

# MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 30, 2021

RE: **Falcon Ridge Preliminary Review**

Zone: R-10
Size: 6.46 Acres
Lots: 19

The Falcon Ridge Subdivision is located at 495 South 300 East. The proposed subdivision is in the R-10 zone and consists of 19 lots on 6.46 acres. Detached single-family lots are a permitted use in the R-10 zone. Each lot is required to be a minimum of 10,000 sq. ft. and have a minimum lot frontage of 80 feet. All lots in this subdivision meet these requirements. With this being a standard subdivision, open space and amenities are not required.

Lots 7-11 are bordering an active agricultural use and are required to have a fence. Santaquin City Code 11.24.340.B states, "Fencing And Screening: All development which abuts an active agricultural operation must install perimeter fencing along property lines adjacent to such operations. Materials shall be durable and require little to no maintenance. Such fencing must also be sturdy enough and/or incorporate elements to prevent damage by livestock." The developer is proposing a 6-foot wire field fence.

The Development Review Committee reviewed the preliminary plans for the Falcon Ridge Subdivision on March 9, 2021 and forwarded a positive recommendation to the Planning Commission. The Planning Commission reviewed the preliminary plan and made the following recommendation:

**Motion:** Commissioner Lance motioned to forward a positive recommendation to the City Council for the Falcon Ridge Preliminary Subdivision. Commissioner Nixon seconded.

Roll Call: Commissioner Wood, Aye; Commissioner Hoffman, Aye; Commissioner Adcock, Aye; Commissioner Lance, Aye; Commissioner Nixon, Aye; Commissioner Curtis, Aye; The motion was approved unanimously 6 votes to 0.

This review is for the City Council to determine whether the proposed subdivision complies with Santaquin City Code or not. The City Council is the land use authority for the preliminary plan.

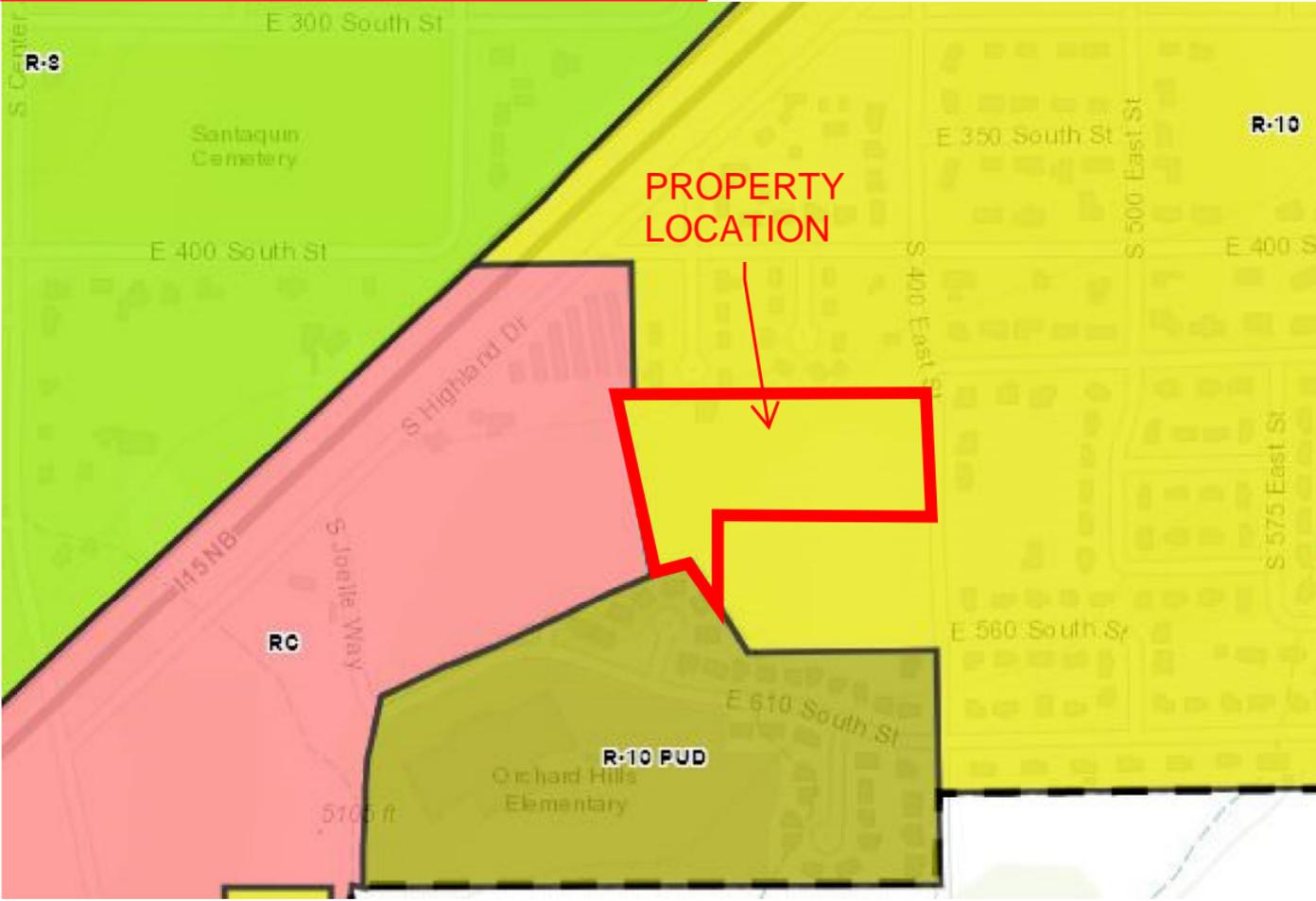
After the City Council reviews and approves the preliminary plan, the Development Review Committee (DRC) will still need to approve the final plat before any lots are recorded. The Development Review Committee may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060B).

**Recommended Motion:** "Motion to approve the Falcon Ridge Subdivision with the following condition:  
- All planning and engineering redlines be addressed.

**Attachments:**

1. Zoning and Location Map
2. Preliminary Plan

**ATTACHMENT 1: ZONING AND LOCATION MAP**



# FALCON RIDGE

## A RESIDENTIAL SUBDIVISION

### SANTAQUIN, UTAH COUNTY, UTAH

### PRELIMINARY PLAN SET

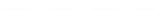
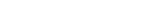
### APRIL 2021

### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	PRELIMINARY PLAT
3	UTILITY PLAN
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

#### LEGEND

LEGEND APPLIES TO ALL SHEETS

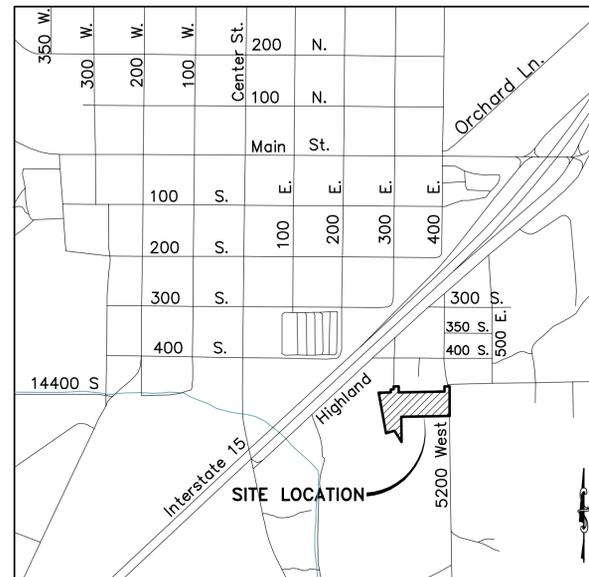
	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET/STOP SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

**DATA TABLE:**

ZONING CLASSIFICATION= R-10  
 # OF LOTS= 19  
 TOTAL ACREAGE= 6.46  
 LOT ACREAGE= 4.76  
 ROW ACREAGE= 1.70  
 LOTS/ACRE= 2.94

**GENERAL NOTES:**

1. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT PROJECT NO. 209193 DATED JANUARY 14, 2021 SHALL BE FOLLOWED.
2. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS, AS ADOPTED 2019.
3. THE DEVELOPER AND THE 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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



VICINITY MAP  
-NTS-



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

**OWNER/DEVELOPER**  
 KEVIN OLSON  
 SANTAQUIN, UTAH  
 80-420-6006  
 KJBUILDERS88@GMAIL.COM

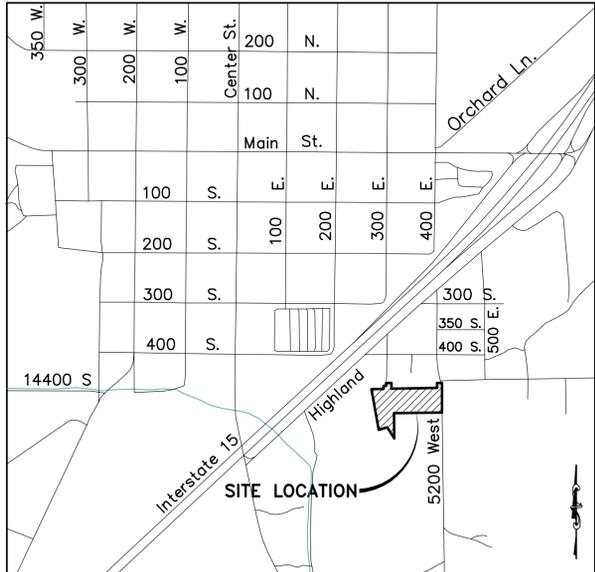


NORTHWEST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.  
 N87°07'54"E BASIS OF BEARING

**BOUNDARY DESCRIPTION:**  
 BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 89°05'16" WEST 569.98 FEET, (2) SOUTH 0°54'44" EAST 296.46 FEET TO THE NORTH LINE OF SANTAQUIN MEADOWS PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) NORTH 31°58'13" WEST 155.91 FEET, (2) SOUTH 73°16'08" WEST 105.99 FEET; THENCE NORTH 10°17'08" WEST 375.23 FEET ALONG A FENCE; THENCE NORTH 10°07'57" WEST 109.87 FEET ALONG A FENCE; THENCE NORTH 88°55'02" EAST 39.12 FEET; THENCE NORTH 1°11'26" WEST 0.32 FEET; THENCE NORTH 88°43'26" EAST 104.34 FEET ALONG THE SOUTH LINE OF COOLEY PLAT "A"; THENCE NORTH 1°12'37" WEST 34.24 FEET ALONG THE EAST LINE OF SAID COOLEY SUBDIVISION; THENCE NORTH 87°08'22" EAST 32.90 FEET; THENCE NORTH 33.35 FEET; THENCE EAST 60.11 FEET TO THE WEST LINE OF ROSS SUBDIVISION PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 0°37'45" EAST 68.64 FEET, (2) NORTH 88°56'15" EAST 390.49 FEET; THENCE NORTH 88°56'14" EAST 150.86 FEET; THENCE NORTH 2°04'00" WEST 58.63 FEET; THENCE EAST 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.46 ACRES.



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

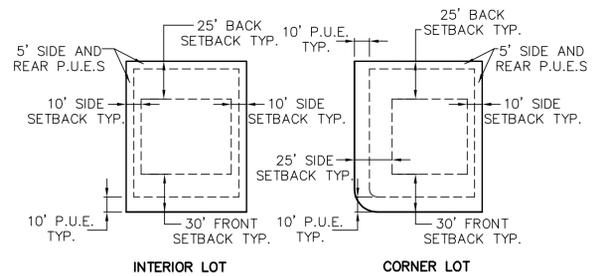


VICINITY MAP  
 -NTS-

BRANDON FAMILY TRUST  
 32:018:0217



**OWNER/DEVELOPER**  
 KEVIN OLSON  
 SANTAQUIN, UTAH  
 80-420-6006  
 KJBUILDERS88@GMAIL.COM



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT  
 -NTS-  
 LOTS 1-19

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.90	N 87°08'22" E
L2	33.35	NORTH
L3	39.12	S 88°55'02" W
L4	0.32	S 01°11'26" E
L5	34.24	N 01°12'37" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	304.50	127.09	126.17	N 12°37'26" W	23°54'51"
C2	1000.00	50.31	50.31	S 03°25'45" W	2°52'57"
C3	1000.00	95.99	95.95	N 02°07'14" E	5°29'59"
C4	972.50	48.65	48.64	N 00°48'14" E	2°51'58"
C5	972.50	44.70	44.70	N 03°33'13" E	2°38'01"
C6	1027.50	22.41	22.41	S 04°14'44" W	1°14'59"
C7	1027.50	29.28	29.28	S 02°48'16" W	1°37'59"
C8	55.00	59.63	56.76	S 35°46'47" E	62°07'23"
C9	55.00	141.16	105.48	N 39°38'03" E	147°02'57"
C11	55.00	23.93	23.74	N 46°21'15" W	24°55'39"
C12	50.00	55.58	52.76	S 26°58'25" E	63°41'18"
C13	15.00	22.01	20.09	S 46°54'14" W	84°04'00"
C14	15.00	24.56	21.90	S 44°09'47" E	93°47'57"
C15	1027.50	60.36	60.35	N 01°03'13" E	3°21'56"
C16	15.00	23.67	21.29	N 45°51'53" W	90°23'46"
C17	15.00	23.46	21.14	N 44°08'07" E	89°36'14"
C18	278.59	66.95	66.79	N 07°33'04" W	13°46'09"

NORTHW 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.

SHEET NO.  
**2**

PRELIMINARY PLAT  
 SANTAQUIN CITY, UTAH

FALCON RIDGE  
 ATLAS  
 ENGINEERING  
 L.L.C.

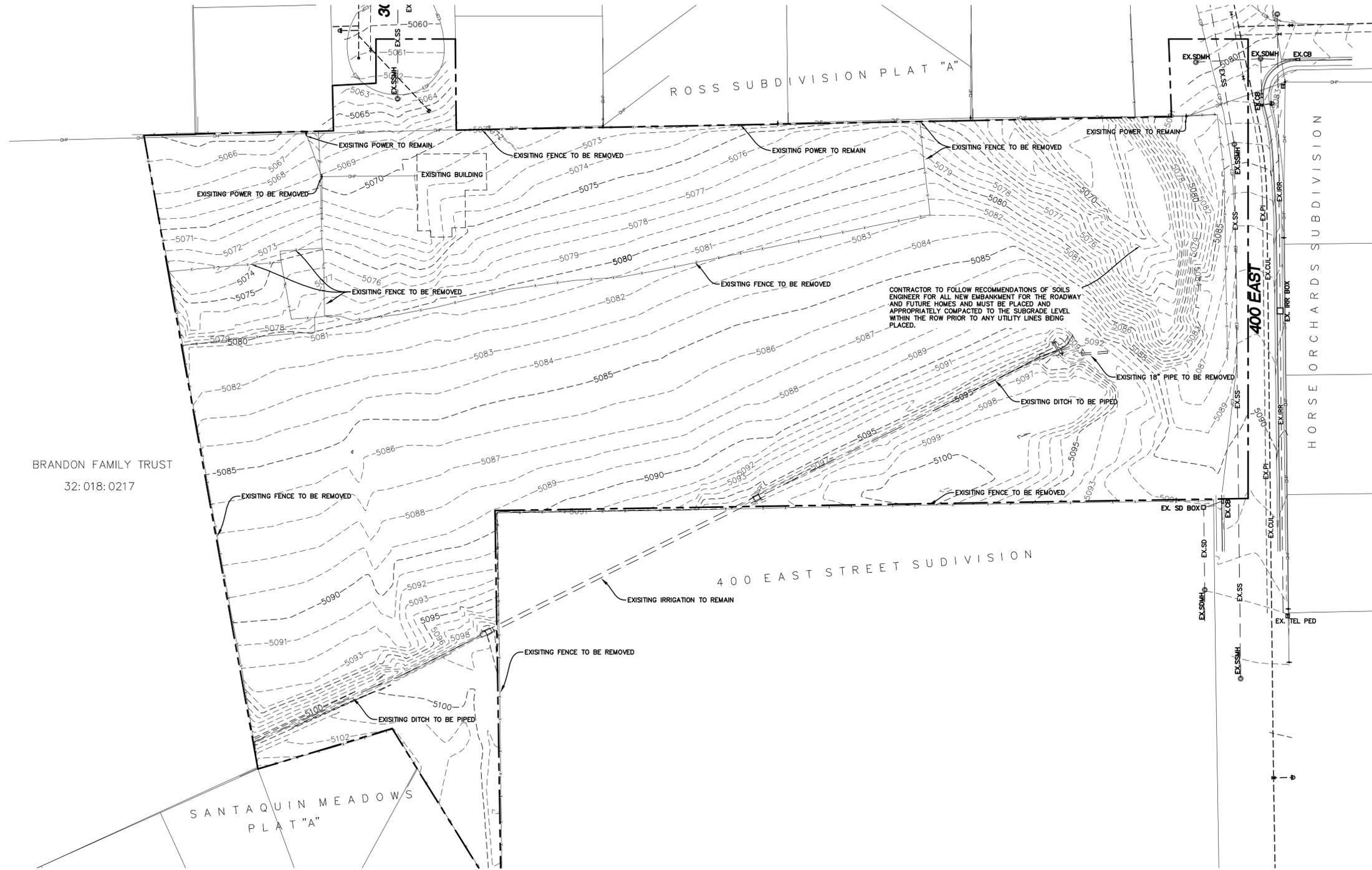
PHONE: 801-655-0566  
 FAX: 801-655-0109  
 946 E. 800 N. SUITE A  
 SPANISH FORK, UT 84660



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SHEET NO.

4

EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

FALCON RIDGE

ATLAS  
ENGINEERING  
L.L.C.



PHONE: 801-655-0566  
FAX: 801-655-0109  
846 E. 900 N. SUITE A  
SPANISH FORK, UT 84660

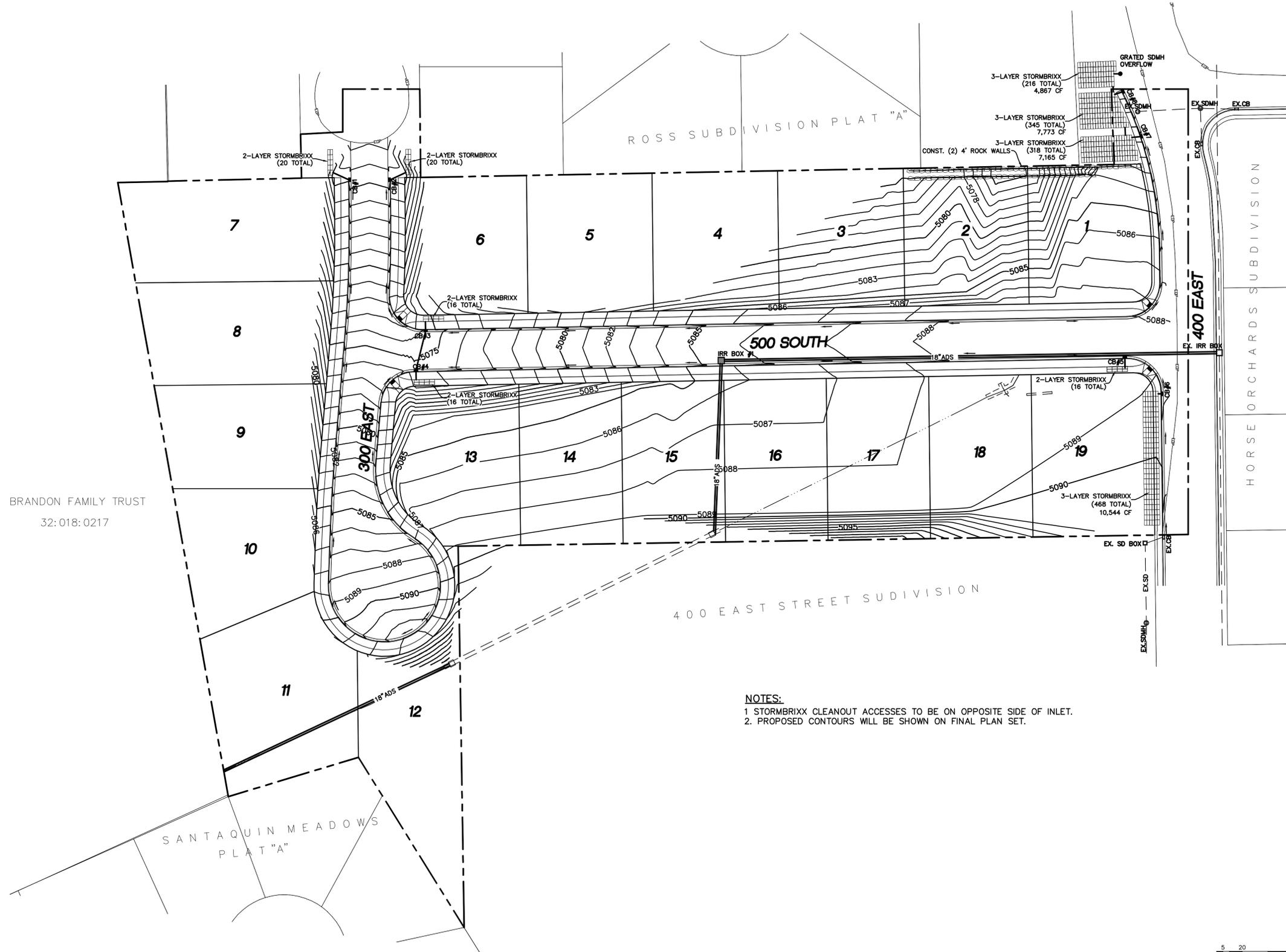
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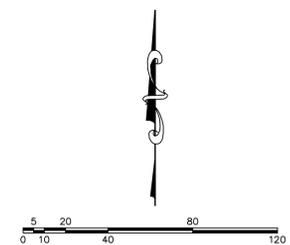
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SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'



BRANDON FAMILY TRUST  
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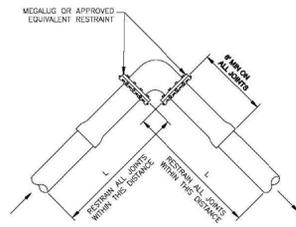
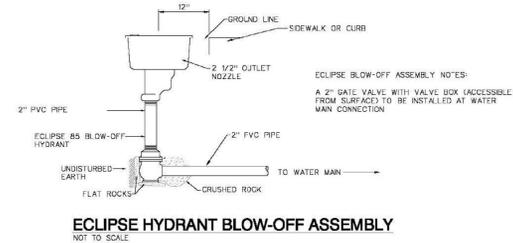
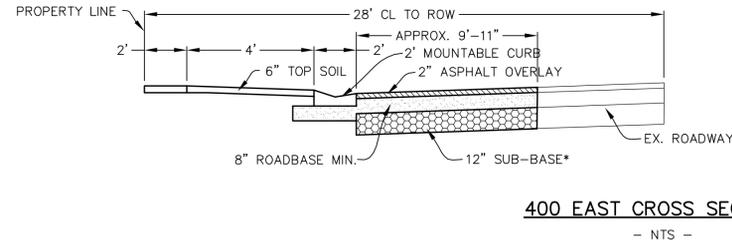
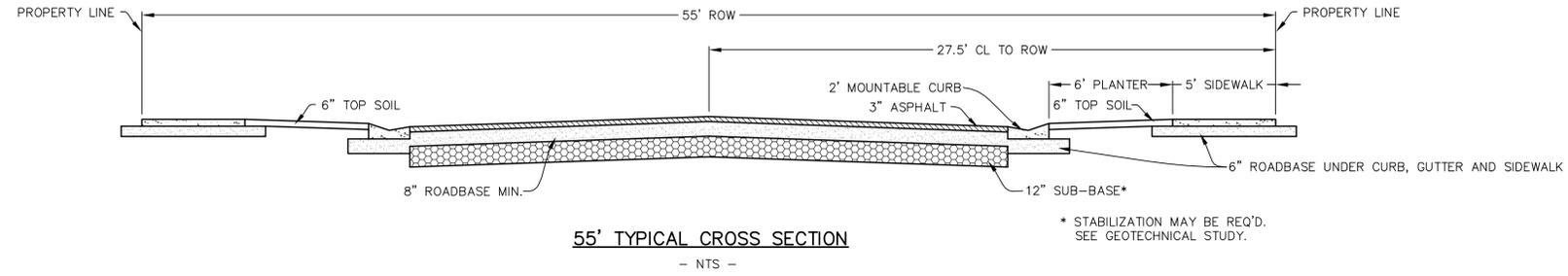


**NOTES:**  
 1. STORMBRIXX CLEANOUT ACCESSES TO BE ON OPPOSITE SIDE OF INLET.  
 2. PROPOSED CONTOURS WILL BE SHOWN ON FINAL PLAN SET.



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

SHEET NO.		5	
GRADING PLAN		SANTAQUIN CITY, UTAH	
FALCON RIDGE		PHONE: 801-655-0566 FAX: 801-655-0109 846 E. 900 N. SUITE A SPANISH FORK, UT 84660	
ATLAS ENGINEERING		L.L.C. 	
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EXAMPLE:  
PIPE = 6" PVC  
L = 28'

PVC HORIZONTAL BEND RESTRAINED LENGTHS IN FT.		PIPE SIZE							
BEND ANGLE	4	8	10	12	14	16	18	20	
L/50	20	28	37	44	52	59	67	73	81

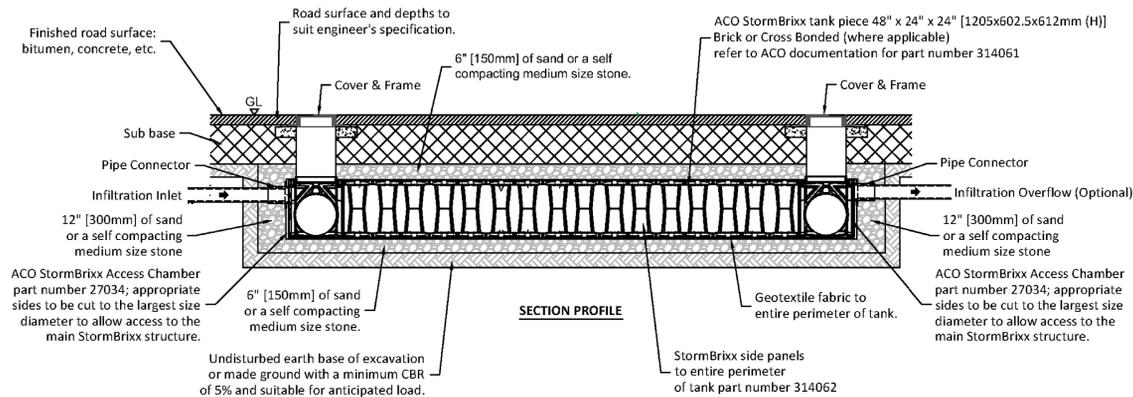
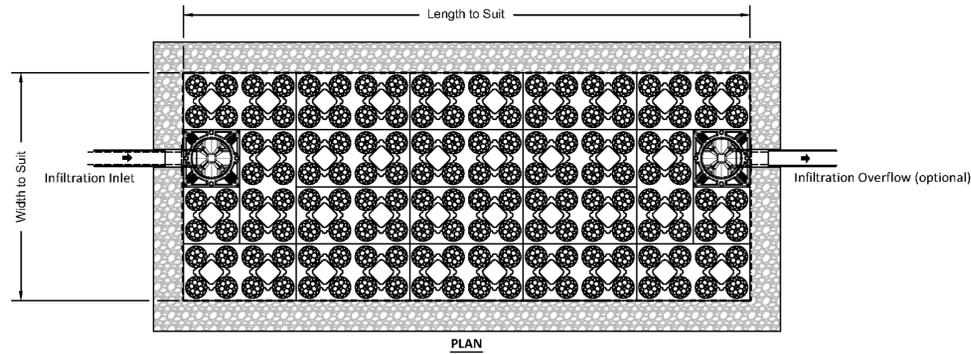
NOTES:  
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

DIP HORIZONTAL BEND RESTRAINED LENGTHS IN FT.		PIPE SIZE						
BEND ANGLE	4	8	10	12	14	16	20	
90	15	21	28	34	40	45	51	52

NOTES:  
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

NOTE:  
1. THRUST BLOCK NOT SHOWN FOR CLARITY

BASED ON:  
TEST PRESSURE: 200 PSI  
SOIL TYPES: OM - SILTY GRAVELL, GRAVEL-SAND-SILT MIXTURE  
BURIAL DEPTH: 4 FT.  
TRENCH TYPE: S - PIPE BEDDED IN COMPACTED GRANULAR MATERIAL TO THE CENTER LINE OF PIPE, 4" MIN. UNDER PIPE, COMPACTED GRANULAR OR SELECT MATERIAL TO TOP OF PIPE, APPROXIMATELY 50% OF MODIFIED PROCTOR, AASHTO T-99  
SAFETY FACTOR: 1.5  
\* CALCULATIONS DERIVED FROM CDAA IRON SALES



Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

- (1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
- (2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
- (3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
- (4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at [info@acousa.com](mailto:info@acousa.com)

SBD-1L-RA	<b>INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)</b>	<b>ACO Polymer Products, Inc.</b>
	INSTALLATION DRAWING - ACO STORMBRIXX	825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9698 Fax: 520-421-9699
DATE: 11/24/15	Arizona Tel: 888-490-9552	9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235
ISSUE: A	e-mail: <a href="mailto:info@acousa.com">info@acousa.com</a>	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-902-1063
	Ohio Tel: 800-543-4764	South Carolina Tel: 800-543-4764
	<a href="http://www.acousa.com">www.acousa.com</a>	

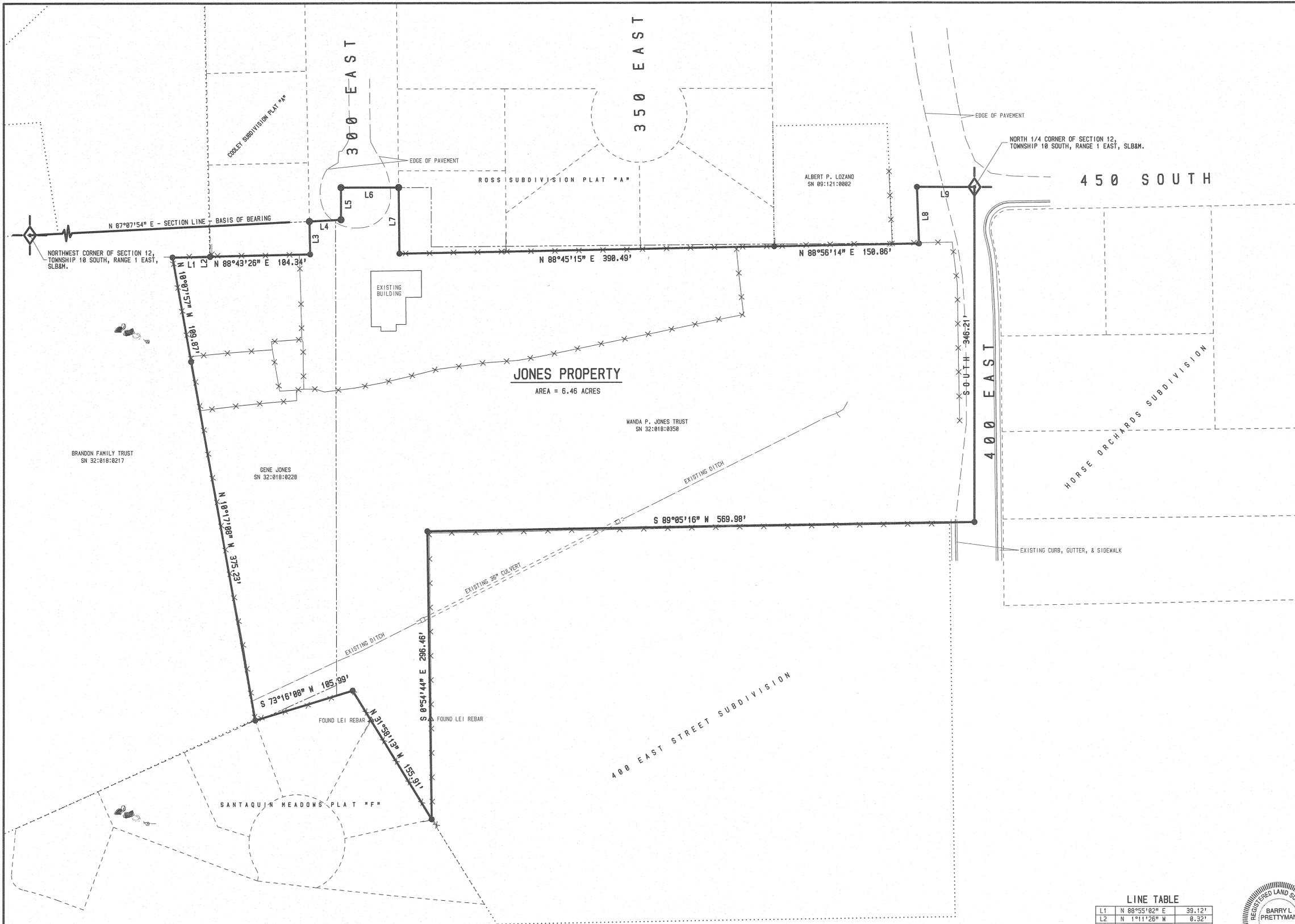
SHEET NO.  
**DT-01**

DETAIL SHEET  
**SANTAQUIN CITY, UTAH**

**FALCON RIDGE**  
**ATLAS ENGINEERING**  
**L.L.C.**

PHONE: 801-855-0566  
FAX: 801-855-0100  
546 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

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**SURVEYED BOUNDARY DESCRIPTION:**  
 BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 89°05'16" WEST 569.98 FEET; (2) SOUTH 0°54'44" EAST 296.46 FEET TO THE NORTH LINE OF SANTAQUIN MEADOWS PLAT #F; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) NORTH 31°58'13" WEST 155.91 FEET, (2) SOUTH 79°16'08" WEST 105.99 FEET; THENCE NORTH 10°17'08" WEST 375.23 FEET ALONG A FENCE; THENCE NORTH 10°07'57" WEST 189.87 FEET ALONG A FENCE; THENCE NORTH 88°55'02" EAST 39.12 FEET; THENCE NORTH 1°11'26" WEST 0.32 FEET; THENCE NORTH 88°43'26" EAST 104.34 FEET ALONG THE SOUTH LINE OF COOLEY PLAT #A; THENCE NORTH 1°12'37" WEST 34.24 FEET ALONG THE EAST LINE OF SAID COOLEY SUBDIVISION; THENCE NORTH 87°08'22" EAST 32.99 FEET; THENCE NORTH 33.35 FEET; THENCE EAST 60.11 FEET TO THE WEST LINE OF ROSS SUBDIVISION PLAT #A; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 0°37'45" EAST 68.64 FEET, (2) NORTH 88°56'15" EAST 390.49 FEET; THENCE NORTH 88°56'14" EAST 150.86 FEET; THENCE NORTH 2°04'00" WEST 58.63 FEET; THENCE EAST 68.80 FEET TO THE POINT OF BEGINNING. CONTAINING 6.46 ACRES.

**NARRATIVE:**  
 BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 87°07'54" E BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.)  
 PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

**SURVEYORS CERTIFICATE:**  
 I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
*Barry L. Prettyman* DATE: *Jan 14 2021*  
 BARRY L. PRETTYMAN

**LEGEND:**  
 ● = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.  
 --- JONES DEED LINES  
 - - - - - ADJACENT LAND OWNER DEED LINES  
 x x x EXISTING FENCES

**LINE TABLE**

L1	N 88°55'02" E	39.12'
L2	N 1°11'26" W	0.32'
L3	N 1°12'37" W	34.24'
L4	N 87°08'22" E	32.99'
L5	N O R T H	33.35'
L6	E A S T	60.11'
L7	S 0°37'45" E	68.64'
L8	N 2°04'00" W	58.63'
L9	E A S T	68.80'

