



## **Project Memorandum**

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

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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**



## **Project Memorandum**

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

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### **Technical Review Comments**

Preliminary Plat and Construction Plan Sheet:

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

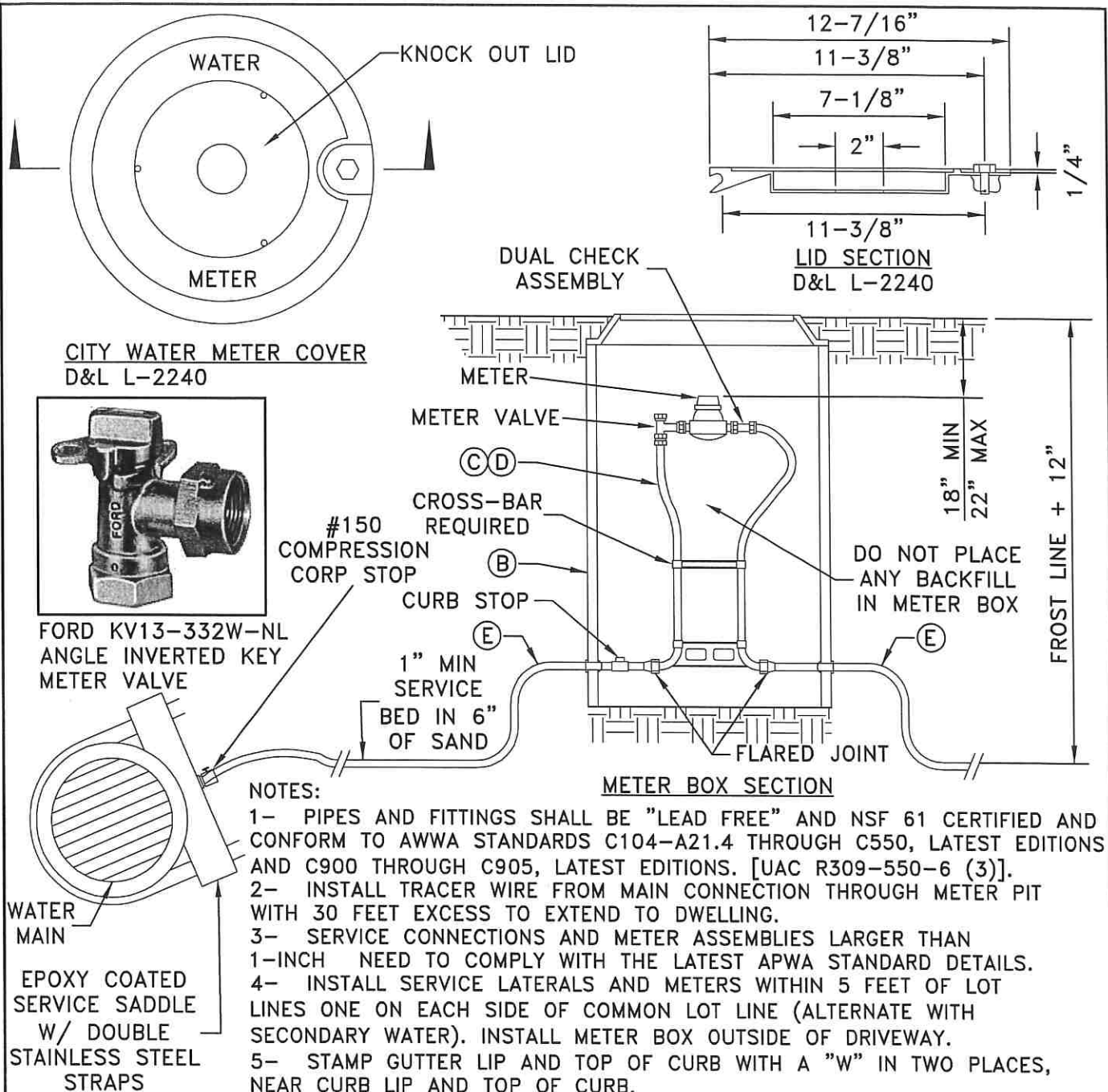
Plat:

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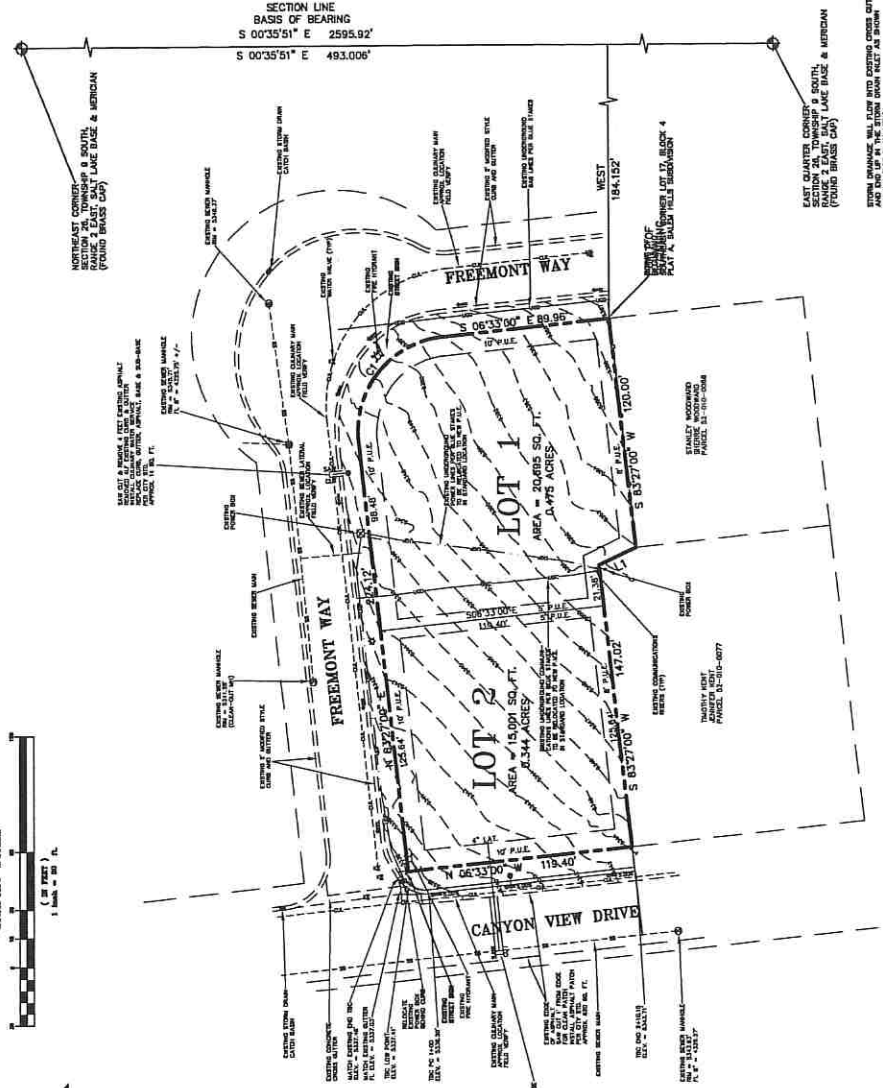
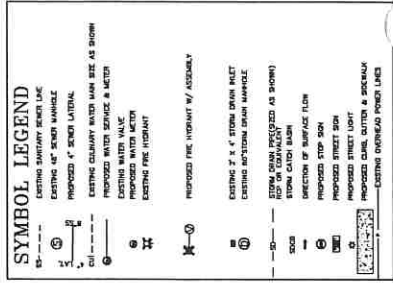
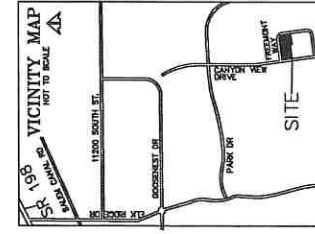
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Attachments:

Elk Ridge City Water Service Connection and Meter Assembly Detail



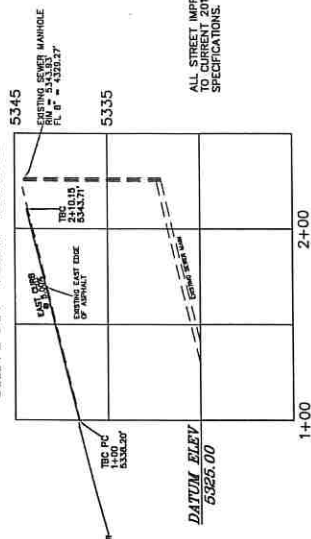
# CITY OF ELK RIDGE SERVICE CONNECTION & METER ASSEMBLY

[illegible]

**CONTRACTOR NOTE:**

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS APPROXIMATELY SHOWN BASED ON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, THE ENGINEER WILL BE NOTIFIED IMMEDIATELY. 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 IMPROVEMENTS NOT SHOWN ON THIS PLAN OR THE EXISTING OR APPROVAL OF THE ENGINEER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE ENGINEER ASSUMES NO LIABILITY ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES. SHOULD THERE BE INCIDENT.

## CANYON VIEW DRIVE



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

BLUE STAKES  
CALL 811  
BEFORE YOU DIG

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

| BOUNDARY | DESCRIPTION |
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| 100      | 1000        |

ALL OF LOTS 17 & 18 AND THE NORTHERLY REMAINDER PARCEL OF LOT 19, BLOCK 4, PLAT "A", SULLIN HALLS SUBDIVISION, ACCORDING TO THE ORIGINAL PLAT RECORDED AS MAP 348 OR IN FILE AT THE UTAH COUNTY RECORDS OFFICE, NOW PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTHWEST CORNER OF LOT 18, BLOCK 4, PLAT "A", SULLIN HALLS SUBDIVISION, BOUNDING ON THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 EAST, 14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-10

2 LOTS

**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

**LEVEL OF FOCUS, INC.**

DAVID F. HUNT, P.L.S.  
1334 EAST 1150 SOUTH  
SPANISH FORK, UTAH 84660  
(801) 319-5441      LEVELOFF

SPANISH FORK, UTAH 84680  
(801) 319-5441 LEVELOFFOCUS@GMAIL.COM

**SAM SUBDIVISION**

# PRELIMINARY PLAT & CONSTRUCTION PLAN

**LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION UTAH  
PRELIMINARY PLAT & CONSTRUCTION PLAN**

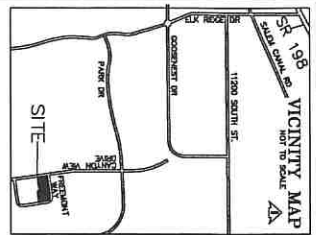
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PROJECT NO. 1 OF 1

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| (801) 319-5441 | BY  |
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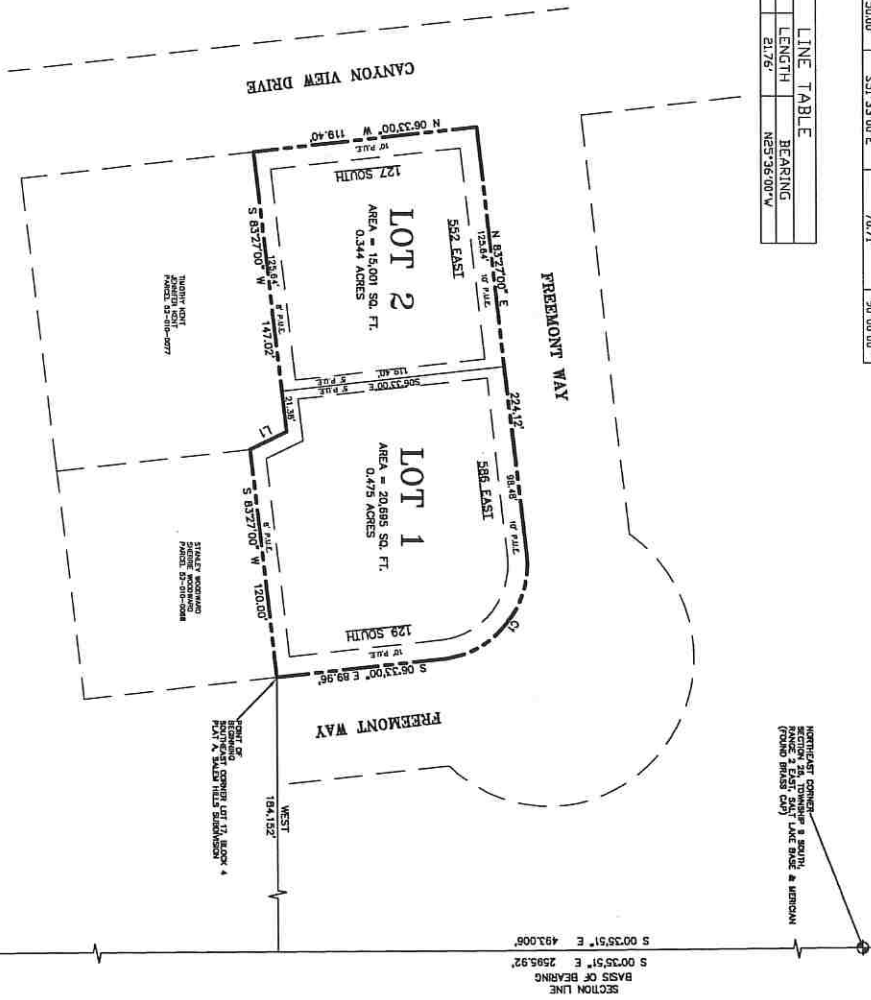
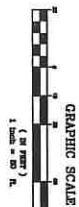
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| CURVE TABLE |        |        |                       |              |
|-------------|--------|--------|-----------------------|--------------|
| CURVE       | LENGTH | RADIUS | TANGENT/CHORD BEARING | CHORD LENGTH |
| C1          | 78.54' | 50.00' | S51°33'00"E           | 70.71'       |
|             |        |        |                       | 90°00'00"    |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 21.76' | N65°35'00"W |



- GENERAL NOTES:**
1. THE PROJECT IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASIN.
  2. EACH LOT WILL BE REQUIRED TO PROVIDE A RETAINED TREE.
  3. ALL CONSTRUCTION SHALL BE TO CURRENT DAK BLOCK CITY.
  4. A 10' WIDE ALLEY SHALL BE PROVIDED ALONG THE WEST LINE OF LOT 1 AND LOT 2.
  5. ALL UTILITIES SHALL BE DEEPER THAN 18" GRADE.
  6. LOT 1 SHALL BE 129 SOUTH, 586 EAST, AND 129 SOUTH.
  7. LOT 2 SHALL BE 127 SOUTH, 582 EAST, AND 127 SOUTH.
  8. THE PROJECT SHALL BE 129 SOUTH, 586 EAST, AND 129 SOUTH.
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**LEVEL OF FOCUS, INC.**  
1314 East 1150 South  
Spanish Fork, Utah 84660  
(801) 319-5441

**ROCKY MOUNTAIN POWER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**DOUGLASS ENERGY COMPANY APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**UTAH VALLEY ELECTRIC SERVICE DISTRICT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**ACKNOWLEDGMENT (CORPORATE)**  
I, \_\_\_\_\_, being the duly authorized officer of the above named corporation, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the corporation.

**OWNER'S DECLARATION**  
I, \_\_\_\_\_, being the owner of the above described property, do hereby declare that the foregoing is a true and correct copy of the original as the same appears in the records of the owner.

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**ACCEPTANCE OF LEGISLATIVE BODY**  
THE CITY COMMISSIONER OF SALT LAKE COUNTY, BEING THE LEGISLATIVE BODY, DO HEREBY ACCEPT THE FOREGOING AS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THE CITY COMMISSIONER.

**SURVEYOR'S CERTIFICATE**  
I, \_\_\_\_\_, being a duly licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the surveyor.



## **Project Memorandum**

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

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Plat:

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