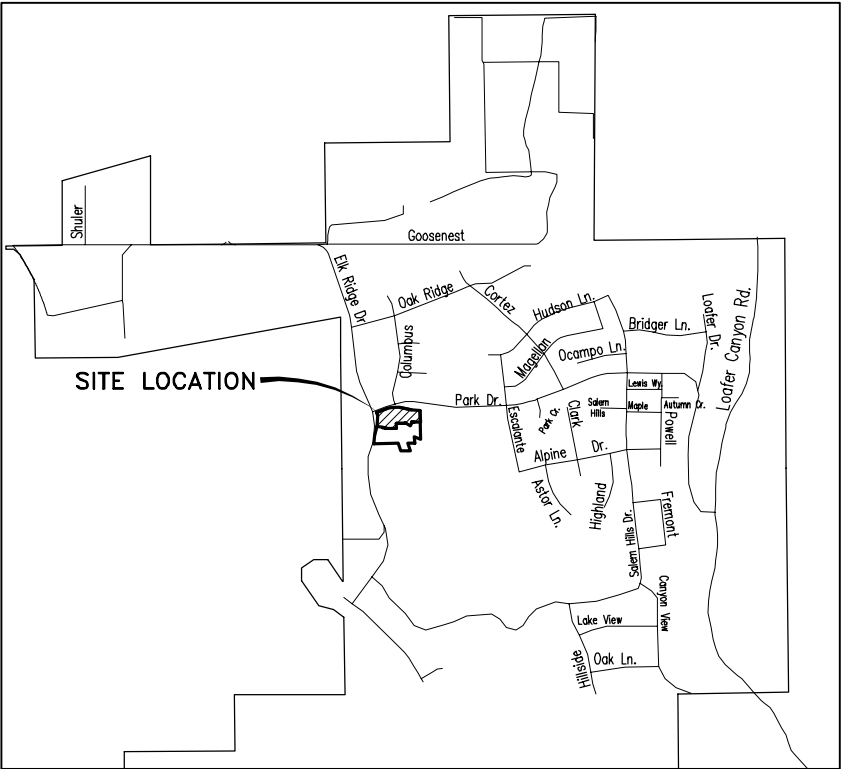


PARKSIDE COVE PHASE 3
A RESIDENTIAL SUBDIVISION
ELK RIDGE, UTAH
FINAL PLAN SET
JANUARY 2019

-SHEET INDEX-

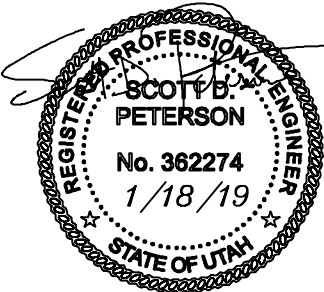
SHEET	SHEET NAME
1	COVER
2	FINAL PLAN SHEET
3	EROSION CONTROL PLAN SHEET
4	UTILITY PLAN SHEET/INDEX
5	RE-VEGETATION/RETENTION PLAN SHEET
6	FINAL PLAT
7	DETAIL SHEET
8	DETAIL SHEET
9	DETAIL SHEET
10	DETAIL SHEET
11	OVERALL GRADING SHEET
PP-01	PARKSIDE LOOP – STREET PLAN & PROFILE – STA. 11+50 TO STA. 15+00
PP-02	PARKSIDE LOOP – STREET PLAN & PROFILE – STA. 15+00 TO STA. 18+50
PP-03	PARKSIDE LOOP – STREET PLAN & PROFILE – STA. 18+50 TO STA. 20+50
PP-04	ELK RIDGE DRIVE – STREET PLAN & PROFILE – STA. 14+00 TO STA. 17+00
PP-05	PARK DRIVE – STREET PLAN & PROFILE – STA. 10+00 TO STA. 14+50

TOTAL OF DEDICATED ROW IN PHASE 3 = 1.14 ACRES

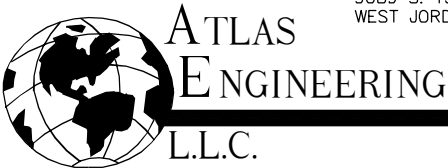


VICINITY MAP
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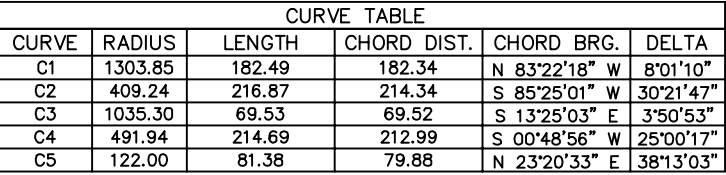
NOTE:
ALL POTABLE WATER IMPROVEMENTS TO COMPLY WITH NSF61. THE DESIGN OF THE DRINKING WATER SYSTEM COMPLIES WITH THE UTAH DIVISION OF DRINKING WATER ADMINISTRATIVE RULE R-309-500-5 DESIGN STANDARDS.



OWNER/DEVELOPER
SETTLER DEVELOPMENT LLC
SAM DROWN
801-330-7254
9089 S. 1300 W. #100
WEST JORDAN, UT 84088

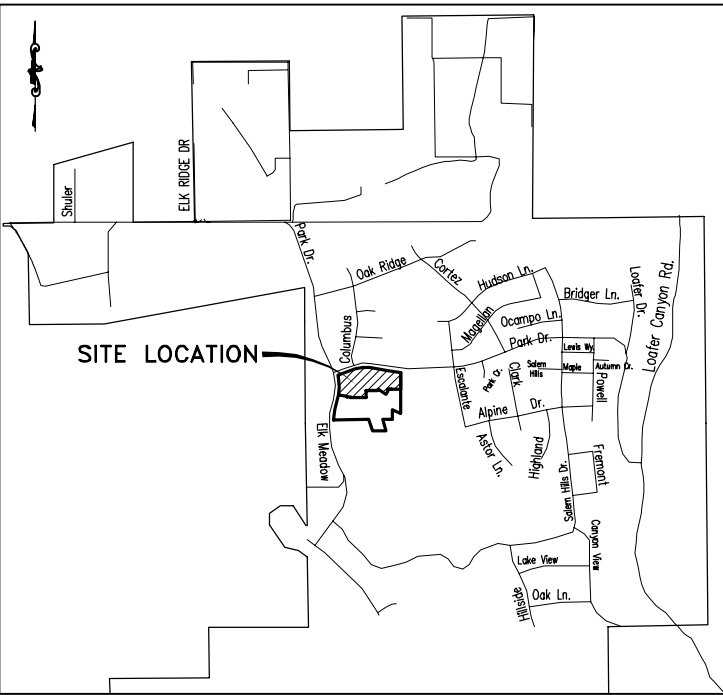
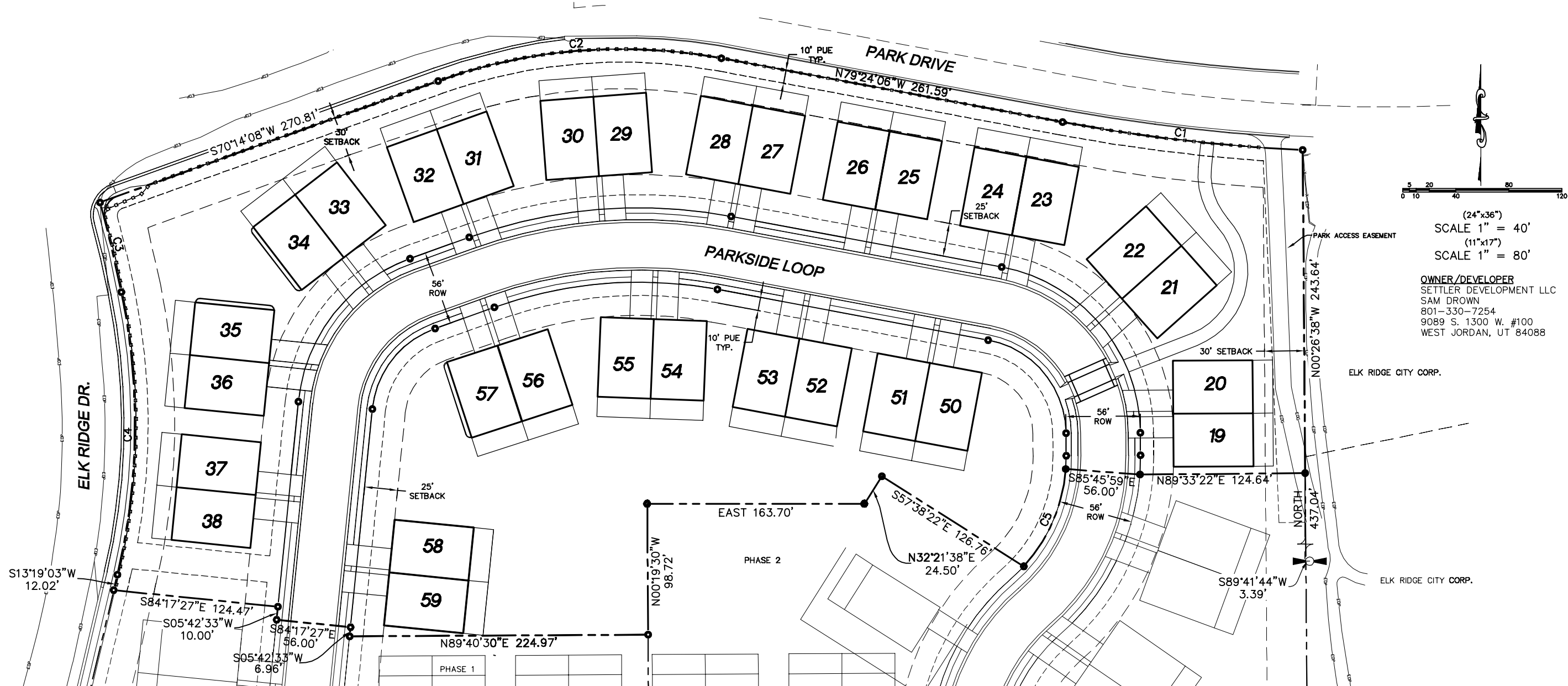


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LEGAL DESCRIPTION:
Beginning at a point which lies South 89°41'44" West 3.39 feet along the Section Line and North 437.04 feet from the South Quarter Corner of Section 23, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 00°26'38" West 243.64 feet; thence along the arc of a 1303.85 foot radius curve to the right a distance of 182.49 feet, (the chord bears North 83°22'18" West 182.34 feet); thence North 79°24'06" West 261.59 feet; thence along the arc of a 409.24 foot radius curve to the left a distance of 216.87 feet, (the chord bears South 85°25'01" West 214.34 feet); thence South 70°14'08" West 270.81 feet; thence along the arc of a 1035.30 foot radius curve to the right a distance of 69.53 feet, (the chord bears South 13°25'03" East 69.52 feet); thence along the arc of a 491.94 foot radius curve to the right a distance of 214.69 feet, (the chord bears South 00°48'56" West 212.99 feet); thence South 13°19'03" West 12.02 feet; thence South 84°17'27" East 124.47 feet; thence South 05°42'33" West 10.00 feet; thence South 84°17'27" East 56.00 feet; thence South 05°42'33" West 6.96 feet; thence North 89°40'30" East 224.97 feet; thence North 00°19'30" West 98.72 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 point of beginning.

Containing 6.91 acres.

VICINITY MAP
-NTS-

PARKSIDE COVE PHASE 3



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FAX: 801-655-0109
946 E. 800 N. SUITE A
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SHEET NO.

ELK RIDGE, UTAH
COUNTY, UTAH

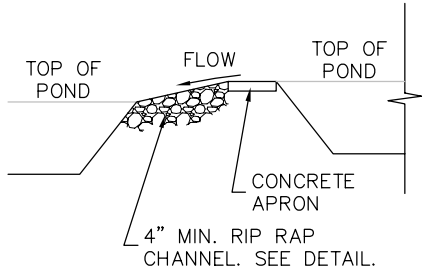
FINAL PLAN SHEET
JANUARY 2019

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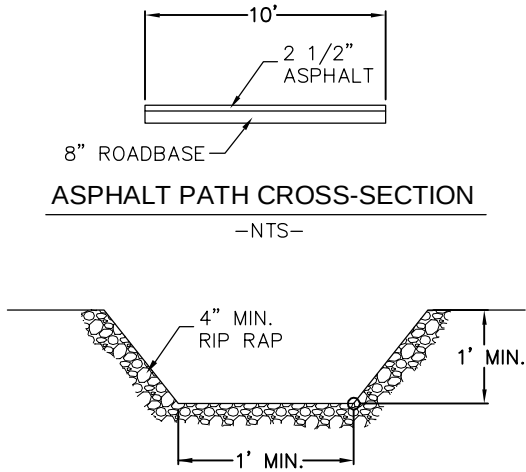
SILT FENCE

NOTES:
1. CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
2. DUST CONTROL- CONTRACTOR TO SPRAY CONSTRUCTION SITE WITH WATER AS REQUIRED TO PREVENT AIRBORNE DUST.
3. CATCH BASINS TO HAVE FILTER FABRIC OVER GRATES WITH STRAW WATTLES UNTIL CONSTRUCTION IS COMPLETE.
4. 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.
5. 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.
6. 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.
7. EROSION CONTROL METHODS AND STRUCTURES SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED BY THE CONTRACTOR AS LONG AS NEEDED TO PREVENT EROSION.
8. RESEED WITH NATIVE GRASS MIX.
9. 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.

GENERAL NOTES:
1. LANDSCAPE ROCK IN THE BOTTOM OF ALL PONDS.

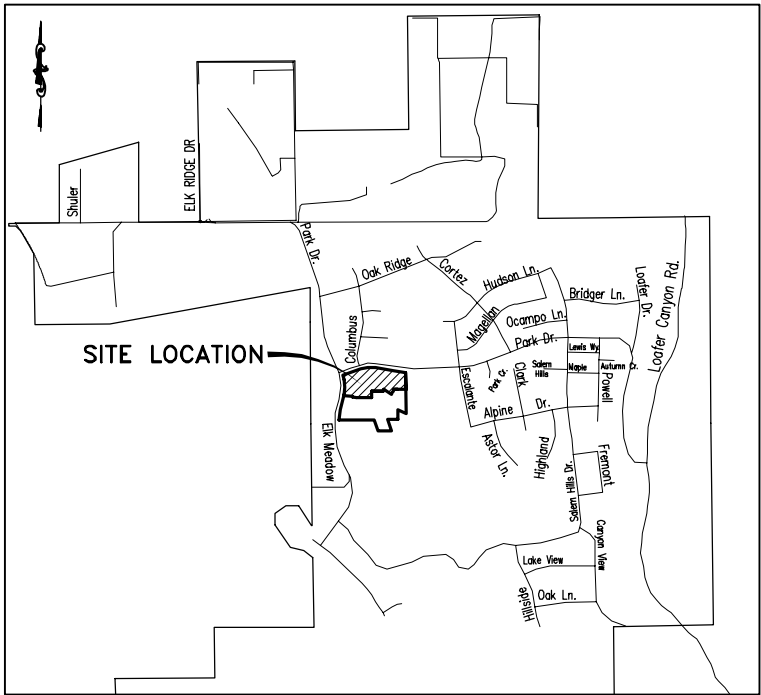


POND OVERFLOW DETAIL
-NTS-

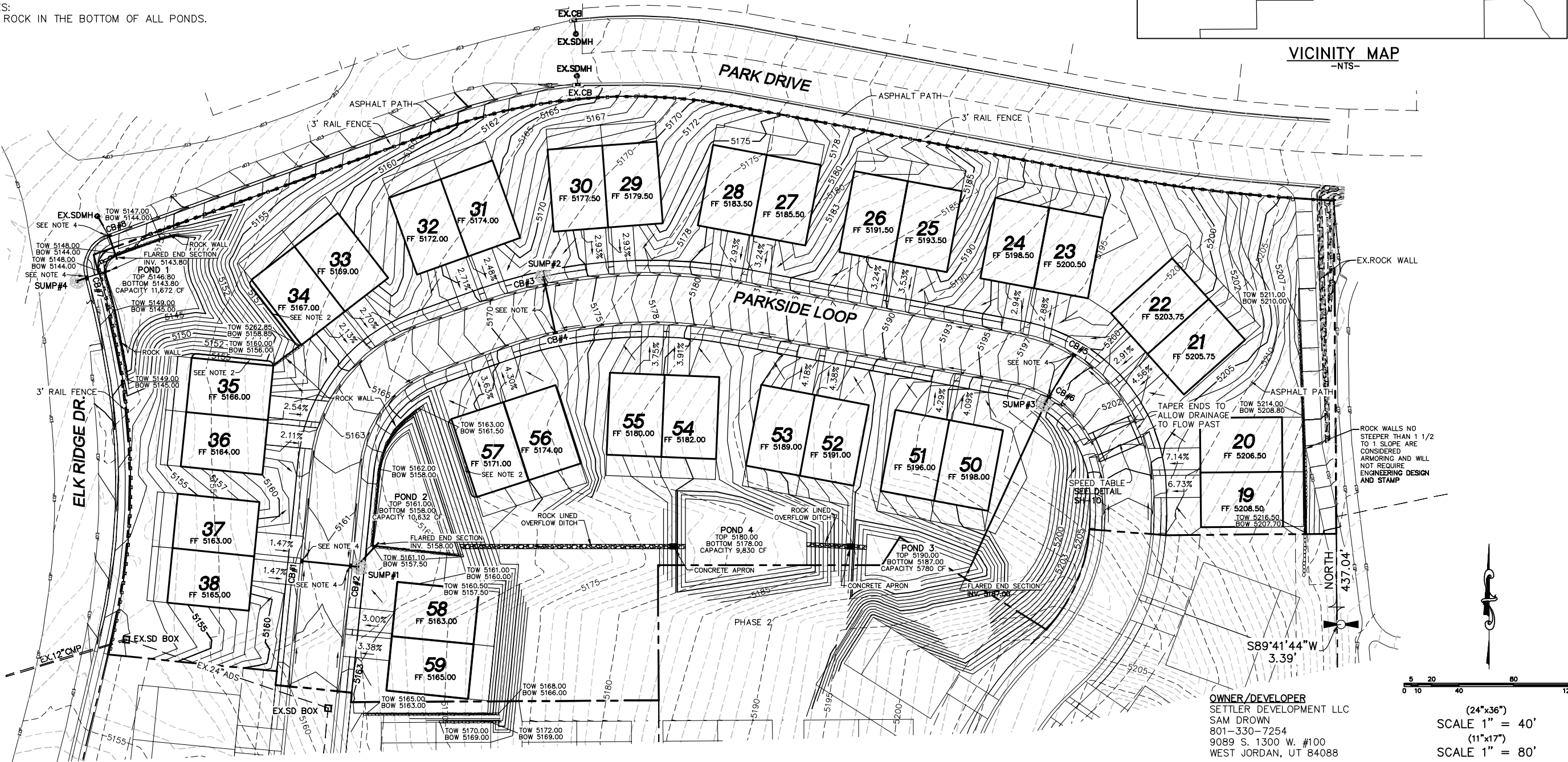


ASPHALT PATH CROSS-SECTION
-NTS-

ROCK LINED OVERFLOW DITCH
-NTS-



VICINITY MAP
-NTS-



OWNER/DEVELOPER
SETTLER DEVELOPMENT LLC
SAM DROWN
801-330-7254
9089 S. 1300 W. #100
WEST JORDAN, UT 84088

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

EROSION CONTROL PLAN SHEET
JANUARY 2019

SHEET NO.
3

ELK RIDGE, UTAH
COUNTY, UTAH

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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ATLAS
ENGINEERING
L.L.C.

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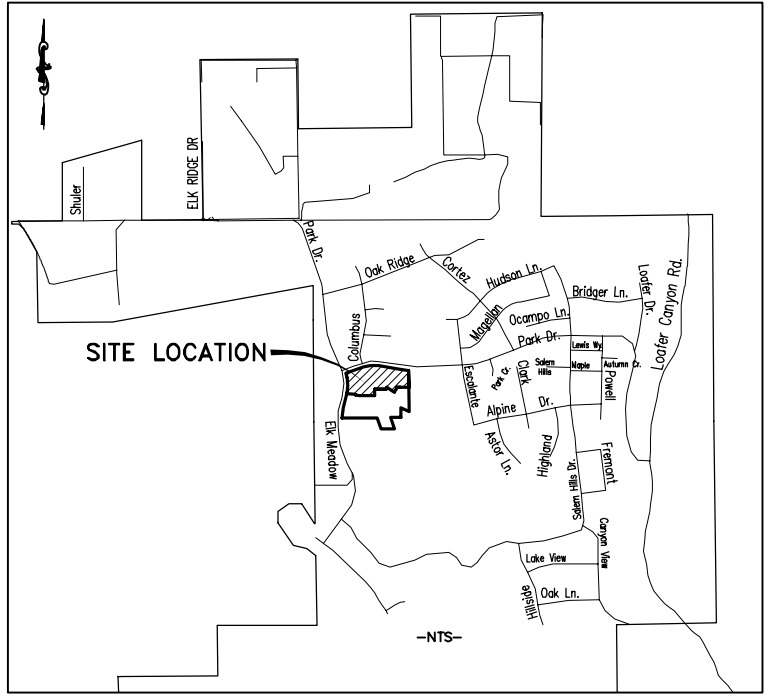
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LEGEND

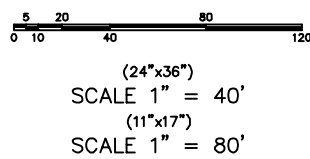
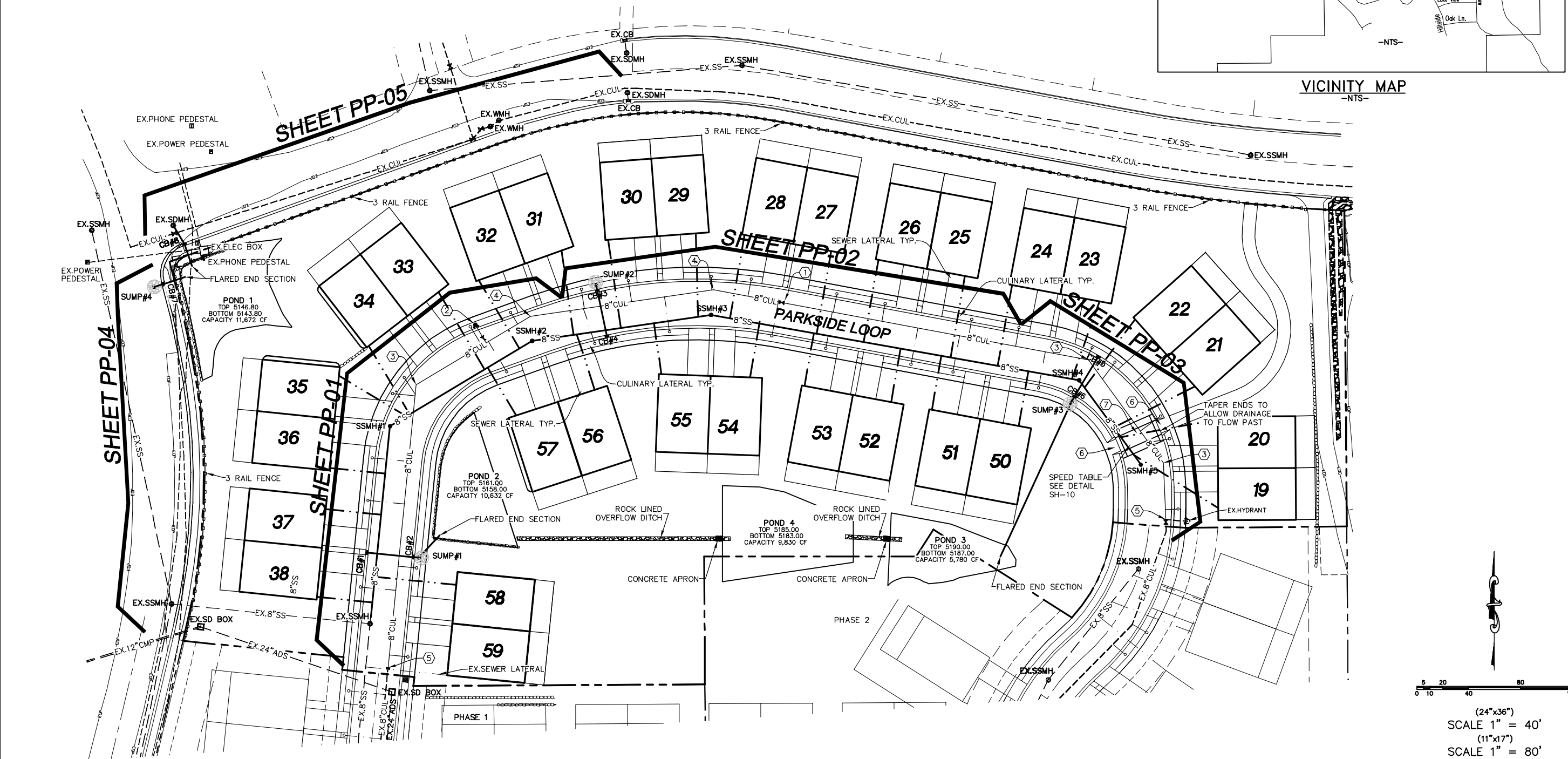
	EXISTING POWER POLE		SECTION LINE
	PROPOSED STREET LIGHT		EASEMENT
	EXISTING FIRE HYDRANT		EXISTING DEED LINE
	EXISTING WATER VALVE		EDGE OF PAVEMENT
	EXISTING STREET LIGHT		EXISTING OVER HEAD POWER
	EXISTING SIGN		EXISTING FENCE LINE
	EXISTING MANHOLE		EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED FIRE 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) INSTALL 8" CULINARY WATER VALVE PER ELK RIDGE CITY STANDARDS
- 2) INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
- 3) INSTALL 45' BEND.
- 4) INSTALL 22.5' BEND.
- 5) LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- 6) CONST. PEDESTRIAN ACCESS RAMP PER ELK RIDGE CITY STANDARDS.
- 7) CONST. TABLE CROSSWALK PER ELK RIDGE CITY STANDARDS.



VICINITY MAP



SHEET NO.
4

UTILITY PLAN SHEET
JANUARY 2019

ELK RIDGE, UTAH
COUNTY, UTAH

PARKSIDE COVE PHASE 3

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

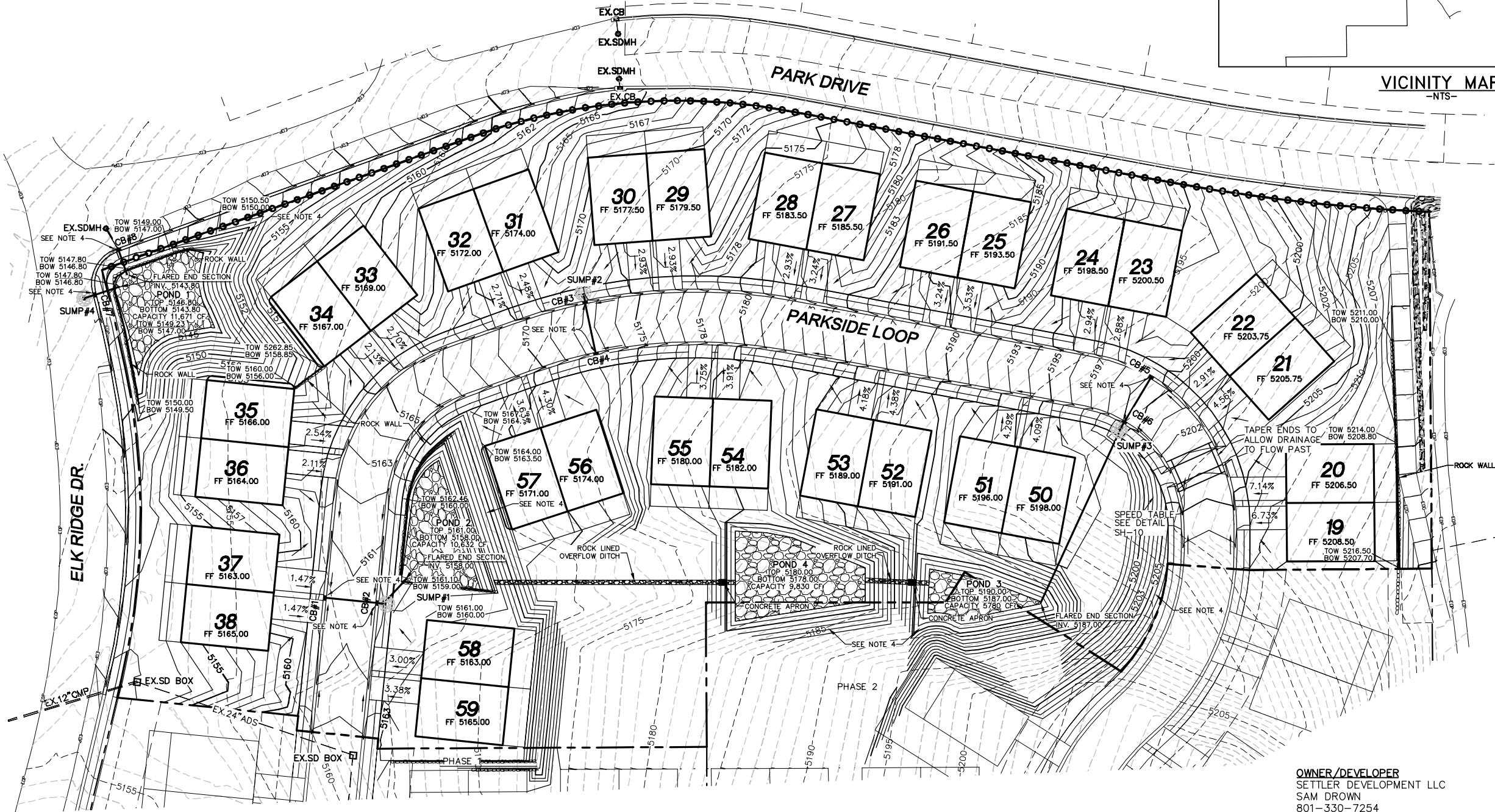
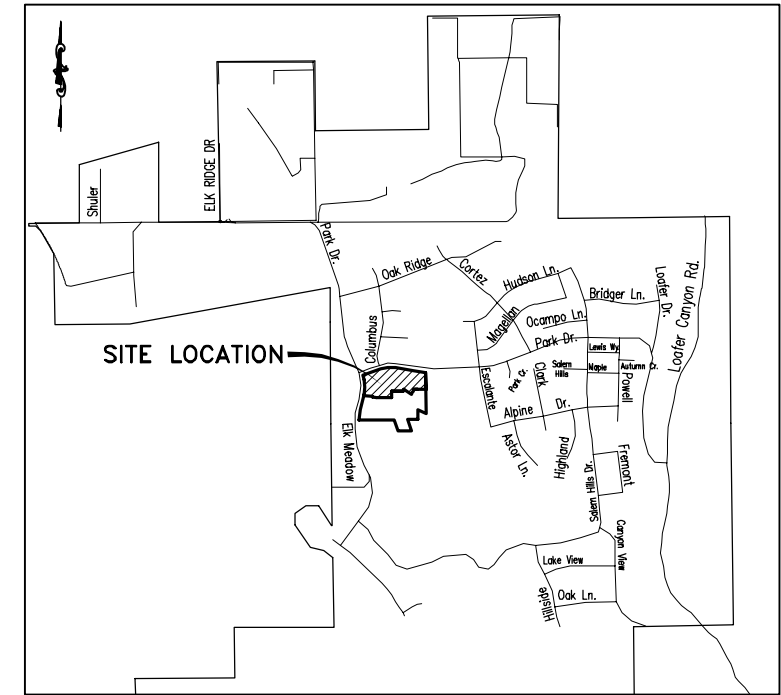
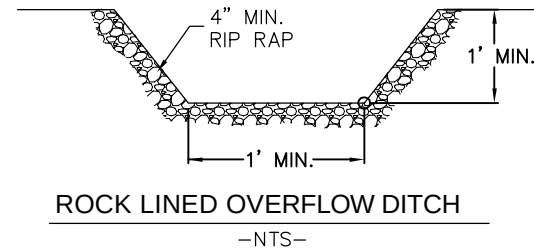
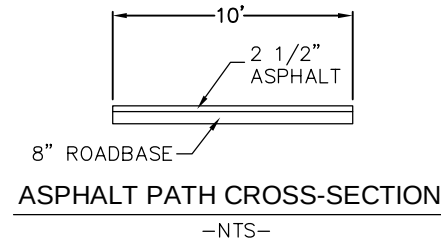
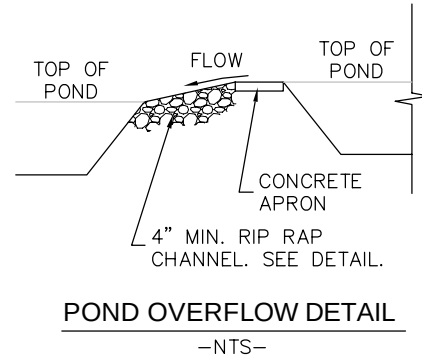
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SILT FENCE

- 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.
 4. DISTURBED AREAS NOT IMPROVED WITH TRADITIONAL LANDSCAPING OR ROCK MULCH, TO BE REVEGETATED WITH A NATIVE PLANT MIX.

ROCK MULCH



OWNER/DEVELOPER
SETTLER DEVELOPMENT LLC
SAM DROWN
801-330-7254
9089 S. 1300 W. #100
WEST JORDAN, UT 84088

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

PARKSIDE COVE PHASE 3

SHEET NO.

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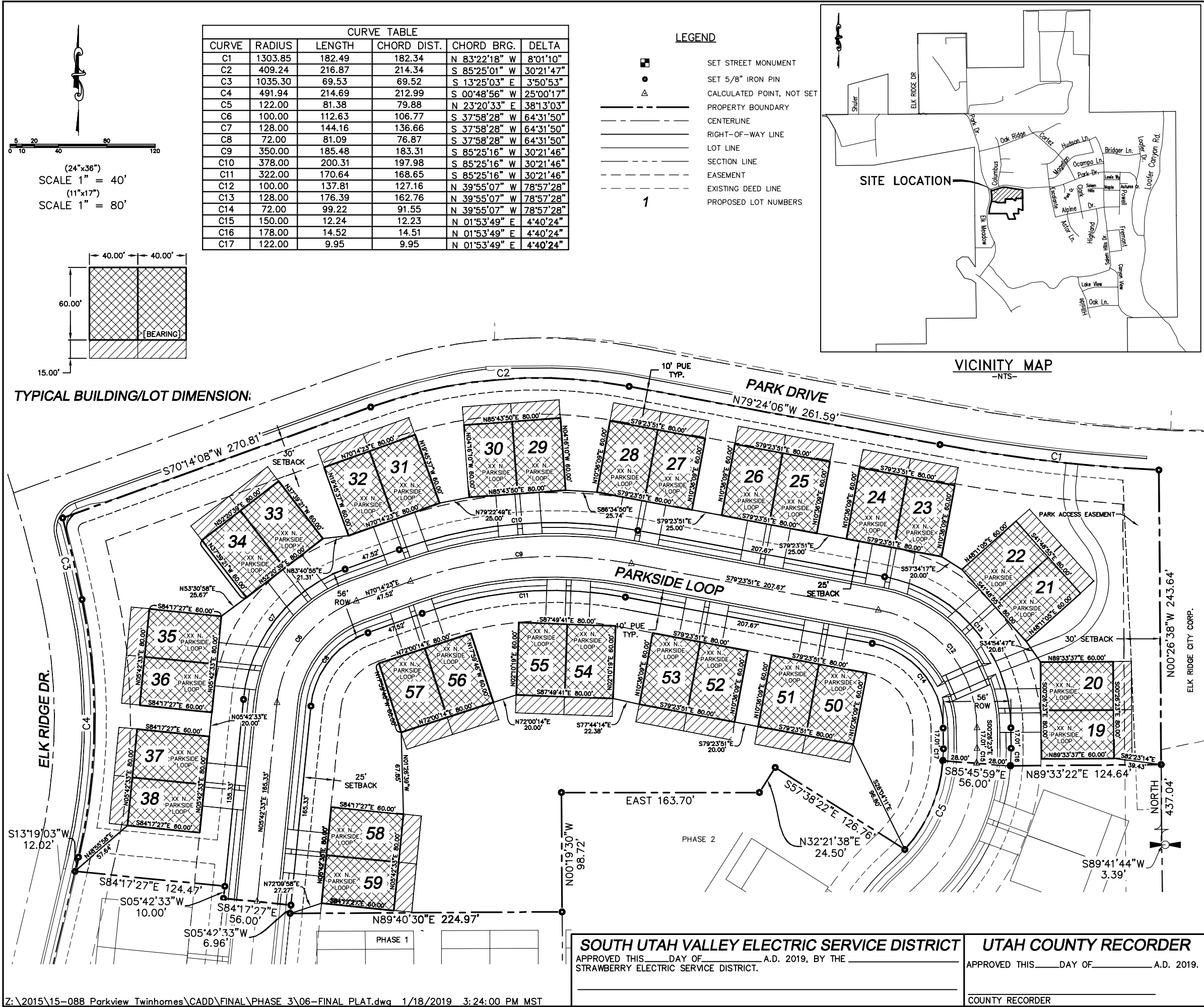
RE-VEGETATION/RETENTION PLAN

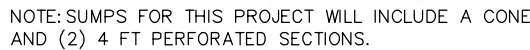
JANUARY 2019

ELK RIDGE, UTAH
COUNTY, UTAH

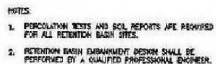


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Water Valves: All valves shall be FLxMJ connected directly to FL tees and crosses.



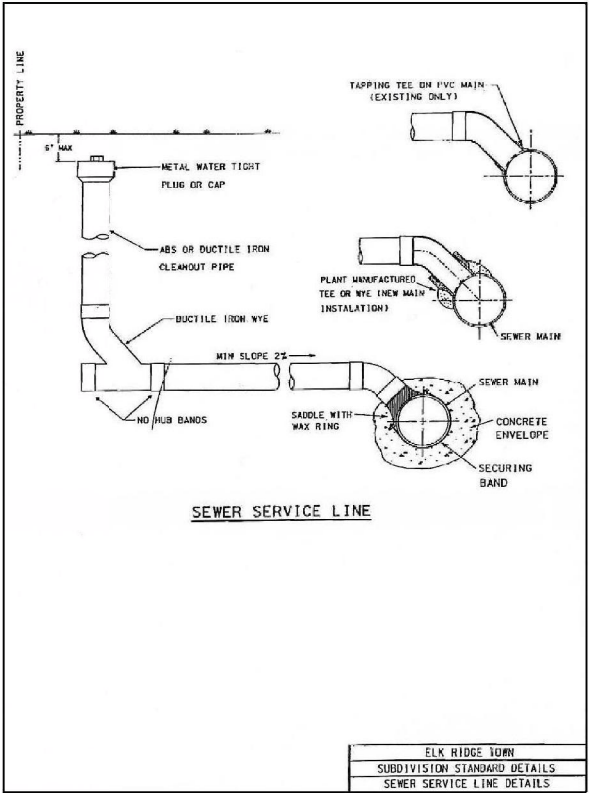
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PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

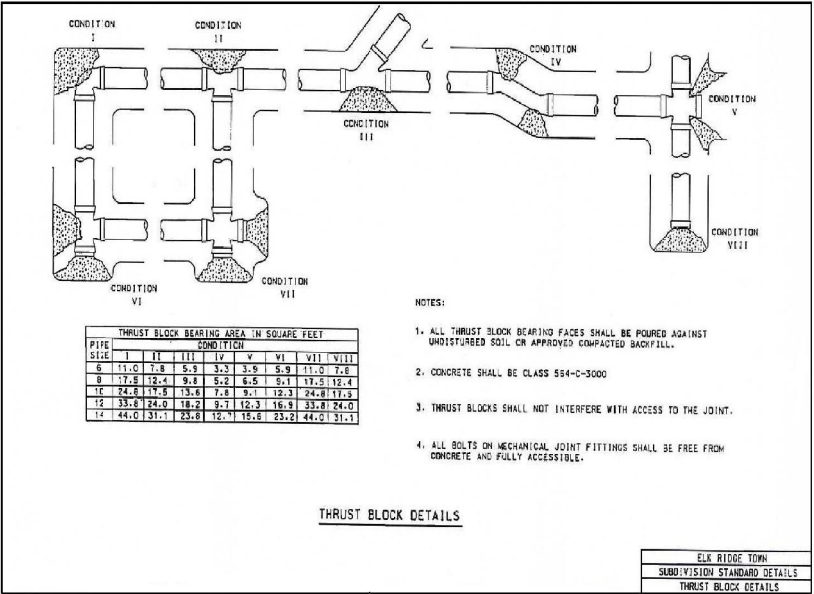
ELK RIDGE, UTAH
COUNTY, UTAH



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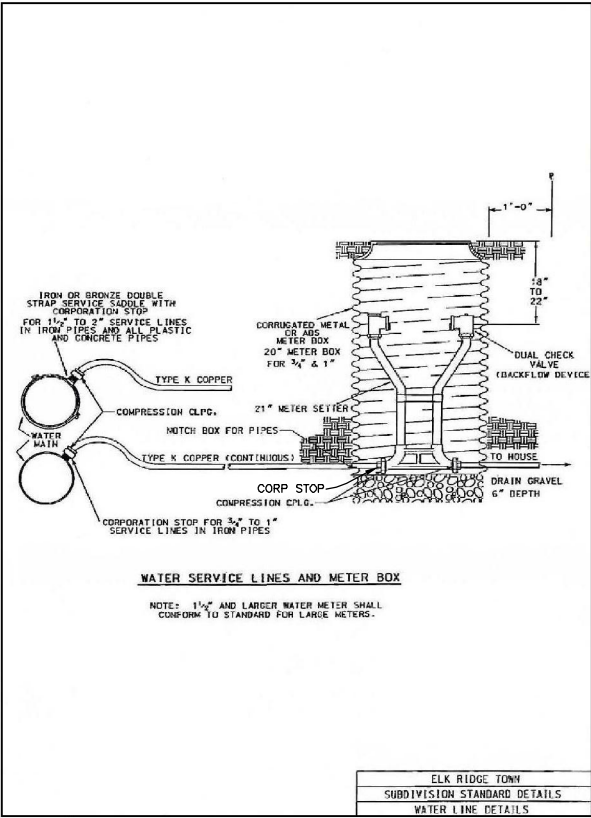
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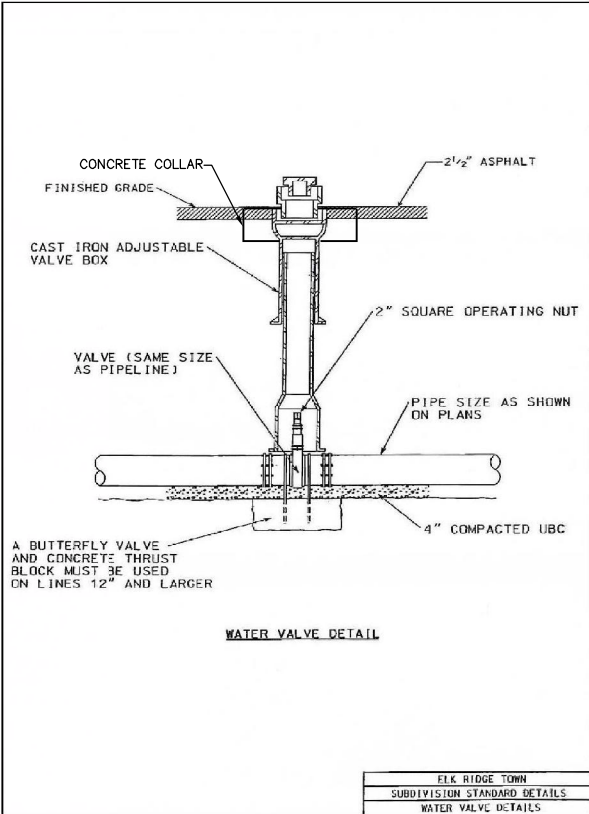
Fire Hydrants: The detail provided in the plan set is not up to date. Please use the attached APWA (2012) detail. The AWWA C502 fire hydrant shall be provided with one (1) 4-1/2" pumper nozzle and two (2) 2-1/2" hose nozzles. Connection shall be via FLxMJ valve to a FL lateral off the main as shown on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



~J~



~I~

PARKSIDE COVE PHASE 3



PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DETAIL SHEET

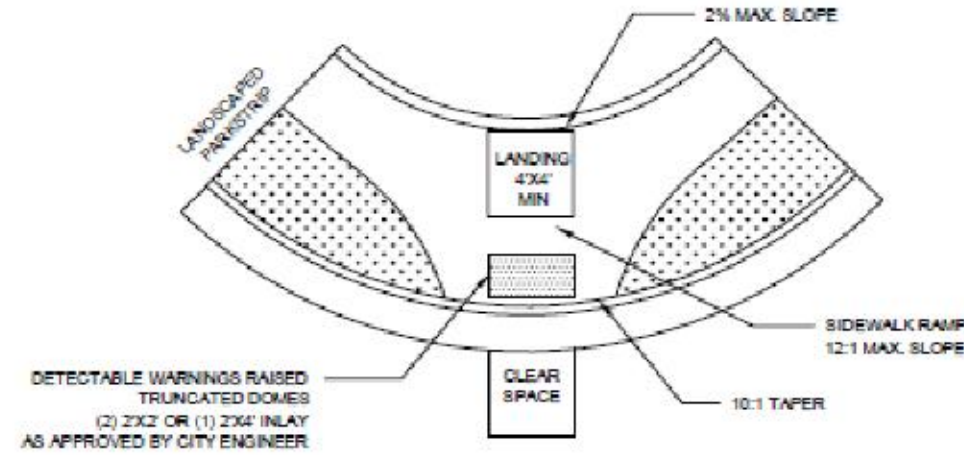
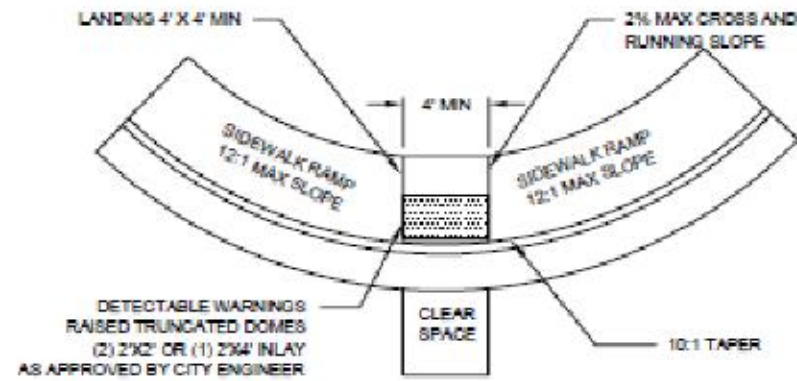
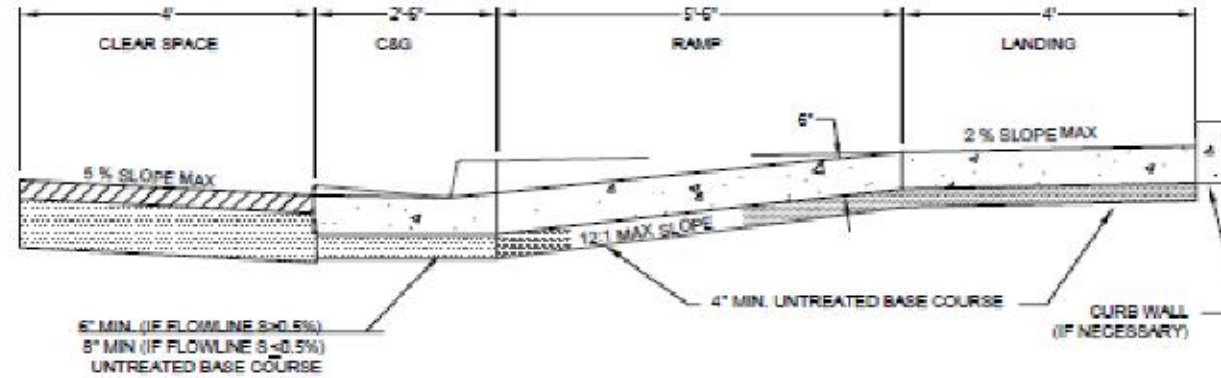
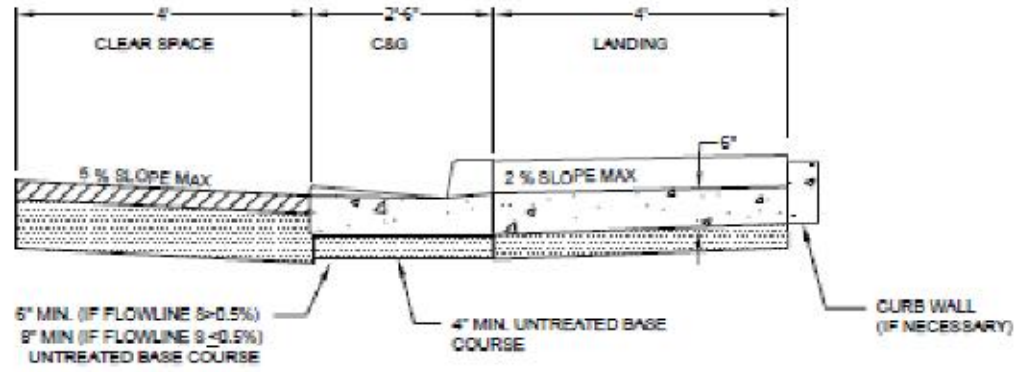
ELK RIDGE, UTAH
COUNTY, UTAH

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ADA ACCESS RAMP WITHOUT A PARK STRIP

ADA ACCESS RAMP WITH A PARK STRIP

GENERAL NOTES

- 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.
- THE CITY ENGINEER WILL REQUIRE A LAYOUT INSPECTION.
- 24 HR. NOTICE WILL BE REQUIRED FOR ALL CONCRETE INSPECTIONS. THE INSPECTOR MAY THE FOLLOWING:
 - DENSITY TESTS
 - SLUMP TESTS
 - CONCRETE
 - CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03.30.04
 - CONCRETE SHALL BE 6.5 BAG MIX
 - SLUMP SHALL BE LESS THAN 4"
 - AIR ENTRAINMENT SHALL BE 6% 4-1%
 - CURB AND GUTTER SHALL BE APWA STANDARD PLAN NO. 208 TYPE A
 - SIDEWALK SHALL ADHERE TO APWA STANDARD PLAN 211. SIDEWALK SHALL BE 6" THICK FOR ALL SIDEWALK IN RESIDENTIAL AREAS AND 8" IN COMMERCIAL. DRIVE APPROACHES SHALL BE 6" THICK FOR RESIDENTIAL AND 8" FOR COMMERCIAL, OR SPECIFIED BY PROJECT ENGINEER.
 - FLARED DRIVE APPROACH SHALL BE APWA STANDARD PLAN NO. 221.
 - WATERWAY SHALL BE APWA STANDARD PLAN NO. 211.
- REINFORCEMENT STEEL SHALL MEET REQUIREMENTS OF APWA SECTION 03.20.03.
- SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE RED RAISED TRUNCATED DOMES.
- SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE 2'X4' INLAYS AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
- CONCRETE PLACED IN COLD WEATHER CONDITIONS WILL BE PLACED IN ACCORDANCE WITH ACI 308R 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%)

SHEET NO.

9

DETAIL SHEET

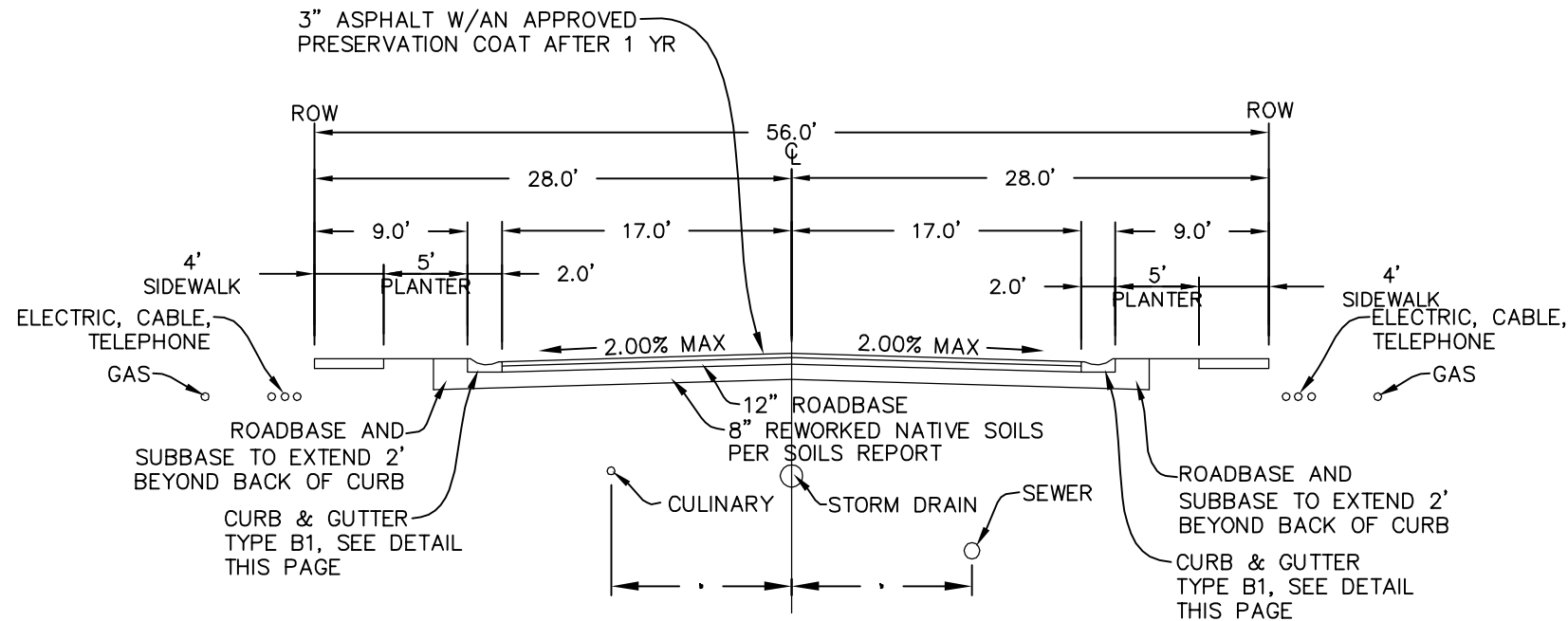
ELK RIDGE, UTAH
COUNTY, UTAH

PARKSIDE COVE PHASE 3



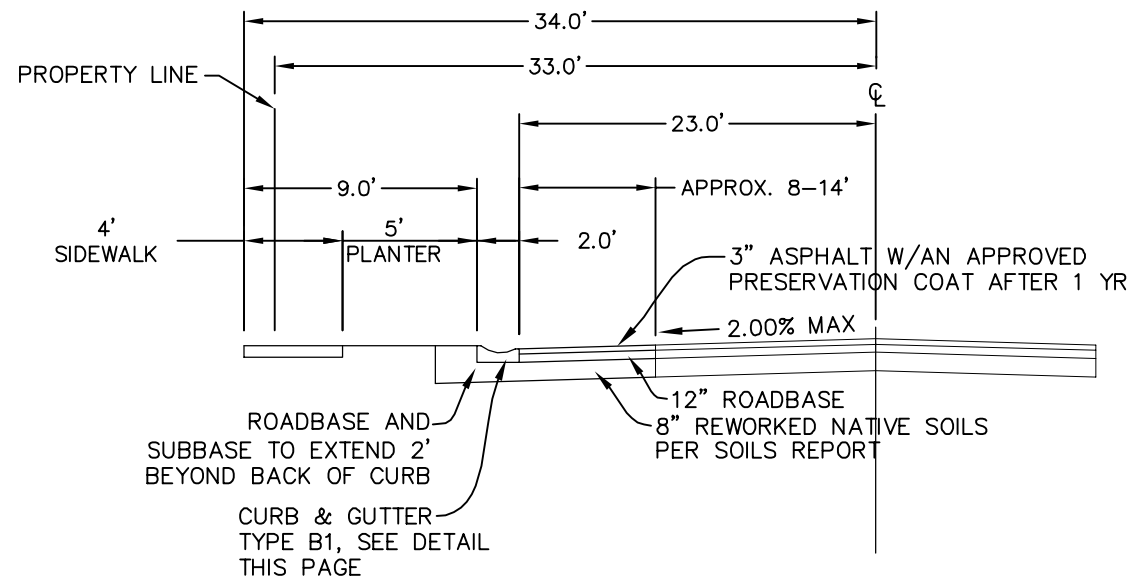
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

REVISIONS
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2 12/20/2015 15-088 Parkside Cove Phase 3 DETAIL SHEET.dwg



*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.

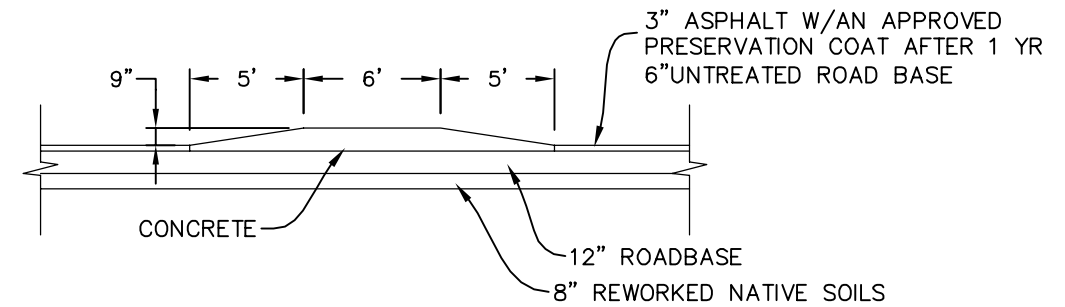
DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION
-NTS-



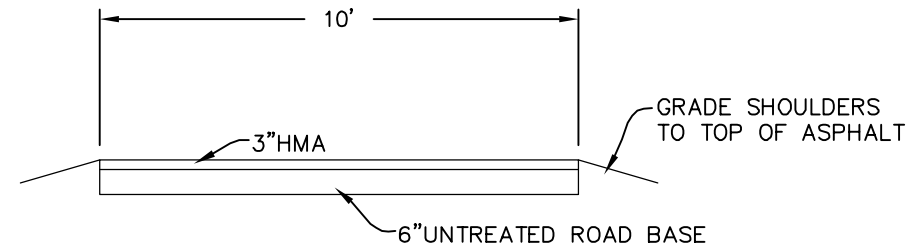
*ADJACENT HALF WIDTH SURFACE EQUIVALENT TO INTERIOR SUBDIVISION STREET SURFACES. 1" OVERLAY TO CREATE A CONTINUOUS SURFACE FROM CENTERLINE TO EDGE OF PAVEMENT AT LIP OF CURB OR SHOULDER.

*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.

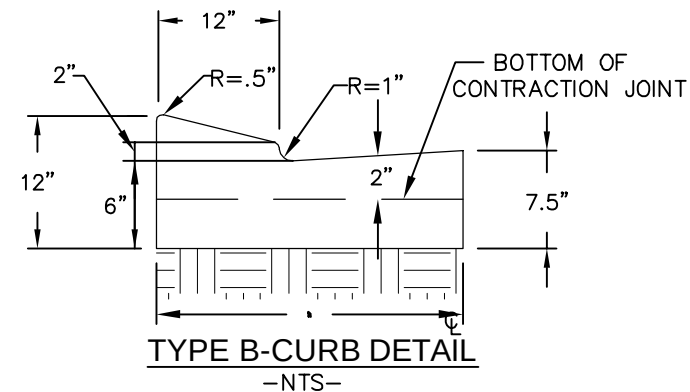
DETAIL - 66' RIGHT-OF-WAY STREET SECTION
ELK RIDGE DRIVE
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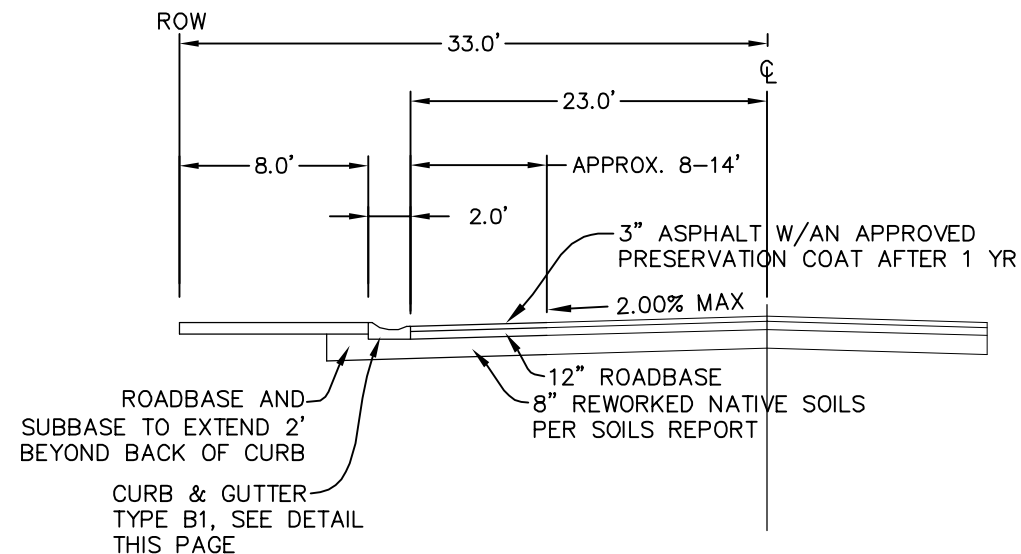
SPEED TABLE DETAIL
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ASPHALT TRAIL CROSS SECTION
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TYPE B-CURB DETAIL
-NTS-



*ADJACENT HALF WIDTH SURFACE EQUIVALENT TO INTERIOR SUBDIVISION STREET SURFACES. 1" OVERLAY TO CREATE A CONTINUOUS SURFACE FROM CENTERLINE TO EDGE OF PAVEMENT AT LIP OF CURB OR SHOULDER.

DETAIL - 66' RIGHT-OF-WAY STREET SECTION
PARK DRIVE
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DETAIL SHEET

ELK RIDGE, UTAH
COUNTY, UTAH

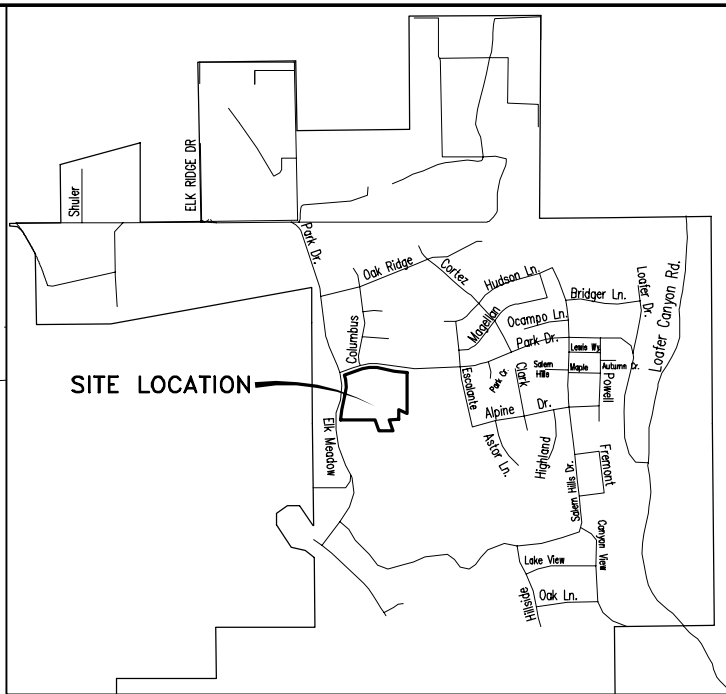
PARKSIDE COVE PHASE 3

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

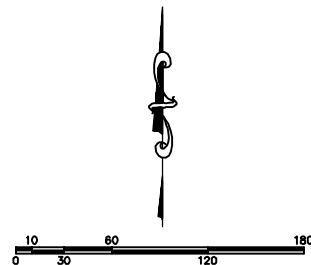
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ENGINEERING
L.L.C.

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VICINITY MAP
-NTS-



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'

OVERALL GRADING SHEET
JANUARY 2019

OVERALL GRADING SHEET
JANUARY 2019

SHEET NO.
11

ELK RIDGE, UTAH
COUNTY, UTAH

12

11

10

9

8

7

6

5

4

3

2

1

NO.

REVISIONS

DATE

BY

DATE

2/2/2015 15:08:55

Parkside Cove Phase 3

FINAL

PHASE 3

1/16/2015 2:48:46 PM

NTS

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566

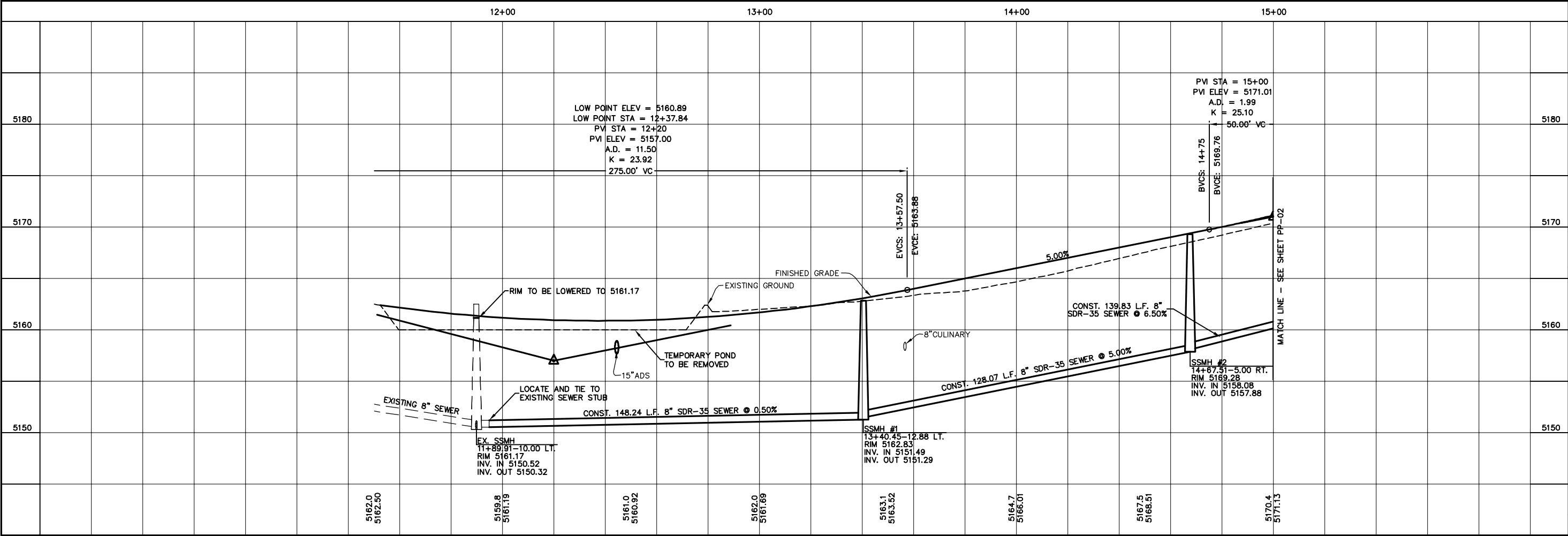
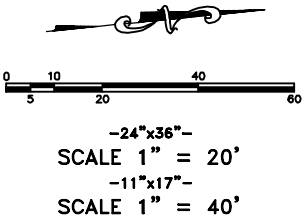
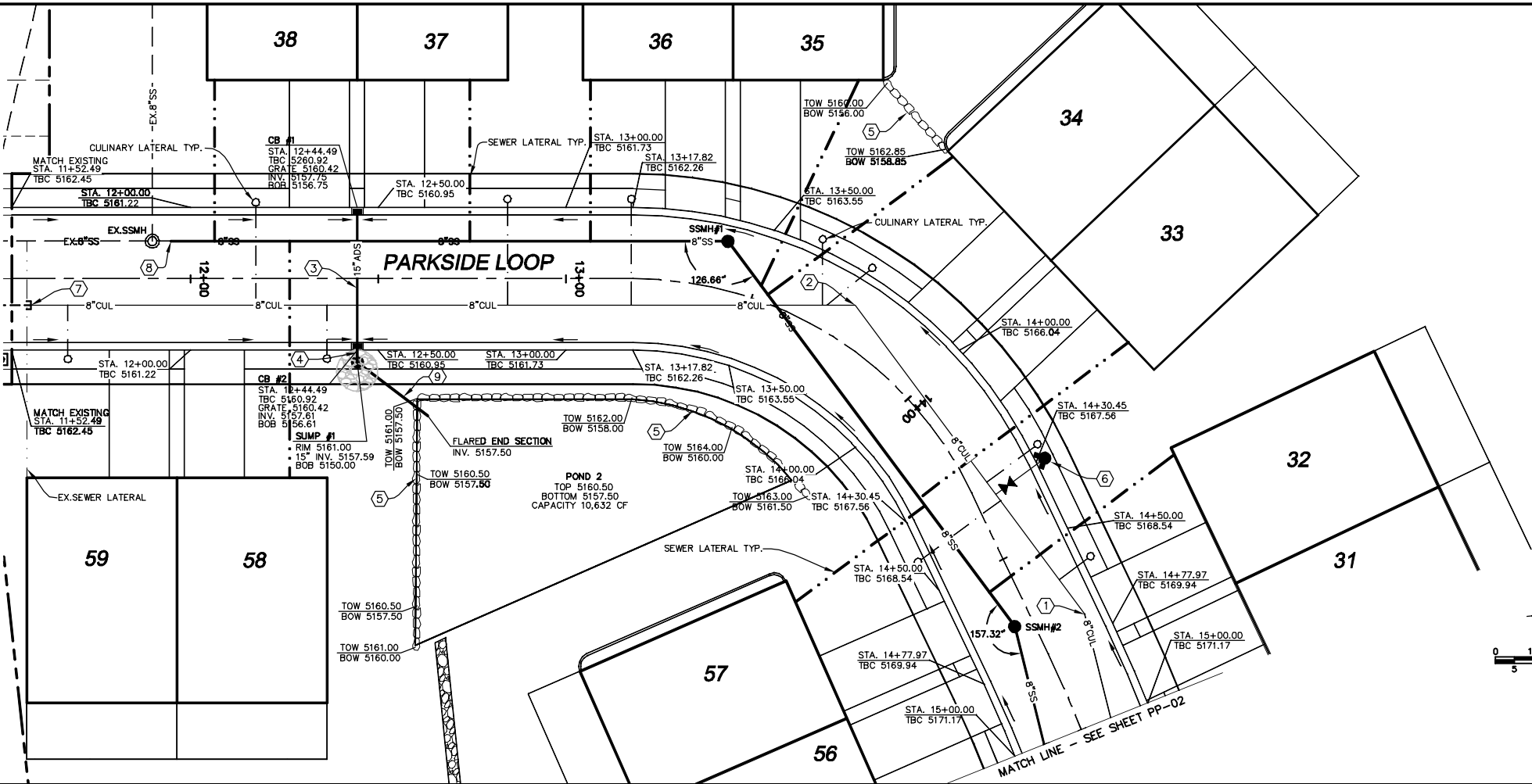
FAX: 801-655-0109

946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

CONSTRUCTION NOTES

1. INSTALL 22.5" BEND.
2. INSTALL 45" BEND.
3. CONST. 34.80 LF 15" ADS SD @ 0.40%.
4. CONST. 3.55 LF 15" ADS SD @ 0.56%.
5. CONST. ROCK WALL.
6. INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
7. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
8. LOCATE AND TIE TO EXISTING SEWER STUB.
9. CONST. 23.51 LF 15" ADS SD @ 0.40%.



SHEET NO.

PARKSIDE LOOP

STA. 11+50 TO STA. 15+00

PP-01

STREET PLAN & PROFILE

PARKSIDE COVE PHASE 3

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566

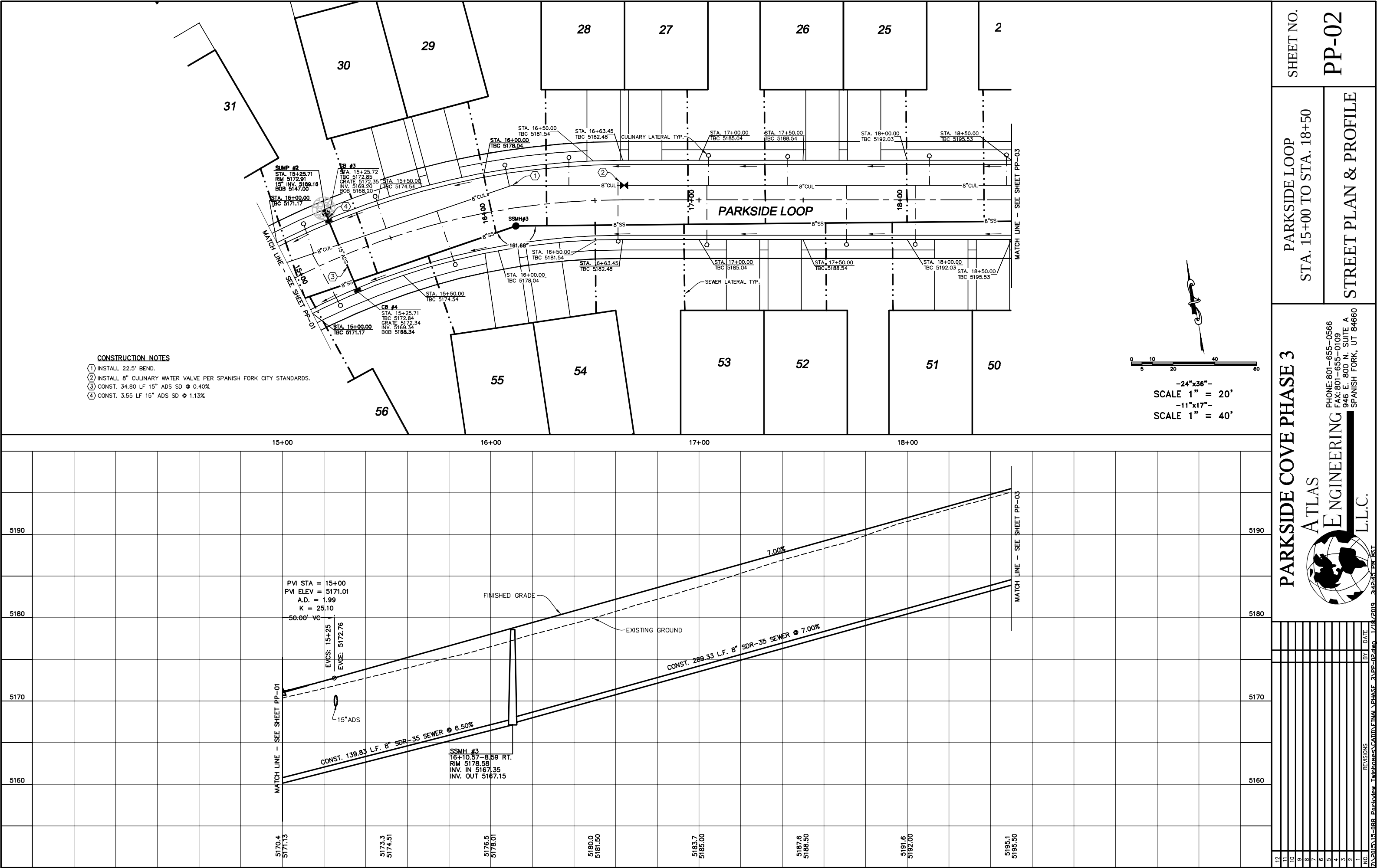
FAX: 801-655-0109

946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

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7/2/2015 15:08B Parkside Cove PHASE 3A PP-01.dwg 1/18/2019 3:38:41 PM MST



SHEET NO.

PP-02

PARKSIDE LOOP

STA. 15+00 TO STA. 18+50

PARKSIDE COVE PHASE 3

ATLAS

ENGINEERING

L.L.C.

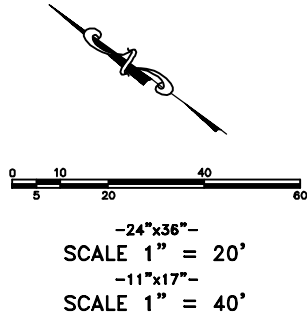
PHONE: 801-655-0566

FAX: 801-655-0109

946 E. 800 N. SUITE A

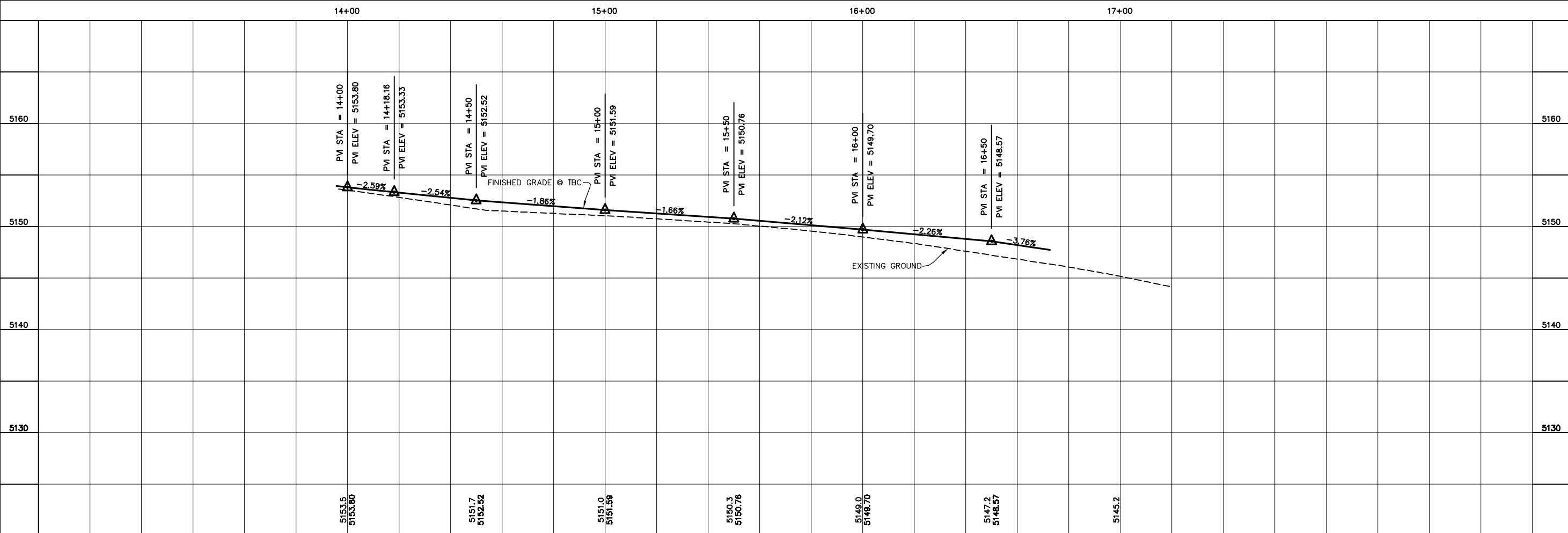
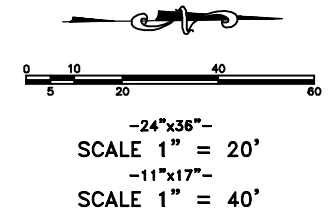
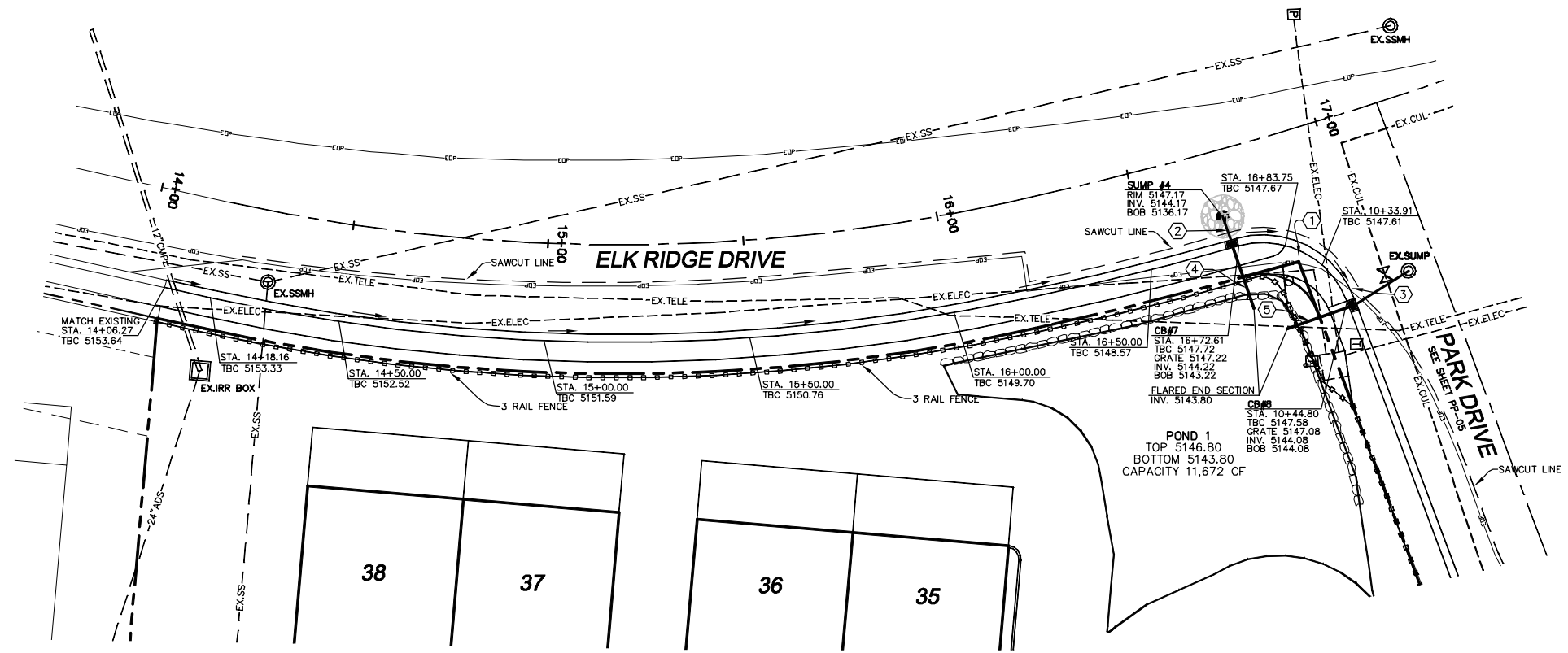
SPANISH FORK, UT 84660

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- CONSTRUCTION NOTES
- 1 CONST. PEDESTRIAN ACCESS RAMP PER ELK RIDGE CITY STANDARDS.
 - 2 CONST. 6.77 LF 15" ADS SD @ 0.74%
 - 3 CONST. 12.65 LF 15" ADS SD @ 8.30%
 - 4 CONST. 24.82 LF 15" ADS SD @ 1.69%
 - 5 CONST. 17.18 LF 15" ADS SD @ 1.63%



SHEET NO.

ELK RIDGE DRIVE
STA. 14+00 TO STA. 17+00

PP-04

PARKSIDE COVE PHASE 3

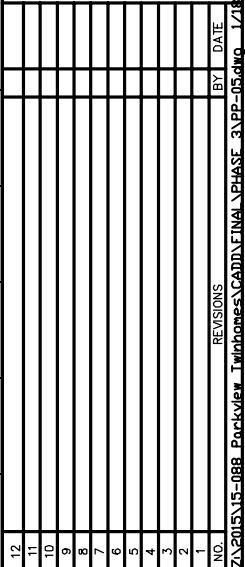
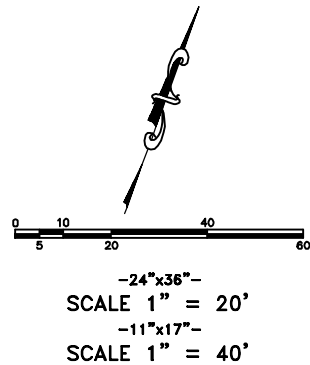
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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7/2/2015 15:08B_Parkside_Cove_Phase_3_PPP-04.dwg 3/PP-04.dwg 1/18/2019 3:46:37 PM KST

- ① CONST. PEDESTRIAN ACCESS RAMP PER ELK RIDGE CITY STANDARDS.
- ② EXISTING PEDESTAL TO BE RELOCATED BETWEEN WALL AND SIDEWALK
- ③ CONST. 6.77 LF 15" ADS SD @ 0.74%.
- ④ CONST. 17.18 LF 15" ADS SD @ 1.63%.
- ⑤ CONST. 24.82 LF 15" ADS SD @ 1.69%.



ATLAS
ENGINE
LLC.

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