AQUA ENGINEERING

Project Memorandum

To	Laura Oliver, Deputy Recorder
From	Shay Stark, Contract City Planner
Date	October 29, 2019
CC	
Subject	Sam Subdivision Review

An application has been submitted to Elk Ridge City for the Sam Subdivision (Project). The following documents have been taken into consideration with this review:

The Sam Subdivision submittal including:

A. Sam Subdivision, provided by Level of Focus, Inc, dated: Revised October 21, 2019; (Sheet #) Preliminary Plat & Construction Plan Sheet (1 of 1) and Plat.

Project Overview

Zoning: R-1-15,000

Project Total Acreage: 0.797 acres

Total Number of Single-Family Residential Lots: 2 lots for a gross density of 2.50 dwellings per acre.

Technical Review Comments

Preliminary Plat and Construction Plan Sheet:

- Public Utility Easements: Elk Ridge requires 10-foot easements on front and street facing sides and backs of each lot. 8-foot easements are required on back and sides of each interior lot. Please modify the interior lot PUE's in the plan view and note #4 in the General Notes to meet the requirement.

- Water and Sewer Services: Where new services are constructed, they need to have at least 10 feet of separation from each other. Also, the City does not allow water services to be in driveways. If driveway locations are unknow the City prefers to have the water connections placed approximately 5 to 7 feet off a front lot corner to minimize the potential interference.

- Construction Standards: Elk Ridge City has adopted the APWA Construction Specifications and Details with the exceptions that the City has it's own State approved water details, has adopted a minimum sidewalk thickness of 6 inches, and has its own

standard street sections. Trenching and patching in the street shall comply with APWA Detail #'s 255, 381 and 382. The water service connection shall comply with the City Service Connection and Meter Assembly Which is attached and will be sent electronically. Include appropriate details in drawings and revise note #3 in the General Notes, as well as the statement found below the General Notes to include the current APWA standards and specifications.

- Plan: Correct the text conflict on the callout located below the bottom right hand corner of lot #1.

Plat:

- Public Utility Easements: Elk Ridge requires 10-foot easements on front and street facing sides and backs of each lot. 8-foot easements are required on back and sides of each interior lot. Please modify the interior lot PUE's in the plan view and note #4 in the General Notes to meet the requirement.

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- Remove the signature blocks for Rocky Mountain Power and Dominion Energy Company.

-END-

Attachments:

Elk Ridge City Water Service Connection and Meter Assembly Detail

AQUA ENGINEERING

Project Memorandum

To	Laura Oliver, Deputy Recorder
From	Shay Stark, Contract City Planner
Date	October 29, 2019
CC	
Subject	Sam Subdivision Planning Commission Memo

An application has been submitted to Elk Ridge City for the Sam Subdivision (Project). The following documents have been submitted for consideration:

The Sam Subdivision submittal including:

A. Sam Subdivision, provided by Level of Focus, Inc, dated: Revised October 21, 2019; (Sheet #) Preliminary Plat & Construction Plan Sheet (1 of 1) and Plat.

Background

Zoning: R-1-15,000

Project Total Acreage: 0.797 acres

Total Number of Single-Family Residential Lots: 2 lots for a gross density of 2.50 dwellings per acre.

The proposed subdivision is located on the North end of Fremont Way and currently consists of two parcels and a remainder parcel created as part of Salem Hills Plat B and the sell off of the original open space to adjacent property owners. This application combines and reconfigures the three parcels into two usable parcels.

The streets and utilities are already in place and service connections are the only improvements needed to create buildable lots. This area does not have sidewalk and so sidewalk is not being required for these two lots.

Consideration

Attached, under the cover titled Supporting Documentation is a staff review memo with a few minor changes that have been requested to correct an issue with the interior lot public utility easement width, clarify the construction details and standards that are applicable and to clean up unnecessary approval blocks from the Plat. The review memo has been provided to the Applicant. If the recommended changes are not completed and submitted by the Planning Commission meeting it is recommended that the Planning Commission approve the application with the condition that the requested changes to the drawings be provided prior to submittal to

the City Council for approval. The requested changes to the drawings are minor and should not change the overall configuration or design of the proposed lots.

Recommendation

With the modifications to the drawings previously discussed the application for the Sam Subdivision meets the current zoning and city standards and is recommended for approval.

-END-

Attachments:

Supporting Documentation

SAM SUBDIVISION

SUPPORTING DOCUMENTATION

AQUA ENGINEERING

Project Memorandum

To	Laura Oliver, Deputy Recorder
From	Shay Stark, Contract City Planner
Date	October 29, 2019
CC	
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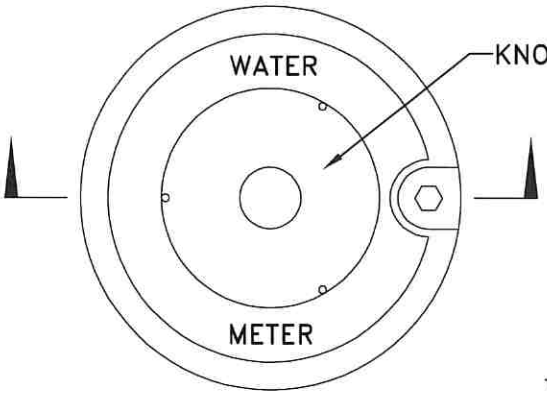
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- Remove the signature blocks for Rocky Mountain Power and Dominion Energy Company.

-END-

Attachments:

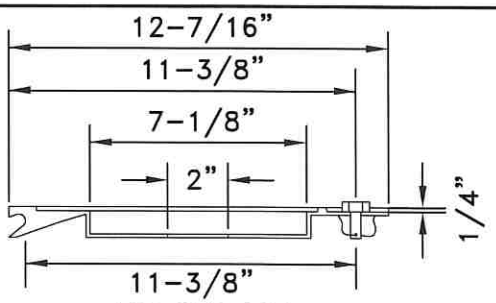
Elk Ridge City Water Service Connection and Meter Assembly Detail



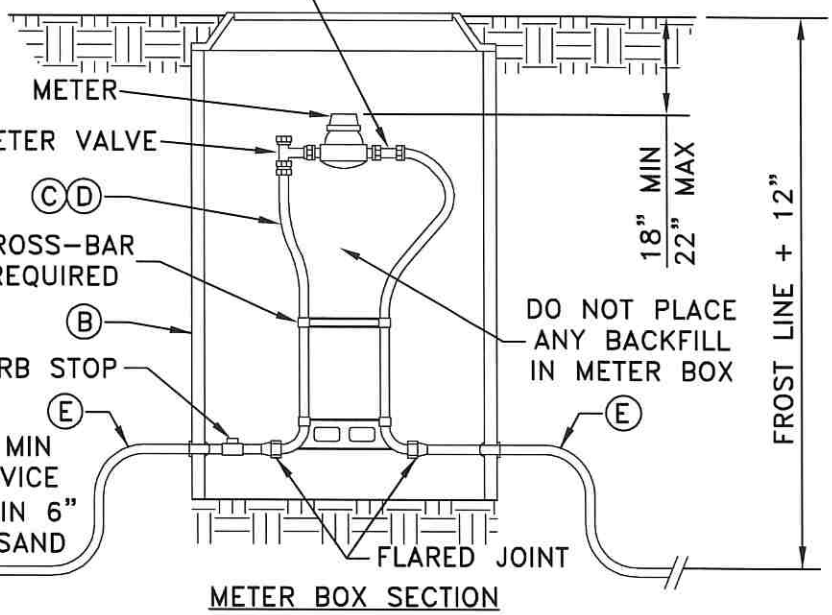
CITY WATER METER COVER
D&L L-2240



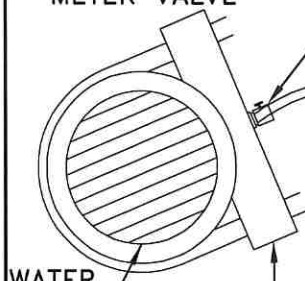
FORD KV13-332W-NL
ANGLE INVERTED KEY
METER VALVE



LID SECTION
D&L L-2240



METER BOX SECTION



NOTES:

1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED AND CONFORM TO AWWA STANDARDS C104-A21.4 THROUGH C550, LATEST EDITIONS AND C900 THROUGH C905, LATEST EDITIONS. [UAC R309-550-6 (3)].

2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.

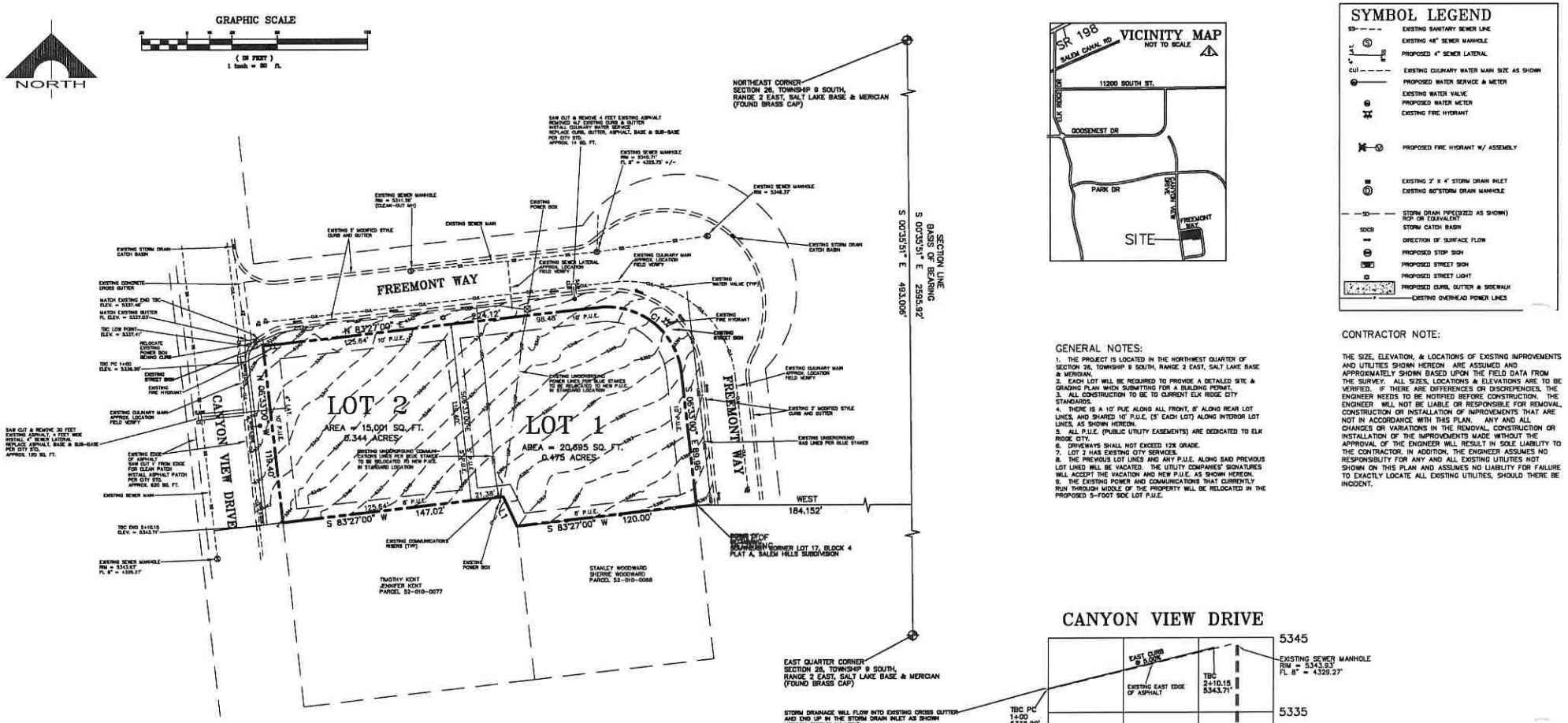
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.

4- INSTALL SERVICE LATERALS AND METERS WITHIN 5 FEET OF LOT LINES ONE ON EACH SIDE OF COMMON LOT LINE (ALTERNATE WITH SECONDARY WATER). INSTALL METER BOX OUTSIDE OF DRIVEWAY.

5- STAMP GUTTER LIP AND TOP OF CURB WITH A "W" IN TWO PLACES, NEAR CURB LIP AND TOP OF CURB.

LEGEND			
No	*	ITEM	DESCRIPTION
(A)		FRAME AND COVER	CAST IRON COVER (GRASS)
(B)		METER BOX (21" DIAMETER) (30" TO 36" DEEP)	WHITE CORRUGATED PE
(C)		1" METER YOKE	DUAL CHECK ASSEMBLY REQUIRED
(D)		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)		1" SERVICE LINE	HDPE IPS SDR 9

CITY OF ELK RIDGE
SERVICE CONNECTION & METER ASSEMBLY



SYMBOL LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING 48" SEWER MANHOLE
- PROPOSED 4" SEWER LATERAL
- EXISTING CULINARY WATER MAIN SIZE AS SHOWN
- PROPOSED WATER SERVICE & METER
- EXISTING WATER VALVE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT W/ ASSEMBLY
- EXISTING 3' X 4' STORM DRAIN INLET
- EXISTING 60"STORM DRAIN MANHOLE
- STORM DRAIN PIPE(SIZED AS SHOWN) RCP OR EQUIVALENT
- STORM CATCH BASIN
- DIRECTION OF SURFACE FLOW
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- PROPOSED STREET LIGHT
- PROPOSED CURB, GUTTER & SIDEWALK
- EXISTING OVERHEAD POWER LINES

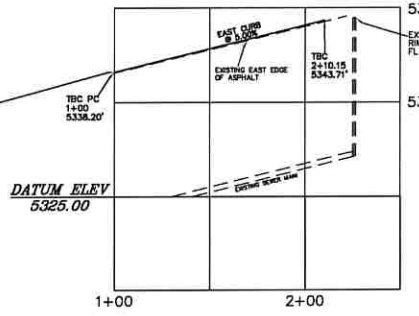
GENERAL NOTES:

1. THE PROJECT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
2. EACH LOT WILL BE REQUIRED TO PROVIDE A DETAILED SITE & GRADING PLAN WHEN SUBMITTING FOR A BUILDING PERMIT.
3. ALL CONSTRUCTION TO BE TO CURRENT ELK RIDGE CITY STANDARDS.
4. THERE IS A 10' P.U.E. ALONG ALL FRONT, 8' ALONG REAR LOT LINES, AND SHARED 10' P.U.E. (5' EACH LOT) ALONG INTERIOR LOT LINES, AS SHOWN HEREON.
5. ALL P.U.E. (PUBLIC UTILITY EASEMENTS) ARE DEDICATED TO ELK RIDGE CITY.
6. DRIVEWAYS SHALL NOT EXCEED 12% GRADE.
7. LOT 2 HAS EXISTING CITY SERVICES.
8. THE PREVIOUS LOT LINES AND ANY P.U.E. ALONG SAID PREVIOUS LOT LINES WILL BE VACATED. THE UTILITY COMPANIES' SIGNATURES WILL ACCEPT THE VACATION AND NEW P.U.E. AS SHOWN HEREON.
9. THE EXISTING POWER AND COMMUNICATIONS THAT CURRENTLY RUN THROUGH MIDDLE OF THE PROPERTY WILL BE RELOCATED IN THE PROPOSED 5-FOOT SIDE LOT P.U.E.

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPENCIES, THE ENGINEER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE ENGINEER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE ENGINEER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

CANYON VIEW DRIVE



SCALE
VERTICAL GRID LINES = 10'
HORIZONTAL GRID LINES = 50'

ALL STREET IMPROVEMENTS AND CONSTRUCTION IS TO BE TO CURRENT 2019 ELK RIDGE CITY STANDARDS AND SPECIFICATIONS.

BLUE STAKES CALL 811 BEFORE YOU DIG

OWNERS:
DENNIS & GAYLENE JACOBSEN
579 EAST FREMONT WAY
ELK RIDGE, UT 84651

ENGINEER
FRED J. CLARK
9448 NORTH TIMPANOGOS COVE
CEDAR HILLS, UT 84062
(801) 701-0268

SURVEYOR/DESIGNER
LEVEL OF FOCUS, INC.
DAVID F. HUNT, PLS
1334 EAST 1150 SOUTH
SPANISH FORK, UT 84660
(801) 319-5441

10-21-19 DAVID F. HUNT 5088 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF UTAH

BOUNDARY DESCRIPTION

ALL OF LOTS 17 & 18 AND THE NORTHERLY REMAINDER PARCEL OF LOT 19, BLOCK 4, PLAT "A", SALEM HILLS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT RECORDED AS MAP 945 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17, BLOCK 4, PLAT A, SALEM HILLS SUBDIVISION, SAID POINT BEING LOCATED SOUTH 00°35'51" EAST ALONG THE SECTION LINE 493.068 FEET AND WEST 184.152 FEET FROM THE NORTH EAST CORNER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID LOTS 17 & 18 AND THE NORTHERLY REMAINDER PARCEL OF LOT 19, BLOCK 4, PLAT "A", SALEM HILLS SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: SOUTH 83°27'00" WEST 120.00 FEET; NORTH 25°36'00" WEST 21.76 FEET; SOUTH 83°27'00" WEST 147.02 FEET; NORTH 08°37'00" WEST 118.40 FEET; NORTH 83°27'00" EAST 224.12 FEET; ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE TO THE RIGHT 78.54 FEET (CHORD BEARS S 81°33'00" E 70.71 FEET) AND SOUTH 08°37'00" EAST 89.98 FEET TO THE POINT OF BEGINNING.

AREA = 0.797 ACRES, MORE OR LESS

2 LOTS

REVISIONS	BY
10-21-19	DFH

LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441 LEVELOFFOCUS@GMAIL.COM

SAM SUBDIVISION

PRELIMINARY PLAT & CONSTRUCTION PLAN

2-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

ELK RIDGE UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
DFH	DFH	FJC	1 OF 1
DATE	SCALE	PROJECT NO.	
09-23-19	1" = 30'		
ADDRESS	570 EAST FREMONT WAY ELK RIDGE, UT		



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	78.54'	50.00'	50.00'	S51°33'00"E	70.71'	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.76'	N25°36'00"W

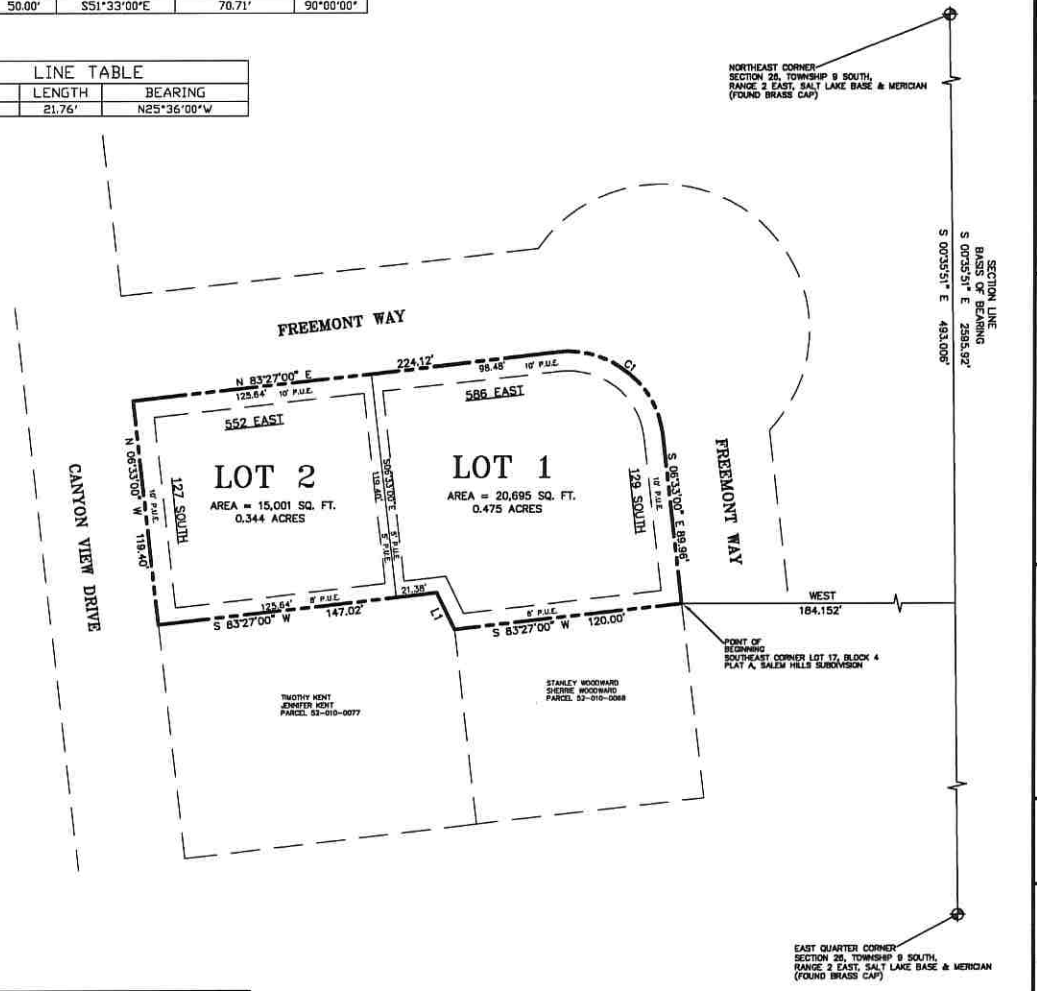
SYMBOL LEGEND

UTAH COUNTY MONUMENT
SET REBAR & CAP
SET PLUG IN CURB
SEE THE LOT LINE EXTENSION

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

NORTH



GENERAL NOTES:

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4. THERE IS A 10' PUE ALONG ALL FRONT, 8' ALONG REAR LOT LINES, AND SHARED 10' P.U.E. (5' EACH LOT) ALONG INTERIOR LOT LINES, AS SHOWN HEREON.
5. ALL P.U.E. (PUBLIC UTILITY EASEMENTS) ARE DEDICATED TO ELK RIDGE CITY.
6. DRIVEWAYS SHALL NOT EXCEED 12% GRADE.
7. LOT 2 HAS EXISTING CITY SERVICES.
8. THE PREVIOUS LOT LINES AND ANY P.U.E. ALONG SAID PREVIOUS LOT LINED WILL BE VACATED. THE UTILITY COMPANIES' SIGNATURES WILL ACCEPT THE VACATION AND NEW P.U.E. AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 324543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

ALL OF LOTS 17 & 18 AND THE NORTHERLY REMAINDER PARCEL OF LOT 19, BLOCK 4, PLAT "A", SALEM HILLS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT RECORDED AS MAP 845 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AREA = 0.797 ACRES, MORE OR LESS

3 LOTS

SURVEYOR'S SEAL
DAVID F. HUNT
LICENSE NO. 324543-2201
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

10-21-19
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF TH PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED IN TO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO ELK RI CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HERETUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20___

LIMITED LIABILITY COMPANY:

INDIVIDUAL:

DENISE JACOBSEN — MARLENE JACOBSEN

TRUSTEES:

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF ELK RIDGE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SALEM CITY FOR PERPETUAL USE OF THE PUBLIC.

APPROVED THIS ____ DAY OF _____ A.D. 20___

APPROVED AS TO FORM

CITY ENGINEER (See Seal Below) — ATTEST: CITY RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION — DIRECTOR-SECRETARY

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

Approved this ___ day of _____, A.D. 20___

ROCKY MOUNTAIN POWER

DOMINION ENERGY COMPANY APPROVAL

BY: _____

TITLE: _____

DOMINION ENERGY COMPANY

SOUTH VALLEY ELECTRIC SERVICE DISTRICT

PLAT "A"

SAM

INCLUDES A VACATION OF LOTS 17 & 18, AND THE NORTHERLY REMAINDER PARCEL OF LOT 19, BLOCK 4, PLAT A, SALEM HILLS SUBDIVISION

ELK RIDGE — A RESIDENTIAL SUBDIVISION — UTAH COUNTY, UTAH

SCALE: 1" = 30' FEET

PREPARED BY:

LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

REVISIONS
1. _____ DATE
2. _____ DATE
3. _____ DATE
4. _____ DATE

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY ELK RIDGE CITY

NOTARY STAMP

NOTARY PUBLIC FULL NAME & COMMISSION NUMBER

NOTARY'S COMMISSION EXPIRATION DATE

"A NOTARY PUBLIC COMMISSIONED IN UTAH" PRINT NAME

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE ___DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY, EACH FOR HIMSELF, THAT HE, THE EXECUTIVE DIRECTOR OF _____ CORPORATION, A CORPORATION IN THE STATE OF UTAH, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

CORPORATE SEAL

CLERK-RECORDER SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY RECORDER