

MEMO



To: Planning Commission

From: Camille Moffat, Planner I

Date: March 8, 2023

RE: **Williams M 3-Lot Subdivision Preliminary Review**

Zone: R-8
Size: 1.04 Acres
Lots: 3

The Williams 3-Lot Subdivision is located at 210 W 200 N. The proposed subdivision is in the R-8 zone and consists of 3 lots on 1.04 acres. The applicant is proposing to split the existing parcel into 3 lots. The R-8 zone requires each lot to have minimum of 80 feet of frontage and a minimum lot size of 8,000 square feet. The proposed subdivision meets these requirements. There is an existing house that will remain on the corner lot.

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer requested to defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved a deferral agreement for the Williams M subdivision on September 6, 2022.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development qualifies for this streamlined process. The preliminary/final plans were reviewed by the Development Review Committee and a positive recommendation was forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

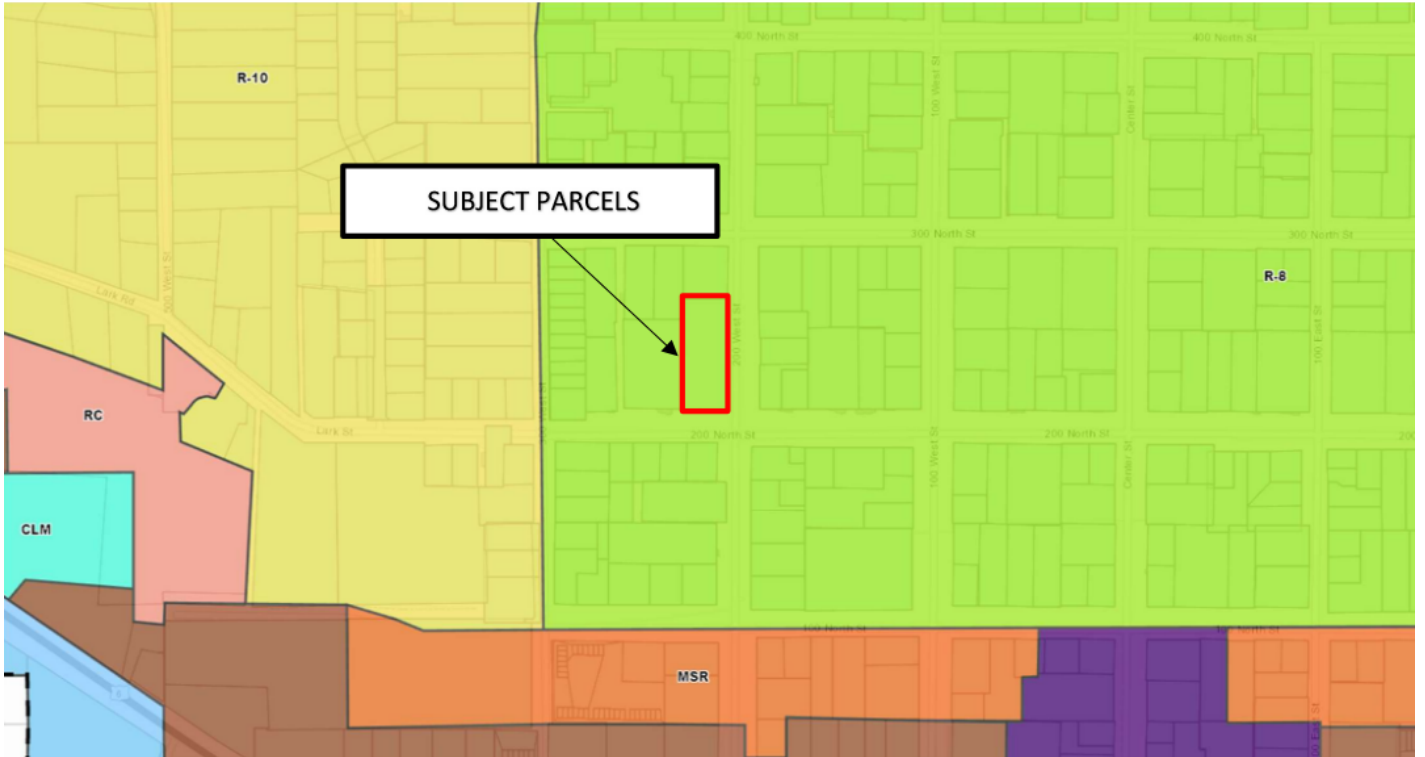
Recommended Motion: “Motion to approve the Williams M Subdivision with the following condition:

- All redlines be addressed

Attachments:

1. Zoning and Location Map
2. Preliminary/Final Plans

Attachment 1: Zoning and Location Map



WILLIAMS M SUBDIVISION

A RESIDENTIAL SUBDIVISION

SANTAQUIN, UTAH

FINAL PLAN SET

MARCH 2023

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	SITE PLAN
4	EXISTING TOPOGRAPHY
5	RECORD OF SURVEY

ZONING CLASSIFICATION=R-8
 NUMBER OF BUILDABLE LOTS=3
 TOTAL ACREAGE=1.04 ACRES
 DENSITY UNITS/ACRE=3



LEGEND
(APPLIES TO ALL SHEETS)

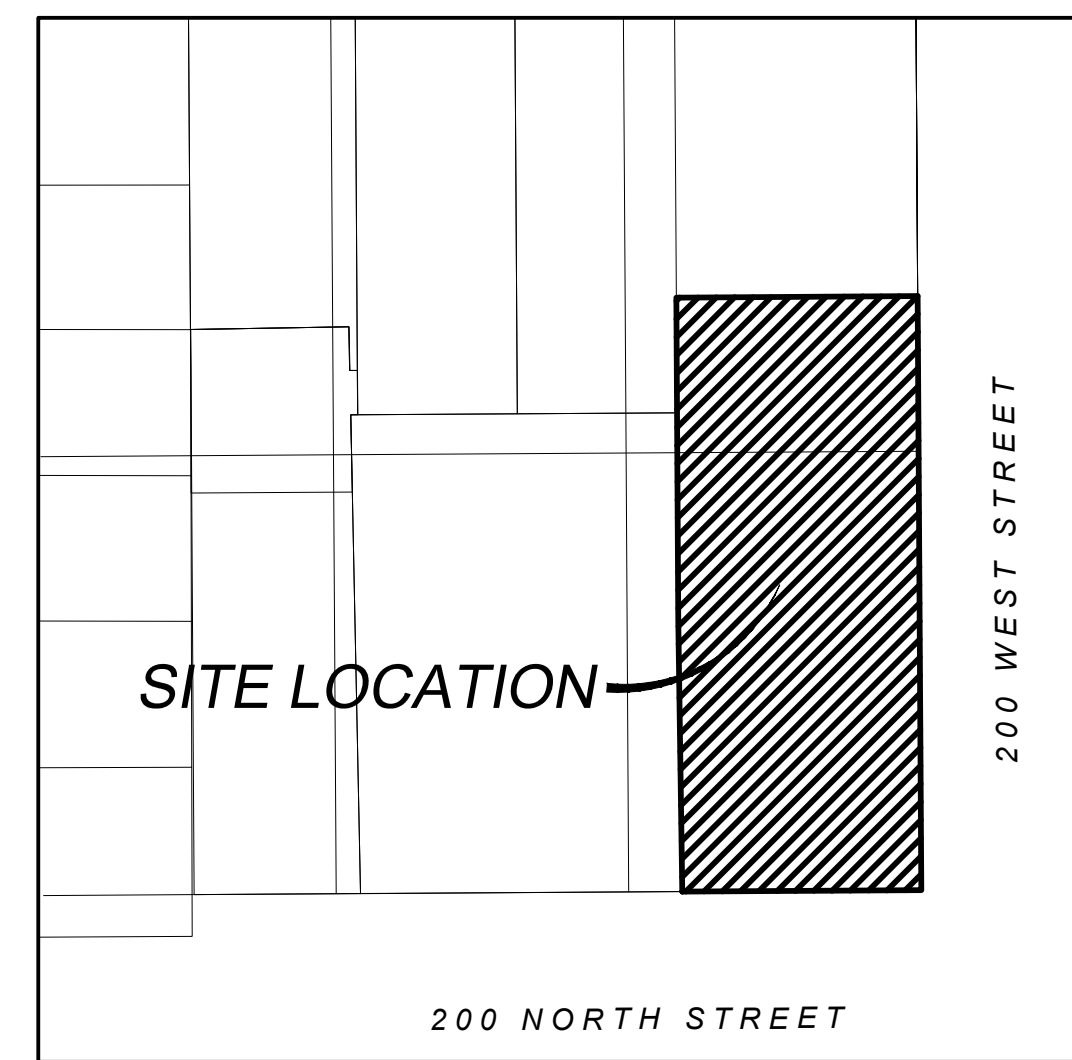
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVERHEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

GENERAL NOTES:

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.

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, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. 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, ATLAS ENGINEERING, LLC 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.

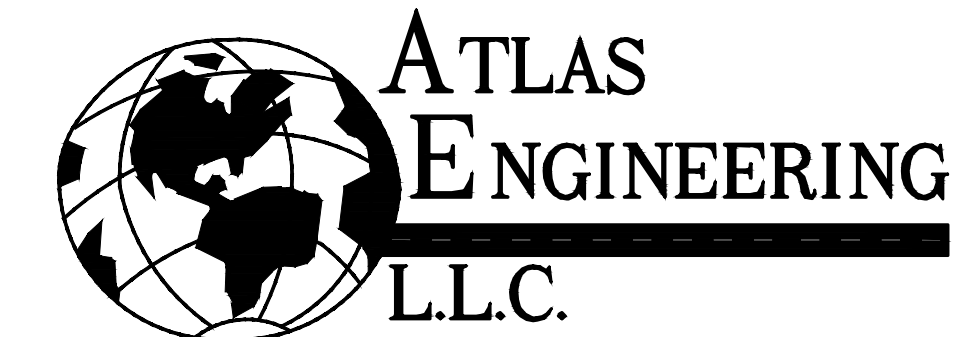


VICINITY MAP
-NTS-

ENGINEER/SURVEYOR CONTACT INFO:
 ATLAS ENGINEERING LLC
 (801) 655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660





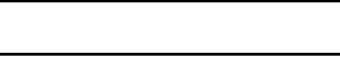
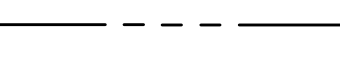
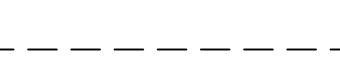
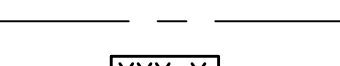
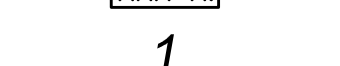



OWNER/DEVELOPER
 MORGAN WILLIAMS
 morganwilliams@utah.gov

WILLIAMS SUBDIVISION



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

LEGEND

-  FOUND BRASS CAP
-  SET 5/8" IRON PIN
-  SET CURB PIN
-  CALCULATED POINT, NOT SET
-  PROPERTY BOUNDARY
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  SECTION LINE
-  SETBACK
-  PUBLIC UTILITY EASEMENT (PUE) CENTERLINE
-  ADDRESSES
-  PROPOSED LOT NUMBERS

DATA TABLE

TOTAL ACREAGE=1.04
 TOTAL # OF LOTS=3
 TOTAL ACREAGE OF LOTS=1.04
 LOTS/ACRE=3
 ZONING=R-8

OWNER/DEVELOPER

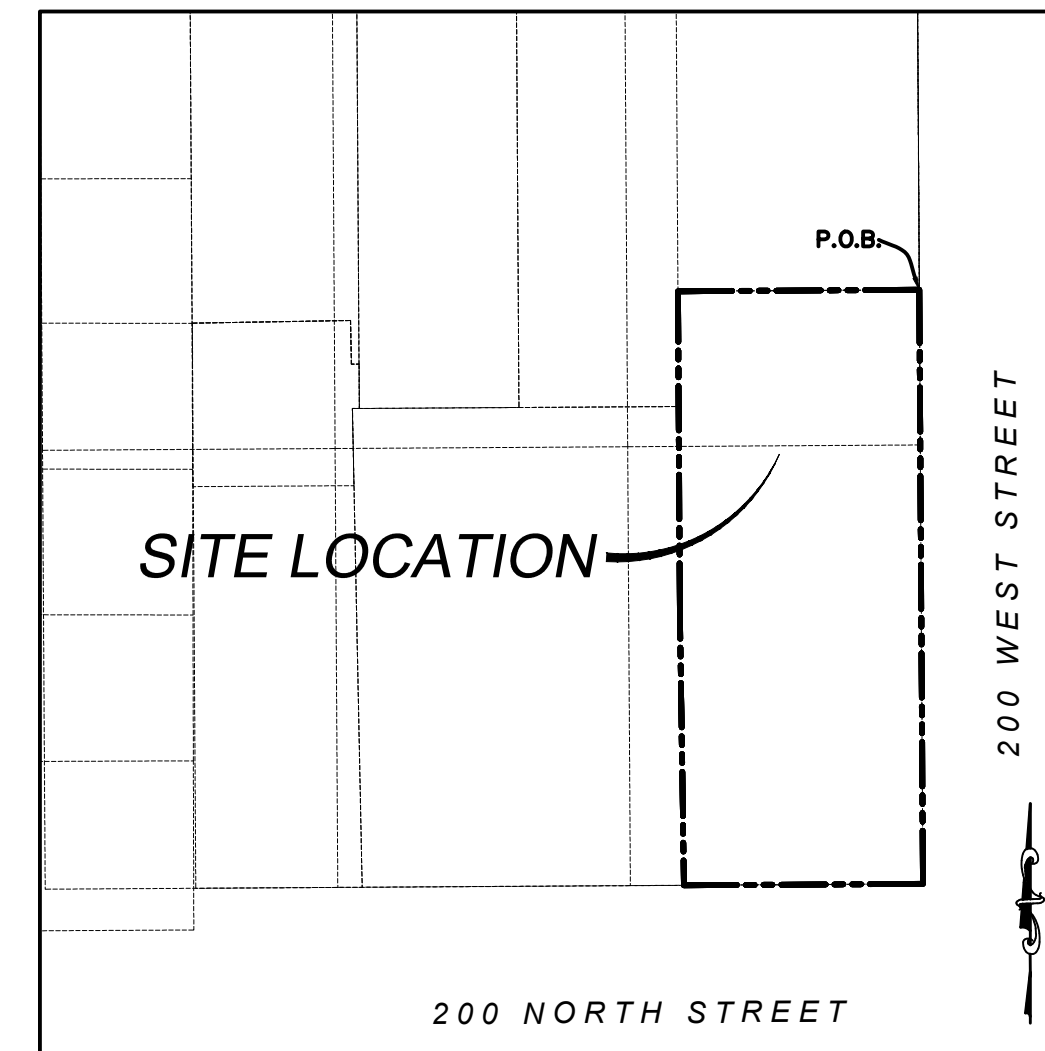
MORGAN WILLIAMS
 morganwilliams@utah.gov

ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC
 (801) 655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

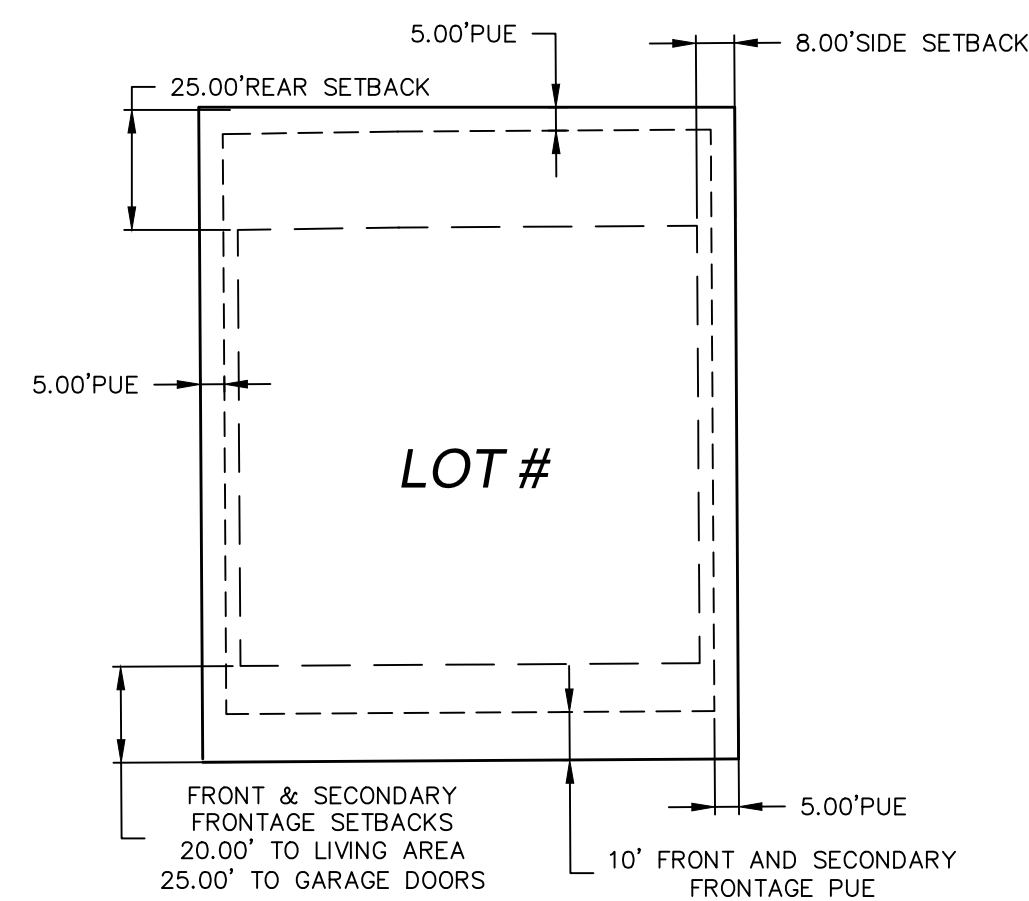
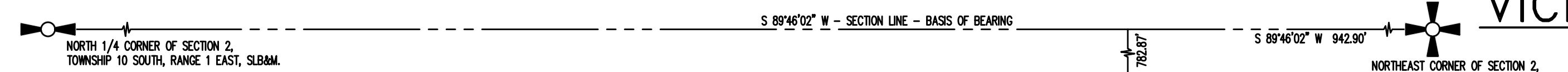
NOTES

1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. EXISTING BUILDINGS AND GARAGES ARE SHOWN FOR REFERENCE.



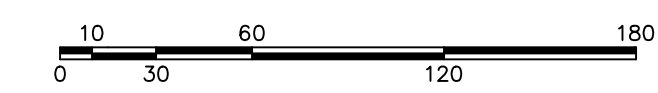
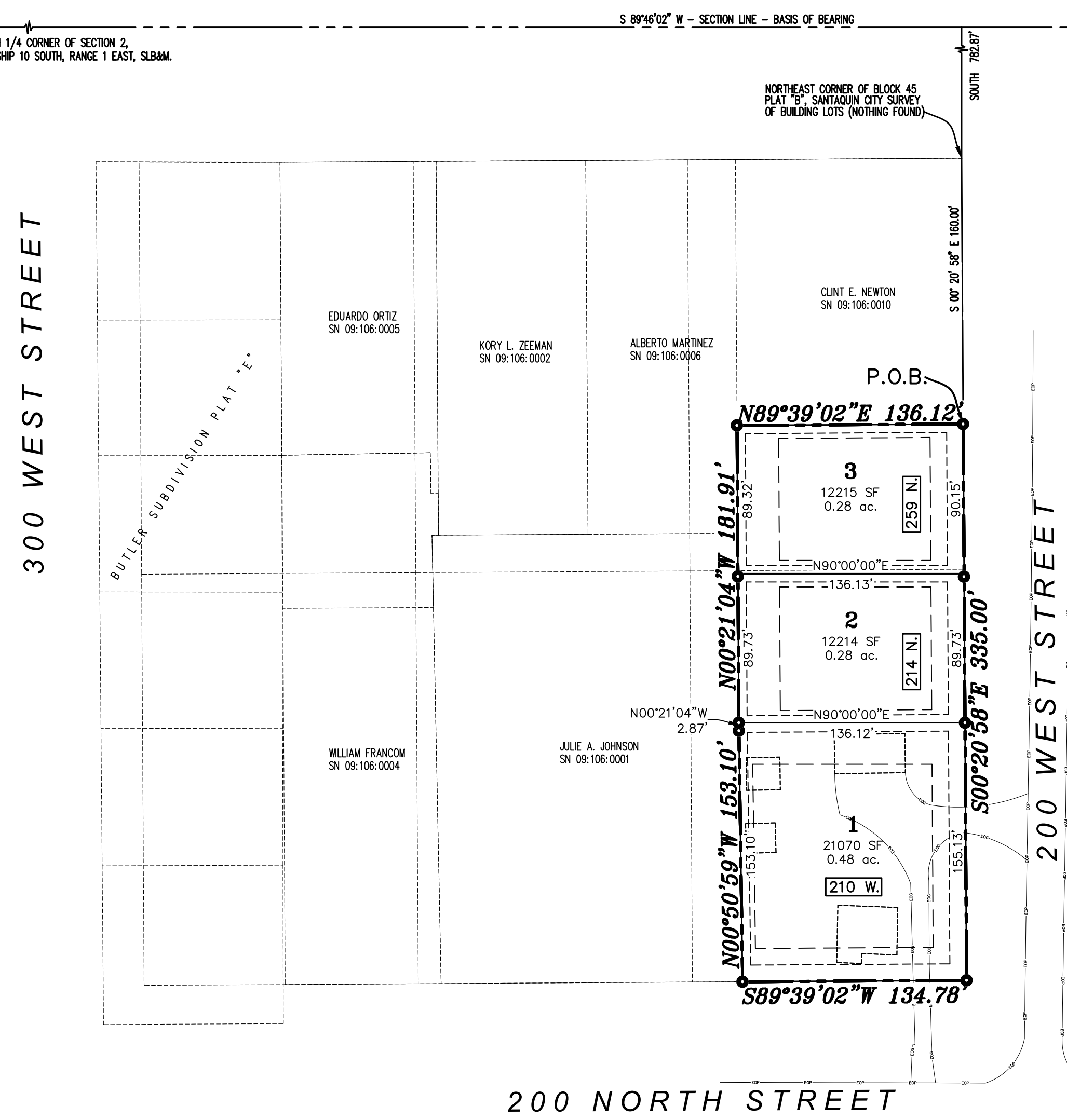
VICINITY MAP

-NTS-



LOT DETAIL TYP.

-NTS-



(24"x36")
 SCALE 1" = 60'
 (11"x17")
 SCALE 1" = 120'

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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 IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF GROUND CURRENTLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 45, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS; THENCE NORTH 335.00 FEET; THENCE WEST 136.12 FEET; THENCE SOUTH 335.00 FEET; THENCE EAST 136.12 FEET TO THE POINT OF BEGINNING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 89° 46' 02" WEST 942.90 FEET ALONG THE SECTION LINE, SOUTH 782.87 FEET TO THE NORTHEAST CORNER OF BLOCK 45, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS, AND SOUTH 00° 20' 58" EAST 160.00 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00° 20' 58" EAST 335.00 FEET; THENCE SOUTH 89° 39' 02" WEST 134.78 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 00° 50' 59" WEST 153.10 FEET; THENCE NORTH 00° 21' 04" WEST 181.91 FEET; THENCE NORTH 89° 39' 02" EAST 136.12 FEET TO THE POINT OF BEGINNING.

AREA= 45,498 SQ. FT. OR 1.044 ACRE, MORE OR LESS

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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2023.

BRADEN WILLIAMS: _____

LAUREN M. WILLIAMS: _____

ACKNOWLEDGMENT

STATE OF UTAH >S.S.
 COUNTY OF UTAH >S.S.
 ON THE _____ DAY OF _____, A.D. 2023, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION# _____ EXPIRES _____ PRINTED NAME _____

PLANNING COMMISSION APPROVAL

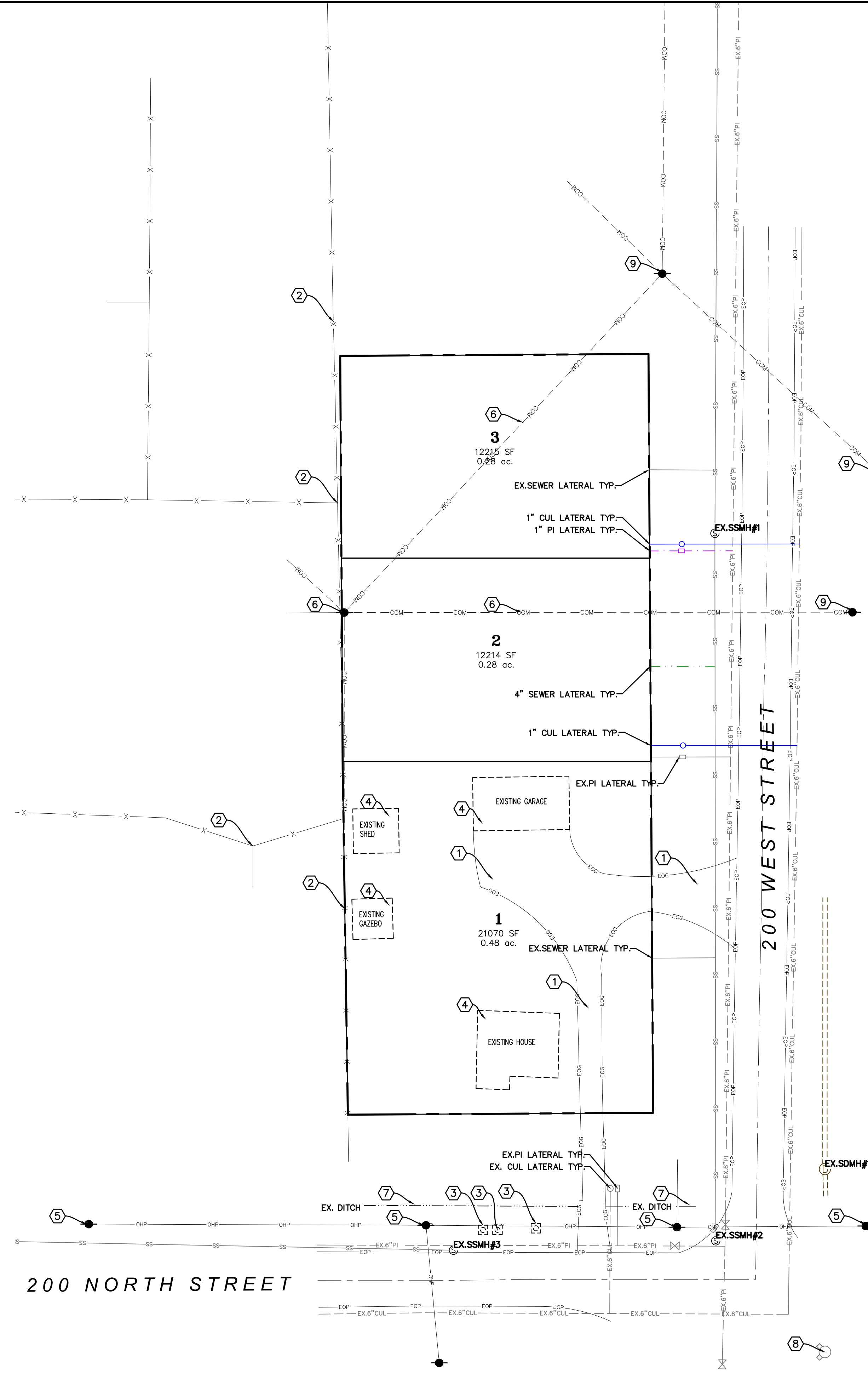
APPROVED THIS _____ DAY OF _____ A.D. 2023
 BY THE _____ PLANNING COMMISSION.

 DIRECTOR SECRETARY CHAIRMAN PLANNING COMMISSION

WILLIAMS M SUBDIVISION

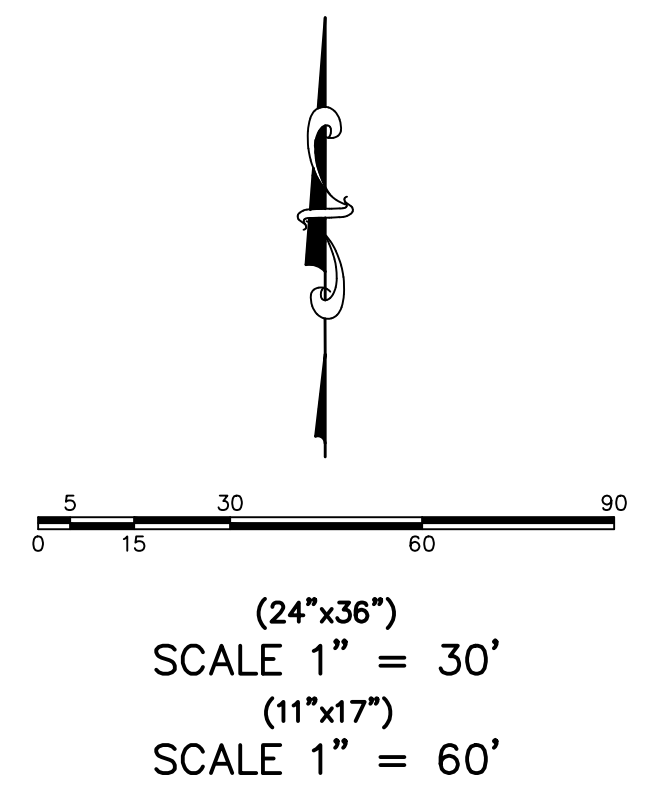
A RESIDENTIAL SUBDIVISION IN
 SANTAQUIN, UTAH
 CONTAINING 3 LOTS AND 1.044 ACRES.
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, OF TOWNSHIP 10 SOUTH,
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
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- CONSTRUCTION NOTES:**
- ① EXISTING GRAVEL TO REMAIN
 - ② EXISTING FENCE TO REMAIN.
 - ③ EXISTING MAILBOX TO REMAIN.
 - ④ EXISTING BUILDING TO REMAIN.
 - ⑤ EXISTING OVERHEAD POWER TO REMAIN.
 - ⑥ EXISTING OVERHEAD COMMUNICATIONS TO BE RELOCATED
 - ⑦ EXISTING DITCH TO REMAIN
 - ⑧ EXISTING HYDRANT TO REMAIN
 - ⑨ EXISTING OVERHEAD COMMUNICATIONS TO REMAIN
- GENERAL NOTES:**
 DEVELOPER TO DETERMINE EXACT LOCATIONS OF EXITING CULINARY WATER AND PRESSURIZED IRRIGATION LINES.

- LEGEND**
- +— EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING SIGN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - |— PROPERTY BOUNDARY
 - |— CENTERLINE
 - |— RIGHT-OF-WAY LINE
 - |— LOT LINE
 - |— SECTION LINE
 - |— EASEMENT
 - |— EXISTING DEED LINE
 - |— EDGE OF PAVEMENT
 - |— EXISTING OVERHEAD POWER
 - |— EXISTING OVERHEAD COMMUNICATION
 - X— EXISTING FENCE LINE
 - SS— EXISTING SANITARY SEWER W/MANHOLE
 - SD— EXISTING STORM DRAIN W/MH
 - CUL— EXISTING WATER
 - PI— EXISTING PRESSURIZED IRRIGATION
 - S— PROPOSED SEWER
 - SD— PROPOSED STORM DRAIN
 - CUL— PROPOSED CULINARY WATER
 - PI— PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



SHEET NO.
3

NO.	REVISIONS	BY	DATE
12			
11			
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2			
1			
NO.			

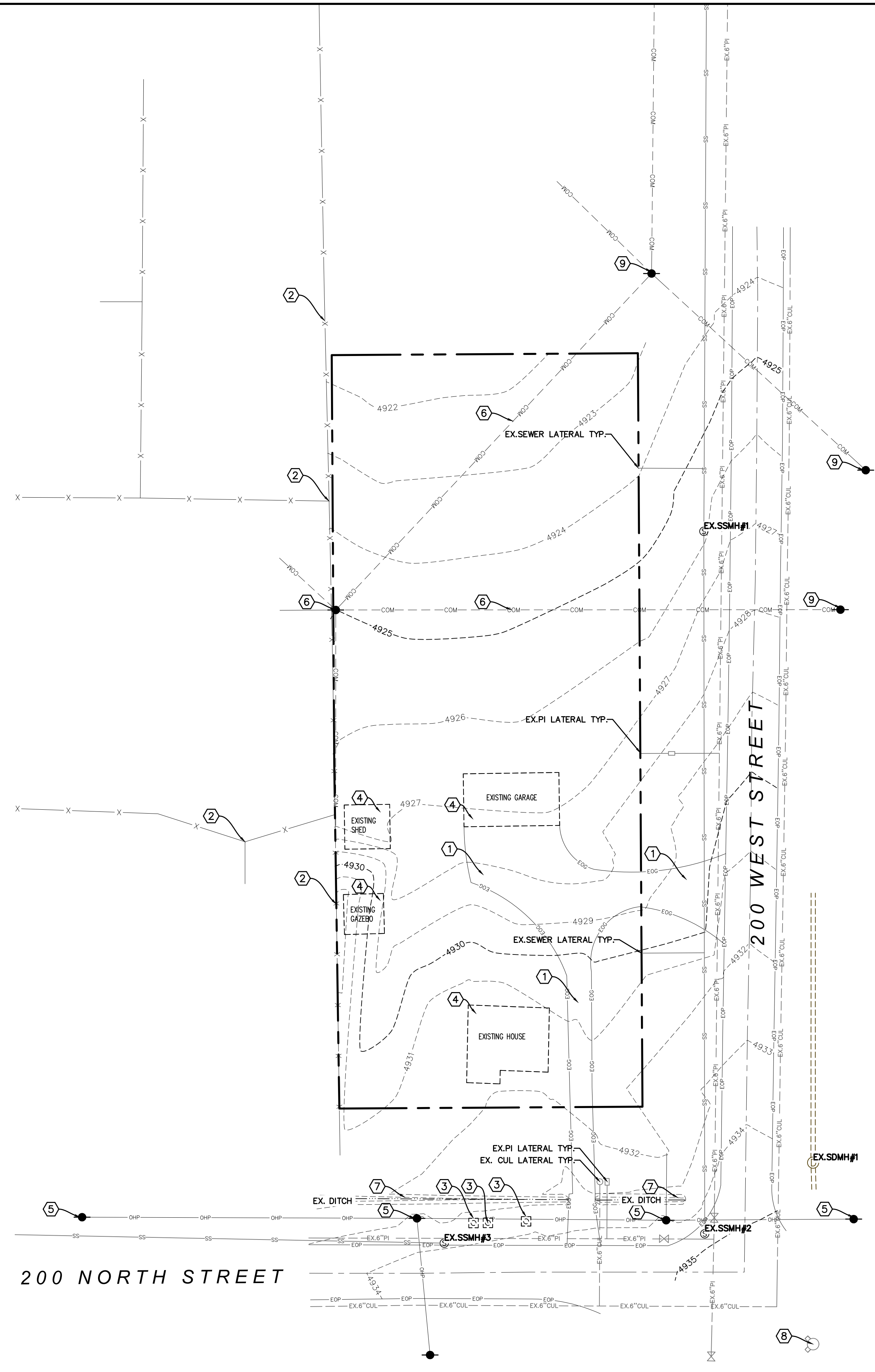
SITE PLAN

SANTAQUIN, UTAH

**WILLIAMS M
 ATLAS SUBDIVISION
 ENGINEERING
 L.L.C.**

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

Z:\2022\22-061 SANTAQUIN WILLIAMS CAD\PRELIMINARY\03-SITE PLAN.DWG



CONSTRUCTION NOTES:

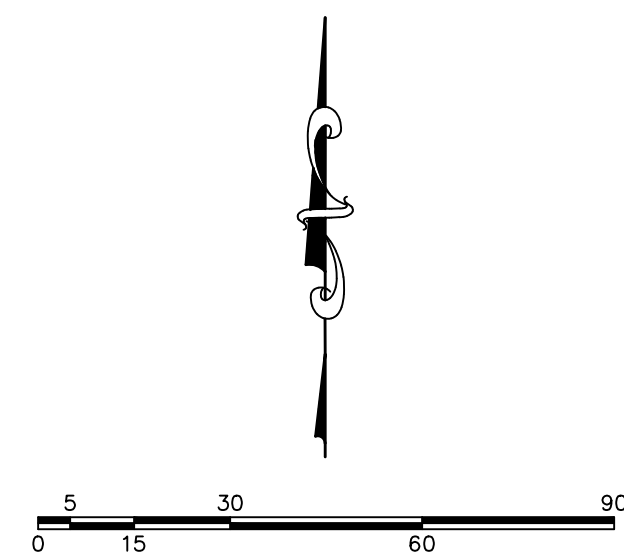
- ① EXISTING GRAVEL TO REMAIN
- ② EXISTING FENCE TO REMAIN
- ③ EXISTING MAILBOX TO REMAIN
- ④ EXISTING BUILDING TO REMAIN
- ⑤ EXISTING OVERHEAD POWER TO REMAIN
- ⑥ EXISTING OVERHEAD COMMUNICATIONS TO BE RELOCATED
- ⑦ EXISTING DITCH TO REMAIN
- ⑧ EXISTING HYDRANT TO REMAIN
- ⑨ EXISTING OVERHEAD COMMUNICATIONS TO REMAIN

GENERAL NOTES:

DEVELOPER TO DETERMINE EXACT LOCATIONS OF EXISTING CULINARY WATER AND PRESSURIZED IRRIGATION LINES.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVERHEAD POWER
- EXISTING OVERHEAD COMMUNICATION
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO.
4

NO.	REVISIONS	BY	DATE
12			
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7			
6			
5			
4			
3			
2			
1			

EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

**WILLIAMS M
ATLAS SUBDIVISION
ENGINEERING
L.L.C.**

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

Z:\2022\22-061_SANTAQUIN_WILLIAMS_CADD\PRELIMINARY\04-EXISTING_TOPO.DWG

SHEET NO.
ROS

NO.	REVISIONS	BY	DATE
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1			

RECORD OF SURVEY
SANTAQUIN, UTAH

**WILLIAMS M
ATLAS SUBDIVISION
ENGINEERING
L.L.C.**
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PROPOSED BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 942.90 FEET SOUTH 89° 46' 02" WEST ALONG THE SECTION LINE, 782.87 FEET SOUTH TO THE NORTHEAST CORNER OF BLOCK 45, PLAT "B", SANTAQUIN CITY SURVEY, AND 160.00 FEET SOUTH 00° 20' 58" EAST FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00° 20' 58" EAST 335.00 FEET; THENCE SOUTH 89° 39' 02" WEST 134.78 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 00° 50' 59" WEST 153.10 FEET; THENCE NORTH 00° 21' 04" WEST 181.91 FEET; THENCE NORTH 89° 39' 02" EAST 136.12 FEET TO THE POINT OF BEGINNING.

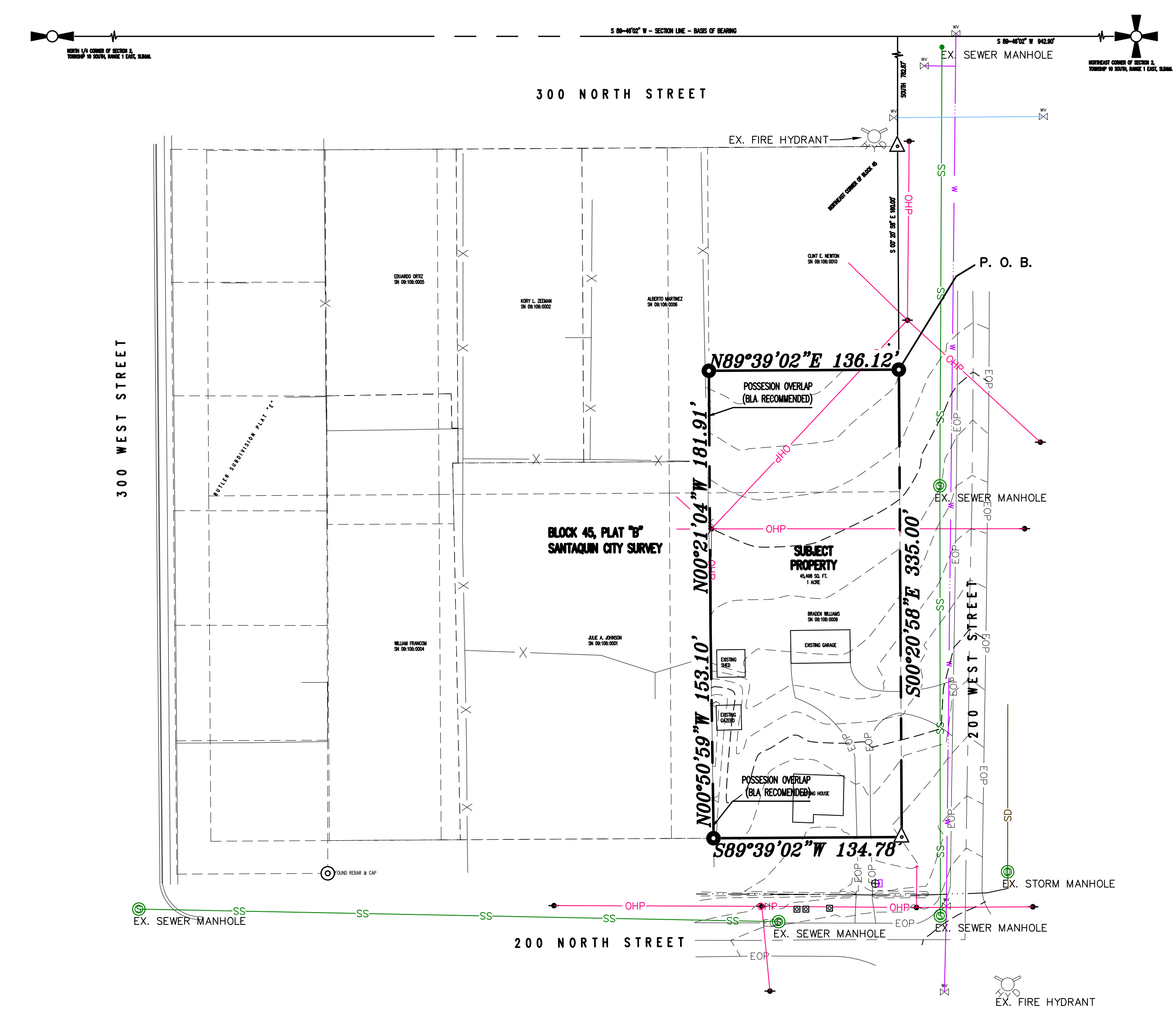
AREA= 45,498 SQ. FT. OR 1 ACRE, MORE OR LESS

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS SHOW THE RELATIONSHIP BETWEEN THE PHYSICAL POSSESSION & THE EXISTING DEEDS OF THE PROPERTY AND TO PROVIDE THE CURRENT TOPOGRAPHIC CONDITIONS. THE BOUNDARY OF THE REQUESTED PROPERTY SHOWN IS PROPOSED AND CORRECTIVE ACTION IS REQUIRED (BOUNDARY LINE AGREEMENT).
2. THE PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
3. FOUND THE NORTH QUARTER SECTION CORNER, THE NORTHEAST SECTION CORNER, AND THE REFERENCE CORNER FOR THE NORTHEAST SECTION CORNER.
4. THE BASIS OF BEARING IS SOUTH 89° 46' 02" WEST BETWEEN THE NORTHEAST SECTION CORNER AND THE NORTH QUARTER SECTION CORNER OF SAID SECTION 2.
5. FOUND REBAR AND CAP, AS SHOWN HEREON. SET PROPERTY MARKERS, AS SHOWN HEREON. IF CORNER FALLS IN CONCRETE OR FENCE CORNER NOTHING WAS SET.
6. DEED LINES SHOWN, IF GIVEN A BASIS OF BEARING, HAVE BEEN ROTATED TO THE BASIS OF BEARING SHOWN HEREON.

CERTIFICATION

I, DAVID F. HUNT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH; THAT THIS MAP CORRECTLY REPRESENTS AN BOUNDARY & TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2022; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE PROPERTY BOUNDARY SHOWN & DESCRIBED HEREON IS CORRECT AND CAN BE RETRACED.



10 30 60 120 180
 (24"x36")
 SCALE 1" = 60'
 (11"x17")
 SCALE 1" = 120'

- FOUND SECTION MONUMENT
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING PI SERVICE
- EXISTING WATER SERVICE
- MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- SECTION LINE
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING SANITARY SEWER W/MANHOLE