MEMORANDUM



To: Planning Commission

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: <u>Scenic Ridge Estates Subdivision Preliminary Review</u>

Zone: R-12 PUD Size: 4.76 Acres

Lots: 8

The Scenic Ridge Estates Subdivision is located at approximately 430 South and 1200 East. The proposed subdivision consists of 8 single-family lots on 4.76 acres and is in the R-12 PUD zone. The lots range from 12,000 square feet (.28 acres) to 41,299 square feet (0.95 acres). The development agreement that created the PUD has expired and the development must follow the R-12 zoning requirements. Interior lots are required to be at least 12,000 square feet and have 100 feet of frontage. Corner lots are required to be at least 13,225 square feet and have 115 feet of frontage. The proposed subdivision meets all the R-12 zoning requirements.

The entire development is in the Hillside Overlay and will need to meet the requirements in 10.20.230 of the Santaquin City Code. The Hillside Overlay requires 10% of the net developable acreage to be improved open space. Open Space lot 1 will be used to meet this requirement and will include a drainage channel and a 10' wide trail along it.

A portion of the proposed development, specifically located within Lot 8, is within a future water pressure zone. The buildable portion of this lot, as indicated on the plat, is located within the existing pressure zone and has been shown to have adequate water pressure to serve the home. This lot and the remaining properties located east of the proposed roadways are anticipated to be developed further once additional water infrastructure is constructed (i.e.: Water tank, booster pump station, etc.).

This is a preliminary subdivision application review by the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code. The Planning Commission will need to make a recommendation regarding the proposed development to the City Council.

Recommended Subdivision Motion: "Motion to recommend approval of the Scenic Ridge Estates Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

Attachments:

- Preliminary plan review

SHEET INDEX

SHEET 1 **COVER SHEET** SHEET 2 PLAT (SHEET ONE) SHEET 3 PLAT (SHEET TWO) SHEET 4 PLAT (SHEET THREE)

SHEET 5 OVERALL AREA PLAN SHEET 6 LOT LAYOUT

SHEET 7 OVERALL WATER **OVERALL SEWER** SHEET 8

SHEET 9 OVERALL STORM DRAIN

SHEET 10 SLOPE MAP

SHEET 13

SHEET 11 CONSTRUCTION TRAFFIC MAP

SHEET 12 OVERALL GRADING PLAN

PLAN AND PROFILE (430 SOUTH STREET) SHEET 14 PLAN AND PROFILE (1200 EAST STREET)

SHEET 15 DETAIL SHEET

SHEET 16 DETAIL SHEET

SHEET 17 DETAIL SHEET

NOTE: PLAN AND PROFILE SHEETS (SHEETS 13-14) WILL BE PROVIDED AT FINAL SUBMISSION

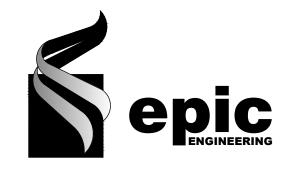




CONSTRUCTION NOTES

1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

WARNING CALL BLUE STAKES



REVISIONS

DRAWN: DESIGNER: RJM

REVIEWED: RJM PROJECT#

20SM4196

PROPERTY OWNER

BASTIAN HOMES, LLC 1184 S. 1150 W.

PAYSON, UTAH, 84651 PROPERTY DEVELOPER

BASTIAN HOMES, LLC 1184 S. 1150 W. PAYSON, UTAH, 84651

VICINITY MAP

SANTAQUIN, UT •

300 SOUTH

430 SOUTH

SCALES

VERT: 1"=10' (24" x 36" SHEET)

PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

OVERALL AREA PLAN

SHEET PLAN SET: PRELIM

STATE PLANE COORDINATES (GROUND)				
LETTER / ITEM	NORTHING	EASTING		
(A) SW COR SEC 6	7157331.487	1565531.199		
(B) S 1/4 COR SEC 6	7157316.552	1568203.696		
(C) CEN SEC 6	7159912.253	1568203.979		
(D) BOUNDARY CORNER (P.O.B.)	7157454.584	1566806.943		
(E) BOUNDARY CORNER	7157560.152	1566774.231		
(F) BOUNDARY CORNER	7157613.952	1566758.690		
(G) BOUNDARY CORNER	7157718.057	1566728.613		
(H) BOUNDARY CORNER	7157745.511	1566845.210		
(I) BOUNDARY CORNER	7157795.944	1567088.692		
(J) BOUNDARY CORNER	7158109.144	1567003.380		
(K) BOUNDARY CORNER	7158120.690	1567028.092		
(L) BOUNDARY CORNER	7158160.958	1567104.150		
(M) BOUNDARY CORNER	7158191.957	1567152.055		
(N) BOUNDARY CORNER	7158234.728	1567258.806		
(O) BOUNDARY CORNER	7158626.63	1567101.785		
(P) BOUNDARY CORNER	7158632.815	1567107.515		
(PP) BOUNDARY CORNER	7158633.016	1567107.695		
(Q) BOUNDARY CORNER	7158636.626	1567130.099		
(R) BOUNDARY CORNER	7158245.907	1567286.644		
(S) BOUNDARY CORNER	7158227.092	1567294.218		
(T) BOUNDARY CORNER	7158140.474	1567322.434		
(U) BOUNDARY CORNER	7158095.458	1567333.792		
(V) BOUNDARY CORNER	7157996.895	1567362.668		
(W) BOUNDARY CORNER	7157956.541	1567219.199		
(X) BOUNDARY CORNER	7157682.787	1567288.273		
(Y) BOUNDARY CORNER	7157617.292	1567061.610		
(Z) BOUNDARY CORNER	7157600.888	1566982.656		
(AA) BOUNDARY CORNER	7157589.769	1566896.545		
(BB) BOUNDARY CORNER	7157587.090	1566878.542		

SUBDIVISION BOUNDARY DESCRIPTION

GROUND SCALE FACTOR: 1.00032797511374

(CC) BOUNDARY CORNER

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH:

7157480.752 1566911.222

BEGINNING AT SOUTHEAST CORNER LOT 37 OAK SUMMIT PLAT 'B' (ENTRY #11320, UTAH COUNTY RECORDER'S OFFICE) 1276.33' FEET SOUTH 89°40'47" EAST ALONG SAID QUARTER SECTION LINE AND 130.24' NORTH 00°14'50"WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID OAK SUMMIT PLAT 'B' THE FOLLOWING SEVEN (3) COURSES: (1) NORTH 17°12'59" WEST 110.52 FEET TO THE SOUTHERLY LINE OF 430 SOUTH STREET (2) NORTH 16°06'43" WEST 56.00 FEET TO THE NORTHERLY LINE OF 430 SOUTH STREET; AND (3) NORTH 16°06'53" WEST 108.36 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 51; OAK SUMMIT PLAT 'C' (ENTRY #11714, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'C' THE FOLLOWING THREE (3) COURSES: (1) NORTH 76°45'02" EAST 119.79 FEET; (2) NORTH 78°17'52" EAST 235.65 FEET; (3) NORTH 15°14'13" WEST 324.61 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 73, OAK SUMMIT PLAT 'D' (ENTRY #11715, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'D' AND THE EASTERLY AND SOUTHERLY LINE OF OAK SUMMIT PLAT 'E' (ENRTY #12871 UTAH COUNTY RECORD'S OFFICE) THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 64°57'27" EAST 27.28 FEET; (2) NORTH 62°06'06" EAST 86.06 FEET TO THE WESTERLY LINE OF 1200 EAST STREET; (3) NORTH 57°05'35" EAST 57.06 FEET TO THE EASTERLY LINE OF 1200 EAST STREET; (4) NORTH 68°09'58" EAST 115.00 FEET; AND (5) NORTH 21°50'02" WEST 422.19 FEET TO THE SOUTHERLY LINE OF 270 SOUTH STREET TO THE BEGINNING OF A 1763.98 NONTANGENT CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC 8.43 FEET (CENTRAL ANGLE EQUALS 0°26'26" CHORD BEARS NORTH 42°49'31" EAST 8.43 FEET); (7) NORTH 41°45'56" EAST 0.27 FEET TO THE BEGINNING OF A TANGENT CURVE; (8) NORTHEASTERLY ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.55 FEET (CENTRAL ANGLE EQUALS 78°09'09" AND LONG CHORD BEARS NORTH 80°50'46" EAST 22.69 FEET) TO THE WESTERLY LINE OF OAK SUMMIT DRIVE AND A POINT OF TANGENCY; THENCE SOUTH 21°50'02" EAST 420.86 FEET; THENCE SOUTH 21°55'30" EAST 20.28 FEET TO THE BEGINNING OF TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 672.82 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 91.17 FEET (CENTRAL ANGLE EQUALS 07°45'49" AND LONG CHORD BEARS SOUTH 18°02'36" EAST 91.10 FEET); THENCE SOUTH 14°09'41" EAST 46.43 FEET; THENCE SOUTH 16°19'43" EAST 102.71 FEET; THENCE SOUTH 74°17'24" WEST 149.03 FEET; THENCE SOUTH 14°09'41" EAST 282.33 FEET; THENCE SOUTH 73°53'00" WEST 235.94 FEET TO THE BEGINNING OF A TANGET CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF AN 528.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 80.72 FEET (CENTRAL ANGLE EQUALS 08°45'33" AND LONG CHORD BEARS SOUTH 78°15'46" EAST 80.64 FEET); THENCE SOUTH 82°38'32" WEST 86.83 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 472.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.19 FEET (CENTRAL ANGLE EQUALS 02°05'13" AND LONG CHORD BEARS NORTH 81°28'35" EAST 17.19 FEET); THENCE SOUTH 17°05'00" EAST 111.25 FEET; THENCE SOUTH 75°54'45" WEST 107.51 FEET TO THE POINT OF BEGINNING.

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE: SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH

> 16100 S.F. 0.37 AC.

> > 13013 S.F.

0.30 AC.

12084 S.F. 0.28 AC.

LOT:2

0.29 AC.

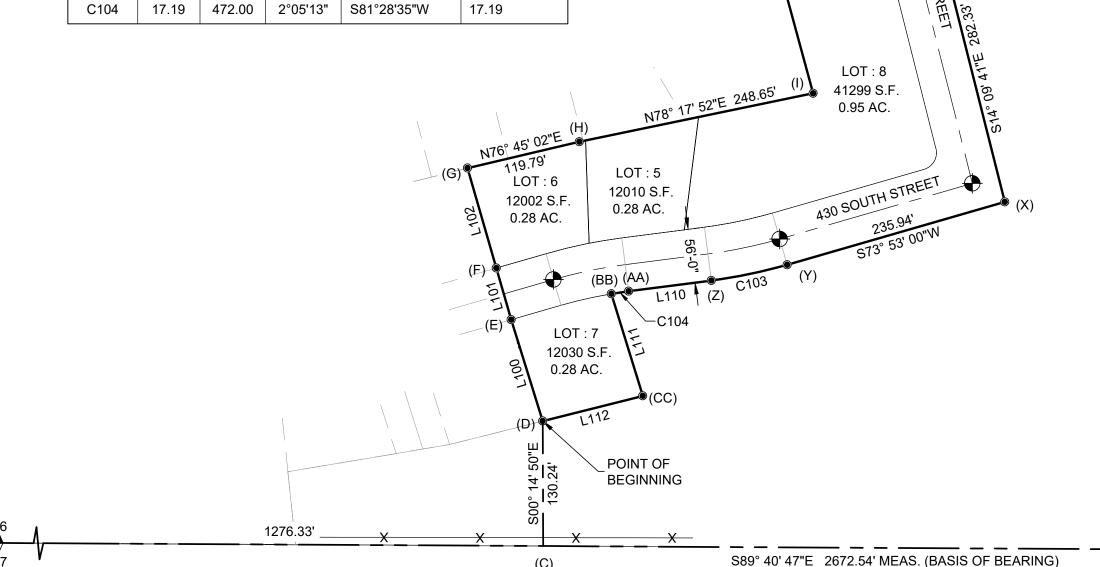
12420 S.F.



GENERAL PLAT NOTES

- 1. A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE FRONT OF EACH LOT AND 5.00 FOOT ALONG THE REAR AND INTERIOR SIDE YARD, PER THIS PLAT. EACH LOT ALONG A STREET REQUIRES A 10.00 FOOT WIDE FRONT AND SIDE YARD PUBLIC UTILITY EASEMENT. (SEE SHEET 2)
- 2. THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT
- FRONT YARD- FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 SIDE YARD - 10.0 FEET (25.0 FEET STREET SIDE YARD) REAR YARD - 25.0 FEET. (SEE SHEET 2)
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS BYRON BASTIAN AND NEIL J. CRAIG, PER WARRANTY DEED, ENTRY NUMBER 35070:2021, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32:040:0042, 32:040:0045 AND 32:040:0047
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C100	8.43	1763.98	0°16'26"	N42°49'31"E	8.43
C101	24.55	18.00	78°09'09"	N80°50'46"E	22.69
C102	91.17	672.82	7°45'49"	S18°02'36"E	91.10
C103	80.72	528.00	8°45'33"	S78°15'46"W	80.64
C104	17 19	472 00	2°05'13"	S81°28'35"W	17 19



UTILITY APPROVAL

(S89° 40' 42"E 2672.420' REC.)

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT O ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: CETRACOM: CENTURY LINK:

DOMINION ENERGY

PER RECORD OF SURVEY

_(ENTRY #07-4213)

FOUND 3" UTAH COUNTY

BRASS CAP MONUMENT

S 1/4 COR SECTION 6,

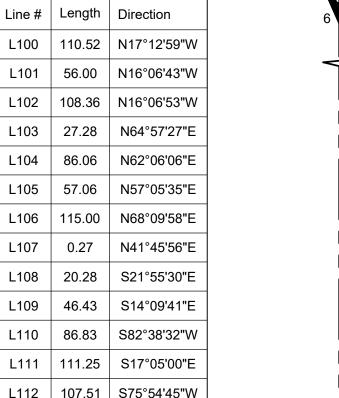
T10S, R2E, SLB&M

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532. APPROVED THIS DAY OF

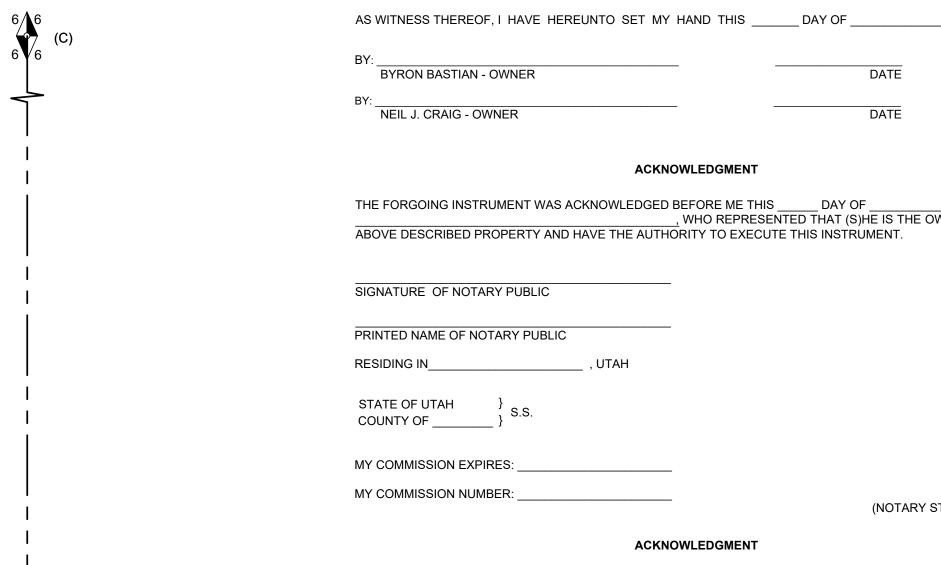
BRASS CAP MONUMENT

LIIIC #	Longar	Direction
L100	110.52	N17°12'59"W
L101	56.00	N16°06'43"W
L102	108.36	N16°06'53"W
L103	27.28	N64°57'27"E
L104	86.06	N62°06'06"E
L105	57.06	N57°05'35"E
L106	115.00	N68°09'58"E
L107	0.27	N41°45'56"E
L108	20.28	S21°55'30"E
L109	46.43	S14°09'41"E
L110	86.83	S82°38'32"W
L111	111.25	S17°05'00"E
L112	107.51	S75°54'45"W

Line Table



FOUND 3" UTAH COUNTY CENTER OF SECTION 6, T10S, R2E, SLB&M



ACKNOWLEDGMENT

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN

AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS

AND EASEMENTS TO BE HEREAFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1, DO HEREBY DEDICATE

FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC	
PRINTED NAME OF NOTARY PUBLIC	
RESIDING IN	_ , UTAH
STATE OF UTAH } S.S.	
MY COMMISSION EXPIRES:	
MY COMMISSION NUMBER:	

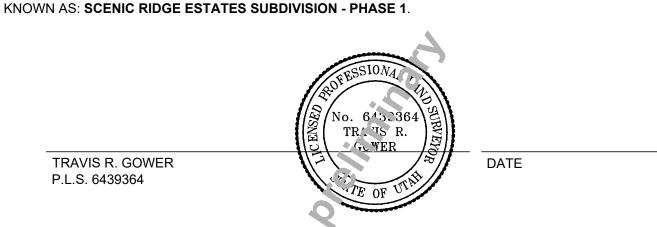
(NOTARY STAMP)

(NOTARY STAMP)

WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY EPIC ENGINEERING PC. AT 50 EAST 100 SOUTH, HEBER, UTAH, CONTACT NUMBER, 435-654-6600, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN OCTOBER 2021, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE



PROPERTY OWNER/DEVELOPER

DRAWING DATES / REVISIONS 04/05/2021 12/21/2021



VICINITY MAP

SANTAQUIN, UT •

LEGEND

BASTIAN HOMES, LLC

1184 S. 1150 W.

PAYSON, UTAH, 84651

ORIGINAL PRELIMINARY

REVIEWED PRELIMINARY

WIRE FENCE

EDGE OF ASPHALT

SECTION CORNER (FOUN	$\begin{array}{ccc} & & & 1 \\ & & & \\ & &$
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	

PARC SET MONUMENT (AS NOTED) FOUND MONUMENT CHAIN LINK FENCE

SCENIC RIDGE ESTATES SUBDIVISION PHASE 1

SW 1/4 OF SEC 6, T10S, R2E, SLB&M SANTAQUIN CITY, UTAH COUNTY, UTAH



0 1" = 100' 1"	PROJECT #: 20SM4196
DRAWN:	DATE:
CS	04/26/22
CHECKED:	SHEET NO:
TG	1 OF 2

CONTAINS 207,200.25 SQ. FT. OR 4.76 ACRES, +/-

ACCEPTANCE BY LEGISLATIVE BODY THE CITY COUNCIL OF SANTAQUIN 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, __

ENGINEER (SEE SEAL)

APPROVED MAYOR OF SANTAQUIN ATTEST - CLERK RECORDER (SEE SEAL)

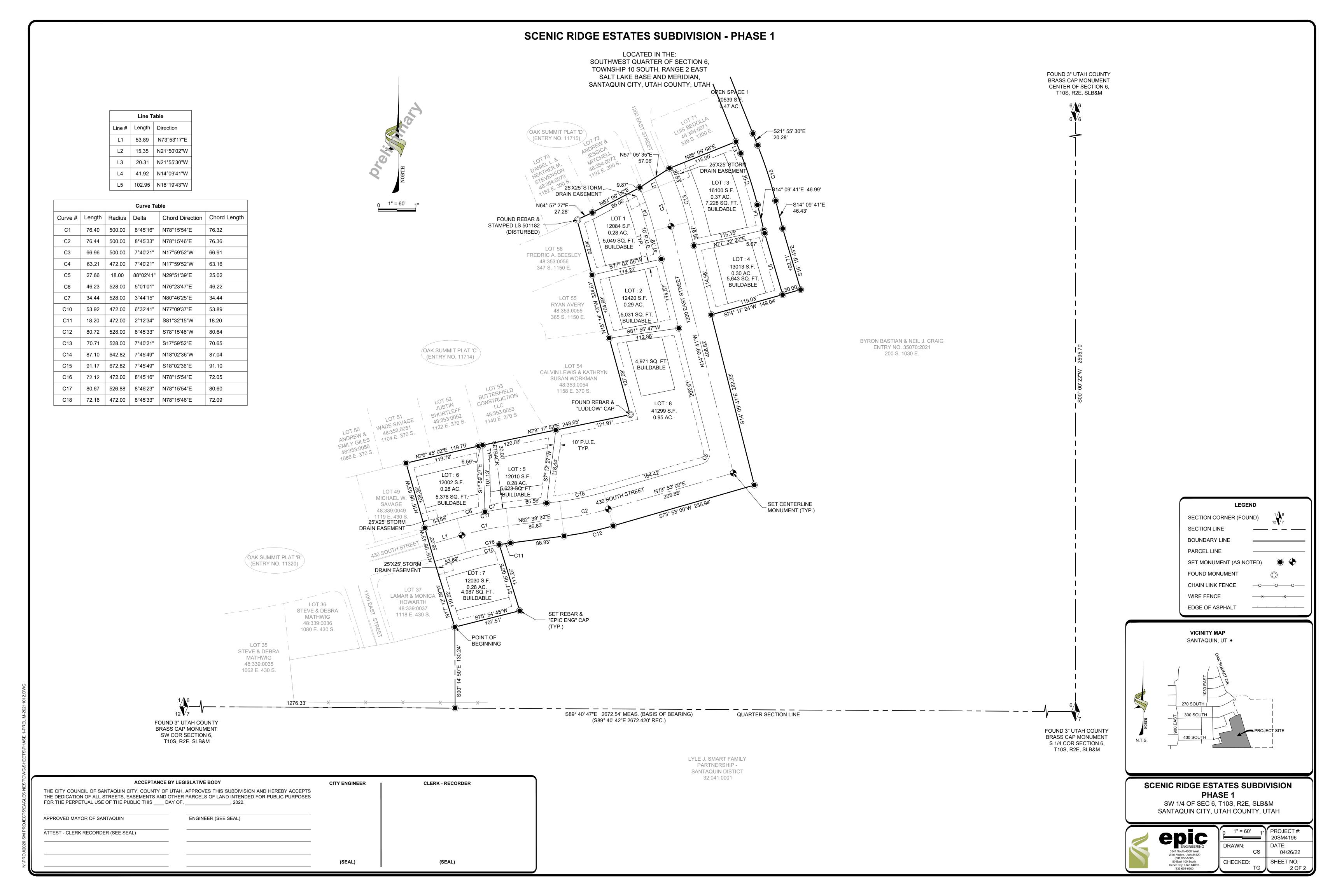
BRASS CAP MONUMENT

SW COR SECTION 6,

T10S, R2E, SLB&M

CITY ENGINEER

CLERK - RECORDER



MEMORANDUM



To: Planning Commission

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: <u>Scenic Ridge Estates Subdivision Preliminary Review</u>

Zone: R-12 PUD Size: 4.76 Acres

Lots: 8

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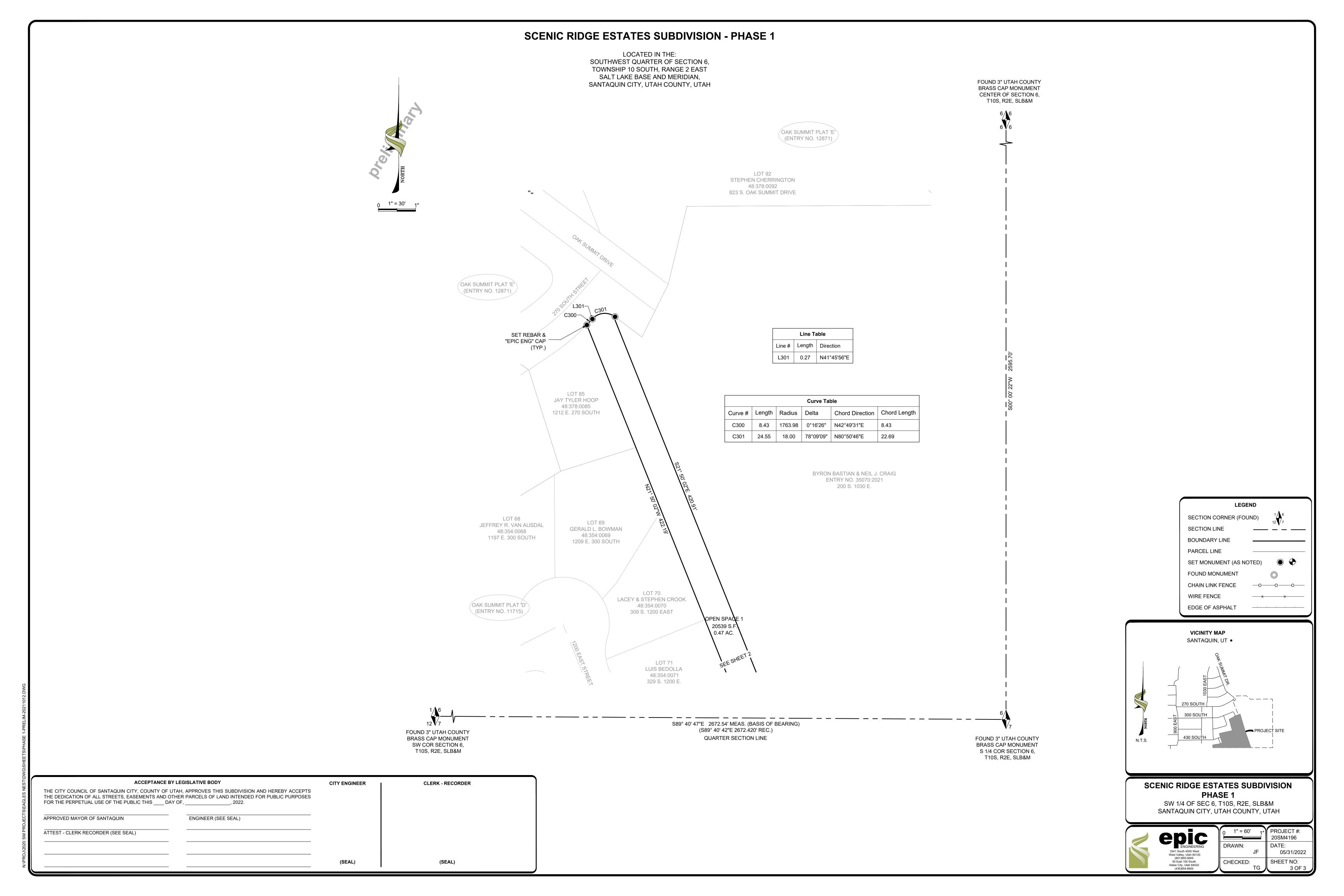
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Recommended Subdivision Motion: "Motion to recommend approval of the Scenic Ridge Estates Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

Attachments:

- Preliminary plan review







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AND SANTAQUIN CITY CODES,
ORDINANCES AND STANDARDS.

WARNING CALL BLUE STAKES



REVISIONS	
1.	
DRAWN:	BJW
DESIGNER:	RJM
REVIEWED:	RJM
PROJECT#	
20SM41	96
200101-11	

SCA		ALES	
HORIZ: VERT: (24" x 3	1"=80' 1"=10' 86" SHEET)	BAR SCALE MEASI FULL SIZE SHE FOR A HALF S	ET. ADJUST

PROJECT NAME:

VICINITY MAP
SANTAQUIN, UT •

SCENIC RIDGE ESTATES

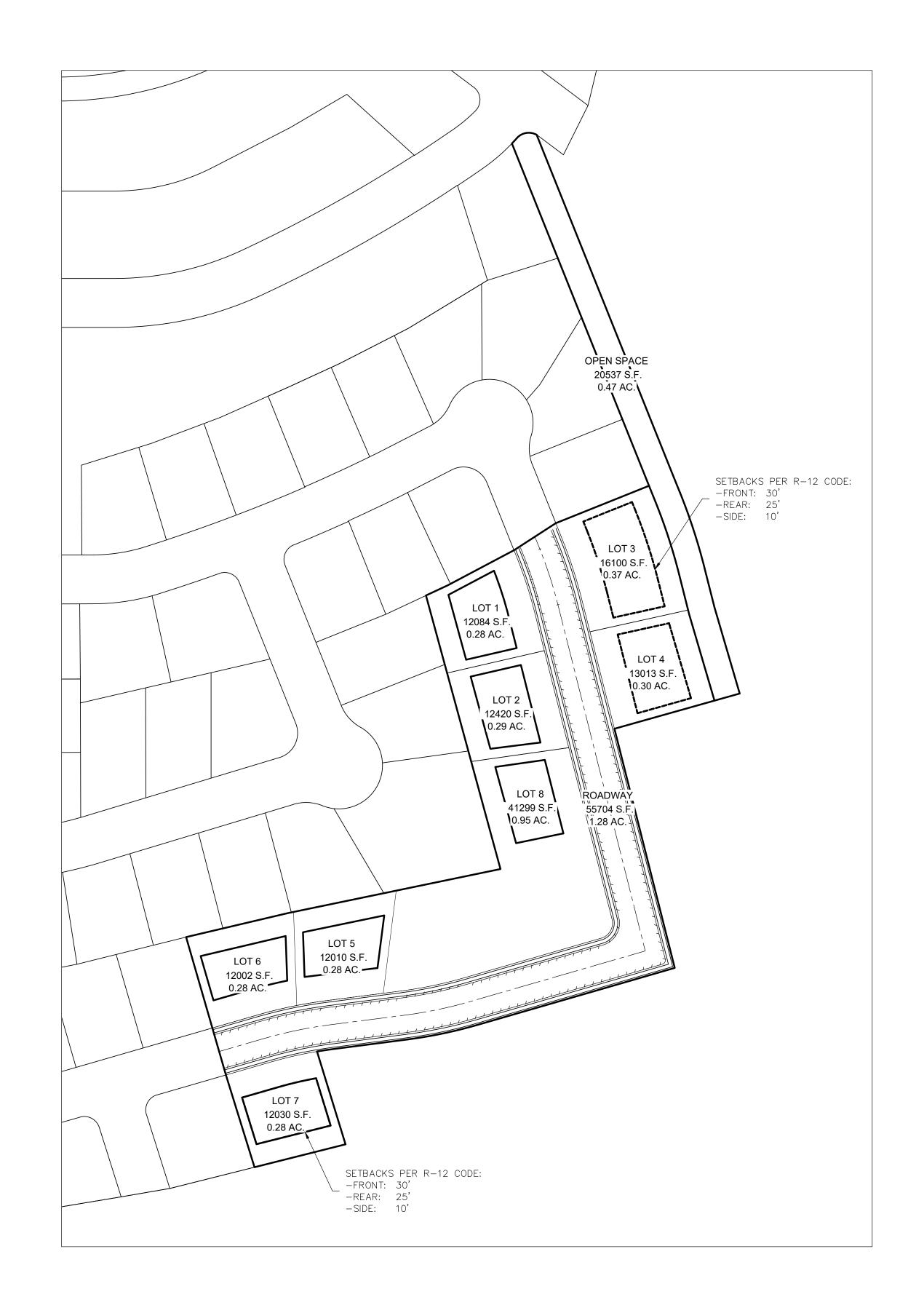
SHEET TITLE:

OVERALL AREA PLAN

SET:	SHEET
PRELIM	5



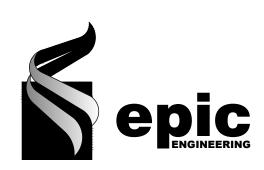
DENSITY TABLE				
ZONE	R-12			
LOTS	8 RESIDENTIAL 1 OPEN SPACE			
TOTAL ACREAGE	4.76 +/-	100%		
LOT ACREAGE	3.03 +/-	63%		
STREET RIGHT-OF-WAY ACREAGE	1.28 +/-	27%		
OPEN SPACE ACREAGE	0.47 +/-	10%		



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NOTE: SEE SHEET 3 FOR ROADWAY AND RESIDENTIAL LOT INFORMATION

WARNING
CALL BLUE STAKES



DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM
PROJECT #
20SM4196

SC	ALES
HORIZ: 1"=80' VERT: 1"=10' (24" x 36" SHEET)	O 1" BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

LOT LAYOUT

	Louget
PLAN SET:	SHEET
PRELIM	6

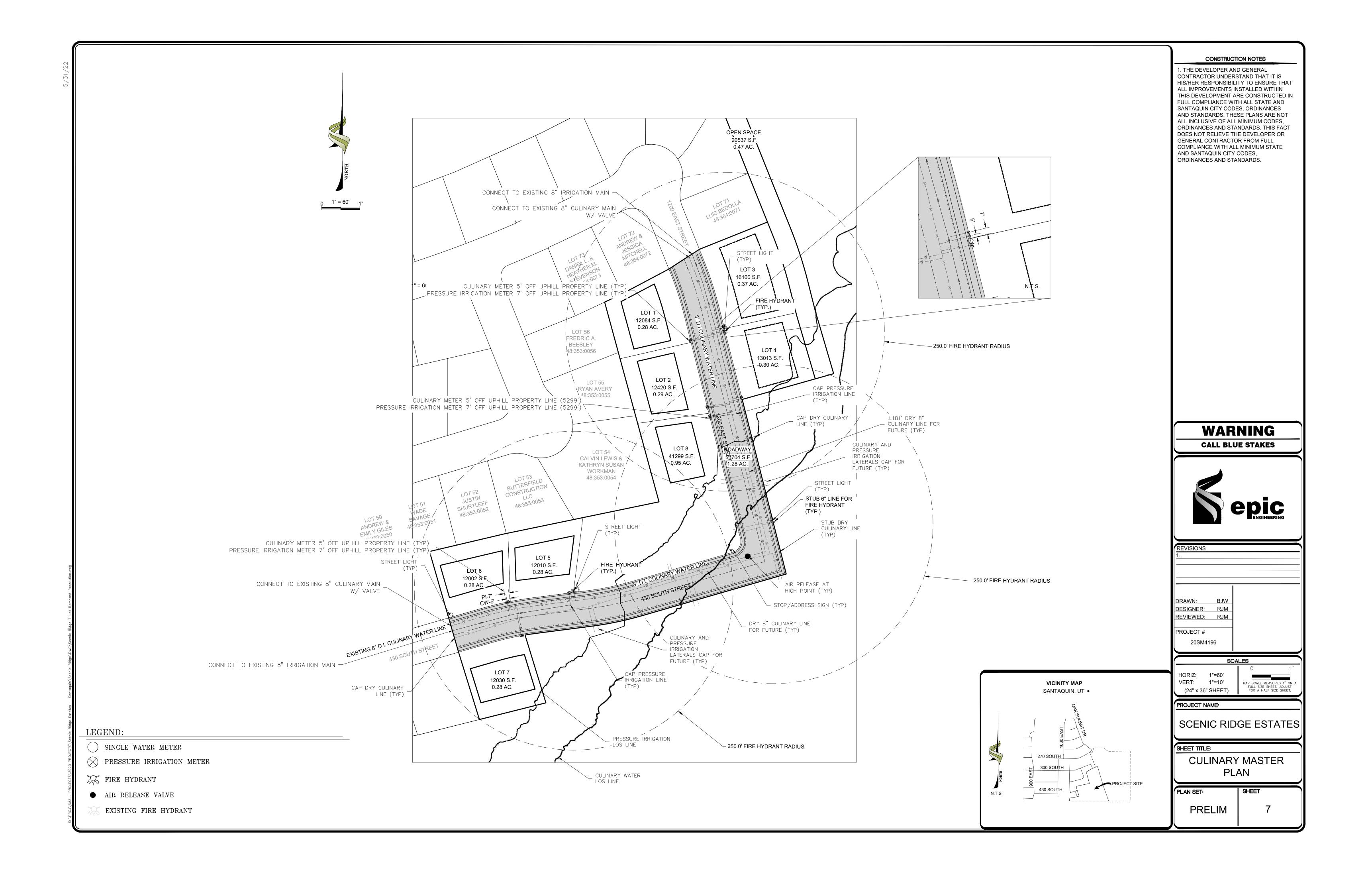
VICINITY MAP
SANTAQUIN, UT •

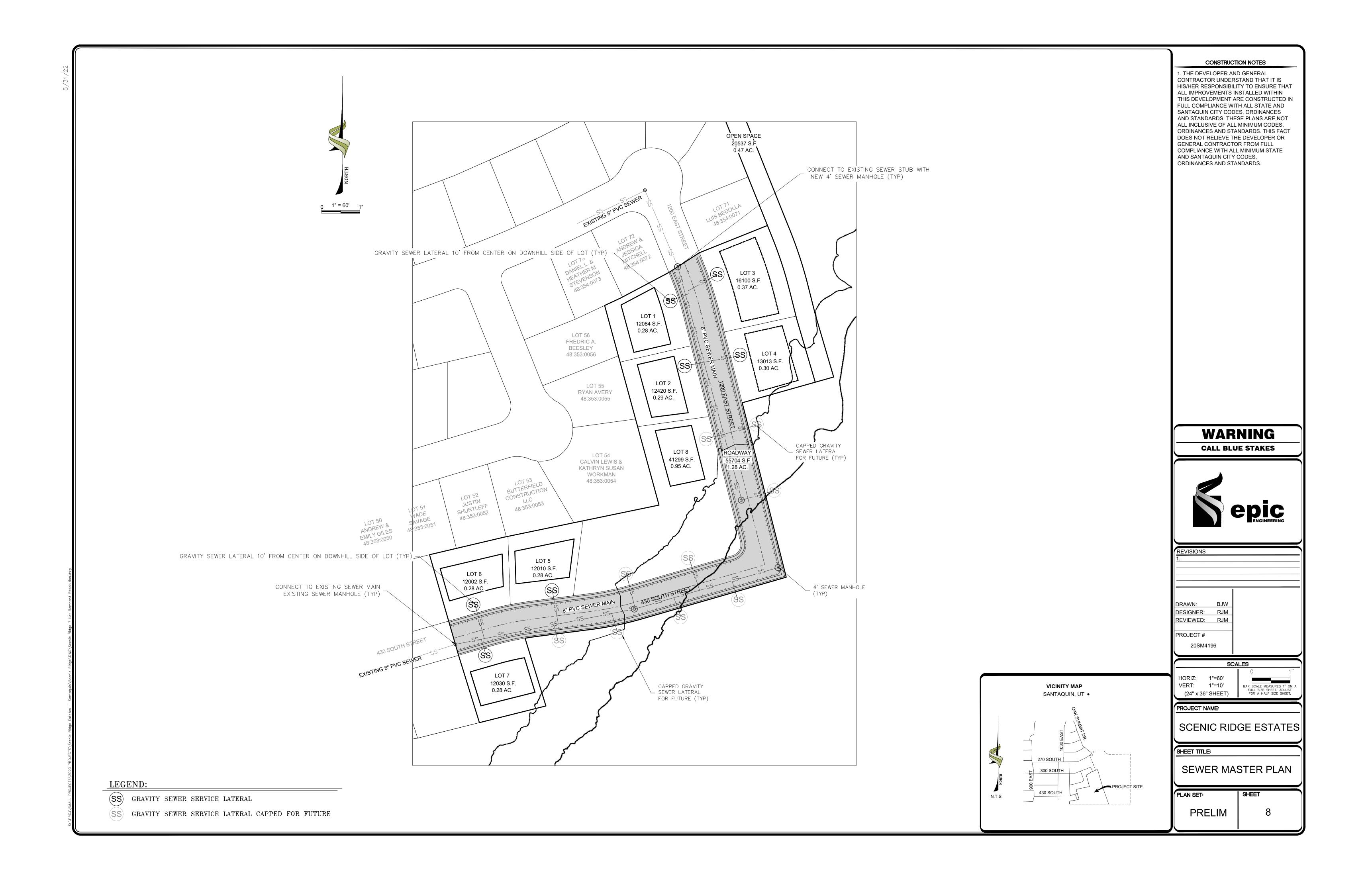
270 SOUTH

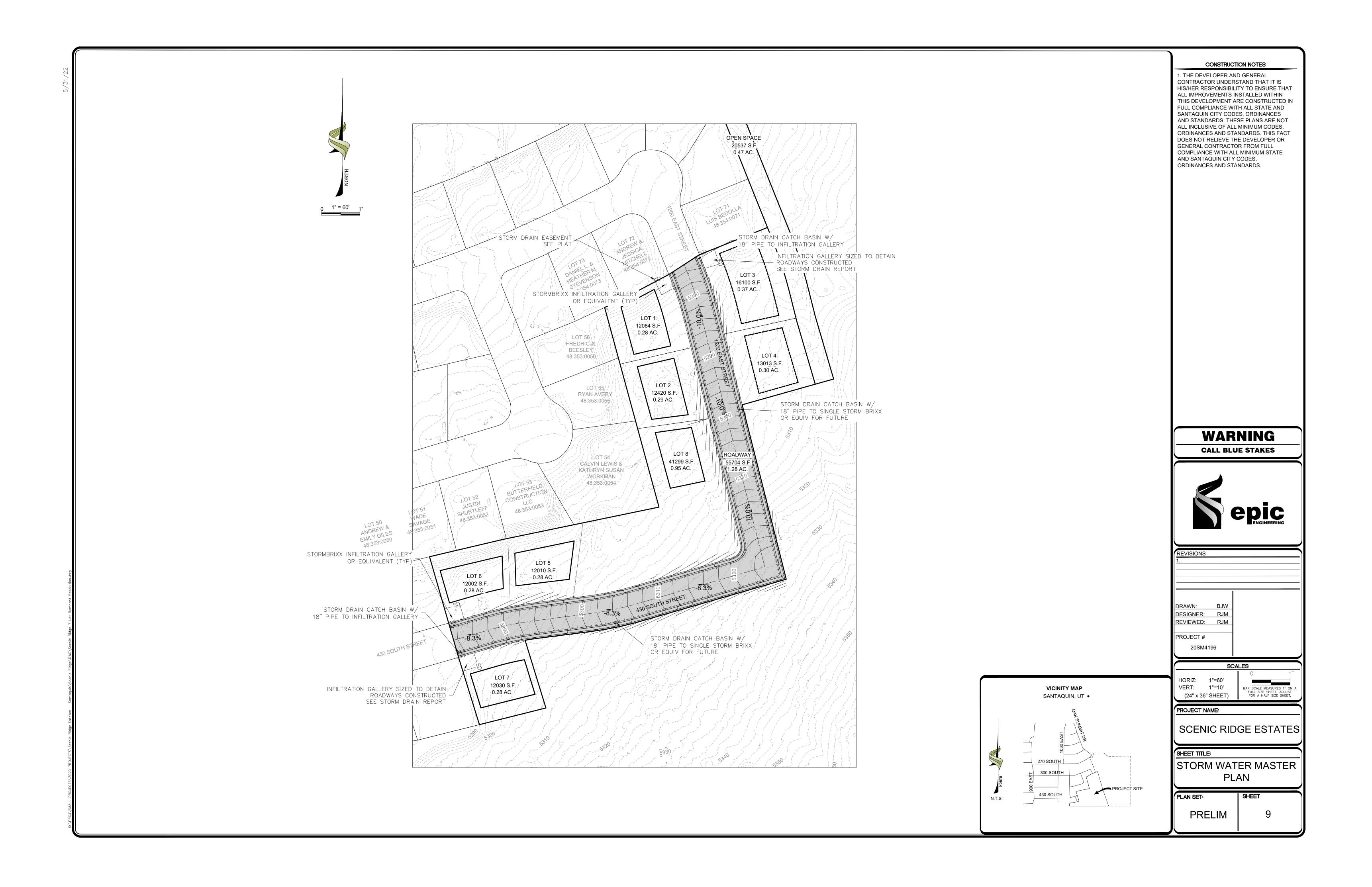
300 SOUTH

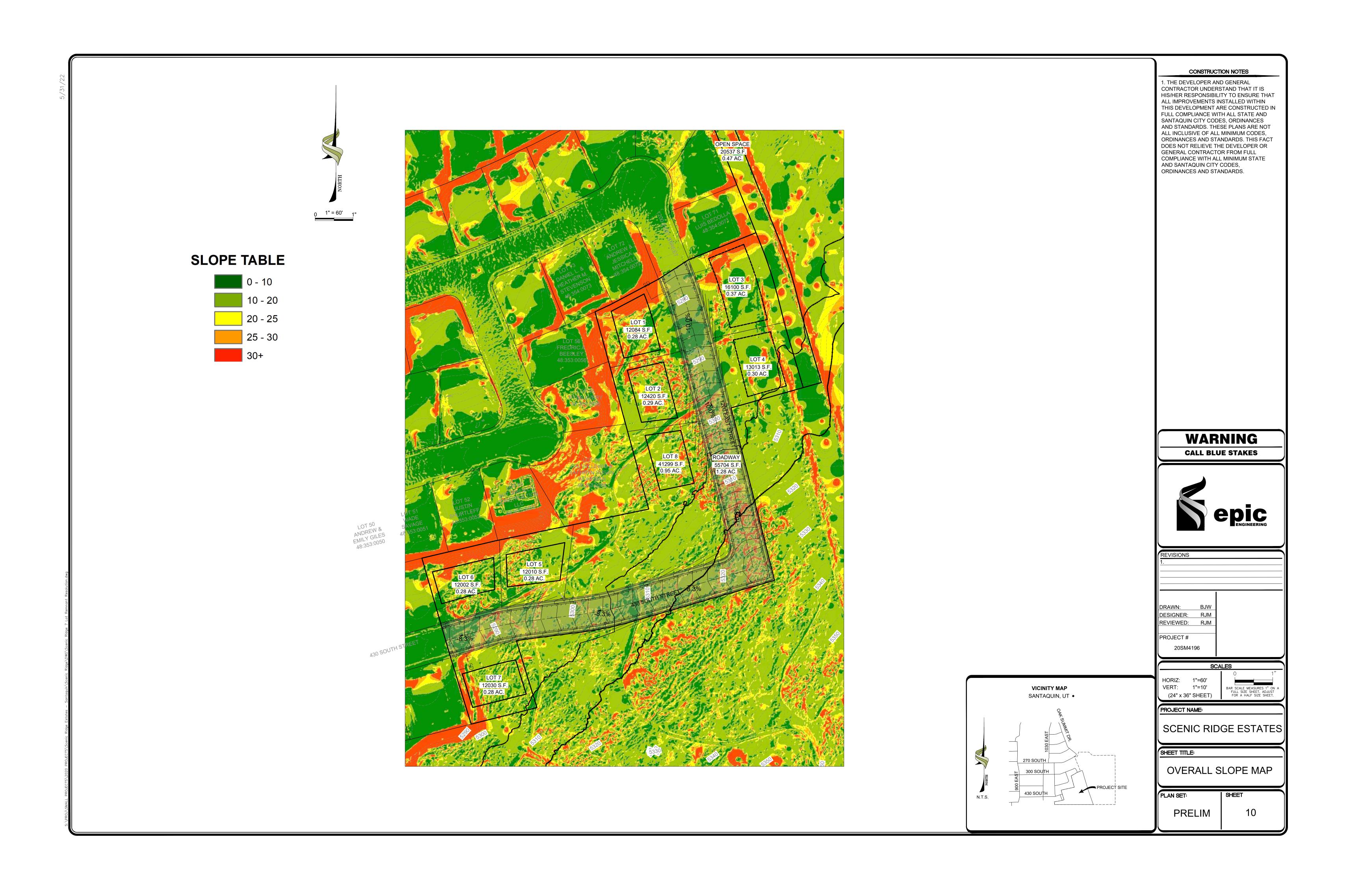
PROJECT SITE

N.T.S.



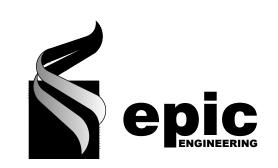






1. THE DEVELOPER AND GENERAL
CONTRACTOR UNDERSTAND THAT IT IS
HIS/HER RESPONSIBILITY TO ENSURE THAT
ALL IMPROVEMENTS INSTALLED WITHIN
THIS DEVELOPMENT ARE CONSTRUCTED IN
FULL COMPLIANCE WITH ALL STATE AND
SANTAQUIN CITY CODES, ORDINANCES
AND STANDARDS. THESE PLANS ARE NOT
ALL INCLUSIVE OF ALL MINIMUM CODES,
ORDINANCES AND STANDARDS. THIS FACT
DOES NOT RELIEVE THE DEVELOPER OR
GENERAL CONTRACTOR FROM FULL
COMPLIANCE WITH ALL MINIMUM STATE
AND SANTAQUIN CITY CODES,
ORDINANCES AND STANDARDS.

WARNING CALL BLUE STAKES



DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM PROJECT#

SCALES (24" x 36" SHEET)

PROJECT NAME:

SCENIC RIDGE ESTATES

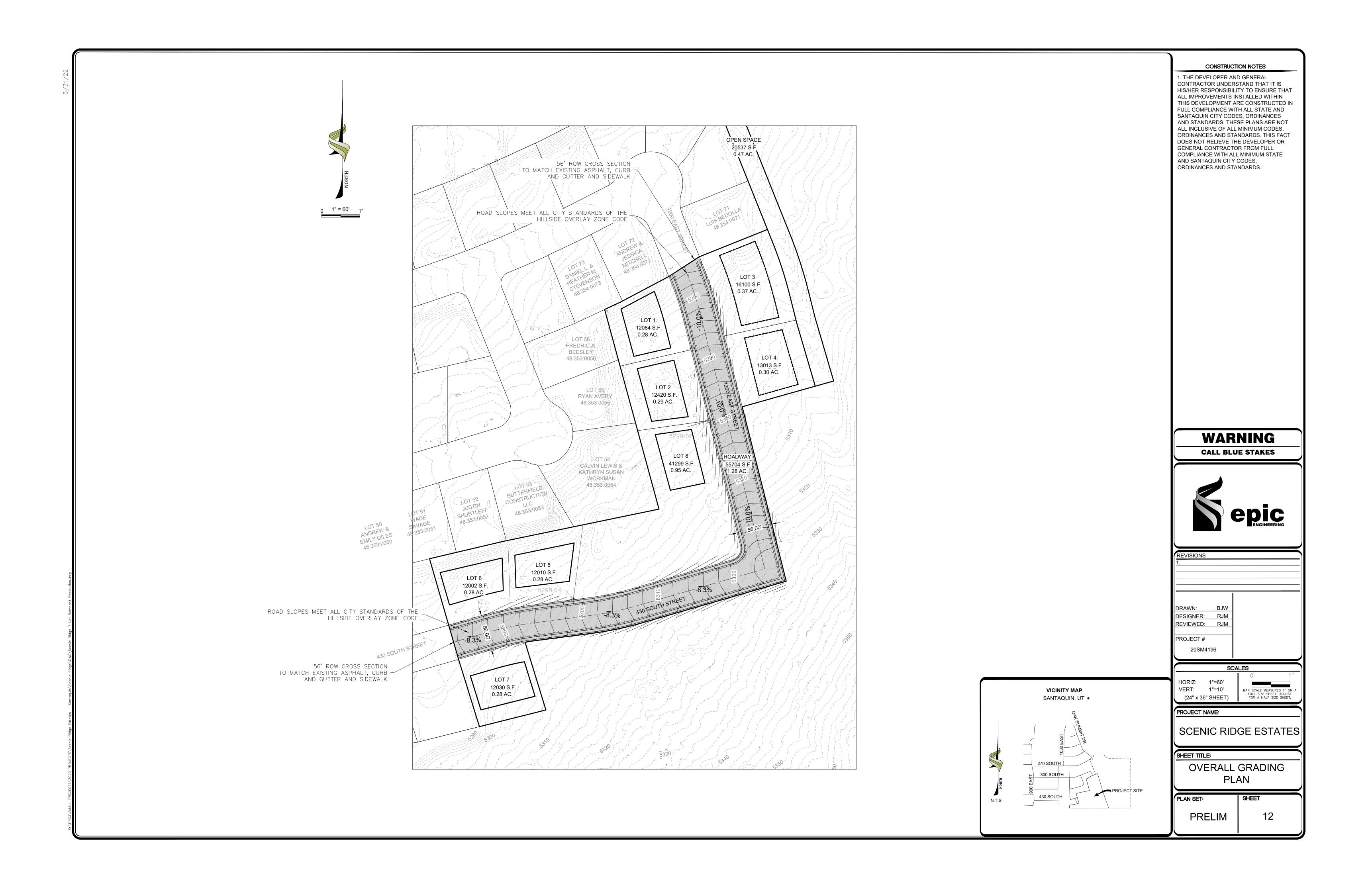
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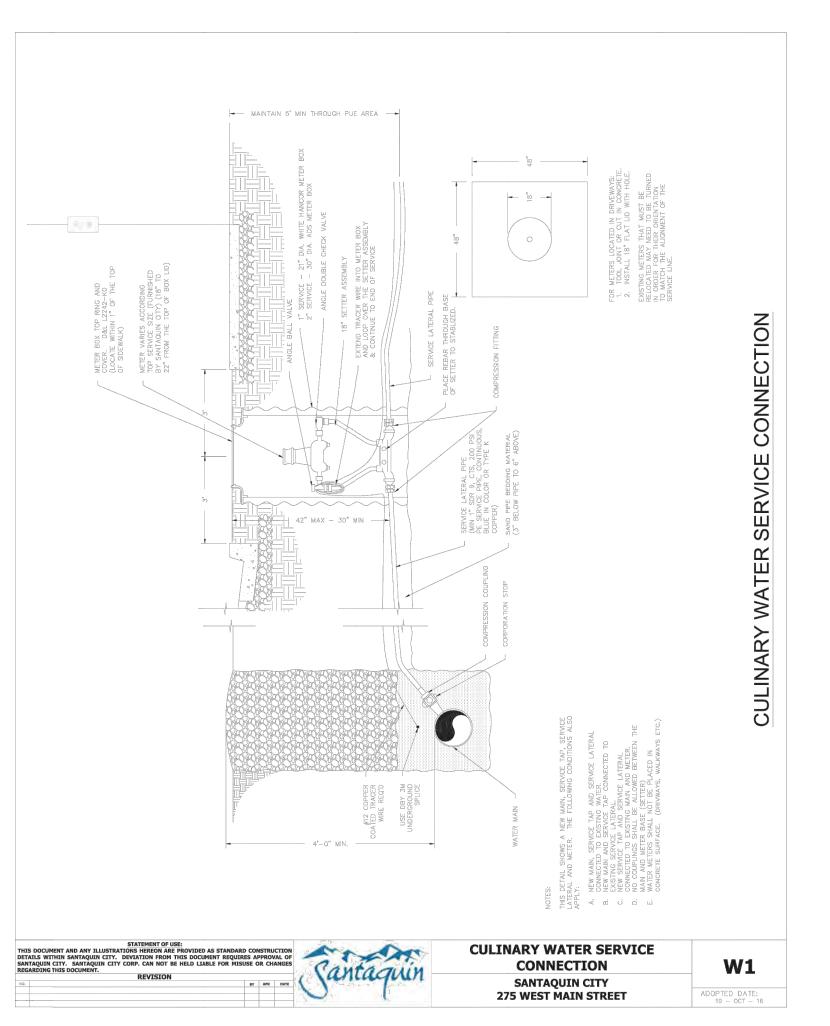
CONSTRUCTION TRAFFIC MAP

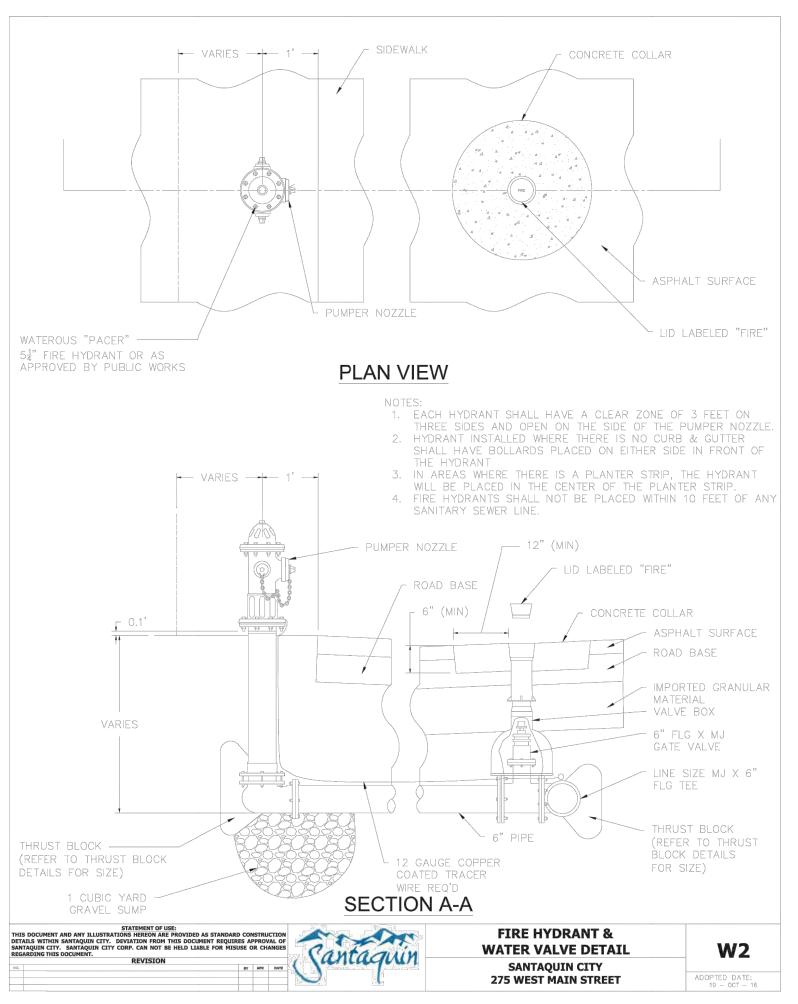
PLAN SET: PRELIM

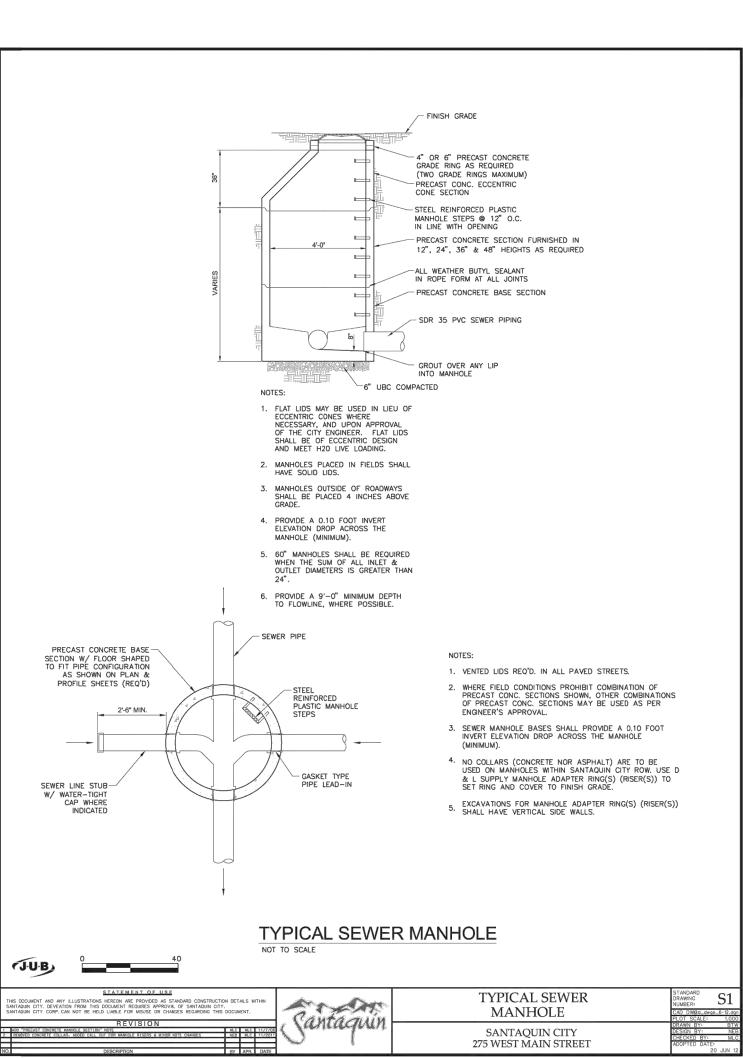
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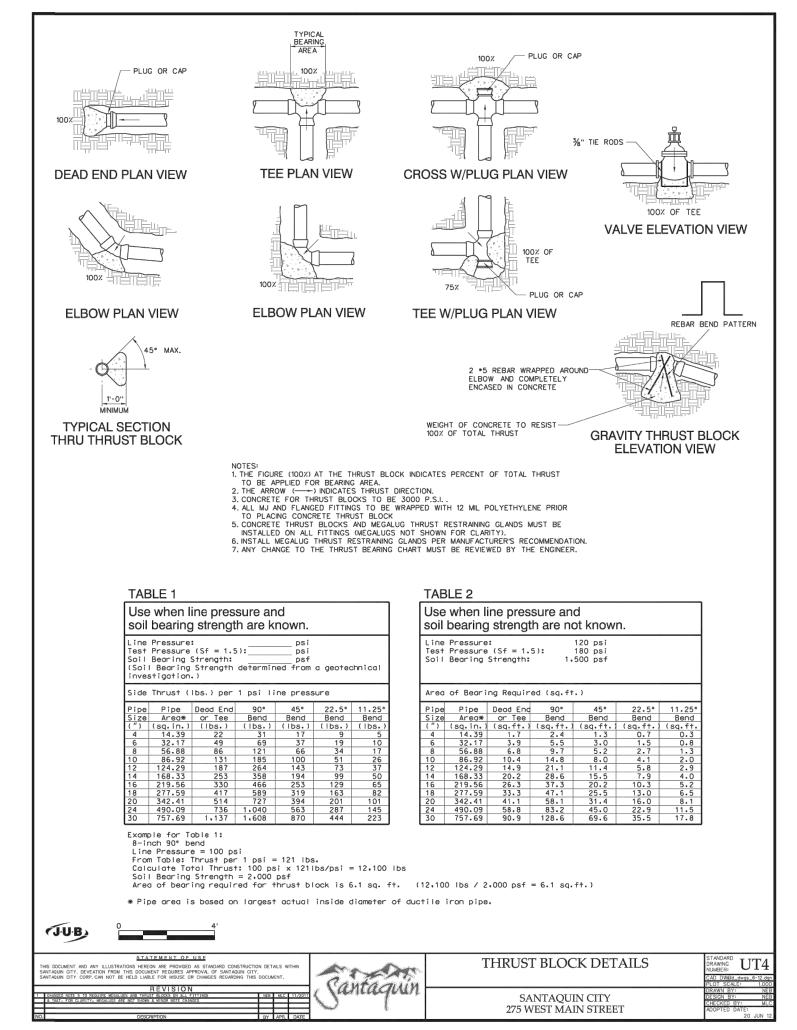
VICINITY MAP
SANTAQUIN, UT •

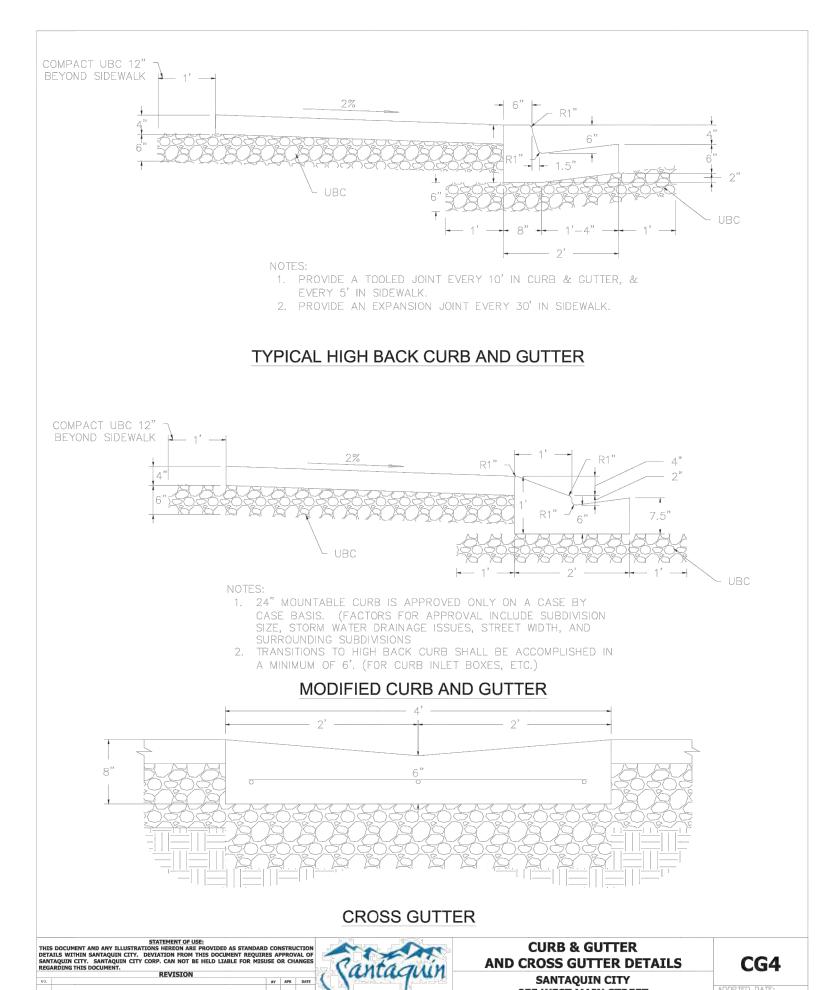














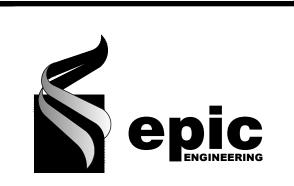
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LEGEND

EXIST EDGE OF ROAD EXIST MAJOR CONTOUR **EXIST MINOR CONTOUR** EXIST DITCH FLOW LINE - NEW EDGE OF ROAD NEW MAJOR CONTOUR NEW MINOR CONTOUR ---- NEW DITCH FLOW LINE — — — NEW PROPERTY LINE - - PROPERTY BOUNDARY - - UTILITY EASEMENT EXIST BARBED WIRE FENCE

WARNING

CALL BLUE STAKES



11/01/2 DRAWN: DESIGNER: REVIEWED: PROJECT#

20SM4196

SCALES HORIZ: 1"=80' VERT: N/A (24" x 36" SHEET)

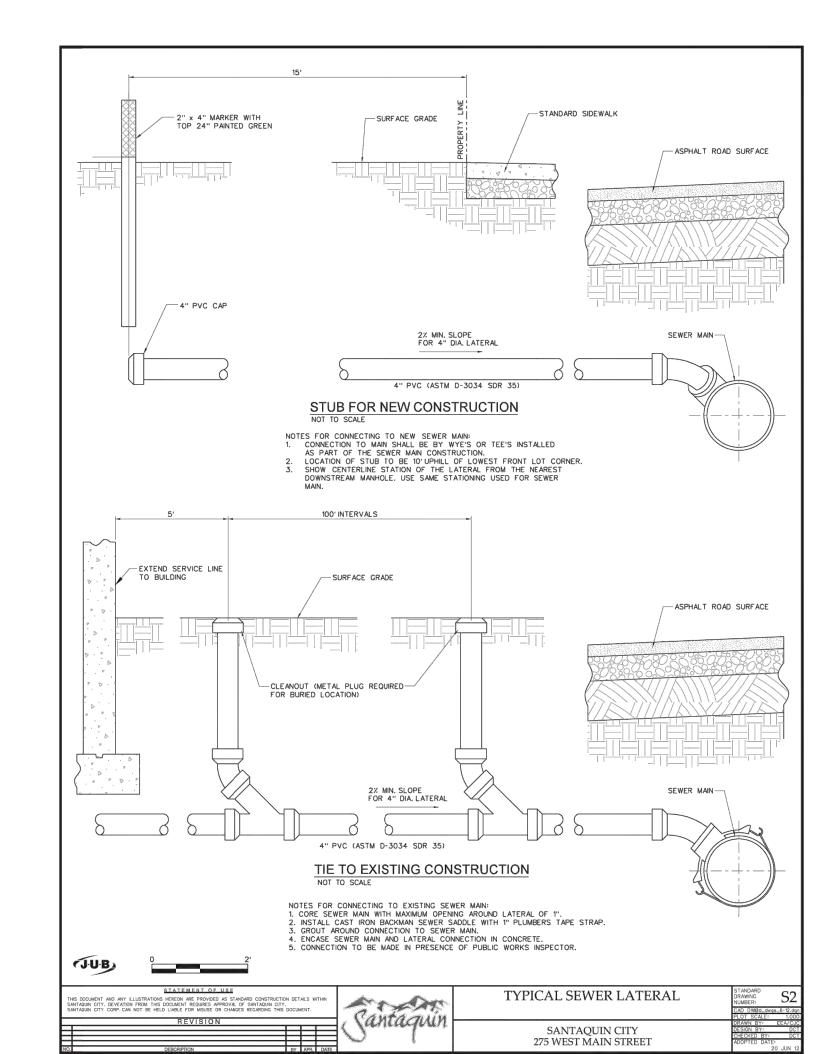
PROJECT NAME:

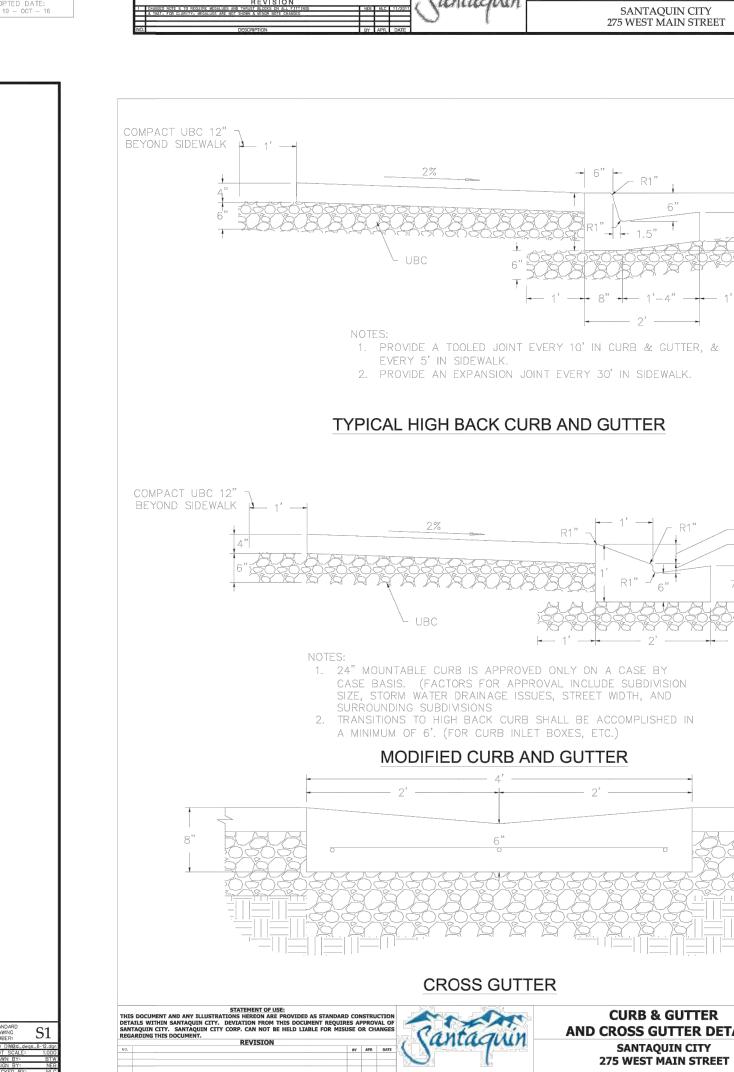
SCENIC RIDGE **ESTATES**

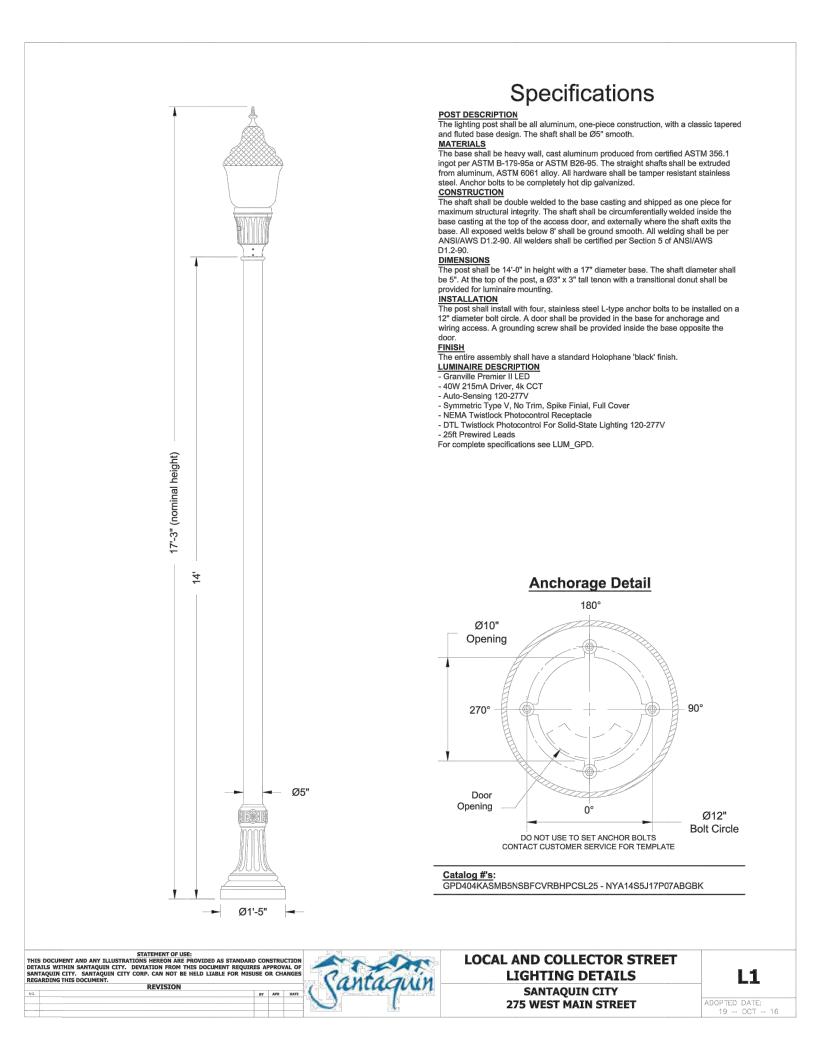
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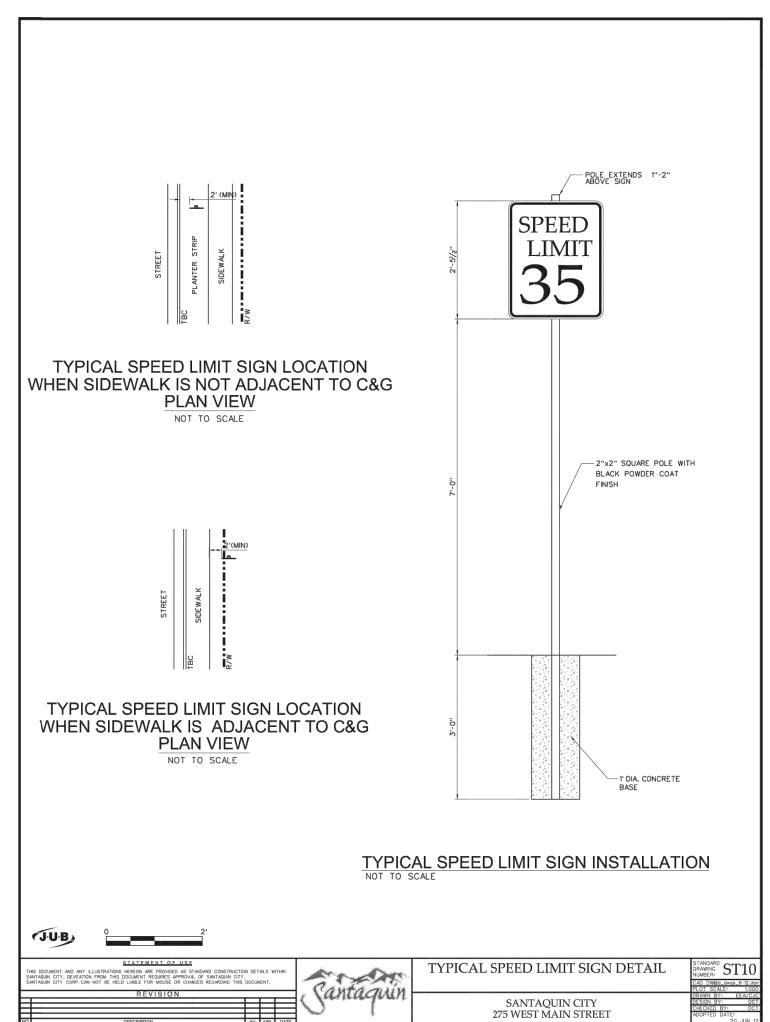
DETAIL SHEET

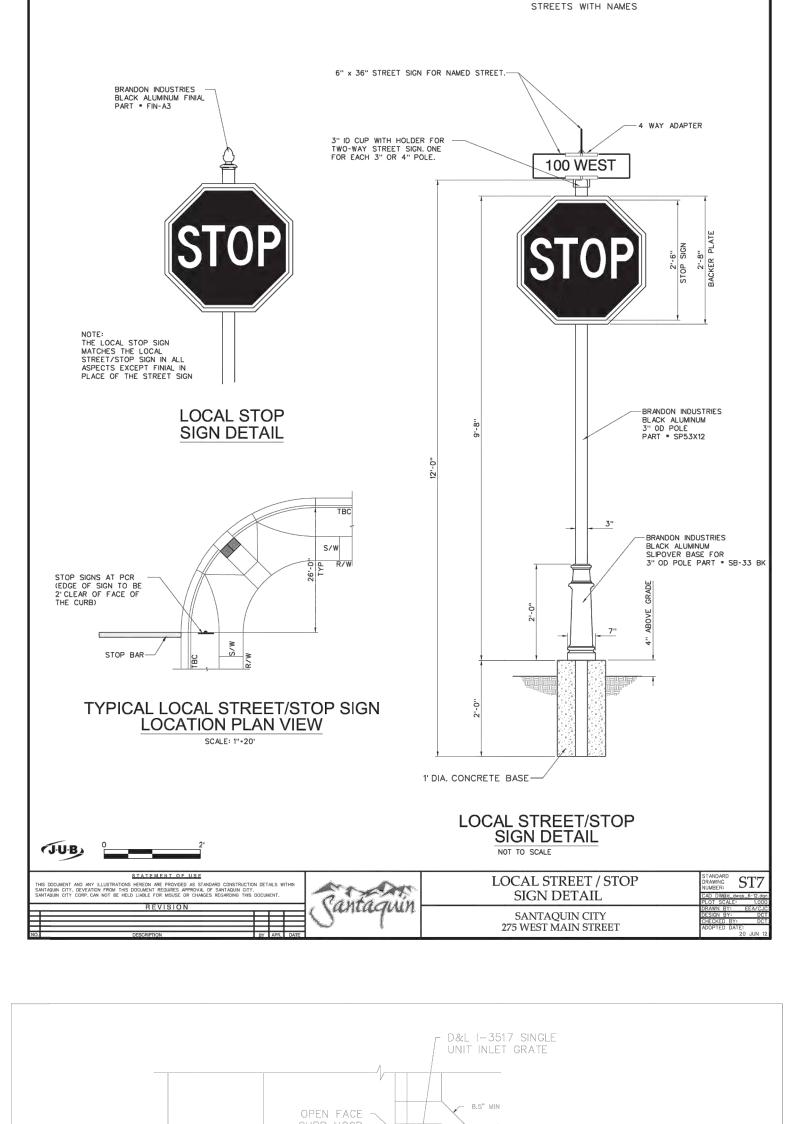
SHEET 15





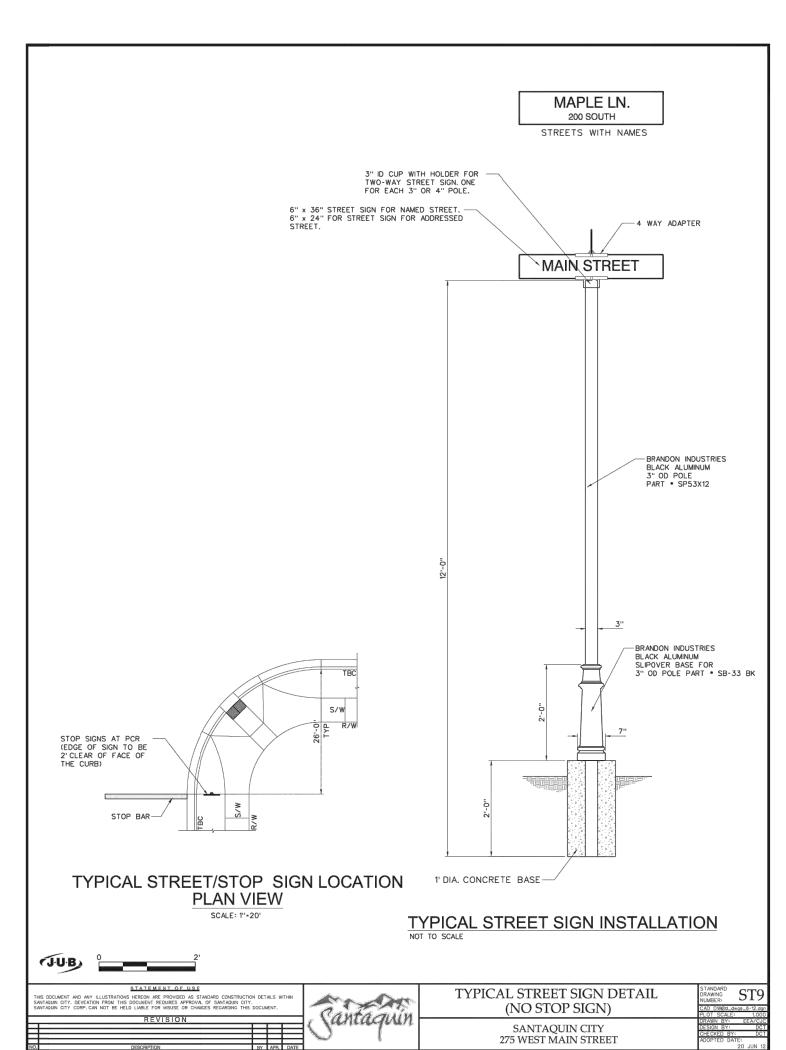


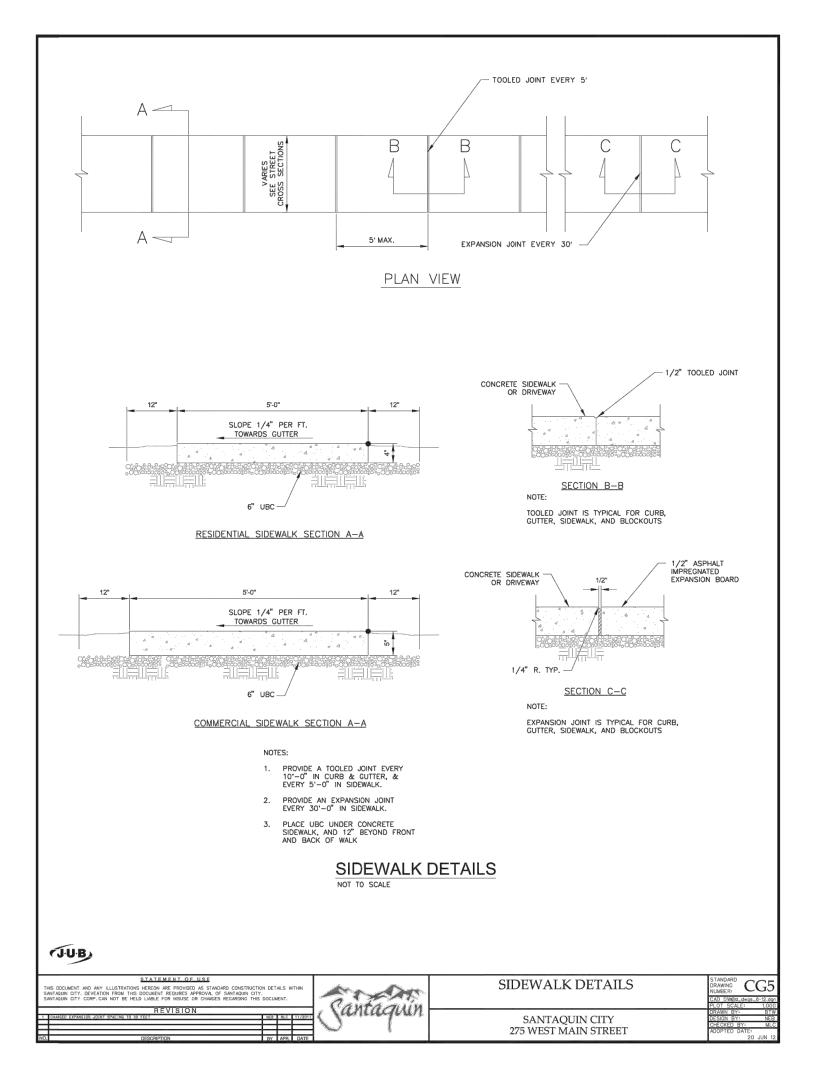


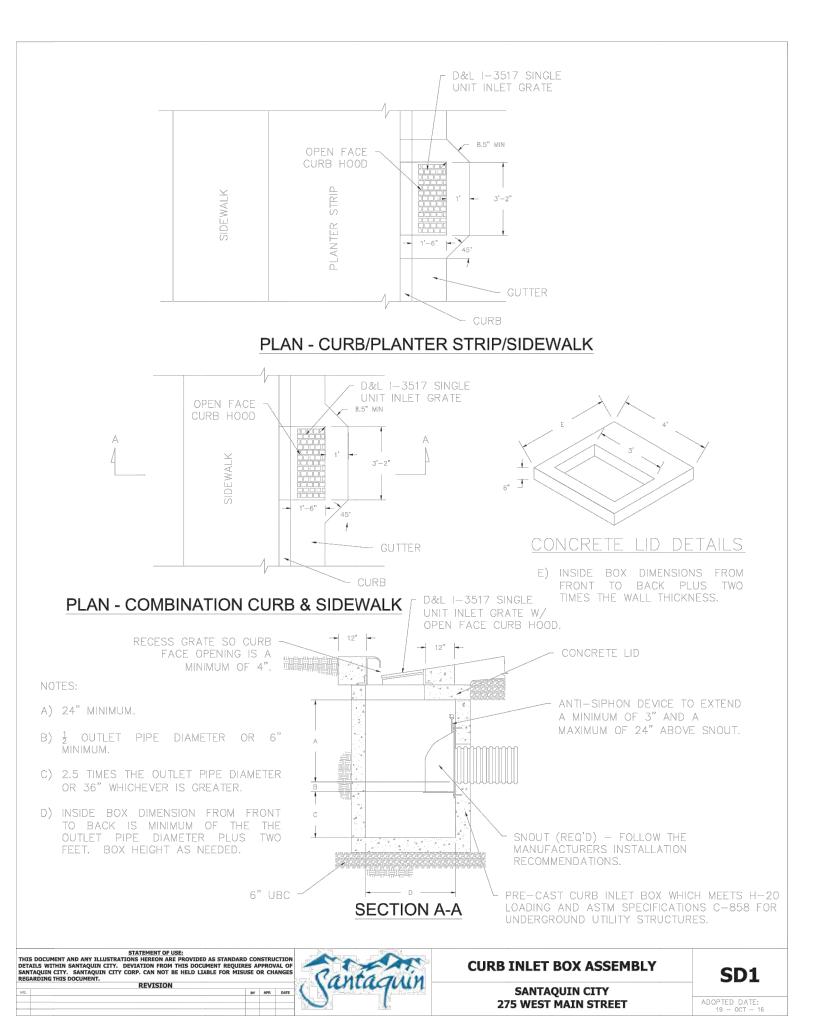


MAPLE LN.

200 SOUTH







CONSTRUCTION NOTES

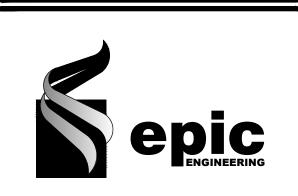
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LEGEND

EXIST EDGE OF ROAD
EXIST MAJOR CONTOUR
EXIST MINOR CONTOUR
EXIST DITCH FLOW LINE
NEW EDGE OF ROAD
NEW MAJOR CONTOUR
NEW MINOR CONTOUR
NEW DITCH FLOW LINE
NEW PROPERTY LINE
PROPERTY BOUNDARY
UTILITY EASEMENT
EXIST BARBED WIRE FENCE

WARNING

CALL BLUE STAKES



DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #
20SM4196

HORIZ: 1"=80'
VERT: N/A
(24" x 36" SHEET)

SCALES

O 1"
BAR SCALE MEASURES 1" ON FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

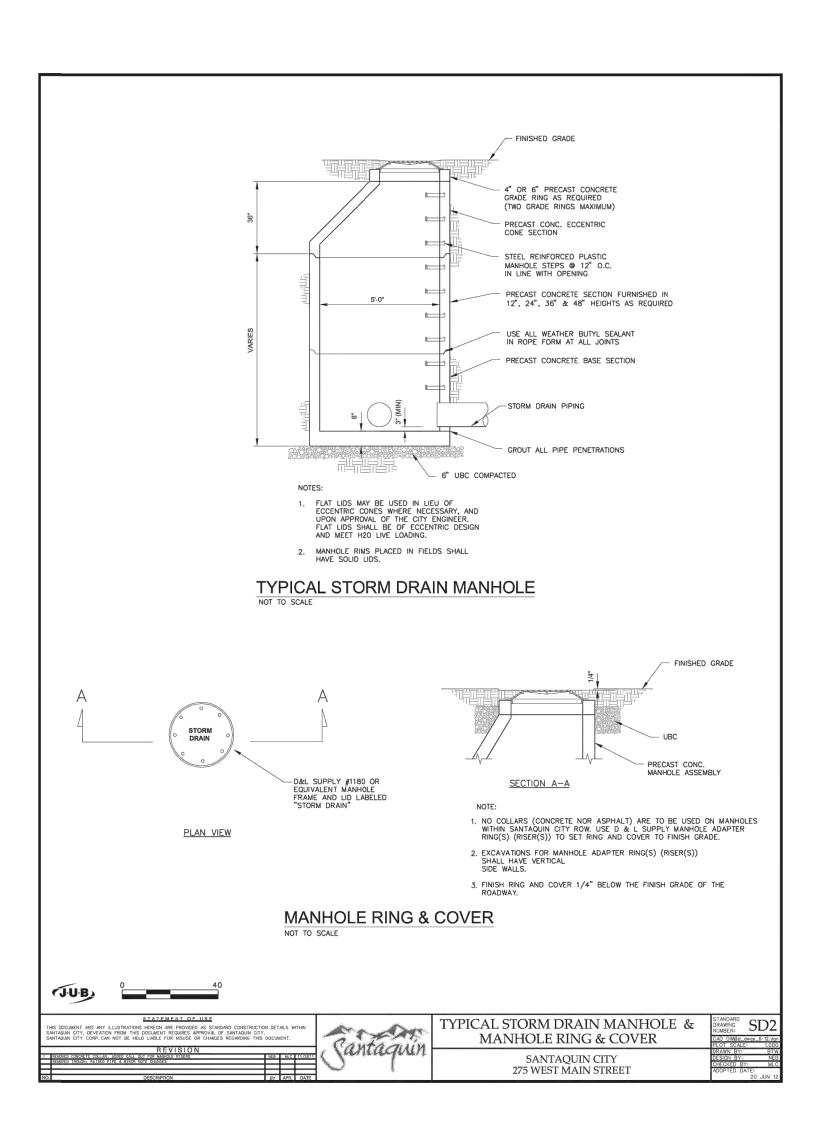
PROJECT NAME:

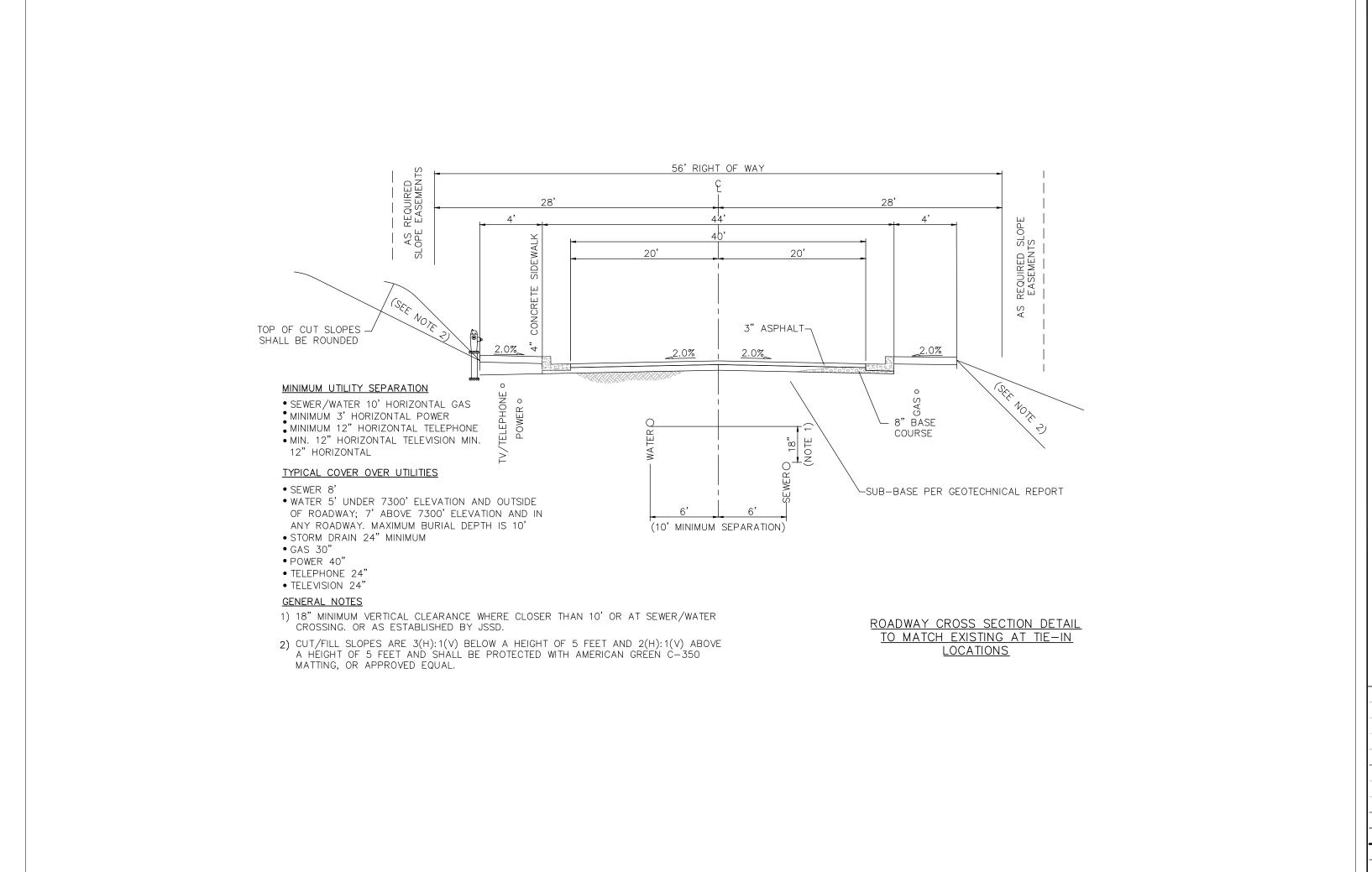
SCENIC RIDGE ESTATES

SHEET TITLE:

DETAIL SHEET 2

PLAN SET: SHEET
PRELIM 16





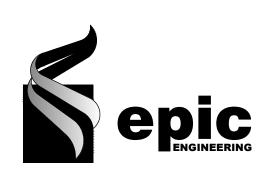
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NEW PROPERTY LINE
PROPERTY BOUNDARY
UTILITY EASEMENT
EXIST BARBED WIRE
FENCE

WARNING

CALL BLUE STAKES



REVISIONS 1.

DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #

20SM4196

HORIZ: 1"=80'
VERT: N/A
(24" x 36" SHEET)

SCALES

O
BAR SCALE MEASURES 1" O
FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

DETAIL SHEET 3

AN SET: SHEET

PRELIM

17