

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 22, 2022

RE: **Adcock's Acre Subdivision Final Review**

Zone: R-8 Size: .95 Acres Lots: 2

Adcock's Acre Subdivision is located at 295 North 200 East. The proposed subdivision is in the R-8 zone and consists of 2 lots on .95 acres. The applicant is proposing to split the existing lot into two lots. The R-8 zone requires each lot to have minimum frontage of 80 feet and a minimum lot size of 8,000 square feet. The proposed subdivision meets these requirements. There is an existing house that will be on the corner lot, which will meet all required setbacks.

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer requested a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved the deferral agreement on March 15, 2022.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. These plans were reviewed by the Development Review Committee and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

Recommended Motion: "Motion to approve the Adcock's Acre Subdivision with the following condition:

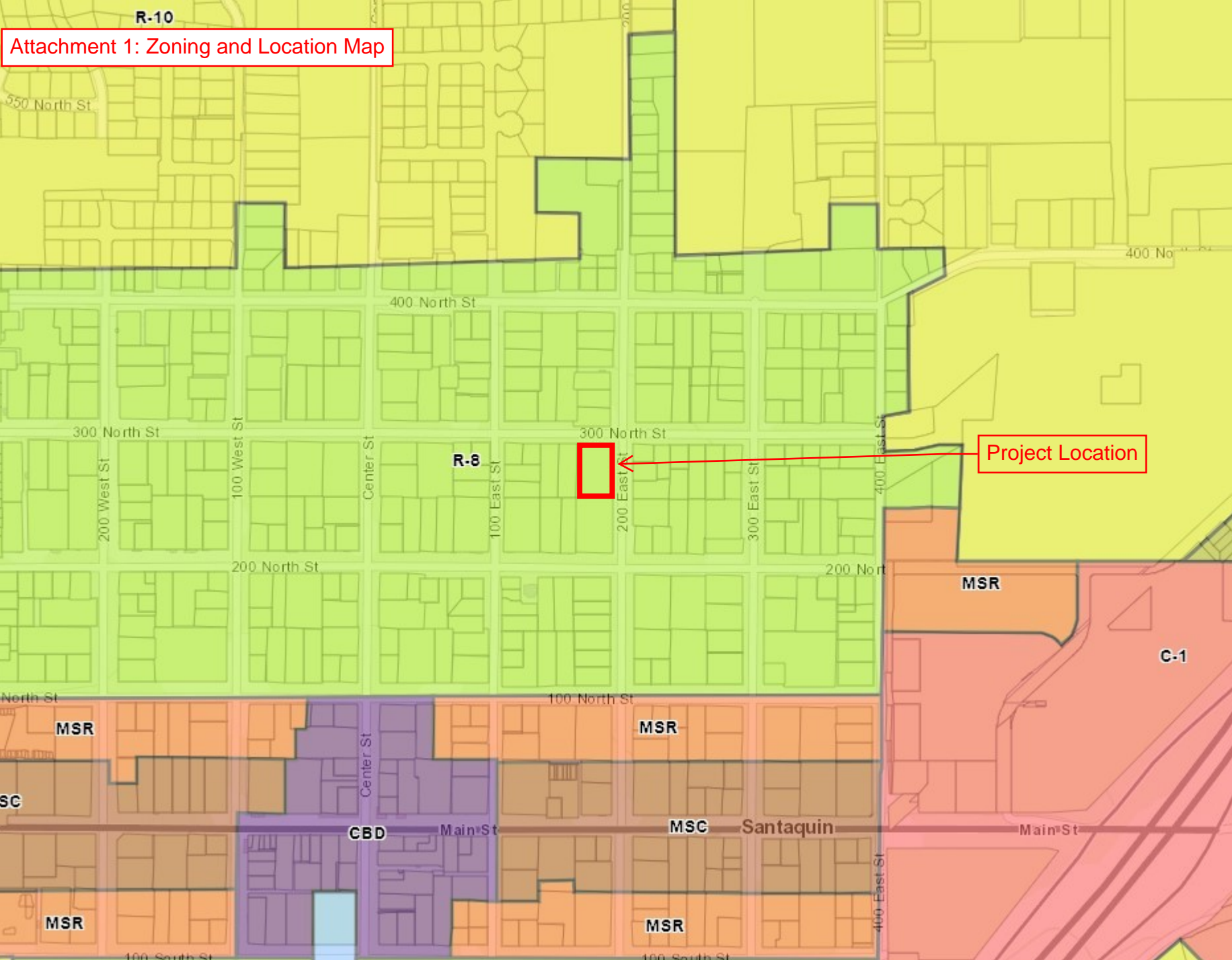
- All planning and engineering redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Final Plans

R-10

Attachment 1: Zoning and Location Map



Project Location

R-8

MSR

C-1

MSR

MSR

MSC

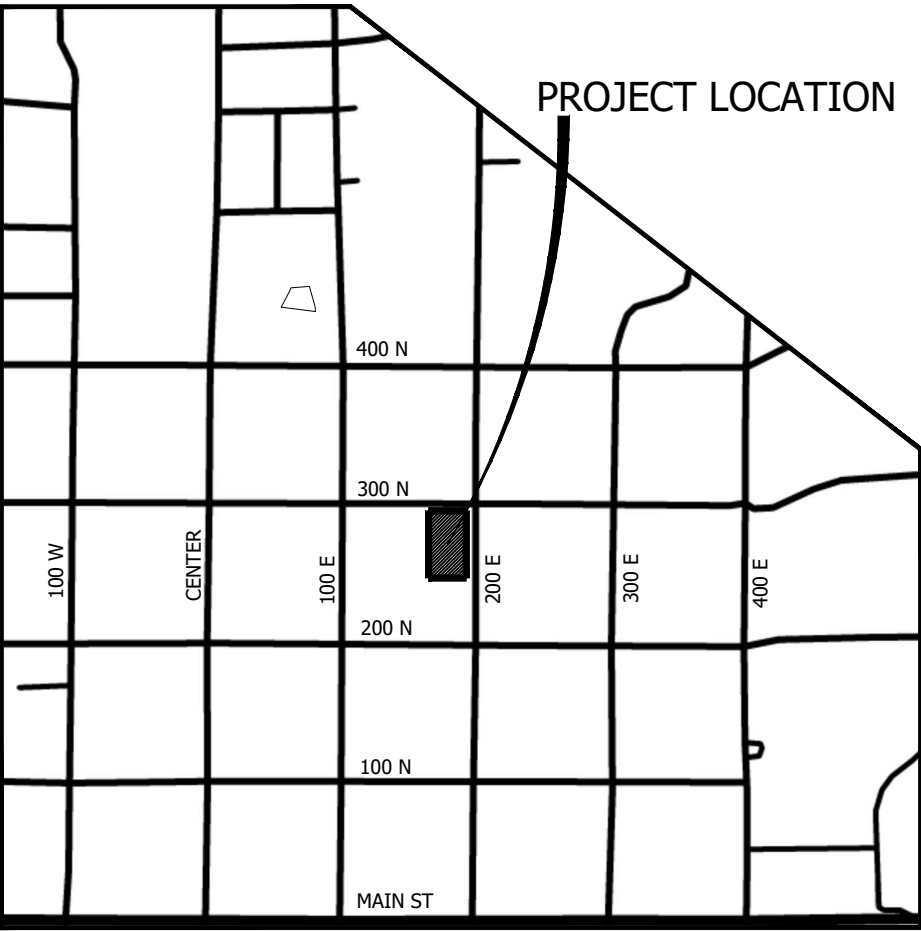
Santaquin

CBD

Main St

MSR

MSR



ADCOCK'S ACRE SUBDIVISION

295 N 200 E
09:102:0012
SANTAQUIN, UTAH COUNTY, UTAH



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

- C-1 COVER SHEET
- C-2 DEMOLITION PLAN
- C-3 UTILITY PLAN
- C-4 GRADING & DRAINAGE PLAN
- D-1 DETAIL SHEET
- EX-1 PLAT SHEET

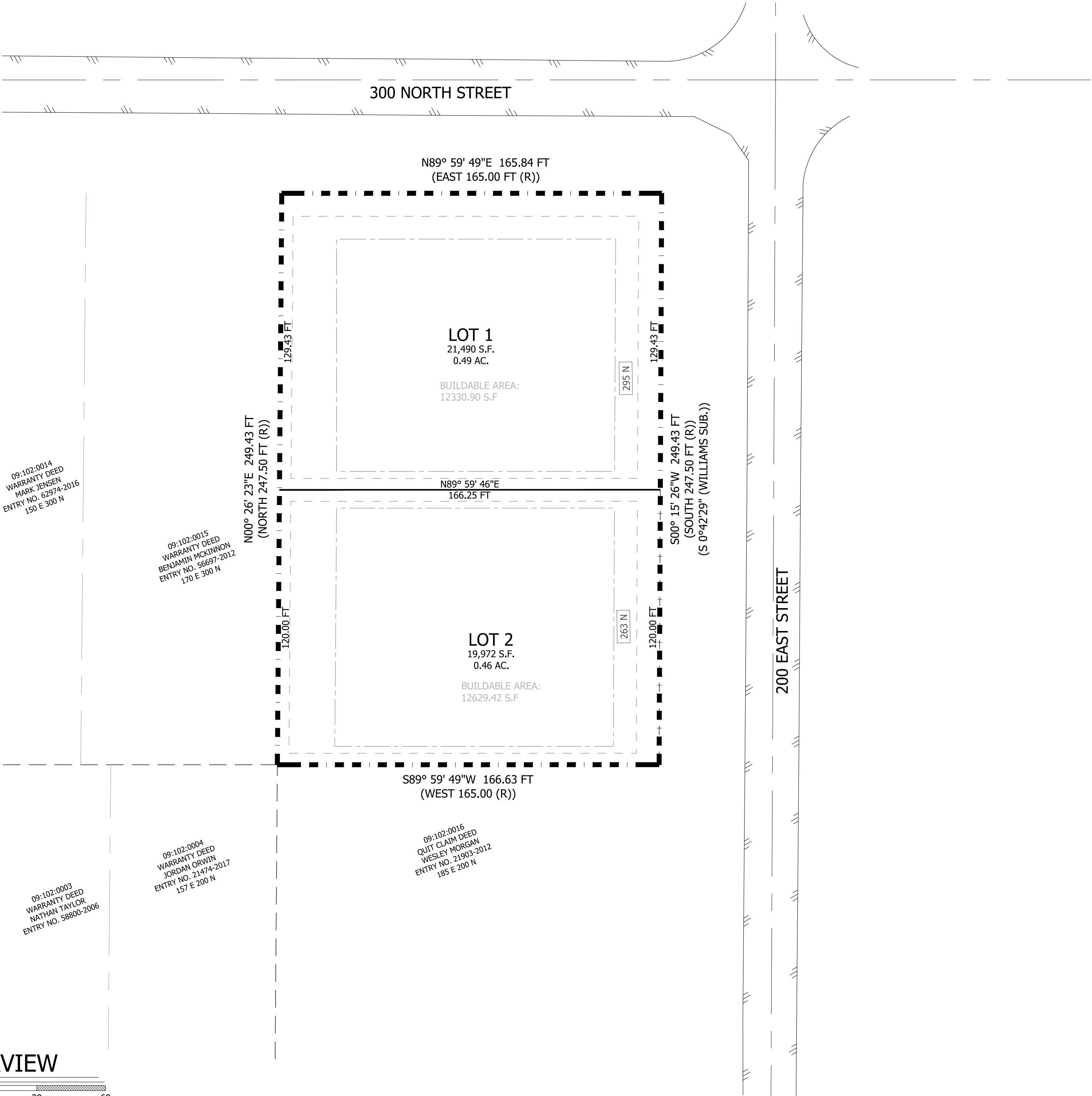
DENSITY TABLE	
ZONING CLASSIFICATION	R-8
TOTAL NUMBER OF LOTS	2
TOTAL ACREAGE	0.95 AC
TOTAL ACREAGE IN LOTS	0.95 AC
TOTAL R.O.W. ACREAGE	0 AC
TOTAL OPEN SPACE ACREAGE	0 AC
TOTAL UNBUILDABLE ACREAGE	0 AC
GROSS DENSITY	2.105 UNITS/AC

NOTE:
1) THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT 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 MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



PROJECT OVERVIEW

SCALE: 1" = 30'



ENGINEER
RICHARD HATFIELD, P.E.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: RICHARDH@APEX20.COM

SURVEYOR:
SPENCER MCCUTCHEON, P.L.S.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: SPENCERM@APEX20.COM

DEVELOPER:
BART GIBB
TEL: 801-836-0745
EMAIL: BARTGIBB@GMAIL.COM

APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS	
DATE	BY

Richard A
Hatfield
4-18-2022
2774512
STATE OF UTAH

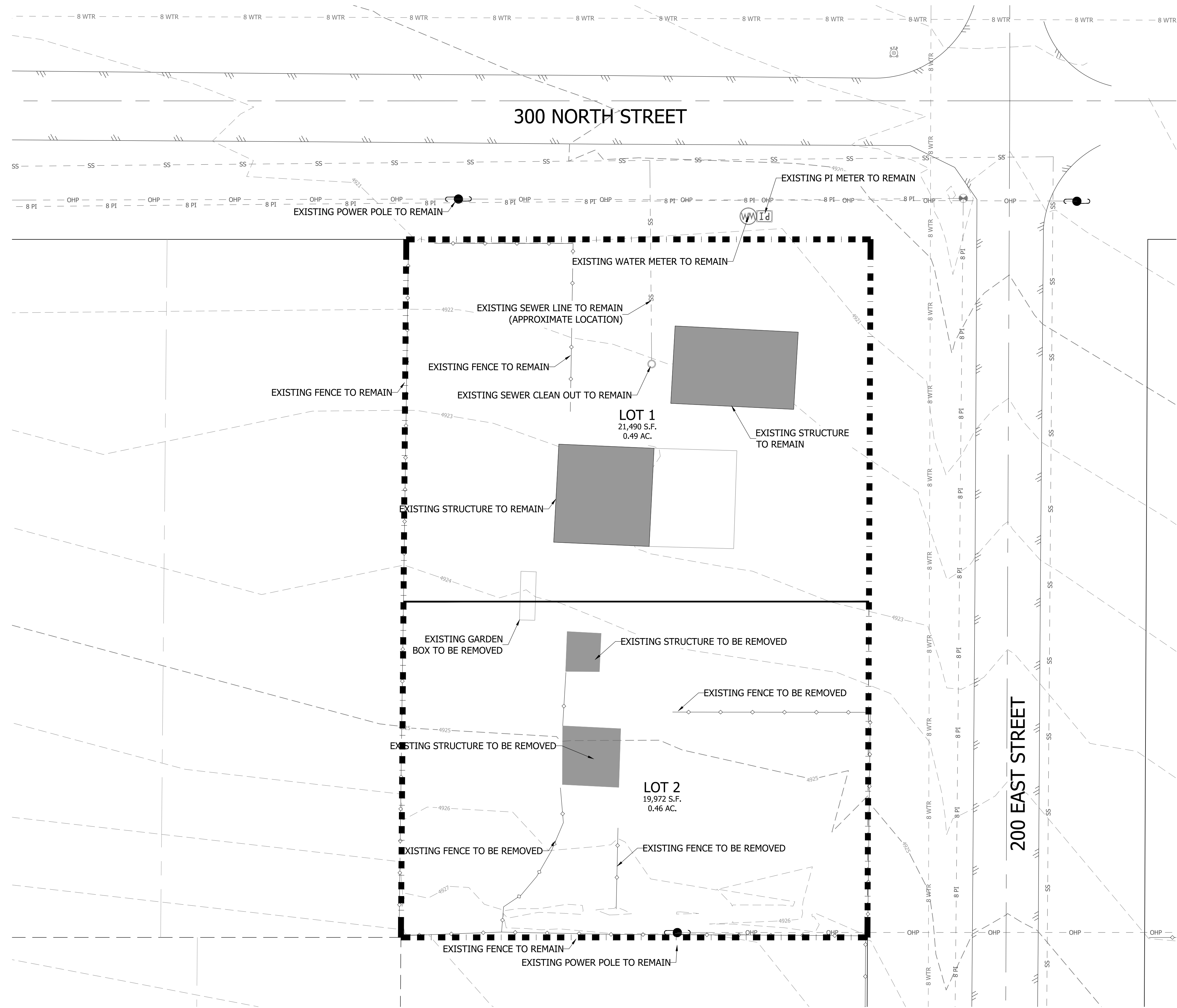
ADCOCK'S ACRE
COVER SHEET

DATE: 4-18-2022

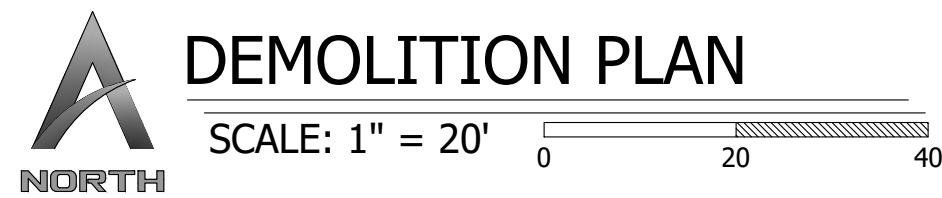
LOCATION: SANTAQUIN, UT

FOR: BART GIBB

DRAWING: C-1



- LEGEND**
- PROPERTY BOUNDARY
 - EASEMENT LINE
 - SETBACK LINE
 - SS --- EXISTING SANITARY SEWER LINE
 - WTR --- EXISTING WATER LINE
 - PI --- EXISTING PI LINE
 - OHP --- EXISTING POWER LINE
 - CONTOUR --- EXISTING CONTOUR LINE
 - ⊙ EXISTING SEWER MANHOLE
 - SEWER CLEANOUT
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER



PRELIMINARY- NOT FOR CONSTRUCTION

APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS	
DATE	BY

Richard A.
Hatfield
4-18-2022
2774512
STATE OF UTAH

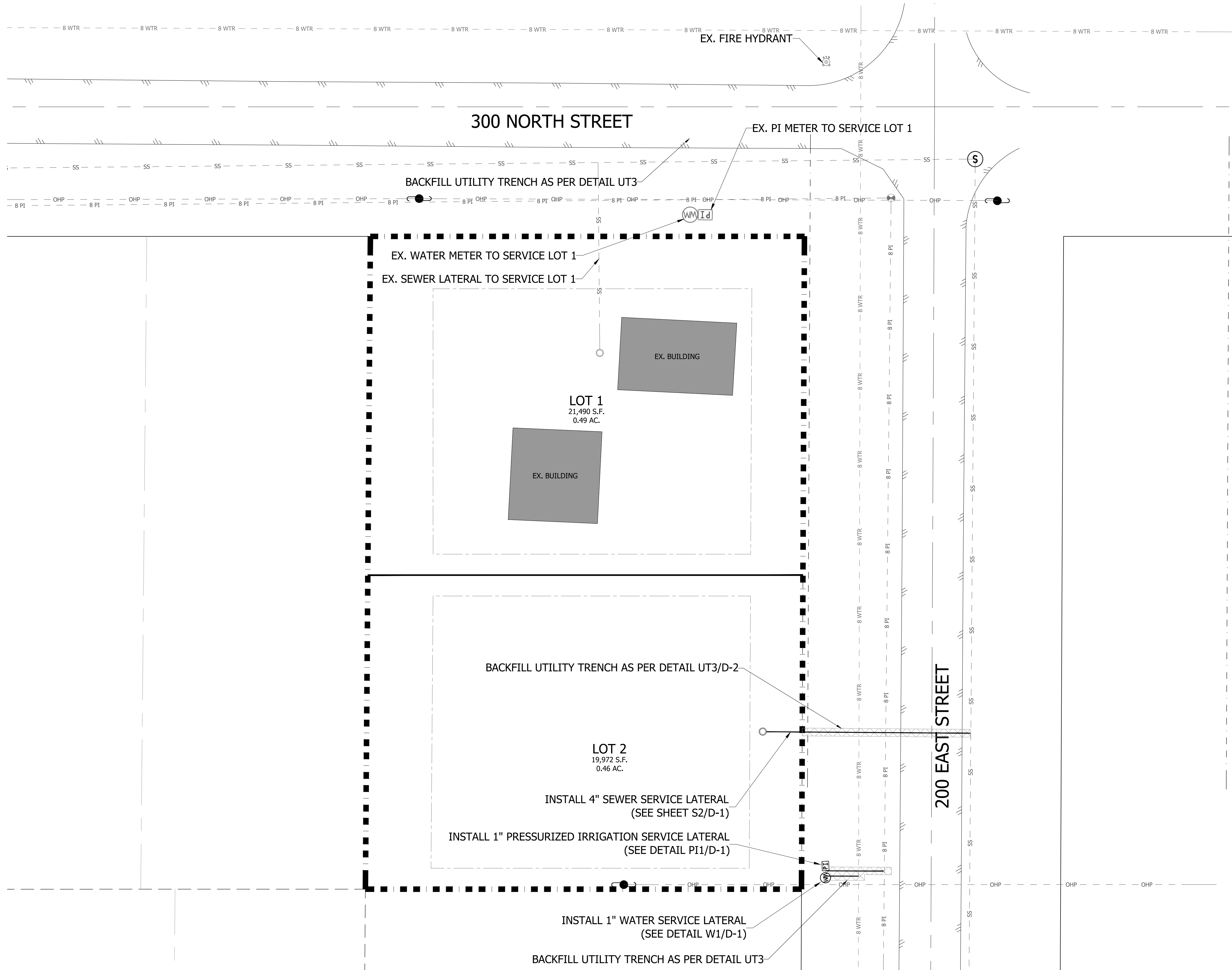
**ADCOCK'S ACRE
DEMOLITION PLAN**

FOR: **BART CIBB**

LOCATION: **SANTAQUIN, UT**

DATE: **4-18-2022**

DRAWING: **C-2**



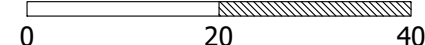
LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- SS --- EXISTING SANITARY SEWER LINE
- WTR --- EXISTING WATER LINE
- PI --- EXISTING PI LINE
- OHP --- EXISTING POWER LINE
- - - - - EXISTING CONTOUR LINE
- (S) EXISTING SEWER MANHOLE
- SEWER CLEANOUT
- ⊗ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊕ WATER METER
- ▨ PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY



UTILITY PLAN

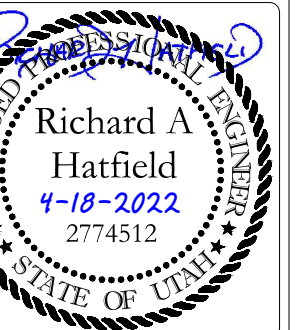
SCALE: 1" = 20'



PRELIMINARY- NOT FOR CONSTRUCTION



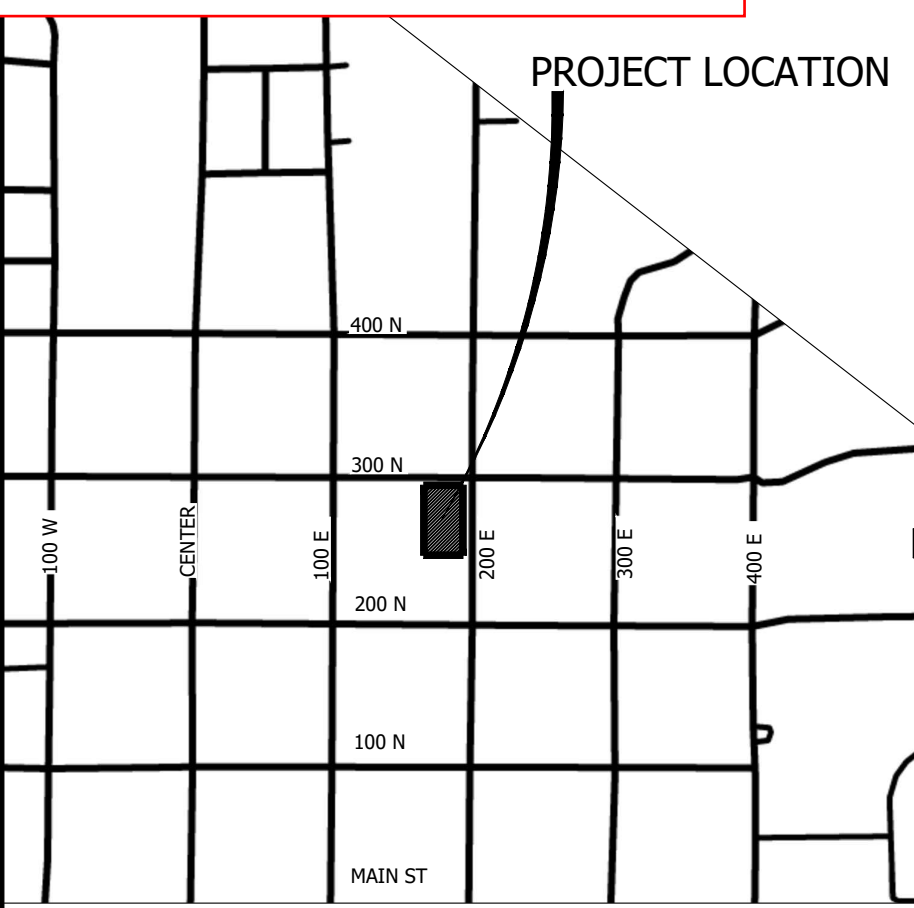
REVISIONS	
DATE	BY



ADCOCK'S ACRE
UTILITY PLAN

FOR: BART CIBB
LOCATION: SANTAQUIN, UT
DATE: 4-18-2022

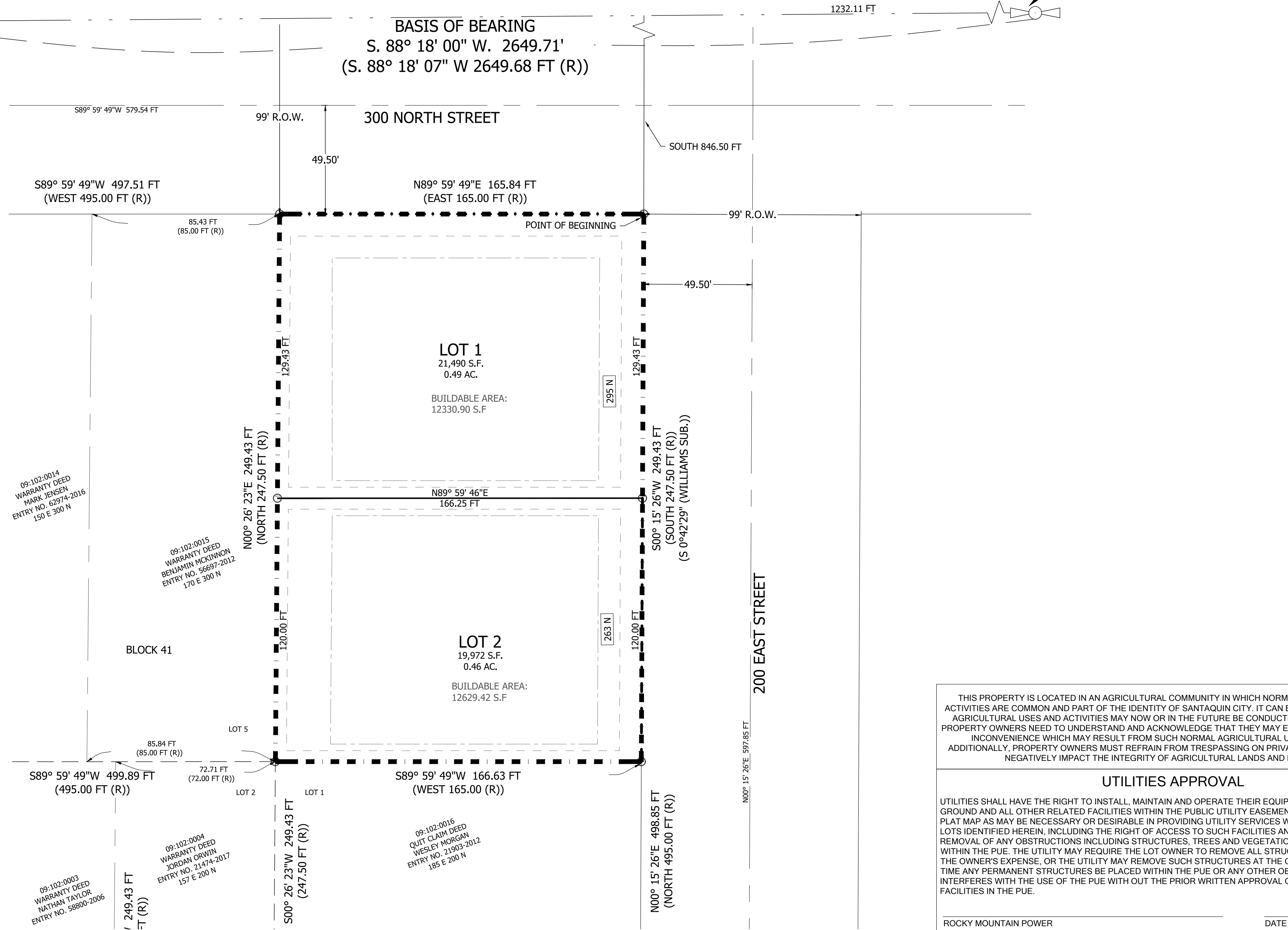
DRAWING: C-3



ADCOCK'S ACRE SUBDIVISION, PLAT "A"

NW ¼ OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

BLOCK 41, PLAT "B", SANTAQUIN TOWNSITE SURVEY, SANTAQUIN, UTAH COUNTY, UTAH STATE



ADDITIONAL SETBACKS:

FRONT:

COVERED PORCHES - 15'

LIVING AREA - 20'

GARAGE DOORS - 25'

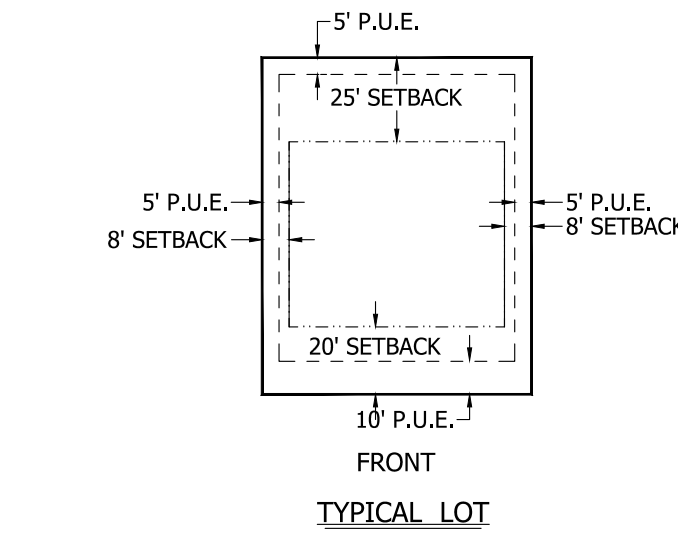
SIDE: 8'

STREET SIDE:

TO LIVING AREA OR GARAGE SIDE - 20'

TO GARAGE DOORS - 25'

REAR 25'



SETBACK AND EASEMENT DETAIL ZONE R-8

LEGEND

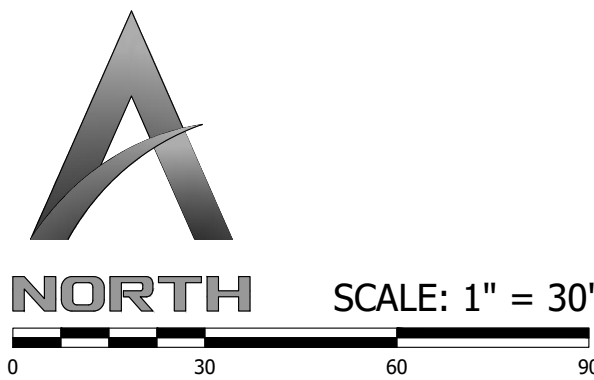
- SET 3/8" REBAR & PLASTIC CAP MARKED "APEX 10719099" OR AS NOTED
- FOUND SURVEY MONUMENT
- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- ✚ FOUND GOVERNMENT MONUMENT



ENGINEER
RICHARD HATFIELD, P.E.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: RICHARDH@APEX20.COM

SURVEYOR:
SPENCER MCCUTCHEON, P.L.S.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: SPENCERM@APEX20.COM

DEVELOPER:
BART GIBB
TEL: 801-836-0745
EMAIL: BARTGIBB@GMAIL.COM



PLOT DATE: 22 FEBRUARY 2022

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10719099, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED THEREON, AND HAVE SUPERVISED A SURVEY OF THE PARCELS OF LAND REPRESENTED HEREON AND HAVE HAD STAKED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

ALL OF LOT 6, BLOCK 41, PLAT "B", SANTAQUIN TOWNSITE SURVEY.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS ADCOCK'S ACRE SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THIS DAY OF _____, 2022.

ARTHUR LEE ADCOCK, OWNER

DATE

SHERRY DIANE ADCOCK, OWNER

DATE

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022, BY ARTHUR LEE ADCOCK AND SHERRY DIANE ADCOCK,

HUSBAND AND WIFE, AS JOINT TENANT WITH FULL RIGHTS OF SURVIVORSHIP, AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2022 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

DIRECTOR-SECRETARY

DATE

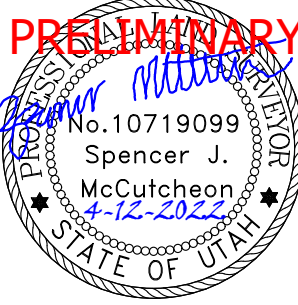
ADCOCK'S ACRE SUBDIVISION PLAT "A" A RESIDENTIAL SUBDIVISION

NW ¼ OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BLOCK 41, PLAT "B", SANTAQUIN TOWNSITE SURVEY, SANTAQUIN, UTAH COUNTY, UTAH STATE

RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE