HIGHLANDS AT ELK RIDGE PHASE I

A RESIDENTIAL SUBDIVISION
ELK RIDGE, UT
FINAL PLAN SET
SEPTEMBER 2022

VICINITY MAP
–NTS–

DATA TABLE
TOTAL ACREAGE=27.24
TOTAL # OF LOTS=41
TOTAL ACREAGE OF LOTS=17.58
ACREAGE IN ROADS=6.71
ACREAGE OF OPEN SPACE/PONDS=2.95 ACRES
LOTS/ACRE=1.50
ZONING R–1–15

OWNER/DEVELOPER
EVOLVE BUILDING AND DEVELOPMENT
801–473–8388
79 W. 900 N. SUITE C
SPRINGVILLE, UT 84663

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
PP–01	PLAN & PROFILE – HIGHLAND CIRCLE – STA. 10+00 TO STA. 13+00
PP–02	PLAN & PROFILE – CANYON VIEW DRIVE – STA. 10+00 TO STA. 15+00
PP–03	PLAN & PROFILE – CANYON VIEW DRIVE – STA. 15+00 TO STA. 20+00
PP–04	PLAN & PROFILE – CANYON VIEW DRIVE – STA. 20+00 TO STA. 24+50
PP–05	PLAN & PROFILE – CANYON VIEW DRIVE – STA. 24+50 TO STA. 29+60
PP–06	PLAN & PROFILE – VALLEY VIEW LANE – STA. 10+00 TO STA. 14+00
PP–07	PLAN & PROFILE – VALLEY VIEW LANE – STA. 14+00 TO STA. 18+40
PP–08	PLAN & PROFILE – QUAIL RIDGE DRIVE – STA. 10+00 TO STA. 14+50
PP–09	PLAN & PROFILE – QUAIL RIDGE DRIVE – STA. 14+50 TO STA. 19+00
PP–10	PLAN & PROFILE – MOUNTAIN VIEW DRIVE – STA. 22+50 TO STA. 27+00
PP–11	PLAN & PROFILE – MOUNTAIN VIEW DRIVE – STA. 27+00 TO STA. 30+50
PP–12	PLAN & PROFILE – MOUNTAIN VIEW DRIVE – STA. 30+50 TO STA. 34+00
PP–13	PLAN & PROFILE – LOAFER CANYON ROAD – STA. 10+00 TO STA. 12+89
SS–01	OFFSITE UTILITIES – MEADOW LARK LANE – STA. 10+00 TO STA. 15+00
SS–02	OFFSITE UTILITIES – MEADOW LARK LANE – STA. 15+00 TO STA. 19+00
SS–03	OFFSITE UTILITIES – MEADOW LARK LANE – STA. 19+00 TO STA. 22+50
SD–01	PLAN & PROFILE – STORM DRAIN POND – STA. 10+00 TO STA. 12+82
DT–01	DETAIL SHEET
DT–02	DETAIL SHEET
DT–03	DETAIL SHEET
DT–04	DETAIL SHEET
DT–05	DETAIL SHEET

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
9/29/2022
STATE OF UTAH

SHEET NO. 1

NO.	REVISIONS	BY	DATE
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HIGHLANDS PHASE I
COVER

ELK RIDGE, UT

HIGHLANDS PHASE I

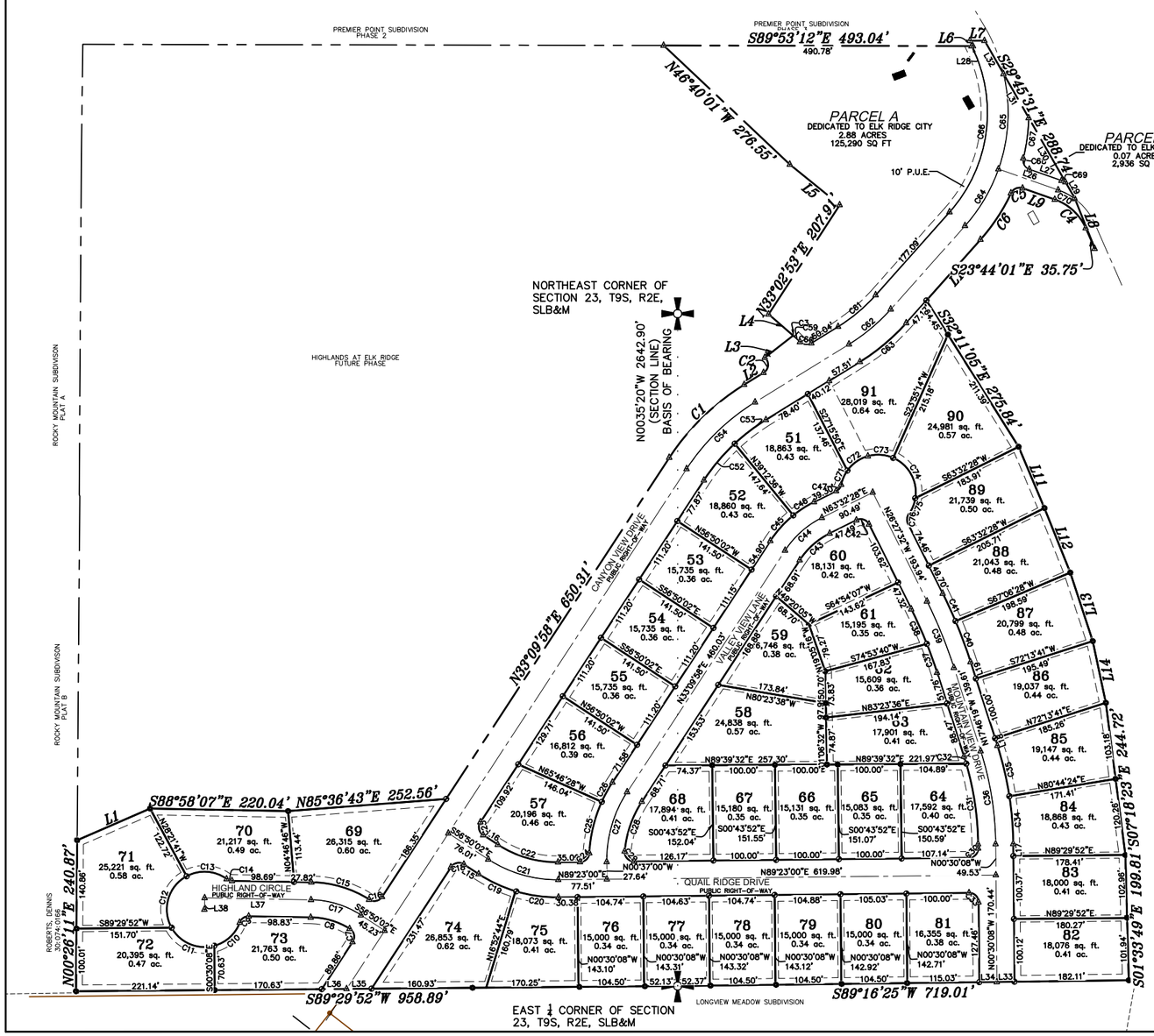
ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\22-0007 HIGHLANDS PHASE I\CADD\PRELIMINARY\01-COVER.DWG

BOUNDARY DESCRIPTION:

BEGINNING AT THE EAST ¼ CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°29'52"W 958.89 FEET ALONG THE NORTH BOUNDARY OF LONGVIEW MEADOW SUBDIVISION; THENCE N00°26'11"E 240.87 FEET; THENCE N66°33'10"E 126.72 FEET; THENCE S88°58'07"E 220.04 FEET; THENCE N85°36'43"E 252.56 FEET; THENCE N33°09'58"E 650.31 FEET; THENCE NORTHEASTERLY 166.03 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 25°08'12", THE CHORD BEARS N45°44'04"E 166.68 FEET; THENCE N58°18'10"E 36.29 FEET; THENCE NORTHEASTERLY 28.07 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 107°12'45", THE CHORD BEARS N04°41'47"E 24.15 FEET; THENCE N52°00'15"E 57.03 FEET; THENCE N48°54'35"W 51.69 FEET; THENCE N33°02'53"E 207.91 FEET; THENCE N50°55'29"W 102.38 FEET; THENCE N46°40'01"W 276.55 FEET; THENCE ALONG THE SOUTH BOUNDARY OF PREMIER POINT PHASE 3 SUBDIVISION THE FOLLOWING 3 COURSES TO WIT: (1) S89°53'12"E 493.04 FEET, (2) N29°21'11"W 9.79 FEET, (3) N89°42'27"E 23.12 FEET; THENCE S29°45'31"E 288.74 FEET; THENCE S21°47'03"E 87.10 FEET; THENCE NORTHWESTERLY 68.79 FEET ALONG THE ARC OF A 84.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°55'14", THE CHORD BEARS N47°11'39"W 66.88 FEET; THENCE N70°39'16"W 54.45 FEET; THENCE SOUTHWESTERLY 22.04 FEET ALONG THE ARC OF A 15.20 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 83°04'04", THE CHORD BEARS S67°08'02"W 20.16 FEET; THENCE SOUTHWESTERLY 88.79 FEET ALONG THE ARC OF A 302.26 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°49'48", THE CHORD BEARS S33°17'20"W 88.47 FEET; THENCE S41°39'19"W 129.91 FEET; THENCE S32°11'05"E 275.84 FEET; THENCE S22°51'49"E 106.07 FEET; THENCE S21°47'29"E 110.82 FEET; THENCE S18°12'00"E 114.95 FEET; THENCE S11°51'47"E 100.29 FEET; THENCE S07°18'23"E 244.72 FEET; THENCE S01°33'49"E 199.81 FEET; THENCE S89°16'25"W 719.01 FEET TO THE POINT OF BEGINNING.
CONTAINS 27.235 ACRES

NOTE:
LOTS 51–57, 74, AND 91 SHALL NOT HAVE PRIMARY OR SECONDARY ACCESS ON CANYON VIEW DRIVE.



VICINITY MAP
–NTS–

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- XXX X — ADDRESSES

DATA TABLE
TOTAL ACREAGE=27.24
TOTAL # OF LOTS=41
TOTAL ACREAGE OF LOTS=17.58
ACREAGE IN ROADS=6.71
ACREAGE OF OPEN SPACE/PONDS=2.95 ACRES
LOTS/ACRE=1.50
ZONING R–1–15

OWNER/DEVELOPER
EVOLVE BUILDING AND DEVELOPMENT
801–473–8388
79 W. 900 N. SUITE C
SPRINGVILLE, UT 84663

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

_____
DATE

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.
CONTAINS 27.235 ACRES.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS DAY OF _____. A.D. 2022.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }S.S.
COUNTY OF UTAH

ON THE_____DAY OF_____, A.D. 2022 PERSONALLY APPEARED BEFORE ME_____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE_____ OF _____AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID_____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ACKNOWLEDGED TO ME THAT SAID_____ EXECUTED THE SAME.

_____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____
COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____OF_____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____A.D. 2022.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK–RECORDER

APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

HIGHLANDS AT ELK RIDGE PHASE I

A RESIDENTIAL SUBDIVISION IN
ELK RIDGE, UTAH
CONTAINING 41 LOTS AND 27.24 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST ¼ OF SECTION 24, OF TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

CLERK–RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL

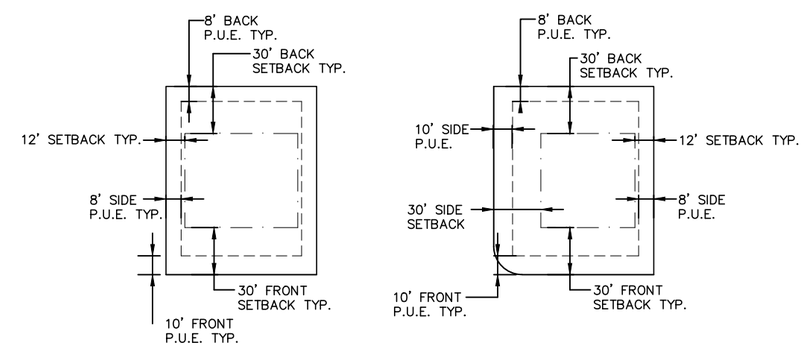
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	168.03'	383.00'	166.68'	S45°44'04"W	25°08'12"
C2	28.07'	15.00'	24.15'	N4°41'47"E	107°12'45"
C3	2.42'	454.32'	2.42'	N47°41'07"W	0°18'21"
C4	68.79'	84.00'	66.88'	N47°11'39"W	46°55'14"
C5	22.04'	15.20'	20.16'	S67°08'02"W	83°04'04"
C6	88.79'	302.26'	88.47'	S33°17'20"W	16°49'48"
C7	23.95'	15.00'	21.49'	N12°34'32"W	91°29'01"
C8	65.27'	122.00'	64.49'	N73°38'35"W	30°39'04"
C9	18.54'	15.00'	17.38'	S55°37'45"W	70°48'17"
C10	57.26'	60.00'	55.12'	N47°34'06"E	54°41'00"
C11	79.60'	60.00'	73.89'	S67°04'57"E	76°00'55"
C12	94.99'	60.00'	85.38'	S16°16'55"W	90°42'48"
C13	67.57'	60.00'	64.05'	N86°06'06"W	64°31'11"
C14	9.20'	15.00'	9.05'	S71°24'18"E	35°07'37"
C15	97.28'	178.00'	96.07'	N73°18'45"W	31°18'44"
C16	23.35'	15.00'	21.06'	N77°45'18"E	89°10'39"
C17	84.13'	150.00'	83.03'	N72°54'04"W	32°08'05"
C18	23.56'	15.00'	21.21'	S78°09'58"W	90°00'00"
C19	66.13'	228.00'	65.90'	S65°08'36"E	16°37'08"
C20	68.30'	228.00'	68.05'	S82°02'05"E	17°09'50"
C21	117.92'	200.00'	116.22'	S73°43'31"E	33°46'58"
C22	101.42'	172.00'	99.95'	S73°43'31"E	33°46'58"
C23	23.56'	15.00'	21.21'	S11°50'02"E	90°00'00"
C24	22.61'	15.00'	20.53'	N46°11'42"E	86°22'35"
C25	84.44'	228.00'	83.95'	S13°36'59"W	21°13'07"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C26	35.58'	228.00'	35.54'	S28°41'45"W	8°56'26"
C27	117.92'	200.00'	116.22'	S16°16'29"W	33°46'58"
C28	84.56'	172.01'	83.71'	S19°04'55"W	28°10'05"
C29	25.03'	15.00'	22.23'	S42°48'34"E	95°36'53"
C30	23.53'	15.00'	21.19'	N44°26'26"E	89°53'08"
C31	130.11'	472.00'	129.70'	N8°23'57"W	15°47'38"
C32	12.16'	472.00'	12.16'	N17°02'02"W	1°28'32"
C33	23.59'	15.00'	21.23'	N45°33'34"W	90°06'52"
C34	76.29'	528.00'	76.23'	N4°38'30"W	8°16'44"
C35	82.85'	528.00'	82.77'	N13°16'35"W	8°59'26"
C36	150.70'	500.00'	150.13'	N9°08'14"W	17°16'10"
C37	48.79'	722.00'	48.78'	N19°42'27"W	3°52'17"
C38	60.68'	722.00'	60.66'	N24°03'04"W	4°48'56"
C39	114.33'	758.13'	114.22'	N22°05'31"W	8°38'25"
C40	69.53'	778.00'	69.51'	N20°19'55"W	5°07'14"
C41	48.43'	778.00'	48.42'	N24°40'32"W	3°34'00"
C42	23.56'	15.00'	21.21'	N71°27'32"W	90°00'00"
C43	64.68'	122.00'	63.92'	S48°21'13"W	30°22'30"
C44	79.52'	150.00'	78.59'	S48°21'13"W	30°22'30"
C45	54.75'	178.00'	54.54'	S41°58'41"W	17°37'26"
C46	39.61'	178.00'	39.53'	S57°09'56"W	12°45'03"
C47	13.47'	15.00'	13.03'	N37°48'22"E	51°28'11"
C52	76.31'	317.00'	76.12'	S40°03'44"W	13°47'33"
C53	62.76'	317.00'	62.66'	S52°37'50"W	11°20'39"
C54	153.55'	350.00'	152.32'	S45°44'04"W	25°08'12"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C59	12.72'	12517.61'	12.72'	N47°46'34"W	0°03'30"
C60	19.57'	15.40'	18.28'	S84°09'20"E	72°47'15"
C61	78.53'	267.08'	78.25'	N49°52'40"E	16°50'50"
C62	87.17'	300.00'	86.86'	N49°58'44"E	16°38'50"
C63	96.75'	333.00'	96.41'	N49°58'44"E	16°38'50"
C64	105.52'	271.00'	104.86'	N30°30'02"E	22°18'35"
C65	154.01'	271.00'	151.95'	N3°03'52"E	32°33'45"
C66	283.36'	238.00'	266.92'	N7°32'52"E	68°12'54"
C67	64.93'	304.00'	64.81'	N7°39'00"E	12°14'16"
C68	22.10'	15.00'	20.16'	S28°26'34"E	84°25'24"
C69	6.61'	116.00'	6.61'	N69°01'18"W	3°15'55"
C70	30.09'	100.00'	29.98'	N62°02'00"W	17°14'31"
C71	24.42'	60.00'	24.25'	N23°43'50"E	23°19'06"
C72	41.17'	60.00'	40.36'	N55°02'42"E	39°18'38"
C73	40.81'	60.00'	40.03'	S85°48'55"E	38°58'10"
C74	78.70'	60.00'	73.18'	S28°45'19"E	75°09'02"
C75	27.70'	60.00'	27.45'	S22°02'38"W	26°26'51"
C76	16.16'	15.00'	15.39'	S4°24'16"W	61°43'36"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N66°33'10"E	126.72'
L2	N58°18'10"E	36.29'
L3	N52°00'15"E	57.03'
L4	N48°54'35"W	51.69'
L5	N50°55'29"W	102.38'
L6	N29°21'11"W	9.79'
L7	N89°42'27"E	23.12'
L8	S21°47'03"E	87.10'
L9	N70°39'16"W	54.45'
L10	S41°39'19"W	129.91'
L11	S22°51'49"E	106.07'
L12	S21°47'29"E	110.82'
L13	S18°12'00"E	114.95'
L14	S11°51'47"E	100.29'
L15	S56°50'02"E	28.01'

LINE TABLE		
LINE	DIRECTION	LENGTH
L16	S56°50'02"E	28.01'
L17	N0°30'08"W	19.37'
L18	S17°46'19"E	12.44'
L19	S17°46'19"E	27.79'
L26	S70°39'16"E	100.94'
L27	S70°39'16"E	54.45'
L28	S89°53'12"E	2.26'
L29	S29°45'31"E	28.93'
L30	S29°45'31"E	122.93'
L31	S29°45'31"E	80.73'
L32	S29°45'31"E	61.17'
L33	N89°16'25"E	28.00'
L34	N89°16'25"E	28.00'
L35	N89°29'52"E	39.65'
L36	N89°29'52"E	39.65'



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
–NTS–

NO.	REVISIONS	BY	DATE
5			
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2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

ATLAS ENGINEERING L.L.C.

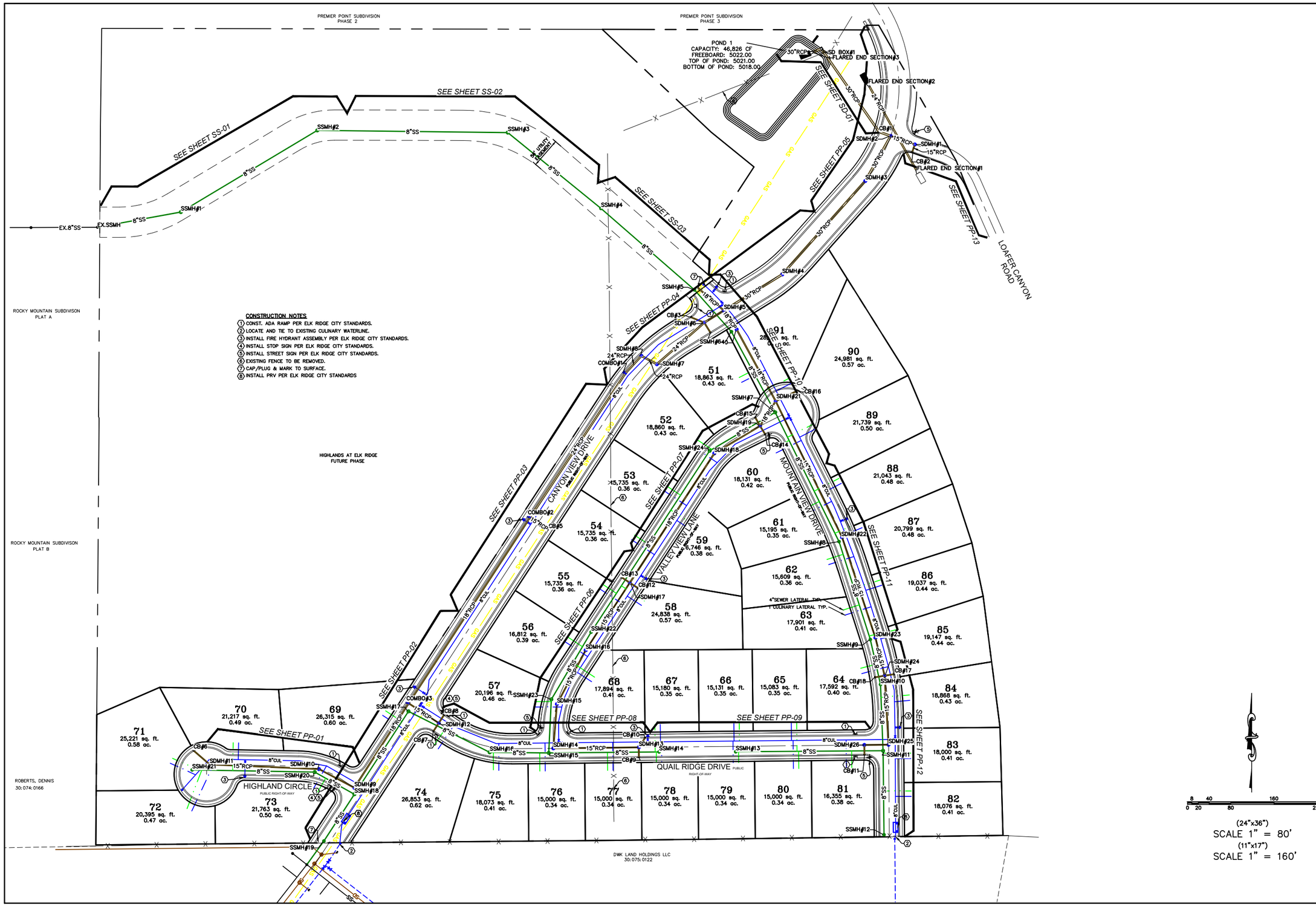
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801–655–0566
FAX: 801–655–0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

HIGHLANDS AT ELK RIDGE PHASE I

CONTAINING 41 LOTS AND 27.24 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, OF TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

LOT LAYOUT

ELK RIDGE, UTAH



SHEET NO. 3

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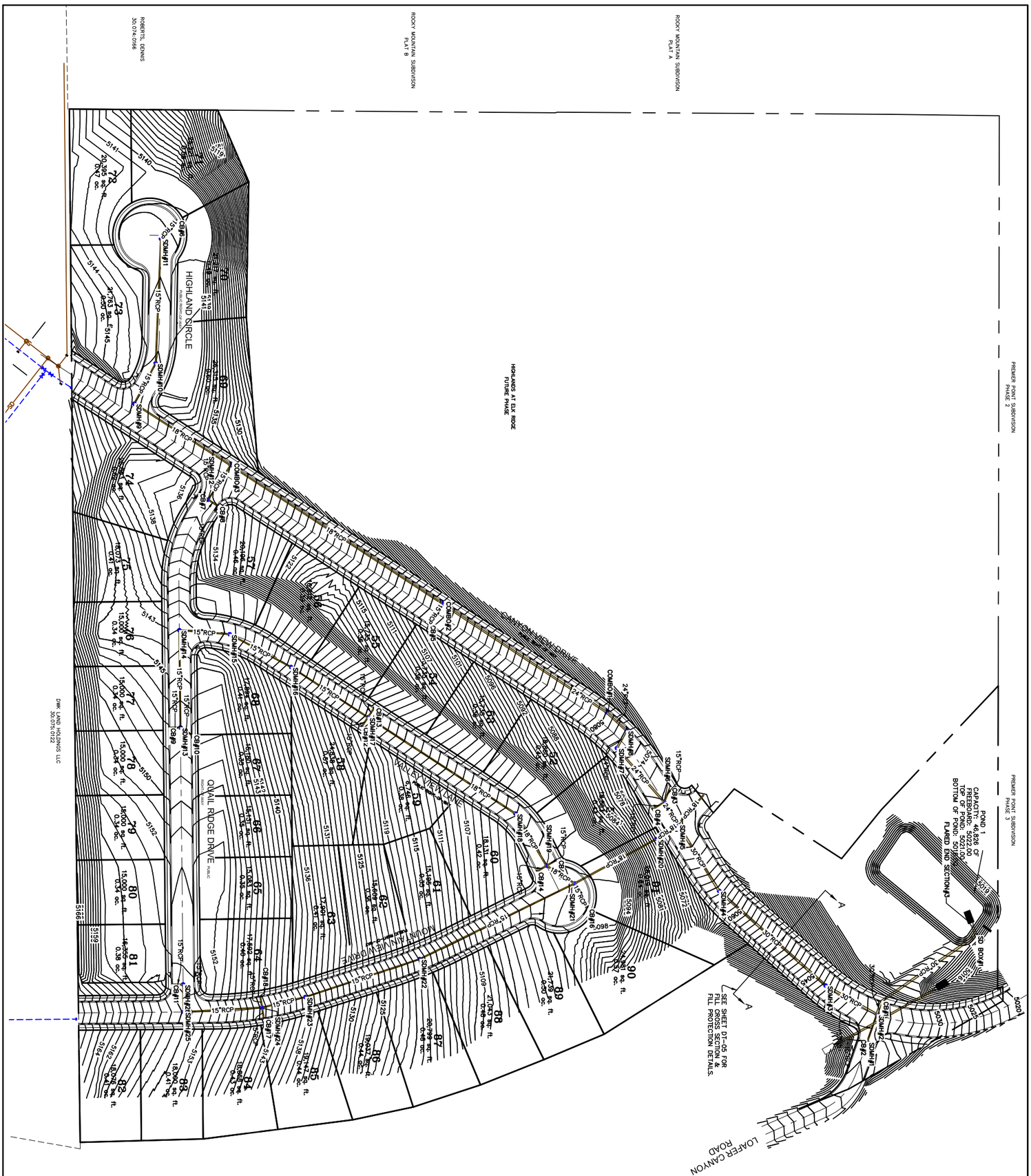
UTILITY AND INDEX

ELK RIDGE, UT

HIGHLANDS PHASE I

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

Z:\2022\22-025-HIGHLANDS PHASE I\CADD\PRELIMINARY\03-UTILITY AND INDEX.DWG



(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

0 20 40 80 160 240

HIGHLANDS PHASE I

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

Z:\2022\22-028 HIGHLANDS PHASE II\CADD\PRELIMINARY\04-GRADING PLAN.DWG

GRADING PLAN

ELK RIDGE, UT

NO.	REVISIONS	BY	DATE
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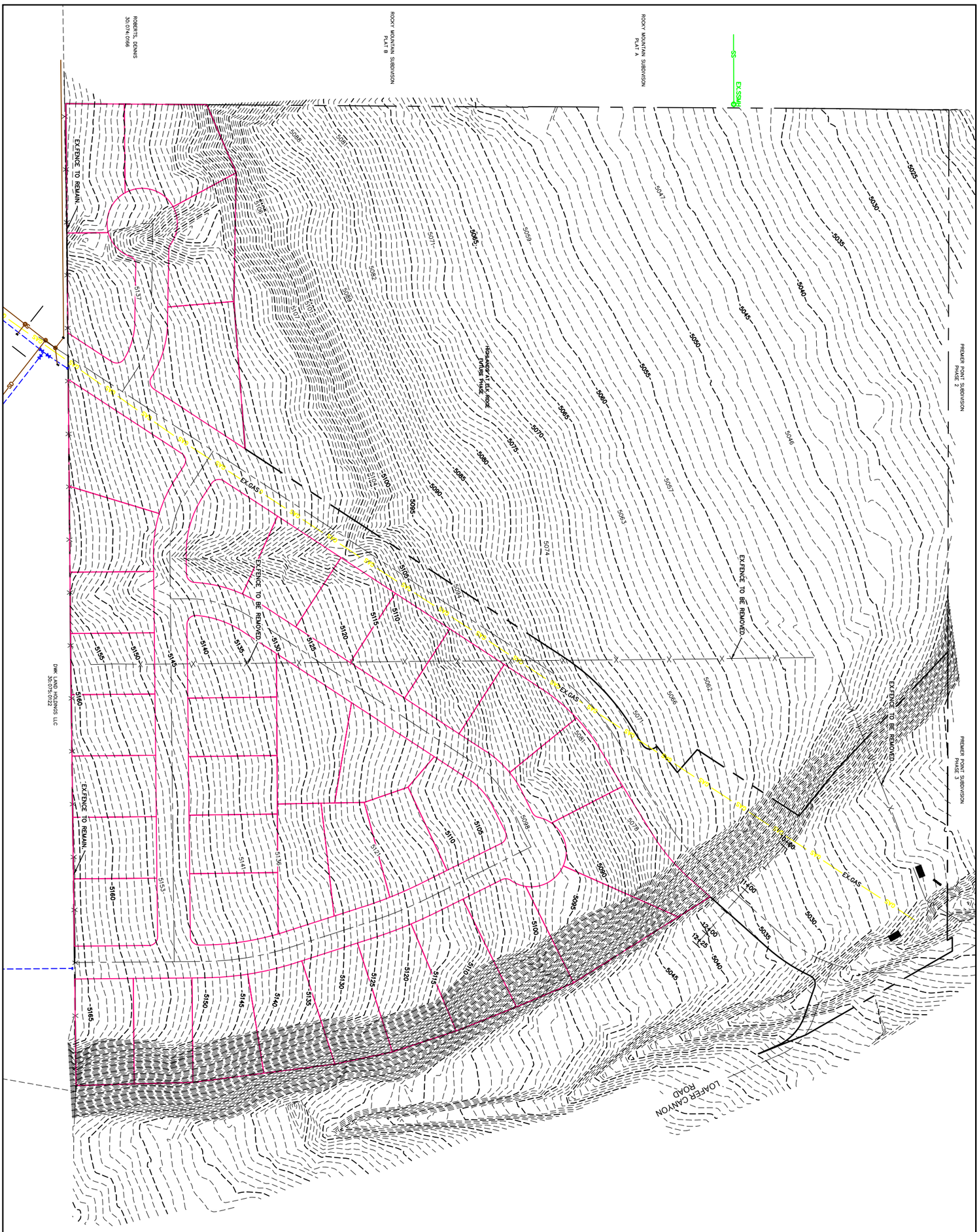
SHEET NO.

4



SCALE 1" = 80' (24"x36")
SCALE 1" = 160' (11"x17")

HIGHLANDS PHASE I

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

Z:\2022\22-028 HIGHLANDS PHASE II\CADD\PRELIMINARY\05-EXISTING TOPO.DWG

EXISTING TOPOGRAPHY

ELK RIDGE, UT

NO.	REVISIONS	BY	DATE
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SHEET NO.

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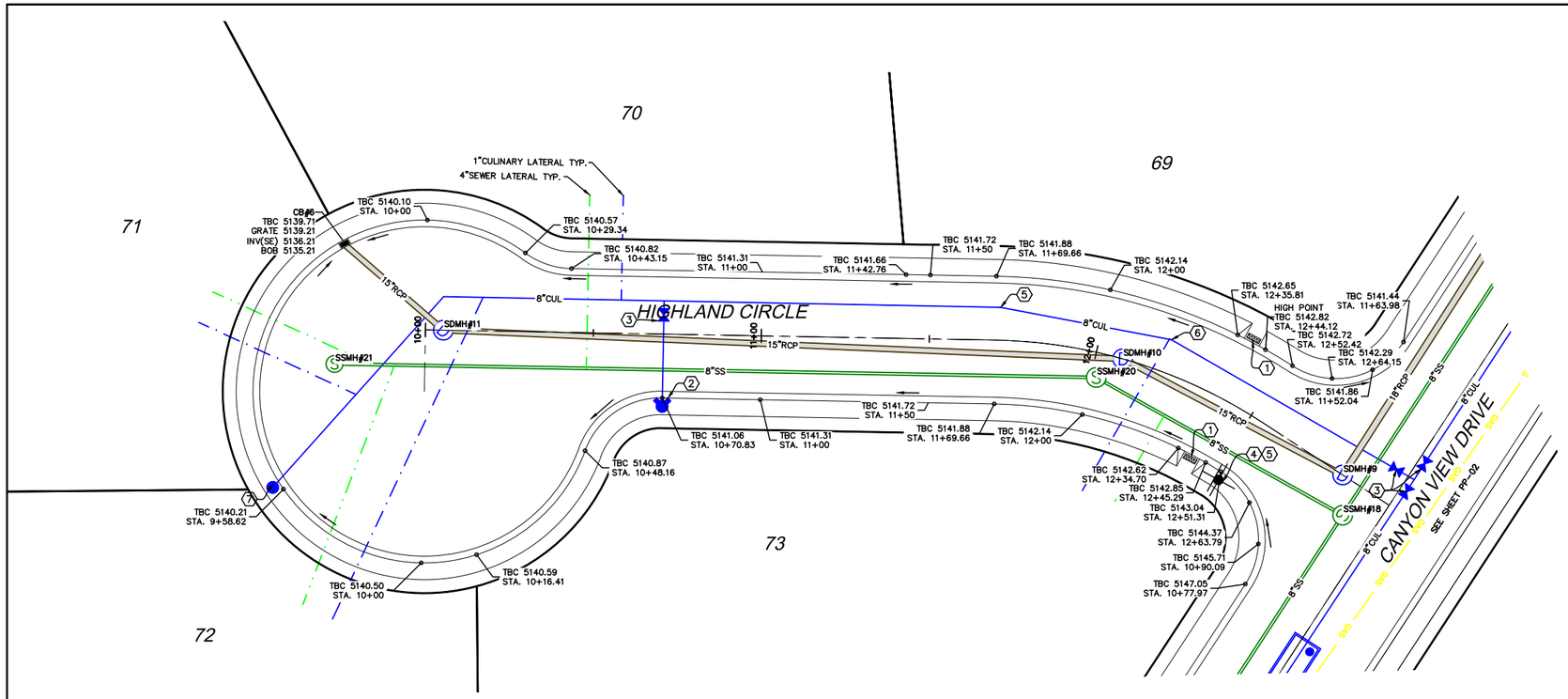
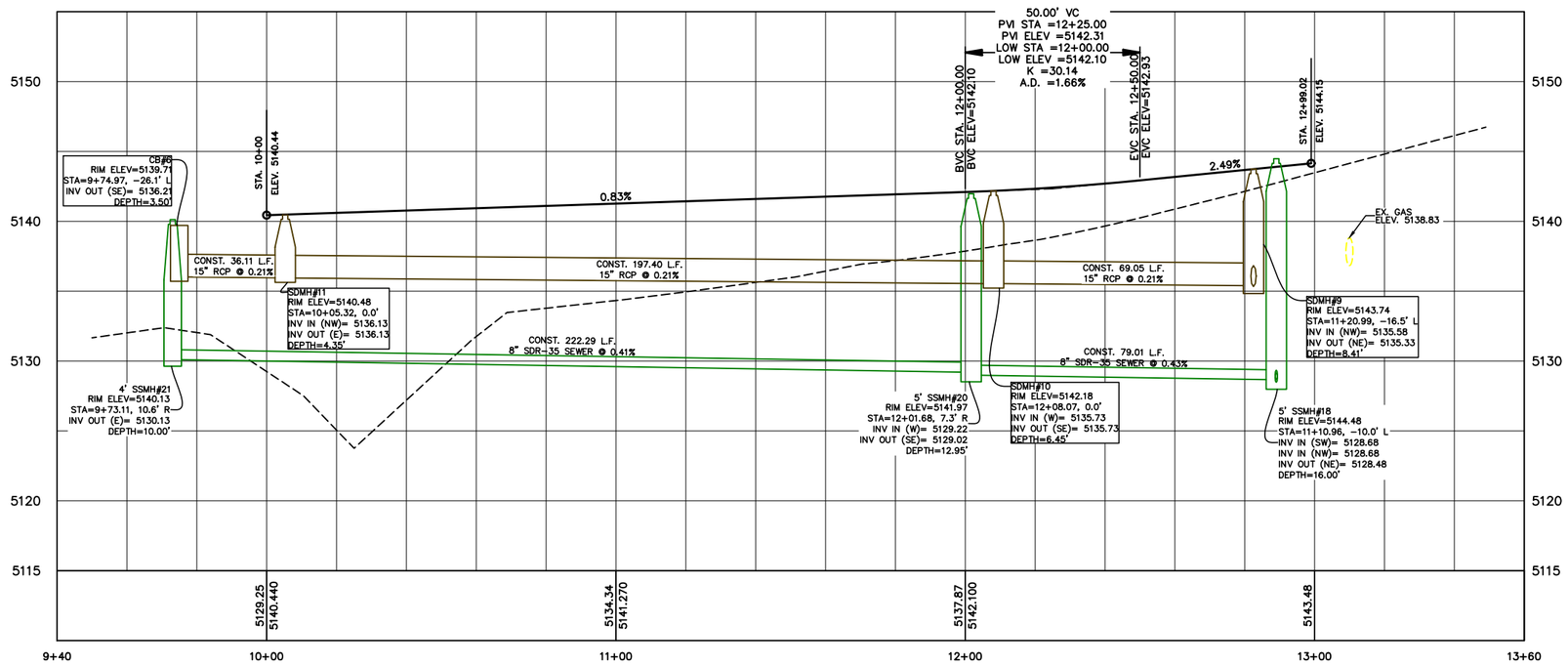


CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
5. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
6. INSTALL 11.25° BEND.
7. INSTALL CULINARY ABOVE GRADE BLOW OFF PER ELK RIDGE CITY STANDARDS.

0 5 20 2 10 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-01

NO.	REVISIONS	BY	DATE
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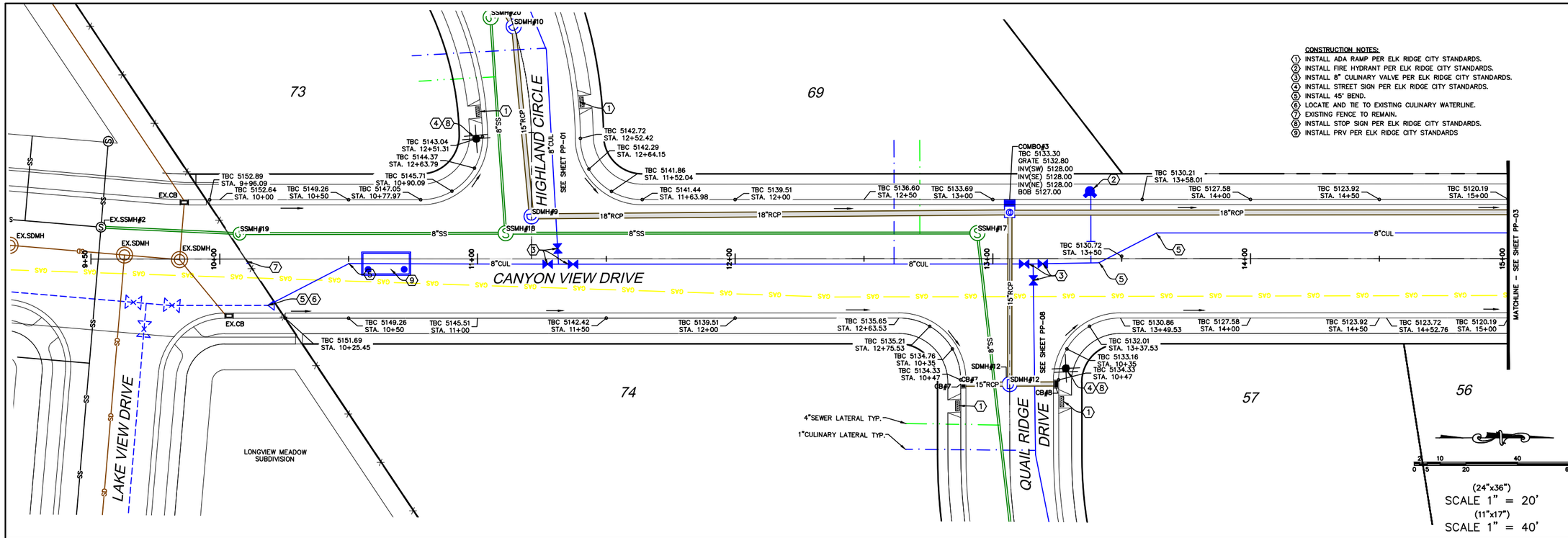
HGHLAND CIRCLE
STA. 10+00 TO STA. 13+00

ELK RIDGE, UT

HIGHLANDS PHASE I

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

Z:\2022\22-028 HIGHLANDS PHASE II\CADD\PRELIMINARY\PP-01.DWG



SHEET NO.
PP-02

NO.	BY	DATE	REVISIONS
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CANYON VIEW DRIVE
STA. 10+00 TO STA. 15+00

ELK RIDGE, UT

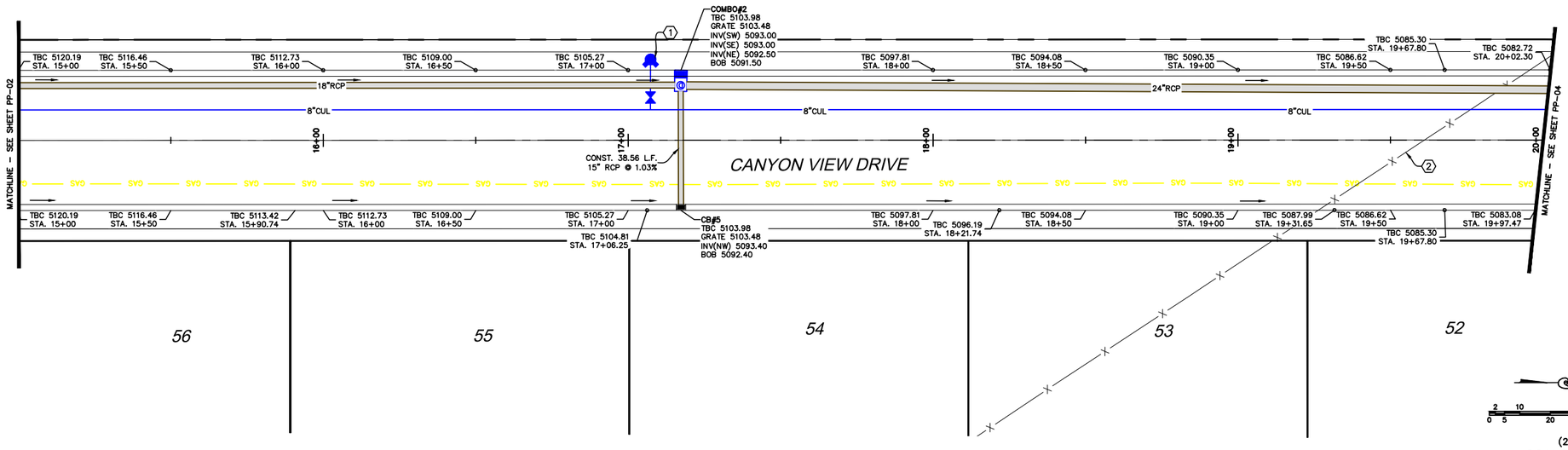
HIGHLANDS PHASE I

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

Z:\2022\22-028 HIGHLANDS PHASE II\CADD\PRELIMINARY\PP-02.DWG

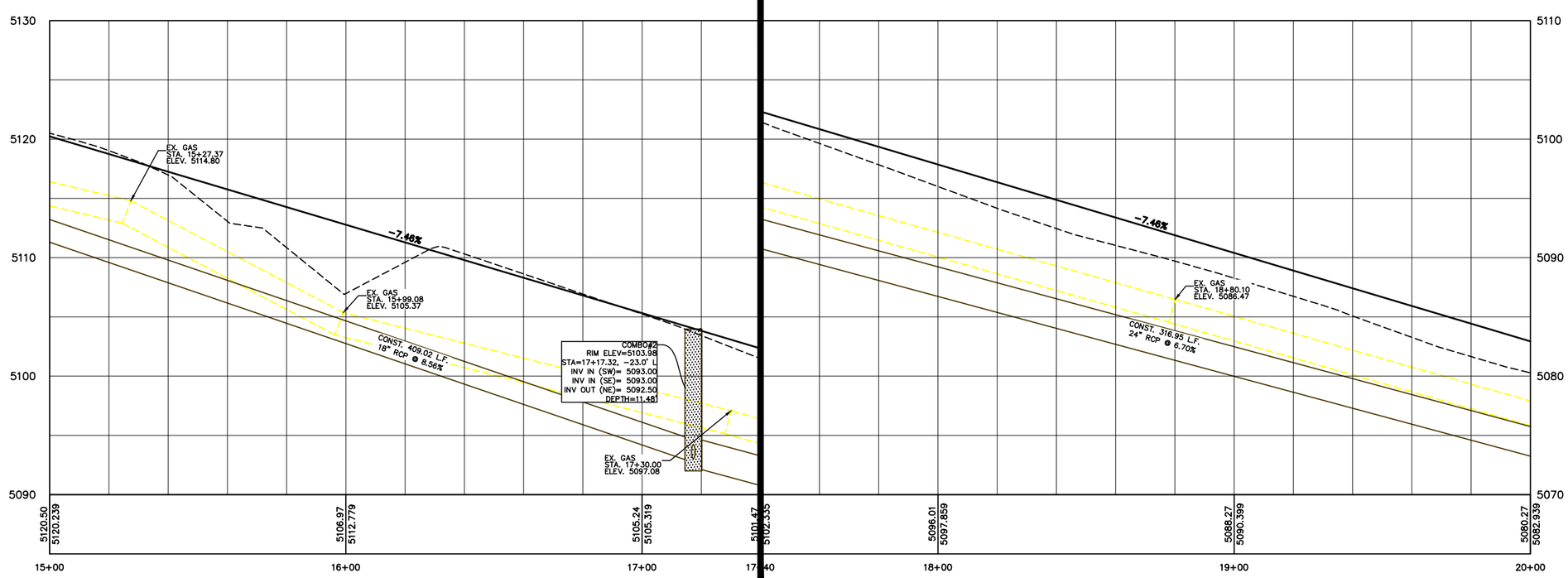
CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
2. EXISTING FENCE TO BE REMOVED.



0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-03

NO.	REVISIONS	BY	DATE
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CANYON VIEW DRIVE
STA. 15+00 TO STA. 20+00

ELK RIDGE, UT

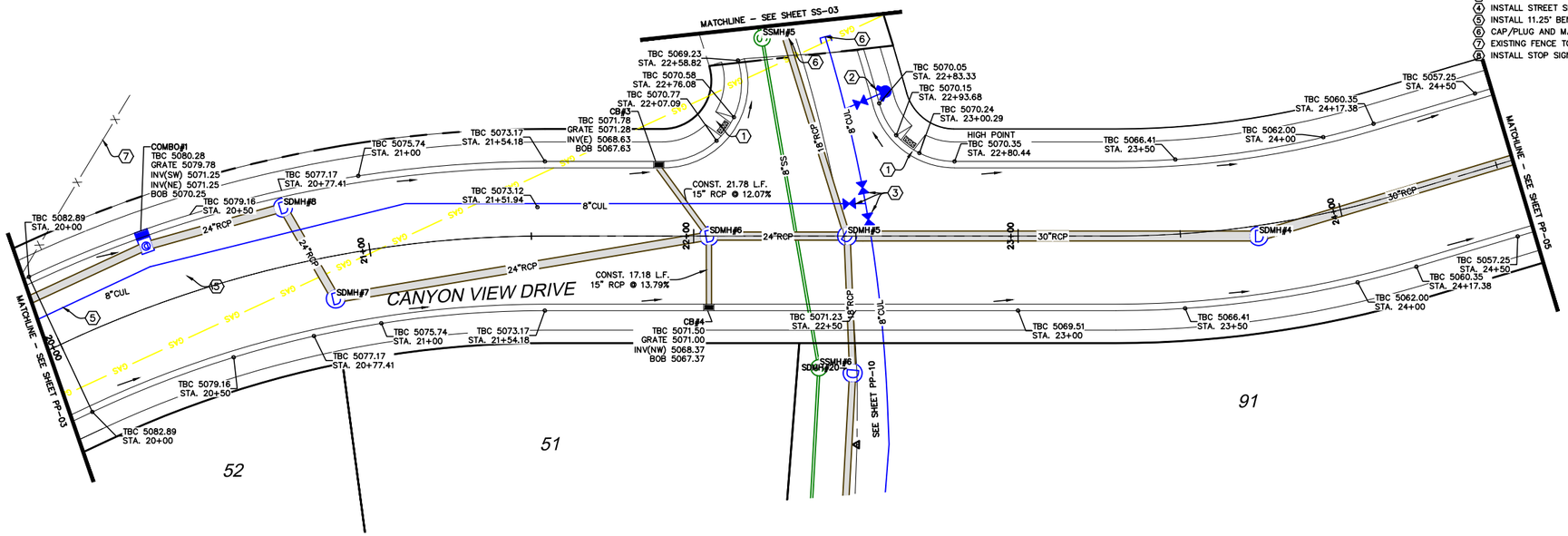
HIGHLANDS PHASE I

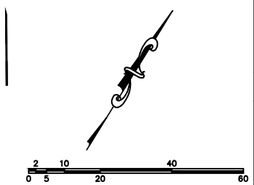
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\22-025 HIGHLANDS PHASE I\CADD\PRELIMINARY\PP-03.DWG

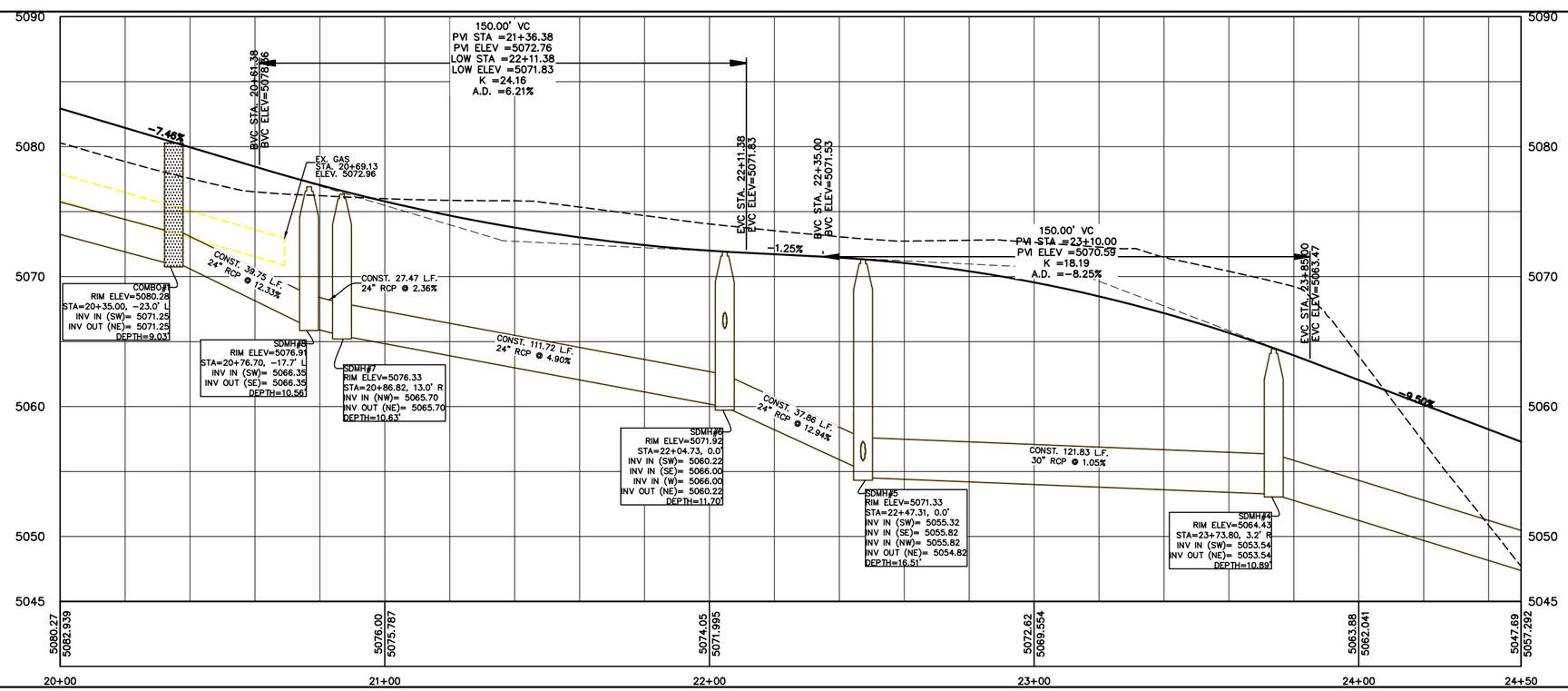
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. CAP/PLUG AND MARK TO SURFACE.
7. EXISTING FENCE TO BE REMOVED.
8. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-04

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CANYON VIEW DRIVE
STA. 20+00 TO STA. 24+50

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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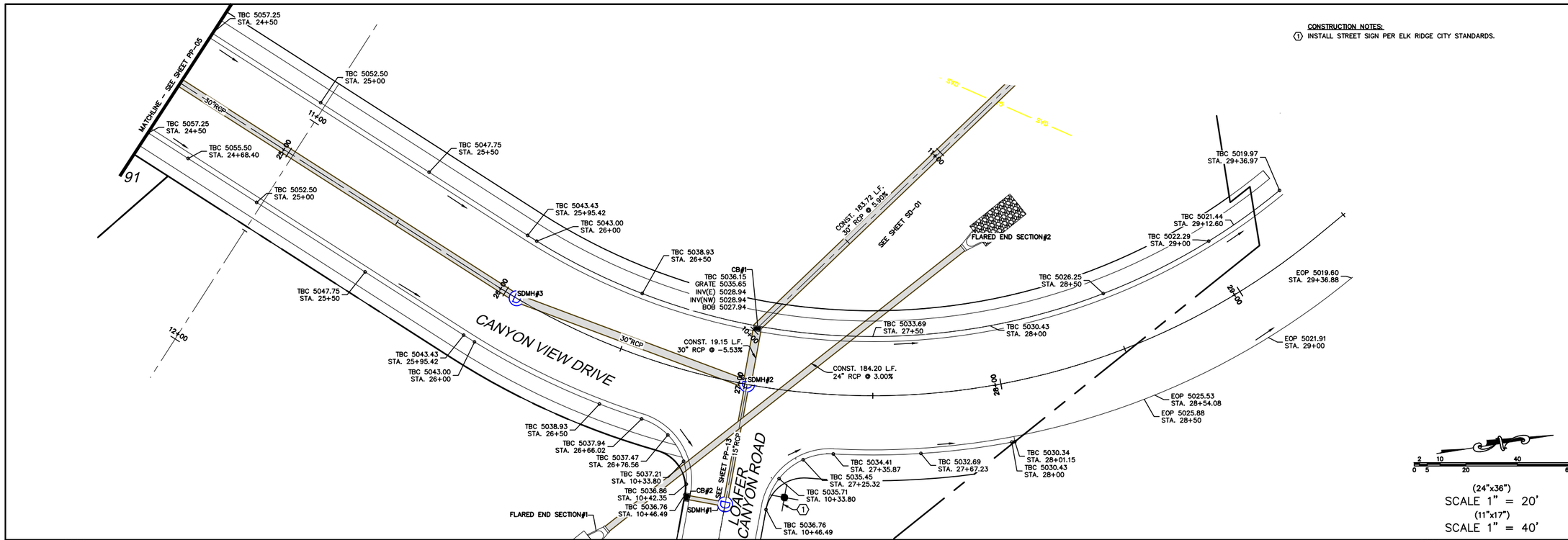
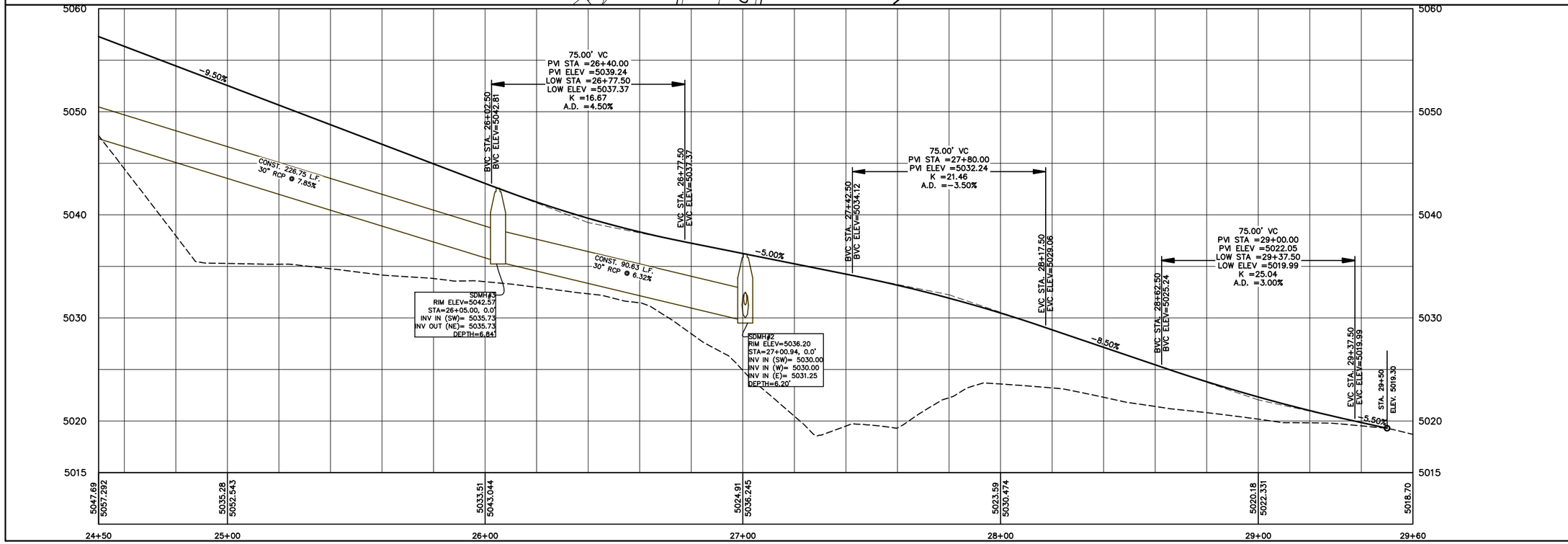


CONSTRUCTION NOTES:

1. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.



SHEET NO.

PP-05

NO.	REVISIONS	BY	DATE
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CANYON VIEW DRIVE
STA. 24+50 TO STA. 29+60

ELK RIDGE, UT

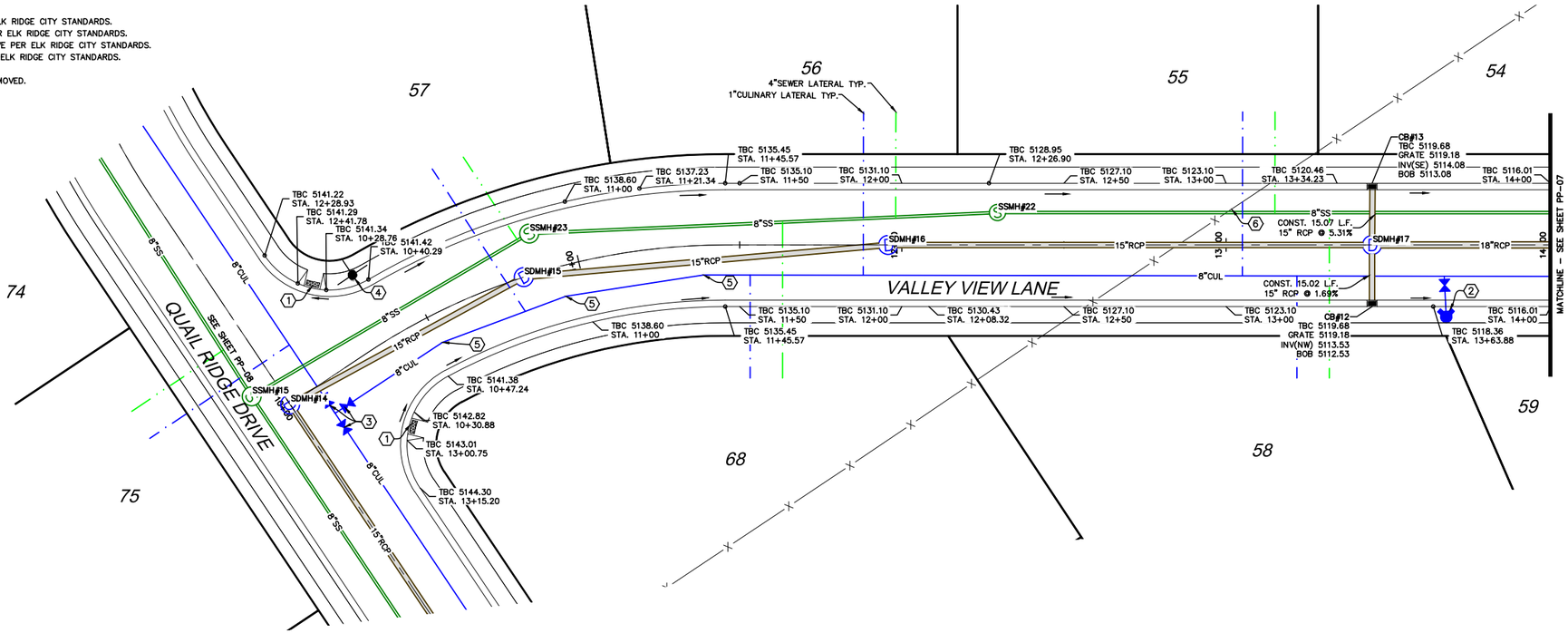
HIGHLANDS PHASE I

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

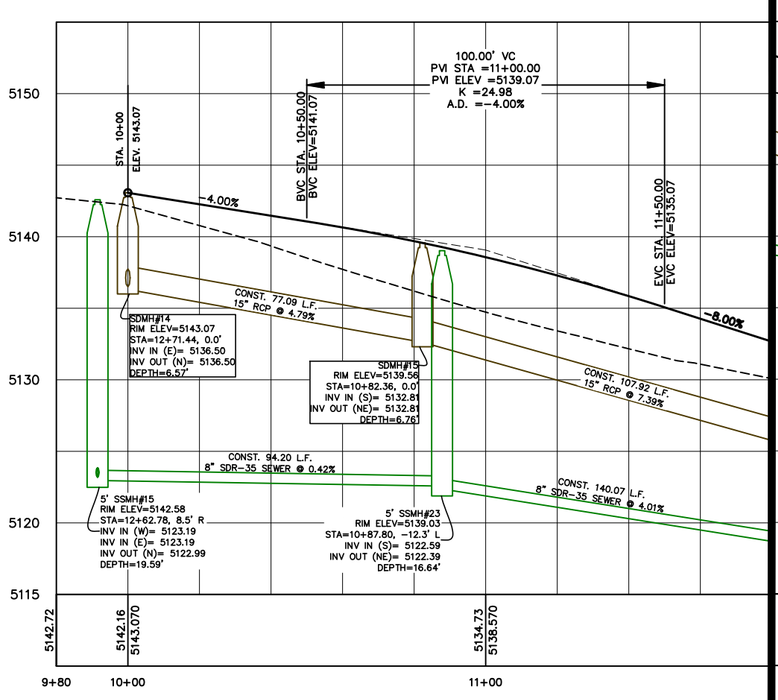
Z:\2022\22-025 HIGHLANDS PHASE I\CADD\PRELIMINARY\PP-05.DWG

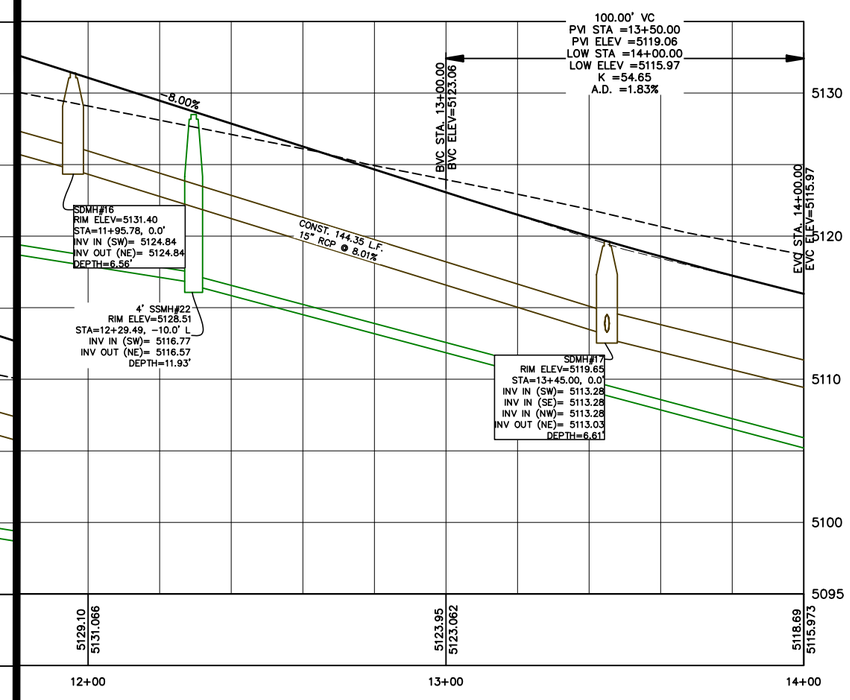
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. EXISTING FENCE TO BE REMOVED.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'





SHEET NO.
PP-06

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VALLEY VIEW LANE
STA. 10+00 TO STA. 14+00

ELK RIDGE, UT

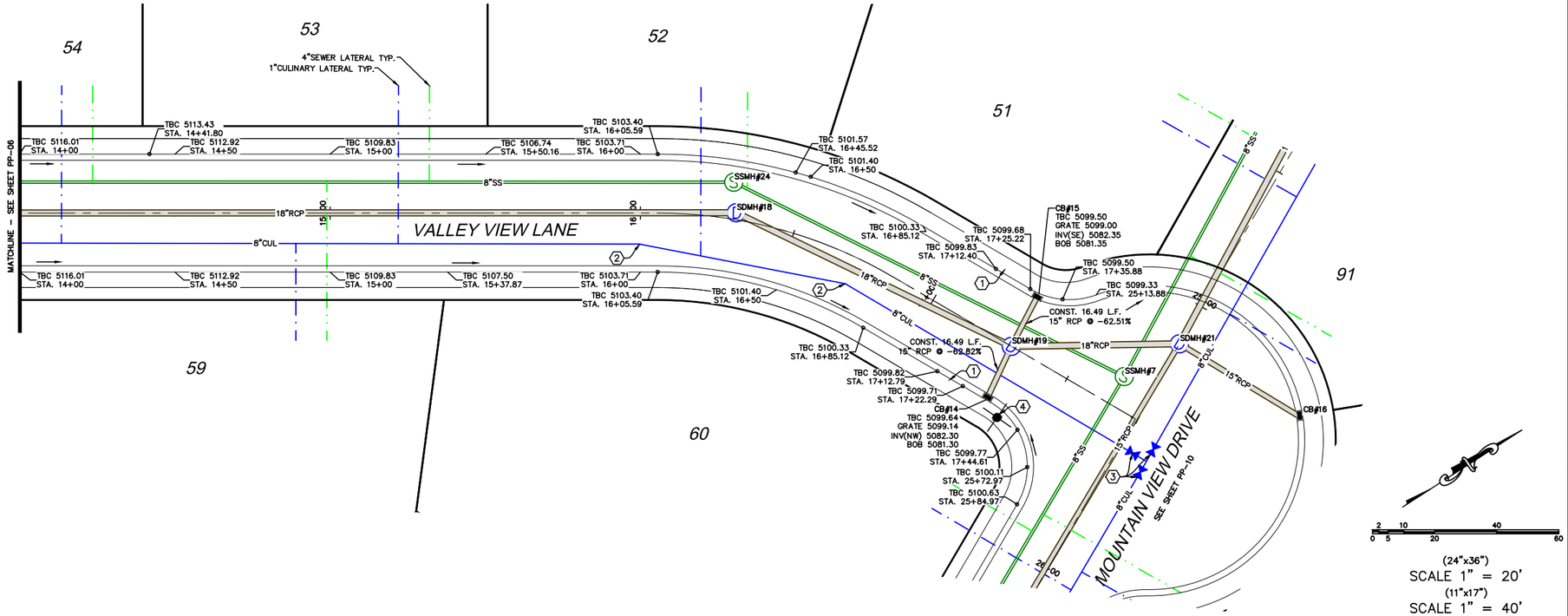
HIGHLANDS PHASE I

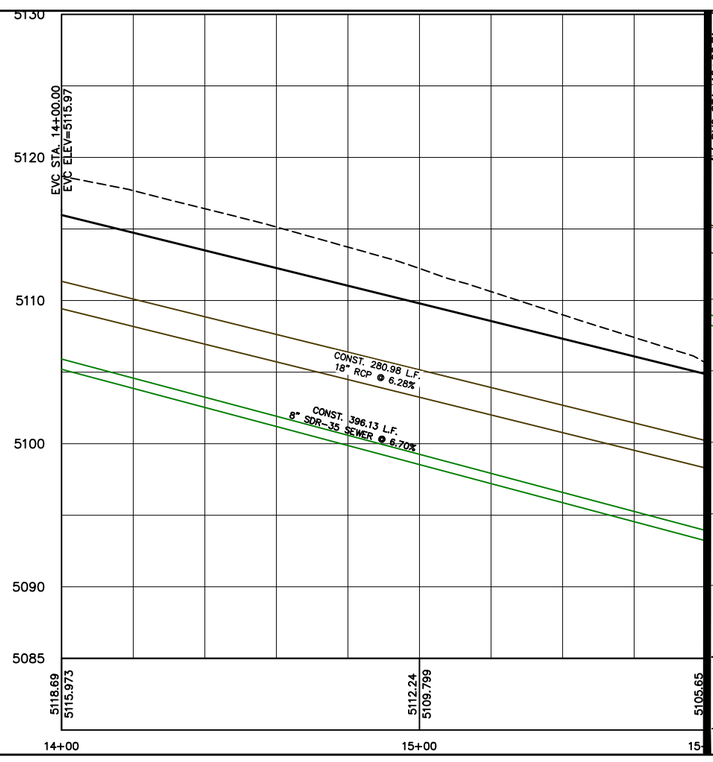
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

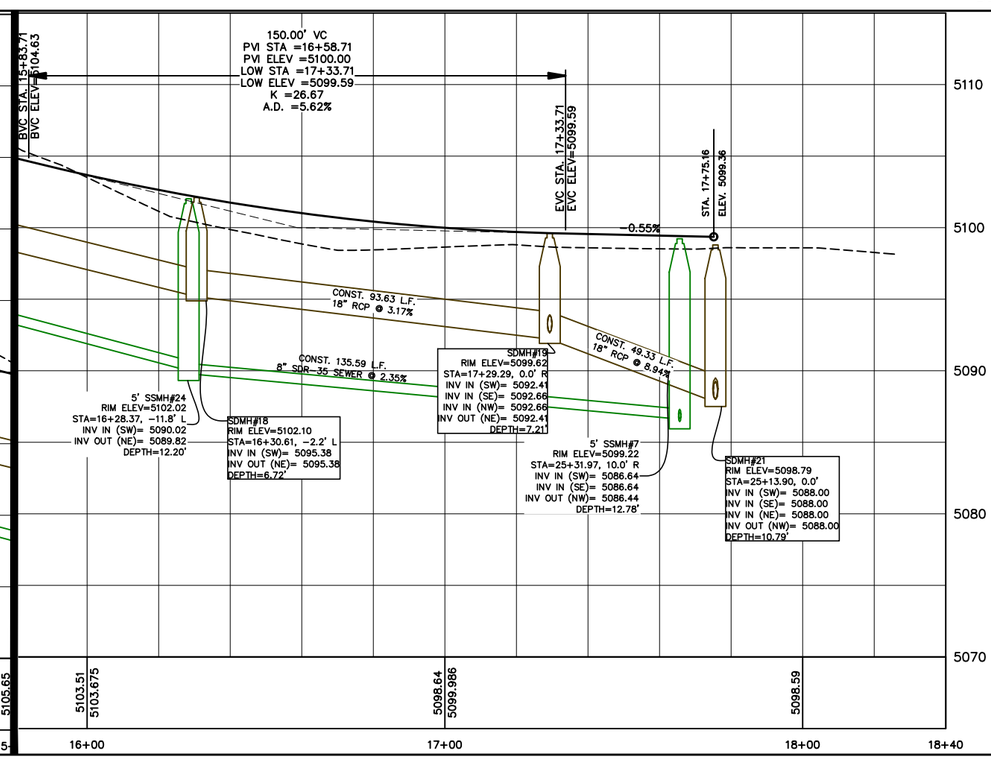
Z:\2022\22-023 HIGHLANDS PHASE II\CADD\PRELIMINARY\PP-06.DWG

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL 22.5° BEND.
3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.







SHEET NO. PP-07

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VALLEY VIEW LANE
STA. 14+00 TO STA. 18+40

ELK RIDGE, UT

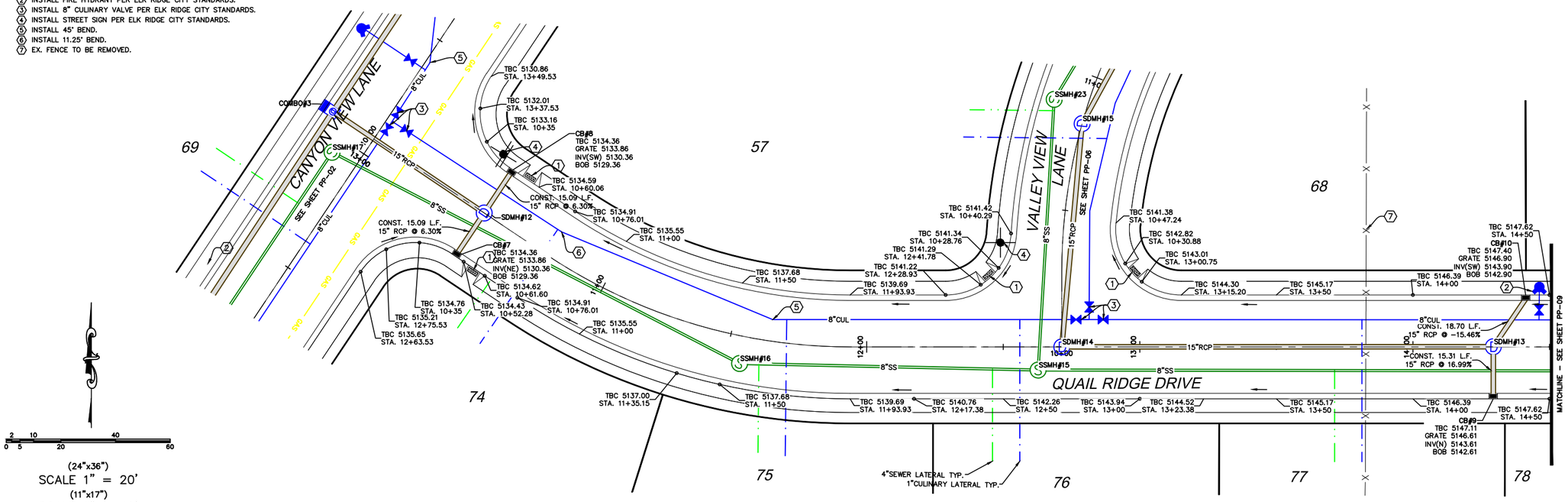
HIGHLANDS PHASE I

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

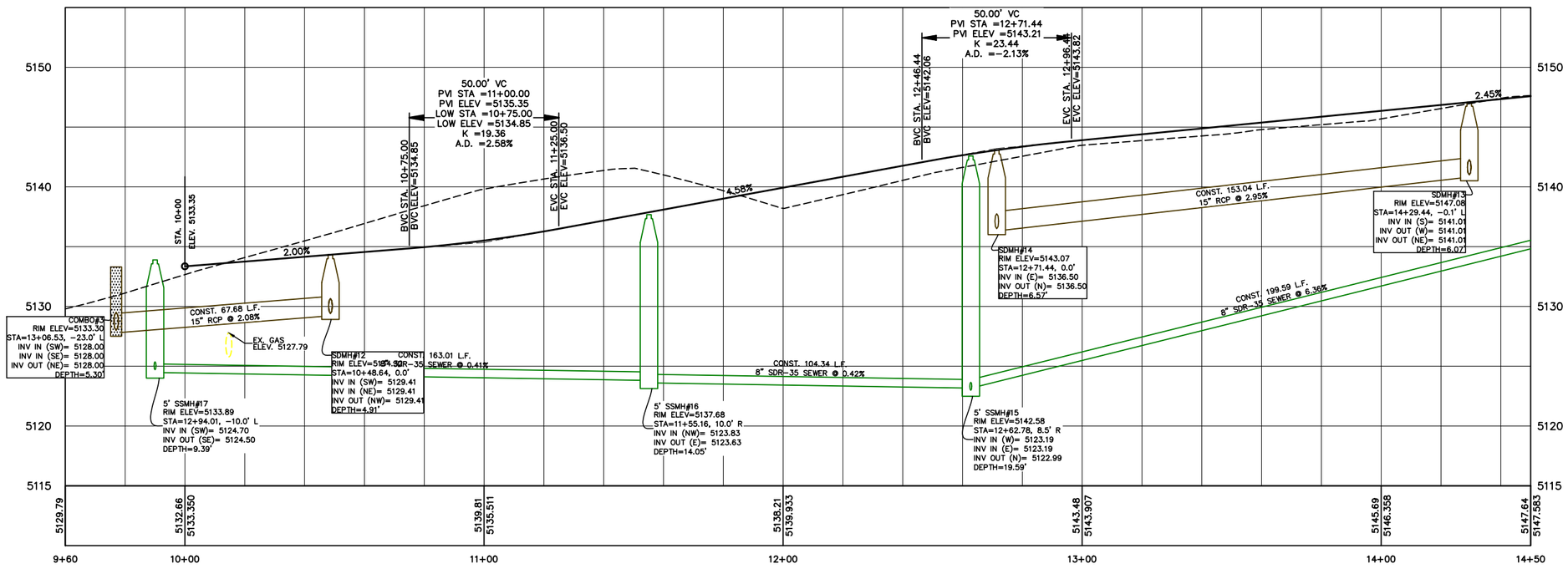
Z:\2022\22-028 HIGHLANDS PHASE II\CADD\PRELIMINARY\PP-07.DWG

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
5. INSTALL 45° BEND.
6. INSTALL 11.25° BEND.
7. EX. FENCE TO BE REMOVED.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-08

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QUAIL RIDGE DRIVE
STA. 10+00 TO STA. 14+50

ELK RIDGE, UT

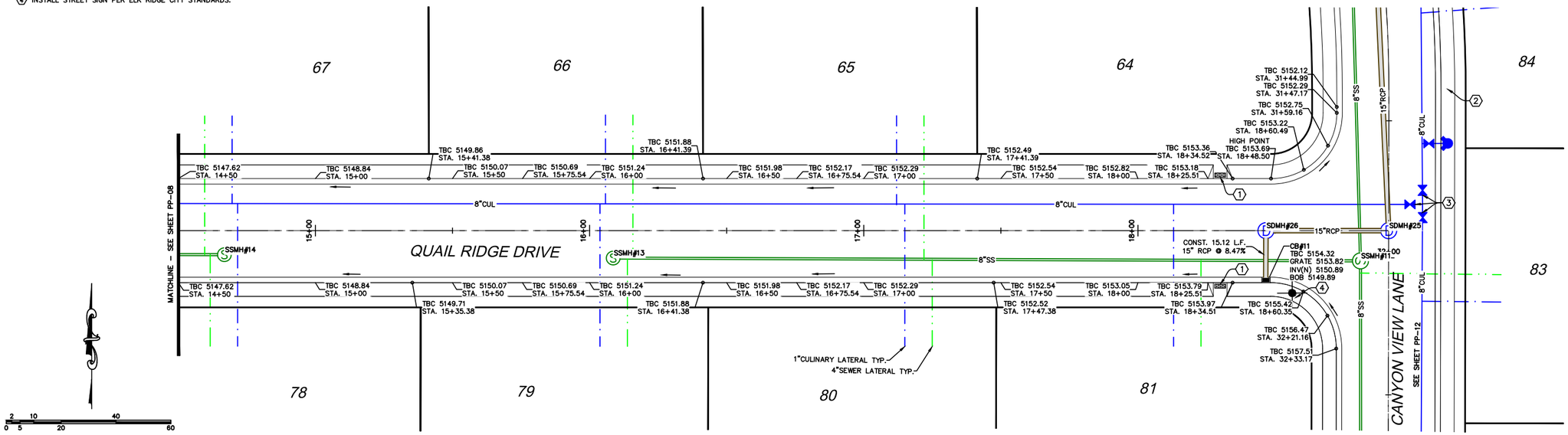
HIGHLANDS PHASE I

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

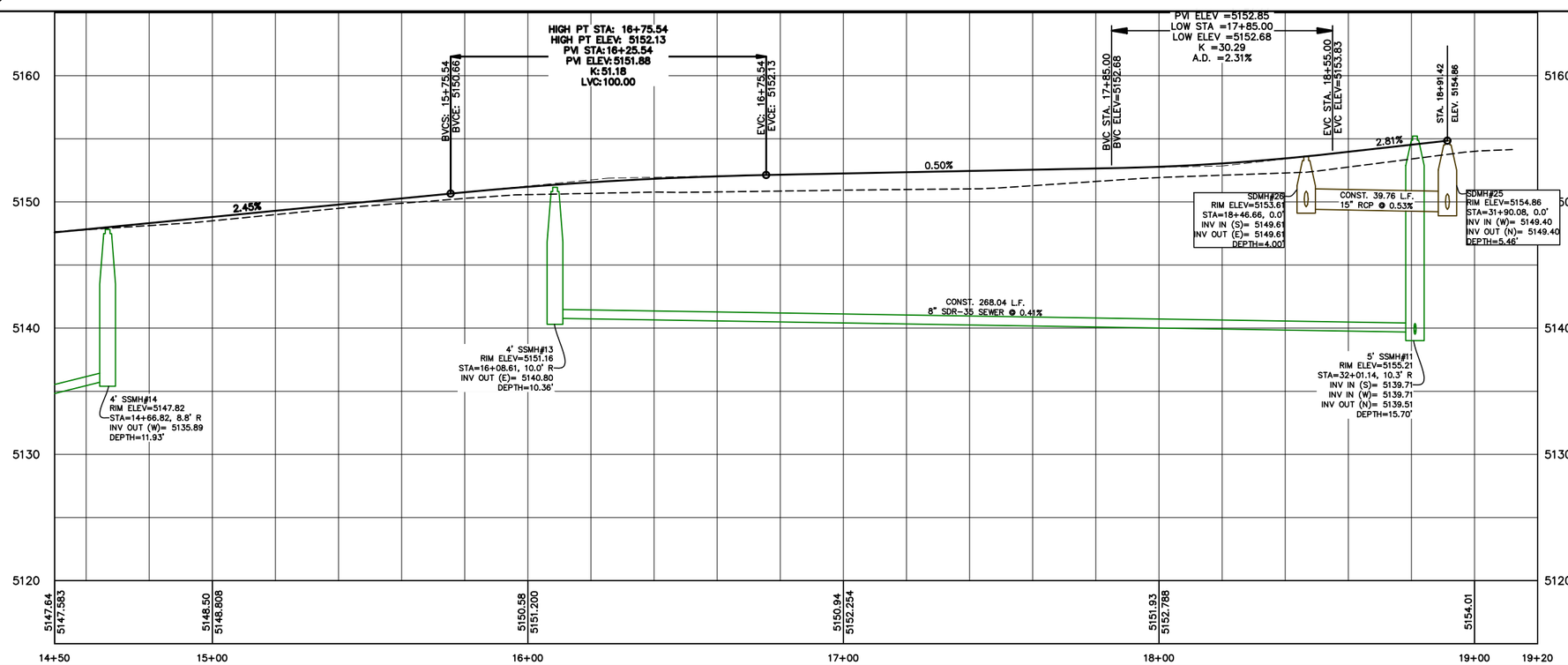
Z:\2022\22-028 HIGHLANDS PHASE II\CADD\PRELIMINARY\PP-08.DWG

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-09

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QUAIL RIDGE DRIVE
STA. 14+50 TO STA. 19+00

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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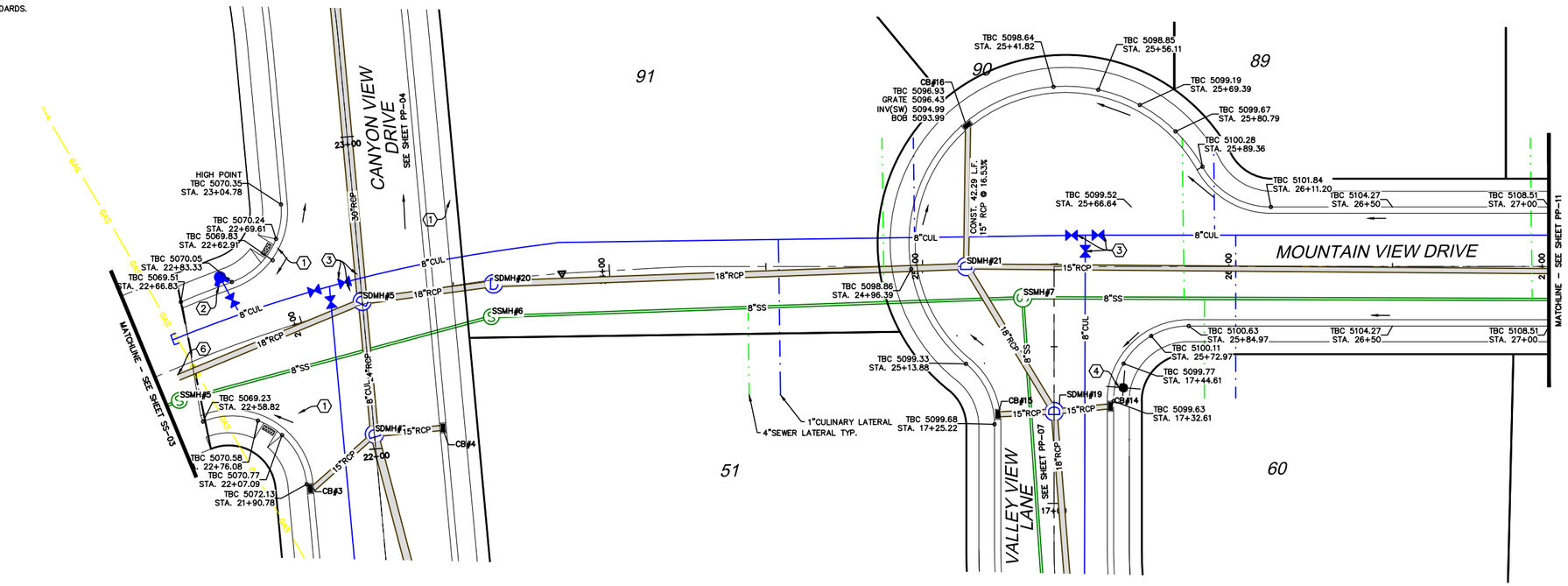
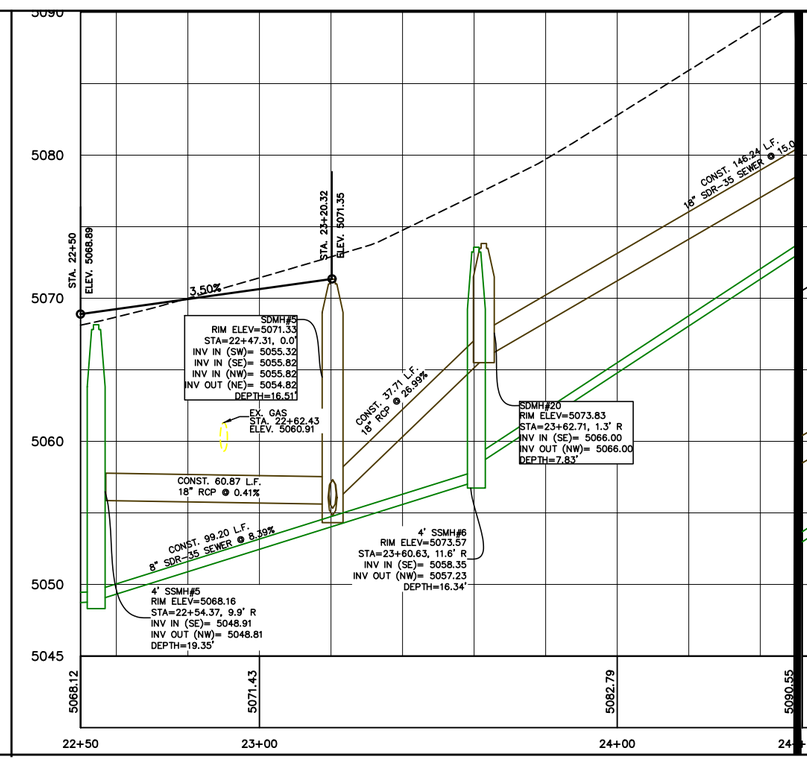
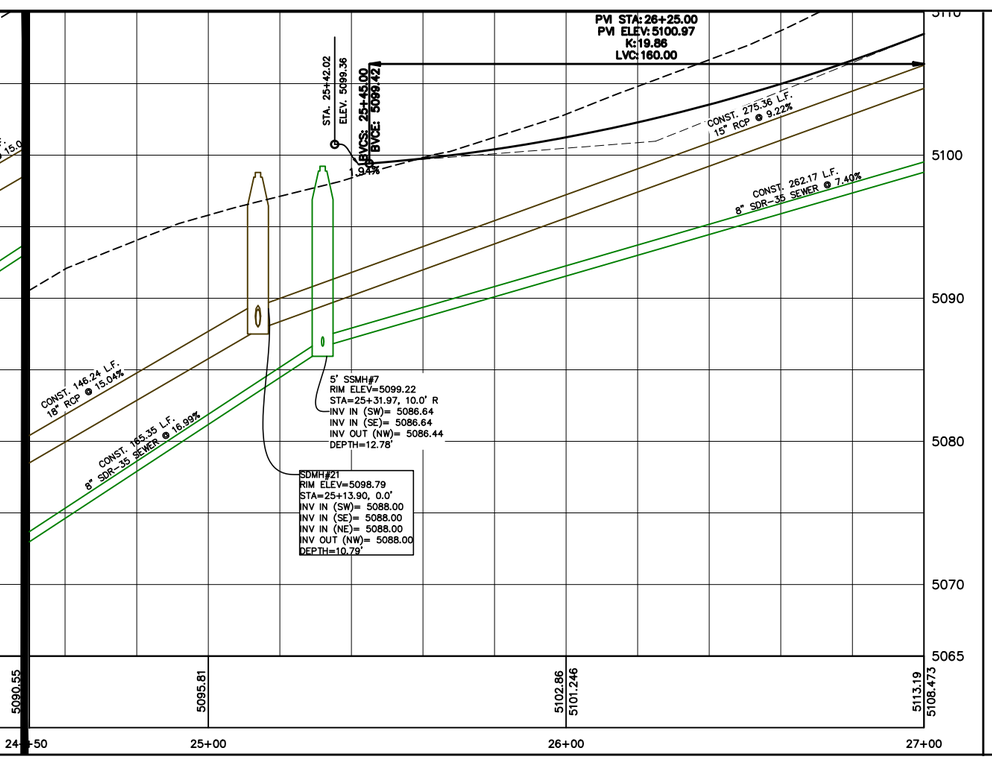
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. CAP/PLUG AND MARK TO SURFACE.
7. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'





SHEET NO.
PP-10

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MOUNTAIN VIEW DRIVE
STA. 22+50 TO STA. 26+50

ELK RIDGE, UT

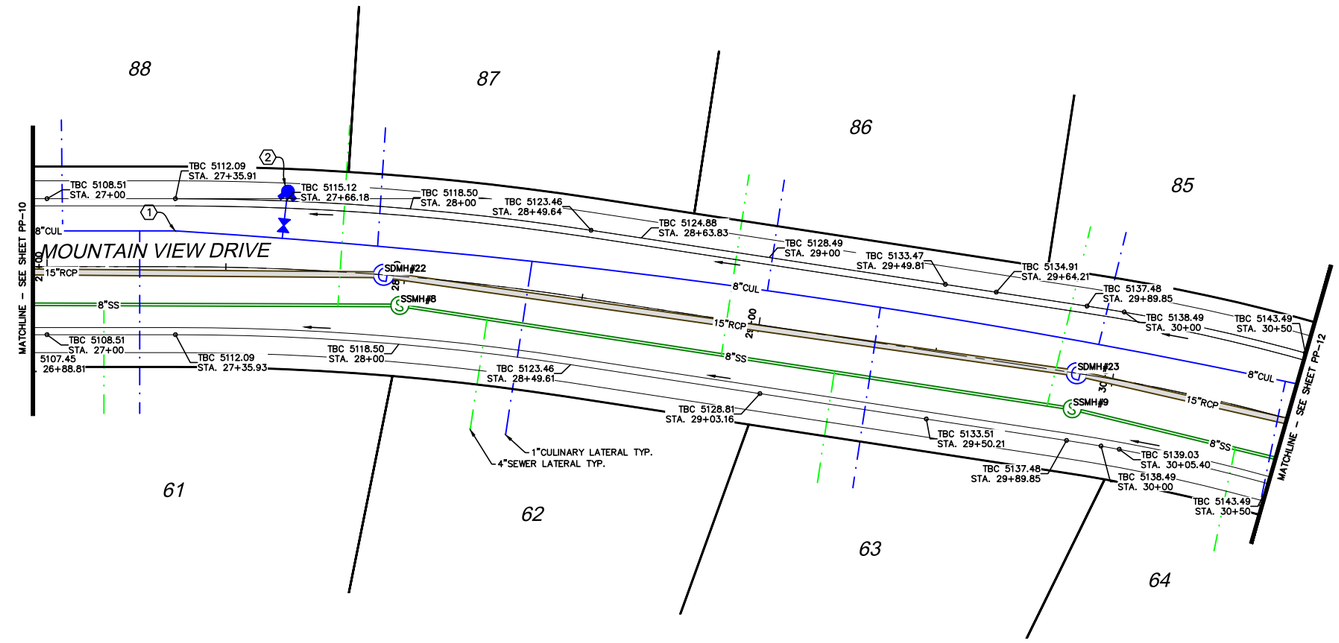
HIGHLANDS PHASE I

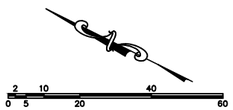
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\22-028 HIGHLANDS PHASE II\CADD\PRELIMINARY\PP-10.DWG

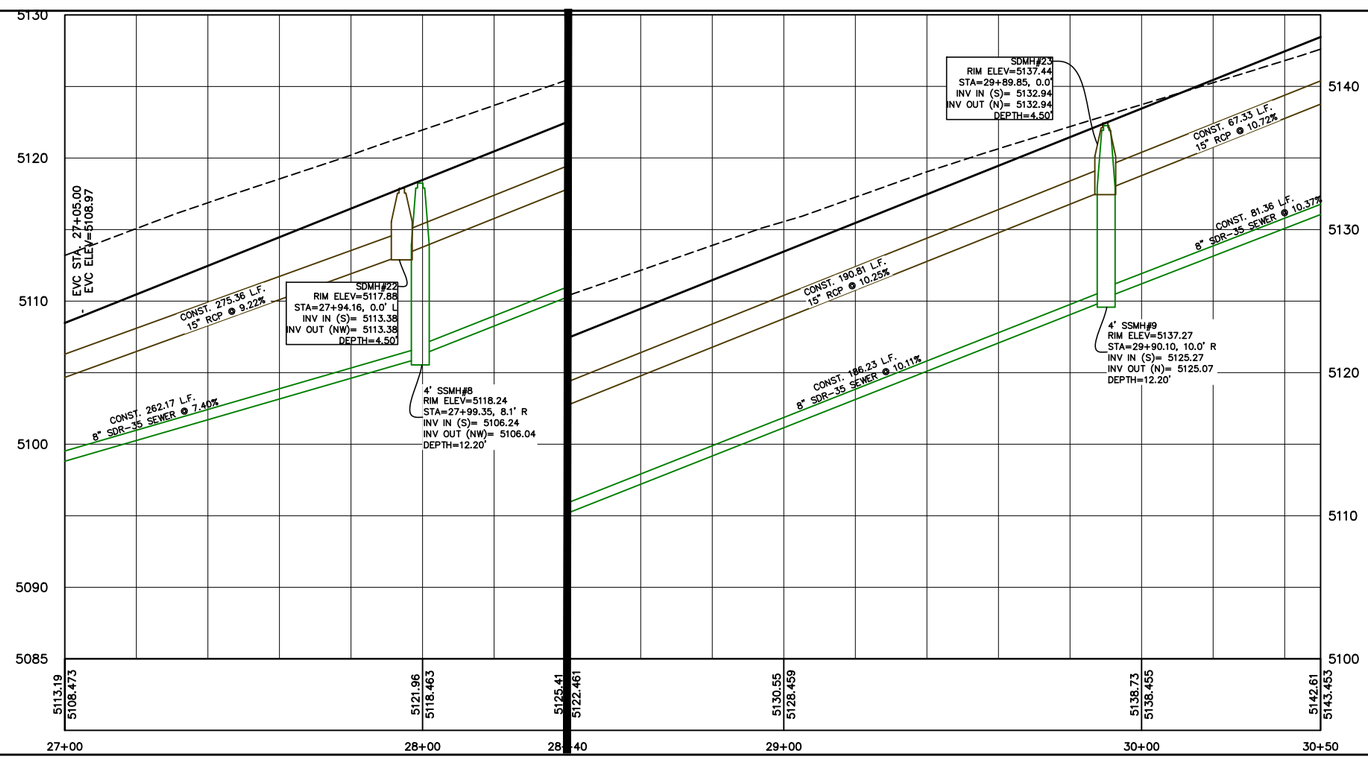
CONSTRUCTION NOTES:

1. INSTALL 11.25° BEND.
2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-11

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MOUNTAIN VIEW DRIVE
STA. 27+00 TO STA. 30+50

ELK RIDGE, UT

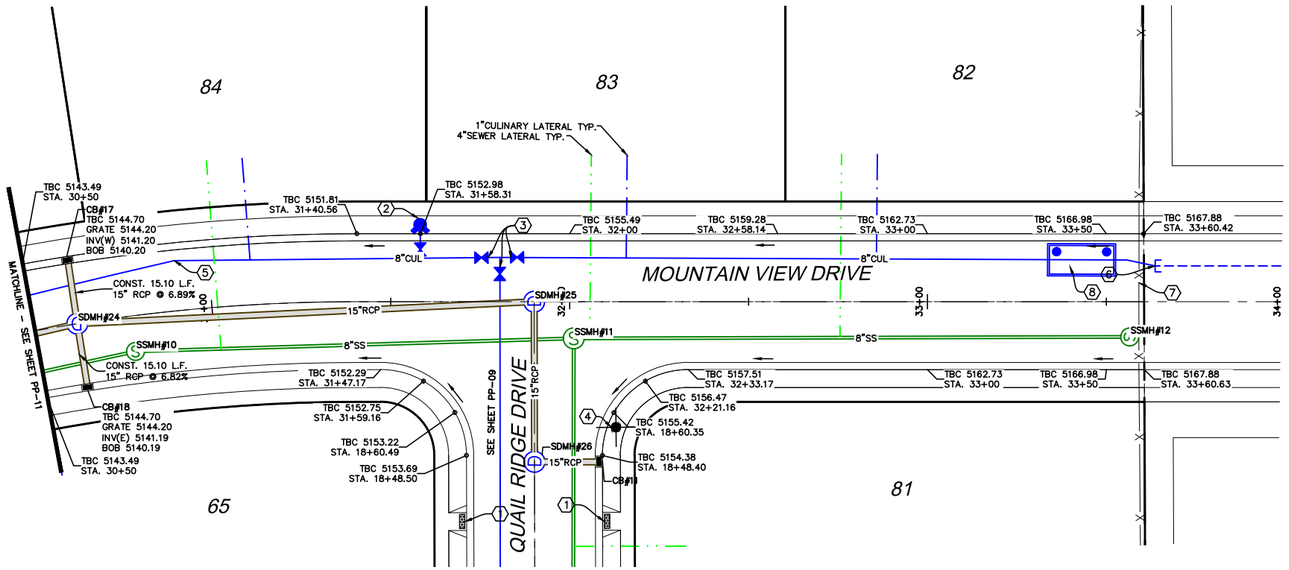
HIGHLANDS PHASE I

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

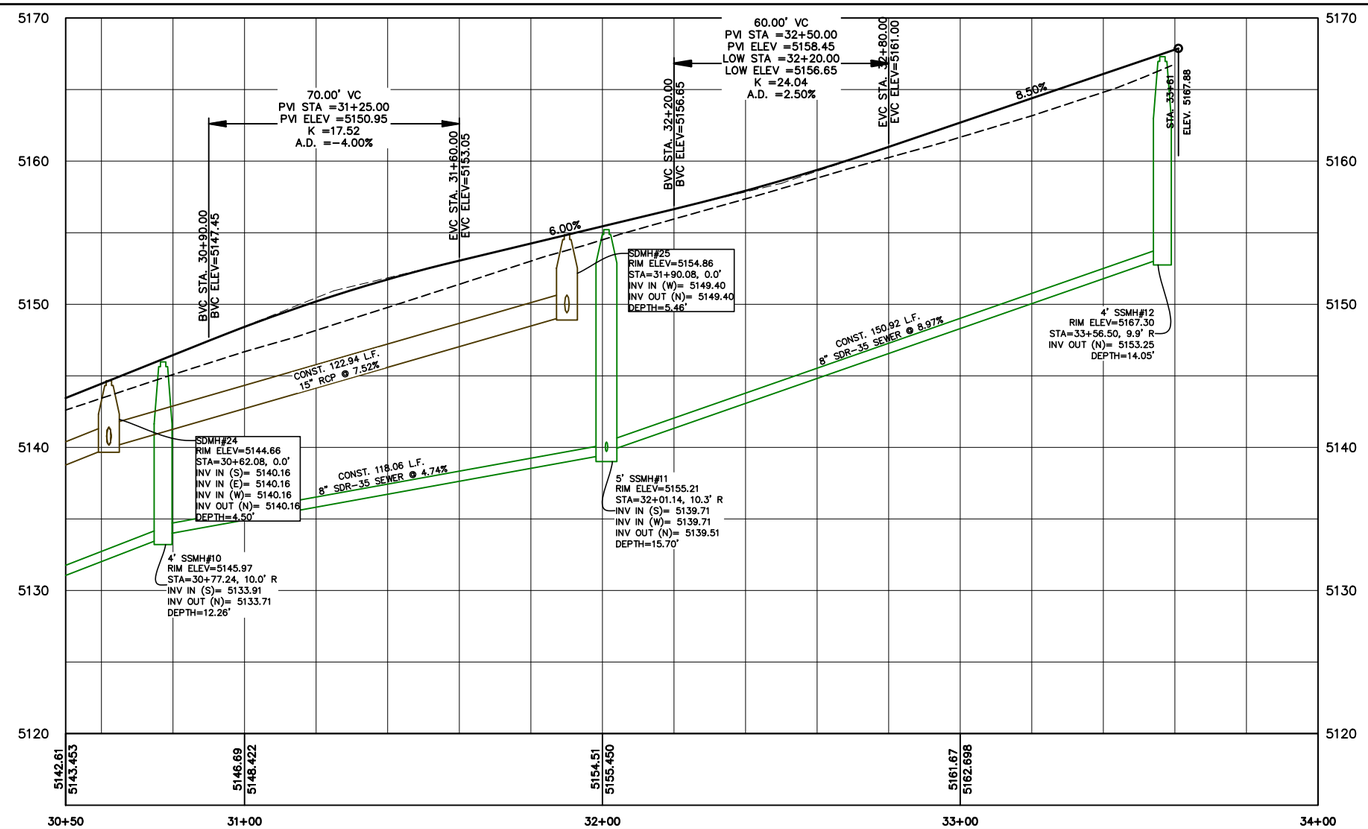
Z:\2022\22-023 HIGHLANDS PHASE II\CADD\PRELIMINARY\PP-11.DWG

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. CAP/PLUG AND MARK TO SURFACE.
7. EXISTING FENCE TO BE REMOVED.
7. EXISTING FENCE TO BE REMOVED.
8. INSTALL PRV PER ELK RIDGE CITY STANDARDS



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-12

NO.	REVISIONS	BY	DATE
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MEADOW LARK LANE
STA. 30+50 TO STA. 34+00

ELK RIDGE, UT

HIGHLANDS PHASE I

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

Z:\2022\22-0025 HIGHLANDS PHASE I\CADD\PRELIMINARY\PP-12.DWG

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
2. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO.
PP-13

NO.	REVISIONS	BY	DATE
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LOAFER CANYON ROAD
STA. 10+00 TO STA. 12+89

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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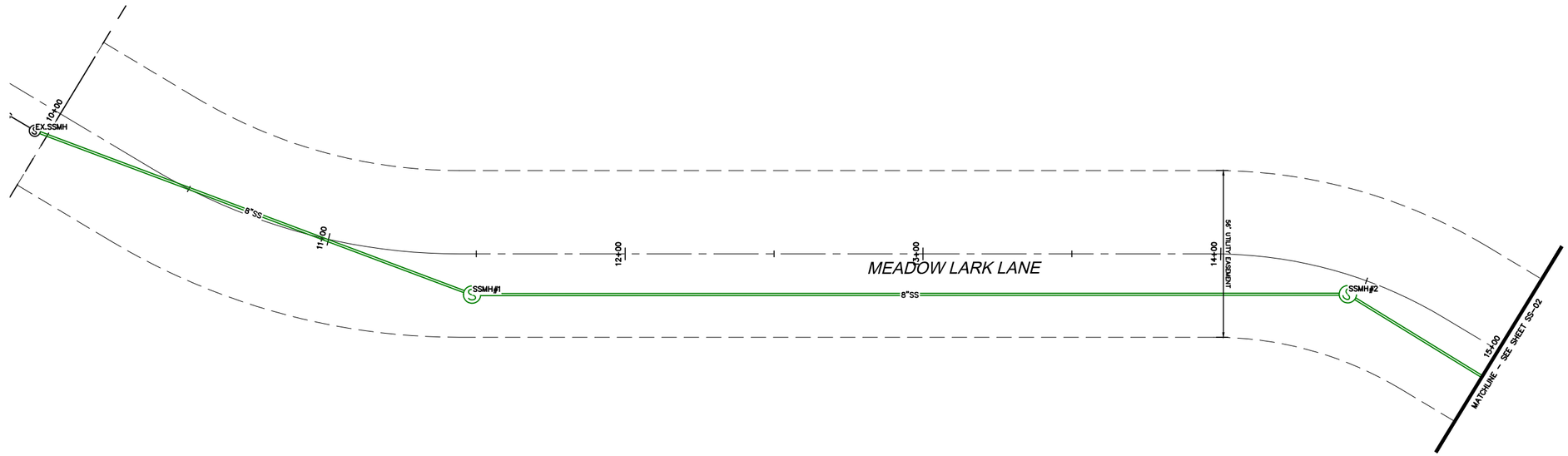

2 10 40
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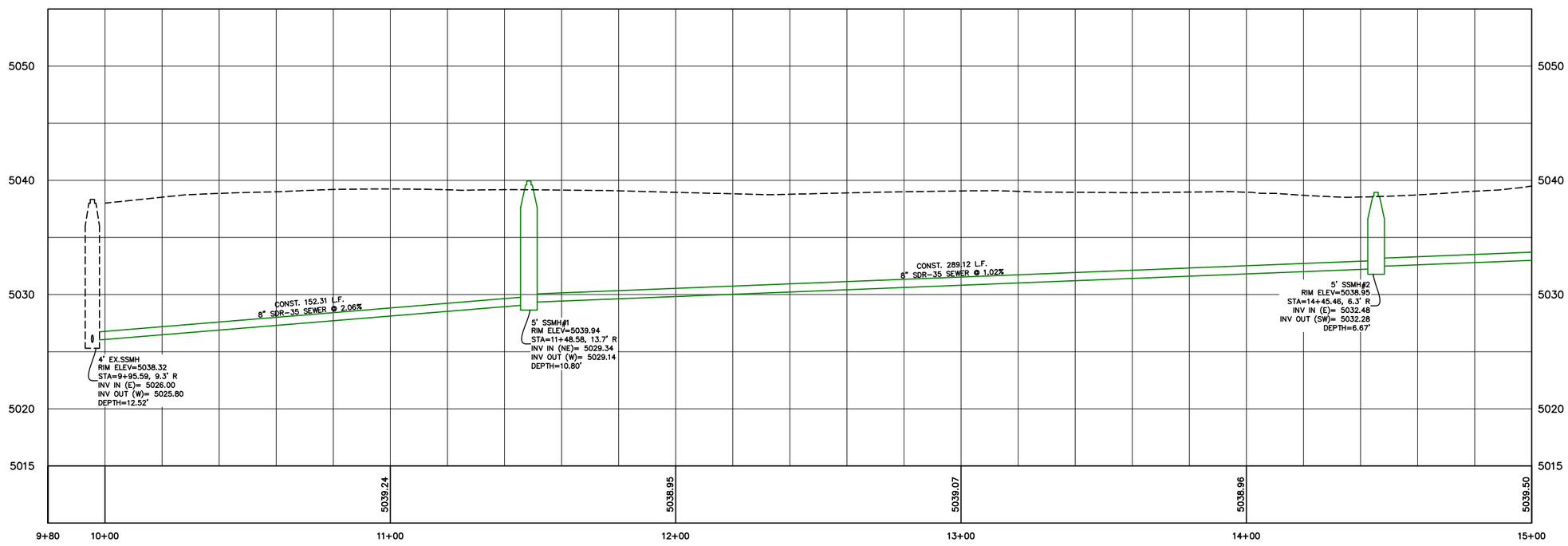

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OFFSITE UTILITIES STA.
STA. 10+00 TO STA. 15+00

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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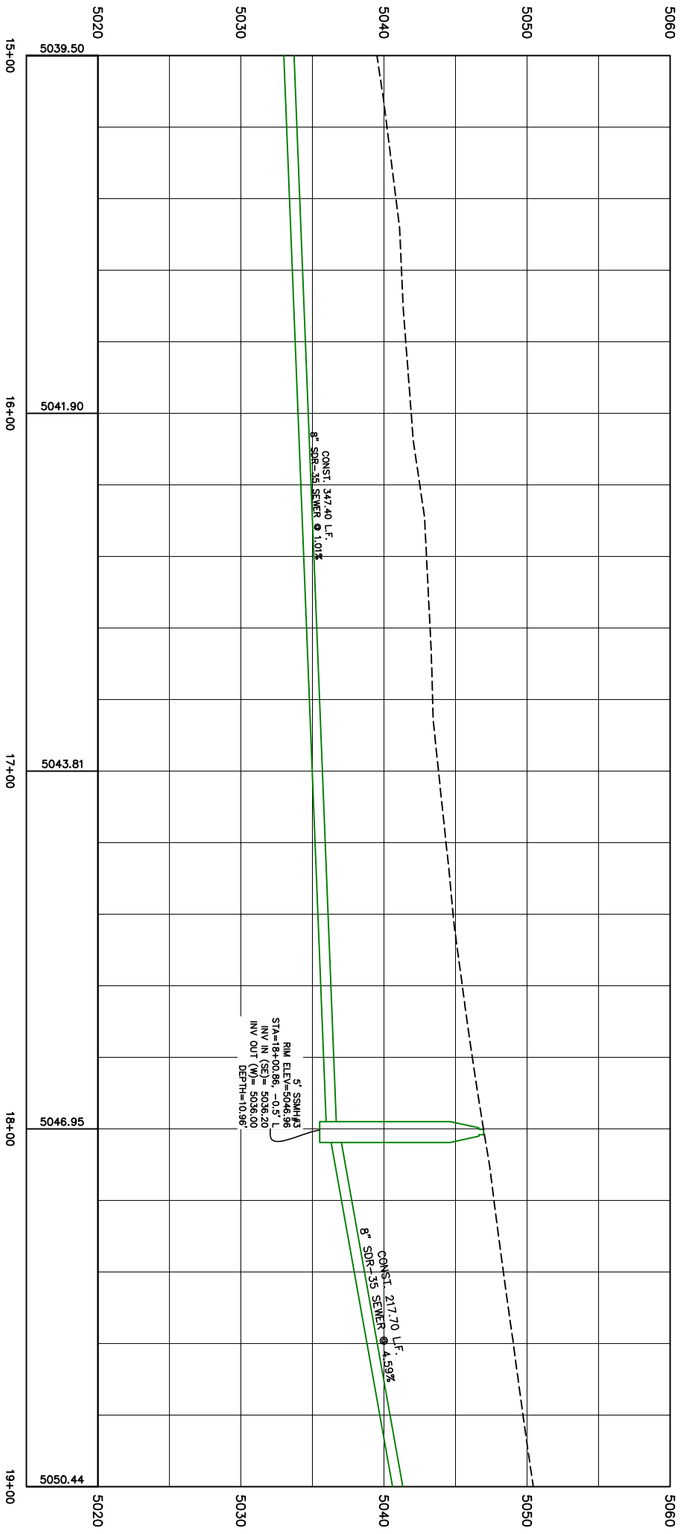

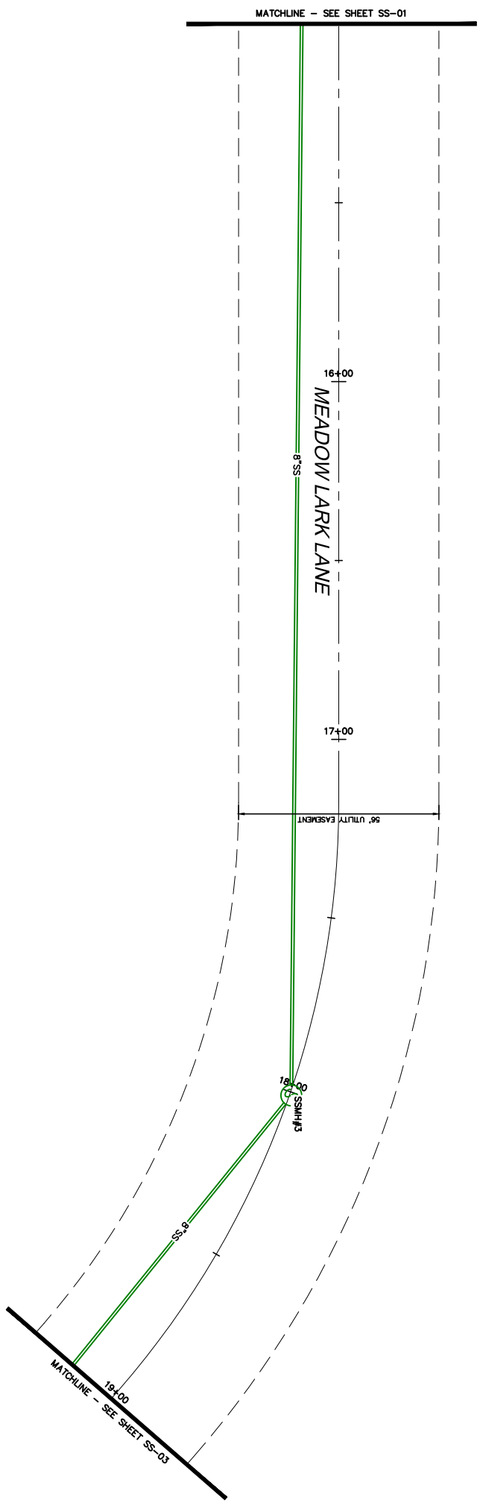

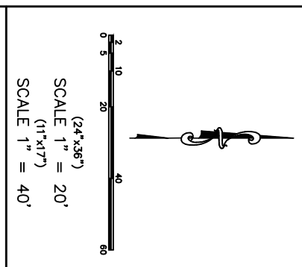

HIGHLANDS PHASE I

ATLAS ENGINEERING L.L.C.

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STA. 15+00 TO STA. 19+00

ELK RIDGE, UT

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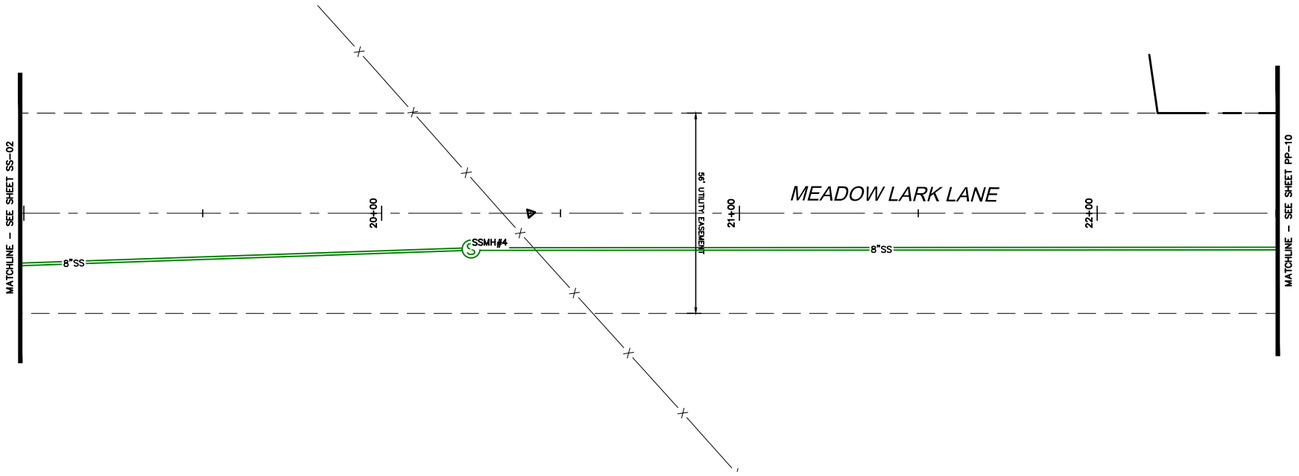

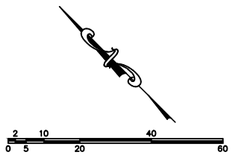

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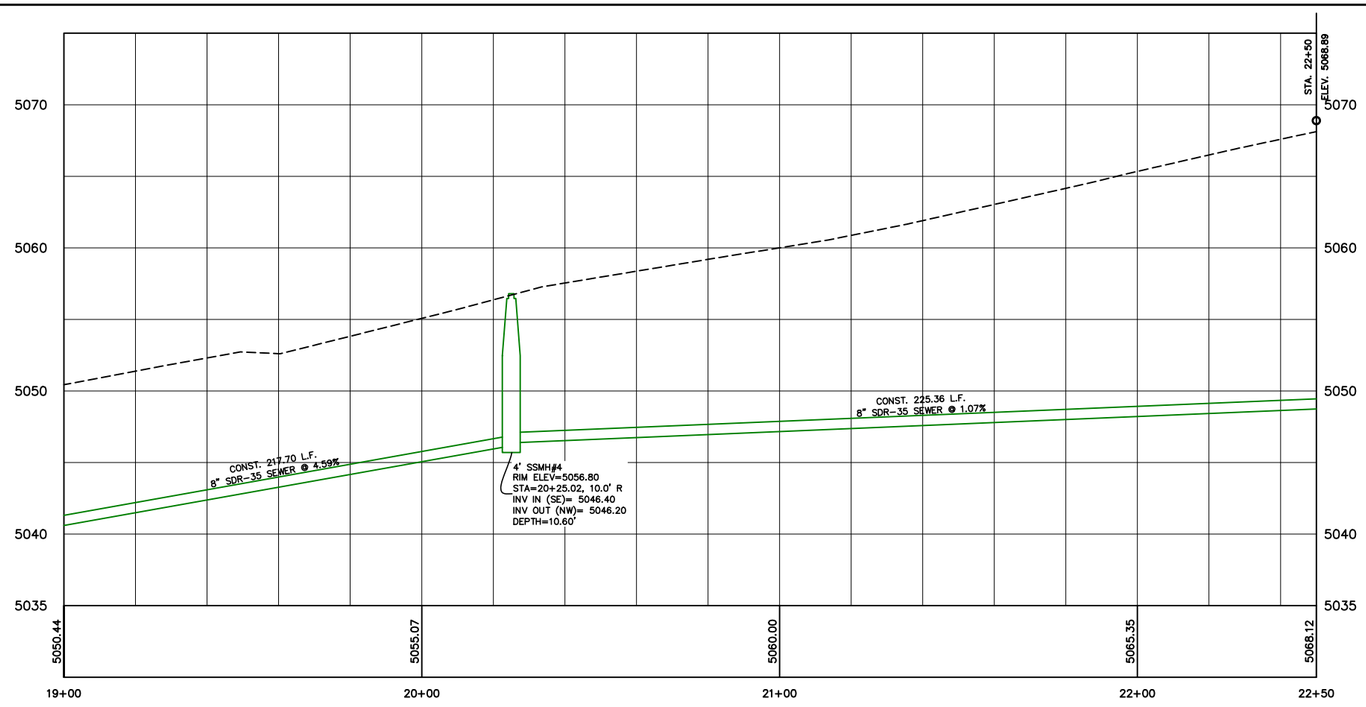

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OFFSITE UTILITIES STA.
STA. 19+00 TO STA. 22+50

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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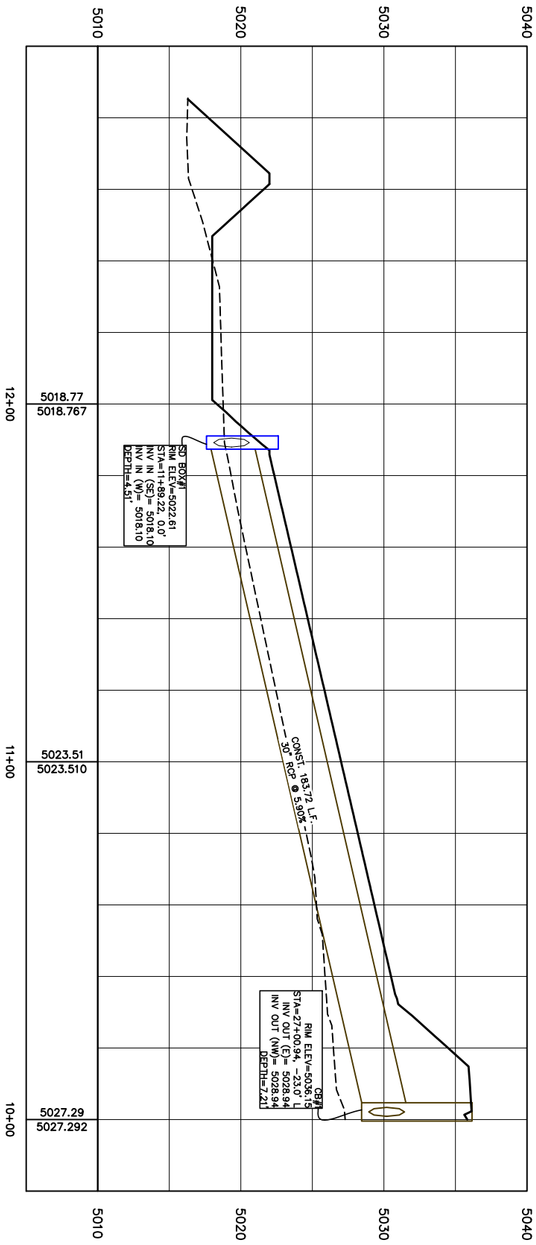

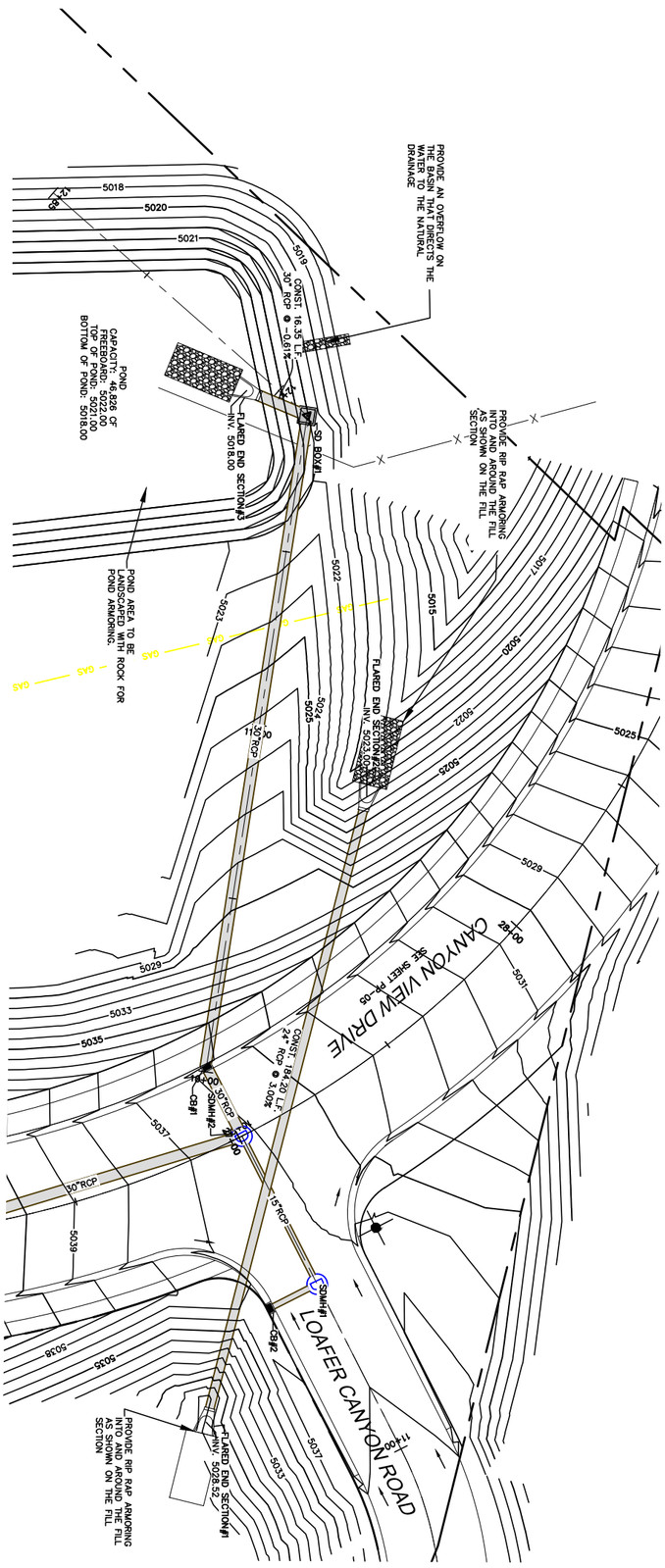

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(11"x17")
SCALE 1" = 40'

HIGHLANDS PHASE I

ATLAS ENGINEERING L.L.C.

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

STORM DRAIN POND
STA. 10+00 TO STA. 12+82

ELK RIDGE, UT

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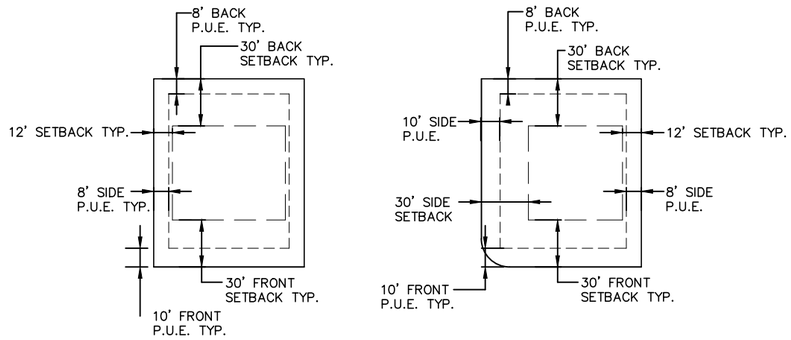
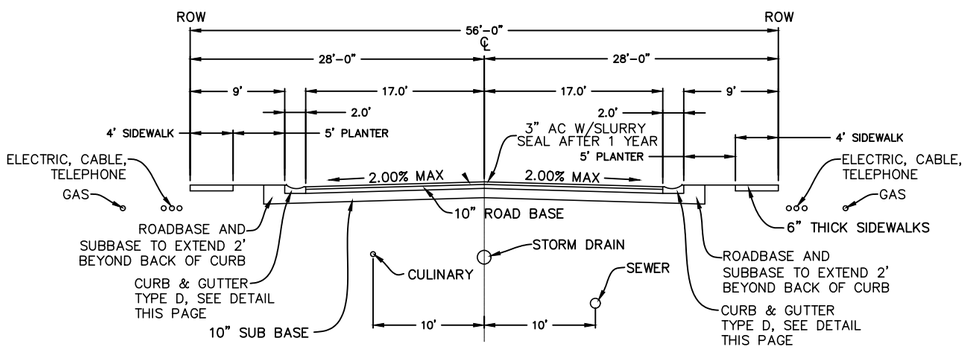


INTERIOR LOT CORNER LOT

DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

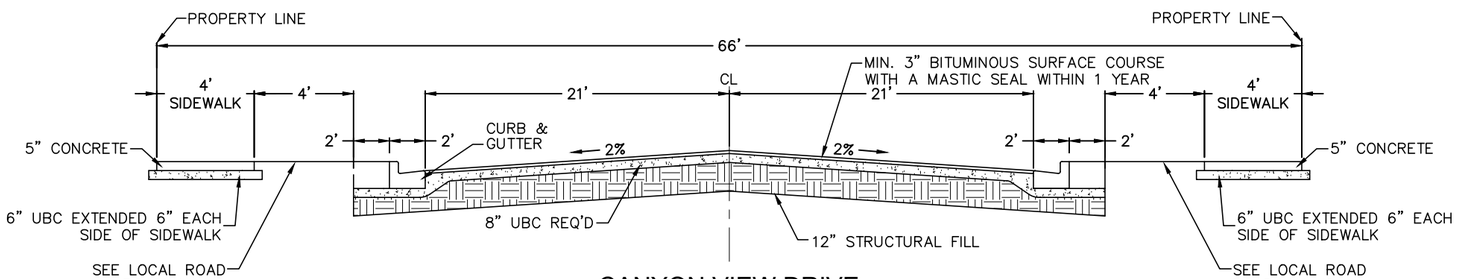
–NTS–



NOTES:
1. ALL PAVEMENT DESIGN TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PROJECT NO. 03278–001 BY IGES.
2. BASED ON SECTION 6.2.4 OF GEOTECH REPORT PROJECT NO. 03278–001 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.

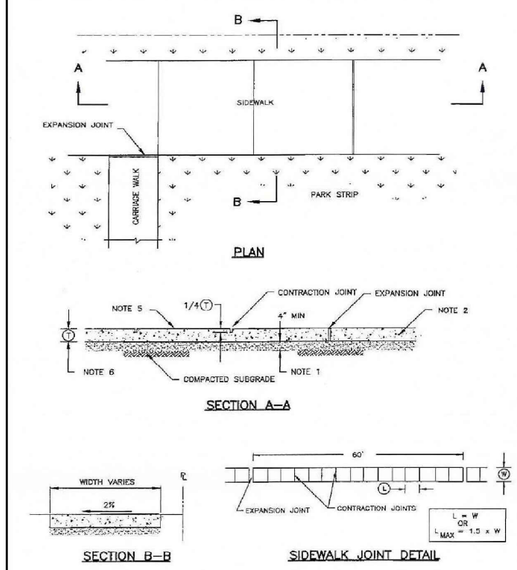
DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION

–NTS–



CANYON VIEW DRIVE

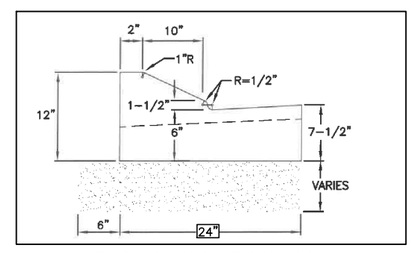
–NTS–



Concrete sidewalk

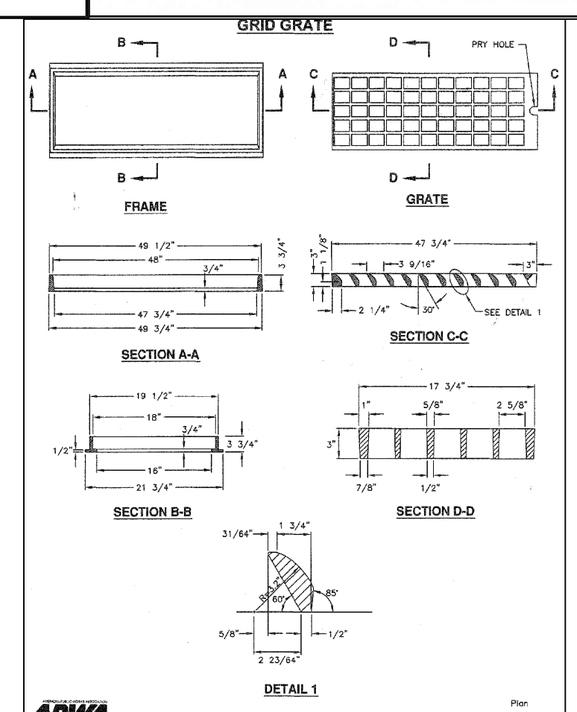
CONCRETE SIDEWALK STANDARD

1. UNTREATED BASE COURSE: Provide material specified in APW A Section 02060. Do not use gravel or sewer rock. Place per APWA Section 02322. Compact per APWA Section 02324 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 03390.
   - 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 (T):
   - A. New construction: Nominal 6" in residential zones, 8" in non-residential zones.
   - B. Removal and replacement construction: Match existing.



TYPE D MODIFIED CURB

–NTS–



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SHEET NO. DT-01

DETAILS

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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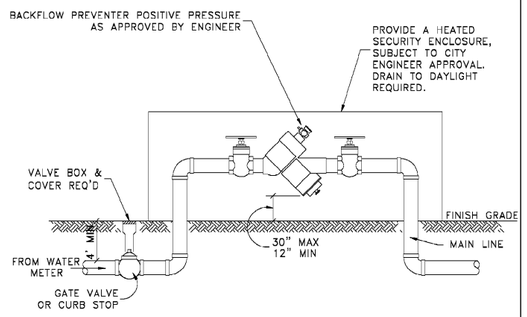
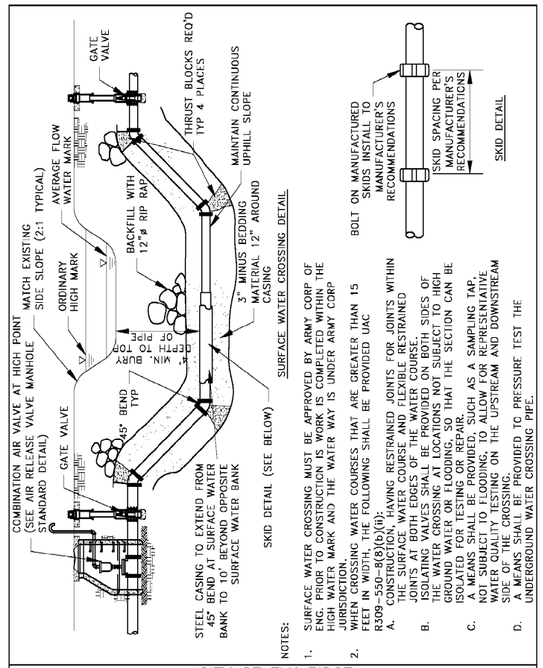


NOTES:

1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED AND TO CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)]

2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

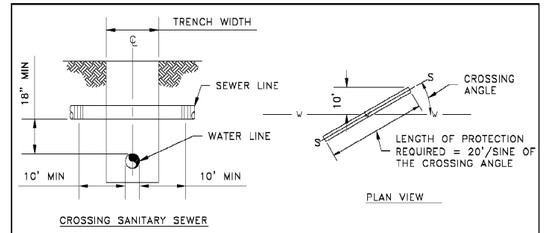
CITY OF ELK RIDGE
TYPICAL BACKFLOW PREVENTER INSTALLATION



NOTES:

1. SURFACE WATER CROSSING MUST BE APPROVED BY ARMY CORP OF ENG. PRIOR TO CONSTRUCTION IS WORK IS COMPLETED WITHIN THE HIGH WATER MARK AND THE WATER WAY IS UNDER ARMY CORP JURISDICTION.
2. WHEN CROSSING WATER COURSES THAT ARE GREATER THAN 15 FEET IN WIDTH THE FOLLOWING SHALL BE PROVIDED UAC R309-550-8(3)(b)(i):
   A. CONSTRUCTION, HAVING RESTRAINED JOINTS FOR JOINTS WITHIN THE SURFACE WATER COURSE AND FLEXIBLE RESTRAINED JOINTS AT BOTH EDGES OF THE WATER COURSE.
   B. ISOLATING VALVES SHALL BE PROVIDED ON BOTH SIDES OF THE WATER CROSSING IN LOCATIONS NOT SUBJECT TO HIGH GROUND WATER OR FLOODING SO THAT THE SECTION CAN BE ISOLATED FOR TESTING OR REPAIR.
   C. A MEANS SHALL BE PROVIDED, SUCH AS A SAMPLING TAP, NOT SUBJECT TO FLOODING, TO ALLOW FOR REPRESENTATIVE WATER QUALITY TESTING ON THE UPSTREAM AND DOWNSTREAM SIDES OF THE CROSSING.
   D. A MEANS SHALL BE PROVIDED TO PRESSURE TEST THE UNDERGROUND WATER CROSSING PIPE.

CITY OF ELK RIDGE
SURFACE WATER CROSSING FOR WATER & SEWER

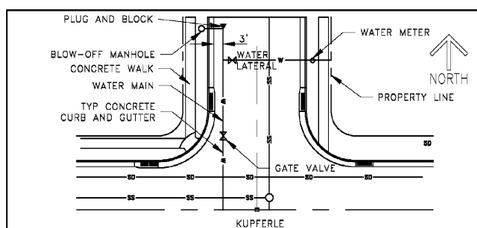


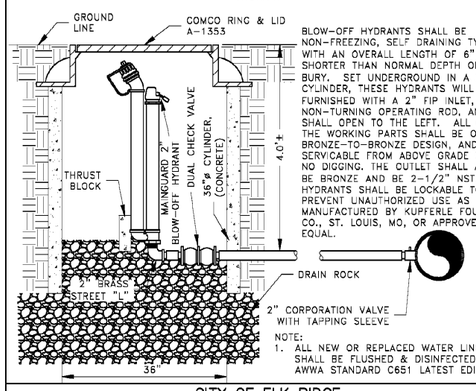
FOR NEW SANITARY SEWER LINE CONSTRUCTION WHEN SANITARY SEWER LINE IS ABOVE THE WATER LINE, INSTALL SEWER LINE WITH ONE OF THE FOLLOWING; CAST IRON, DUCTILE IRON, GALVANIZED STEEL, OR PROTECTED STEEL PIPE WITH MECHANICAL JOINTS FOR THE MINIMUM DISTANCE OF 10 FEET ON EITHER SIDE OF WATER CROSSING. THE LINES SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING. (SEE NOTE #1)

GENERAL NOTES:

1- WATER AND SANITARY SEWER SEPARATIONS SHALL COMPLY WITH UAC R309-550-7.
2- IN ALL CASES, PROVIDE 18" MIN. OF VERTICAL SEPARATION BETWEEN WATER, SANITARY SEWER LINES. WHEN SEPARATION CAN NOT BE OBTAINED, AN EXCEPTION CAN BE APPLIED FOR WITH ADDITIONAL MEASURES TO PROTECT PUBLIC HEALTH, IN ACCORDANCE WITH UAC R309-105-6(2)(B).
3- IF WATER LINE IS 18" OR GREATER ABOVE THE SEWER LINE OR STORM DRAIN LINE, NO SPECIAL CONSTRUCTION IS REQUIRED.
4- ALL PROVISIONS ABOVE SHALL APPLY FOR CROSSINGS OTHER THAN 90° TO THE POINT AT WHICH THE 10' SEPARATION BETWEEN THE WATER AND SANITARY SEWER LINE IS ACHIEVED (10'/SINE OF CROSSING ANGLE).
5- FOR PURPOSES OF SEPARATIONS AND PROTECTION OF THE WATER SUPPLY, A RECLAIMED WATER LINE SHALL BE CONSIDERED A SANITARY SEWER LINE.
6- WHEN A SANITARY SEWER FORCE MAIN CROSSES UNDER AN EXISTING WATER MAIN, ALL PORTIONS OF THE SEWER FORCE MAIN WITHIN 10 FEET (HORIZONTALLY) OF THE WATER MAIN SHALL BE ENCLOSED IN A CONTINUOUS SLEEVE.
7- WHEN A NEW WATER MAIN CROSSES OVER AN EXISTING SEWER FORCE MAIN, THE WATER MAIN SHALL BE CONSTRUCTED OF PIPE MATERIALS WITH A MINIMUM RATED WORKING PRESSURE OF 200 PSI OR EQUIVALENT PRESSURE RATING.

CITY OF ELK RIDGE
SANITARY SEWER CROSSINGS

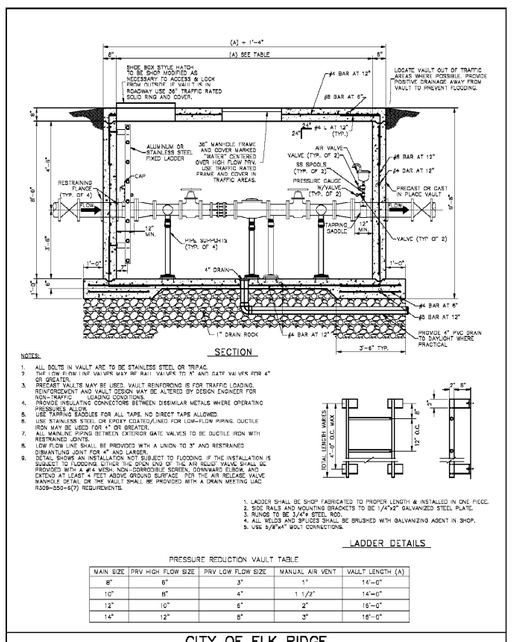




BLOW-OFF HYDRANTS SHALL BE NON-FREEZING, SELF DRAINING TYPE, WITH AN OVERALL LENGTH OF 6" SHORTER THAN NORMAL DEPTH OF BURY. SET UNDERGROUND IN A 36" CYLINDER, THESE HYDRANTS WILL BE FURNISHED WITH A 2" FIP INLET, A NON-TURNING OPERATING ROD, AND SHALL OPEN TO THE LEFT. ALL OF THE WORKING PARTS SHALL BE OF BRONZE-TO-BRONZE DESIGN, AND BE SERVICABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 2-1/2" NST. HYDRANTS SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO, OR APPROVED EQUAL.

NOTE:
1. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION

CITY OF ELK RIDGE
2" BLOW-OFF INSTALLATION



NOTES:

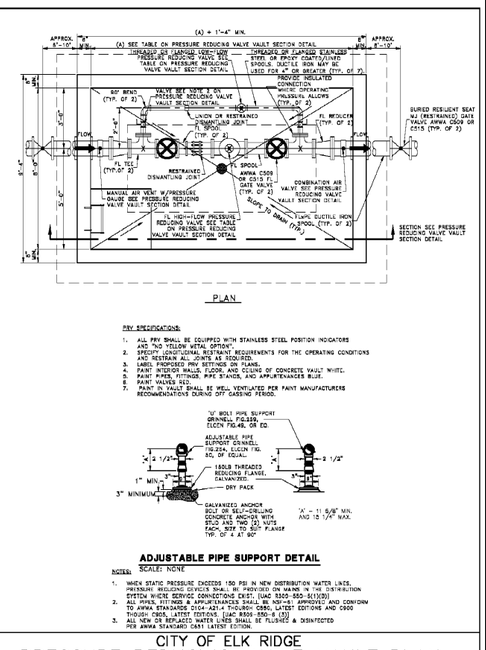
1. ALL BOLTS IN VAULT ARE TO BE STAINLESS STEEL OR TEFLAC.
2. THE LOW FLOW LINE VALVES MAY BE BALL VALVES TO 6" AND GATE VALVES FOR 4" OR GREATER.
3. PRECAST VAULTS MAY BE USED. VAULT REINFORCING IS FOR TRAFFIC LOADING. REINFORCEMENT AND VAULT DESIGN MAY BE ALTERED BY DESIGN ENGINEER FOR OTHER LOADING CONDITIONS.
4. PROVIDE INSULATING CONNECTORS BETWEEN DISSIMILAR METALS WHERE OPERATING PRESSURES ALLOW.
5. USE TAPPING SADDLES FOR ALL TAPS. NO DIRECT TAPS ALLOWED.
6. USE STAINLESS STEEL OR EPOXY COATED/LINED FOR LOW-FLOW PIPING. DUCTILE IRON MAY BE USED FOR 4" OR GREATER.
7. ALL MANUAL VALVES BETWEEN EXTERIOR GATE VALVES TO BE DUCTILE IRON WITH FLANGED CONNECTIONS.
8. LOW FLOW LINE SHALL BE PROVIDED WITH A UNION TO 3" AND RESTRAINED DISMANTLING JOINT FOR 4" AND LARGER.
9. DETAIL SHOWS AN INSTALLATION NOT SUBJECT TO FLOODING. IF THE INSTALLATION IS SUBJECT TO FLOODING EITHER THE OPEN END OF THE AIR RELIEF VALVE SHALL BE PROVIDED WITH A #4 BAR, NON-CORROSIVE SCREEN, CONVENIENT ACCESS, AND EXTEND AT LEAST 4 FEET ABOVE GROUND SURFACE. FOR THE AIR RELEASE VALVE MANHOLE DETAIL OR THE VALE SHALL BE PROVIDED WITH A DRAIN MEETING UAC R309-550-8(7) REQUIREMENTS.

1. LADDER SHALL BE SHOP FABRICATED TO PROPER LENGTH & INSTALLED IN ONE PIECE.
2. SIDE RAILS AND MOUNTING BRACKETS TO BE 1/4"x2" GALVANIZED STEEL PLATE.
3. RUNGS TO BE 3/4" STEEL ROD.
4. ALL WELDS AND BRUSES SHALL BE BRUSHED WITH GALVANIZING AGENT IN SHOP.
5. USE 5/8"x4" BOLT CONNECTIONS.

PRESSURE REDUCTION VAULT TABLE

MAIN SIZE	PRV HIGH FLOW SIZE	PRV LOW FLOW SIZE	MANUAL AIR VENT	VAULT LENGTH (A)
8"	6"	3"	1"	14'-0"
10"	8"	4"	1 1/2"	14'-0"
12"	10"	6"	2"	16'-0"
14"	12"	8"	3"	18'-0"

CITY OF ELK RIDGE
PRESSURE REDUCING VALVE VAULT SECTION

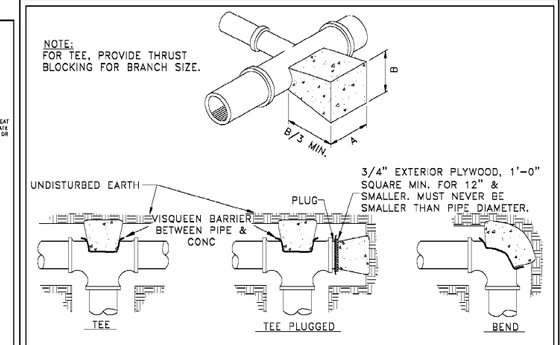


NOTES:

1. WHEN STATIC PRESSURE EXCEEDS 150 PSI IN NEW DISTRIBUTION WATER LINES, PRESSURE REDUCING DEVICES SHALL BE PROVIDED ON MAINS IN THE DISTRIBUTION SYSTEM WHERE SERVICE CONNECTIONS EXIST. (UAC R309-550-5(1)(D))
2. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 APPROVED AND CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. (UAC R309-550-6(3))
3. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

CITY OF ELK RIDGE
PRESSURE REDUCING VALVE VAULT PLAN

NOTE:
FOR TEE, PROVIDE THRUST BLOCKING FOR BRANCH SIZE.



DIMENSIONS FOR THRUST BLOCKING

FITTING SIZES	TEES & PLUGS A	TEES & PLUGS B	90° BENDS A	90° BENDS B	45° BENDS & "Y"'S A	45° BENDS & "Y"'S B	22 1/2° BENDS A	22 1/2° BENDS B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-3"
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-3"	2'-9"	2'-6"
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-9"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"

NOTES:

1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
2. USE POLYETHYLENE ENCASEMENT BETWEEN CONCRETE AND PIPE.
3. REFER TO CONCRETE STANDARD SPECIFICATIONS.
4. THE "THRUST BLOCKING DETAILS" IN NO WAY LIMITS THE LOCATION OR SIZE OF ADDITIONAL BLOCKING WHEN SO WARRANTED OR REQUIRED BY THE ENGINEER.
5. THRUST BLOCKS NEED TO BE INSPECTED BY CITY PRIOR TO BACKFILL.

CITY OF ELK RIDGE
THRUST BLOCK DETAIL

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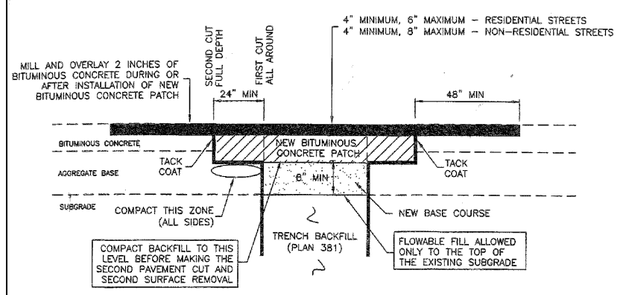
DETAILS

ELK RIDGE, UT

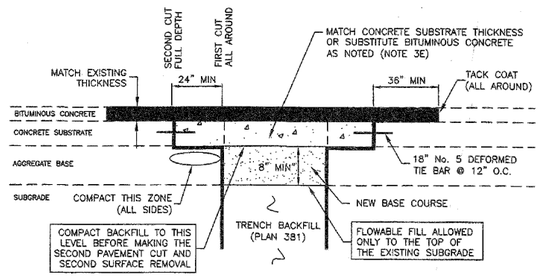
HIGHLANDS PHASE I

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

Z:\2022\22-025 HIGHLANDS PHASE II\CADD\PRELIMINARY\DT-01.DWG



BITUMINOUS CONCRETE RESTORATION



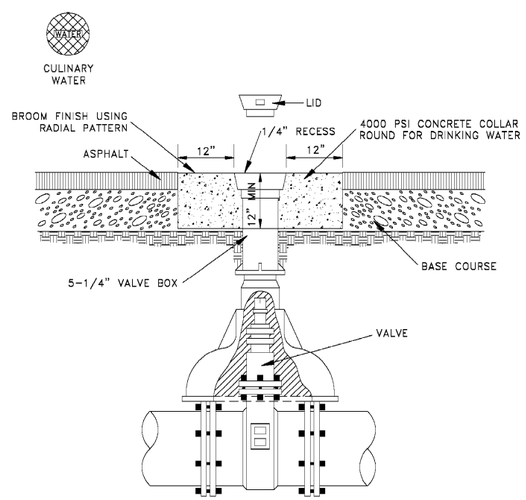
COMPOSITE RESTORATION

Bituminous pavement T-patch

1. **GENERAL**
   A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling addtional costs.
   B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
      1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03..
      2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
      3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
      4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.

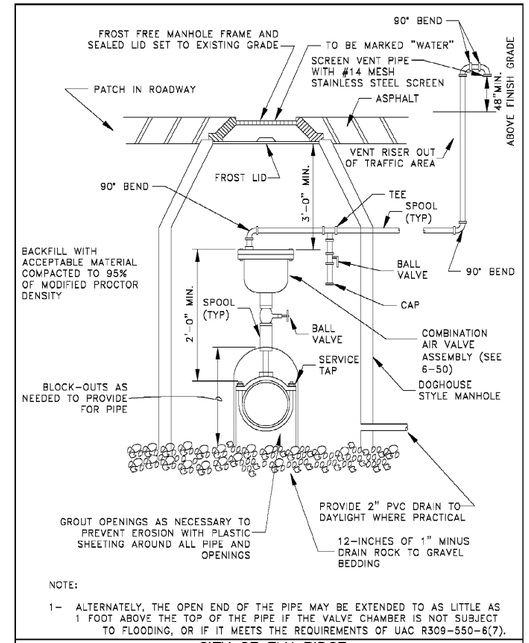
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Tack Coat: APWA Section 32 12 13.13.
   F. Bituminous Concrete. APWA Section 32 12 05.
      1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
      2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   C. Tack Coat. Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.



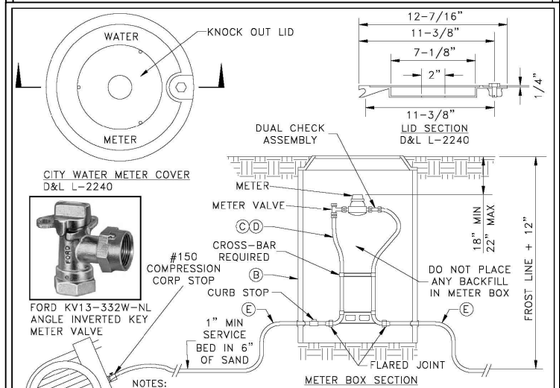
NOTES:
1. RAISE VALVE BOX AND PLACE CONCRETE COLLAR AFTER PAVING OPERATION IS COMPLETED.
2. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED AND CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)].
3. BURIED GATE VALVES SHALL BE USED FOR LINES 10-INCHES AND SMALLER. BURIED BUTTERFLY VALVES SHALL BE USED FOR LINES 12-INCHES AND LARGER.
4. ISOLATION VALVES SHALL BE PROVIDED AT NO MORE THAN 500-FOOT INTERVALS IN COMMERCIAL DISTRICTS AND AT NOT MORE THAN ONE BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS, [UAC 309-550-5(8)].

CITY OF ELK RIDGE
VALVE BOX COLLAR DETAIL



NOTE:
1- ALTERNATELY, THE OPEN END OF THE PIPE MAY BE EXTENDED TO AS LITTLE AS 1 FOOT ABOVE THE TOP OF THE PIPE IF THE VALVE CHAMBER IS NOT SUBJECT TO FLOODING, OR IF IT MEETS THE REQUIREMENTS OF UAC R309-550-6(7).

CITY OF ELK RIDGE
AIR RELEASE VALVE MANHOLE DETAIL

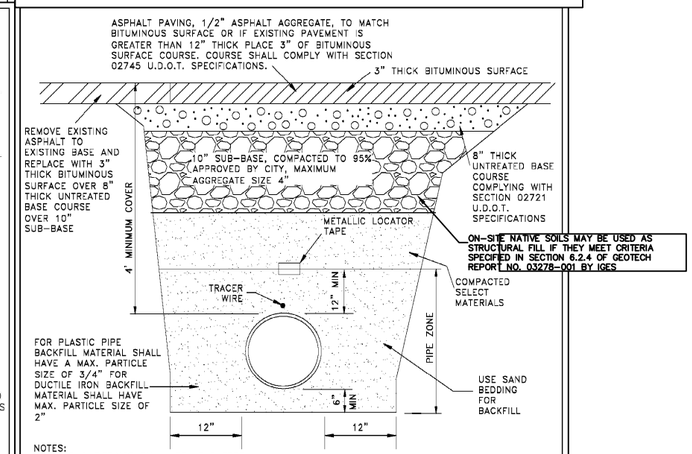


NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED AND CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)].
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL SERVICE LATERALS AND METERS WITHIN 5 FEET OF LOT LINES ONE ON EACH SIDE OF COMMON LOT LINE (ALTERNATE WITH SECONDARY WATER). INSTALL METER BOX OUTSIDE OF DRIVEWAY.
5- STAMP GUTTER LIP AND TOP OF CURB WITH A "W" IN TWO PLACES, NEAR CURB LIP AND TOP OF CURB.

LEGEND

No	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER (GRASS)
B		METER BOX (21" DIAMETER) (30" TO 36" DEEP)	WHITE CORRUGATED PE
C		1" METER YOKE	DUAL CHECK ASSEMBLY REQUIRED
D		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E		1" SERVICE LINE	HDPE IPS SDR 9

CITY OF ELK RIDGE
SERVICE CONNECTION & METER ASSEMBLY



NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED AND CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)]
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
6. MATERIAL THICKNESS MAY CHANGE AS DIRECTED BY THE CITY ENGINEER BASED UPON FINDINGS AND RECOMMENDATIONS IN GEOTECHNICAL REPORT.
7. FOR WATER METERS NOT CONNECTED TO FIRE HYDRANTS, THE MINIMUM LINE SIZE SHALL BE 4" IN DIAMETER, UNLESS THEY SERVE PICNIC SITES, PARKS, SEMI-DEVELOPED CAMPS, PRIMITIVE CAMPS, OR ROADWAY REST-STOPS. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)].
8. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C600 (LATEST EDITION).
9. UNDER NO CIRCUMSTANCES SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
10. CONSIDERATION SHALL BE GIVEN TO THE MATERIALS TO BE USED WHEN CORROSIVE SOILS OR WATERS WILL BE ENCOUNTERED. [UAC R309-550-5 (9)]

LOCATED IN SURFACED ROAD

CITY OF ELK RIDGE
UTILITY TRENCH FOR WATER MAIN

SHEET NO. DT-03

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DETAILS

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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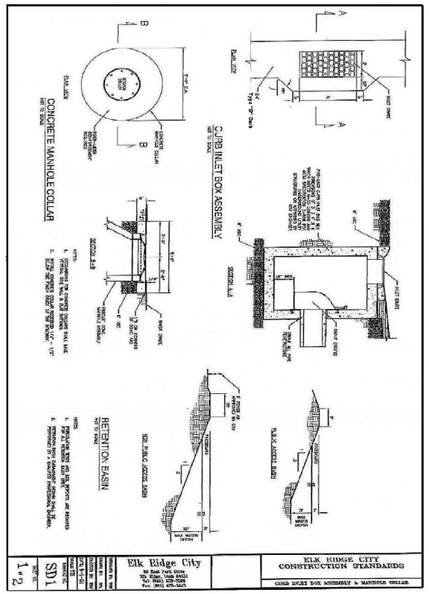

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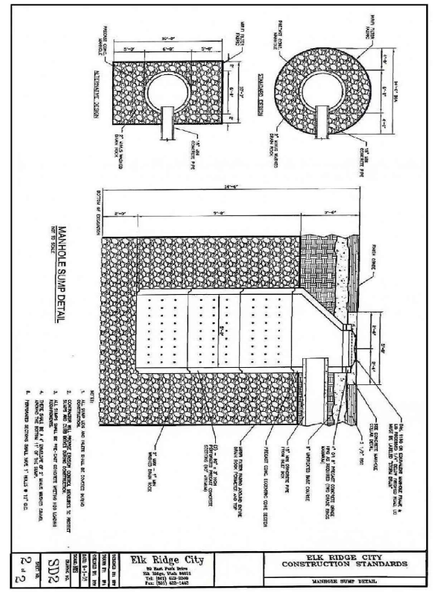

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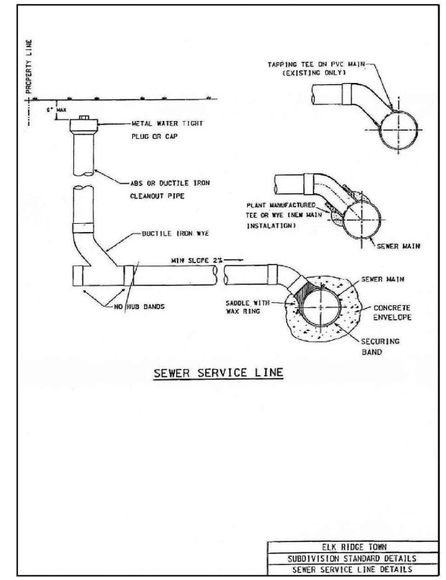

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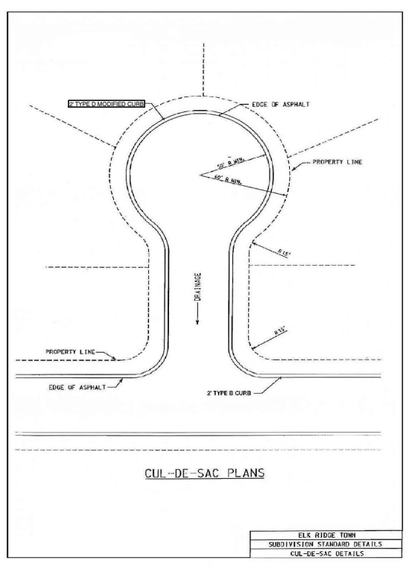

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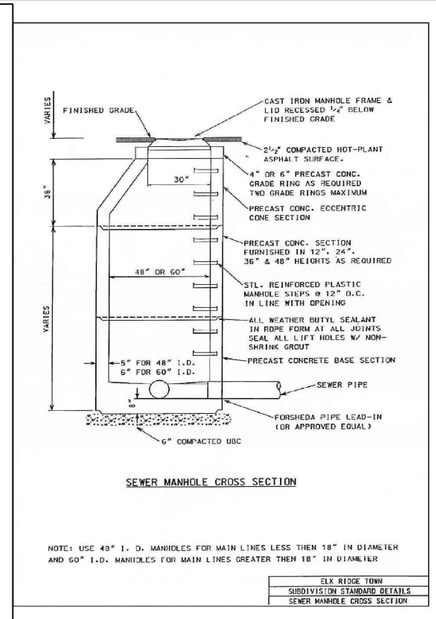

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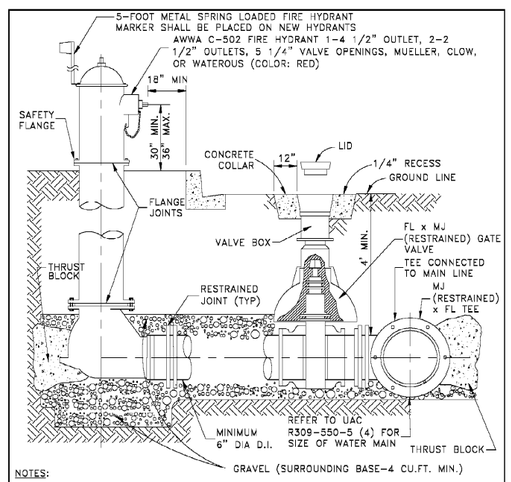
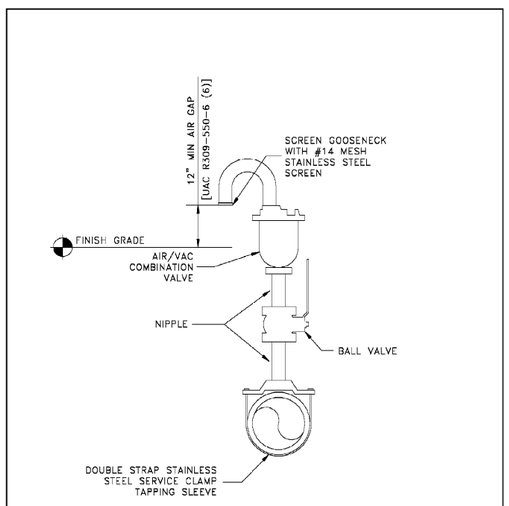


NOTES:

1. ALL FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PLANS.
2. ALL FIRE HYDRANTS WILL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
3. THE VALVE WILL BE LOCATED AS APPROVED BY CITY. PIPE MATERIAL SHALL BE DUCTILE.
4. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
5. RESTRAIN ALL JOINTS FROM MAIN TO FIRE HYDRANT.
6. CONCRETE VALVE COLLAR SHALL BE BROOM FINISHED IN RADIAL PATTERN.
7. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
8. PROVIDE 3-FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS (IFC 507.5.5)
9. HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS. [UAC R309-550-6(5)(c)]

CITY OF ELK RIDGE
FIRE HYDRANT ASSEMBLY



NOTES:

1- ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED AND CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)]

CITY OF ELK RIDGE
COMBINATION AIR RELEASE VALVE

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SHEET NO.
DT-04

DETAILS

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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PROFILE VIEW: FILL AREA – CANYON VIEW – 2+25
SCALE: 5
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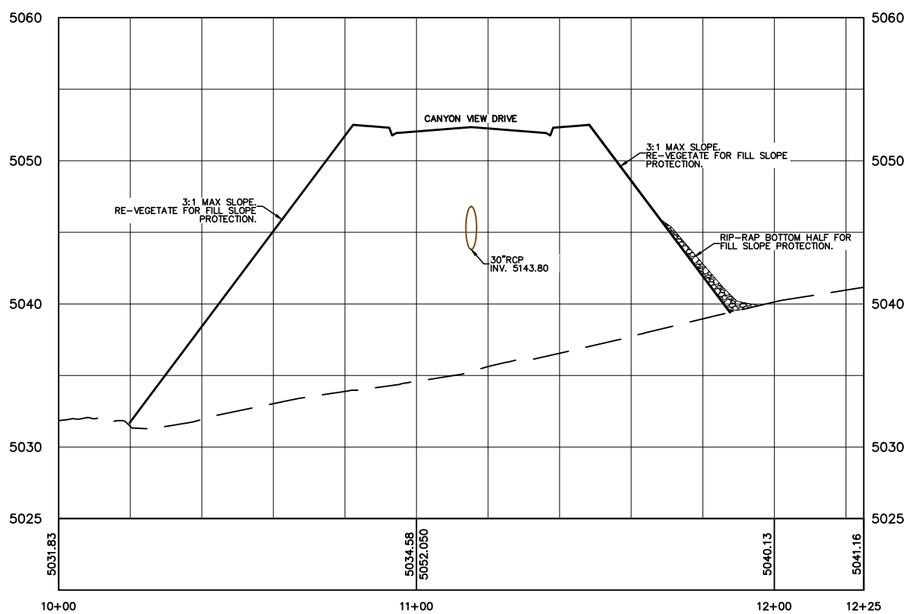
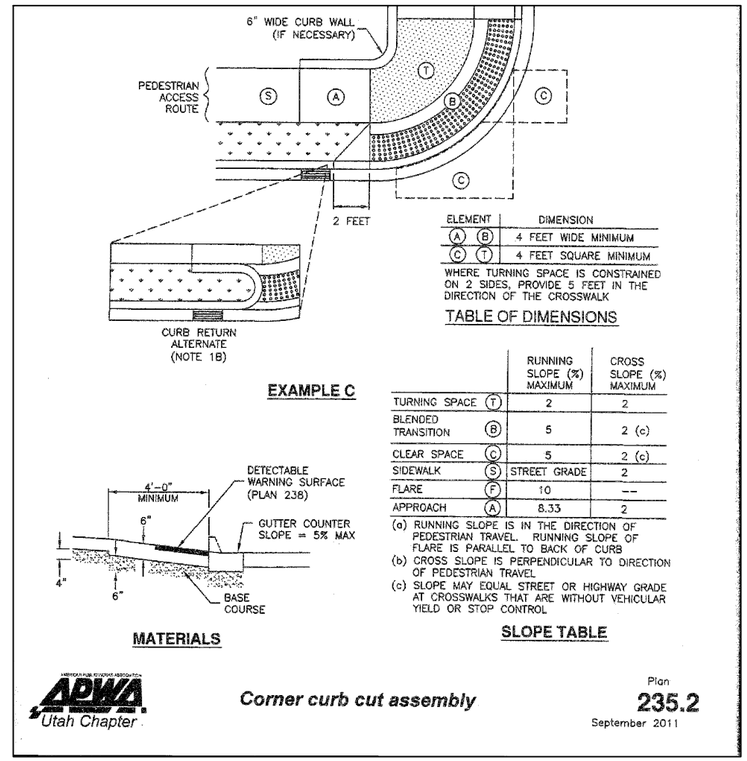


SECTION A - A



ELEMENT	DIMENSION
A B	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

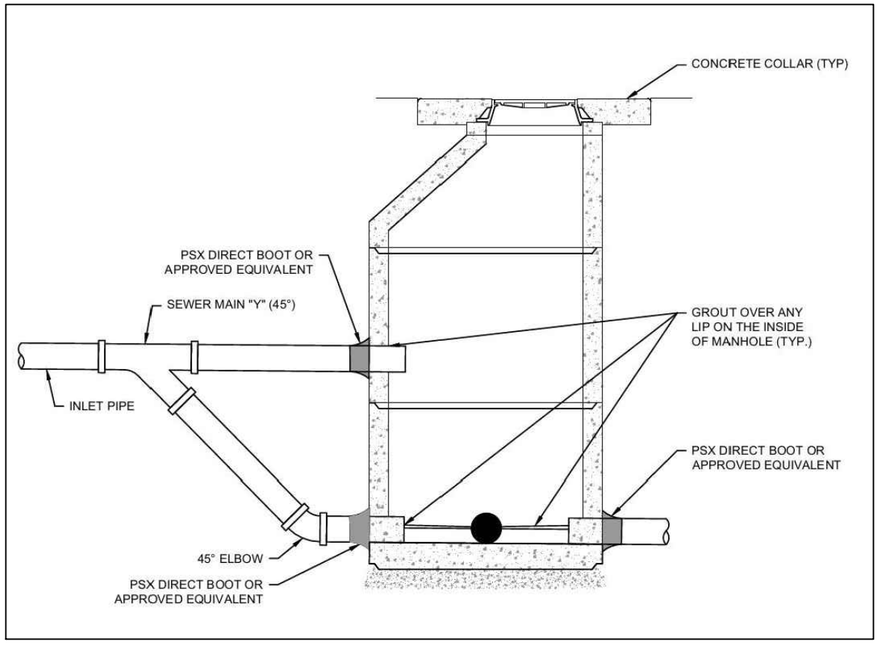
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

	RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE (T)	2	2
BLENDED TRANSITION (B)	5	2 (c)
CLEAR SPACE (C)	5	2 (c)
SIDEWALK (S)	STREET GRADE	2
FLARE (F)	10	--
APPROACH (A)	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE



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DETAILS

ELK RIDGE, UT

HIGHLANDS PHASE I

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

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