



MEMORANDUM

DATE: April 29, 2025
TO: Royce Swenson
FROM: Ryan Selee
PROJECT: Subdivision Plan Review
PROJECT NO: 2211-036
RE: Layla Lot 1 Plat A Subdivision Final Plan Review #2

I have reviewed the plans for the proposed subdivision to be constructed at 642 N Sunset Ave. Layla Lot 1 Plat A is a 1 lot residential subdivision in Elk Ridge City. The purpose of this review is to check for compliance with the Elk Ridge City Development Code and specifically consider potential drainage and erosion concerns. The subdivision plans generally meet the requirements of Elk Ridge City Code 10-12-37, the applicable zone, and other development codes.

As shown on the subdivision plans and proposed plat the building footprints or setbacks match what is required by the applicable zone.

We have endeavored to provide a complete and accurate review of the information provided in the plans pertaining to City code and engineering best management practices. Please reach out to the City staff with any questions or concerns regarding your subdivision review.

Respectfully,

Ryan Selee, P.E.

1535 South 100 West
Richfield, UT 84701
435.896.8266

775 West 1200 North
Suite 200A
Springville, UT 84663
801.692.0219

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

38 West 100 North
Vernal, UT 84078
435.781.1988

7 South Main Street
Suite 107/109
Tropic, UT 84074
435.268.3089

1675 South Highway 10
Price, UT 84501
435.637.8266

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

520 West Highway 40
Roosevelt, UT 84068
435.722.8267

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

LAYLA LOT 1
A RESIDENTIAL SUBDIVISION
ELK RIDGE, UTAH
FINAL PLAN SET
APRIL 2025

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	SUNSET AVE IMPROVEMENTS
6	EROSION CONTROL/REVEGETATION PLAN
DT-01	DETAIL SHEET

NOTES:
NOTOR RESPONSIBLE TO CONTACT BUREAUX PRIOR
TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLANS
AND ACTUAL FIELD CONDITIONS TO BE REPORTED TO ENGINEER.

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND
NOT TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED
BEFORE CONSTRUCTION. ANY DISCREPANCIES OR DISCREPANCIES IN THE FIELD SHALL BE REPORTED TO THE ENGINEER.
VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL
OF THE ENGINEER SHALL BE AT THE CONTRACTOR'S RISK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO
LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES SHOULD THERE BE INCIDENT.

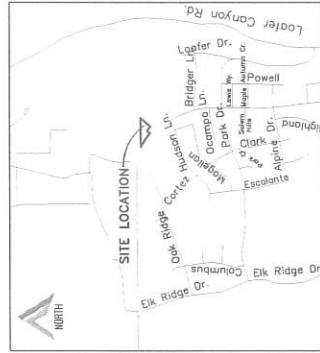
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 855-0566
1000 SOUTH 1000 WEST
SPANISH FORK, UT 84660

OWNER/DEVELOPER
JOE WILKINS
jwilkins@atlaseng.com
(801) 855-0566
1000 SOUTH 1000 WEST
SPANISH FORK, UT 84660

UTAH REGISTERED PROFESSIONAL ENGINEER - CIVIL 0257437 - 0252 (OWNER READY/CADD/FINAL PLAT BY) - COVER DMS

DATA TABLE
SUBDIVISION
TOTAL ACRES=3.19
TOTAL # OF LOTS=1
TOTAL ACRES OF LOTS=3.19

LEGEND
EXISTING POWER POLE
PROPOSED STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING SIGN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPERTY BOUNDARY
CONTROLLING LINE
RIGHT-OF-WAY LINE
USE LINE
SCENE LINE
EXISTING
EXISTING DED LINE
EDGE OF PAVEMENT
EXISTING DOOR HEAD POWER
EXISTING TRAIL LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CLIMATE WATER
PROPOSED PRESSURIZED IRRIGATION (PUPPLE PLOT)
PROPOSED ASPHALT
PROPOSED CONCRETE/PAVEMENT & GUTTER
REVERSE UP CURB

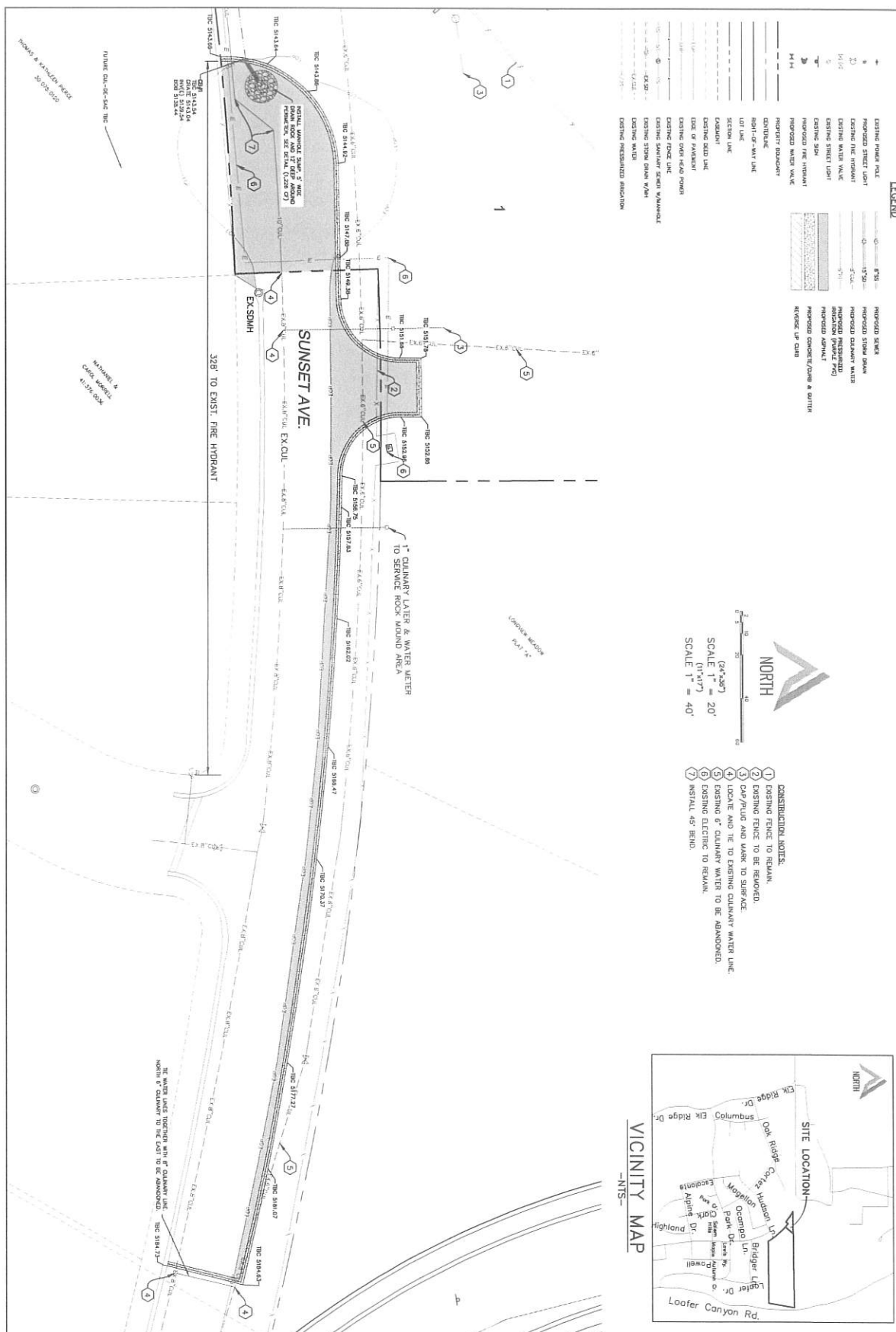


VICINITY MAP
-NTS-

LAYLA LOT 1



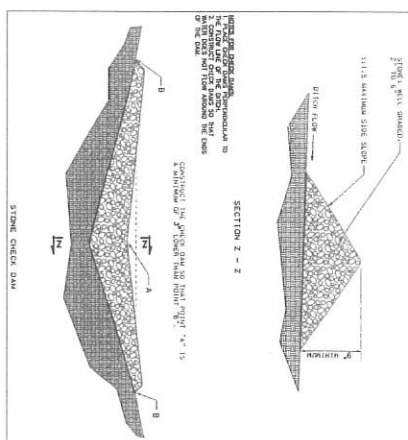
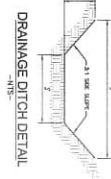
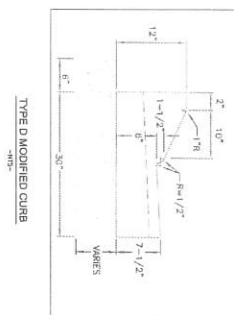
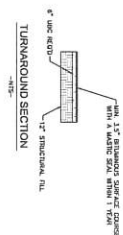
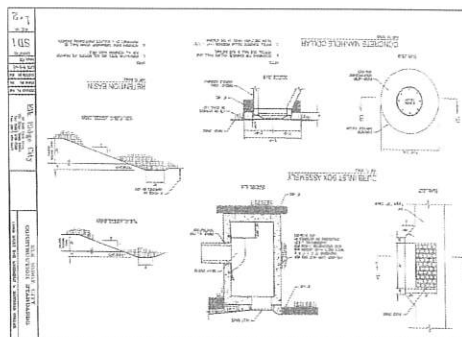
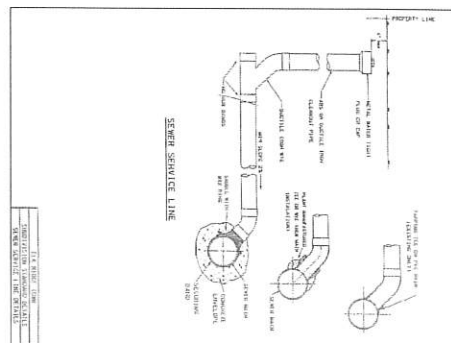
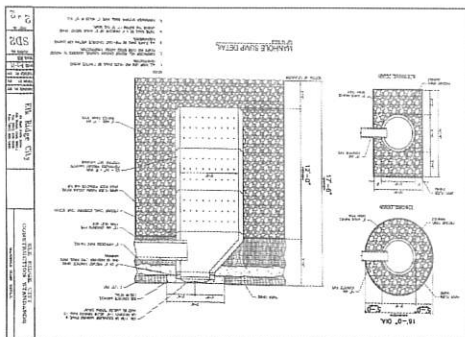






ELK RIDGE, UTAH

SHEET NO.
6

CITY OF ELK RIDGE
SERVICE CONNECTION & METER ASSEMBLY

1. trail
2. ~~SERVICE LINE and SETTER FOR MOUND~~
3. Dead end STREET sign
4. is the culinary LINE 10' away OF SEWER
5. side walk to BE 6" thick, and use 6" FORM'S, and 10' wide trail
6. ~~EXISTING FIRE Hydrant okay with SETH~~
7. the storm drain can handle 100 YEAR STORM
8. SLURRY Seal
9. SEWER need's to BE a PRIVATE LINE, OR ~~the~~ the PUE NEED'S to BE Big enough FOR Vac-truck access
10. SEWER Sizing need's to BE Big enough FOR PIERCE'S 2 Lot's
11. IF the SEWER is private it could BE six inches IF city owned need's to BE 8" inch

12. water services for Pierce's?
13. The storm drain system. How do you clean