

LONGVIEW MEADOW ESTATES
A RESIDENTIAL SUBDIVISION
ELK RIDGE, UTAH
PRELIMINARY PLAN SET
OCTOBER 2021

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	PRELIMINARY PLAN SHEET
3	EROSION CONTROL PLAN SHEET
4	UTILITY PLAN SHEET
5	RE-VEGETATION/RETENTION PLAN SHEET
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

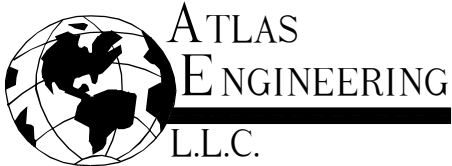
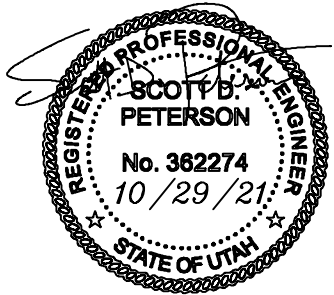
LEGEND	
APPLIES TO ALL SHEETS	
	SET SUBDIVISION MONUMENT
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND 5/8" IRON PIN
	FOUND 1/2" IRON PIN
	SET 5/8" IRON PIN
	SET 1/2" IRON PIN
	CALCULATED POINT, NOT SET
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED ADS STORM DRAIN W/MH
	PROPOSED PVC SDR-35 SEWER W/MH
	PROPOSED PVC CLASS-200 CULINARY WATERLINE



VICINITY MAP
-NTS-

OWNER/DEVELOPER
JOE WILKINS
joewilkins407@gmail.com
ELK RIDGE, UTAH
801-636-5231

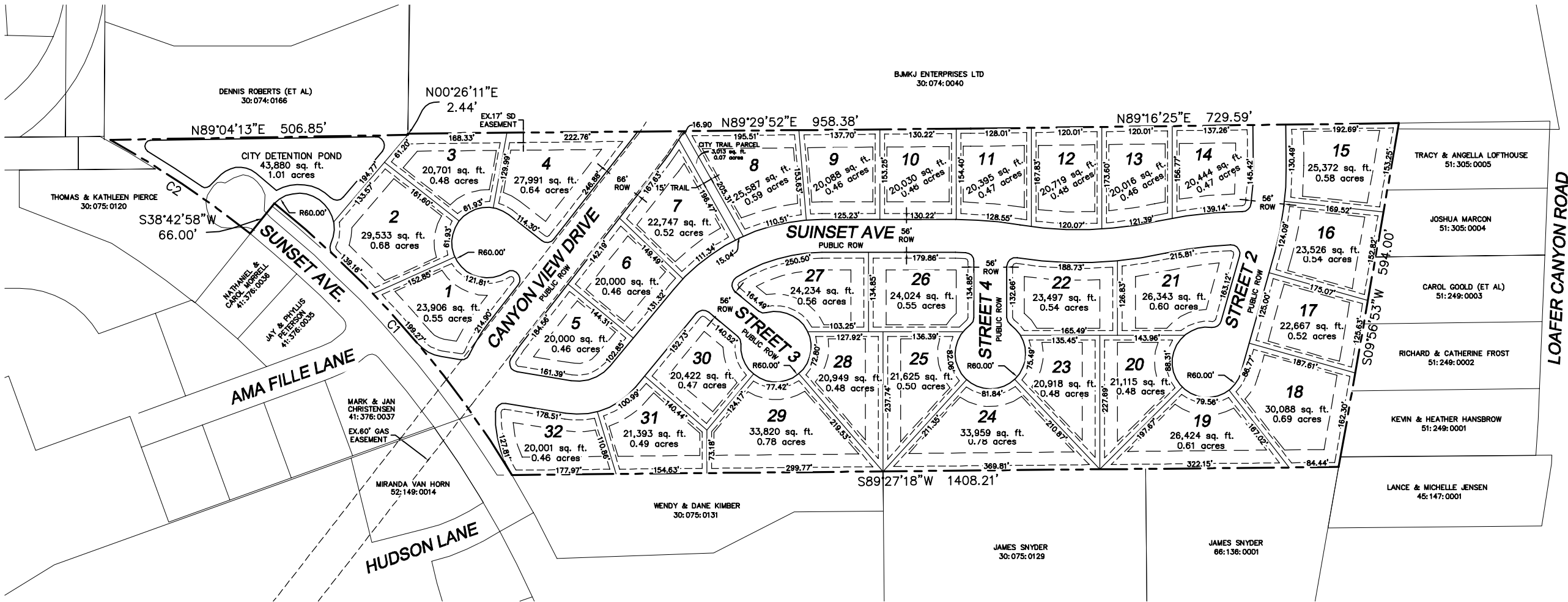
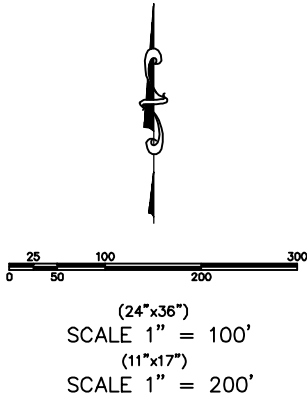
DATA TABLE
ZONE CLASSIFICATION=R-1-20
TOTAL ACREAGE=23.04 ACRES
TOTAL # OF LOTS=32
UNITS/ACRE=1.39
ACREAGE IN ROADS=4.87 ACRES
ACREAGE IN LOTS=17.34 ACRES



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

LEGAL DESCRIPTION

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°16'25"E 729.59 FEET ALONG THE QUARTER SECTION LINE TO THE NORTHWEST CORNER OF RUTTER SUBDIVISION PLAT B; THENCE S09°56'53"W 594.00 FEET ALONG THE WEST LINE OF SAID RUTTER SUBDIVISION PLATS A AND B AND LOAFER HOLLOW PLAT "E" TO THE NORTHEAST CORNER OF SNYDER MEADOWS PLAT "A"; THENCE S89°27'18"W 1408.21 FEET ALONG SAID SUBDIVISION AND ALONG AN EXISTING FENCE TO THE EAST LINE OF SUNSET AVENUE; THENCE ALONG SAID STREET NORTHWESTERLY 617.46 FEET ALONG THE ARC OF A 1757.79 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°07'35", THE CHORD BEARS N41°13'13"W 614.29 FEET; THENCE S38°42'58"W 66.00 FEET; THENCE NORTHWESTERLY 286.75 FEET ALONG THE ARC OF A 1691.79 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°42'41", THE CHORD BEARS N56°08'21"W 286.41 FEET; THENCE N89°04'13"E 506.85 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY #200045:2003); THENCE N00°26'11"E 2.44 FEET; THENCE N89°29'52"E 958.38 FEET TO THE POINT OF BEGINNING. CONTAINING 23.04 ACRES.



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LONGVIEW MEADOW ESTATES

ATLAS ENGINEERING L.L.C.

A SINGLE FAMILY DEVELOPMENT

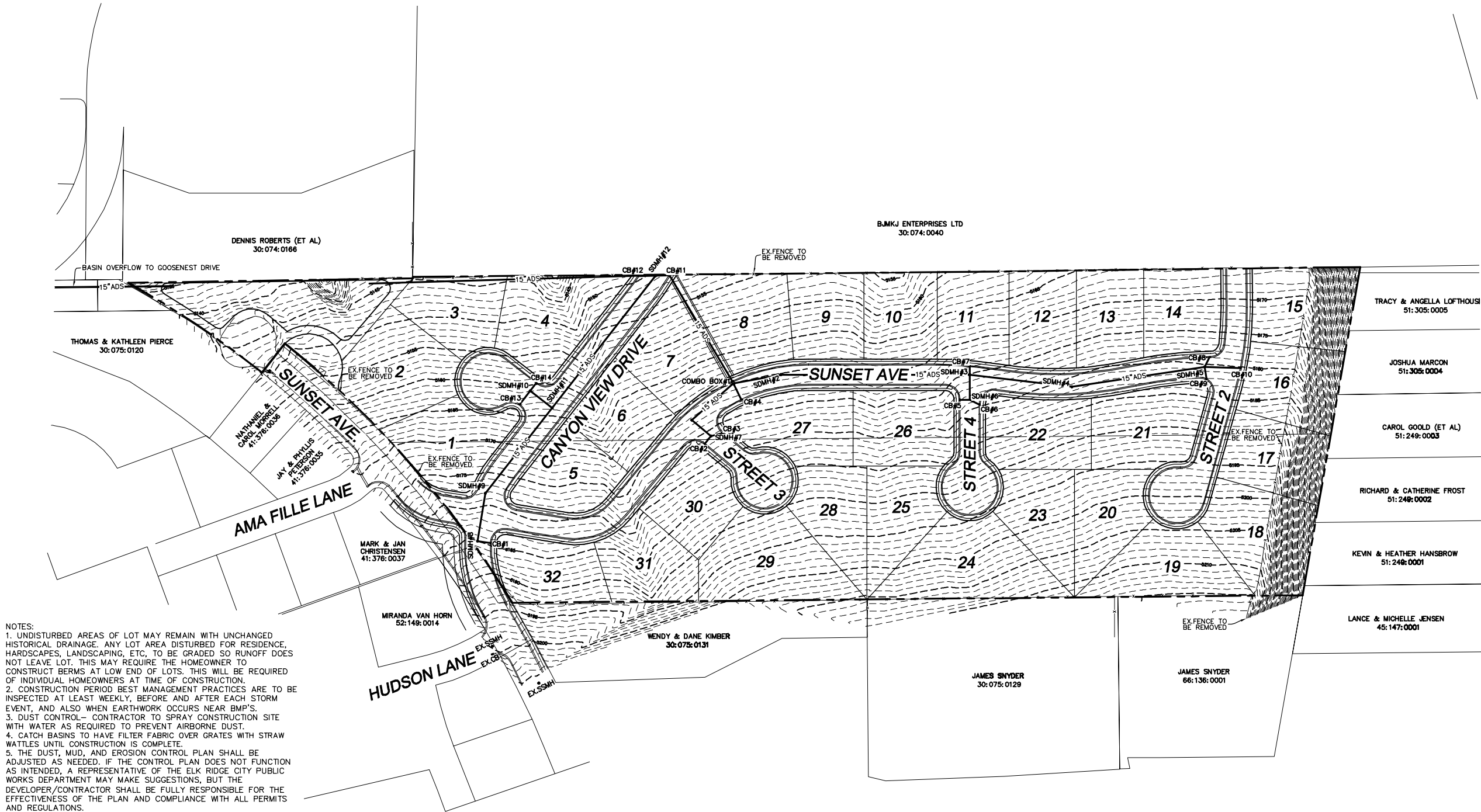
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PRELIMINARY PLAN SHEET
SEPTEMBER 2021

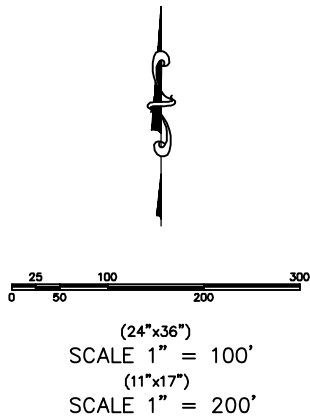
ELK RIDGE, UTAH
COUNTY, UTAH

SHEET NO.
2

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- NOTES:
1. UNDISTURBED AREAS OF LOT MAY REMAIN WITH UNCHANGED HISTORICAL DRAINAGE. ANY LOT AREA DISTURBED FOR RESIDENCE, HARDSCAPES, LANDSCAPING, ETC., TO BE GRADED SO RUNOFF DOES NOT LEAVE LOT. THIS MAY REQUIRE THE HOMEOWNER TO CONSTRUCT BERMS AT LOW END OF LOTS. THIS WILL BE REQUIRED OF INDIVIDUAL HOMEOWNERS AT TIME OF CONSTRUCTION.
 2. CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AT LEAST WEEKLY, BEFORE AND AFTER EACH STORM EVENT, AND ALSO WHEN EARTHWORK OCCURS NEAR BMP'S.
 3. DUST CONTROL- CONTRACTOR TO SPRAY CONSTRUCTION SITE WITH WATER AS REQUIRED TO PREVENT AIRBORNE DUST.
 4. CATCH BASINS TO HAVE FILTER FABRIC OVER GRATES WITH STRAW WATTLES UNTIL CONSTRUCTION IS COMPLETE.
 5. THE DUST, MUD, AND EROSION CONTROL PLAN SHALL BE ADJUSTED AS NEEDED. IF THE CONTROL PLAN DOES NOT FUNCTION AS INTENDED, A REPRESENTATIVE OF THE ELK RIDGE CITY PUBLIC WORKS DEPARTMENT MAY MAKE SUGGESTIONS, BUT THE DEVELOPER/CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE EFFECTIVENESS OF THE PLAN AND COMPLIANCE WITH ALL PERMITS AND REGULATIONS.
 6. ALL DUST, MUD AND EROSION CONTROL DEVICES SHALL BE CHECKED BY THE CONTRACTOR AS NEEDED. NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.
 7. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SOIL EROSION FLOWS, INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AS INDIVIDUAL INLETS ARE INSTALLED. ALL PIPE LINES THAT ARE CONNECTED TO THE PUBLIC SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS.
 8. EROSION CONTROL METHODS AND STRUCTURES SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED BY THE CONTRACTOR AS LONG AS NEEDED TO PREVENT EROSION.
 9. CUT/FILL SLOPES WILL REVEGETATE NATURALLY WITH SEED FROM ADJACENT NATIVE GRASSES. RESEEDING WILL NOT BE REQUIRED.
 10. SNOUTS OIL/WATER SEPARATOR REQUIRED ON ALL CATCH BASINS. THE CONTRACTOR SHALL SIZE THE DEPTH OF THE CATCH BASINS TO MEET THE SUP DEPTH REQUIREMENTS OF THE SPECIFIC MODEL OF SNOUT BEING USED.
 11. PROVIDE 1/10 DROP IN STORMWATER MANHOLES.
 12. PROVIDE SAFETY GRATES ON ALL STORM WATER INLETS AND OUTLETS. SEE GRID GRATE DETAIL, SHEET 6.



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A SINGLE FAMILY DEVELOPMENT

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EROSION CONTROL PLAN
SEPTEMBER 2021

SHEET NO.
3

ELK RIDGE, UTAH
COUNTY, UTAH

NO.	REVISIONS	BY	DATE
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CONSTRUCTION NOTES:

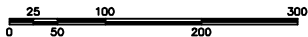
- 1 PROPOSED 8" WATER VALVE PER ELK RIDGE STANDARDS
- 2 CONST. FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
- 3 EXISTING FENCE TO BE REMOVED.
- 4 INSTALL FLUSH VALVE PER ELK RIDGE CITY STANDARDS.

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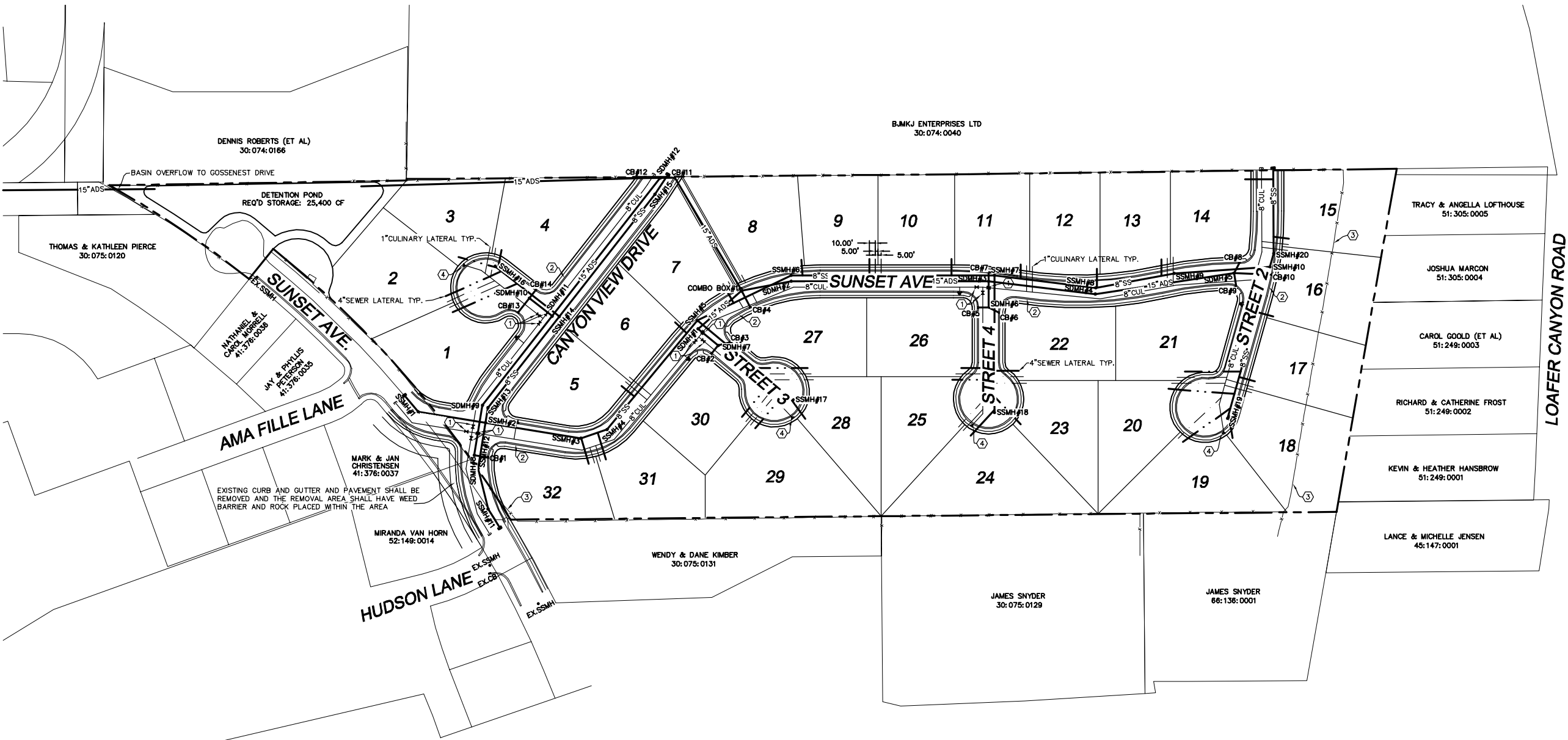


(24"x36")

SCALE 1" = 100'

(11"x17")

SCALE 1" = 200'



SHEET NO.

4

UTILITY PLAN SHEET
SEPTEMBER 2021

ELK RIDGE, UTAH
COUNTY, UTAH

DWK LAND HOLDINGS LLC

A SINGLE FAMILY DEVELOPMENT

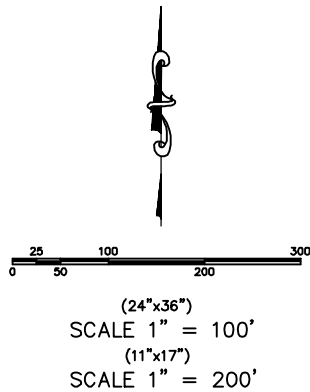
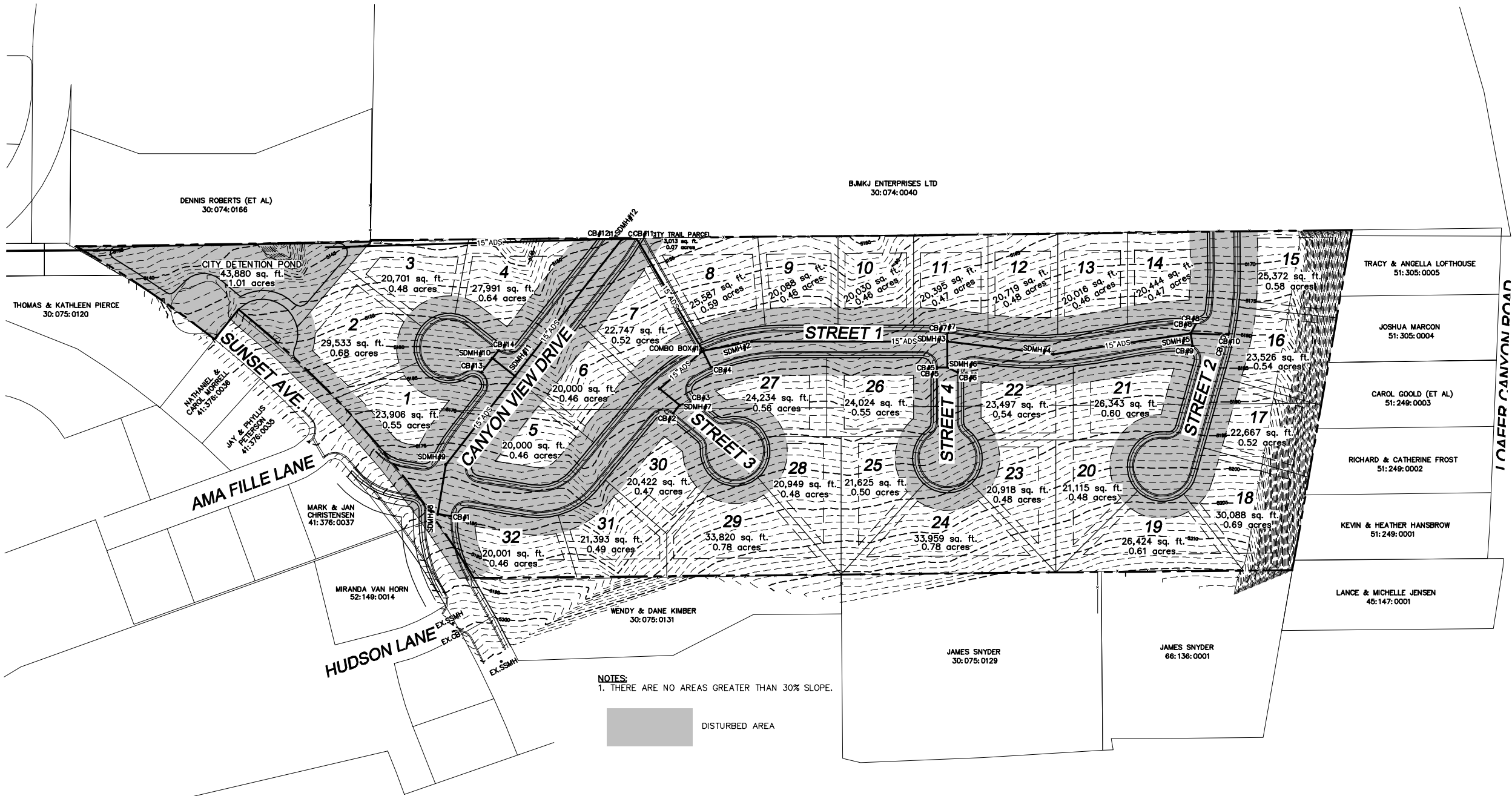
ATLAS



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

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

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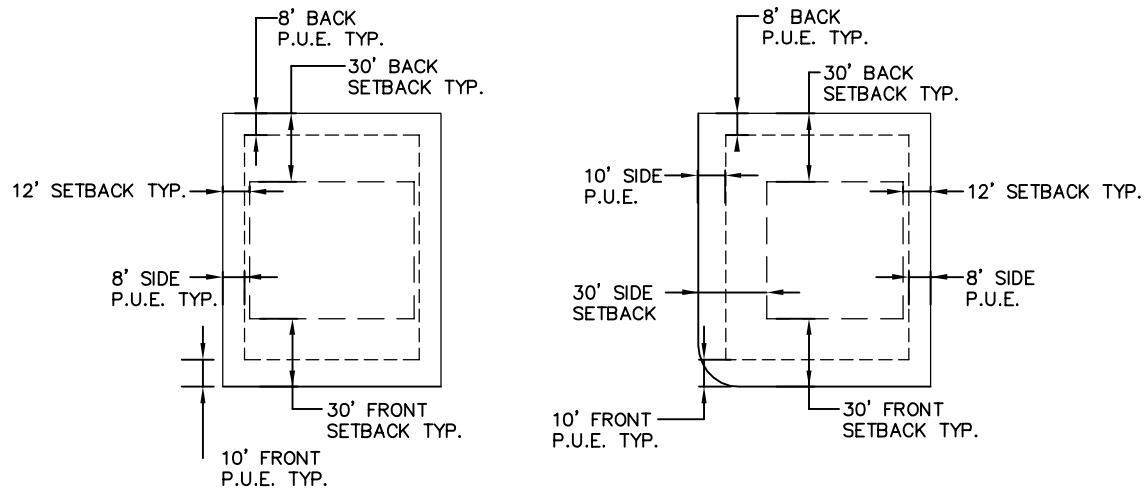
RE-VEGETATION/RETENTION PLAN
SEPTEMBER 2021

ELK RIDGE, UTAH
COUNTY, UTAH

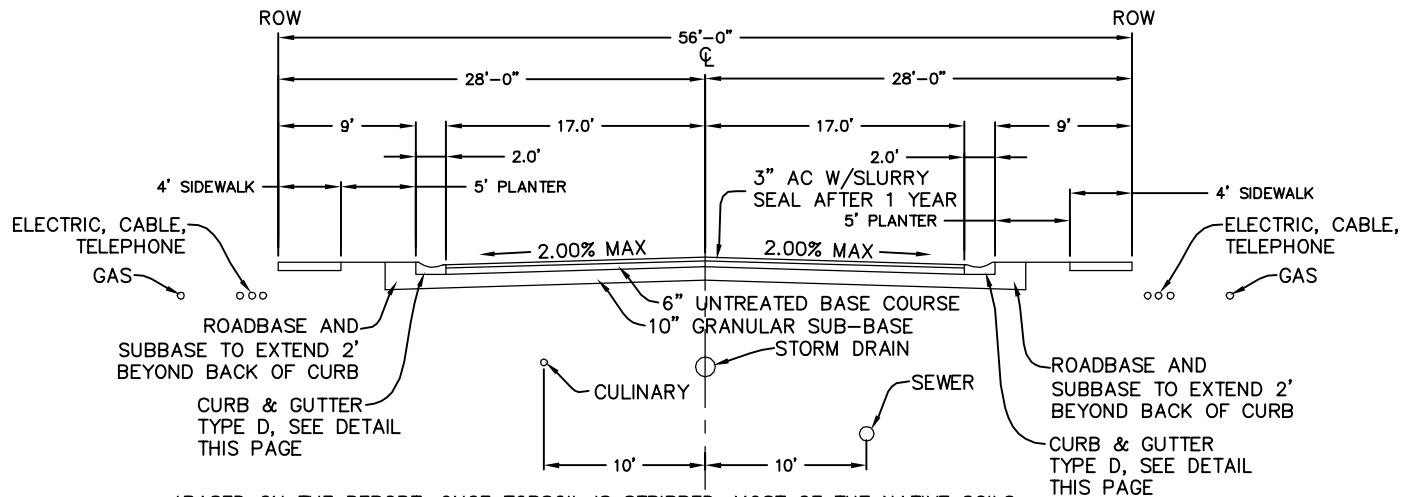
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INTERIOR LOT
CORNER LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-



*BASED ON THE REPORT, ONCE TOPSOIL IS STRIPPED, MOST OF THE NATIVE SOILS ARE SUITABLE TO BE USED AS SUB-BASE WHEN PROPERLY SCARIFIED AND COMPACTED. HOWEVER, LEAN CLAYS WERE ENCOUNTERED AT THE WEST SIDE OF THE PROJECT. LEAN CLAYS ARE NOT SUITABLE FOR SUB-BASE AND SHOULD BE REMOVED AND REPLACED WITH SUITABLE SUB-BASE MATERIAL PRIOR TO PLACING UNTREATED BASE COURSE.

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

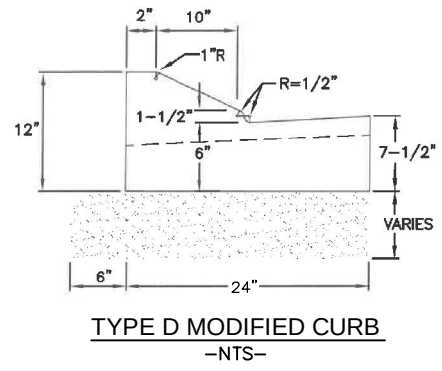
SIDE VIEW
SCALE: NTS

- #2 ECLIPSE POST HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING, COMPRESSION TYPE WITH 2-3/16" MAIN VALVE OPENING. INLET CONNECTION SHALL BE 2" FIP. OUTLET SHALL BE 2 1/2". STANDARD DEPTH OF BURY IS 4'.
- ALL WATER FLOW SHALL PASS THRU A 3-1/2" FBE COATED STEEL PIPE AND CAST IRON TOP STOCK WATERWAY.
- ALL WORKING PARTS SHALL BE SERVICEABLE FROM ABOVE GROUND WITH NO DIGGING OR REPLACEMENT NEEDED.
- HYDRANT SHALL BE SET IN 4 CUBIC FEET OF CRUSHED STONE TO ALLOW FOR PROPER DRAINAGE OF HYDRANT.
- THE #2 ECLIPSE POST HYDRANT AS MANUFACTURED BY THE KUPFERLE FOUNDRY, ST. LOUIS MO. 63102.

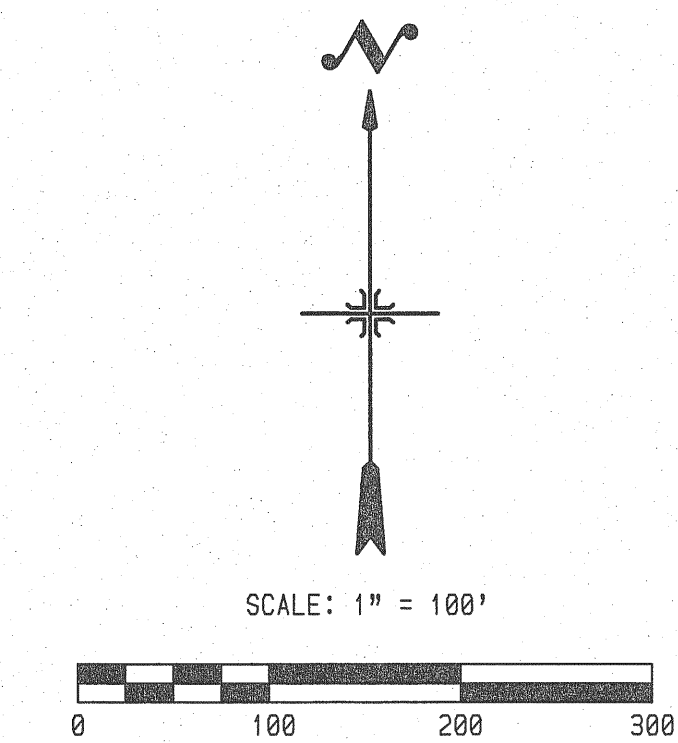
ITEM	ITEM / DESCRIPTION	NOTES
1	OPERATING SCREW	
2	TOP CAP	
3	SIDE CAP	
4	TOP STOCK	
5	3-1/2" FBE COATED STEEL PIPE	
6	DRAIN HOLE	
7	COUPLING	
8	INLET VALVE BODY	
9	UNDISTURBED EARTH	
10	VALVE BOX	
11	THRUST BLOCK	
12	CRUSHED ROCK	
13	HYDRANT SHUT-OFF VALVE	

CITY OF ELK RIDGE
2" BLOW-OFF INSTALLATION

REV 1 - 03/17/21



TYPE D MODIFIED CURB
-NTS-



A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SAIL LAKE BASIN AND MERIDIAN AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SAIL LAKE BASIN AND MERIDIAN; THENCE NORTH 89°15'25" EAST 729.59 FEET ALONG THE QUARTER SECTION LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION PLAT 8; THENCE NORTH 93°52'58" WEST 594.00 FEET ALONG THE WEST LINE OF SAID RUTHER SUBDIVISION PLATS A AND B AND LAPOER HOLLOW PLAT E TO THE NORTHEAST CORNER OF SNYDER MEADOWS PLAT 4; THENCE SOUTH 89°22'18" WEST 1488.21 FEET ALONG SAID SUBDIVISION AND ALONG AN EXISTING FENCE TO THE EAST LINE OF SUNSET AVENUE; THENCE ALONG SAID STREET NORTHWESTERLY 817.40 FEET TO THE CORNER OF SAID STREET AND THE WEST LINE OF THE LEFT THROUGH A CENTRAL ANGLE OF 28°07'35", THE CHORD BEARS NORTH 41°13'13" WEST 614.29 FEET; THENCE SOUTH 38°42'58" WEST 56.00 FEET; THENCE NORTHWESTERLY 286.75 FEET ALONG THE ARC OF A 1691.79 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°42'41", THE CHORD BEARS NORTH 58°08'21" WEST 286.41 FEET; THENCE NORTH 89°54'13" EAST 536.55 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY #280045-2005) TO THE CORNER OF THE 126111" EAST 2.44 FEET; THENCE NORTH 89°22'52" EAST 951.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.84 ACRES.

BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE.
(S 0°15'47" E BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST
CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB8N.)
PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING
PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY
DESCRIPTION.

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 166486, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Barry L. Prettyman Sep. 1, 2021
 BARRY L. PRETTYMAN DATE

● = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.
 --- DWK LAND HOLDINGS DEED LINES
 ADJACENT LAND OWNER DEED LINES
 X-X-X EXISTING FENCES

A T L A S E N G I N E E R I N G 946 EAST 800 NORTH - SUITE #A SPANISH FORK , UTAH - 84660 PHONE: (801) 655 - 0566		DWK LAND HOLDINGS LLC RECORD OF SURVEY PLAT E L K R I D G E , U T A H		DRAWN BY:	B.L.P.	DATE:	AUG. 12, 2021	SHEET No.
				APPROVED BY:	B.L.P.	DATE REVISED:	SEP. 1, 2021	
				SCALE:	1" = 100'	REVISED NORTH BOUNDARY TO MATCH FUTURE DEVELOPMENT PLAN.		
						1 OF 1		