

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: August 18, 2023

RE: **Stratton Acres, Plat B Subdivision Concept Review**

Zone: R-10
Size: 9.32 Acres
Lots: 28

Stratton Acres LLC is proposing to subdivide a 9.32-acre lot (Parcel No. 09:073:0016) into 28 residential lots ranging from 10,192 square feet (0.23 acres) to 13,245 square feet (.30 acres) at approximately 840 N and 200 East. The proposed subdivision is located within and subject to the regulations of the R-10 Residential Zone. The R-10 zone requires each lot to have a minimum frontage of 10,000 square feet and have a minimum lot frontage of 80 feet. Corner lots are required to have 95 feet of frontage. There is one retention basin being proposed for storm water retention. Due to this being a standard subdivision, amenities and open space are not required.

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

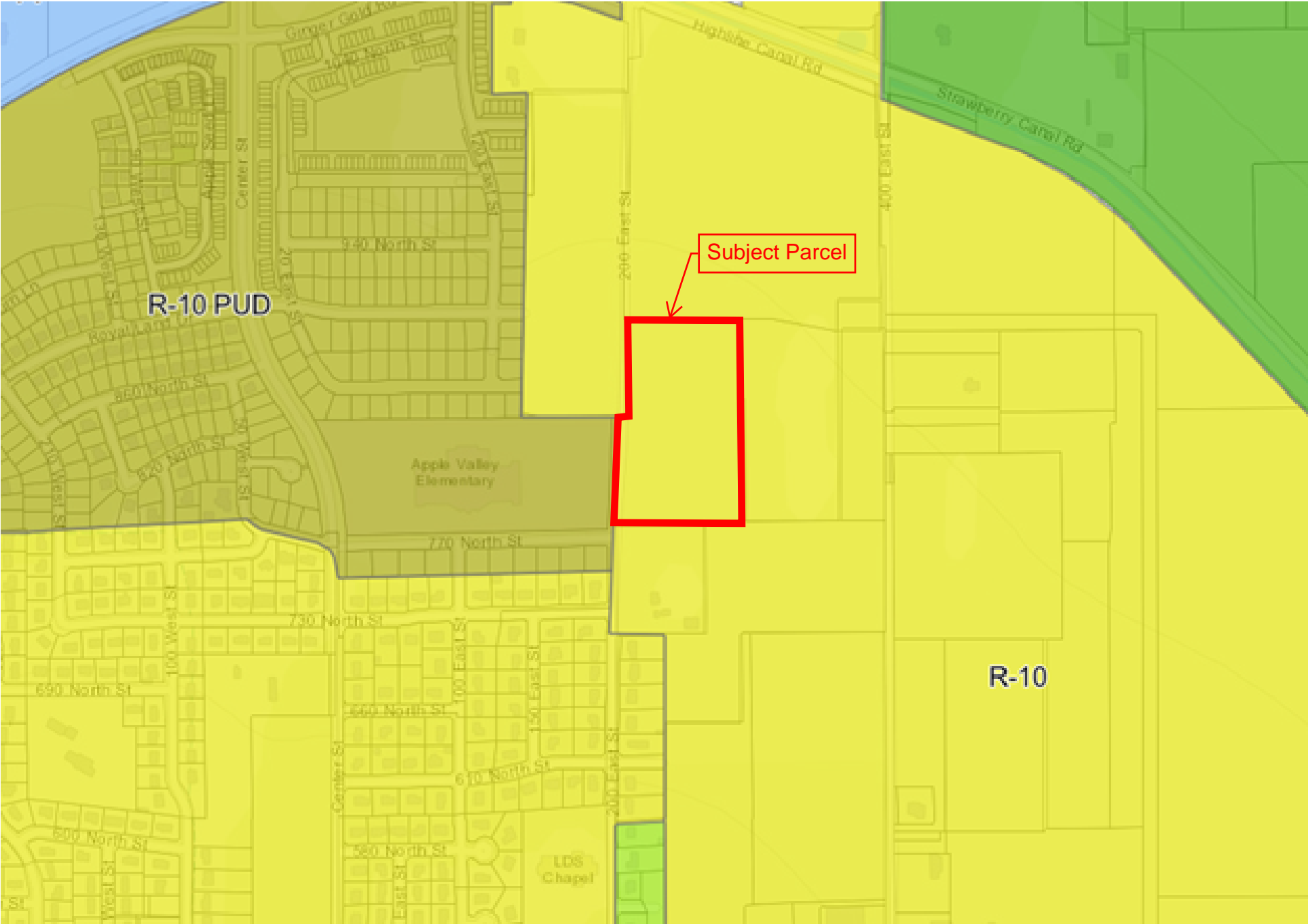
After the concept review, the developer will need to submit preliminary plans. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and the City Council will be the land use authority for preliminary plans.

The DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060(B)).

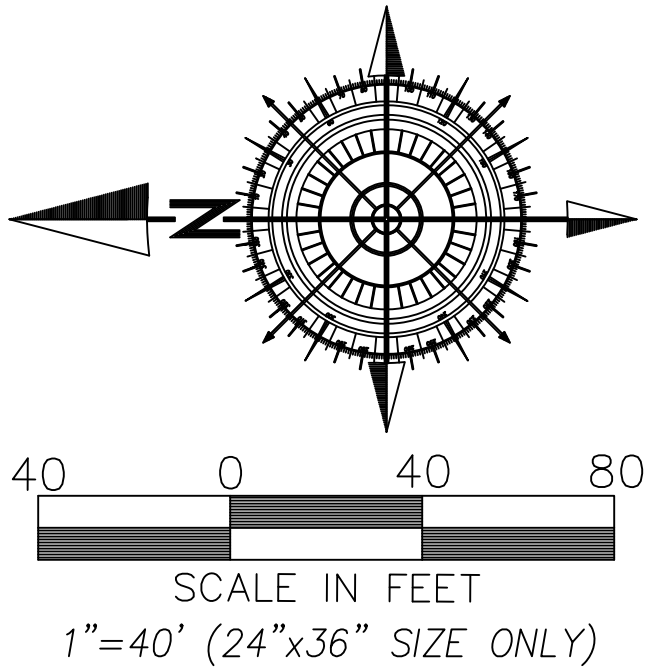
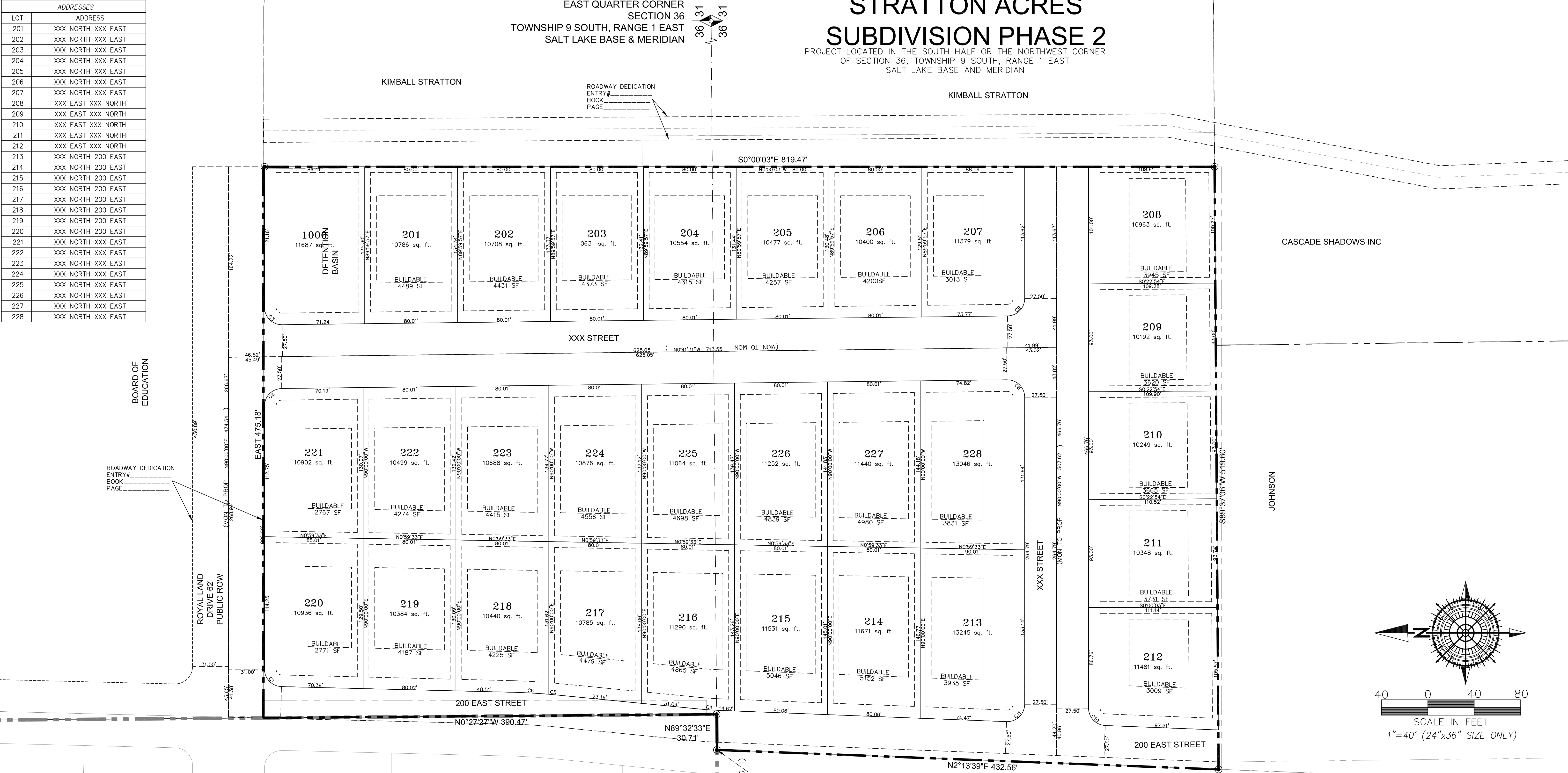
Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



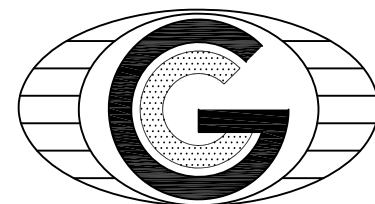
ADDRESSES	
LOT	ADDRESS
201	XXX NORTH XXX EAST
202	XXX NORTH XXX EAST
203	XXX NORTH XXX EAST
204	XXX NORTH XXX EAST
205	XXX NORTH XXX EAST
206	XXX NORTH XXX EAST
207	XXX NORTH XXX EAST
208	XXX EAST XXX NORTH
209	XXX EAST XXX NORTH
210	XXX EAST XXX NORTH
211	XXX EAST XXX NORTH
212	XXX EAST XXX NORTH
213	XXX NORTH 200 EAST
214	XXX NORTH 200 EAST
215	XXX NORTH 200 EAST
216	XXX NORTH 200 EAST
217	XXX NORTH 200 EAST
218	XXX NORTH 200 EAST
219	XXX NORTH 200 EAST
220	XXX NORTH 200 EAST
221	XXX NORTH XXX EAST
222	XXX NORTH XXX EAST
223	XXX NORTH XXX EAST
224	XXX NORTH XXX EAST
225	XXX NORTH XXX EAST
226	XXX NORTH XXX EAST
227	XXX NORTH XXX EAST
228	XXX NORTH XXX EAST



SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.19'	15.00'	20.95'	S45°42'21"W	88°35'18"
C2	23.38'	15.00'	21.08'	N45°20'46"W	89°18'29"
C3	23.74'	15.00'	21.34'	S44°39'14"W	90°41'31"
C4	14.58'	247.50'	14.58'	S3°56'11"W	3°22'30"
C5	7.22'	527.50'	7.22'	S5°13'55"W	0°47'04"
C6	31.56'	527.50'	31.55'	S3°07'32"W	3°25'40"
C8	23.74'	15.00'	21.34'	N44°39'14"E	90°41'31"
C9	23.38'	15.00'	21.08'	S45°20'46"E	89°18'29"
C10	22.97'	15.00'	20.79'	S46°07'28"W	87°45'04"
C11	24.15'	15.00'	21.63'	S43°52'32"E	92°14'56"

POINT OF BEGINNING:
S 89°32'33" W 1,536.13'
S 89°32'33" W 5292.30' (CALC)
S 89°32'33" W 5292.35' (PER THE ORCHARDS PLAT G-1)
BASIS OF BEARING

- LEGEND
- PHASE BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - P.U.E. LINE
 - SETBACKS
 - EXISTING UDOT MONUMENT
 - SECTION CORNER
 - NEW ROAD MONUMENT
 - EXISTING REBAR AND CAP

SHEET NO

2 / 2

SANTAQUIN CITY RECORDER

NO. BOOK PAGE DATE
STATE OF UTAH, COUNTY OF WASATCH, TIME , FEE
RECORDED AND FILED AT THE REQUEST OF

COUNTY RECORDER