

HIGHLANDS AT ELK RIDGE PHASE II

A RESIDENTIAL SUBDIVISION

ELK RIDGE, UT

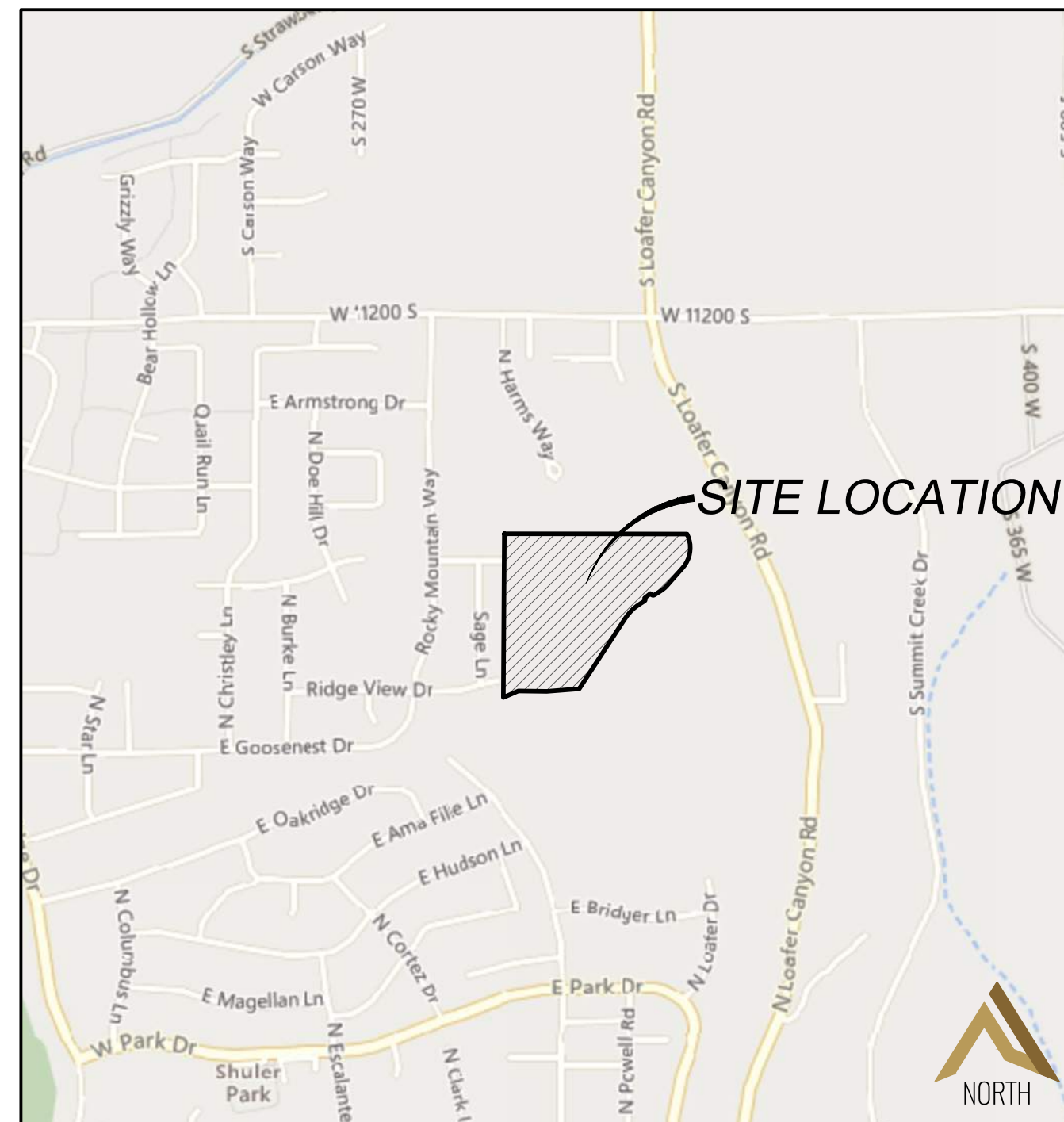
FINAL PLAN SET

FEBRUARY 2026

-SHEET INDEX-

UPDATED 3.18.26
UPDATED 3.18.26

UPDATED ON
3/31/2025



VICINITY MAP
-NTS-

SHEET

SHEET NAME

1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
PP-01	PLAN & PROFILE - CAMDEN WAY - STA. 09+70 TO STA. 14+50
PP-02	PLAN & PROFILE - CAMDEN WAY - STA. 14+50 TO STA. 17+60
PP-03	PLAN & PROFILE - MEADOW LAKE LANE - STA. 09+80 TO STA. 15+00
PP-04	PLAN & PROFILE - MEADOW LAKE LANE - STA. 15+00 TO STA. 19+50
PP-05	PLAN & PROFILE - MEADOW LAKE LANE - STA. 19+50 TO STA. 22+80
PP-06	PLAN & PROFILE - RIDGE VIEW DRIVE - STA. 10+00 TO STA. 15+00
PP-07	PLAN & PROFILE - RIDGE VIEW DRIVE - STA. 15+00 TO STA. 19+50
PP-08	PLAN & PROFILE - RIDGE VIEW DRIVE - STA. 19+50 TO STA. 23+50
PP-09	PLAN & PROFILE - LAYLA LANE - STA. 09+80 TO STA. 13+00
PP-10	PLAN & PROFILE - LAYLA LANE - STA. 13+00 TO STA. 16+20
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET
DT-04	DETAIL SHEET
DT-05	DETAIL SHEET

UPDATED ON
3/31/2026

LEGEND

(APPLIES TO ALL SHEETS)

	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
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB
	LANDSCAPE AREA

DATA TABLE

TOTAL ACREAGE=26.54
TOTAL # OF LOTS=42
TOTAL ACREAGE OF LOTS=21.16
ACREAGE IN ROADS=4.88
ACREAGE OF OPEN SPACE/PONDS=0.50
LOTS/ACRE=1.58
ZONING=R-LIVESTOCK

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC 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) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER:

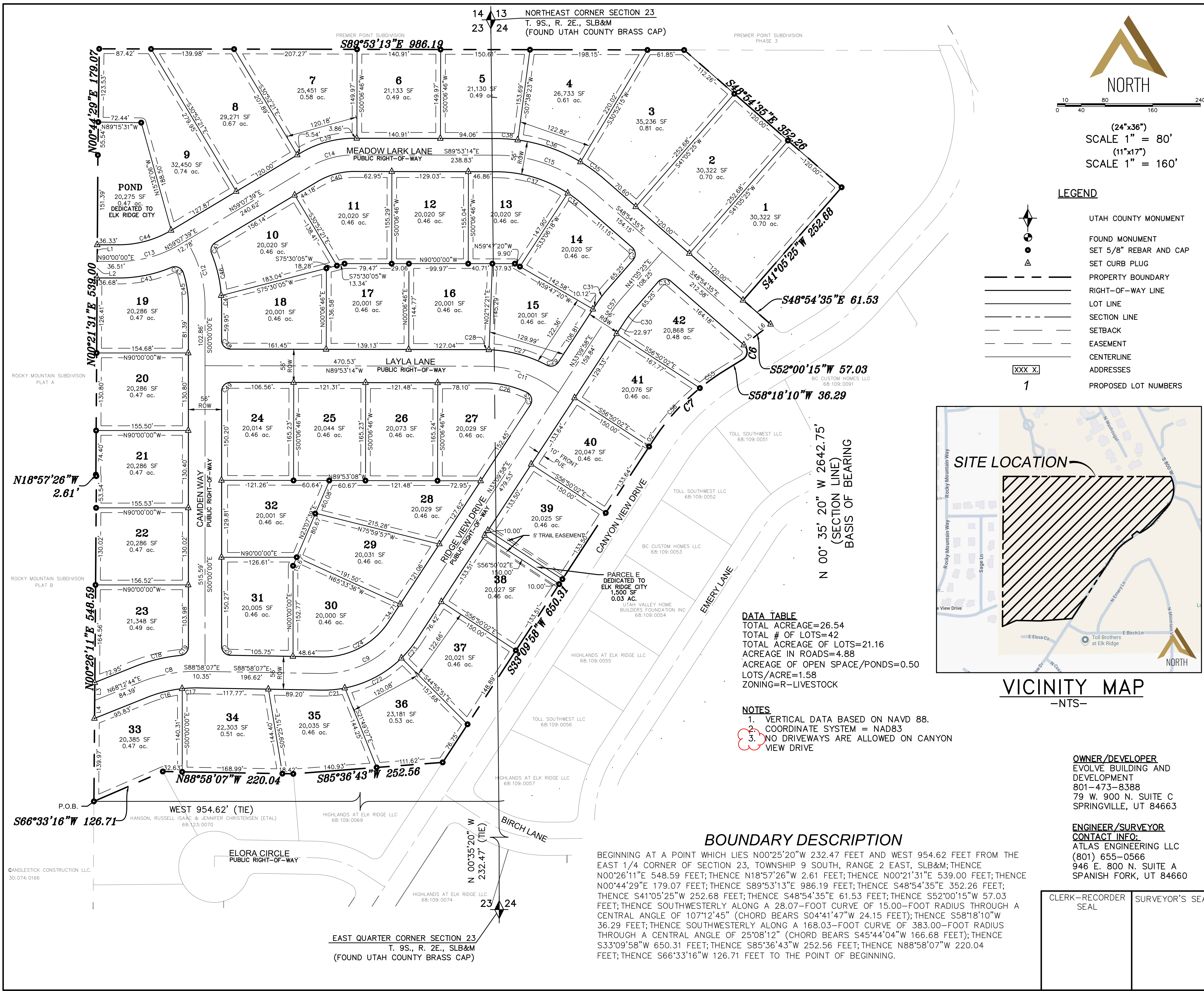
EVOLVE BUILDING AND DEVELOPMENT
801-473-8388
79 W. 900 N. SUITE C
SPRINGVILLE, UT 84663

HIGHLANDS AT ELK RIDGE PHASE II



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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



SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167268 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.
 CONTAINING 26.55 ACRES, MORE OR LESS.

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. 2026.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____

ON THE _____ DAY OF _____, A.D. 2025 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. 2026.

APPROVED _____ APPROVED _____
 CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____
 ENGINEER (SEE SEAL) CLERK-RECORDER

APPROVED _____
 COMMUNITY DEVELOPMENT DIRECTOR

HIGHLANDS AT ELK RIDGE PHASE II
 A RESIDENTIAL SUBDIVISION IN ELK RIDGE, UTAH
 INCLUDING AN AMENDMENT OF PARCEL A
 OF HIGHLANDS AT ELK RIDGE PHASE I
 CONTAINING 42 LOTS AND 26.54 ACRES.

LOCATED IN THE EAST 1/4 CORNER OF SECTION 23, OF TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
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DATA TABLE

TOTAL ACREAGE=26.54
 TOTAL # OF LOTS=42
 TOTAL ACREAGE OF LOTS=21.16
 ACREAGE IN ROADS=4.88
 ACREAGE OF OPEN SPACE/PONDS=0.50
 LOTS/ACRE=1.58
 ZONING=R-LIVESTOCK

NOTES

- VERTICAL DATA BASED ON NAVD 88.
- COORDINATE SYSTEM = NAD83
- NO DRIVEWAYS ARE ALLOWED ON CANYON VIEW DRIVE

BOUNDARY DESCRIPTION

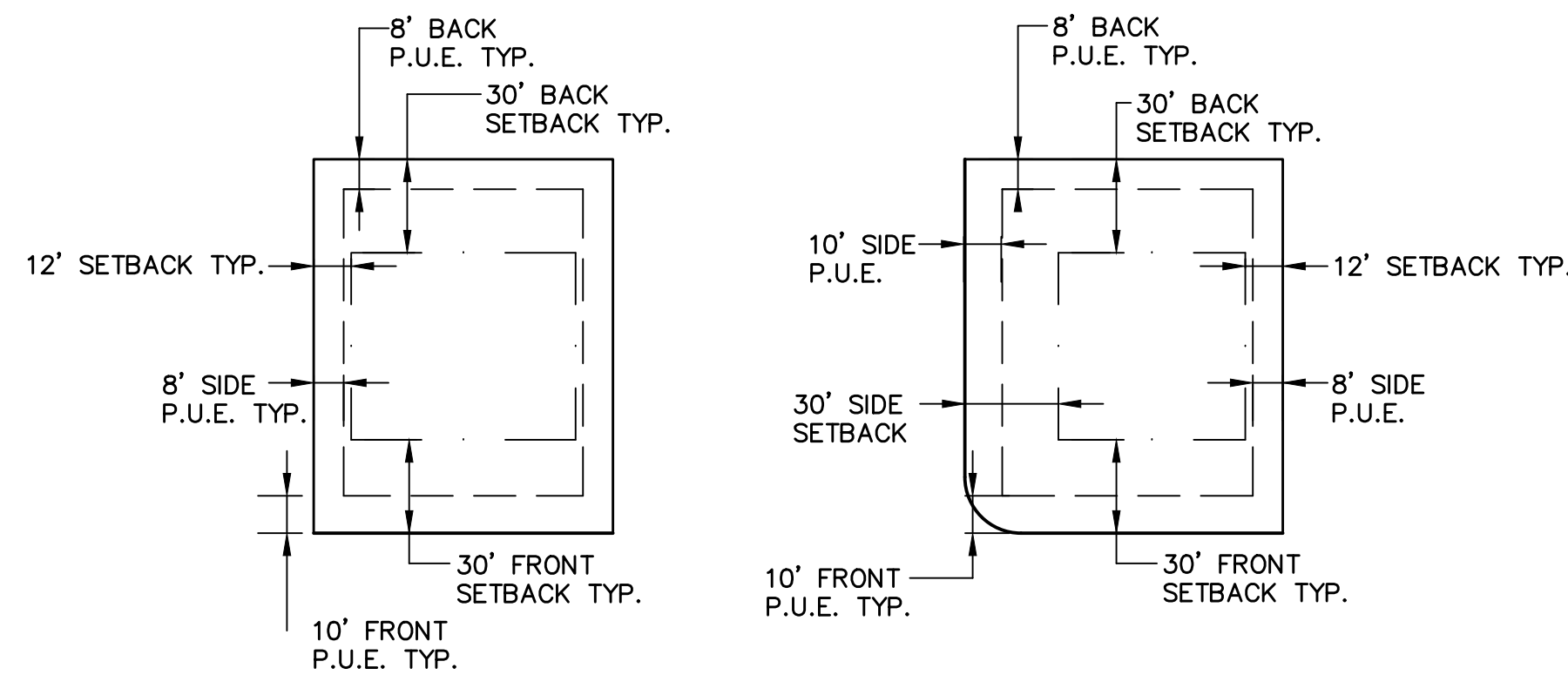
BEGINNING AT A POINT WHICH LIES N00°25'20"W 232.47 FEET AND WEST 954.62 FEET FROM THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M; THENCE N00°26'11"E 548.59 FEET; THENCE N18°57'26"W 2.61 FEET; THENCE N00°21'31"E 539.00 FEET; THENCE N00°44'29"E 179.07 FEET; THENCE S89°53'13"E 986.19 FEET; THENCE S48°54'35"E 352.26 FEET; THENCE S41°05'25"W 252.68 FEET; THENCE S48°54'35"E 61.53 FEET; THENCE S52°00'15"W 57.03 FEET; THENCE S58°18'10"W 36.29 FEET; THENCE S33°09'58"W 650.31 FEET; THENCE S85°36'43"W 252.56 FEET; THENCE N88°58'07"W 220.04 FEET; THENCE S66°33'16"W 126.71 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°21'31"W	28.00'
L2	S0°21'31"W	28.00'
L3	S0°26'11"W	30.25'
L4	S0°26'11"W	30.25'
L5	N52°00'15"E	28.52'
L6	N52°00'15"E	28.52'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C6	28.07'	15.00'	24.15'	S4°41'47"W	107°12'45"
C7	168.03'	383.00'	166.68'	S45°44'04"W	25°08'12"
C8	99.57'	250.00'	98.91'	N79°37'18"E	22°49'10"
C9	161.59'	160.00'	154.81'	N62°05'56"E	57°51'55"
C11	135.40'	200.00'	132.83'	N70°29'31"W	38°47'25"
C12	113.99'	200.00'	112.45'	S16°19'39"E	32°39'17"
C13	107.77'	200.00'	106.47'	N74°33'49"E	30°52'21"
C14	81.12'	150.00'	80.13'	N74°37'12"E	30°59'07"
C15	178.80'	250.00'	175.01'	S69°23'55"E	40°58'39"
C16	60.79'	222.00'	60.60'	N76°03'26"E	15°41'25"
C17	27.62'	222.00'	27.60'	N87°28'01"E	7°07'44"
C18	78.96'	278.00'	78.69'	S76°20'56"W	16°16'24"
C19	22.12'	15.00'	20.17'	S42°14'34"W	84°29'08"
C20	23.29'	15.00'	21.02'	N44°29'03"W	88°58'07"
C21	40.01'	188.00'	39.93'	N84°56'07"E	12°11'33"
C22	109.60'	188.00'	108.06'	N62°08'14"E	33°24'12"
C23	40.26'	188.00'	40.18'	N39°18'03"E	12°16'10"
C24	133.33'	131.81'	127.72'	S62°05'56"W	57°57'18"
C25	25.77'	15.00'	22.71'	S16°02'50"E	98°25'36"
C26	73.93'	172.00'	73.36'	S77°34'26"E	24°37'36"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C27	101.58'	228.00'	100.74'	N75°01'50"W	25°31'38"
C28	8.33'	228.00'	8.33'	N88°50'26"W	2°05'35"
C29	22.14'	15.00'	20.18'	S75°26'59"W	84°34'01"
C30	23.79'	172.00'	23.77'	N37°07'41"E	7°55'27"
C31	31.53'	228.00'	31.51'	S37°07'41"W	7°55'27"
C32	23.56'	15.00'	21.21'	S3°54'35"E	90°00'00"
C33	23.56'	15.00'	21.21'	N86°05'25"E	90°00'00"
C34	30.94'	222.00'	30.91'	S52°54'09"E	7°59'07"
C35	49.58'	278.00'	49.52'	N54°01'10"W	10°13'10"
C36	112.72'	278.00'	111.95'	N70°44'41"W	23°13'51"
C37	127.83'	222.00'	126.07'	S73°23'28"E	32°59'32"
C38	36.52'	278.00'	36.50'	N86°07'25"W	7°31'38"
C39	96.26'	178.00'	95.09'	S74°37'12"W	30°59'07"
C40	65.98'	122.00'	65.18'	N74°37'12"E	30°59'07"
C41	21.28'	15.00'	19.54'	N18°28'49"E	81°17'39"
C42	24.77'	15.00'	22.05'	S65°31'50"E	94°37'43"
C43	90.91'	228.00'	90.31'	N78°34'39"E	22°50'41"
C44	92.68'	172.00'	91.56'	S74°33'49"W	30°52'21"
C45	54.68'	172.00'	54.45'	S9°06'29"E	18°12'59"
C46	72.71'	228.00'	72.41'	N13°01'50"W	18°16'21"

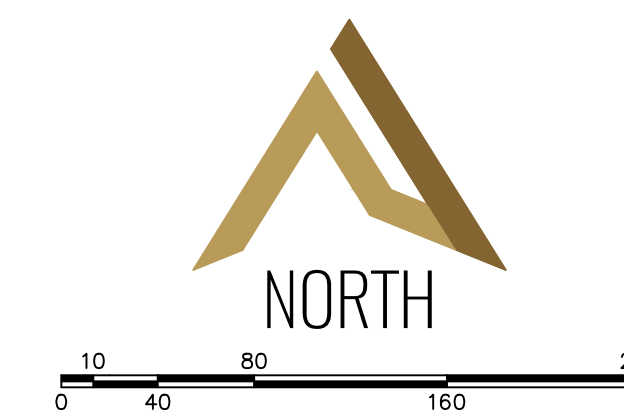
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C47	15.50'	228.00'	15.49'	N1°56'50"W	3°53'40"
C48	23.53'	15.00'	21.19'	N44°56'37"W	89°53'14"
C49	23.59'	15.00'	21.23'	N45°03'23"E	90°06'46"
C55	50.90'	383.00'	50.86'	S54°29'44"W	7°36'52"
C56	117.13'	383.00'	116.67'	S41°55'38"W	17°31'20"
C57	27.66'	200.00'	27.64'	N37°07'41"E	7°55'27"



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

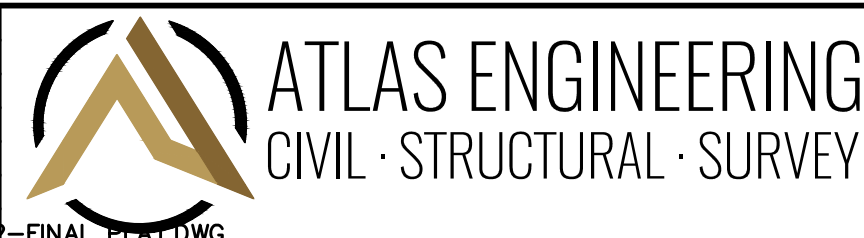
ENBRIDGE GAS COMPANY
ENBRIDGE GAS COMPANY HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ENBRIDGE GAS COMPANY
APPROVED THIS _____ DAY OF _____ 2026
BY _____
TITLE _____



(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DESIGNED BY:	DATE:
5						
4						
3						
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1						



ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

HIGHLANDS AT ELK RIDGE PHASE II

CONTAINING 42 LOTS AND 26.54 ACRES.
LOCATED IN THE EAST ¼ CORNER OF SECTION 23, OF TOWNSHIP 9 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

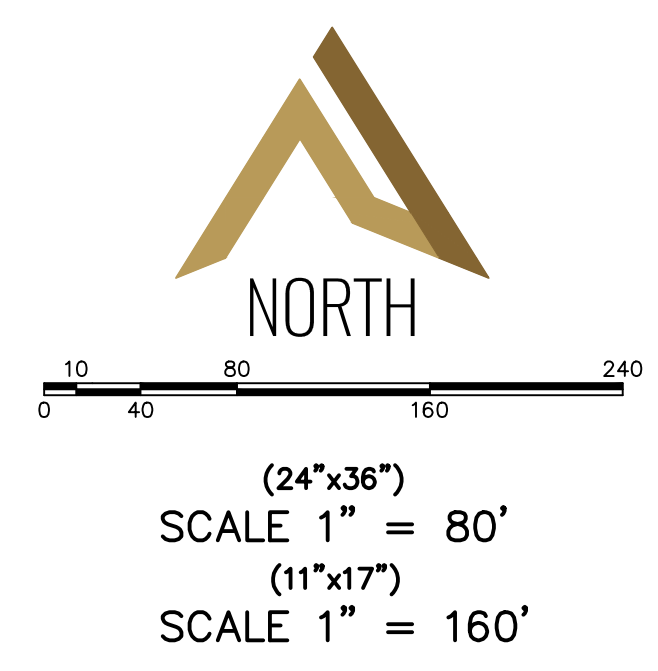
PLAT MAP
ELK RIDGE, UTAH

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 EXISTING FENCE TO REMAIN.
 - 8 EXISTING POSSIBLE ELECTRICAL LINE TO BE RELOCATED. CONTRACTOR TO VERIFY AND COORDINATE.
 - 9 EXISTING FIBER BOX TO BE RELOCATED OUT OF PROPOSED SIDEWALK.
 - 10 LOCATE AND TIE TO EXISTING STORM DRAIN.
 - 11 EXISTING POSSIBLE ELECTRICAL BOX TO BE RELOCATED. CONTRACTOR TO VERIFY AND COORDINATE.
 - 12 EX. ELECTRICAL BOX TO REMAIN.
 - 13 LOCATE AND TIE TO EXISTING SEWER MANHOLE.
 - 14 CONST. CONCRETE PAD FOR CLUSTER MAILBOX.
 - 15 PROVIDE A 10'x20' RIP RAP ARMORED PAD AT FLARED END SECTION.
 - 16 CONST. 10' ASPHALT TRAIL CONNECTION (SEE DETAIL ON DT-01).
 - 17 CONST. 6' ASPHALT TRAIL ALONG EXIST. ROADWAY (SEE DETAIL ON DT-01).
 - 18 INSTALL PRESSURE REDUCING VALVE PER ELK RIDGE CITY STANDARDS.
 - 19 INSTALL 6" CHAIN LINK FENCE.
 - 20 EXISTING GAS LINE TO REMAIN.
- NOTE: ALL CURB INLETS TO INCLUDE SNOOTS PER APWA AND M54 STANDARDS.

- 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
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - EXISTING SANITARY SEWER W/MANHOLE
 - EXISTING STORM DRAIN W/MH
 - EXISTING WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULINARY WATER
 - PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE/CURB & GUTTER
 - REVERSE LIP CURB
 - LANDSCAPE AREA



SHEET NO. **3**

NO.	REVISIONS	BY	DATE
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UTILITY AND INDEX

ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-955-6565
 946 E. BOON, SUITE A
 SPANISH FORK, UT 84603

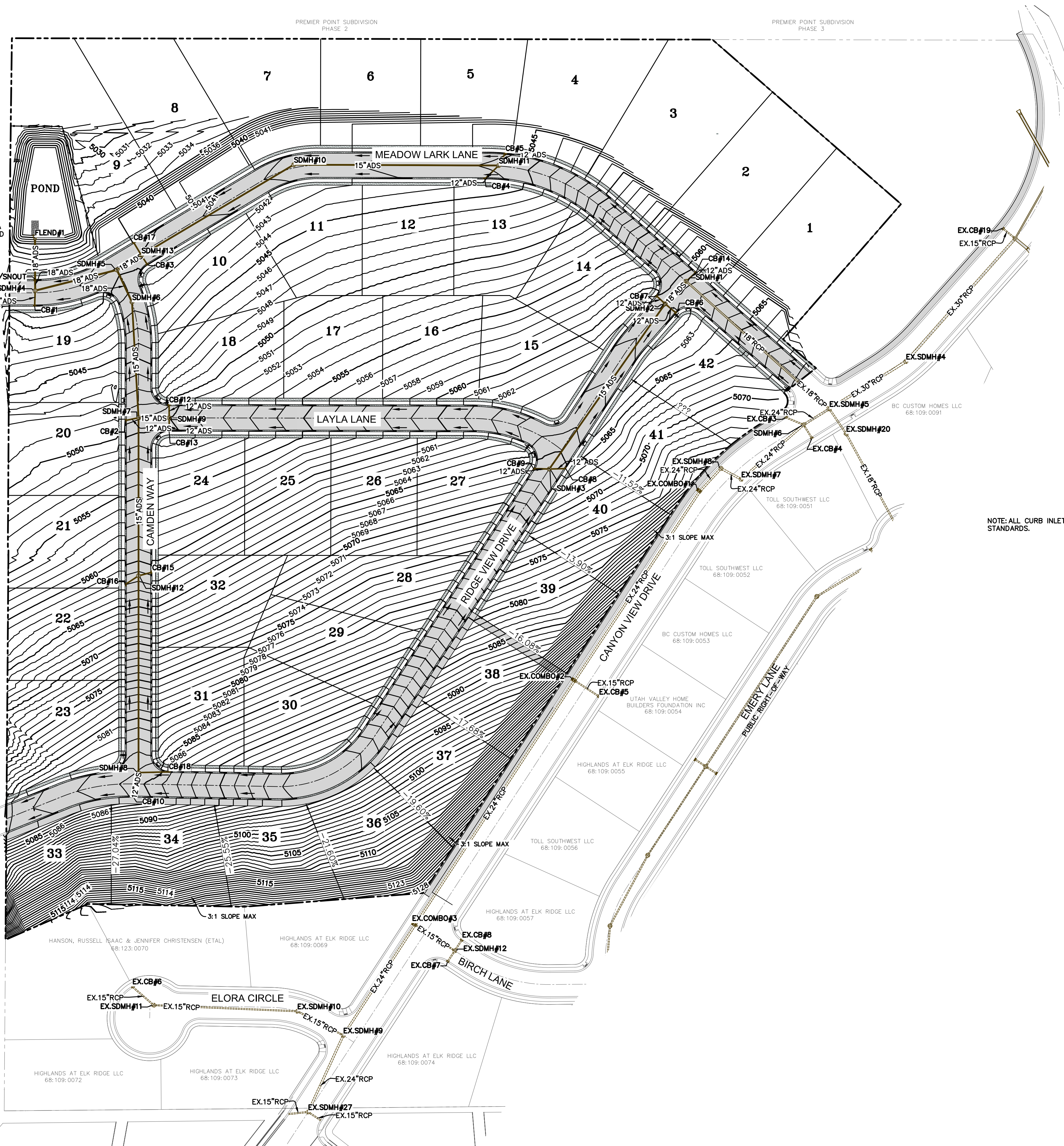
G:\USERS\BRENNAN\ONEDRIVE - ATLAS ENGINEERING\1.0 OPERATIONS - COMMUNICATION SITE\1.1 - CIVIL\2022\12-028 HIGHLANDS PHASE II\CADD\FINAL\PHASE 2\03-UTILITY AND INDEX.DWG

POND DETAILS:
 TOP OF FREEBOARD: 5033'
 TOP OF POND: 5032'
 BOTTOM OF POND: 5029'
 STORAGE REQ: 23,620CF
 STORAGE PROV: 24,700CF
 (INSTALL 4" MIN. THICKNESS
 ROCK LAYER ON POND AREA
 AND WEED BARRIER ON POND
 SLOPES.)

ROCKY MOUNTAIN SUBDIVISION
 PLAT A

ROCKY MOUNTAIN SUBDIVISION
 PLAT B

CANDLESTICK CONSTRUCTION LLC
 30:074:0166



NOTE: ALL CURB INLETS TO INCLUDE SNOOTS PER APWA AND MS4 STANDARDS.

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
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- EDGE OF PAVEMENT
- OHP
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX.CUL
- EXISTING WATER
- EX.PI
- EXISTING PRESSURIZED IRRIGATION
- 8"SS
- PROPOSED SEWER
- 15"SD
- PROPOSED STORM DRAIN
- 8"CUL
- PROPOSED CULINARY WATER
- 6"PI
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- LANDSCAPE AREA



(24"x36")
 SCALE 1" = 80'
 (11"x17")
 SCALE 1" = 160'

SHEET NO.

4

NO.	REVISIONS	DATE
12		
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GRADING PLAN

ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-6565
 946 E. BOON, SUITE A
 SPANISH FORK, UT 84601

C:\USERS\BRENNAN\ONEDRIVE - ATLAS ENGINEERING\1.0 OPERATIONS - COMMUNICATION SITE\1.1 - CIVIL\2022\12-028 HIGHLANDS PHASE II\CADD\FINAL\PHASE 2\04-GRADING PLAN.DWG



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- LANDSCAPE AREA

NORTH

 (24"x36")
 SCALE 1" = 80'
 (11"x17")
 SCALE 1" = 160'

SHEET NO.
5

NO.	DATE	BY	REVISIONS
12			
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EXISTING TOPOGRAPHY

ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-6565
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

C:\USERS\BRENNAN\ONEDRIVE - ATLAS ENGINEERING\1.0 OPERATIONS - COMMUNICATION SITE\1.1 - CIVIL\2022\12-028 HIGHLANDS PHASE II\CADD\FINAL\PHASE 2\05-EXISTING TOPOGRAPHY.DWG



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
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- LANDSCAPE AREA

DATA TABLE
 PHASE 2 LOT COUNT: 16
 PHASE 3 LOT COUNT: 13
 PHASE 4 LOT COUNT: 13

NORTH

0 40 80 160 240

(24"x36")
 SCALE 1" = 80'
 (11"x17")
 SCALE 1" = 160'

SHEET NO. **6**

NO.	REVISIONS	BY	DATE
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PHASING PLAN

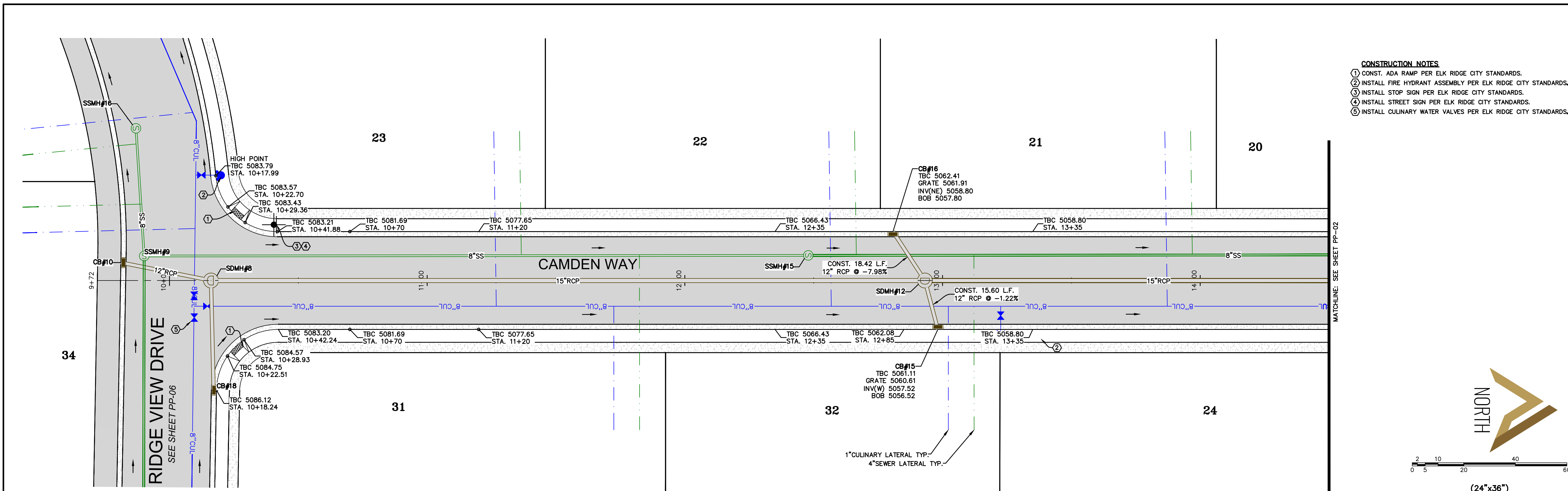
ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-455-4565
 946 E. BOON SUITE A
 SPANISH FORK, UT 84601

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- CONSTRUCTION NOTES**
- ① CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 - ② INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 - ③ INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 - ④ INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑤ INSTALL CULINARY WATER VALVES PER ELK RIDGE CITY STANDARDS.



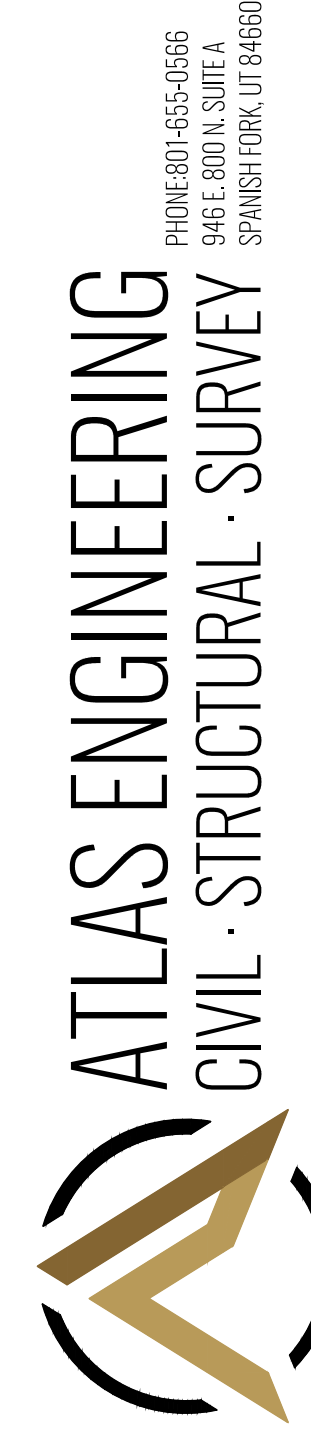
SCALE 1" = 20'
 (24"x36")
 SCALE 1" = 40'

SHEET NO.
PP-01

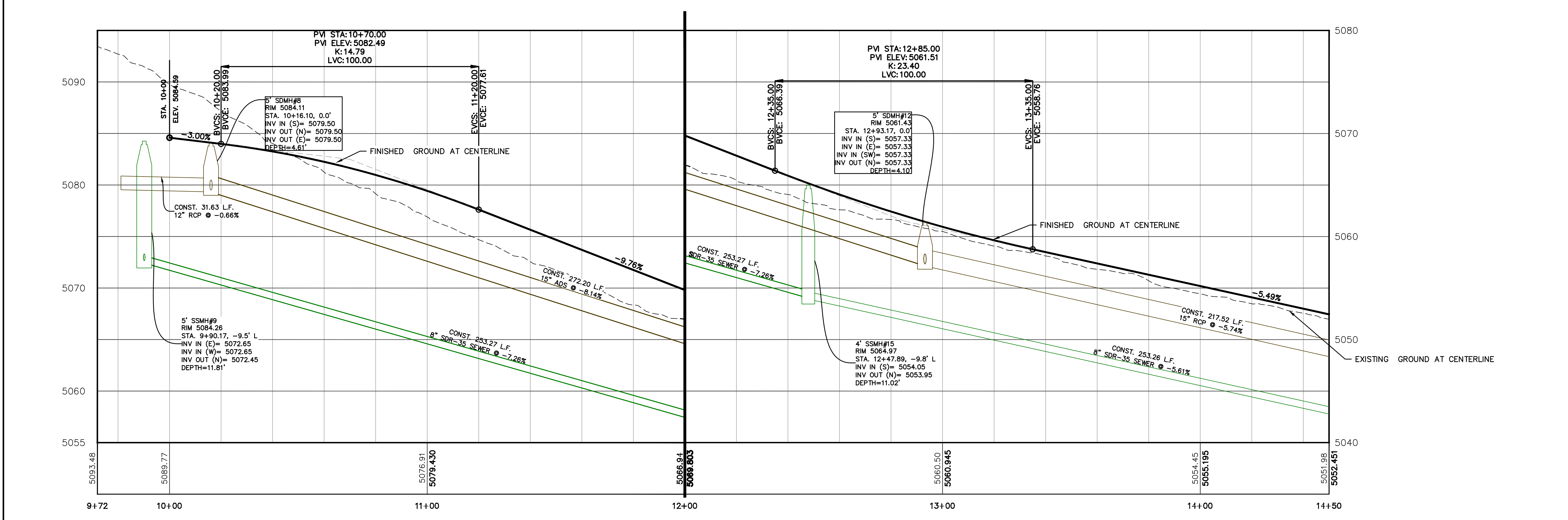
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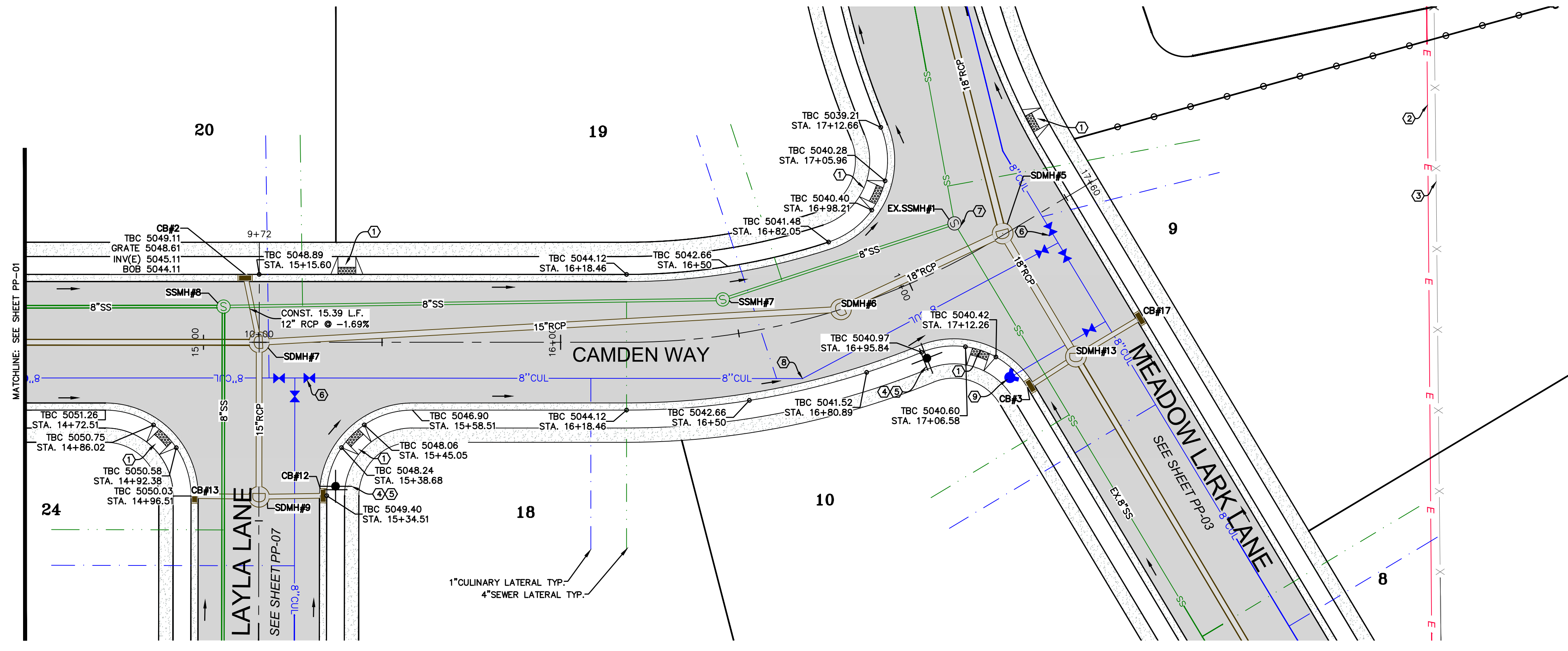
CAMDEN WAY
 STA. 09+70 TO STA. 14+50
 ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II
 ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY



PHONE: 801-455-4565
 946 E. BOON SUITE A
 SPANISH FORK, UT 84603
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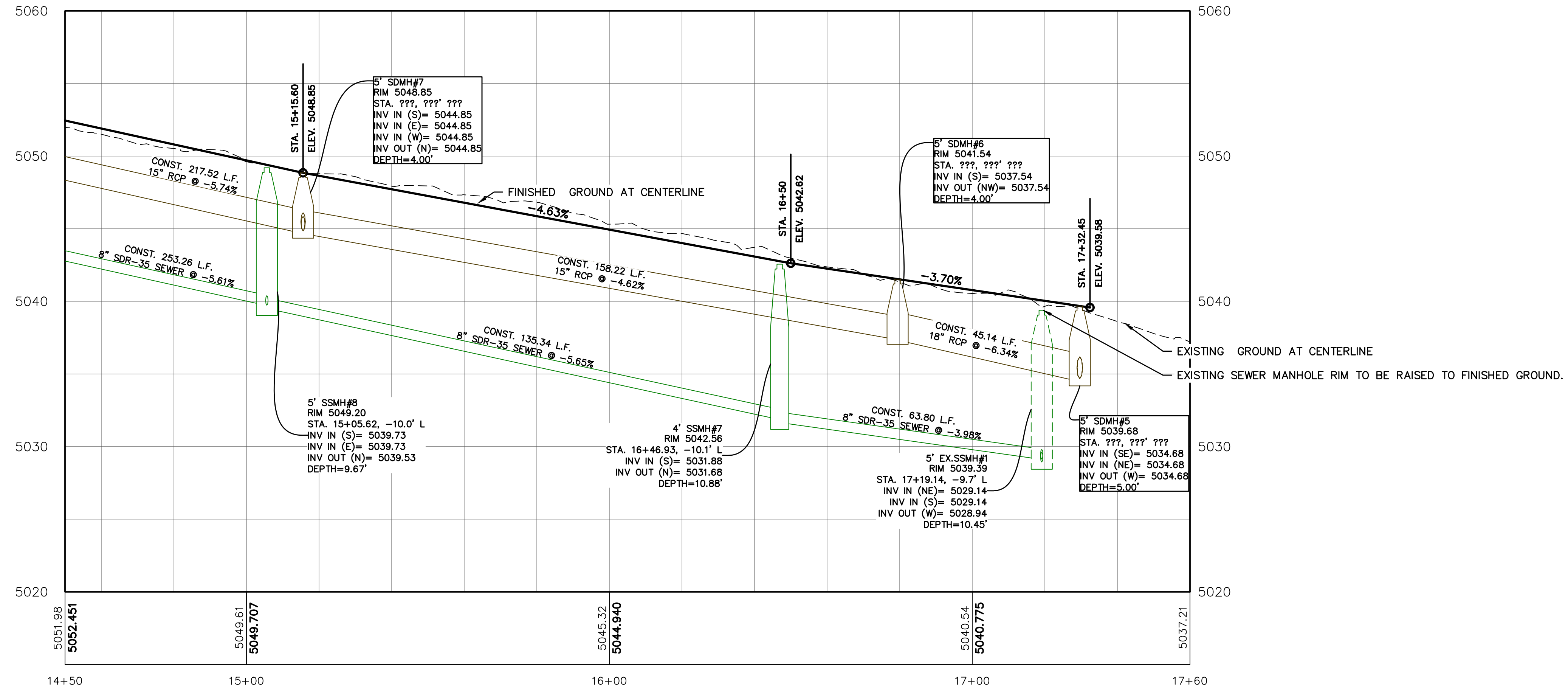




- CONSTRUCTION NOTES**
- ① CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 - ② EXISTING ELECTRICAL LINE TO BE RELOCATED.
 - ③ EXISTING FENCE TO BE REMOVED.
 - ④ INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑤ INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑥ INSTALL CULINARY WATER VALVES PER ELK RIDGE CITY STANDARDS.
 - ⑦ LOCATE AND TIE TO EXISTING SEWER MANHOLE.
 - ⑧ INSTALL 22.5° BEND
 - ⑨ INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.



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



SHEET NO.
PP-02

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CAMDEN WAY
 STA. 14+50 TO STA. 17+60

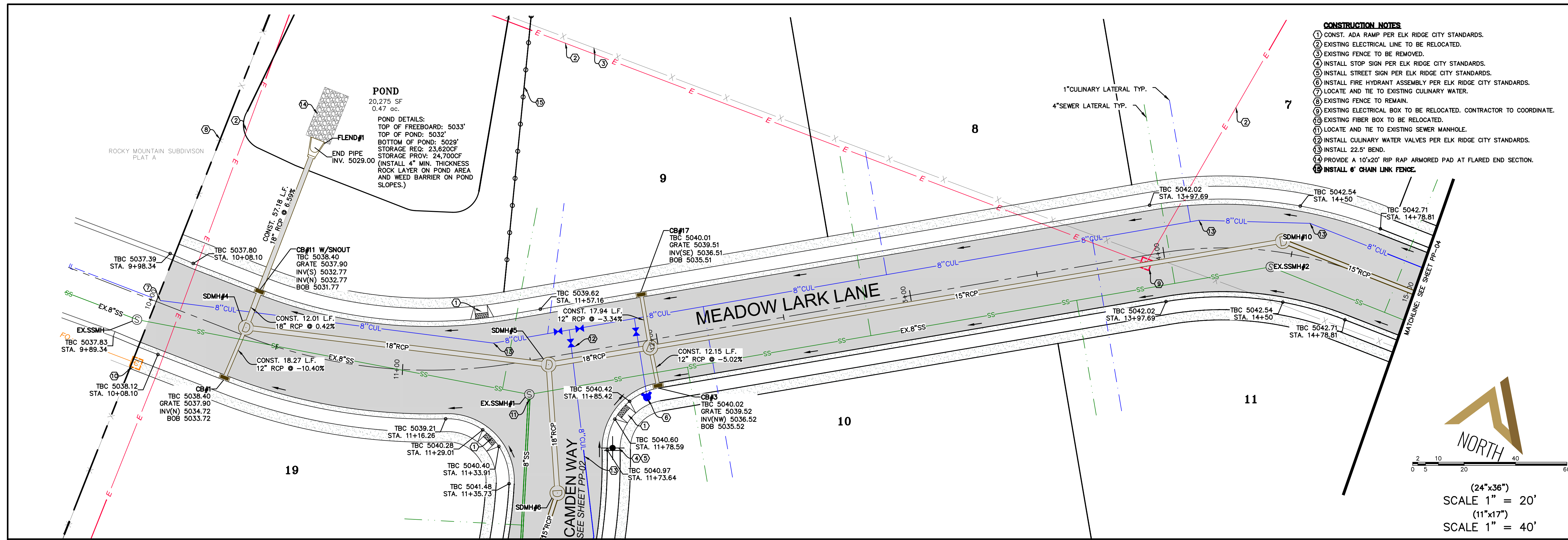
ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

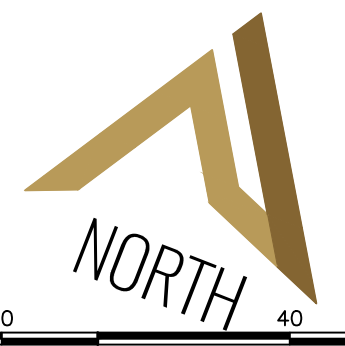
ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-455-6565
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84603

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- CONSTRUCTION NOTES**
1. CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 2. EXISTING ELECTRICAL LINE TO BE RELOCATED.
 3. EXISTING FENCE TO BE REMOVED.
 4. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 5. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 6. INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 7. LOCATE AND TIE TO EXISTING CULINARY WATER.
 8. EXISTING FENCE TO REMAIN.
 9. EXISTING ELECTRICAL BOX TO BE RELOCATED. CONTRACTOR TO COORDINATE.
 10. EXISTING FIBER BOX TO BE RELOCATED.
 11. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
 12. INSTALL CULINARY WATER VALVES PER ELK RIDGE CITY STANDARDS.
 13. INSTALL 22.5° BEND.
 14. PROVIDE A 10'x20' RIP RAP ARMORED PAD AT FLARED END SECTION.
 15. INSTALL 6' CHAIN LINK FENCE.



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

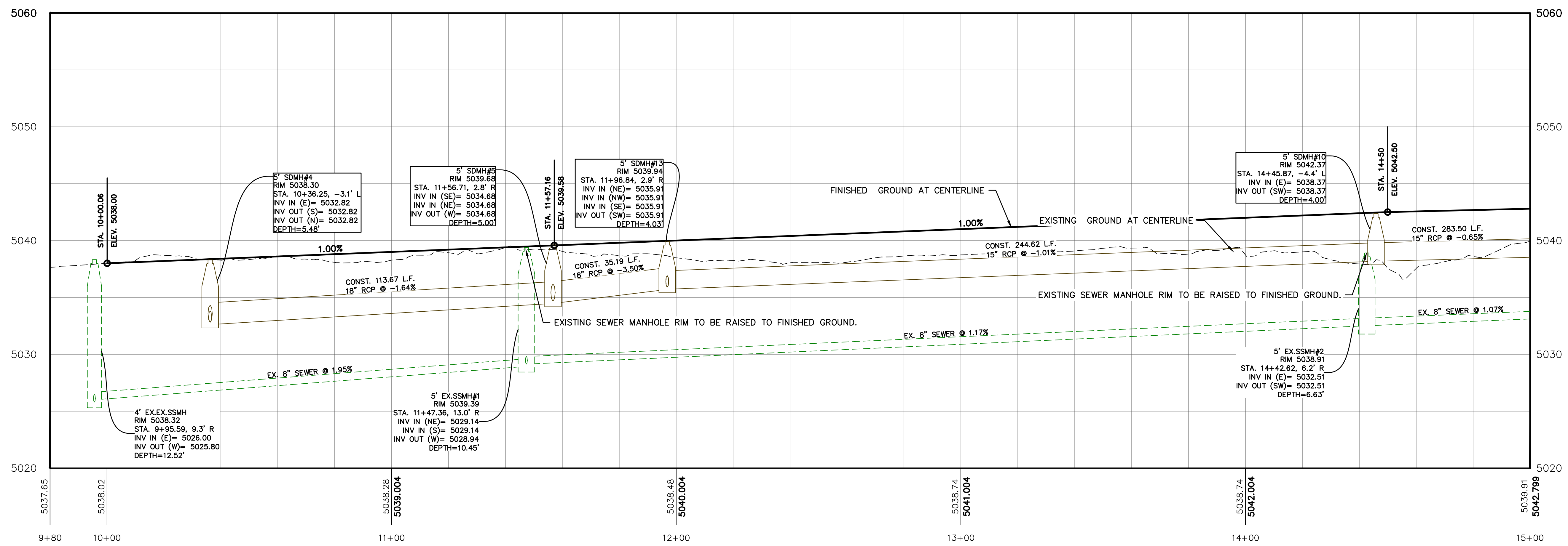
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PP-03

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MEADOW LARK LANE
STA. 09+80 TO STA. 15+00

ELK RIDGE, UT

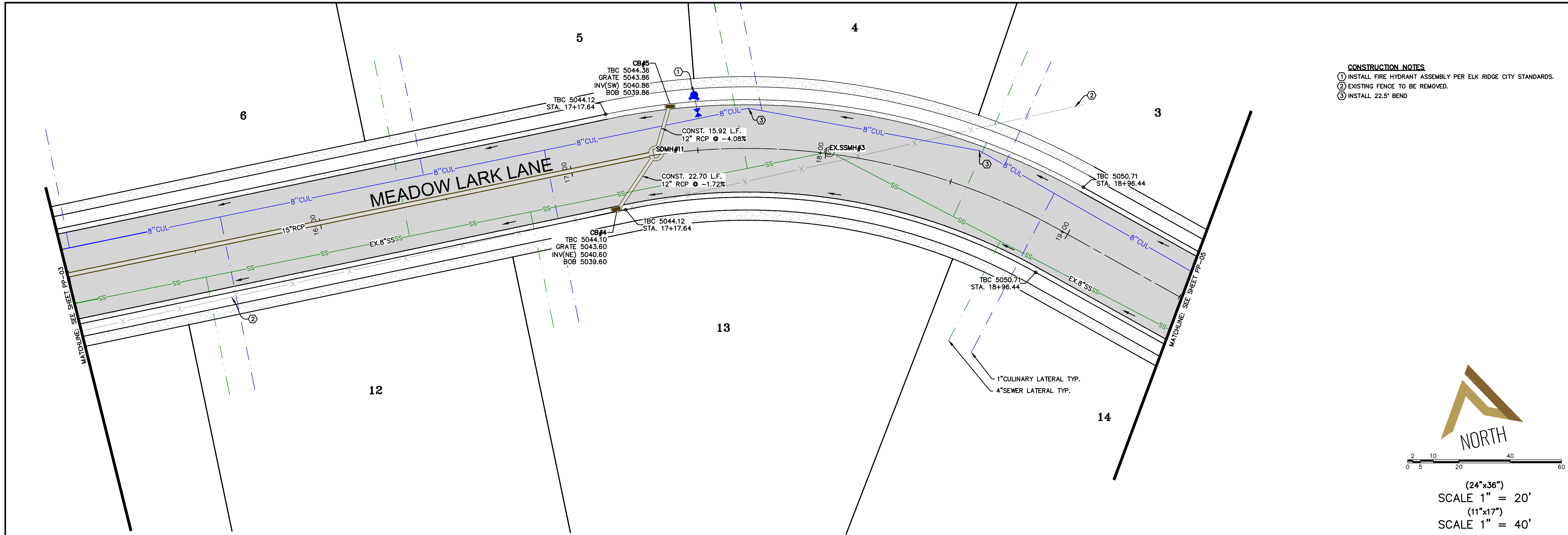
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HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-6565
945 E. BOON SUITE A
SPRINGFORK, UT 84601



- CONSTRUCTION NOTES**
- ① INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 - ② EXISTING FENCE TO BE REMOVED.
 - ③ INSTALL 22.5' BEND



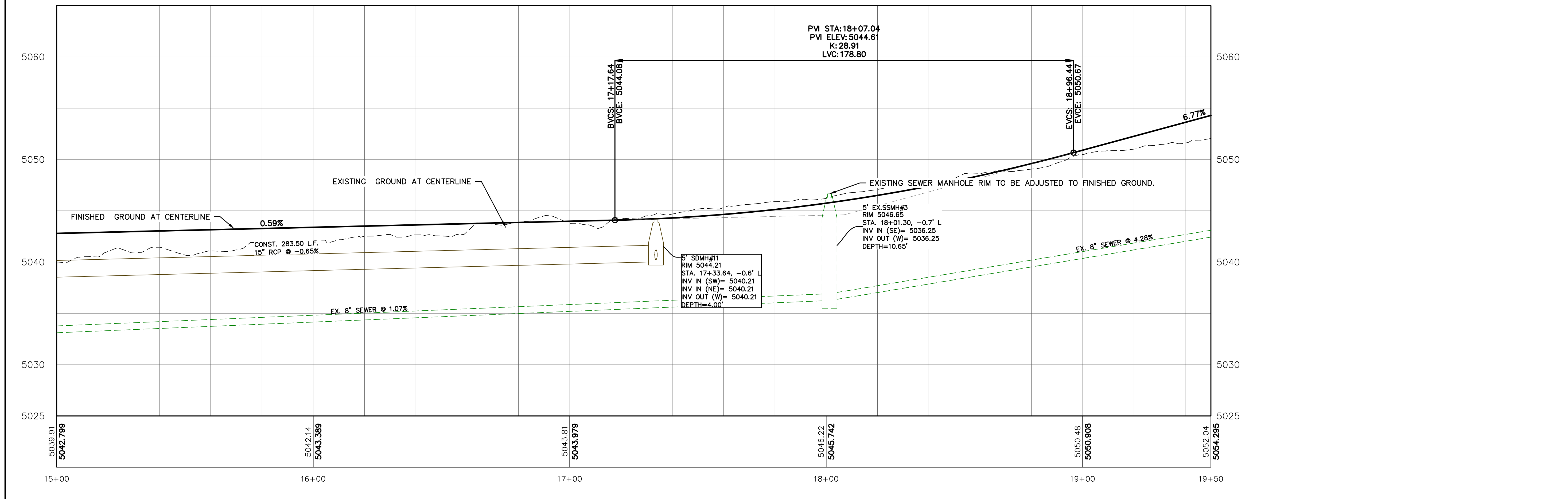
(24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'

SHEET NO.
PP-04

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MEADOW LARK LANE
STA. 15+00 TO STA. 19+50

ELK RIDGE, UT

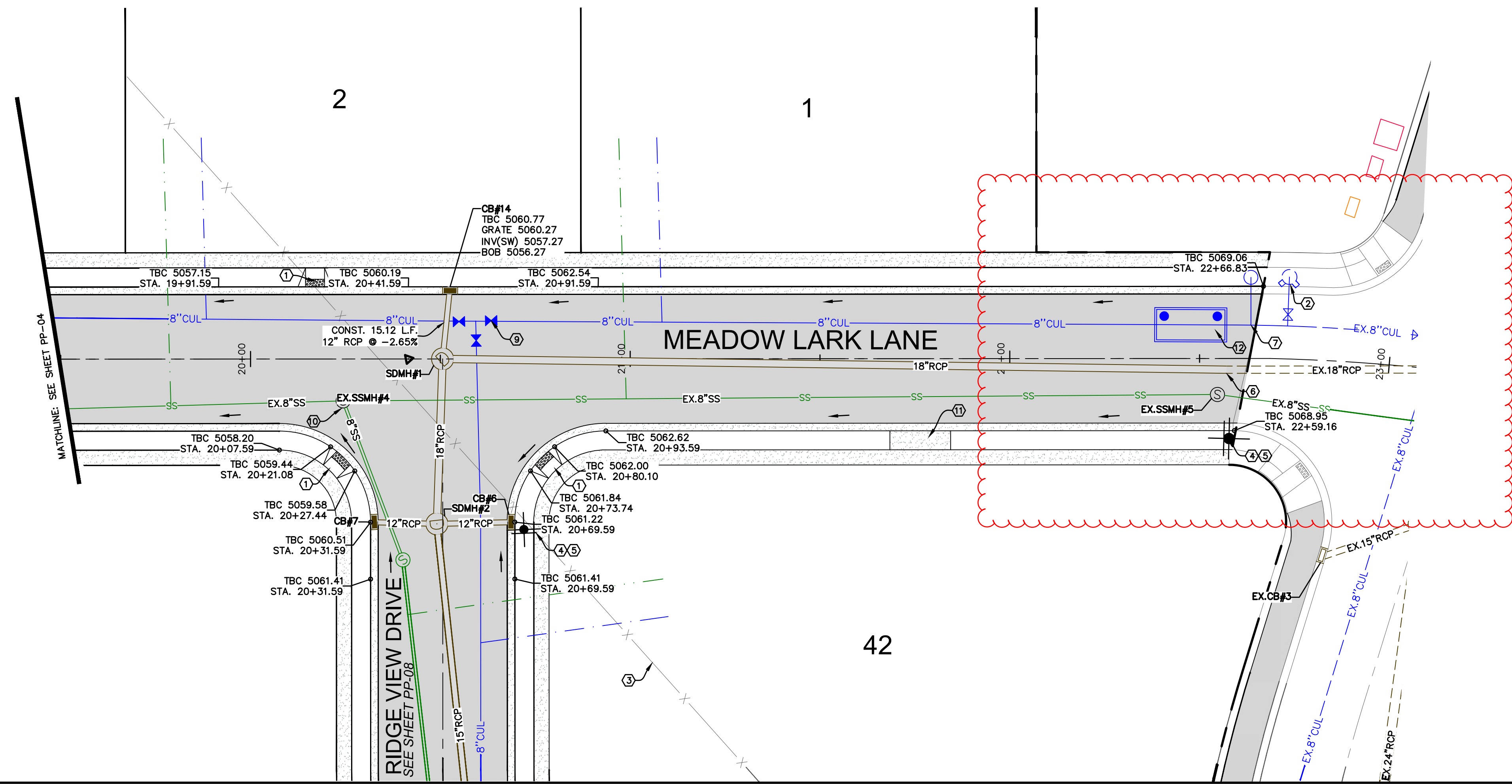


HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-0566
 946 E. BOON SUITE A
 SPANISH FORK, UT 84601

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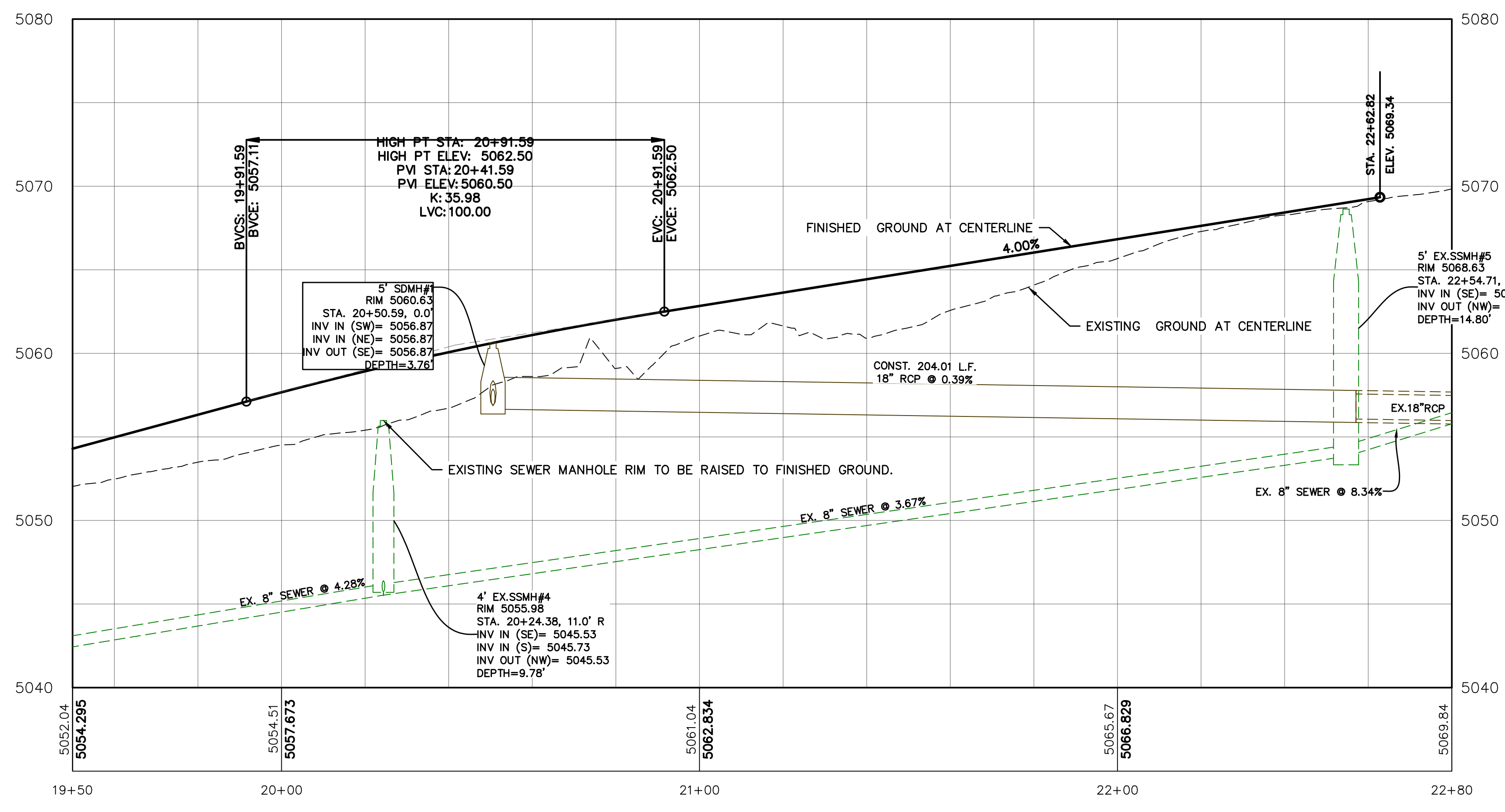


- CONSTRUCTION NOTES**
- ① CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 - ② EXISTING FIRE HYDRANT ASSEMBLY TO REMAIN
 - ③ EXISTING FENCE TO BE REMOVED.
 - ④ INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑤ INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑥ LOCATE AND TIE TO EXISTING STORM DRAIN.
 - ⑦ LOCATE AND TIE TO EXISTING CULINARY WATER.
 - ⑧ INSTALL CULINARY WATER VALVE PER ELK RIDGE CITY STANDARD.
 - ⑨ LOCATE AND TIE TO EXISTING SEWER MANHOLE.
 - ⑩ CONST. CONCRETE PAD FOR CLUSTER MAILBOX.
 - ⑪ INSTALL PRV PER ELK RIDGE CITY STANDARDS.

CONNECTION GRADING TO BE UPDATED



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



SHEET NO. **PP-05**

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MEADOW LARK LANE
 STA. 19+50 TO STA. 22+80

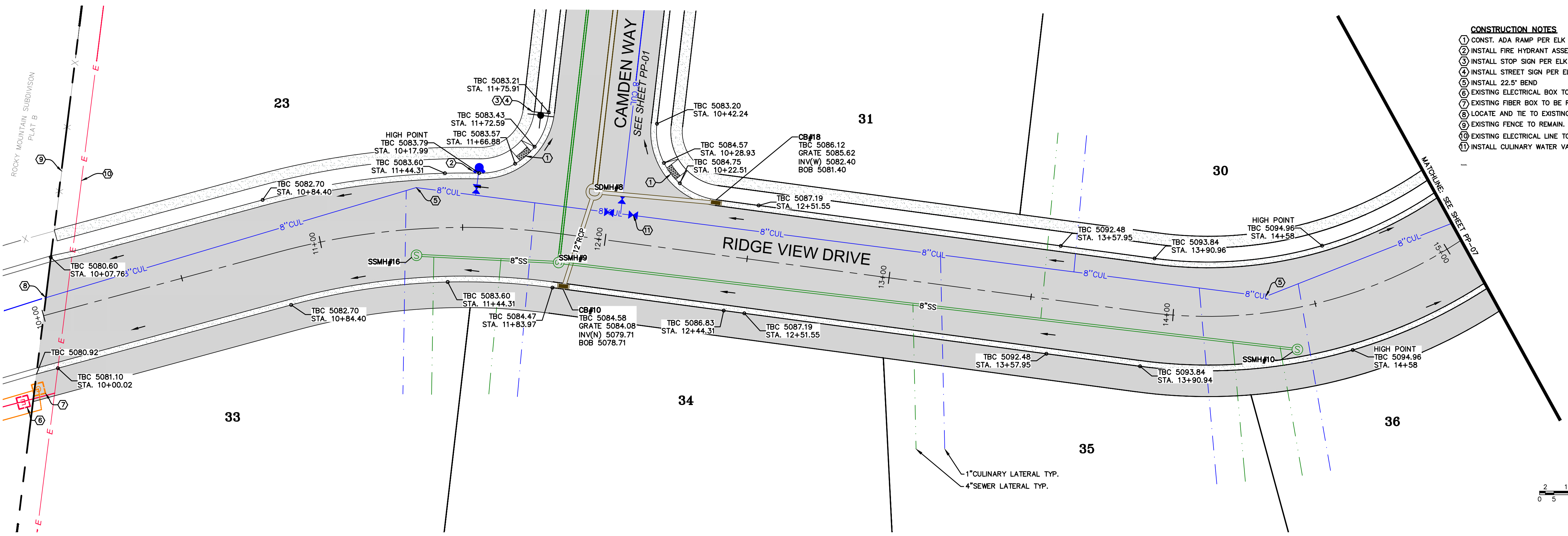
ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-0555
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84601

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- CONSTRUCTION NOTES**
- ① CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 - ② INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 - ③ INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 - ④ INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑤ INSTALL 22.5° BEND
 - ⑥ EXISTING ELECTRICAL BOX TO REMAIN.
 - ⑦ EXISTING FIBER BOX TO BE RELOCATED.
 - ⑧ LOCATE AND TIE TO EXISTING CULINARY WATER.
 - ⑨ EXISTING FENCE TO REMAIN.
 - ⑩ EXISTING ELECTRICAL LINE TO BE RELOCATED.
 - ⑪ INSTALL CULINARY WATER VALVES PER ELK RIDGE CITY STANDARDS.



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

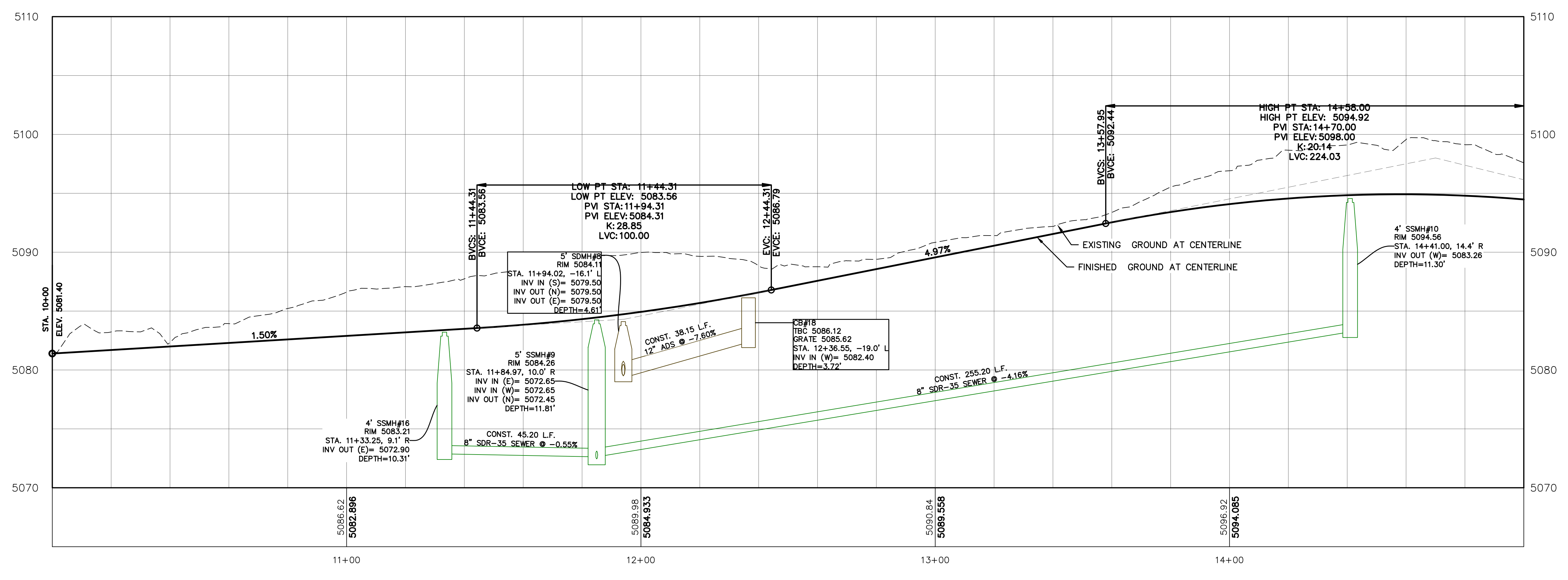
SHEET NO.

PP-06

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

ELK RIDGE, UT

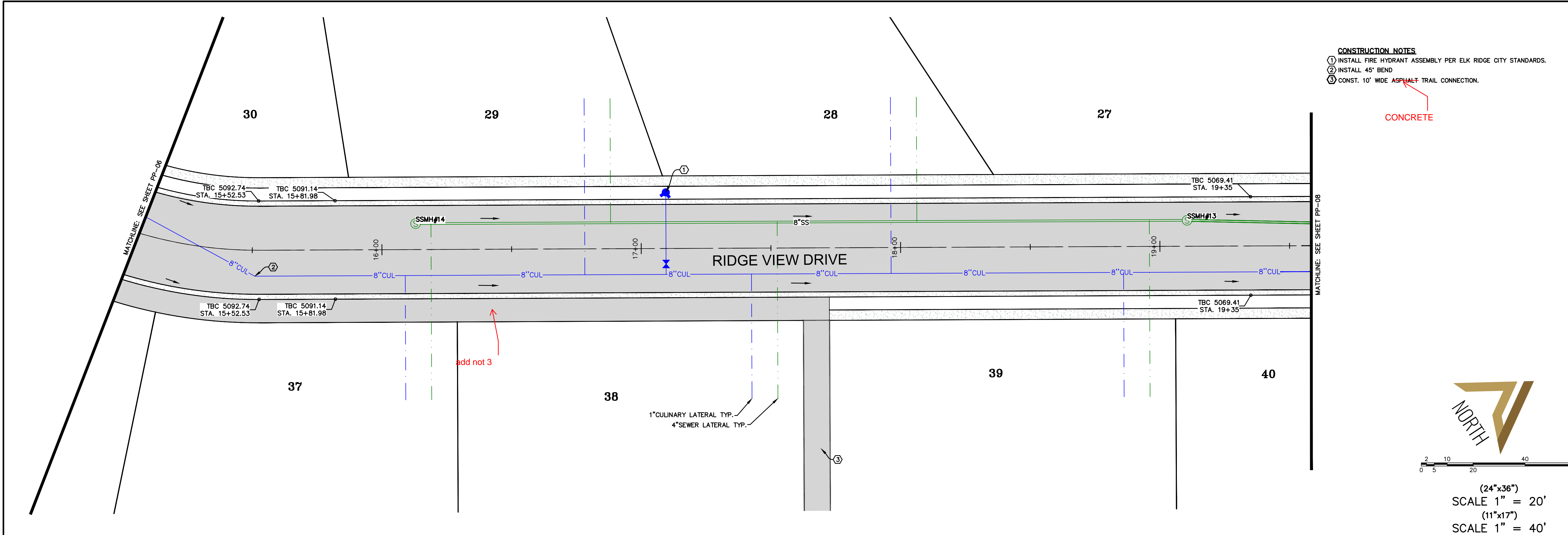


HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-6565
946 E. BOON SUITE A
SPRINGFORK, UT 84603

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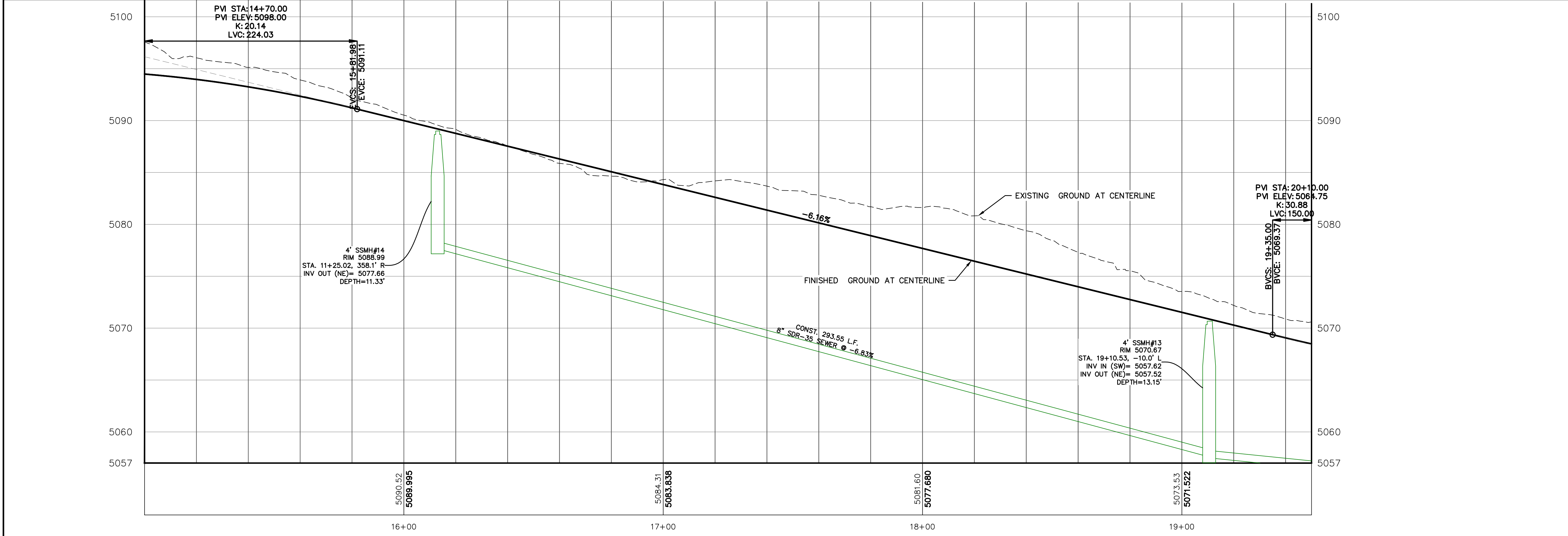
- CONSTRUCTION NOTES**
- ① INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 - ② INSTALL 45° BEND
 - ③ CONST. 10' WIDE ASPHALT TRAIL CONNECTION.



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

SHEET NO. **PP-07**

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RIDGE VIEW DRIVE
STA. 15+00 TO STA. 19+50

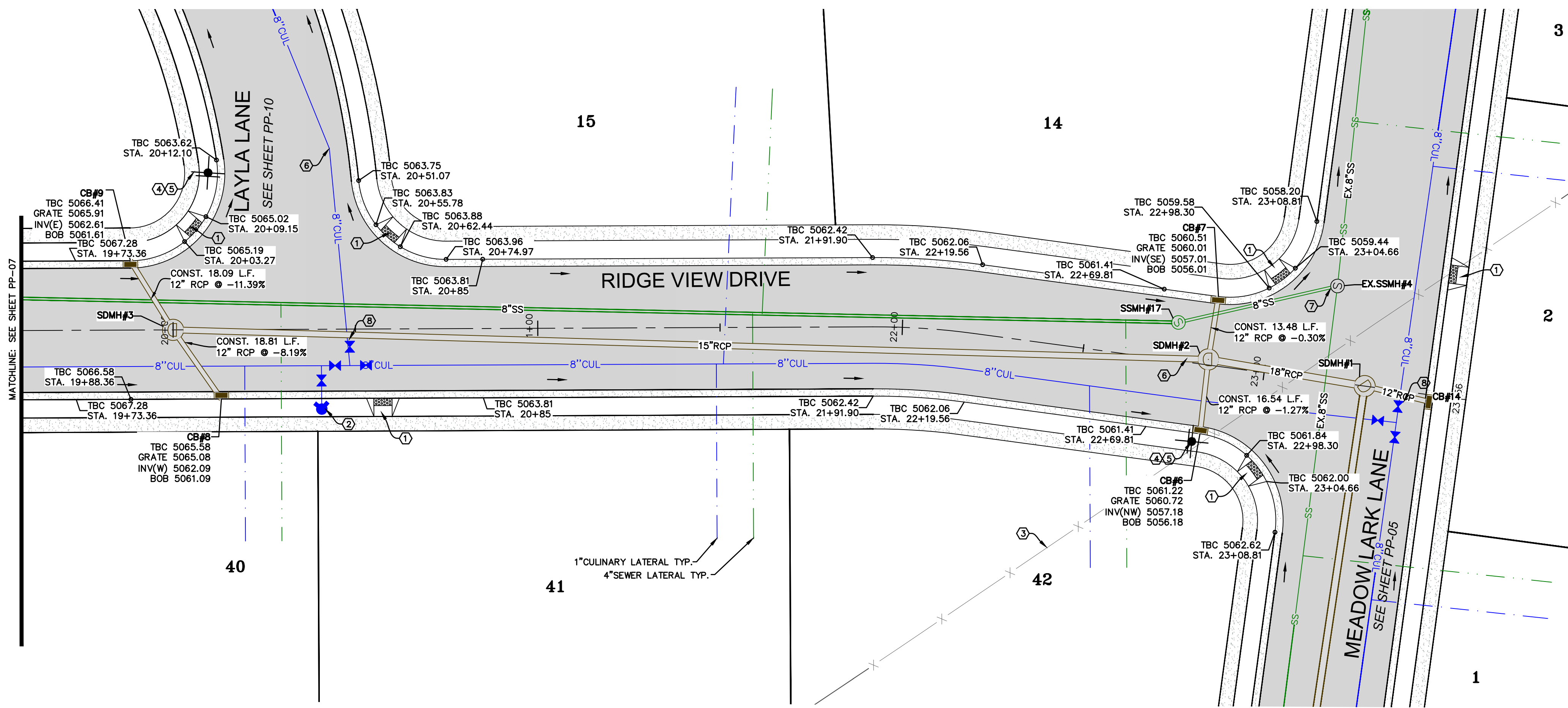
ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-455-0566
946 E. BOON, SUITE A
SPANISH FORK, UT 84601

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- CONSTRUCTION NOTES**
- ① CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 - ② INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 - ③ EXISTING FENCE TO BE REMOVED.
 - ④ INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑤ INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑥ INSTALL 22.5" BEND
 - ⑦ LOCATE AND TIE TO EXISTING SEWER MANHOLE.
 - ⑧ INSTALL CULINARY WATER VALVES PER ELK RIDGE CITY STANDARDS.



0 5 10 20 40 60
 (24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'

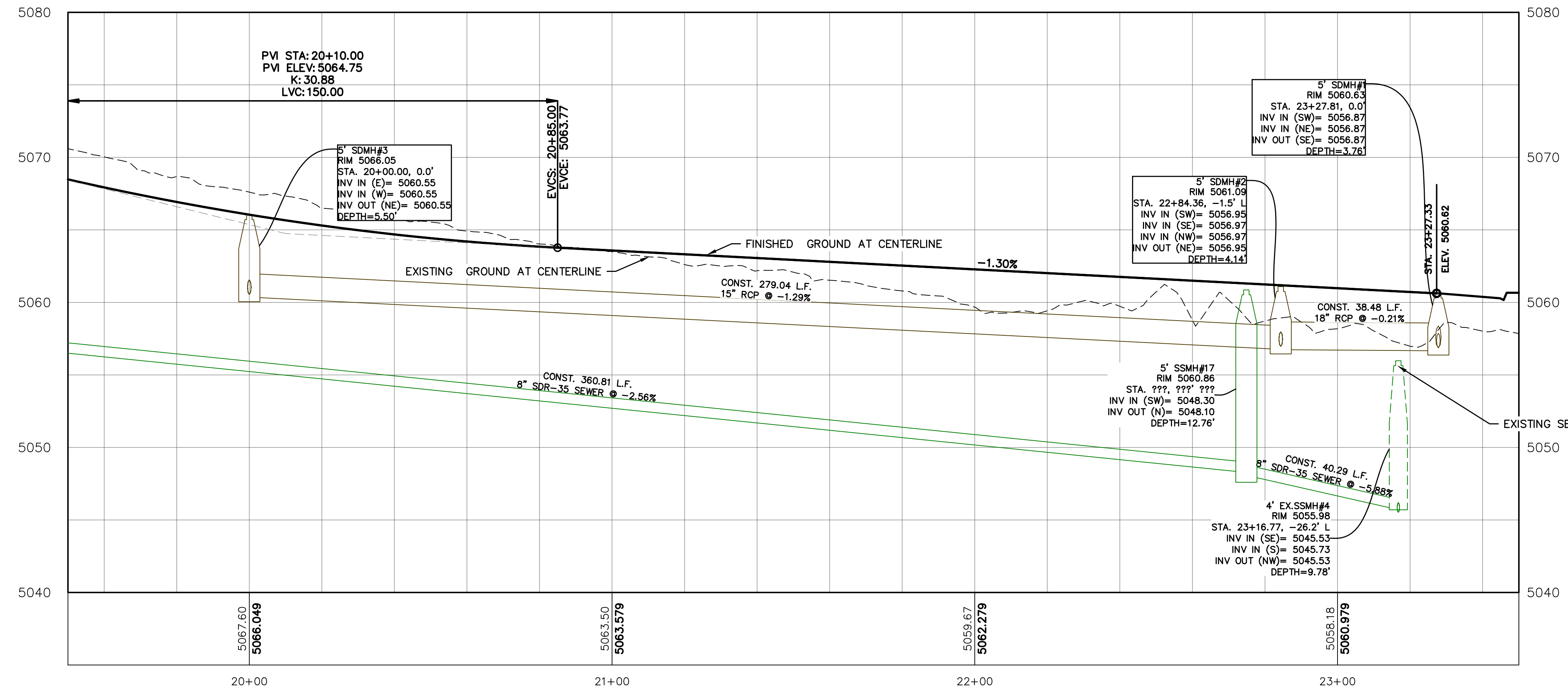
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PP-08

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RIDGE VIEW DRIVE
 STA. 19+50 TO STA. 23+50

ELK RIDGE, UT

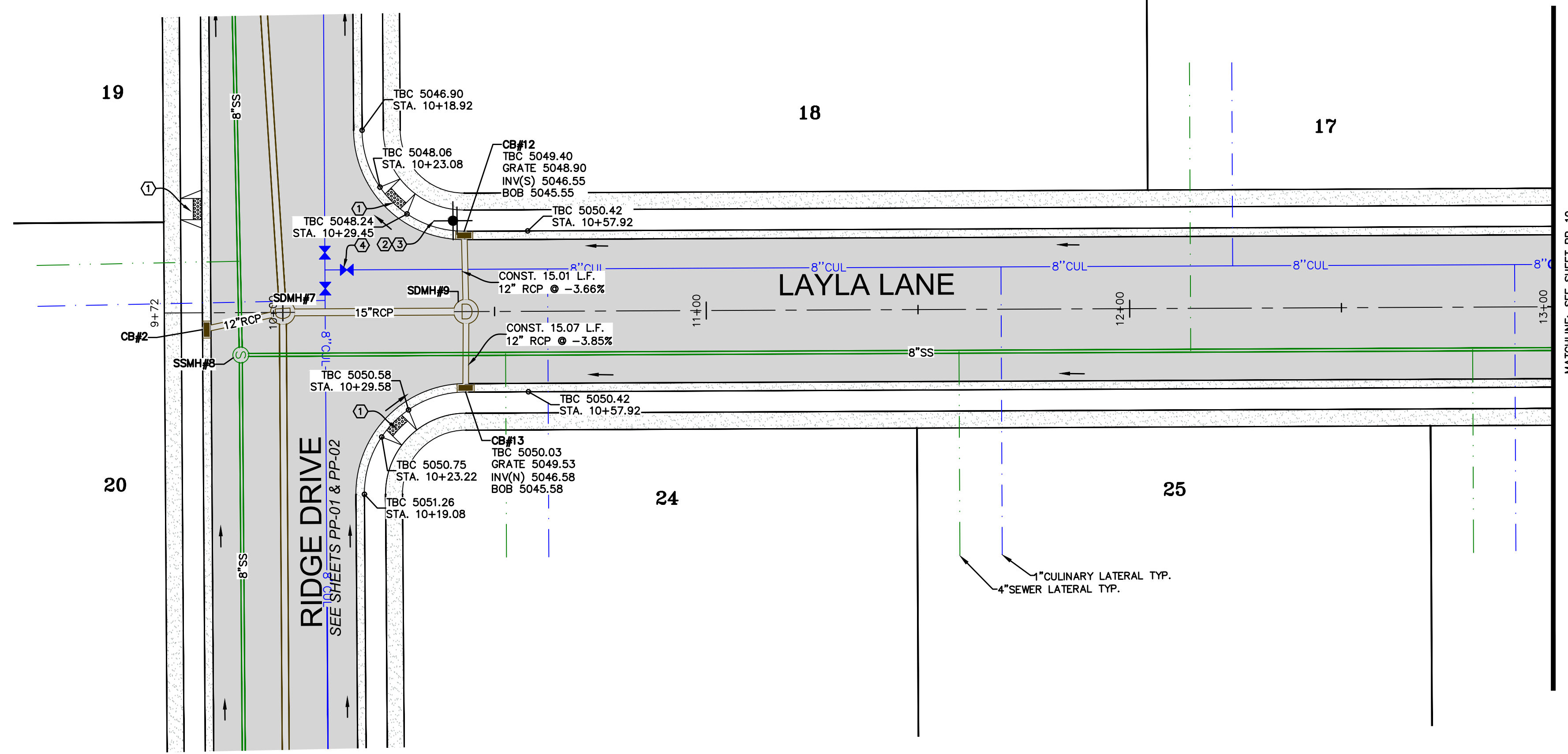


HIGHLANDS AT ELK RIDGE PHASE II

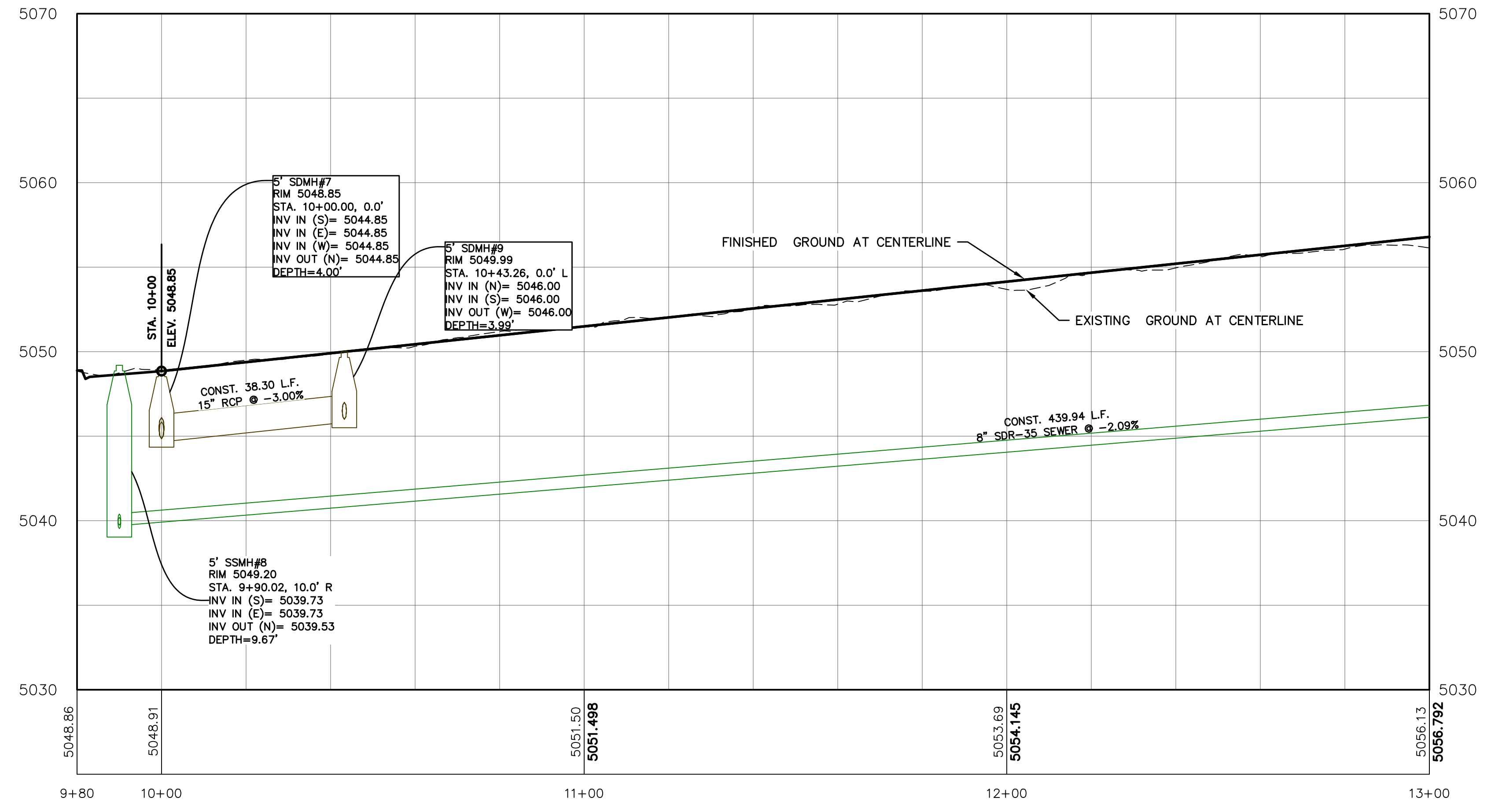
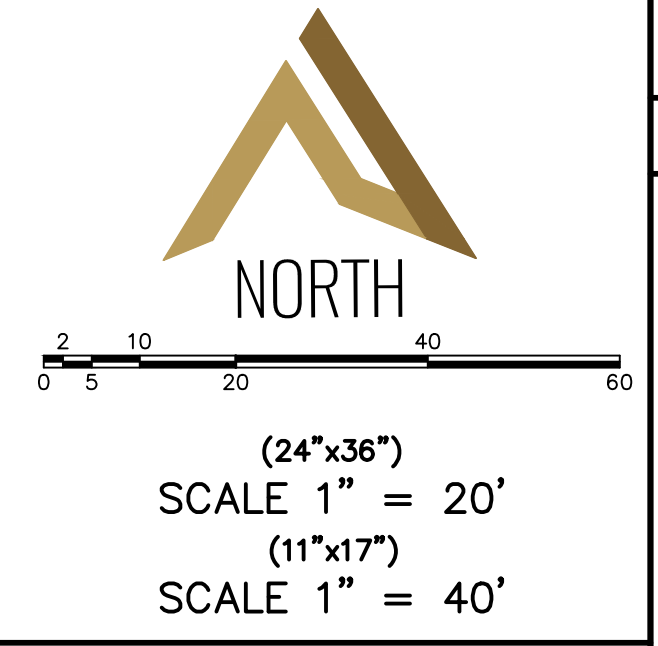
ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-6565
 946 E. BOON SUITE A
 SPANISH FORK, UT 84603

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- CONSTRUCTION NOTES**
- ① CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 - ② INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 - ③ INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 - ④ INSTALL CULINARY WATER VALVE PER ELK RIDGE CITY STANDARDS.



SHEET NO.
PP-09

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LAYLA LANE
STA. 09+80 TO STA. 13+00

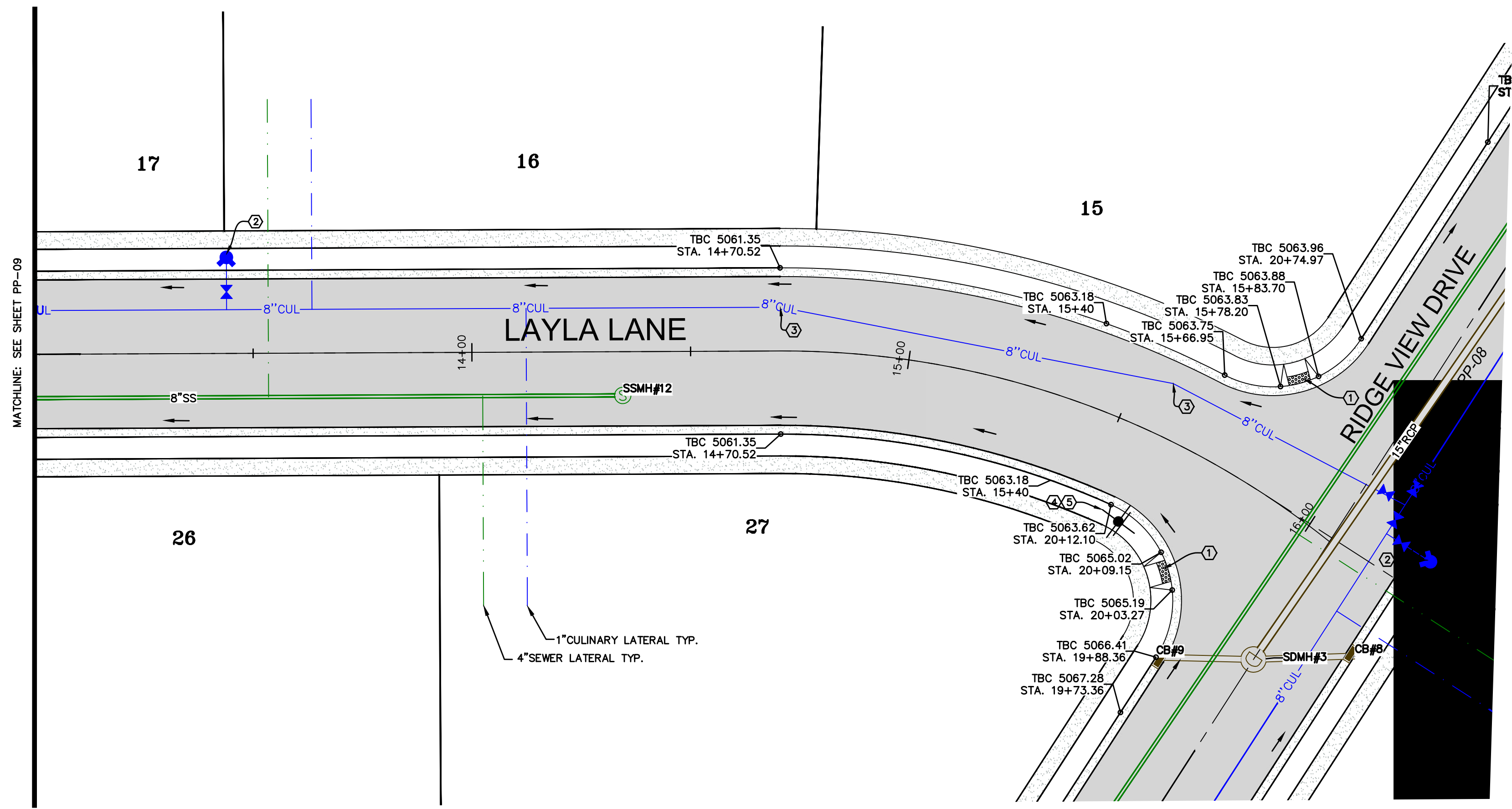
ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

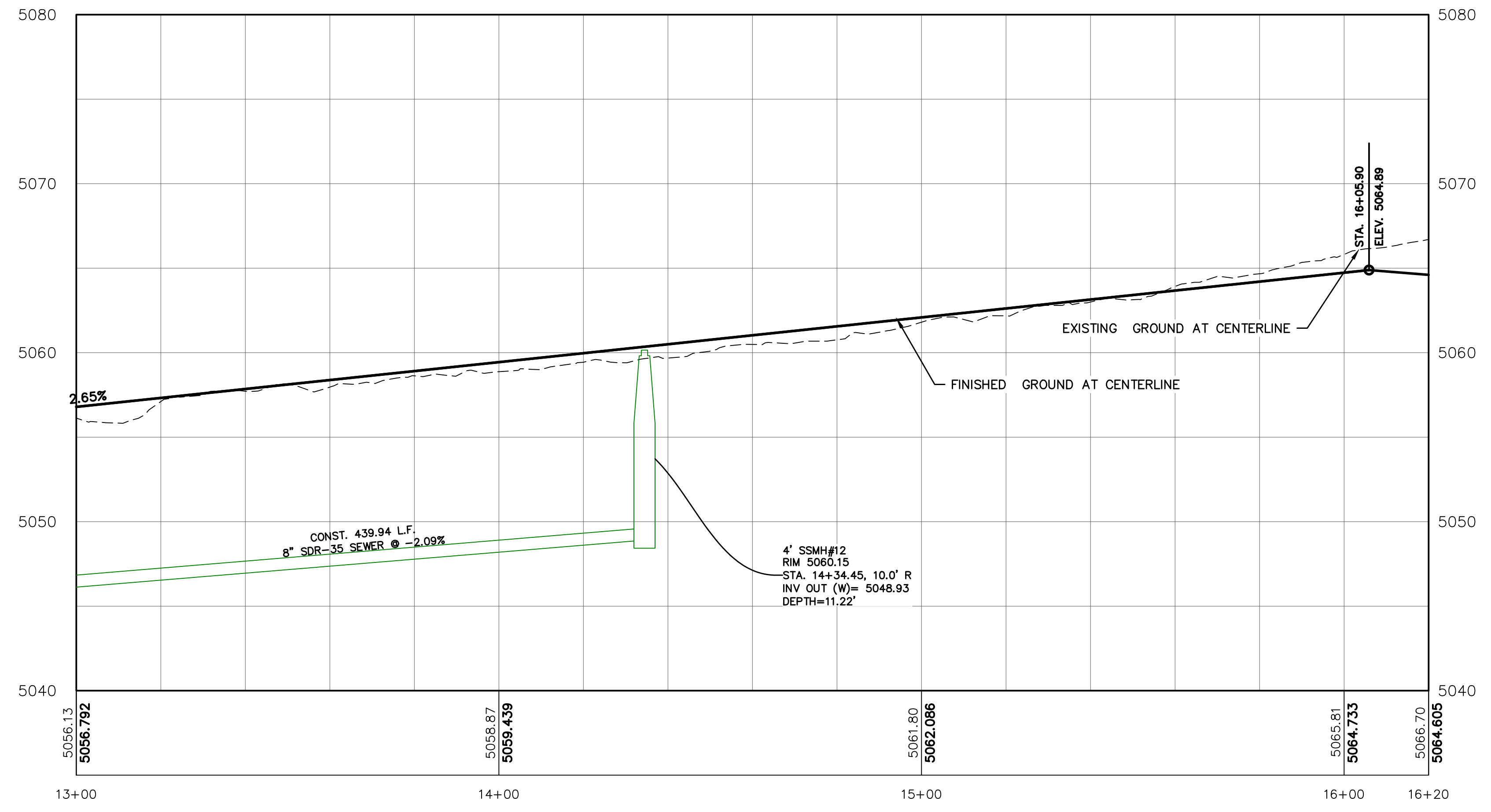
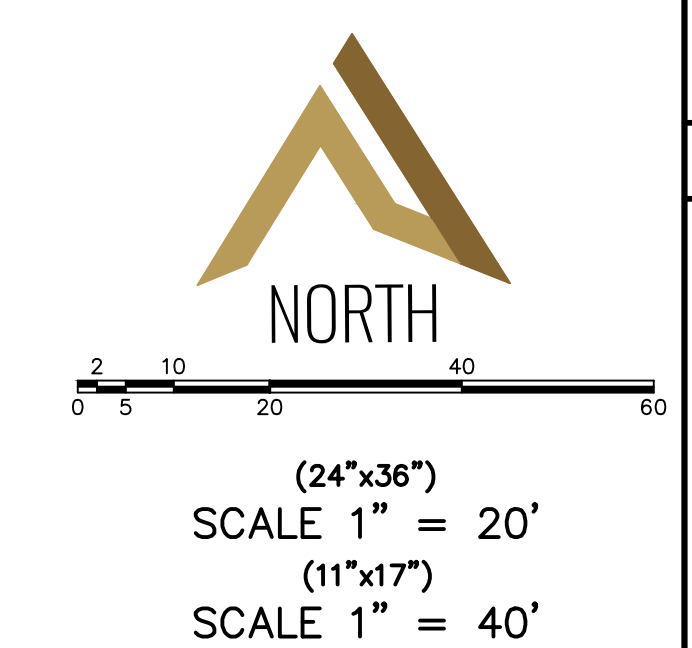
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-6565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601





- CONSTRUCTION NOTES**
- ① CONST. ADA RAMP PER ELK RIDGE CITY STANDARDS.
 - ② INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 - ③ INSTALL 22.5° BEND
 - ④ INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑤ INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
 - ⑥ INSTALL CULINARY WATER VALVE PER ELK RIDGE CITY STANDARDS.



SHEET NO.
PP-10

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LAYLA LANE
STA. 13+00 TO STA. 16+20

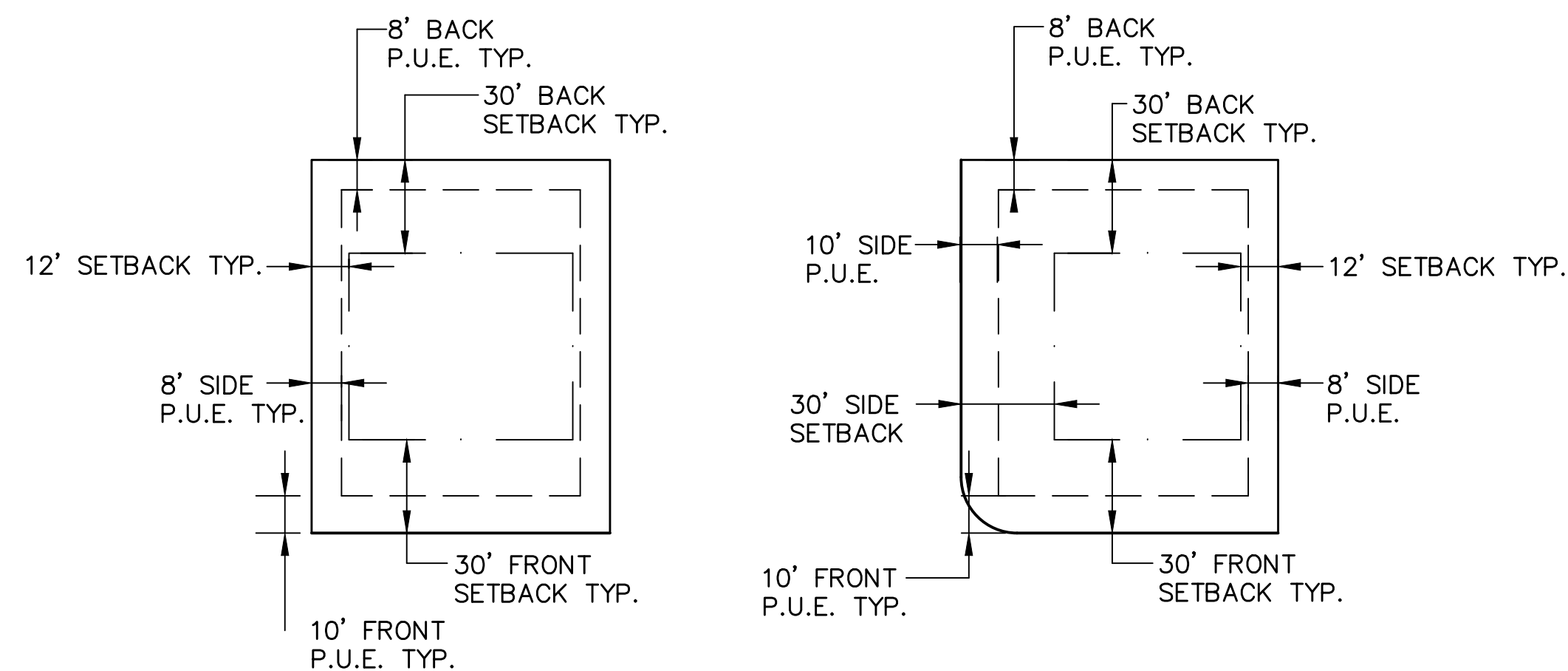
ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

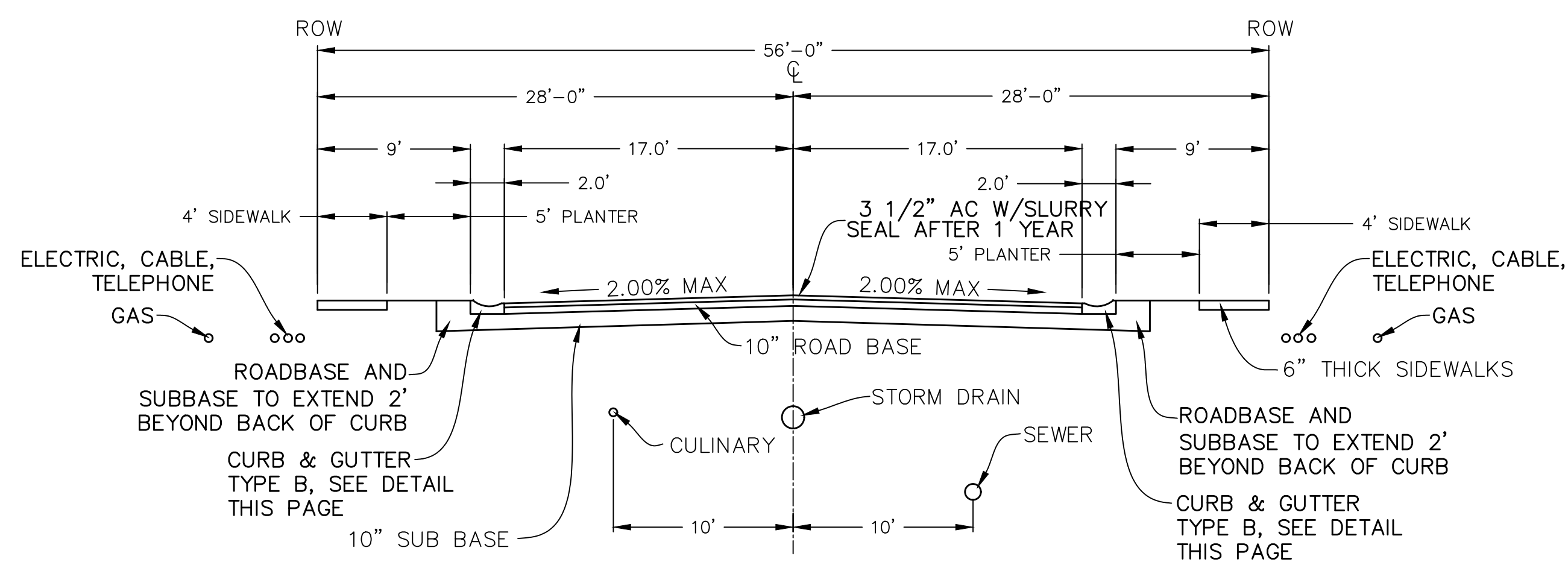
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-0566
946 E. BOON SUITE A
SPANISH FORK, UT 84601

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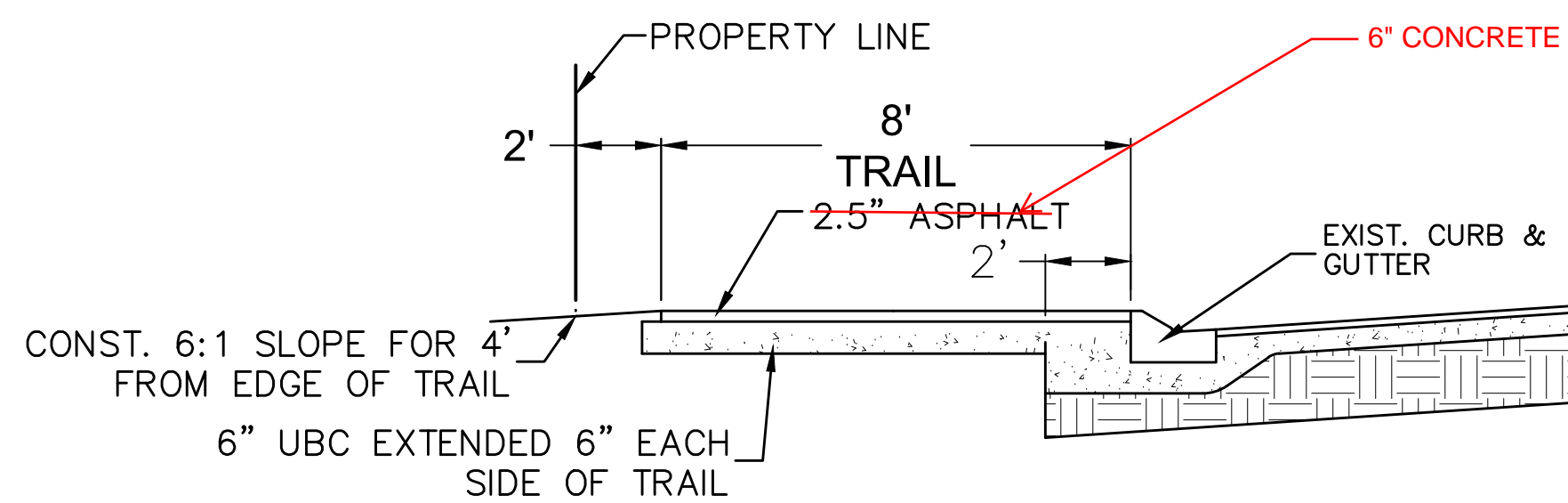


**INTERIOR LOT
 CORNER LOT
 DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT**
 -NTS-

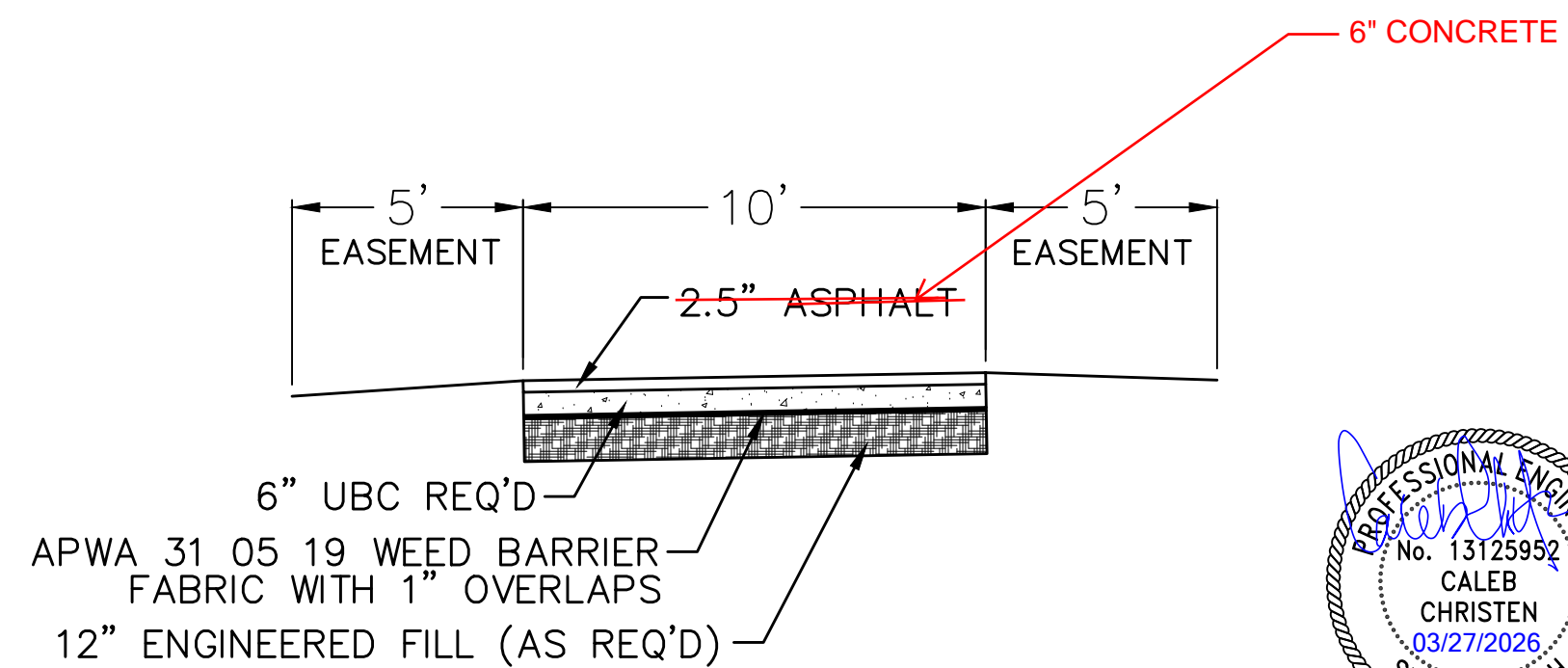


NOTES:
 1. ALL PAVEMENT DESIGN TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PROJECT NO. 03278-001 BY IGES.
 2. BASED ON SECTION 6.2.4 OF GEOTECH REPORT PROJECT NO. 03278-001 BY IGES, ONCE TOPSOIL IS STRIPPED, MOST OF THE NATIVE SOILS ARE SUITABLE TO BE USED AS SUB-BASE WHEN PROPERLY SCARIFIED AND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

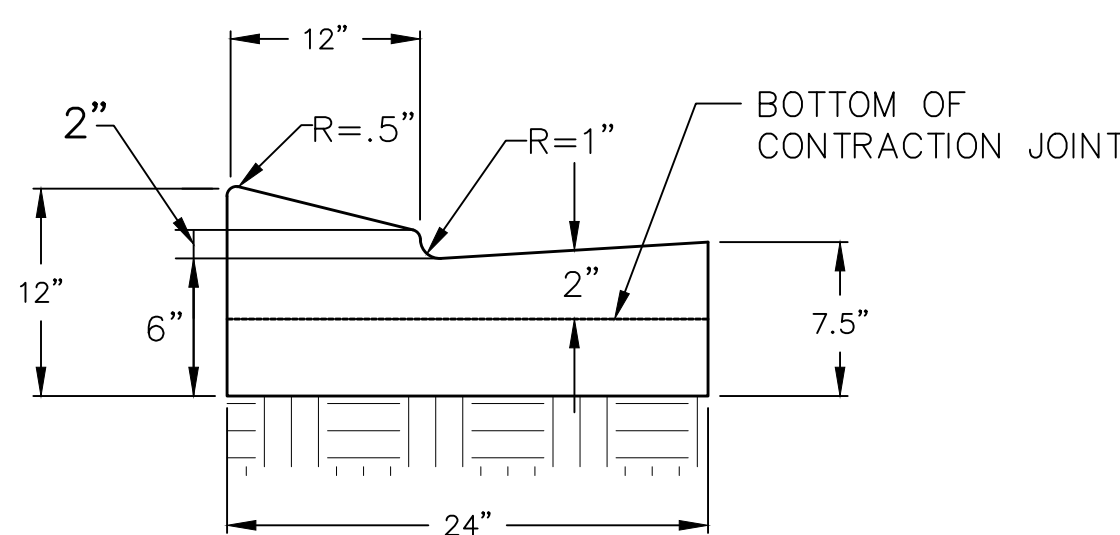
DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION
 -NTS-



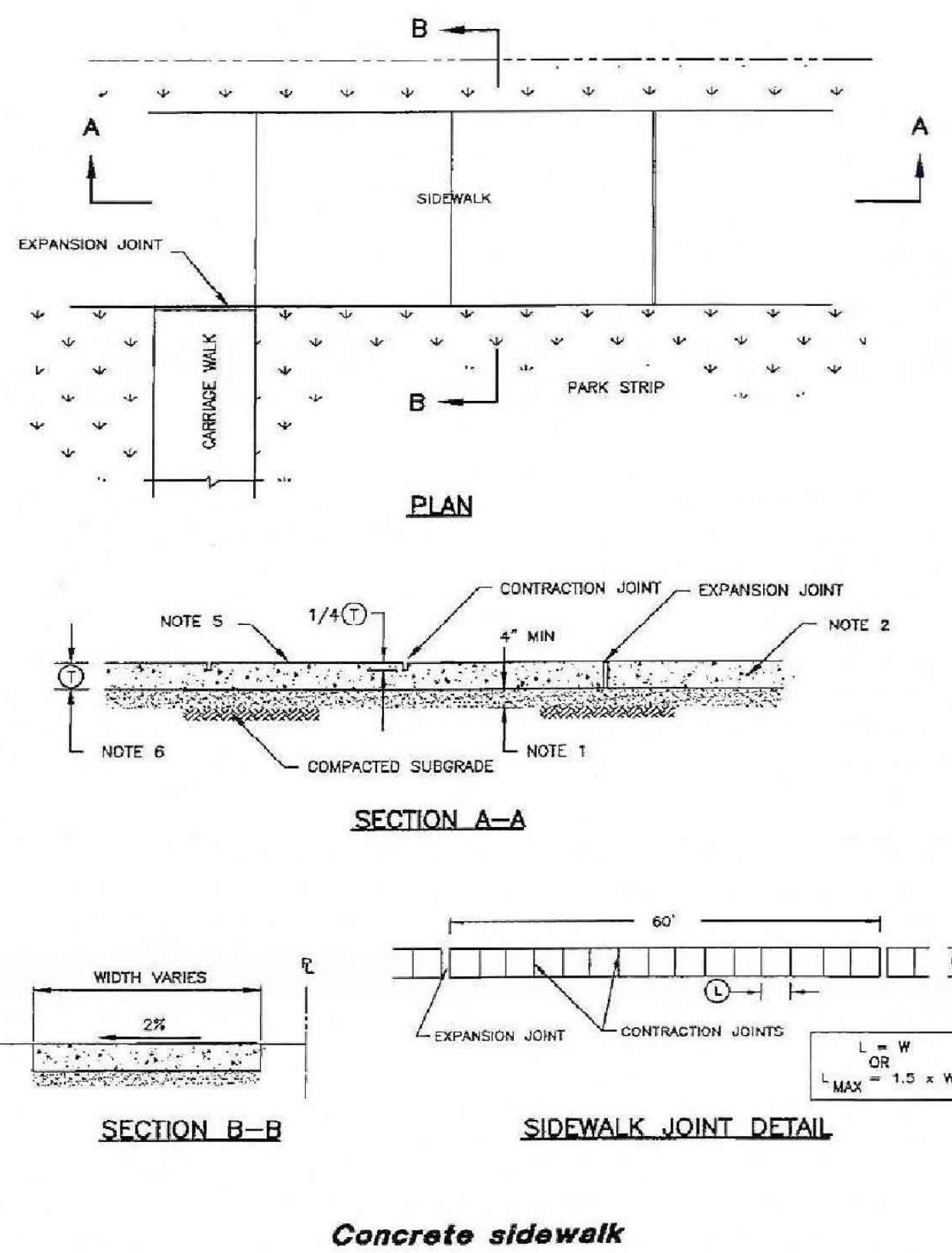
TRAIL (CANYON VIEW DRIVE)
 -NTS-



10' TRAIL CONNECTION
 -NTS-

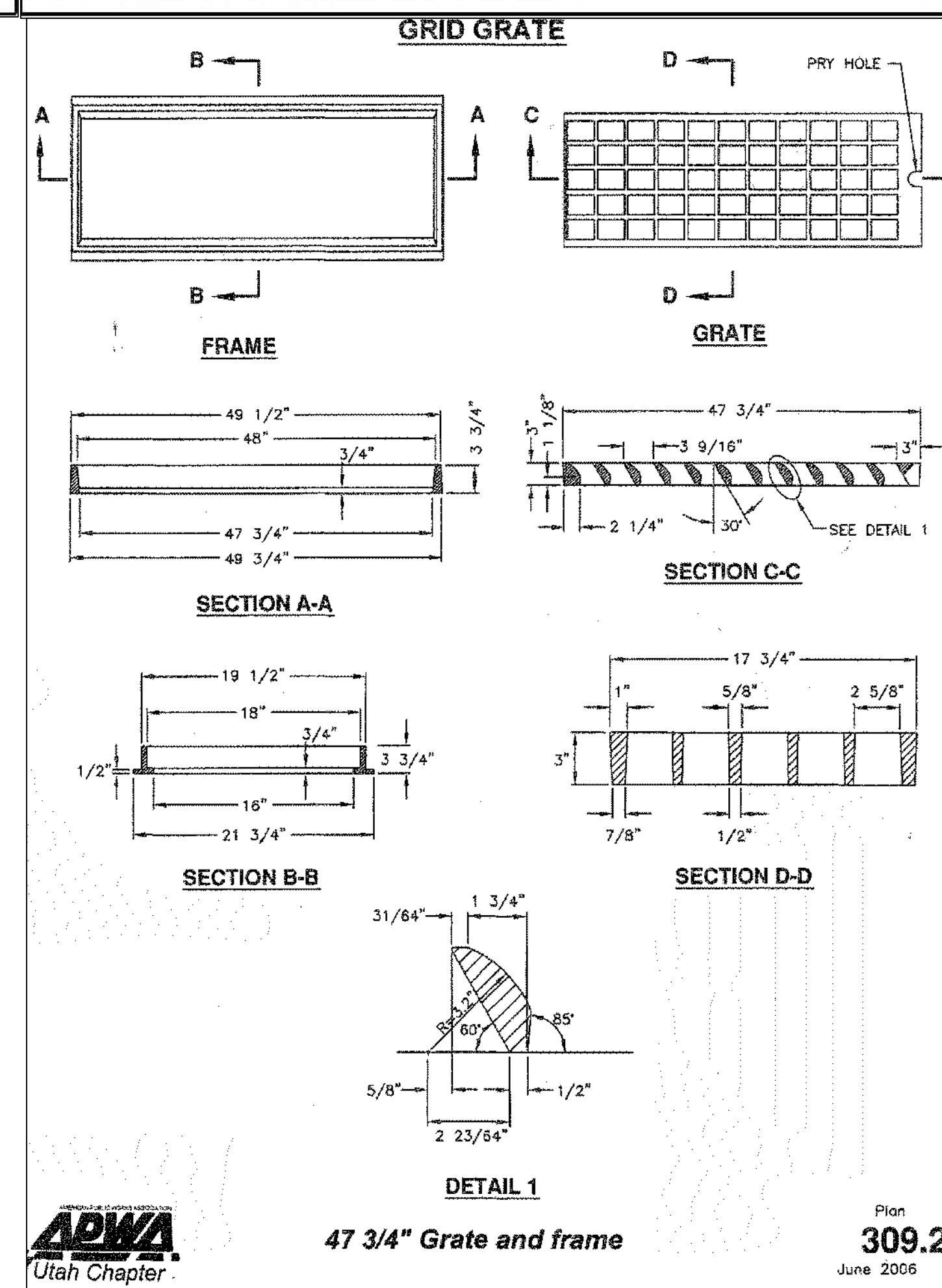


TYPE B-CURB DETAIL
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CONCRETE SIDEWALK STANDARD

- 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.
- CONCRETE:** Class 4000 per APWA Section 03304. Place per APWA Section 02770. Cure per APWA Section 03390.
 - 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.
 - Unless shown otherwise, provide 1/2-inch radius on concrete edges exposed to public view.
- FINISH:** Fine hair broom on longitudinal grades under 6% and rough hair broom on longitudinal grades over 6%.
- DEPTH OF SIDEWALK (T):**
 - New construction: Nominal 6" in residential zones, 8" in non-residential zones.
 - Removal and replacement construction: Match existing.

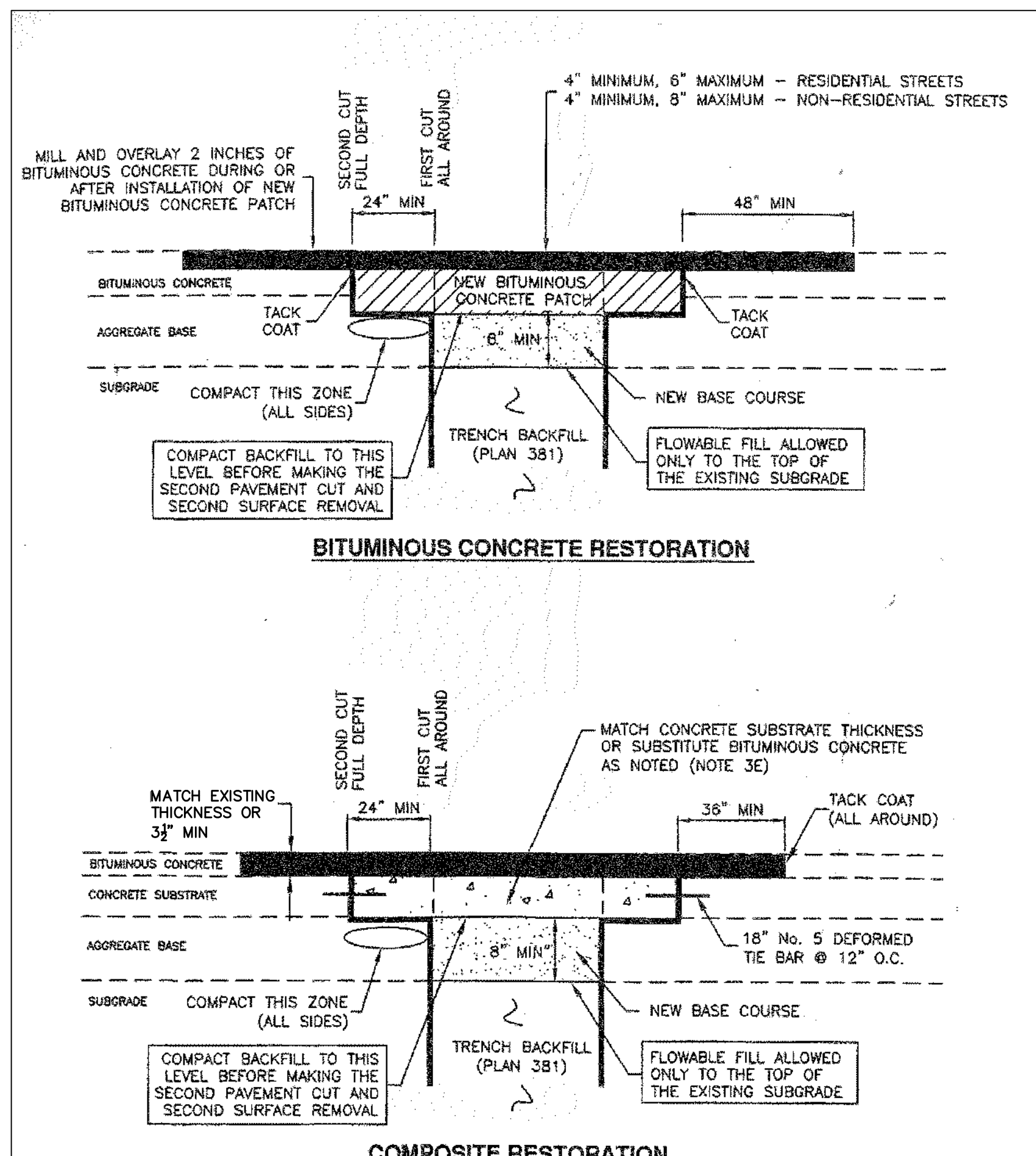


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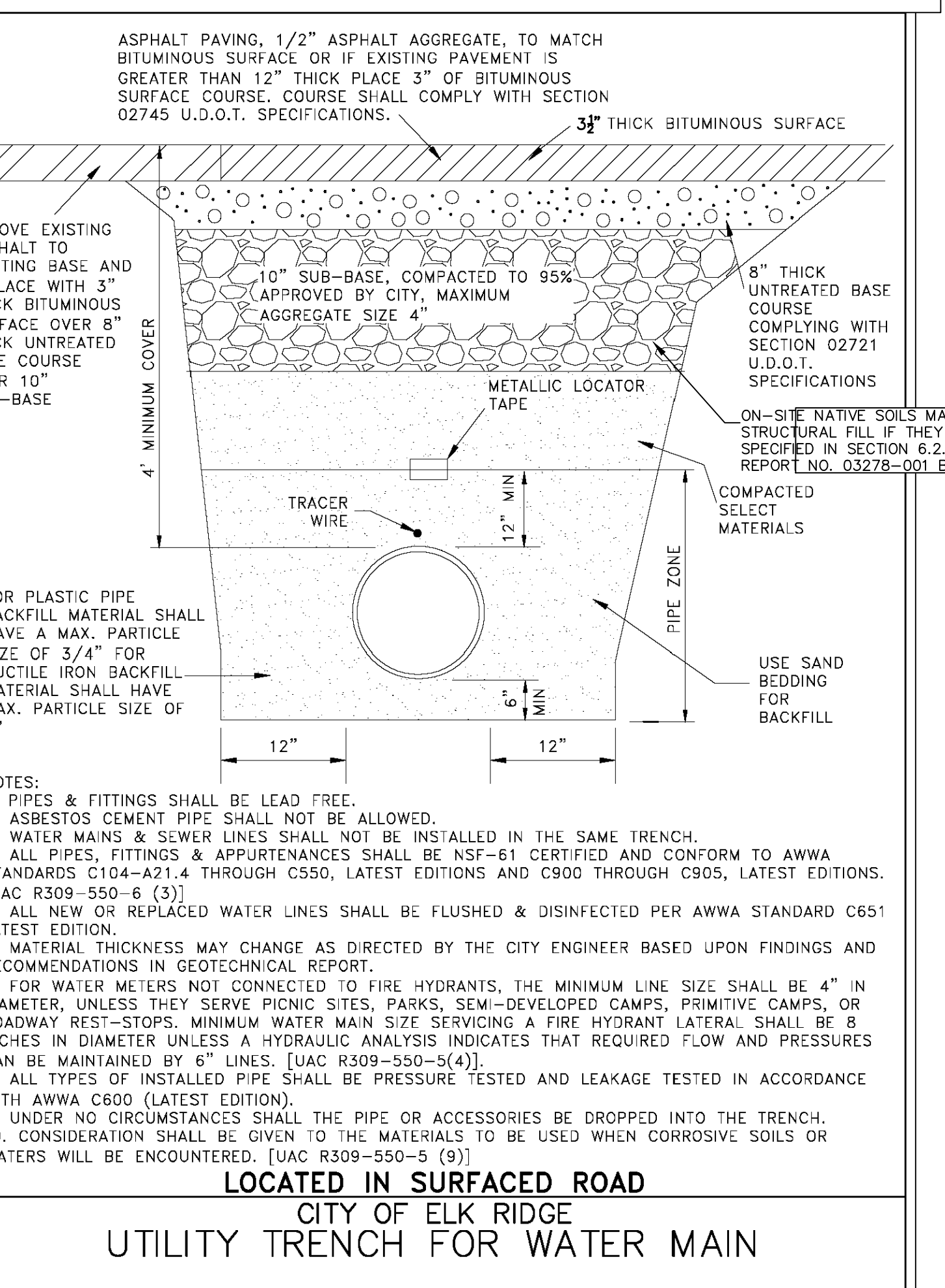
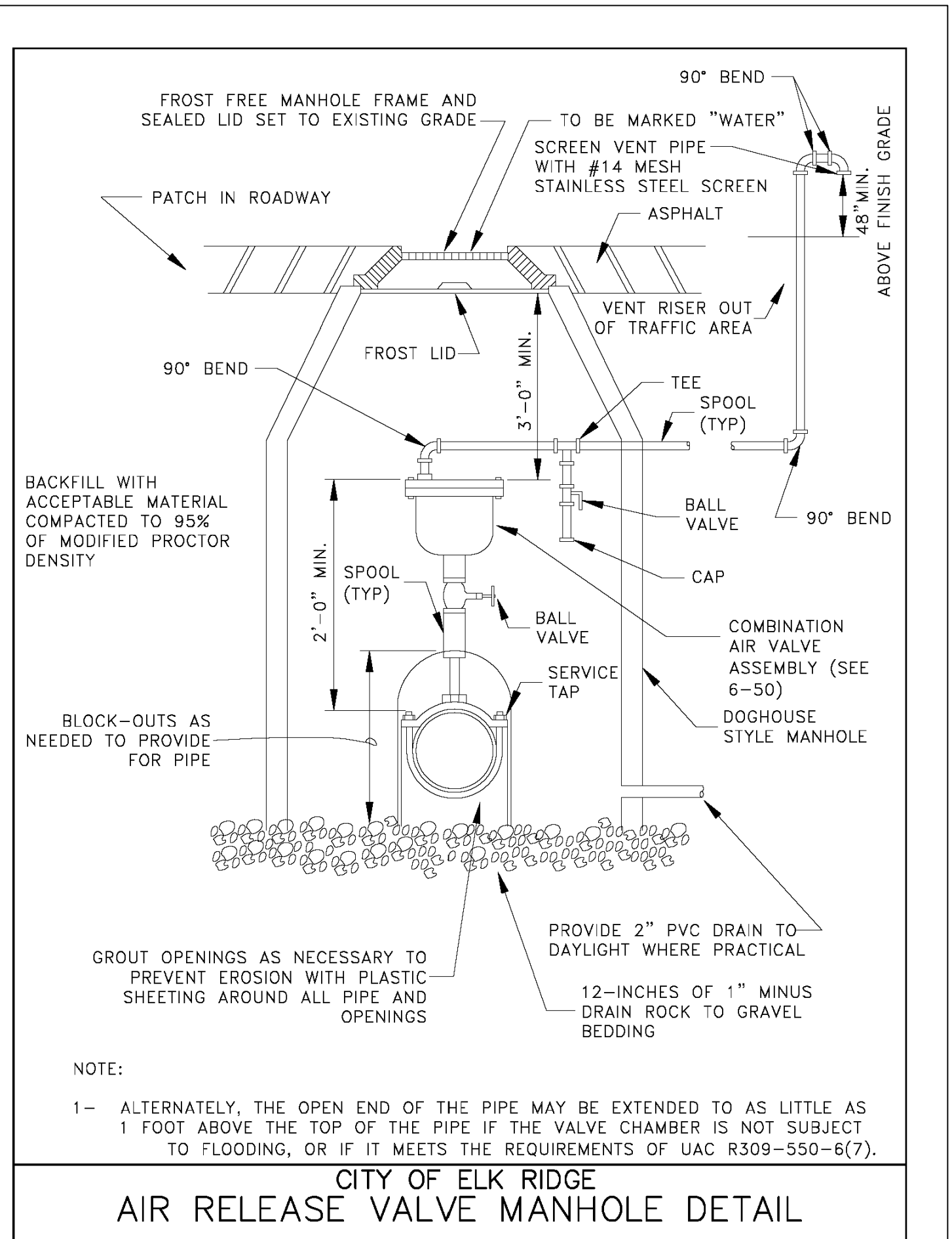
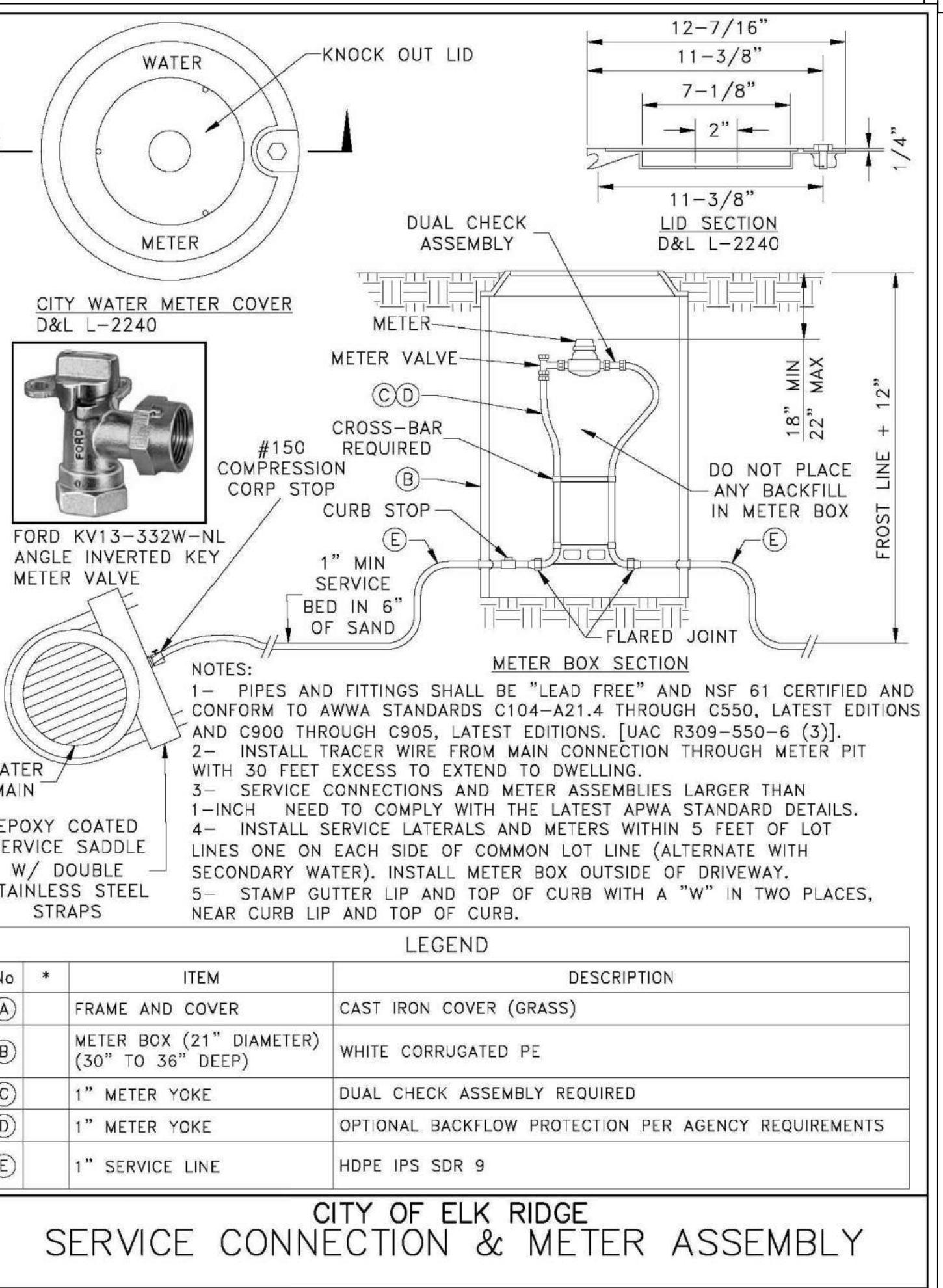
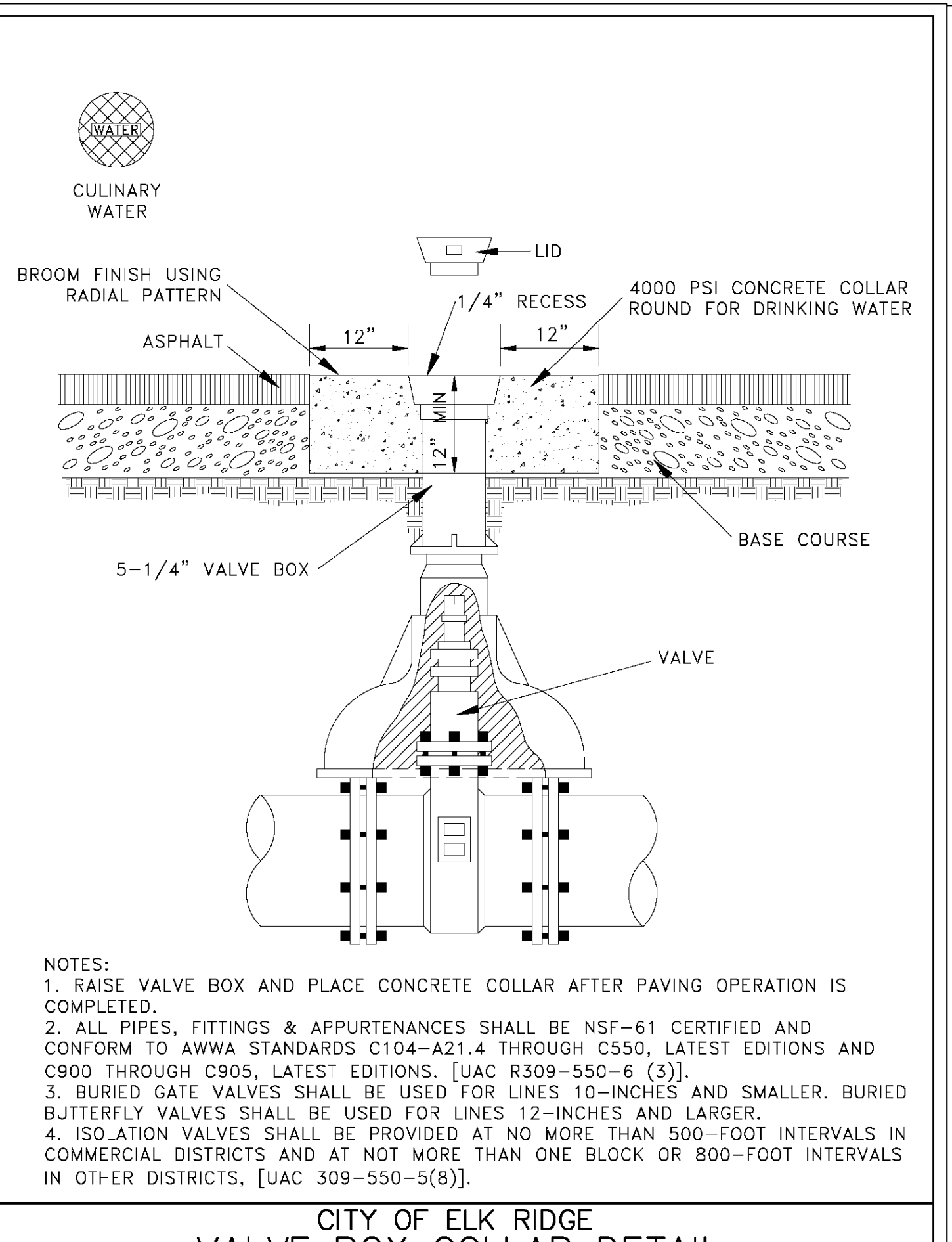
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DETAILS
 ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II
 ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY
 PHONE: 801-555-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84603
 CIVIL ENGINEERING LICENSE NO. 13125992
 CALEB CHRISTEN
 03/27/2026
 STATE OF UTAH
 G:\USERS\A.BELPVO\ONE DRIVE - ATLAS ENGINEERING\1.0 OPERATIONS\1.1 - CIVIL\2022\22-028 HIGHLANDS PHASE II\CAAD\FINAL\PHASE 2\DT-01.DWG
 Plan 309.2
 June 2006



- Bituminous pavement T-patch**
- GENERAL**
 - Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling additional costs.
 - Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
 - Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03.
 - Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
 - Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
 - Pavement ravelling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 - Reinforcement: No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Tack Coat: APWA Section 32 12 13.13.
 - Bituminous Concrete: APWA Section 32 12 05.
 - Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
 - Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.
 - EXECUTION**
 - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
 - Tack Coat: Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
 - Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
 - Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
 - Reinforcement: Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
 - Concrete Substrate: Cure to initial set before placing new bituminous concrete patch.



SHEET NO. **DT-02**

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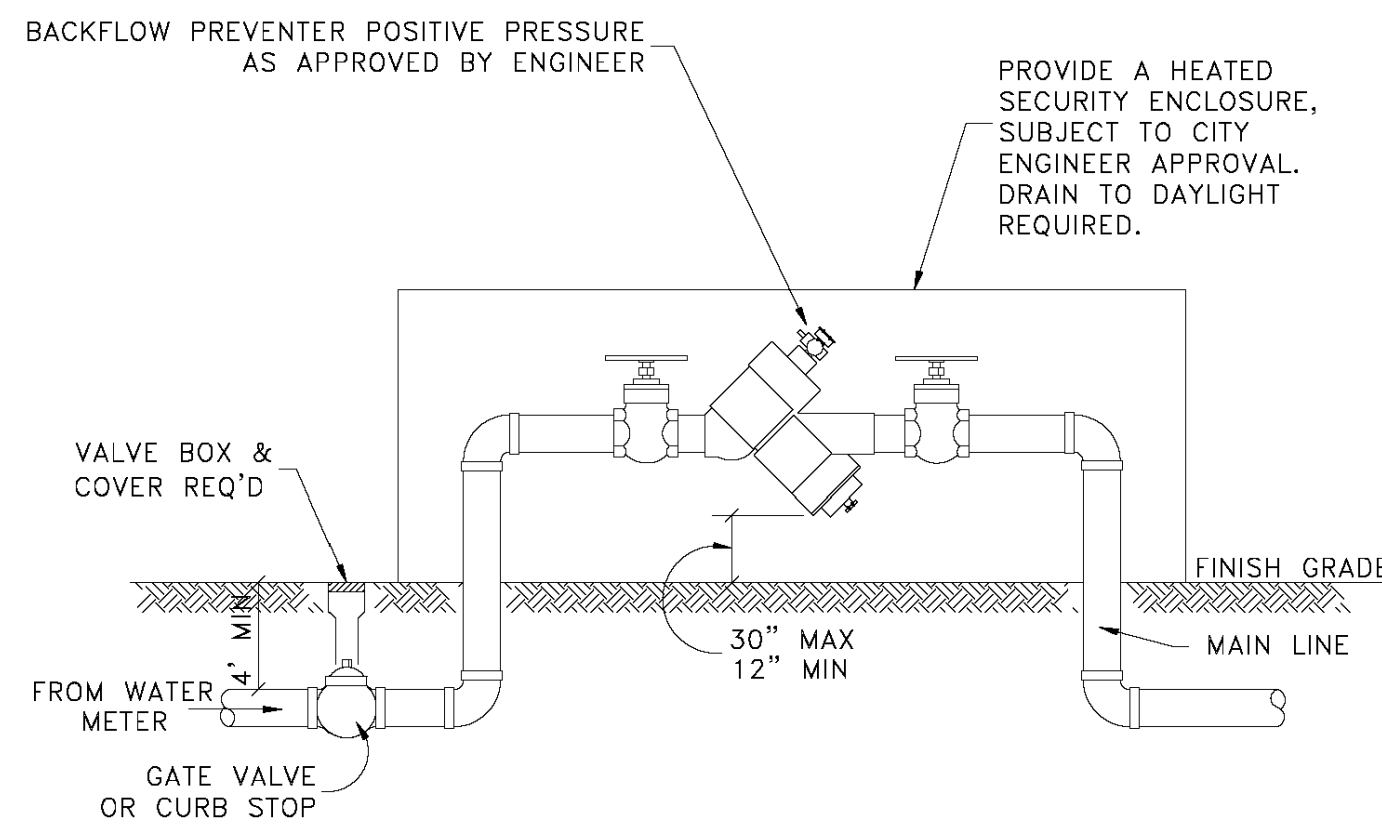
ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

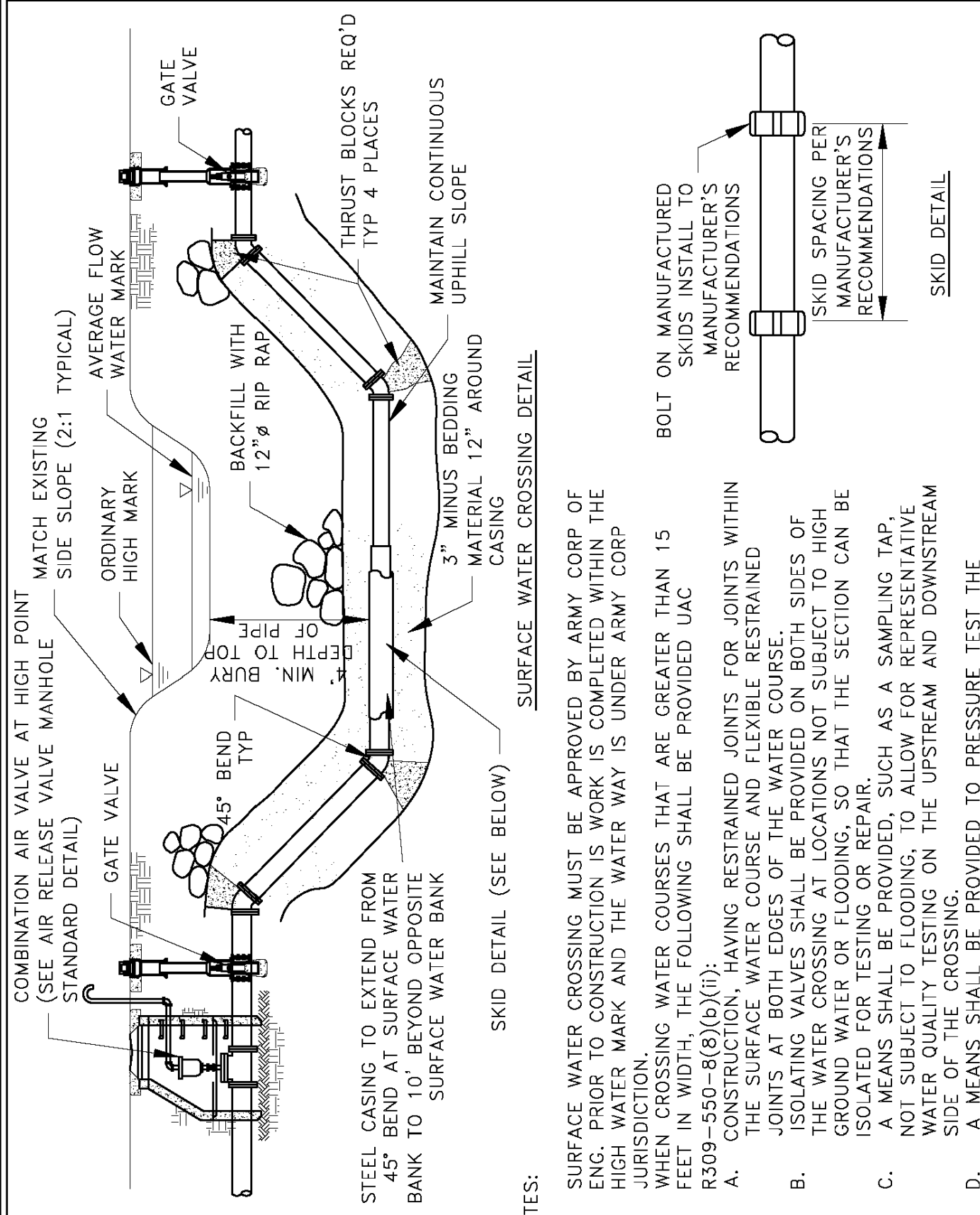
PHONE: 801-555-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84600

C:\USERS\A.BELPVO\ONE\DRIVE - ATLAS ENGINEERING\1.0 OPERATIONS\1.1 - CIVIL\2022\22-028 HIGHLANDS PHASE II\CADD\FINAL\PHASE 2\DT-02.DWG

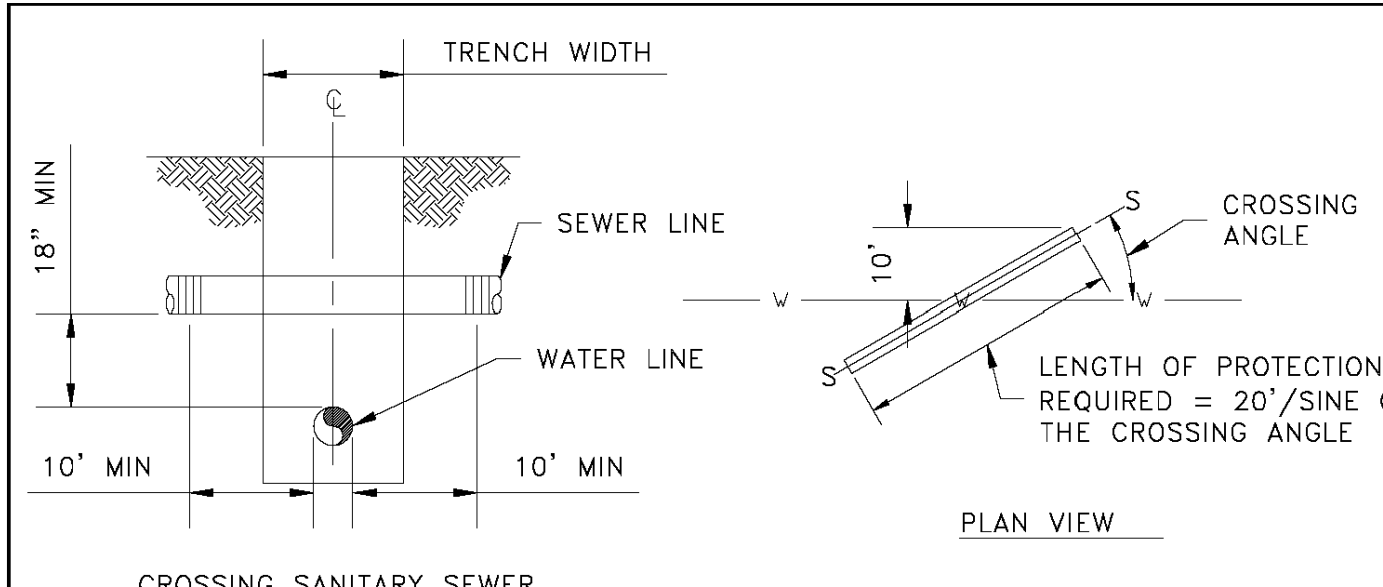


- NOTES:
1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED AND TO CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)]
 2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

CITY OF ELK RIDGE
TYPICAL BACKFLOW PREVENTER INSTALLATION



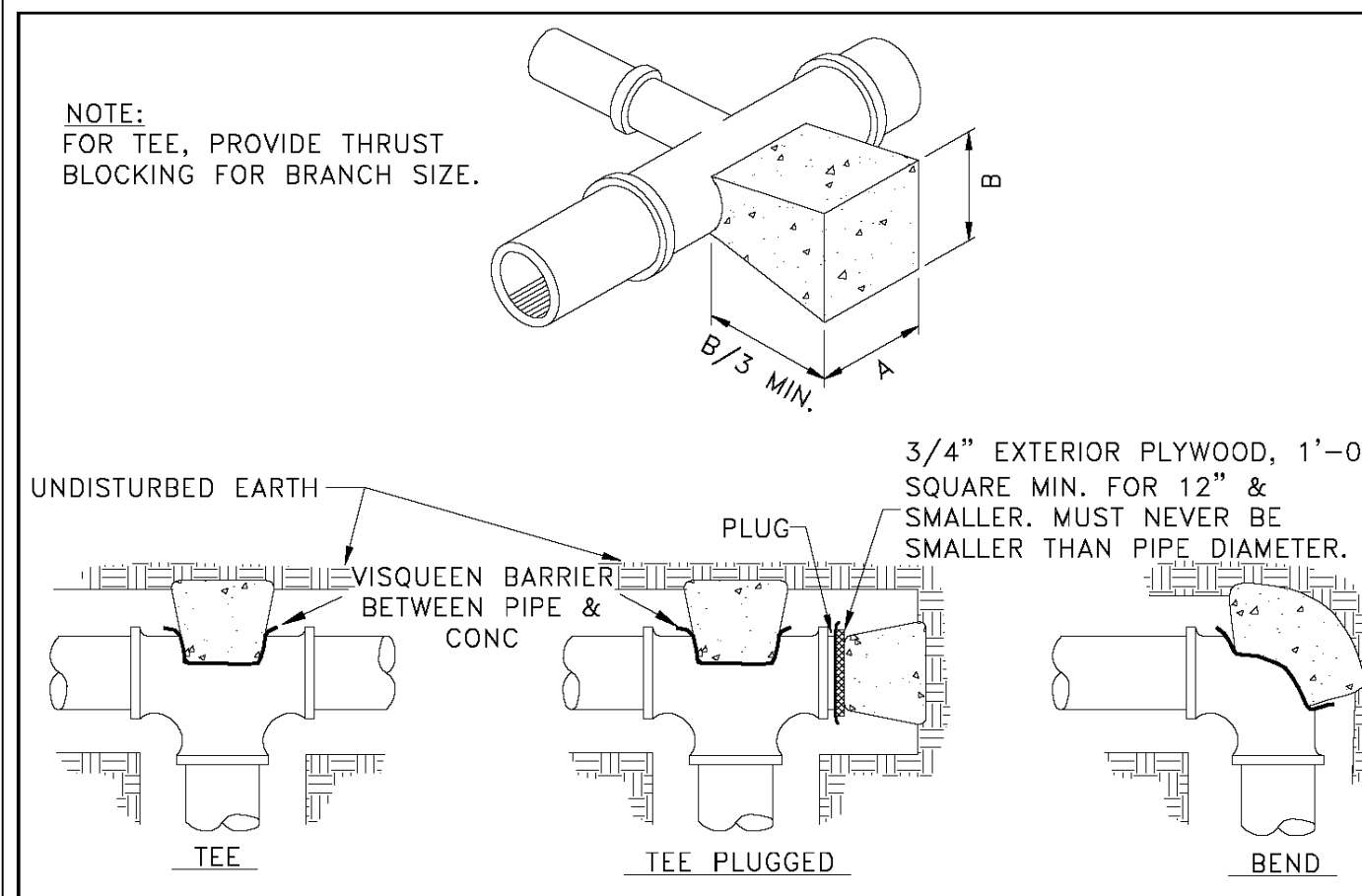
CITY OF ELK RIDGE
SURFACE WATER CROSSING FOR WATER & SEWER



FOR NEW SANITARY SEWER LINE CONSTRUCTION WHEN SANITARY SEWER LINE IS ABOVE THE WATER LINE, INSTALL SEWER LINE WITH ONE OF THE FOLLOWING: CAST IRON, DUCTILE IRON, GALVANIZED STEEL, OR PROTECTED STEEL PIPE WITH MECHANICAL JOINTS FOR THE MINIMUM DISTANCE OF 10 FEET ON EITHER SIDE OF WATER CROSSING. THE LINES SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING. (SEE NOTE #1)

- GENERAL NOTES:
- 1- WATER AND SANITARY SEWER SEPARATIONS SHALL COMPLY WITH UAC R309-550-7.
 - 2- IN ALL CASES, PROVIDE 18" MIN. OF VERTICAL SEPARATION BETWEEN WATER, SANITARY SEWER LINES. WHEN SEPARATION CAN NOT BE OBTAINED, AN EXCEPTION CAN BE APPLIED FOR WITH ADDITIONAL MEASURES TO PROTECT PUBLIC HEALTH. IN ACCORDANCE WITH UAC R309-105-6(2)(B).
 - 3- IF WATER LINE IS 18" OR GREATER ABOVE THE SEWER LINE OR STORM DRAIN LINE, NO SPECIAL CONSTRUCTION IS REQUIRED.
 - 4- ALL PROVISIONS ABOVE SHALL APPLY FOR CROSSINGS OTHER THAN 90° TO THE POINT AT WHICH THE 10' SEPARATION BETWEEN THE WATER AND SANITARY SEWER LINE IS ACHIEVED (10'/SINE OF CROSSING ANGLE).
 - 5- FOR PURPOSES OF SEPARATIONS AND PROTECTION OF THE WATER SUPPLY, A RECLAIMED WATER LINE SHALL BE CONSIDERED A SANITARY SEWER LINE.
 - 6- WHEN A SANITARY SEWER FORCE MAIN CROSSES UNDER AN EXISTING WATER MAIN, ALL PORTIONS OF THE SEWER FORCE MAIN WITHIN 10 FEET (HORIZONTALLY) OF THE WATER MAIN SHALL BE ENCLOSED IN A CONTINUOUS SLEEVE.
 - 7- WHEN A NEW WATER MAIN CROSSES OVER AN EXISTING SEWER FORCE MAIN, THE WATER MAIN SHALL BE CONSTRUCTED OF PIPE MATERIALS WITH A MINIMUM RATED WORKING PRESSURE OF 200 PSI OR EQUIVALENT PRESSURE RATING.

CITY OF ELK RIDGE
SANITARY SEWER CROSSINGS

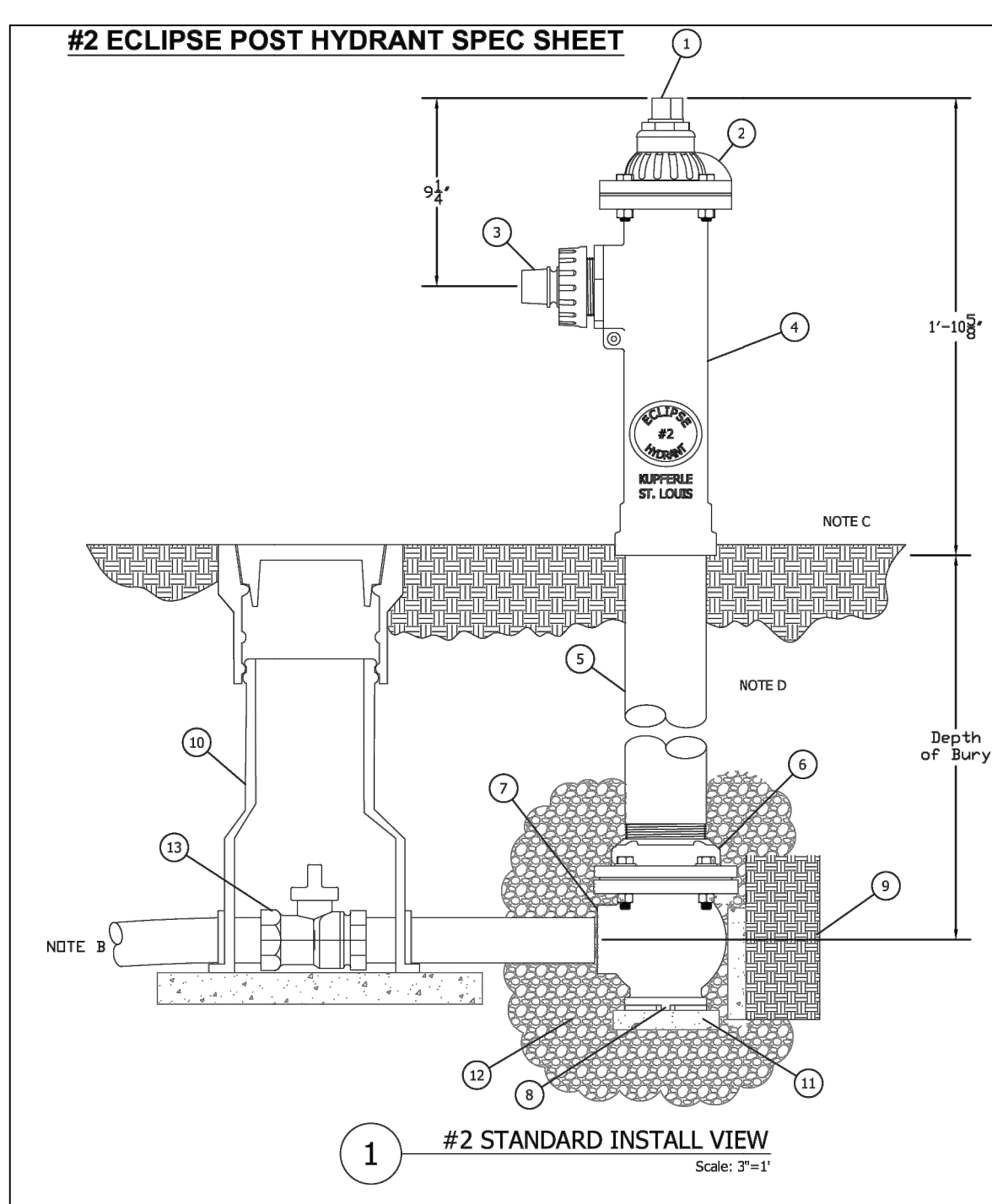


DIMENSIONS FOR THRUST BLOCKING

FITTING SIZES	TEES & PLUGS		90° BENDS		45° BENDS & "Y"'S		22 1/2° BENDS	
	A	B	A	B	A	B	A	B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-3"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-3"
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	2'-4"	2'-0"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-0"	2'-6"	2'-3"
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-6"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"

- NOTES:
1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
 2. USE POLYETHYLENE ENCASEMENT BETWEEN CONCRETE AND PIPE.
 3. REFER TO CONCRETE STANDARD SPECIFICATIONS.
 4. THE "THRUST BLOCKING DETAILS" IN NO WAY LIMITS THE LOCATION OR SIZE OF ADDITIONAL BLOCKING WHEN SO WARRANTED OR REQUIRED BY THE ENGINEER.
 5. THRUST BLOCKS NEED TO BE INSPECTED BY CITY PRIOR TO BACKFILL.

CITY OF ELK RIDGE
THRUST BLOCK DETAIL



Eclipse Product Ordering Guide

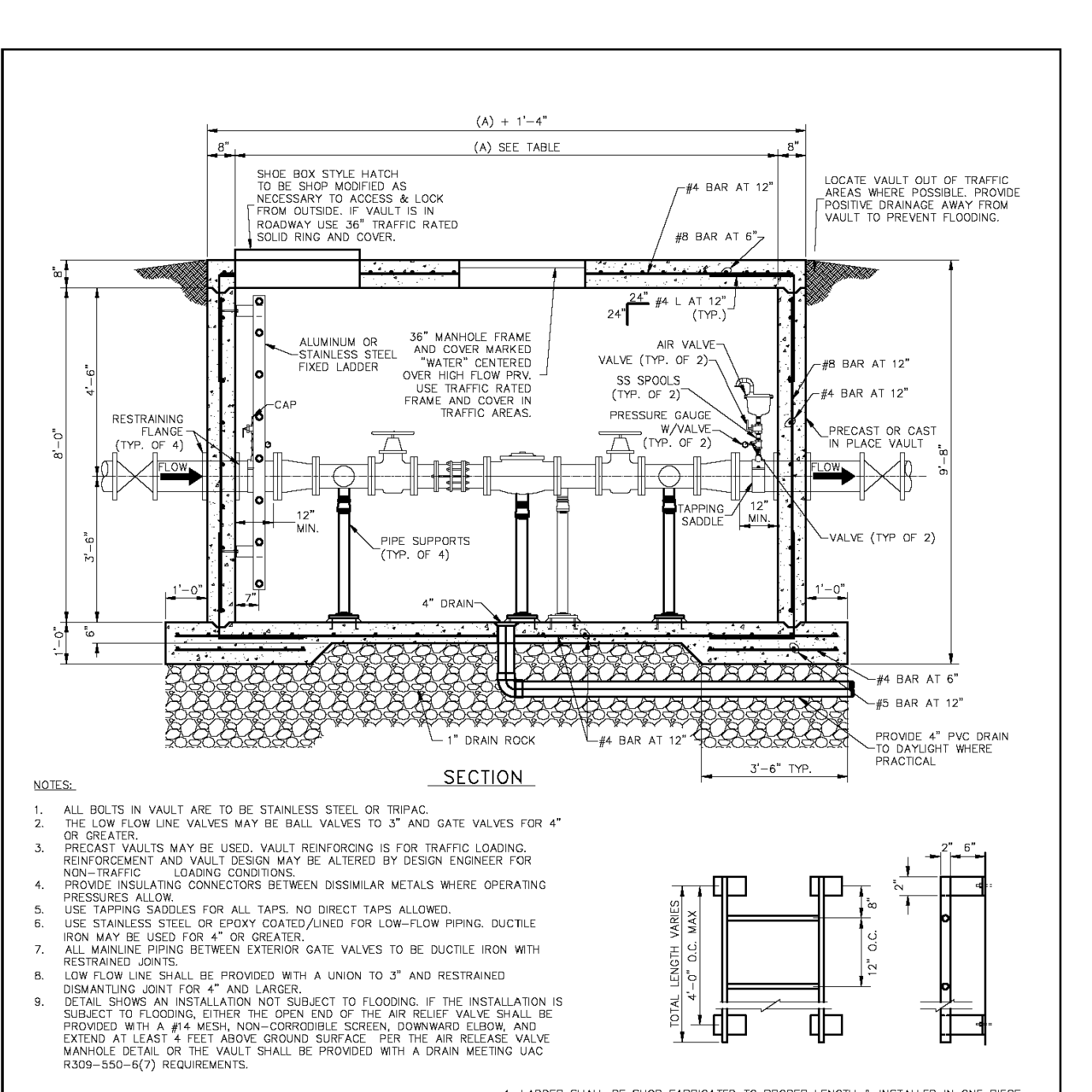
MODEL #	2	3	4	5	6	7	8	9	10
SUBSECTION	1	2	3	4	5	6	7	8	9

ITEM	DESCRIPTION	NOTES
1	OPERATING SCREW	
2	TOP CAP	
3	TOP COCK	
4	TOP STOCK	
5	3/4" FBE COATED STEEL PIPE	
6	DRAIN HOLE	
7	SHIELD VALVE BODY	
8	UNDERSTURD EARTH	BY OTHERS
9	TRUST BLOCKS	BY OTHERS
10	TRUST BLOCKS	BY OTHERS
11	HYDRANT SHUT-OFF VALVE	BY OTHERS

Eclipse Post Hydrant shall be installed in the following location(s): _____

#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 standard. Outlet shall be 2-1/2" NST standard. Standard depth of bury is 3'. All water flow shall pass through a 3-1/2" FBE coated steel pipe and cast iron top stock water way. 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. Recommendation of the AWWA should be followed when installing the hydrant.

2" BLOW-OFF DETAIL

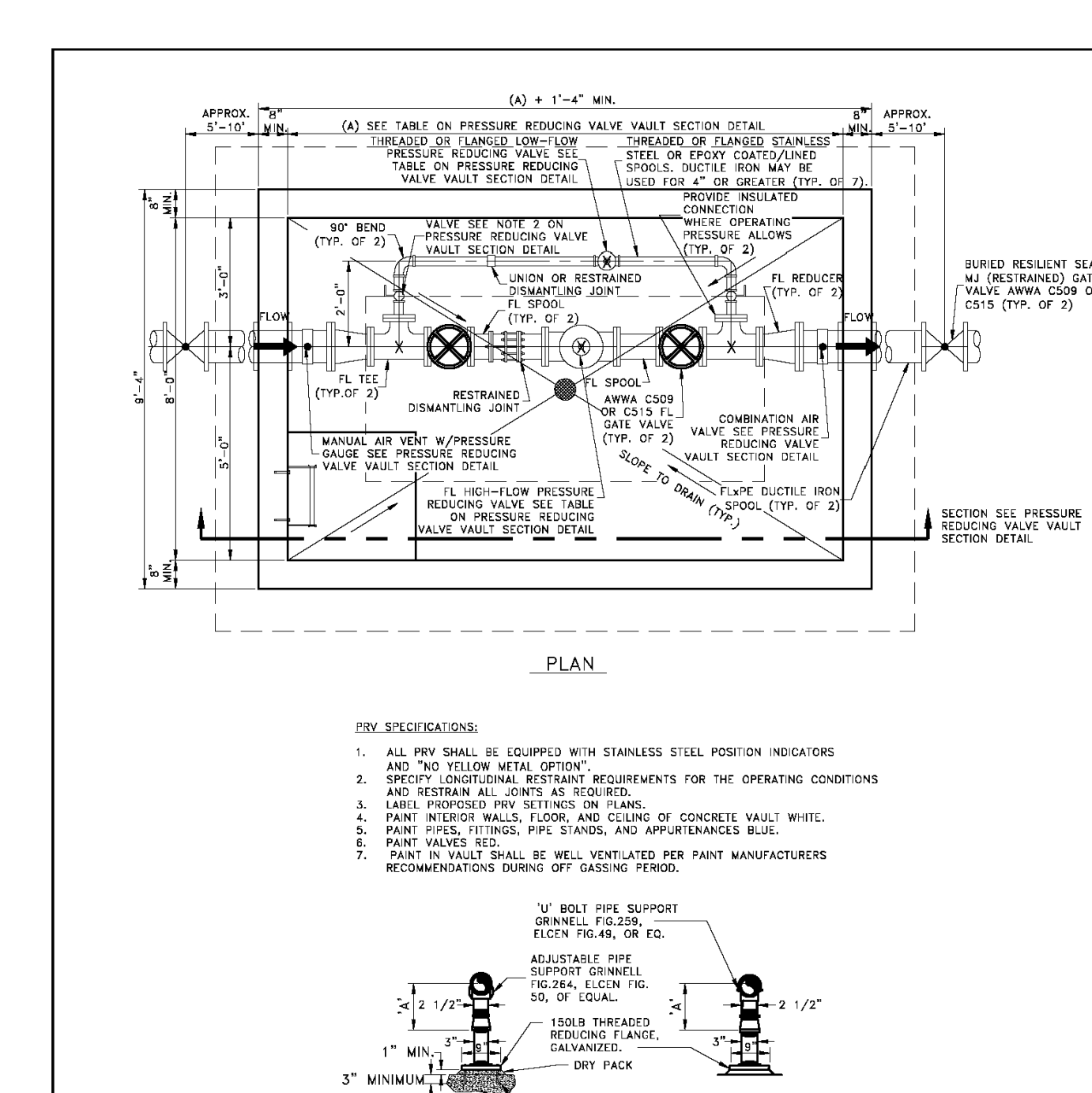


- NOTES:
1. ALL BOLTS IN VAULT ARE TO BE STAINLESS STEEL OR TRIPAL.
 2. THE LOW FLOW LINE VALVES MUST BE BALL VALVES TO 2" AND GATE VALVES FOR 4" OR GREATER.
 3. PRESSURE REDUCING VALVES MAY BE USED. VAULT REINFORCING IS FOR TRAFFIC LOADING. REINFORCEMENT AND WALL DESIGN MAY BE A TYPED BY DESIGN ENGINEER FOR NON-TRAFFIC LOADING CONDITIONS.
 4. PRESSURE REDUCING VALVES SHALL BE RESTRAINED METALS WERE OPERATING PRESSURES ALLOWED FOR ALL TAPS. NO DIRECT TAPS ALLOWED.
 5. USE STAINLESS STEEL OR EPDM COATED/LINED FOR LOW-FLOW PIPING. DUCTILE IRON MAY BE USED FOR 4" OR GREATER.
 6. ALL MANLINE PIPING BETWEEN EXTERIOR GATE VALVES TO BE DUCTILE IRON WITH RESTRAINED JOINTS.
 7. LOW FLOW LINE SHALL BE PROVIDED WITH A UNION TO 2" AND RESTRAINED DISMANTLING JOINT FOR 4" AND LARGER.
 8. MANUAL AIR VENT SHALL BE SUBJECT TO FLOODING. IF THE RESTRAINED IS SUBJECT TO FLOODING, EITHER THE OPEN END OF THE AIR RELIEF VALVE SHALL BE PROVIDED WITH A #4 WIRE MESH CONE-CORDED SCREEN, DOWNWARD AND EXTEND AT LEAST 4 FEET ABOVE GROUND SURFACE. PER THE AIR RELEASE VALVE MANHOLE DETAIL, OR THE VAULT SHALL BE PROVIDED WITH A DRAIN WETTING UAC R309-550-6(7) REQUIREMENTS.

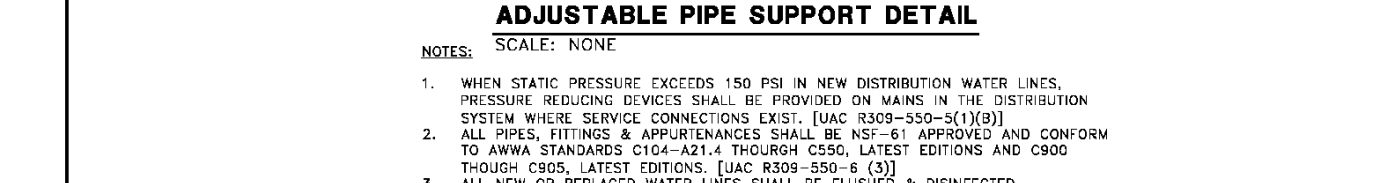
PRESSURE REDUCTION VAULT TABLE

MAIN SIZE	PRV HIGH FLOW SIZE	PRV LOW FLOW SIZE	MANUAL AIR VENT	VAULT LENGTH (A)
8"	6"	3"	1"	14'-0"
10"	8"	4"	1 1/2"	14'-0"
12"	10"	6"	2"	16'-0"
14"	12"	8"	3"	16'-0"

CITY OF ELK RIDGE
PRESSURE REDUCING VALVE VAULT SECTION



- PRV SPECIFICATIONS:
1. ALL PRV SHALL BE EQUIPPED WITH STAINLESS STEEL POSITION INDICATORS AND NO YELLOW METAL OPTION.
 2. SPECIFY CONDITIONAL RESTRAINT REQUIREMENTS FOR THE OPERATING CONDITIONS AND RESTRAIN ALL GATES AS REQUIRED.
 3. LABEL PROVIDED PER DETAIL ON PLAN.
 4. PAINT INTERIOR WALLS, FLOORS, AND CEILING OF CONCRETE VAULT WHITE. PAINT PIPES, FITTINGS, PIPE SANDS, AND APPURTENANCES BLUE.
 5. PAINT VALVES RED.
 6. VAULT IN VAULT SHALL BE WELL VENTILATED PER PAINT MANUFACTURERS RECOMMENDATIONS DURING ORT GASSING PERIOD.
 7. U" BOLT PIPE SUPPORT GARNELL FIG. 259, EPOCH FIG. 48, OR EQ.



- ADJUSTABLE PIPE SUPPORT DETAIL
- SCALE: NONE
1. WHEN STATIC PRESSURE EXCEEDS 150 PSI IN NEW DISTRIBUTION WATER LINES, PRESSURE REDUCING DEVICES SHALL BE PROVIDED OR WAKING IN THE DISTRIBUTION SYSTEM WHILE SERVICE CONNECTIONS EXIST. [UAC R309-550-6(10)]
 2. ALL FITTING, FITTINGS & APPURTENANCES SHALL BE APPROVED AND CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)]
 3. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

CITY OF ELK RIDGE
PRESSURE REDUCING VALVE VAULT PLAN

SHEET NO. **DT-03**

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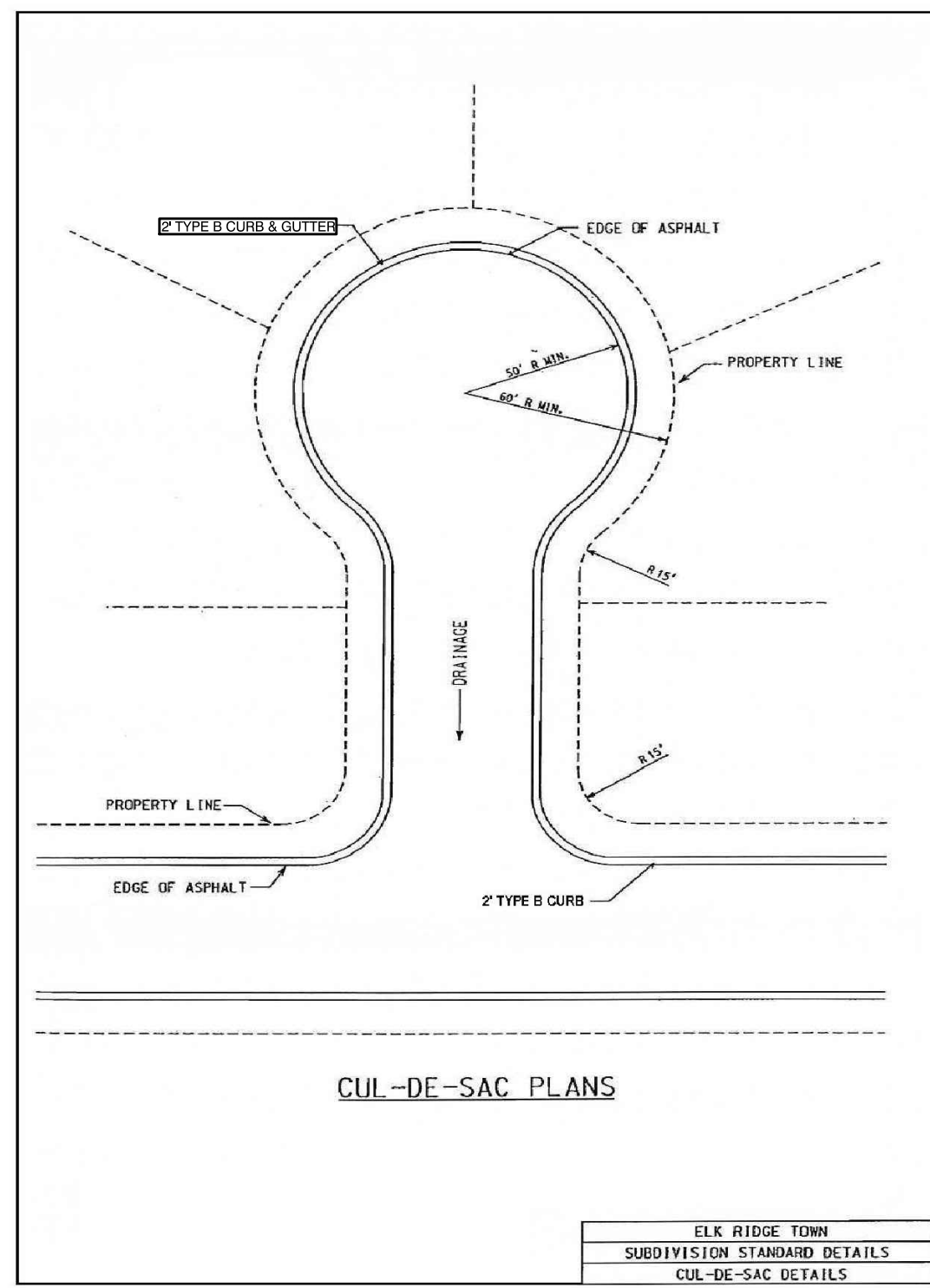
ELK RIDGE, UT

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

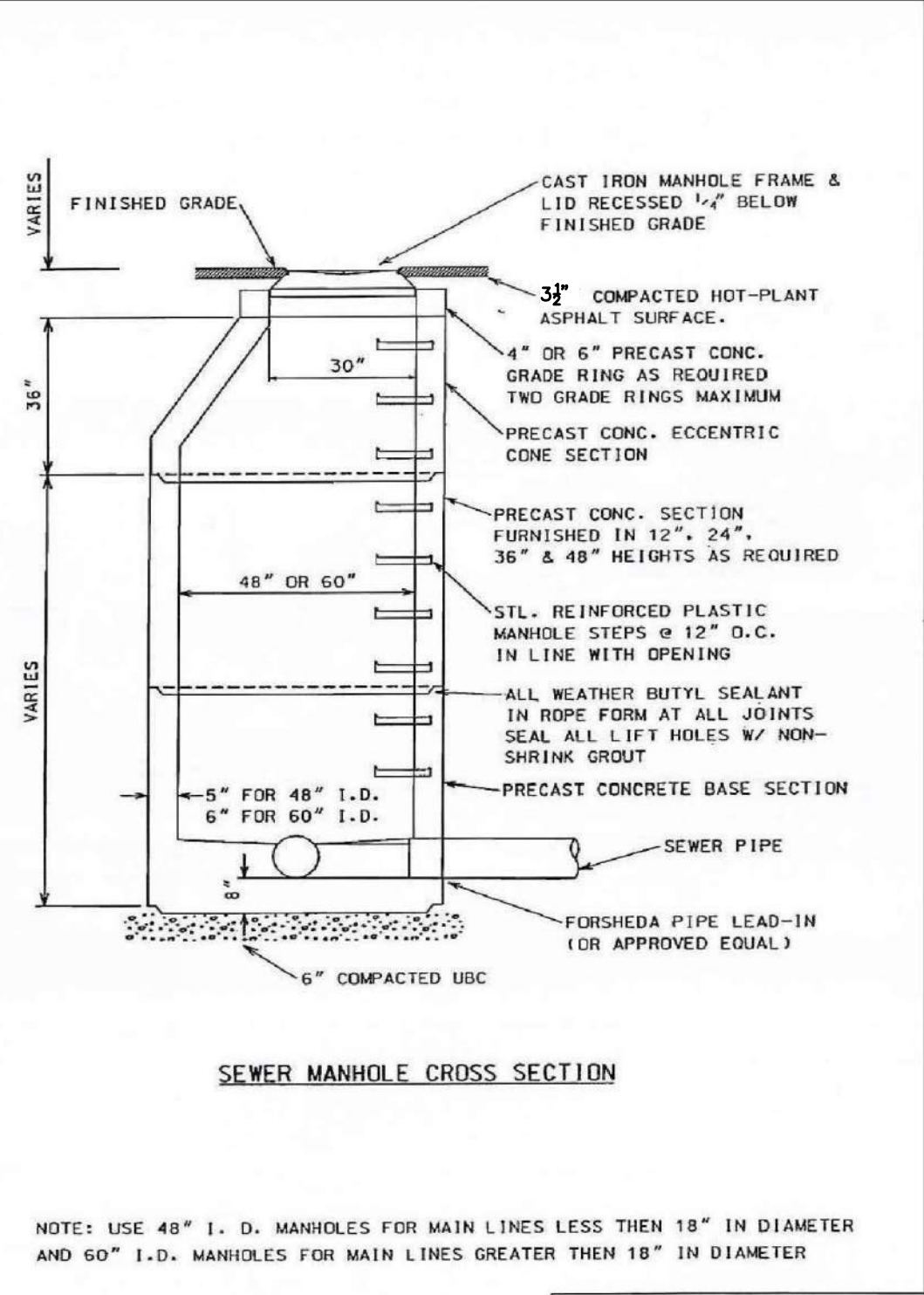
PHONE: 801-555-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84603

CITY OF ELK RIDGE
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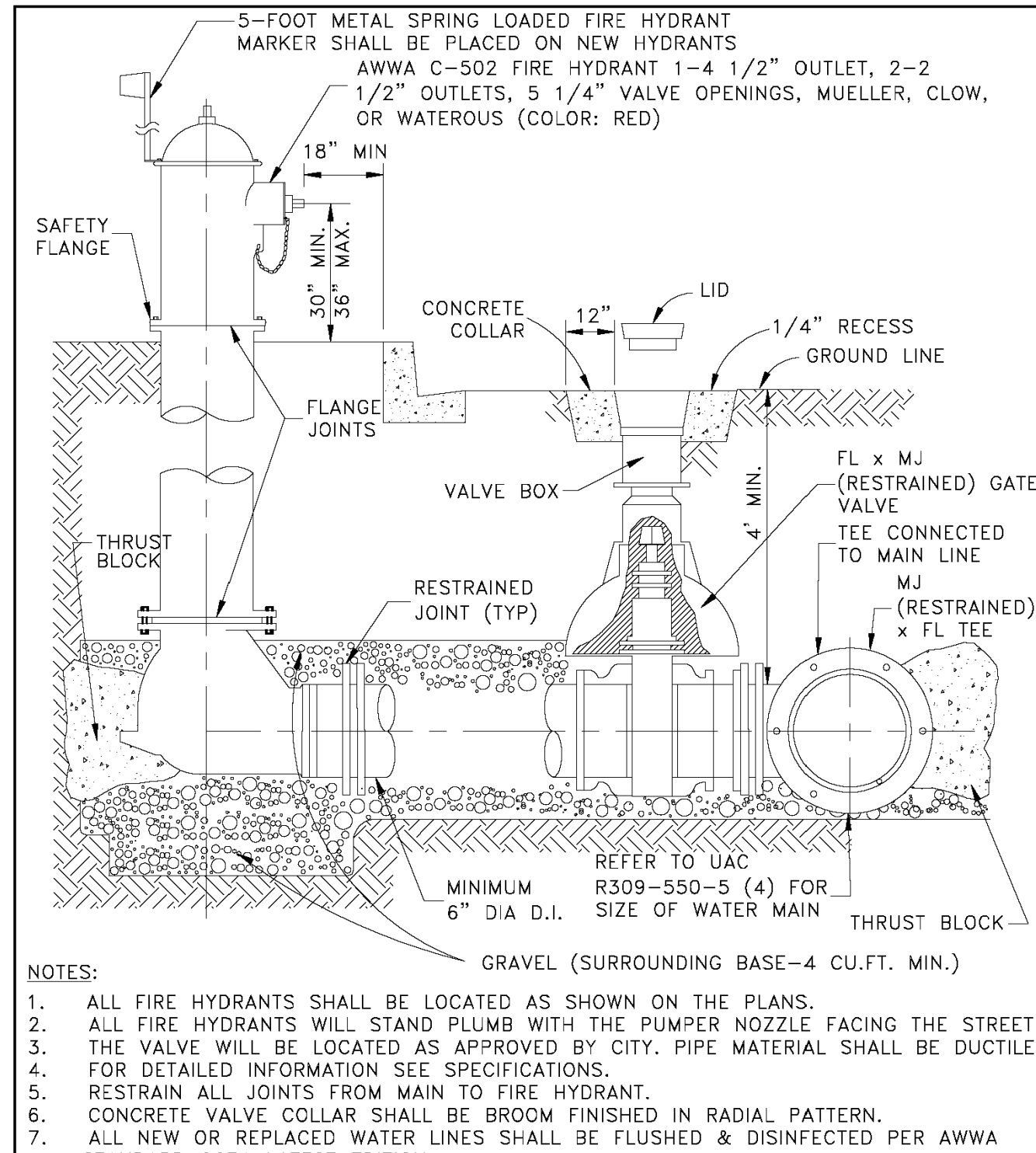
ELK RIDGE TOWN
SUBDIVISION STANDARD DETAILS
CUL-DE-SAC DETAILS

- S -



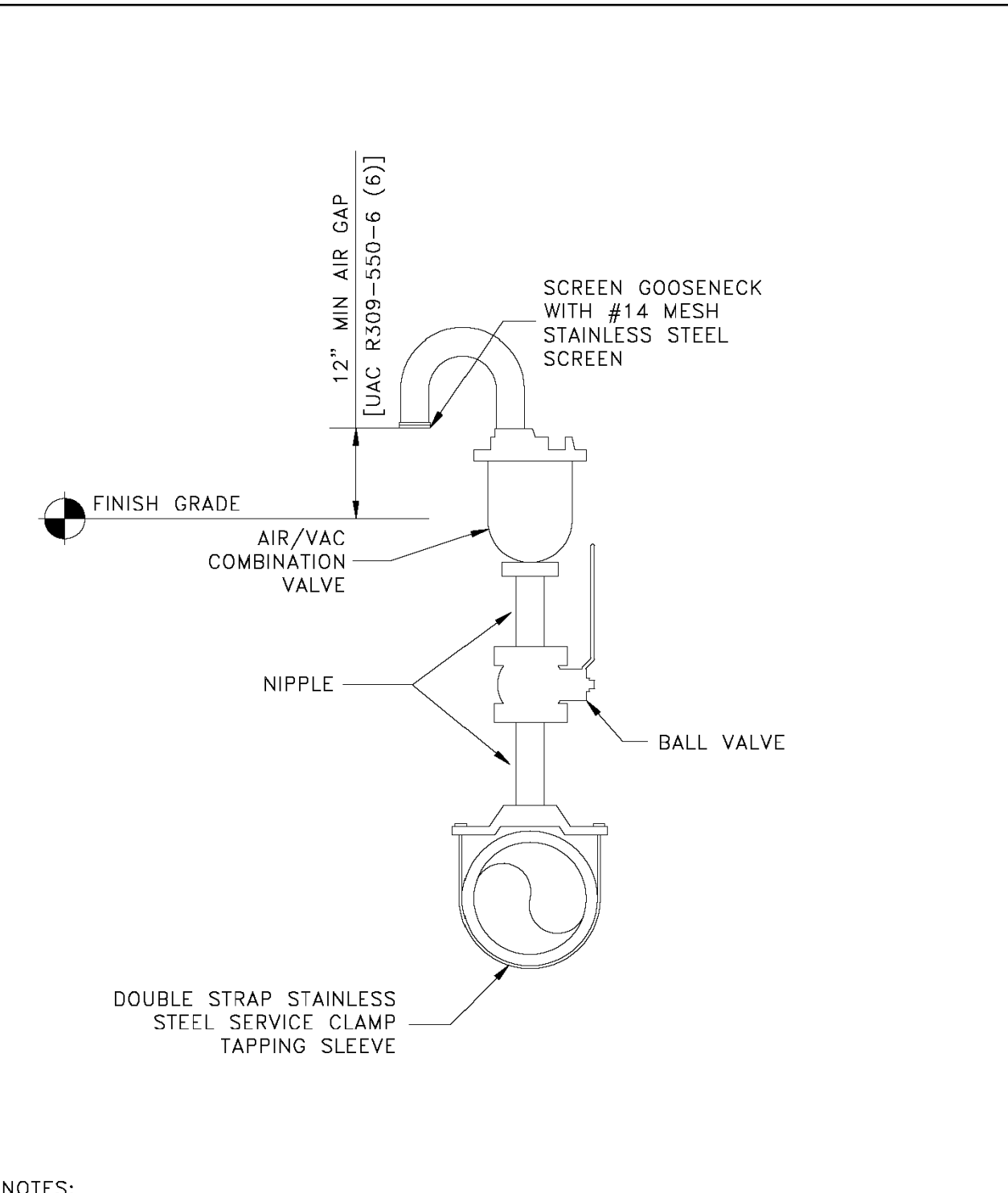
ELK RIDGE TOWN
SUBDIVISION STANDARD DETAILS
SEWER MANHOLE CROSS SECTION

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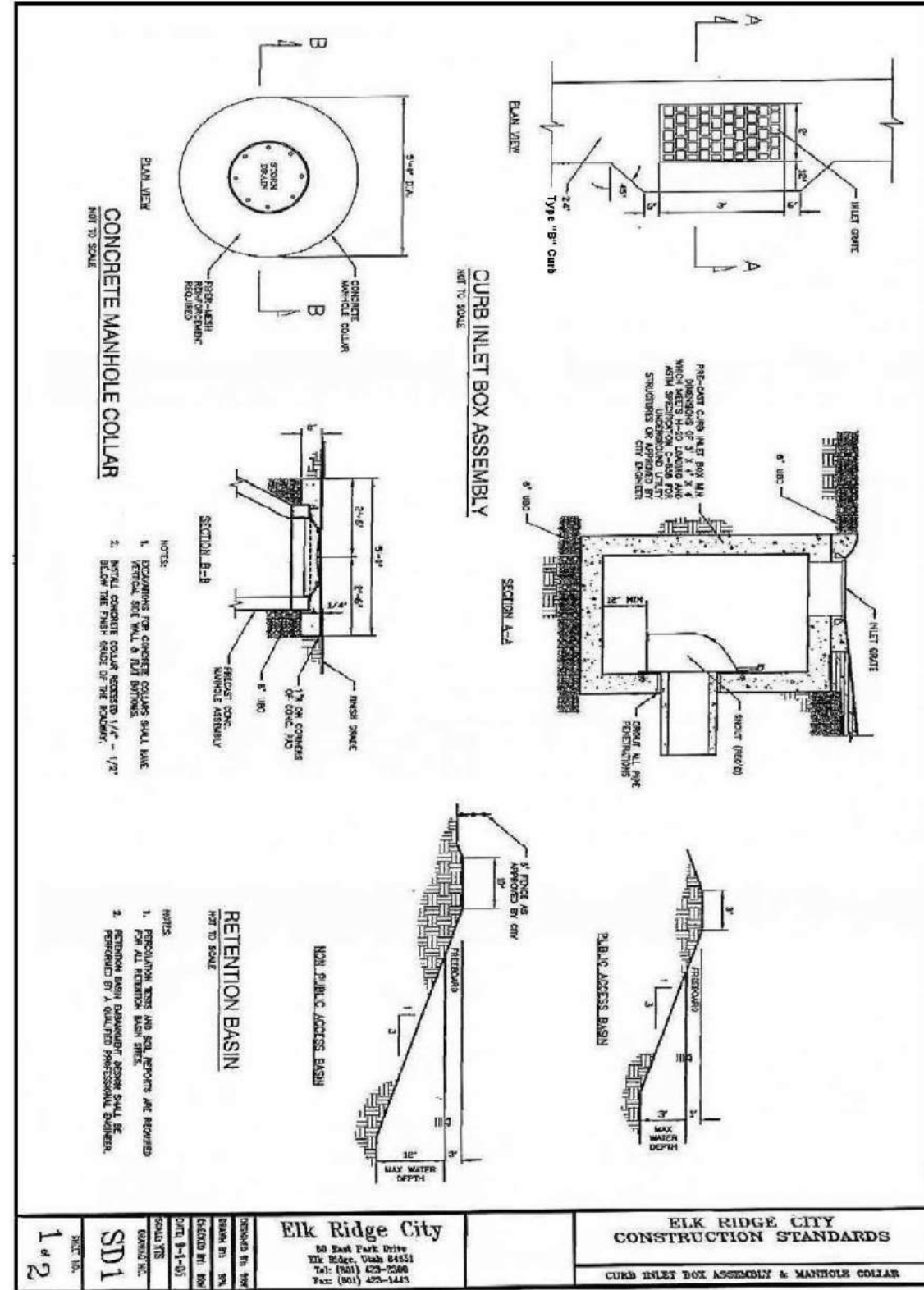
- NOTES:
1. ALL FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PLANS.
 2. ALL FIRE HYDRANTS WILL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
 3. THE VALVE WILL BE LOCATED AS APPROVED BY CITY. PIPE MATERIAL SHALL BE DUCTILE.
 4. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
 5. RESTRAIN ALL JOINTS FROM MAIN TO FIRE HYDRANT.
 6. CONCRETE VALVE COLLAR SHALL BE BROOM FINISHED IN RADIAL PATTERN.
 7. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
 8. PROVIDE 3-FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS (IFC 507.5.5)
 9. HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS. [UAC R309-550-6(5)(c)]

CITY OF ELK RIDGE
FIRE HYDRANT ASSEMBLY



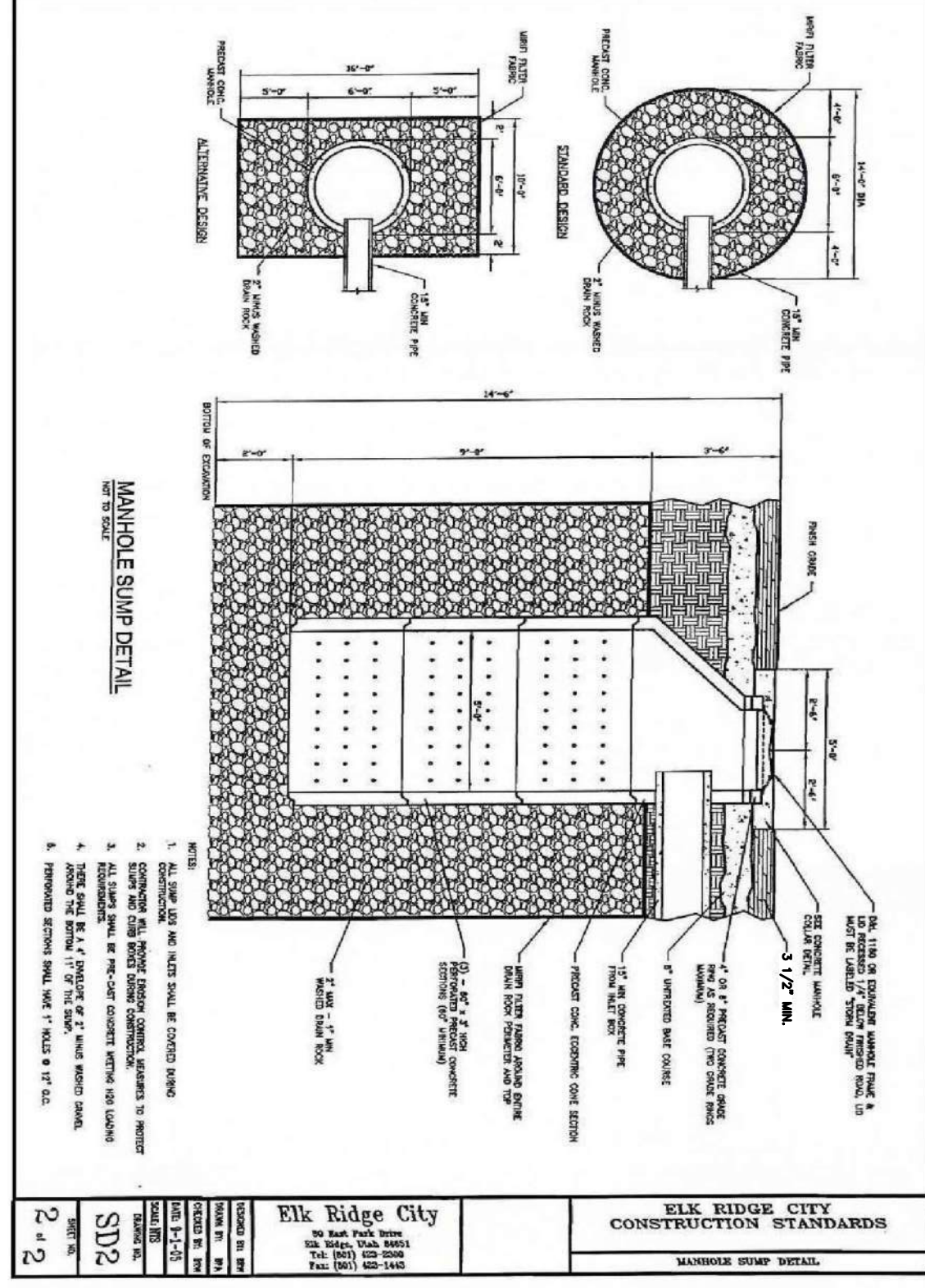
- NOTES:
1. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED AND CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)]

CITY OF ELK RIDGE
COMBINATION AIR RELEASE VALVE



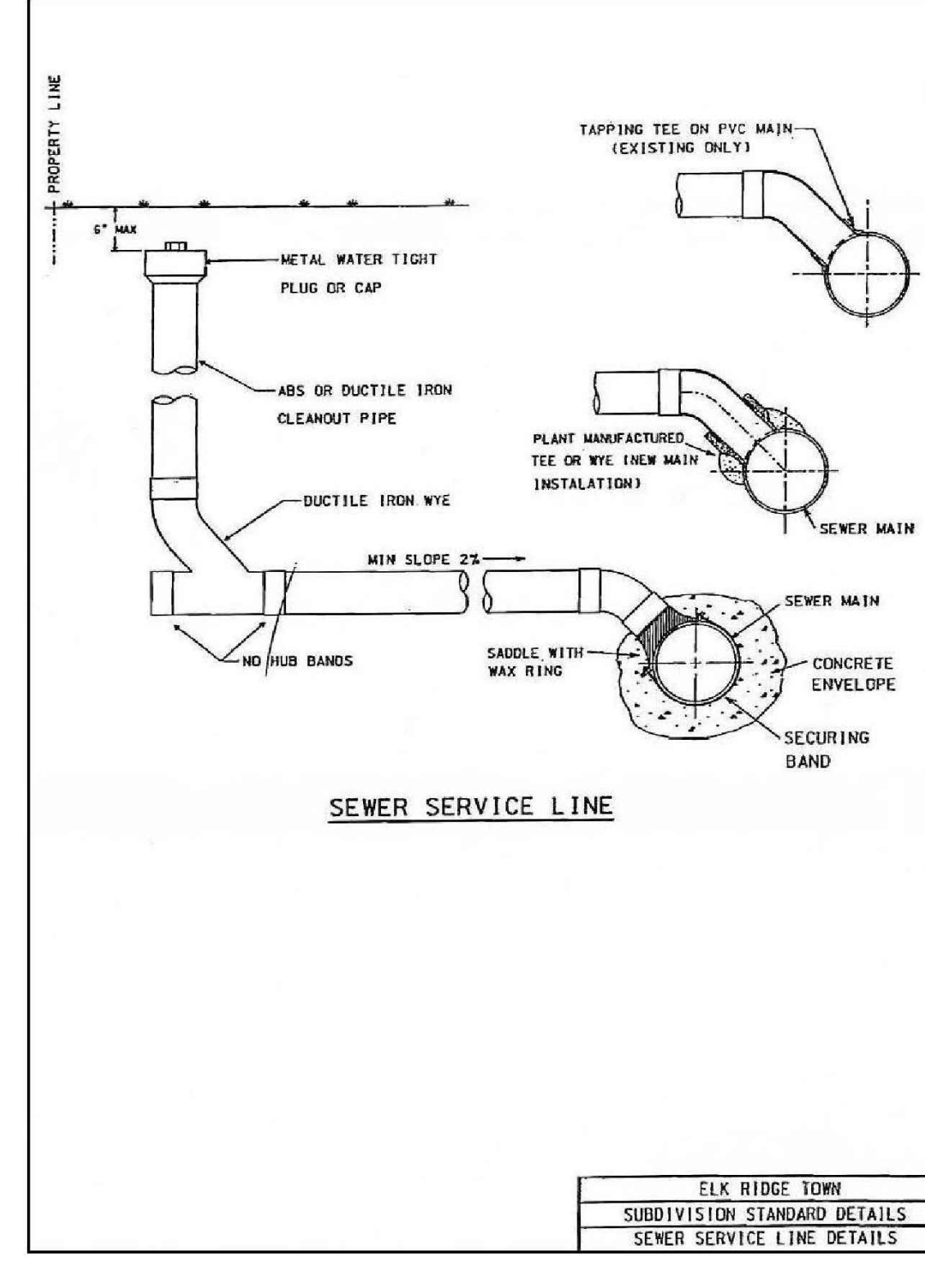
ELK RIDGE CITY
CONSTRUCTION STANDARDS
CONCRETE MANHOLE COLLAR & RETENTION BASIN

- A -



ELK RIDGE CITY
CONSTRUCTION STANDARDS
MANHOLE SUMP DETAIL

- B -



ELK RIDGE TOWN
SUBDIVISION STANDARD DETAILS
SEWER SERVICE LINE DETAILS

- D -

HIGHLANDS AT ELK RIDGE PHASE II

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

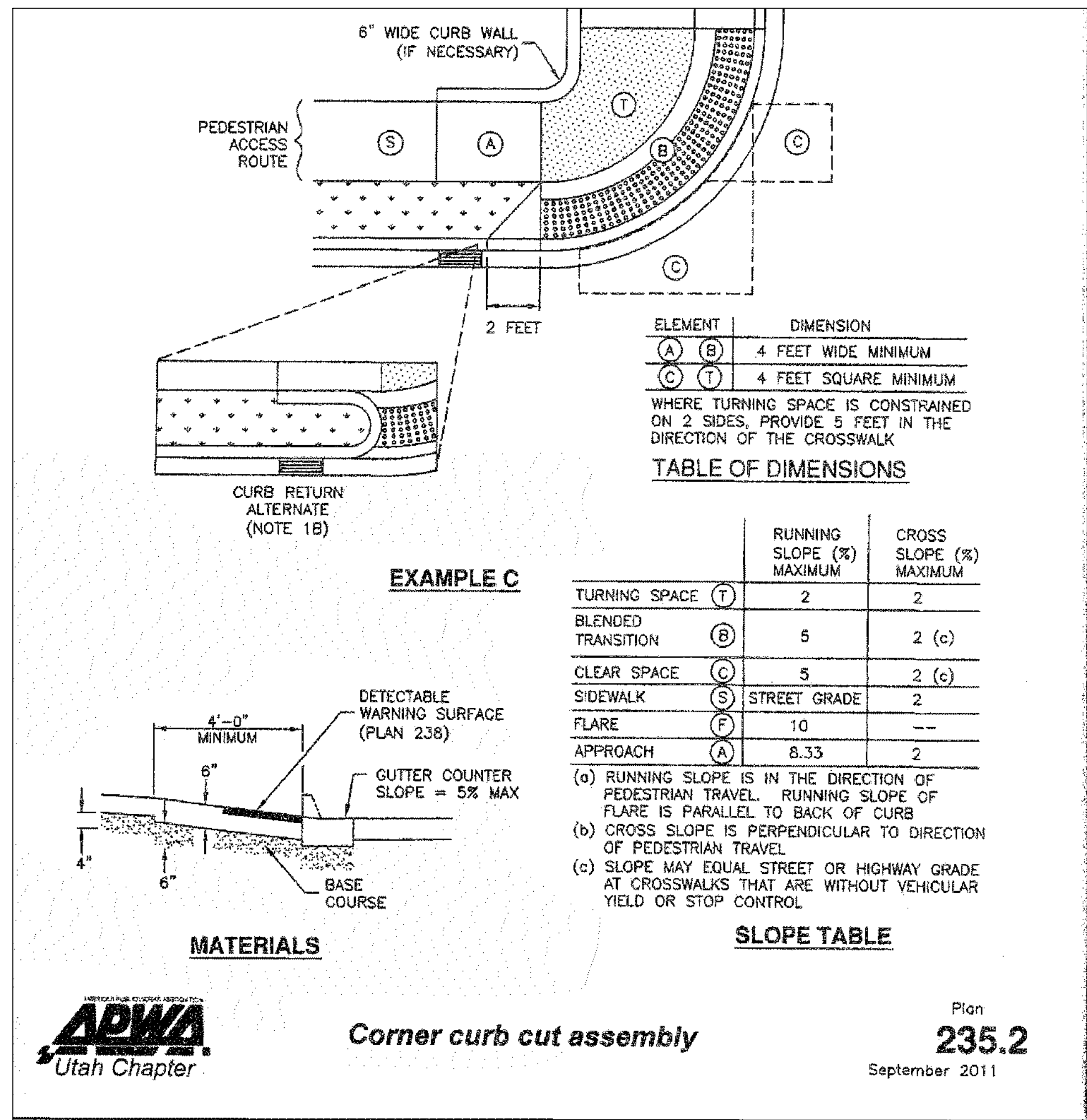
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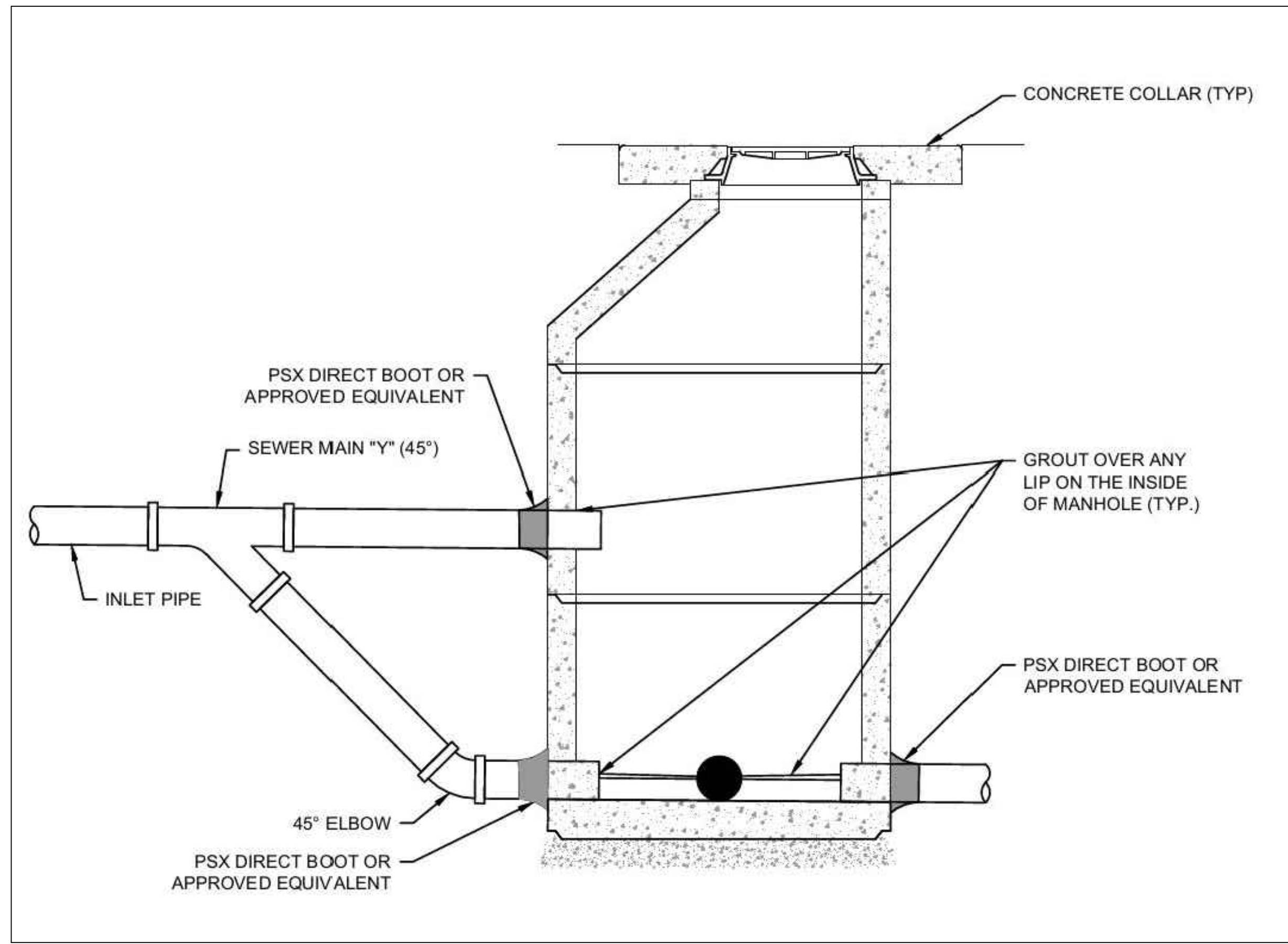
DETAILS

ELK RIDGE, UT



Corner curb cut assembly

Plan
235.2
September 2011



HIGHLANDS AT ELK RIDGE PHASE II



DETAILS

ELK RIDGE, UT

SHEET NO.

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