



MEMORANDUM

DATE: March 21, 2024
TO: Royce Swenson
FROM: Ryan Selee
PROJECT: Subdivision Plan Review
PROJECT NO: 2211-036
RE: Holley Ridge Plat A Preliminary Plan Review #2

I have reviewed the plans for the proposed subdivision to be constructed at 452 South Hillside Drive. Holley Ridge Plat A is a one lot residential subdivision in Elk Ridge City. The purpose of this review is to check for compliance with the Elk Ridge City Development Code and specifically consider potential drainage and erosion concerns. The subdivision plans generally meet the requirements of Elk Ridge City Code 10-12-37, the applicable zone, and other development codes.

Additionally, it is worth noting that a geotechnical report was not provided; however, with no construction requirements for the subdivision a geotechnical report is not necessary at this time.

As shown on the subdivision plans and proposed plat the building footprints or setbacks do match what is required by the applicable zone.

We have endeavored to provide a complete and accurate review of the information provided in the plans pertaining to City code and engineering best management practices. Please reach out to the City staff with any questions or concerns regarding your subdivision review.

Respectfully,

Ryan Selee, P.E.

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Mant, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

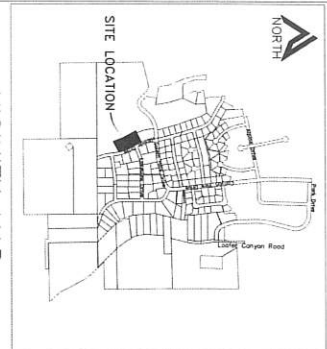
775 West 1200 North
Suite 200A
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 107/109
Tropic, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005



VICINITY MAP

BOUNDARY DESCRIPTION

ALL OF LOT 1, PLAT A, W. WALKER SUBDIVISION, ACCORDING TO THE PLAT OF RECORD ON FILE AS MAP #4023 IN THE UTAH COUNTY RECORDER'S OFFICE, TOGETHER WITH THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, PLAT A, W. WALKER SUBDIVISION, SAID BEING POINT LOCATED SOUTH 89°27'14" WEST ALONG THE QUARTER SECTION LINE 134.448 FEET AND NORTH 53.528 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 36N, RANGE 10E, MERIDIAN 11W, 175.90 FEET; THENCE ALONG THE ARC OF A 584.57-FOOT RADII CURVE TO THE LEFT 60° 11' 17" (CHORD BEARS N. 25°51' 27" E. 24.92 FEET); THENCE SOUTH 63°42' 25" WEST 40.759 FEET; THENCE SOUTH 63°42' 25" WEST 224.229 FEET; THENCE ALONG THE ARC OF A 584.57-FOOT RADII CURVE TO THE RIGHT 60° 11' 17" (CHORD BEARS N. 17°34' 47" E. 172.347 FEET); THENCE TO THE POINT OF BEGINNING.



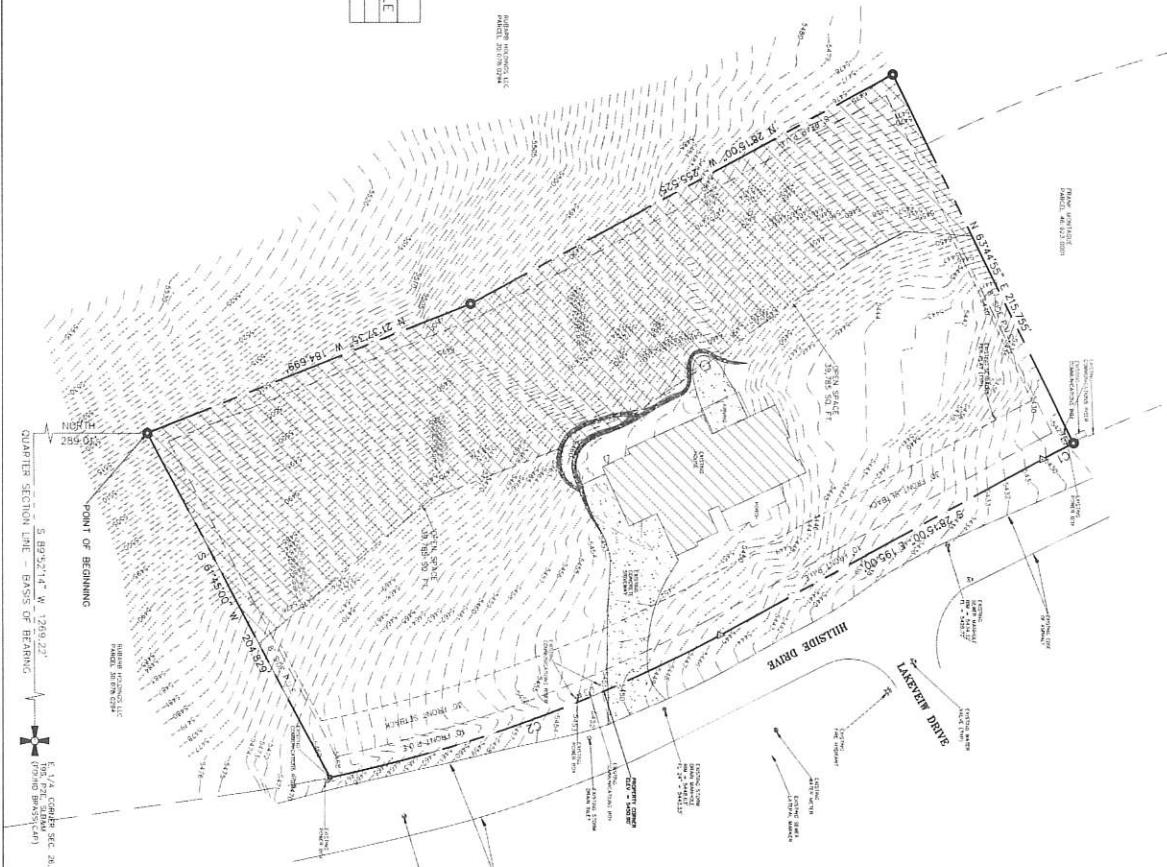
NOTE PARTICULARS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 89°27'14" WEST ALONG THE QUARTER SECTION LINE 134.448 FEET AND NORTH 53.528 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 36N, RANGE 10E, MERIDIAN 11W, 175.90 FEET; THENCE ALONG THE ARC OF A 584.57-FOOT RADII CURVE TO THE LEFT 60° 11' 17" (CHORD BEARS N. 25°51' 27" E. 24.92 FEET); THENCE SOUTH 63°42' 25" WEST 40.759 FEET; THENCE SOUTH 63°42' 25" WEST 224.229 FEET; THENCE ALONG THE ARC OF A 584.57-FOOT RADII CURVE TO THE RIGHT 60° 11' 17" (CHORD BEARS N. 17°34' 47" E. 172.347 FEET); THENCE TO THE POINT OF BEGINNING. AREA = 91,375 SQ. FT. OR 2.08 ACRES.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	188.2'	539.95'	S 77°15'03" E
C2	220.73'	761.46'	S 19°56'45" E

DATA TABLE
ZONING-HB-1
TOTAL ACRES=2.14
TOTAL ACRES OF LOTS=2.14
OPEN SPACE AREA=


OWNER/DEVELOPER
CITY OF HOLLEY
2000 S. 1000 E.
ELK RIDGE, UTAH
801-318-9256
ENGINEER/SURVEYOR CONTACT INFO
ATLAS ENGINEERING LLC
(801) 655-0566
500 WEST 200 NORTH #2
SPANISH FORK, UT 84660

NOTES:
1. GEOMETRIC DATA BASED ON NGD 89
2. COORDINATE SYSTEM = NAD83
3. LOT 1 HAS AN EXISTING HOUSE WITH
ALL CITY SERVICES THAT WILL REMAIN TO
CURRENT CITY STANDARDS.
4. ALL SETBACKS ARE TO BE TO
CURRENT CITY STANDARDS.



LEGEND

UTAH COUNTY MONUMENT	UTAH COUNTY MONUMENT
SET 5.0' RETAIN & C&G	SET 5.0' RETAIN & C&G
SET CORNER PIN	SET CORNER PIN
CALCULATED POINT, NOT SET	CALCULATED POINT, NOT SET
PROPERTY BOUNDARY	PROPERTY BOUNDARY
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SECTION LINE	SECTION LINE
SETBACK	SETBACK
EASEMENT	EASEMENT
OPEN SPACE	OPEN SPACE



**HOLLEY RIDGE
PLAT A**
ATLAS ENGINEERING
CIVIL STRUCTURAL SURVEY

PRELIMINARY PLAT

ELK RIDGE, UTAH

SHEET NO.
1 of 1

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660