

MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 20, 2021

RE: **Degraffenreid Subdivision Concept Review**

Zone: R-8 Size: 0.93 Acres Lots: 2
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The Degraffenreid Subdivision is located at 245 East 100 North. The proposed subdivision is in the R-8 zone and consists of 2 lots on 0.93 acres. Both proposed lots will be 20,419 square feet (.47 acres) and have 82.50 feet of frontage. Both lots meet the requirements of the R-8 zone.

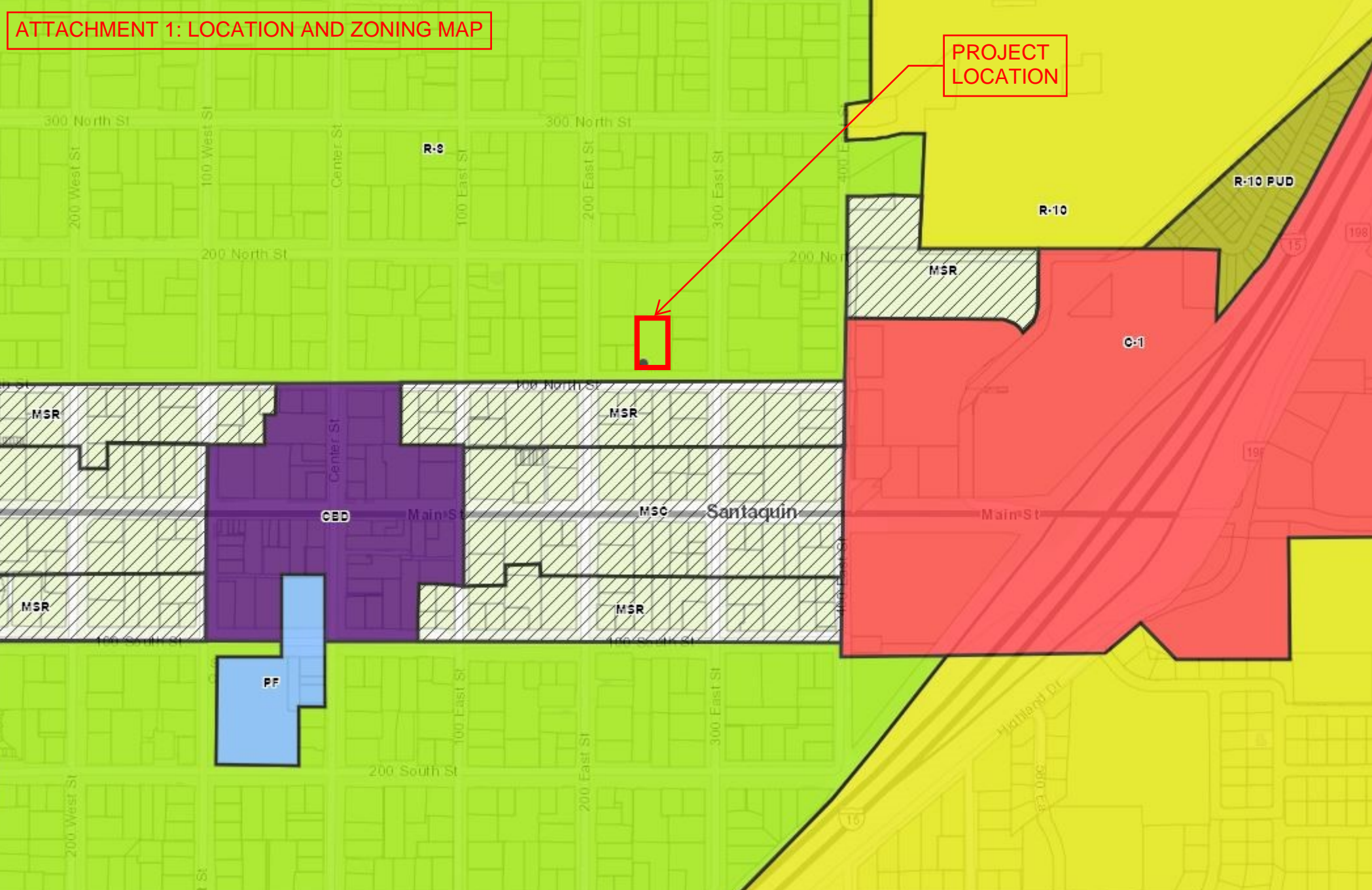
This is a subdivision concept review. This review is for the Planning Commission to provide feedback to the developer. This review of the concept plan shall not constitute an approval or recommendation of any kind.

After the concept review, the developer can submit the preliminary and final subdivision plans together due to the subdivision being 3 lots or less. The preliminary and final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

Attachments:

1. Zoning and Location Map
2. Concept Plan

ATTACHMENT 1: LOCATION AND ZONING MAP











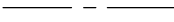









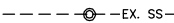


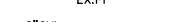





DEGRAFFENRIED
A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
APRIL 2021

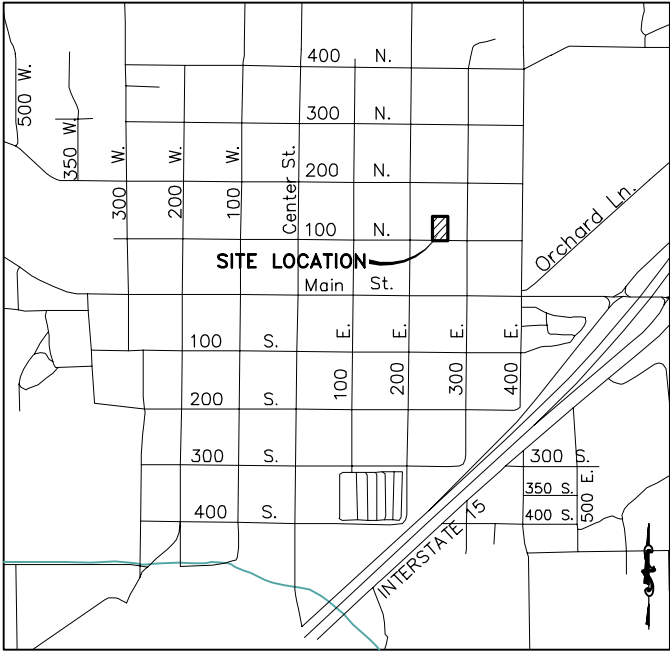
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	EXISTING TOPOGRAPHY
3	UTILITY PLAN
4	PRELIMINARY PLAT
5	FINAL PLAT
6	ROS

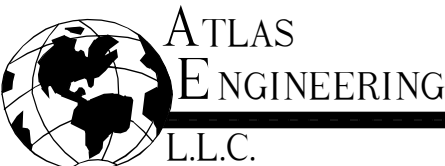
LEGEND

LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET/STOP SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

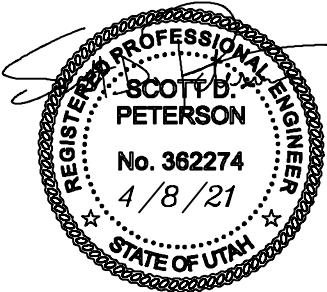









VICINITY MAP
-NTS-























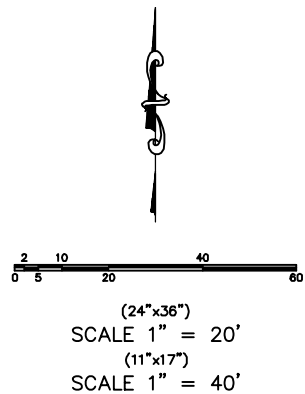
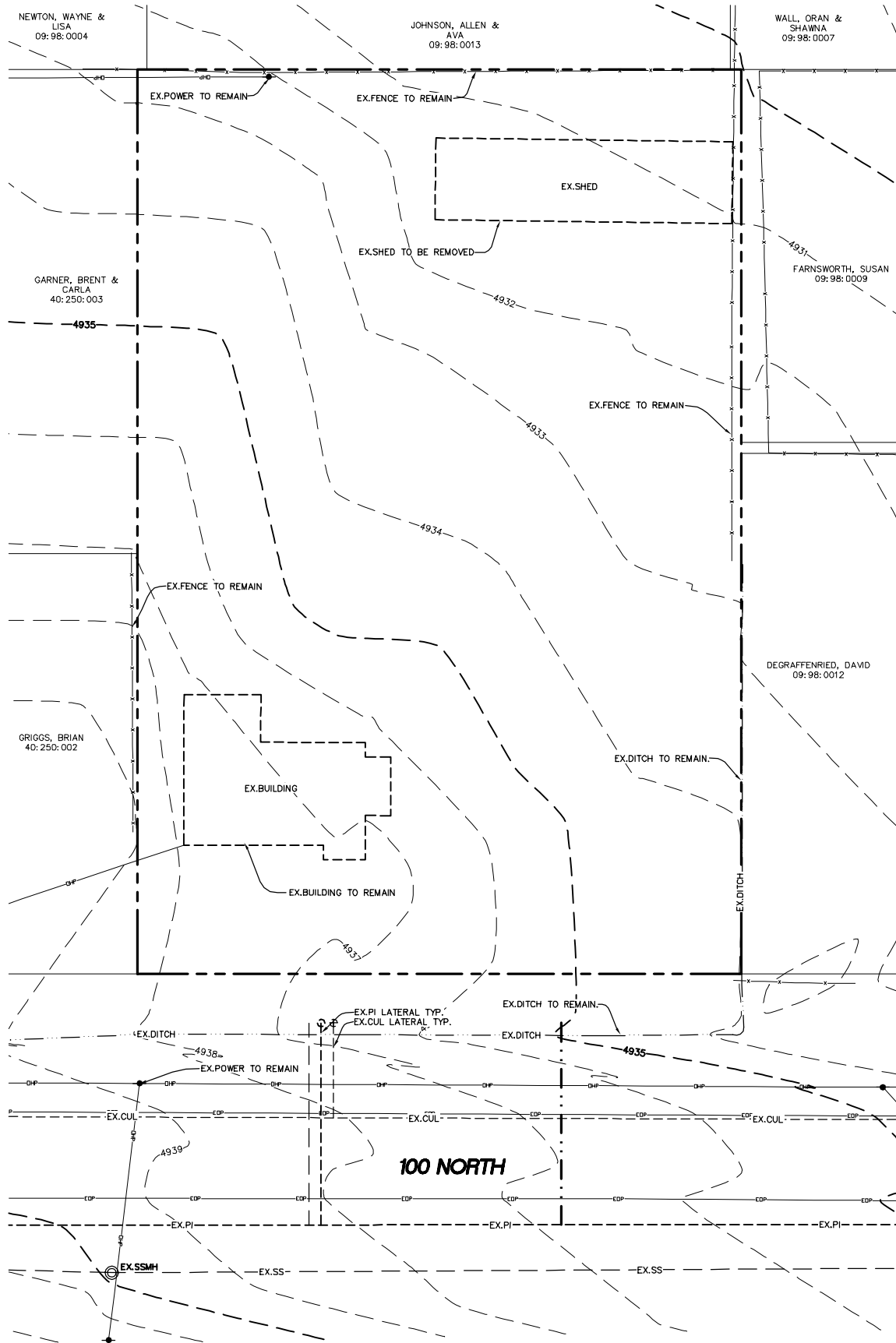
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
JIMMY DeGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com



- LEGEND**
LEGEND APPLIES TO ALL SHEETS
-  SECTION CORNER
-  EXISTING VALVE
-  EXISTING POWER POLE
-  PROPOSED STREET LIGHT
-  PROPOSED FIRE HYDRANT
-  EXISTING SIGN
-  EXISTING STREET SIGN

-  PROPERTY BOUNDARY
-  CENTERLINE
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  SECTION LINE
-  BUILDING SETBACK
-  EASEMENT
-  EXISTING DEED LINE
-  EDGE OF PAVEMENT
-  EXISTING OVER HEAD POWER
-  EX-GAS
-  EXISTING FENCE LINE
-  EXISTING DITCH
-  EX-SSE
-  PROPOSED IRRIGATION LINE
-  EX-CUL
-  EX-PI
-  PROPOSED CULINARY WATERLINE
-  PROPOSED PRESSURIZED IRRIGATION
-  PROPOSED SEWER LINE



DEGRAFFENRIED



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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

L.L.C.

EXISTING TOPOGRAPHY

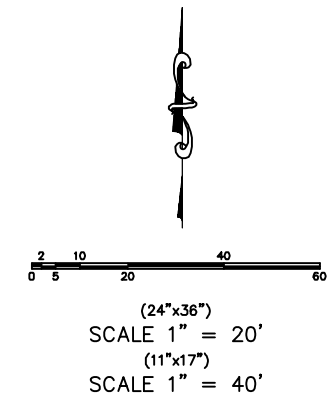
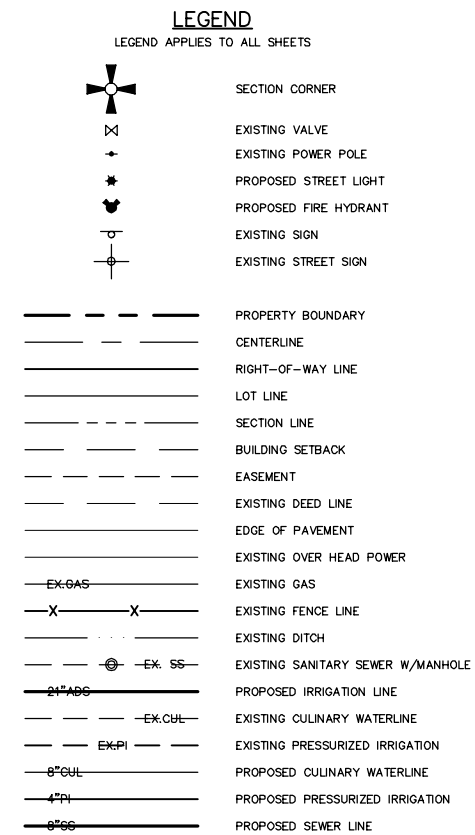
SANTAQUIN CITY, UTAH

SHEET NO.

2

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

2/2/2021/21-015 Block 33 Santaquin, Deora & CADIN PRELIMINARY 02-EXISTING TOPOGRAPHY



BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.94 ACRES.

500 W.

350 W.

300 W.

200 W.

100 W.

Center St.

400 N.

300 N.

200 N.

100 N.

100 S.

200 S.

300 S.

400 S.

100 E.

200 E.

300 E.

400 E.

Orchard Ln.

INTERSTATE 15

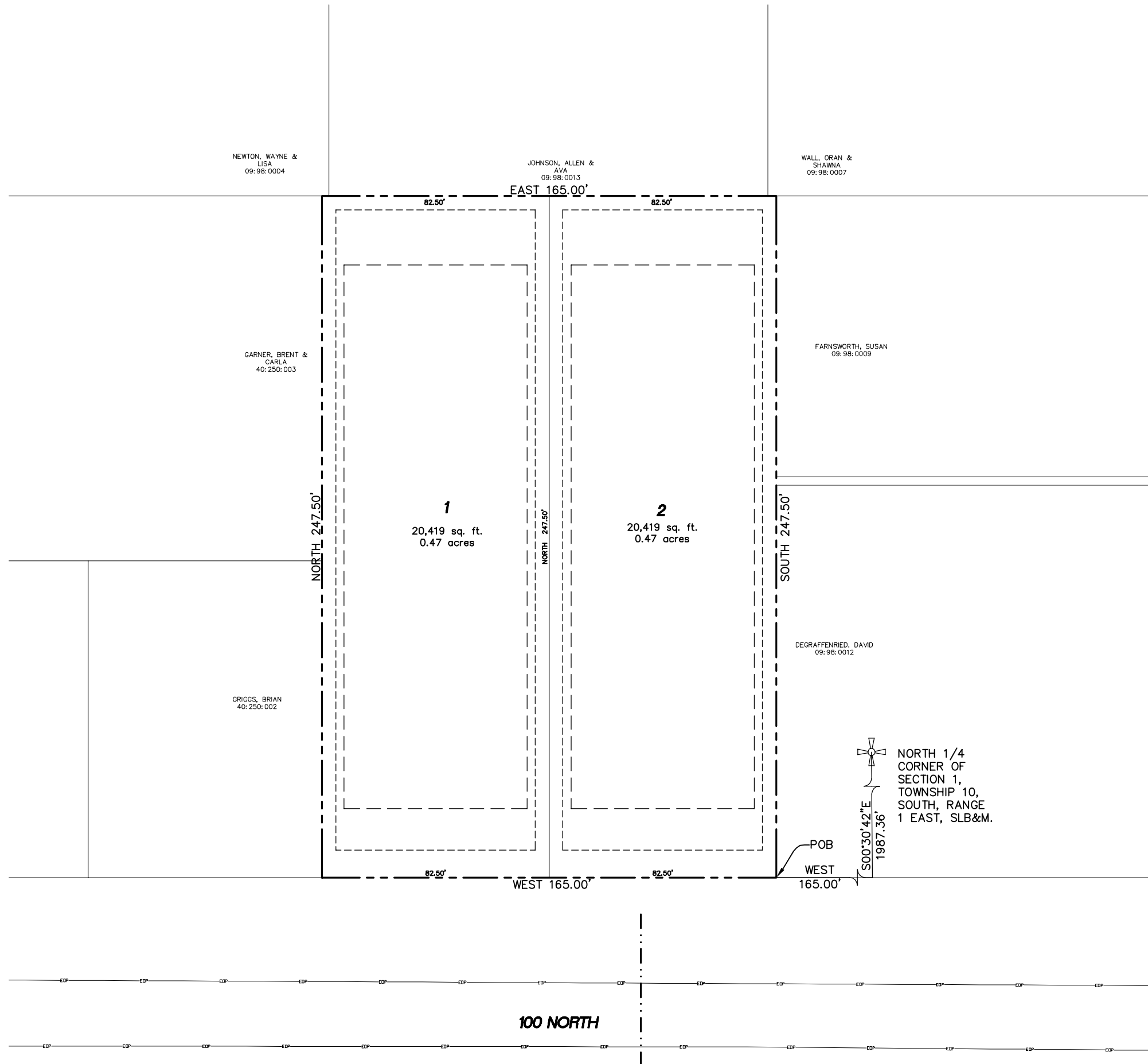
0 100 200

feet

SITE LOCATION

Main St.

VICINITY MAP
-NTS-



SHEET NO.

PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

DEGAFFENRIED



PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 846

L.L.C.

:46:52 PM MDT

47872021 1

PLAT.dwg

04-PRELIM

EL IMITARIO

f\CADD\PR

Paula Deane

33 Santo

21-015 Block

7:\2021\2

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IT TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2021.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH S.S.
ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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. 2021.

APPROVED APPROVED
CITY MANAGER CITY ATTORNEY
APPROVED ATTEST
ENGINEER (SEE SEAL) CLERK-RECORDER
APPROVED
COMMUNITY DEVELOPMENT DIRECTOR

DEGRAFFENRIED

A RESIDENTIAL SUBDIVISION IN
SANTAQUIN, UTAH COUNTY, UTAH
CONTAINING 2 LOTS AND 0.94 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

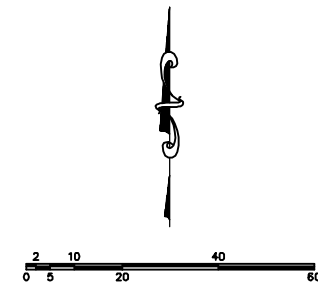
CLERK-RECORDER SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL COUNTY RECORDER SEAL

LEGEND

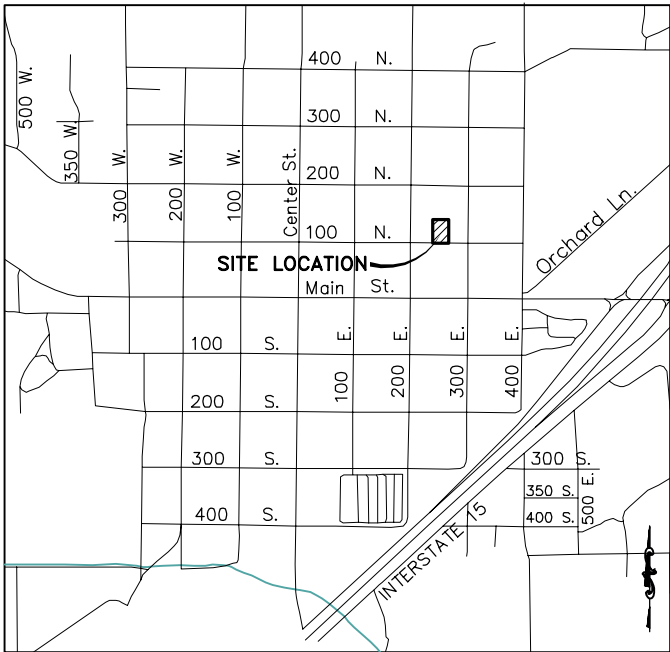
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- ADDRESSES

OWNER/DEVELOPER

JIMMY DeGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



VICINITY MAP
-NTS-

