

# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 23, 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.

This review is for the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code or not. The Planning Commission will need to make a recommendation to the City Council.

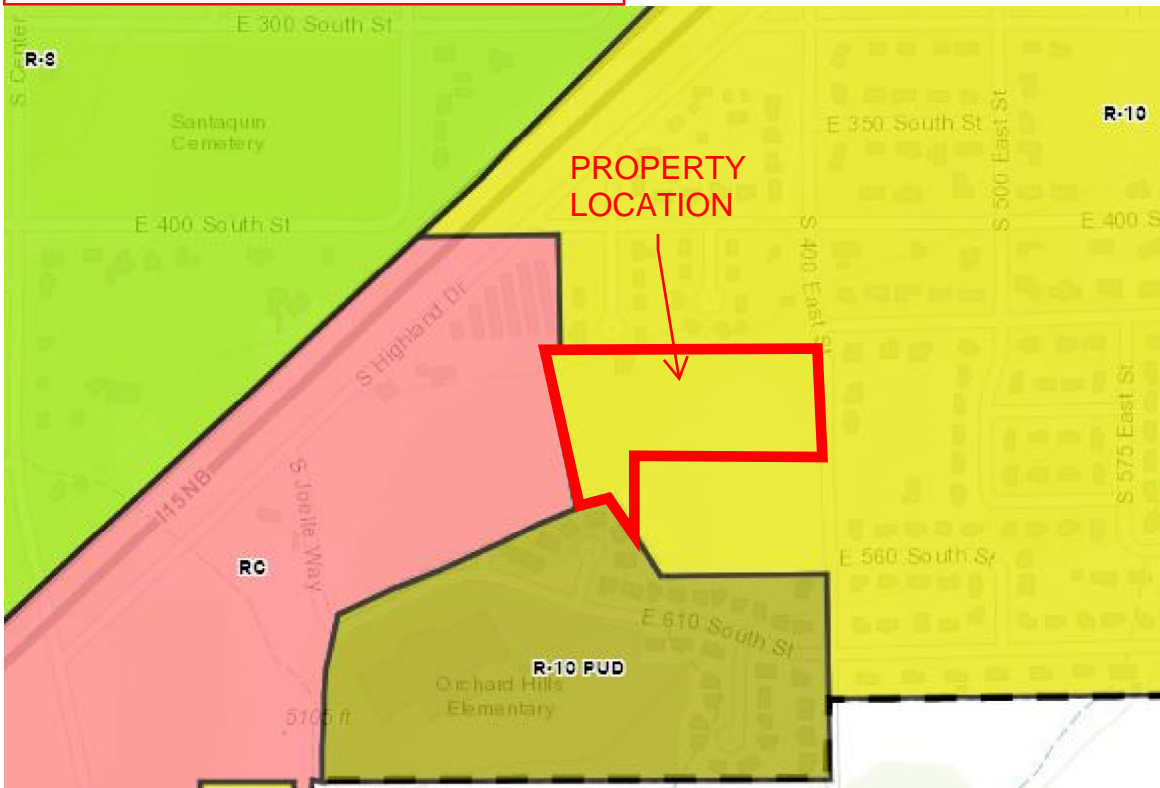
**Recommended Motion:** "Motion to recommend approval of the Falcon Ridge Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

**Attachments:**

1. Zoning and Location Map
2. Preliminary Plan

# ATTACHMENT 1: ZONING AND LOCATION MAP



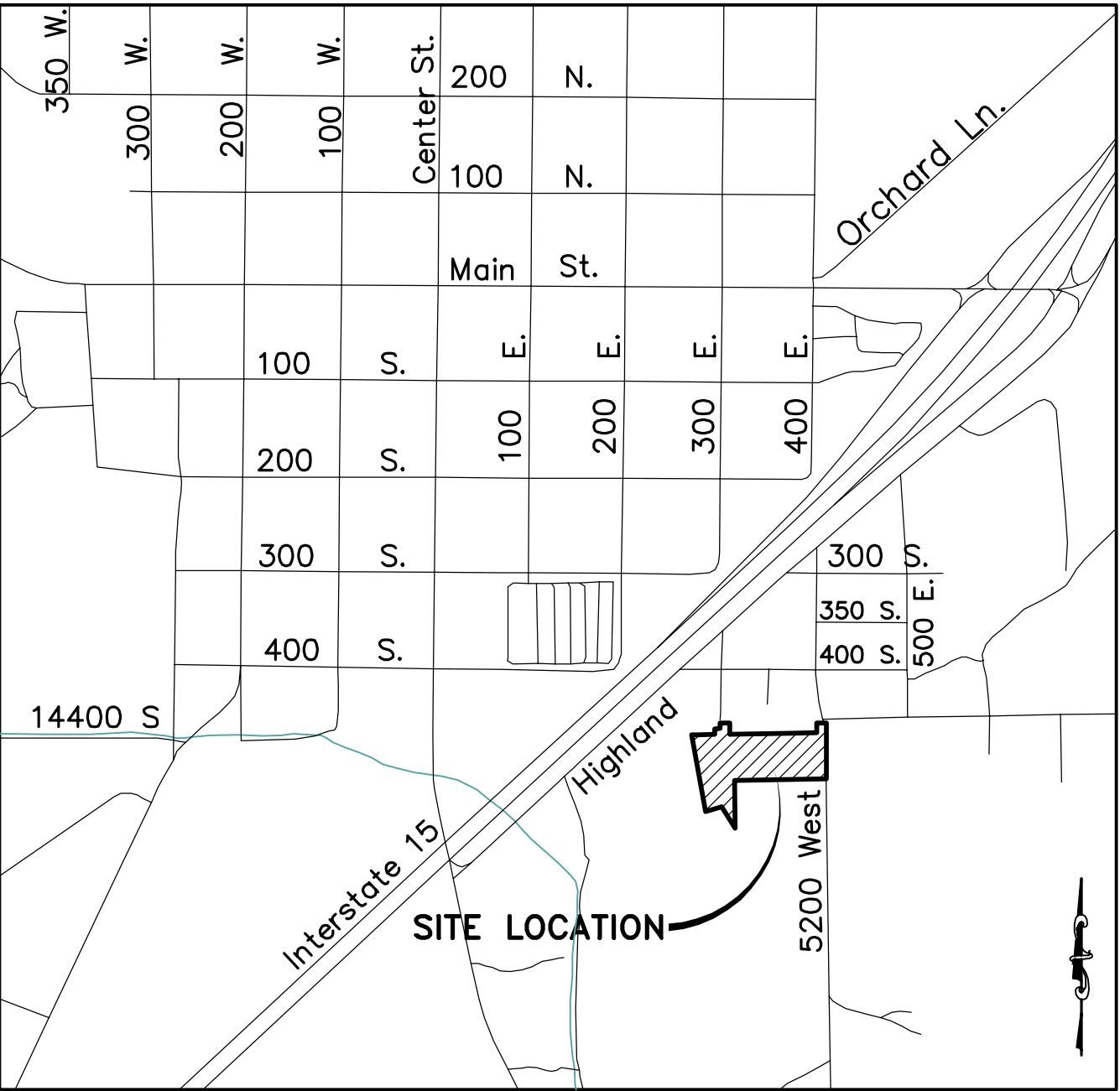
FALCON RIDGE  
A RESIDENTIAL SUBDIVISION  
SANTAQUIN, UTAH COUNTY, UTAH  
PRELIMINARY PLAN SET  
APRIL 2021

-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

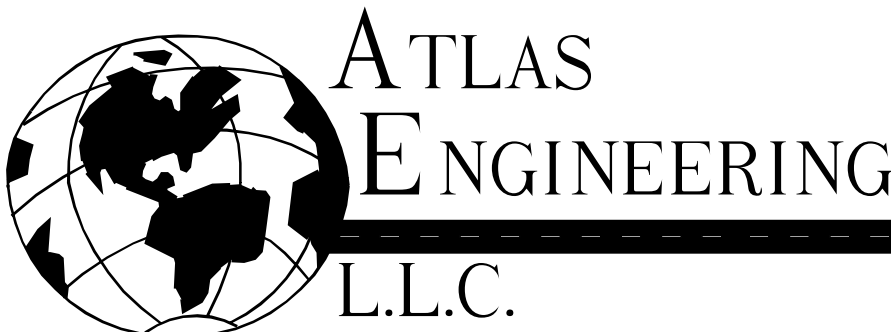
DATA TABLE:  
ZONING CLASSIFICATION= R-10  
# OF LOTS= 19  
TOTAL ACREAGE= 6.46  
LOT ACREAGE= 4.76  
ROW ACREAGE= 1.70  
LOTS/ACRE= 2.94

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.



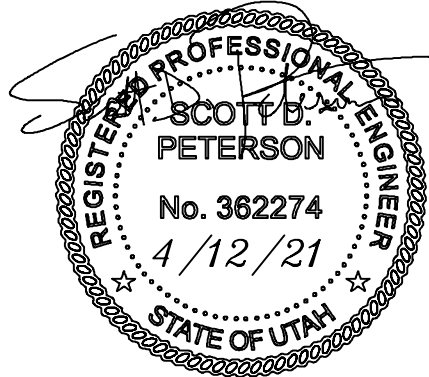
VICINITY MAP  
-NTS-

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



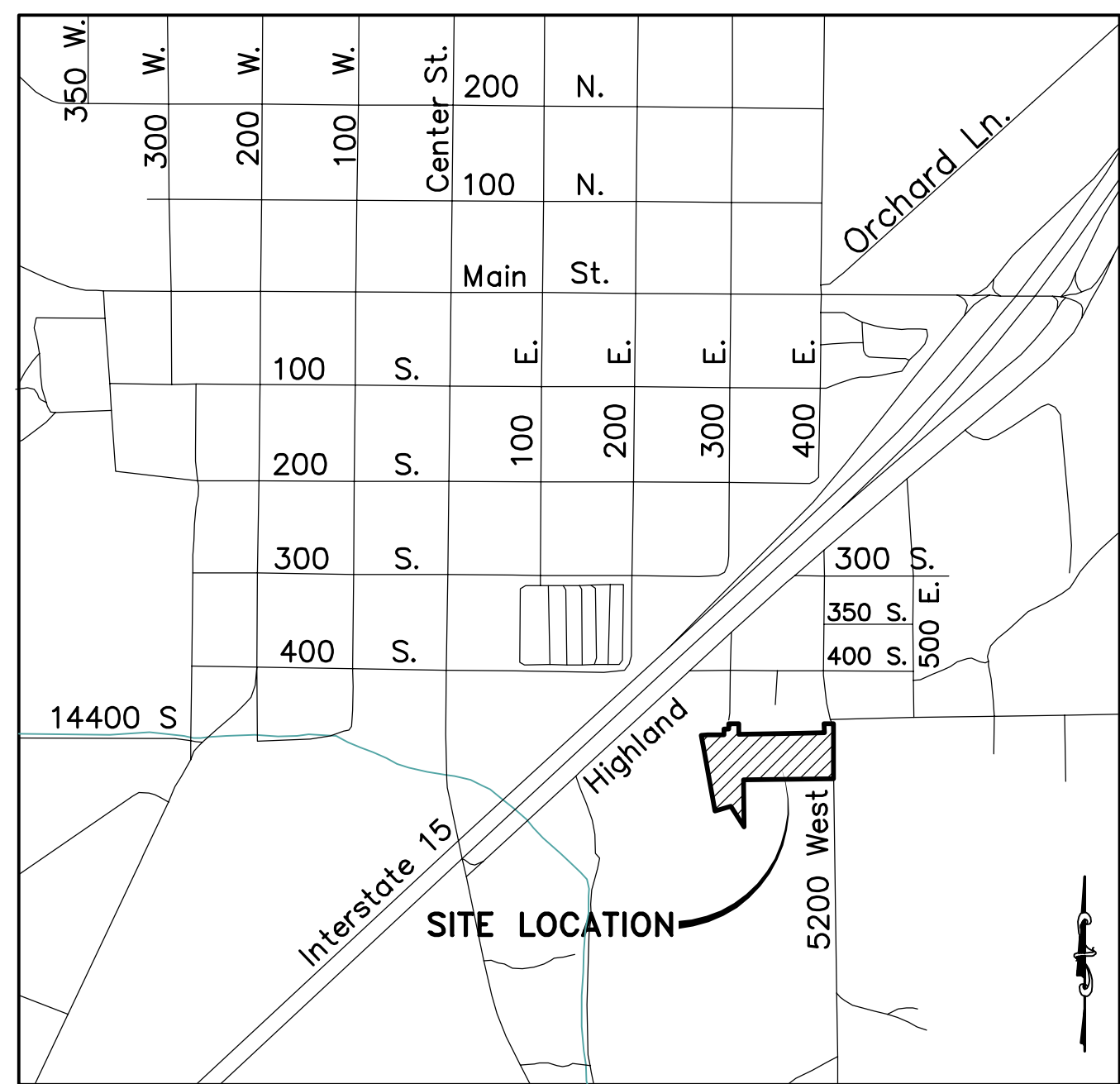
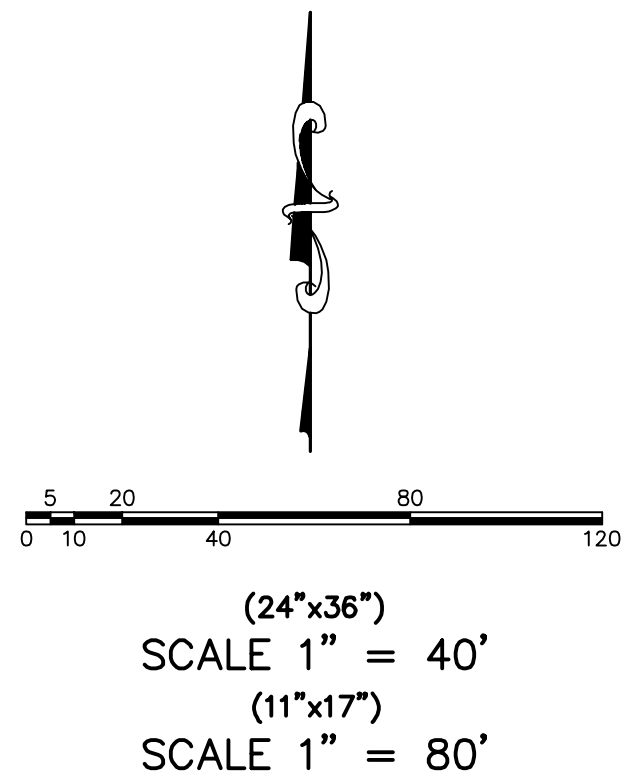
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

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



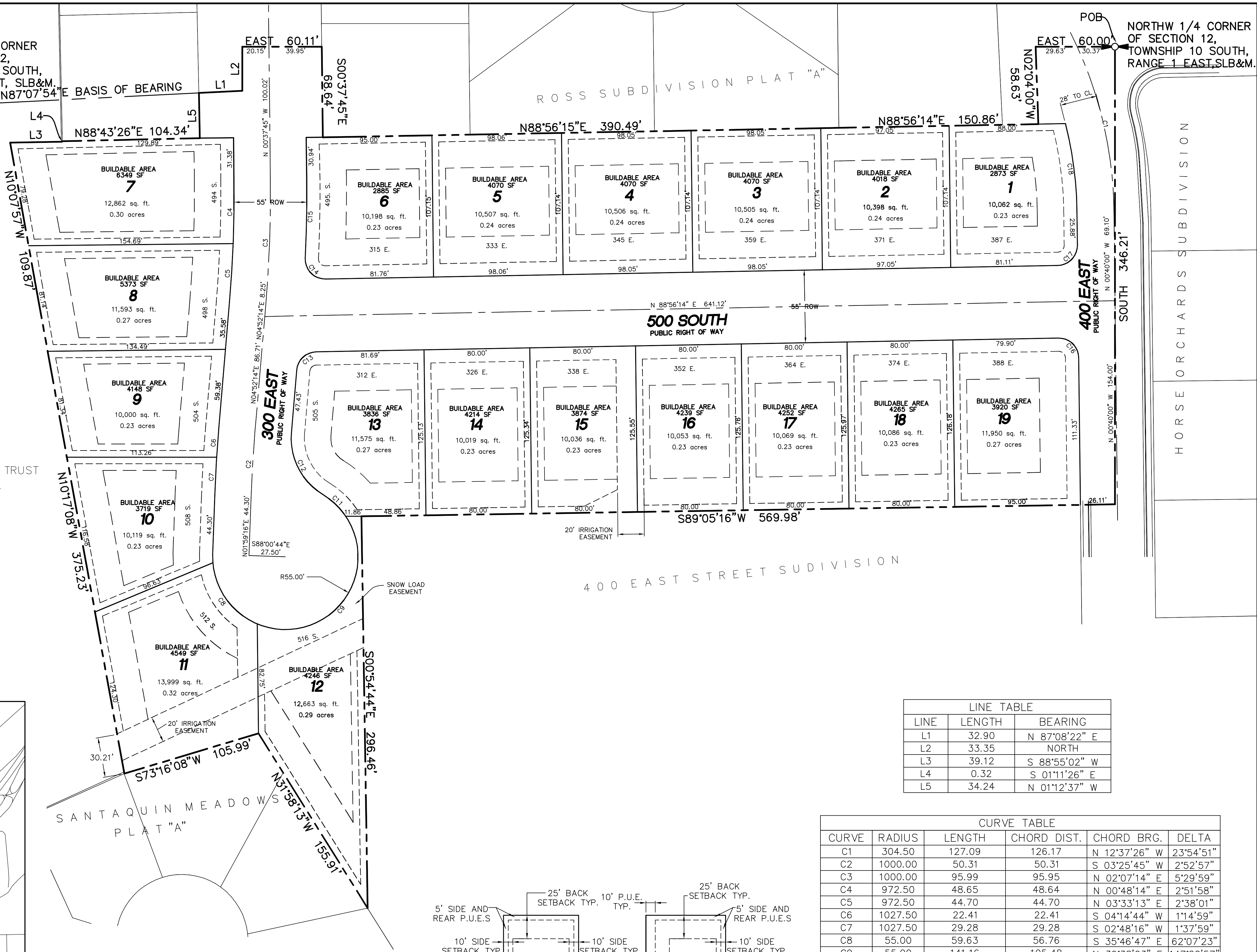


BOUNDARY DESCRIPTION:  
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 89°05'16"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

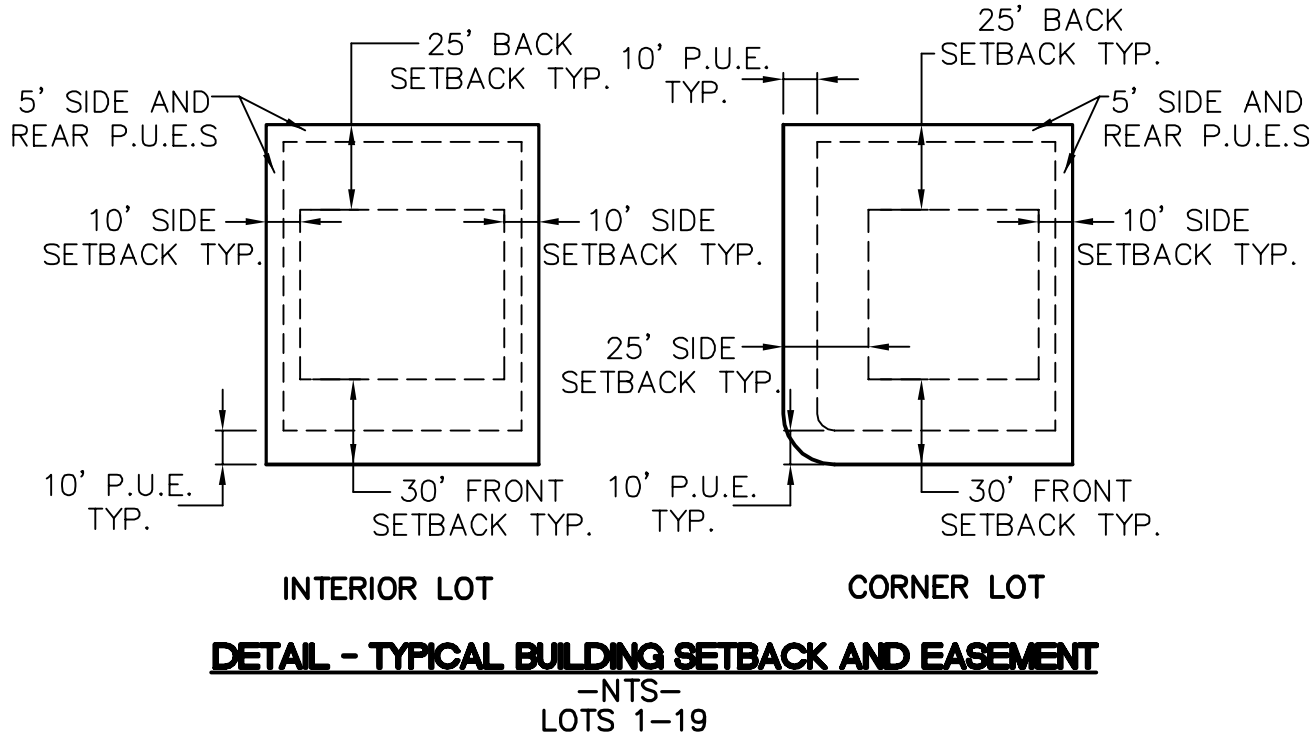


VICINITY MAP  
-NTS-

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

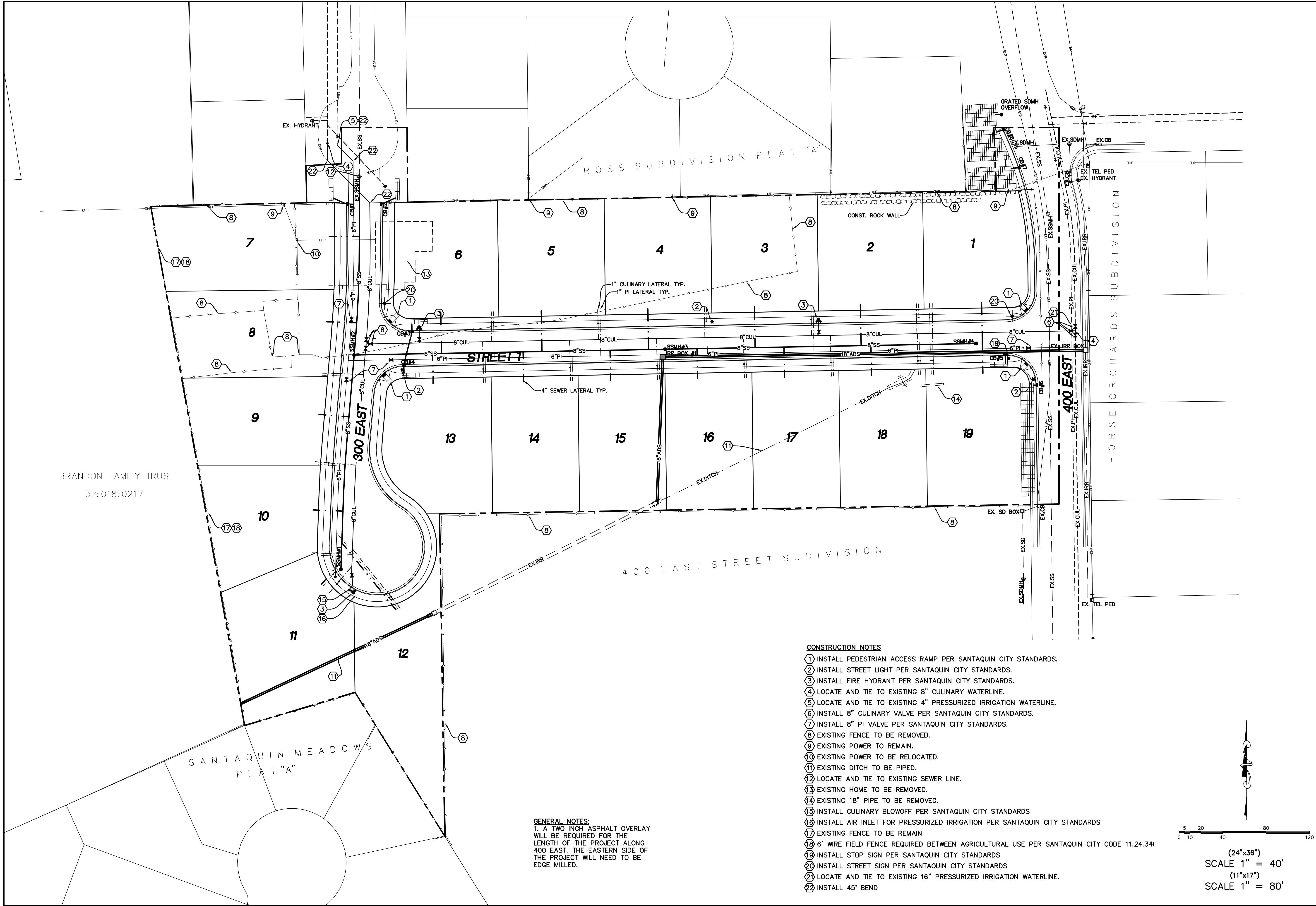
FALCON RIDGE



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

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SANTAQUIN MEADOWS  
PLAT "A"

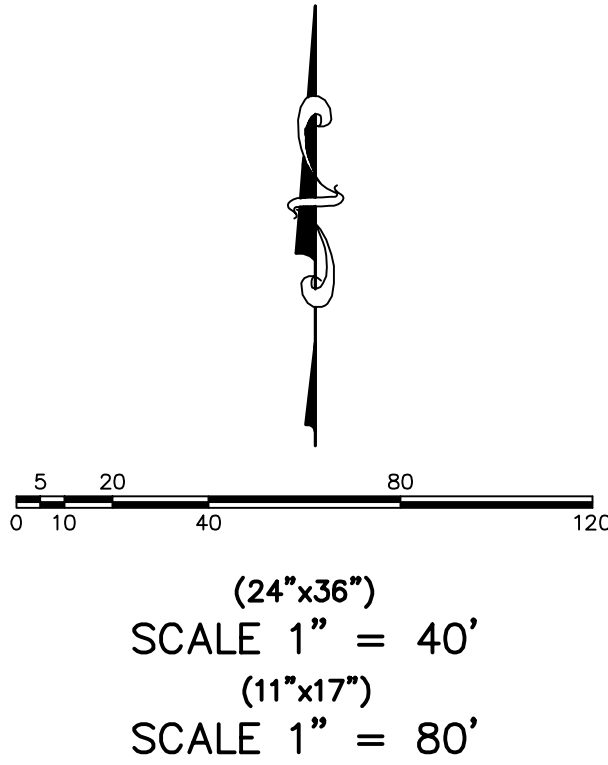
ROSS SUBDIVISION PLAT "A"

400 EAST STREET SUDIVISION

HORSE ORCHARDS SUBDIVISION

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 11.24.34C
  - 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



FALCON RIDGE

ATLAS

ENGINEERING

L.L.C.



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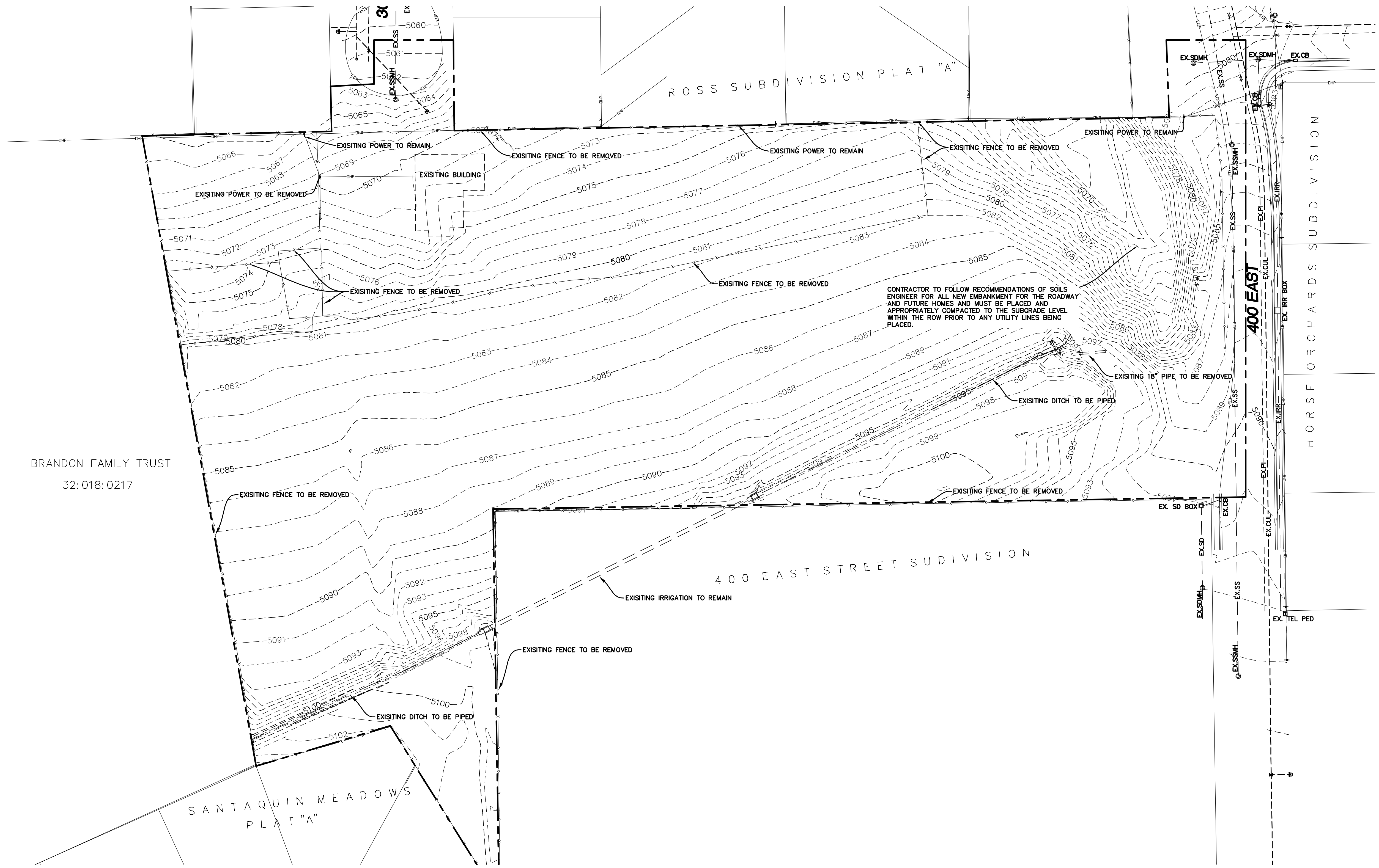
UTILITY PLAN

SANTAQUIN CITY, UTAH

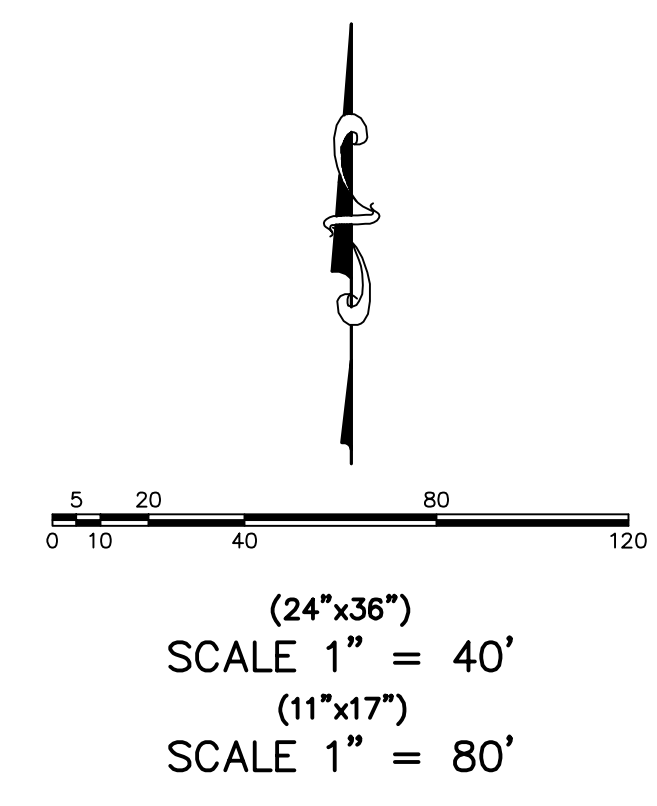
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BRANDON FAMILY TRUST  
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FALCON RIDGE  
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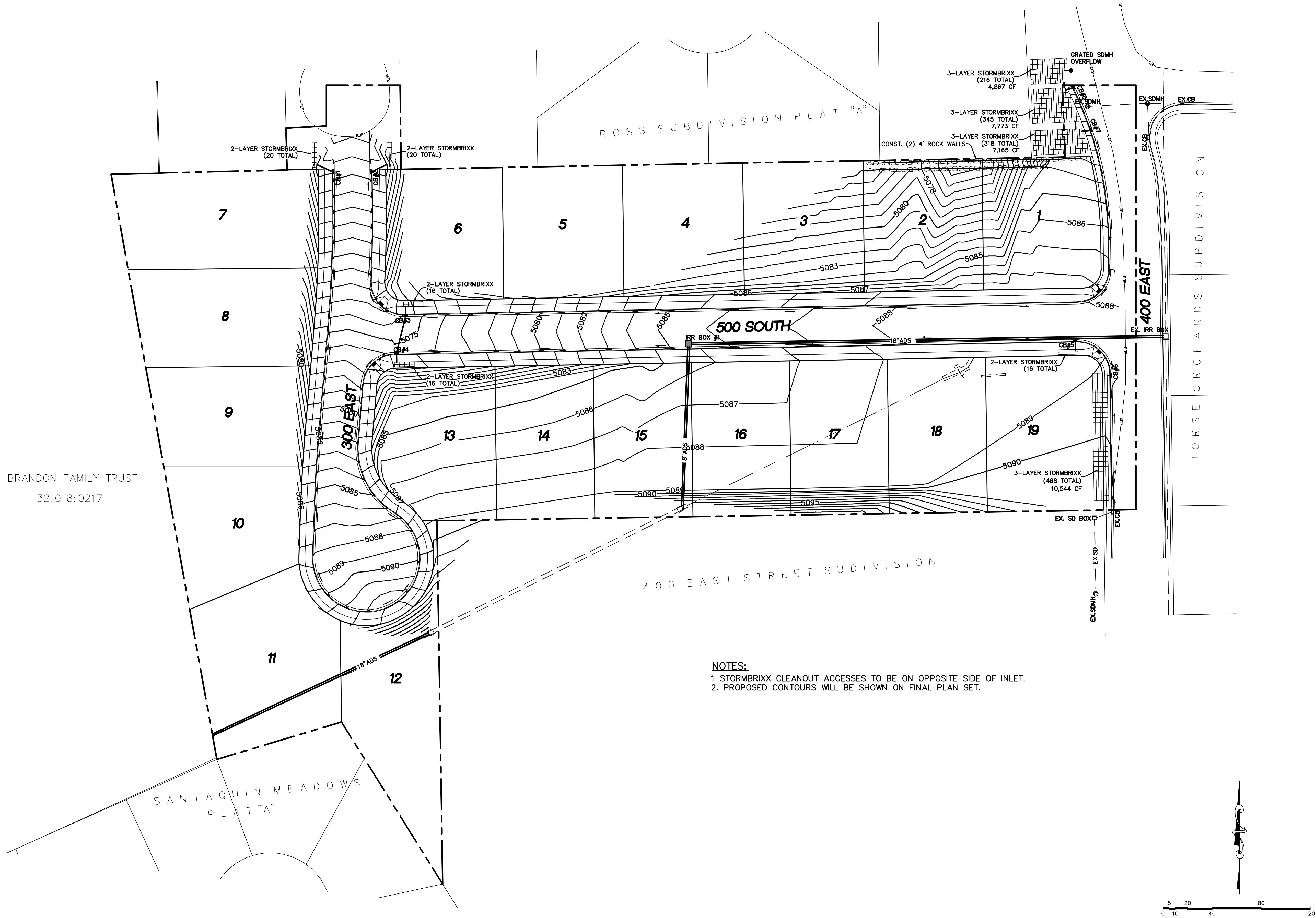
PHONE: 801-655-0566  
FAX: 801-655-0109  
546 E. 800 N. SUITE A  
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EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

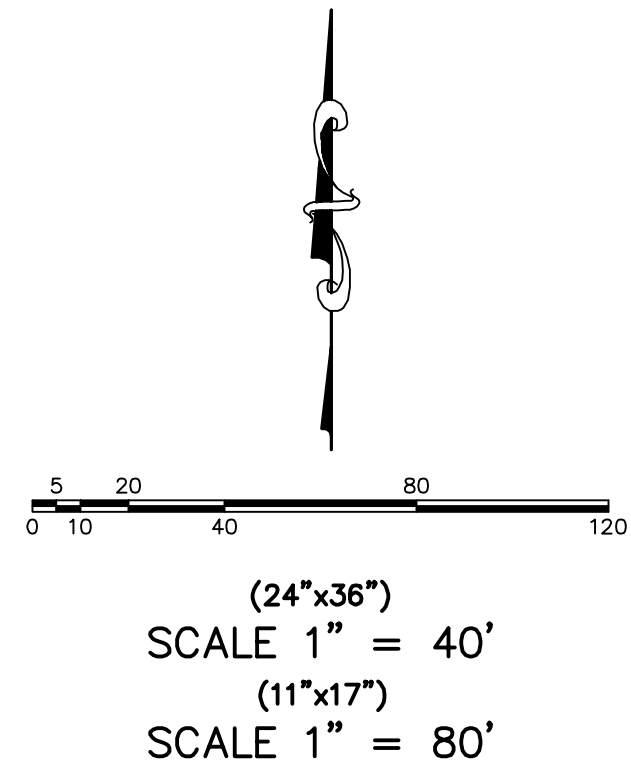
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BRANDON FAMILY TRUST  
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- NOTES:
- 1. STORMBRIXX CLEANOUT ACCESSES TO BE ON OPPOSITE SIDE OF INLET.
  - 2. PROPOSED CONTOURS WILL BE SHOWN ON FINAL PLAN SET.



SHEET NO.

5

GRADING PLAN

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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**ECLIPSE HYDRANT BLOW-OFF ASSEMBLY**  
NOT TO SCALE

**MEGALUG RESTRAINING SYSTEM DETAILS**  
NOT TO SCALE

BEND ANGLE	4	6	8	10	12	14	16	18	20
90	20	28	37	44	52	59	67	73	81

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

BEND ANGLE	4	6	8	10	12	14	16	20
90	15	21	28	34	40	45	51	62

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

TEST PRESSURE: 200 PSI  
SOIL TYPES: OM - SILTY GRAVEL, GRAVEL-SAND-SILT MIXTURE  
BURIAL DEPTH: 4 FT.  
TRENCH TYPE: 5 - 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 95% OF MODIFIED PROCTOR, AASHTO T-180)  
SAFETY FACTOR: 1.5  
\* CALCULATIONS DERIVED FROM EBA, IRON SALES

MEGALUG RESTRAINING SYSTEM & ECLIPSE HYDRANT BLOW-OFF ASSEMBLY

SANTAQUIN CITY  
275 WEST MAIN STREET

W7

25 JUN 14

**PLAN**

**SECTION PROFILE**

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)

REVISIONS	BY	DATE
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INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)		ACO Polymer Products, Inc.	
825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9698 Fax: 520-421-9699	9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-902-1063	

Arizona Tel: 888-490-9552      e-mail: [info@acousa.com](mailto:info@acousa.com)      Ohio Tel: 800-543-4764      [www.acousa.com](http://www.acousa.com)      South Carolina Tel: 800-543-4764

SHEET NO.

DT-01

DETAIL SHEET

SANTAQUIN CITY, UTAH

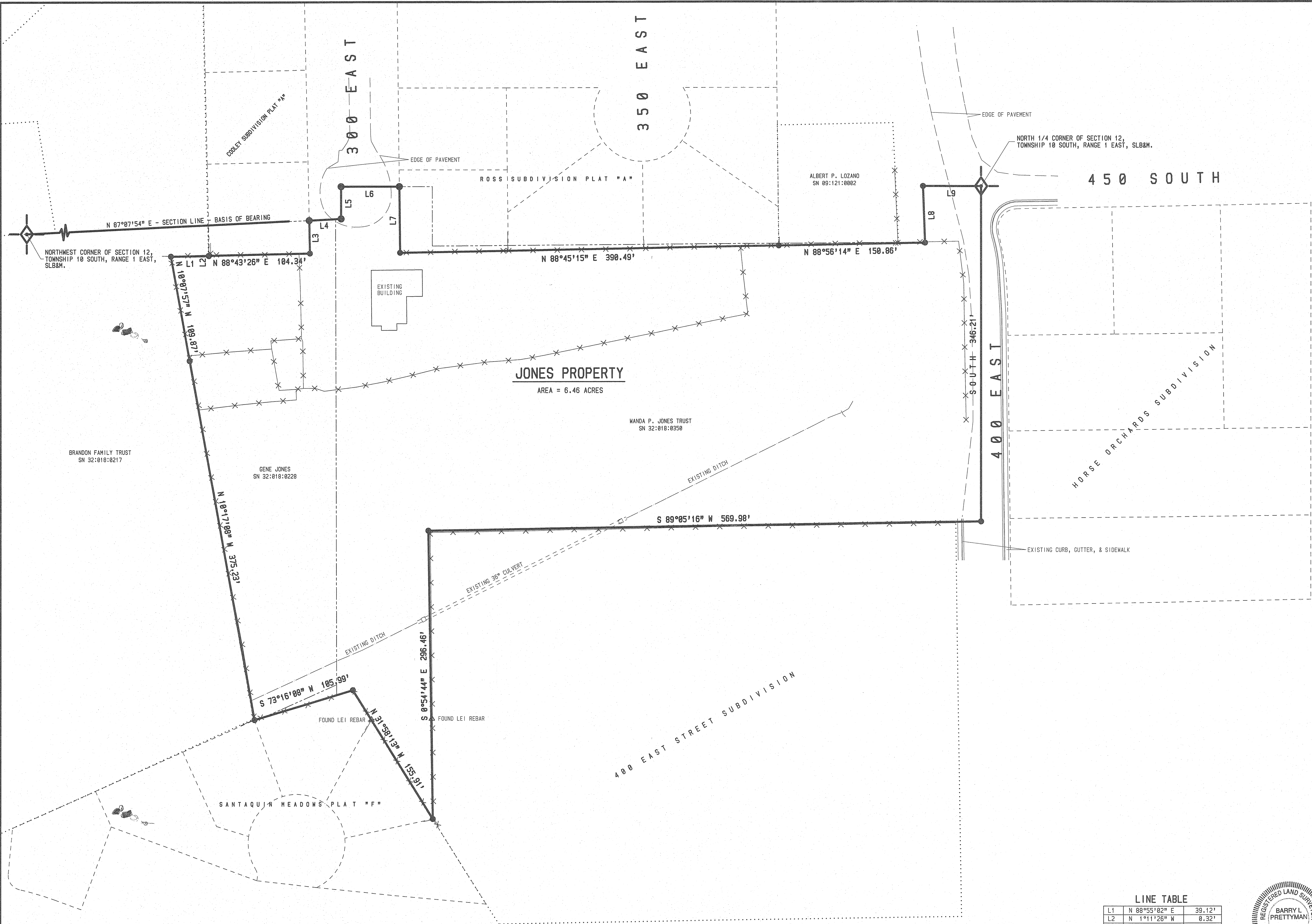
FALCON RIDGE

ATLAS ENGINEERING L.L.C.

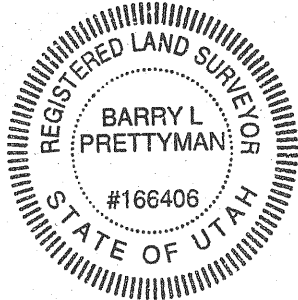
PHONE: 801-855-0566  
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LINE TABLE			
L1	N 88°55'02\"	E	39.12'
L2	N 1°11'26\"	W	0.32'
L3	N 1°12'37\"	W	34.24'
L4	N 87°08'22\"	E	32.90'
L5	N O R T H		33.35'
L6	E A S T		68.11'
L7	S 0°37'45\"	E	68.64'
L8	N 2°04'00\"	W	58.63'
L9	E A S T		68.80'



**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\"

**NARRATIVE:**  
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 87°07'54\"

**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.

**LEGEND:**  
● = 5/8\"

