

Joint Utility Committee (JUC) Utility Plan Review

Project: _____

Engineering Firm: _____ Date: _____

Pre-Submittal / Power Design:

Request power design by email **two weeks prior** to JUC 1st review submittal:

- St. George Power: weston.nelson@sgcity.org (Weston Nelson, 435-627-4818)
- Dixie Power: chadr@dixiepower.com (Chad Reynolds, 435-673-3297)
(Dixie Power will provide an approximation for what the probable costs will be for the project in their service area. Budgetary costs are approximate only. A 4% down payment will be required before JUC approvals can be given.)

Provide the following for Power Design:

- Cad File of Site (DWG) with existing / proposed utilities (Water, Sewer, Storm Drain. Etc...).
- Locate proposed utilities according to JUC Standards – see attached.
- Identify driveways, retaining walls, and substantial grade changes
- Identify scale of drawing and north
- Provide Electrical Calculations
- For Commercial:
 - Label size of Service (AMPS), and location of power main / meter on Building.
 - Identify CT Can on building, if applicable.
 - Label type of Service – Single Phase (1 ϕ), or Three Phase (3 ϕ).
 - Label voltage – 240/120 Volt (1 ϕ) 208/120 Volt (3 ϕ) 480/277 Volt (3 ϕ).
- For Residential Apartments / Multi-Family structures
 - Label size of service(s) (AMPS), and location of power main / meter(s) on Buildings
 - Label number of meters
 - Label type of service (1 ϕ), or (3 ϕ)
 - Label voltage 240/120 Volt (1 ϕ), 208/120 Volt (3 ϕ), 480/277 Volt (3 ϕ)
- For Single Family Residences (Subdivisions / Single Lot)
 - Indicate typical service size for lot(s) (200 AMP) (400 AMP)
 - Indicate if there will be any other service types than single phase (1 ϕ)
- Provide a PDF copy of the Grading Plan; identify any on-site detention, ponds, or other open water.

Joint Utility Committee (JUC)

Utility Plan Submittal Checklist

Project: _____

Date: _____

Engineer: _____

Date of PSR: _____

Plans submitted for review (**10 copies**) are to be folded 3 times to create a size of 12"x9" with the title area facing up and located at the bottom right.

Review: 1st 2nd 3rd Approval

After 1st JUC Review Civil construction drawings must be in for site plan review BEFORE 2nd JUC Review

General

- Project name and approx. address
- Developer name, address, & phone number
- Vicinity map — 1:1,000 scale
- North arrow and scale
- Street names
- All existing utilities shown and identified with elevations and grades — (**May require field survey and coordination with utility service providers**)
- Joint utility trench detail
- Utility notes for all utilities
- Corrections from previous review shown on plans
- Show all walls** (privacy, block, retaining, etc.)
- Location of detention area
- Show storm drain design on utility and profile sheets

Wastewater

- All Profile sheets INCLUDED**
- All manholes shown and labeled with
 - Manhole number
 - 5' manhole diameters
 - Rim elevation
 - Invert in elevation
 - Invert out elevation
 - St George logo lids
- Label all pipes with material, size, length, and slope
- Laterals (size and slope)
- Sewer cleanouts located every 100 feet for laterals
- Standard sewer notes on plan

Pretreatment

- Grease Interceptor/Sand Oil Separator
 - Flow calculations
 - Detail Sheet
 - Location and size of proposed interceptor/separator

Water

- Water meters identified (location and size)
- All elbows and fitting shown and identified (check maximum bending radius of pipe)
- Connections to main line shown
- Existing mains shown (location and size)
- Existing irrigation shown (service size)
- Standard water notes on plan

Fire

- Hydrant spacing checked
- Commercial buildings — clearly identify: building size, occupancy, type of construction, etc.
- Fire line shown if required (location and size)
- Access roads, sizes and turn-arounds

Power

- Power design complete (pre-submittal)
- Phase lines/boundaries of subdivision
- No trees under power lines over 15' at maturity
- Standard power notes on plan

Gas

- Label high pressure gas lines
- Connection size to commercial building
- Identify driveways on step lots
- Standard Dominion Energy gas notes on plan

Telephone / Cable / Fiber

- Size of commercial buildings (S.F.)
- Building use
- Identify size of conduit
- Show proposed routing and termination to building
- If phone room is inside building, show location
- Correct notes for residential (if applicable)
- Correct notes for commercial (if applicable)