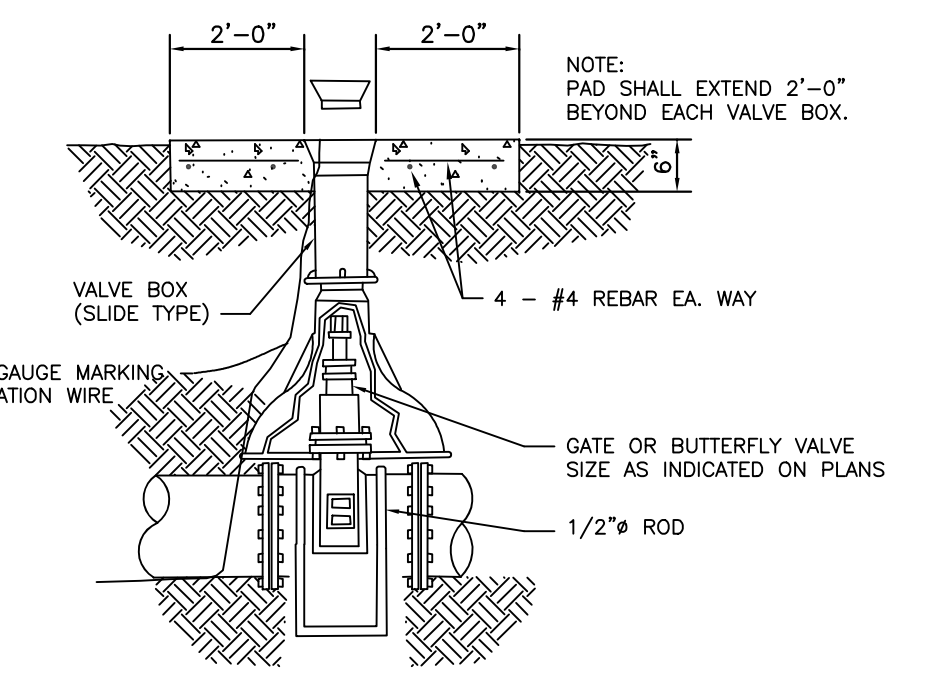
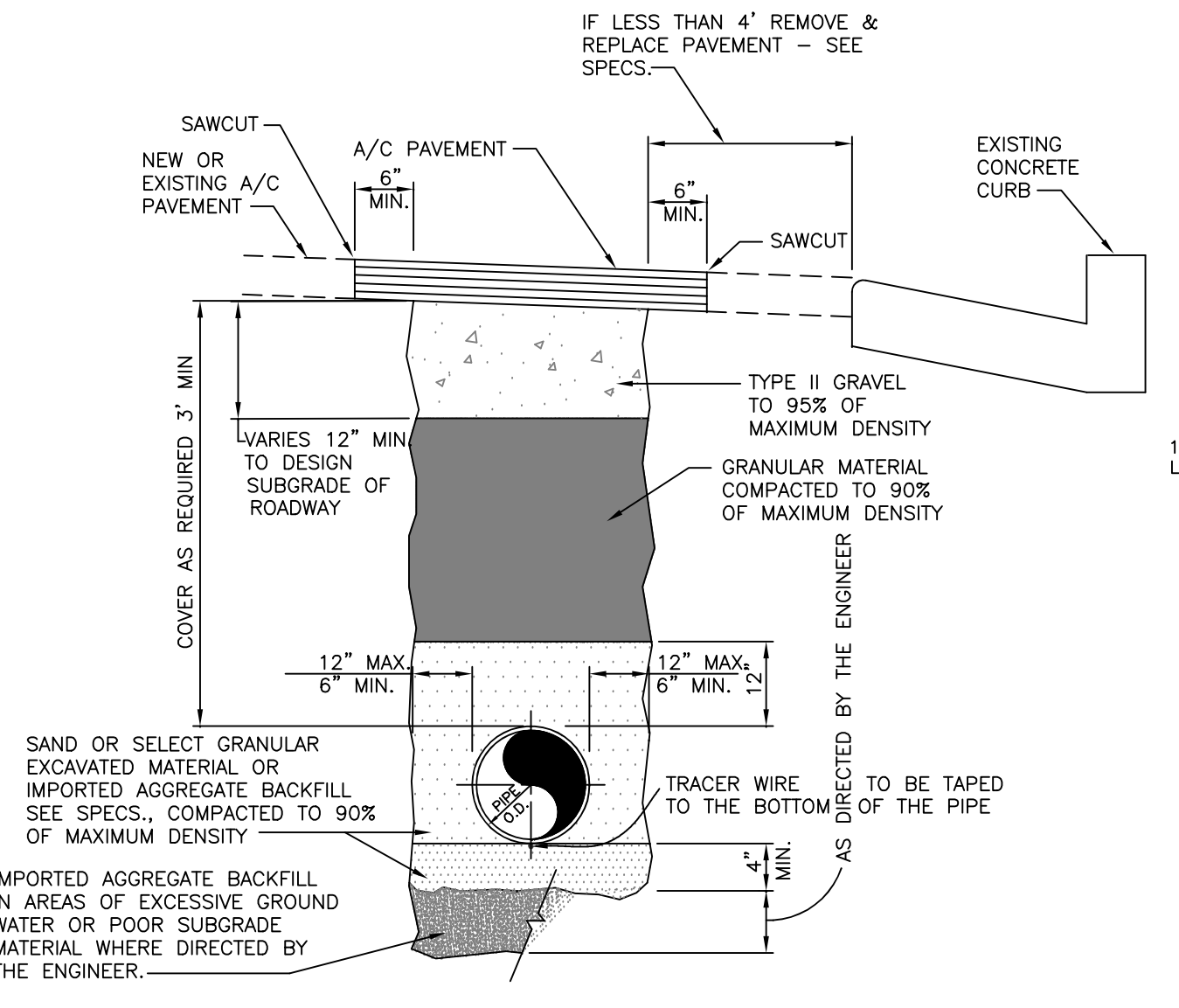
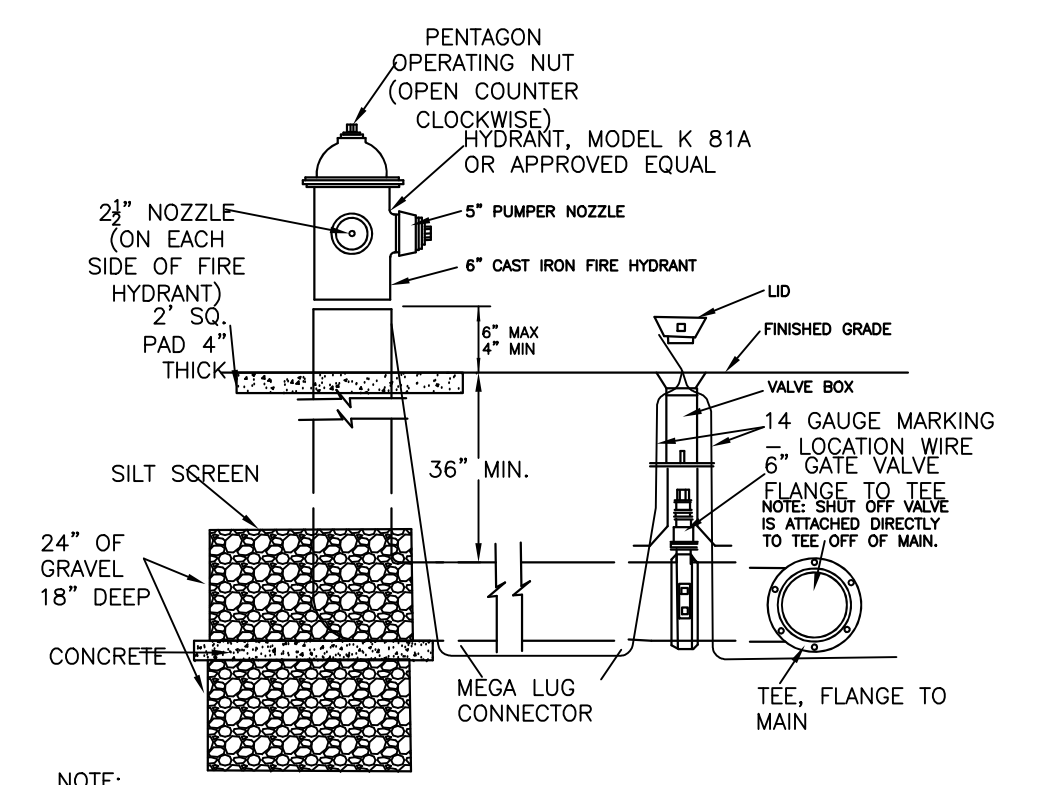
NOTES:

LENGTHS BASED ON THE FOLLOWING:

- 3' MINIMUM DEPTH OF COVER
- 200 PSI WORKING PRESSURE
- TRENCH TYPE 5
- SANDY CLAY SOIL, NATIVE

IF CONDITIONS VARY FROM THE ABOVE, THE JOINT RESTRAINT LENGTH SHALL BE CALCULATED BY THE ENGINEER.

ALL JOINTS WITHIN THE REQUIRED LENGTH SHALL BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS OR HARNESS ASSEMBLIES FOR PUSH ON PIPE.



- NOTES:**
- REFERENCE APWA STANDARD DRAWING 109. 109-A AND 109-B FOR SIGN SPECIFICATIONS.
 - SEE PLAN FOR SIGN LOCATION
 - STOP LINE TO BE PLACED AT EVERY STOP SIGN. LINE TO BE 12" WIDE AND GO TO CENTER OF STREET.
 - INSTALL STOP SIGN WITH 7" OF CLEARANCE BETWEEN BOTTOM OF SIGN AND SIDEWALK.
 - SUBMIT PROOFS OF STREET SIGNS TO CITY ENGINEER PRIOR TO ORDERING.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

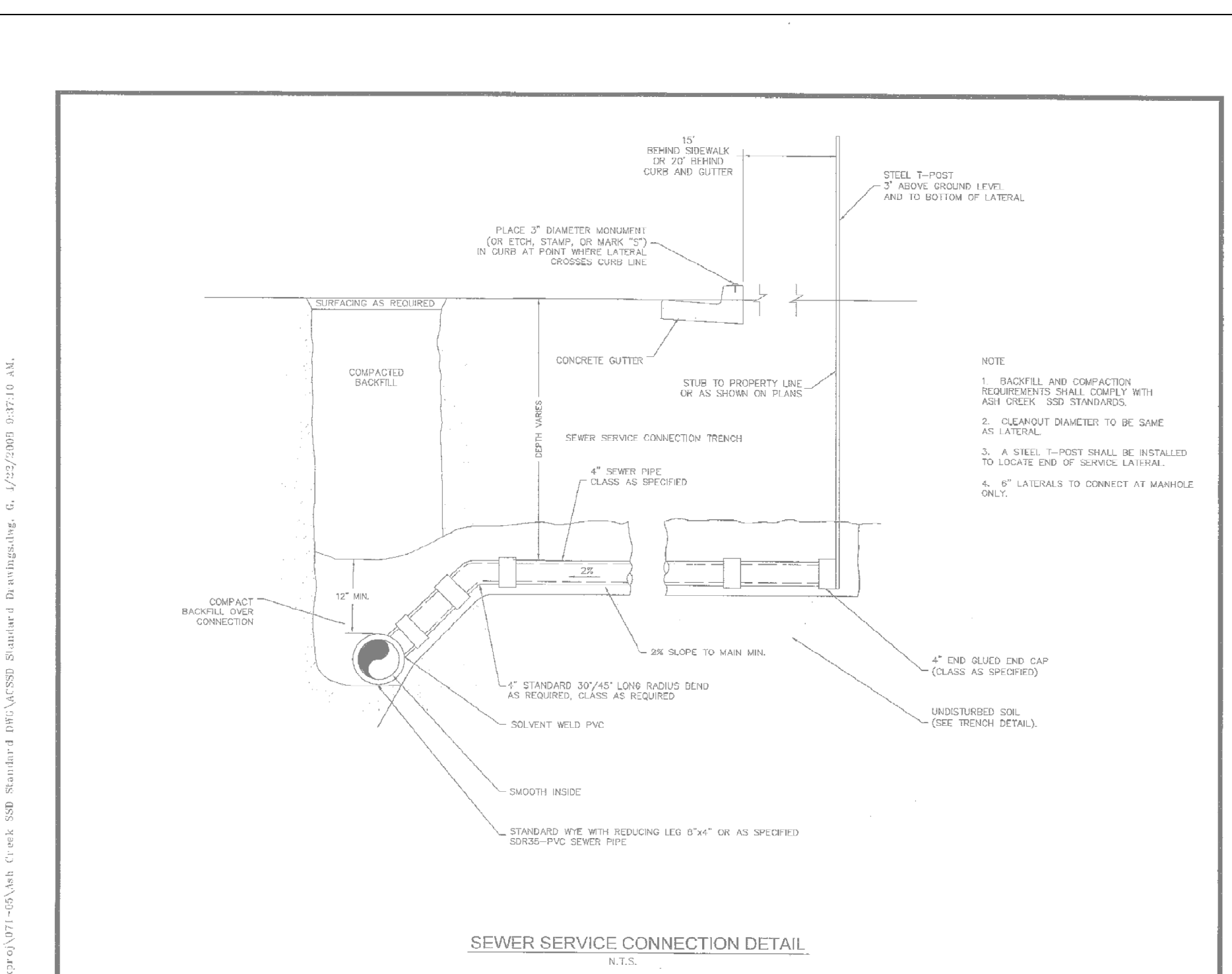
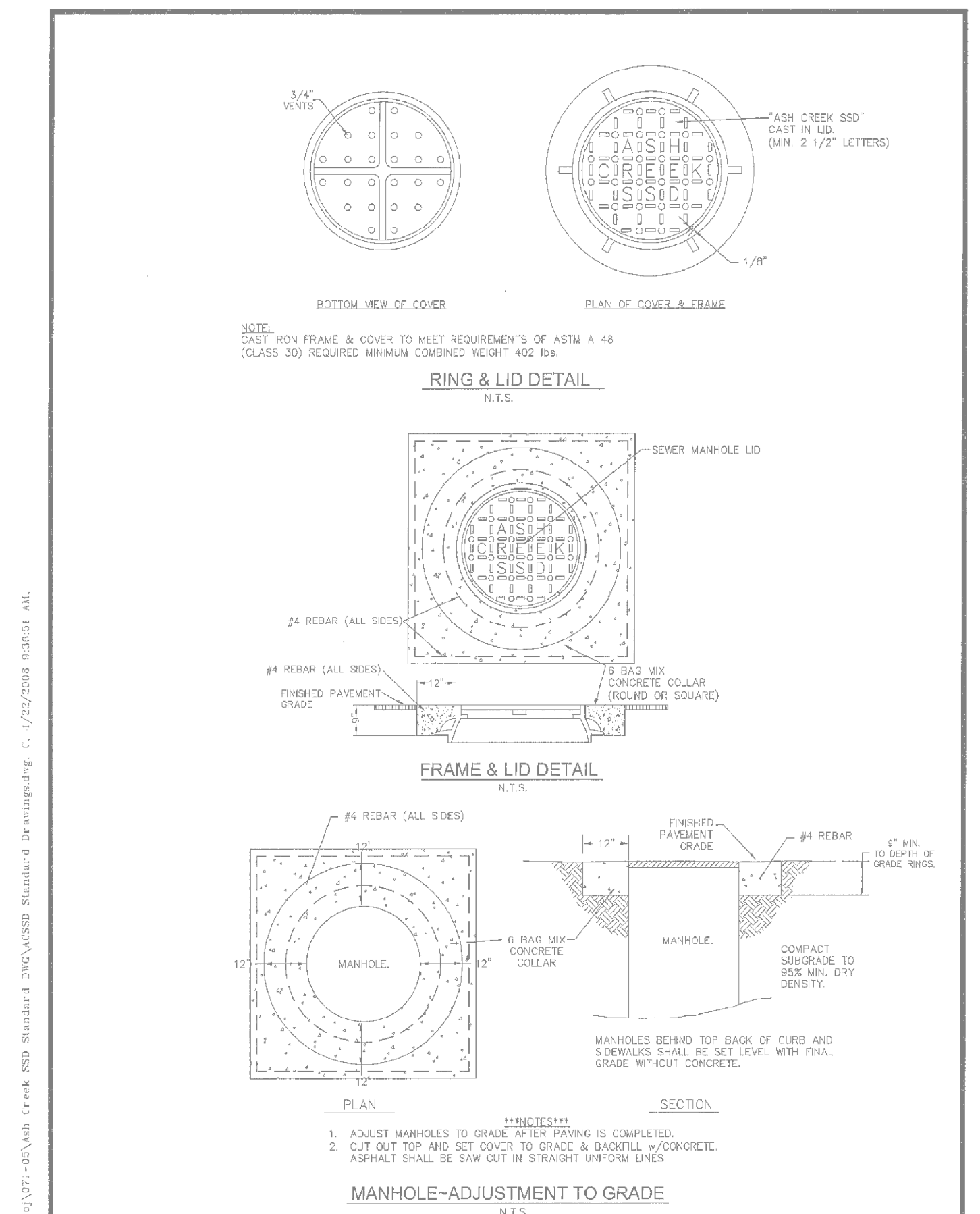
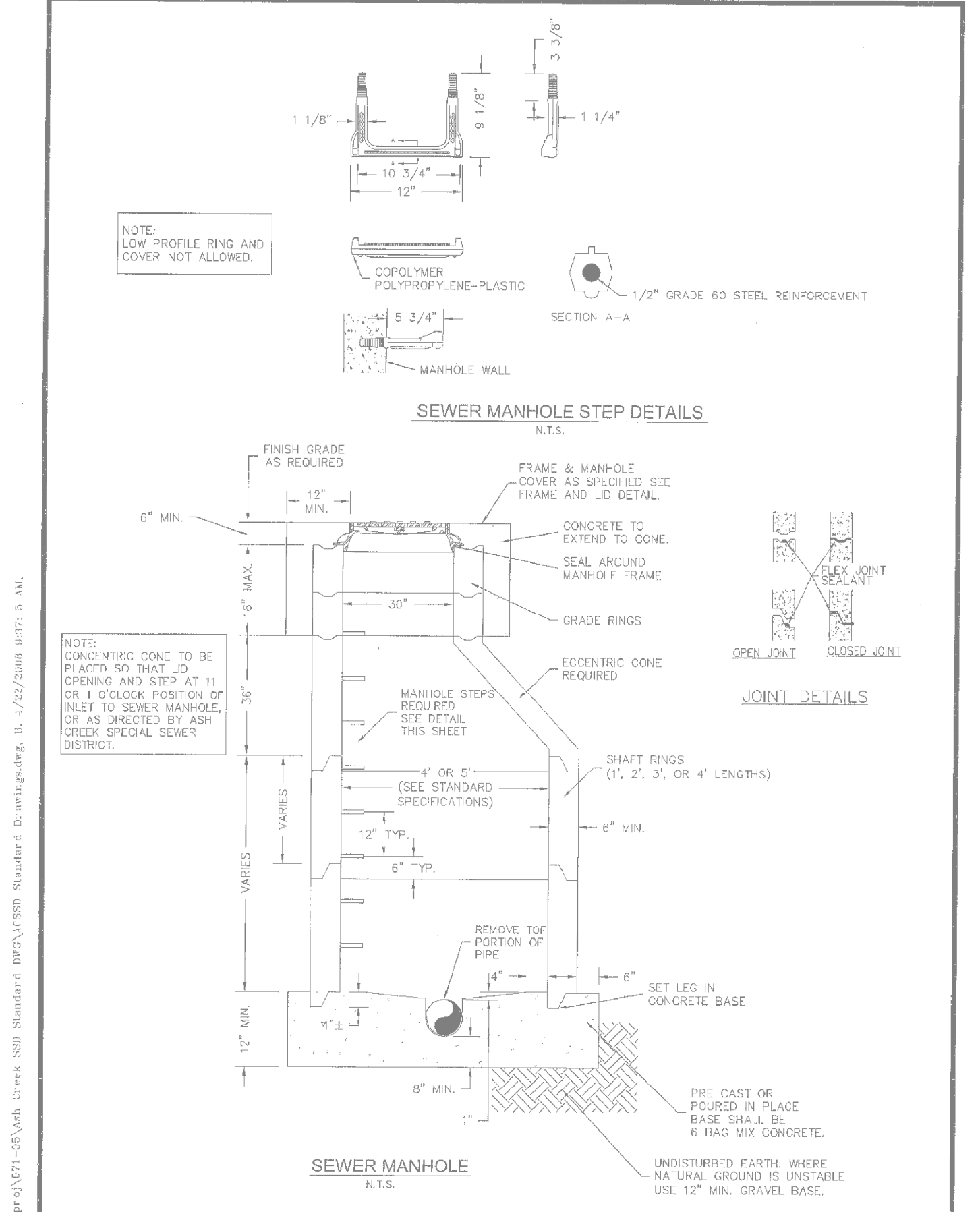
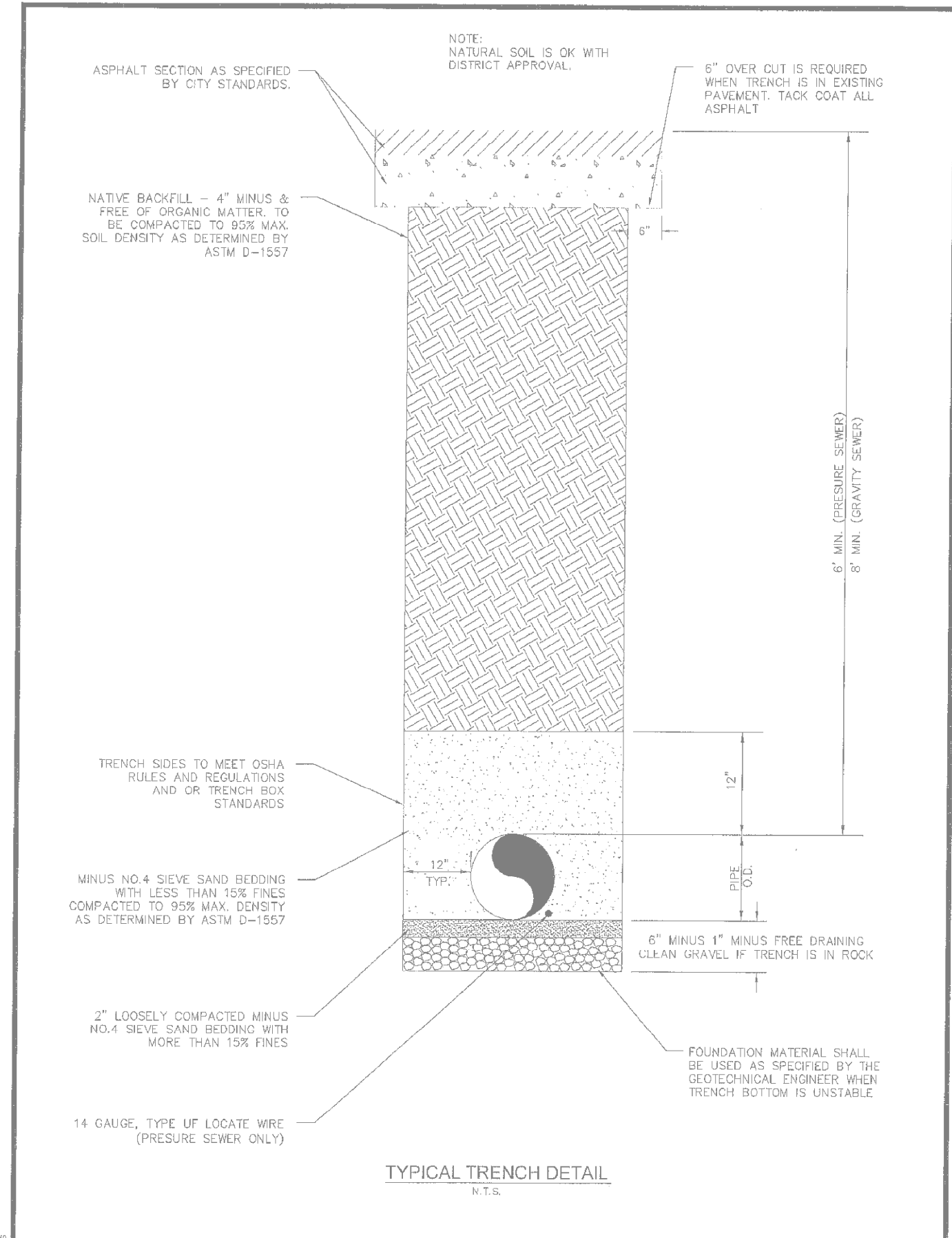
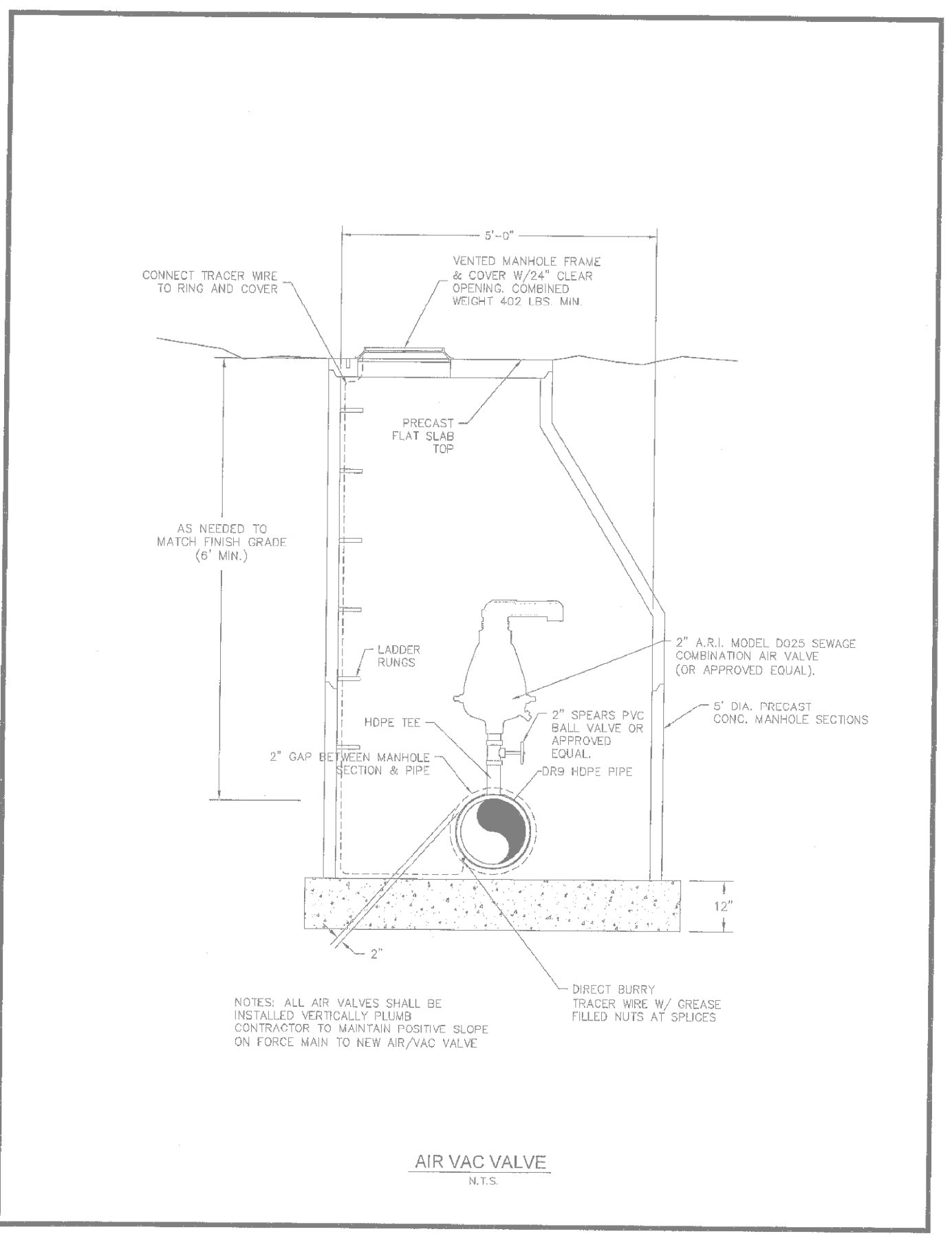
NO.	DATE	APPROVED BY	REMARKS

PRAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - TOUQUERVILLE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-2329

JUNIPER JUNCTION RV PARK
FOR
FORTE LAND CO.
NEAR JUNCTION OF SR 17 AND I-15
TOUQUERVILLE, WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.: 2001-0644
FILE NAME: 1468
DATE: FEB. 12, 2020
SCALE: AS NOTED
SHEET 15 OF 16

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SEWER DETAILS
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