

AMBLEVIEW ESTATES PRELIMINARY PLANS

A PARCEL OF LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 2, TOWNSHIP 9 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

ELK RIDGE, UTAH

PROJECT LOCATION: 11200 SOUTH ELK RIDGE DRIVE

prepared for:

CADENCE HOMES

3400 NORTH ASHTON BLVD SUITE #180

LEHI, UT 84043

prepared by:

TRANE ENGINEERING

27 EAST MAIN STREET

LEHI, UT 84043

PHONE: (801) 768-4544

GENERAL NOTES

- General Construction Notes should be read with a minimum of 4'-0" cover over the top of the pipe. Gas lines shall be placed with a minimum of 2'-0" cover.
- All new culinary water and pressurized irrigation main line pipe shall be PVC 8000 DR 18 class 150 unless otherwise noted.
- All new culinary water and pressurized irrigation main line pipe shall be 8" in diameter.
- The minimum required fire flow of the fire hydrant locations shall be 1500 GPM.
- Culinary water service meter boxes shall be located within the 2' strip between the sidewalk and the curb.
- The minimum required fire flow of the fire hydrant locations shall be 1500 GPM.
- When required, pressure reducing valve (PRV) shall be located as directed by the City or City Engineer.
- The City of City Engineer shall provide the contractor with the appropriate construction pressure setting.
6. All pressure testing dry culinary water or pressurized irrigation pipe lines shall be in accordance with the City of City Engineer's specifications. The maximum spacing between the hydrants shall not exceed 500' from the location of the hydrant.
9. All pressure testing dry culinary water or pressurized irrigation pipe lines shall be in accordance with the City of City Engineer's specifications. The maximum spacing between the hydrants shall not exceed 500' from the location of the hydrant.
10. Only City personnel shall open and close city water valves, unless otherwise approved in writing by the City.
11. All water samples for culinary water testing shall be collected and delivered by City personnel. The contractor shall pay for the testing expense.
12. All water and pressurized irrigation main line pipe shall be located in line with corner lot property lines. The number of valves shall be as follows: GP ELL - 1 valve, Tee - 2 valves, Cross - 3 valves.
14. Elk Ridge City shall reserve the right to require the developer to submit a water investigation report that has been prepared by a registered professional engineer. If in the opinion of the City staff or the City Engineer, the report is not satisfactory, the developer shall be required to submit a new report.
15. All pipe shall be installed in accordance with the City of City Engineer's specifications.
16. All pipe shall be installed in accordance with the City of City Engineer's specifications.
17. The maximum depth of any cut-deck shall be 400' measured from the start of the road to the centerline of the road.
18. The contractor shall provide, install, and maintain all road construction, borncross, curbing, drainage, and other related items in accordance with the City of City Engineer's specifications.
19. Traffic control shall be maintained throughout the project.
20. The project shall be completed in accordance with the City of City Engineer's specifications.
21. No open burning or construction debris shall be allowed.
22. All construction shall be in accordance with the City of City Engineer's specifications.
23. All construction shall be in accordance with the City of City Engineer's specifications.
24. Developers are required to install a minimum of half the right-of-way per lot.

BENCHMARK

ELK RIDGE, TOWNSHIP 9S, RANGE 2E
ELEVATION = 4577.32



UNLIMITED AND SERVICES
NATURAL GAS
ELECTRIC
TELEPHONE
CABLE TELEVISION
SEWER
DOMESTIC
COMMUNITY
COUNCIL

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN STREET, LEHI, UTAH 84043 (801) 768-4544

ELK RIDGE, UTAH
AMBLEVIEW ESTATES
A RESIDENTIAL SUBDIVISION

COVER

JOB
O-A-ELK RIDGE
SHEET NO. 1

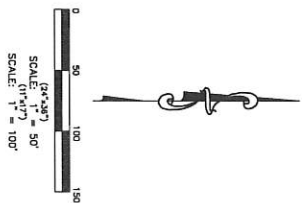
LAND USE	PLAT "A" =
ZONING =	R-12
TOTAL LOTS =	40 LOTS
ACREAGE IN LOTS =	12.09 ACRES
ACREAGE IN ROW =	4.37 ACRES
ACREAGE COMMERCIAL =	2.33 ACRES
DENSITY OVERALL =	2.43 LOTS/ACRE

SHEET INDEX

SHEET NO. SHEET NAME

1	COVER SHEET / INDEX SHEET
2	UTILITY PLAN
3	GRADING PLAN
4	AMBLEVIEW WAY PLAN & PROFILE SHEET
5	HORIZON VIEW PLAN & PROFILE SHEET
6	1200 SOUTH PLAN & PROFILE SHEET
7	350 EAST PLAN & PROFILE SHEET
8	SWPPP
PLAT	PRELIMINARY PLAT





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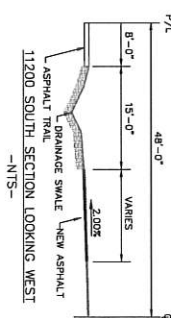
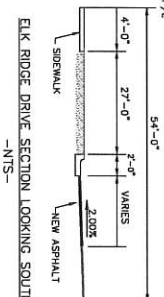
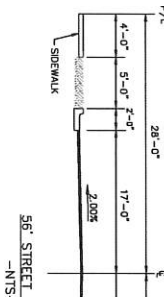
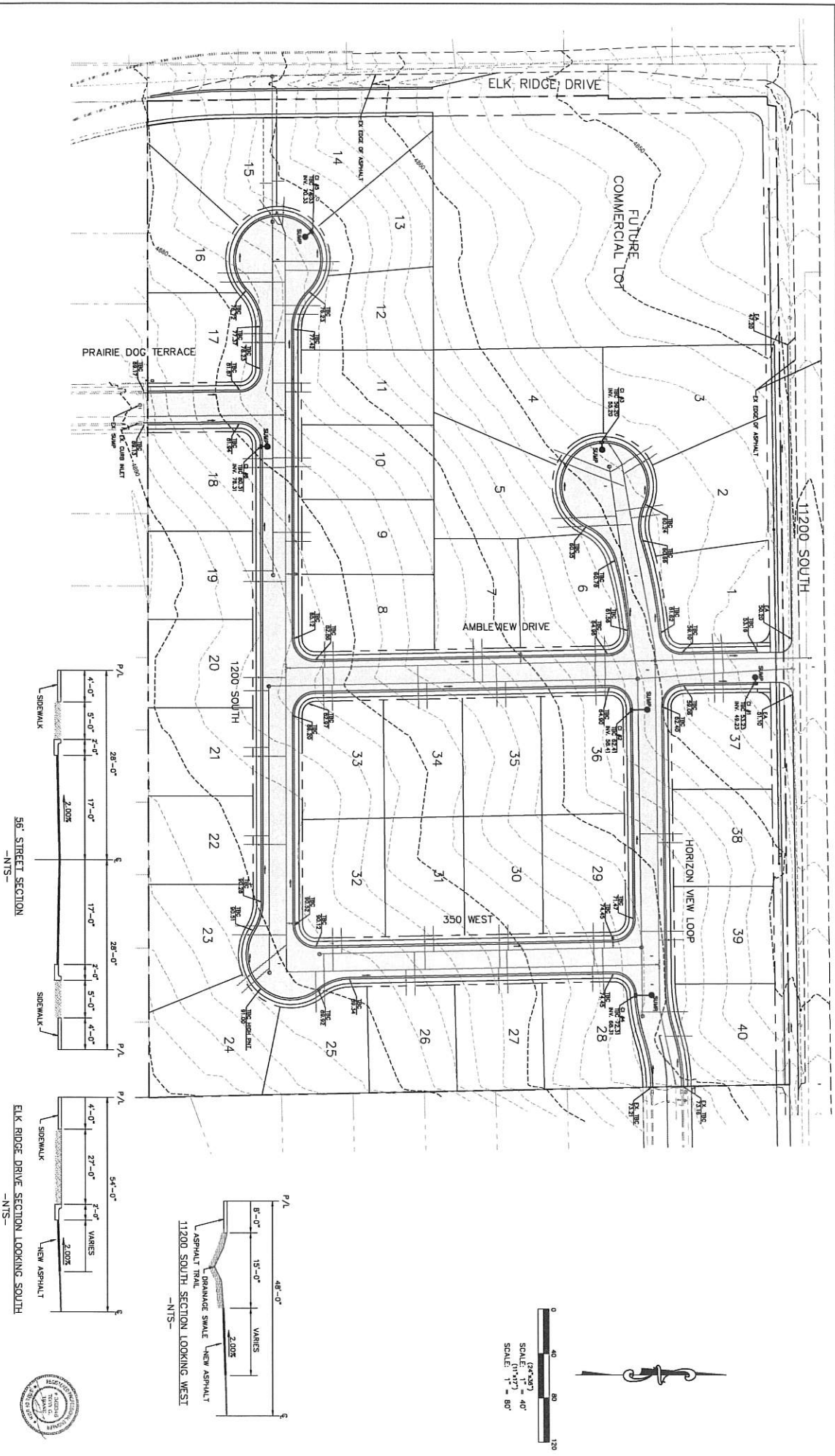
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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

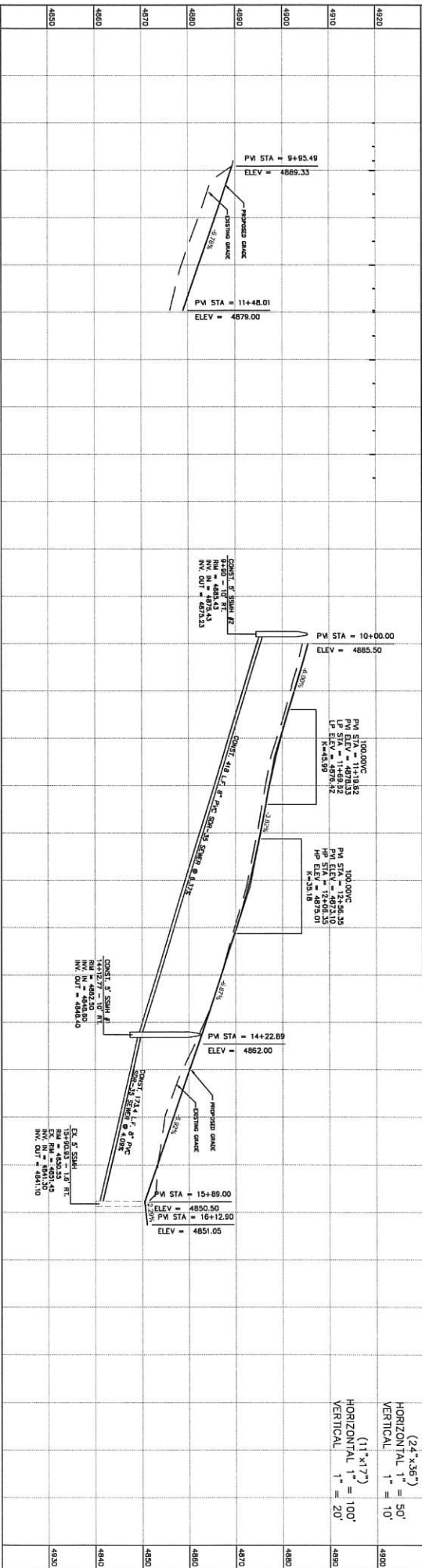
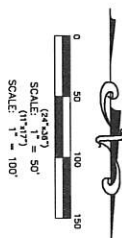
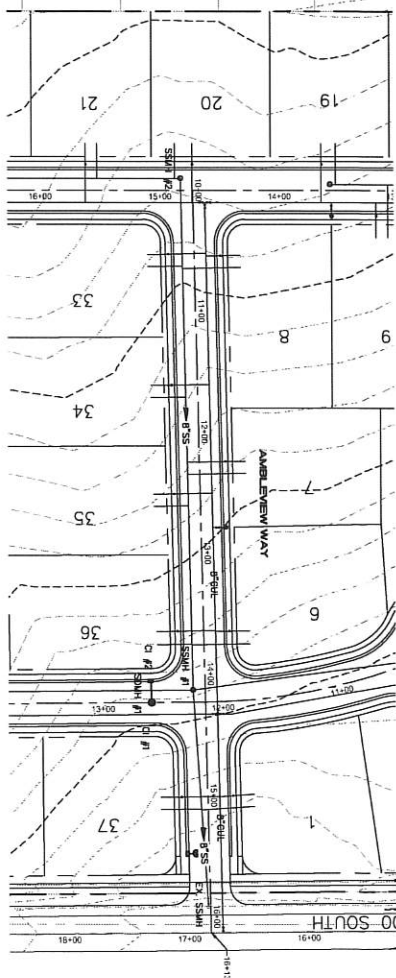
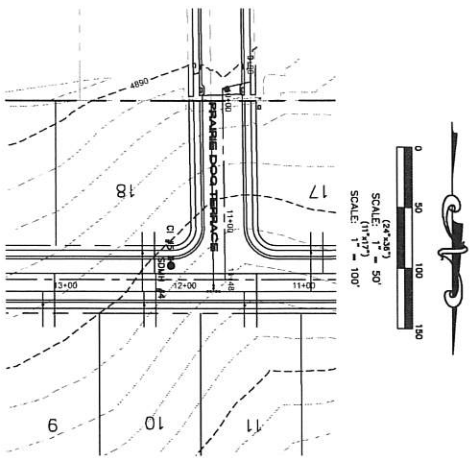
ELK RIDGE, UTAH

AMBLEVIEW ESTATES
A RESIDENTIAL SUBDIVISION

GRADING AND DRAINAGE

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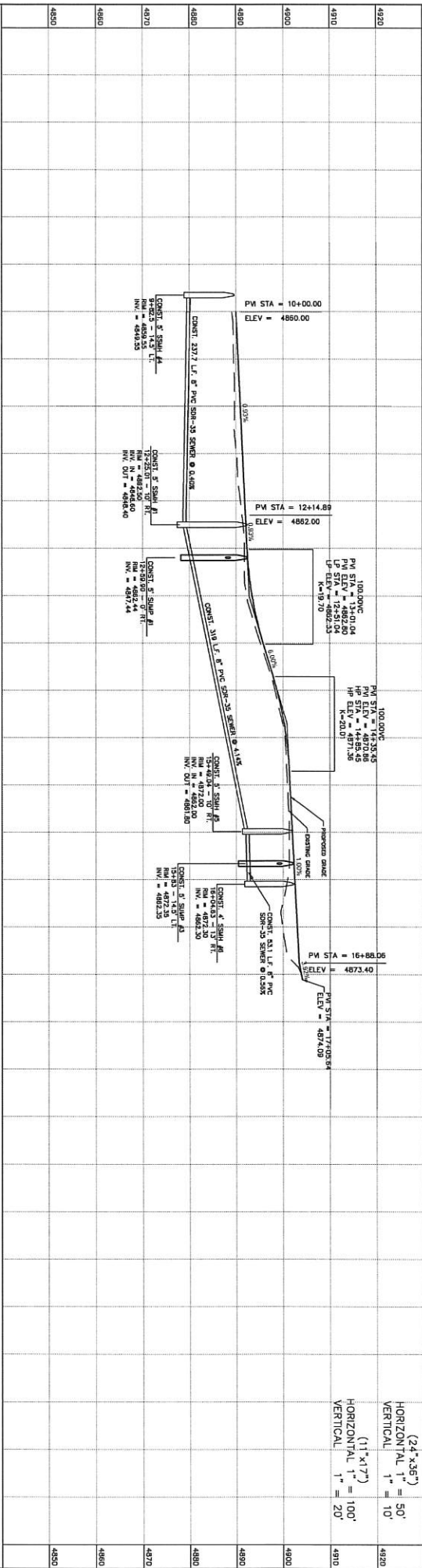
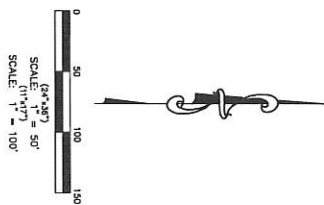
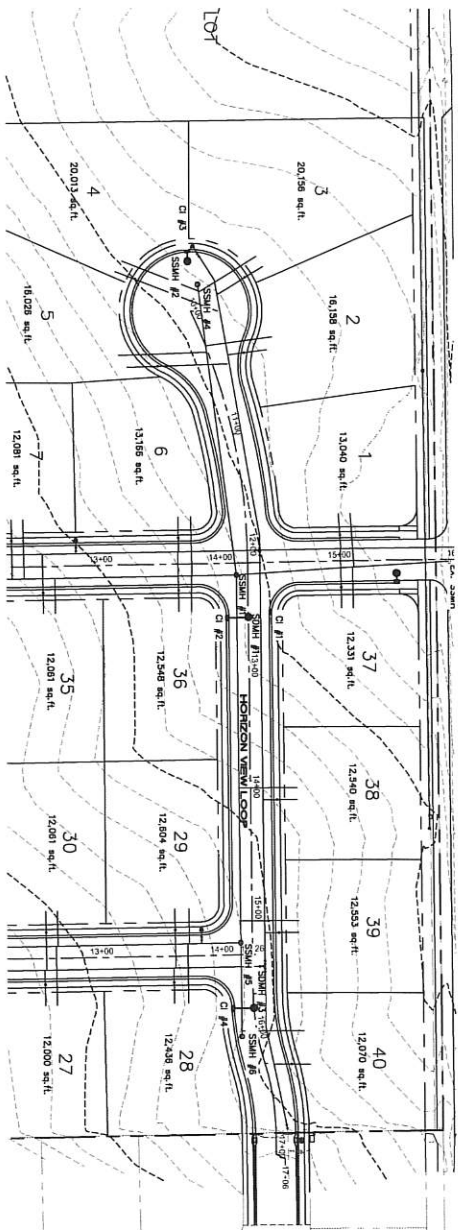
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ELK RIDGE,
UTAH

AMBLEVIEW ESTATES
A RESIDENTIAL SUBDIVISION

AMBLEVIEW WAY PLAN & PROFILE
SHEET NO. 4

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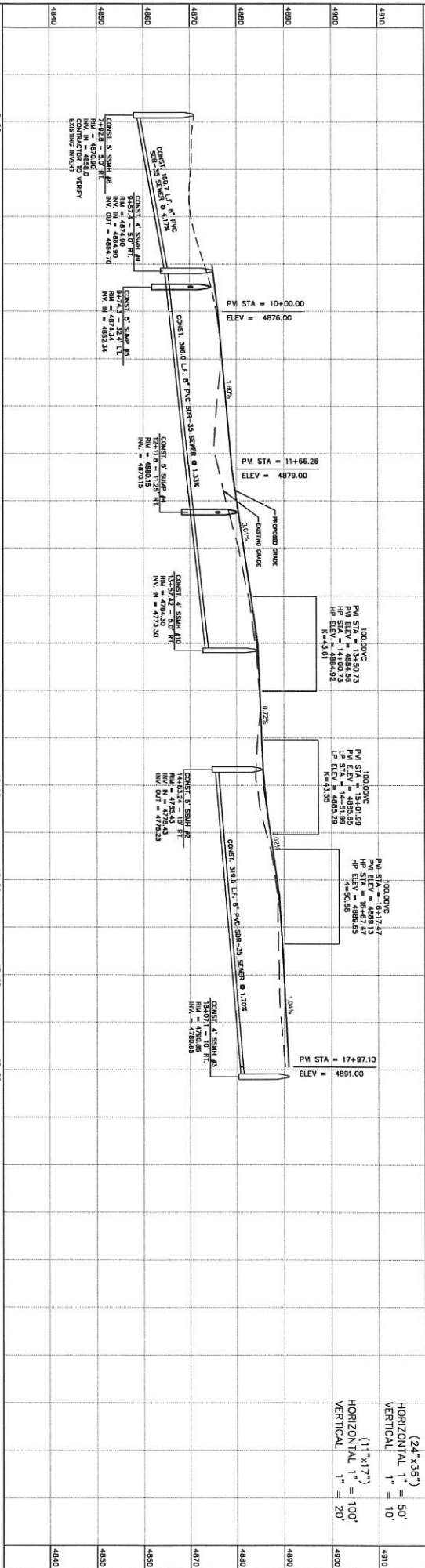
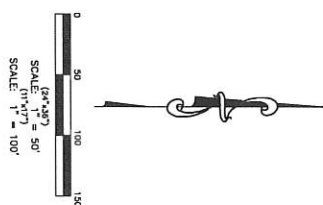
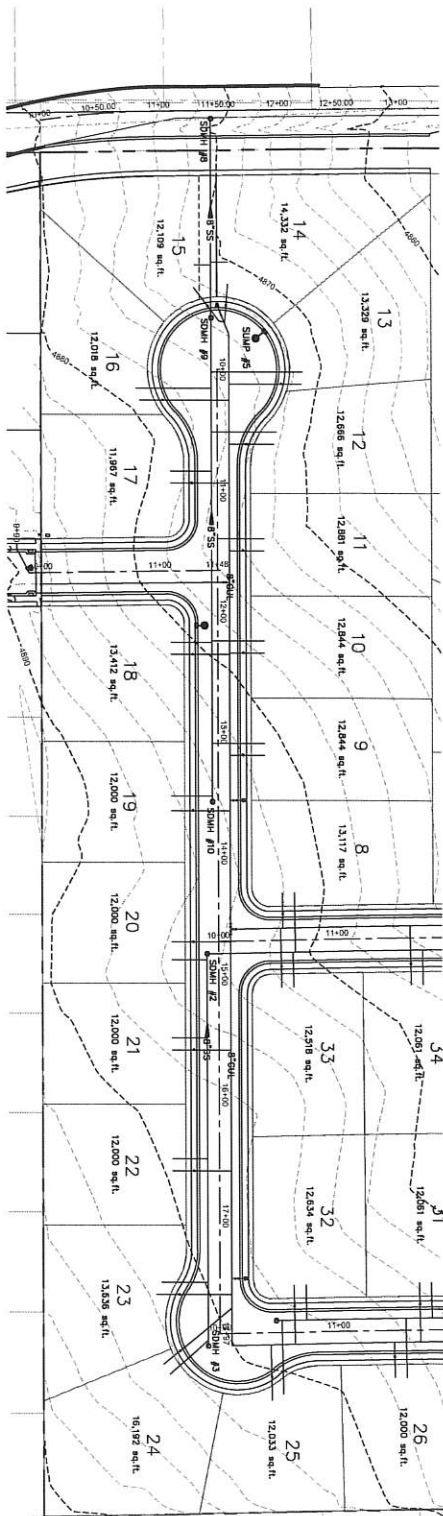
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ELK RIDGE,
 UTAH

AMBLEVIEW ESTATES
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HORIZON VIEW LOOP PLAN & PROFILE

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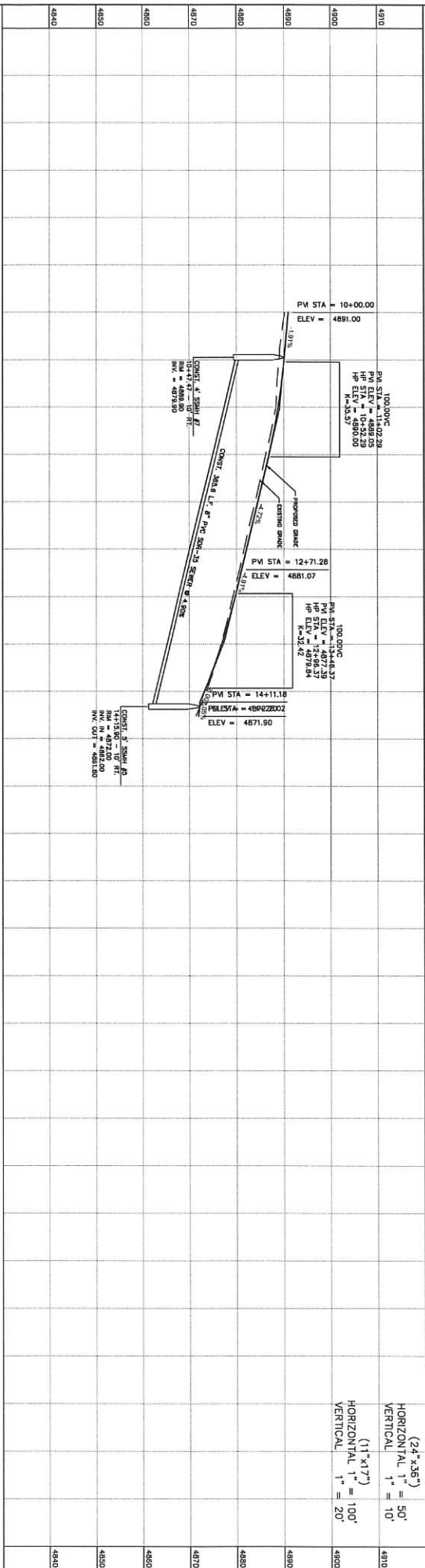
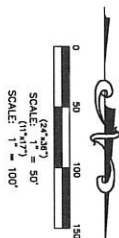
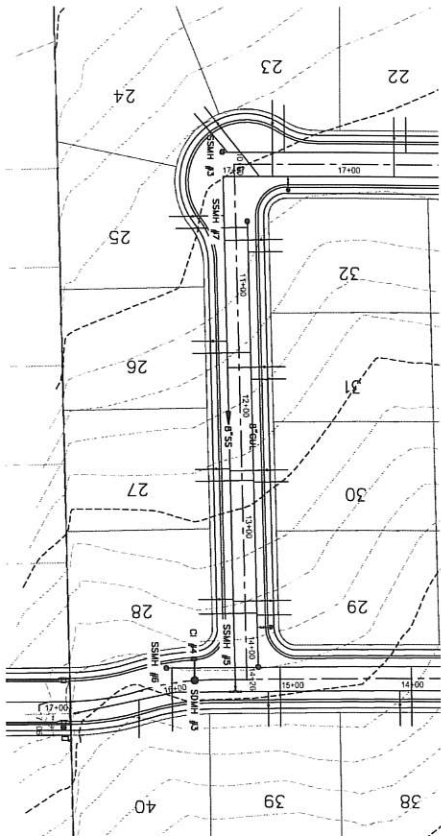
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ELK RIDGE,
UTAH

AMBLEVIEW ESTATES
A RESIDENTIAL SUBDIVISION

SOUTH ROAD PLAN & PROFILE



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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4344

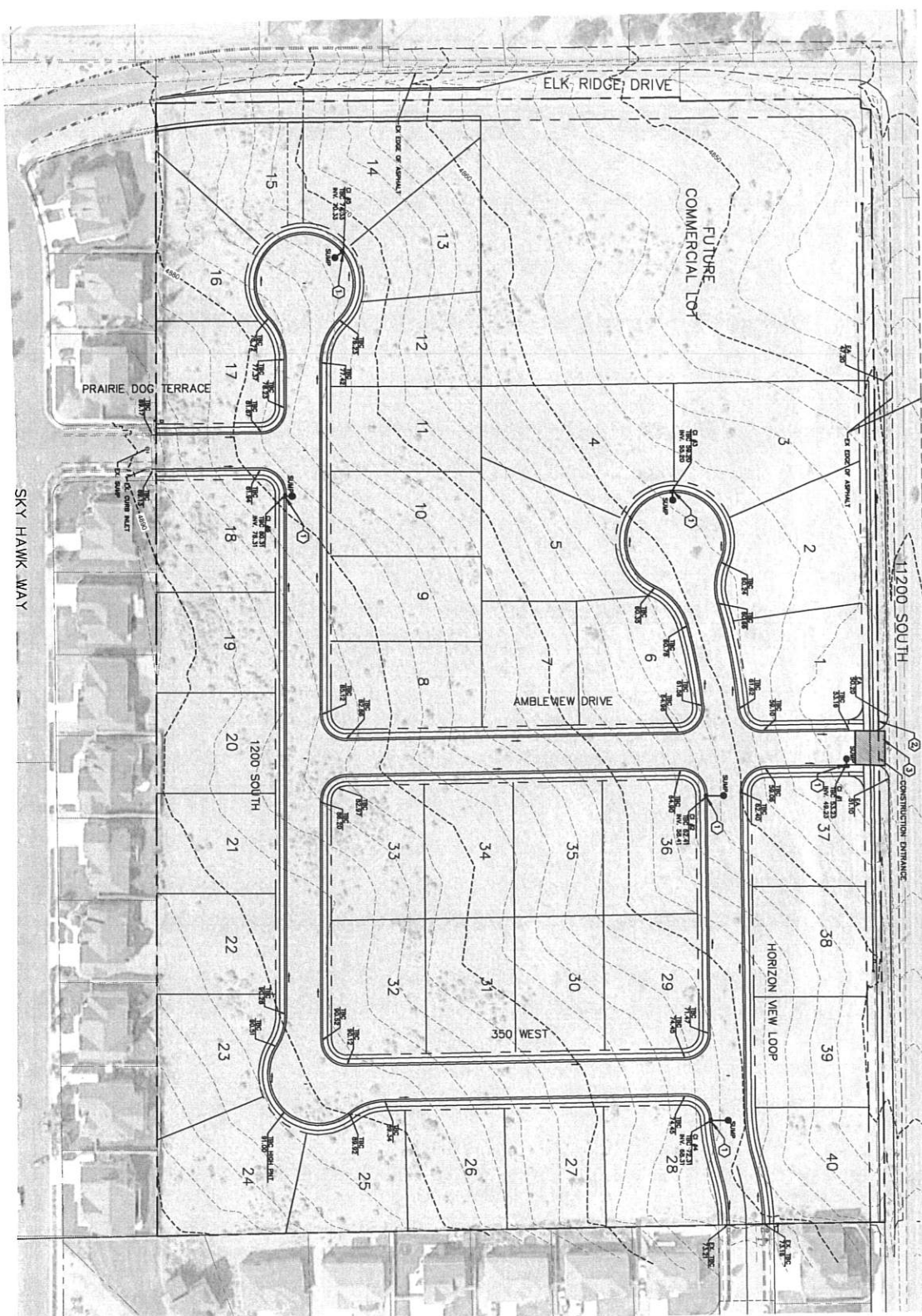
ELK RIDGE,
UTAH

AMBLEVIEW ESTATES
A RESIDENTIAL SUBDIVISION

350 EAST PLAN & PROFILE

JOB
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SHEET NO.
7

(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'
(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'



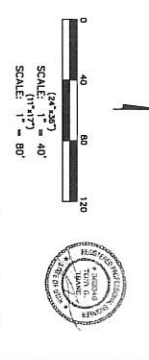
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ELK RIDGE, UTAH

AMBLEVIEW ESTATES
A RESIDENTIAL SUBDIVISION

SWPPP
CB-SALEM
SHEET NO. 8



- ### STORM WATER MANAGEMENT PLAN
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE ELK RIDGE CITY STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS SHOWN ON THIS PLAN.
 3. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
 4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

KEYED NOTES

1. INSTALL PROTECTION ACCORDING TO ELK RIDGE CITY STANDARDS.
2. INSTALL CONSTRUCTION FENCE 800' ACCORDING TO ELK RIDGE CITY STANDARDS.
3. TRAIL ROCK TO BE INSTALLED AS PER CITY STANDARDS TO AVOID THE REMOVAL OF MUD AND SEDIMENT FROM TIRES AT THE ENTRANCE OF THE EXCAVATION AREA.

INLET PROTECTION

1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVALENT MEASURE AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SEDIMENT AND WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

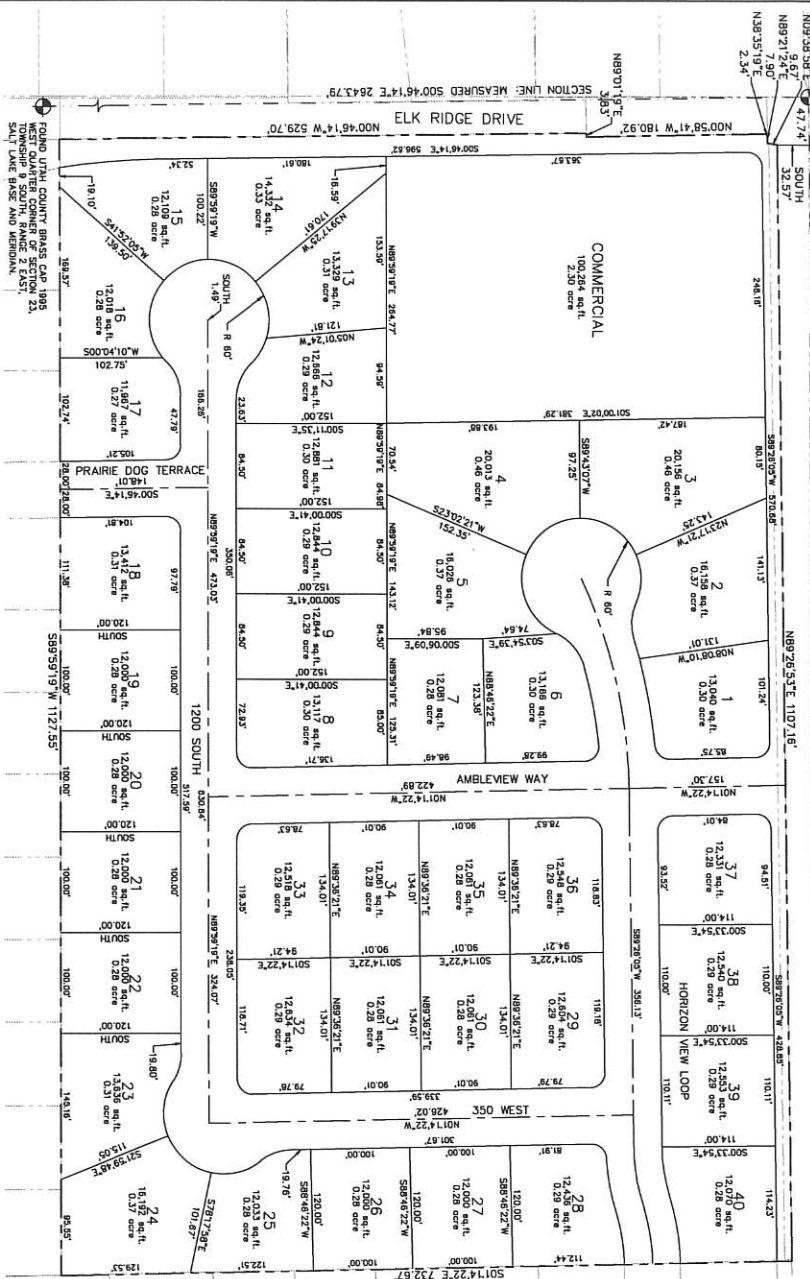
STORAGE AREA

1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE TO A DRAINAGE SYSTEM.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE INSTALLED WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

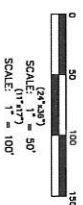
FOUND UTAH COUNTY BRASS CAP 1991
NORTH QUARTER CORNER OF SECTION 23
TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASSI, CAP 2002
NORTHWEST CORNER OF SECTION 23,
TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.

SECTION LINE: MEASURED NB 9° 26' 05" E 2661.65' 11200 SOUTH



LAND USE: 18.76 ACRES
 PLAT "A" = R-12
 ZONING= 40 LOTS
 TOTAL LOTS= 12.09 ACRES
 ACREAGE IN LOTS= 4.37 ACRES
 ACREAGE IN ROW= 2.3 ACRES
 ACREAGE COMMERCIAL= 2.43 LOTS/ACRE
 DENSITY OVERALL =



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CONSULTING ENGINEERS AND LAND SURVEYORS
37 EAST MAIN LEHI, UTAH 84043 (801) 768-5544

I, TRANS TRACT, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract into lots and streets, together with easements, hereafter to be known as SILVERLACE PLAT "3", and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

[illegible]

Parcel contains: 18.76 acres

Base of Bearing: The line between the Northwest Corner and the North Quarter Corner of Section 23, Township 9 South, Range 2 East, Soil Lake Base and Meridian which bears: North 09°26'05" East.

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY LOCATED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND AND INTERESTS THEREIN TO BE CONVEYED TO THE CITY OF MOUWAIN, UTAH, AS EASEMENTS, EASEMENTS AND OTHER PUBLIC USES AS DESCRIBED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT OBLIGATION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, ALLEYS, DRIVEWAYS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PUBLIC USES, AS SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND RECREATION ON THIS PLAT, TO THE CITY OF MOUWAIN, UTAH, TO BE USED AND REQUIRED BY THE GOVERNMENT AGENCIES TOGETHER WITH ALL IMPROVEMENTS THEREON, TO BE MAINTAINED AND USED BY THE CITY OF MOUWAIN, UTAH, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGEMENT

On this _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners' Dedication known to me to be authorized to execute the foregoing Owners' Dedication for and on behalf of the owners who duly acknowledge to me that the Owners' Dedication was executed by them on behalf of the Owners.

My Commission Exp.

NOTARY PUBLIC SIGNATURE

The City Council of Eagle Mountain City, 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 _____, 20_____.

for public purposes for the

public this day of _____

APPROVED BY CITY ENGINEER
(Date and Name)

ATTEST BY CITY RECORDER
(See Seal Below)

AMBERVIEW ESTATES
A RESIDENTIAL SUBDIVISION

ELK RIDGE

UTAH

[illegible]

	ADULTS	JUVENILES	TOTAL
MAINTAIN PUBLIC SEAL	0.00	0.00	0.00
CITY-COUNTY DUES/FEES SEAL	0.00	0.00	0.00
CALIFORNIA-RECORDED SEAL	0.00	0.00	0.00
