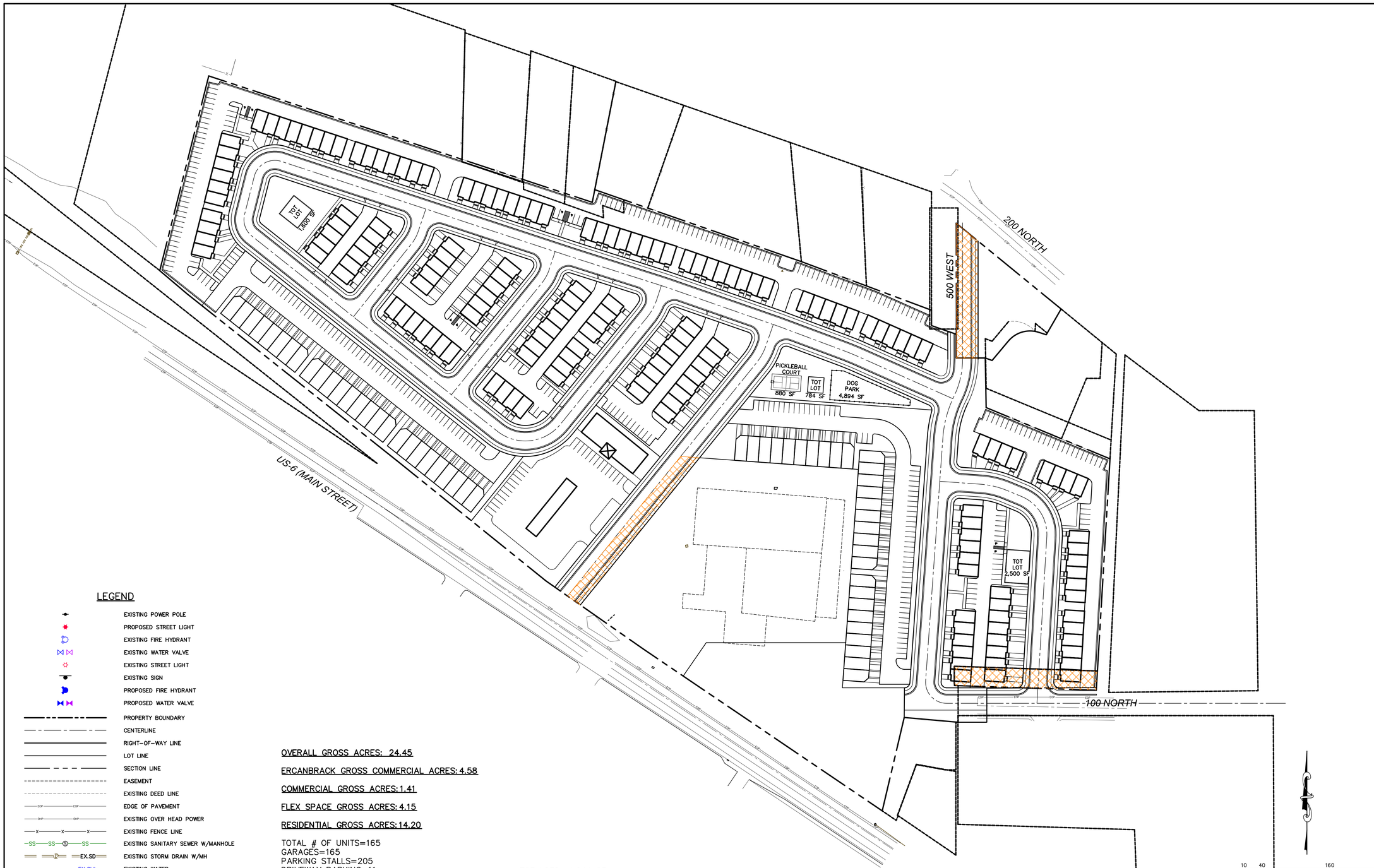

LEGEND

- 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
- EDP — EDP — EDGE OF PAVEMENT
- OHP — OHP — EXISTING OVER HEAD POWER
- X — X — X — EXISTING FENCE LINE
- SS — SS — Ⓢ — SS — EXISTING SANITARY SEWER W/MANHOLE
- D — EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- Ⓢ — 8"SS — PROPOSED SEWER
- Ⓓ — 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

OVERALL GROSS ACRES: 24.45

ERCANBRACK GROSS COMMERCIAL ACRES: 4.58

COMMERCIAL GROSS ACRES: 1.41

FLEX SPACE GROSS ACRES: 4.15

RESIDENTIAL GROSS ACRES: 14.20

TOTAL # OF UNITS=165
GARAGES=165
PARKING STALLS=205
DRIVEWAY PARKING=11
TOTAL PARKING PROVIDED=381
PARKING REQ'D=379
OPEN SPACE=3.57 acres (25.14%)

TOT LOTS: 4,844 SF
DOG PARK: 4,894 SF
PICKLEBALL COURT: 880 SF
TOTAL AMENITIES: 10,658 SF

0 10 20 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

SHEET NO.
1

CONCEPTUAL PLAN

SANTAQUIN, UTAH

ERCANBRACK PROPERTY

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

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