

LEGEND

EXISTING	DESCRIPTION	PROPOSED
3286	2' CONTOUR	3286
3280	10' CONTOUR	3280
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	WATER LINE (SIZE INDICATED)	---
---	SEWER LINE (SIZE INDICATED)	---
---	OVERHEAD POWER LINE	---
---	DITCH FLOWLINE/DRAINAGE SHALE	---
---	PROPERTY LINE	---
⊙	FIRE HYDRANT	⊙
⊙	SEWER MANHOLE	⊙
⊙	WATER VALVE	⊙
▨	ASPHALT PAVEMENT	▨
▨	CONCRETE PAD	▨
▨	GRAVEL DRIVEWAY	▨
→	SURFACE FLOW DIRECTION	→
■	STORM DRAIN DROP INLET	■
■	STORM DRAIN CURB INLET	■
○	STORM DRAIN MANHOLE	○
---	RETAINING WALL	---

TOQUER HILLS: PHASES 1 - 4 PRELIMINARY PLAT

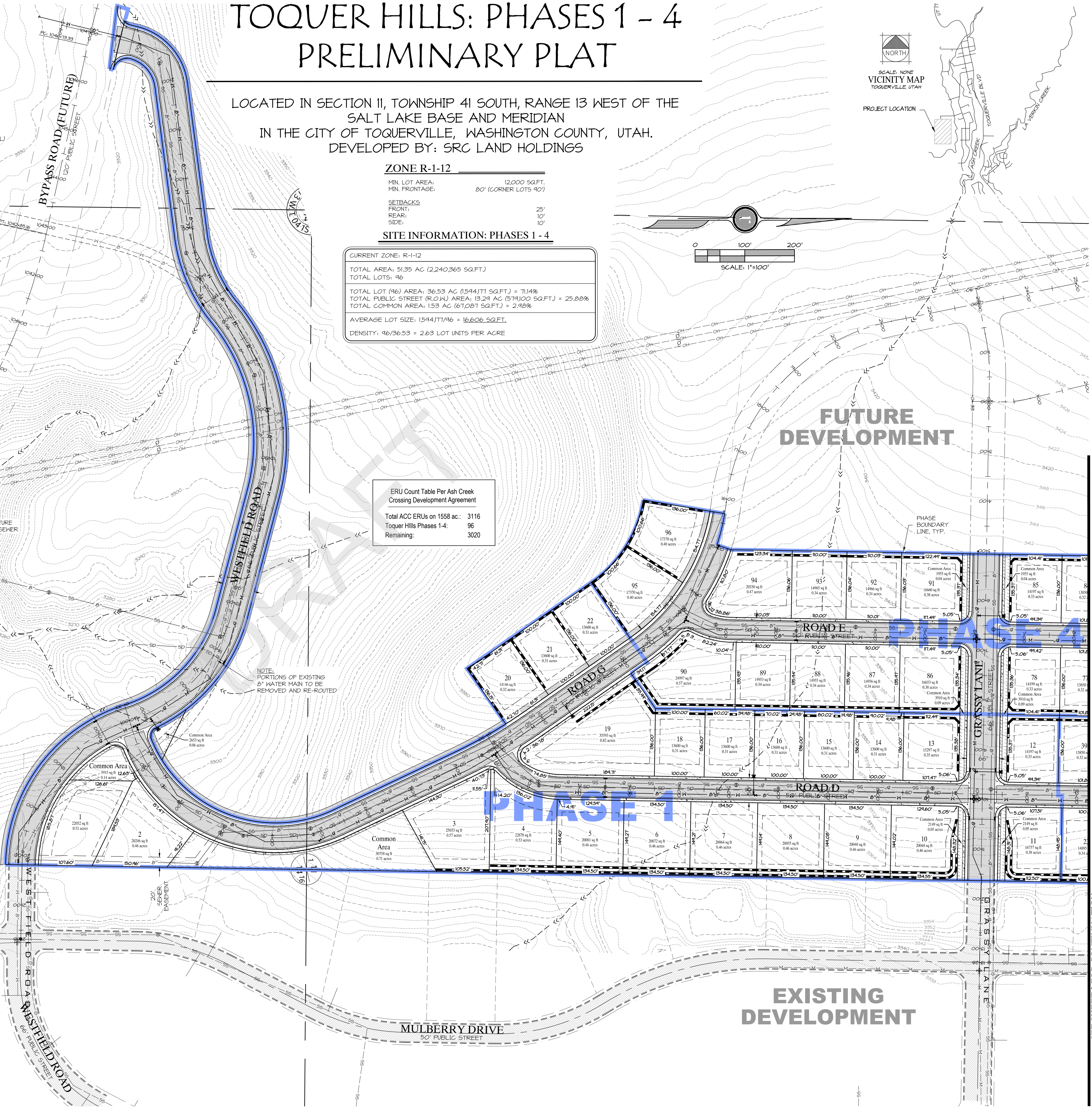
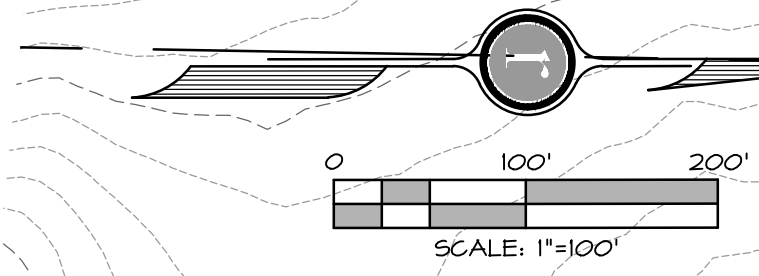
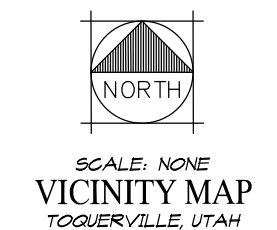
LOCATED IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
IN THE CITY OF TOQUERVILLE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: SRC LAND HOLDINGS

ZONE R-1-12
MIN. LOT AREA: 12,000 SQ.FT.
MIN. FRONTAGE: 80' (CORNER LOTS 90)
SETRACKS:
FRONT: 10'
REAR: 10'
SIDE: 10'

SITE INFORMATION: PHASES 1 - 4

CURRENT ZONE: R-1-12
TOTAL AREA: 51.35 AC (2,240,365 SQ.FT.)
TOTAL LOTS: 96
TOTAL LOT (96) AREA: 36.53 AC (1,544,111 SQ.FT.) = 71.14%
TOTAL PUBLIC STREET (R.O.W.) AREA: 13.24 AC (579,100 SQ.FT.) = 25.80%
TOTAL COMMON AREA: 1.53 AC (67,087 SQ.FT.) = 2.98%
AVERAGE LOT SIZE: 1,544,111/96 = 16,095 SQ.FT.
DENSITY: 96/36.53 = 2.63 LOT UNITS PER ACRE

ERU Count Table Per Ash Creek
Crossing Development Agreement
Total ACC ERUs on 1558 ac.: 3116
Toquer Hills Phases 1-4: 96
Remaining: 3020



OWNER/DEVELOPER/CONTACT
THE DEVELOPER FOR THIS PROJECT IS
SRC LAND HOLDINGS
CONTACT: SCOTT MCCALL
1404 WEST SUN RIVER PARKWAY, SUITE 200
ST. GEORGE, UTAH 84710
(435) 673-4300 OR (435) 215-8316

PROJECT ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: JARED BATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84710 (435) 673-8586

GEOTECHNICAL ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
CONTACT: RUSSELL L. OHENS
745 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84710 (435) 486-0566

DATE: 03/30/2021
JOB NO: 11573-20-005
DESIGNED BY: DSK
CHECKED BY: JSB
DWG: Preliminary Plat

REVISIONS

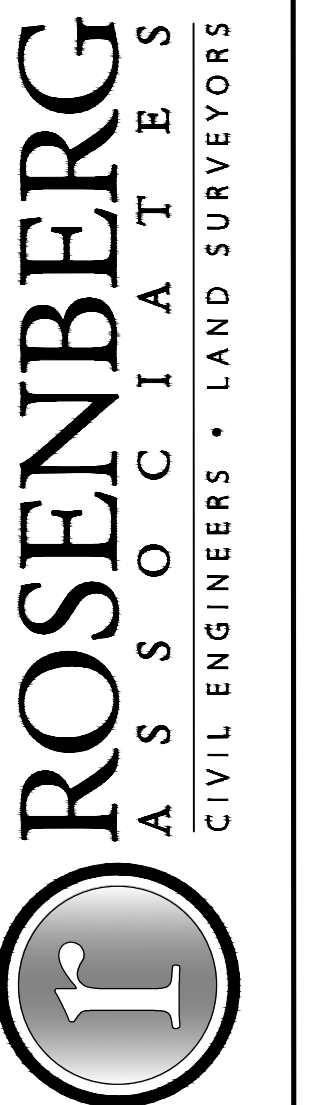
ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

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

PRELIMINARY PLAT
FOR
TOQUER HILLS: PHASES 1 - 4
TOQUERVILLE,
UTAH

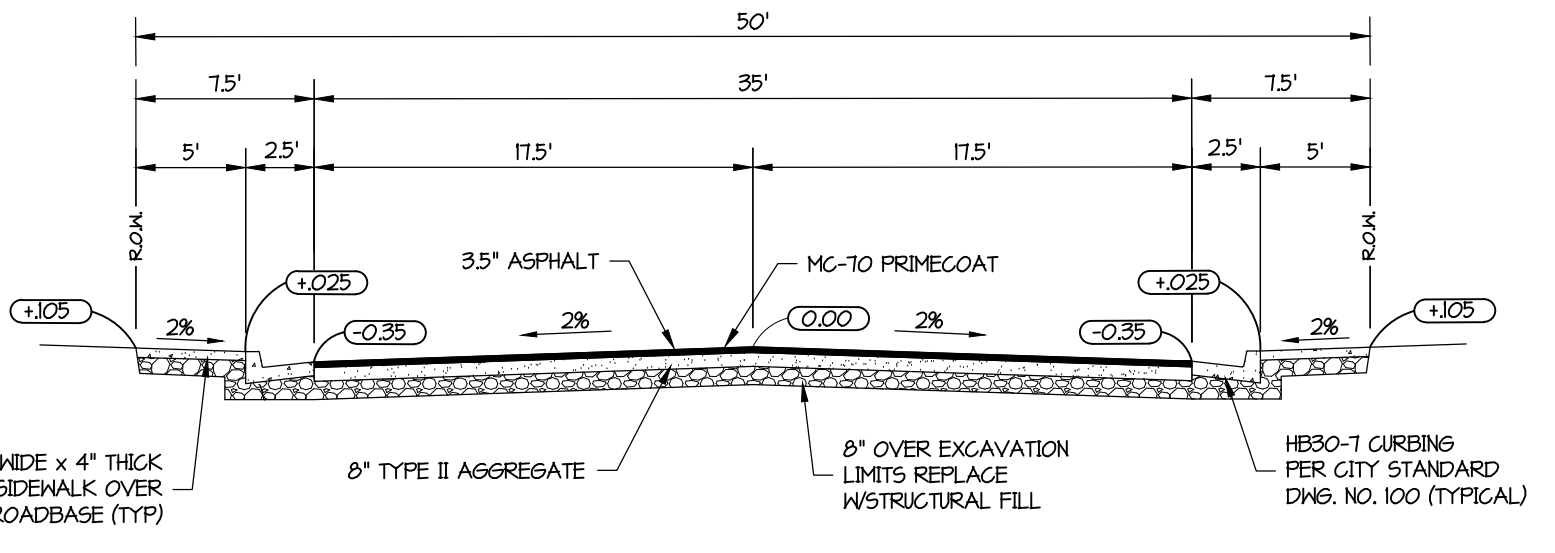
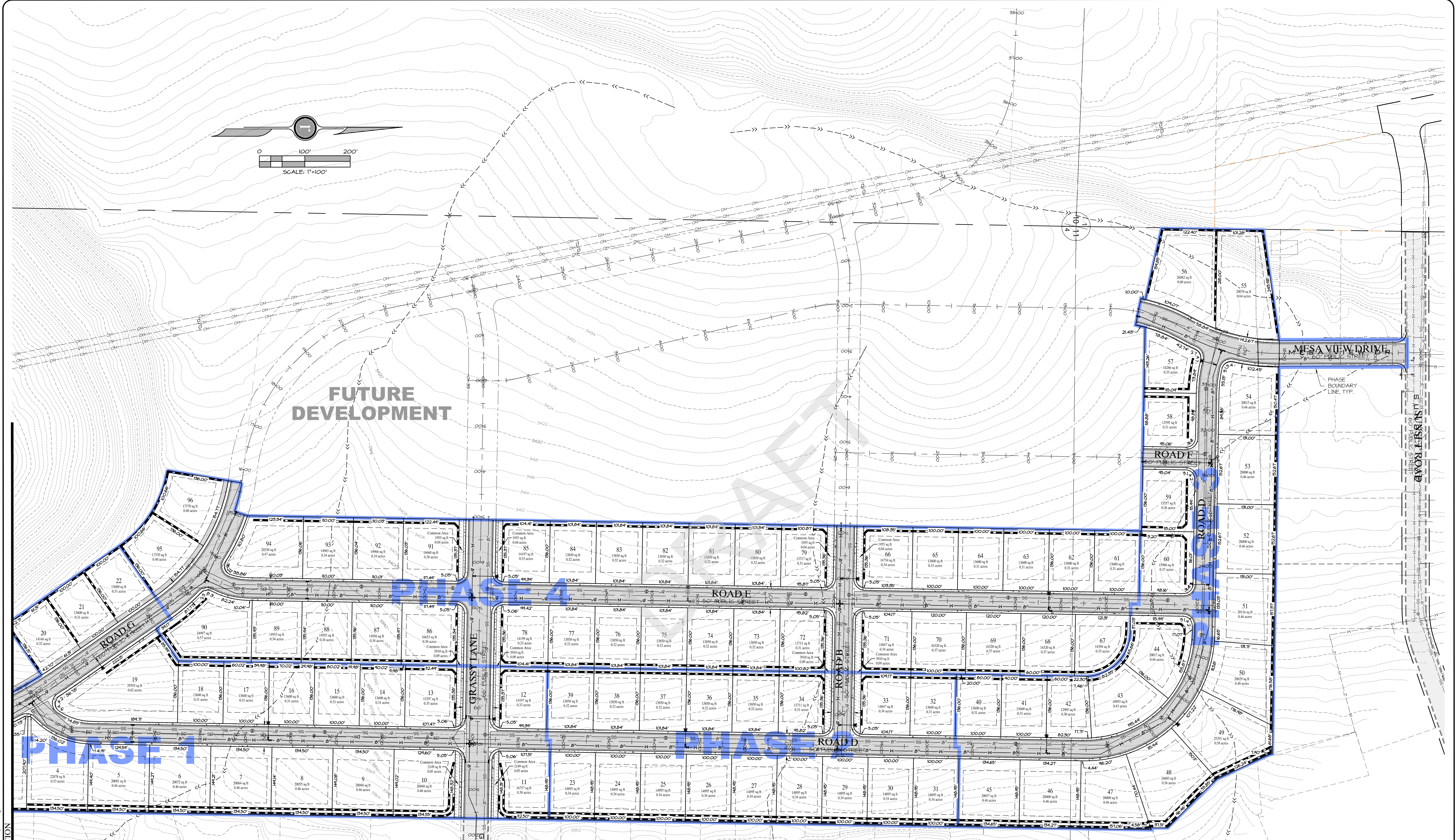
SHEET
1
OF 2 SHEETS

DATE	REVISIONS

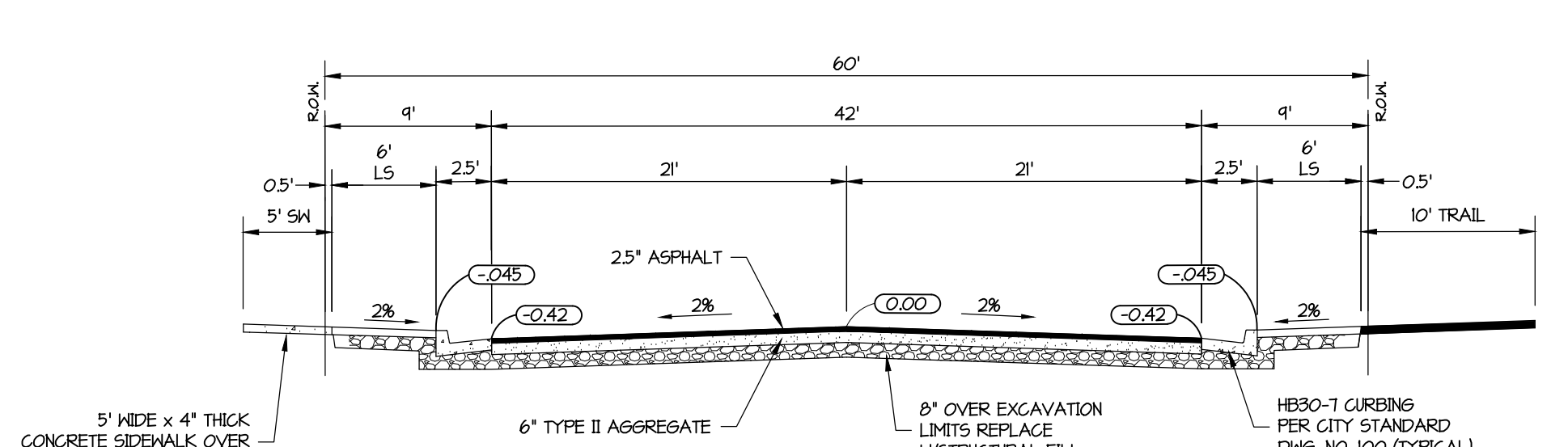


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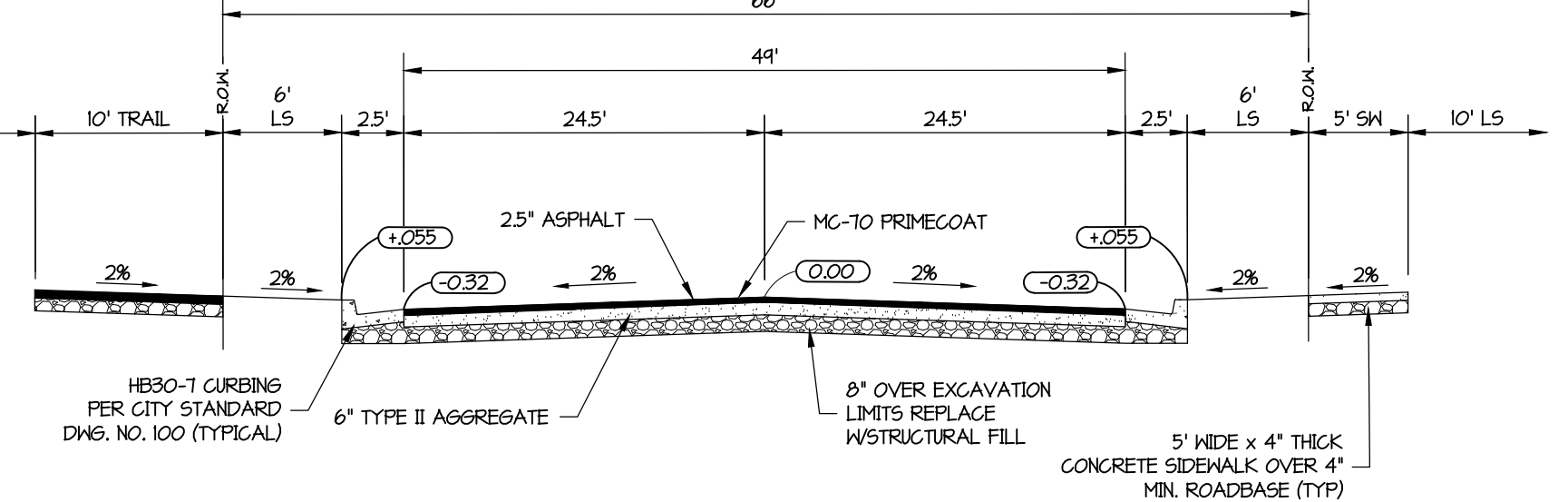
PRELIMINARY PLAT
FOR
TOQUER HILLS: PHASES 1 - 4
TOQUIERVILLE,
UTAH



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



2 RESIDENTIAL - 60' R.O.W.
SCALE: N.T.S.



3 RESIDENTIAL - 66' R.O.W.
SCALE: N.T.S.

Z:\11000-11999\11573-20-005 ToquerHills\Phase 1 Subdivision\DWG\11573-20-005 Preliminary Plat.dwg, Sheet 02, 3/30/2021, 5:03:24 PM, del

SEE SHEET 1 FOR CONTINUATION