

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: September 24, 2021

RE: **Cedar Point at Summit Ridge Plat F Subdivision Final Review**

Zone: PC
Size: 1.02 Acres
Lots: 3

The Cedar Point at Summit Ridge Plat F Subdivision is located at 1317 West Cedar Pass Drive. The proposed subdivision is in the Planned Community (PC) zone and is subject to the land use regulations of the R-10 Residential zone. The subdivision consists of 3 lots on 1.02 acres. The proposed subdivision will effectively amend the existing Cedar Point at Summit Ridge Plat C Subdivision.

The proposed subdivision will be taking an existing lot and subdividing it into two lots (Lots 2 & 3). The R-10 zone requires all lots to have a minimum frontage of 80 feet. One of the lots being created was short by less than a foot. The applicant acquired land from the property owner to the west (Lot 1) so both proposed lots can have 80 feet of frontage. All three lots meet the size and frontage requirements of the R-10 zone.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development falls under this process. The final plans were reviewed by the Development Review Committee and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision

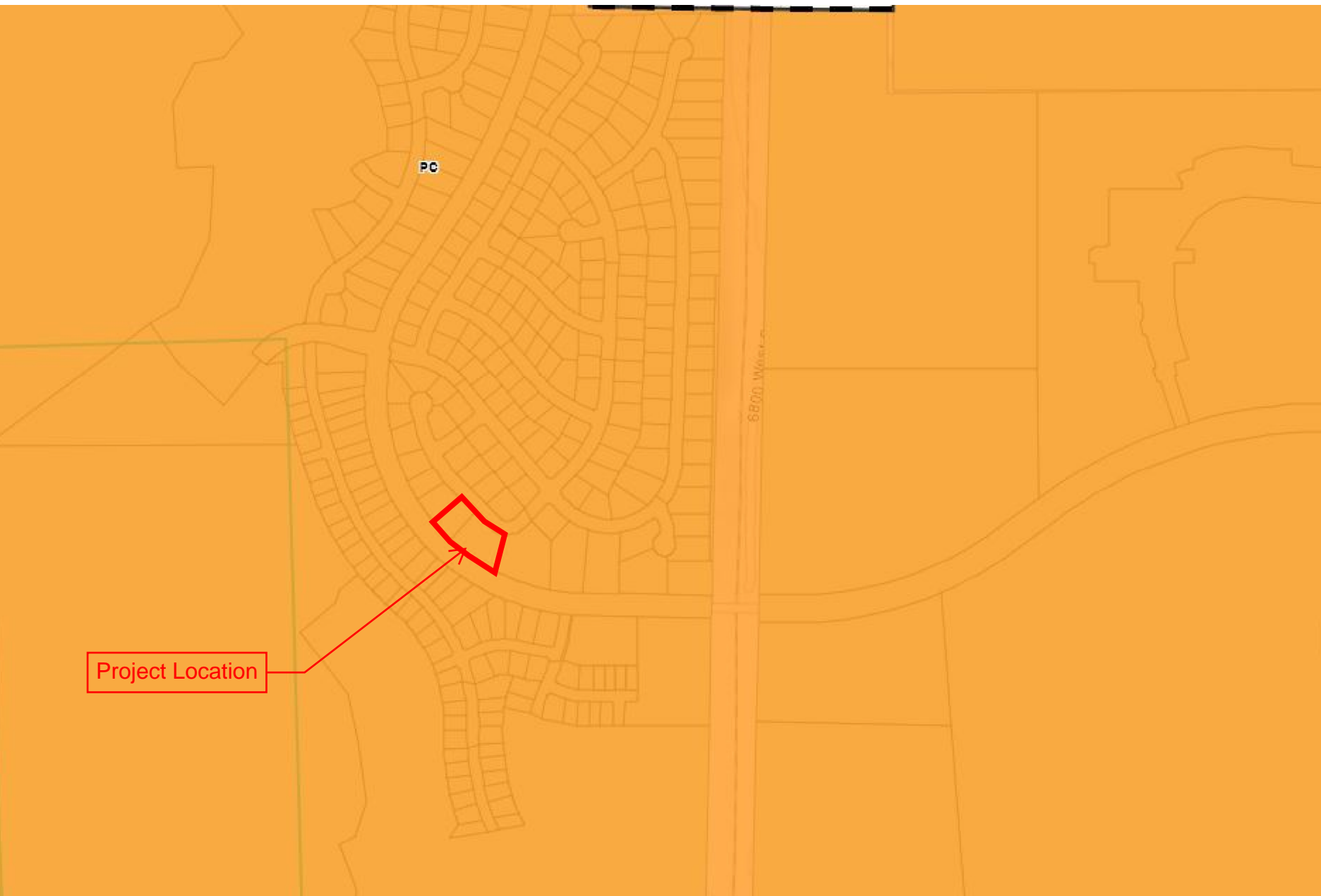
Recommended Motion: “Motion to approve the Cedar Point at Summit Ridge Plat F Subdivision with the following condition:

- All planning and engineering redlines be addressed.

Attachments:

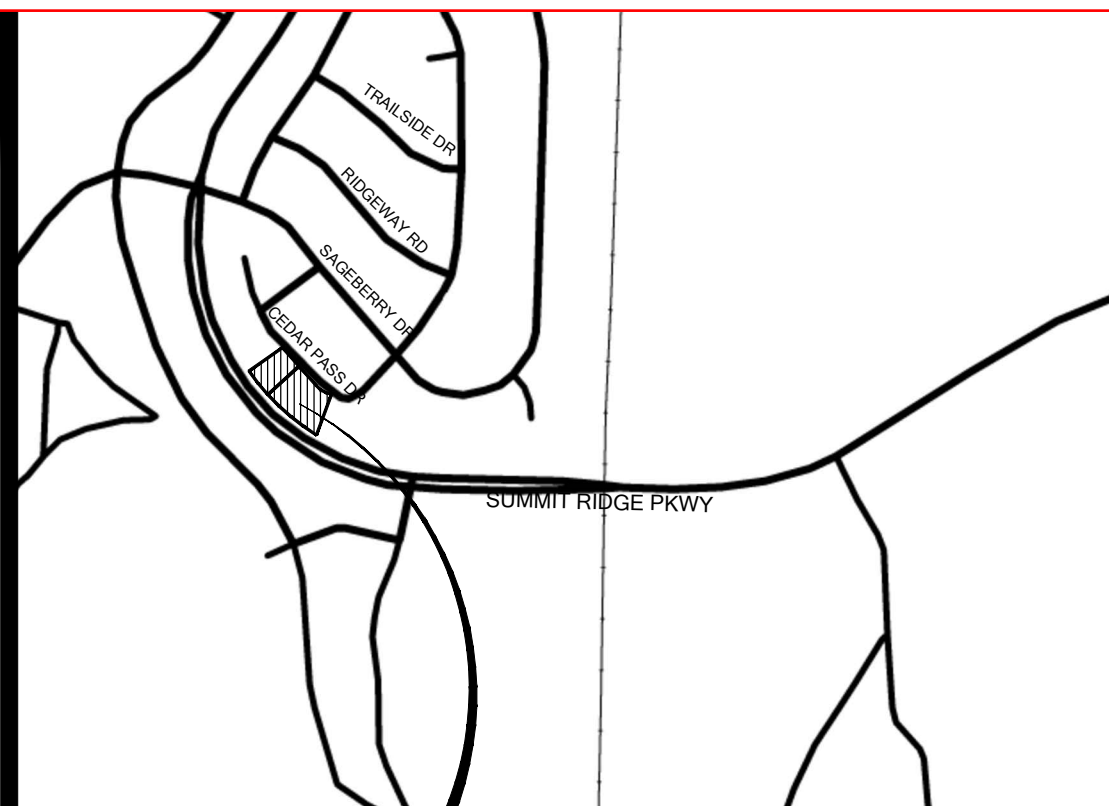
1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



Project Location

Attachment 1: Zoning and Location Map



LOCATION OF PROJECT VICINITY MAP

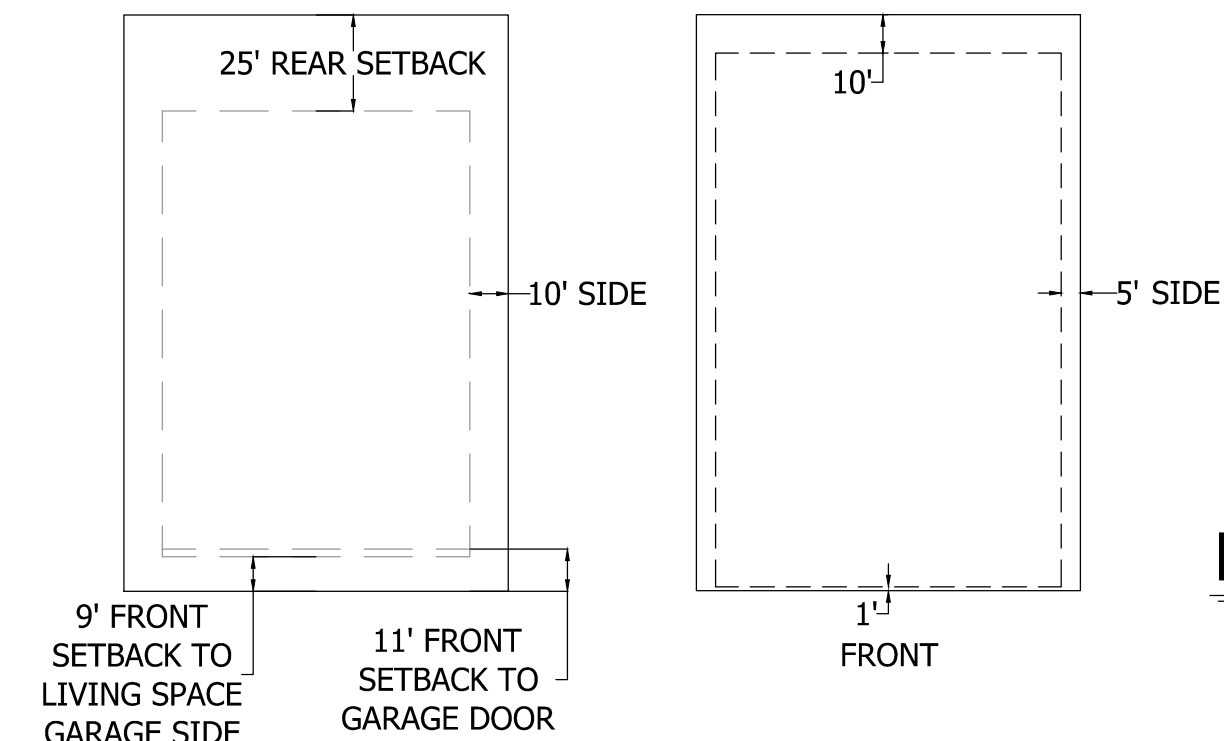
THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED 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.

- NOTES:
- NO LOT OR RESIDENTIAL ACCESS IS ALLOWED ONTO SUMMIT RIDGE PARKWAY. TEMPORARY ACCESS FOR LANDSCAPING, GRADING, ETC. WILL NOT BE ALLOWED ALONG WITH NO PERMANENT ACCESS.
 - THE LOTS ARE SUBJECT TO SPECIFIC GRADING AND DRAINAGE REQUIREMENTS. DETAILS MAY BE OBTAINED FROM SANTAQUIN CITY.
 - NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT (NDCBU) 4'X4' EASEMENT IN FAVOR OF SANTAQUIN CITY POST OFFICE

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C4	115.40	852.00	7.76	115.32	N50° 50' 31"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W

TYPICAL INTERIOR LOT BUILDING SETBACK (MINIMUM)

TYPICAL INTERIOR LOT PUBLIC UTILITY EASEMENTS REAR



LEGEND

- SET 3/8" REBAR & PLASTIC CAP MARKED LS 10719099
- FOUND SURVEY MONUMENT
- FOUND GOVERNMENT MONUMENT (AS NOTED)
- BOUNDARY LINE
- LOT LINE
- DEED LINES
- EASEMENT LINE/P.U.E
- RIGHT OF WAY LINE
- CENTER LINE
- BUILDING SETBACK
- SECTION LINE

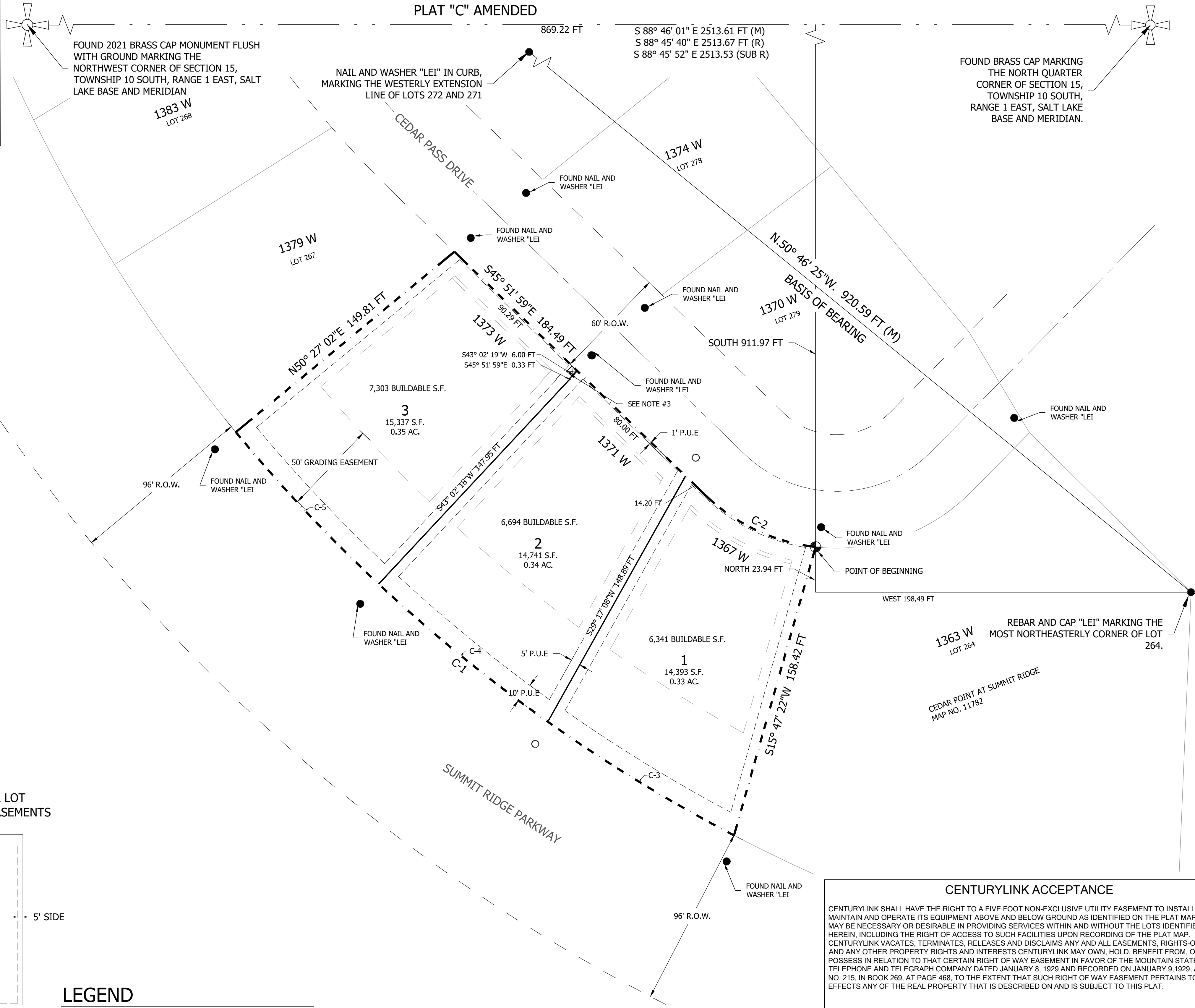


SCALE: 1' = 30'

CEDAR POINT AT SUMMIT RIDGE PLAT "F"

NW¹/₄ SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED



CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE 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'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS ____ DAY OF _____, 20__

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, COMPRISING OF 1.02 ACRES .35 OF AN ACRES OF LOT 266 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11782 AND 0.67 OF AN ACRE OF LOT 265 OF THE SAID CEDAR POINT SUBDIVISION, BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR N 50° 46' 25" W 920.59 FEET, MEASURED, BETWEEN THE FOUND MONUMENTS MONUMENTING THE EXTENSION LINE OF LOTS 272 AND 271 AND THE MOST NORTHEASTERLY CORNER OF LOT 265 OF SAID SUBDIVISION. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 265 OF THE CEDAR POINT AT SUMMIT RIDGE AMENDED PLAT "C" AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11782 SAID POINT LIES 198.49 FEET WEST AND 23.94 FEET NORTH OF A FOUND REBAR AND CAP MARKED "LEI" MARKING THE MOST NORTHEASTERLY CORNER OF LOT 264 OF SAID SUBDIVISION, SAID NORTHEASTERLY CORNER OF SAID LOT 265 ALSO LIES 869.22 FEET S 88° 46' 01" E ALONG THE SECTION LINE (BY RECORD S 88° 45' 52" E) AND 911.97 FEET SOUTH OF THE FOUND 2021 UTAH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 15 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE EASTERLY LINE OF SAID LOT 265 AS MARKED BY TWO FOUND WASHER AND NAILS IN THE CURB MARKING THE SAID LINE S 15° 47' 22" W (BY RECORD N 15° 47' 00" E) 158.42 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION AND THE NORTHERLY 96 FOOT RIGHT OF WAY LINE OF SUMMIT RIDGE PARKWAY AND TO A POINT OF CURVATURE, NORTHERLY 341.05 FEET ALONG THE ARC OF A 852.00 RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 22° 56' 06" (NOTE: CHORD BEARS N 51° 00' 55" W 338.77 FEET) TO THE SOUTHWESTERLY CORNER OF LOT 266; THENCE ALONG SAID LOT 266 THE FOLLOWING (2) TWO COURSES (1) N 50° 27' 02" E 148.81 FEET (BY RECORD N 50° 26' 40" E) BETWEEN TWO FOUND WASHER AND NAILS IN THE CURB TO THE SOUTHERLY 60 FOOT RIGHT-OF-WAY LINE OF CEDAR PASS DRIVE; (2) S 45° 51' 59" E 184.49 FEET (BY RECORD S 45° 52' 21" E) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; SOUTHERLY 65.89 FEET ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 37° 44' 58" (NOTE: CHORD BEARS S 64° 44' 26" E FOR 64.70 FEET) TO A POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 44,471 SQUARE FEET OR 1.021 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS CEDAR POINT AT SUMMIT RIDGE PLAT "F", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS. THIS ____ DAY OF _____, 2021.

ANTHONY BRYAN OLAYO DATE

KYLE STEVEN OLAYO DATE

PEGUY JACQUES, MANAGER JACQUES CONSTRUCTION LLC DATE

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021, ANTHONY BRYAN OLAYO AND KYLE STEVEN OLAYO, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021, PEGUY JACQUES, MANAGER OF JACQUES CONSTRUCTION LLC, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

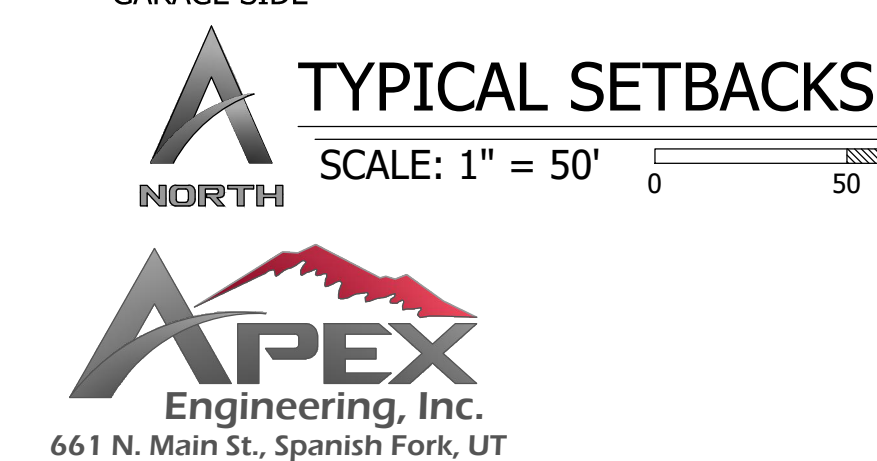
CEDAR POINT AT SUMMIT RIDGE PLAT "F"

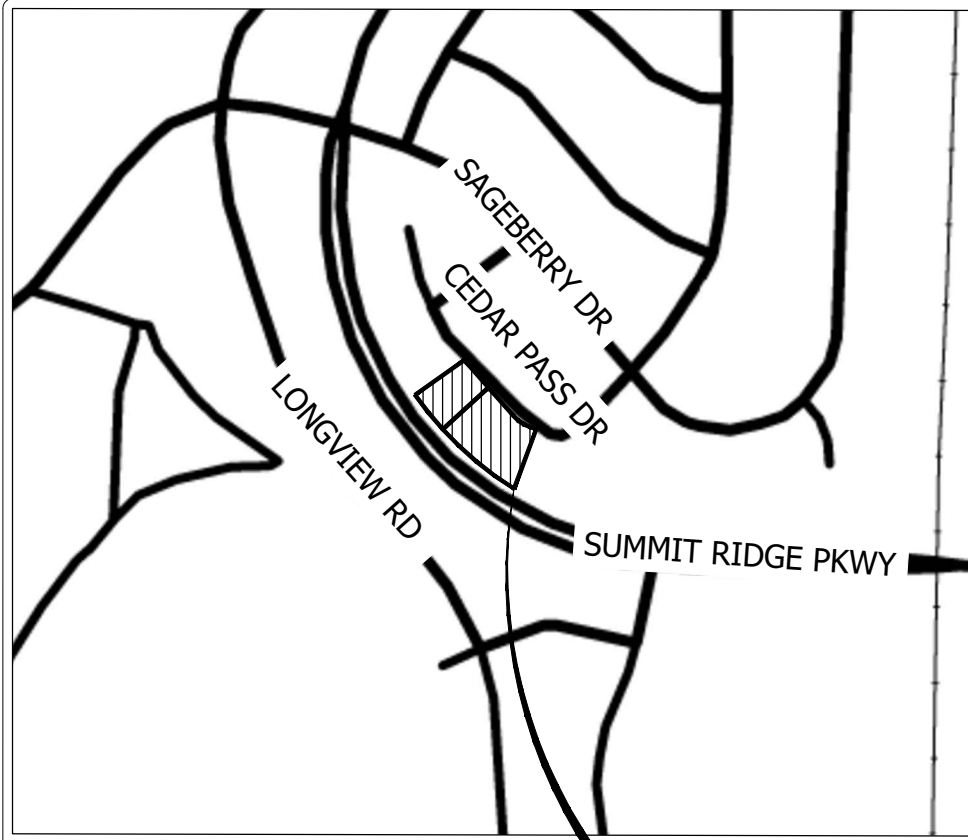
A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE SW¹/₄ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDMENT

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL

UTAH COUNTY RECORDING CERTIFICATE





PROJECT
LOCATION

NORTH

VICINITY MAP

SCALE: N.T.S.

SHEET INDEX

- C-1
- C-2
- C-3
- C-4
- D-1
- COVER SHEET
- DEMOLITION PLAN
- UTILITY PLAN
- GRADING AND DRAINAGE PLAN
- DETAIL SHEET

DENSITY TABLE	
ZONING CLASSIFICATION	PC
TOTAL ACREAGE	0.67 AC
UNITS PER ACRE	2.94 AC

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C4	115.40	852.00	7.76	115.32	N50° 50' 31"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W

NORTH

COVER SHEET

SCALE: 1" = 30'

0

30

60



CEDAR POINT AT SUMMIT RIDGE

PEGUY JACQUES
SANTAQUIN, UTAH

1. 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. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



REVISIONS	
DATE	REMARKS



CEDAR POINT AT SUMMIT RIDGE

COVER SHEET

DATE: 9-21-2021

LOCATION: SANTAQUIN, UTAH

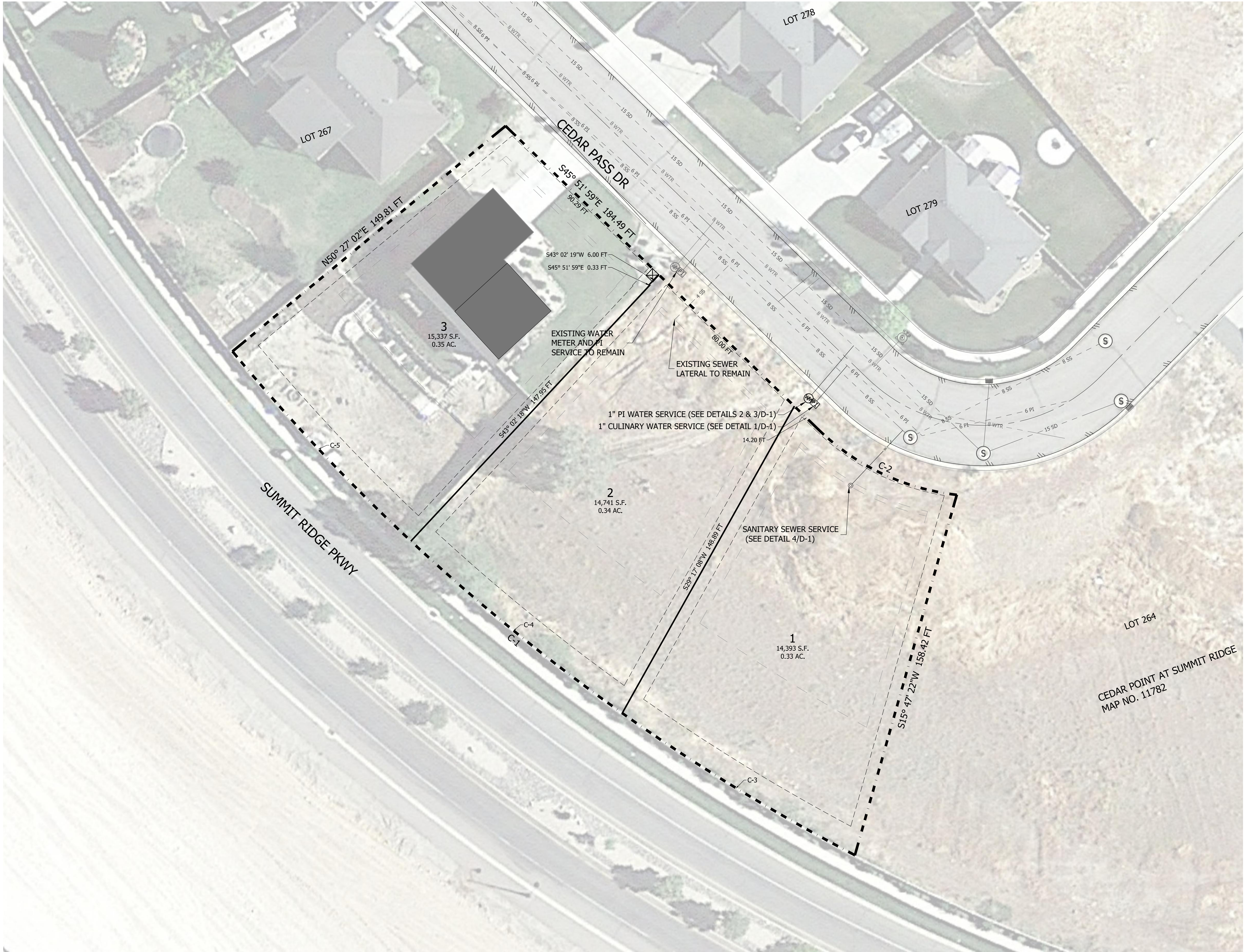
FOR: PEGUY JACQUES

DRAWING: C-1



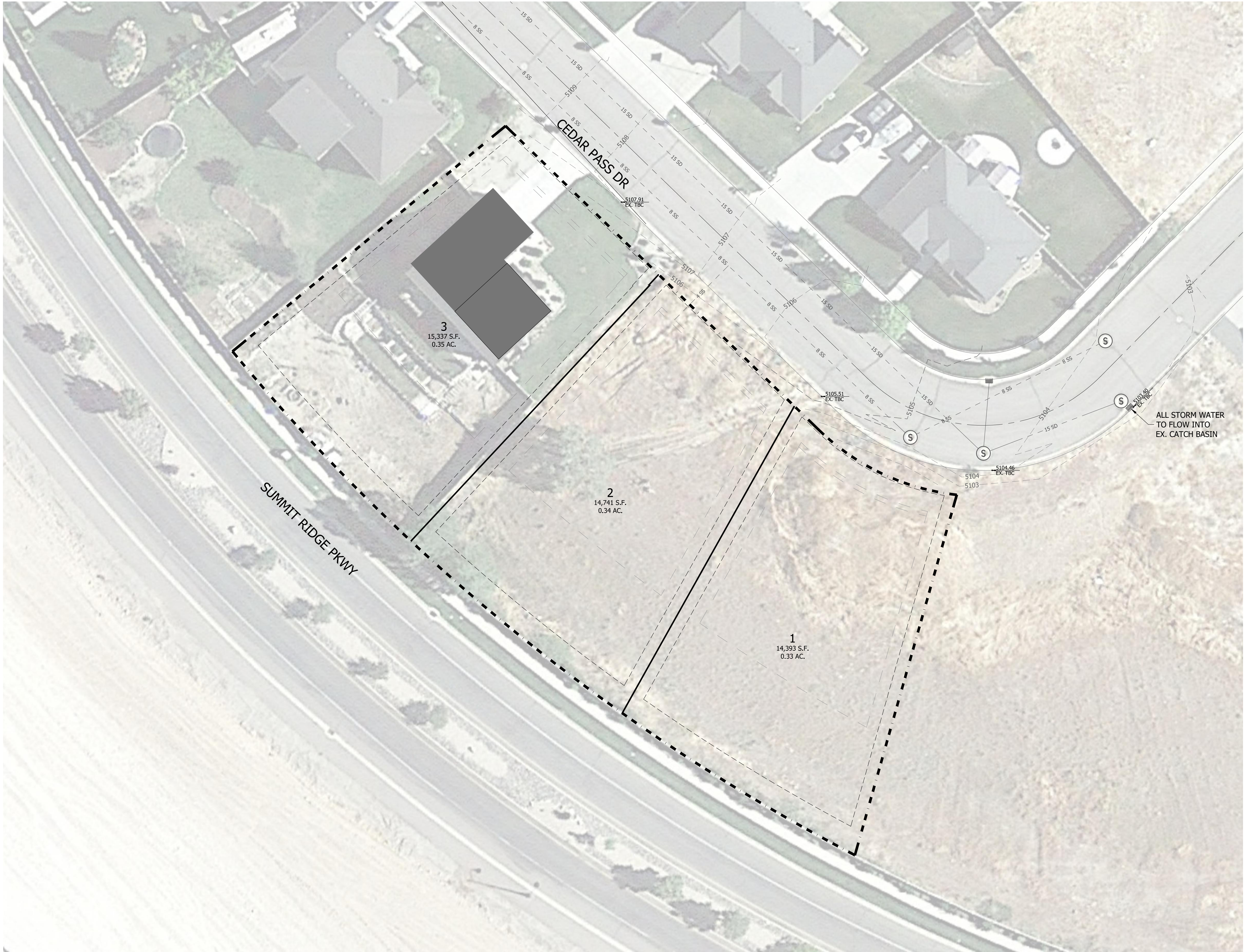
REVISIONS	
DATE	REMARKS





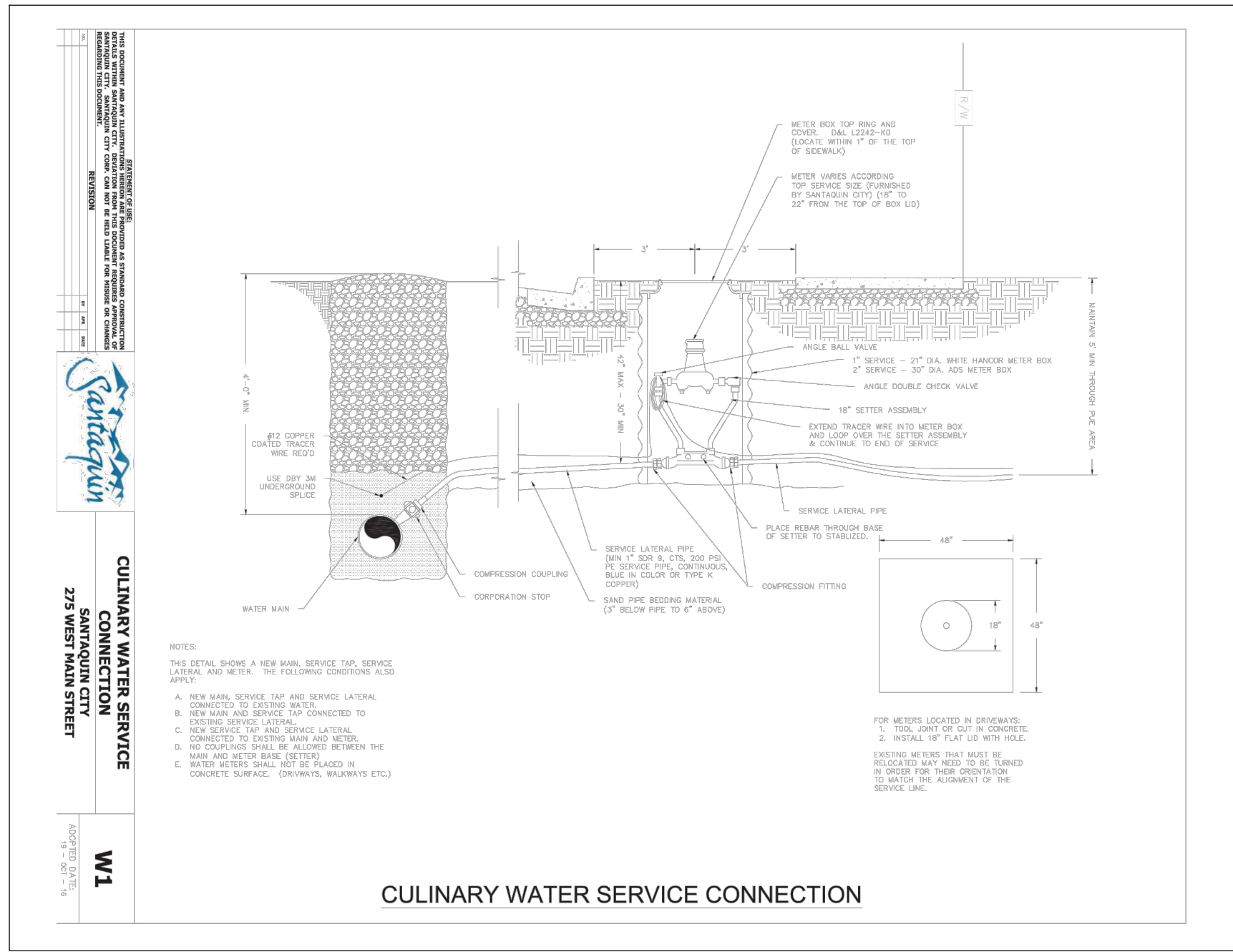
REVISIONS	
DATE	REMARKS



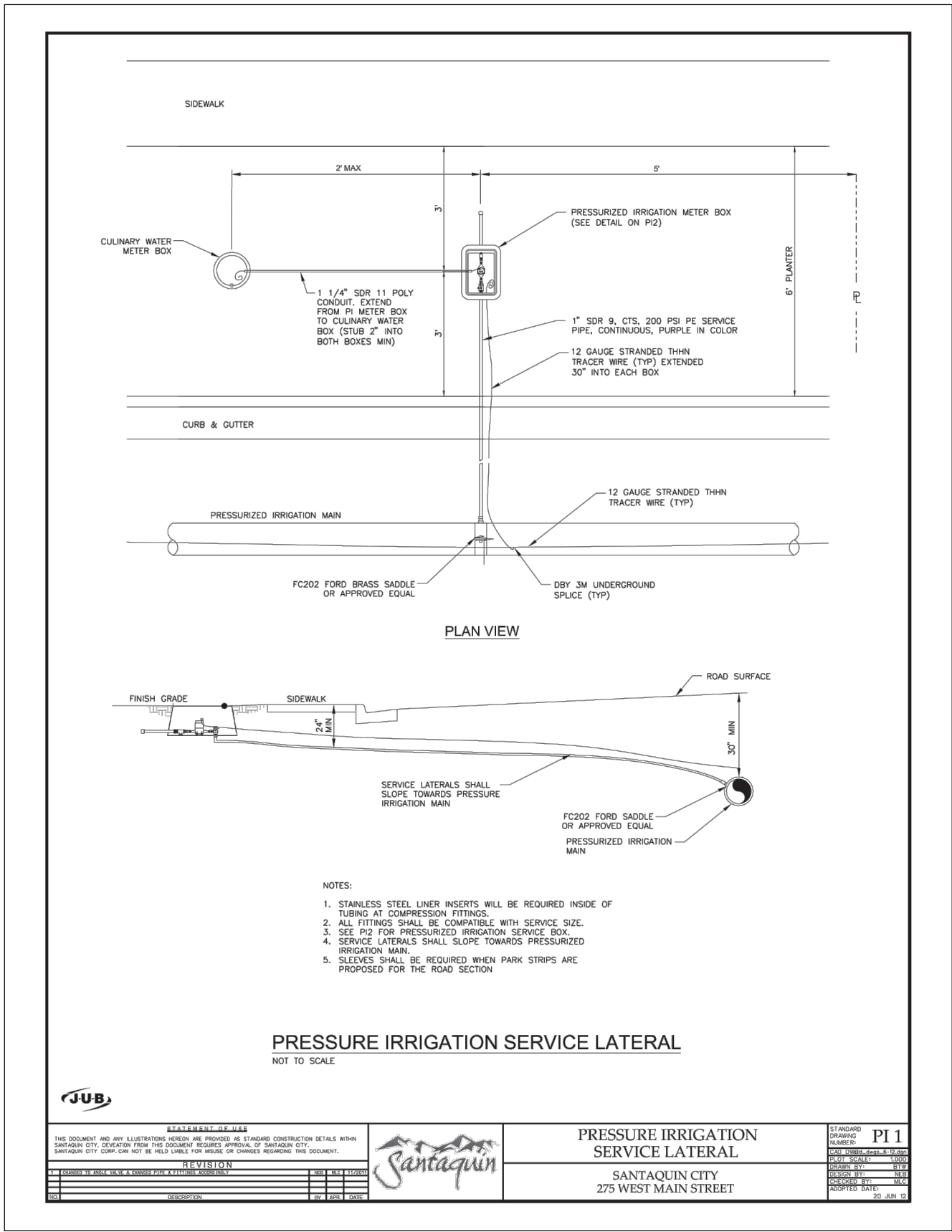


REVISIONS	
DATE	REMARKS

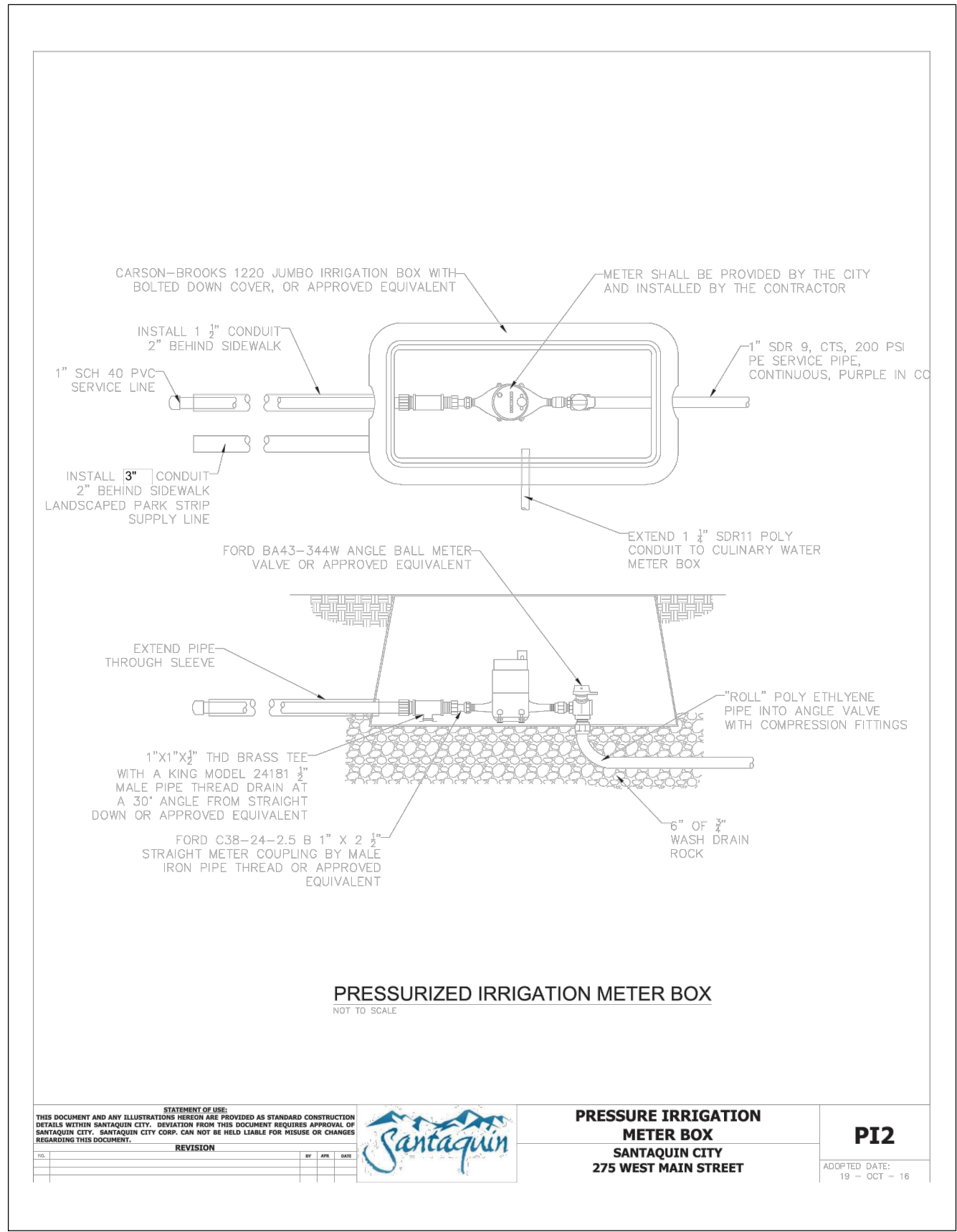




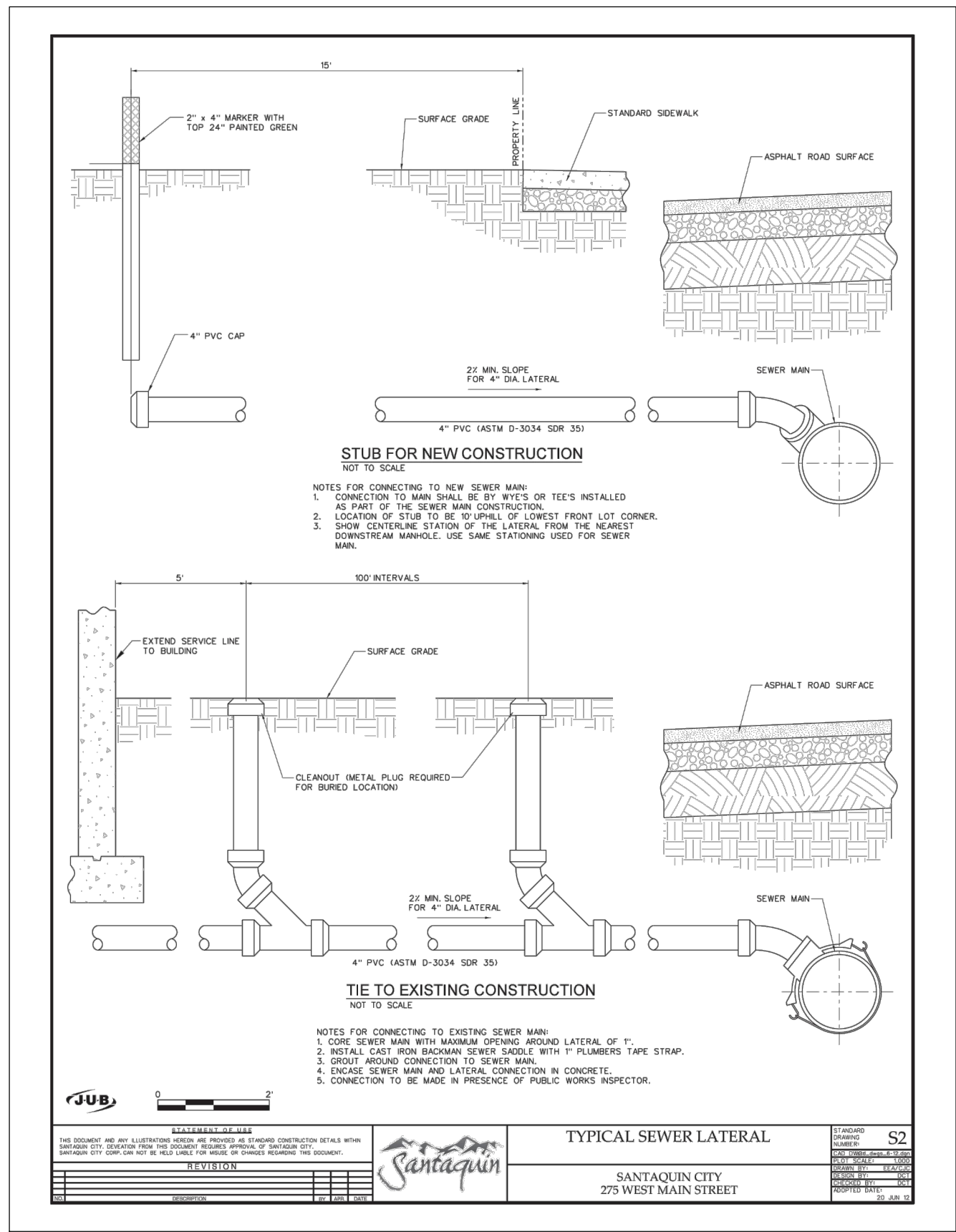
1 CULINARY WATER SERVICE CONNECTION



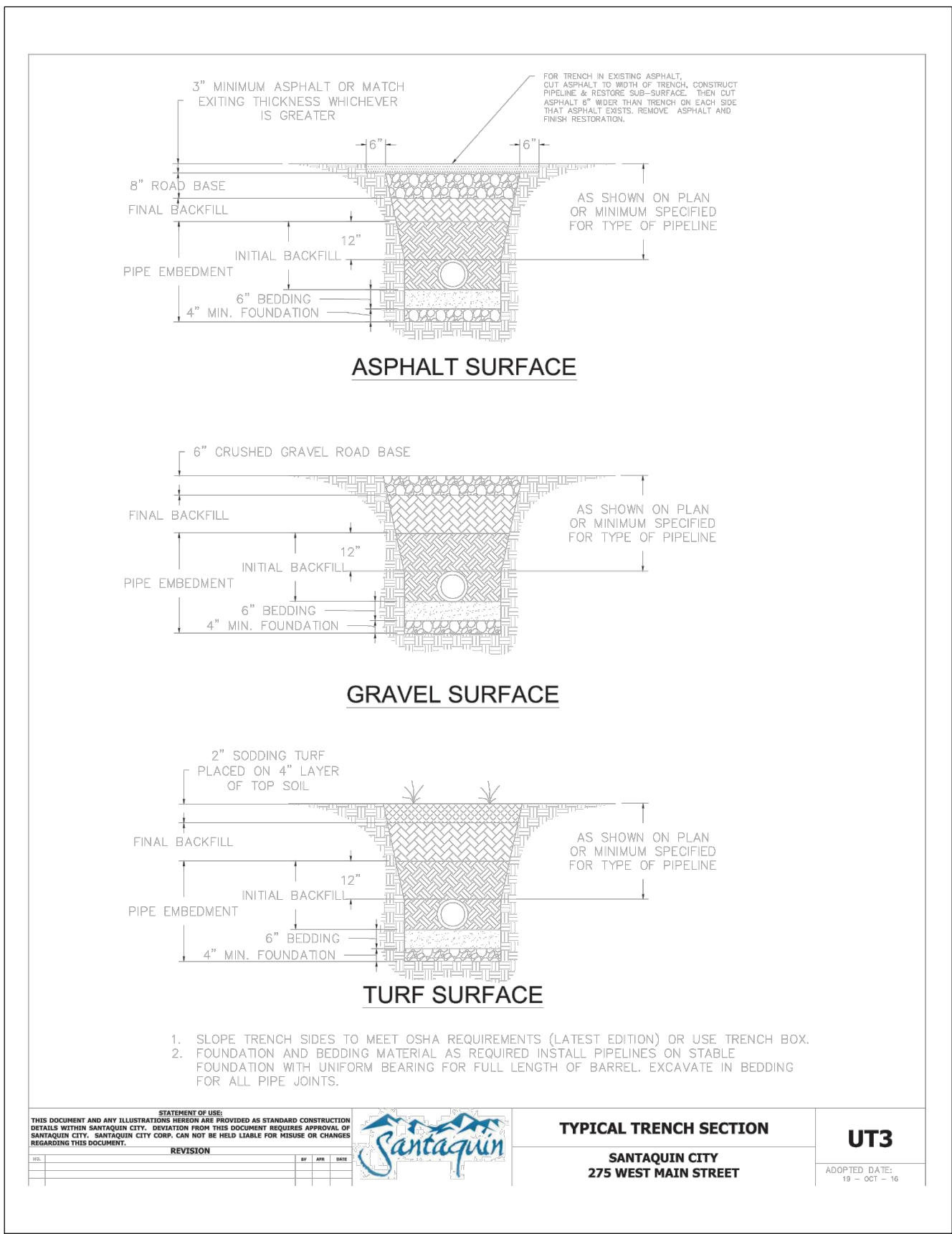
2 PRESSURE IRRIGATION SERVICE LATERAL



3 PRESSURE IRRIGATION METER BOX



4 TYPICAL SEWER LATERAL



5 TYPICAL TRENCH SECTION