

DRYLAND SUBDIVISION

A RESIDENTIAL SUBDIVISION

ELK RIDGE, UTAH

PRELIMINARY PLAN SET

AUGUST 2020

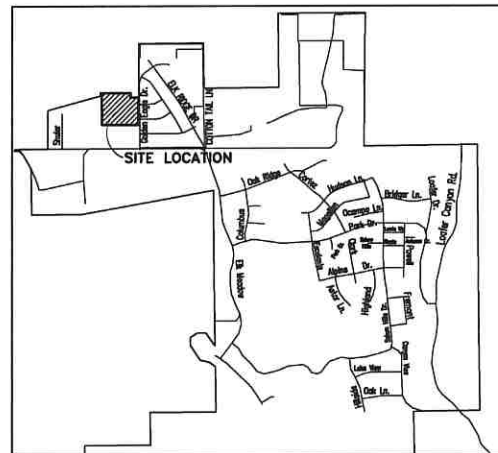
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	PRELIMINARY PLAN SHEET
3	EROSION CONTROL PLAN SHEET
4	UTILITY PLAN SHEET
5	RE-VEGETATION/RETENTION PLAN SHEET
6	OFFSITE STORM DRAIN
DT-01	DETAIL SHEET

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
—	CONVEYANCE
—	RIGHT-OF-WAY LINE
—	LOT LINE
—	SECTION LINE
—	EASEMENT
—	EXISTING DEED LINE
—	EDGE OF PAVEMENT
—	EXISTING OVERHEAD POWER
—	EXISTING FENCE LINE
—	EXISTING DITCH
—	EXISTING SANITARY SEWER W/MANHOLE
—	PROPOSED ADS STORM DRAIN W/WH
—	PROPOSED PVC 36"-36" SEWER W/WH
—	PROPOSED PVC 36"-36" SEWER W/WH
—	EXISTING WATERLINE



VICINITY MAP
-NTS-

OWNER/DEVELOPER
LEE HASKELL
901 GOOSENEST DR.
ELK RIDGE, UTAH
801-465-9452

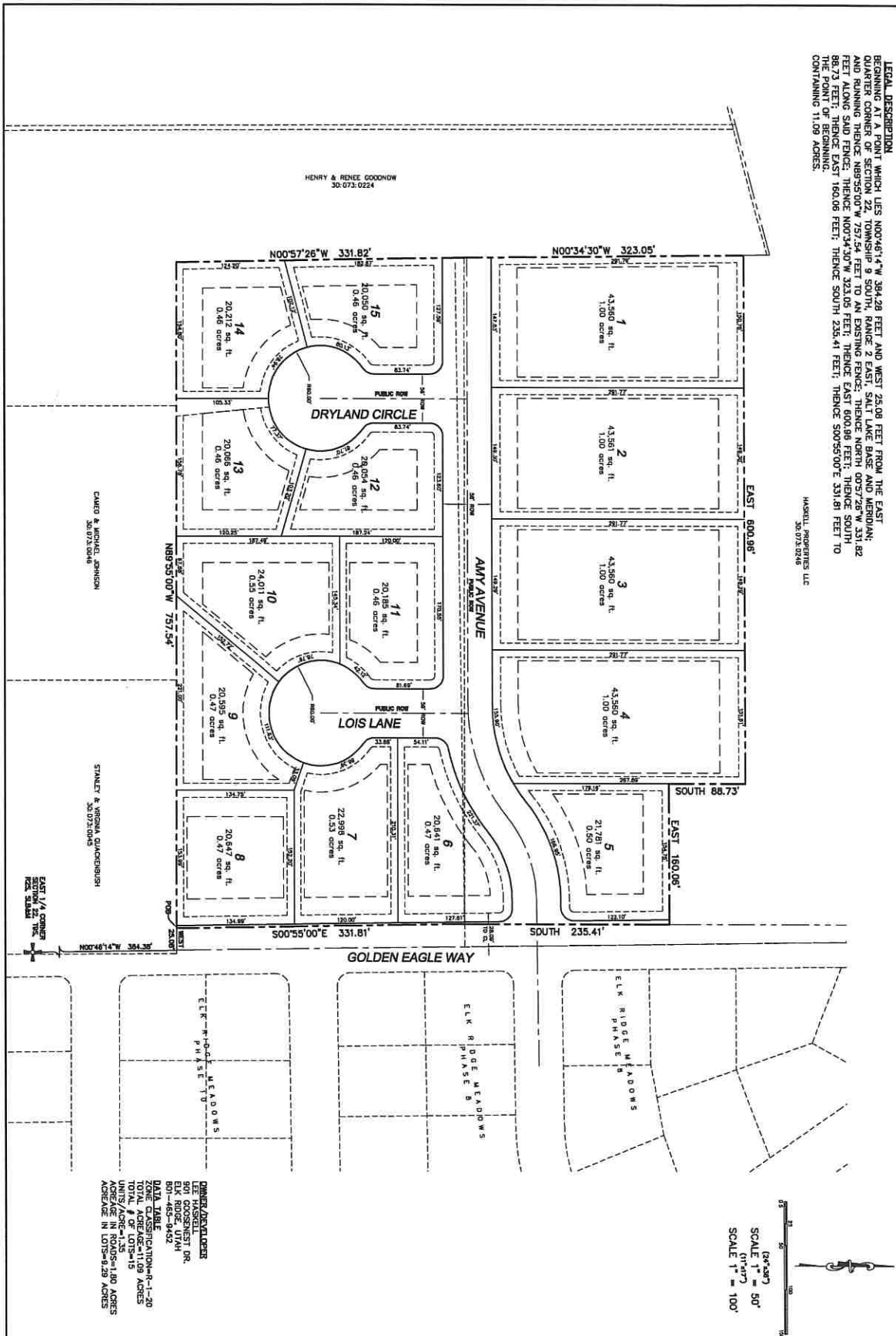
DATA TABLE
ZONE CLASSIFICATION=R-1-20
TOTAL ACRES=11.09 ACRES
TOTAL # OF LOTS=15
UNITS/ACRE=1.35
ACREAGE IN ROADS=1.80 ACRES
ACREAGE IN LOTS=9.29 ACRES



PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

LEGAL DESCRIPTION
 BEGINNING AT A POINT WHICH LIES N00°46'14"W 384.28 FEET AND WEST 25.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°55'00"W 757.54 FEET TO AN EXISTING FENCE; THENCE NORTH 00°57'28"W 331.82 FEET ALONG SAID FENCE; THENCE N00°34'30"W 323.05 FEET; THENCE EAST 600.98 FEET; THENCE SOUTH 235.41 FEET; THENCE S00°55'00"E 331.81 FEET TO CONTAINING 11.09 ACRES.

HASSELL PROPERTIES LLC
 30.073.0248



SCALE 1" = 50'
 SCALE 1" = 100'

DRYLAND SUBDIVISION
 A SINGLE FAMILY DEVELOPMENT
ATLAS ENGINEERING L.L.C.
 PHONE: 801-655-0566
 FAX: 801-655-0109
 948 EAST 800 NORTH SUITE A
 SPANISH FORK, UT 84660

PRELIMINARY PLAN SHEET
 AUGUST 2020

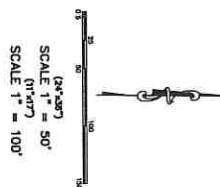
ELK RIDGE, UTAH
 COUNTY, UTAH

SHEET NO.

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NO.	REVISIONS	BY	DATE
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7/20/2018-2021, 11:00am, File: DRYLAND\CD\PROJ\PRELIMINARY\02-PROJ\PLAN\PLAN.DWG 7/19/2020 12:10:44 PM MDT

[illegible]

OWNER/DEVELOPER
LEE HASKELL
901 GOOSENEST DR.
ELK RIDGE, UTAH
801-465-9452

DATA TABLE
ZONE CLASSIFICATION=R-1-.20
TOTAL ACREAGE=11.09 ACRES
TOTAL # OF LOTS=15
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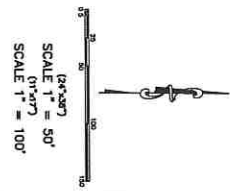
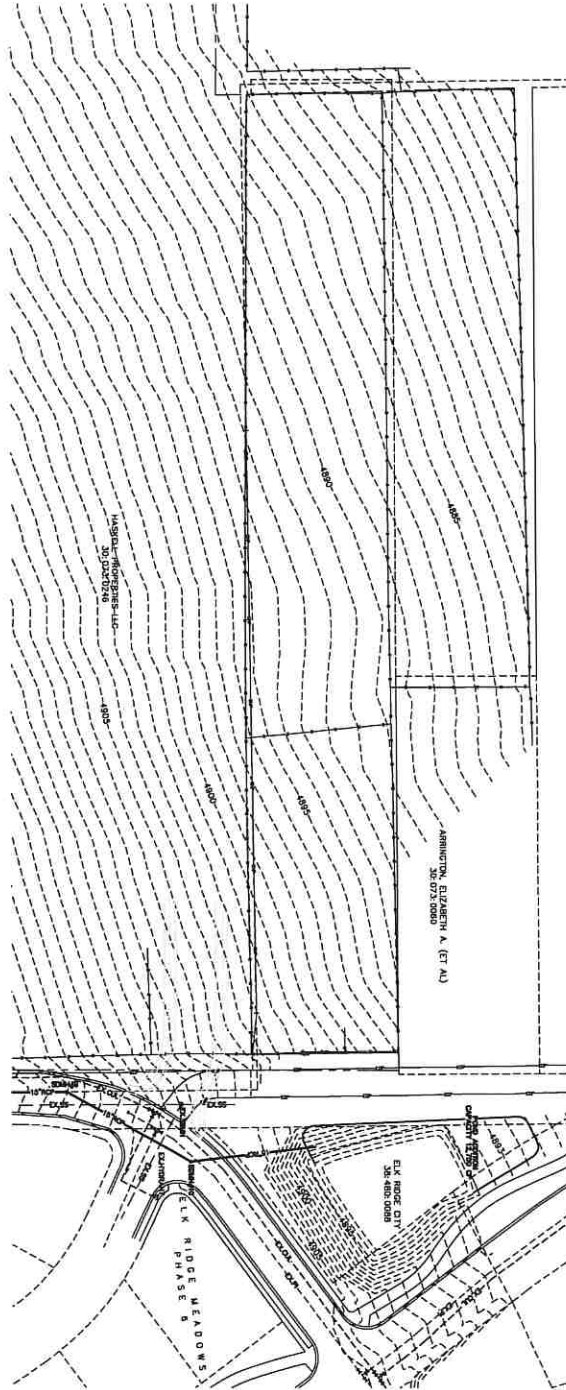
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DRYLAND SUBDIVISION
 **ATLAS** A SINGLE FAMILY DEVELOPMENT
ENGINEERING
L.L.C. PHONE: 801-655-0566
 FAX: 801-655-0109
 948 EAST 800 NORTH SUITE
 SPANISH FORK, UT 84660

ELK RIDGE, UTAH
COUNTY, UTAH

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NO.	REVISIONS	BY	DATE



OWNER/DEVELOPER
LEE HANSEL
ELK RIDGE CITY, UT
801-485-9452
ZONE CLASSIFICATION-R-1-20
TOTAL ACRES-1.25
TOTAL # OF LOTS-15
UNITS/ACRE-1.25
ACRES IN LOTS-1.25
ACRES IN LOTS-1.25

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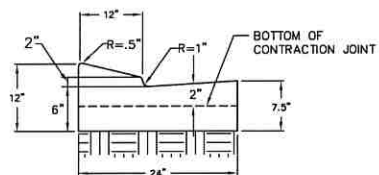
DRYLAND SUBDIVISION
A SINGLE FAMILY DEVELOPMENT

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
148 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

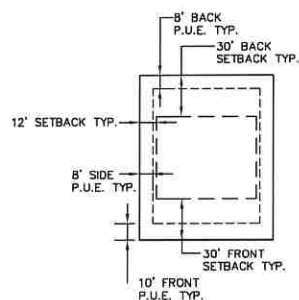
OFFSITE STORM DRAIN
AUGUST 2020

ELK RIDGE, UTAH
COUNTY, UTAH

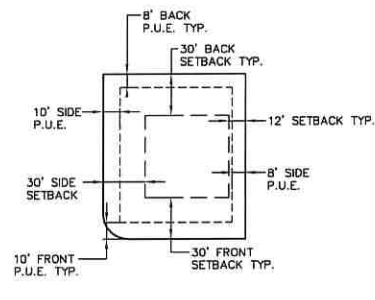
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TYPE B-CURB DETAIL
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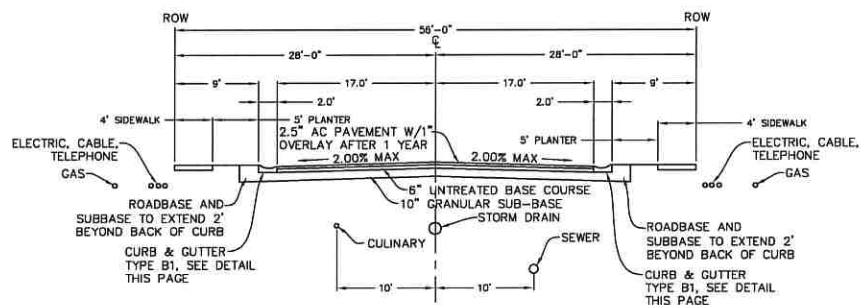


INTERIOR LOT



CORNER LOT

DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-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-

SHEET NO.

DT-01

DETAIL SHEET
JULY 2020

ELK RIDGE, UTAH
COUNTY, UTAH

DRYLAND SUBDIVISION
A SINGLE FAMILY DEVELOPMENT
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-455-0556
FAX: 801-455-0557
1040 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660



47-24-10-20-01

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