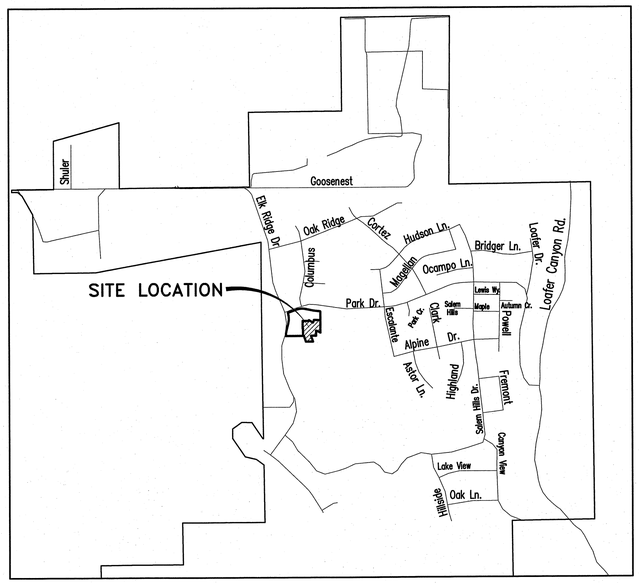
PARKSIDE COVE PHASE 2

A RESIDENTIAL SUBDIVISION
ELK RIDGE, UTAH
FINAL PLAN SET
MAY 2016

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAN SHEET
3	EROSION CONTROL PLAN SHEET
4	UTILITY PLAN SHEET/INDEX
5	RE-VEGETATION/RETENTION PLAN SHEET
6	FINAL PLAT
7	DETAIL SHEET
8	DETAIL SHEET
9	DETAIL SHEET
10	OVERALL GRADING SHEET
PP-01	HILLSIDE DRIVE – STREET PLAN & PROFILE – STA. 14+80 TO STA. 20+35
PP-02	PARKSIDE LOOP – STREET PLAN & PROFILE – STA. 20+38.16 TO STA. 23+32.94



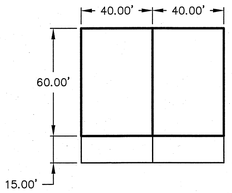
VICINITY MAP
-NTS-

NOTE:
ALL POTABLE WATER IMPROVEMENTS TO COMPLY WITH NSF61. THE DESIGN OF THE DRINKING WATER SYSTEM COMPLIES WITH THE UTAH DIVISION OF DRINKING WATER ADMINISTRATIVE RULE R-309-500-5 DESIGN STANDARDS.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
5/12/16
STATE OF UTAH

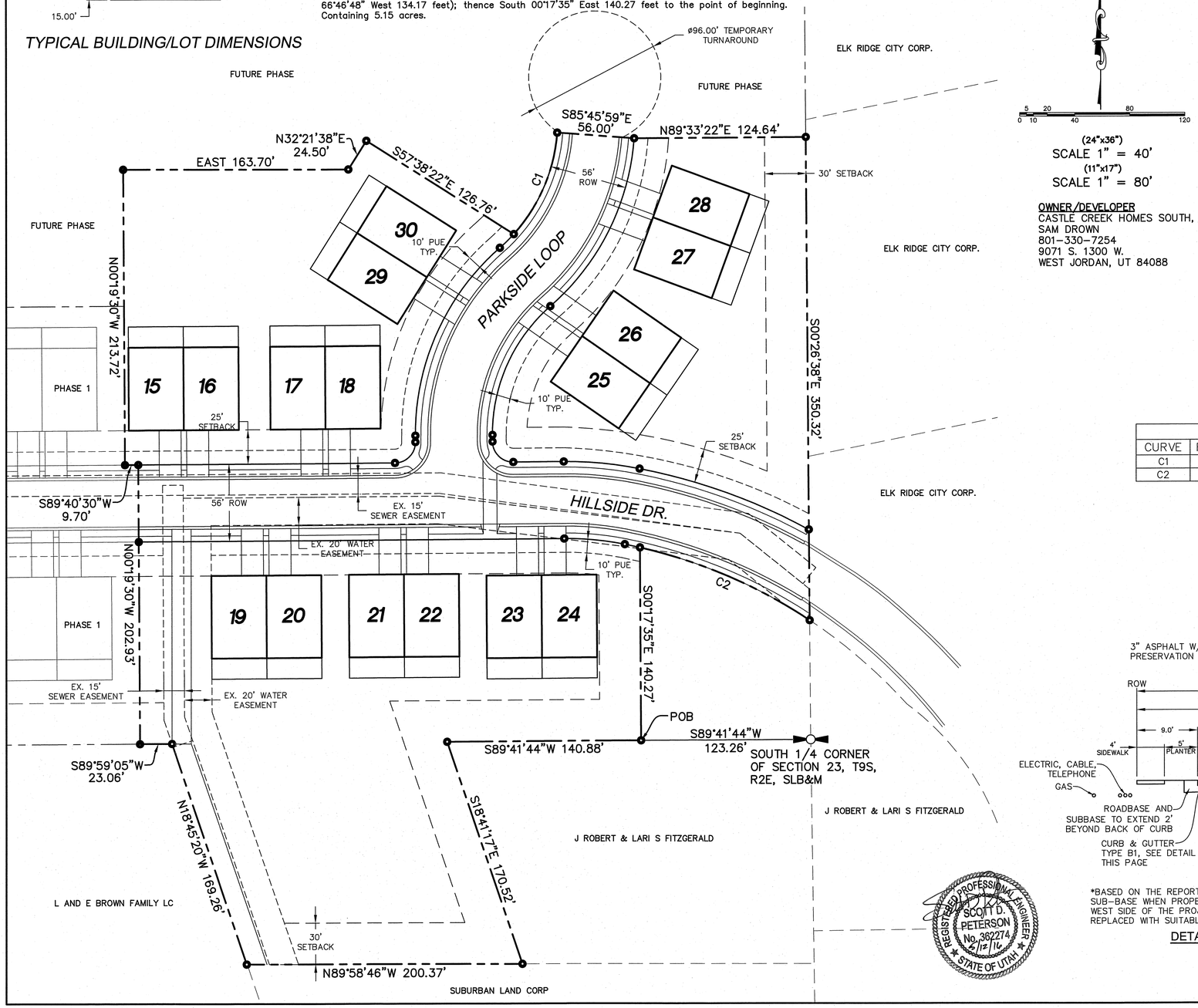
OWNER/DEVELOPER
CASTLE CREEK HOMES SOUTH, LLC
SAM DROWN
801-330-7254
9071 S. 1300 W.
WEST JORDAN, UT 84088

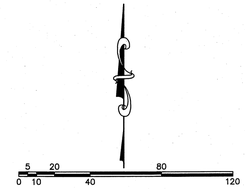
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660



TYPICAL BUILDING/LOT DIMENSIONS

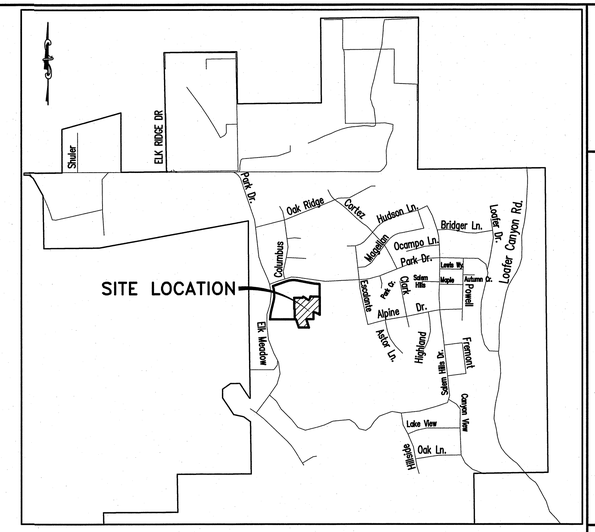
LEGAL DESCRIPTION:
Beginning at a point which lies South 89°41'44" West 123.26 feet along the Section Line From the South Quarter Corner of Section 23, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°41'44" West 140.88 feet along the Section Line; thence South 18°41'17" East 170.52 feet; thence North 89°58'46" West 200.37 feet; thence North 18°45'20" West 169.26 feet to the south line of said Section 23; thence South 89°59'05" West 23.06 feet; thence North 00°19'30" West 202.93 feet; thence South 89°40'30" West 9.70 feet; thence North 00°19'30" West 213.72 feet; thence East 163.70 feet; thence North 32°21'38" East 24.50 feet; thence South 57°38'22" East 126.76 feet; thence along the arc of a 122.00 foot radius curve to the left a distance of 81.38 feet, (the chord bears North 23°20'33" East 79.88 feet); thence South 85°45'59" East 56.00 feet; thence North 89°33'22" East 124.64 feet to the East line of the Southwest Quarter of said Section 23; thence South 00°26'38" East 350.32 feet along said Quarter Section Line; thence along the arc of a 372.00 foot radius curve to the left a distance of 134.91 feet, (the chord bears North 66°46'48" West 134.17 feet); thence South 00°17'35" East 140.27 feet to the point of beginning.
Containing 5.15 acres.





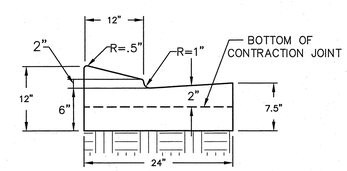
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

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

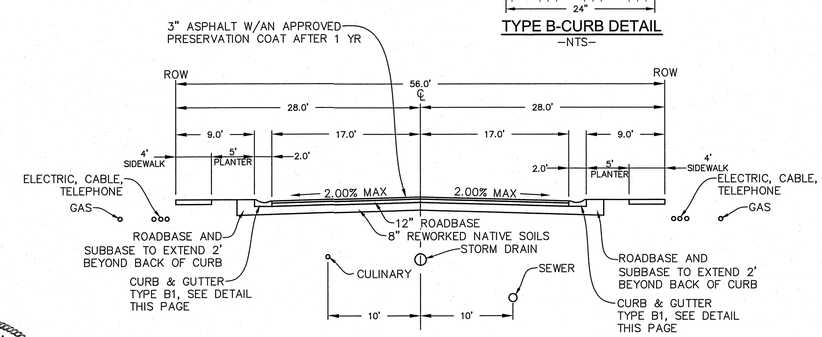


VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	122.00	81.38	79.88	N 23°20'33" E	38°13'03"
C2	372.00	134.91	134.17	N 66°46'48" W	20°46'44"



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-

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
5/12/16
STATE OF UTAH

SHEET NO. 2

FINAL PLAN SHEET
MAY 2016

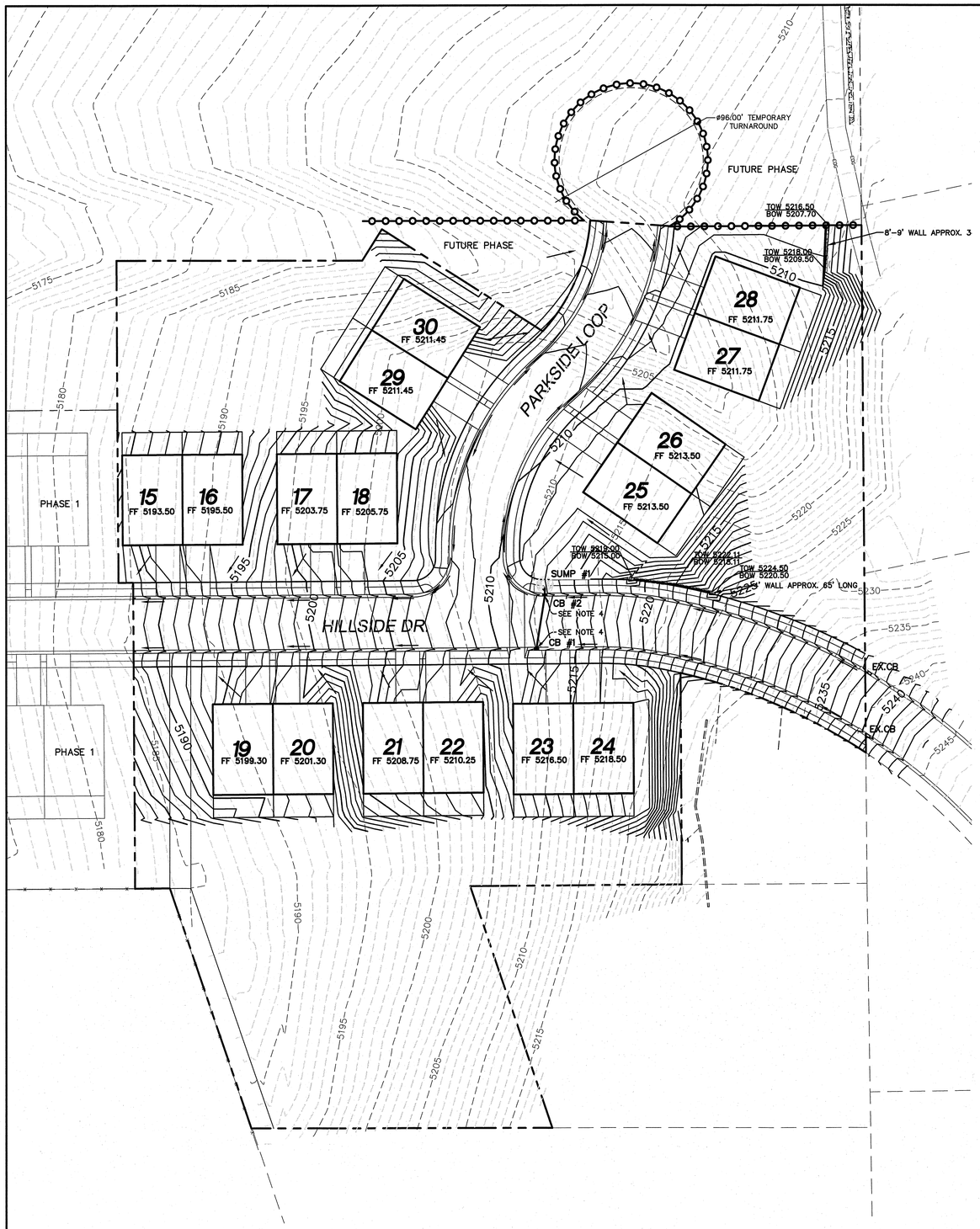
ELK RIDGE, UTAH
COUNTY, UTAH

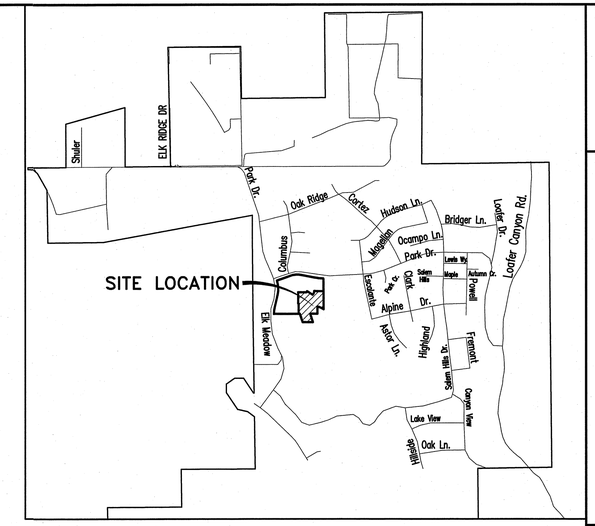
PARKSIDE COVE PHASE 2

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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Z:\2015\15-088 Parkview Twinhomes\CADD\FINAL\PHASE 2\02-FINAL PLAN.dwg 5/12/2016 11:31:02 AM MDT





VICINITY MAP
-NTS-

SILT FENCE

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. RESEED WITH NATIVE GRASS MIX.
10. THE CONSTRUCTION OF THIS OVERFLOW NEEDS TO BE COORDINATED WITH ELK RIDGE TO CONSTRUCT AN APPROPRIATE WATER COURSE TO THE POND. INCLUDE A SMALL CUT FILLED WITH RIPRAP ALONG THE FLOW PATH DOWN TO THE POND FOR EROSION CONTROL.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
5/12/16
STATE OF UTAH

0 10 40 120
5 20 80

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

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 3

EROSION CONTROL PLAN SHEET
MAY2016

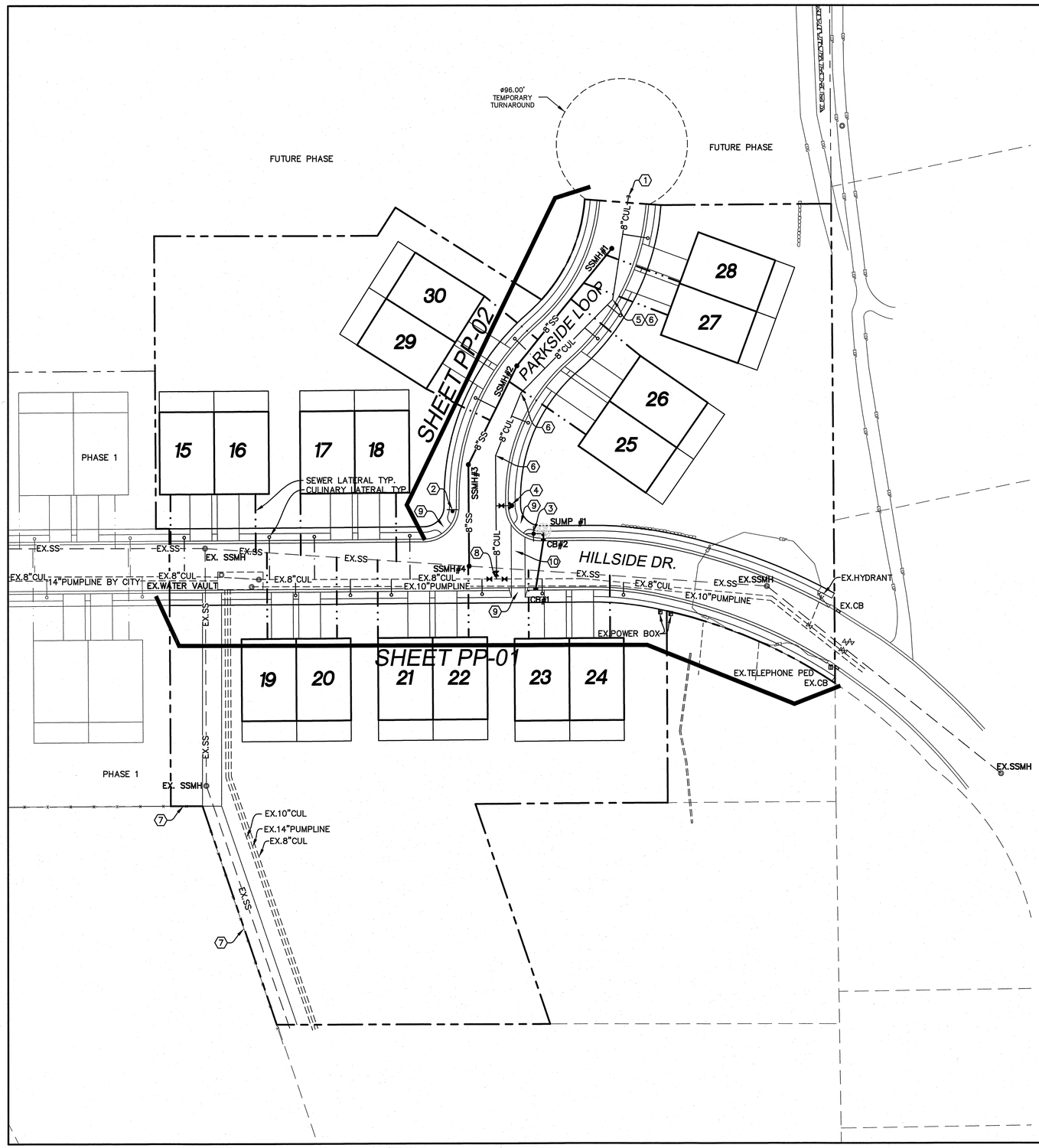
ELK RIDGE, UTAH
COUNTY, UTAH

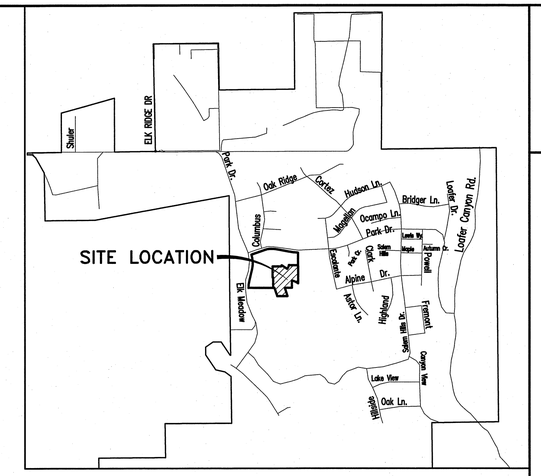
PARKSIDE COVE PHASE 2

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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Z:\2015\15-088 Parkside Twinhomes\CADD\FINAL\PHASE 2\03-EROSION.dwg 5/12/2016 1:21:24 AM MDT





VICINITY MAP
-NTS-

LEGEND

EXISTING POWER POLE	SECTION LINE
PROPOSED STREET LIGHT	EASEMENT
EXISTING FIRE HYDRANT	EXISTING DEED LINE
EXISTING WATER VALVE	EDGE OF PAVEMENT
EXISTING STREET LIGHT	EXISTING OVER HEAD POWER
EXISTING SIGN	EXISTING FENCE LINE
EXISTING MANHOLE	EXISTING SANITARY SEWER W/MANHOLE
PROPOSED FIRE HYDRANT	EXISTING STORM DRAIN W/MH
PROPOSED WATER VALVE	EXISTING WATER
PROPERTY BOUNDARY	PROPOSED SEWER
CENTERLINE	PROPOSED STORM DRAIN
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATER C900 PVC
LOT LINE	PROPOSED PRESSURIZED IRRIGATION (C900 PURPLE PVC)

NOTES

1. CAP/PLUG & MARK TO SURFACE PROPOSED 8" CULINARY WATERLINE
2. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
3. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
4. INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. INSTALL 22.5° BEND.
7. EXISTING FENCE TO REMAIN.
8. INSTALL 8"x8"x8" TEE W/VALVES ALL DIRECTIONS PER ELK RIDGE CITY STANDARDS.
9. CONST. PEDESTRIAN ACCESS RAMP PER ELK RIDGE CITY STANDARDS.
10. CONST. TABLE CROSSWALK PER ELK RIDGE CITY STANDARDS.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
5/12/16
STATE OF UTAH

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 4

UTILITY PLAN SHEET
MAY 2016

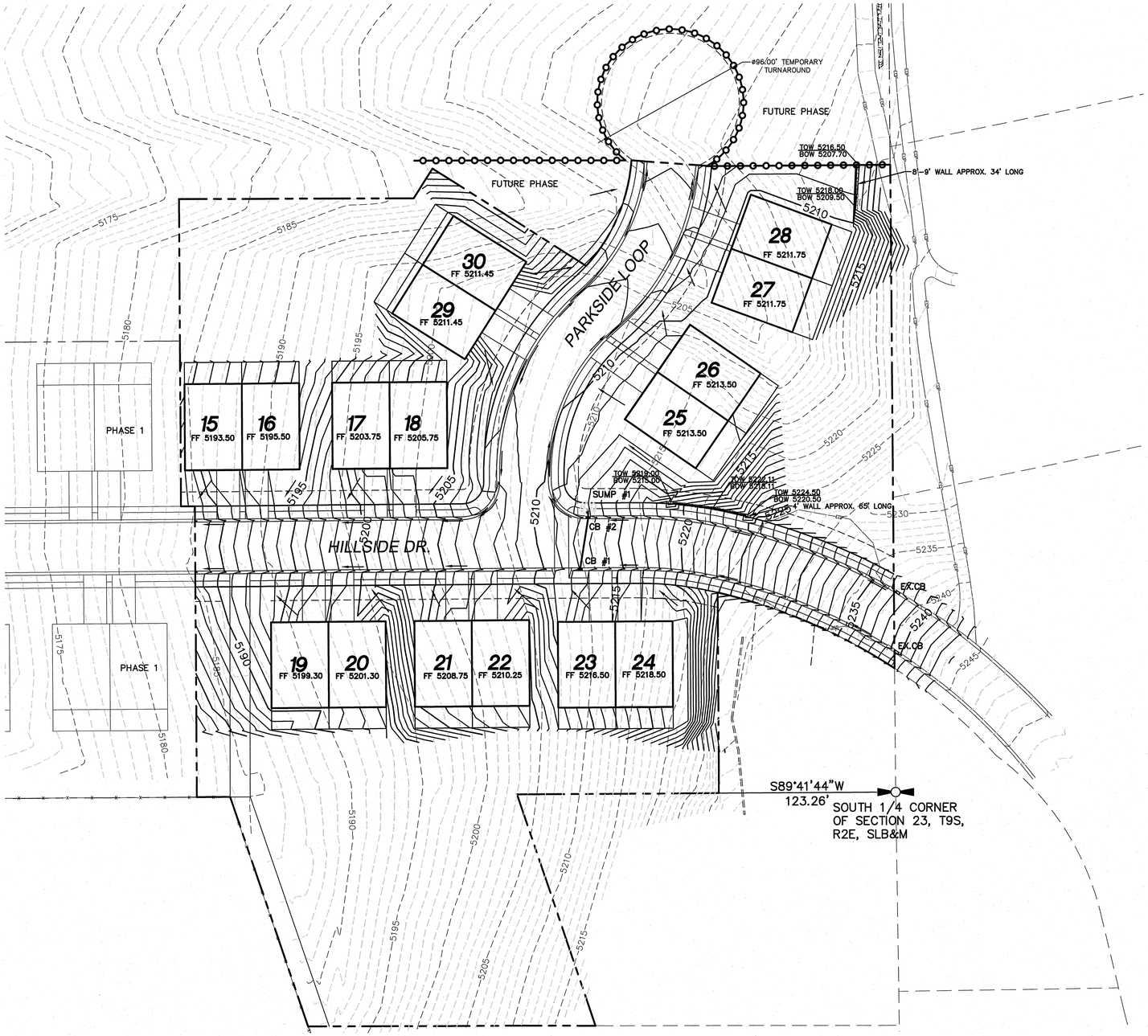
ELK RIDGE, UTAH
COUNTY, UTAH

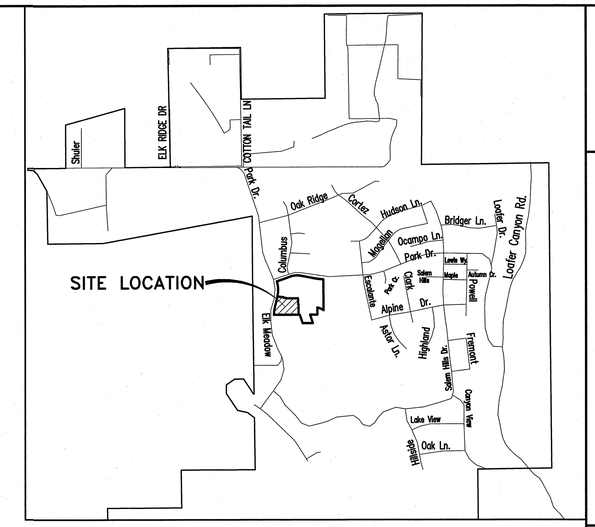
PARKSIDE COVE PHASE 2

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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Z:\2015\15-088 Parkview Twinhomes\CADD\FINAL\PHASE 2\02-UTILITY PLAN.dwg 5/12/2016 11:42:56 AM MDT





VICINITY MAP
-NTS-

SILT FENCE

NOTES:
1. THERE ARE NO AREAS GREATER THAN 30% SLOPE.
2. IN ORDER TO KEEP PLAN READABLE DISTURBED AREAS HAVE NOT BEEN HATCHED. THEY ARE DELINEATED BY THE FINISHED CONTOURS.
3. BENCHMARK TO BE SOUTH ¼ CORNER OF SECTION 23 AS SHOWN.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
5/12/16
STATE OF UTAH

0 5 10 20 40 80 120

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

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 5

RE-VEGETATION/RETENTION PLAN
MAY 2016

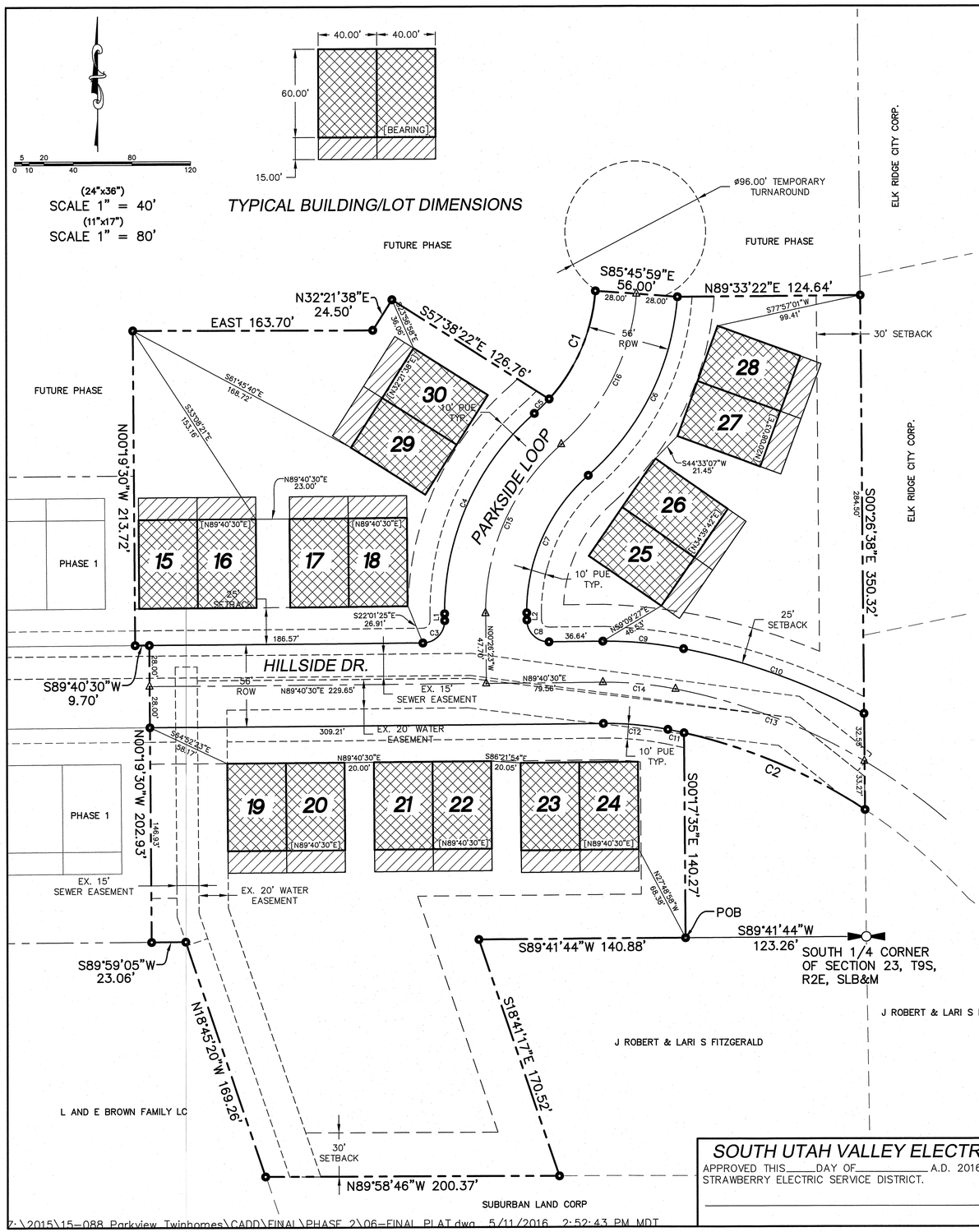
ELK RIDGE, UTAH
COUNTY, UTAH

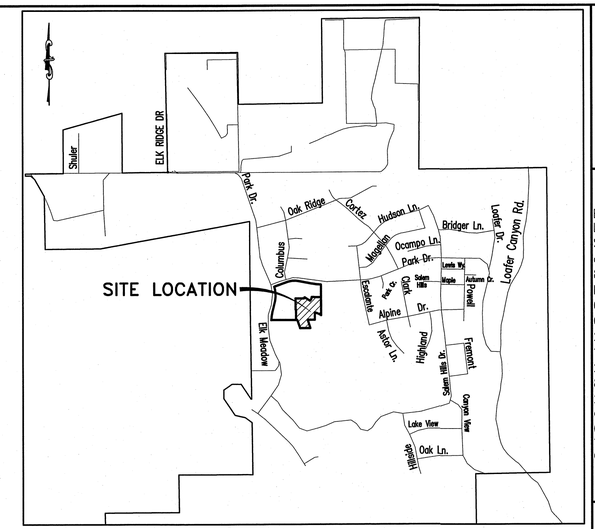
PARKSIDE COVE PHASE 2

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
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Z:\2015\15-088 Parkview Twinhomes\CADD\FINAL\PHASE 2\05-RE-VEGET.dwg 5/12/2016 11:43:36 AM MDT





VICINITY MAP

-NTS-

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.61	N 00°26'23" W
L2	4.61	S 00°26'23" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	122.00	81.38	79.88	N 23°20'33" E	38°13'03"
C2	372.00	134.91	134.17	N 66°46'48" W	20°46'44"
C3	15.00	23.59	21.23	N 44°37'04" E	90°06'53"
C4	178.00	153.86	149.11	S 24°19'23" W	49°31'31"
C5	122.00	14.13	14.12	N 45°46'06" E	6°38'04"
C6	178.00	139.34	135.81	N 26°39'35" E	44°51'07"
C7	122.00	105.45	102.20	S 24°19'23" W	49°31'31"
C8	15.00	23.53	21.19	S 45°22'56" E	89°53'07"
C9	278.00	55.42	55.33	N 84°36'49" W	11°25'21"
C10	428.00	131.34	130.83	N 70°06'40" W	17°34'56"
C11	372.00	11.25	11.25	N 78°02'09" W	1°43'58"
C12	222.00	44.26	44.19	N 84°36'49" W	11°25'21"
C13	400.00	138.52	137.83	N 68°58'53" W	19°50'32"
C14	250.00	49.84	49.76	N 84°36'49" W	11°25'21"
C15	150.00	129.66	125.66	S 24°19'23" W	49°31'31"
C16	150.00	117.42	114.45	N 26°39'35" E	44°51'07"

LEGEND

- SET STREET MONUMENT
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- 1 PROPOSED LOT NUMBERS

SURVEYORS CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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

Beginning at a point which lies South 89°41'44" West 123.26 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 140.88 feet along the Section Line; thence South 18°41'17" East 170.52 feet; thence North 89°58'46" West 200.37 feet; thence North 18°45'20" West 169.26 feet to the south line of said Section 23; thence South 89°59'05" West 23.06 feet; thence North 00°19'30" West 202.93 feet; thence South 89°40'30" West 9.70 feet; thence North 00°19'30" West 213.72 feet; thence East 163.70 feet; thence North 32°21'38" East 24.50 feet; thence South 57°38'22" East 126.76 feet; thence along the arc of a 122.00 foot radius curve to the left a distance of 81.38 feet, (the chord bears North 23°20'33" East 79.88 feet); thence South 85°45'59" East 56.00 feet; thence North 89°33'22" East 124.64 feet to the East line of the Southwest Quarter of said Section 23; thence South 00°26'38" East 350.32 feet along said Quarter Section Line; thence along the arc of a 372.00 foot radius curve to the left a distance of 134.91 feet, (the chord bears North 66°46'48" West 134.17 feet); thence South 00°17'35" East 140.27 feet to the point of beginning.
Containing 5.15 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____. A.D. 2016.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 2016 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISION EXPIRES — NOTARY PUBLIC (SEAL)

LEGISLATIVE BODY

THE CITY COUNCIL OF ELK RIDGE 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_____A.D. 2016.

CITY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS_____DAY OF_____A.D. 2016, BY THE _____ PLANNING COMMISSION.

DIRECTOR-SECRETARY — CHAIRMAN, PLANNING COMMISSION

SOUTH UTAH VALLEY ELECTRIC SERVICE DISTRICT

APPROVED THIS_____DAY OF_____A.D. 2016, BY THE _____ STRAWBERRY ELECTRIC SERVICE DISTRICT.

UTAH COUNTY RECORDER

APPROVED THIS_____DAY OF_____A.D. 2016.

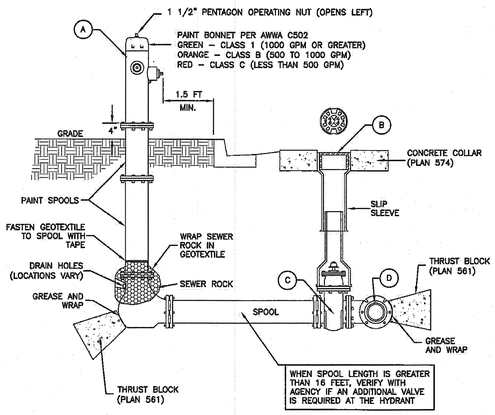
COUNTY RECORDER

PARKSIDE COVE PLAT "B"

A RESIDENTIAL DEVELOPMENT
ELK RIDGE, UTAH COUNTY, UTAH
CONTAINING 16 UNITS AND 5.15 ACRES

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

Z:\2015\15-088 Parkview Twinhomes\CADD\FINAL\PHASE 2\06-FINAL PLAT.dwg 5/11/2016 2:52:43 PM MDT



LEGEND			
No.	*	ITEM	DESCRIPTION
A		FIRE HYDRANT	AWWA C502
B		VALVE BOX WITH LID	2–PIECE CAST IRON
C		GATE VALVE WITH 2" X 2" NUT	AWWA C509
D		TEE WITH 125 # FLANGE	AWWA C110

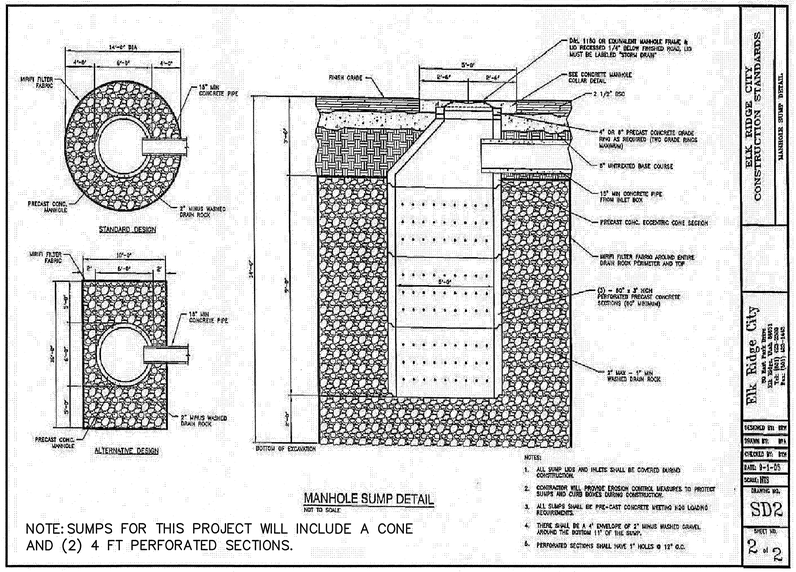
* FURNISHED BY UTILITY AGENCY

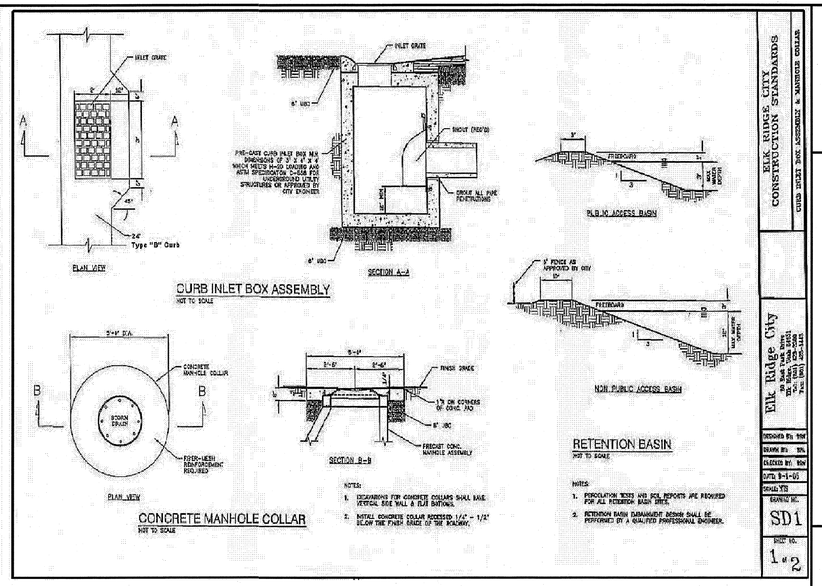
SECTION

Fire hydrant with valve

Plan **511**

February 2011 237

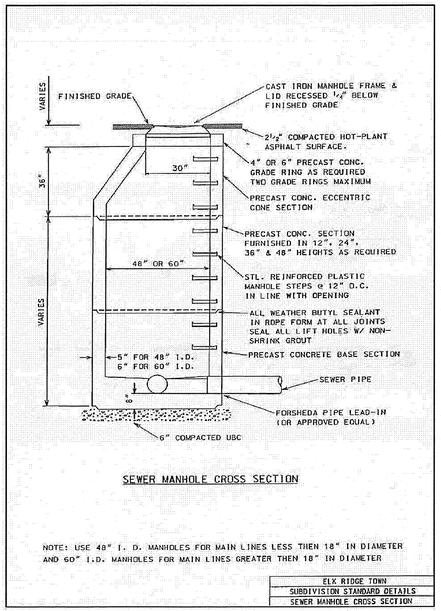




Fire Hydrants: The detail provided in the plan set is not up to date. Please use the attached APWA (2012) detail. The AWWA C502 fire hydrant shall be provided with one (1) 4–1/2" pumper nozzle and two (2) 2–1/2" hose nozzles. Connection shall be via FLxMJ valve to a FL lateral off the main as shown on the detail.

Water Services: All service laterals shall be 1" CTS HDPE SDR 9 with NSF 61 Certification. All meter barrels shall be "white" HDPE. Tapping saddles shall be epoxy coated and double strapped with stainless steel hardware.

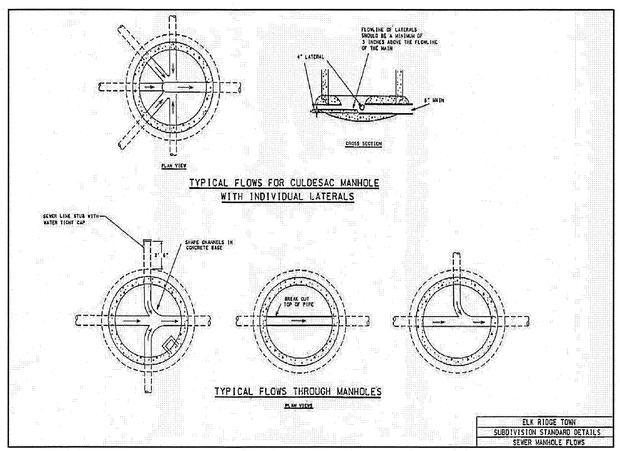
Water Valves: All valves shall be FLxMJ connected directly to FL tees and crosses.

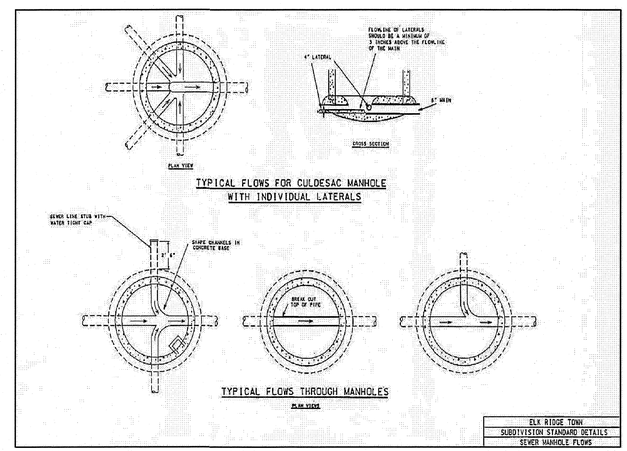


SEWER MANHOLE CROSS SECTION

NOTE: USE 48" I. D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER AND 60" I.D. MANHOLES FOR MAIN LINES GREATER THEN 18" IN DIAMETER

ELK RIDGE TOWN
SUBDIVISION STANDARD DETAILS
SEWER MANHOLE CROSS SECTION





REGISTERED PROFESSIONAL ENGINEER SCOTT D. PETERSON No. 362274 5/12/16 STATE OF UTAH

PARKSIDE COVE PHASE 2

ATLAS ENGINEERING L.L.C.

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

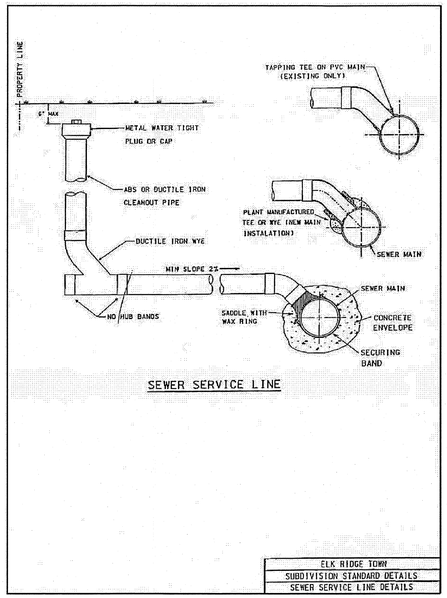
NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Z:\2015\15-088 Parkside Townhomes\CADD\FINAL\PHASE 2\07-DETAILSHEET.dwg 5/11/2016 11:38:41 AM MDT

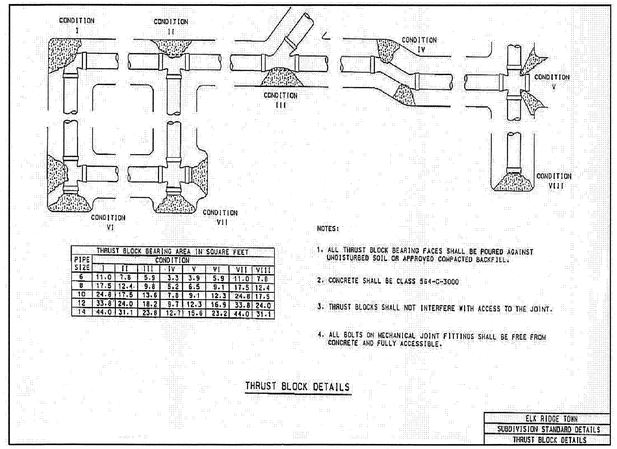
SHEET NO. 7

DETAIL SHEET

ELK RIDGE, UTAH
COUNTY, UTAH



~ D ~



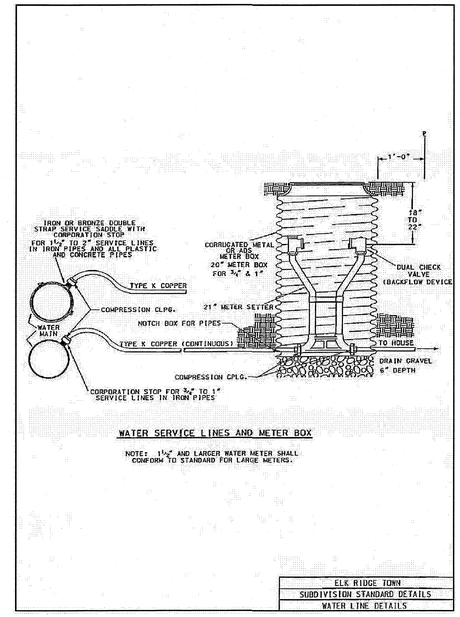
THRUST BLOCK BEARING AREA IN SQUARE FEET

PIPE SIZE	CONDITION I	II	III	IV	V	VI	VII	VIII
6	11.0	7.9	5.9	3.3	3.9	5.9	11.0	7.9
8	17.5	12.4	9.6	5.2	6.5	9.1	17.5	12.4
10	24.8	17.5	13.6	7.8	9.1	12.3	24.8	17.5
12	33.8	24.0	18.2	9.7	12.3	16.9	33.8	24.0
14	44.0	31.1	23.8	12.1	15.6	23.2	44.0	31.1

NOTES:

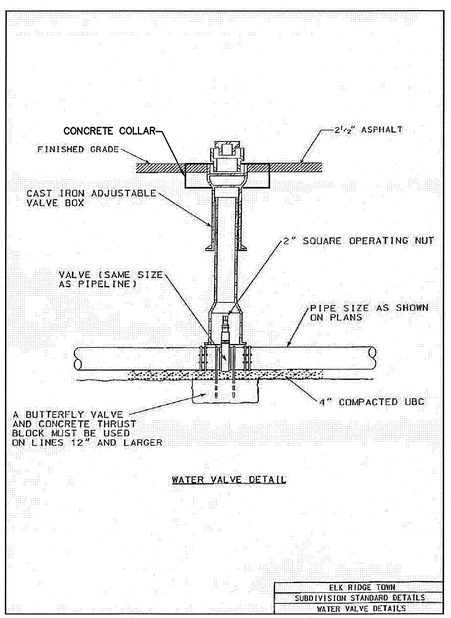
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS 564-C-3000
3. THRUST BLOCKS SHALL NOT INTERFERE WITH ACCESS TO THE JOINT.
4. ALL BOLTS ON MECHANICAL JOINT FITTINGS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.

~ K ~

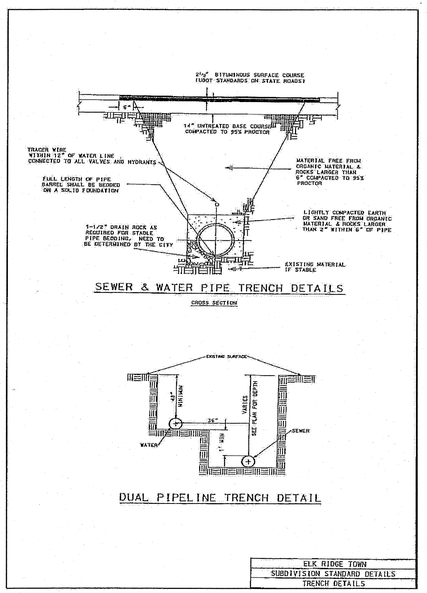


*1" POLY PIPE PER ELK RIDGE CITY, NOT TYPE K COPPER.

~ J ~



~ I ~



~ Q ~

Fire Hydrants: The detail provided in the plan set is not up to date. Please use the attached APWA (2012) detail. The AWWA C502 fire hydrant shall be provided with one (1) 4-1/2" pumper nozzle and two (2) 2-1/2" hose nozzles. Connection shall be via FLxMJ valve to a FL lateral off the main as shown on the detail.

Water Services: All service laterals shall be 1" CTS HDPE SDR 9 with NSF 61 Certification. All meter barrels shall be "white" HDPE. Tapping saddles shall be epoxy coated and double strapped with stainless steel hardware.

Water Valves: All valves shall be FLxMJ connected directly to FL tees and crosses.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
5/12/16
STATE OF UTAH

SHEET NO. 8

DETAIL SHEET

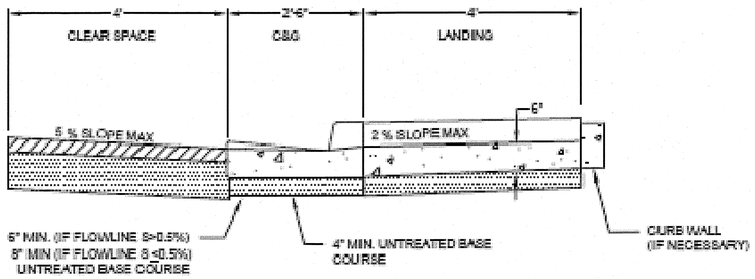
ELK RIDGE, UTAH
COUNTY, UTAH

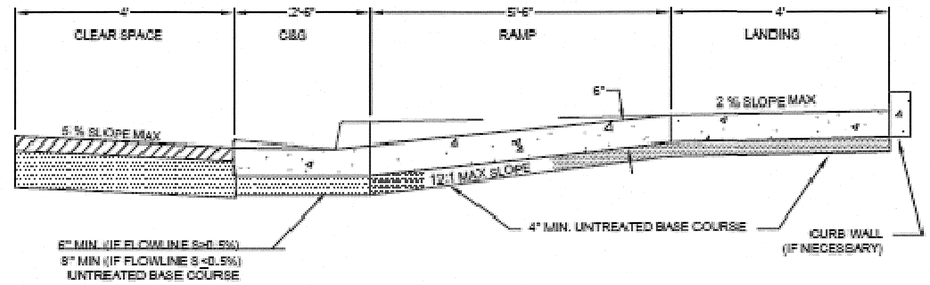
PARKSIDE COVE PHASE 2

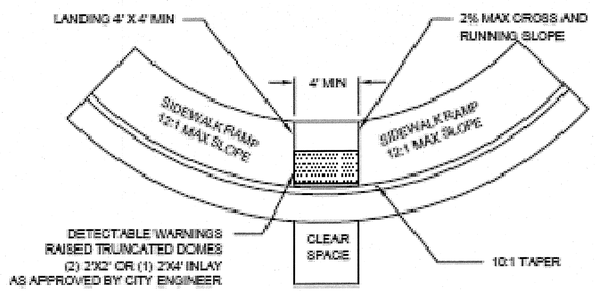
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

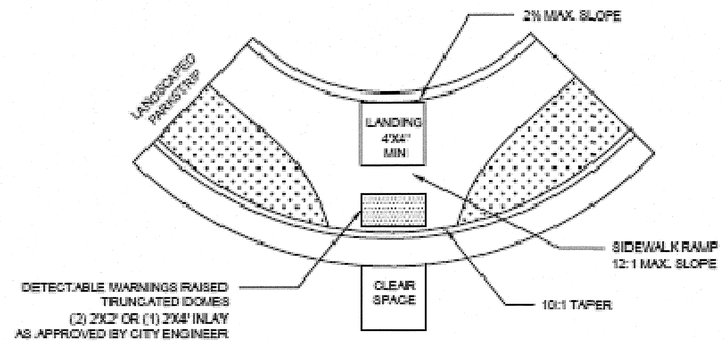
Z:\2015\15-088 Parkview Twinhomes\CADD\FINAL\PHASE 2\07-DETAILSHEET.dwg 5/11/2016 11:38:41 AM MDT







ADA ACCESS RAMP WITHOUT A PARK STRIP



ADA ACCESS RAMP WITH A PARK STRIP

GENERAL NOTES

1. ALL CURB, GUTTER, SIDEWALK AND DRIVE APPROACHES SHALL BE DESIGNED AND STAKED BY A LICENSED ENGINEER OR LAND SURVEYOR AND SHALL SUBMIT A PLAN AND PROFILE DRAWING TO THE CITY ENGINEER FOR APPROVAL.
2. THE CITY ENGINEER WILL REQUIRE A LAYOUT INSPECTION.
3. 24 HR. NOTICE WILL BE REQUIRED FOR ALL CONCRETE INSPECTIONS. THE INSPECTOR MAY THE FOLLOWING:
   A) DENSITY TESTS
   B) GRADE VERIFICATION
   C) SLUMP TESTS
   D) AIR ENTRAINMENT TESTS
   E) EXPANSION JOINT PLACEMENT
   F) COMPRESSION CYLINDER TESTS
4. CONCRETE
   A) CONCRETE SHALL BE CLASS 4000 ASI PER APWA SECTION 03 30 04
   B) CONCRETE SHALL BE 6.5 BAG MIX
   C) SLUMP SHALL BE LESS THAN 4"
   D) AIR ENTRAINMENT SHALL BE 6% +/- 1%
5. CURB AND GUTTER SHALL BE APWA STANDARD PLAN NO. 205 TYPE A.
6. SIDEWALK SHALL ADHERE TO APWA STANDARD PLAN 231. SIDEWALK SHALL BE 5" THICK FOR ALL SIDEWALK IN RESIDENTIAL AREAS AND 6" IN COMMERCIAL. DRIVE APPROACHES SHALL BE 6" THICK FOR RESIDENTIAL AND 8" FOR COMMERCIAL, OR SPECIFIED BY PROJECT ENGINEER.
7. FLARED DRIVE APPROACH SHALL BE APWA STANDARD PLAN NO. 231.
8. WATERWAY SHALL BE APWA STANDARD PLAN NO. 211.
9. REINFORCEMENT STEEL SHALL MEET REQUIREMENTS OF APWA SECTION 03 20 00.
10. SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE RED RAISED TRUNCATED DOMES.
11. SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE 2'X4' INLAYS AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION
12. CONCRETE PLACED IN COLD WEATHER CONDITIONS WILL BE PLACED IN ACCORDANCE WITH ACI306R REQUIREMENTS.

MAXIMUM SLOPES

	RUNNING SLOPE	CROSS SLOPE
LANDING	1:48 (2%)	1:48 (2%)
RAMP	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE	1:20 (5%)	1:48 (2%)

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
5/12/16
STATE OF UTAH

SHEET NO. 9

DETAIL SHEET

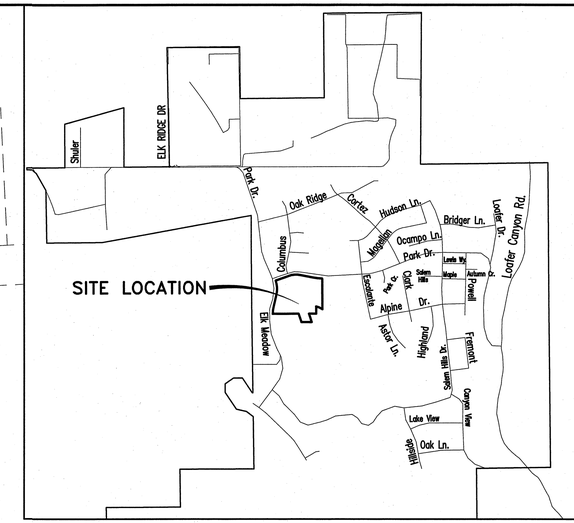
ELK RIDGE, UTAH
COUNTY, UTAH

PARKSIDE COVE PHASE 2

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Z:\2015\15-088 Parkside Townhomes\CADD\FINAL\PHASE 2\07-DETAILSHEET.dwg 5/11/2016 11:38:41 AM MDT



VICINITY MAP
-NTS-

SHEET NO.
10

OVERALL GRADING SHEET
MAY 2016

ELK RIDGE, UTAH
COUNTY, UTAH

PARKSIDE COVE PHASE 2

ATLAS ENGINEERING L.L.C.

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

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
5/12/16
STATE OF UTAH

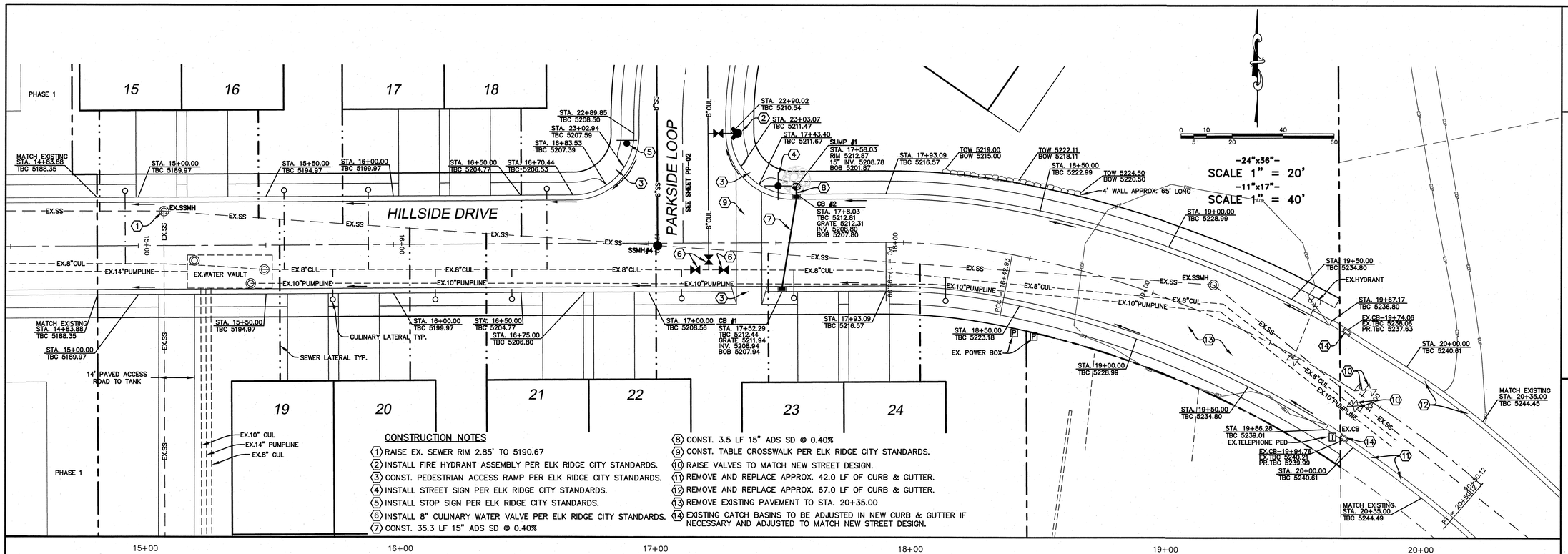
10 60 180
0 30 120

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

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

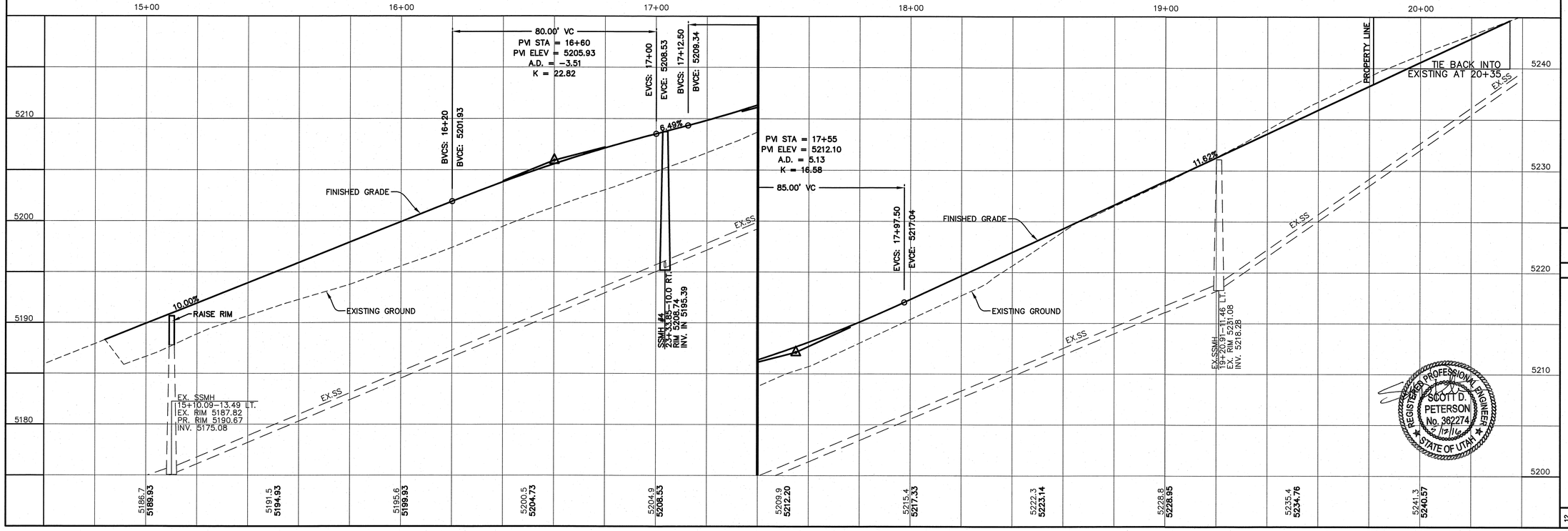
NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Z:\2015\15-088 Parkside Twinhomes\CADD\FINAL\PHASE 2\10-OVERALL GRADING.dwg 5/12/2016 11:50:31 AM MDT



CONSTRUCTION NOTES

1. RAISE EX. SEWER RIM 2.85' TO 5190.67
2. INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
3. CONST. PEDESTRIAN ACCESS RAMP PER ELK RIDGE CITY STANDARDS.
4. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
5. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
6. INSTALL 8" CULINARY WATER VALVE PER ELK RIDGE CITY STANDARDS.
7. CONST. 35.3 LF 15" ADS SD @ 0.40%
8. CONST. 3.5 LF 15" ADS SD @ 0.40%
9. CONST. TABLE CROSSWALK PER ELK RIDGE CITY STANDARDS.
10. RAISE VALVES TO MATCH NEW STREET DESIGN.
11. REMOVE AND REPLACE APPROX. 42.0 LF OF CURB & GUTTER.
12. REMOVE AND REPLACE APPROX. 67.0 LF OF CURB & GUTTER.
13. REMOVE EXISTING PAVEMENT TO STA. 20+35.00
14. EXISTING CATCH BASINS TO BE ADJUSTED IN NEW CURB & GUTTER IF NECESSARY AND ADJUSTED TO MATCH NEW STREET DESIGN.



REGISTERED PROFESSIONAL ENGINEER SCOTT D. PETERSON No. 362274 5/12/16 STATE OF UTAH

SHEET NO. PP-01

HILLSIDE DRIVE
STA. 14+80 TO STA. 20+35

STREET PLAN & PROFILE

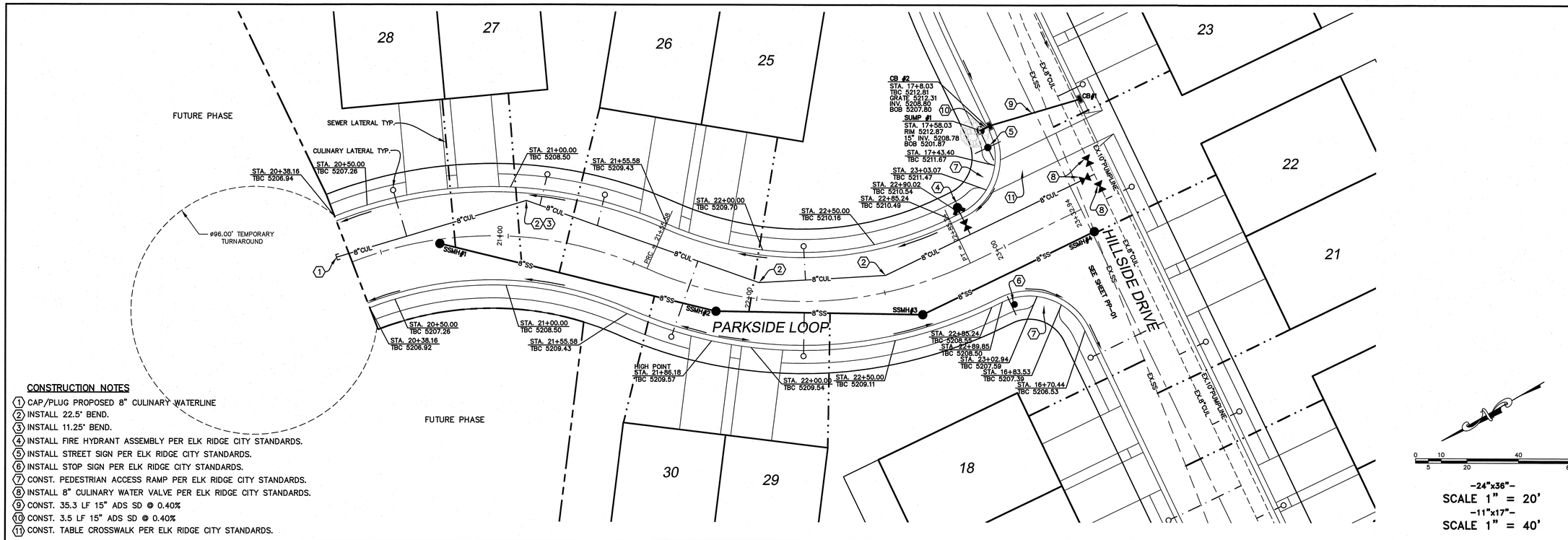
PARKSIDE COVE PHASE 2

ATLAS ENGINEERING L.L.C.

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

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Z:\2015\15-088 Parkside_Wildcat\FINAL\PHASE 2\PP-01.dwg 5/11/2016 12:26:09 PM MDT



CONSTRUCTION NOTES

1. CAP/PLUG PROPOSED 8" CULINARY WATERLINE
2. INSTALL 22.5° BEND.
3. INSTALL 11.25° BEND.
4. INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
5. INSTALL STREET SIGN PER ELK RIDGE CITY STANDARDS.
6. INSTALL STOP SIGN PER ELK RIDGE CITY STANDARDS.
7. CONST. PEDESTRIAN ACCESS RAMP PER ELK RIDGE CITY STANDARDS.
8. INSTALL 8" CULINARY WATER VALVE PER ELK RIDGE CITY STANDARDS.
9. CONST. 35.3 LF 15" ADS SD @ 0.40%
10. CONST. 3.5 LF 15" ADS SD @ 0.40%
11. CONST. TABLE CROSSWALK PER ELK RIDGE CITY STANDARDS.

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.
PP-02

PARKSIDE LOOP
STA. 20+38.16 TO STA. 23+32.94

STREET PLAN & PROFILE

PARKSIDE COVE PHASE 2

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
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

Z:\2015\15-088 Parkview Twinhomes\CADD\FINAL\PHASE 2\PP-02.dwg 5/11/2016 11:49:14 AM MDT