

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: March 8, 2024

RE: **Sutherland Subdivision Preliminary**

Zone: R-10
Size: 1.080 Acres
Lots: 2

The Sutherland Subdivision is located at 565 West Lark Road. The proposed subdivision is in the R-10 Residential zone, with two lots on 1.080 acres. Lots within the R-10 zone must have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.459 acres (20,001 square feet) to 0.598 acres (26,039 square feet), and the lot frontages range from 80.58 feet to 121.70 feet. All requirements in the R-10 zone (SCC 10.20.080) are being met.

The applicant has proposed a deferral agreement, and the City Council approved the agreement on March 5, 2024. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date. The subdivision will require road dedication and the dedication is shown on the plat.

On February 13, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Sutherland Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed. The applicant has submitted updated plans (attachment 2), which resolved all redlines from the DRC.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

Findings

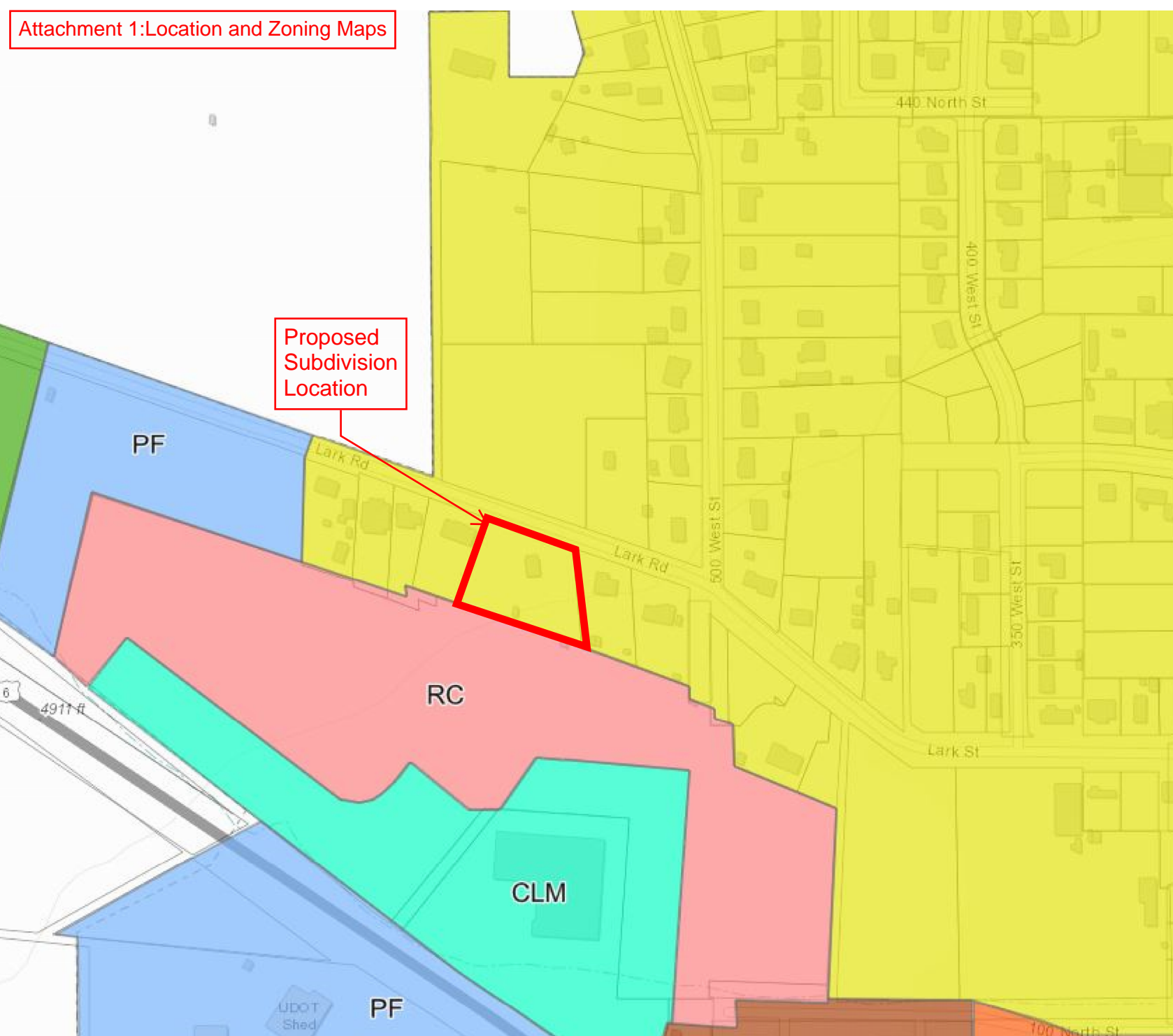
1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved a deferral agreement to deferral street improvements to a later date.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.
5. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
6. The subdivision plans (attachment 2) have met all conditions in the DRC motion.

Recommended Motion: “Motion to approve the preliminary plans for the Sutherland Subdivision.

Attachments:

1. Zoning and Location Map
2. Preliminary Plans

Attachment 1: Location and Zoning Maps



Proposed
Subdivision
Location

PF

Lark Rd

RC

Lark Rd

440 North St

400 West St

500 West St

350 West St

Lark St

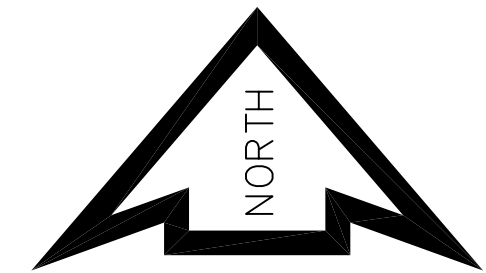
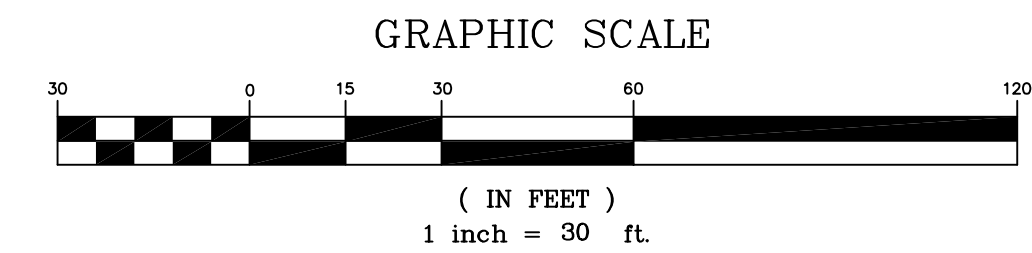
6
4911 ft

CLM

UDO
Shed

PF

100 North St

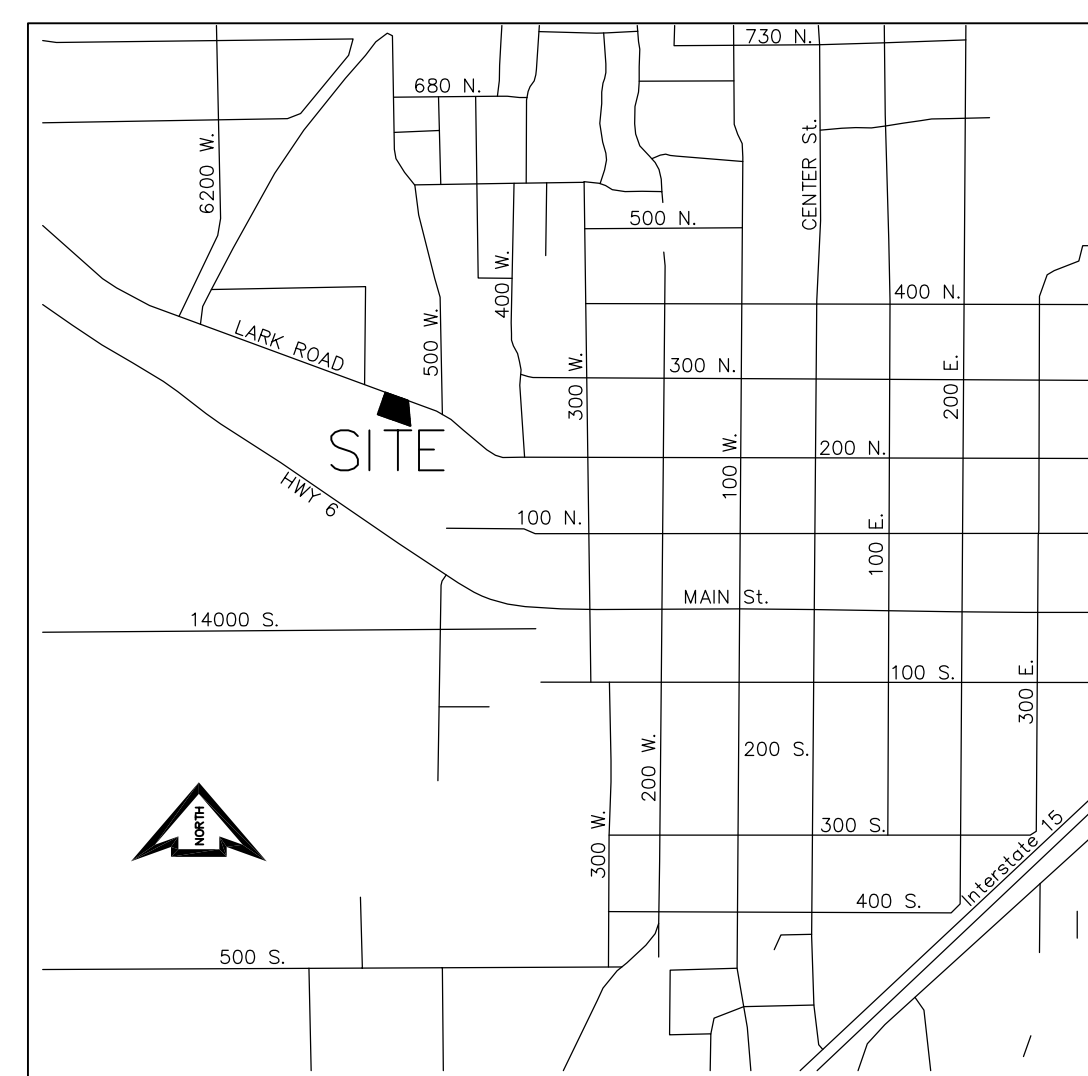


SUTHERLAND SUBDIVISION

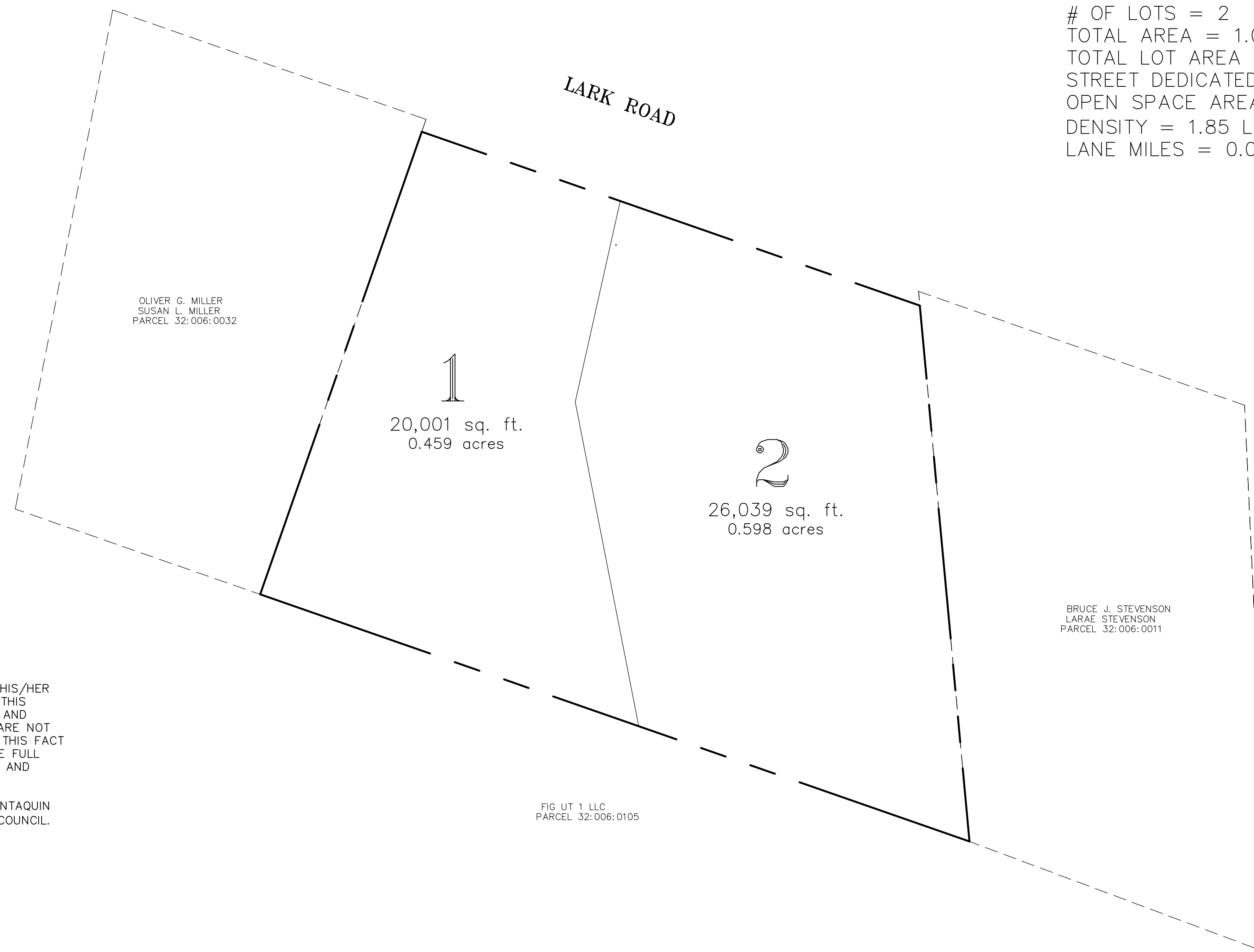
PRELIMINARY PLANS

TABULATIONS

CURRENT ZONE = R-10
 # OF LOTS = 2
 TOTAL AREA = 1.080 ACRES
 TOTAL LOT AREA = 1.080 ACRES
 STREET DEDICATED AREA = 0.00 ACRES
 OPEN SPACE AREA = 0 ACRES
 DENSITY = 1.85 LOTS/ACRE
 LANE MILES = 0.0379 MILES



VICINITY MAP
NOT TO SCALE



DEVELOPMENT NOTE:

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT 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 STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

SUBDIVISIONS REQUIRE FULL FRONTAGE SURFACE IMPROVEMENTS PER SANTAQUIN CITY CODE 11.44. A DEFERRAL AGREEMENT, AS/IF APPROVED BY CITY COUNCIL.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 888.89 FEET AND WEST 290.62 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 05°17'18" EAST 211.85 FEET; THENCE NORTH 70°47'24" WEST 287.98 FEET; THENCE NORTH 19°15'00" EAST 192.91 FEET; THENCE SOUTH 70°45'00" EAST 200.00 FEET TO THE POINT OF BEGINNING.

AREA = 47,046 SQ. FT. OR 1.080 ACRES

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 DISCREPANCIES, THE DESIGNER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE DESIGNER 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 DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE DESIGNER 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.

INDEX OF DRAWINGS

COVER SHEET (1 OF 3)
 FINAL PLAT (2 OF 3)
 CONCEPT/UTILITY/IMPROVEMENT PLAN (3 OF 3)

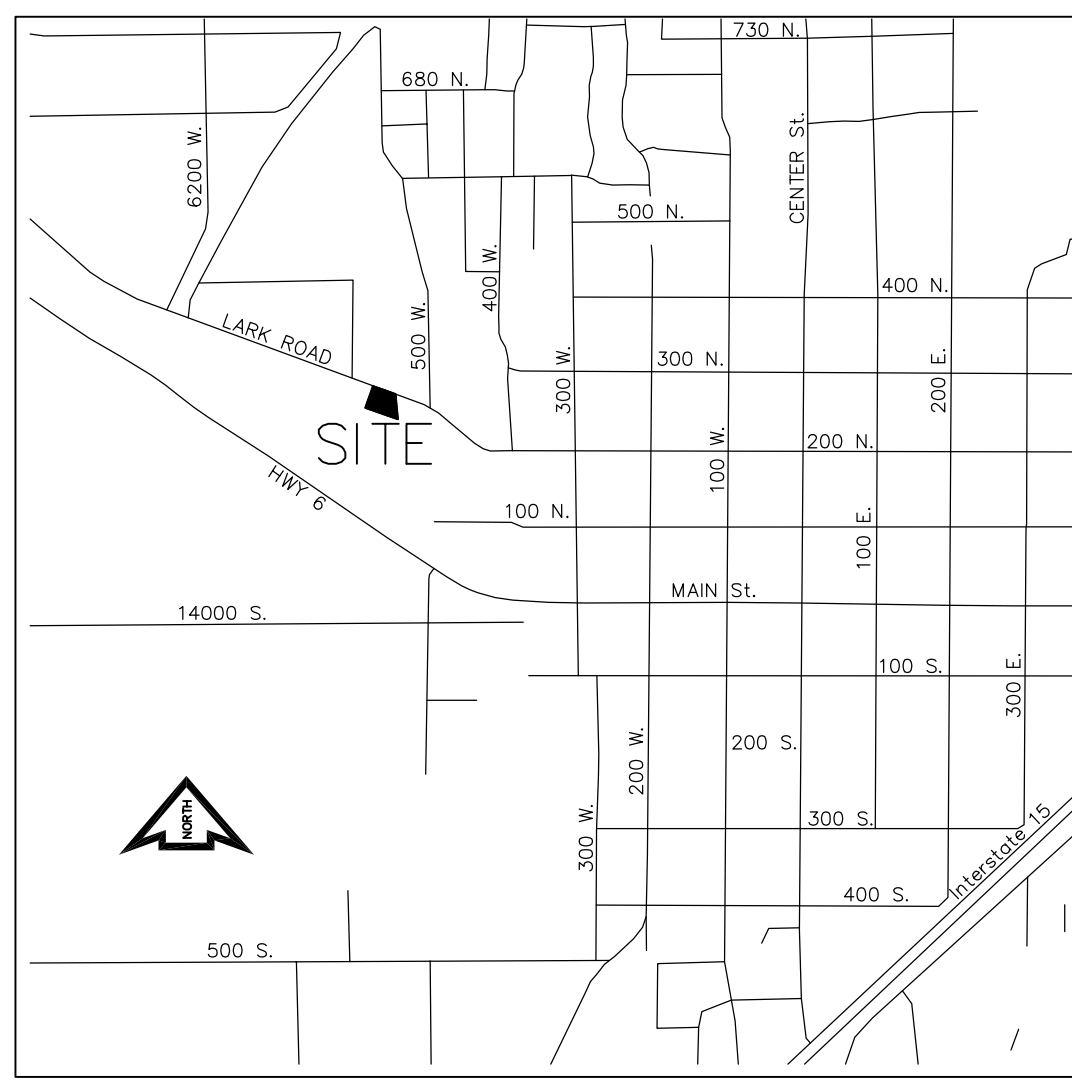
BLUE STAKES
 CALL 811
 BEFORE YOU DIG

OWNER/DEVELOPER:
 LOGAN MOFFETT
 565 WEST LARK ROAD
 SANTAQUIN, UT 84655
 (385) 212-4127

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

ENGINEER
 F.J. CLARK AND ASSOCIATES
 FRED J. CLARK, P.E.
 9448 North Timpanogos Cove
 Cedar Hills, Utah 84062
 (801) 701-0268

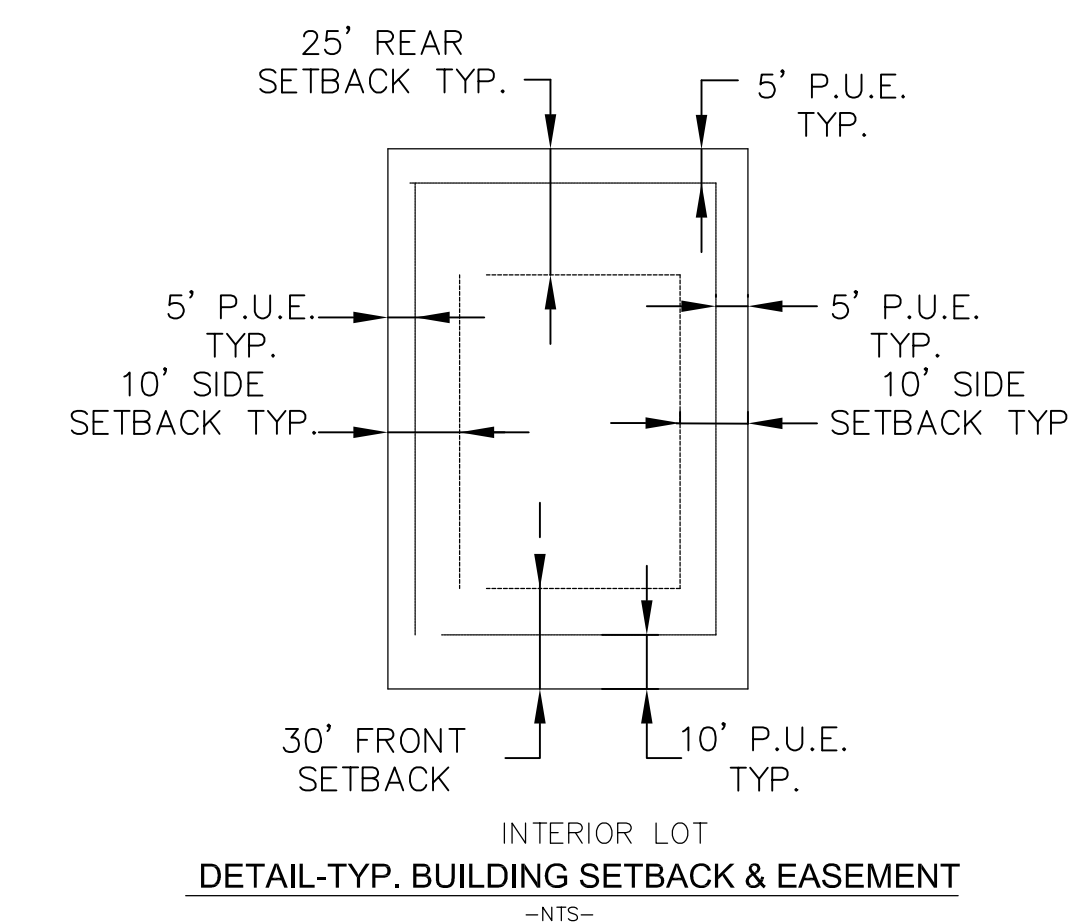
REVISIONS 02-16-24	BY DFH	LEVEL OF FOCUS, INC. DAVID F. HUNT, P.L.S. 1334 EAST 1150 SOUTH SPANISH FORK, UTAH 84660 (801) 319-5441 LEVELOFFOCUS@GMAIL.COM	SUTHERLAND SUBDIVISION		DESIGNER DFH	DRAWN BY DFH	CHECKED BY FJC	SHEET
			COVER SHEET		DATE 01-25-24	SCALE 1" = 30'	PROJECT NO.	1 OF 3
		SANTAQUIN	UTAH		ADDRESS			



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- SET NEW 5/8" REBAR & CAP (OR FOUND EXISTING REBAR & CAP)
- ⊕ UTAH COUNTY MONUMENT
- ◇ NOTHING SET
- △ SET PLUG IN CURB ON LOT LINE EXTENSION (WHERE POSSIBLE)
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - CENTERLINE
- - - CENTERLINE
- - - ADJOINER



DETAIL-TYP. BUILDING SETBACK & EASEMENT

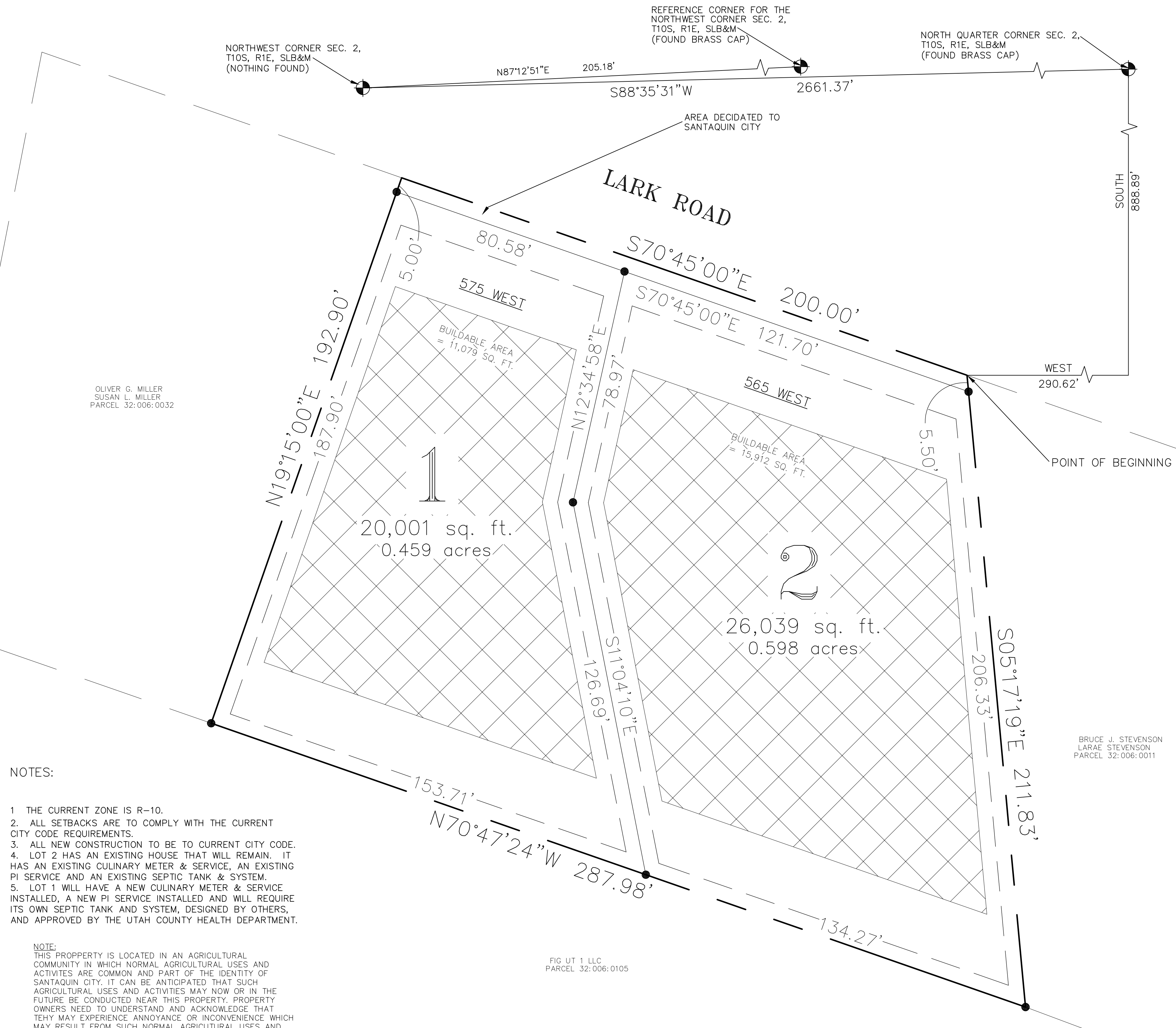
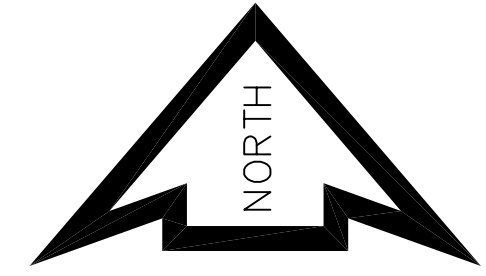
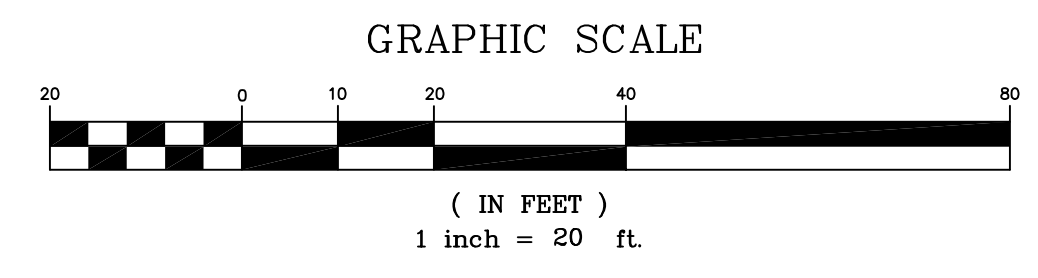
R-10 SETBACK REQUIREMENTS
FRONT: 30'
SIDE - 10'
REAR - 25'

PREPARED BY:
LEVEL OF FOCUS, INC
David F. Hunt, P.L.S.
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

SHEET
2 OF 3

SUTHERLAND

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, T10S, R1E,
SALT LAKE BASE AND MERIDIAN



OLIVER G. MILLER
SUSAN L. MILLER
PARCEL 32.006:0032

BRUCE J. STEVENSON
LARA STEVENSON
PARCEL 32.006:0011

FIG UT 1 LLC
PARCEL 32.006:0105

NOTES:

1. THE CURRENT ZONE IS R-10.
2. ALL SETBACKS ARE TO COMPLY WITH THE CURRENT CITY CODE REQUIREMENTS.
3. ALL NEW CONSTRUCTION TO BE TO CURRENT CITY CODE.
4. LOT 2 HAS AN EXISTING HOUSE THAT WILL REMAIN. IT HAS AN EXISTING CULINARY METER & SERVICE, AN EXISTING PI SERVICE AND AN EXISTING SEPTIC TANK & SYSTEM.
5. LOT 1 WILL HAVE A NEW CULINARY METER & SERVICE INSTALLED, A NEW PI SERVICE INSTALLED AND WILL REQUIRE ITS OWN SEPTIC TANK AND SYSTEM, DESIGNED BY OTHERS, AND APPROVED BY THE UTAH COUNTY HEALTH DEPARTMENT.

NOTE:
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.

CENTURYLINK APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 2021.
CENTURYLINK REPRESENTATIVE

CENTRACOM APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 2021.
CENTRACOM REPRESENTATIVE

ROCKY MOUNTAIN POWER APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 2021.
ROCKY MOUNTAIN POWER REPRESENTATIVE

DOMINION ENERGY COMPANY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. 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 GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____
DOMINION ENERGY REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 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

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AREA = 47,046 SQ. FT. OR 1.080 ACRES
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

02-29-24
DATE
David F. Hunt
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

A & D RE HOLDING INC. BY _____ ITS _____
UT HOLDINGS SERVICES LLC. BY _____ ITS _____

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, IN THE YEAR 20__, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN OR PROVEN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF _____ ON BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

LLC ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, IN THE YEAR 20__, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN OR PROVEN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF _____ ON BEHALF OF SAID _____ AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY THE LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20__.

APPROVED BY MAYOR _____
APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER

SUTHERLAND

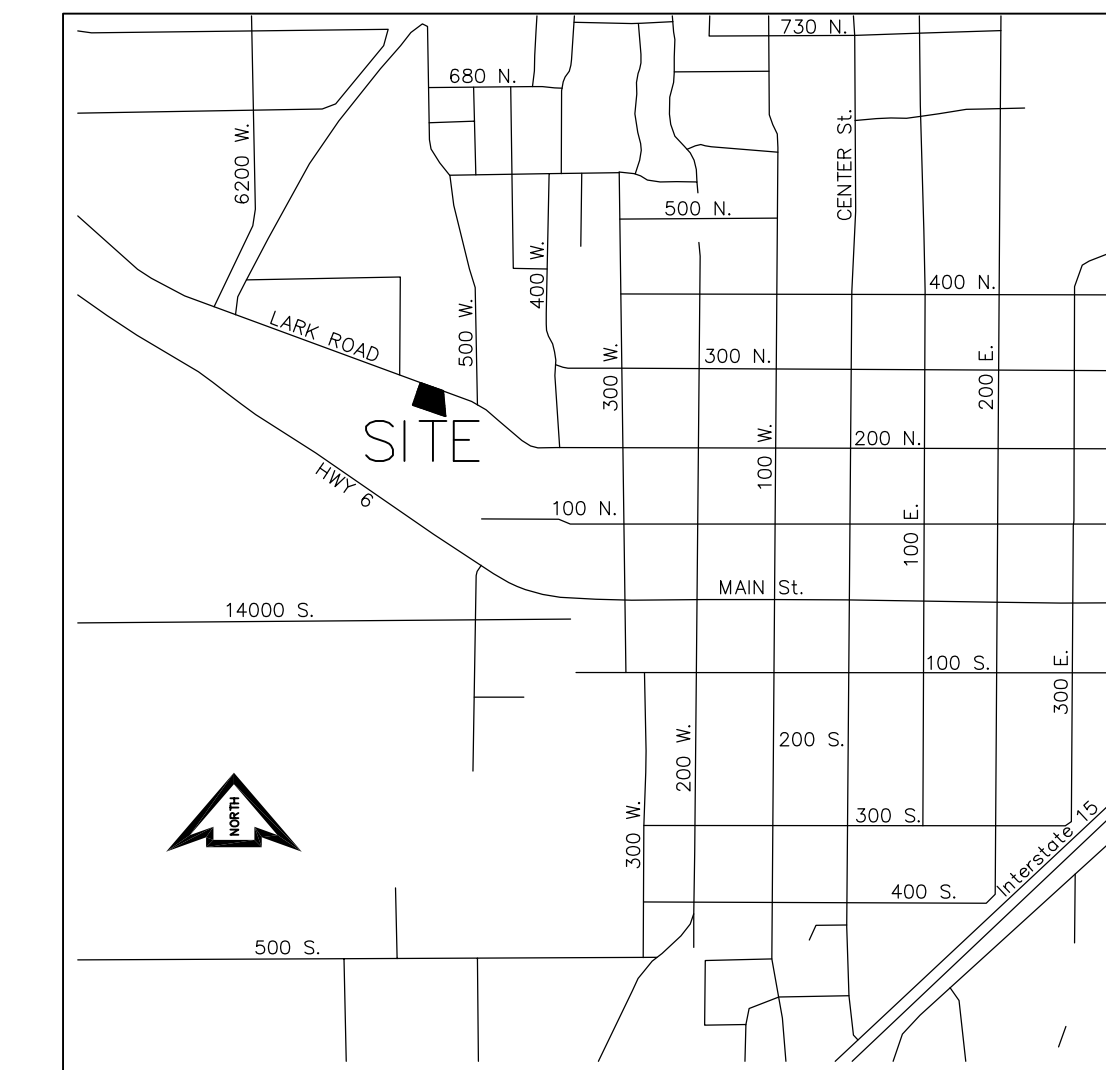
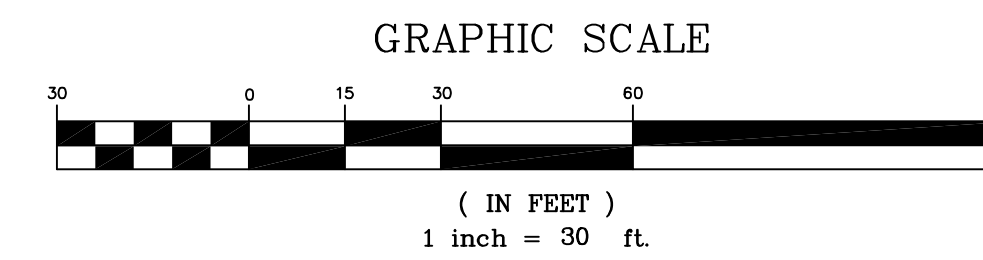
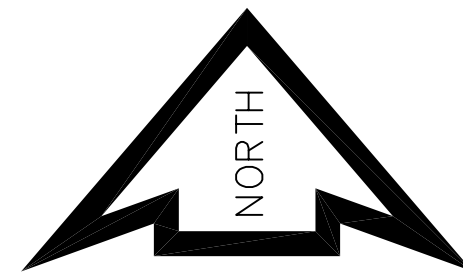
LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, T10S, R1E,
SALT LAKE BASE AND MERIDIAN
CONTAINS 2 LOTS

SANTAQUIN CITY, _____ SUBDIVISION _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL: DAVID F. HUNT, LICENSE NO. 5243543-2201, 02-29-24

CITY ENGINEER SEAL: _____

CLERK-RECORDER SEAL: _____



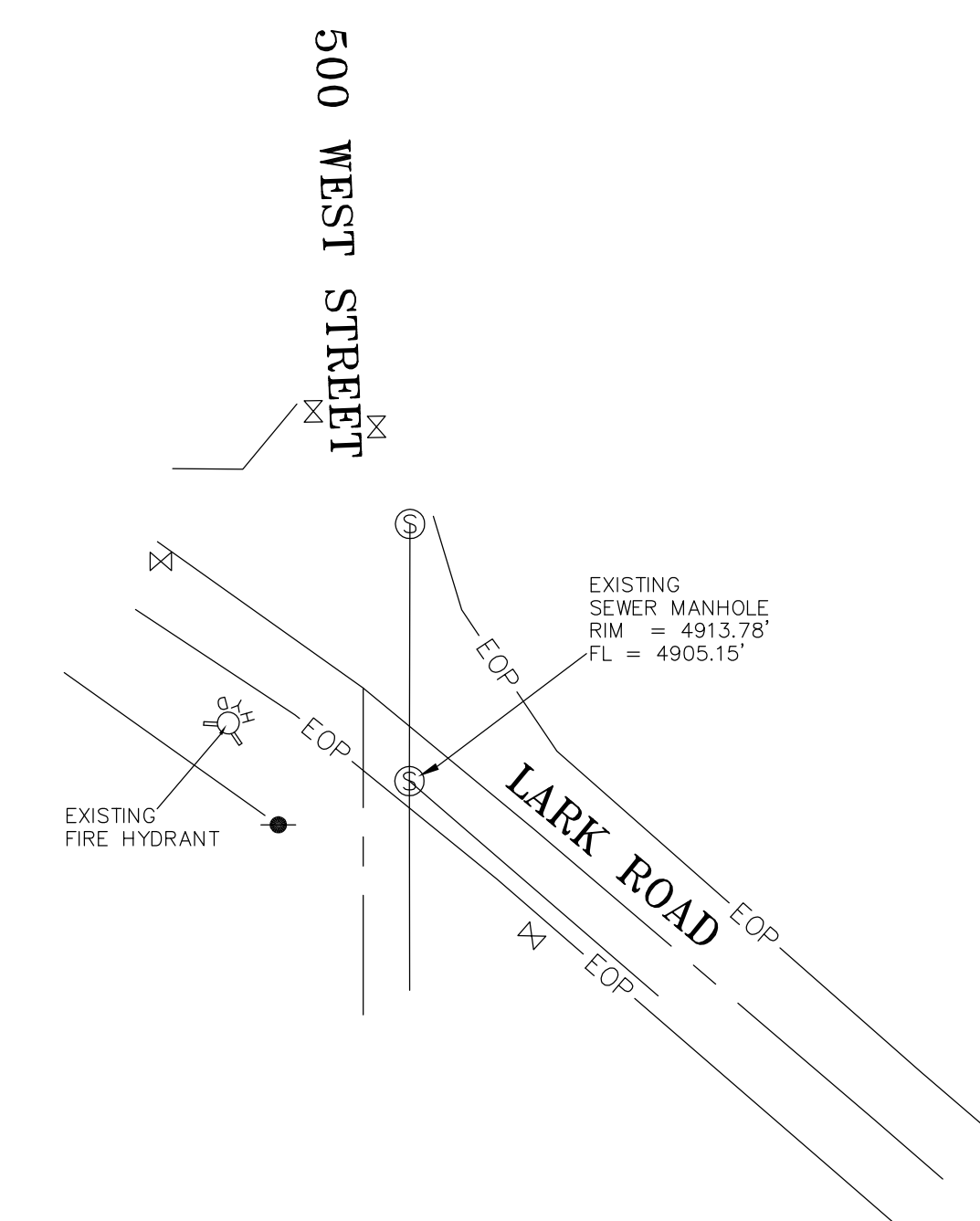
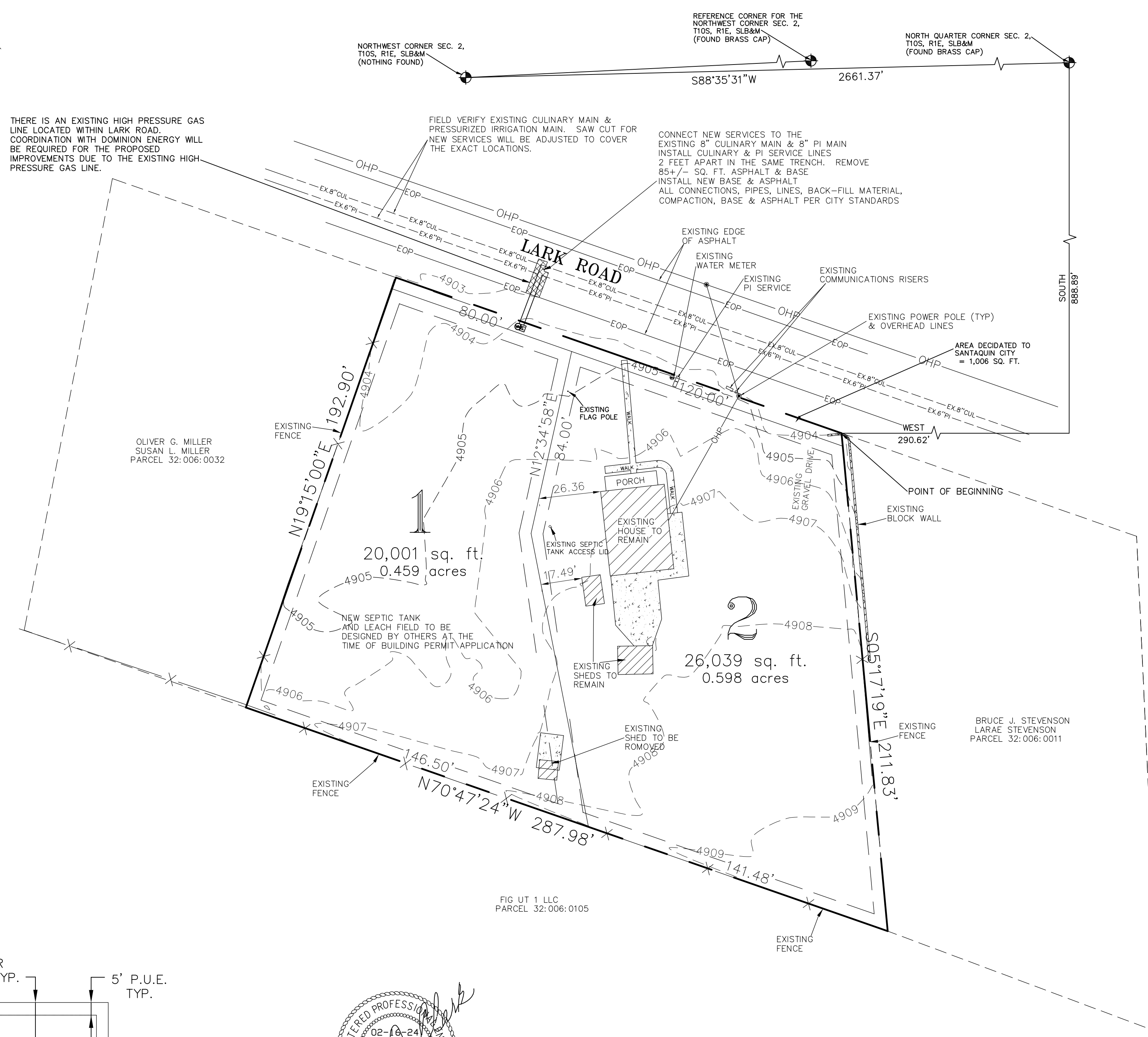
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- — — — — PROPERTY BOUNDARY
 - - - - - SECTION LINE
 - - - - - EASEMENT
 - - - - - CENTERLINE
 - - - - - CENTERLINE
 - - - - - ADJOINER
-
- ⊙ EXISTING SEWER MANHOLE
 - PI — EXISTING PI MAIN (SIZE AS SHOWN)
 - W — EXISTING WATER VALVE
 - CUL — EXISTING WATER MAIN (SIZE AS SHOWN)
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED WATER SERVICE & METER
 - ⊕ PROPOSED PI SERVICE & METER
 - ⊕ EXISTING POWER/TELEPHONE POLE
 - OHP — EXISTING OVERHEAD POWER LINES
 - OHT — EXISTING OVERHEAD TELEPHONE LINES
 - X — EXISTING FENCES
 - ⊕ EXISTING SURVEY MONUMENT

TABULATIONS

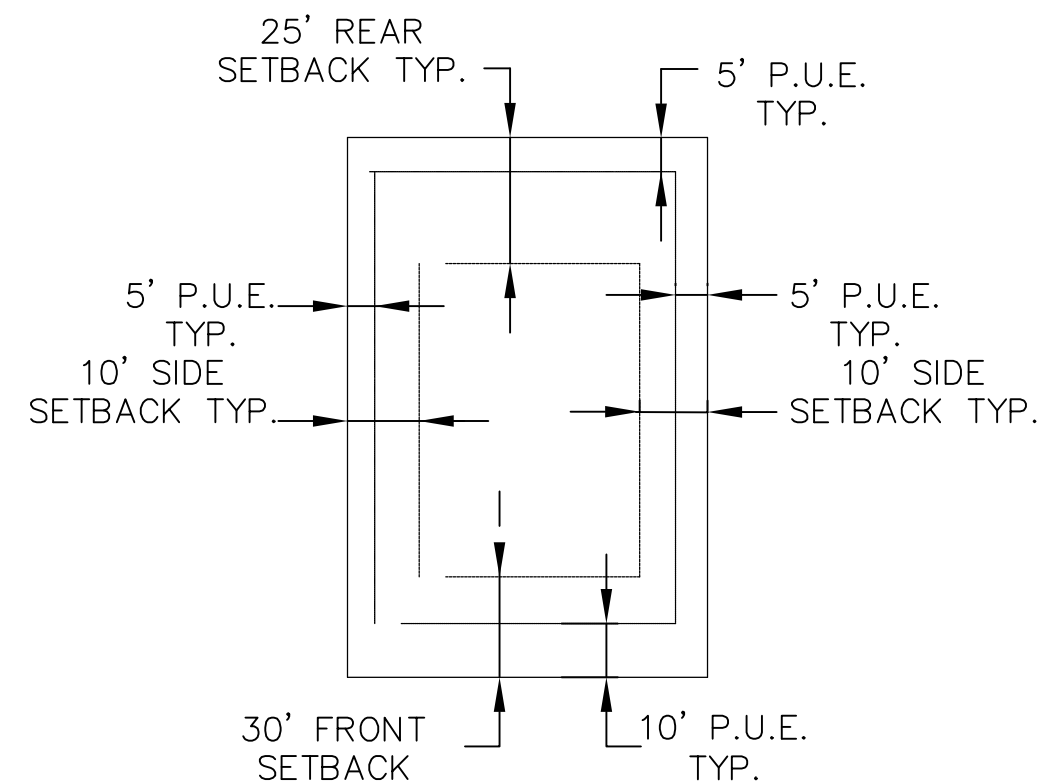
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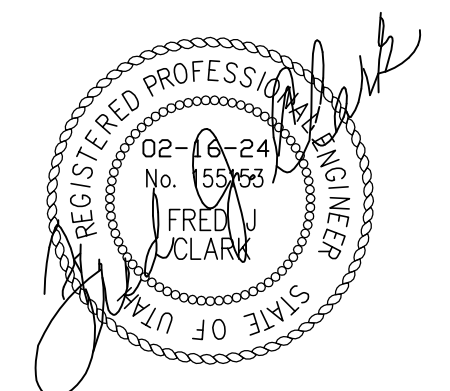
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INTERIOR LOT
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

R-10 SETBACK REQUIREMENTS
 FRONT: 30'
 SIDE - 10'
 REAR - 25'



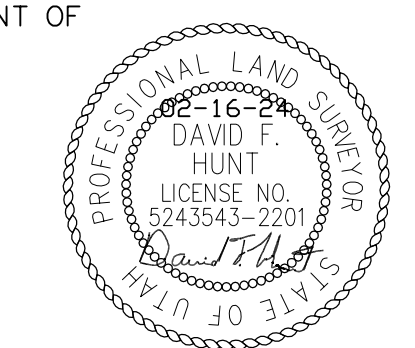
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5. LOT 1 WILL HAVE A NEW CULINARY METER & SERVICE INSTALLED, A NEW PI SERVICE INSTALLED AND WILL REQUIRE ITS OWN SEPTIC TANK AND SYSTEM, DESIGNED BY OTHERS. THE SEPTIC DESIGN WILL BE COORDINATED WITH THE BUILDING PERMIT PROCESS FOR THE NEW RESIDENCE.

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BLUE STAKES
 CALL 811
 BEFORE YOU DIG

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				DATE 01-25-24	SCALE 1" = 30'	PROJECT NO.	3 of 3
				ADDRESS UTAH 565 WEST LARK ROAD, UT			