

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: March 4, 2022

RE: **Adcock's Acre Subdivision Concept 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.

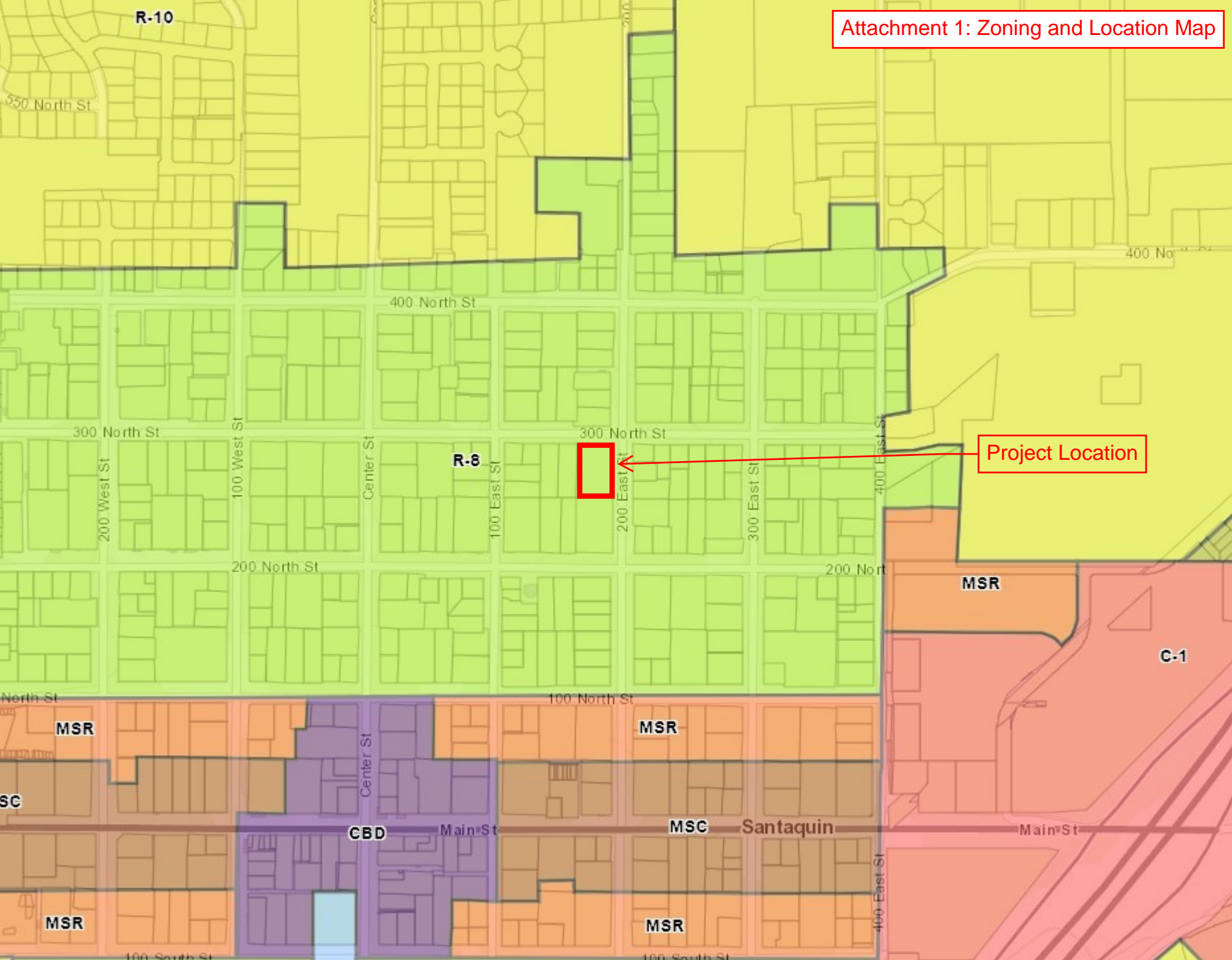
Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant still hasn't told staff if they would like to pursue a deferral agreement. Staff will need to know if they would like to pursue the deferral agreement when they submit preliminary/final plans

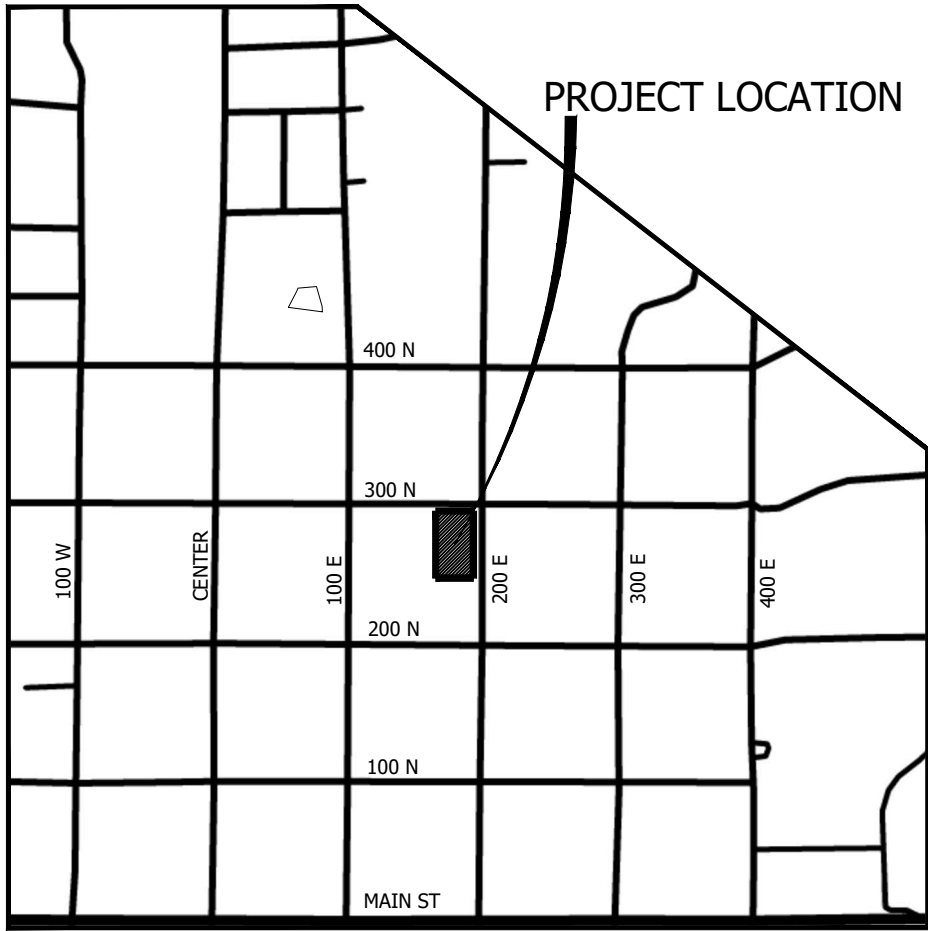
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans. The 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





ADCOCK'S ACRE SUBDIVISION

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

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

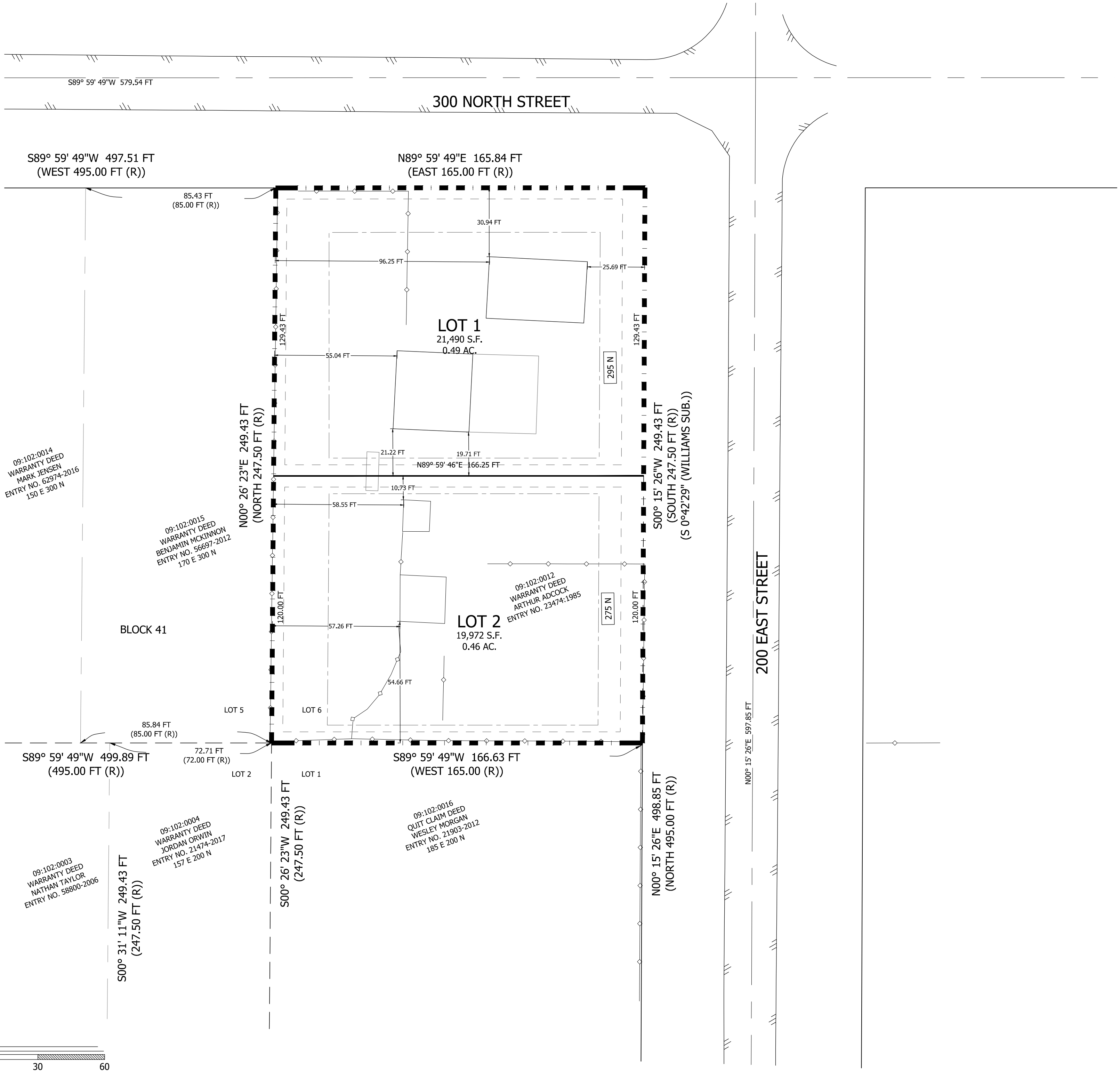
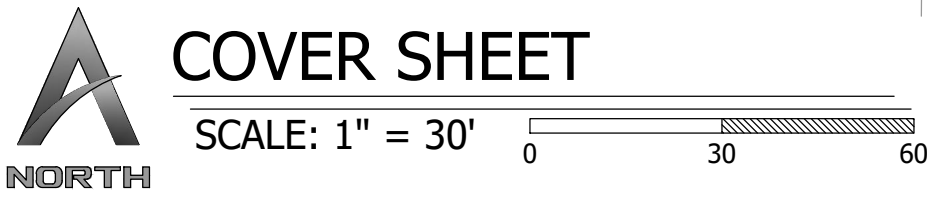


SHEET INDEX

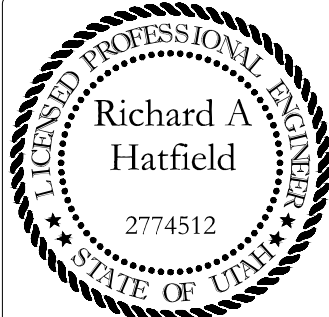
- C-1 COVER SHEET
- C-2 DEMOLITION PLAN
- C-3 UTILITY PLAN
- D-1 DETAIL SHEET
- EX-1 PLAT SHEET

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.



REVISIONS	
DATE	BY



ADCOCK'S ACRE
COVER SHEET

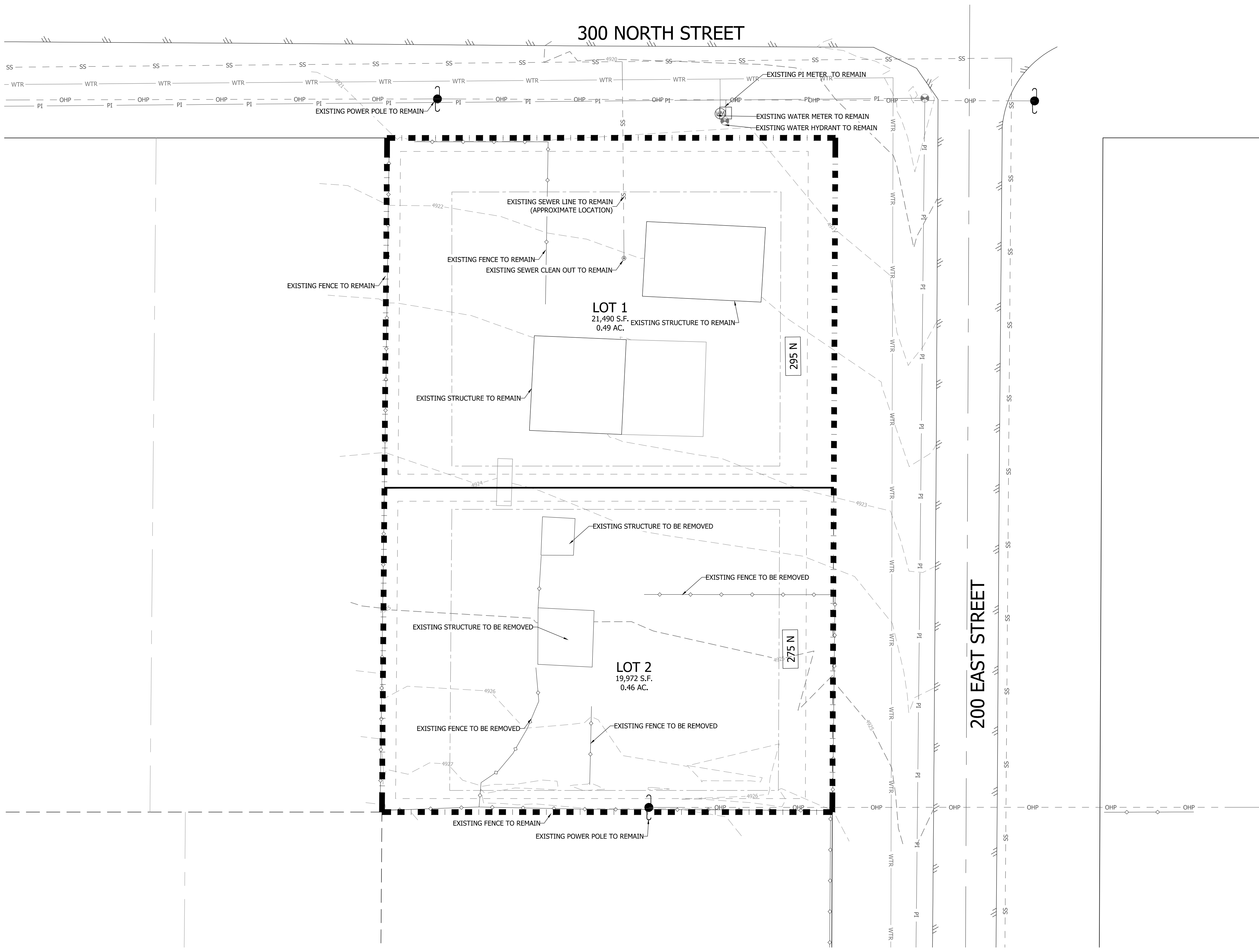
DRAWING: C-1

FOR: BART GIBB


LOCATION: SANTAQUIN, UT

DATE: 02-22-2022

PRELIMINARY- NOT FOR CONSTRUCTION

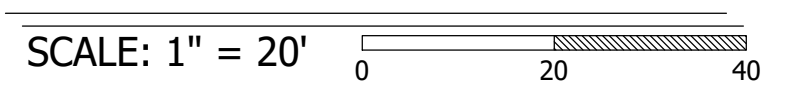


- LEGEND**
- PROPERTY BOUNDARY
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING WATER LINE
 - - - EXISTING PI LINE
 - - - EXISTING POWER LINE
 - - - EXISTING CONTOUR LINE
 - ⊙ EXISTING SEWER MANHOLE
 - SEWER CLEANOUT
 - ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊙ WATER METER
 - ▨ PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY




DEMOLITION PLAN

SCALE: 1" = 20'

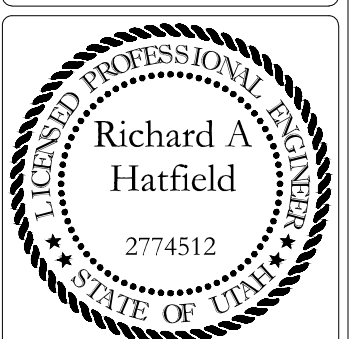


PRELIMINARY- NOT FOR CONSTRUCTION



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

REVISIONS	
DATE	BY



Richard A. Hatfield
2774512
STATE OF UTAH

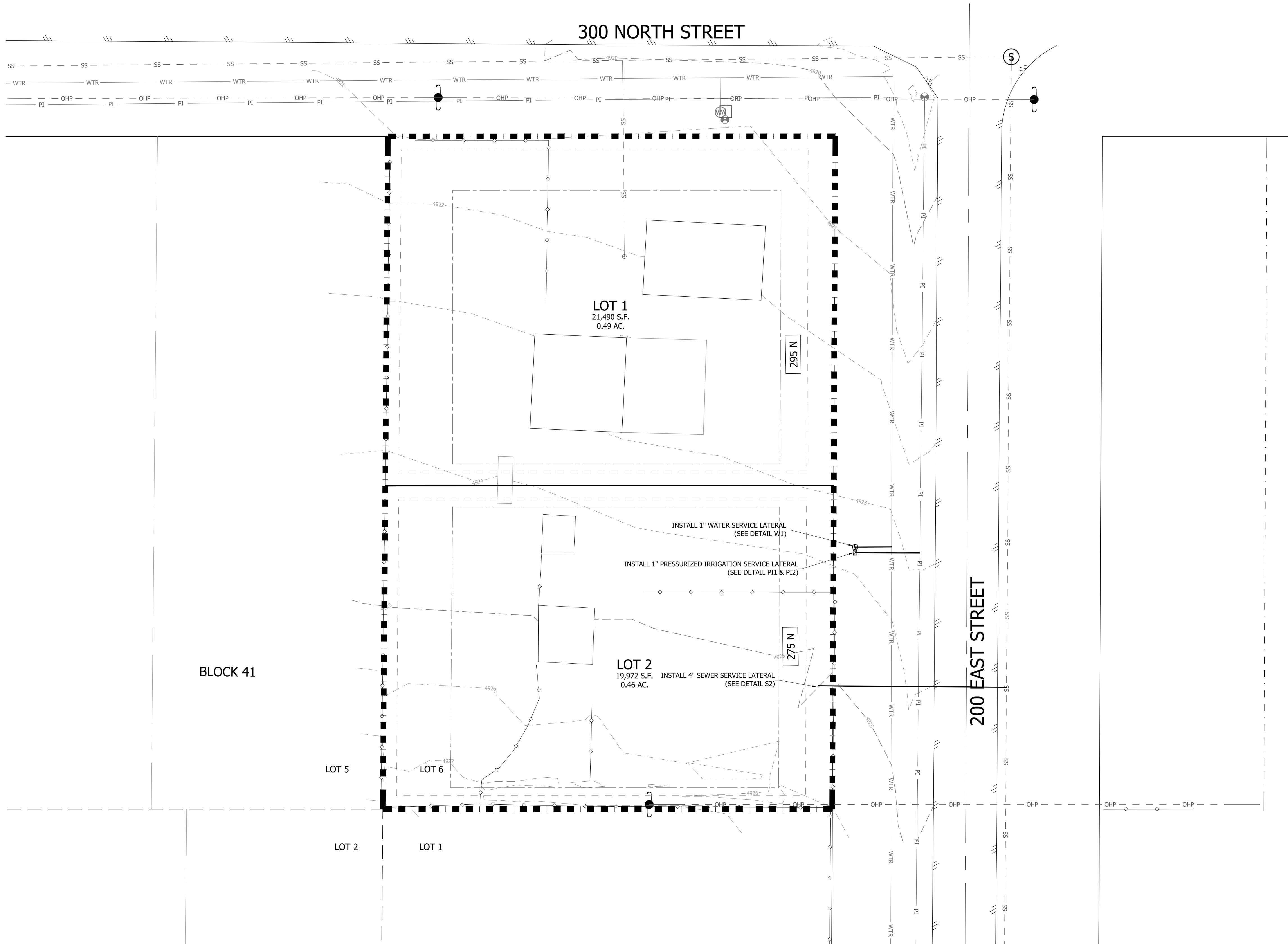
**ADCOCK'S ACRE
DEMOLITION PLAN**

FOR: **BART CIBB**

LOCATION: **SANTAQUIN, UT**

DATE: **02-22-2022**

DRAWING: **C-2**

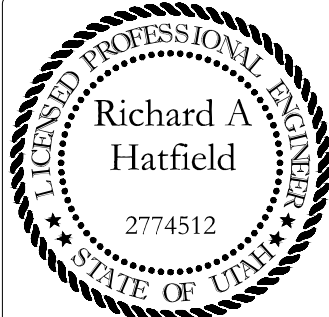


LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- - - - - EXISTING SANITARY SEWER LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING PI LINE
- - - - - EXISTING POWER LINE
- - - - - EXISTING CONTOUR LINE
- (S) EXISTING SEWER MANHOLE
- (C) SEWER CLEANOUT
- (H) FIRE HYDRANT
- (V) WATER VALVE
- (M) WATER METER
- [Hatched Box] PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY



REVISIONS	
DATE	BY



ADCOCK'S ACRE
UTILITY PLAN

FOR: BART CIBB

LOCATION: SANTAQUIN, UT

DATE: 02-22-2022

DRAWING: C-3

UTILITY PLAN

SCALE: 1" = 20'

PRELIMINARY- NOT FOR CONSTRUCTION

