

JULY 2022

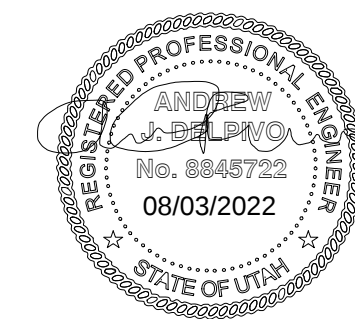


SHEET

1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
PP-01	PLAN & PROFILE-HIGHLAND COURT-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-HIGHLAND VIEW LANE-STA. 10+00 TO STA. 14+00
PP-07	PLAN & PROFILE-HIGHLAND VIEW LANE-STA. 14+00 TO STA. 18+40
PP-08	PLAN & PROFILE-HIGHLAND RIDGE DRIVE-STA. 10+00 TO STA. 14+50
PP-09	PLAN & PROFILE-HIGHLAND RIDGE DRIVE-STA. 14+50 TO STA. 19+00
PP-10	PLAN & PROFILE-MEADOW LARK LANE-STA. 22+50 TO STA. 26+50
PP-11	PLAN & PROFILE-MEADOW LARK LANE-STA. 26+50 TO STA. 30+50
PP-12	PLAN & PROFILE-MEADOW LARK LANE-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

DATA TABLE
TOTAL ACREAGE=27.32
TOTAL # OF LOTS=41
TOTAL ACREAGE OF LOTS=17.58
ACREAGE IN ROADS=6.86
ACREAGE OF OPEN SPACE/PONDS=2.94 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



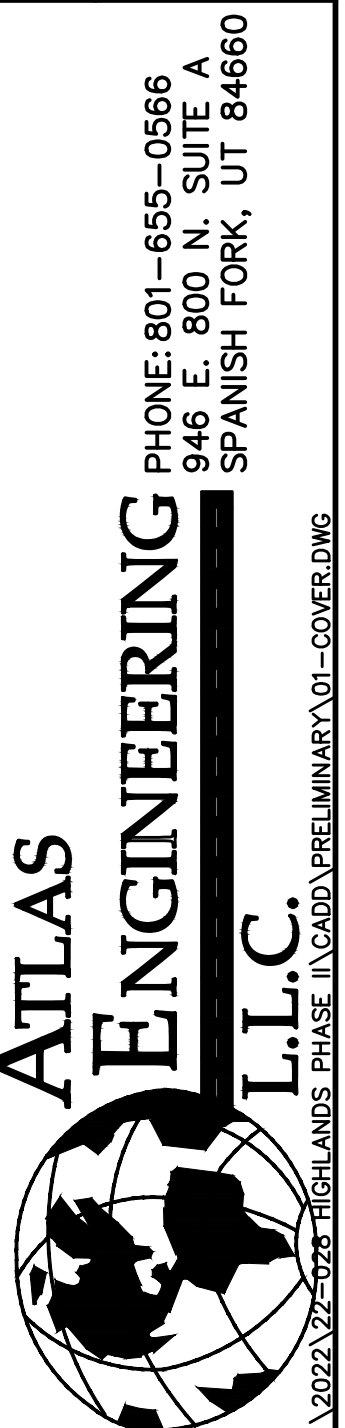
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NO.	REVISIONS	BY	DATE
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HIGHLANDS PHASE I

ELK RIDGE, UT

HIGHLANDS PHASE I

[illegible]

BOUNDARY DESCRIPTION

BEGINNING AT THE EAST 1/4 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 168.03 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 36.39 FEET; THENCE NORTHWESTERLY 56.22 FEET ALONG THE ARC OF A 87.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 37°01'24", THE CHORD BEARS N52°08'34"W 55.24 FEET; THENCE N70°39'16"W 54.20 FEET; THENCE SOUTHWESTERLY 22.25 FEET ALONG THE CURVE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 84°57'56", THE CHORD BEARS S66°51'46"W 20.27 FEET; THENCE SOUTHWESTERLY 91.66 FEET ALONG THE ARC OF A 304.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 17°16'31", THE CHORD BEARS S33°01'04"W 91.31 FEET; THENCE S41°39'19"W 129.91 FEET; THENCE S32°11'05"E 275.84 FEET; THENCE S22°55'01"E 100.00 FEET; THENCE S21°58'54"E 111.04 FEET; THENCE S18°23'12"E 116.95 FEET; THENCE S11°56'07"E 120.68 FEET; THENCE S07°06'02"E 223.44 FEET; THENCE S01°33'49"E 204.90 FEET; THENCE S89°16'25"W 719.01 FEET TO THE POINT OF BEGINNING.

NORTHEAST CORNER OF SECTION 23, T9S, R2E, SLB&M

HIGHLANDS AT ELK RIDGE FUTURE PHASE

N0035°20'W 2642.90' (SECTION LINE) (BASIS OF BEARING)

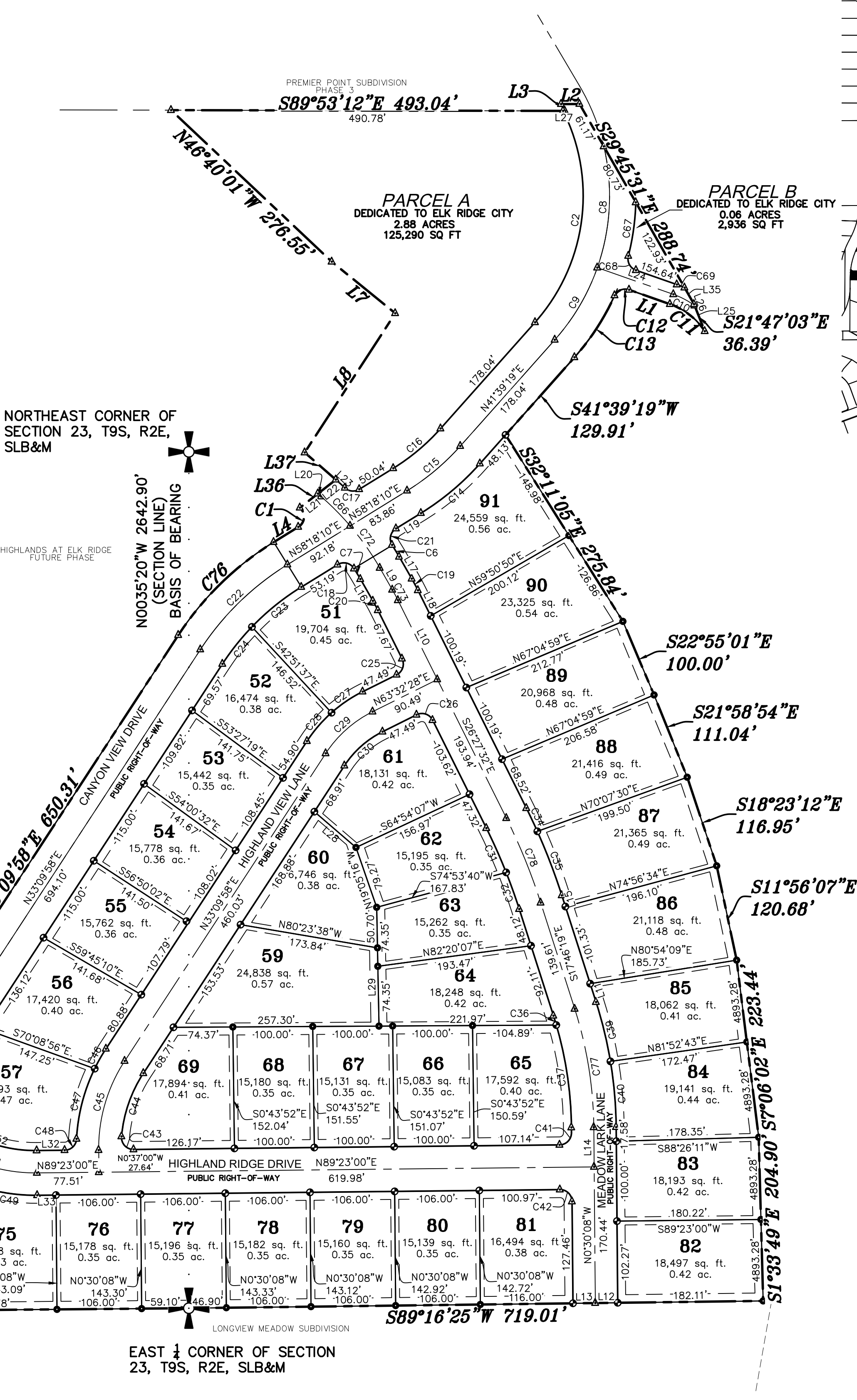
N33°09'58"E 650.31' CANYON VIEW DRIVE

N85°36'43"E 252.56' L5

S89°29'52"W 958.89' L6

S89°16'25"W 719.01'

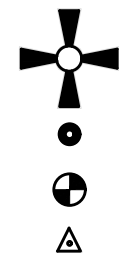
EAST 1/4 CORNER OF SECTION 23, T9S, R2E, SLB&M



VICINITY MAP

-NTS-

LEGEND



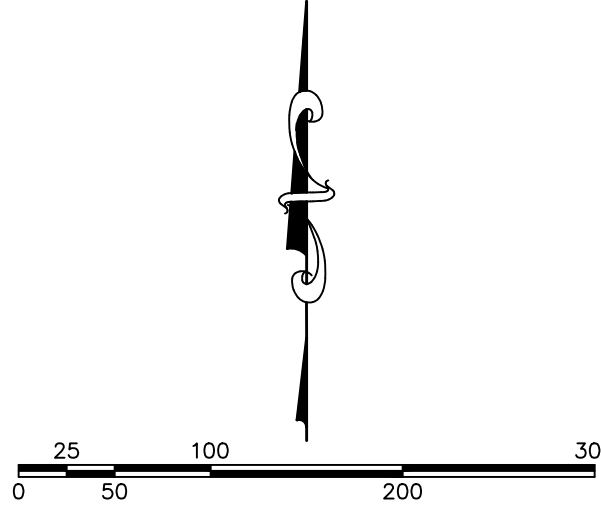
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES

DATA TABLE

TOTAL ACREAGE=27.32
TOTAL # OF LOTS=41
TOTAL ACREAGE OF LOTS=17.58
ACREAGE IN ROADS=6.86
ACREAGE OF OPEN SPACE/PONDS=2.94 ACRES
LOTS/ACRE=1.50

OWNER/DEVELOPER

EVOLVE BUILDING AND DEVELOPMENT
801-473-8388
79 W. 900 N. SUITE C
SPRINGVILLE, UT 84663



(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 27.32 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 WHEREOF 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 27.32 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.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
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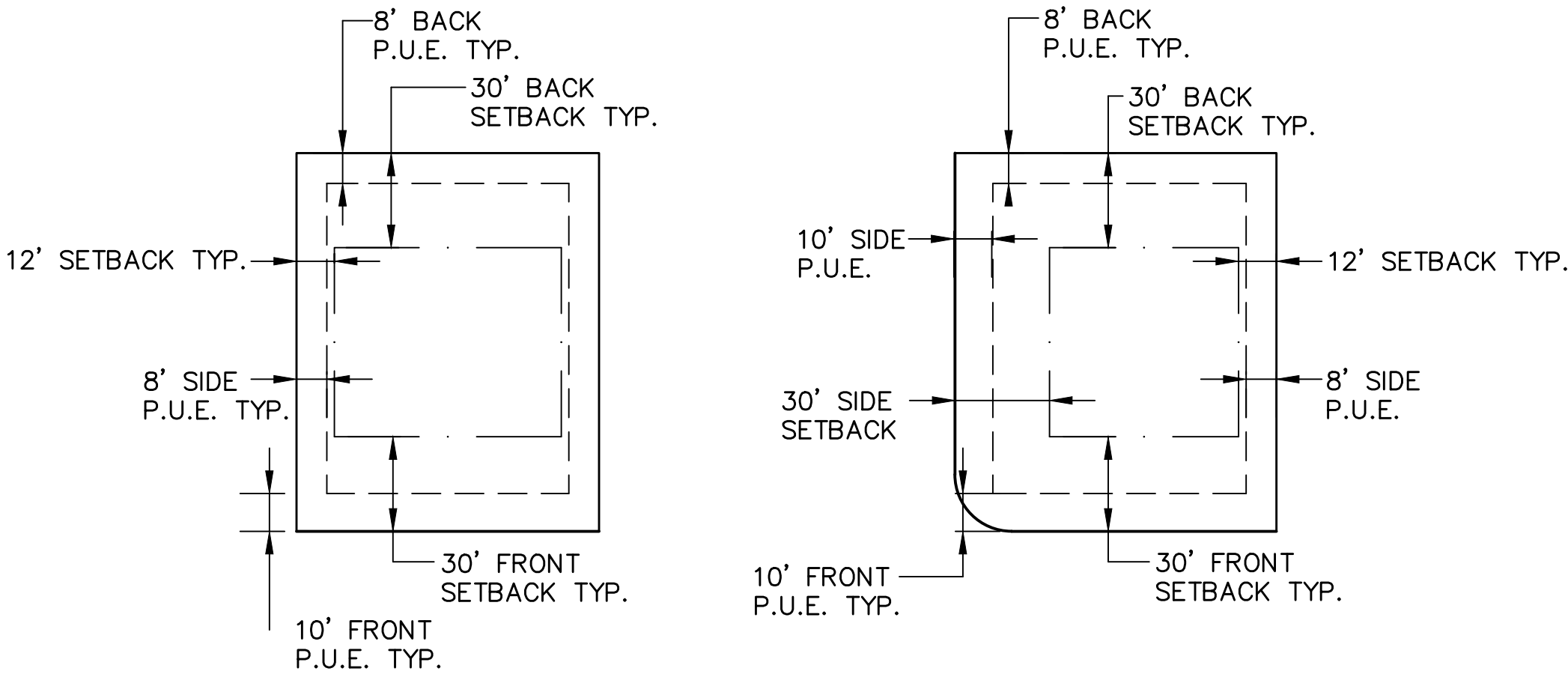
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	28.07'	15.00'	24.15'	N4°41'47"E	107°12'45"
C2	283.36'	238.00'	266.92'	S7°32'52"W	68°12'54"
C6	16.98'	379.07'	16.98'	N31°09'44"W	2°33'58"
C7	15.65'	322.00'	15.65'	N31°16'05"W	2°47'05"
C8	154.01'	271.00'	151.95'	N3°03'52"E	32°33'45"
C9	105.52'	271.00'	104.86'	N30°30'02"E	22°18'35"
C10	30.09'	100.00'	29.98'	S62°02'00"E	17°14'31"
C11	56.22'	87.00'	55.24'	S52°08'34"E	37°01'24"
C12	22.25'	15.00'	20.27'	S66°51'46"W	84°57'56"
C13	91.66'	304.00'	91.31'	S33°01'04"W	17°16'31"
C14	96.75'	333.00'	96.41'	S49°58'44"W	16°38'50"
C15	87.17'	300.00'	86.86'	N49°58'44"E	16°38'50"
C16	77.58'	267.00'	77.30'	S49°58'44"W	16°38'50"
C17	19.66'	15.00'	18.28'	N84°09'20"W	75°05'02"
C18	23.31'	15.00'	21.03'	N77°10'44"W	89°02'13"
C19	16.58'	278.00'	16.58'	N28°10'02"W	3°25'00"
C20	13.24'	222.00'	13.24'	N28°10'02"W	3°25'00"
C21	23.76'	15.00'	21.35'	N12°55'35"E	90°45'09"
C22	153.55'	350.00'	152.32'	N45°44'04"E	25°08'12"
C23	79.74'	317.00'	79.53'	S51°05'48"W	14°24'42"
C24	59.34'	317.00'	59.25'	S38°31'43"W	10°43'29"
C25	23.56'	15.00'	21.21'	N18°32'28"E	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C26	23.56'	15.00'	21.21'	S71°27'32"E	90°00'00"
C27	47.18'	178.00'	47.04'	N55°56'50"E	15°11'15"
C28	47.18'	178.00'	47.04'	N40°45'35"E	15°11'15"
C30	64.68'	122.00'	63.92'	N48°21'13"E	30°22'30"
C31	60.68'	722.00'	60.66'	S24°03'04"E	4°48'56"
C32	48.79'	722.00'	48.78'	S19°42'27"E	3°52'17"
C34	32.08'	778.00'	32.08'	N25°16'40"W	2°21'45"
C35	85.88'	778.00'	85.84'	N20°56'03"W	6°19'28"
C36	12.16'	472.00'	12.16'	S17°02'02"E	1°28'32"
C37	130.11'	472.00'	129.70'	S8°23'57"E	15°47'38"
C39	76.49'	528.00'	76.43'	N13°37'17"W	8°18'02"
C40	82.65'	528.00'	82.57'	N4°59'12"W	8°58'08"
C41	23.53'	15.00'	21.19'	S44°26'26"W	89°53'08"
C42	23.59'	15.00'	21.23'	S45°33'34"E	90°06'52"
C43	25.03'	15.00'	22.23'	N42°48'35"W	95°36'48"
C44	84.56'	172.01'	83.71'	N19°04'54"E	28°10'03"
C46	28.62'	228.00'	28.60'	N29°34'11"E	7°11'33"
C47	91.39'	228.00'	90.78'	N14°29'25"E	22°58'00"
C48	22.61'	15.00'	20.53'	N46°11'42"E	86°22'35"
C49	68.30'	228.00'	68.05'	S82°02'05"E	17°09'50"
C50	66.13'	228.00'	65.90'	S65°08'36"E	16°37'08"
C52	101.42'	172.00'	99.95'	S73°43'31"E	33°46'58"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C53	23.56'	15.00'	21.21'	S11°50'02"E	90°00'00"
C54	23.56'	15.00'	21.21'	N78°09'58"E	90°00'00"
C55	23.35'	15.00'	21.06'	N77°45'18"E	89°10'39"
C56	97.28'	178.00'	96.07'	S73°18'45"E	31°18'44"
C58	65.27'	122.00'	64.49'	N73°38'35"W	30°39'04"
C59	23.95'	15.00'	21.49'	N12°34'32"W	91°29'01"
C60	9.20'	15.00'	9.05'	S71°24'18"E	35°07'37"
C61	67.57'	60.00'	64.05'	S86°06'06"E	64°31'11"
C62	94.99'	60.00'	85.38'	N16°16'55"E	90°42'48"
C63	79.60'	60.00'	73.89'	N67°04'57"W	76°00'55"
C64	57.26'	60.00'	55.12'	S47°34'06"W	54°41'00"
C65	18.54'	15.00'	17.38'	S55°37'45"W	70°48'17"
C66	51.78'	350.00'	51.73'	S44°40'18"E	8°28'34"
C67	67.80'	304.00'	67.66'	N7°55'14"E	12°46'44"
C68	22.24'	15.00'	20.26'	N28°10'20"W	84°57'52"
C69	10.39'	113.00'	10.39'	N68°01'11"W	5°16'10"
C72	48.19'	360.34'	48.15'	S36°36'10"E	7°39'42"
C73	14.91'	250.00'	14.91'	S28°10'02"E	3°25'00"
C76	168.03'	383.00'	166.68'	N45°44'04"E	25°08'12"
C77	150.70'	500.00'	150.13'	S9°08'14"E	17°16'10"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N70°39'16"W	54.20'
L2	N89°42'27"E	23.12'
L3	N29°21'11"W	9.79'
L4	N58°18'10"E	36.29'
L5	S88°58'07"E	220.04'
L6	N66°33'10"E	126.72'
L7	N50°55'29"W	102.38'
L8	N33°02'53"E	207.91'
L9	S29°42'11"E	31.53'
L10	S26°27'32"E	110.71'
L11	S17°46'19"E	24.27'
L12	S89°16'27"W	28.00'
L13	S89°16'25"W	28.00'
L14	N0°30'08"W	49.53'
L15	S17°46'19"E	14.63'
L16	S29°42'11"E	31.17'
L17	S29°52'32"E	31.62'
L18	S26°27'32"E	35.75'
L19	S58°18'10"W	36.74'
L20	N48°54'35"W	5.40'
L21	N52°00'15"E	28.52'

LINE TABLE		
LINE	DIRECTION	LENGTH
L22	N52°00'15"E	28.52'
L23	S47°45'42"E	15.15'
L24	S70°39'16"E	100.97'
L25	S21°47'03"E	34.58'
L26	S21°47'03"E	1.81'
L27	S89°53'14"E	2.26'
L28	N49°20'05"W	68.70'
L29	N1°06'32"W	97.99'
L30	S56°50'02"E	28.01'
L31	S56°50'02"E	28.01'
L32	N89°23'00"E	35.00'
L33	N89°23'00"E	23.43'
L34	S88°58'07"E	27.82'
L35	S29°45'31"E	23.91'
L36	N52°00'15"E	57.03'
L37	N48°54'35"W	51.69'

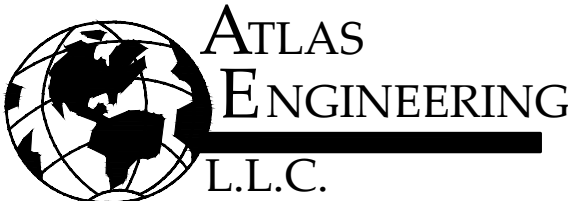


INTERIOR LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

CORNER LOT

—NTS—

5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

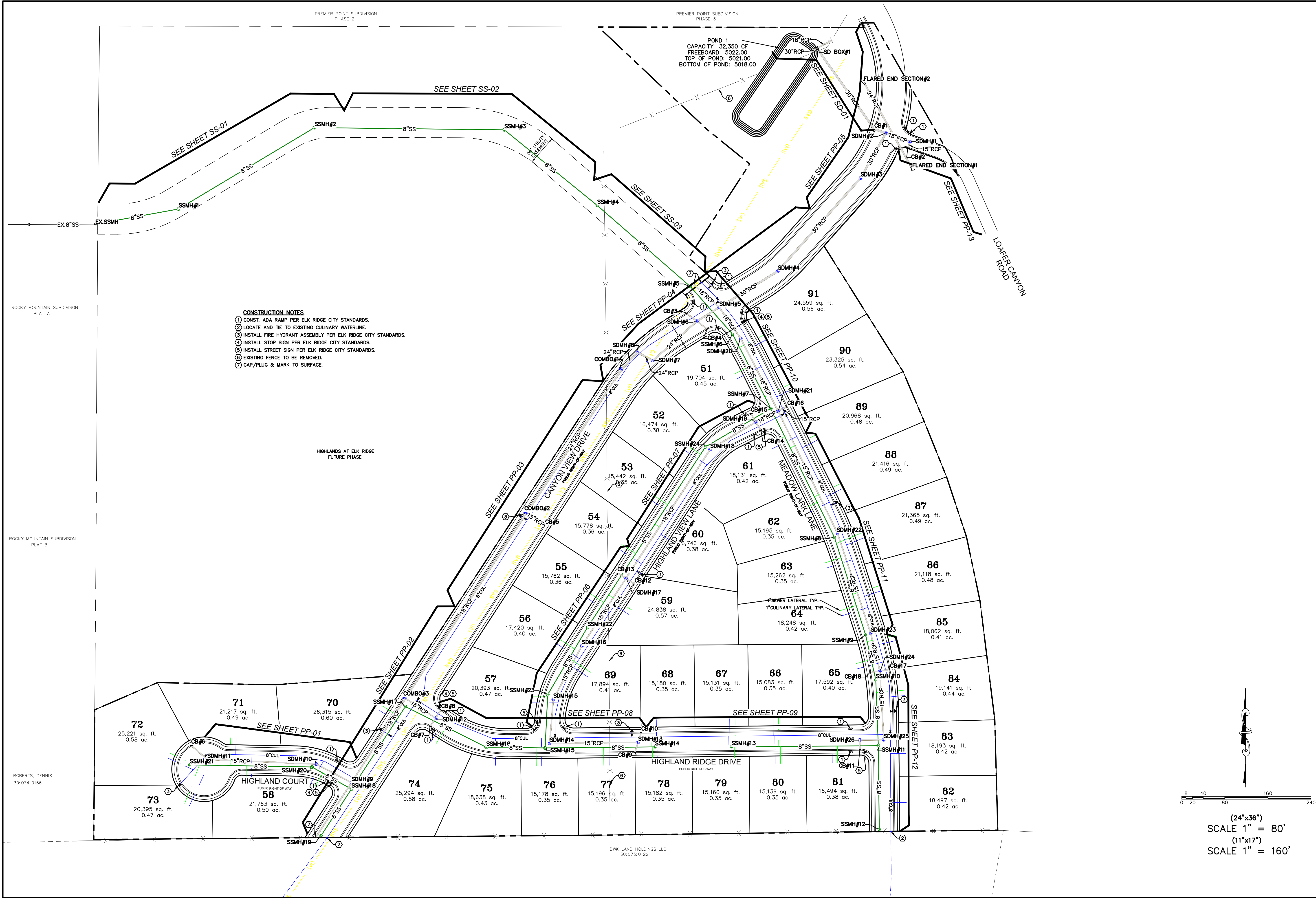


ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

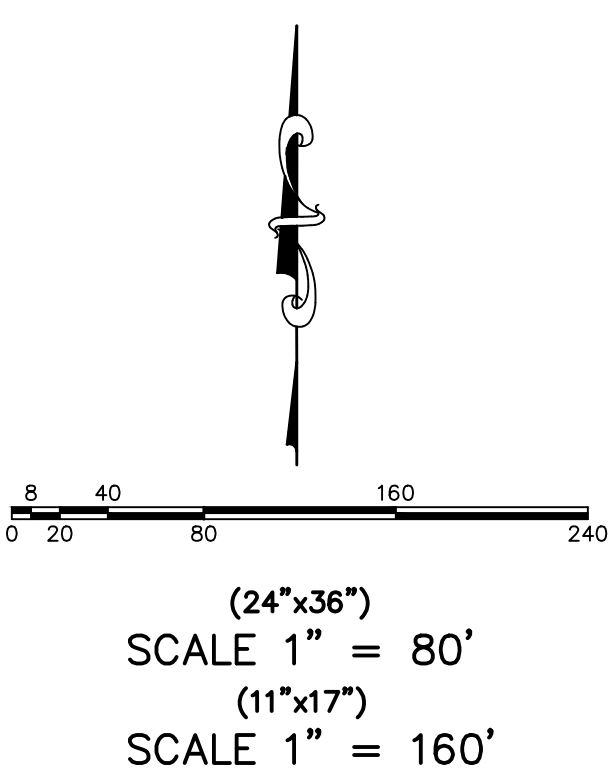
HIGHLANDS AT ELK RIDGE PHASE I
CONTAINING 41 LOTS AND 27.32 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, OF TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

LOT LAYOUT
ELK RIDGE, UTAH

SHEET
2 OF 2



- CONSTRUCTION NOTES**
- 1. CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 - 2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
 - 3. INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 - 4. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 - 5. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 - 6. EXISTING FENCE TO BE REMOVED.
 - 7. CAP/PLUG & MARK TO SURFACE.



SHEET NO.

3

NO.	DATE	BY	REVISIONS
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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

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



ROBERTS, DENNIS
30:074:0166

PREMIER POINT SUBDIVISION
PHASE 3

POND 1
CAPACITY: 32,350 CF
FREEBOARD: 5022.00
TOP OF POND: 5021.00
BOTTOM OF POND: 5018.00

HIGHLANDS AT ELK RIDGE FUTURE PHASE

LOAFER CANYON
ROAD

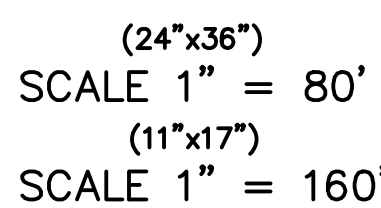
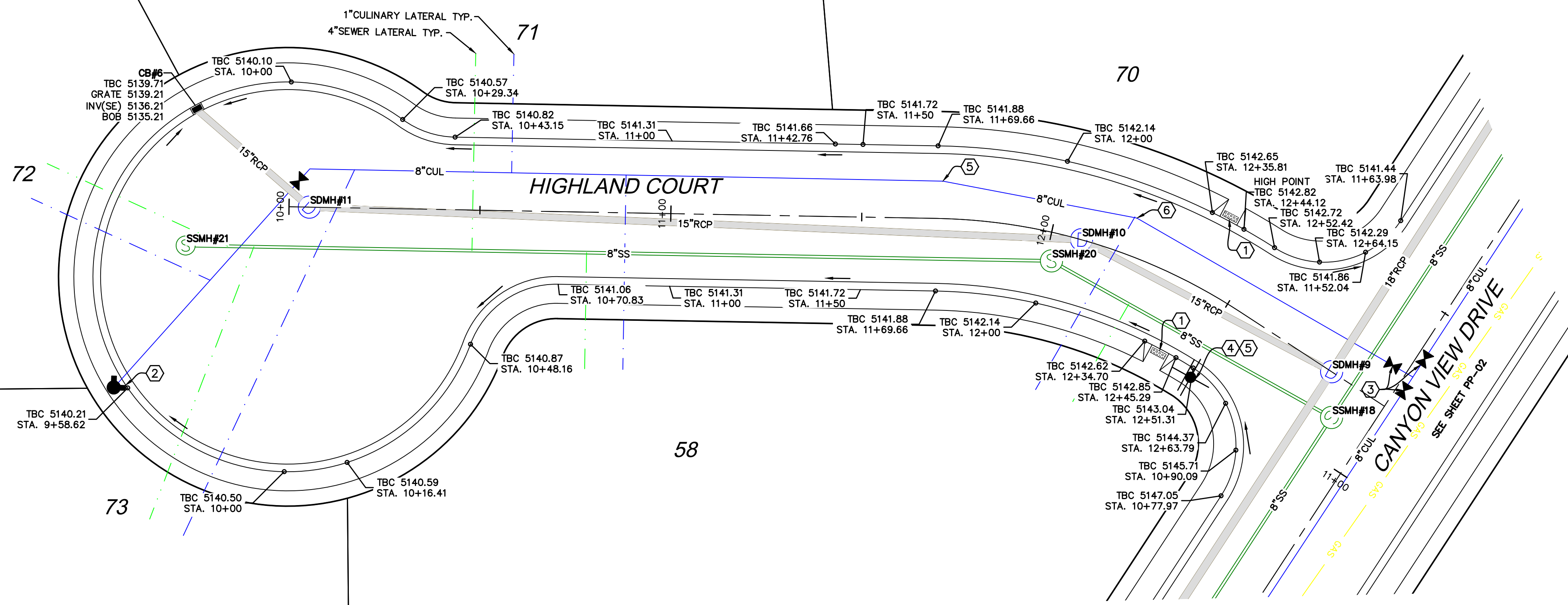


FIG. 1
Z:\2022\22-028 HIGHLANDS PHASE II\CADD\PRELIMINARY\04-GRADING PLAN.DWG

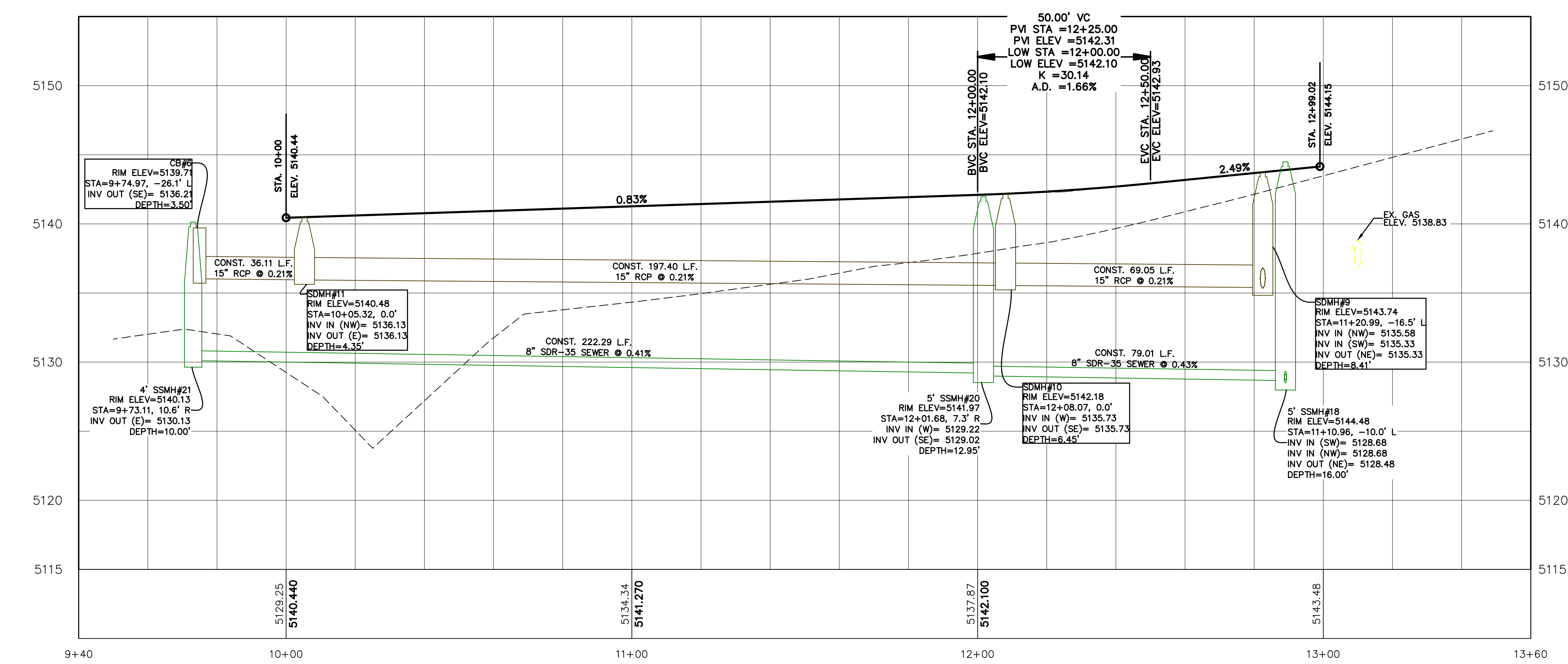
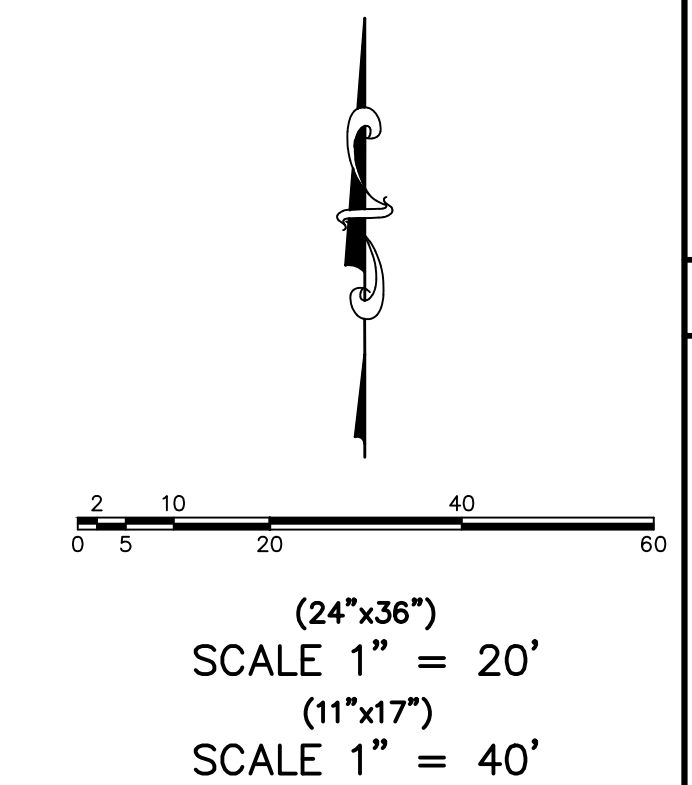
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NO	REVISIONS	RY	DATE
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ELK RIDGE, UT



- 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.



HIGHLANDS PHASE I

ATLAS ENGINEERING

L.L.C.

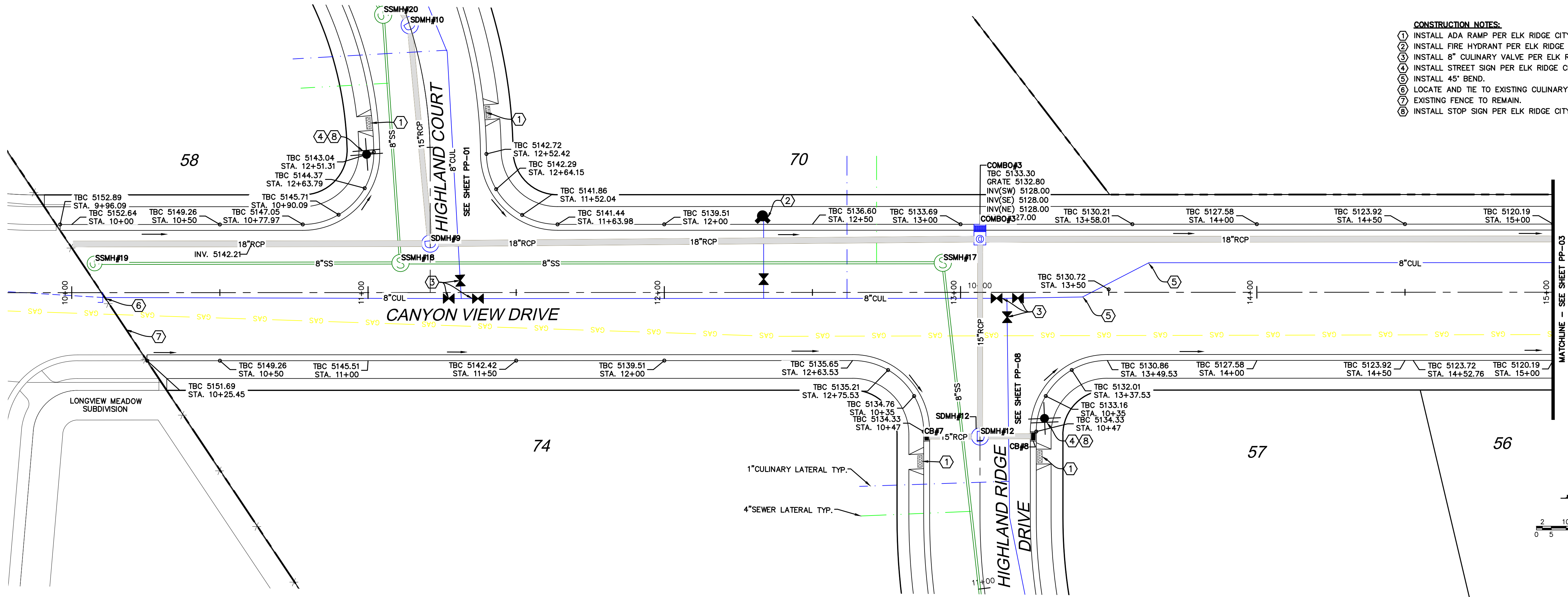
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

HIGHLAND COURT
STA. 10+00 TO STA. 13+00

ELK RIDGE, UT

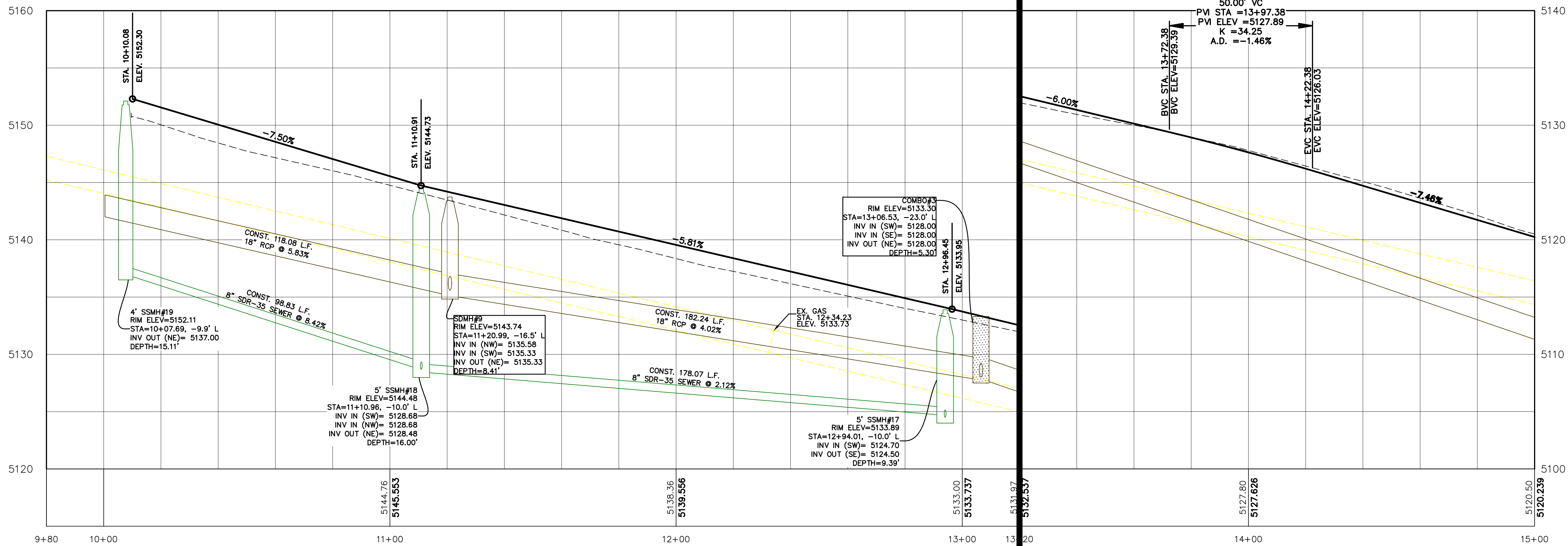
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SHEET NO. PP-01



- 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. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
 7. EXISTING FENCE TO REMAIN.
 8. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.

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



SHEET NO.

PP-02

CANYON VIEW DRIVE
STA. 10+00 TO STA. 15+00

ELK RIDGE, UT

HIGHLANDS PHASE I

ATLAS

ENGINEERING

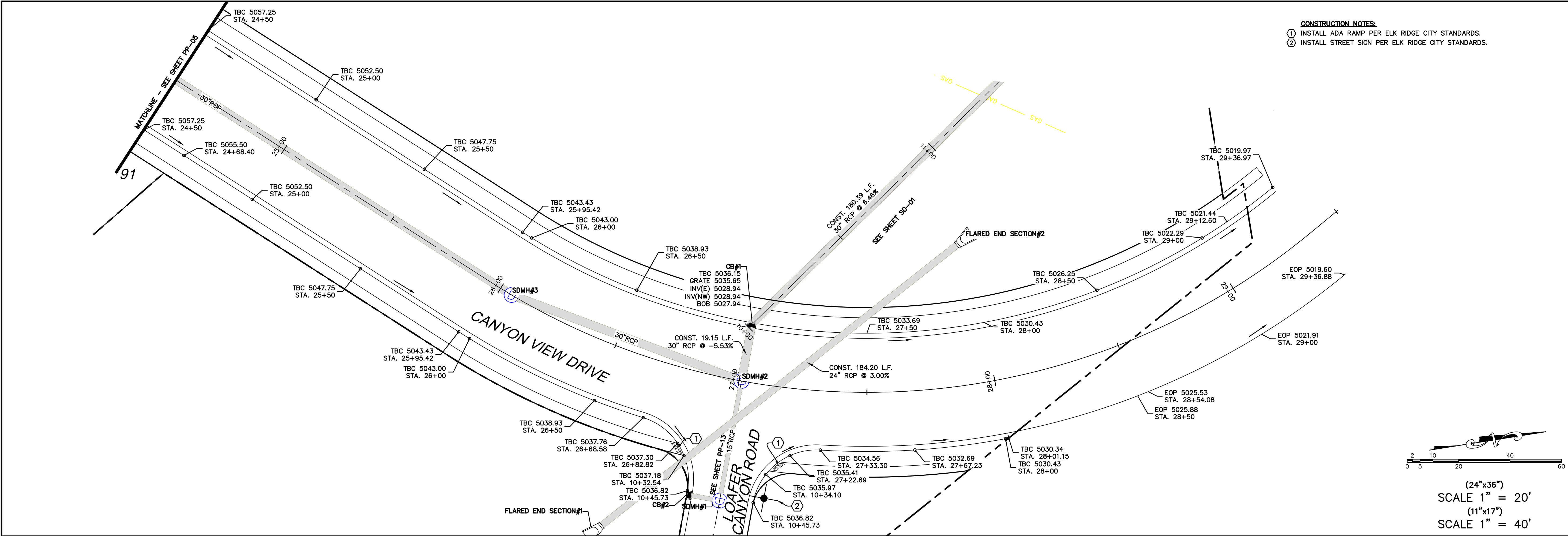
L.L.C.

PHONE: 801-655-0566

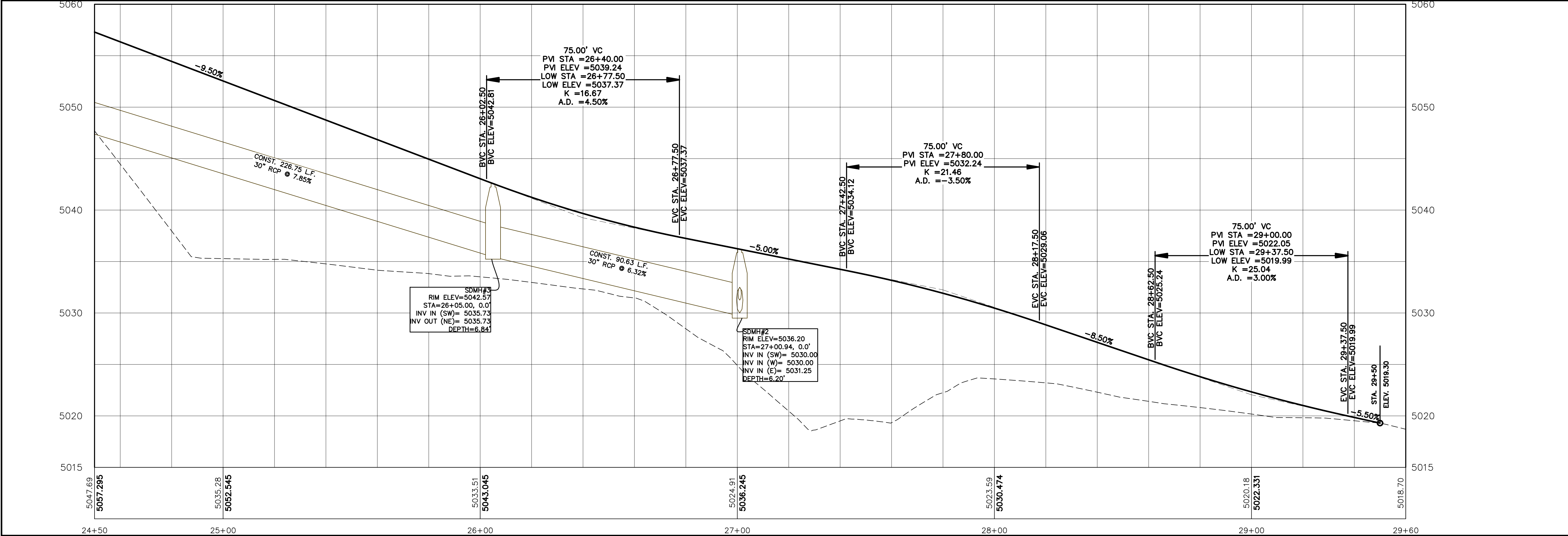
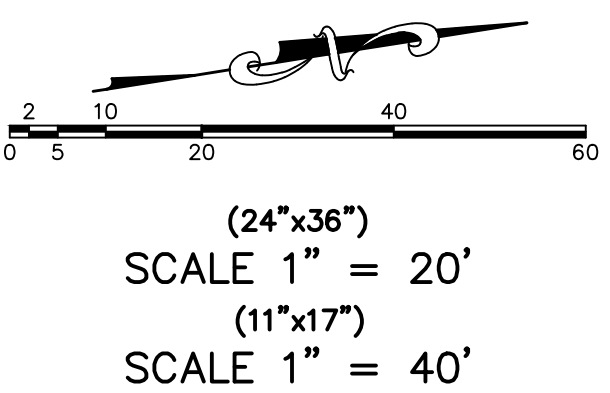
946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

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- CONSTRUCTION NOTES:**
1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
 2. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.



SHEET NO.
PP-05

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CANYON VIEW DRIVE
STA. 24+00 TO STA. 29+60

ELK RIDGE, UT

HIGHLANDS PHASE I

ATLAS

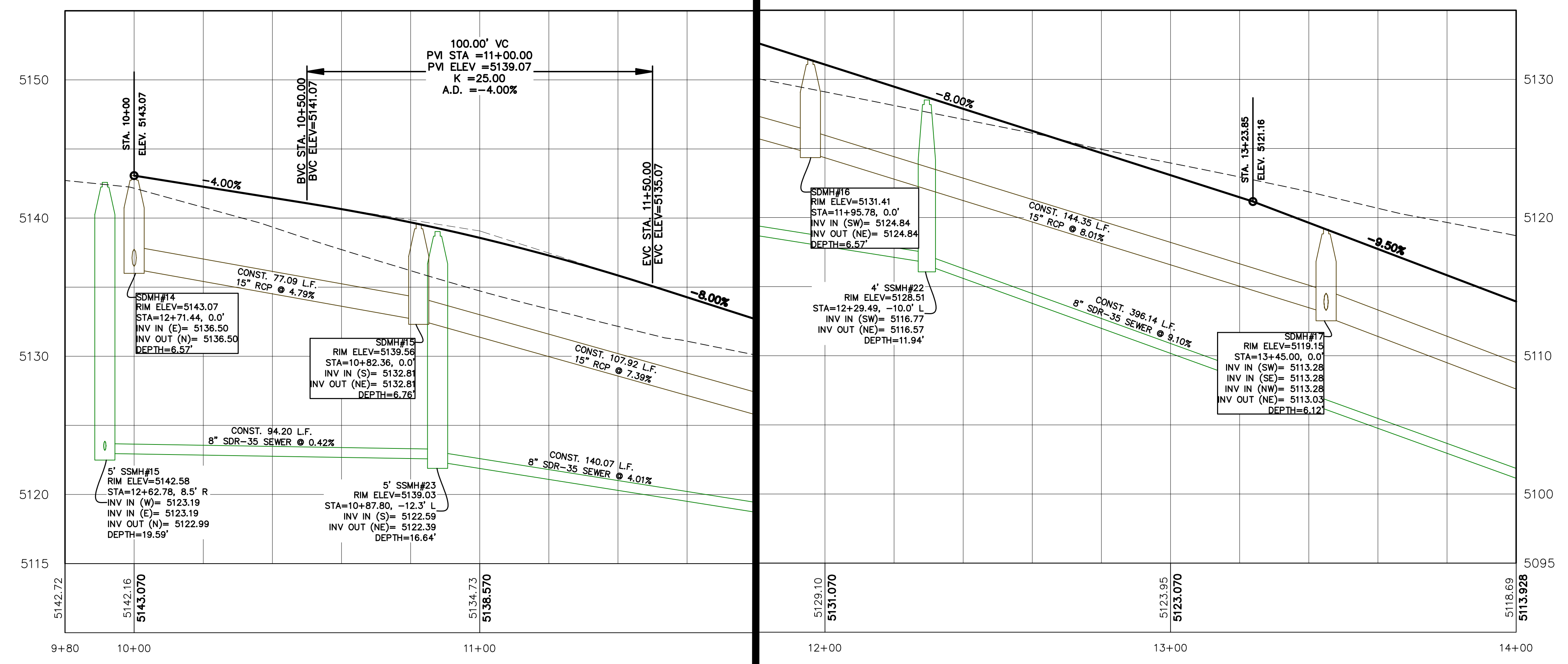
ENGINEERING

L.L.C.

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

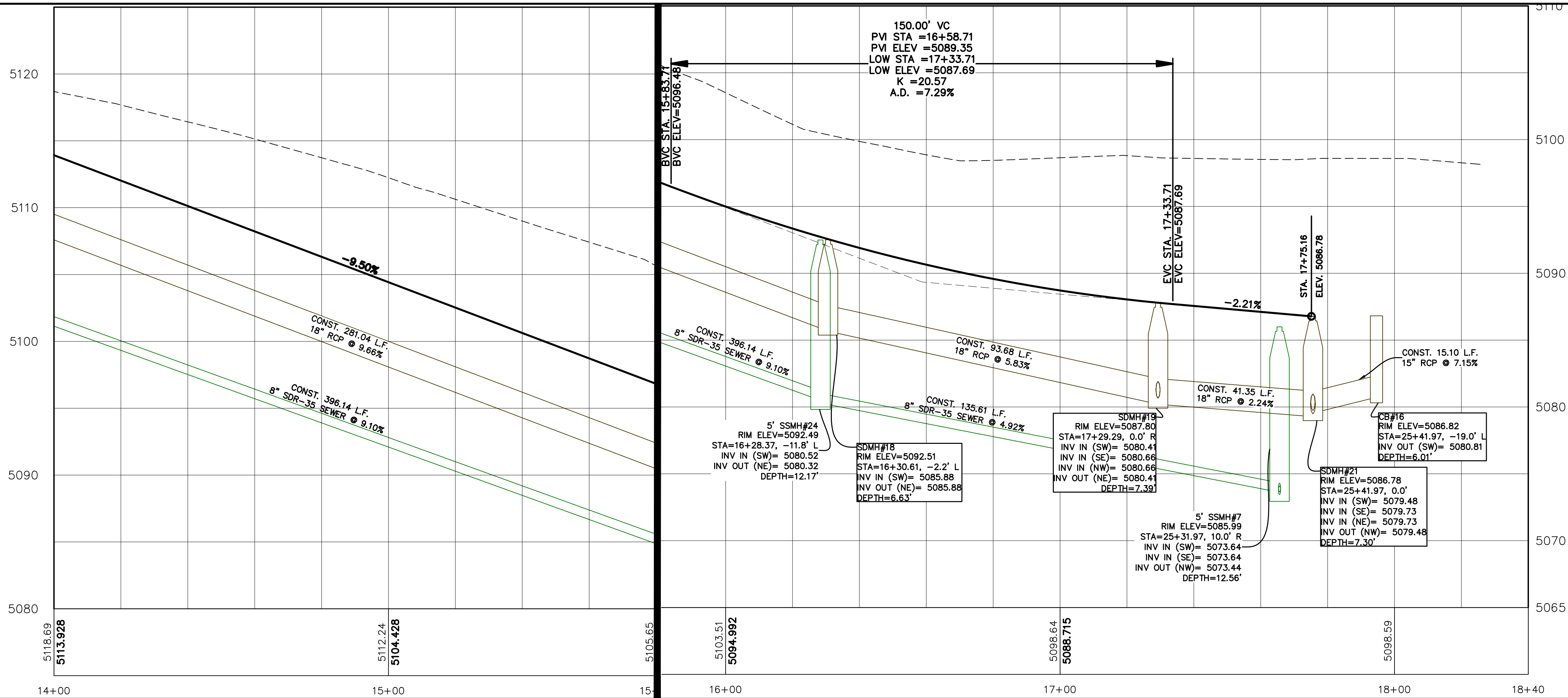
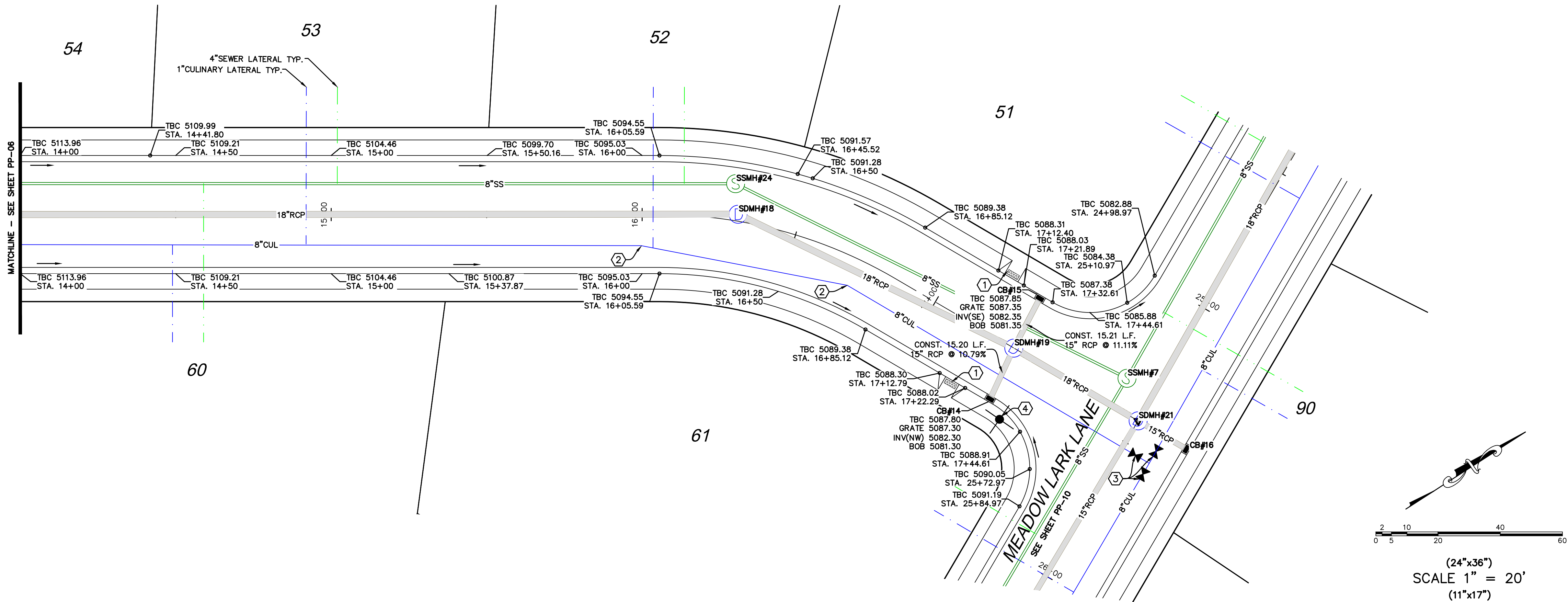
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 HIGHLANDS PHASE I PHONE: 801-655-0566 946 E. 800 N. SUITE A SPANISH FORK, UT 84660		HIGHLAND VIEW LANE STA. 10+00 TO STA. 14+00		ELK RIDGE, UT		PP-06		SHEET NO.	
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- CONSTRUCTION NOTES:
1. INSTALL 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

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

ELK RIDGE, UT

HIGHLANDS PHASE I

ATLAS

ENGINEERING

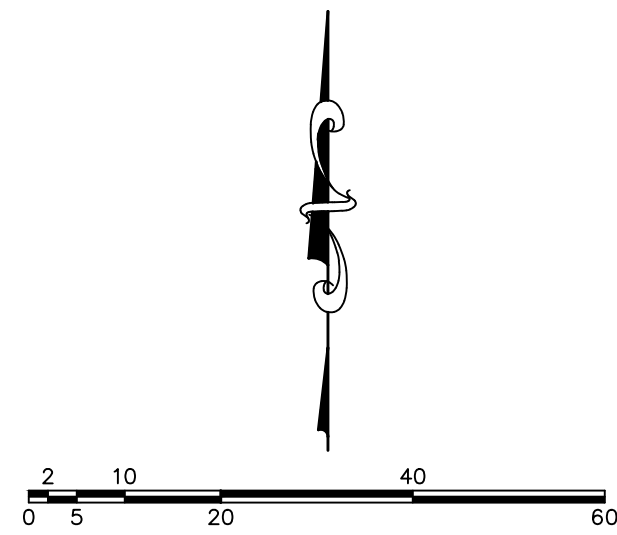
L.L.C.

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

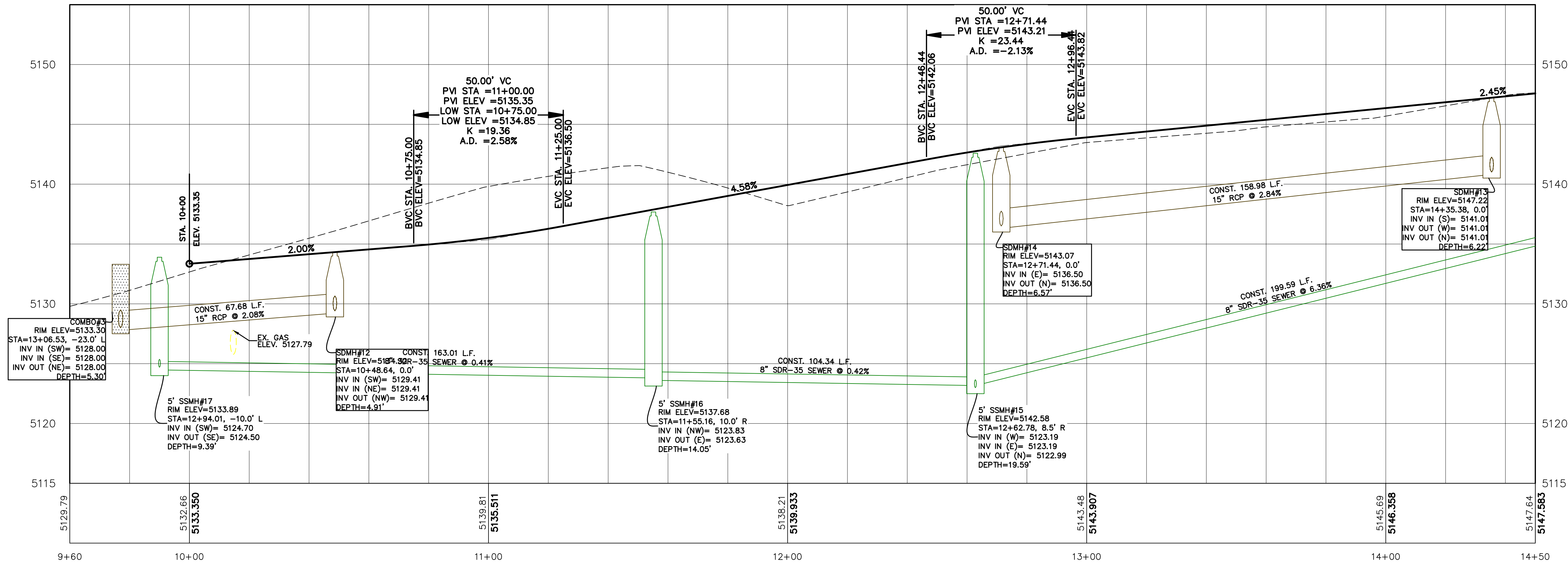
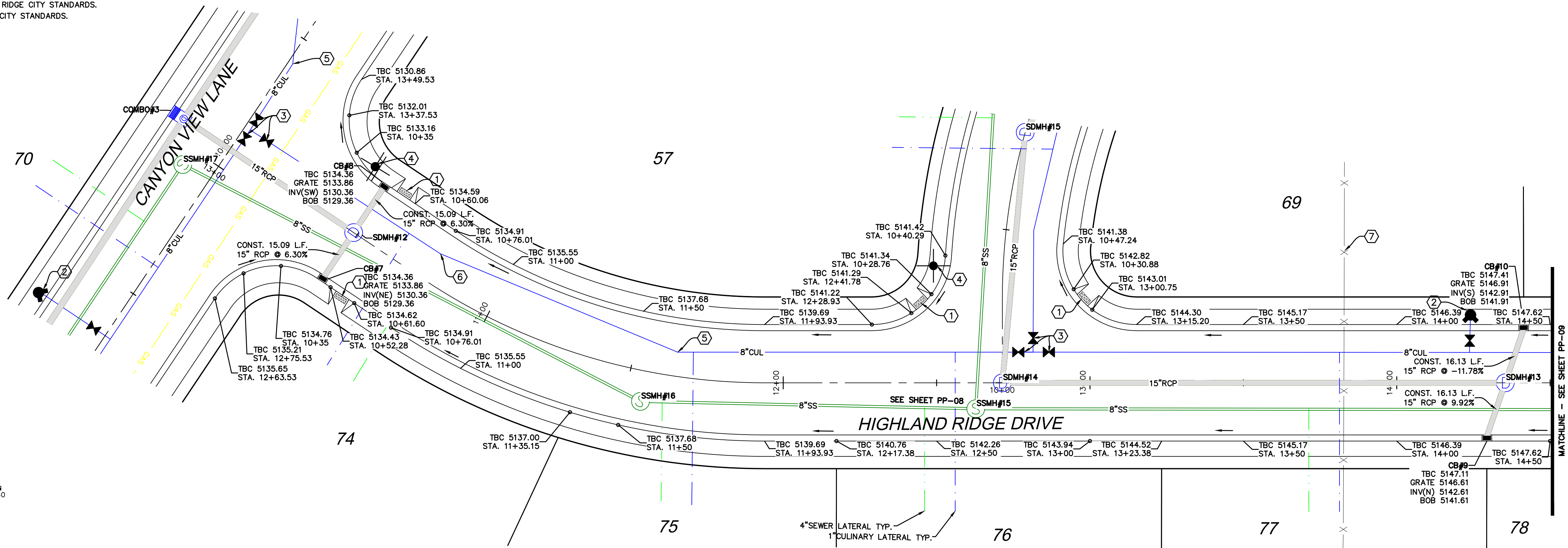


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- CONSTRUCTION NOTES:
1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
 2. INSTALL FIRE HYDRANT PER ELK RIDGE CITY STANDARDS.
 3. INSTALL 8" CULINARY VALVE PER ELK RIDGE CITY STANDARDS.
 4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 5. INSTALL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

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

ELK RIDGE, UT

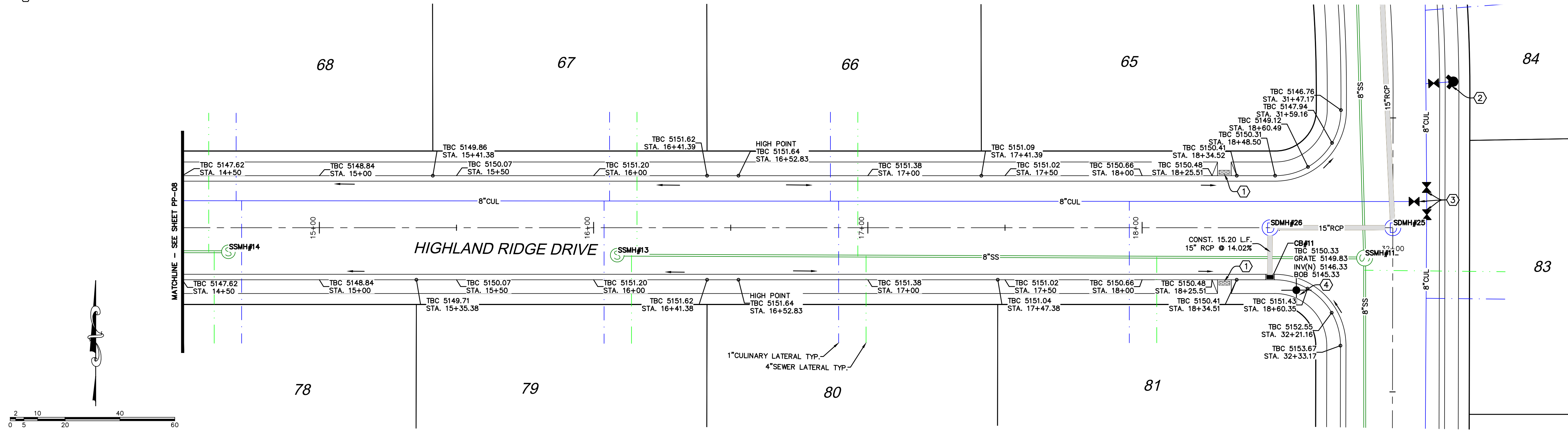
HIGHLANDS PHASE I

ATLAS
ENGINEERING
L.L.C.

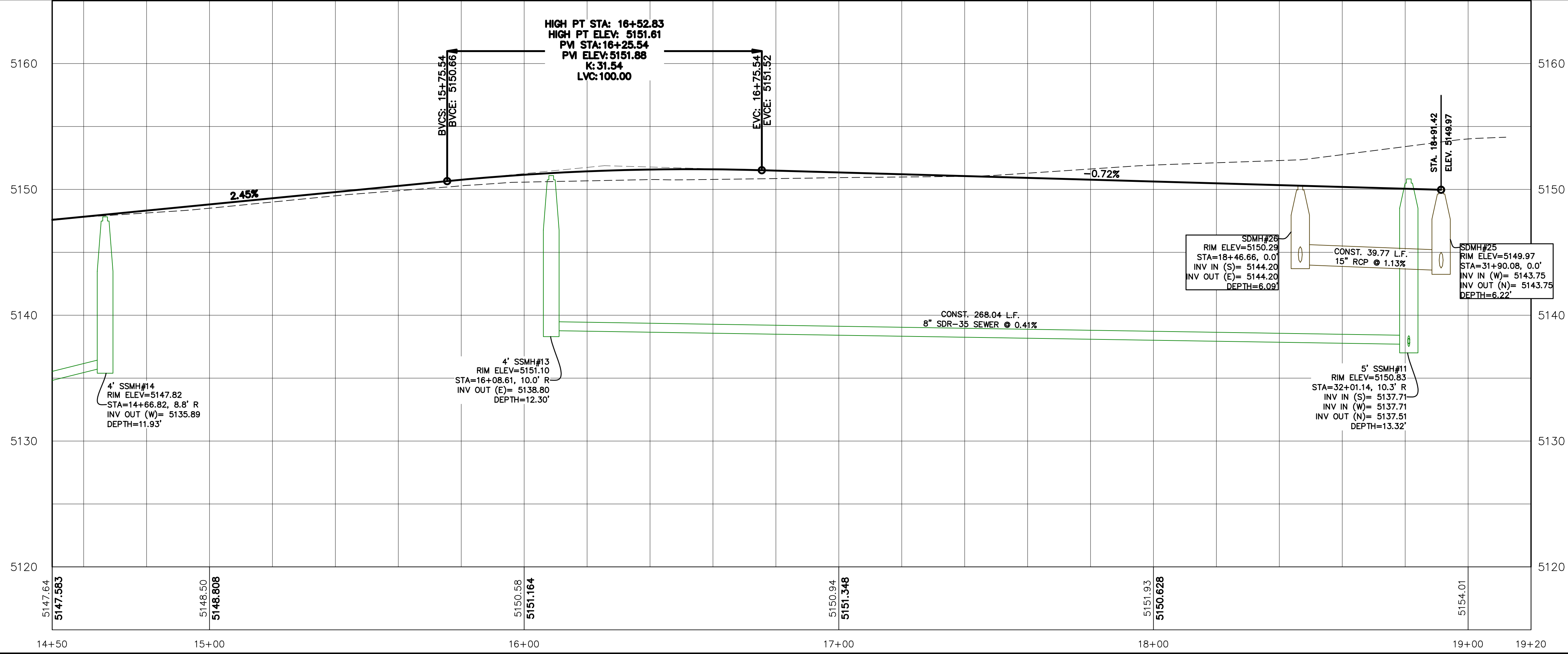
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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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.



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



SHEET NO.

PP-09

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

ELK RIDGE, UT

HIGHLANDS PHASE I

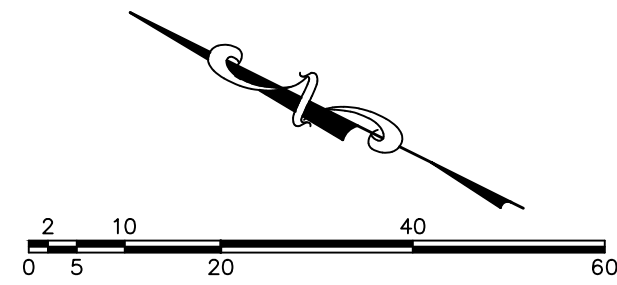
ATLAS ENGINEERING

L.L.C.

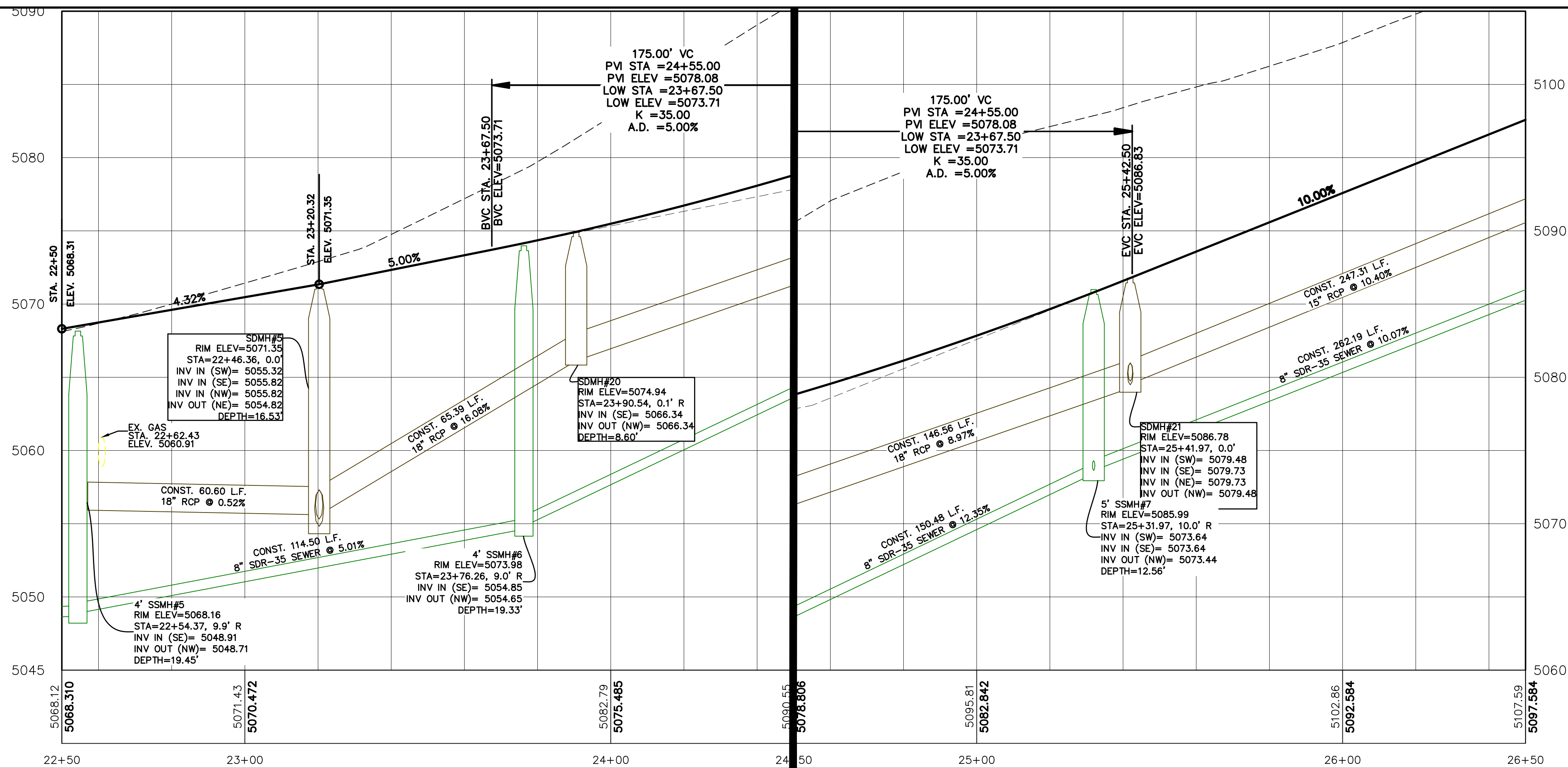
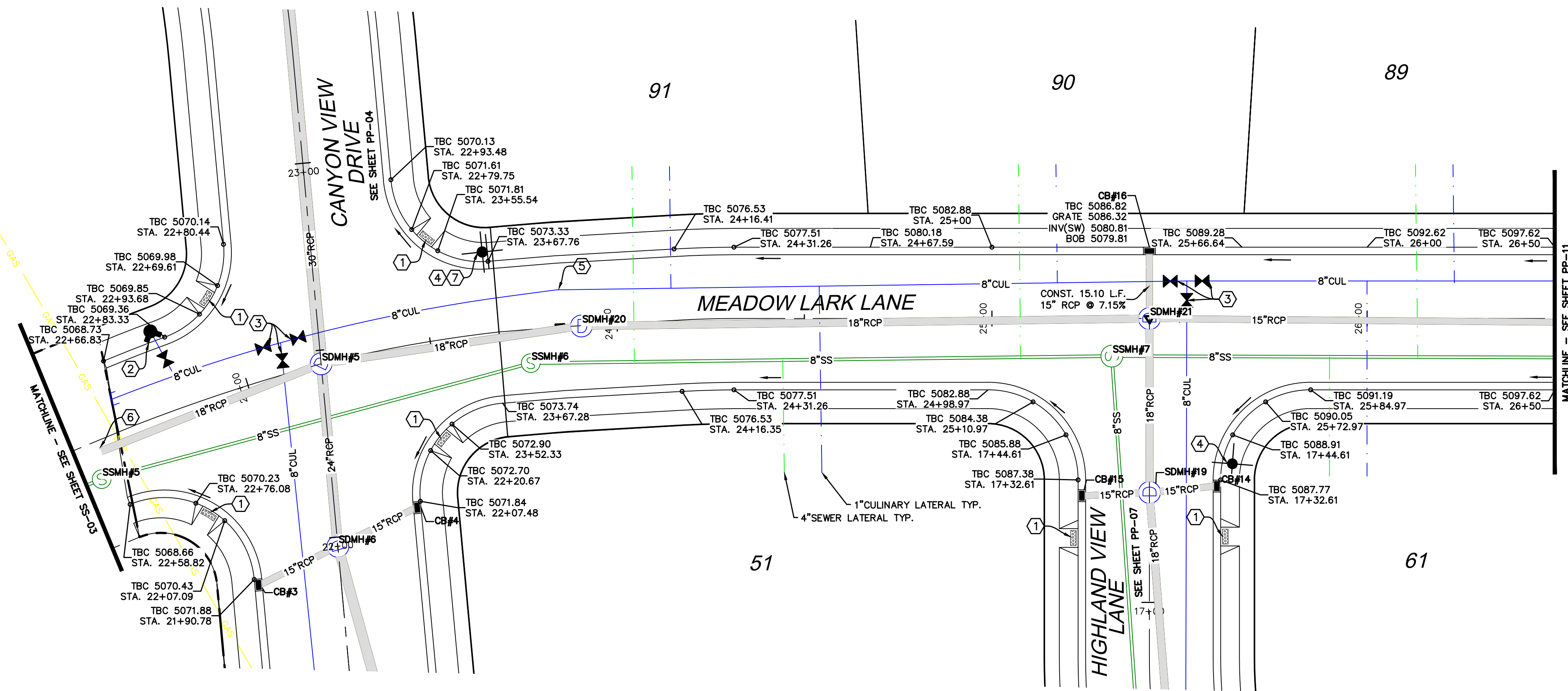
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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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'



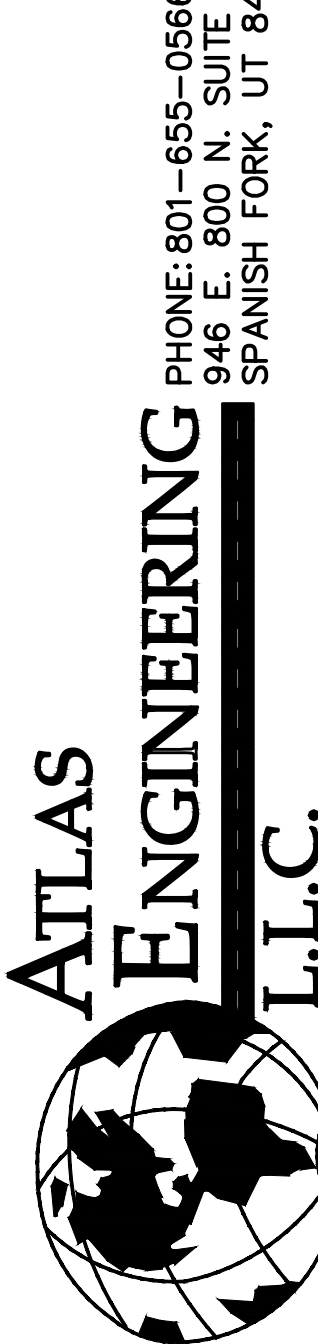
SHEET NO.

PP-10

MEADOW LARK LANE
STA. 22+50 TO STA. 26+50

ELK RIDGE, UT

HIGHLANDS PHASE I

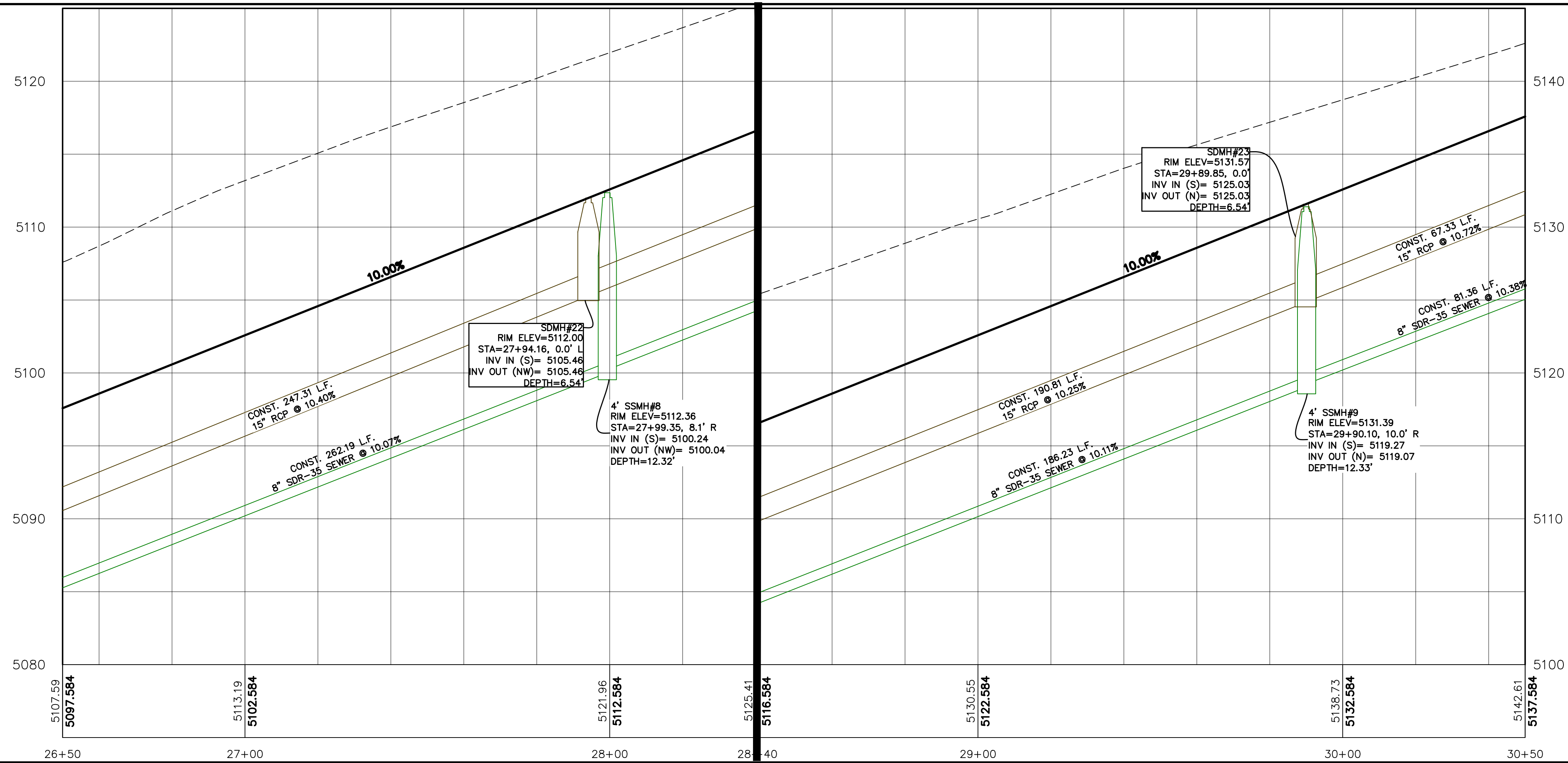
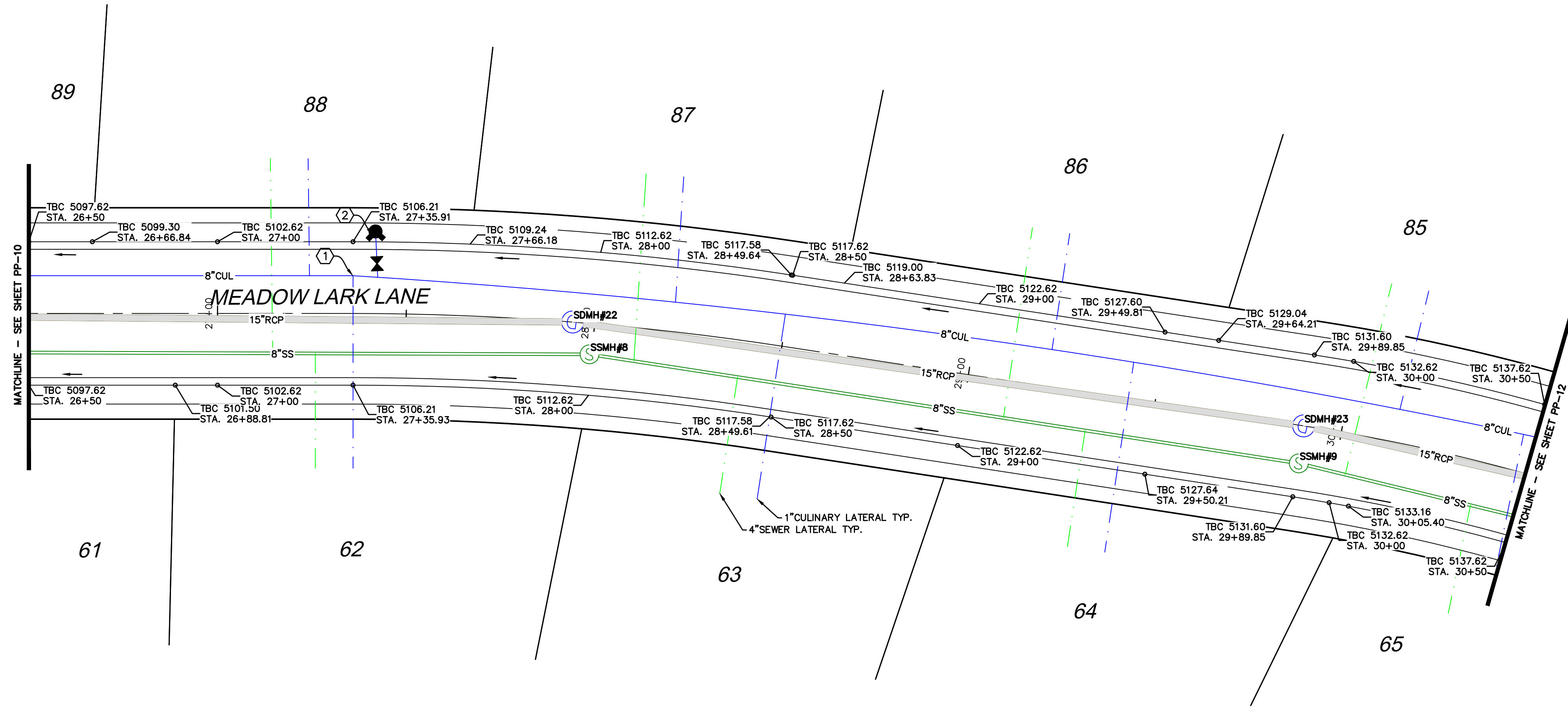


PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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(24"x36")
SCALE 1" = 20'

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



PP-11

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ELK RIDGE, UT

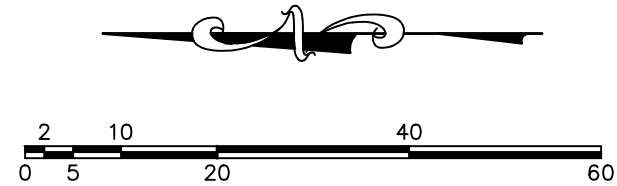
ATLAS

ENGINEERING

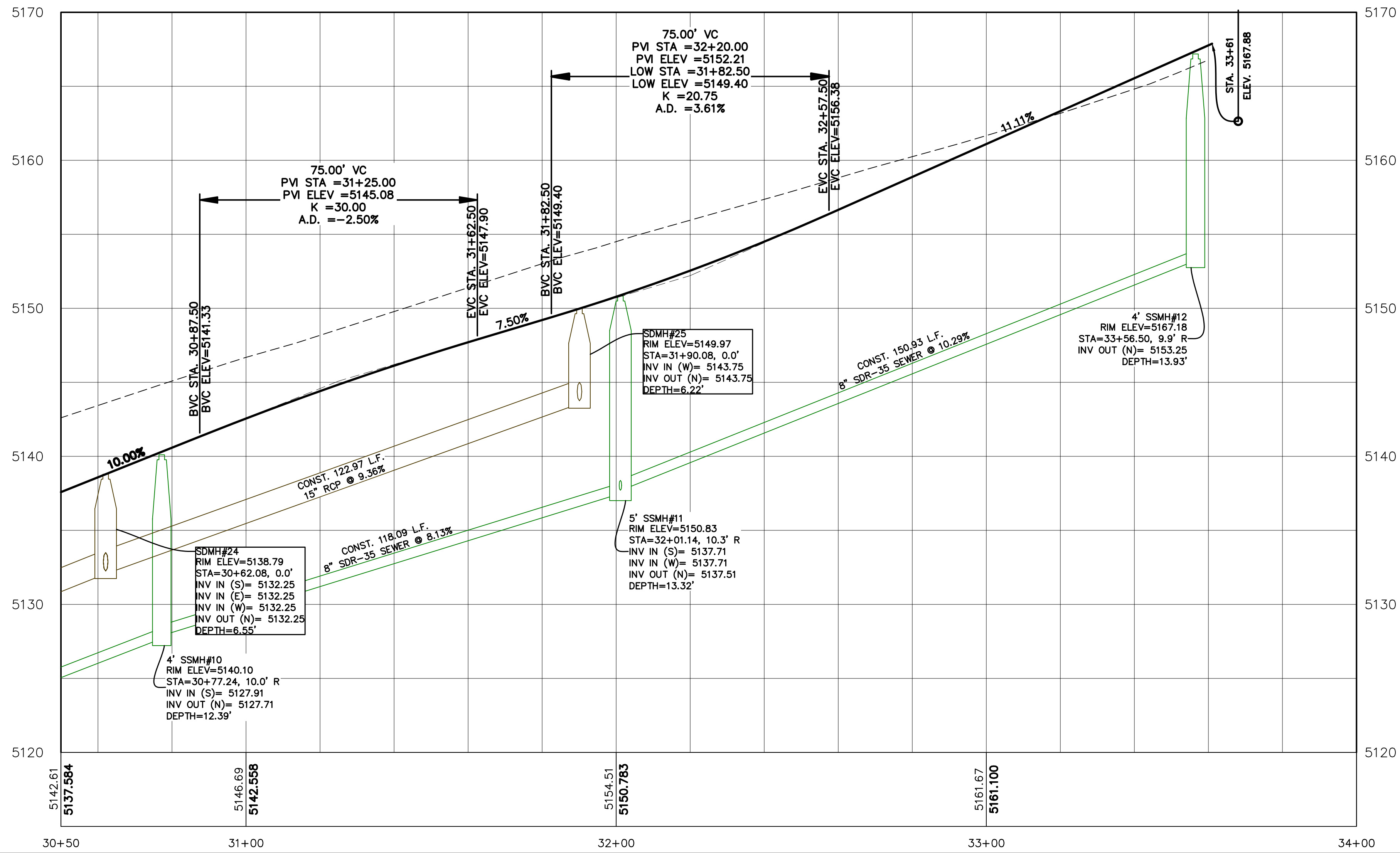
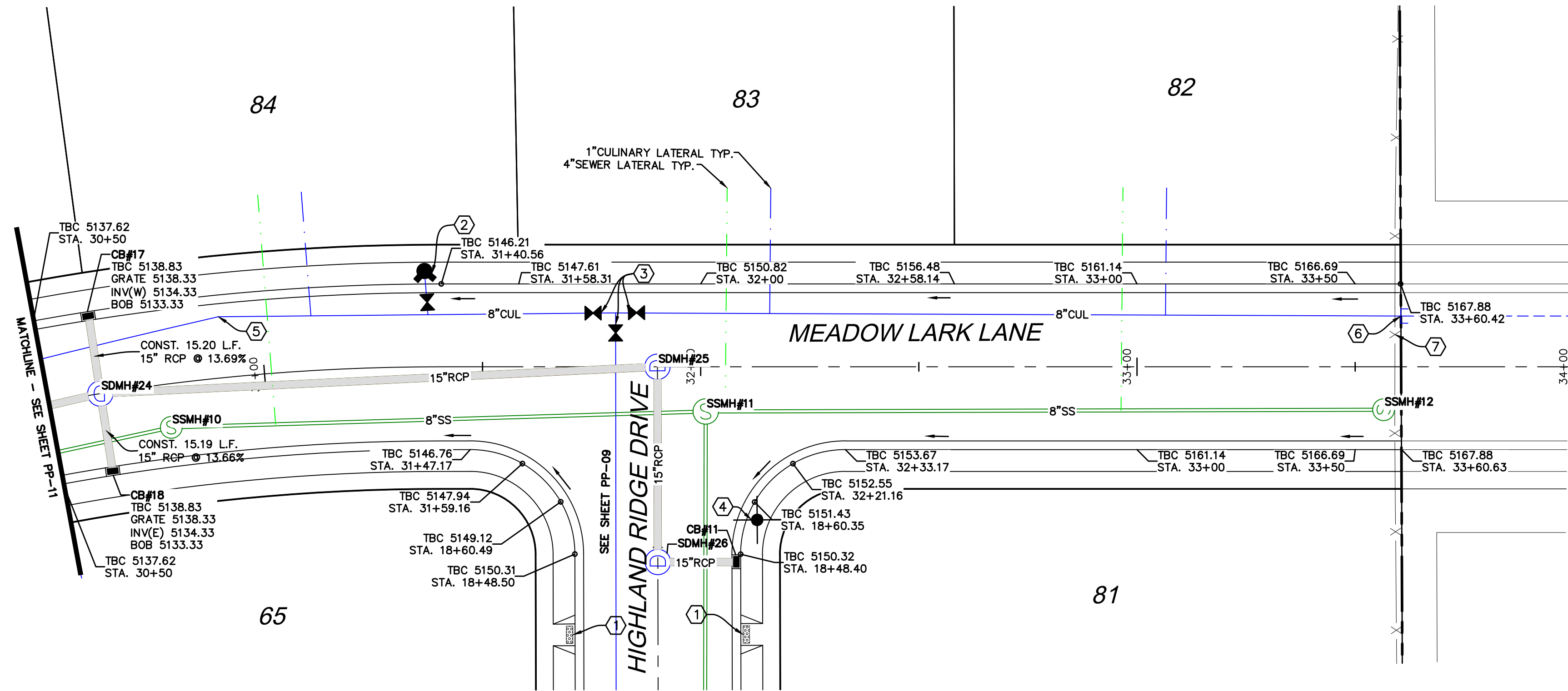
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SPANISH FORK, UT 84660

L.L.C.
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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. EXISTING FENCE TO BE REMOVED.



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



SHEET NO.

PP-12

MEADOW LARK LANE
STA. 30+50 TO STA. 34+00

ELK RIDGE, UT

HIGHLANDS PHASE I

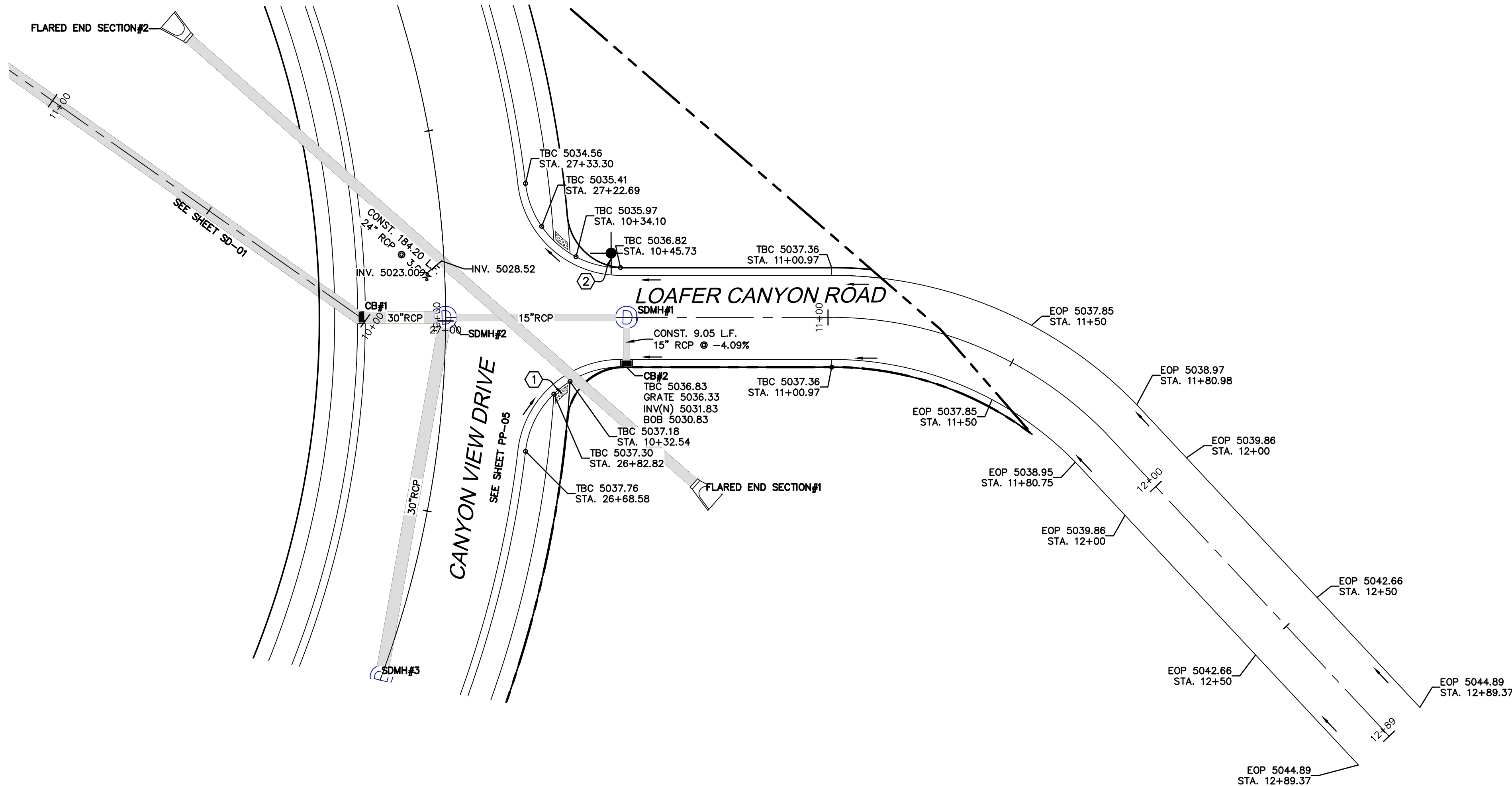
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ENGINEERING

L.L.C.

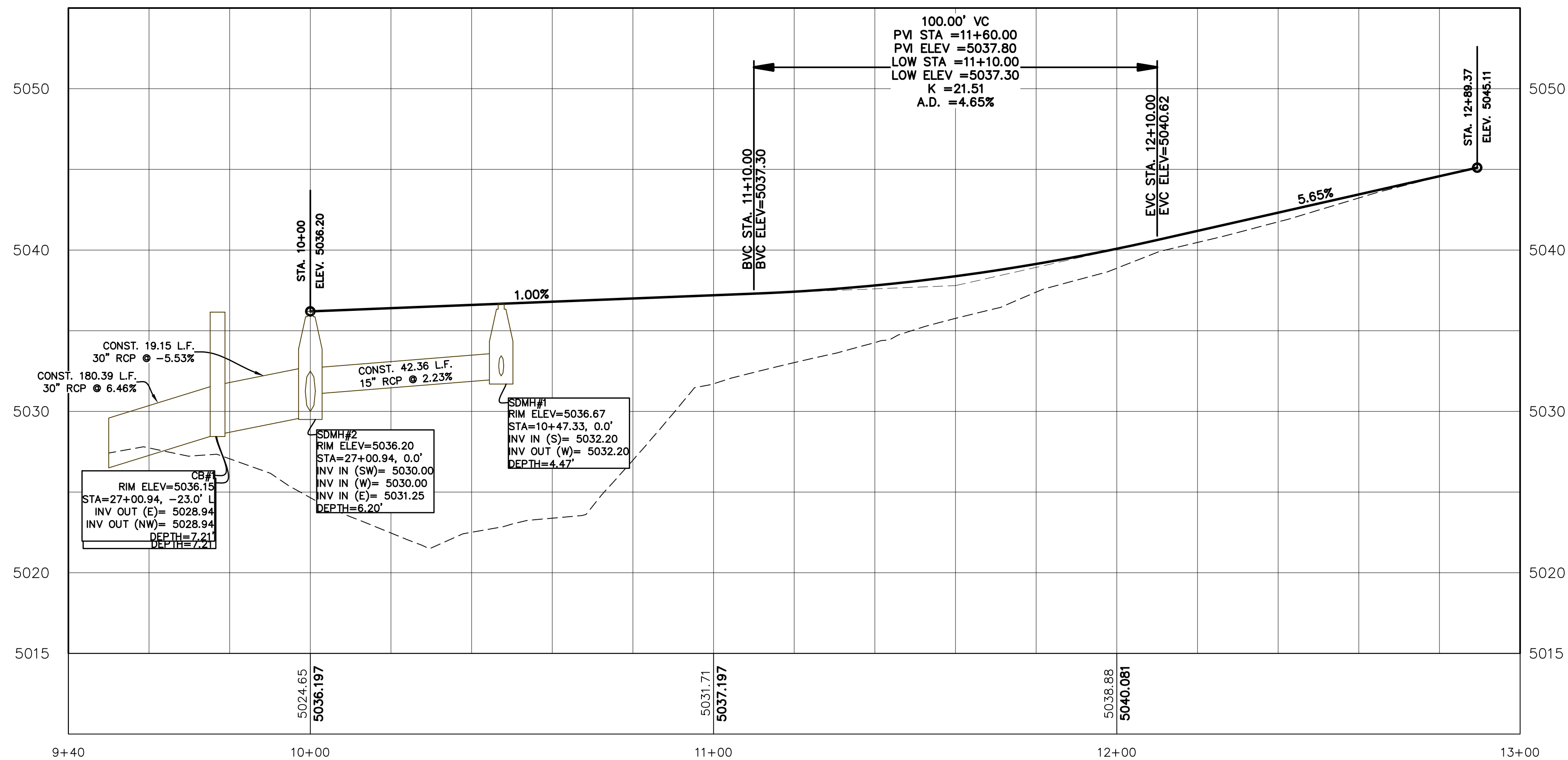
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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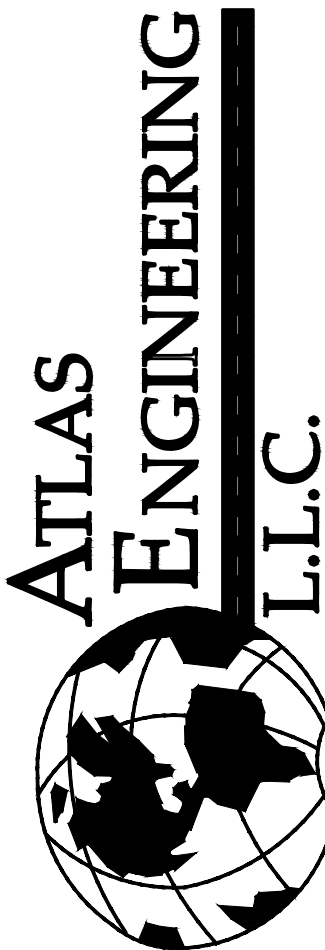


CONSTRUCTION NOTES:
① INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
② INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.

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



HIGHLANDS PHASE I



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

L.L.C.

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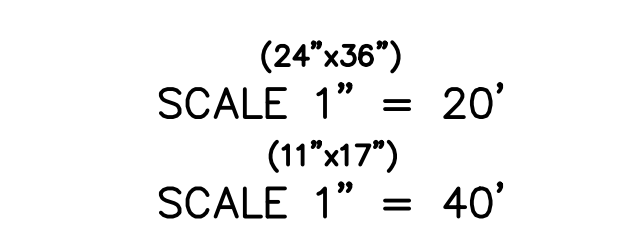
LOAFER CANYON ROAD
STA. 10+00 TO STA. 12+89

ELK RIDGE, UT

SHEET NO.

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ELK RIDGE, UT

HIGHLANDS PHASE I

ATLAS

ENGINEERING

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

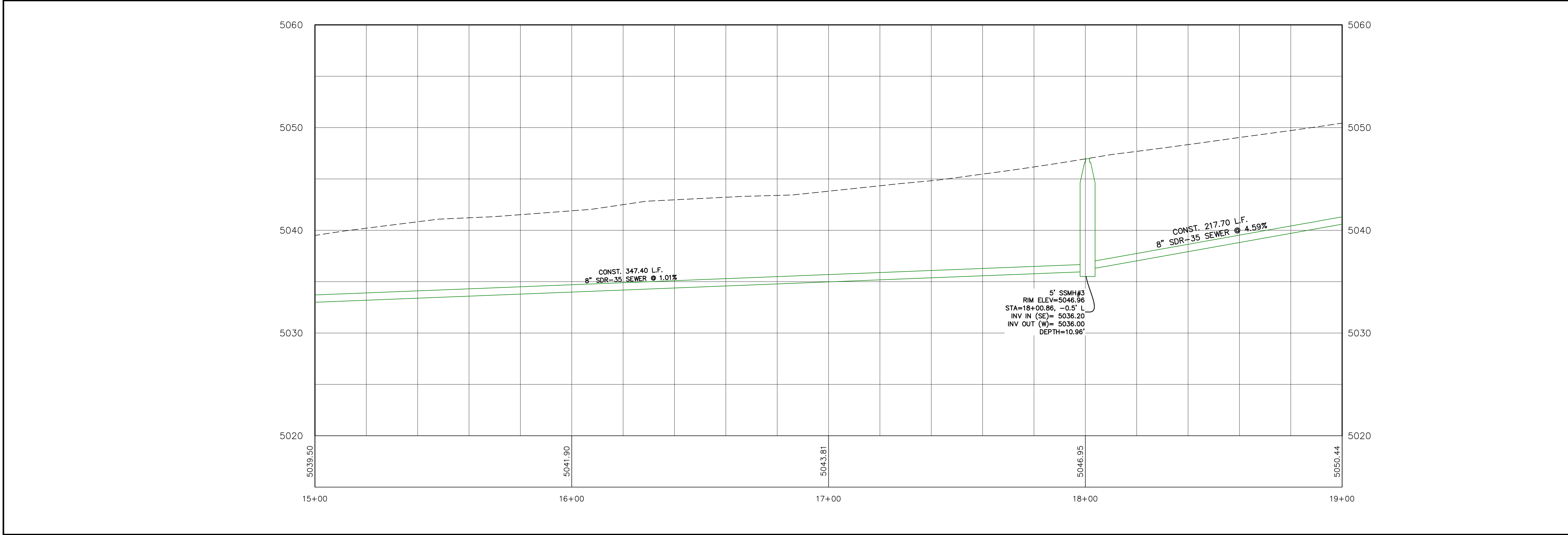
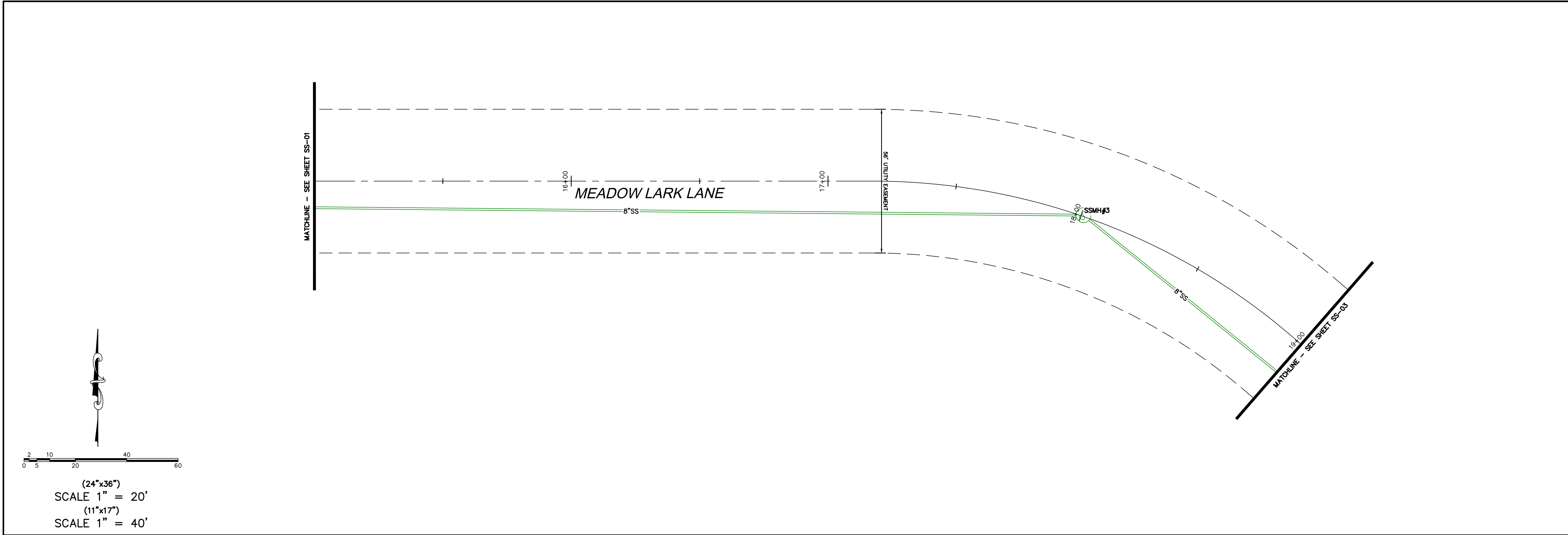
L.L.C.

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

HIGHLANDS PHASE I

ATLAS ENGINEERING

L.L.C.

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

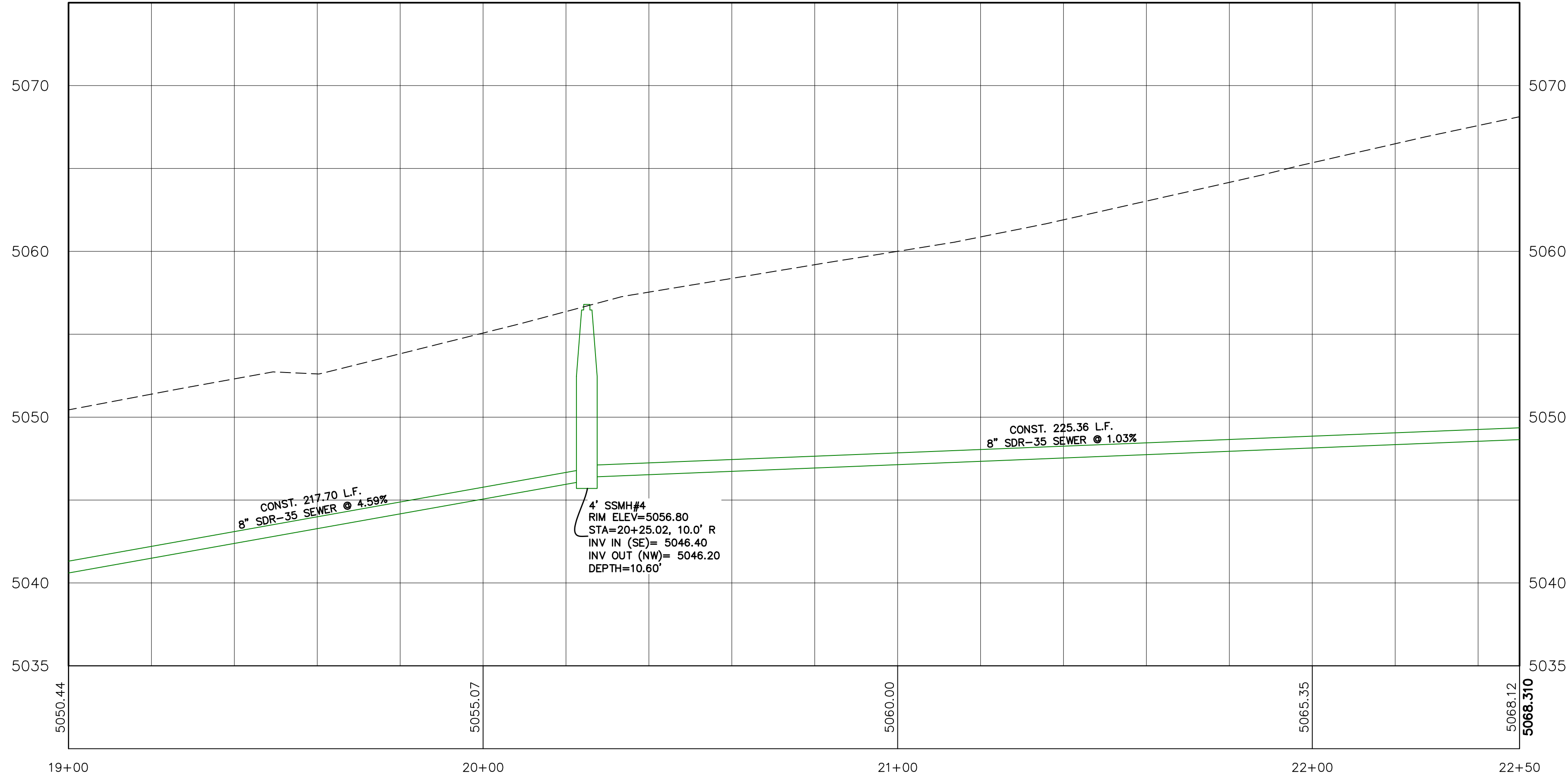
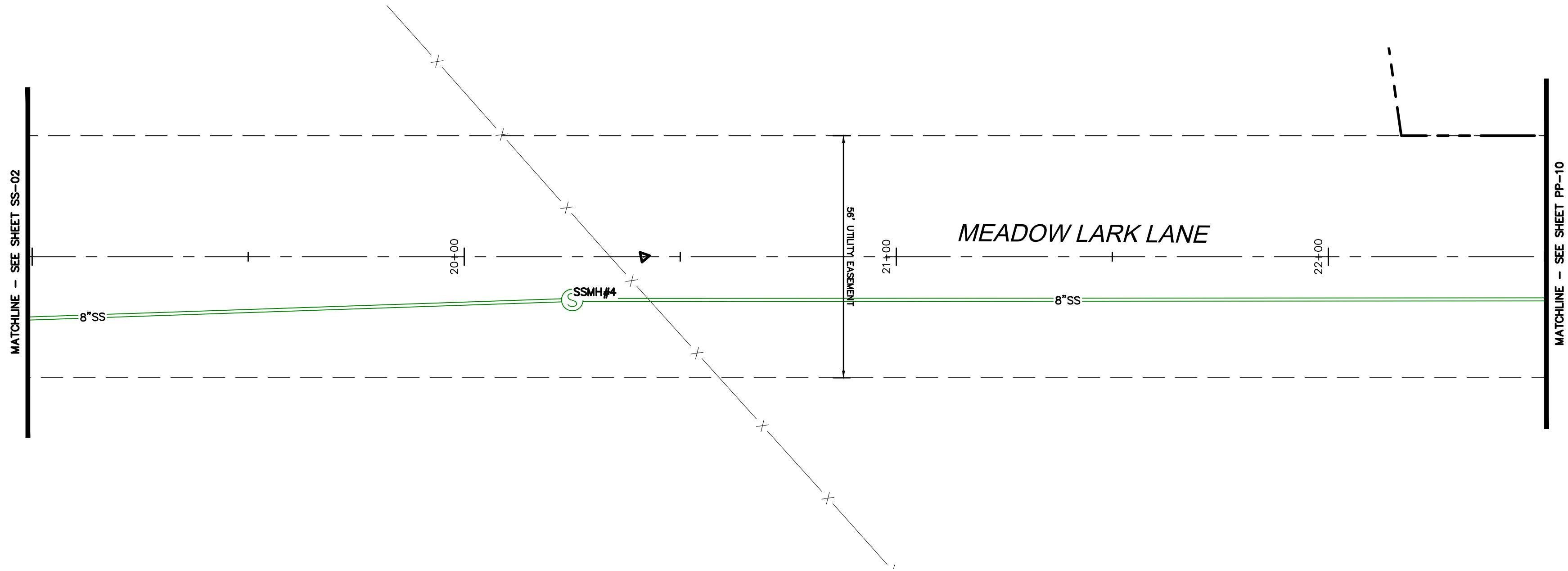
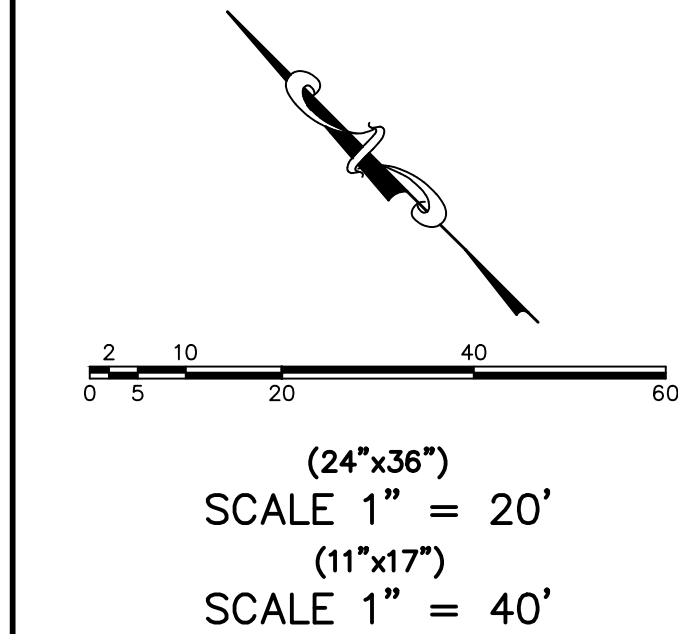
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OFFSITE UTILITIES STA.
STA. 15+00 TO STA. 19+00

ELK RIDGE, UT

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SHEET NO.
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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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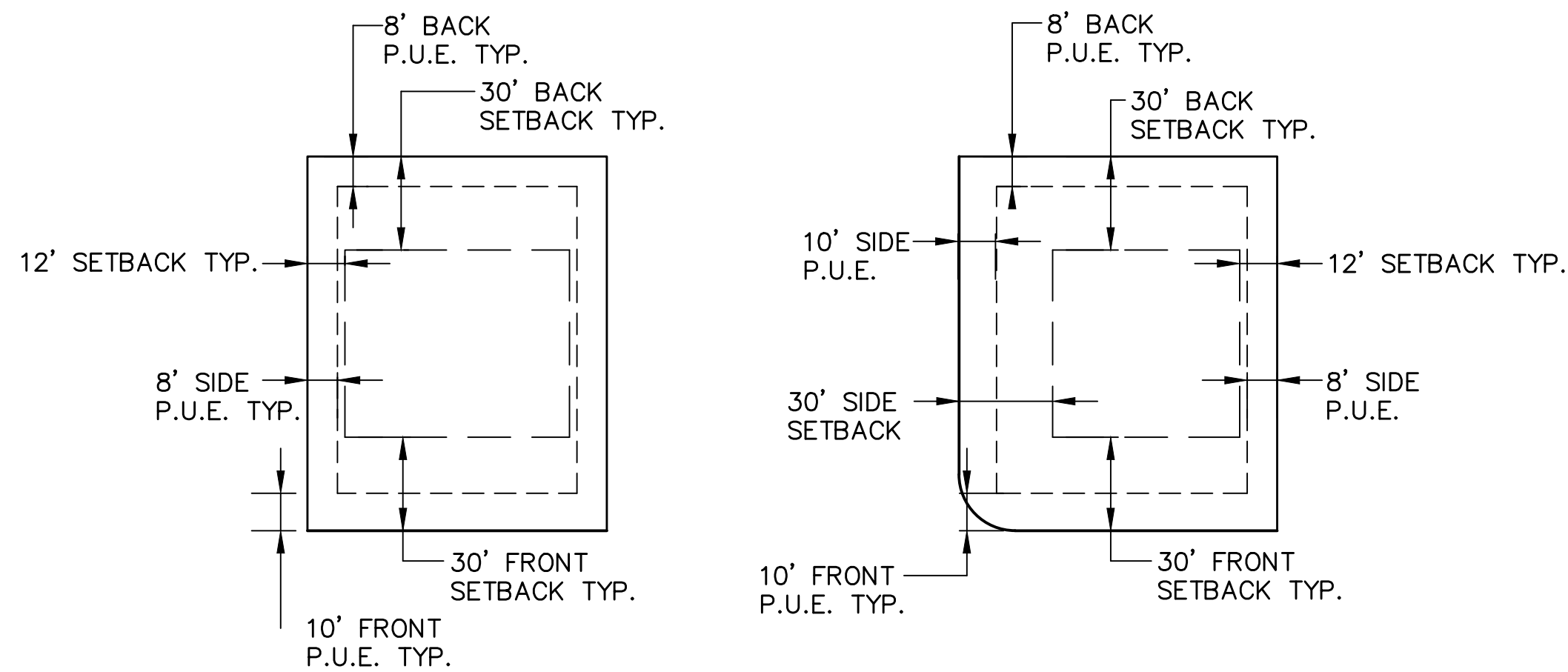
OFFSITE UTILITIES STA.
STA. 19+00 TO STA. 22+50

ELK RIDGE, UT

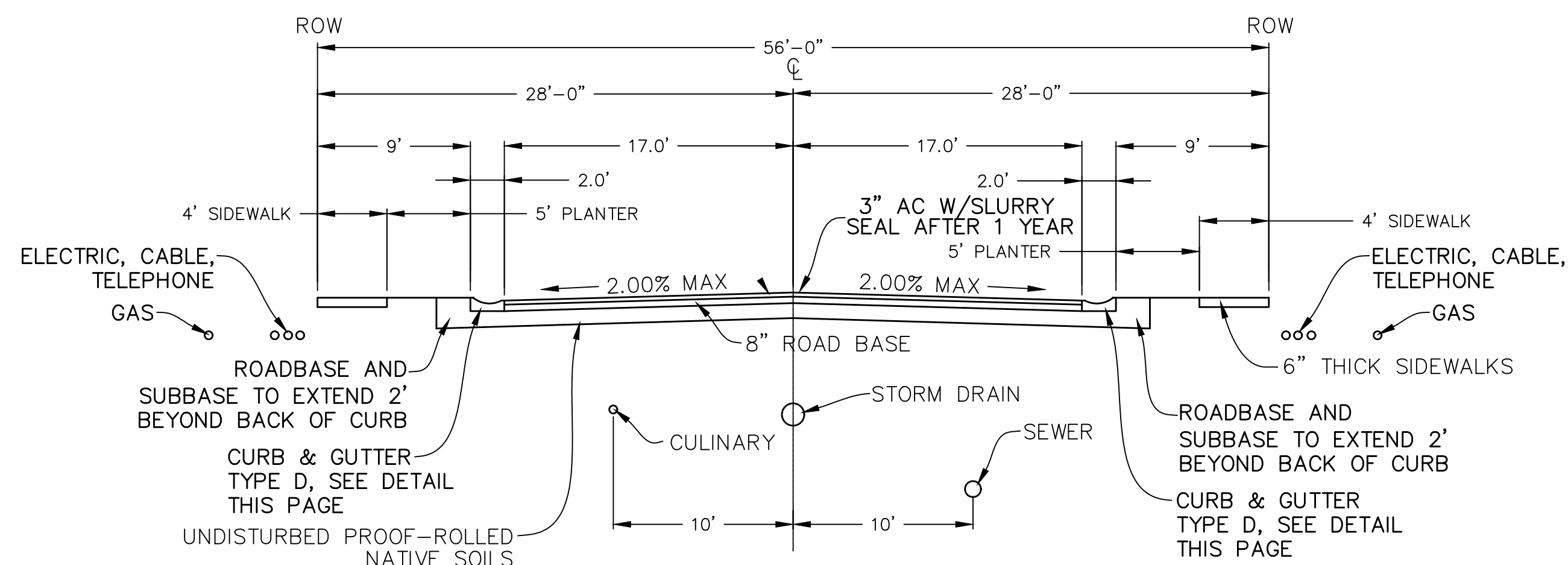
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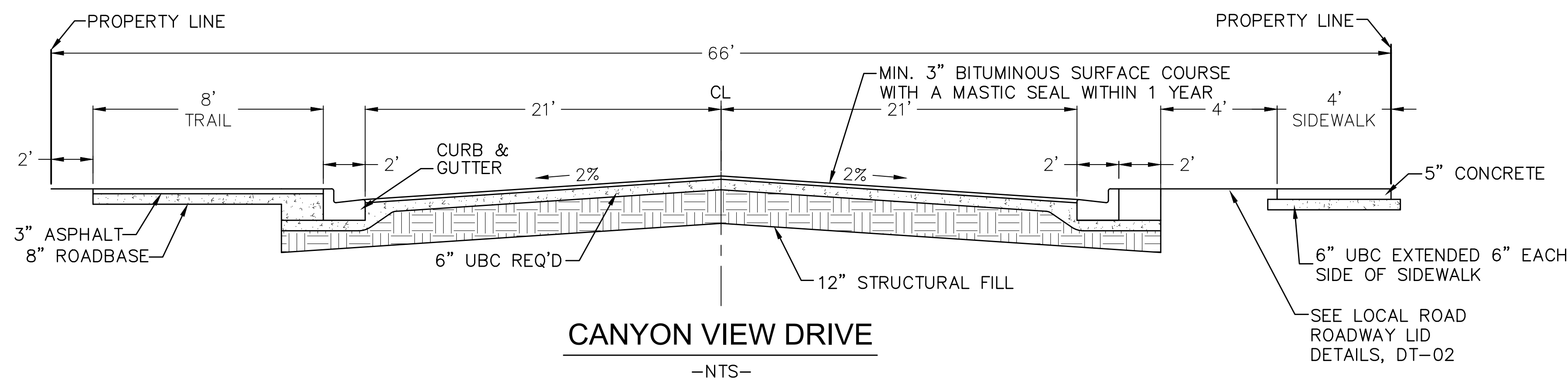


INTERIOR LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-

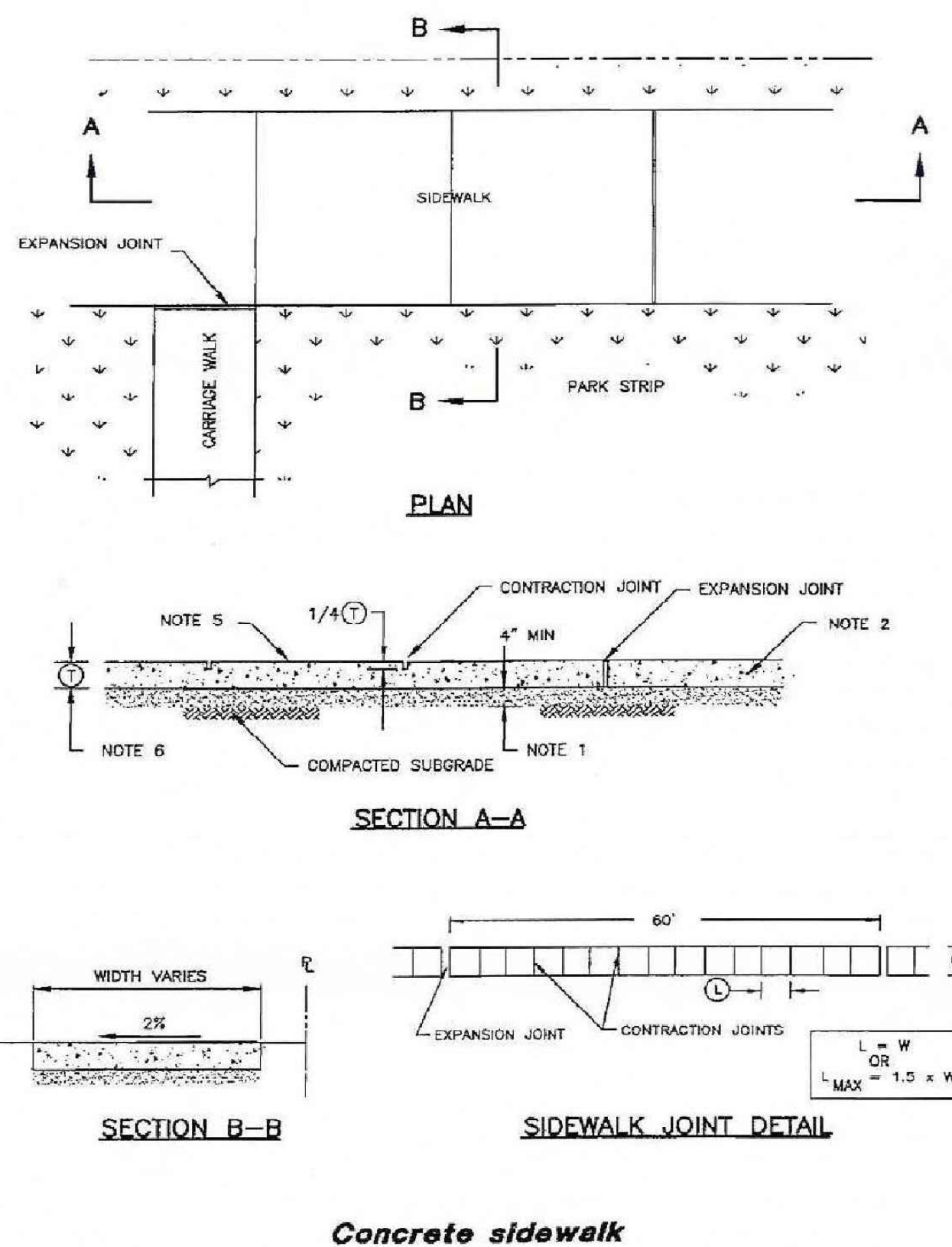


NOTES:
1. ALL PAVEMENT DESIGN TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PROJECT NO. 03278-001 BY IGES.
2. BASED ON SECTION 6.2.4 OF GEOTECH REPORT PROJECT NO. 03278-001 BY IGES, ONCE TOPSOIL IS STRIPPED, MOST OF THE NATIVE SOILS ARE SUITABLE TO BE USED AS SUB-BASE WHEN PROPERLY SCARIFIED AND COMPACTED. 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.

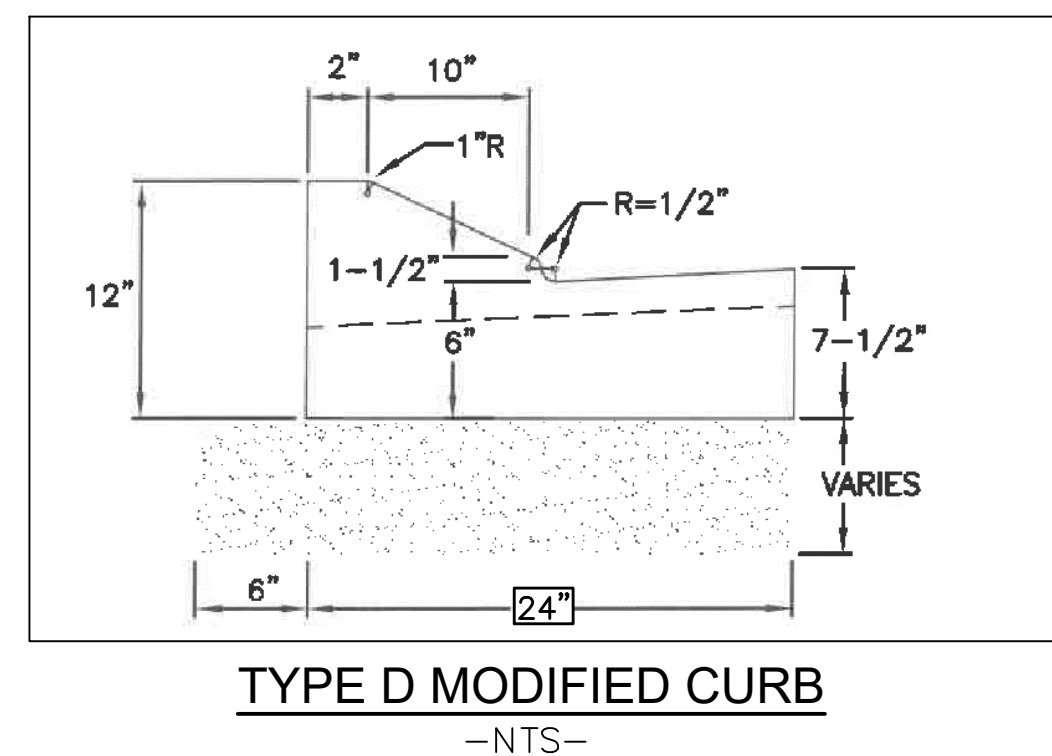
DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION
-NTS-



CANYON VIEW DRIVE
-NTS-

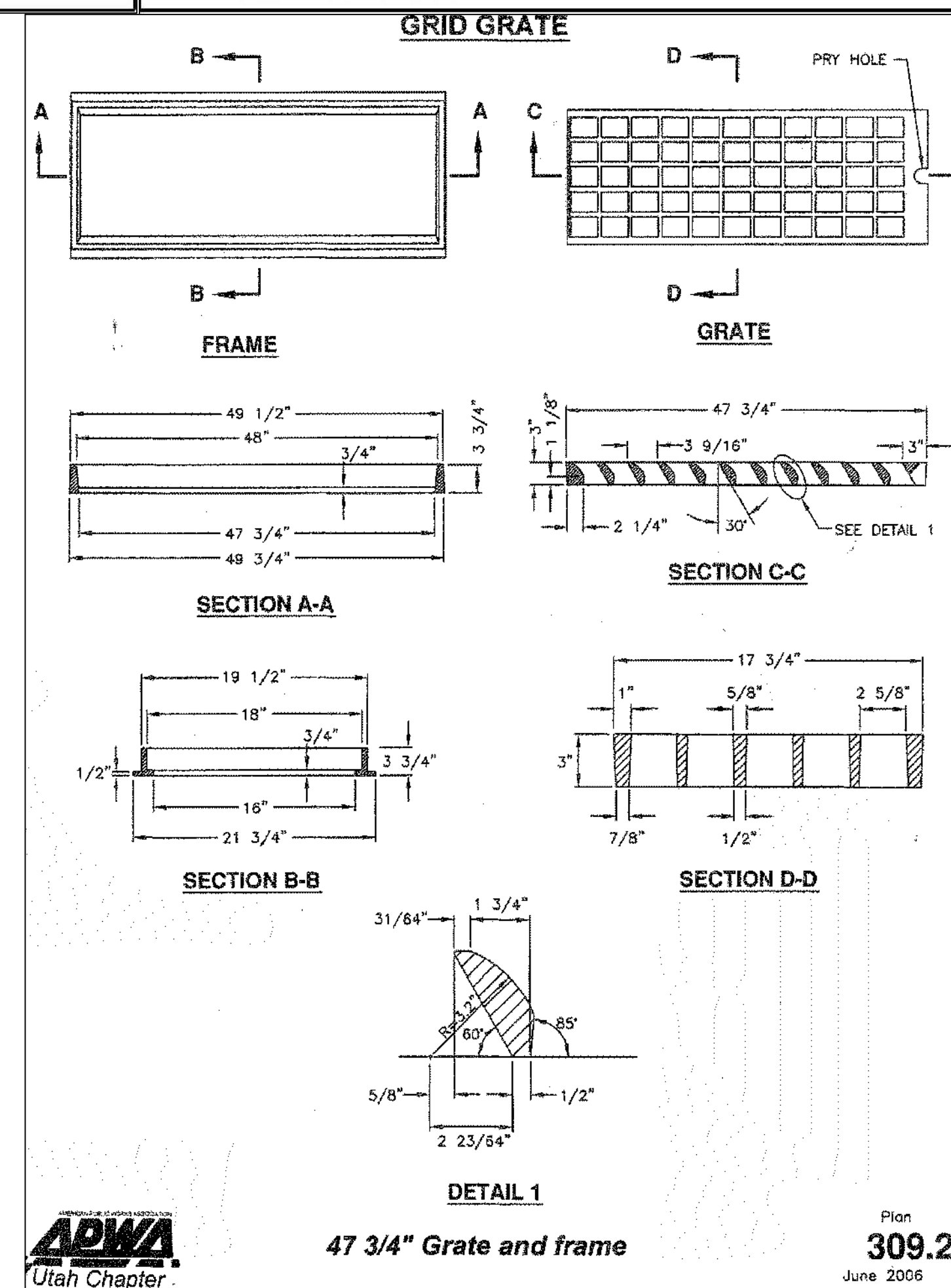


Concrete sidewalk



TYPE D MODIFIED CURB
-NTS-

- 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.



47 3/4" Grate and frame

Plan
309.2
June 2006

HIGHLANDS PHASE I

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

Z: 2024-02-02 HIGHLANDS PHASE I CADD PRELIMINARY DT-01.DWG

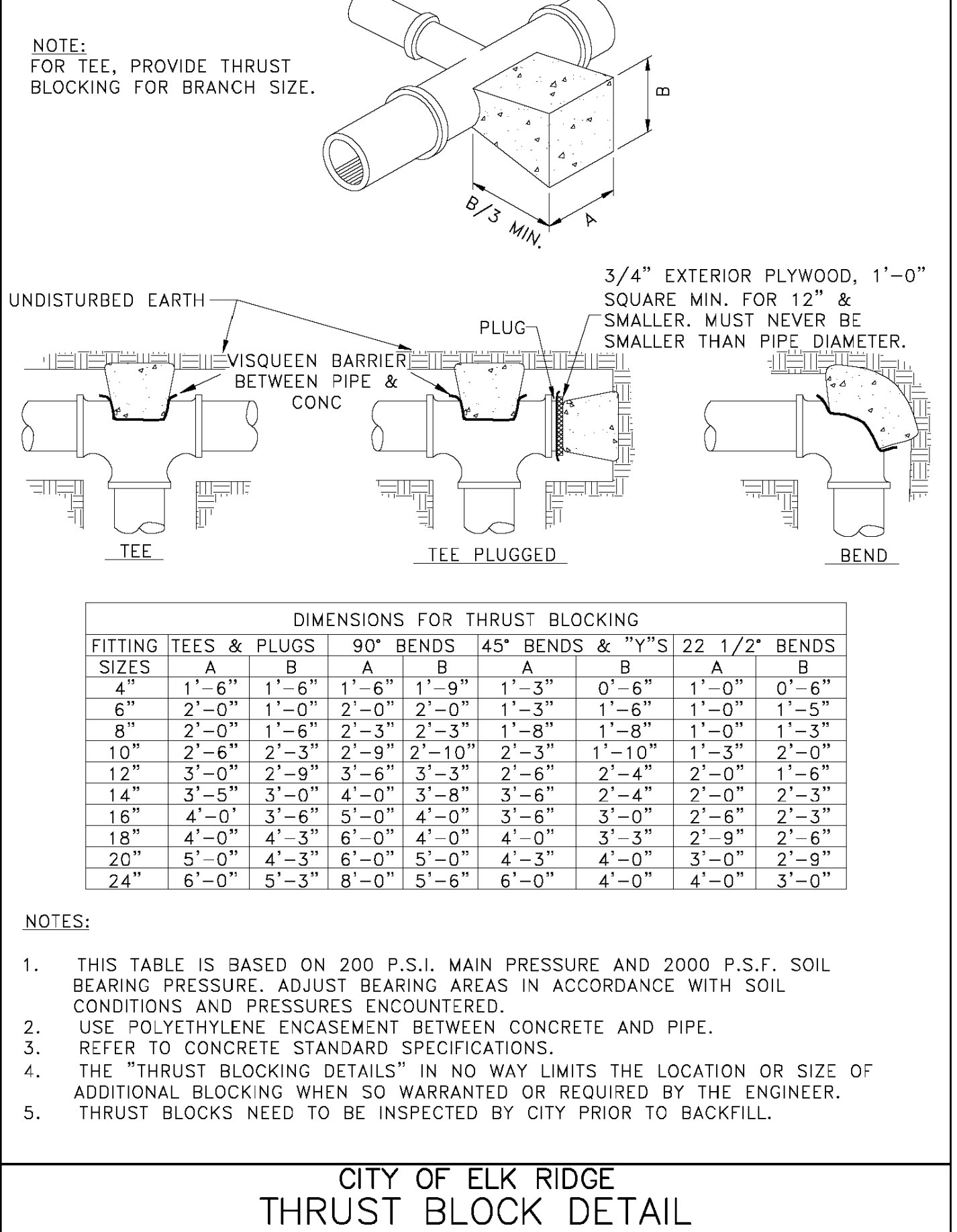
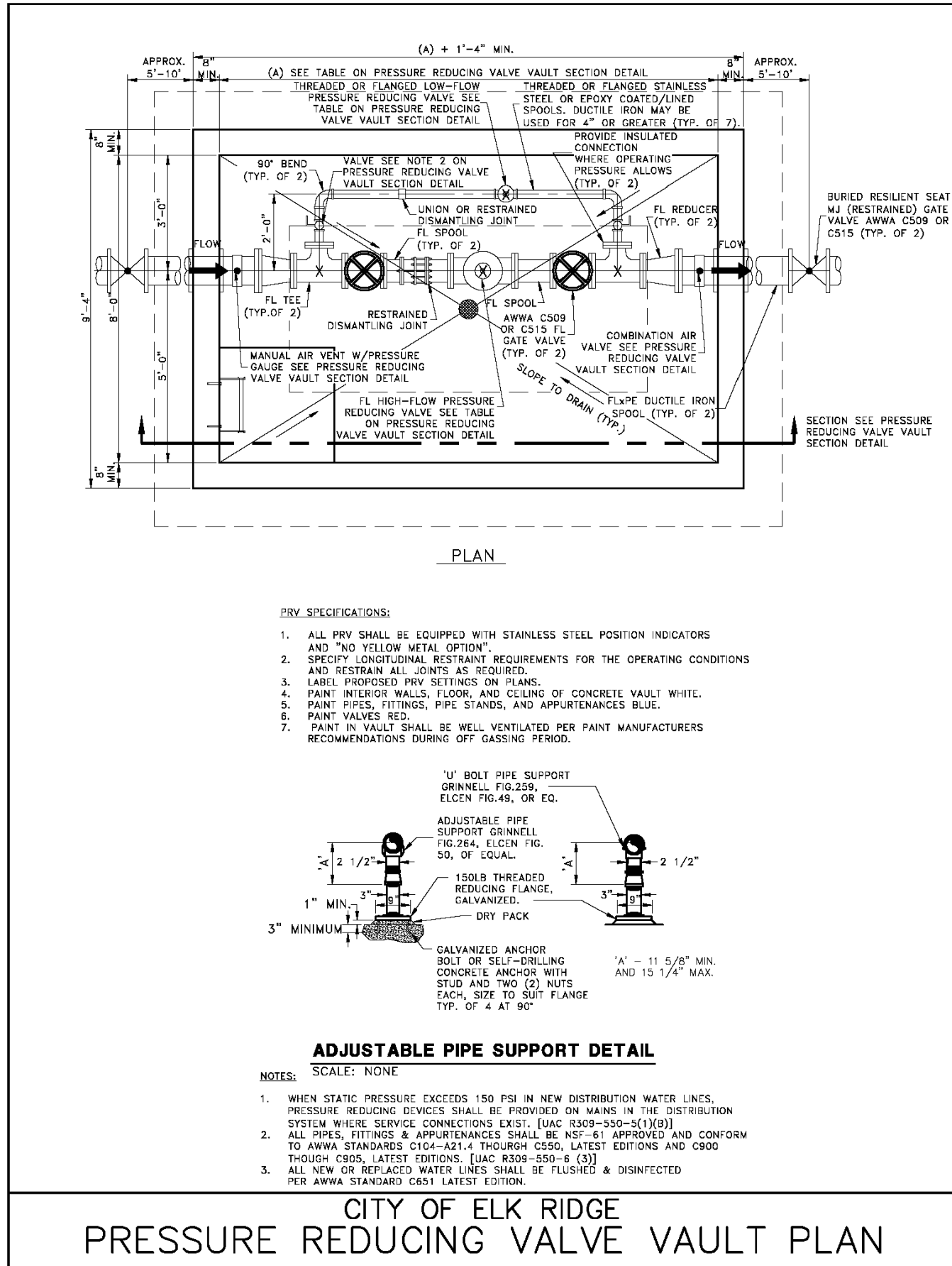
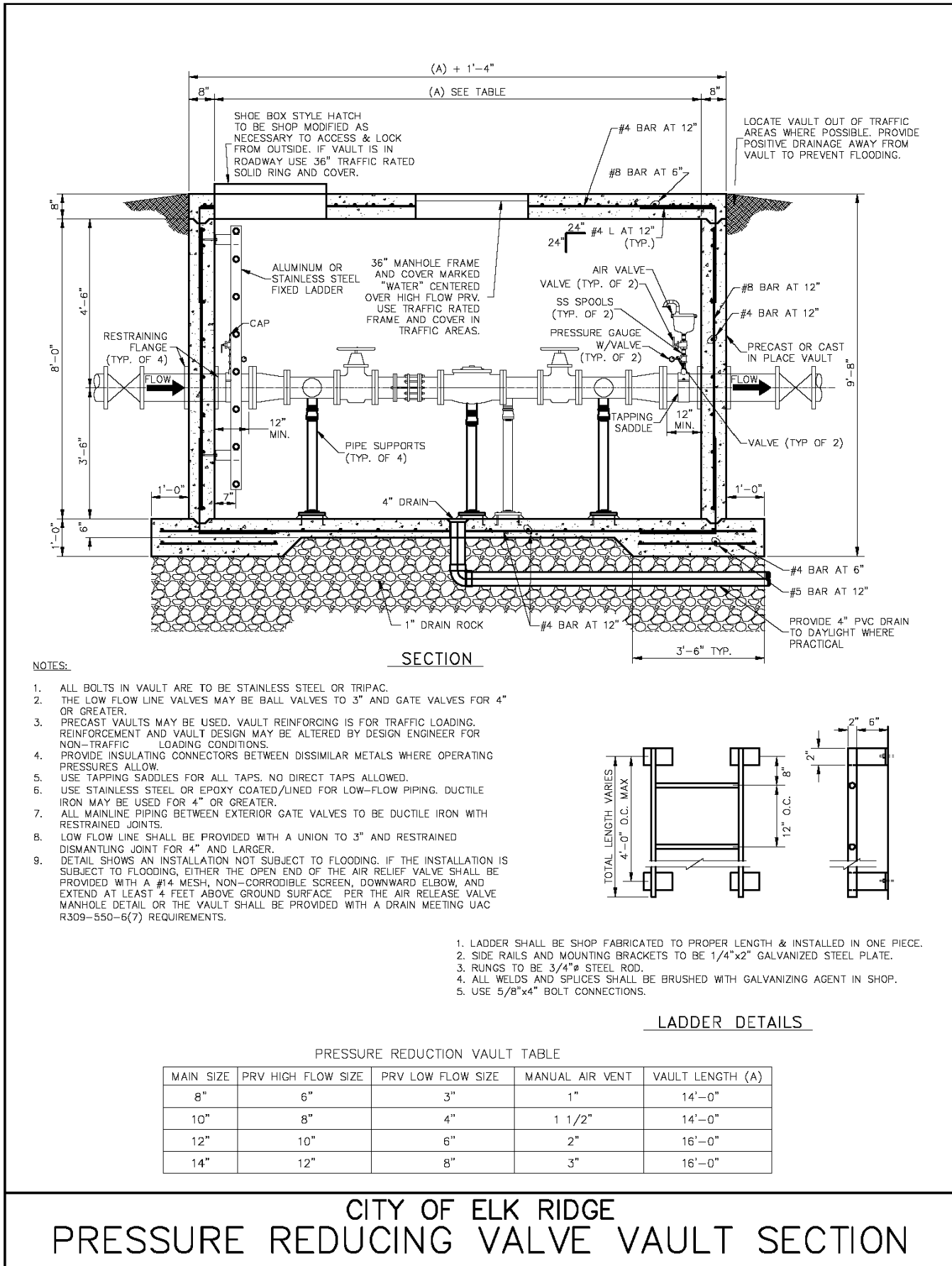
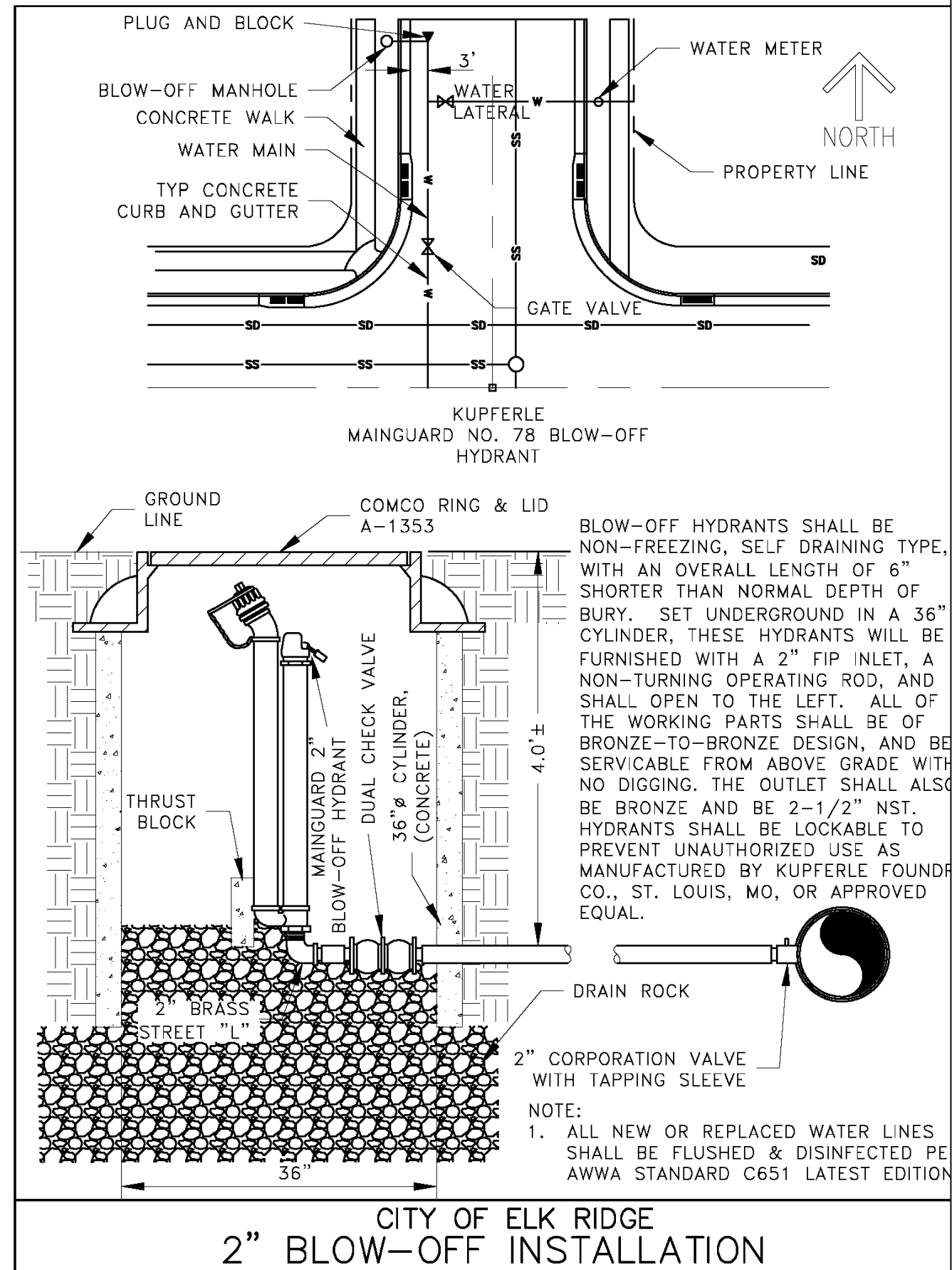
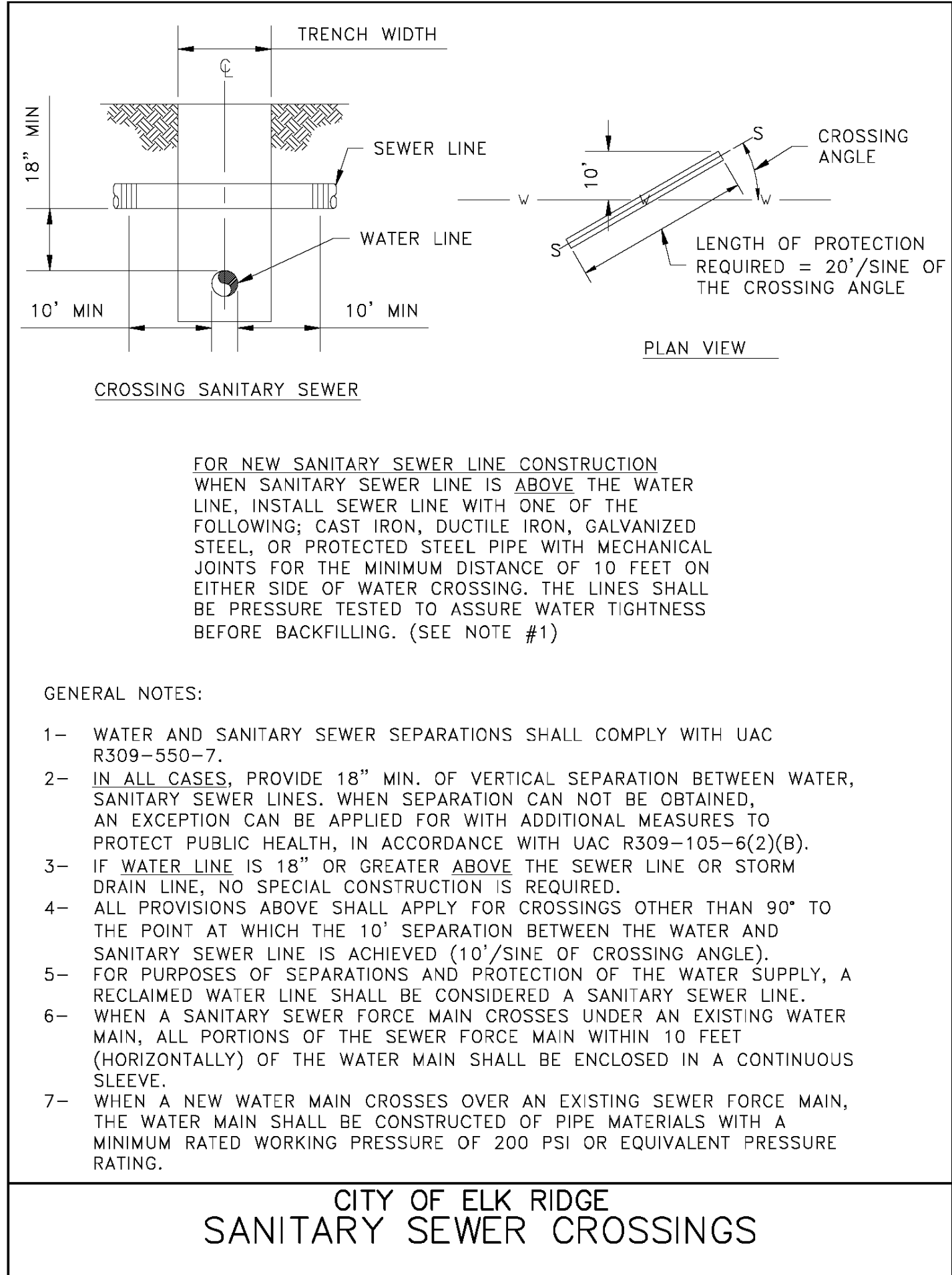
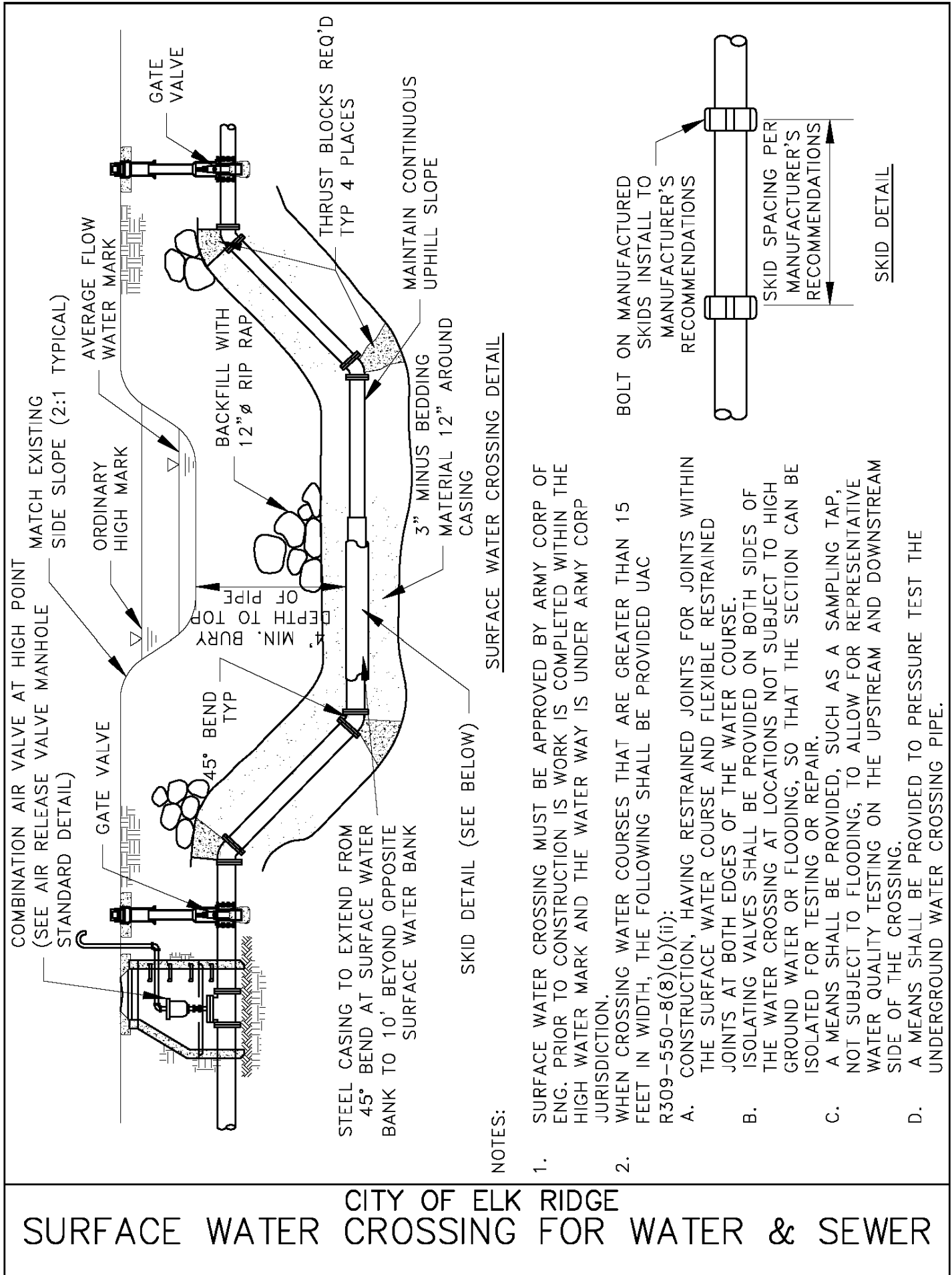
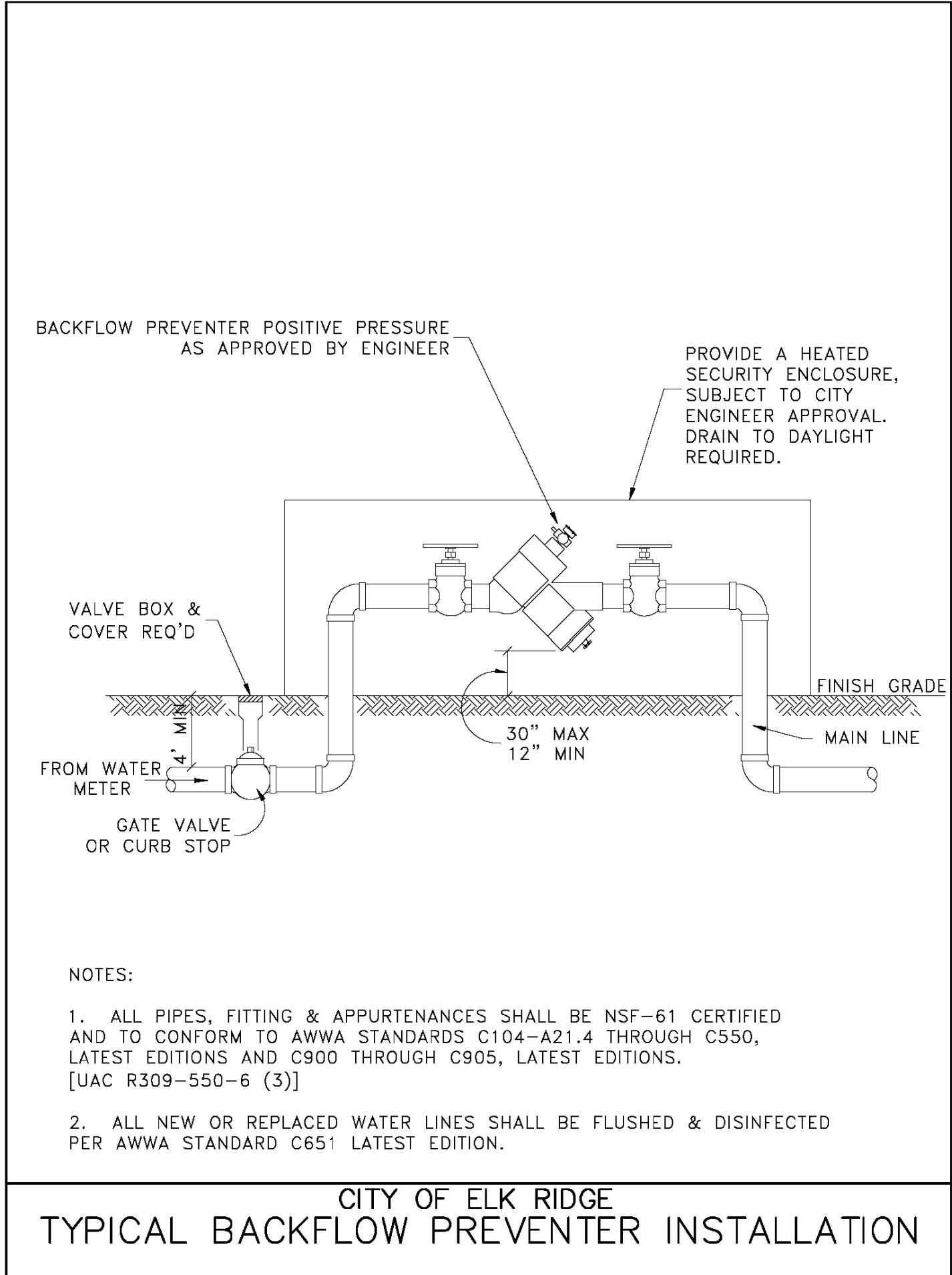
DETAILS

ELK RIDGE, UT

SHEET NO.

DT-01

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SHEET NO.									
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REVISIONS									
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DETAILS

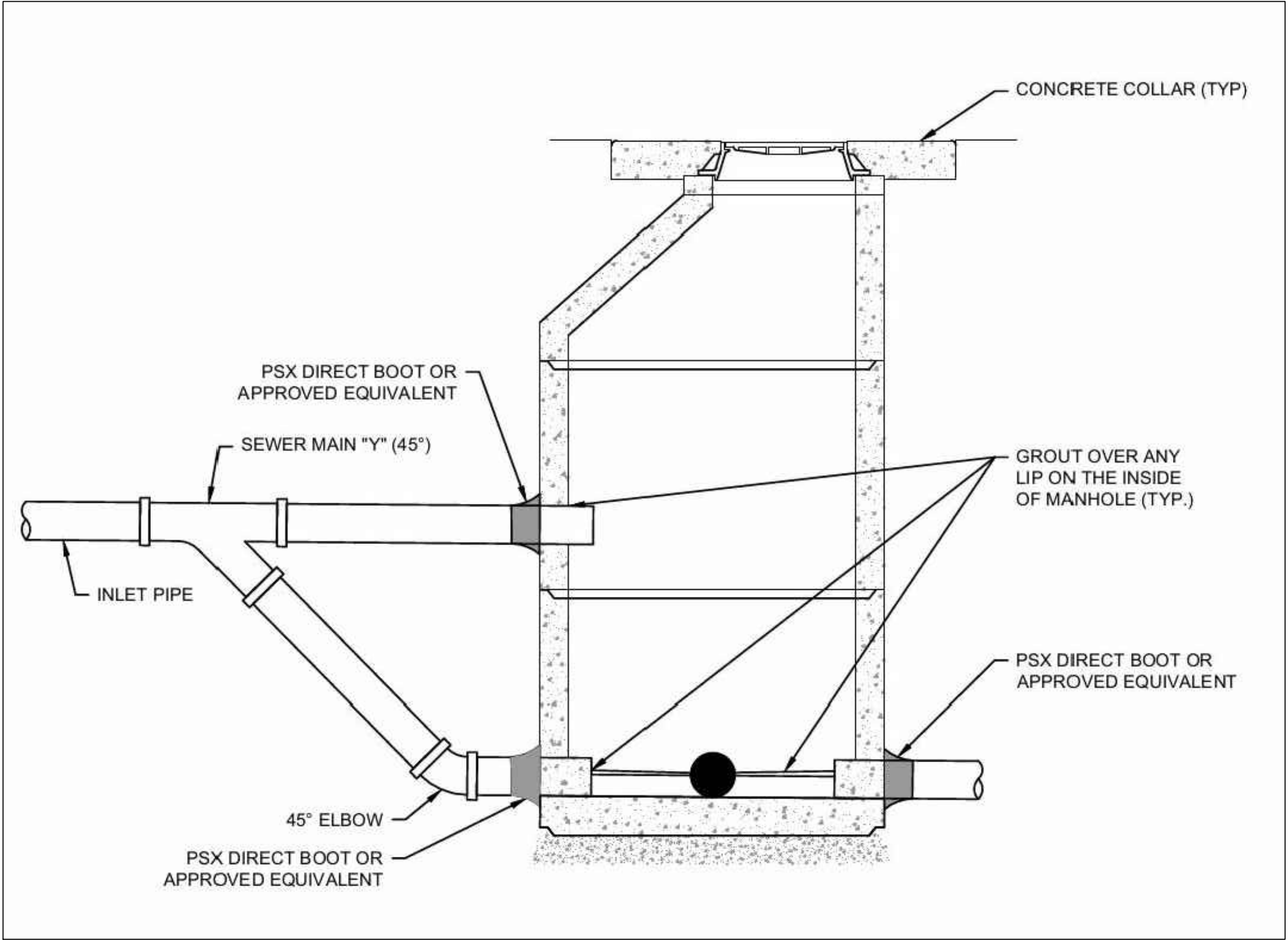
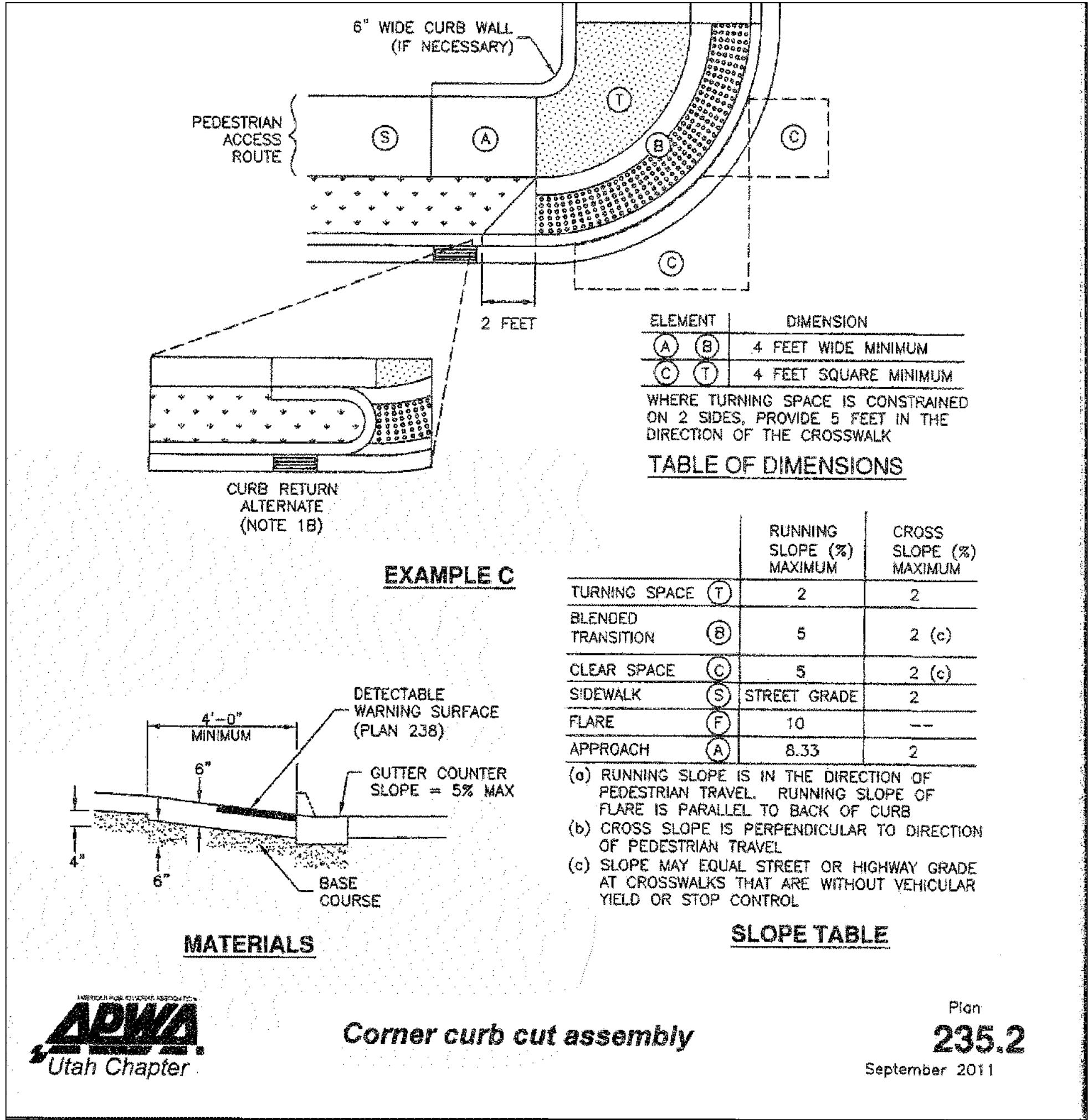
ELK RIDGE, UT

HIGHLANDS PHASE I



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

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HIGHLANDS PHASE I



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DETAILS

ELK RIDGE, UT

SHEET NO.

DT-05

NO.	REVISIONS	BY	DATE
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