

UT83-CF | 12:37 AM SUNDAY 02 JULY 2023 | P:\2022-0248 ALTITUDE PREMIER-ROOSEVELT SUBDIVISION\DRAWINGS\SHEETS\G001-02 TITLE & NOTES.DWG

A B C D E F G H I J K L M N O P

ALTITUDE PREMIER



SOUTHTOWN SUBDIVISION

ISSUED: 02 JULY 2023

CONTACT INFORMATION



Answers to Infrastructure®
ENGINEERING & SURVEYING
2028 W 500 N
VERNAL, UTAH 84078
P: (435) 781-2550

REVISIONS

LEGAL NOTICE

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DESIGN

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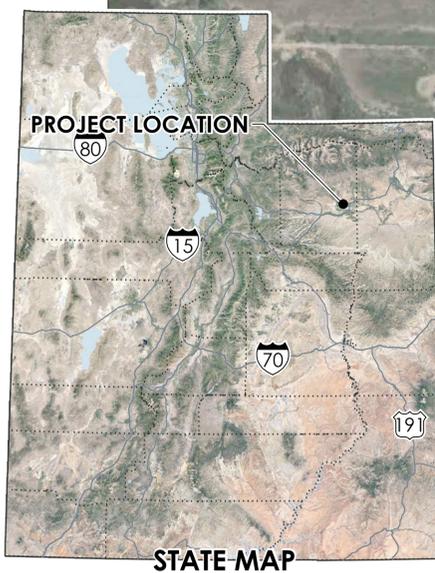
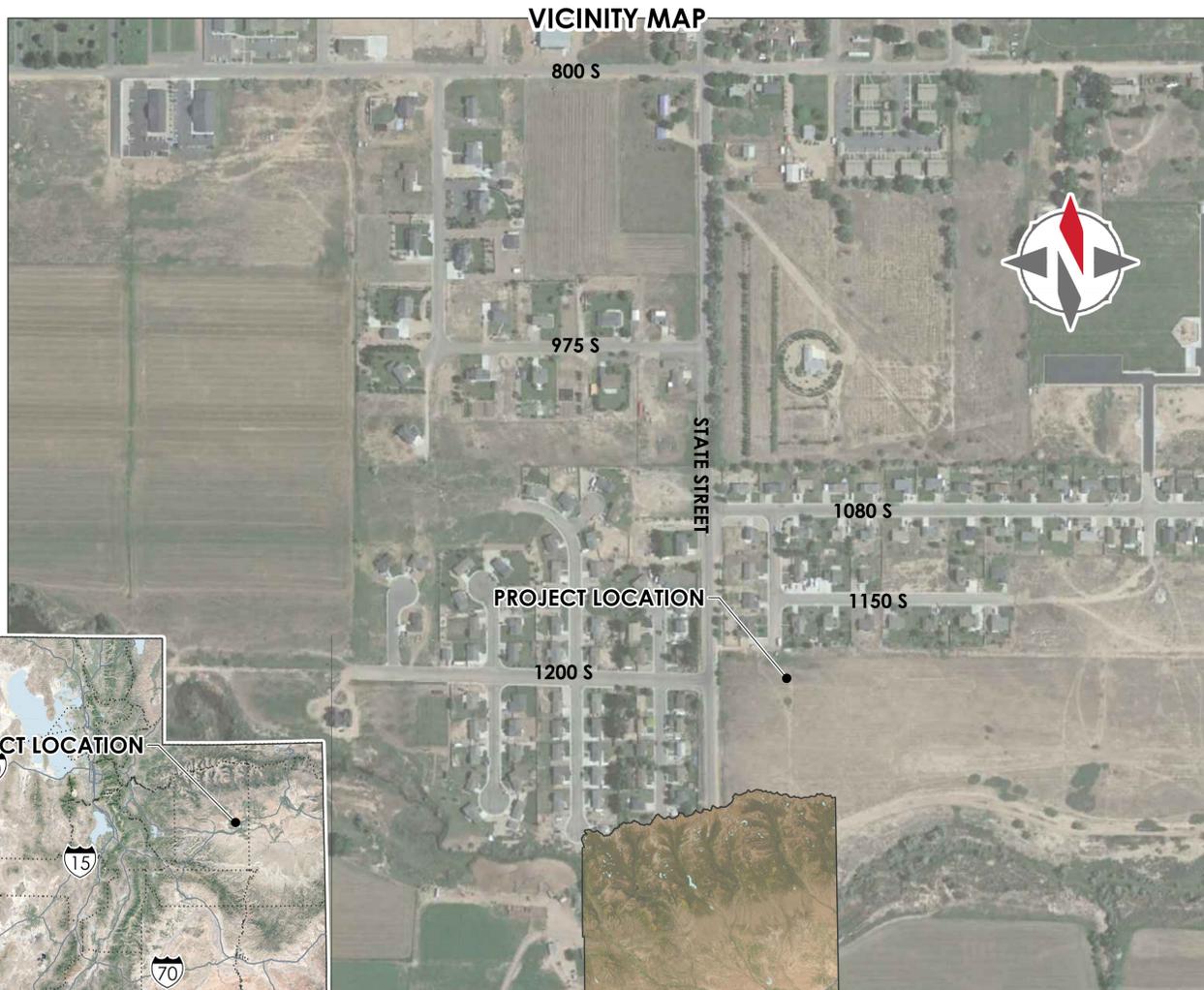
PRINCIPAL : D. EYRE
MANAGER : C. NEBEKER
REVIEWER : C. NEBEKER
DRAFTER : J. SEEDALL

PROJECT

2022-0248
2 July 2023

SOUTHTOWN SUBDIVISION

1200 S STATE STREET
ROOSEVELT, UTAH 84066



Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
1	G001	COVER SHEET
2	G002	NOTES
3	CS001	PLAT
4	CS101	LOT LAYOUT
5	CU101	UTILITY LAYOUT

COVER SHEET
1 OF 5
G001

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THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
 - CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED ABOVE AND WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES 5 DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
- OWNER:** ALTITUDE PREMIER CONSTRUCTION, LLC
252 S. LOAFER CANYON RD.
PAYSON, UTAH 84651
PHONE: (801) 860-5500
CONTACT: ROB MCNEEL
- ENGINEER:** CRS ENGINEERS
2028 W. 500 N.
VERNAL UTAH
PHONE: (435) 781-2550
CONTACT: C. NEBEKER
- IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
 - WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
 - THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
 - THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE, AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT, AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN CONSTRUCTION OF PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR SAFETY CONDITIONS, WHICH CONDITIONS COULD BE HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM ROOSEVELT CITY. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
 - THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
 - THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
 - THE CONTRACTOR AGREES THAT:
 - THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH DAY.
 - THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
 - THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
 - THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
 - THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.
 - THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE AND GROSS NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 - DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ROOSEVELT CITY.
 - WHEN CONSTRUCTION STAKING IS REQUIRED THE CONTRACTOR SHALL NOTIFY THE ENGINEER/LAND SURVEYOR 1 WEEK IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, INCLUDING RE-STAKING WILL BE SUBJECT TO A CONTRACTOR CHANGE ORDER AND THE IMPACT COSTS OF WORK PERFORMED
 - FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING FEATURES NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FEATURES FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING FEATURES SHALL BE INCLUDED IN THE BID PRICE FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT.
- THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL FACILITIES. AS-BUILT DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHTS-OF-WAY.
- NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
- FURNISH, MAINTAIN, AND RESTORE ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH CITY, COUNTY, AND STATE REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES:

- CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
- CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH ROOSEVELT CITY STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, RE-VEGETATION REQUIREMENTS, AND THE SWPP PLAN AS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY AND DIVISION OF AIR QUALITY.
- THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS OUTLINED IN THE CONSTRUCTION STANDARDS.
- SEDIMENTATION BMP'S SHOWN ON THE EROSION CONTROL AND SEDIMENT CONTROL PLANS (STORM WATER POLLUTION PREVENTION PLAN) TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.
- DUST CONTROL BMP'S ARE TO BE ON SITE AND IMPLEMENTED AS SOON AS LAND DISTURBANCE OCCURS.
- THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY CRS ENGINEERS. IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND CONTACT CRS ENGINEERS. WORK IS TO REMAIN STOPPED UNTIL THE ENGINEER PROVIDES A WRITTEN NOTICE TO RESUME WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, CHANNELS, DITCHES, AND SWALES FREE FROM DEBRIS, SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN OR VIOLATE ANY CITY, STATE, OR FEDERAL LAWS.
- BMP'S ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM ROOSEVELT CITY.
- IF DISTURBANCE OCCURS OUTSIDE THE LIMITS OF DISTURBANCE, WORK WILL STOP AND REMAIN STOPPED UNTIL A WRITTEN RESPONSE IS RECEIVED FROM THE ENGINEER.
- THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER.

GENERAL UTILITY NOTES

- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
- START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UPHILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
- CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
- STORM DRAIN - SEE ROOSEVELT CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY AS SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY STANDARDS AND DETAILS.
- ALL DIMENSIONS AND GRADES OF EXISTING STORM DRAIN PIPES, BOX CULVERTS, STRUCTURES, ETC. SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.
- VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

- ALL DIMENSIONS, GRADES, AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ABBREVIATIONS

APPROX	APPROXIMATE	PI	POINT OF INTERSECTION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	PJ	PUSH-ON JOINT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DI	DUCTILE IRON
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	PSF	POUNDS PER FOOT
AWWA	AMERICAN WATER WORKS ASSOCIATION	PSI	POUNDS PER SQUARE INCH
BF	BLIND FLANGE	PUE	PUBLIC UTILITY EASEMENT
BLDG	BUILDING	PVC	POLYVINYL CHLORIDE
C	CHORD LENGTH	RCP	REINFORCED CONCRETE PIPE
C TO C	CENTER TO CENTER	R	RADIUS
CB	CHORD BEARING	RT	RIGHT
CI	CAST IRON	RJ	RESTRAINED JOINT
CL	CLASS	S	SOUTH
CLR	CLEAR	SEC	SECTION
CMP	CORRUGATED METAL PIPE	SS	SANITARY SEWER
CO	CLEANOUT	STA	STATION
CONC	CONCRETE	T	TOP
DI	DUCTILE IRON	TB	THRUST BLOCK
DIM	DIMENSION	TBA	TO BE ABANDONED
E	EAST	TBC	TOP BACK CURB
EA	EDGE OF ASPHALT	TC	TOP OF CONCRETE
EG	EXISTING GRADE	TYP	TYPICAL
EL	ELEVATION	UDOT	UTAH DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	VERT	VERTICAL
EPE	EDGE OF PAVEMENT	W	WEST
EW	EACH WAY	W/	WITH
EX	EXISTING	WWF	WELDED WIRE FABRIC
FG	FINISH GRADE		
FH	FIRE HYDRANT		
FL	FLOWLINE		
FLG	FLANGE		
FT	FEET		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
ID	INSIDE DIAMETER		
IE	INVERT ELEVATION		
INV	INVERT		
IR	IRON ROD		
IRR	IRRIGATION		
LT	LEFT		
L	LENGTH		
LBS	POUNDS		
LF	LINEAR FEET		
LP	LOW POINT		
MAX	MAXIMUM		
MEG	MATCH EXISTING GRADE		
MIN	MINIMUM		
MJ	MECHANICAL JOINT		
N	NORTH		
N/A	NOT APPLICABLE		
NIC	NOT IN CONTACT		
NO	NUMBER		
NTS	NOT TO SCALE		
OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION		
PE	PLAIN END		
PG	PAGE		

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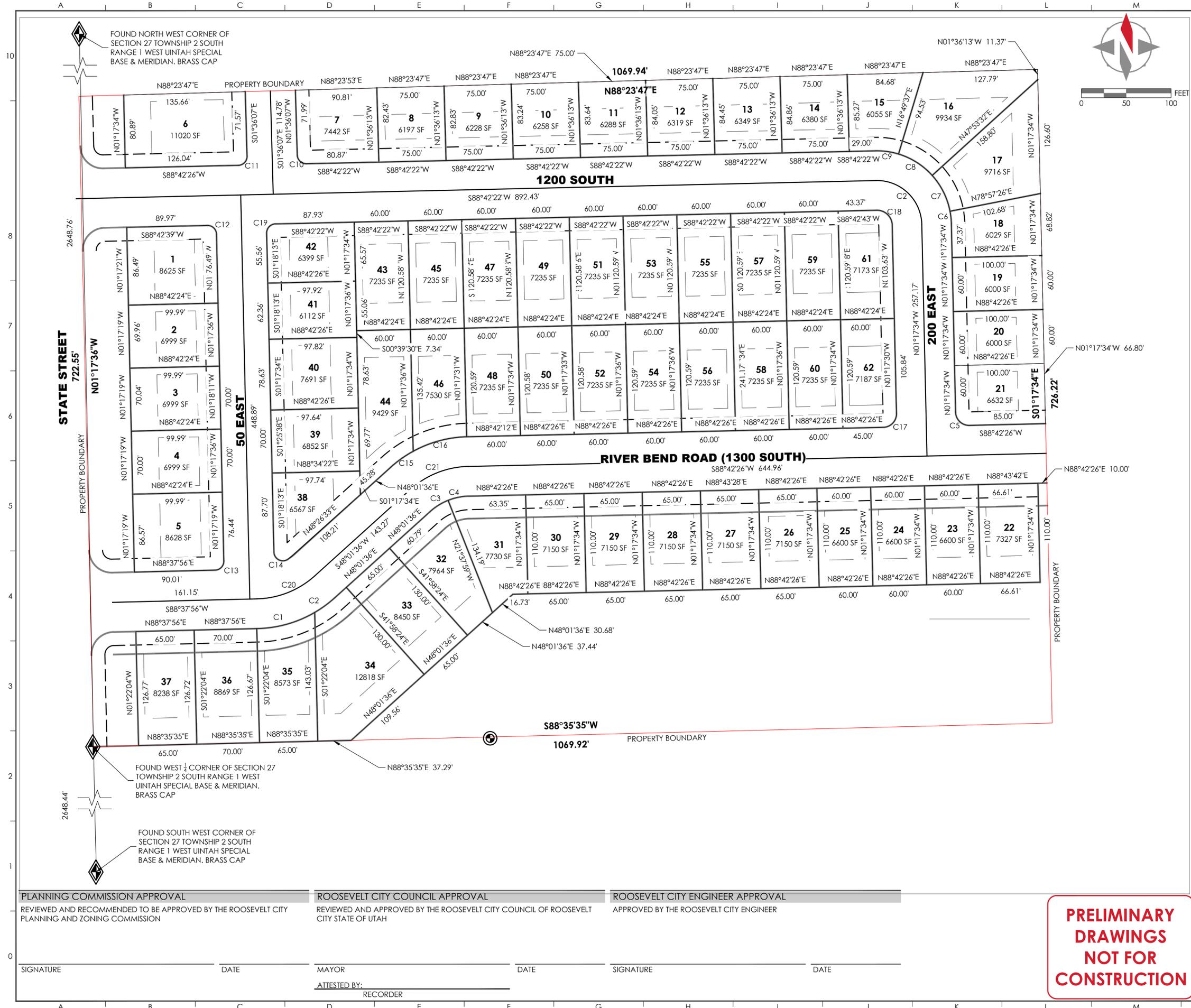
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2022-0248
02 JULY 2023

SOUTHTOWN SUBDIVISION

1200 S STATE STREET, ROOSEVELT, UT, 84066

- FOUND SECTION CORNER - BRASS MARKER
- FOUND REBAR WITH PLASTIC CAP - LABELED PEATROSS

CURVE TABLE

LABEL	LENGTH	DELTA	RADIUS	CHORD
C1	67.25'	28°58'03"	133.02'	N74°22'05"E 66.54'
C2	27.52'	11°49'56"	133.27'	N53°57'18"E 27.47'
C3	23.79'	20°20'25"	67.00'	N58°11'48"E 23.66'
C4	23.79'	20°20'45"	67.00'	N78°32'25"E 23.66'
C5	23.22'	88°42'26"	15.00'	N45°38'47"W 20.97'
C6	14.12'	09°45'00"	83.00'	N06°10'04"W 14.11'
C7	45.00'	31°03'54"	83.00'	N26°34'31"W 44.45'
C8	45.00'	31°03'54"	83.00'	N57°38'26"W 44.45'
C9	26.25'	18°07'15"	83.00'	N82°14'00"W 26.14'
C10	15.65'	89°41'30"	10.00'	N46°26'52"W 14.10'
C11	15.76'	90°18'33"	10.00'	S43°33'09"W 14.18'
C12	15.93'	91°17'21"	10.00'	N45°38'40"W 14.30'
C13	15.47'	88°37'56"	10.00'	N44°18'58"E 13.97'
C14	21.26'	121°47'59"	10.00'	S62°17'31"E 17.48'
C15	31.02'	13°21'47"	133.00'	N54°42'29"E 30.95'
C16	62.38'	26°52'16"	133.00'	N74°49'30"E 61.81'
C17	23.56'	90°00'00"	15.00'	N43°42'26"E 21.21'
C18	26.69'	89°51'48"	17.01'	N46°24'47"W 24.03'
C19	15.71'	90°00'35"	10.00'	N43°42'05"E 14.14'
C20	70.87'	40°36'21"	100.00'	S68°19'46"W 69.40'
C21	71.00'	40°40'50"	100.00'	S68°22'01"W 69.52'

SURVEYOR'S CERTIFICATE

I, ROBERT O. BAKER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 172816 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT A SURVEY HAS BEEN MADE UNDER MY DIRECT SUPERVISION OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND THE SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN WHICH BEARS S00°10'11"E 601.76 FEET FROM THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER NORTHWEST QUARTER; THENCE N88°23'47"E ALONG THE SOUTH BOUNDARY OF THE SOUTHTOWN SUBDIVISION PHASE ONE 1069.94 FEET; THENCE S01°17'34"E 726.22 FEET TO THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER NORTHWEST QUARTER; THENCE S88°35'35"W ALONG THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER NORTHWEST QUARTER 1069.92 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE N01°17'36"W ALONG THE SAID WEST LINE OF THE SOUTHWEST QUARTER NORTHWEST QUARTER 722.55 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE WEST LINE OF THE SAID SOUTHWEST QUARTER NORTHWEST QUARTER WHICH IS TAKEN FROM THE PLAT OF THE SOUTHTOWN SUBDIVISION PHASE ONE TO BEAR N00°10'11"W. CONTAINS 17.79 ACRES MORE OR LESS.

PLANNING COMMISSION APPROVAL

REVIEWED AND RECOMMENDED TO BE APPROVED BY THE ROOSEVELT CITY PLANNING AND ZONING COMMISSION

ROOSEVELT CITY COUNCIL APPROVAL

REVIEWED AND APPROVED BY THE ROOSEVELT CITY COUNCIL OF ROOSEVELT CITY STATE OF UTAH

ROOSEVELT CITY ENGINEER APPROVAL

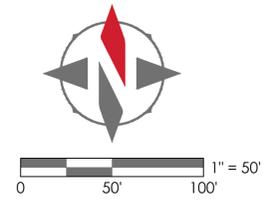
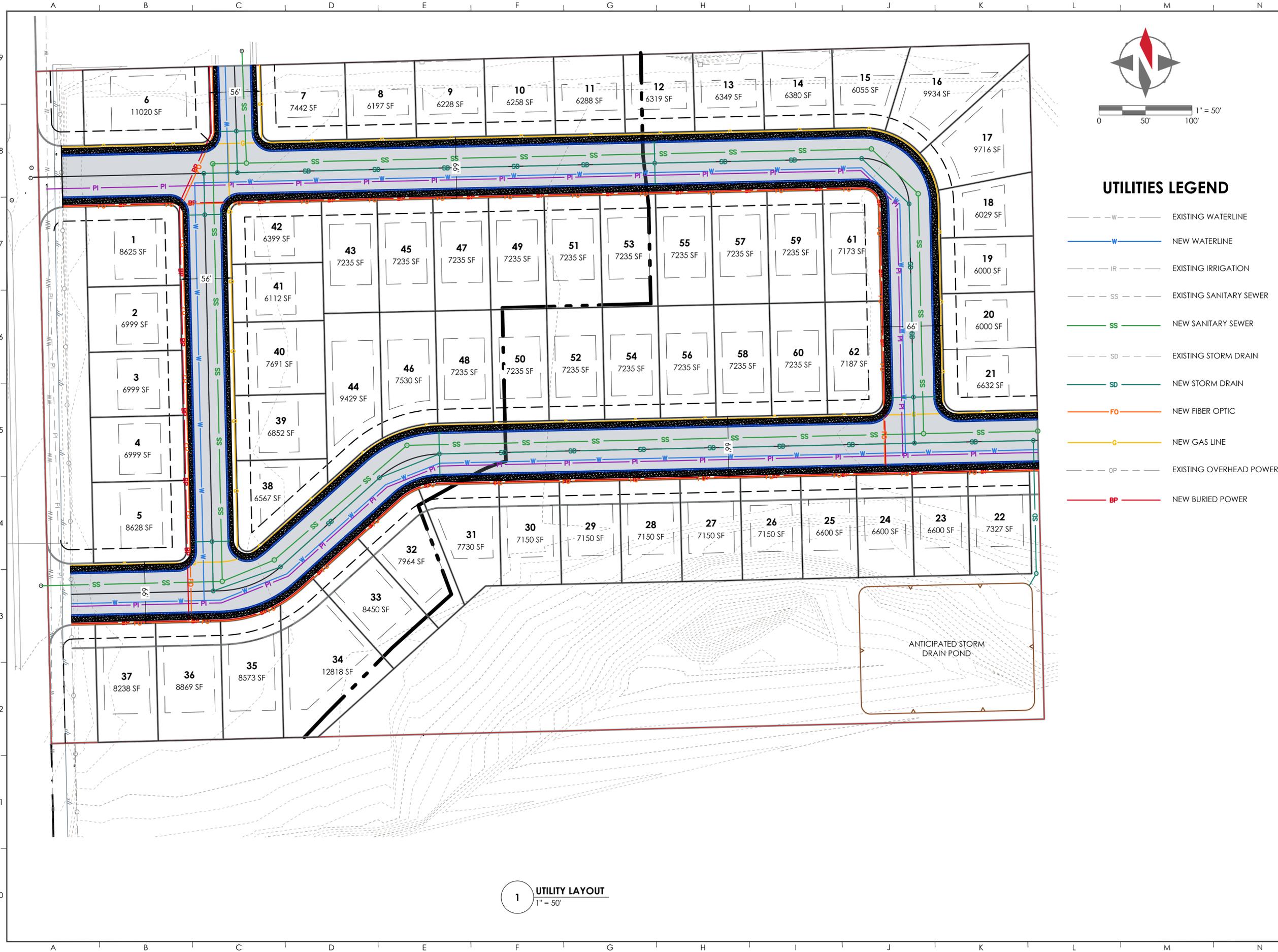
APPROVED BY THE ROOSEVELT CITY ENGINEER

SIGNATURE _____ DATE _____ MAYOR _____ DATE _____ SIGNATURE _____ DATE _____
 ATTESTED BY: _____ RECORDER _____

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NOT FOR
CONSTRUCTION**

REGISTERED LAND SURVEYOR
REGISTRATION No. 172816
STATE OF UTAH

12:39 AM SUNDAY 02 JULY 2023 | P:\2022-0248 ALTITUDE PREMIER-ROOSEVELT SUBDIVISION\DRAWINGS\SHEETS\CUI101.DWG



UTILITIES LEGEND

- EXISTING WATERLINE
- NEW WATERLINE
- EXISTING IRRIGATION
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- NEW FIBER OPTIC
- NEW GAS LINE
- EXISTING OVERHEAD POWER
- NEW BURIED POWER

CONTACT INFORMATION

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ENGINEERING & SURVEYING

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REVISIONS

LEGAL NOTICE

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DESIGN

**PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION**

PRINCIPAL : D. EYRE
MANAGER : C. NEBEKER
REVIEWER : C. NEBEKER
DRAFTER : J. SEEDALL

PROJECT

2022-0248
2 July 2023

**SOUTHTOWN
SUBDIVISION**

1200 S STATE STREET
ROOSEVELT, UTAH 84066

1 **UTILITY LAYOUT**
1" = 50'

UTILITY LAYOUT

5 OF 5

CUI101