

LONGVIEW MEADOW

A RESIDENTIAL SUBDIVISION

ELK RIDGE, UTAH

FINAL PLAN SET

APRIL 2022

-SHEET INDEX-

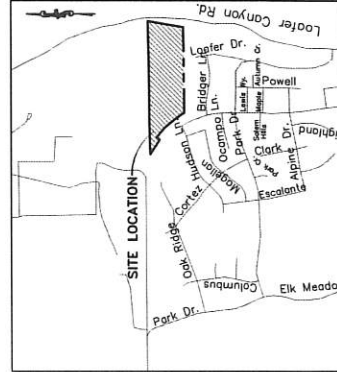
SHEET

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PP-02
PP-03
PP-04
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PP-06
PP-07
PP-08
PP-09
SS-01
SS-02
SS-03
DT-01
DT-02
DT-03
DT-04
DT-05
ROS

SHEET NAME

- COVER
FINAL PLAT
UTILITY & INDEX
GRADING
EXISTING TOPOGRAPHY
PLAN & PROFILE - CANYON VIEW DRIVE - STA. 14+00 TO STA. 18+00
PLAN & PROFILE - CANYON VIEW DRIVE - STA. 10+00 TO STA. 14+00
PLAN & PROFILE - STREET 5 - STA. 10+00 TO STA. 11+19.02
PLAN & PROFILE - STREET 1 - STA. 10+00 TO STA. 14+00
PLAN & PROFILE - STREET 1 - STA. 14+00 TO STA. 18+50
PLAN & PROFILE - STREET 1 - STA. 18+50 TO STA. 21+88.24
PLAN & PROFILE - STREET 2 - STA. 10+00 TO STA. 14+10.22
PLAN & PROFILE - STREET 3 - STA. 10+00 TO STA. 11+97.65
PLAN & PROFILE - STREET 4 - STA. 10+00 TO STA. 15+63.08
PLAN & PROFILE - OFFSITE SEWER - STA. 10+00 TO STA. 15+50
PLAN & PROFILE - OFFSITE SEWER - STA. 15+50 TO STA. 20+50
PLAN & PROFILE - OFFSITE SEWER - STA. 20+50 TO STA. 23+36.98
DETAIL SHEET
DETAIL SHEET
DETAIL SHEET
DETAIL SHEET
RECORD OF SURVEY

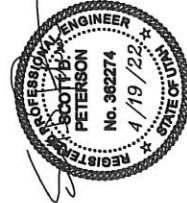
NOTES:
DESIGNER RESPONSIBLE TO CONTACT BLUESTAKES
PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN
PLANS AND ACTUAL FIELD CONDITIONS TO BE REPORTED
TO ENGINEER.



VICINITY MAP
-NTS-

OWNER/DEVELOPER
JOE WILKINS
jwilkins@earthlink.net
ELK RIDGE, UTAH
801-636-5231

DATA TABLE
ZONING=R-20
TOTAL ACRES=23.04
TOTAL ACRES OF LOTS=17.21
TOTAL ACRES OF ROADS=4.82
TOTAL ACRES OF OPEN SPACE=1.01
TOTAL LOTS/ACRE=1.39



LEGEND

- (APPLIES TO ALL SHEETS)
- SECTION CORNER
 - FOUND ALUMINUM CAP
 - SET 3/4" IRON PIN
 - CALCULATED POINT NOT SET
 - EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED SIGN
 - PROPOSED STREET SIGN
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASIMENT
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - EXISTING DITCH
 - EXISTING SANITARY SEWER W/ MANHOLE
 - PROPOSED STORM SEWER W/ MANHOLE
 - PROPOSED PFC SUMP-30 SEWER W/ MANHOLE
 - PROPOSED CULINARY INTAKE LINE
 - PROPOSED PRESSURIZED IRRIGATION

SPANISH FORK, UT 84660
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A

ATLAS
ENGINEERING
LLC



(DATE STAMP)

SHEET NO.

1

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED BY THE STATE OF UTAH. I HAVE CONDUCTED THIS SURVEY UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. I HAVE SUBMITTED THE SAME TO THE COUNTY CLERK FOR RECORD AND HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BOUNDARY DESCRIPTION
SEE DESCRIPTION TO THE LEFT

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED, HAVE CAUSED THIS PLAT TO BE MADE AND CAUSE THE SAME TO BE SUBMITTED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO ELK RIDGE CITY FOR PERPETUAL USE OF THE PUBLIC.

DATE _____
WITNESS HEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D. 2022.

ACKNOWLEDGMENT
STATE OF UTAH—S.S.
COUNTY OF UTAH—S.S.
ON THE _____ DAY OF _____ A.D. 2022, PERSONALLY APPEARED BEFORE ME BY OR PROVEN BY SATISFACTORY EVIDENCE TO ME, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE PERSONS WHO CAUSED THE SUBDIVISION OF SAID TRACT OF LAND AND THAT SAID DOCUMENT WAS SIGNED BY THEM ON BEHALF OF SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
COMMISSION NUMBER / EXPIRES _____ NOTARY PUBLIC PRINTED NAME _____

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION OF SAID TRACT OF LAND, AND THE USE THEREOF, AND THE OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2022.

APPROVED _____ MAYOR
ATTEST _____ CLERK-RECORDER

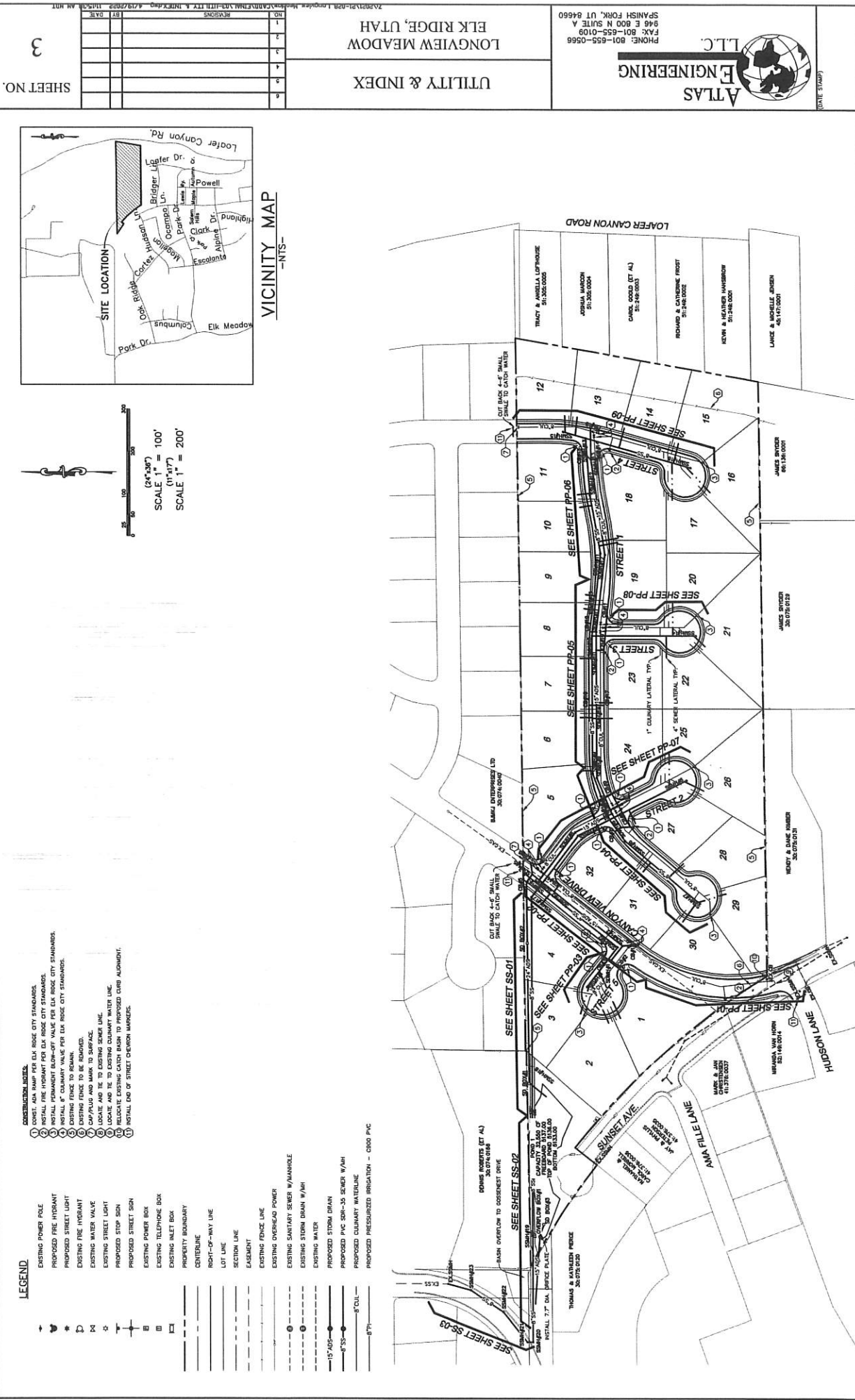
LONGVIEW MEADOW PLAT 'A'
ELK RIDGE CITY, UTAH COUNTY, UTAH
LOCATED IN THE _____ SECTION 24, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
UTAH COUNTY RECORDER

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEING	DELTA
C1	1697.79	396.75	396.75	S 89°55'33" W	90.00
C2	1697.79	396.75	396.75	S 89°55'33" W	90.00
C3	1729.79	51.25	51.25	S 89°55'33" W	140.01
C4	1729.79	51.25	51.25	S 89°55'33" W	140.01
C5	1729.79	51.25	51.25	S 89°55'33" W	140.01
C6	1729.79	51.25	51.25	S 89°55'33" W	140.01
C7	1729.79	51.25	51.25	S 89°55'33" W	140.01
C8	1729.79	51.25	51.25	S 89°55'33" W	140.01
C9	1729.79	51.25	51.25	S 89°55'33" W	140.01
C10	1729.79	51.25	51.25	S 89°55'33" W	140.01
C11	1729.79	51.25	51.25	S 89°55'33" W	140.01
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C16	1729.79	51.25	51.25	S 89°55'33" W	140.01
C17	1729.79	51.25	51.25	S 89°55'33" W	140.01
C18	1729.79	51.25	51.25	S 89°55'33" W	140.01
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C70	1729.79	51.25	51.25	S 89°55'33" W	140.01
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C72	1729.79	51.25	51.25	S 89°55'33" W	140.01
C73	1729.79	51.25	51.25	S 89°55'33" W	140.01
C74	1729.79	51.25	51.25	S 89°55'33" W	140.01
C75	1729.79	51.25	51.25	S 89°55'33" W	140.01
C76	1729.79	51.25	51.25	S 89°55'33" W	140.01
C77	1729.79	51.25	51.25	S 89°55'33" W	140.01
C78	1729.79	51.25	51.25	S 89°55'33" W	140.01
C79	1729.79	51.25	51.25	S 89°55'33" W	140.01
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C92	1729.79	51.25	51.25	S 89°55'33" W	140.01
C93	1729.79	51.25	51.25	S 89°55'33" W	140.01
C94	1729.79	51.25	51.25	S 89°55'33" W	140.01
C95	1729.79	51.25	51.25	S 89°55'33" W	140.01
C96	1729.79	51.25	51.25	S 89°55'33" W	140.01
C97	1729.79	51.25	51.25	S 89°55'33" W	140.01
C98	1729.79	51.25	51.25	S 89°55'33" W	140.01
C99	1729.79	51.25	51.25	S 89°55'33" W	140.01
C100	1729.79	51.25	51.25	S 89°55'33" W	140.01

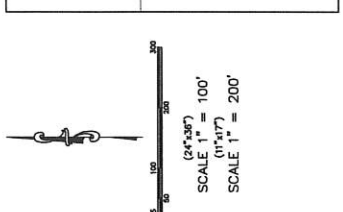
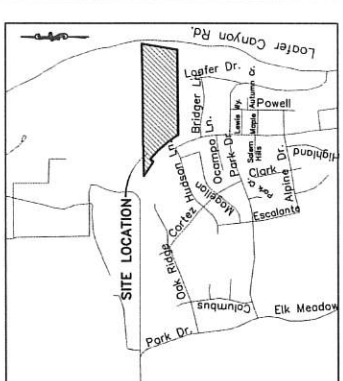
LINE	LENGTH	BEARING
L1	26.80	S 26°00'00" E
L2	26.80	S 26°00'00" E
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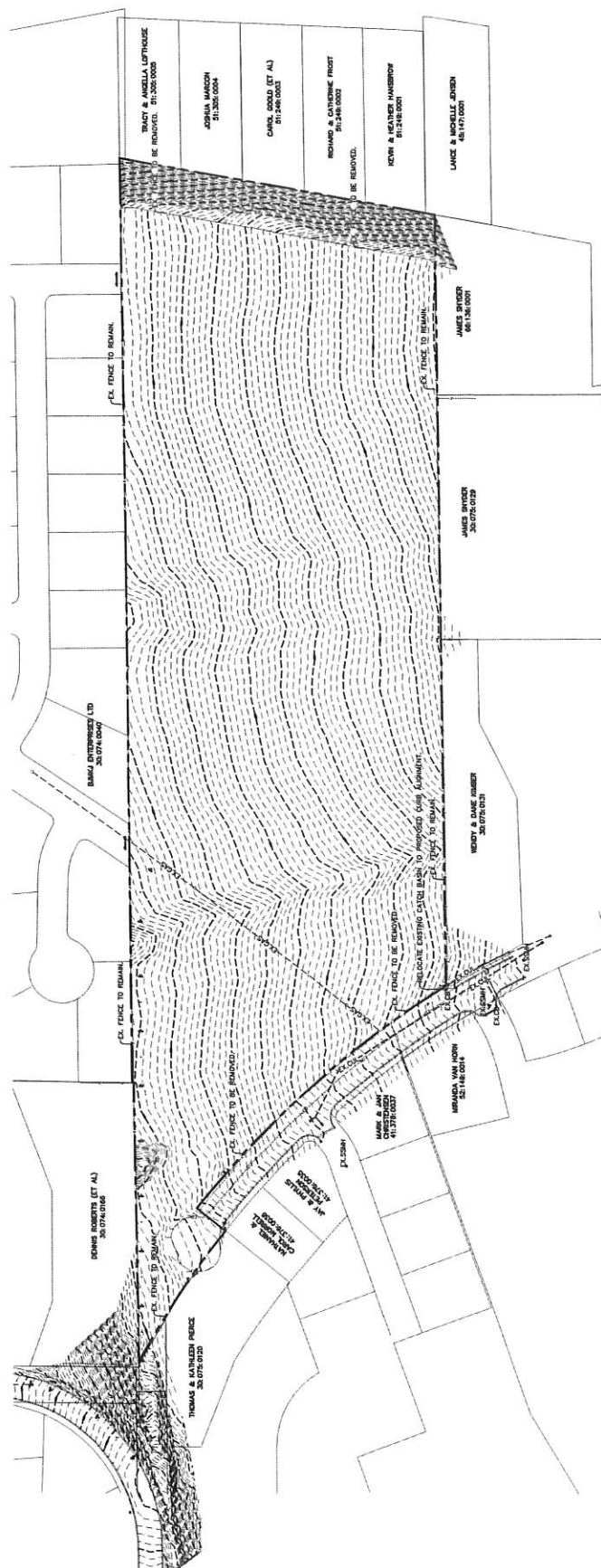
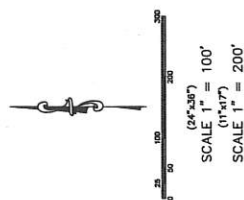
LINE	LENGTH	BEARING
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L6	26.80	S 26°00'00" E



- CONSTRUCTION NOTES:**
1. SHORT: AIA MAP PER ELK RIDGE CITY STANDARDS.
 2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
 3. INSTALL PERMANENT BLOW-OFF VALVE PER ELK RIDGE CITY STANDARDS.
 4. INSTALL 8" CULINARY LATERAL PER ELK RIDGE CITY STANDARDS.
 5. EXISTING FENCE TO REMAIN.
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- LEGEND:**
- EXISTING POWER POLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - PROPOSED STOP SIGN
 - PROPOSED POWER BOX
 - EXISTING TELEPHONE BOX
 - EXISTING INLET BOX
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE
 - EXISTING OVERHEAD POWER
 - EXISTING SANITARY SEWER W/MANHOLE
 - EXISTING STORM DRAIN W/MH
 - EXISTING WATER
 - PROPOSED STORM DRAIN
 - PROPOSED SANITARY SEWER W/MH
 - PROPOSED CULINARY WATERLINE
 - PROPOSED PRESSURIZED IRRIGATION - CROD PVC



[illegible]

5
SHEET NO.

EXISTING TOPOGRAPHY

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

**ATLAS
ENGINEERING**



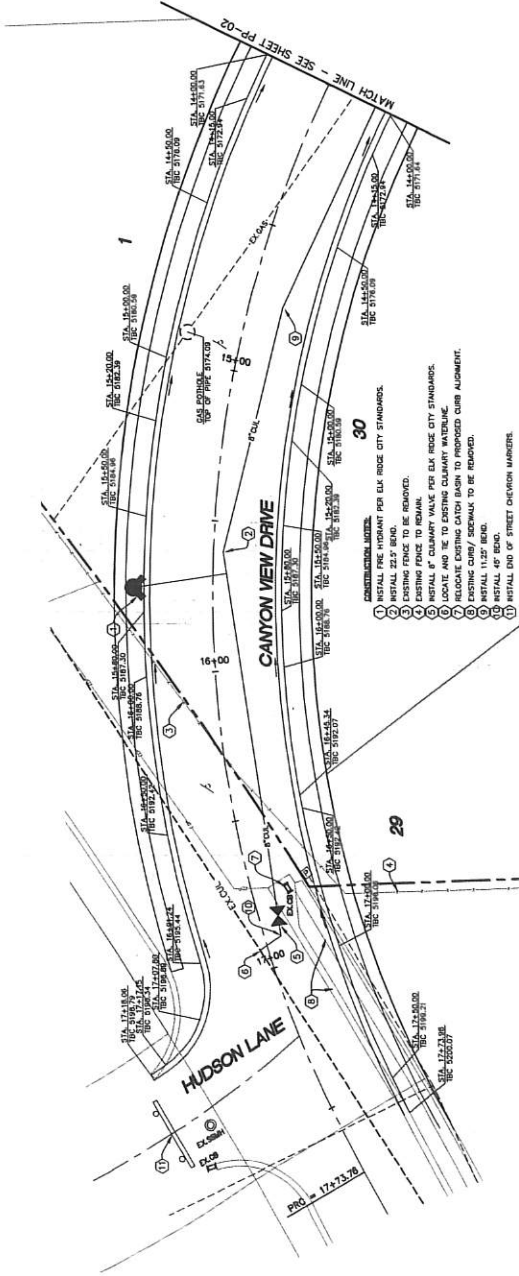
DATE STAMP)

PP-01
SHEET NO.

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CANYON VIEW DRIVE
STA. 14+00 TO STA. 18+00
ELK RIDGE, UTAH
LONGVIEW MEADOW

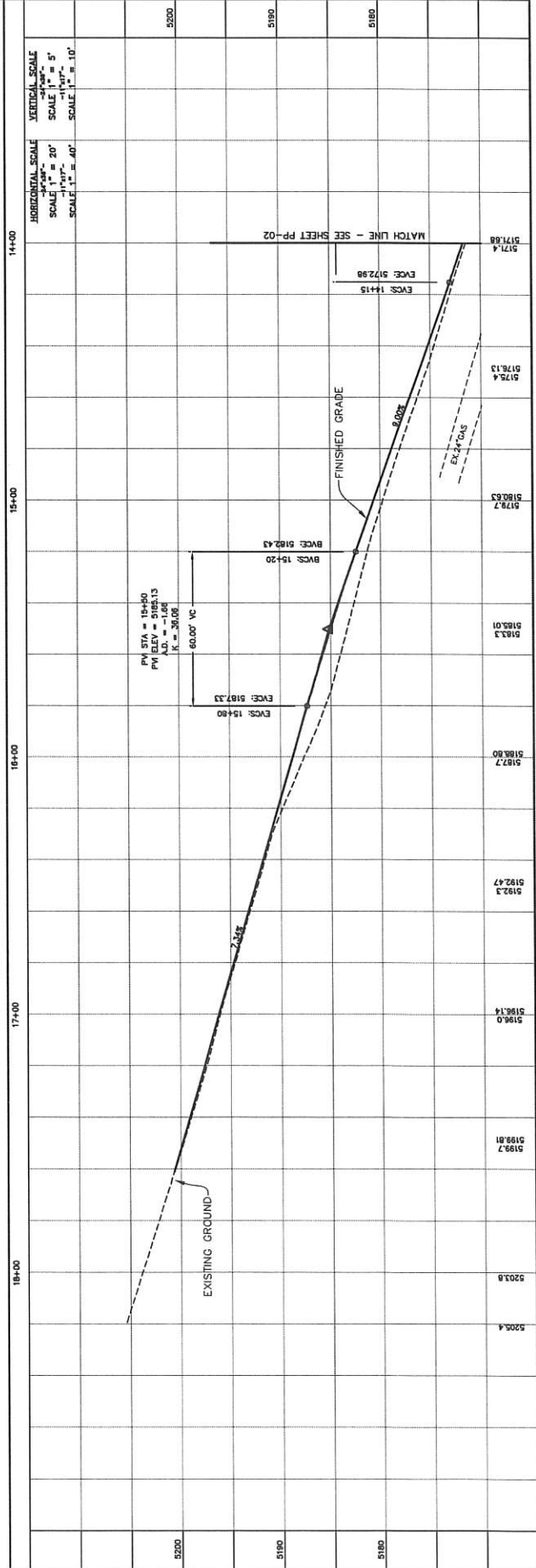
PHONE: 801-655-0566
FAX: 801-655-0109
846 E. 800 N. SUITE A
SPANISH FORK, UT 84660



- CONSTRUCTION NOTES:
1. INSTALL PRE-HYDRANT FOR ELK RIDGE CITY STANDARDS.
 2. INSTALL 22.5" BOND.
 3. EXISTING FENCE TO BE REMOVED.
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 20. EXISTING FENCE TO BE REMOVED.



SCALE 1" = 20'
SCALE 1" = 40'



PP-02

SHEET NO.

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LONGVIEW MEADOW
ELK RIDGE, UTAH

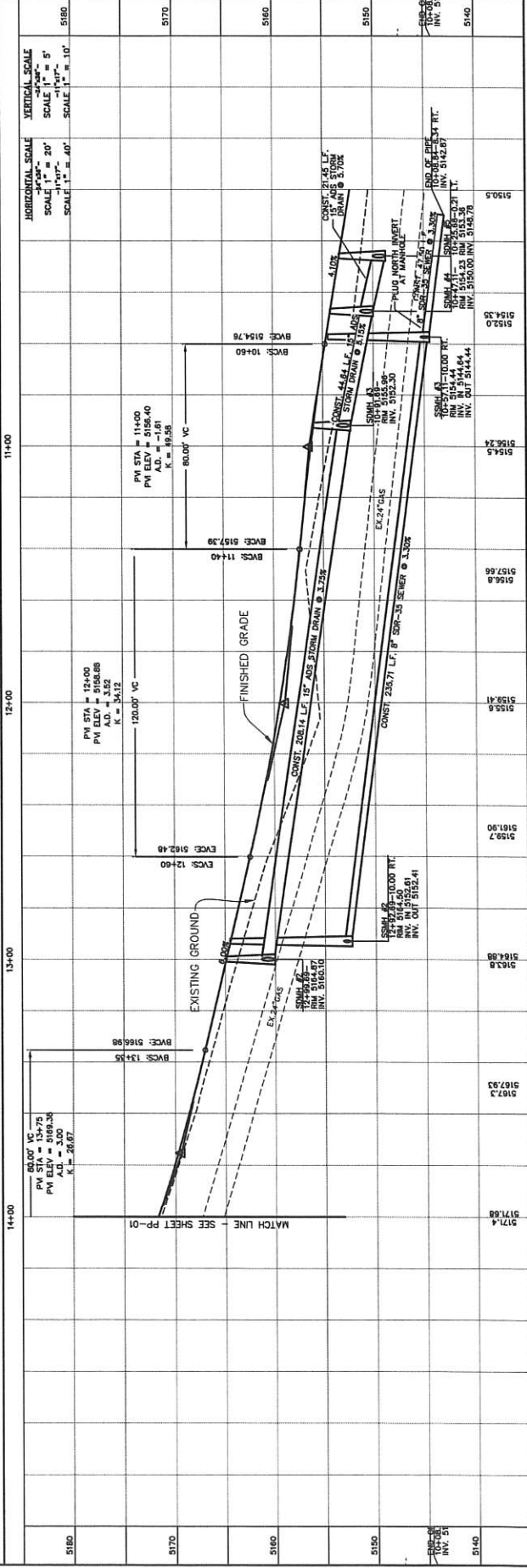
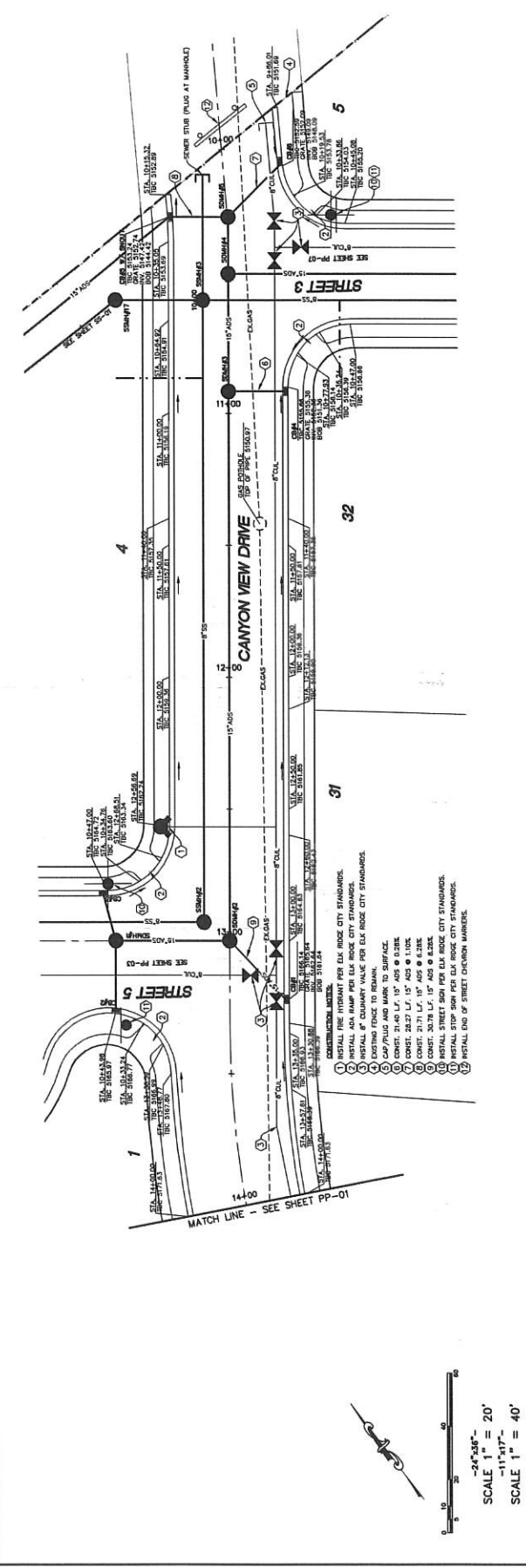
CANYON VIEW DRIVE
STA. 10+00 TO STA. 14+00

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ATLAS
ENGINEERING
L.L.C.



(DATE STAMP)

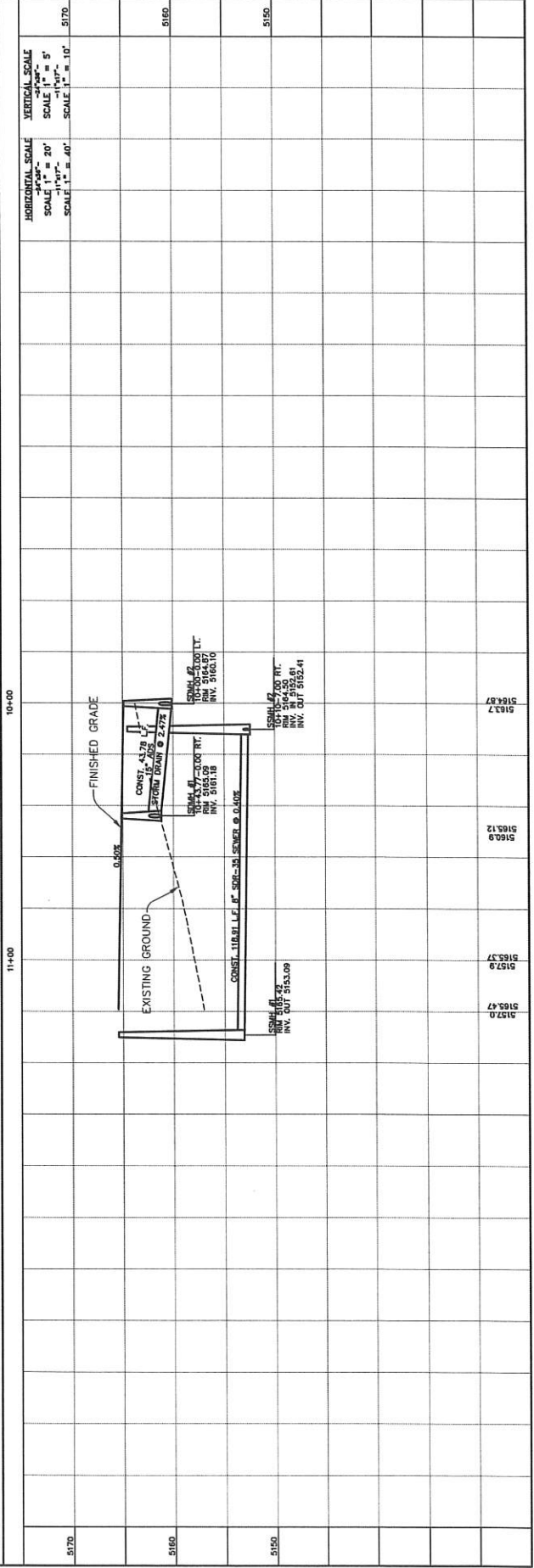
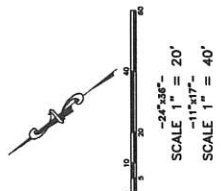
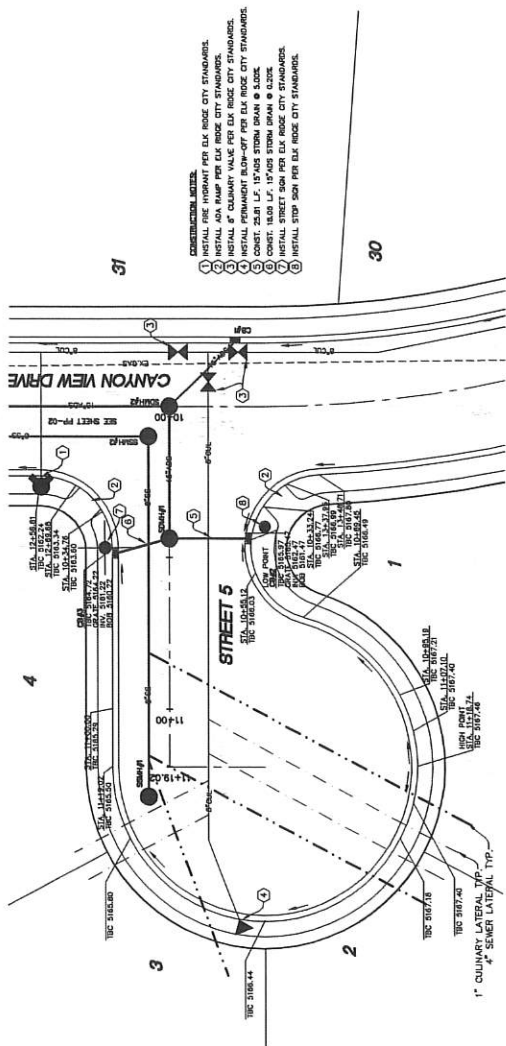


NO.	REVISIONS
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STREET 5
STA. 10+00 TO STA. 11+19.02
LONGVIEW MEADOW
ELK RIDGE, UTAH

ATLAS
ENGINEERING
L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)



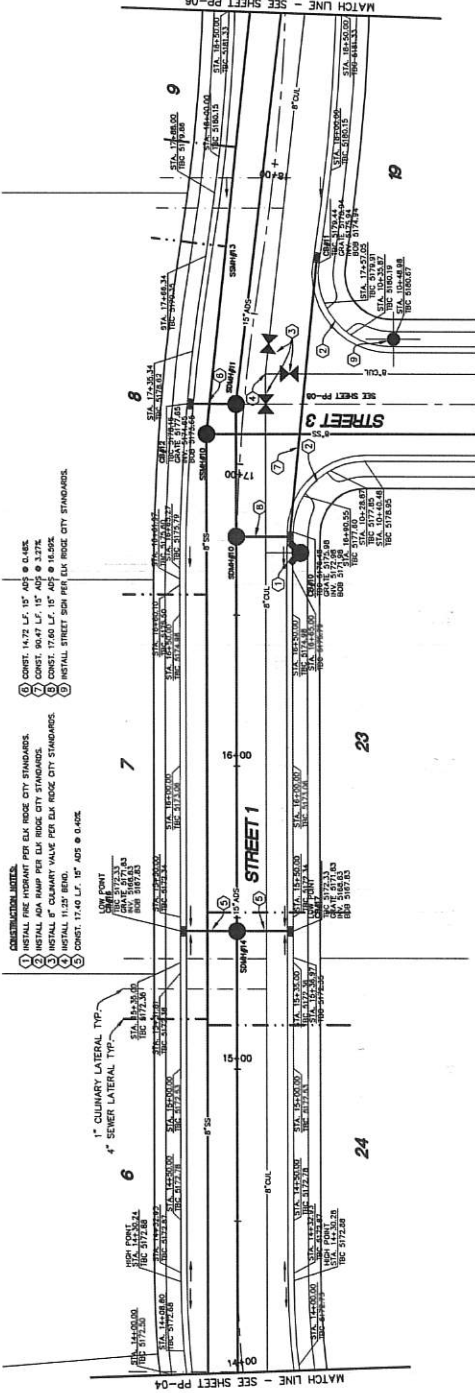
SHEET NO.
PP-05

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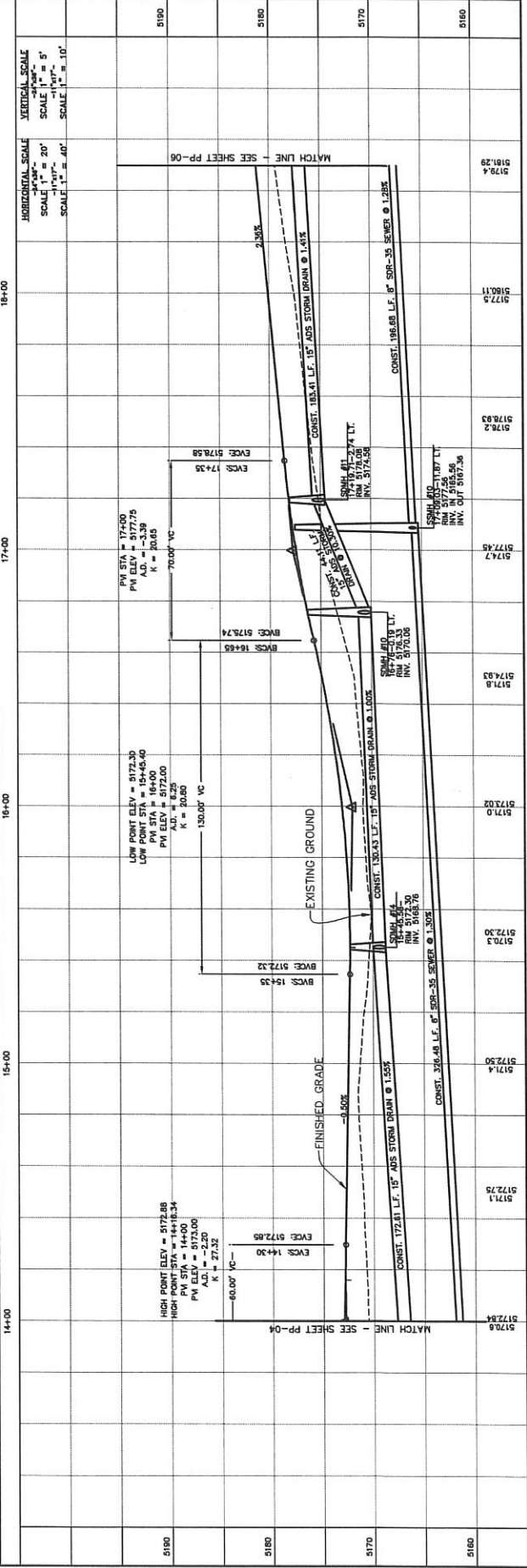
STREET 1
STA. 14+00 TO STA. 18+50
ELK RIDGE, UTAH
LONGVIEW MEADOW

PHONE: 801-655-0566
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ATLAS
ENGINEERING
L.L.C.



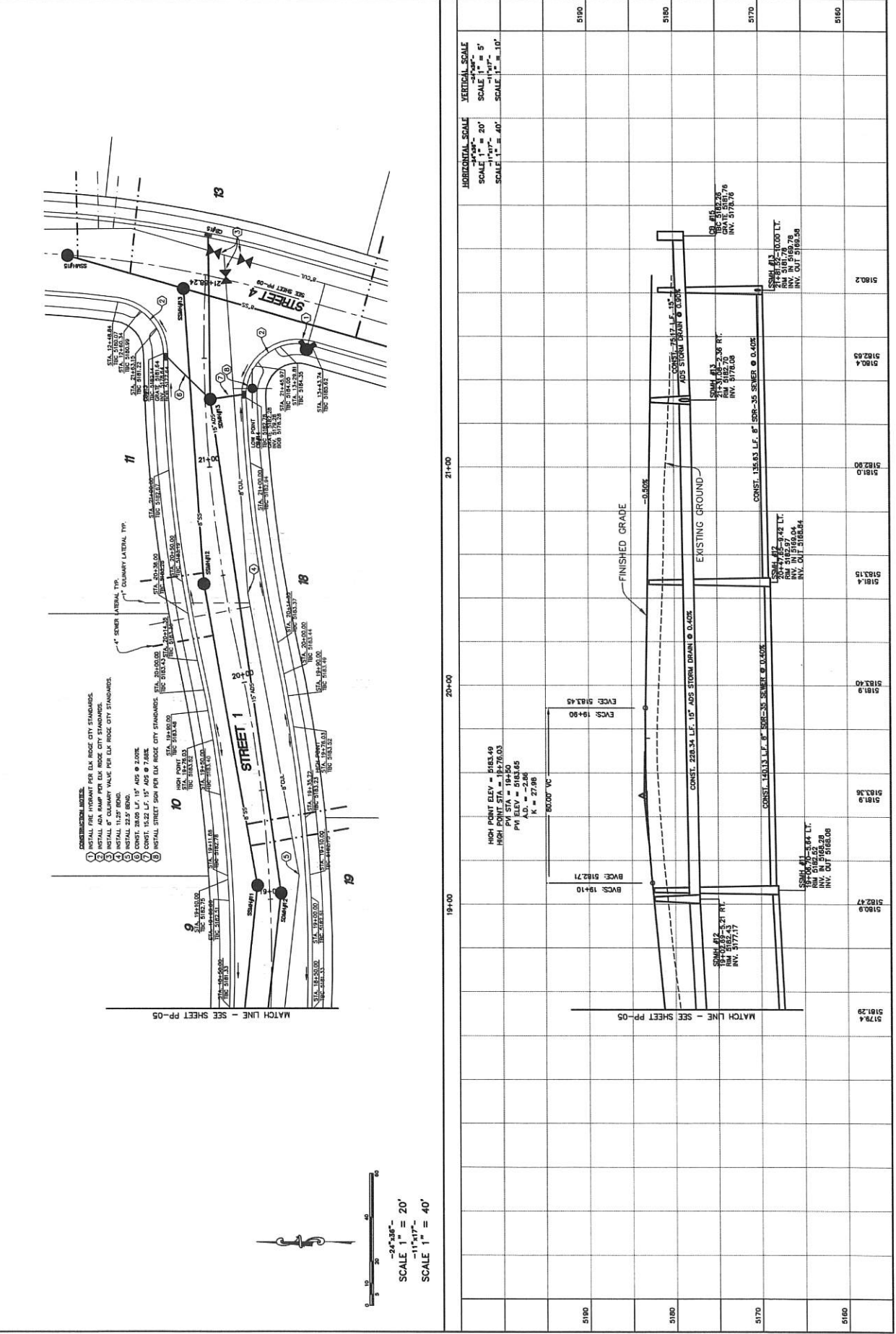
24'±38'-
SCALE 1" = 20'
11'±17'-
SCALE 1" = 40'

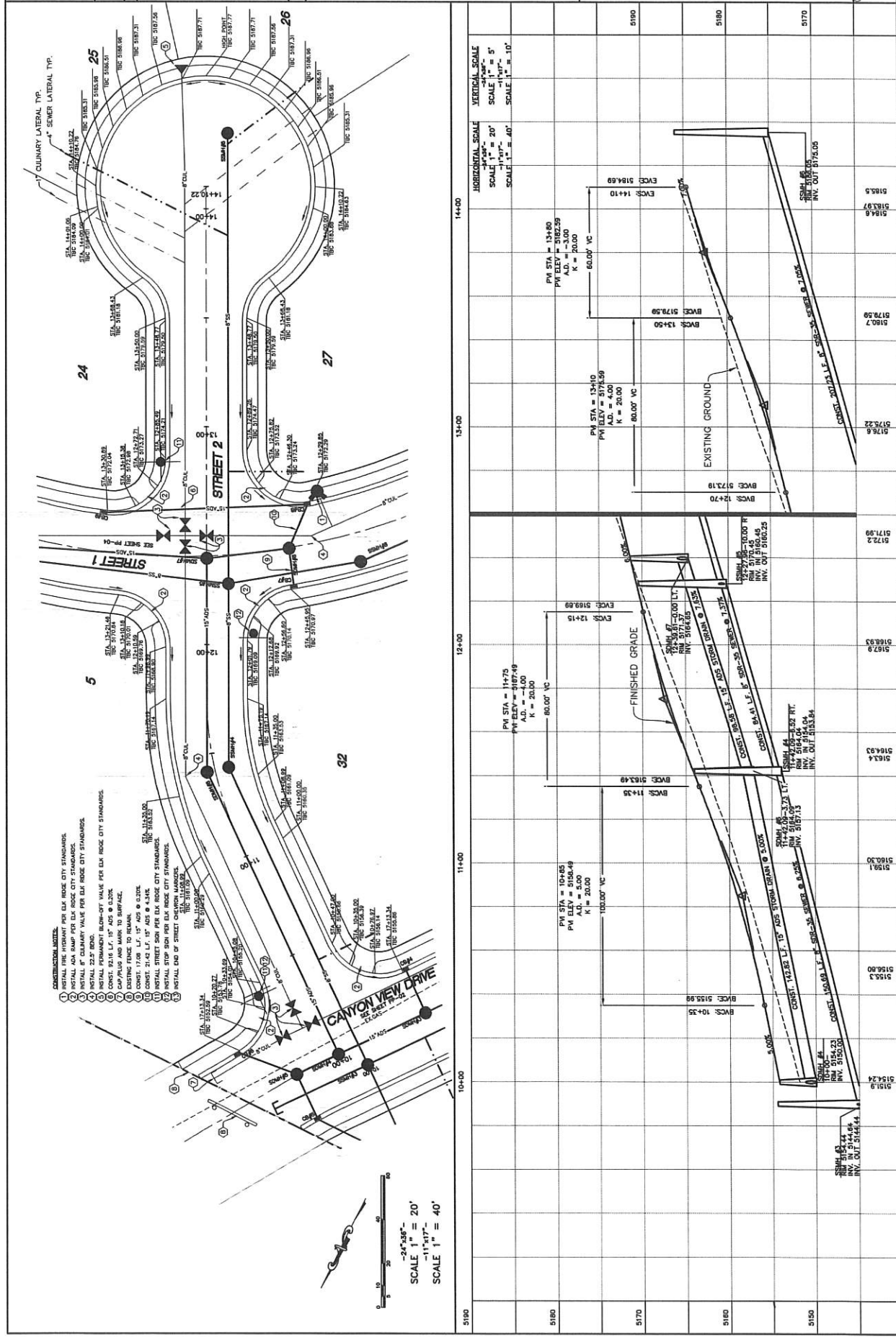


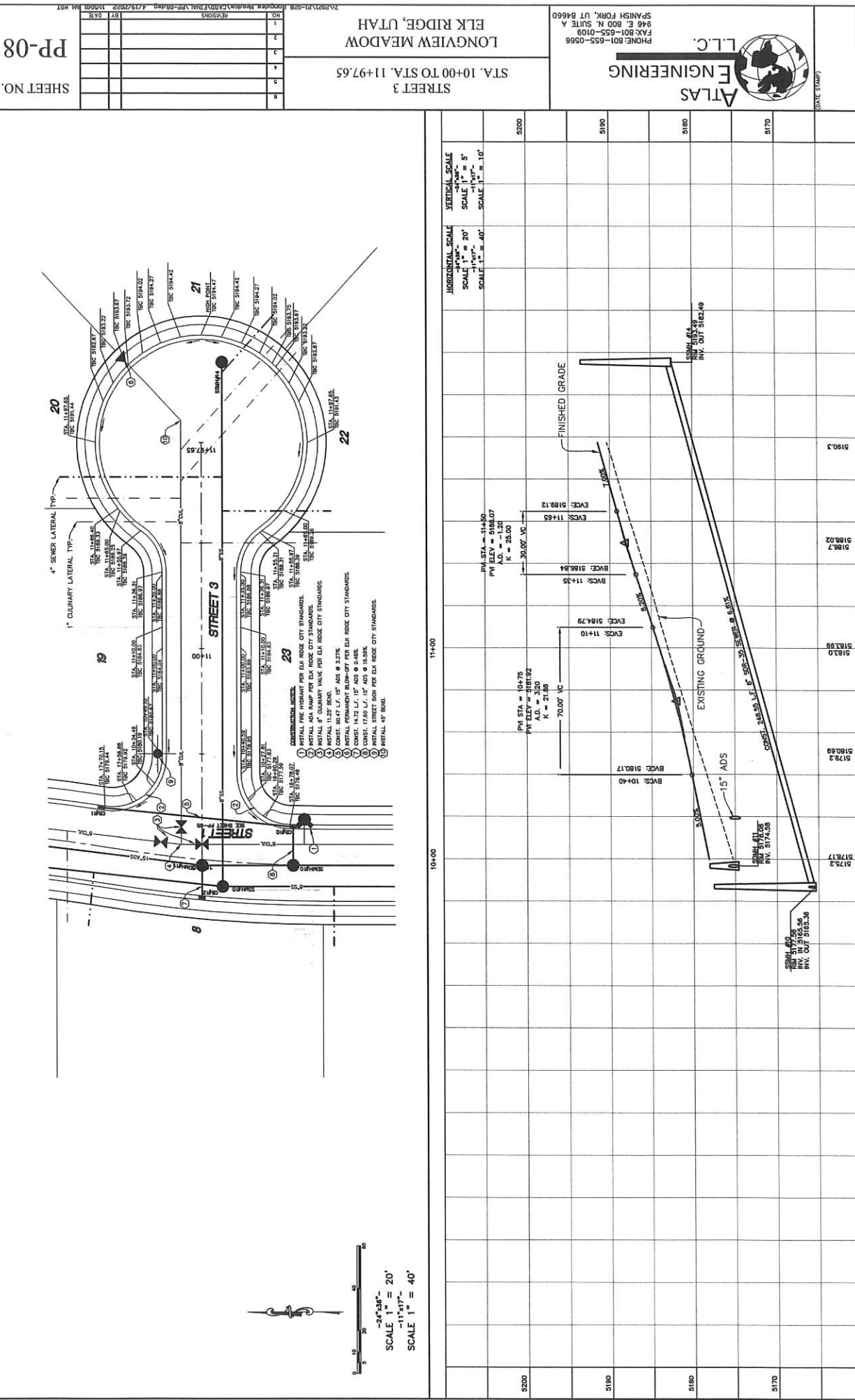
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STREET 1
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ELK RIDGE, UTAH
LONGVIEW MEADOW

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



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NO	REGIONS	BY DATE
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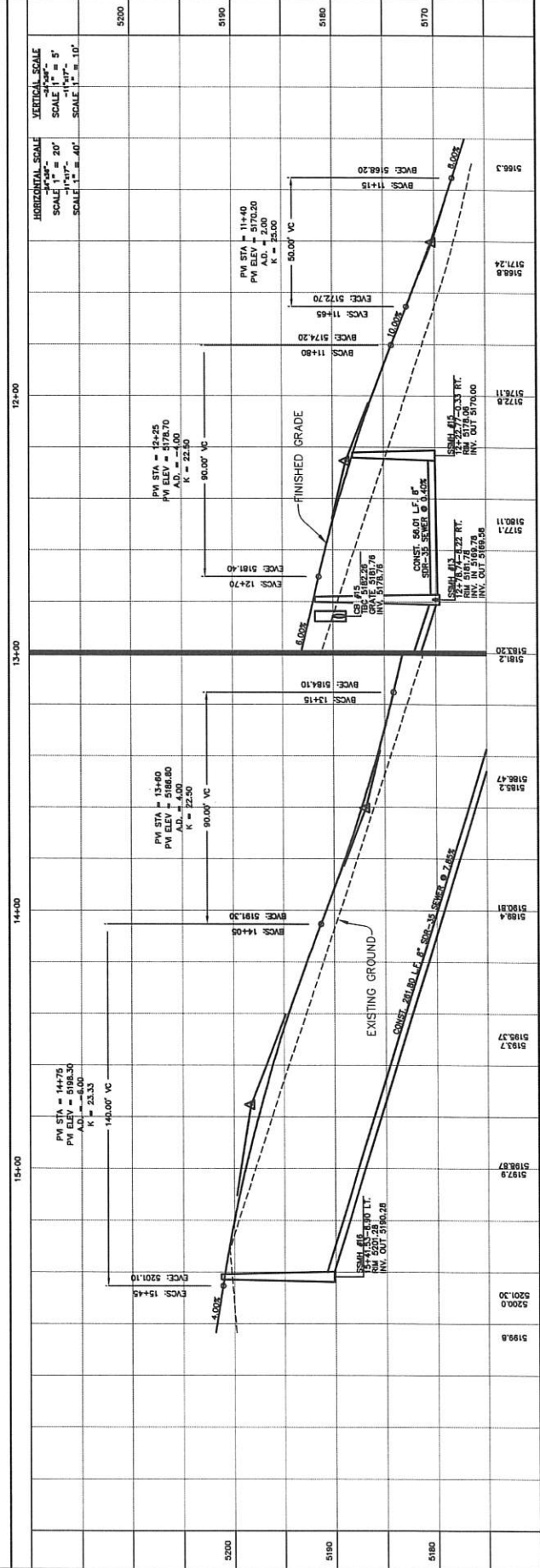
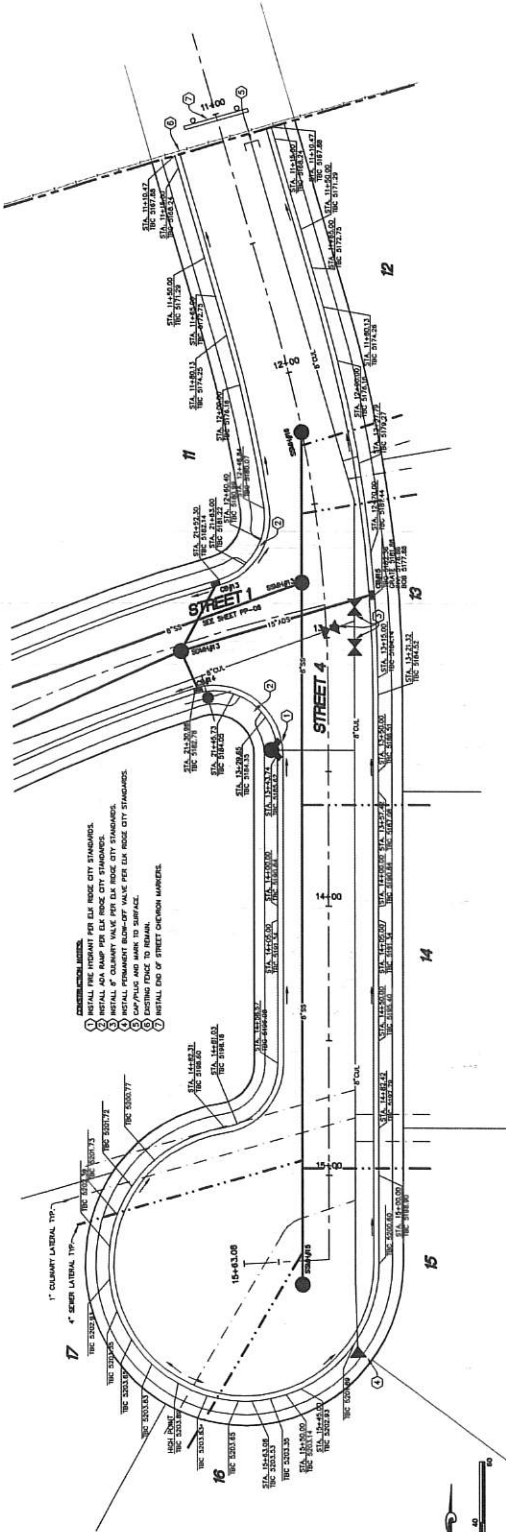
STREET 4
STA. 11+00 TO STA. 15+63.08
LONGVIEW MEADOW
ELK RIDGE, UTAH

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ATLAS ENGINEERING
L.L.C.
PHONE: 801-6



DATE STAMP)



ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OFFSITE SEWER
STA. 10+00 TO STA. 15+50
ELK RIDGE, UTAH

NO. 1
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REVISIONS

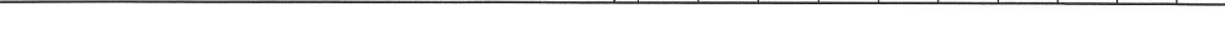
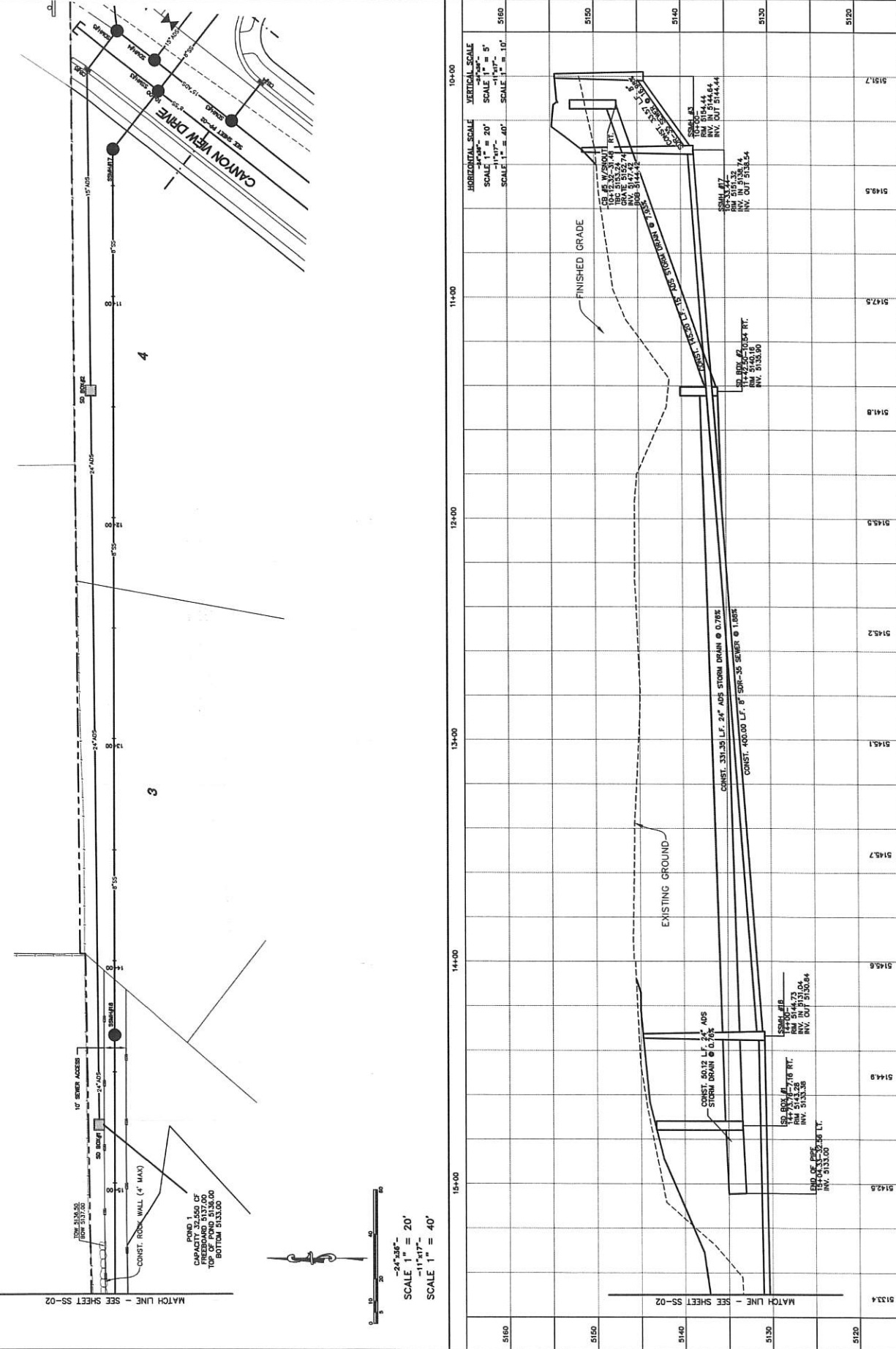
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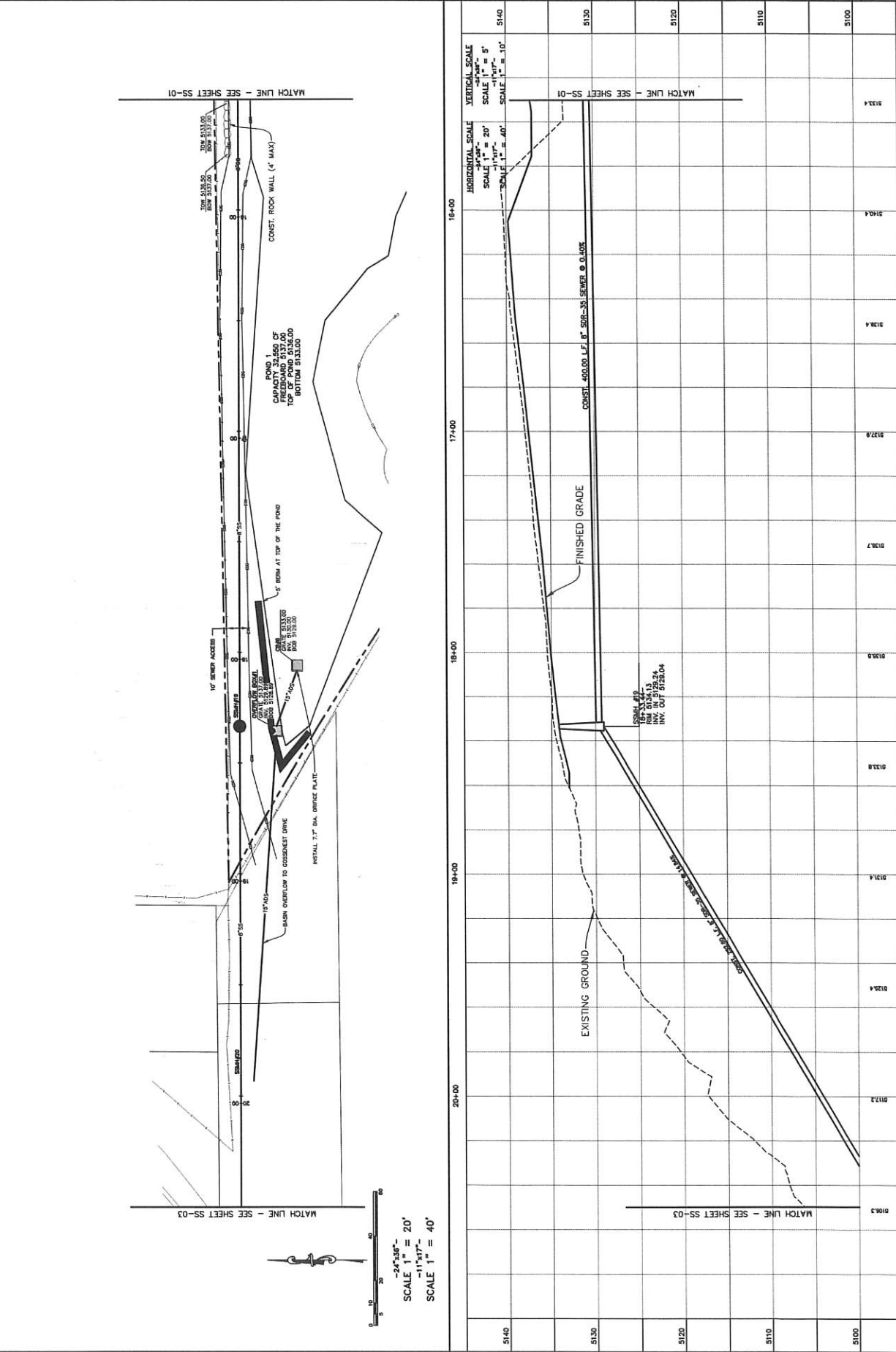
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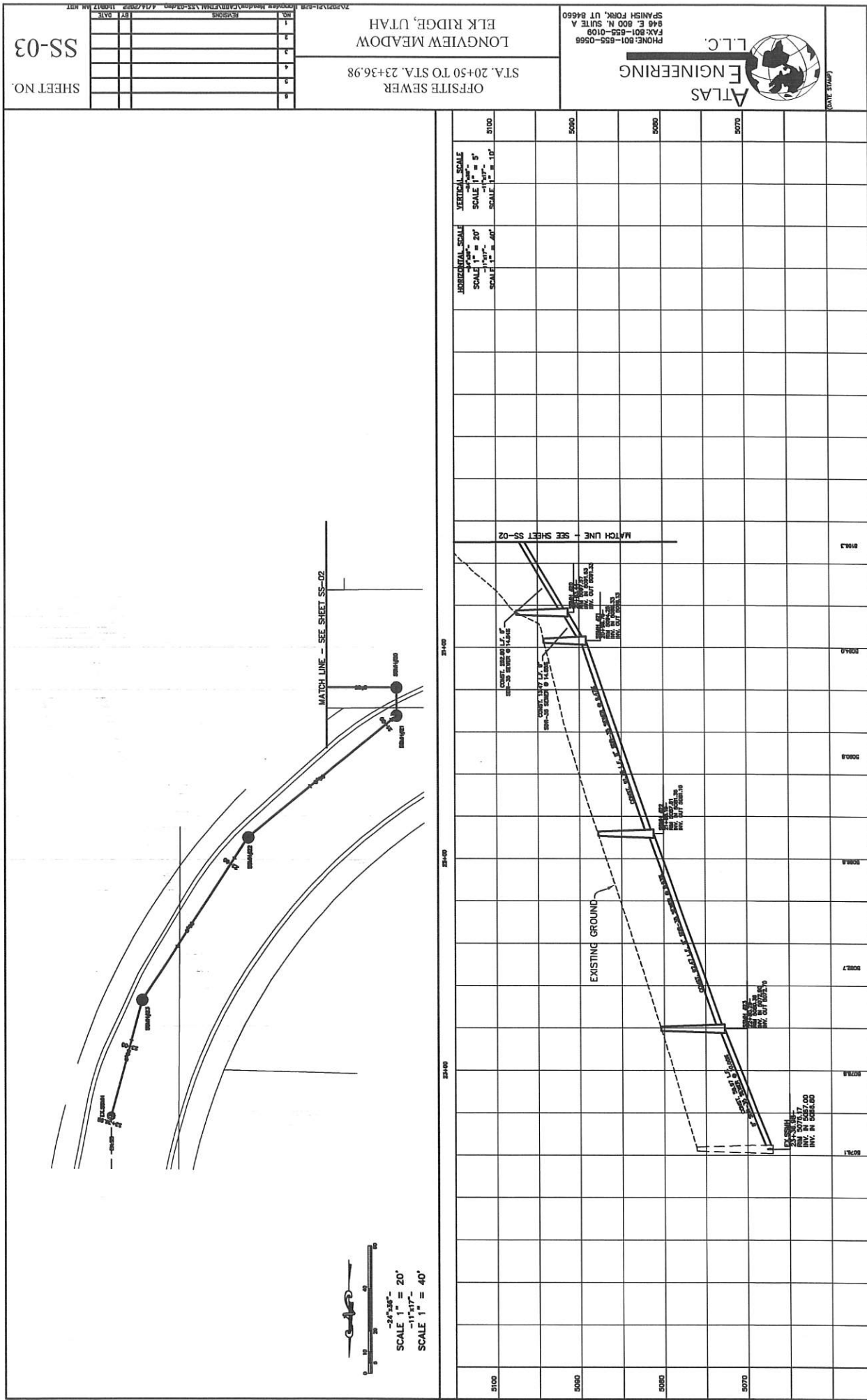
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DATE: 11/20/2017







DT-01

SHEET NO.

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ELK RIDGE, UTAH
LONGVIEW MEADOW

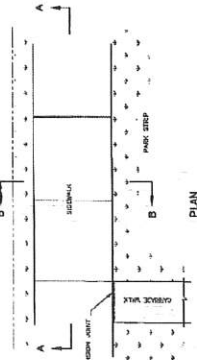
DETAIL SHEET

SPANISH FORK, UT 84660
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE AATLAS
ENGINEERING
LLC

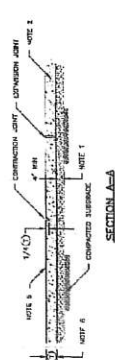
(DATE STAMP)

CONCRETE SIDEWALK STANDARD

1. **UNTREATED BASE COURSE:** Provide material specified in APWA Section 02060. Do not use gravel or gravel mix. Place per APWA Section 02322. Compact per APWA Section 02224 to a modified proctor density of 95-percent or greater. Maximum lift thickness is 8-inches before compaction.
2. **CONCRETE:** Class 4000 per APWA Section 03304. Place per APWA Section 02770. Cure per APWA Section 03300.
 - A. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution, however, as spider cracks develop if air temperature exceeds 90 degrees F.
 - B. Unless shown otherwise, provide 1/2-inch radius on concrete edges exposed to public view.
3. **FINISH:** Fine hair broom on longitudinal grades under 6% and rough hair broom on longitudinal grades over 6%.
4. **DEPTH OF SIDEWALK (?):**
 - A. New construction: Nominal 6" in residential zones, 8" in non-residential zones.
 - B. Removal and replacement construction: Match existing.



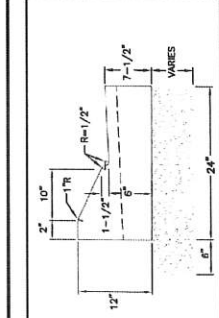
PLAN



SECTION A-A

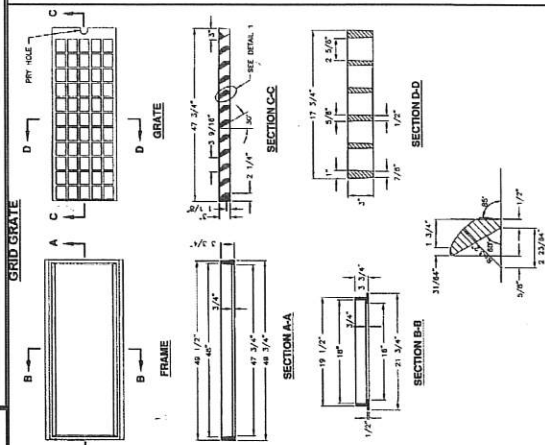


SECTION B-B

Concrete sidewalk

TYPE D MODIFIED CURB

-NTS-

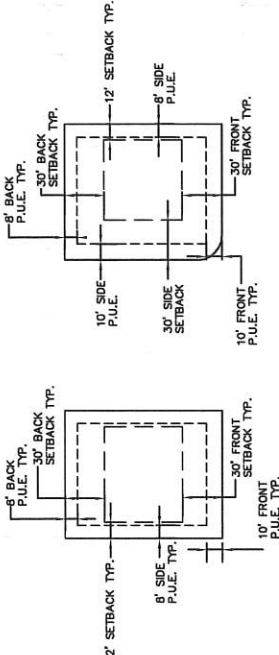


DETAIL 1

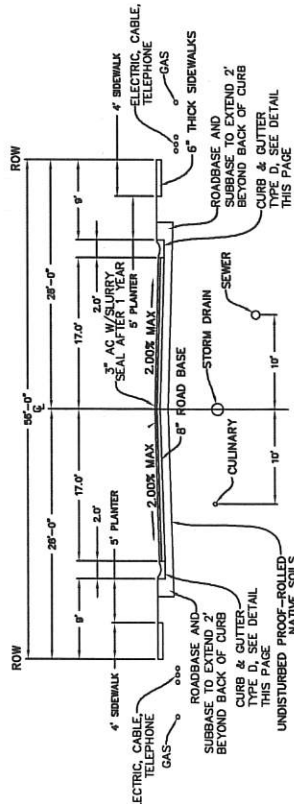
47 3/4" Grate and frame

Rev. 309.2

JUNE 2006

APWA
Utah ChapterINTERIOR LOT
CORNER LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

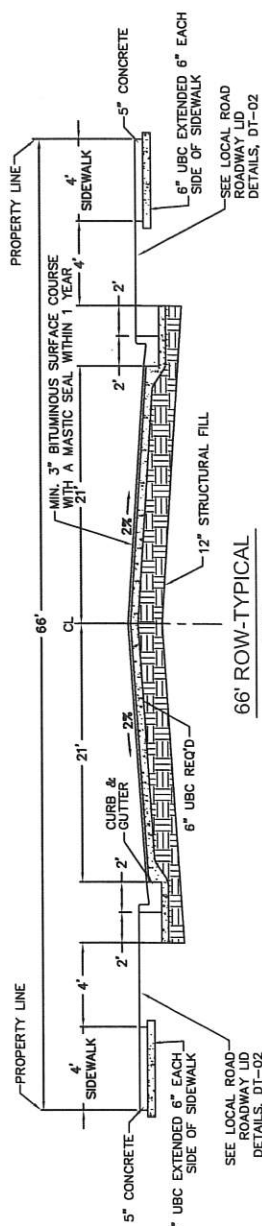
-NTS-



DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION

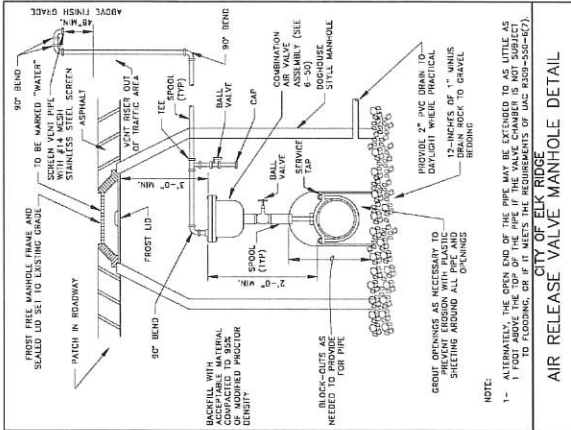
-NTS-

- NOTES**
1. PAVEMENT DESIGN TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PROJECT NO. 0327B-001 BY IGES.
 2. BASED ON SECTION 8.2.4 OF GEOTECH REPORT PROJECT NO. 0327B-001 BY IGES, ONCE TOPSOIL IS STRIPPED, MOST OF THE NATIVE SOILS ARE SUITABLE TO BE USED AS SUB-BASE WHEN PROPERLY SCARIFIED AND COMPACTED. THE SITE IS COVERED BY UP TO 12 TO 18 INCHES OF TOPSOIL COMPRISED OF LEAN CLAY. TOPSOIL MAY NOT BE USED AS STRUCTURAL FILL; THIS MATERIAL MUST BE KEPT SEGREGATED FROM OTHER SOILS INTENDED TO BE USED AS STRUCTURAL FILL.

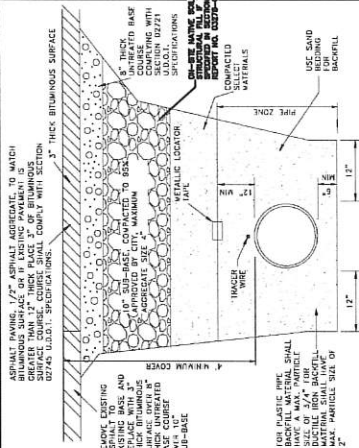


66' ROW-TYPICAL

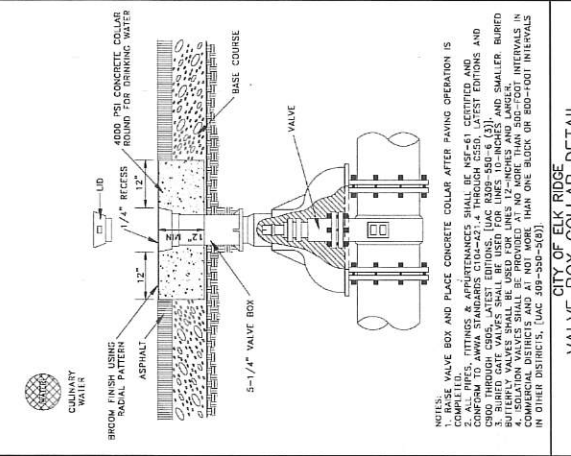
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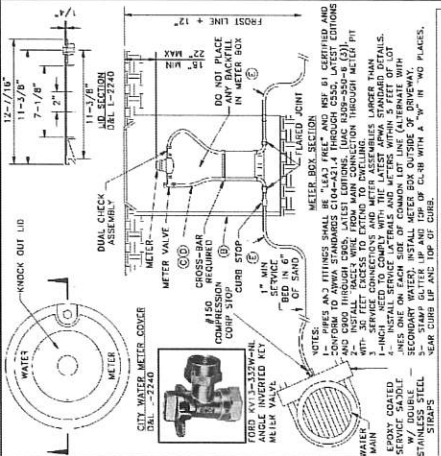
AIR RELEASE VALVE MANHOLE DETAIL

[illegible]

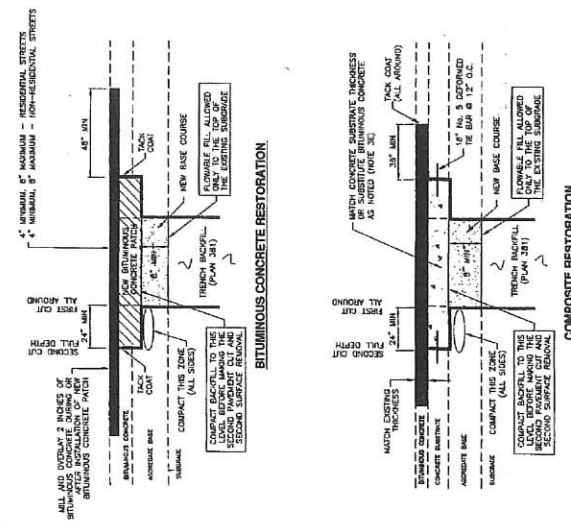
LOCATED IN SURFACED ROAD
CITY OF ELK RIDGE
UTILITY TRENCH FOR WATER MAIN



CITY OF ELK RIDGE
VALVE BOX COLLAR DETAIL



Ref	*	ITEM	DESCRIPTION
(A)		FRAME AND COVER	CAST IRON COVER (GRASS)
(B)		METER BOX (21" DIAMETER) (30" TO 36" DEPT)	WHITE CONCRETE 1/4"
(C)		1" AFTER VOLT	DUAL CHECK ASSEMBLY REQUIRED
(D)		1" METER VOLT	ON SIGNAL BACKFLOW PROTECT ON PER AGENCY REQUIREMENTS
(E)		1" SERVICE LINE	HORN IPS SIZE 9



COMPOSITE RESTORATION

Blumitious pavement T-patch

GENERAL

- A. Vertical cleat in blumitious pavement may be done by saw or pavement-zipping. If cuts greater than 8 inches are necessary to prevent pavement "break off" consult **ENGINEER** for directions on handling additional cuts.
- B. **REPAIRS** shall be made in accordance with the following conditions occur *prior* to final payment or release of retainage.
 - 1. Pavement surface deterioration exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface with **APWA** Section 32.12.03.
 - 2. Pavement surface deterioration exceeds 1/2-inch deviation with a catenary or arched condition that at the end of the one year correction period.
 - 3. Separation appears at connection due to an existing pavement, or any Street Failure.
 - 4. Repair option - saw in separation down and apply joint cement, Plan 265.
 - 5. Repair option - saw in separation down and apply joint cement, Plan 265.
 - 6. Repair option - blow clean and apply crack seal, Plan 266.
- C. Pavement leveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, **APWA** Section 32.01.16.71 and 32.12.05.

PRODUCTS

- A. Base Course: Unrescaled base course, **APWA** Section 32.11.23. Do not use gravel as a base course without **ENGINEER**'s permission at 100 psi maximum in 28 days. **APWA** Section 31.05.15. It must flow freely requiring no vibration for consolidation.
- B. Reinforcement: No. 6, galvanized or epoxy coated, deformed, 60 ksi yield grade steel.
- C. Concrete: Class 4000, **APWA** Section 03.04.04.
- D. Track Coat: **APWA** Section 32.12.13.03.
- E. Blumitious Concrete: **APWA** Section 32.12.13.05.
- F. Cold Weather Patch: Modified MC-250/FM-1 as indicated otherwise.

EXECUTION

- A. Course Placement: **APWA** Section 32.05.10. Maximum lift thickness before compaction is 8 inches when using rolling equipment or 6 inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density.
- B. Flowable Fill: Cure to final set before placing aggregate base or blumitious pavement.
- C. Use in excavations that are too narrow to receive compaction equipment.
- D. Track Coat: Clean all horizontal and vertical surfaces of loose material and surface. Wet surface with water. Apply 1/2 inch of Track Coat to 1/2 inch of 1/2 inch concrete. Lift thickness is 3/4 inches minimum after compaction. Compact to 94 percent of ASTM D2041 (rice dens) by trowel or trowel.
- E. Portland Cement Concrete: Portland cement concrete is substituted for Portland cement concrete. Concrete and rebar are provide 1/2 inch minimum of blumitious concrete for each 1 lb of Portland cement concrete. Follow minimums for reinforcement.
- F. Reinforcement: Regulated if thickness of existing Portland-cement concrete substrate is 6 inches or greater. If substrate is less than 6 inches, reinforcement is substituted for Portland-cement concrete substrate. If excavation is less than 3 feet square, or 4) if blumitious pavement is substituted for Portland-cement concrete substrate.

LONGVIEW MEADOW
ELK RIDGE, UTAH

DATE		TIME	LOCATION	REMARKS
				1
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DATE STAMP)

CITY OF ELK RIDGE
COMBINATION AIR RELEASE VALVE

JENSEN.
CHERRY

