

# PARKSIDE COVE

## A RESIDENTIAL SUBDIVISION

### ELK RIDGE, UTAH

### PRELIMINARY PLAN SET

### FEBRUARY 2016

### -SHEET INDEX-

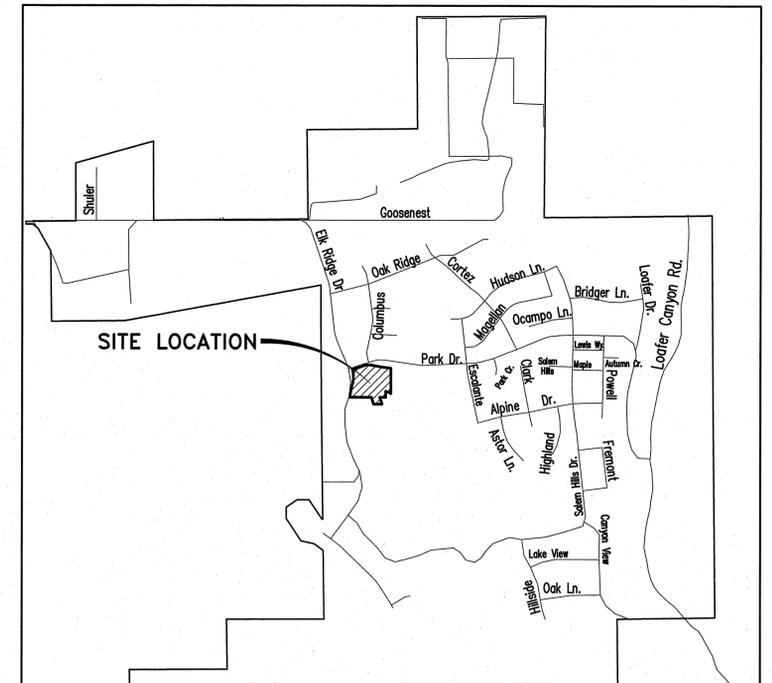
SHEET	SHEET NAME
1	COVER
2	PRELIMINARY PLAN SHEET
3	EROSION CONTROL PLAN SHEET
4	UTILITY PLAN SHEET
5	RE-VEGETATION/RETENTION PLAN SHEET
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9	ALTA/ASCM LAND TITLE SURVEY (BY OTHERS)
10	ALTA/ASCM LAND TITLE SURVEY (BY OTHERS)

**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
EOP	EDGE OF PAVEMENT
OHP	EXISTING OVER HEAD POWER
X	EXISTING FENCE LINE
---	EXISTING DITCH
SS ⊙	EXISTING SANITARY SEWER W/MANHOLE
SD ●	PROPOSED ADS STORM DRAIN W/MH
8"SS ●	PROPOSED PVC SDR-35 SEWER W/MH
CUL	PROPOSED PVC CLASS-200 CULINARY WATERLINE

**OWNER/DEVELOPER**  
 CASTLE CREEK HOMES SOUTH, LLC  
 SAM DROWN  
 801-330-7254  
 9071 S. 1300 W.  
 WEST JORDAN, UT 84088

**DATA TABLE**  
 ZONE CLASSIFICATION=SENIOR HOUSING OVERLAY  
 TOTAL ACREAGE=15.46 ACRES  
 TOTAL # OF UNITS=60  
 UNITS/ACRE=3.88  
 ACREAGE OPEN SPACE=9.27 ACRES  
 ACREAGE IN ROADS=2.87 ACRES



**VICINITY MAP**  
-NTS-



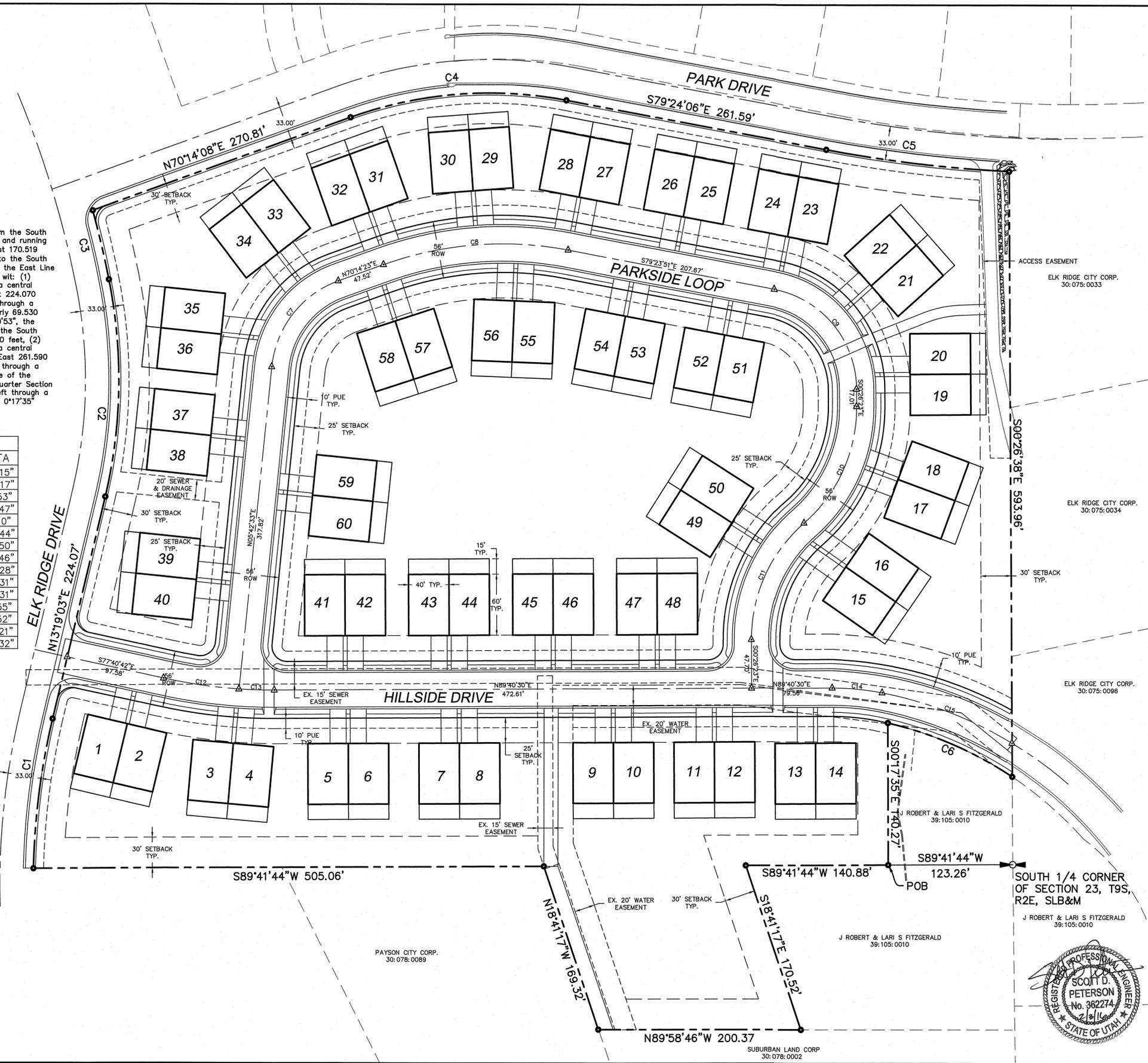
PHONE: 801-655-0566  
 FAX: 801-655-0109  
 95 WEST 200 NORTH #2  
 SPANISH FORK, UT 84660

**BOUNDARY DESCRIPTION:**

Beginning at a point which lies South 89°41'44" West 123.261 feet along the Section Line From the South Quarter Corner of Section 23, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°41'44" West 140.876 feet along the Section Line; thence South 18°41'17" East 170.519 feet; thence North 89°58'46" West 200.370 feet; thence North 18° 41'17" West 169.321 feet to the South Line of said Section 23; thence South 89°41'44" West 505.065 feet along the Section Line to the East Line of Elk Ridge Drive; thence along the East Line of said Road the following four (4) courses to wit: (1) Northeasterly 149.076 feet along the arc of a 708.59 foot radius curve to the right through a central angle of 12°03'15", the chord bears North 7°11'25" East 148.80 feet, (2) North 13°19'03" East 224.070 feet, (3) Northeasterly 214.690 feet along the arc of a 491.94 foot radius curve to the left through a central angle of 25°00'17", the chord bears North 0°48'56" East 212.990 feet, (4) Northwesterly 69.530 feet along the arc of a 1035.30 foot radius curve to the left through a central angle of 3°50'53", the chord bears North 13°25'03" West 69.517 feet to the South Line of Park Drive; thence along the South Line of said Park Drive the following four (4) courses to wit: (1) North 70°14'08" East 270.810 feet, (2) Northeasterly 216.870 feet along the arc of a 409.24 foot radius curve to the right through a central angle of 30°21'47", the chord bears North 85°25'01" East 214.341 feet, (3) South 79°24'06" East 261.590 feet, (4) Southeasterly 182.492 feet along the arc of a 1303.85 foot radius curve to the left through a central angle of 8°01'10", the chord bears South 83°22'18" East 182.343 feet to the East Line of the Southwest Quarter of said Section 23; thence South 0°26'38" East 593.963 feet along said Quarter Section Line; thence Northwesterly 134.910 feet along the arc of a 372.00 foot radius curve to the left through a central angle of 20°46'44", the chord bears North 66°46'48" West 134.172 feet; thence South 0°17'35" East 140.266 feet to the point of beginning. Containing 15.461 acres.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	708.59	149.08	148.80	S 07°11'25" W	12°03'15"
C2	491.94	214.69	212.99	N 00°48'56" E	25°00'17"
C3	1035.30	69.53	69.52	N 13°25'03" W	3°50'53"
C4	409.24	216.87	214.34	S 85°25'01" W	30°21'47"
C5	1303.85	182.49	182.34	S 83°22'18" E	8°01'10"
C6	372.00	134.91	134.17	N 66°46'48" W	20°46'44"
C7	100.00	112.63	106.77	S 37°58'28" W	64°31'50"
C8	350.00	185.48	183.31	S 85°25'16" W	30°21'46"
C9	100.00	137.81	127.16	N 39°55'07" W	78°57'28"
C10	150.00	129.66	125.66	N 24°19'23" E	49°31'31"
C11	150.00	129.66	125.66	S 24°19'23" W	49°31'31"
C12	500.00	75.47	75.40	S 82°00'10" E	8°38'55"
C13	500.00	34.89	34.88	S 88°19'34" E	3°59'52"
C14	250.00	49.84	49.76	N 84°36'49" W	11°25'21"
C15	400.00	138.52	137.83	N 68°58'53" W	19°50'32"



SHEET NO. **2**

PRELIMINARY PLAN SHEET  
FEBRUARY 2016

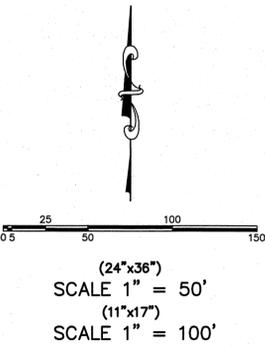
ELK RIDGE, UTAH  
COUNTY, UTAH

**PARKSIDE COVE**  
A SINGLE FAMILY DEVELOPMENT

ATLAS ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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SOUTH 1/4 CORNER OF SECTION 23, T9S, R2E, SLB&M

J ROBERT & LARI S FITZGERALD  
39:105:0010

J ROBERT & LARI S FITZGERALD  
39:105:0010

SUBURBAN LAND CORP  
30:078:0002

PAYSON CITY CORP.  
30:078:0089

ELK RIDGE CITY CORP.  
30:075:0034

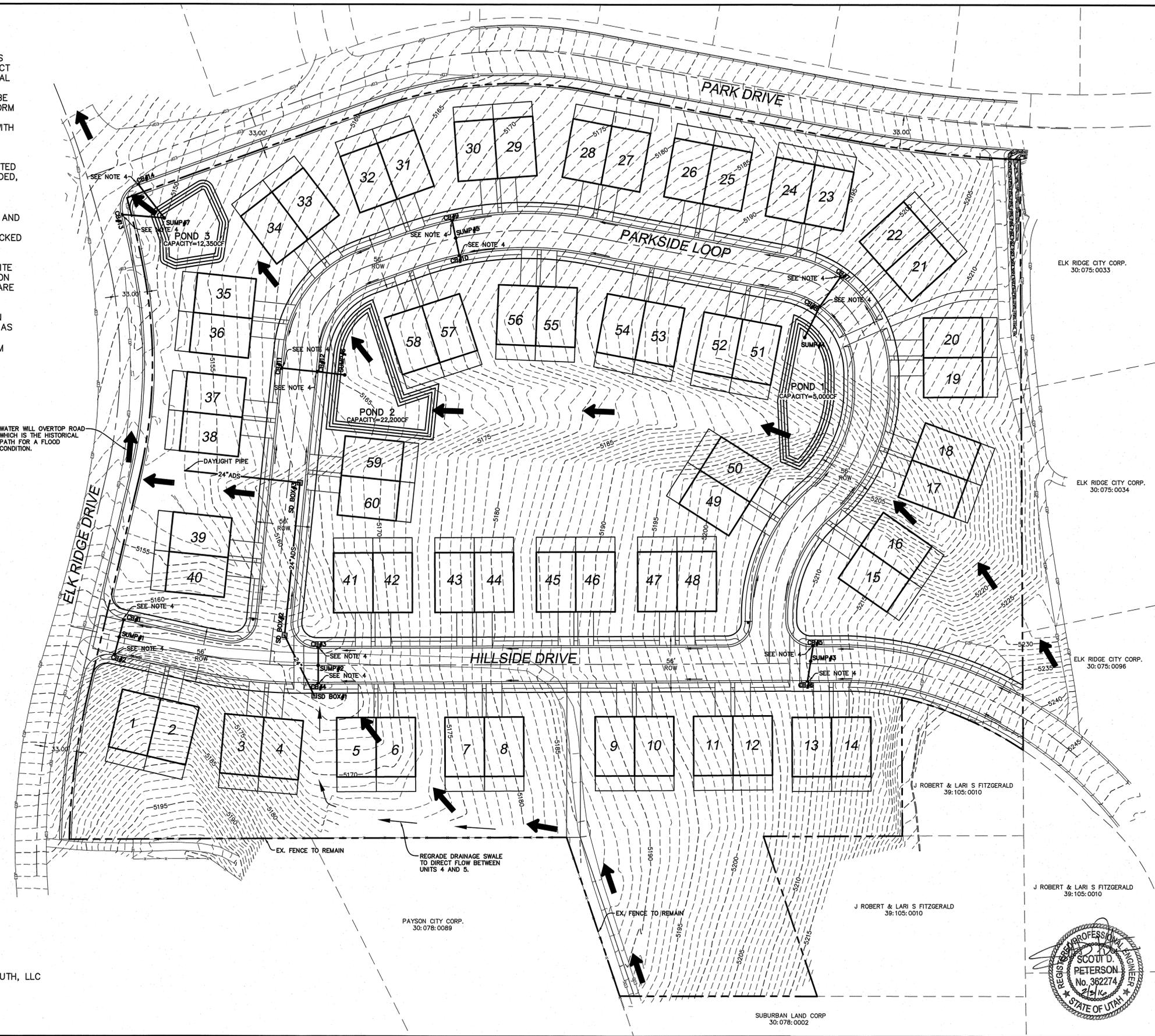
ELK RIDGE CITY CORP.  
30:075:0033

**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, ALSO BEFORE AND AFTER EACH STORM EVENT.
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.

➔ HISTORICAL FLOW AND FLOOD ROUTING FOR FAILURE OR GREATER THAN 100 YR EVENT

WATER WILL OVERTOP ROAD WHICH IS THE HISTORICAL PATH FOR A FLOOD CONDITION.



0' 5' 10' 15'

(24"x36")  
SCALE 1" = 50'

(11"x17")  
SCALE 1" = 100'

**OWNER/DEVELOPER**  
CASTLE CREEK HOMES SOUTH, LLC  
SAM DROWN  
801-330-7254  
9071 S. 1300 W.  
WEST JORDAN, UT 84088



SHEET NO.

3

EROSION CONTROL PLAN  
FEBRUARY 2016

ELK RIDGE, UTAH  
COUNTY, UTAH

**PARKSIDE COVE**  
A SINGLE FAMILY DEVELOPMENT

**ATLAS ENGINEERING L.L.C.**

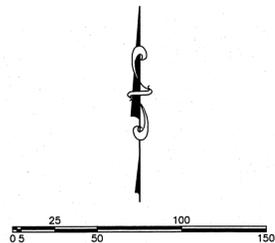
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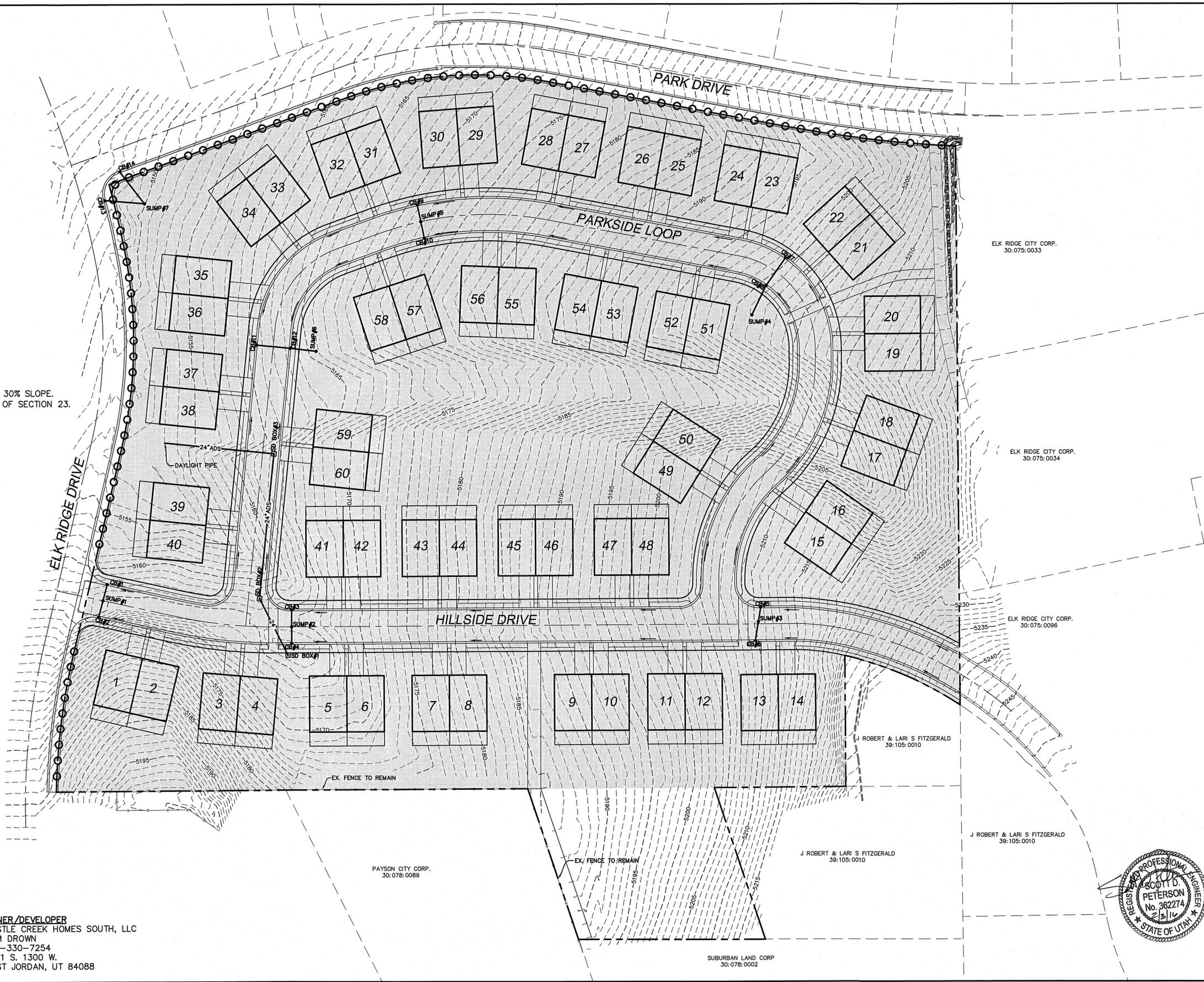
- NOTES:**  
 1. THERE ARE NO AREAS GREATER THAN 30% SLOPE.  
 2. BENCHMARK TO BE SOUTH ¼ CORNER OF SECTION 23.

○-○-○ SILT FENCE  
 ▨ DISTURBED AREA



(24"x36")  
 SCALE 1" = 50'  
 (11"x17")  
 SCALE 1" = 100'

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SHEET NO.  
**5**

REVEGETATION/RETENTION PLAN  
 FEBRUARY 2016

ELK RIDGE, UTAH  
 COUNTY, UTAH

**PARKSIDE COVE**  
 ATLAS A SINGLE FAMILY DEVELOPMENT

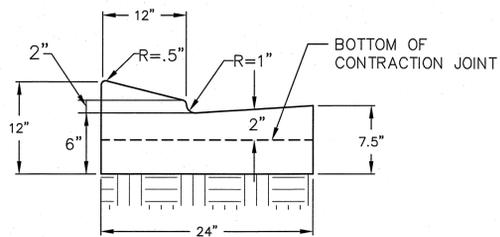
**ENGINEERING**  
 L.L.C.

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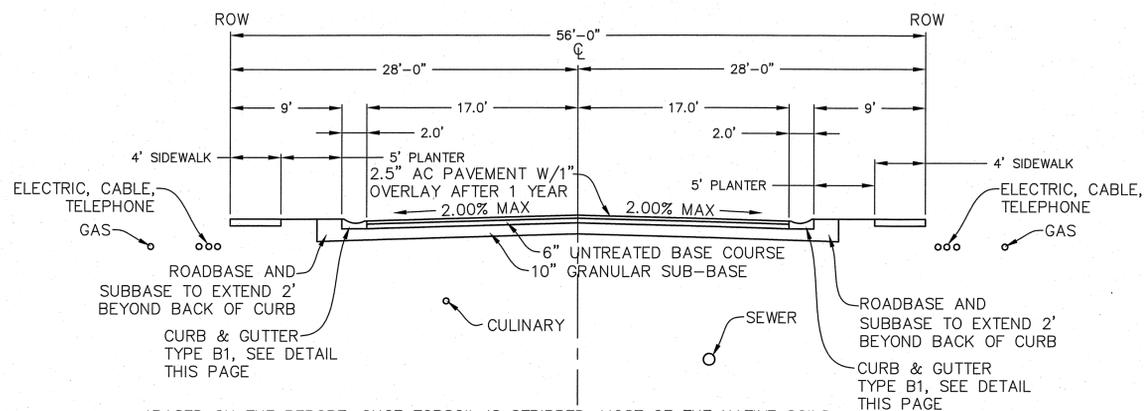
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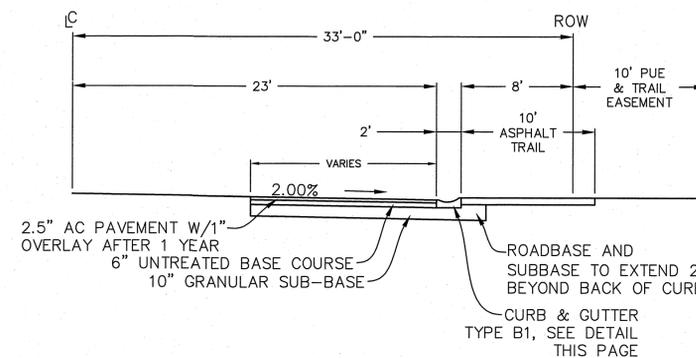


**TYPE B-CURB DETAIL**  
-NTS-



\*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-



\*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 66' RIGHT-OF-WAY STREET SECTION**  
-NTS-  
ELK RIDGE DRIVE  
PARK DRIVE



SHEET NO.

7

DETAIL SHEET  
FEBRUARY 2016

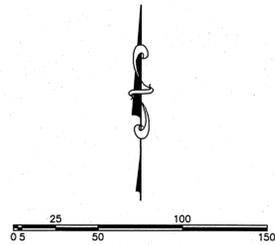
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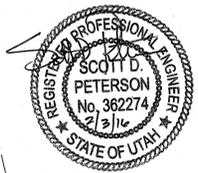
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 WEST JORDAN, UT 84088



SHEET NO.  
 8

PHASING PLAN  
 FEBRUARY 2016  
 ELK RIDGE, UTAH  
 COUNTY, UTAH

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 A SINGLE FAMILY DEVELOPMENT  
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