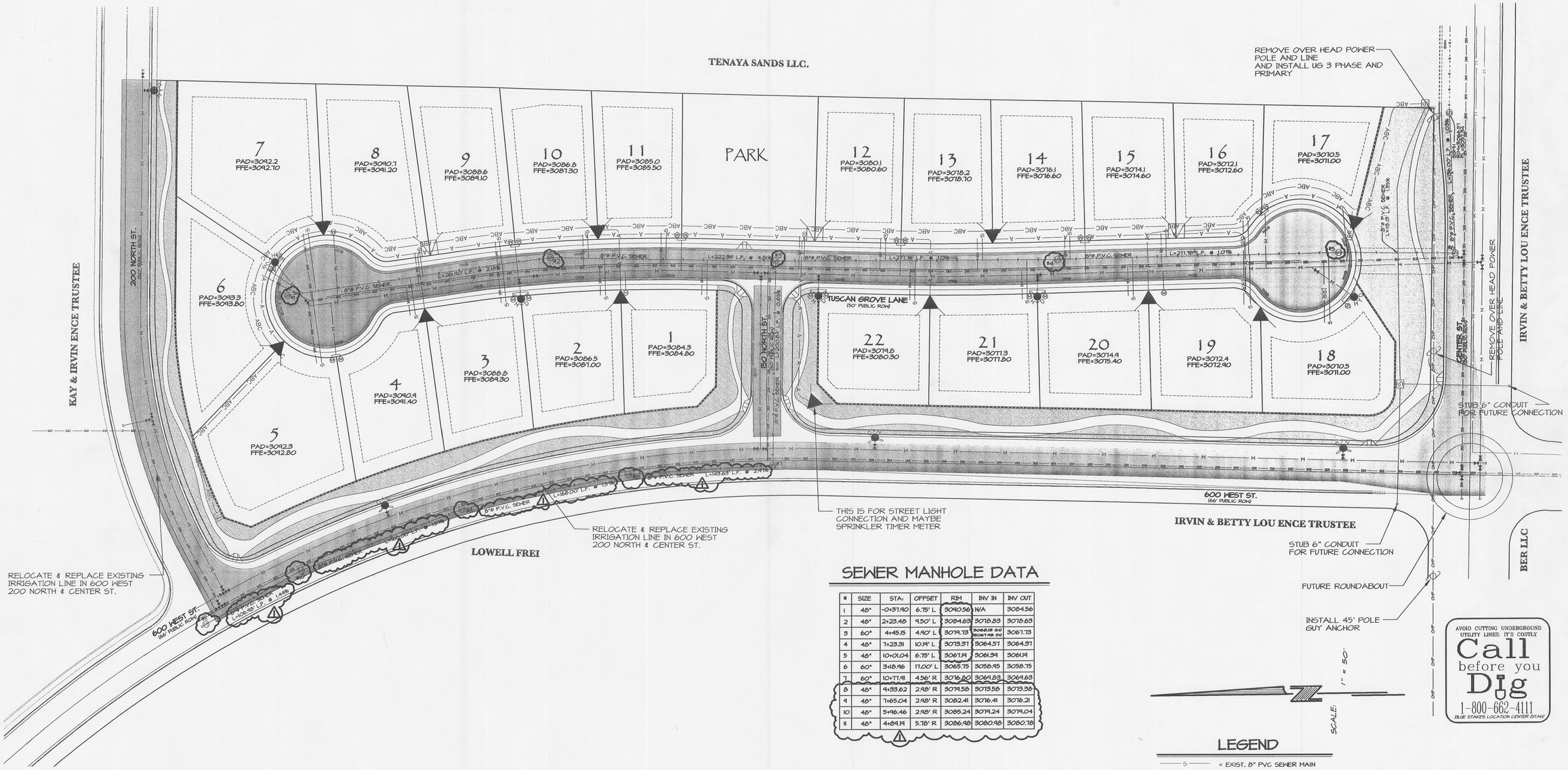
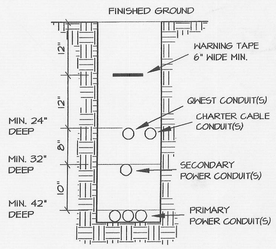


SEWER MANHOLE DATA

#	SIZE	STA:	OFFSET	RIM	INV IN	INV OUT
1	48"	-0+37.90	6.75' L	3090.56	N/A	3084.56
2	48"	2+23.48	9.50' L	3084.63	3078.83	3078.63
3	60"	4+45.15	4.90' L	3079.73	3068.18 (IN) 3067.98 (IN)	3067.73
4	48"	7+23.31	10.19' L	3073.37	3064.57	3064.37
5	48"	10+01.04	6.75' L	3067.19	3061.39	3061.19
6	60"	3+18.96	17.00' L	3065.75	3058.95	3058.75
7	60"	10+77.91	4.56' R	3076.80	3061.83	3061.63
8	48"	9+33.62	2.98' R	3079.58	3073.58	3073.38
9	48"	7+65.04	2.98' R	3082.41	3076.41	3076.21
10	48"	5+96.46	2.98' R	3085.24	3079.24	3079.04
11	48"	4+84.19	5.78' R	3086.98	3080.98	3080.78

LEGEND

- S — = EXIST. 8" PVC SEWER MAIN
- S — = 8" PVC SEWER MAIN
- S — = PROPOSED SEWER LATERAL
- Ⓢ = SEWER MANHOLE - 48" AND 60" AS NOTED
- IRR — = IRRIGATION MAIN
- W — = 8" WATER MAIN
- W — = EXIST. 8" WATER MAIN
- = GATE VALVE
- = FIRE HYDRANT
- Ⓦ = 3/4" WATER METER
- STA. 0+27.03 / TBC 2502.35 = CENTERLINE STATION & TOP BACK OF CURB ELEVATION (TBC)
- = SIDEWALK & HANDICAP RAMP PER CITY SPECS.
- 50 = LOT NUMBER
- ⇐ = DIRECTION OF FLOW
- A — = POWER LINE
- = POWER TRANSFORMERS
- = POWER SERVICE CONNECTIONS



JOINT UTILITY TRENCH DETAIL

NOT TO SCALE

WATER NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF IVINS STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE UNIFORM PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED IVINS CITY.

2) CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.

3) 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.

4) ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF IVINS BACKFLOW ORDINANCE.

5) 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX, HYDRANT, AND WATER METER. THE WIRE SHALL BE CONNECTED AT ALL LATERALS AND TEES AT THE WATER MAIN. ALL SPLICES WILL BE WATER TIGHT.

6) 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.

7) 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.

8) CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.

9) ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE CITY OF IVINS WATER SERVICES ENGINEER.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.

3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.

4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

5. SITE WILL BE GRADED TO WITHIN 6" OF SUB-GRADE OR FINISHED GRADE. BEFORE INSTALLATION OF ANY UNDERGROUND UTILITIES.

DRY IRRIGATION LINE NOTES:

1. ALL DRY IRRIGATION LINES ARE TO BE 4" MAIN LINES WITH 3/4" LATERAL TO THE INDIVIDUAL LOTS.

2. CONNECT ALL DRY IRRIGATION LINES TO EACH LOT USING THE CITY STANDARD CONNECTION DRAWING 1-01.

3. STUB TO EACH LOT AT SAME LOCATION AS SEWER LATERAL.

4. ALL IRRIGATION LINES TO BE BURIED AT A MINIMUM OF 3.0' OF COVER FROM FINISH GRADE.

POWER, WATER AND SEWER PLAN

SEE SHEET 7 FOR GAS, PHONE AND CATV PLAN

SUBJECT PROPERTY LAYS WITHIN SEC. 31, T. 41 S., R. 16 W. OF THE SLB & M.

CHECK PRINT NOT FOR CONSTRUCTION

02-22-06 DATE:
4946-05 JOB NUMBER:
1" = 50' SCALE:
AJY DRAWN BY:
RTR CHECKED BY:

REVISIONS DATE
1. SEWER IN 600 W. STREET 4/06/06
2. SWR RIMS TUSCAN GR. LN. 4/06/06

ROSENBERG ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
352 East Riverside Drive, Suite A2 St. George, Utah 84790 - (435) 673-8586

UTILITY PLAN
TUSCAN GROVE ESTATES, IVINS, UTAH
PANTHEON DEVELOPMENT

DRAWING NAME: UTILITY

SHEET 6 OF 12 SHEETS



QUESTAR GAS NOTES:

DEVELOPER NEEDS TO CONTACT BECKY MARCHAL AT 674-6116 QUESTAR'S GAS MARKETING DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP.

DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.

ALL UTILITY EASEMENTS WILL BE WITHIN 6 INCHES OF GRADE FROM TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.

IF CASING ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT HIS/HER COST. A MAP WILL BE AVAILABLE AT QUESTAR GAS FOR CASINGS LOCATIONS (1155 E. 350 N.).

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 SHALL BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.

WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.

FAILURE TO COMPLY WITH THE ABOVE NOTES COULD RESULT IN DELAY OF SERVICE TO THIS PROJECT. CONTACT D.J. (435-674-6154) TWO WEEKS PRIOR TO INSTALLATION FOR SCHEDULING.

CABLE NOTES (CHARTER):

T.C.S. WILL PLACE ALL CONDUIT IN OPEN TRENCH FOR CHARTER COMMUNICATION. CALL ROGER @ (435)703-0215

TELEPHONE NOTES (QWEST):

1. QWEST WILL PROVIDE ALL 2" AND 4" PVC AND WILL DELIVER IT TO THE SITE. PLEASE CALL 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 THIS PROJECT. CONTACT TELCO ENG. 628-6013 WITH QUESTIONS.
5. CONTRACTOR INSTALL PULL TAPE IN ALL NEW CONDUIT.

GENERAL NOTES

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3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
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LEGEND

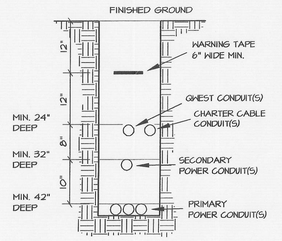
QWEST=(PROPOSED)	
QUESTAR GAS	
CHARTER CATV	
50	LOT NUMBER

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call before you Dig

1-800-662-4111

BLUE STAKES LOCATION CENTER (UTAH)



JOINT UTILITY TRENCH DETAIL

NOT TO SCALE

GAS, PHONE AND CATV PLAN

SEE SHEET 6 FOR POWER, WATER AND SEWER

SUBJECT PROPERTY LAYS WITHIN SEC. 31, T. 41 S., R. 16 W. OF THE SLB & M.

CHECK PRINT NOT FOR CONSTRUCTION

DATE:	2-22-06
JOB NUMBER:	4946-05
SCALE:	1"= 50'
DRAWN BY:	AJY
CHECKED BY:	RTR

REVISIONS | DATE

ROSENBERG ASSOCIATES
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UTILITY PLAN
TUSCAN GROVE ESTATES, IVINS, UTAH
PANTHEON DEVELOPMENT

DRAWING NAME: UTILITY

SHEET 7 OF 12 SHEETS