

DECEMBER 2022



SHEET

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PP-04	PLAN & PROFILE — CANYON VIEW DRIVE — STA. 20+00 TO STA. 24+50
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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+00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET
DT-04	DETAIL SHEET
DT-05	DETAIL SHEET

DATA TABLE
TOTAL ACREAGE=27.24
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

[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 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

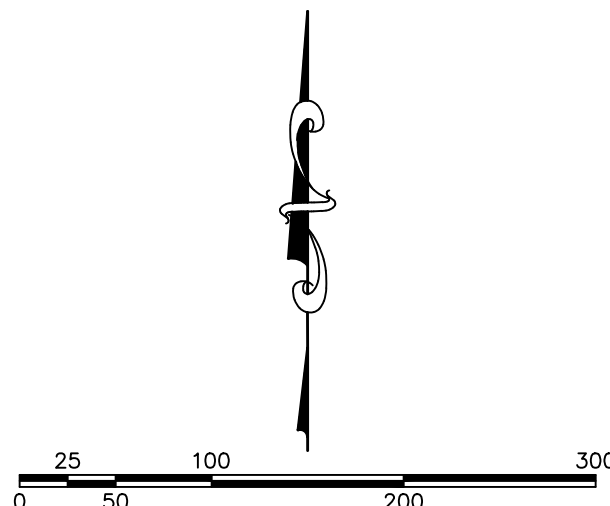
	FOUND BRASS CAP
	SET 5/8" IRON PIN
	SET CURB PIN
	CALCULATED POINT, NOT SET
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	SETBACK
	EASEMENT
	CENTERLINE
	ADDRESSES

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



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

CLERK-RECORDER SEAL

SURVEYOR'S SEAL

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 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 27.24 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.

SHEET 1 OF 2

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

COUNTY RECORDER SEAL

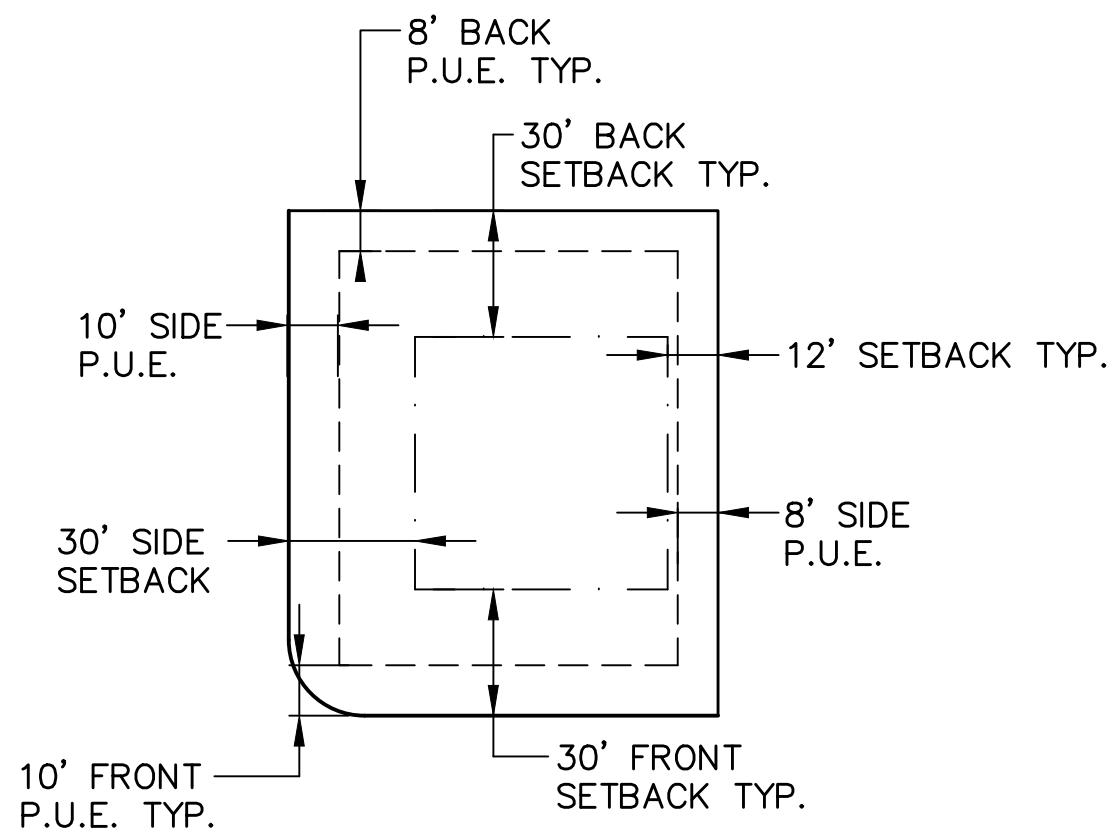
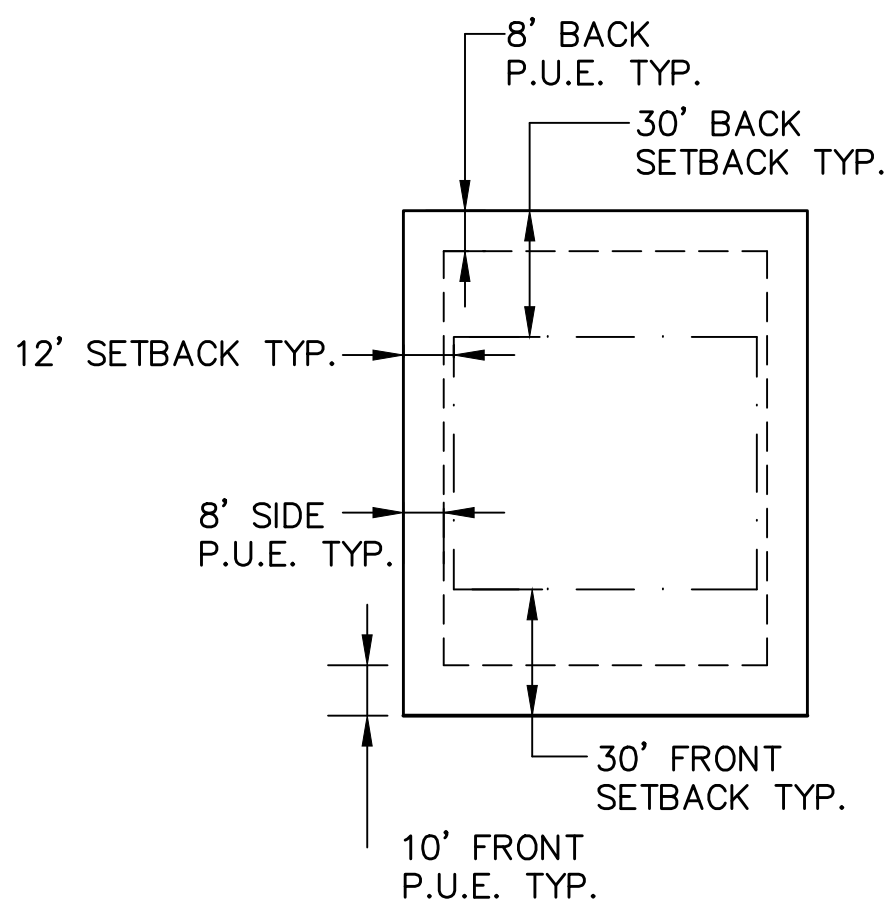
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	168.03'	383.00'	166.68'	S45°44'04"W	25°08'12"
C2	28.07'	15.00'	24.15'	N4°41'47"E	107°12'45"
C3	2.42'	454.32'	2.42'	N47°41'07"W	0°18'21"
C4	68.79'	84.00'	66.88'	N47°11'39"W	46°55'14"
C5	22.04'	15.20'	20.16'	S67°08'02"W	83°04'04"
C6	88.79'	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"

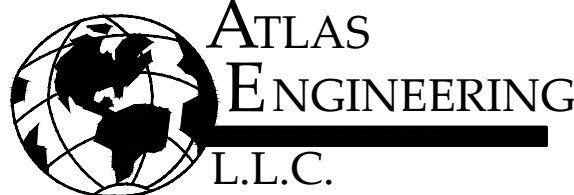
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N66°33'10"E	126.72'
L2	N58°18'10"E	36.29'
L3	N52°00'15"E	57.03'
L4	N48°54'35"W	51.69'
L5	N50°55'29"W	102.38'
L6	N29°21'11"W	9.79'
L7	N89°42'27"E	23.12'
L8	S21°47'03"E	87.10'
L9	N70°39'16"W	54.45'
L10	S41°39'19"W	129.91'
L11	S22°51'49"E	106.07'
L12	S21°47'29"E	110.82'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



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

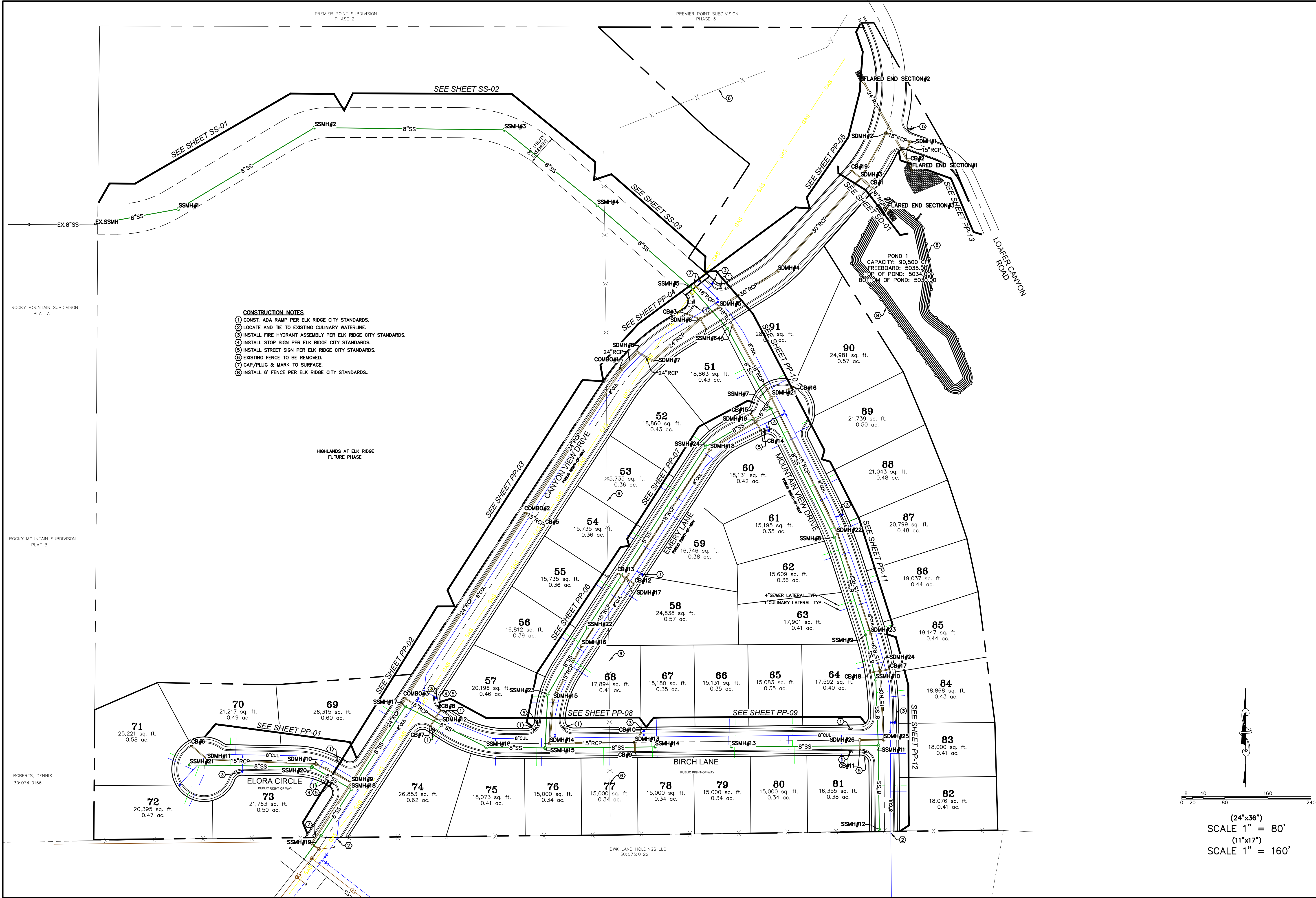
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4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



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 27.24 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

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

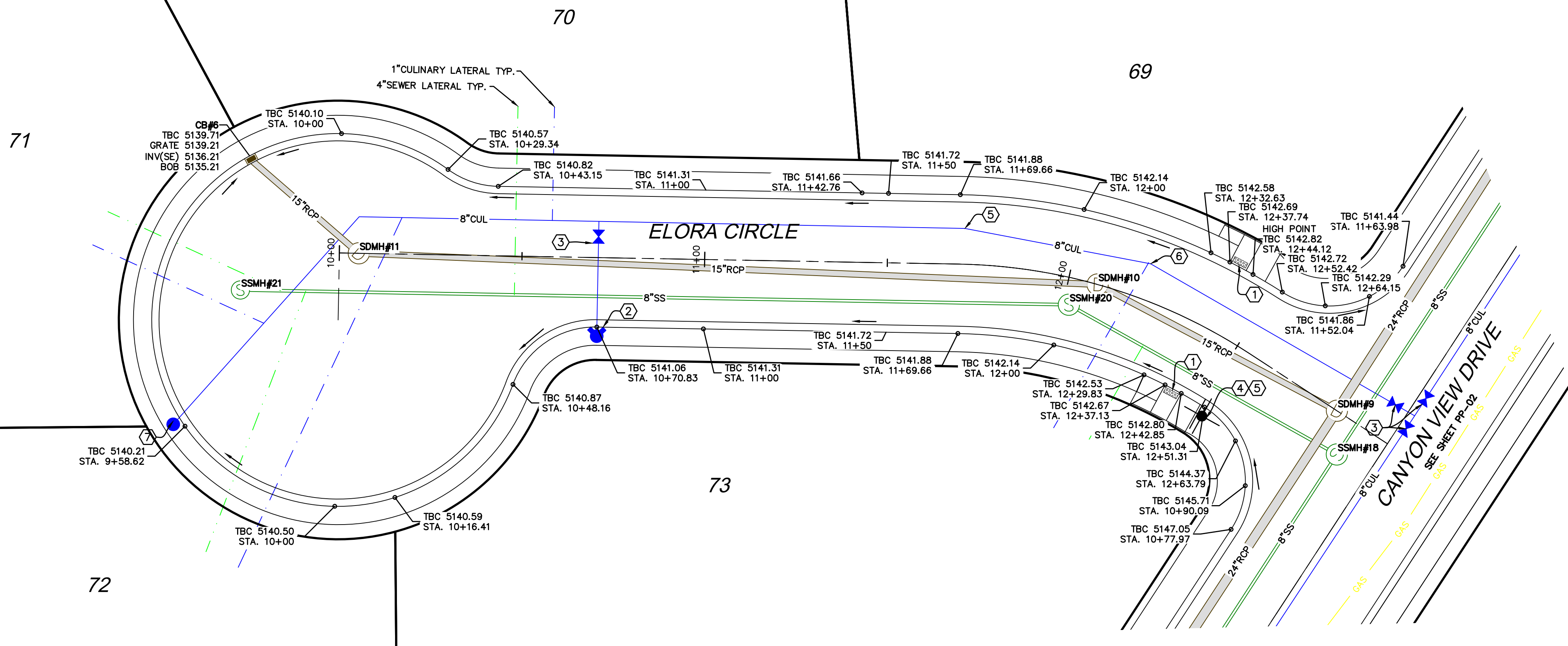
UTILITY AND INDEX

ELK RIDGE, UT

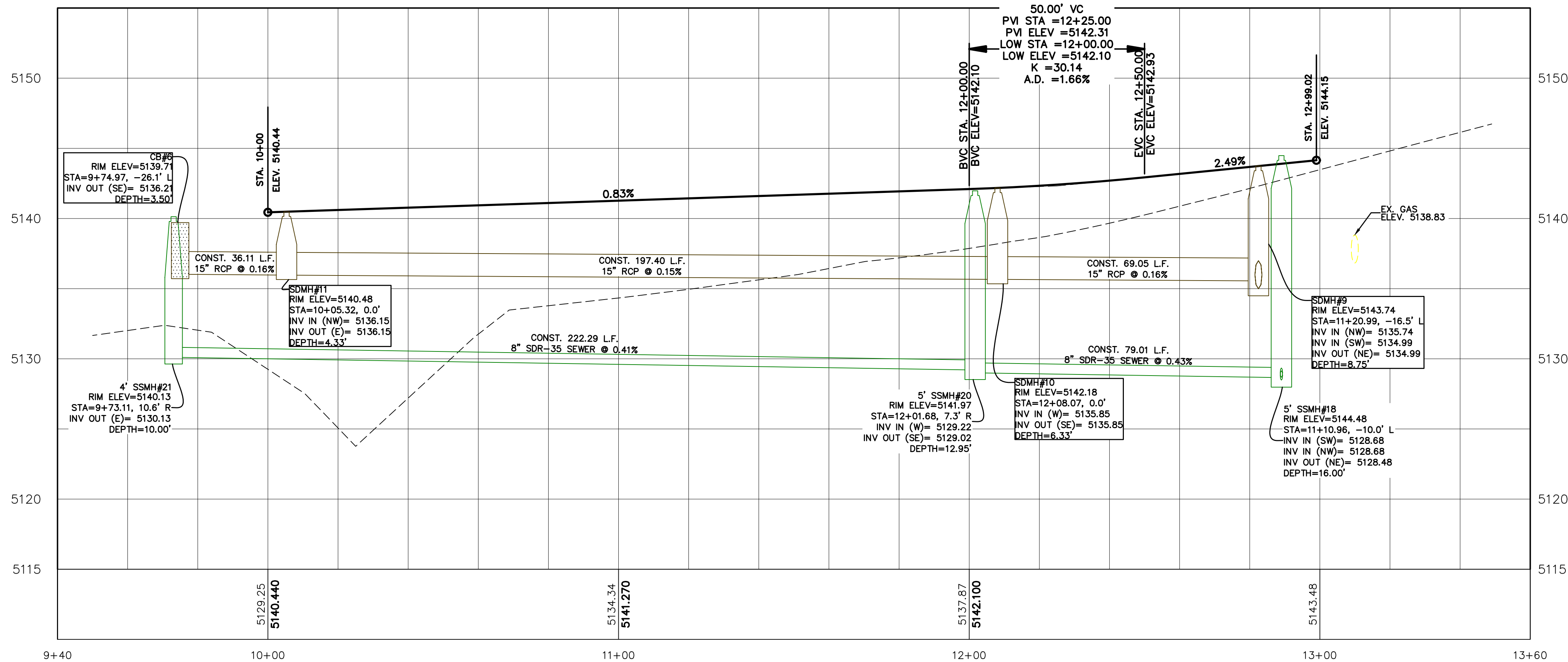
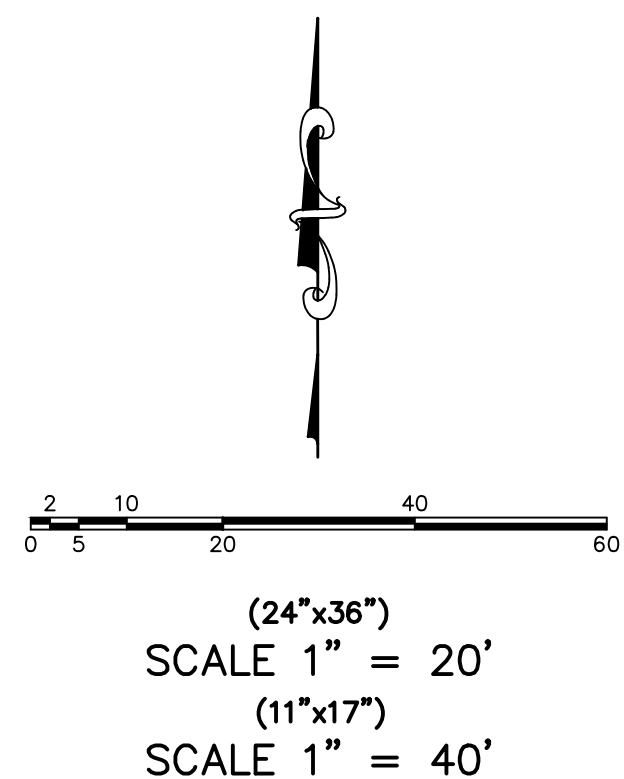
HIGHLANDS PHASE I

ATLAS ENGINEERING L.L.C.

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



- 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.



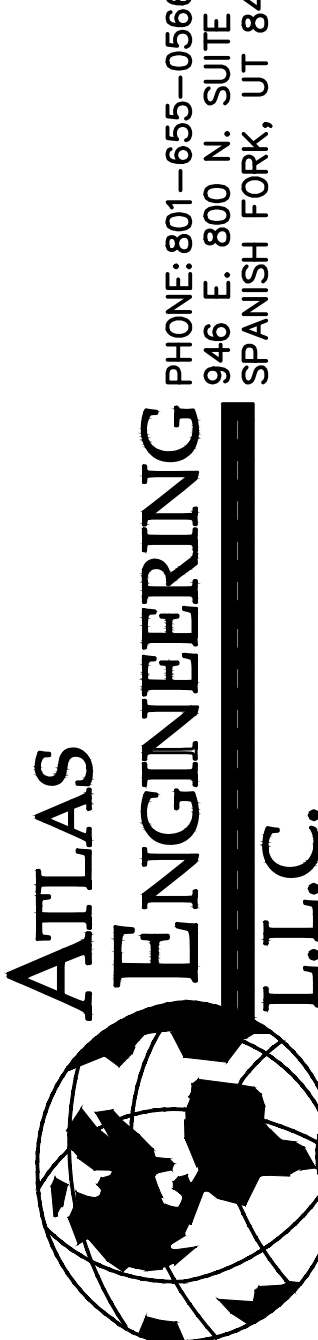
SHEET NO.

PP-01

ELORA CIRCLE
STA. 10+00 TO STA. 13+00

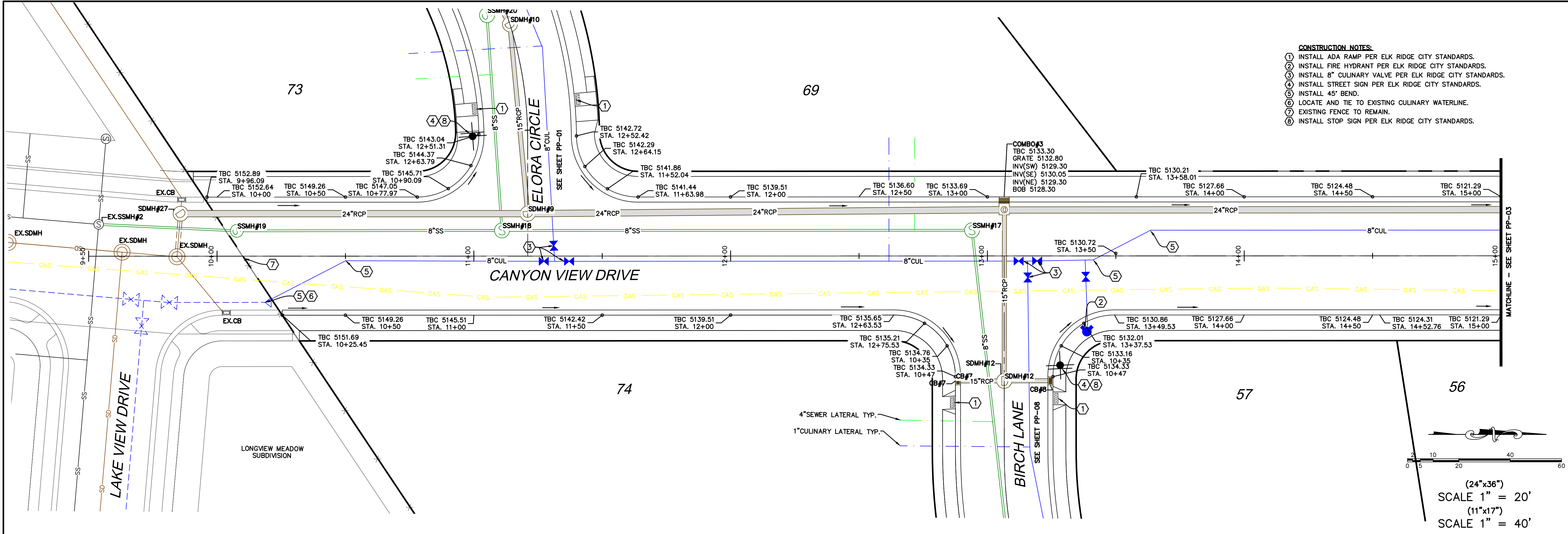
ELK RIDGE, UT

HIGHLANDS PHASE I

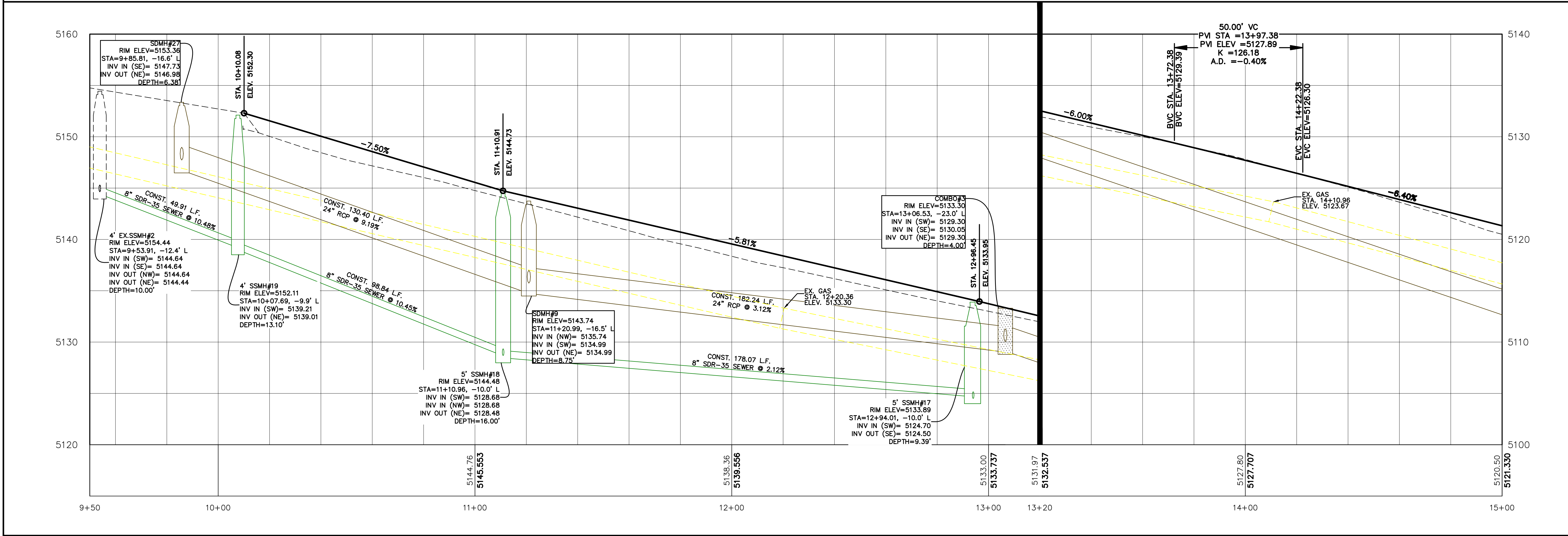


PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\12-2022\HIGHLANDS PHASE I\GADD\PRELIMINARY\PP-01.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. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
 7. EXISTING FENCE TO REMAIN.
 8. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.



SHEET NO.
PP-02

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

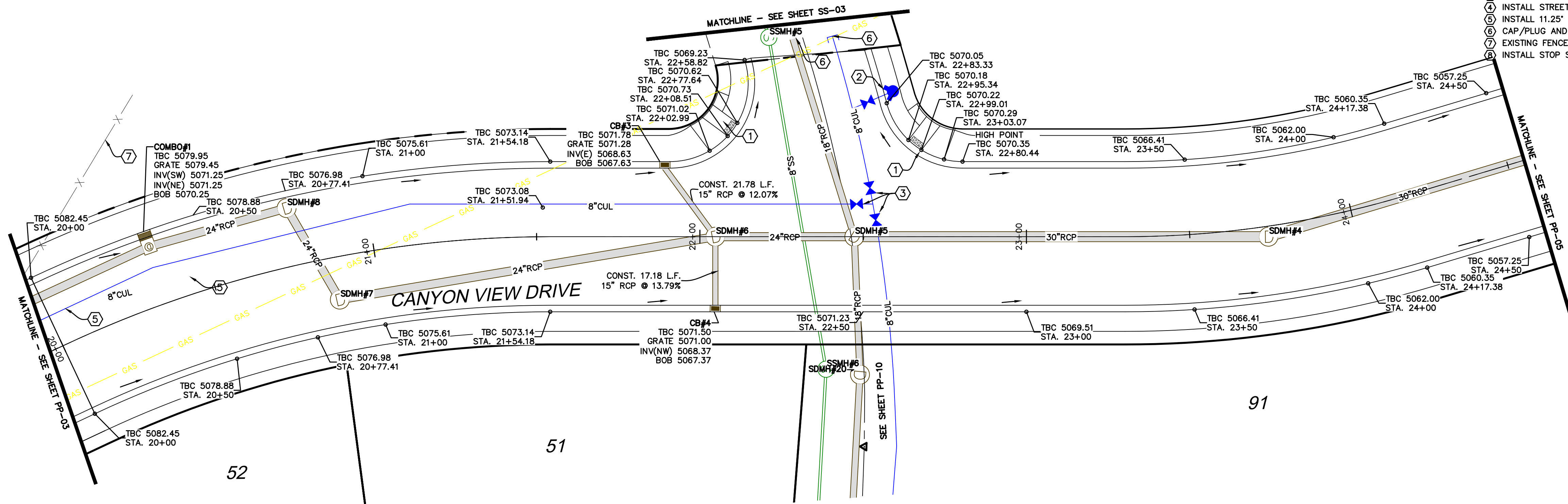
CANYON VIEW DRIVE
STA. 10+00 TO STA. 15+00

ELK RIDGE, UT

HIGHLANDS PHASE I
ATLAS
ENGINEERING
L.L.C.

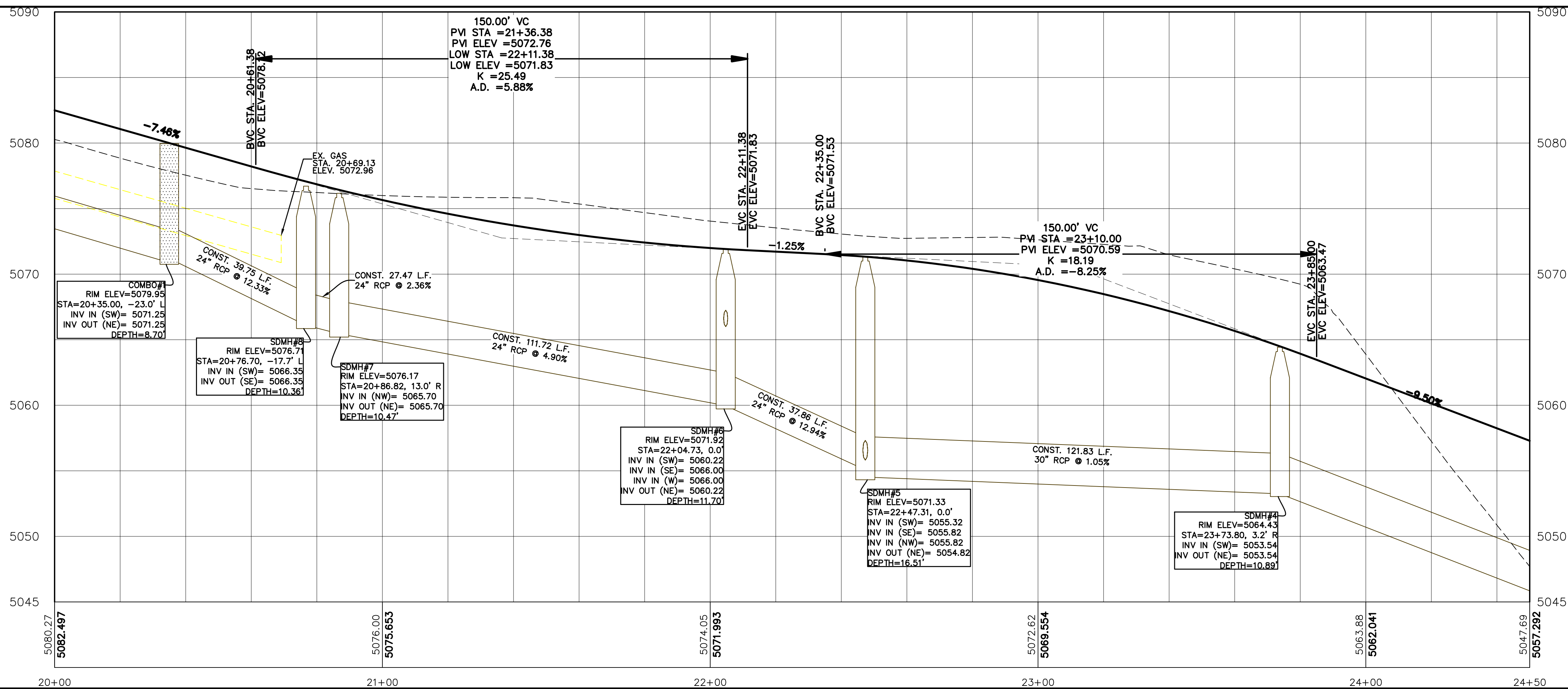
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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

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

ELK RIDGE, UT

HIGHLANDS PHASE I

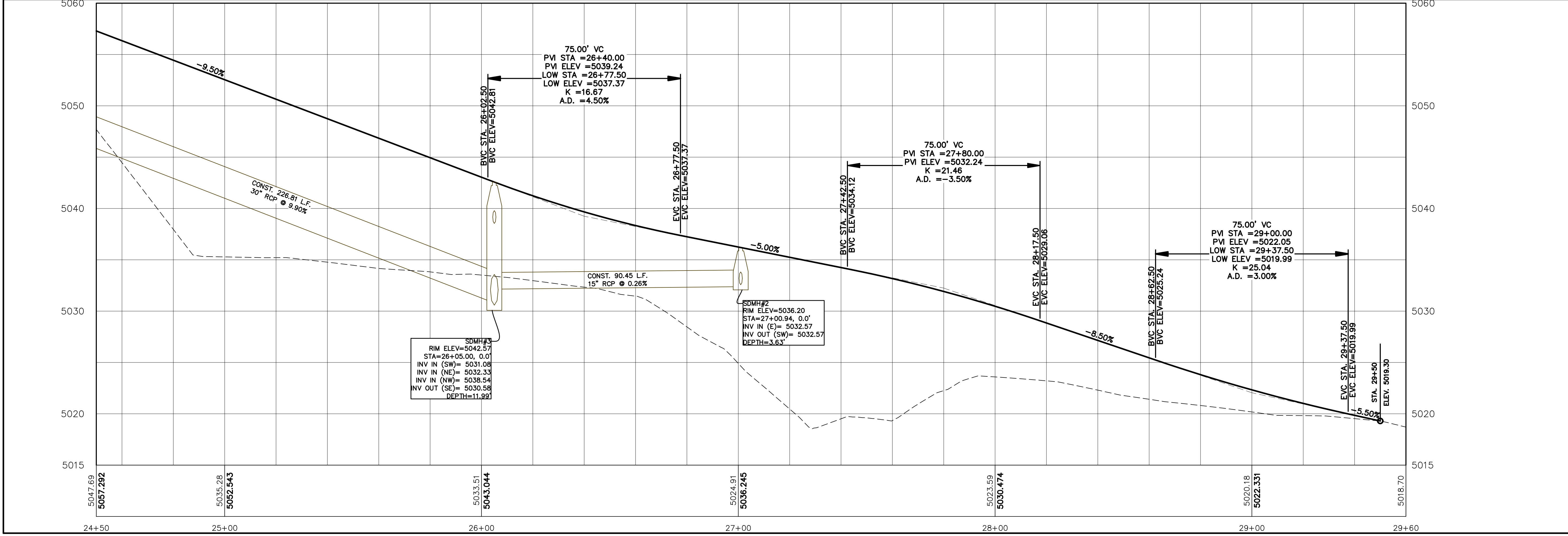
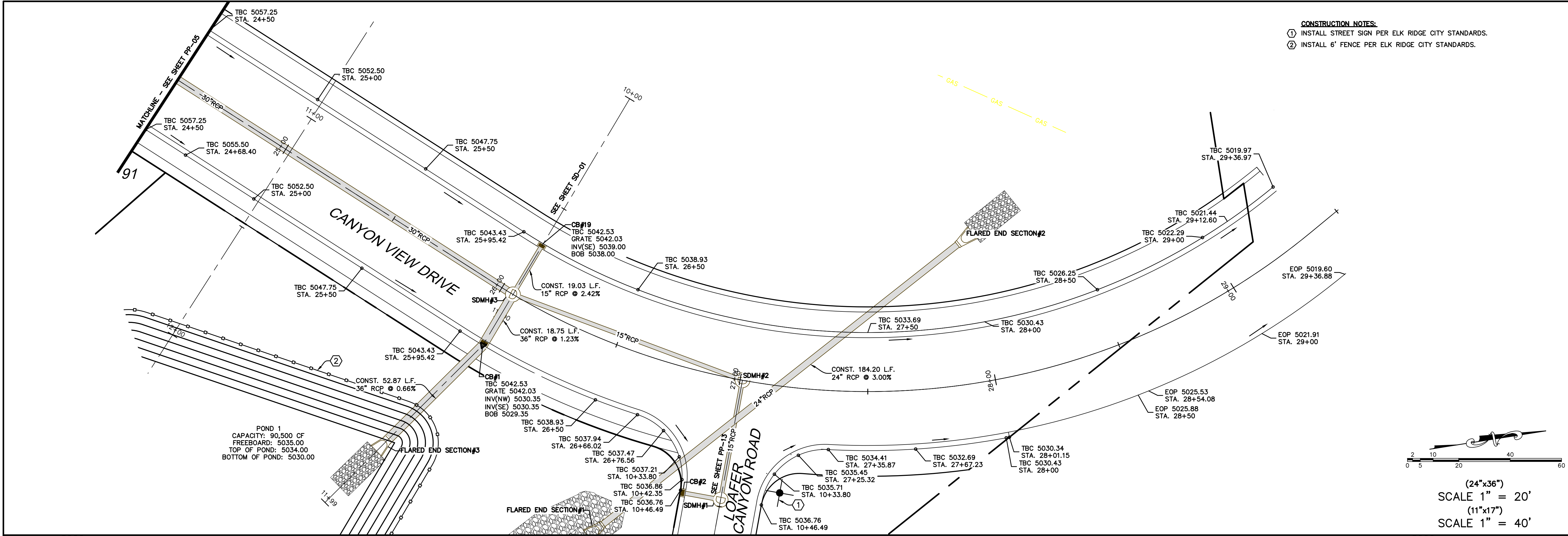
ATLAS

ENGINEERING

L.L.C.

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

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PP-05

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CANYON VIEW DRIVE
STA. 24+50 TO STA. 29+60

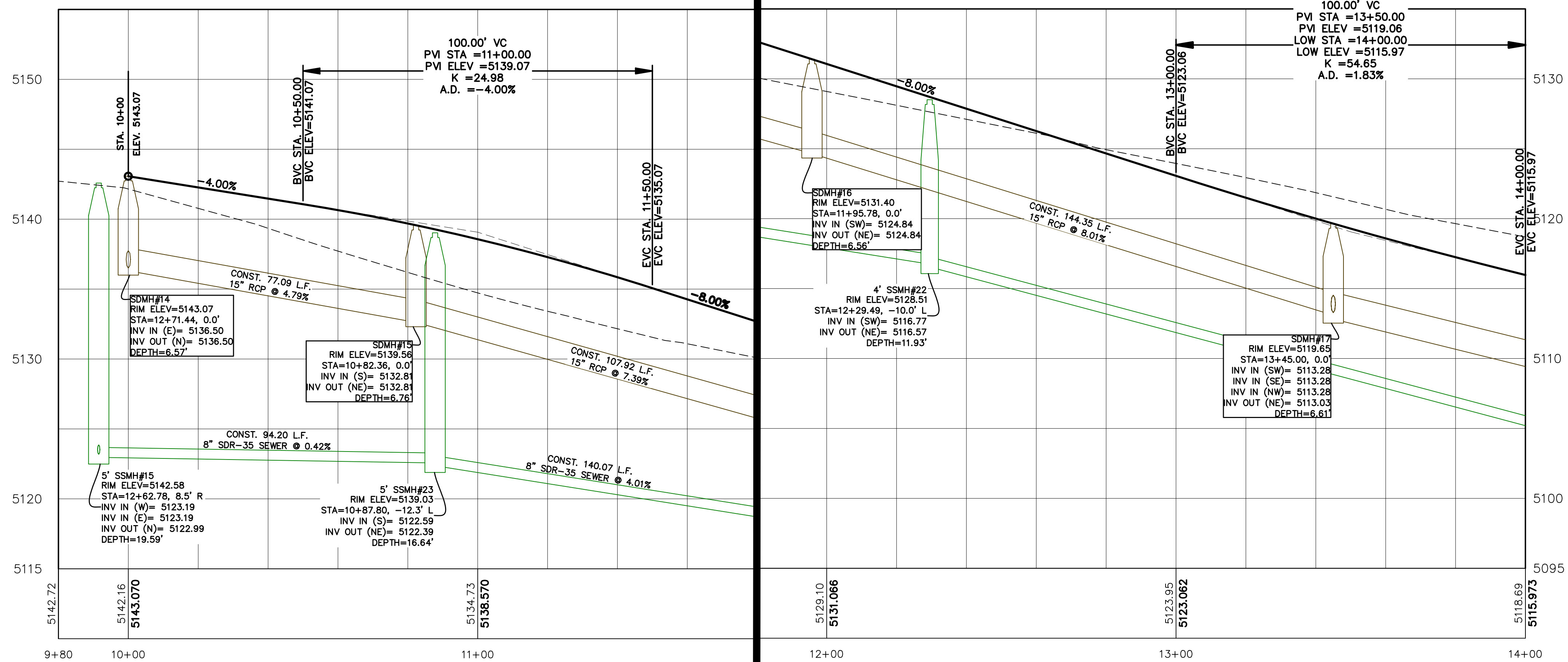
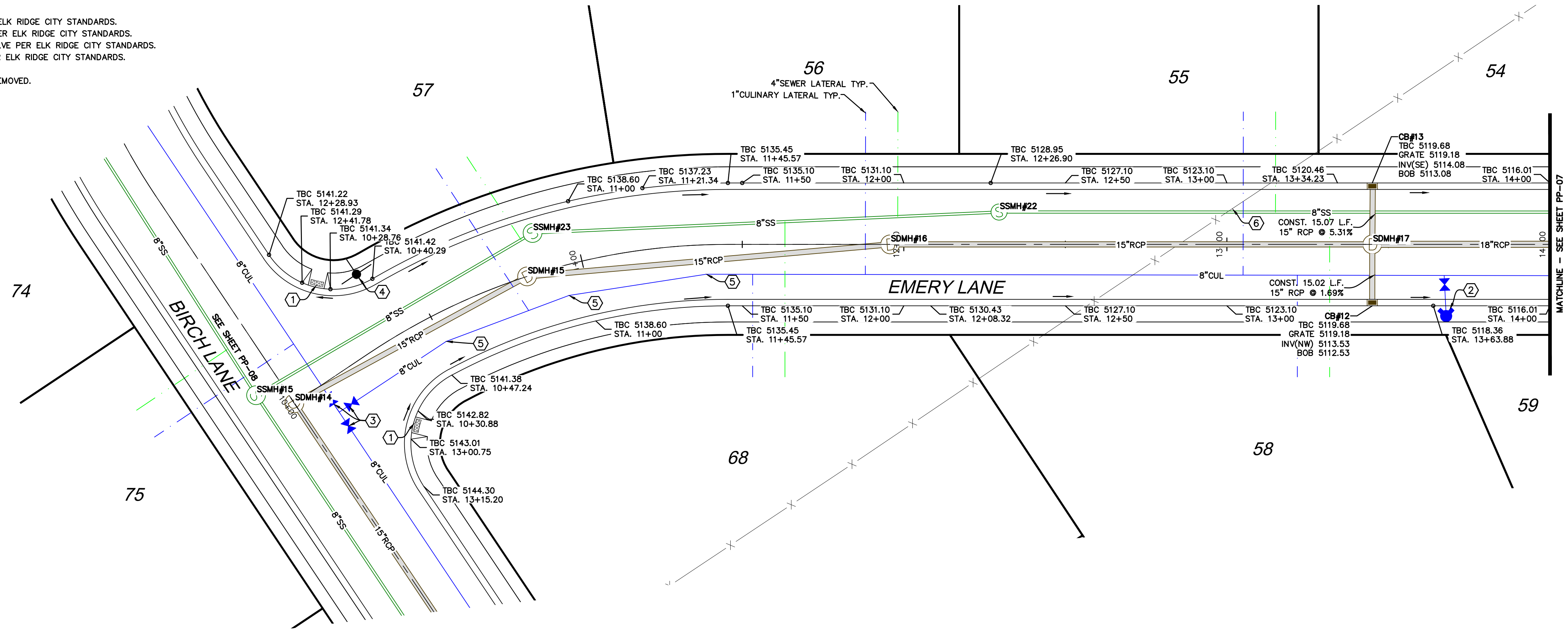
ELK RIDGE, UT

HIGHLANDS PHASE I
ATLAS
ENGINEERING
L.L.C.

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

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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. EXISTING FENCE TO BE REMOVED.



SHEET NO.

PP-06

EMERY LANE
STA. 10+00 TO STA. 14+00

ELK RIDGE, UT

HIGHLANDS PHASE I

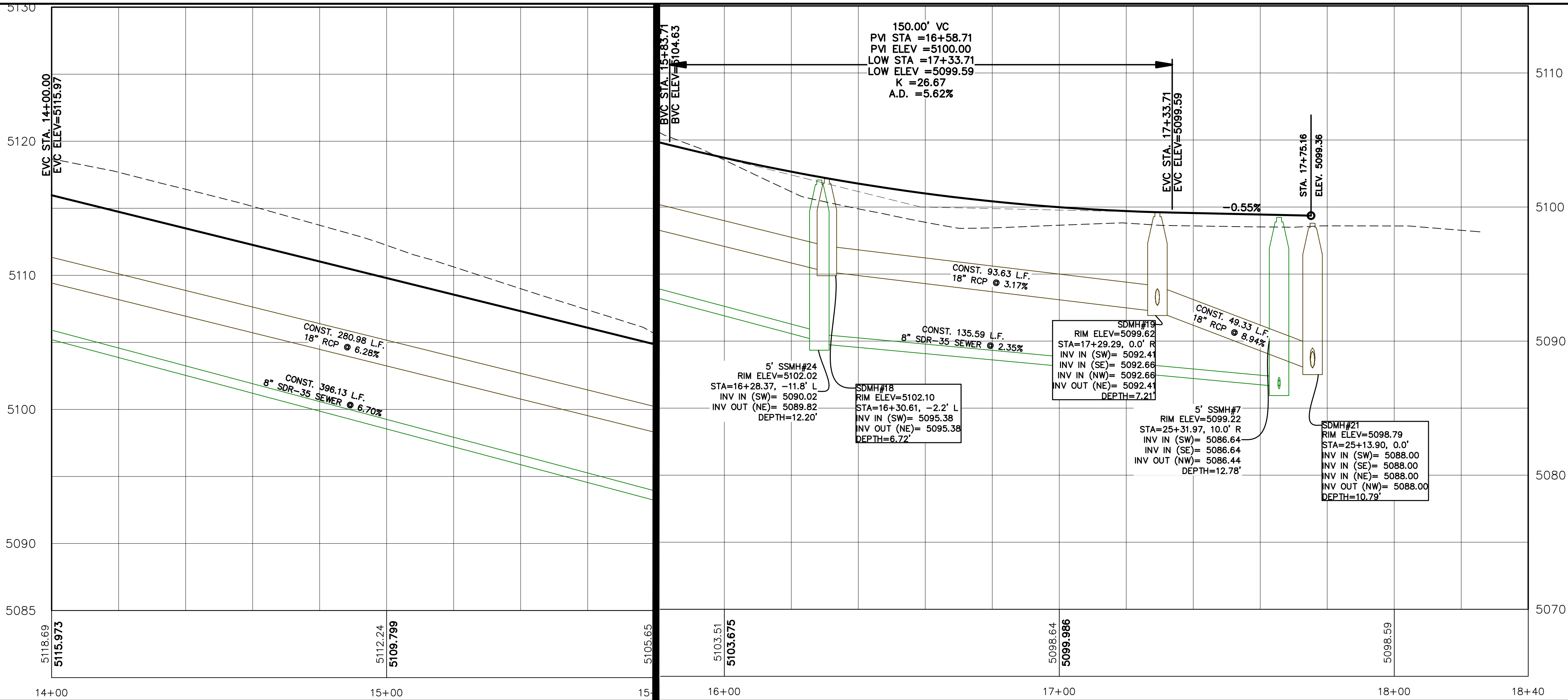
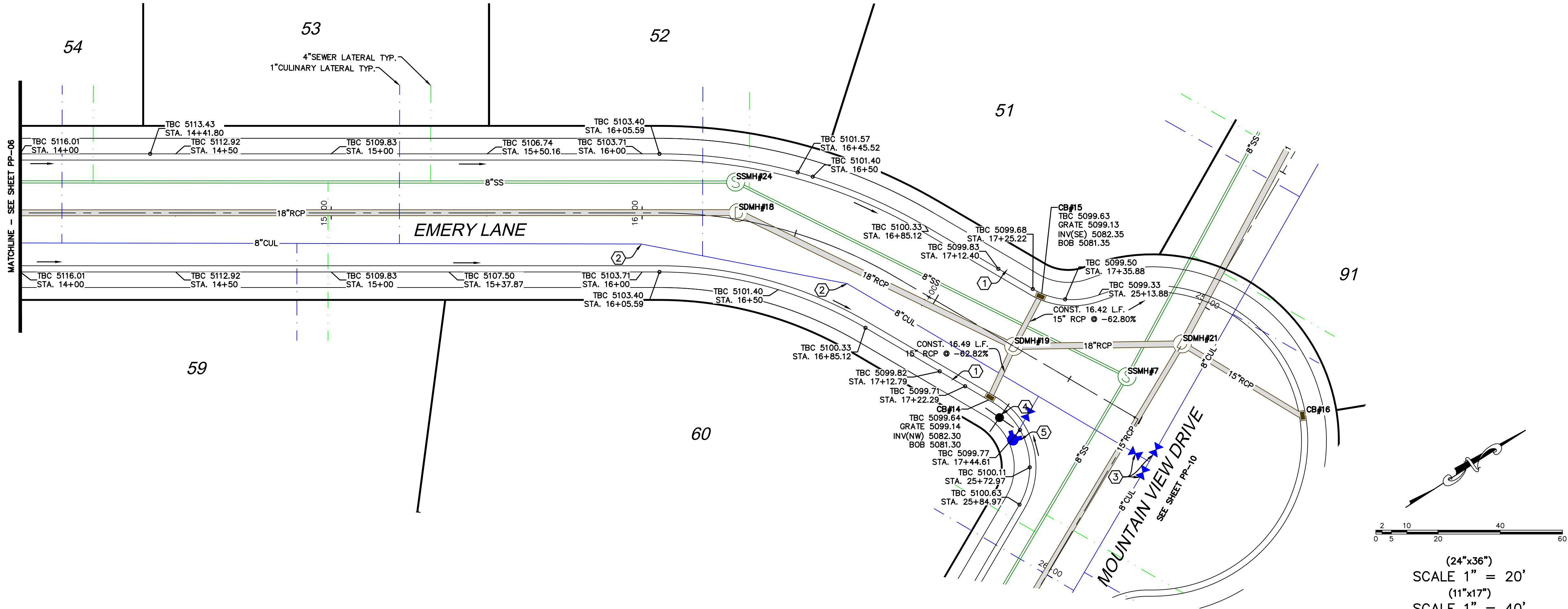


PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:

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



SHEET NO.

PP-07

EMERY LANE
STA. 14+00 TO STA. 18+40

ELK RIDGE, UT

HIGHLANDS PHASE I

ATLAS

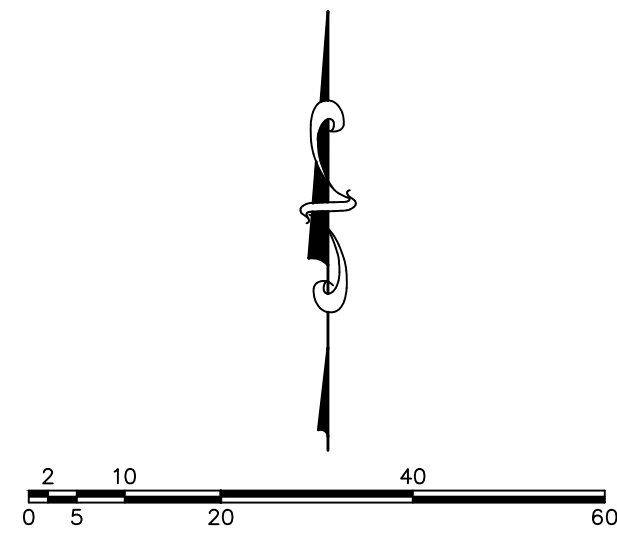
ENGINEERING

L.L.C.

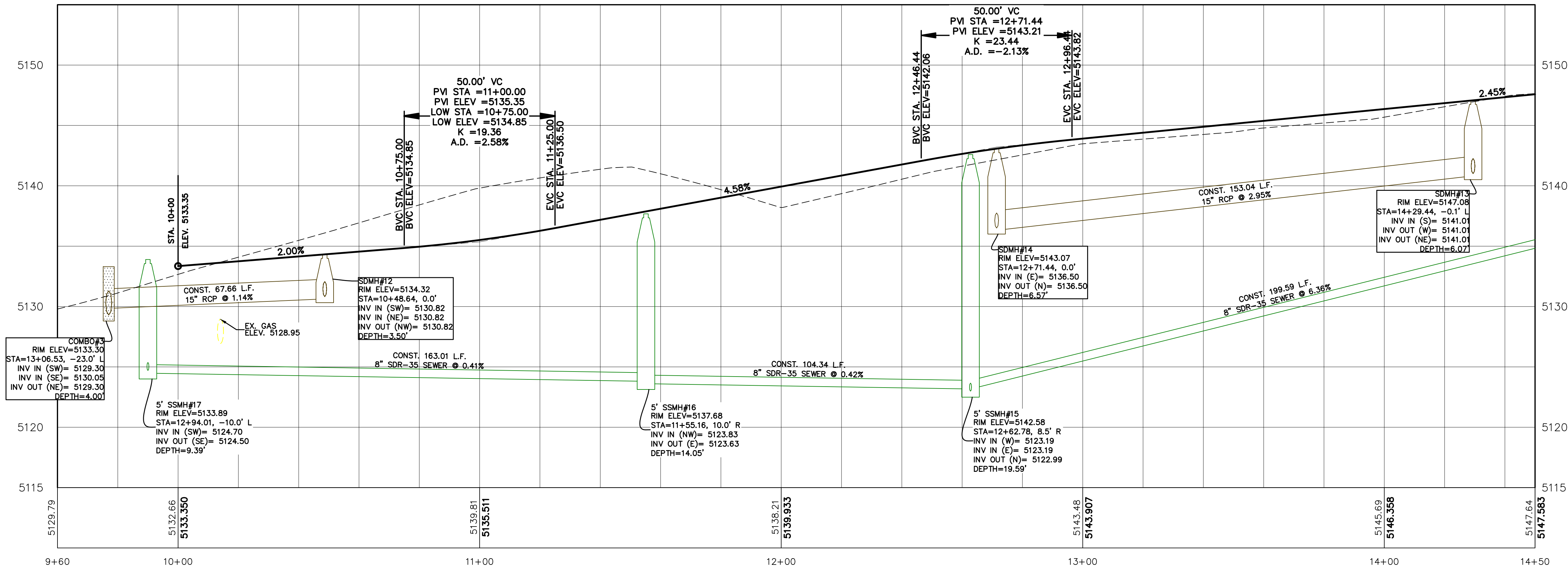
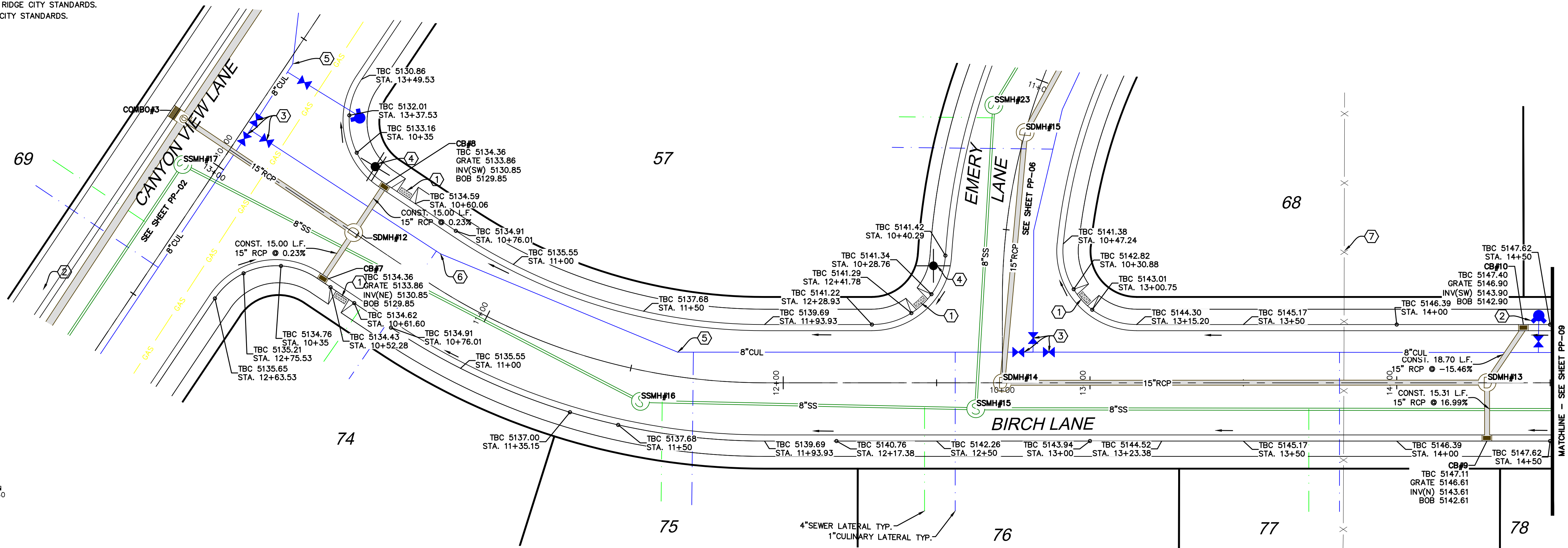
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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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

BIRCH LANE
STA. 10+00 TO STA. 14+50

ELK RIDGE, UT

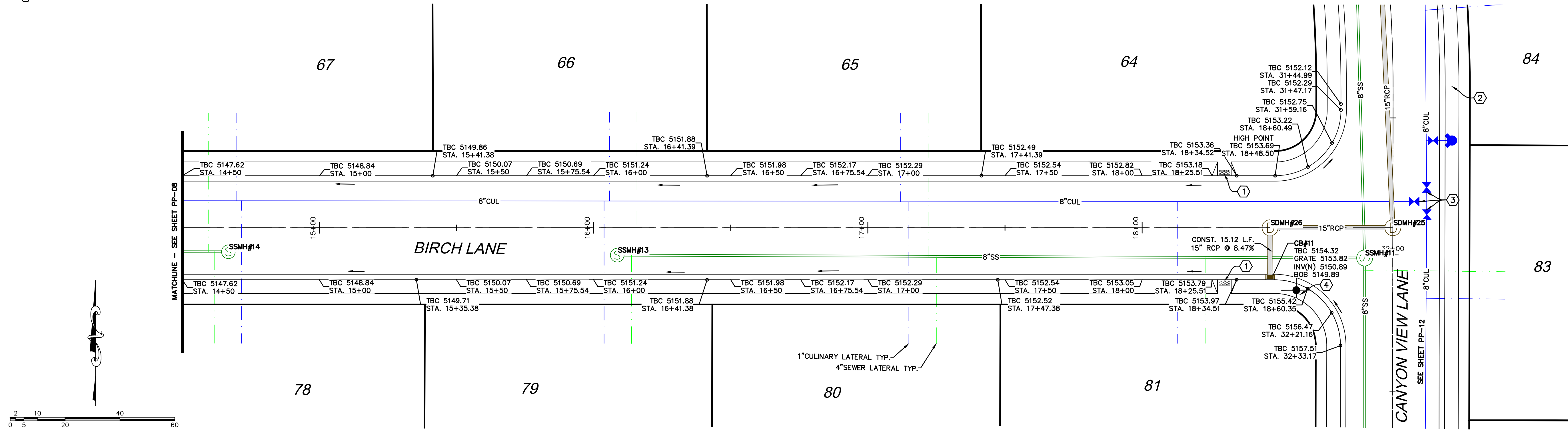
HIGHLANDS PHASE I



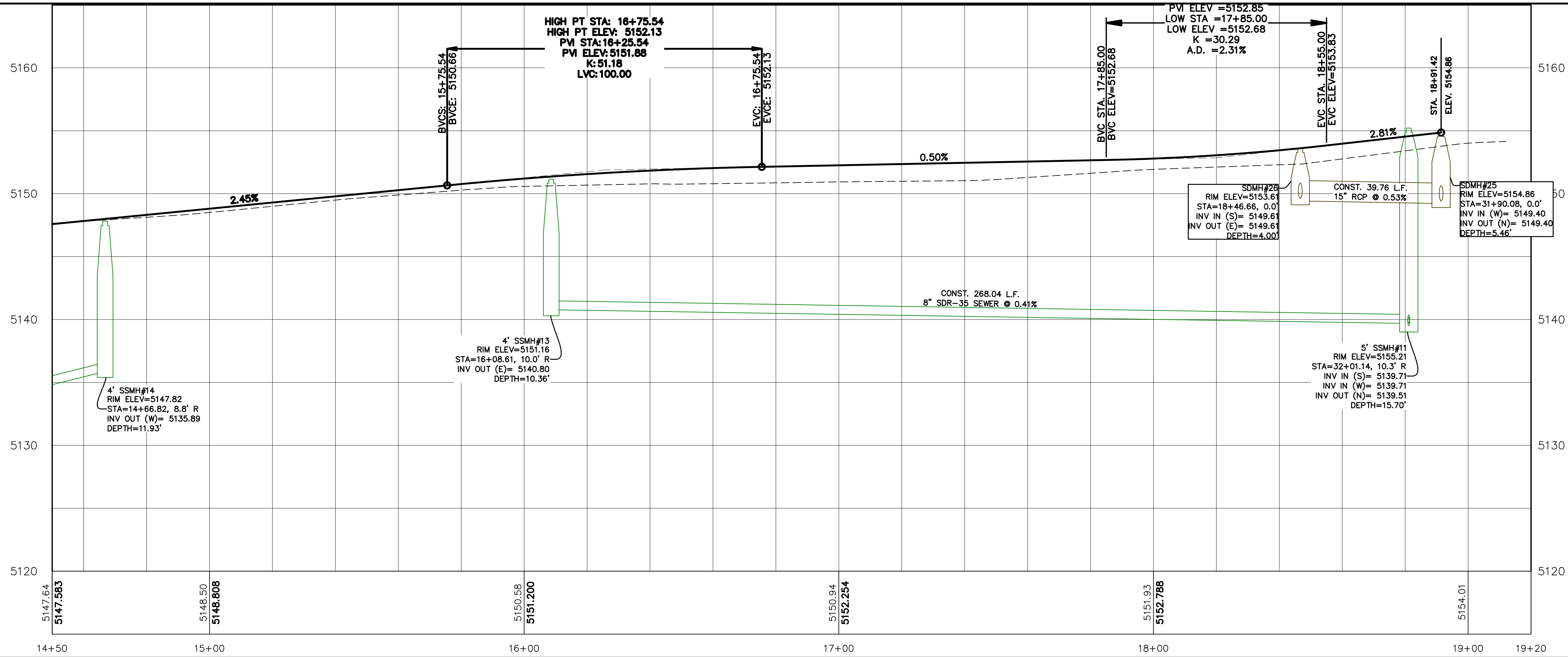
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\22-0728 HIGHLANDS PHASE I\GADDY 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

BIRCH LANE
STA. 14+50 TO STA. 19+00

ELK RIDGE, UT

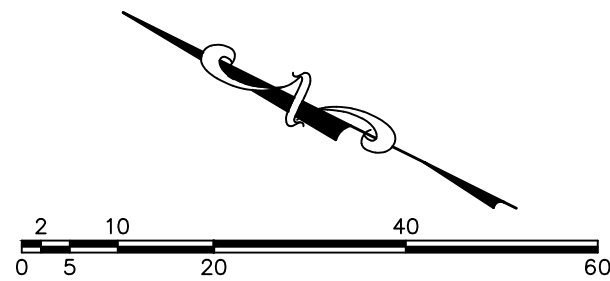
HIGHLANDS PHASE I

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

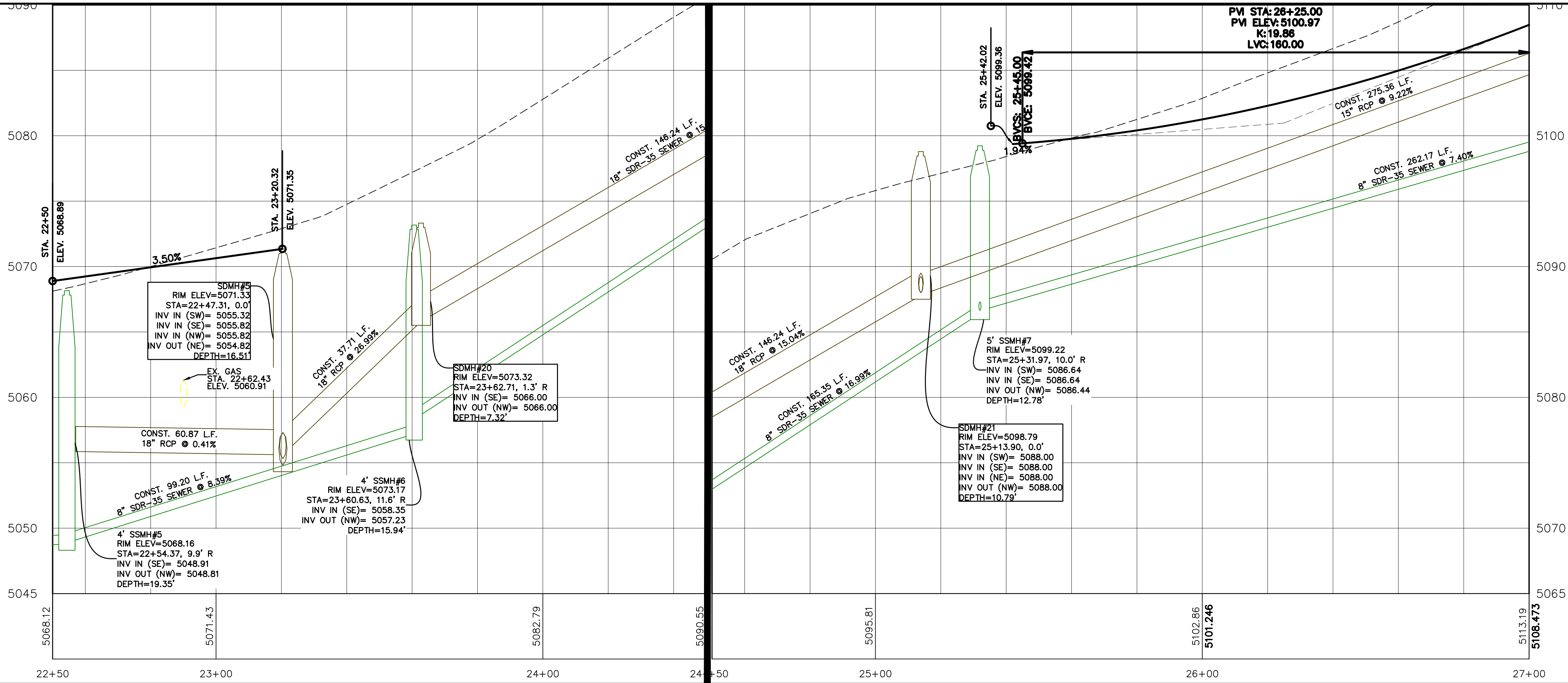
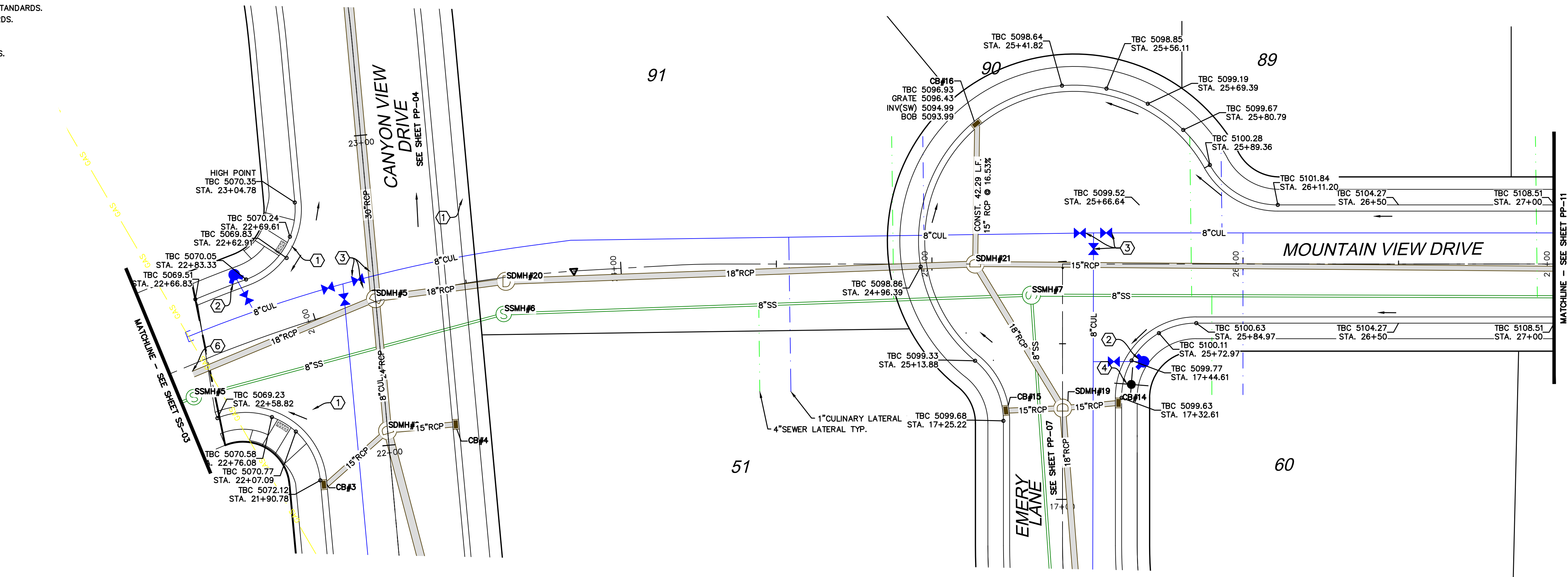
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CONSTRUCTION NOTES:

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

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

ELK RIDGE, UT

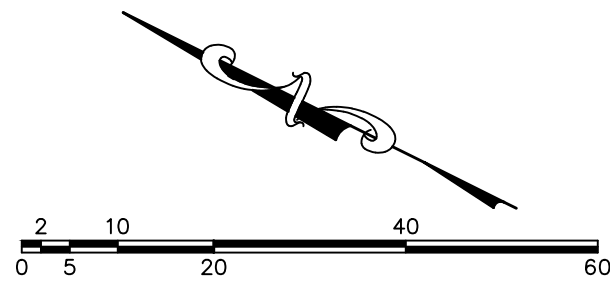
HIGHLANDS PHASE I



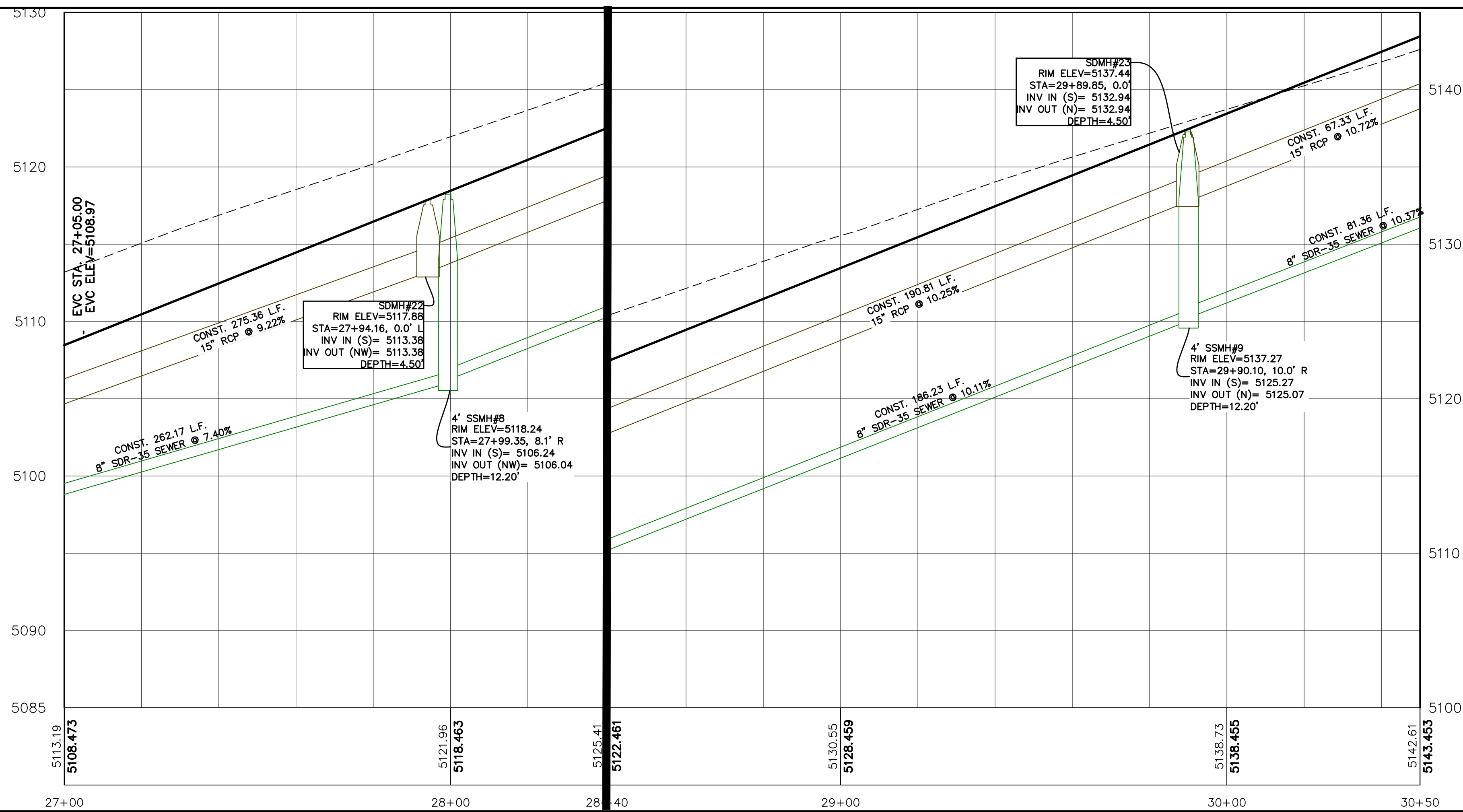
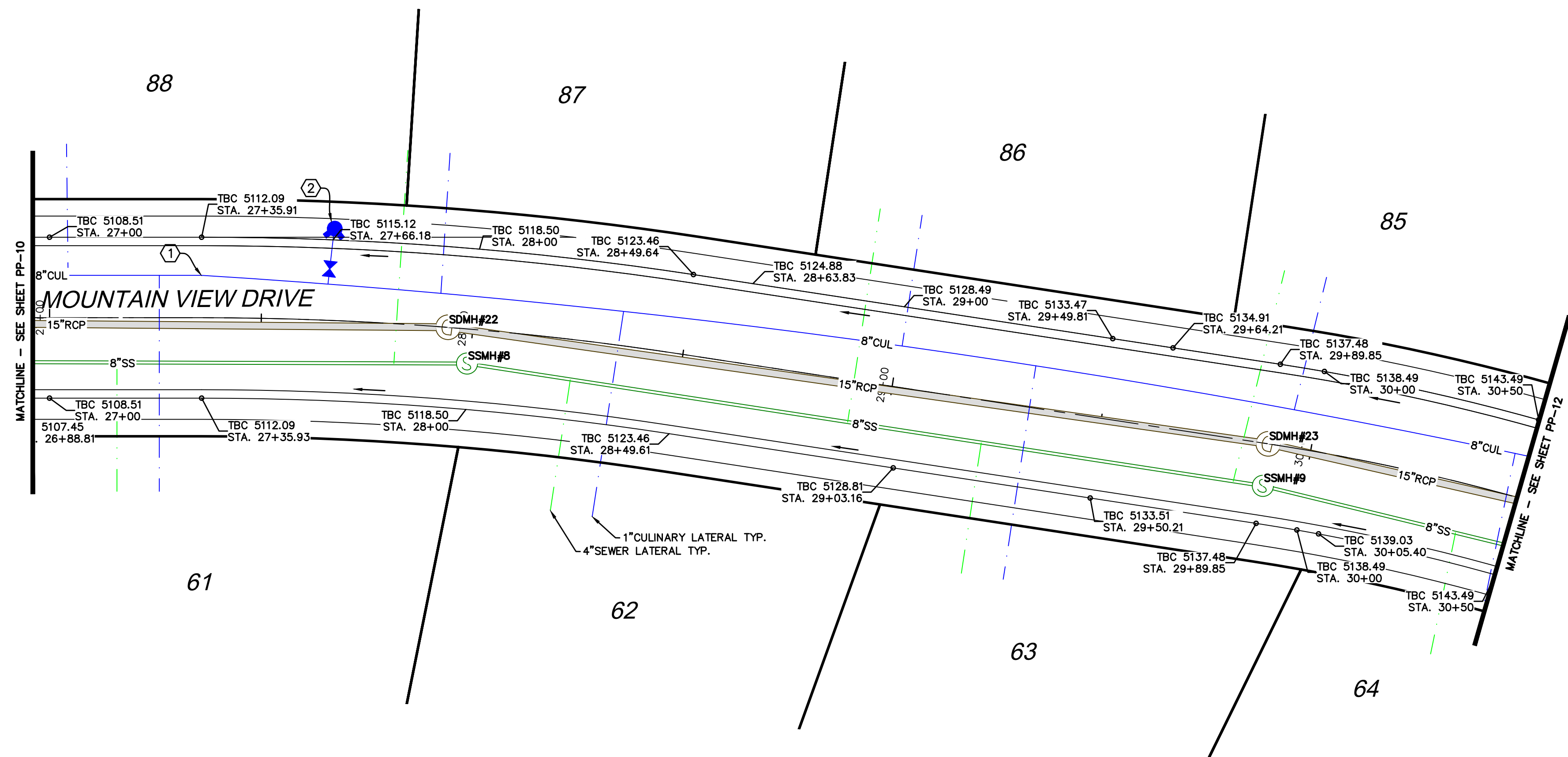
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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- 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'

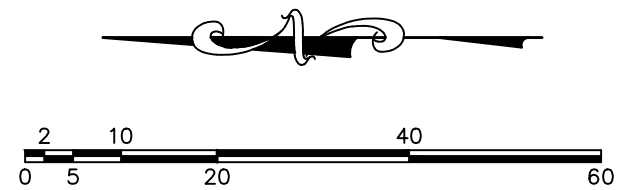


MOUNTAIN VIEW DRIVE
STA. 27+00 TO STA. 30+50
ELK RIDGE, UT

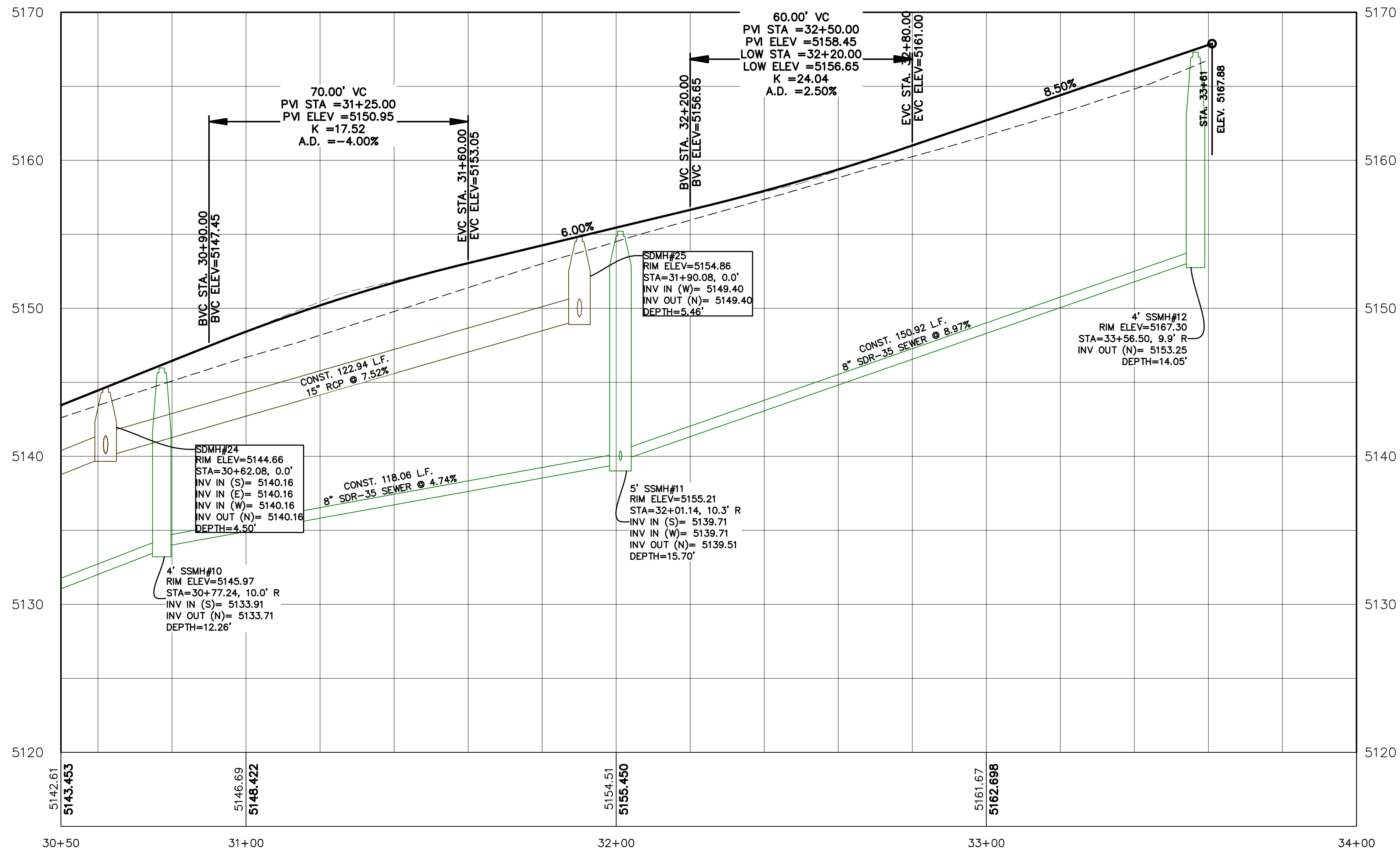
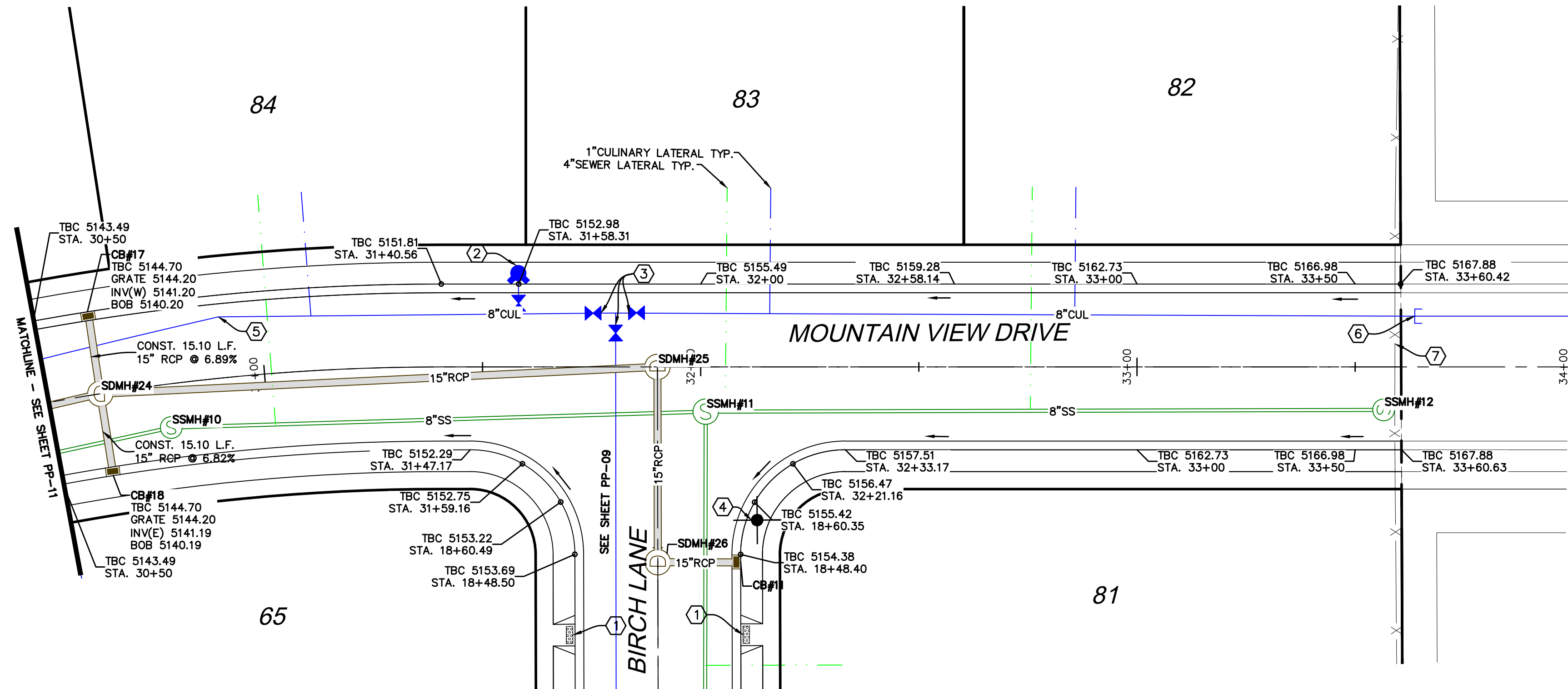
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SHEET NO.
PP-11

- 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. LOCATE AND TIE TO EXISTING CULINARY WATERLINE
 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

ATLAS

ENGINEERING

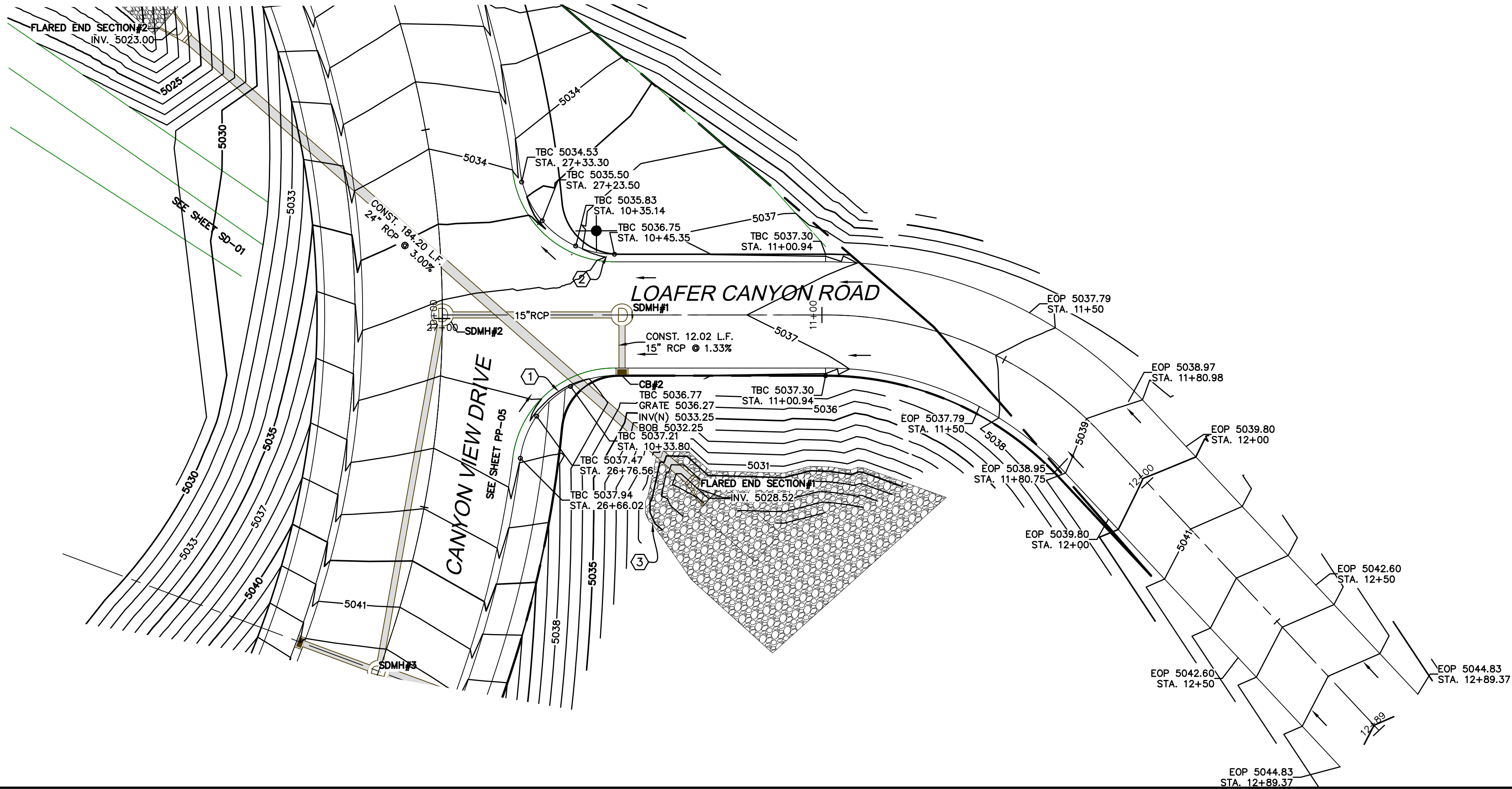
L.L.C.

PHONE: 801-655-0566

946 E. 800 N. SUITE A

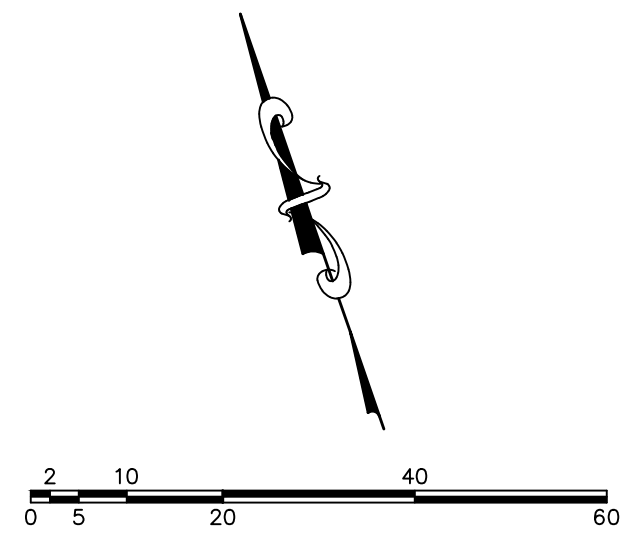
SPANISH FORK, UT 84660

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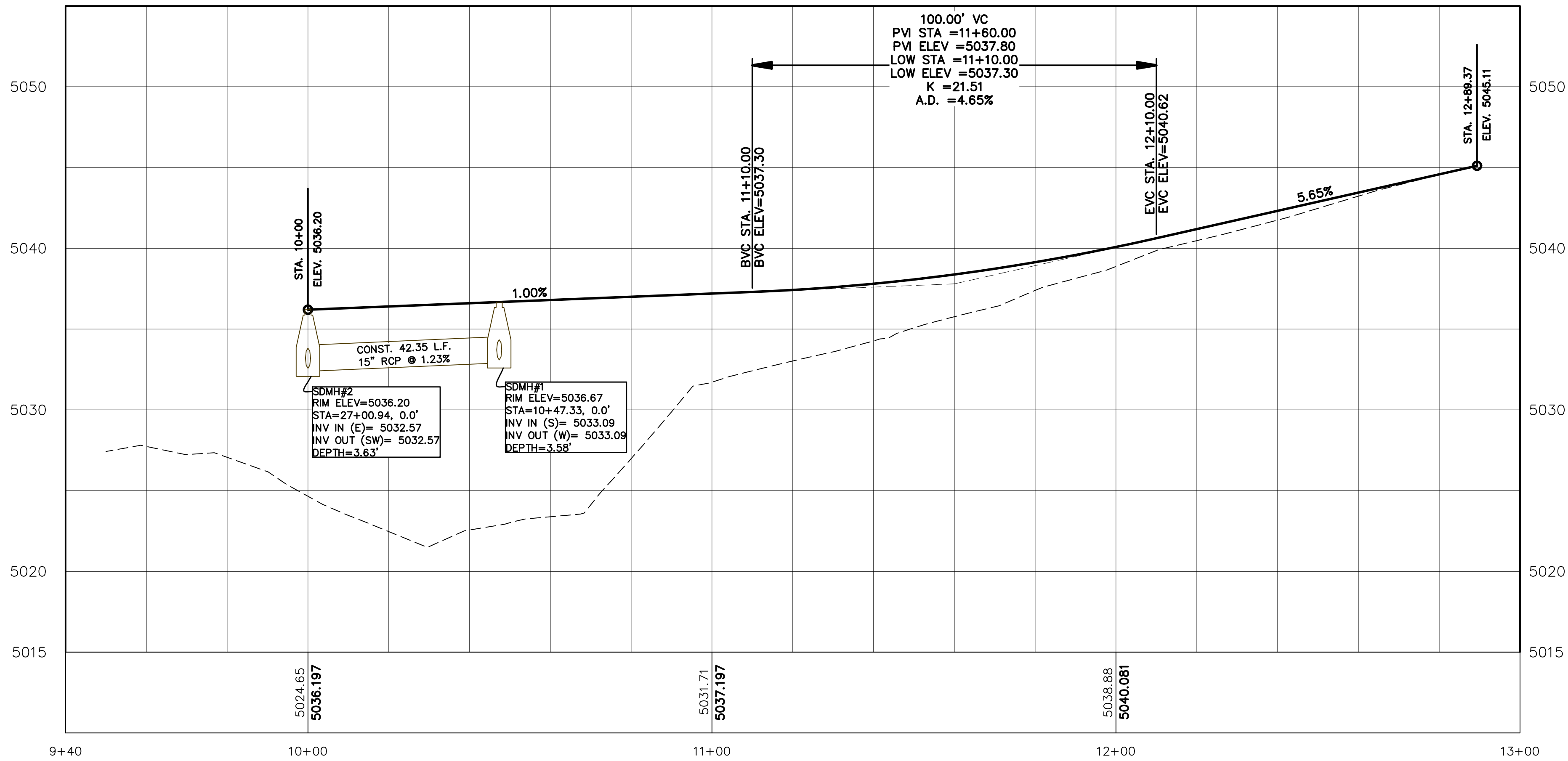


- CONSTRUCTION NOTES:**
1. INSTALL ADA RAMP PER ELK RIDGE CITY STANDARDS.
 2. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 3. PROVIDE RIP RAP ARMORING INTO AND AROUND THE FILL AS SHOWN ON THE FILL SECTION

NOTE:
CONTRACTOR TO FILL AND COMPACT 6-8" LIFT MAX



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



HIGHLANDS PHASE I

ATLAS ENGINEERING

L.L.C.

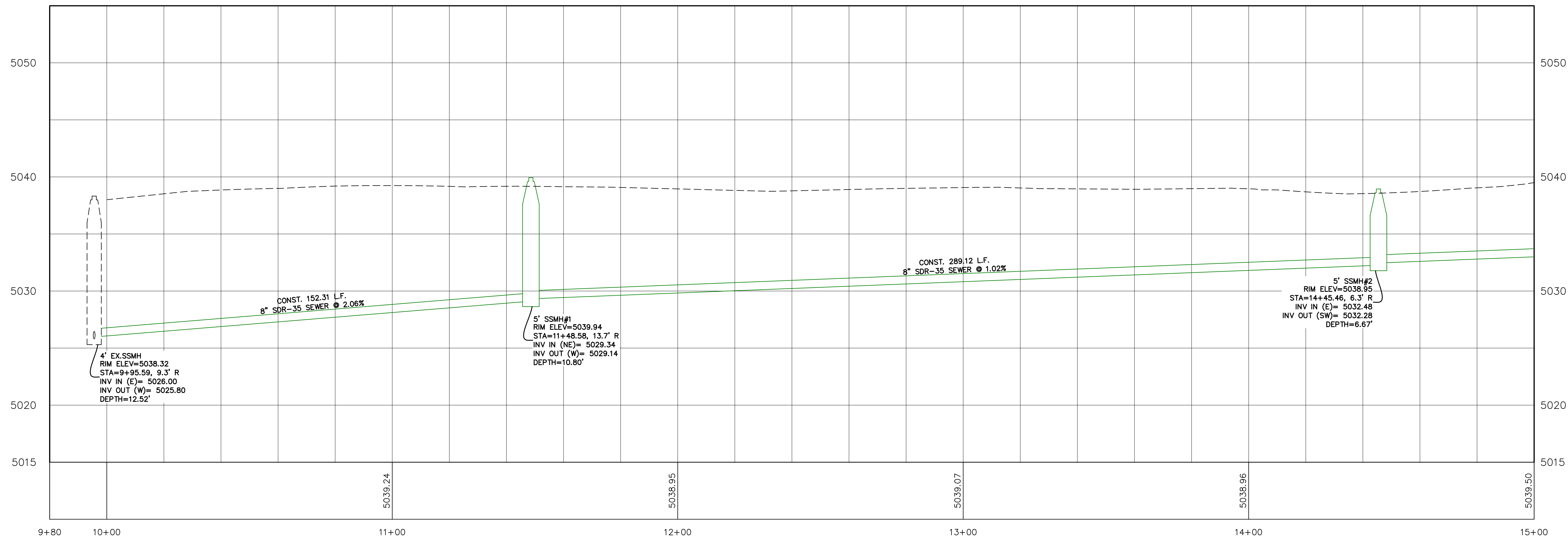
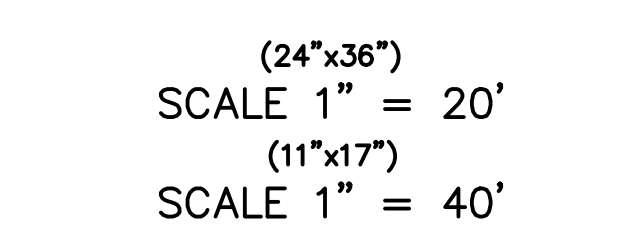
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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

ELK RIDGE, UT

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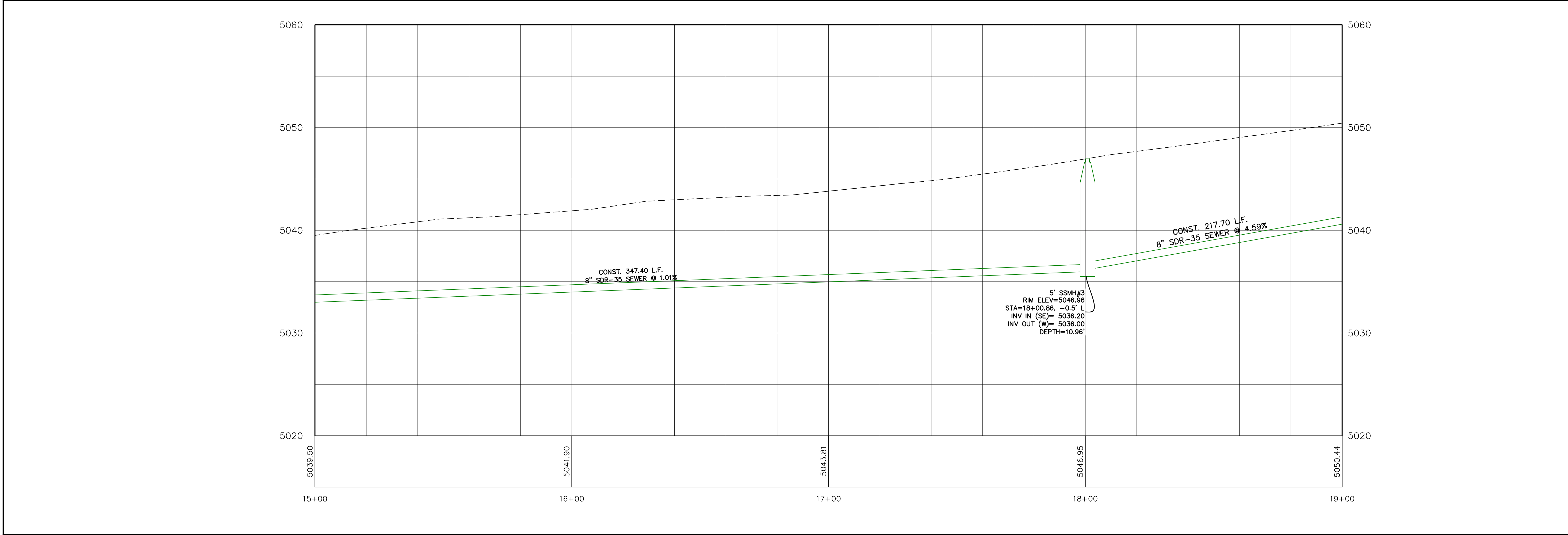
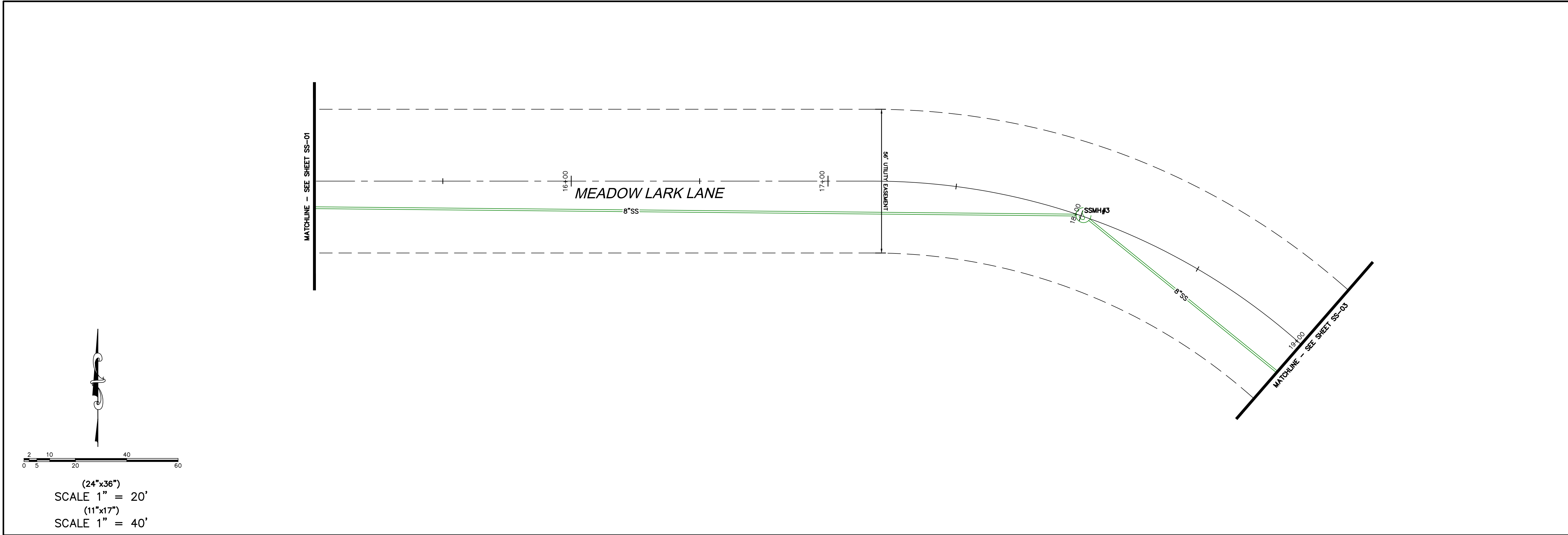
OFFSITE UTILITIES STA. 15+00
STA. 10+00 TO STA. 15+00

ELK RIDGE, UT

HIGHLANDS PHASE I



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

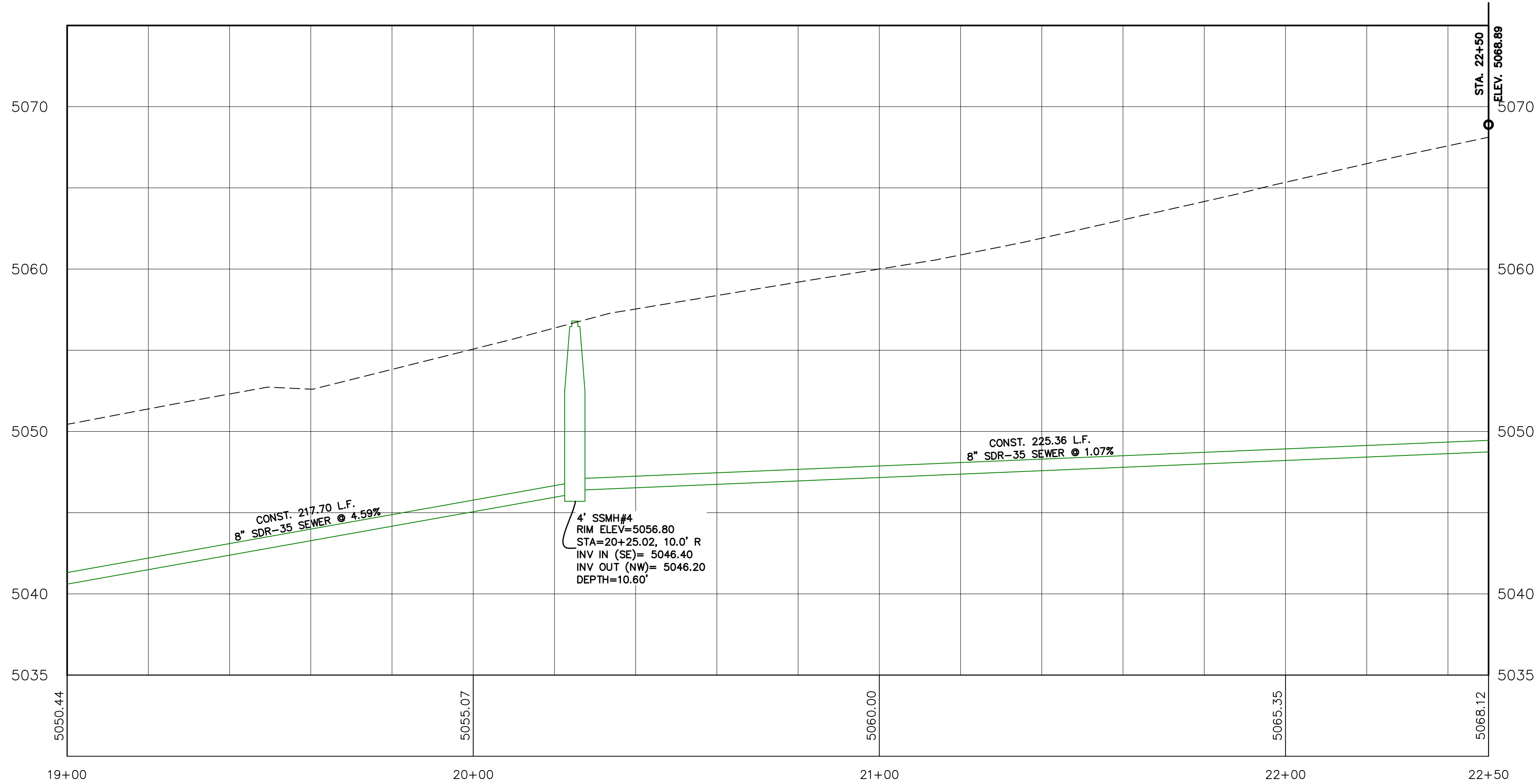
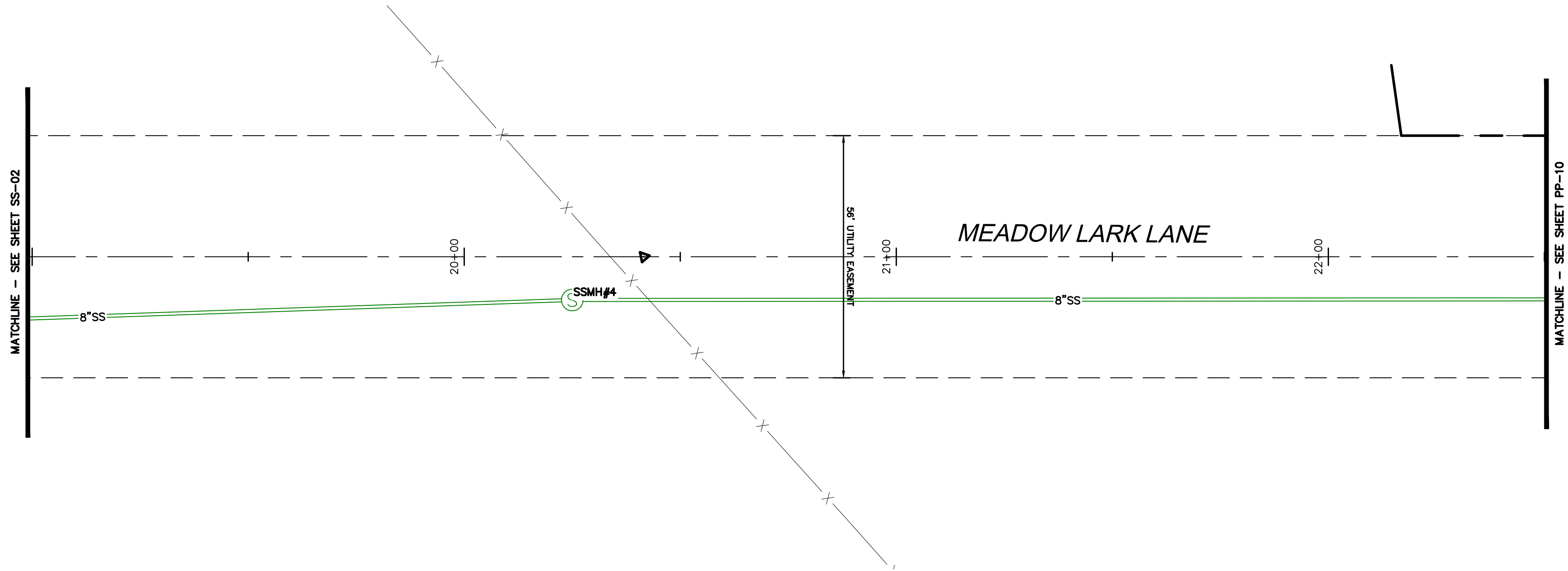
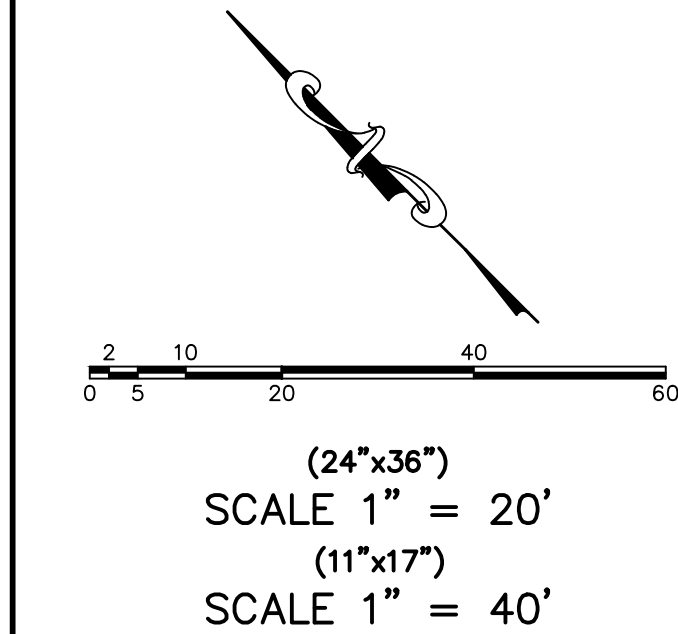
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OFFSITE UTILITIES STA.
STA. 15+00 TO STA. 19+00

ELK RIDGE, UT

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SS-02



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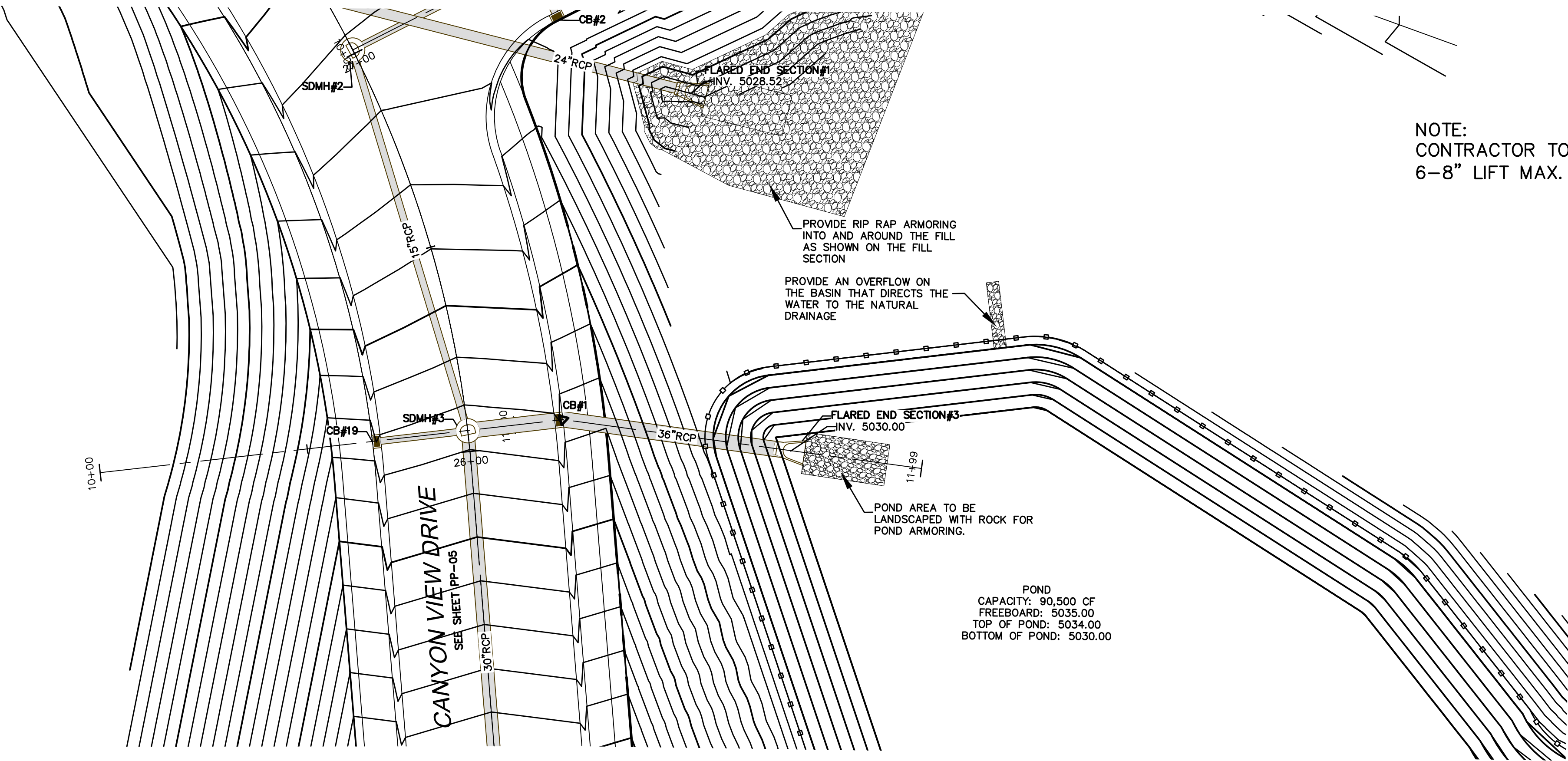
OFFSITE UTILITIES STA.
STA. 19+00 TO STA. 22+50

ELK RIDGE, UT

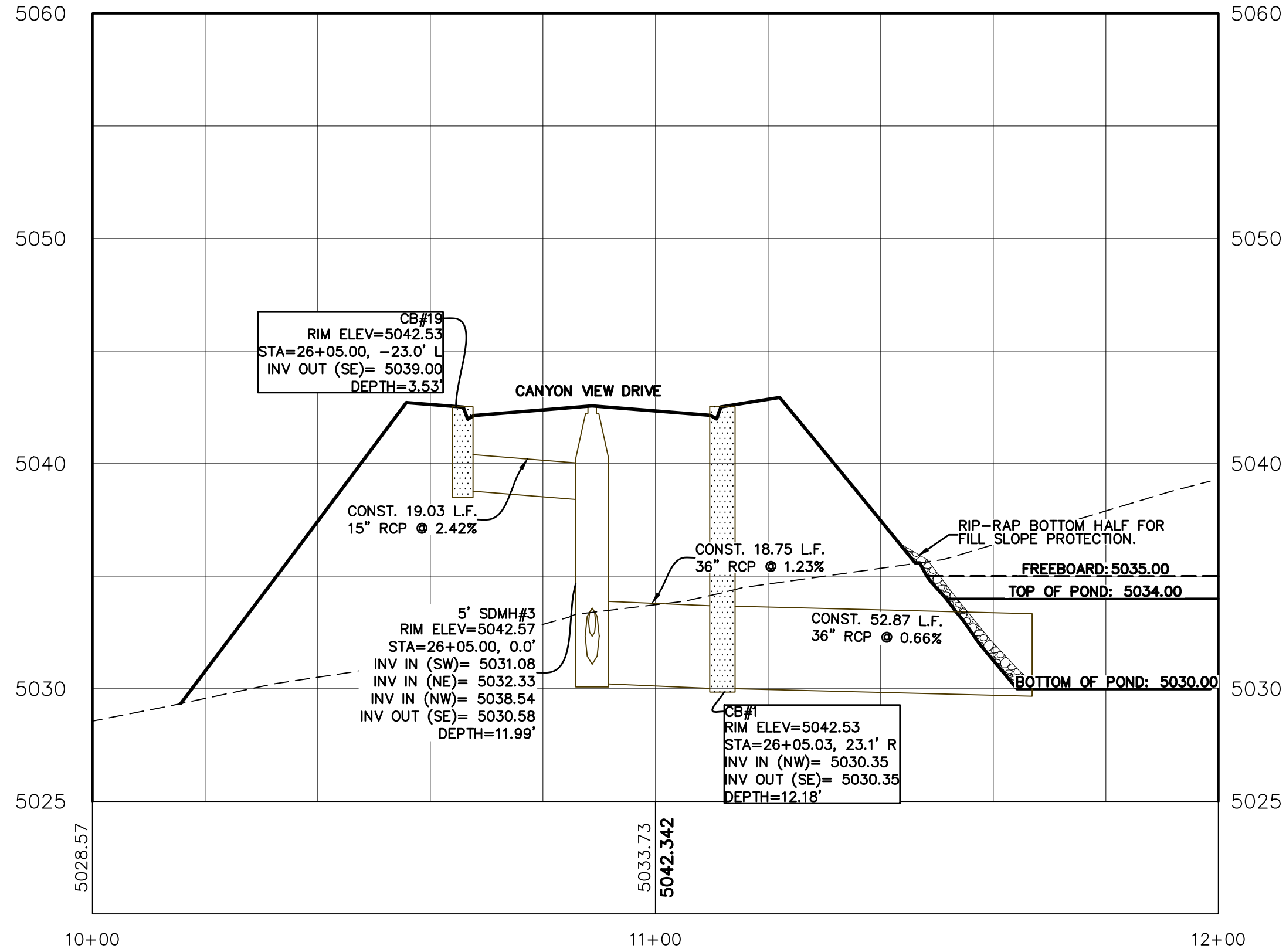
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SS-03

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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

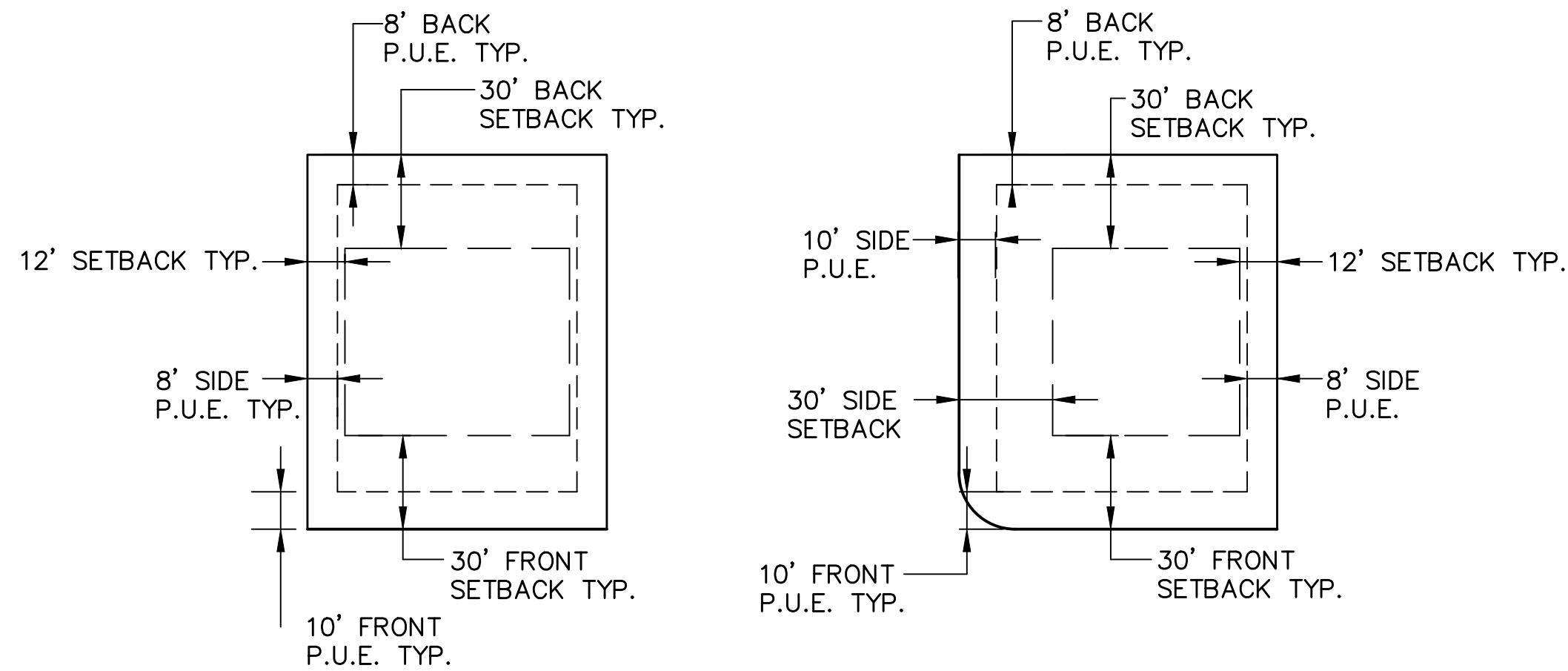
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STORM DRAIN POND
STA. 10+00 TO STA. 12+00

ELK RIDGE, UT

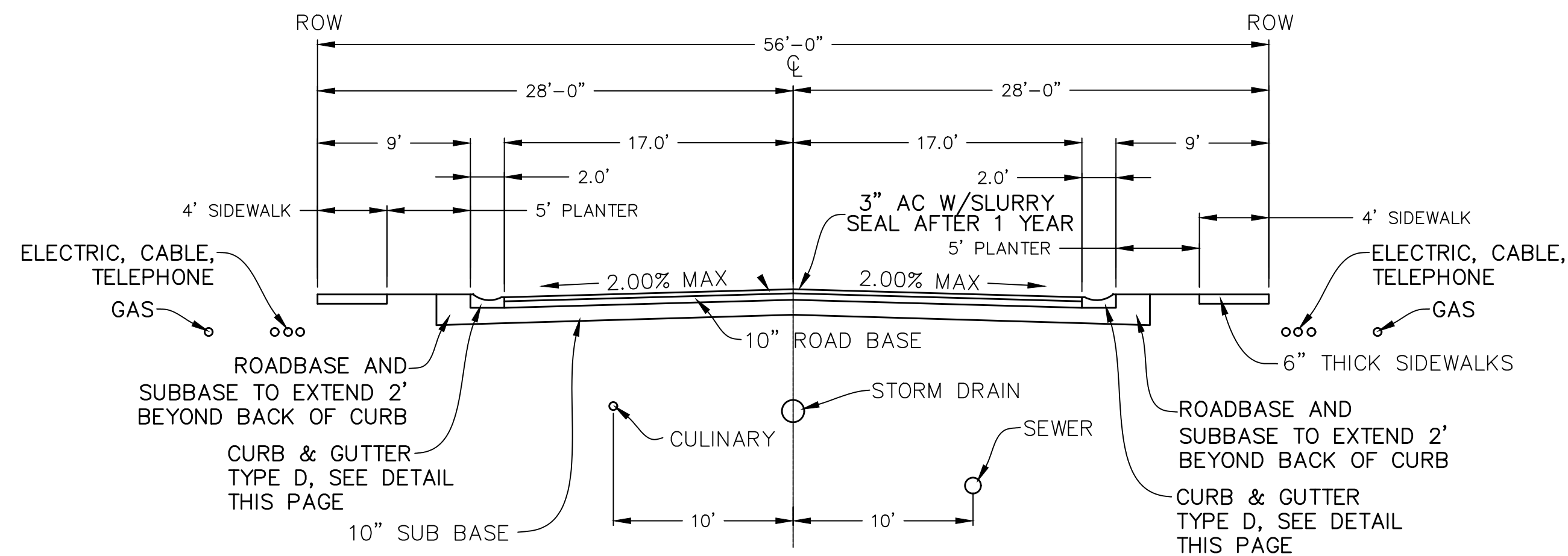
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SHEET NO.
SD-01



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

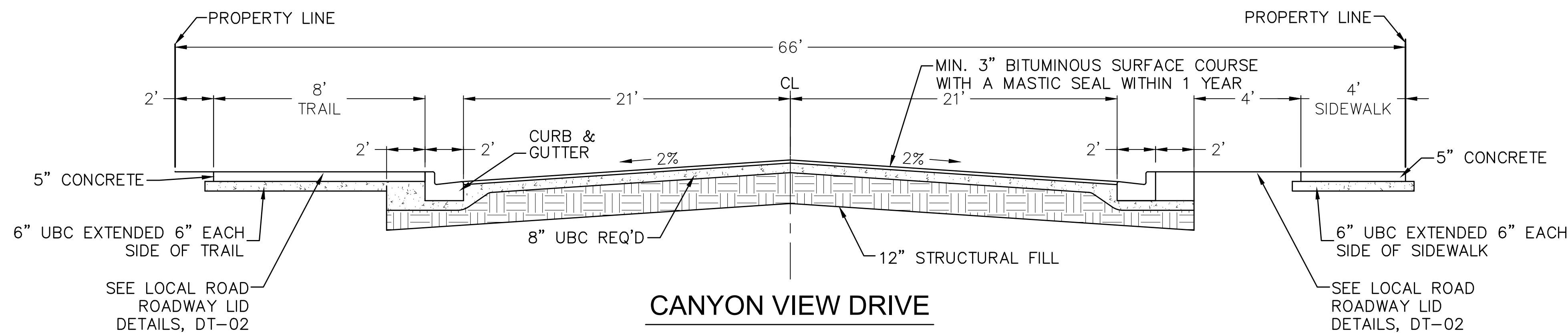
CORNER LOT



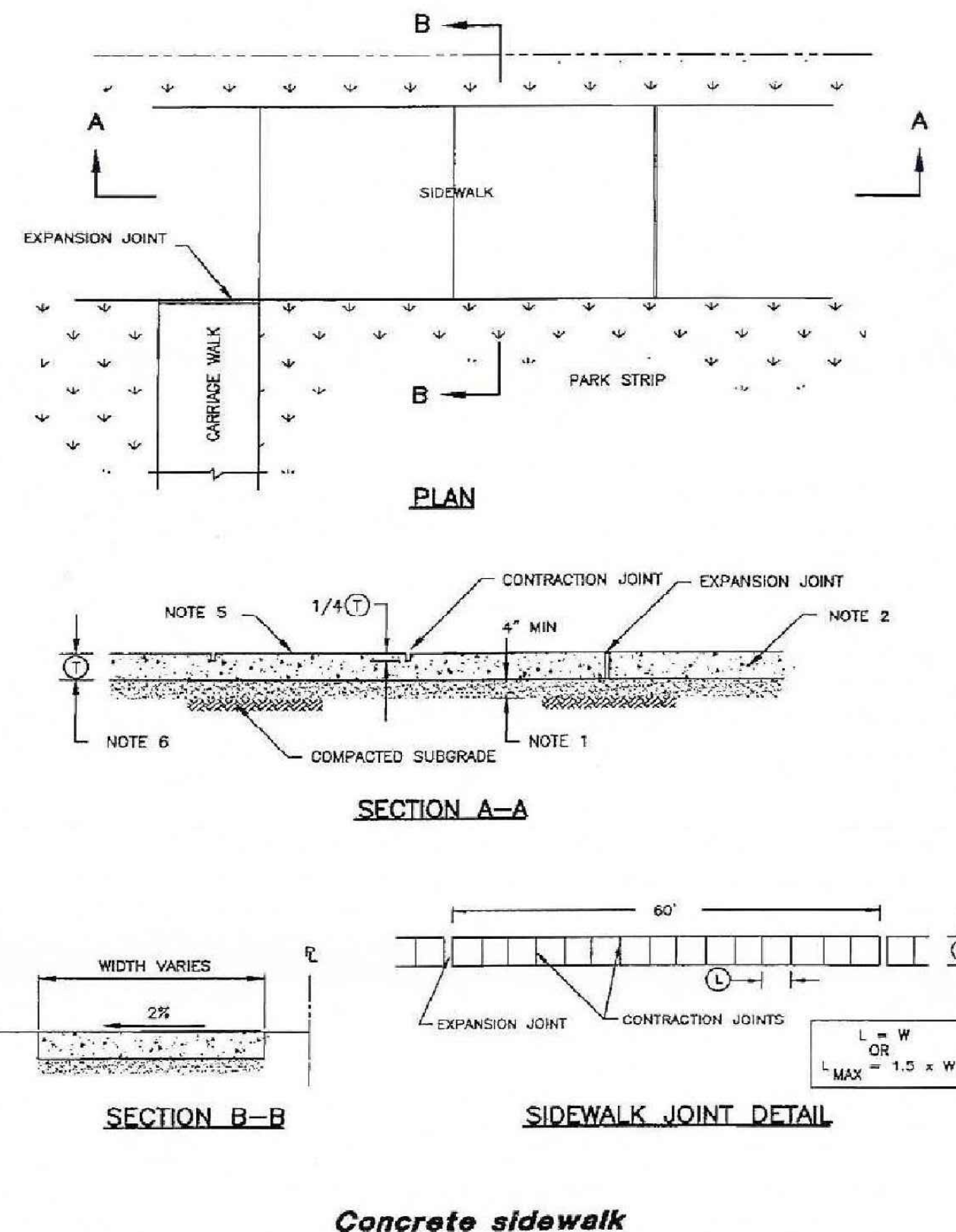
NOTES:

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-

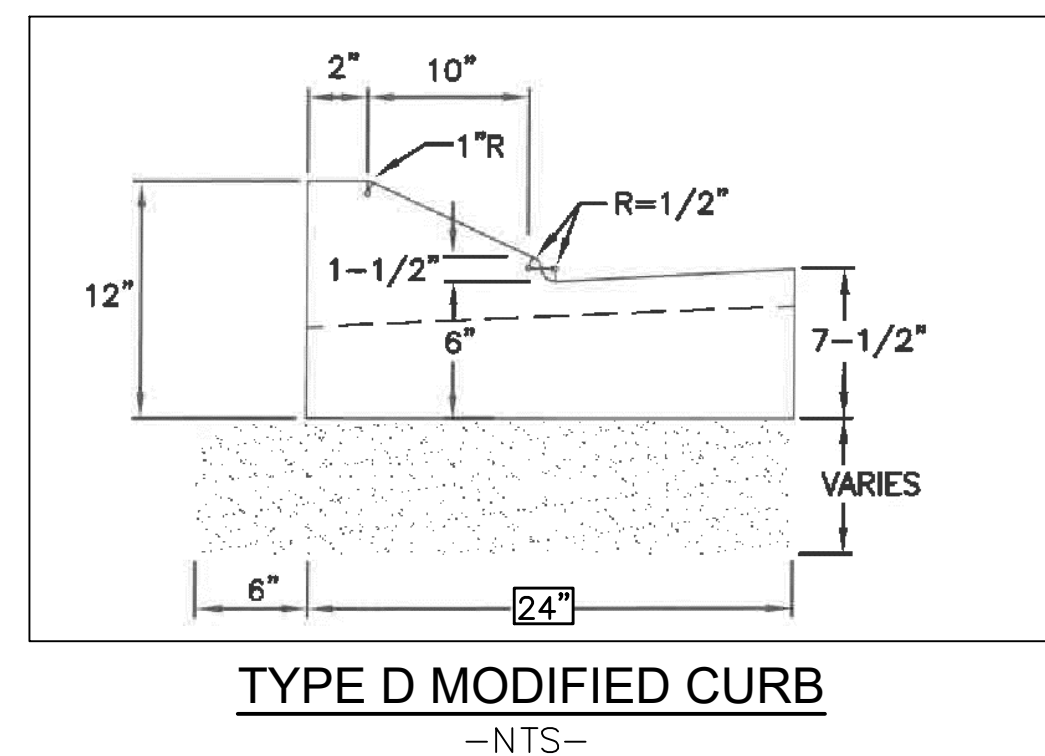


CANYON VIEW DRIVE
-NTS-

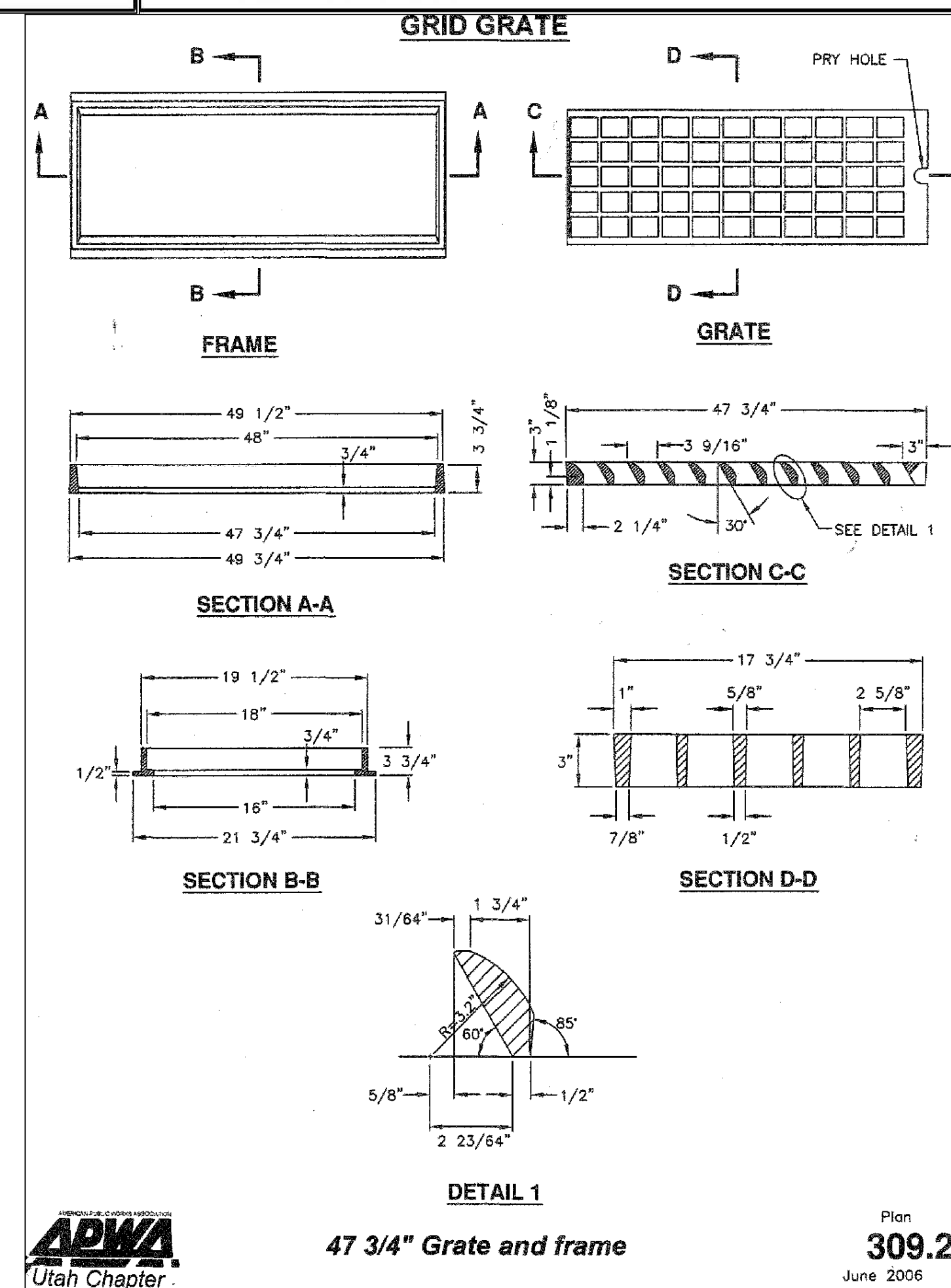


CONCRETE SIDEWALK STANDARD

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-



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: 2024-22-0000-HIGHLANDS PHASE I CAD PRELIMINARY-DT-01.DWG

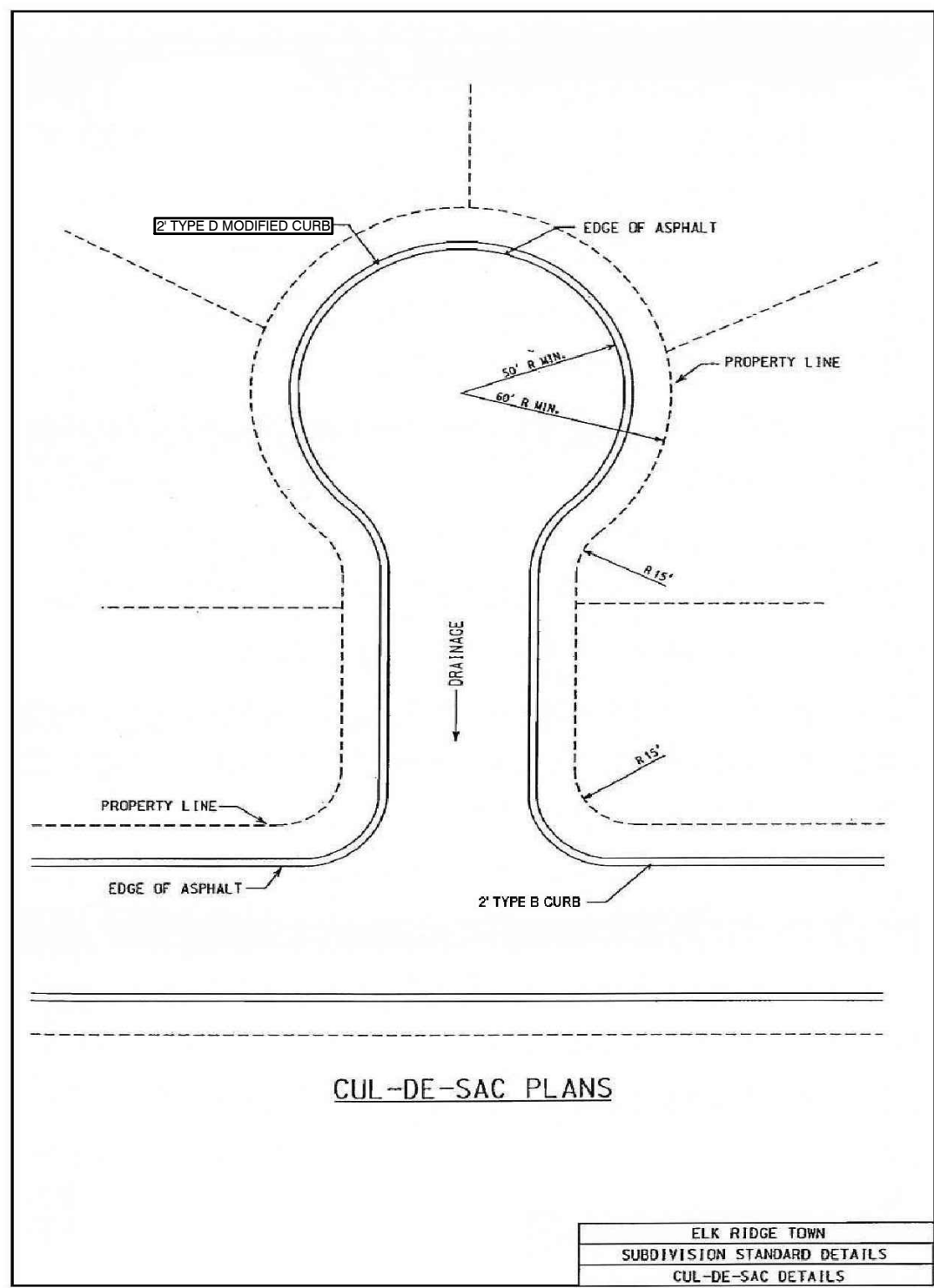
DETAILS

ELK RIDGE, UT

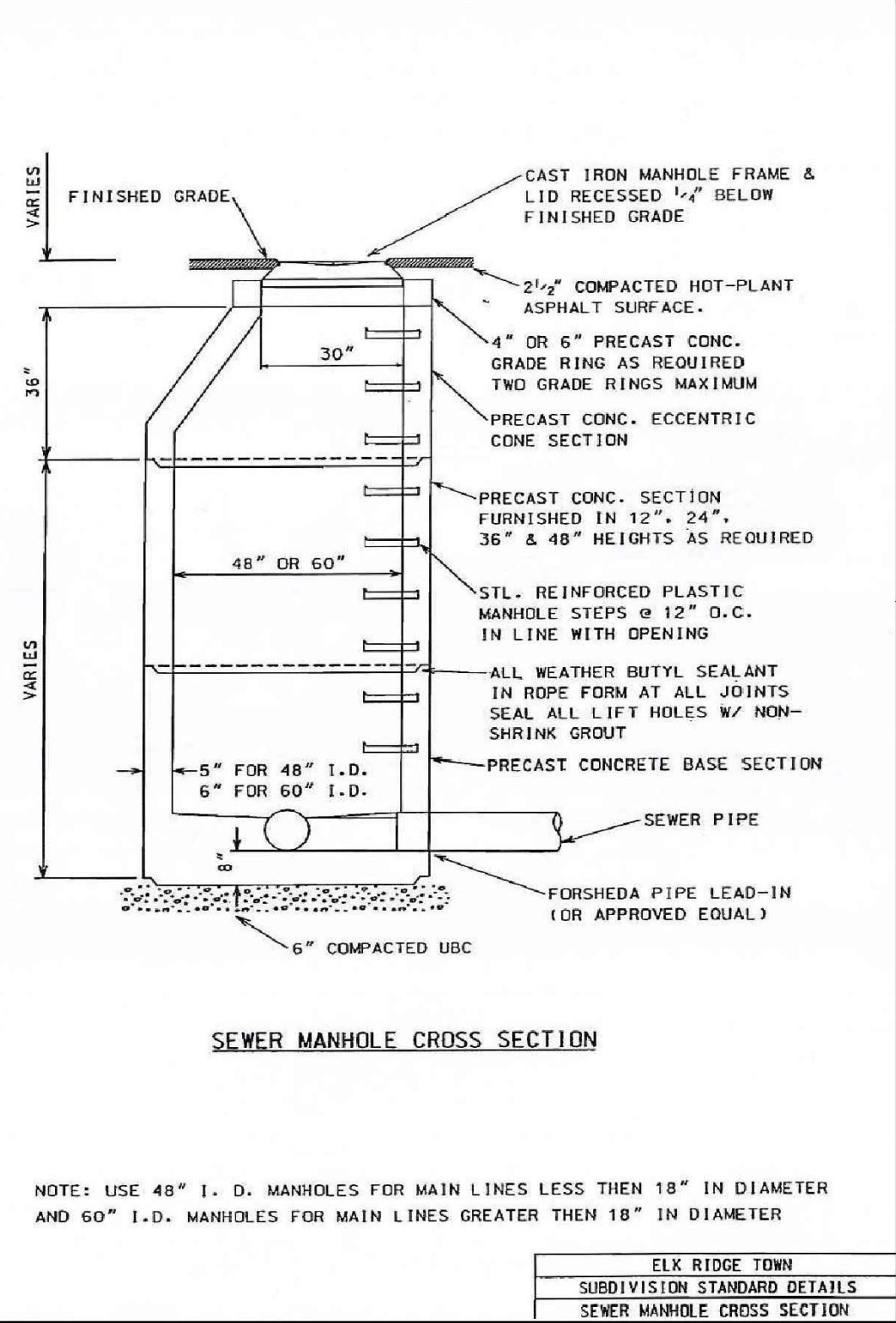
SHEET NO.

DT-01

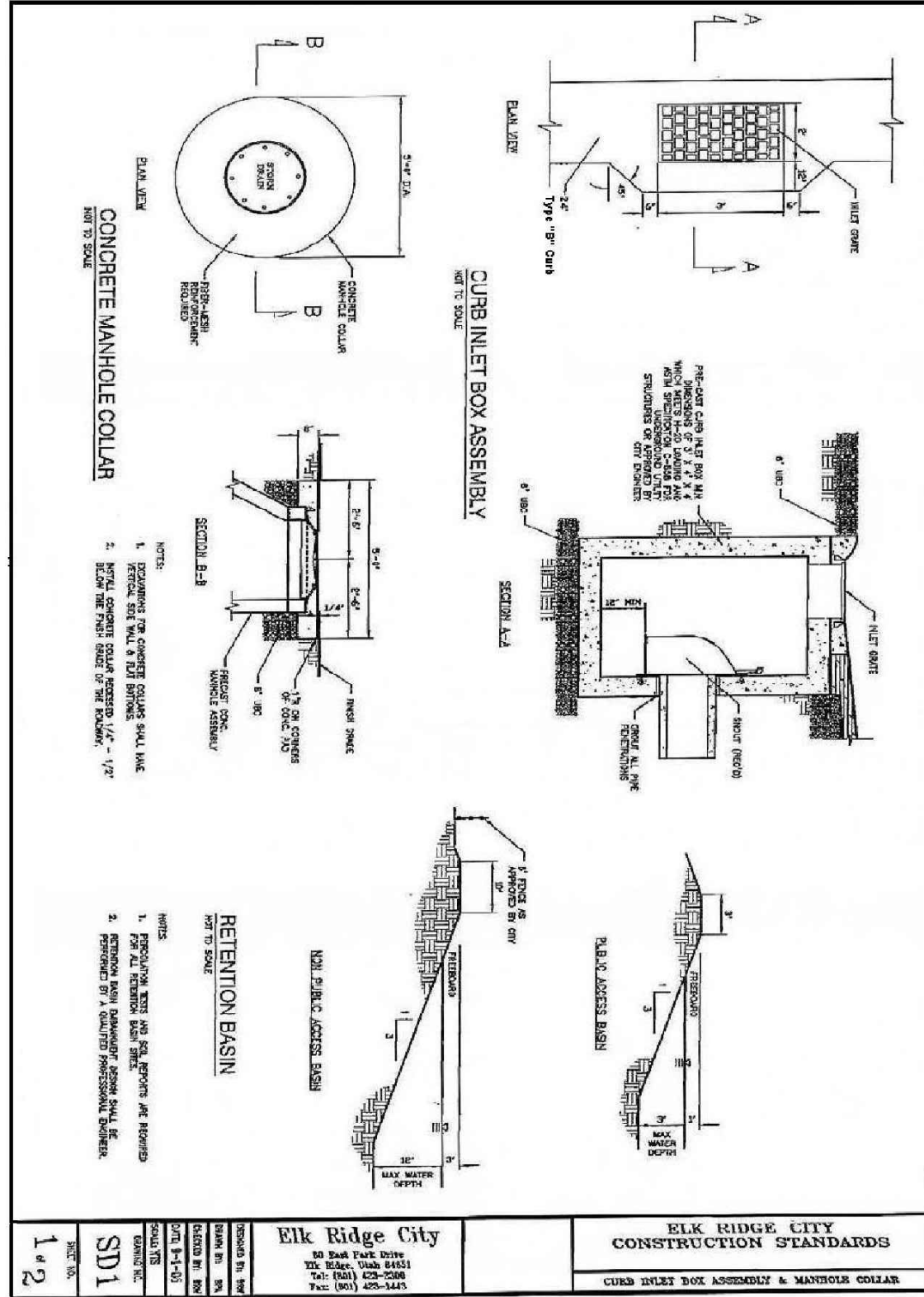
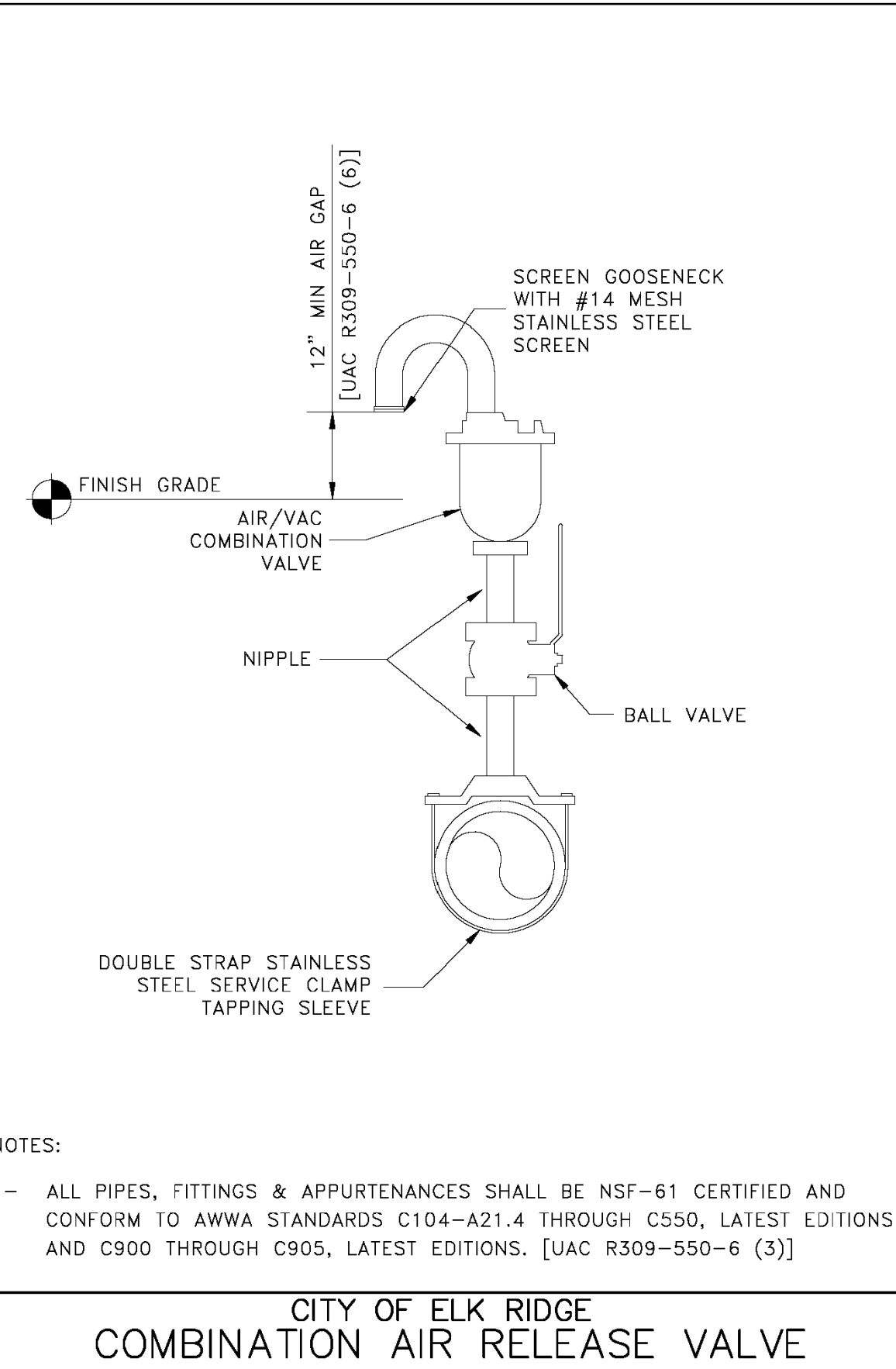
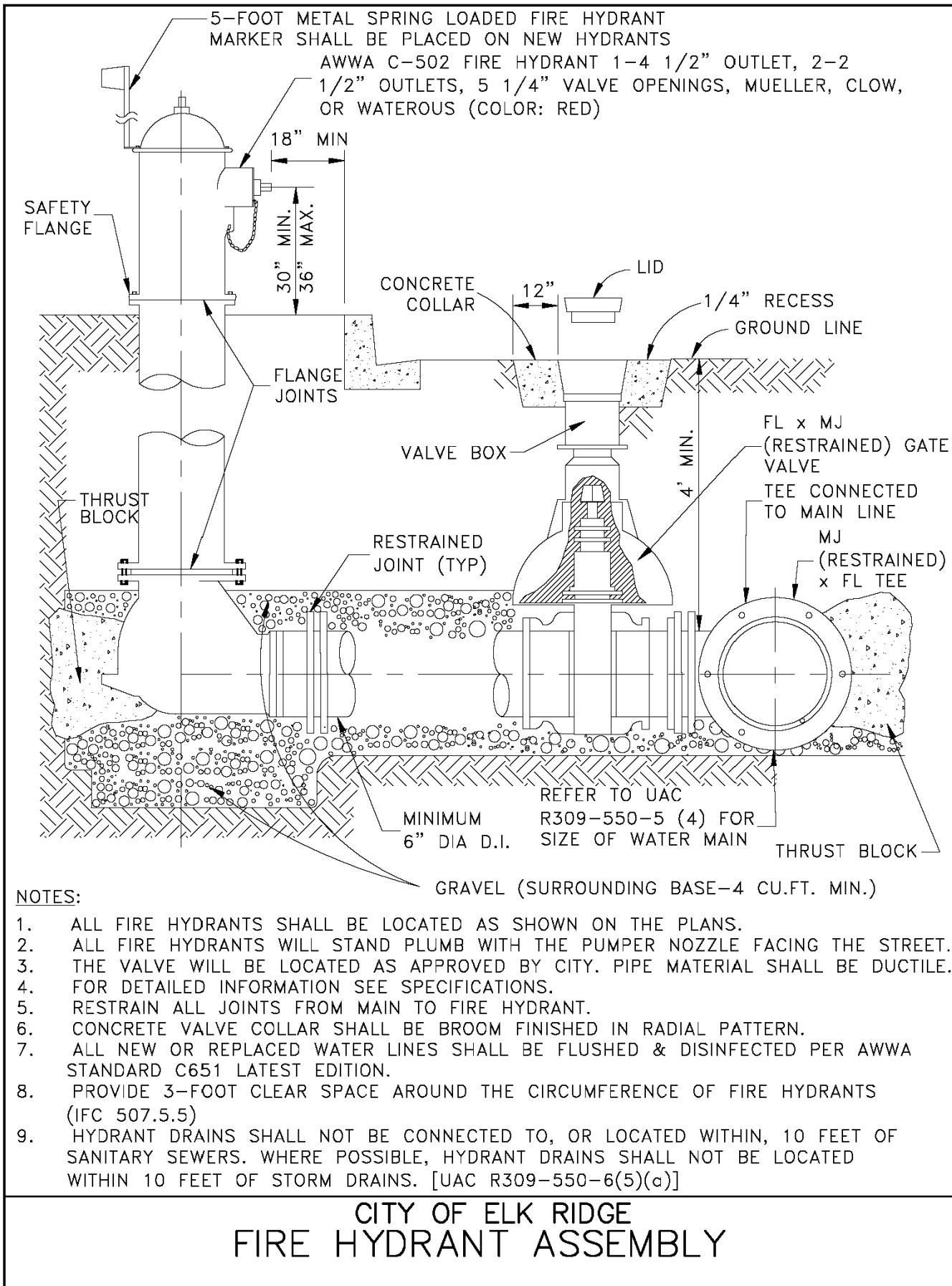
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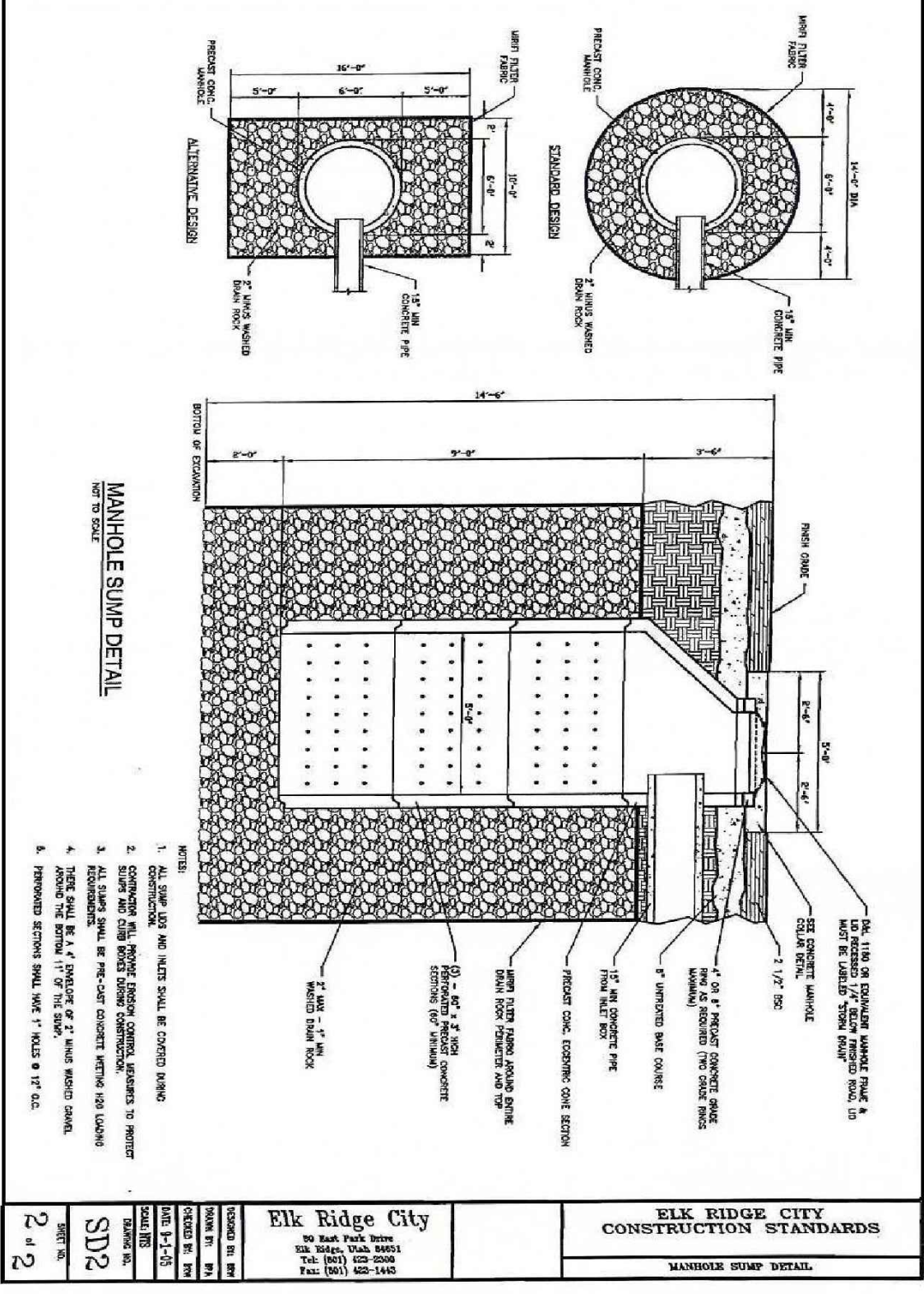
~ S ~



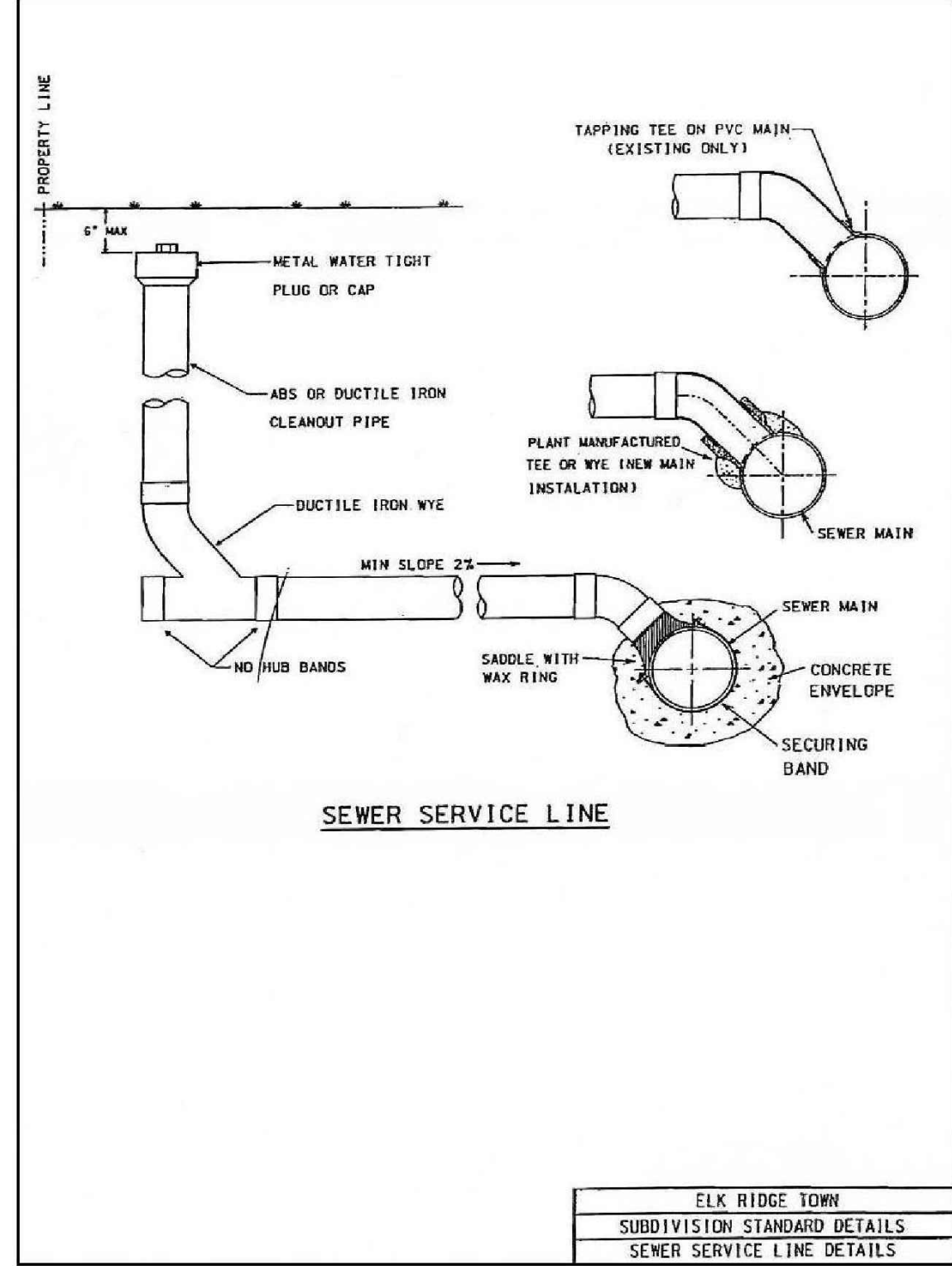
~ E ~



~ A ~



~ B ~



~ D ~

HIGHLANDS PHASE I



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

Z: 2024-22-0000-HIGHLANDS PHASE I/CADD/PRELIMINARY/DT-01.DWG

DETAILS

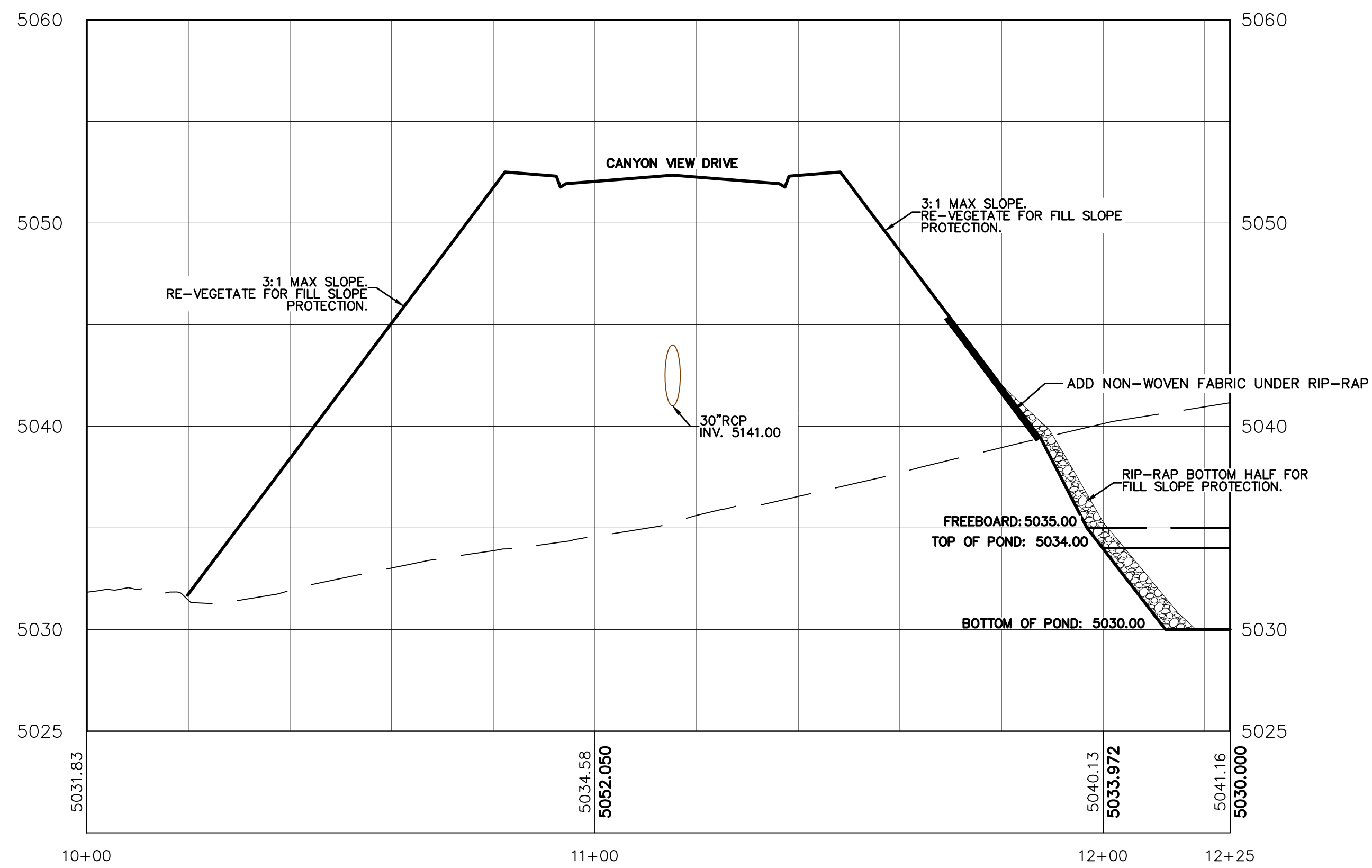
ELK RIDGE, UT

SHEET NO.

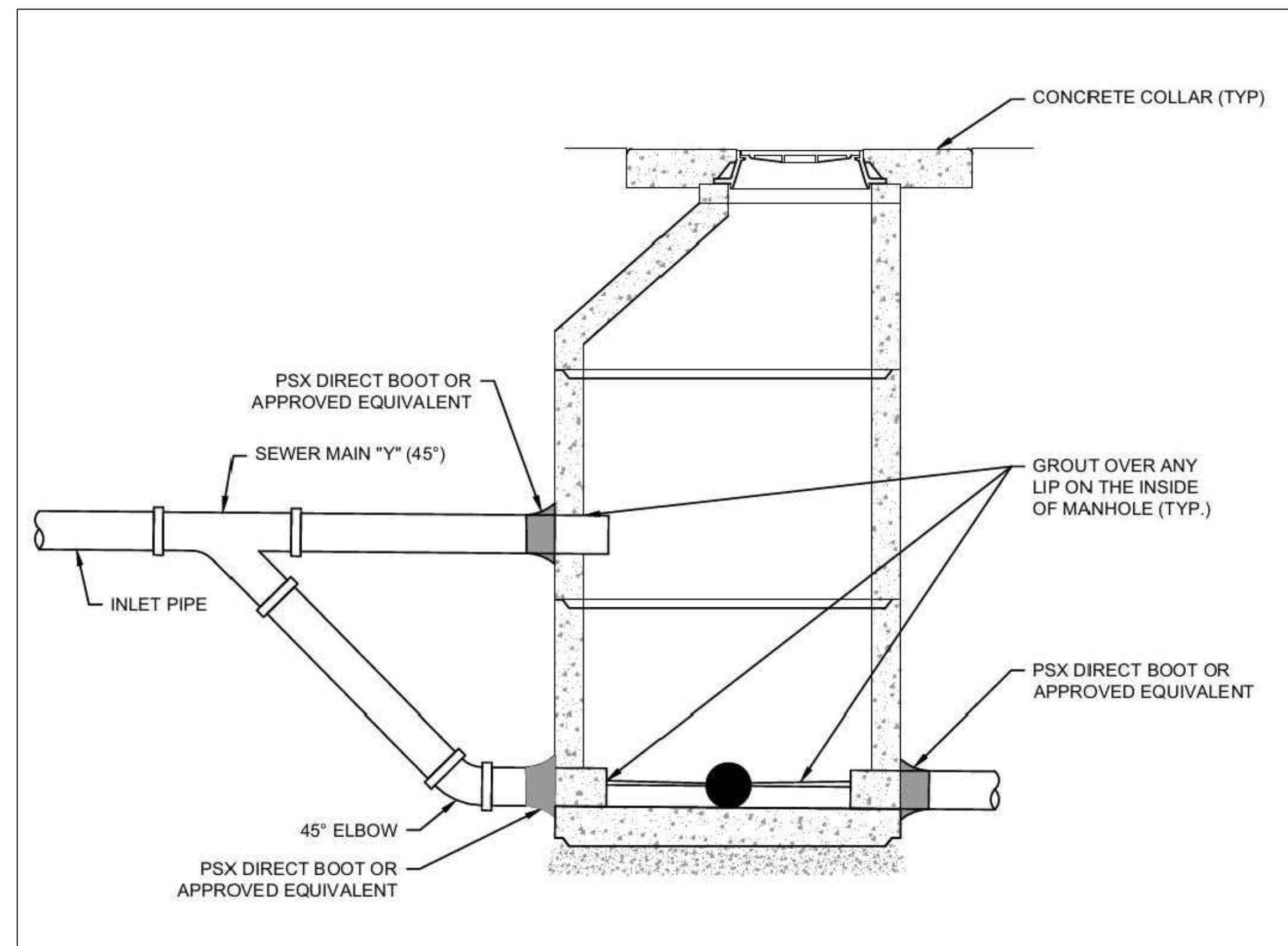
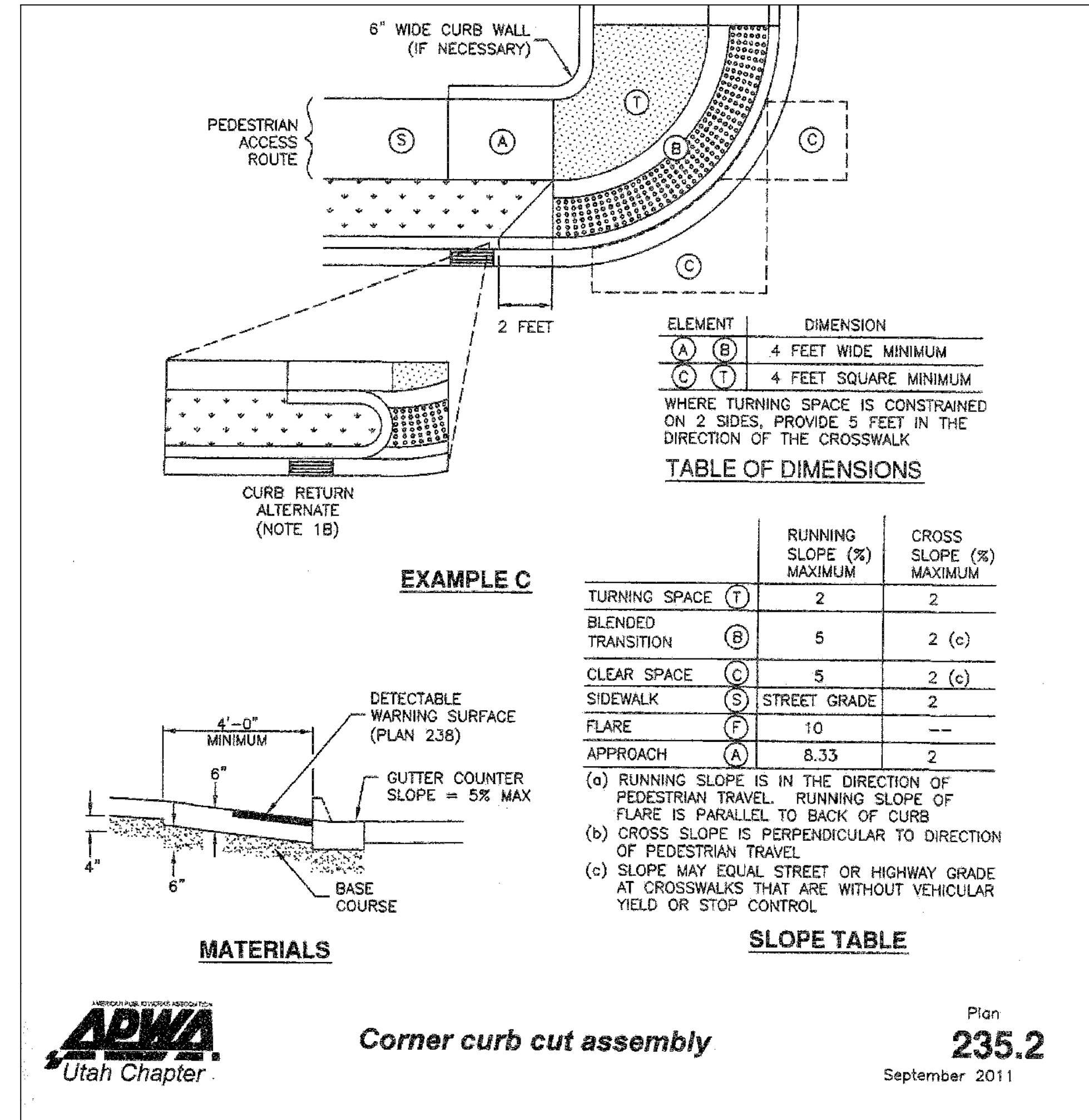
DT-04

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

PROFILE VIEW: FILL AREA - CANYON VIEW - 2+25
SCALE: 5
DATUM: 5025.00



SECTION A - A



HIGHLANDS PHASE I



PHONE: 801-655-0566

946 E. 800 N. SUITE 'A'

SPANISH FORK, UT 84660

SHEET NO. _____

DT-05

DETAILS

ELK RIDGE, UT

REVISIONS		BY	DATE
NO.	1		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			