

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).

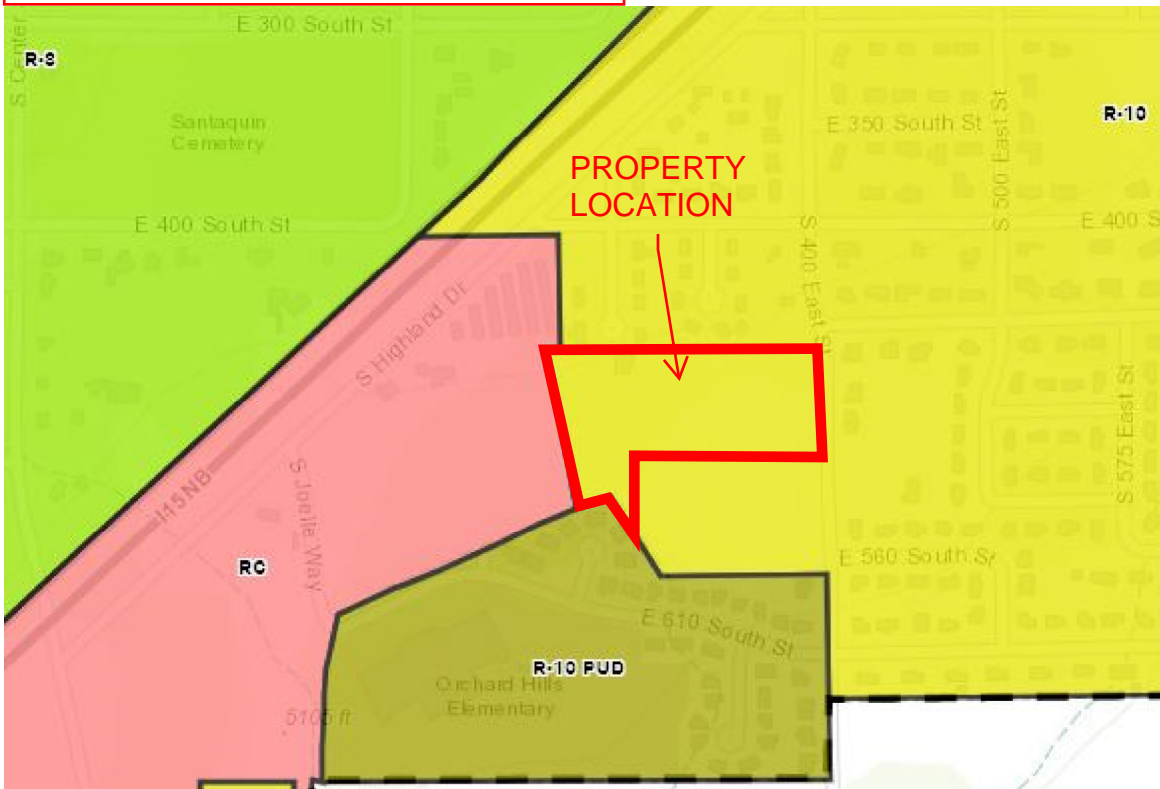
Recommended Motion: "Motion to approve the Falcon Ridge Subdivision with the following condition:

- All planning and engineering redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Preliminary Plan

ATTACHMENT 1: ZONING AND LOCATION MAP



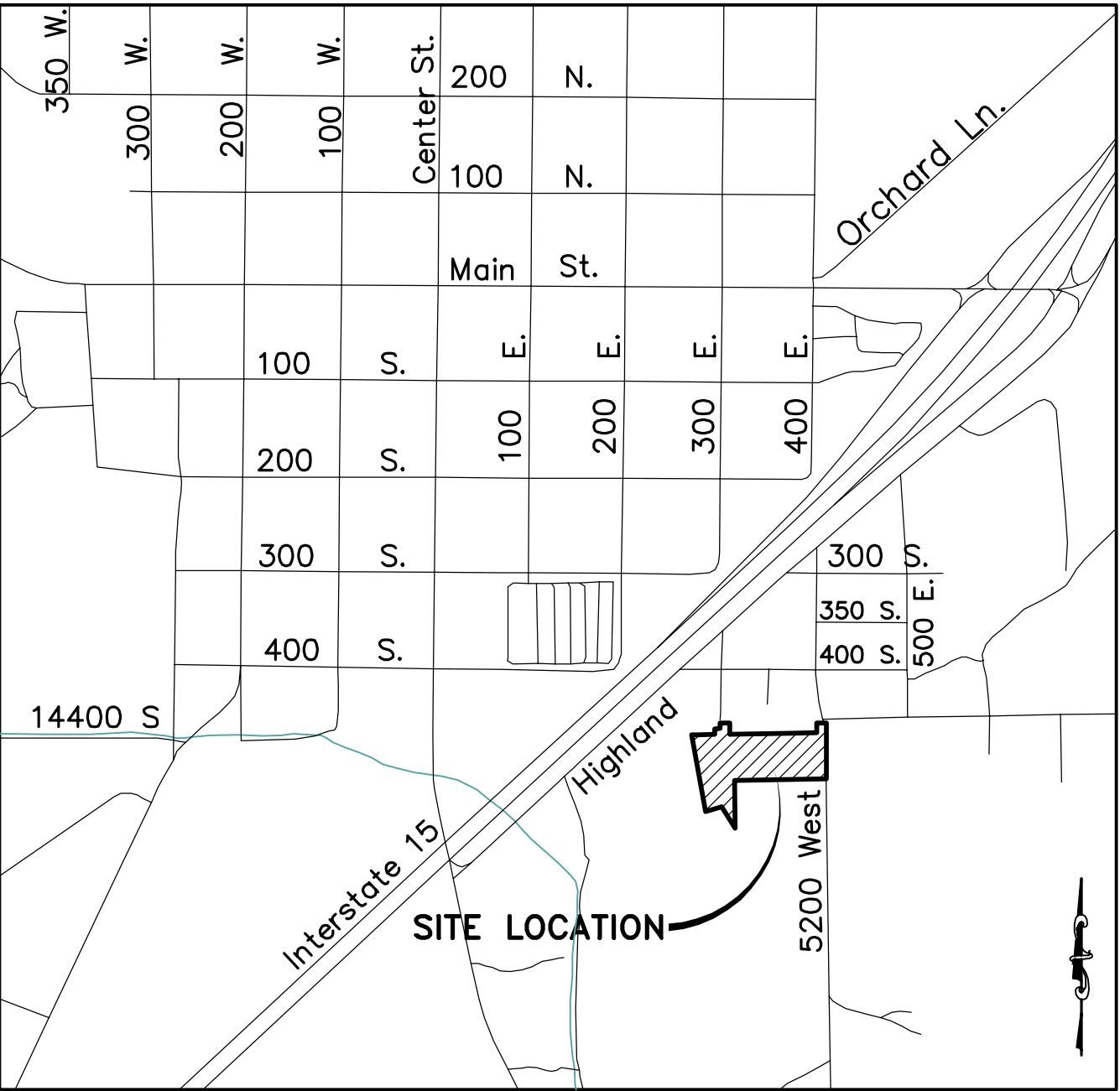
FALCON RIDGE
A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
APRIL 2021

-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

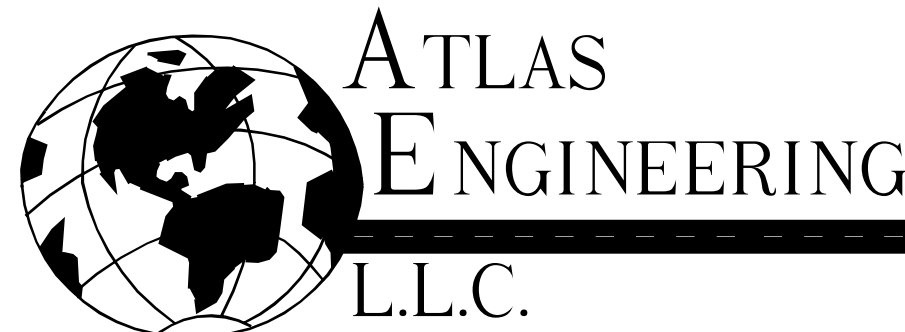
DATA TABLE:
ZONING CLASSIFICATION= R-10
OF LOTS= 19
TOTAL ACREAGE= 6.46
LOT ACREAGE= 4.76
ROW ACREAGE= 1.70
LOTS/ACRE= 2.94

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.



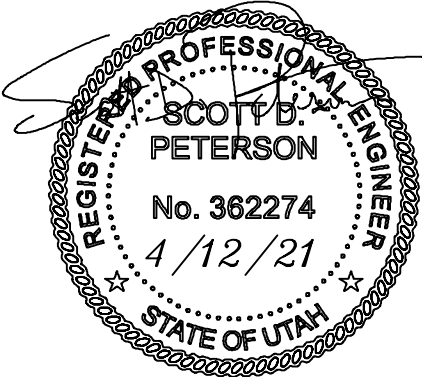
VICINITY MAP
-NTS-

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

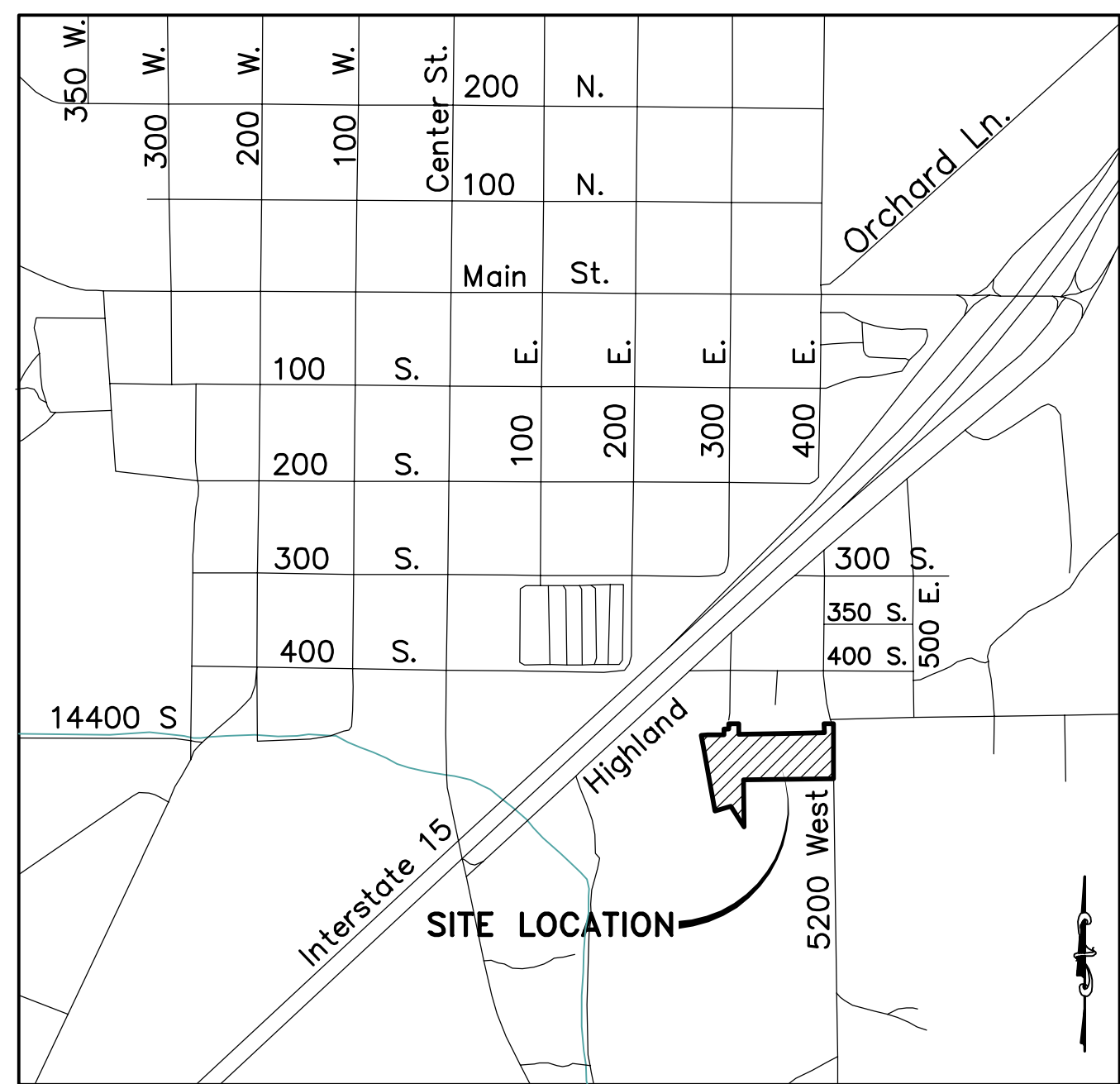
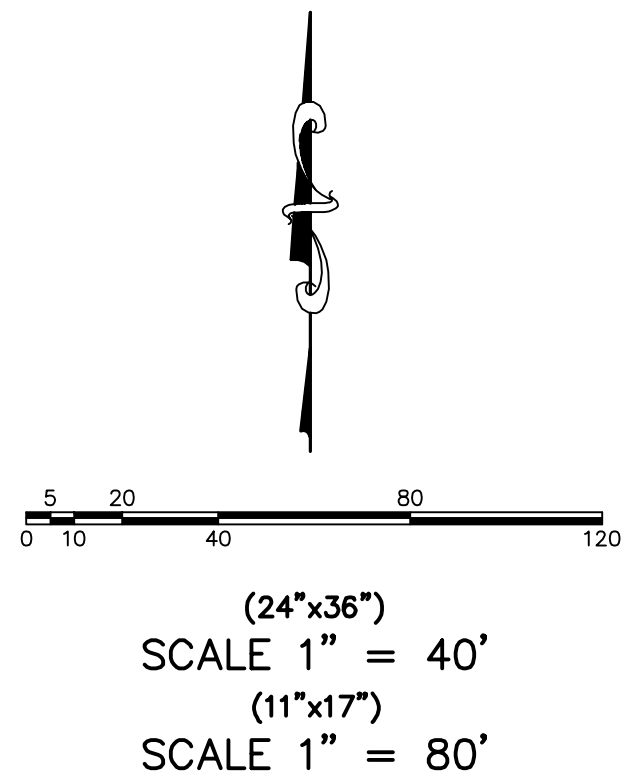


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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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

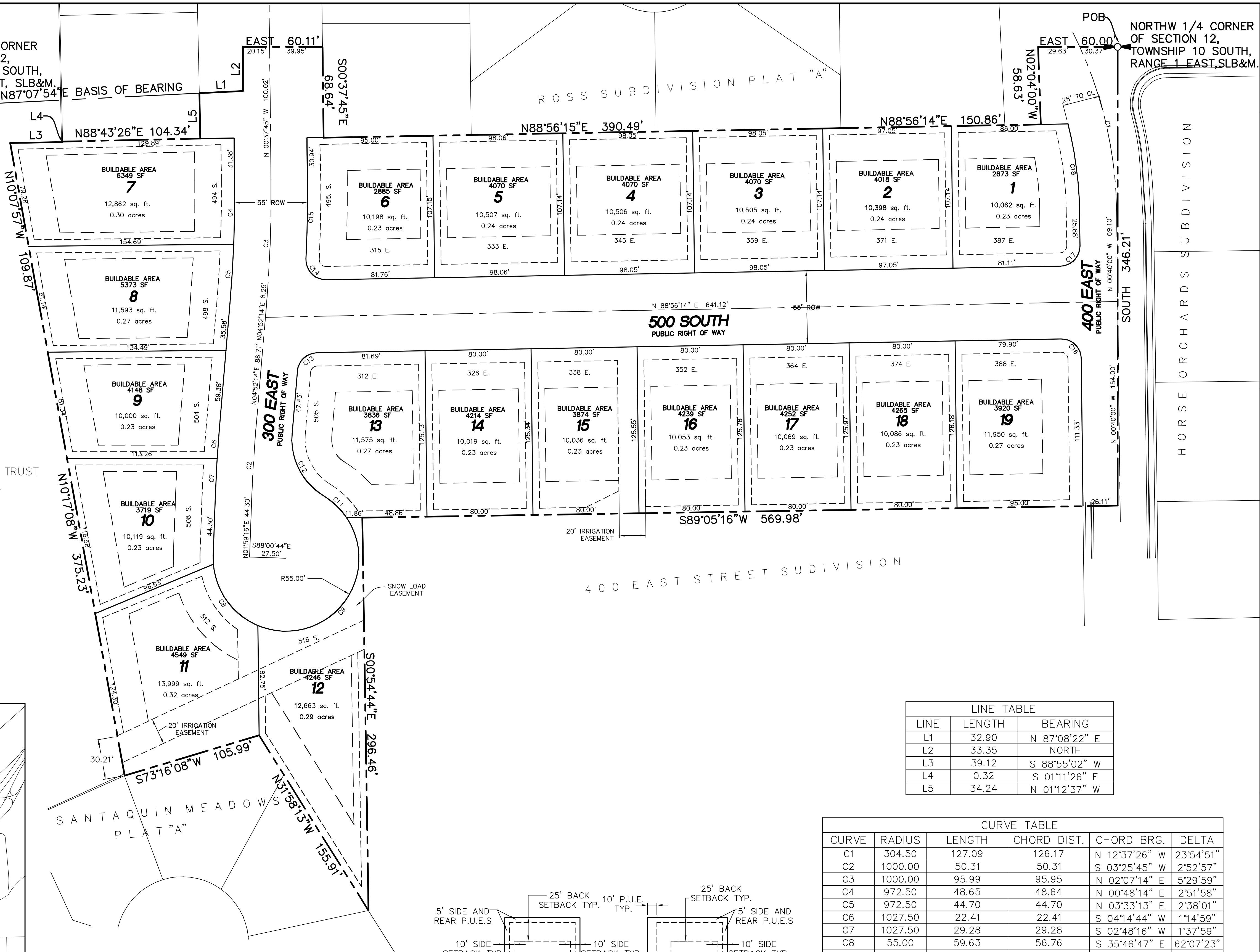


BOUNDARY DESCRIPTION:
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 89°05'16" 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 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.

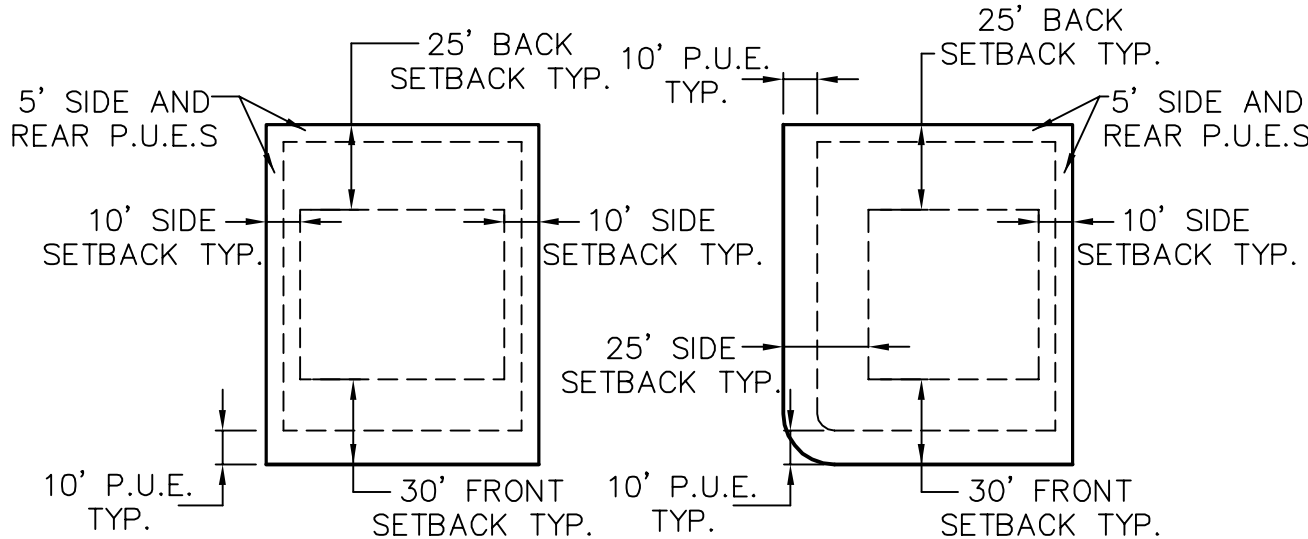


VICINITY MAP
-NTS-

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	58.76	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"

SHEET NO.

2

PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

FALCON RIDGE

ATLAS

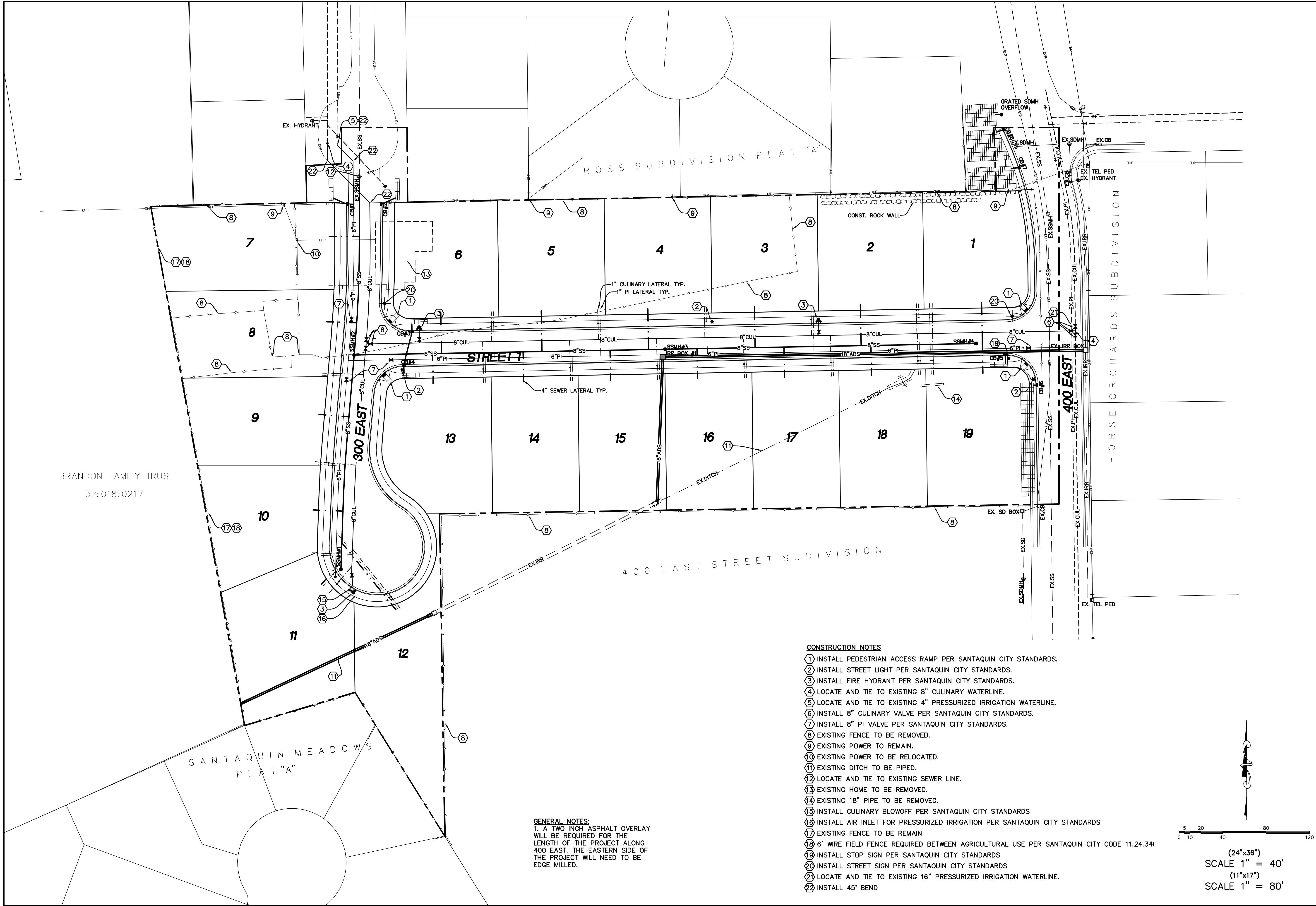
ENGINEERING

L.L.C.



PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660

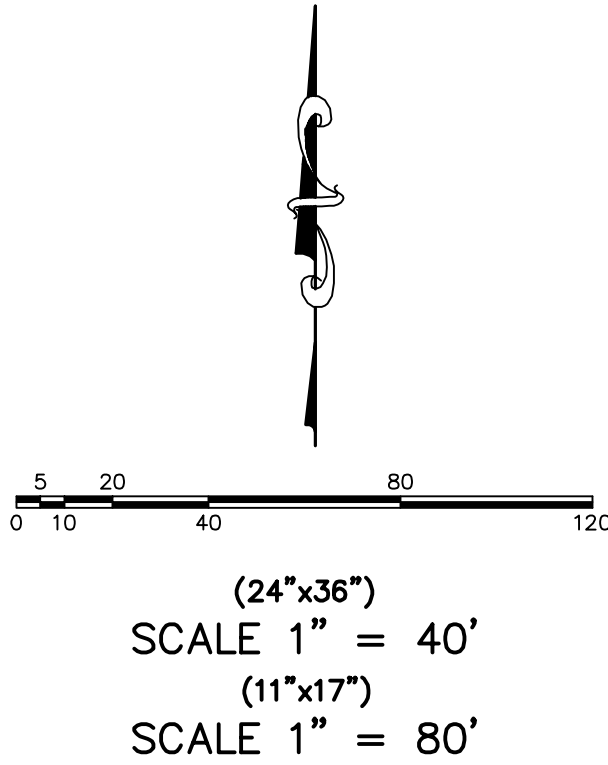
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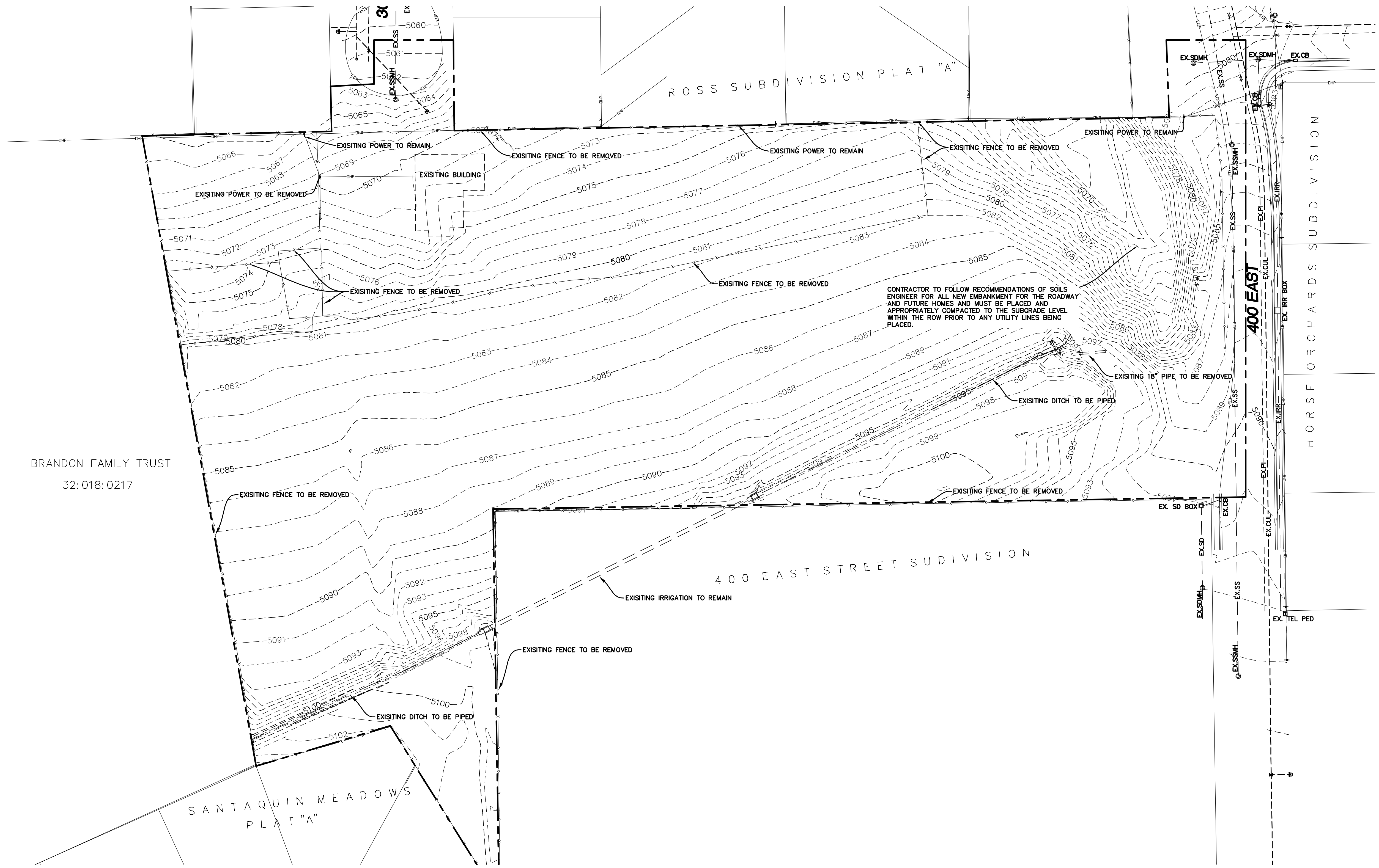
BRANDON FAMILY TRUST
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GENERAL NOTES:
1. A TWO INCH ASPHALT OVERLAY
WILL BE REQUIRED FOR THE
LENGTH OF THE PROJECT ALONG
400 EAST. THE EASTERN SIDE OF
THE PROJECT WILL NEED TO BE
EDGE MILLED.

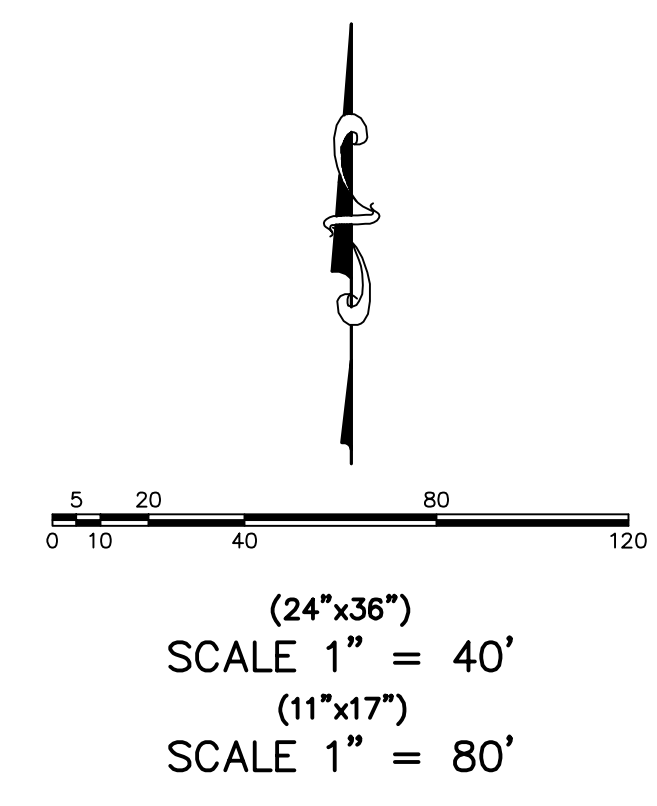
- CONSTRUCTION NOTES
- 1) INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
 - 2) INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 - 3) INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
 - 4) LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
 - 5) LOCATE AND TIE TO EXISTING 4" PRESSURIZED IRRIGATION WATERLINE.
 - 6) INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
 - 7) INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
 - 8) EXISTING FENCE TO BE REMOVED.
 - 9) EXISTING POWER TO REMAIN.
 - 10) EXISTING POWER TO BE RELOCATED.
 - 11) EXISTING DITCH TO BE PIPED.
 - 12) LOCATE AND TIE TO EXISTING SEWER LINE.
 - 13) EXISTING HOME TO BE REMOVED.
 - 14) EXISTING 18" PIPE TO BE REMOVED.
 - 15) INSTALL CULINARY BLOWOFF PER SANTAQUIN CITY STANDARDS
 - 16) INSTALL AIR INLET FOR PRESSURIZED IRRIGATION PER SANTAQUIN CITY STANDARDS
 - 17) EXISTING FENCE TO BE REMAIN
 - 18) 6' WIRE FIELD FENCE REQUIRED BETWEEN AGRICULTURAL USE PER SANTAQUIN CITY CODE 11.24.34(
 - 19) INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS
 - 20) INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
 - 21) LOCATE AND TIE TO EXISTING 16" PRESSURIZED IRRIGATION WATERLINE.
 - 22) INSTALL 45' BEND



SHEET NO.		UTILITY PLAN		SANTAQUIN CITY, UTAH	
3					
FALCON RIDGE		ATLAS		ENGINEERING	
				L.L.C.	
				PHONE: 801-655-0566	
				FAX: 801-655-0109	
				846 E. 800 N. SUITE A	
				SPANISH FORK, UT 84660	
				4/12/2021	
				L. L. MIT	
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BRANDON FAMILY TRUST
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NO.	REVISIONS	BY	DATE
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FALCON RIDGE
ATLAS
ENGINEERING
L.L.C.

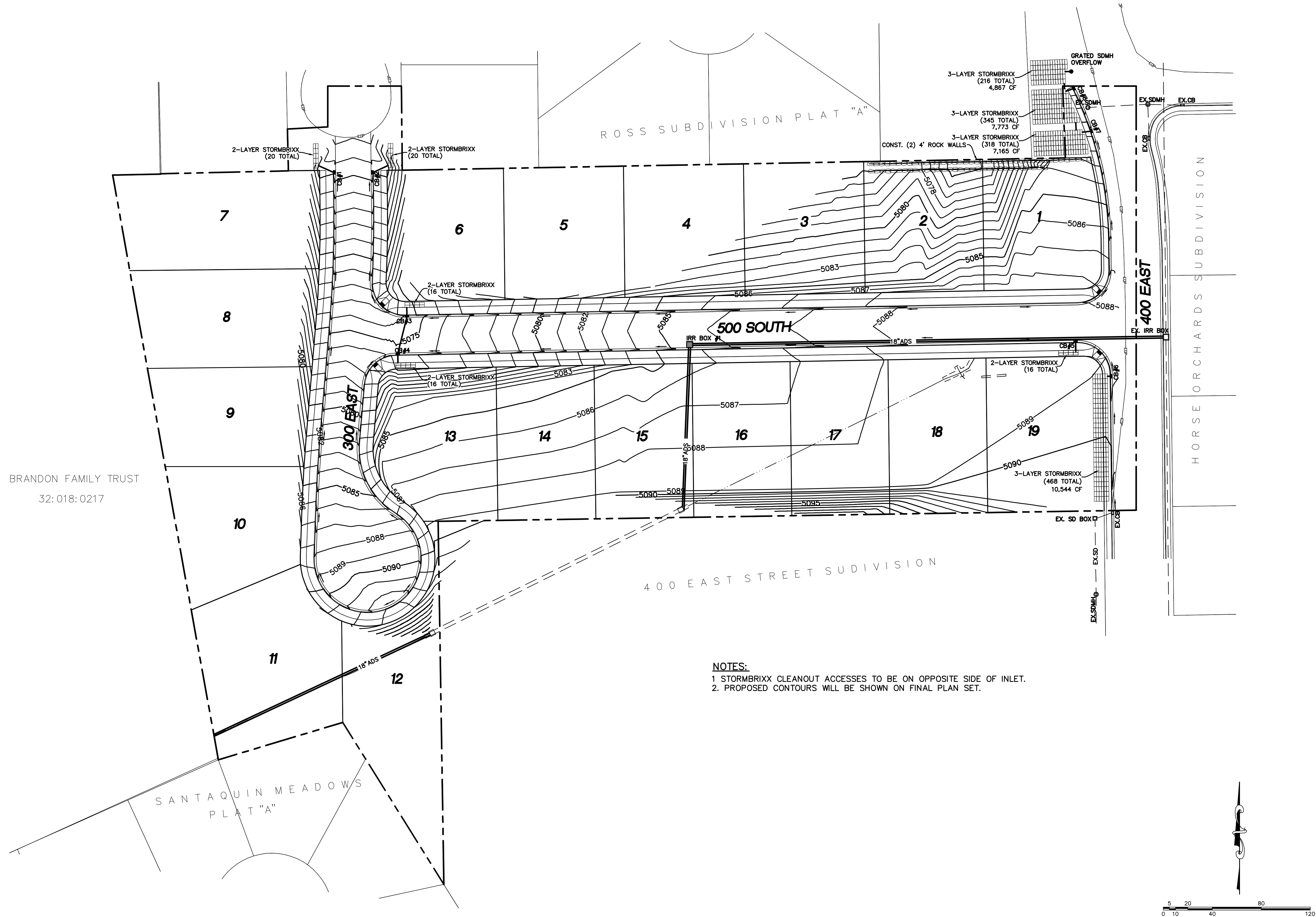
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EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

SHEET NO.

4



BRANDON FAMILY TRUST
32:018:0217

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

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NO. 12:2021\12-005_Falcon_Ridge\CAD\12-005-GRADING.dwg 4/12/2021 12:30:11 PM 2021			

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

FALCON RIDGE

ATLAS ENGINEERING L.L.C.

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FAX: 801-655-0109

846 E. 800 N. SUITE A

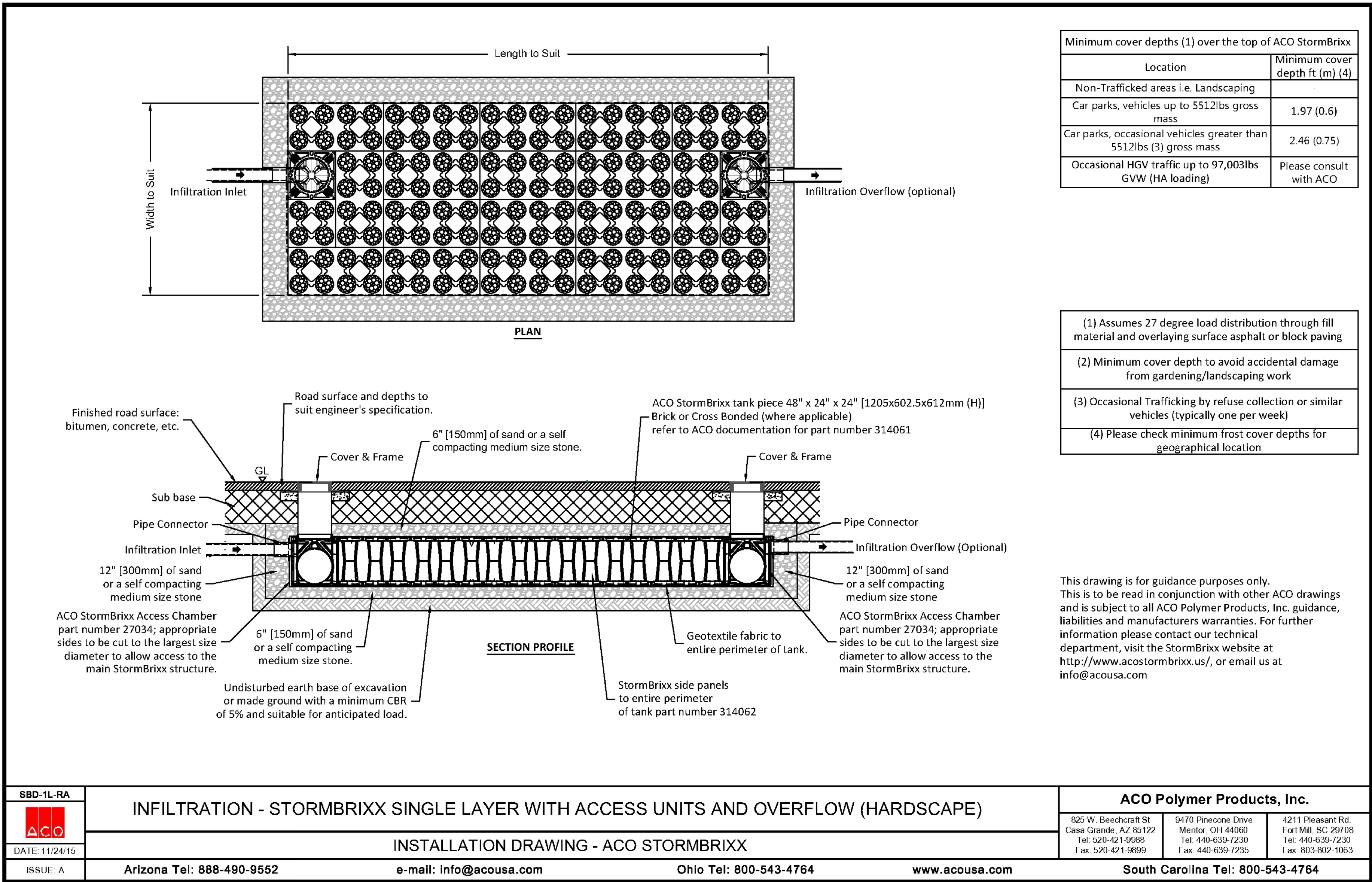
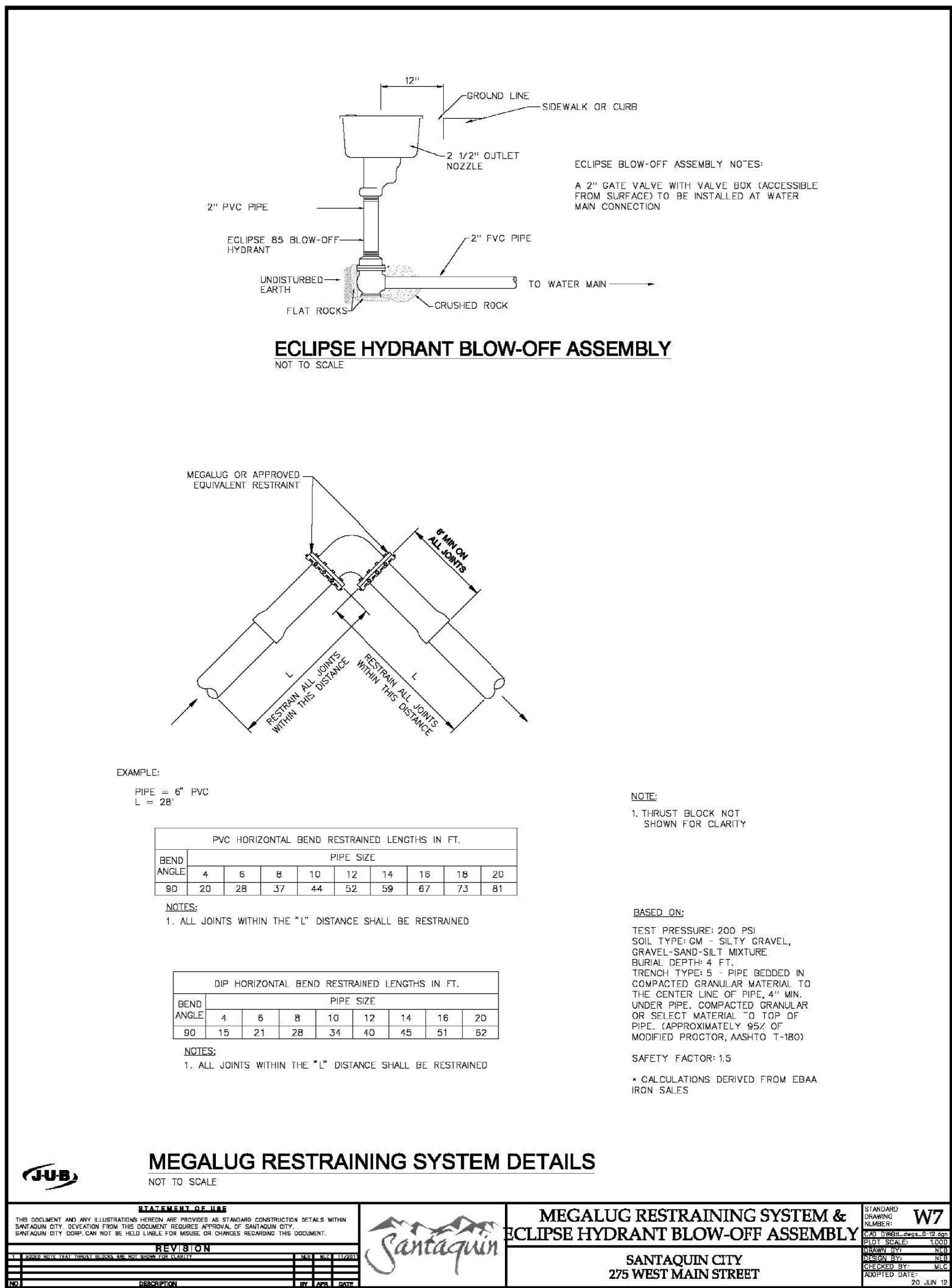
SPANISH FORK, UT 84660

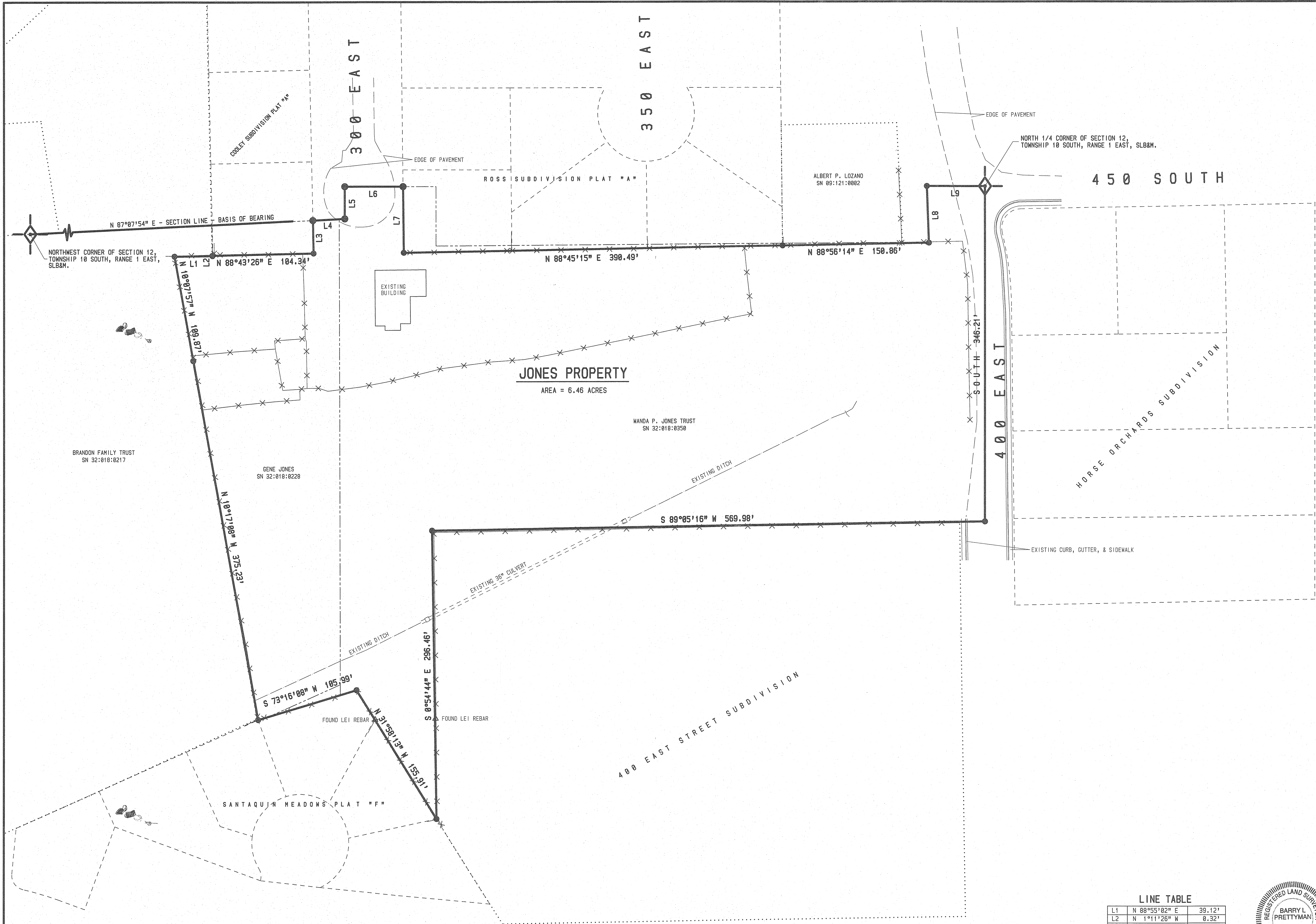
GRADING PLAN

SANTAQUIN CITY, UTAH

SHEET NO.

5





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 88°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 73°16'08" WEST 105.99 FEET; THENCE NORTH 10°07'08" WEST 375.23 FEET ALONG A FENCE; THENCE NORTH 10°07'15" WEST 109.97 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°43'28" 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 68.11 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 *Jan. 14, 2021*
BARRY L. PRETTYMAN DATE

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	68.11'	
L7	S 0°37'45" E	68.64'	
L8	N 2°04'00" W	58.63'	
L9	E A S T	68.80'	

