

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: May 7, 2021

RE: **Stratton Acres Subdivision Concept Review**

Zone: R-10
Size: 12.39 Acres
Lots: 36

The Stratton Acres Subdivision is located at approximately Royal Land Drive and 200 East. The proposed subdivision is in the R-10 zone and consists of 36 single-family lots on 12.39 acres. Each lot is required to be a minimum of 10,000 square feet and have a minimum lot frontage of 80 feet. Corner lots are required to have 95 feet of frontage. The proposed subdivision meets all the R-10 zoning requirements. The lots range from 10,000 square feet (.23 acres) to 11,978 square feet (.27 acres). There are three retention ponds being proposed for storm retention. Due to this being a standard subdivision, amenities are not required.

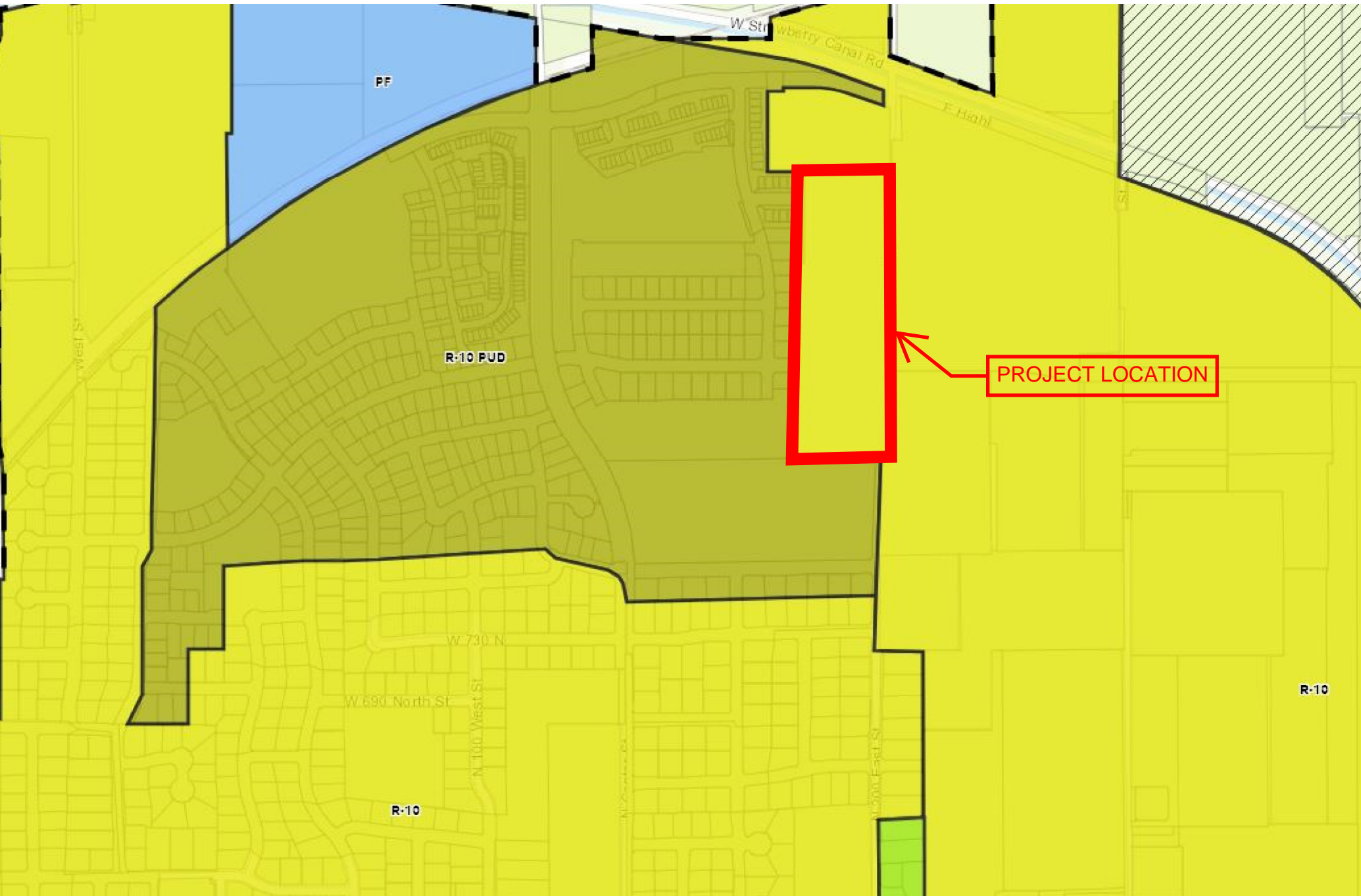
This is a subdivision concept review and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind. After the concept review, the developer will need to submit preliminary plans. Preliminary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

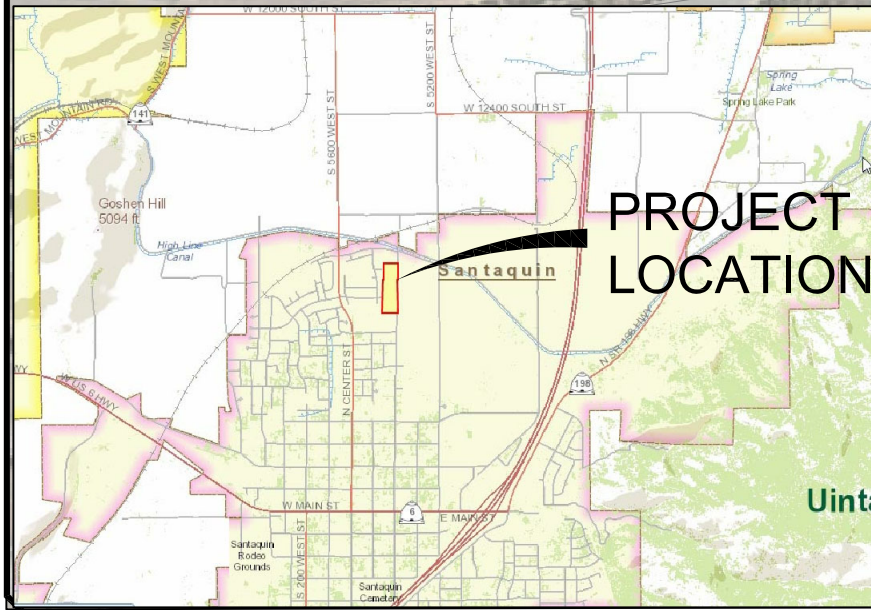
The DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have 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



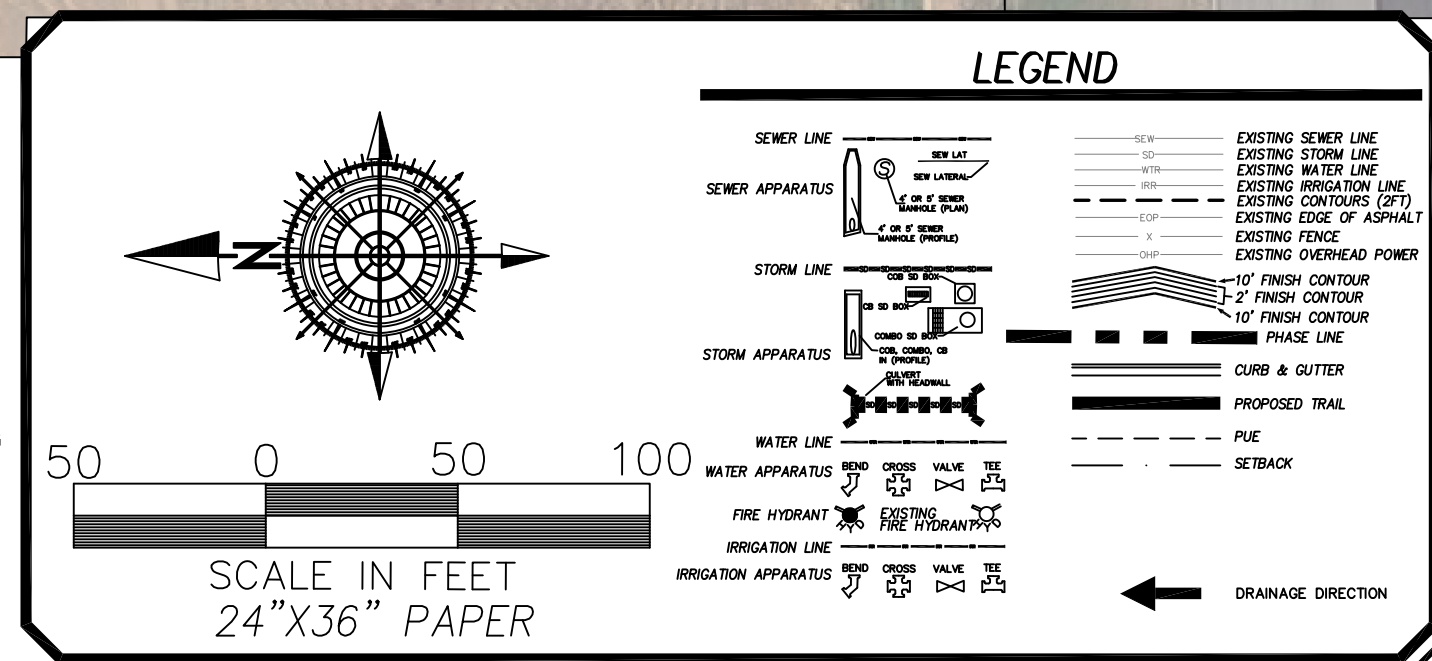
[illegible]

ZONING:-----R-10
TOTAL ACREAGE:----- 12.39 ACRES
AVERAGE PARCEL SIZE:-10,000 SF
OPEN SPACE/ LANDSCAPED-26361 SF
STREET ACREAGE:----- 3.25 ACRES (26%)
TOTAL LOTS:----- 36
DENSITY:----- 2.9 UNITS PER ACRE


LEGAL DESCRIPTION
BASE LAND

BEGINNING AT THE SOUTHEAST CORNER OF LOT 209 OF THE ORCHARDS PLAT G-1, ENTRY NUMBER 102759/2019, MAP NUMBER 16746; SAID POINT BEING NORTH 89°32'33" EAST, ALONG THE SECTION LINE, 1146.15 FEET AND NORTH 317.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID WEST QUARTER CORNER OF SECTION 36 BEING SOUTH 89°32'33" WEST, ALONG THE SECTION LINE, 5292.30 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 36; AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID THE ORCHARDS PLAT G-1 THE FOLLOWING TWO (2) CALLS; THENCE NORTH 01°36'35" E, 595.10 FEET; THENCE NORTH 01°13'13" WEST, 139.06 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE APPLE HOLLOW AT THE ORCHARDS PLAT A-11; ENTRY NUMBER 127524/2019, MAP NUMBER 16860; THENCE NORTH 01°13'13" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID APPLE HOLLOW AT THE ORCHARDS PLAT A-11, 258.32 FEET; THENCE EAST, 411.19 FEET; THENCE SOUTH 00°27'27" EAST, 409.77 FEET; THENCE SOUTH 00°27'27" EAST, 898.96 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 89°32'33" WEST, ALONG SAID SECTION LINE, 35.156 FEET TO A POINT ON A NON-TANGENT 790.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 79.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'50" (CHORD BEARS NORTH 78°07'37" WEST, 79.44 FEET); THENCE NORTH 01°36'35" EAST, 301.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: 12.39 ACRES

[illegible]

ORIG. DATE: 2-1-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=50'



GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT**

STRATTON ACRES
CONCEPT PLAN
SATELLITE OVERLAY MAP
PRINT DATE: 4-12-2021

SANTAQUIN
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 1/4