

BOUNDARY DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF RANDOLPH'S ACRE SUBDIVISION PLAT "A", WHICH POINT LIES N89°45'12"E 188.78 FEET ALONG THE SECTION LINE AND SOUTH 1184.54 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (7) COURSES TO WIT: (1) S30°00'00"W 52.67 FEET, (2) N72°00'00"W 13.88 FEET, (3) SOUTHWESTERLY 59.34 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°00'04", THE CHORD BEARS S74°00'00"W 55.92 FEET, (4) S40°00'00"W 44.97 FEET, (5) N70°00'00"W 12.79 FEET, (6) S00°58'08"E 87.85 FEET, (7) S67°30'00"E 237.34 FEET; THENCE S03°23'14"W 376.46 FEET; THENCE N03°02'51"W 29.46 FEET; THENCE S89°43'36"W 194.21 FEET; THENCE SOUTH 60.41 FEET; THENCE WEST 50.80 FEET; THENCE N84°57'48"W 95.86 FEET; THENCE N00°30'26"E 52.56 FEET; THENCE N89°59'42"W 109.93 FEET; THENCE N04°11'33"E 387.92 FEET; THENCE N85°48'27"W 282.01 FEET; THENCE S38°59'57"W 335.51 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 6 THE FOLLOWING (4) COURSES TO WIT: (1) N55°00'24"W 73.99 FEET, (2) N51°05'26"W 333.63 FEET, (3) N51°29'54"W 480.77 FEET, (4) N49°41'03"W 63.18 FEET; THENCE N14°06'45"E 355.65 FEET; THENCE S71°45'22"E 472.28 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE S01°20'49"W 4.13 FEET; THENCE S71°10'53"E 115.14 FEET; THENCE S00°01'23"W 11.74 FEET; THENCE S70°28'44"E 150.20 FEET; THENCE N04°00'00"W 21.60 FEET; THENCE S70°45'00"E 39.68 FEET; THENCE NORTH 23.23 FEET; THENCE S70°47'24"E 332.91 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 36074:1986); THENCE S69°30'48"E 245.96 FEET CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 27.27 FEET; THENCE S70°45'01"E 46.53 FEET; THENCE N00°21'44"E 34.04 FEET; THENCE N00°09'44"W 162.79 FEET TO THE SOUTH LINE OF LARK STREET; THENCE S50°42'27"E 240.06 FEET ALONG SAID STREET TO THE POINT OF BEGINNING. CONTAINING 20.57 ACRES.

TOWNS ON MAIN

SITE PLAN

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

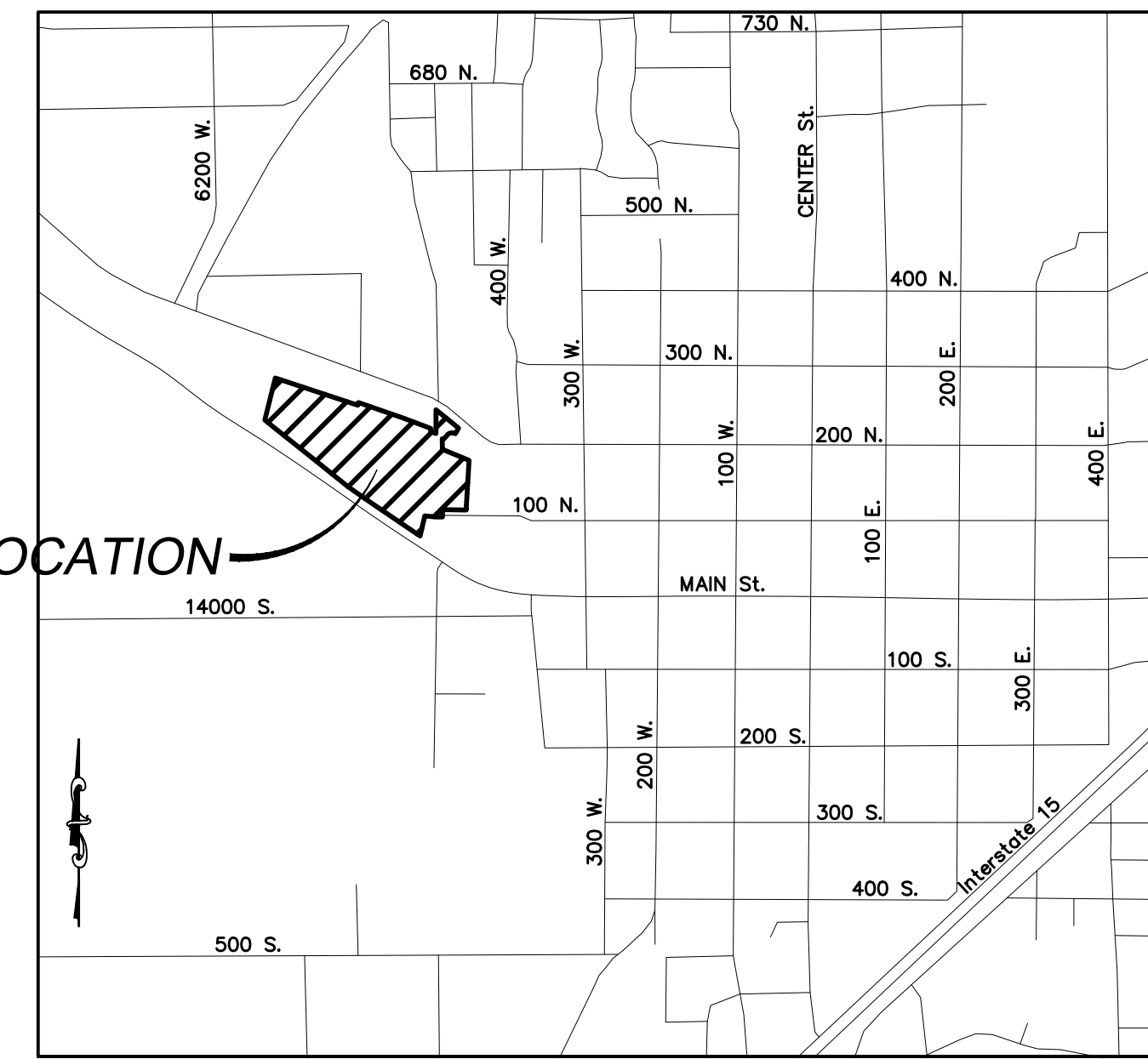
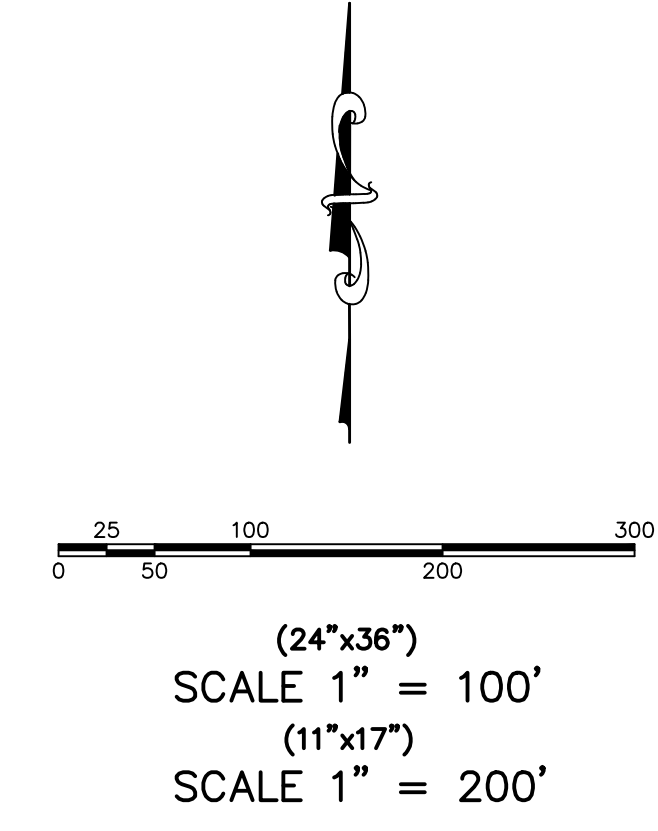
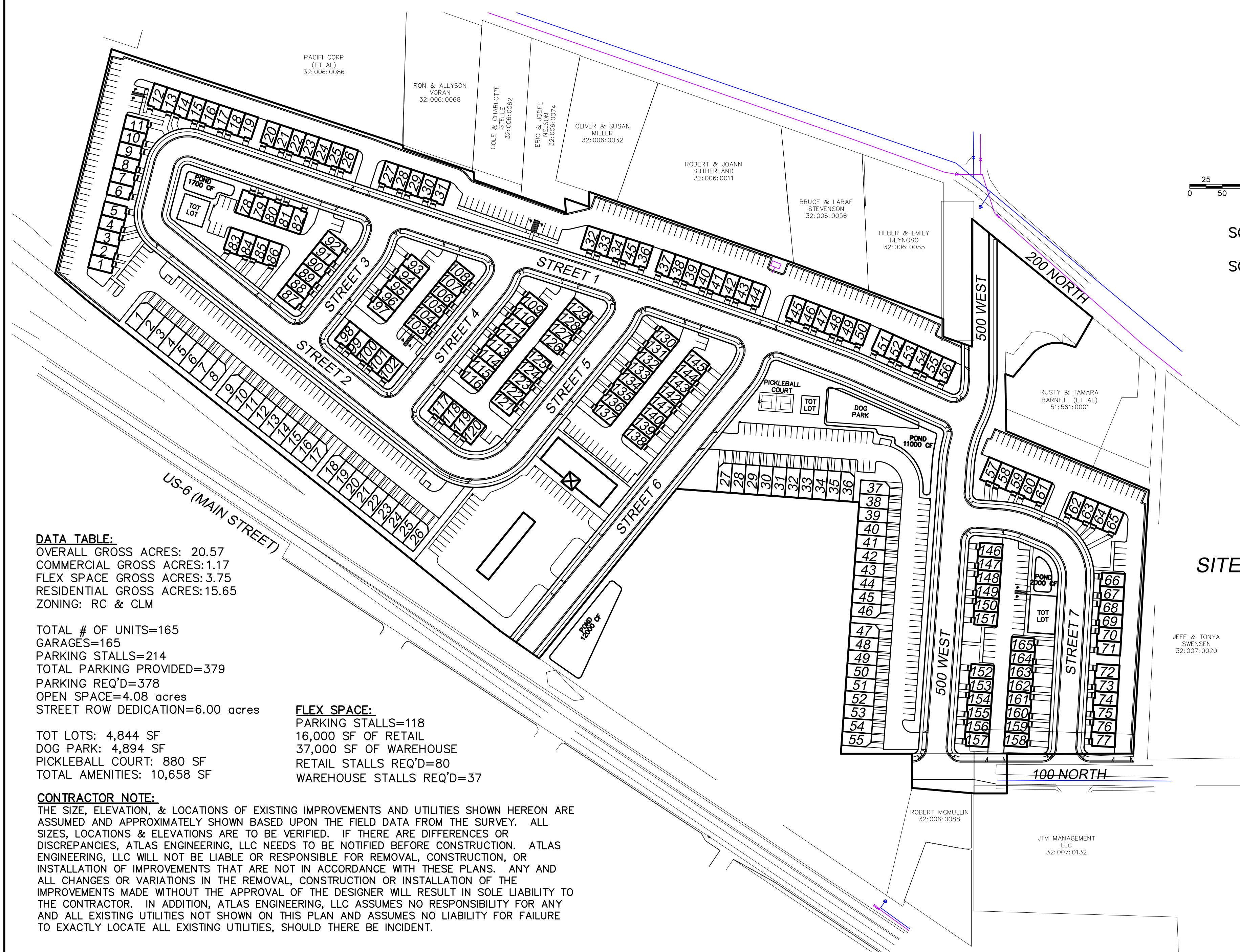
JANUARY 2023

GENERAL NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCE AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4A	FINAL PLAT
4B	FINAL PLAT
5	EXISTING TOPOGRAPHY PLAN
6	DETAIL SHEET
7	FIRE ACCESS/OPEN SPACE PLAN
8	PHASING PLAN



LEGEND
(APPLIES TO ALL SHEETS)

---	PROPERTY BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	SECTION LINE
---	EASEMENT
---	EXISTING DEED LINE
---	EDGE OF PAVEMENT
---	EXISTING OVER HEAD 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)

DATA TABLE:
 OVERALL GROSS ACRES: 20.57
 COMMERCIAL GROSS ACRES: 1.17
 FLEX SPACE GROSS ACRES: 3.75
 RESIDENTIAL GROSS ACRES: 15.65
 ZONING: RC & CLM

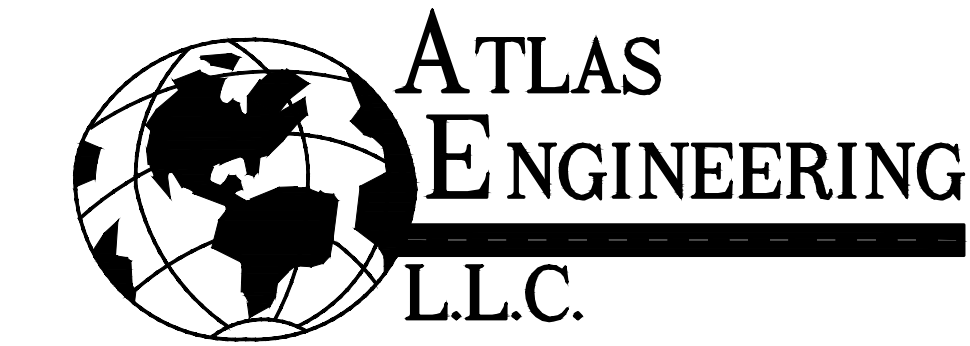
TOTAL # OF UNITS=165
 GARAGES=165
 PARKING STALLS=214
 TOTAL PARKING PROVIDED=379
 PARKING REQ'D=378
 OPEN SPACE=4.08 acres
 STREET ROW DEDICATION=6.00 acres

FLEX SPACE:
 PARKING STALLS=118
 16,000 SF OF RETAIL
 37,000 SF OF WAREHOUSE
 RETAIL STALLS REQ'D=80
 WAREHOUSE STALLS REQ'D=37

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.

OWNER/DEVELOPER CONTACT INFO:
 DEREK TERRY - FIG DEVELOPMENT
 (435) 668-6844
 3278 WEST 1150 SOUTH
 PROVO, UT 84601

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



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

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

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT 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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

LEGEND

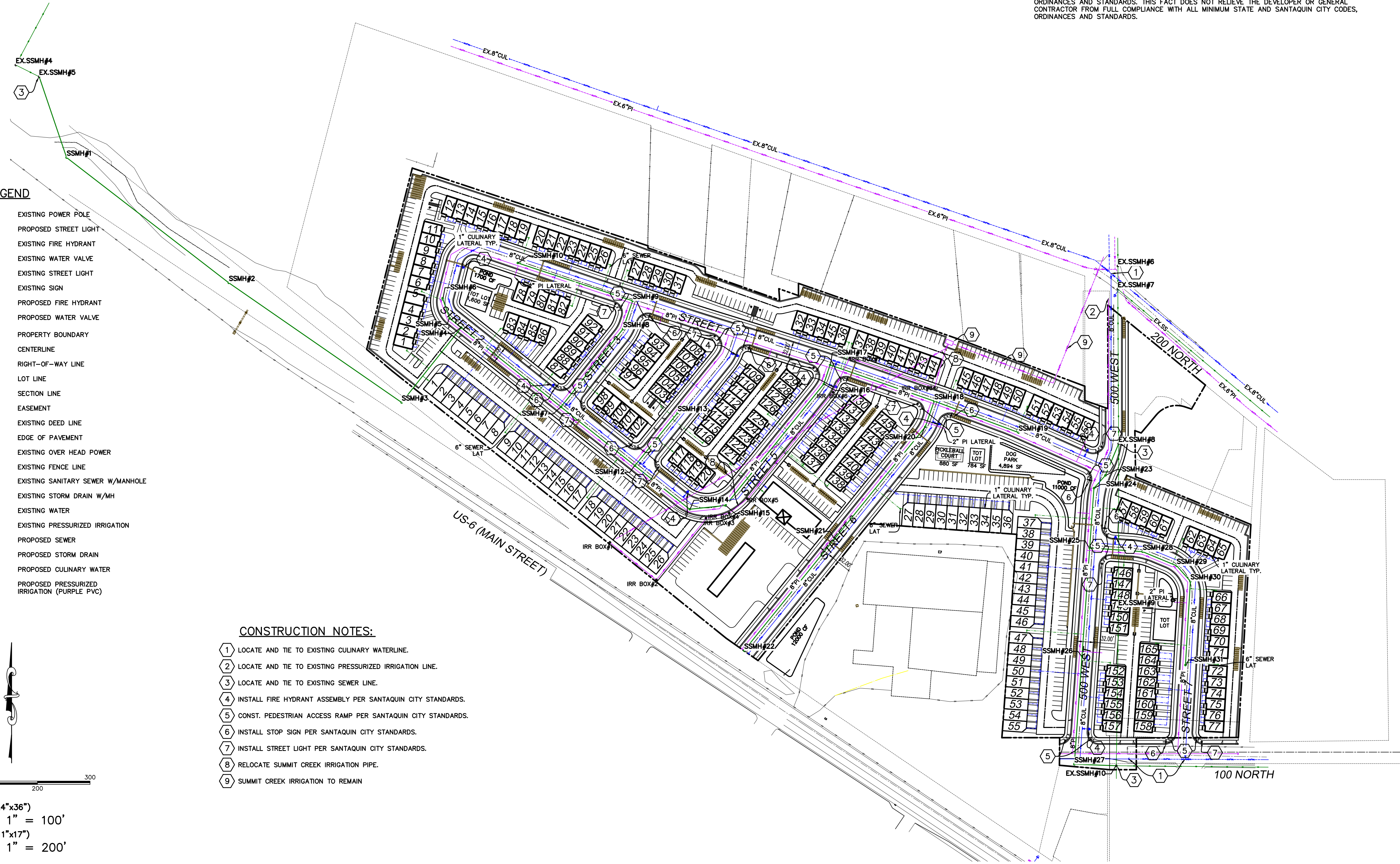
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
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- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

CONSTRUCTION NOTES:

- 1 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- 2 LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
- 3 LOCATE AND TIE TO EXISTING SEWER LINE.
- 4 INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
- 5 CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- 6 INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
- 7 INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
- 8 RELOCATE SUMMIT CREEK IRRIGATION PIPE.
- 9 SUMMIT CREEK IRRIGATION TO REMAIN



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



TOWNS ON MAIN



PHONE: 801-655-0566
945 E. 800 N., SUITE 6A
SPANISH FORK, UT 84660

SITE PLAN
SANTAQUIN, UTAH

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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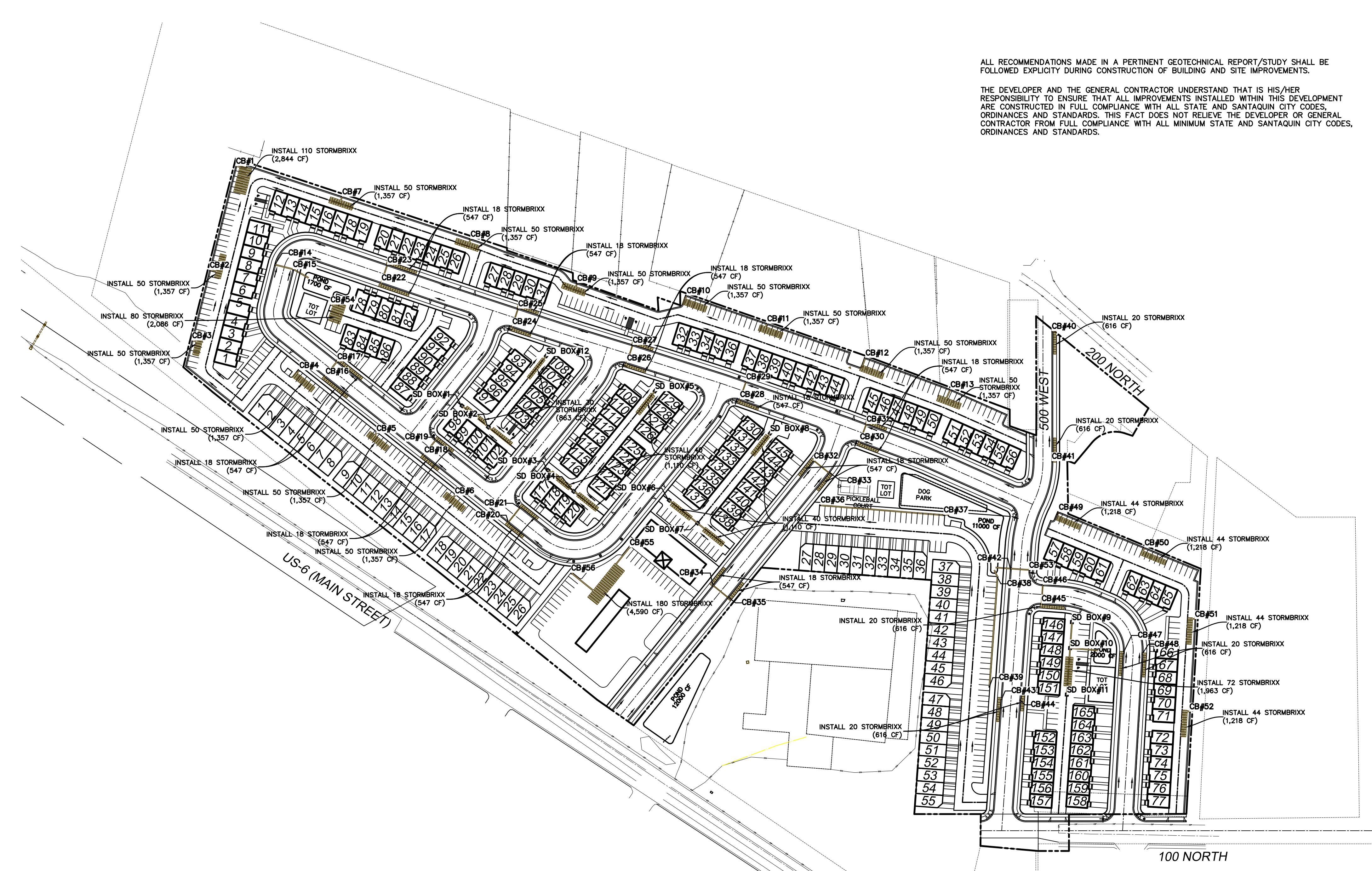
NO.	REVISIONS	BY	DATE
10			
9			
8			
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1			

GRADING PLAN
SANTAQUIN, UTAH

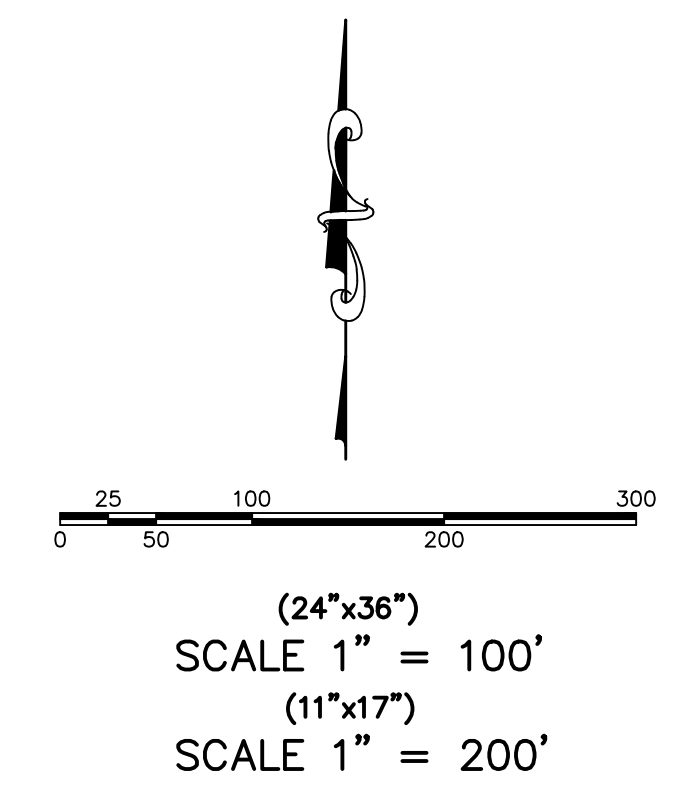
TOWNS ON MAIN
ATLAS
ENGINEERING
L.L.C.

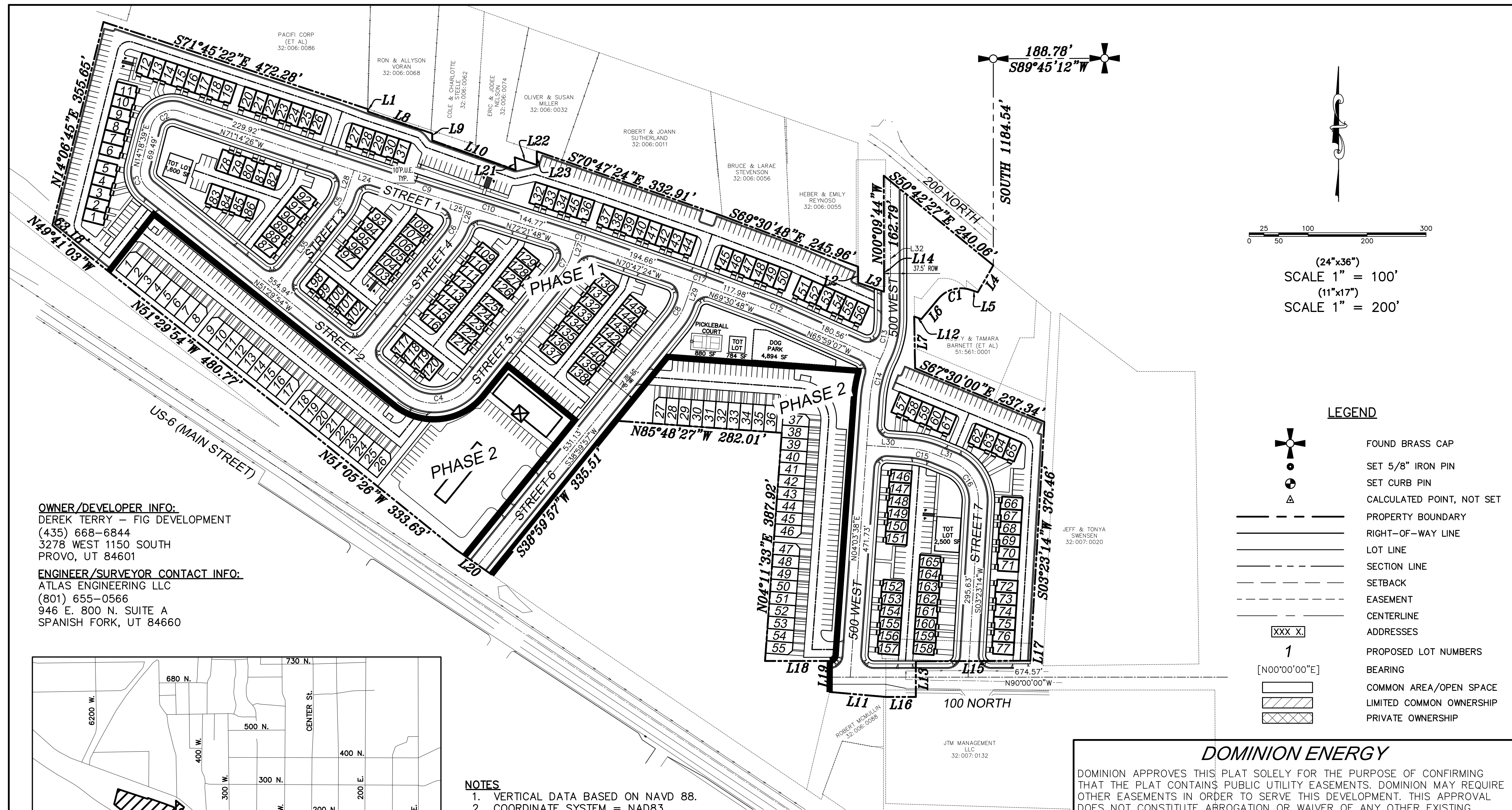
PHONE: 801-855-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\PRELIMINARY\03-GRADING PLAN.DWG



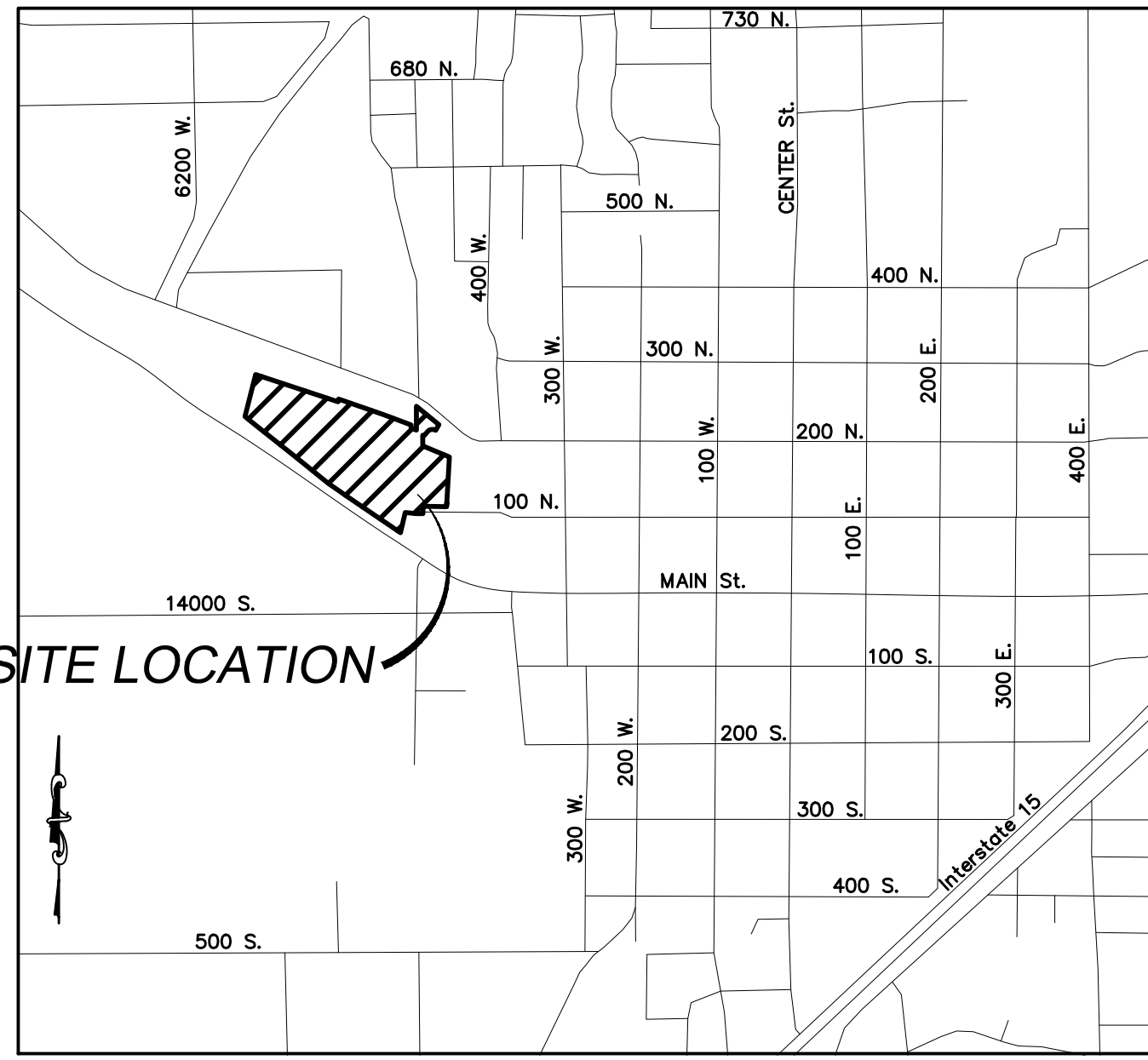
- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING SIGN
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VICINITY MAP
 -NTS-

NOTES

- VERTICAL DATA BASED ON NAVD 88.
- COORDINATE SYSTEM = NAD83
- PROJECT TO BE COMPLETED IN 2 PHASE(S).

BOUNDARY DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF RANDOLPH'S ACRE SUBDIVISION PLAT "A", WHICH POINT LIES N89°45'12"E 188.78 FEET ALONG THE SECTION LINE AND SOUTH 1184.54 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (7) COURSES TO WIT: (1) S30°00'00"W 52.67 FEET, (2) N72°00'00"W 13.88 FEET, (3) SOUTHWESTERLY 59.34 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°00'04", THE CHORD BEARS S74°00'00"W 55.92 FEET, (4) S40°00'00"W 44.97 FEET, (5) N70°00'00"W 12.79 FEET, (6) S00°58'08"E 87.85 FEET, (7) S67°30'00"E 237.34 FEET; THENCE S03°23'14"W 376.46 FEET; THENCE N03°02'51"W 29.46 FEET; THENCE S89°43'36"W 194.21 FEET; THENCE SOUTH 60.41 FEET; THENCE WEST 50.80 FEET; THENCE N84°57'48"W 95.86 FEET; THENCE N00°30'26"E 52.56 FEET; THENCE N89°59'42"W 109.93 FEET; THENCE N04°11'33"E 387.92 FEET; THENCE N85°48'27"W 282.01 FEET; THENCE S38°59'57"W 335.51 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 6; THENCE ALONG HIGHWAY 6 THE FOLLOWING (4) COURSES TO WIT: (1) N55°00'24"W 73.99 FEET, (2) N51°05'26"W 333.63 FEET, (3) N51°29'54"W 480.77 FEET, (4) N49°41'03"W 63.18 FEET; THENCE N14°06'45"E 355.65 FEET; THENCE S71°45'22"E 472.28 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE S01°20'49"W 4.13 FEET; THENCE S71°10'53"E 115.14 FEET; THENCE S00°01'23"W 11.74 FEET; THENCE S70°28'44"E 150.20 FEET; THENCE N04°00'00"W 21.60 FEET; THENCE S70°45'00"E 39.68 FEET; THENCE NORTH 23.23 FEET; THENCE S70°47'24"E 332.91 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 36074:1986); THENCE S69°30'48"E 245.96 FEET CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 27.27 FEET; THENCE S70°45'01"E 46.53 FEET; THENCE N00°21'44"E 34.04 FEET; THENCE N00°09'44"W 162.79 FEET TO THE SOUTH LINE OF LARK STREET; THENCE S50°42'27"E 240.06 FEET ALONG SAID STREET TO THE POINT OF BEGINNING. CONTAINING 20.57 ACRES.



(24"x36")
 SCALE 1" = 100'
 (11"x17")
 SCALE 1" = 200'

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
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS
- BEARING
- COMMON AREA/OPEN SPACE
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____
 DOMINION ENERGY

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ERCANBRACK PROPERTY HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE ERCANBRACK PROPERTY PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ERCANBRACK PROPERTY, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

CENTRACOM APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2023.

 CENTRACOM REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2023.

 CENTURYLINK REPRESENTATIVE

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2023.

 ROCKY MOUNTAIN POWER REPRESENTATIVE

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.

DATE _____

BOUNDARY DESCRIPTION

SEE LEFT.

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.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____

ON THE _____ DAY OF _____, A.D. 2023 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

_____ A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2023.

APPROVED _____ APPROVED _____

CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____

ENGINEER (SEE SEAL) CLERK-RECORDER

APPROVED _____

COMMUNITY DEVELOPMENT DIRECTOR

TOWNS ON MAIN
 A RESIDENTIAL SUBDIVISION IN
 SANTAQUIN CITY, UTAH COUNTY, UTAH
 CONTAINING XX LOTS AND 20.57 ACRES.
 LOCATED IN THE NORTH 1/4 CORNER OF SECTION 2, OF TOWNSHIP 10 SOUTH,
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	59.34'	50.00'	55.92'	S74°00'00"W	68°00'04"
C2	61.82'	37.50'	55.05'	S61°32'07"W	94°26'55"
C3	43.07'	37.50'	40.74'	S18°35'37"E	65°48'33"
C4	124.97'	80.00'	112.64'	N83°45'01"E	89°30'09"
C5	25.81'	75.00'	25.68'	N28°38'34"E	19°43'04"
C6	27.17'	75.00'	27.02'	N28°37'17"E	20°45'19"
C7	36.40'	100.00'	36.20'	N28°34'17"E	20°51'20"
C8	34.53'	100.00'	34.36'	N29°06'24"E	19°47'07"
C9	19.76'	1000.00'	19.76'	S72°19'20"E	1°07'57"
C10	9.17'	1000.00'	9.17'	N72°37'33"W	0°31'31"
C11	27.46'	1000.00'	27.46'	N71°34'36"W	1°34'24"
C12	30.79'	500.00'	30.78'	N67°44'58"W	3°31'41"
C13	68.02'	150.00'	67.44'	N12°59'25"E	25°58'49"
C14	76.51'	200.00'	76.05'	S15°01'13"W	21°55'11"
C15	48.27'	150.00'	48.07'	N76°43'11"W	18°26'22"
C16	89.70'	72.50'	84.09'	N32°03'23"W	70°53'14"
C17	11.14'	500.00'	11.14'	N70°09'06"W	1°16'36"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S1°20'49"W	4.13'
L2	S0°00'00"E	27.27'
L3	S70°45'01"E	46.53'
L4	S30°00'00"W	52.67'
L5	N72°00'00"W	13.88'
L6	S40°00'00"W	44.97'
L7	S0°58'00"E	87.85'
L8	S71°10'53"E	115.14'
L9	S0°01'23"W	11.74'
L10	S70°28'44"E	150.20'
L11	N84°57'48"W	95.86'
L12	N70°00'00"W	12.79'
L13	S0°00'00"E	60.41'

LINE TABLE		
LINE	DIRECTION	LENGTH
L14	N0°21'44"E	34.04'
L15	S89°43'36"W	194.21'
L16	N90°00'00"W	50.80'
L17	S3°02'51"W	29.46'
L18	N89°59'42"W	109.93'
L19	N0°30'26"E	52.56'
L20	N55°00'24"W	73.99'
L21	N4°00'00"W	21.60'
L22	S70°45'00"E	39.68'
L23	N0°00'00"E	23.23'
L24	N71°45'22"W	190.62'
L25	N72°53'19"W	95.27'
L26	S18°14'38"W	33.19'

LINE TABLE		
LINE	DIRECTION	LENGTH
L27	S18°08'37"W	25.79'
L28	N18°47'02"E	47.52'
L29	S19°12'50"W	40.48'
L30	S85°56'22"E	72.38'
L31	S67°30'00"E	28.03'
L32	N0°00'00"E	241.60'
L33	S38°59'57"W	243.54'
L34	S38°59'57"W	254.82'
L35	N38°30'06"E	172.29'

TOWNS ON MAIN



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SPANISH FORK, UT 84660

L.L.C.

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FINAL PLAT

SANTAQUIN, UTAH

SHEET NO.

4B

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EXISTING TOPOGRAPHY
SANTAQUIN, UTAH

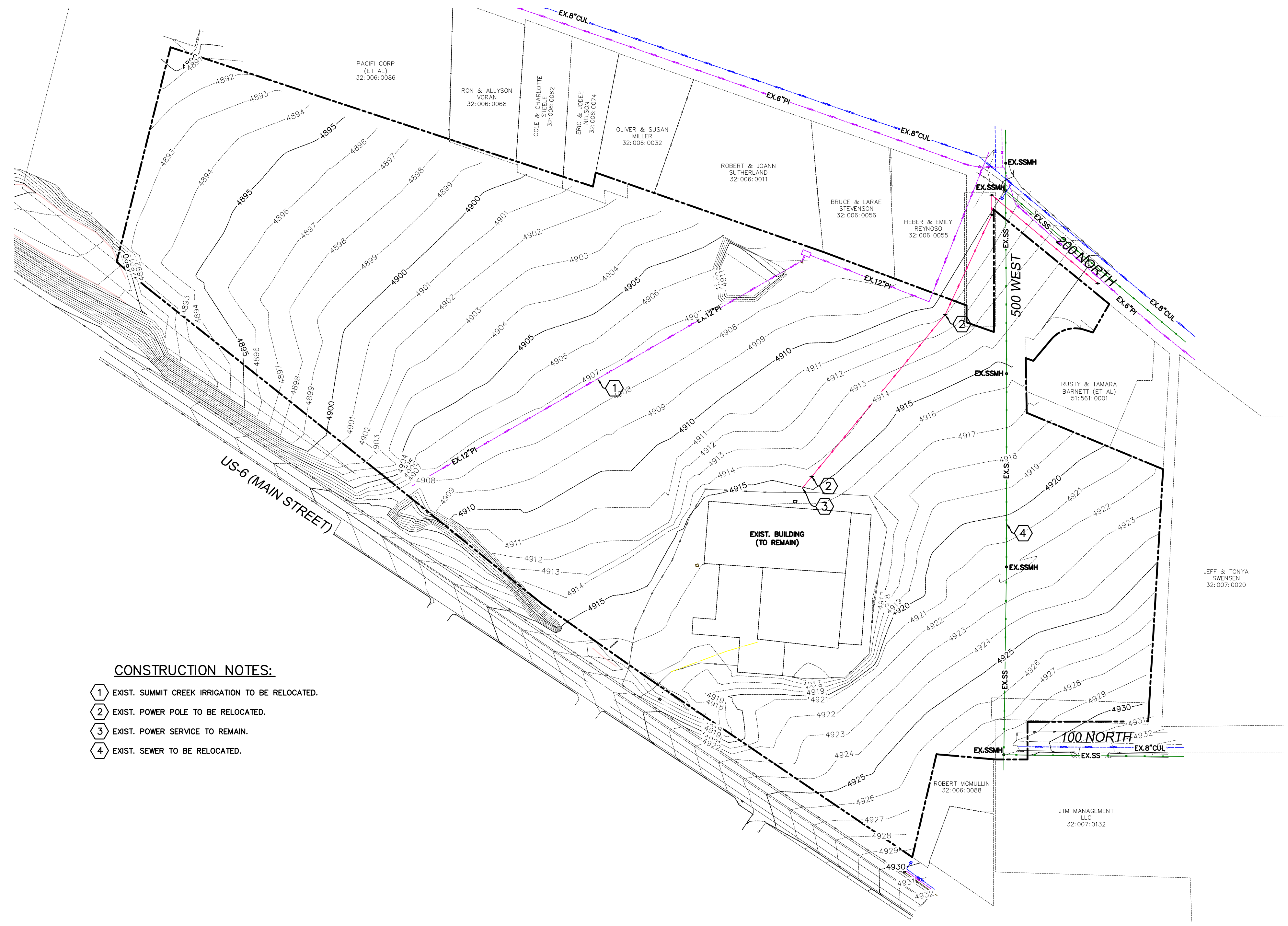
TOWNS ON MAIN
ATLAS
ENGINEERING
L.L.C.

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

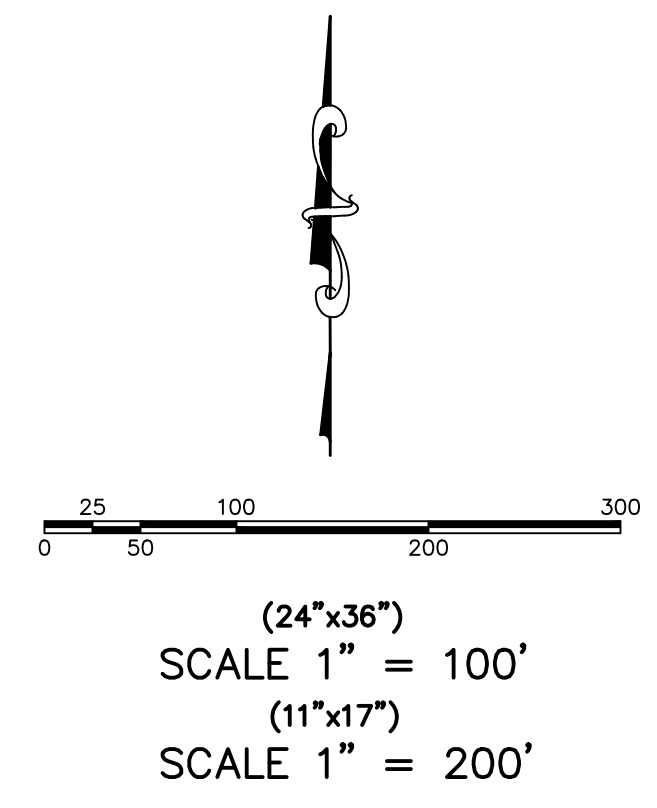
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



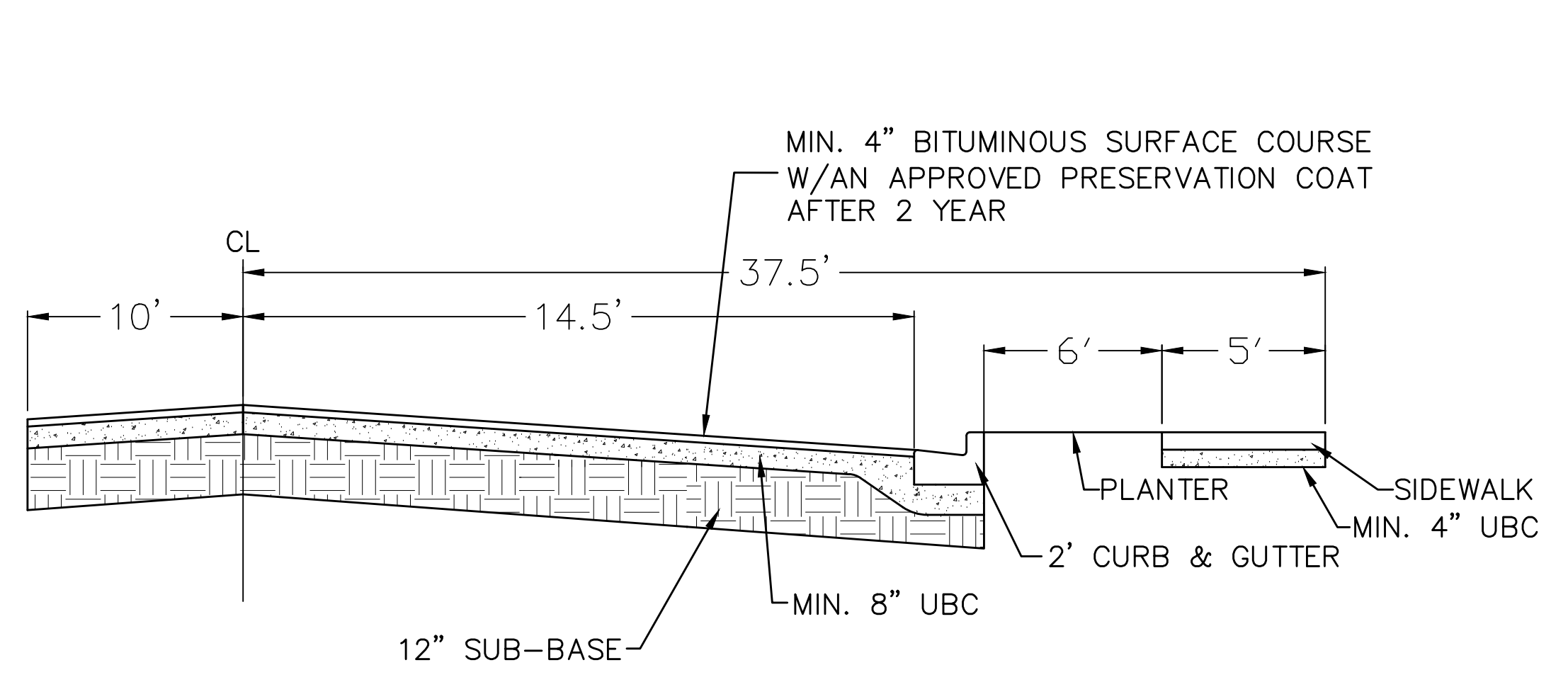
- CONSTRUCTION NOTES:**
- ① EXIST. SUMMIT CREEK IRRIGATION TO BE RELOCATED.
 - ② EXIST. POWER POLE TO BE RELOCATED.
 - ③ EXIST. POWER SERVICE TO REMAIN.
 - ④ EXIST. SEWER TO BE RELOCATED.

LEGEND

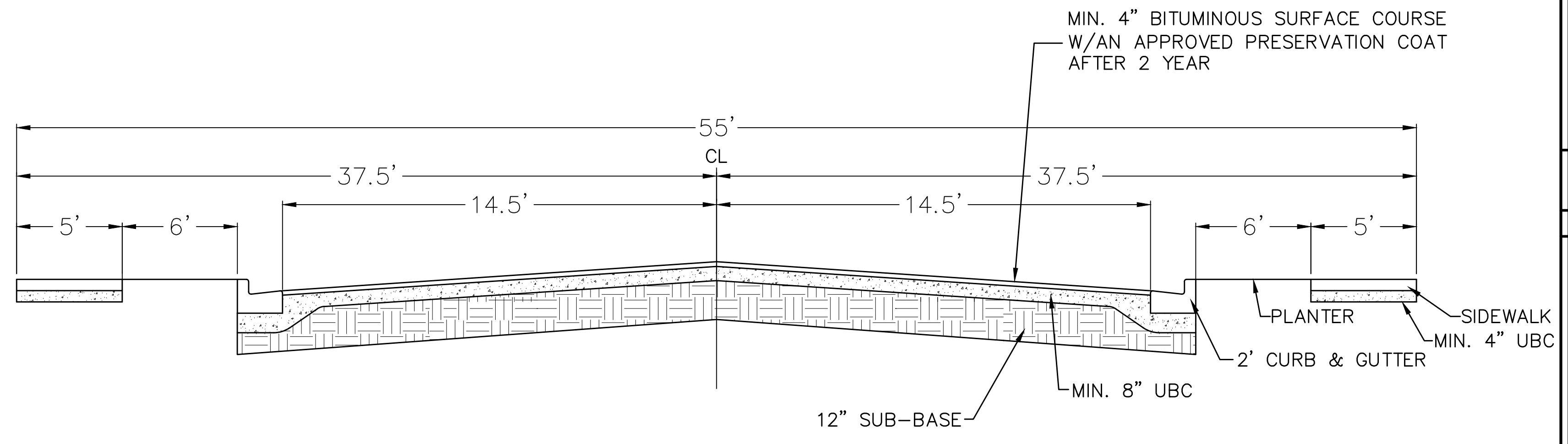
- ⊕ EXISTING POWER POLE
- ⊕ PROPOSED STREET LIGHT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STREET LIGHT
- ⊕ EXISTING SIGN
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- OHP
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EX.SS --- SS --- EX.SS EXISTING SANITARY SEWER W/MANHOLE
- EX.SD --- EX.SD --- EX.SD EXISTING STORM DRAIN W/MH
- EX.CUL --- EX.CUL --- EX.CUL EXISTING WATER
- EX.PI --- EX.PI --- EX.PI EXISTING PRESSURIZED IRRIGATION
- 8"SS --- 8"SS --- 8"SS PROPOSED SEWER
- 15"SD --- 15"SD --- 15"SD PROPOSED STORM DRAIN
- 8"CUL --- 8"CUL --- 8"CUL PROPOSED CULINARY WATER
- 6"PI --- 6"PI --- 6"PI PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



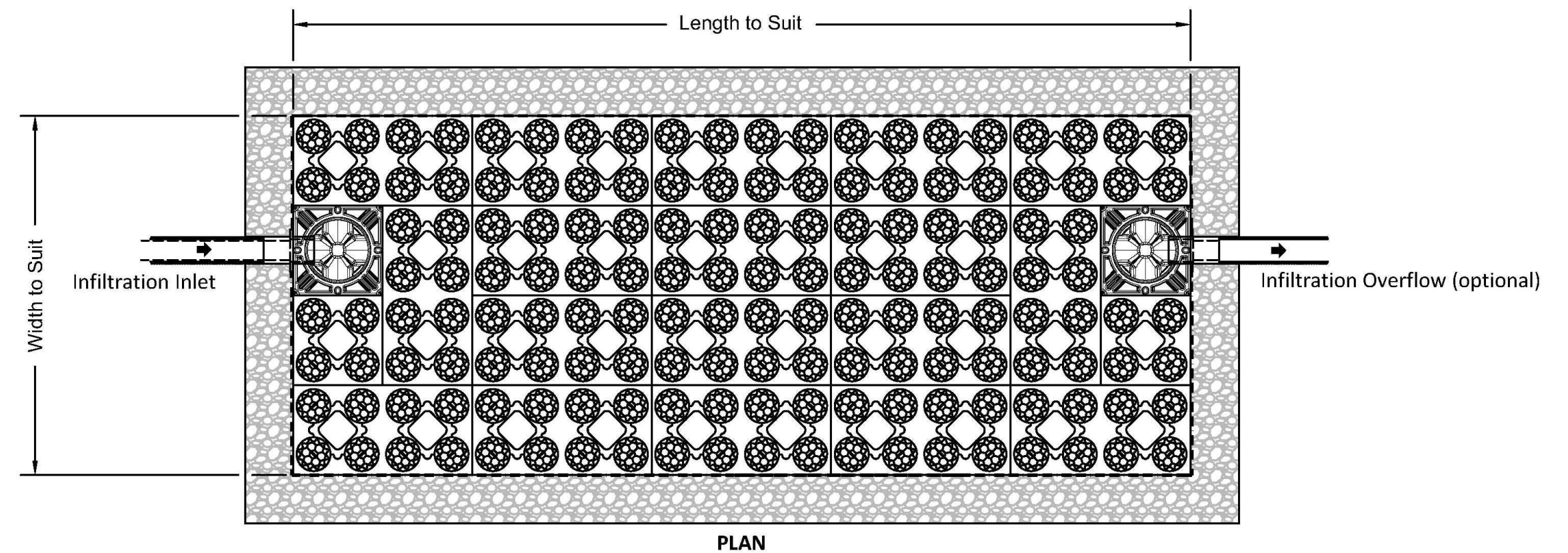
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500 WEST CROSS SECTION
-NTS-



55' TYPICAL CROSS SECTION
-NTS-



Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

- (1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
- (2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
- (3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
- (4) Please check minimum frost cover depths for geographical location

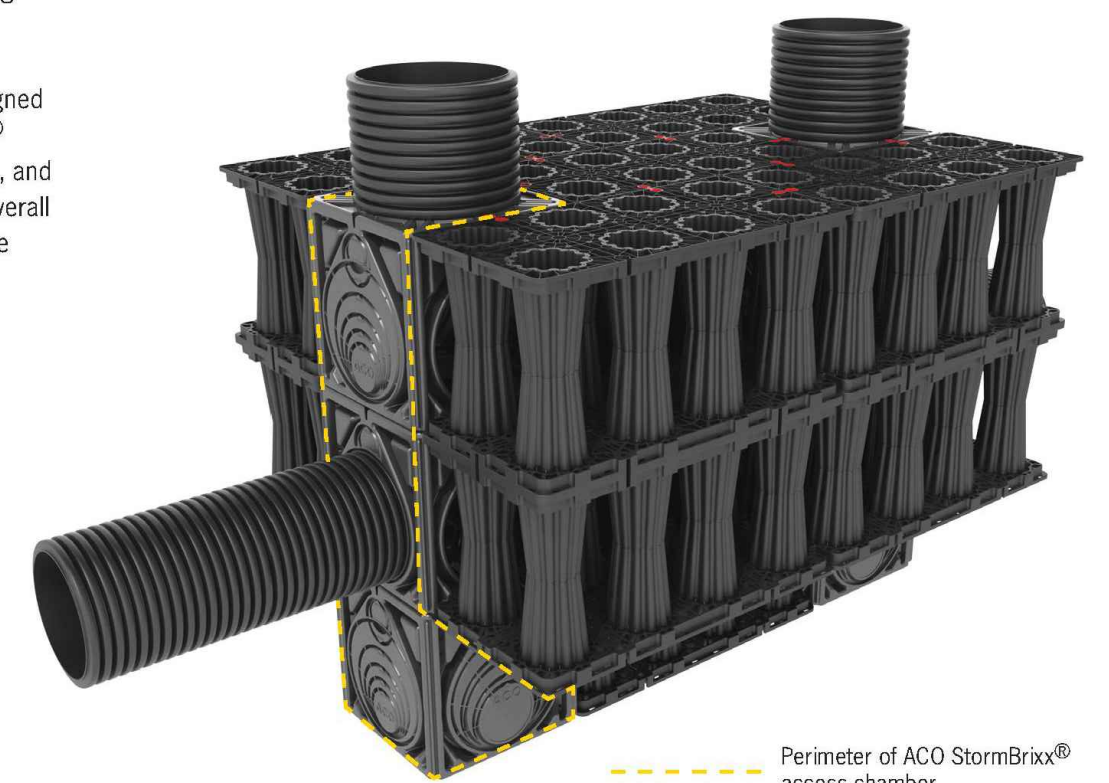
ACO StormBrixx® Access Chamber

The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.

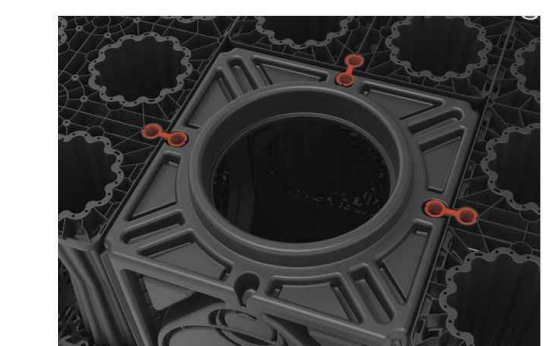
The modular stackable chamber is designed to be incorporated into any StormBrixx® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.



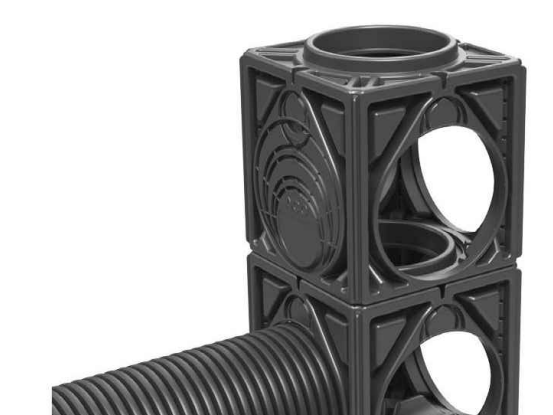
Cut unit at guides for required pipe connection. Push up to 2.5" (65mm) of pipe into access chamber module.



If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



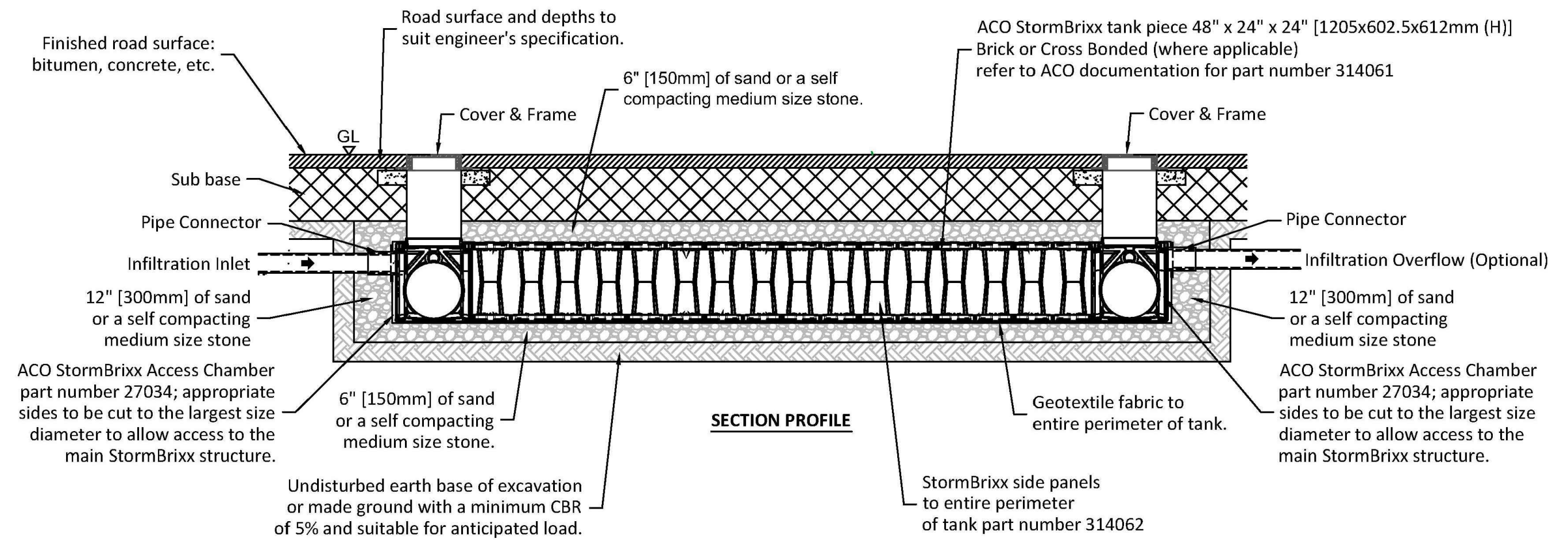
Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is clipped to the main structure using the StormBrixx® layer connectors.



www.ACOSTormBrixx.us



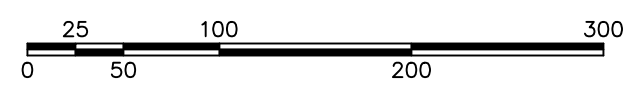
This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at info@acousa.com

	INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)		ACO Polymer Products, Inc.		
	INSTALLATION DRAWING - ACO STORMBRIXX		825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9888 Fax: 520-421-9899	9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063
SBD-1L-RA DATE: 11/24/15 ISSUE: A	Arizona Tel: 888-490-9552 e-mail: info@acousa.com	Ohio Tel: 800-543-4764 www.acousa.com	South Carolina Tel: 800-543-4764		

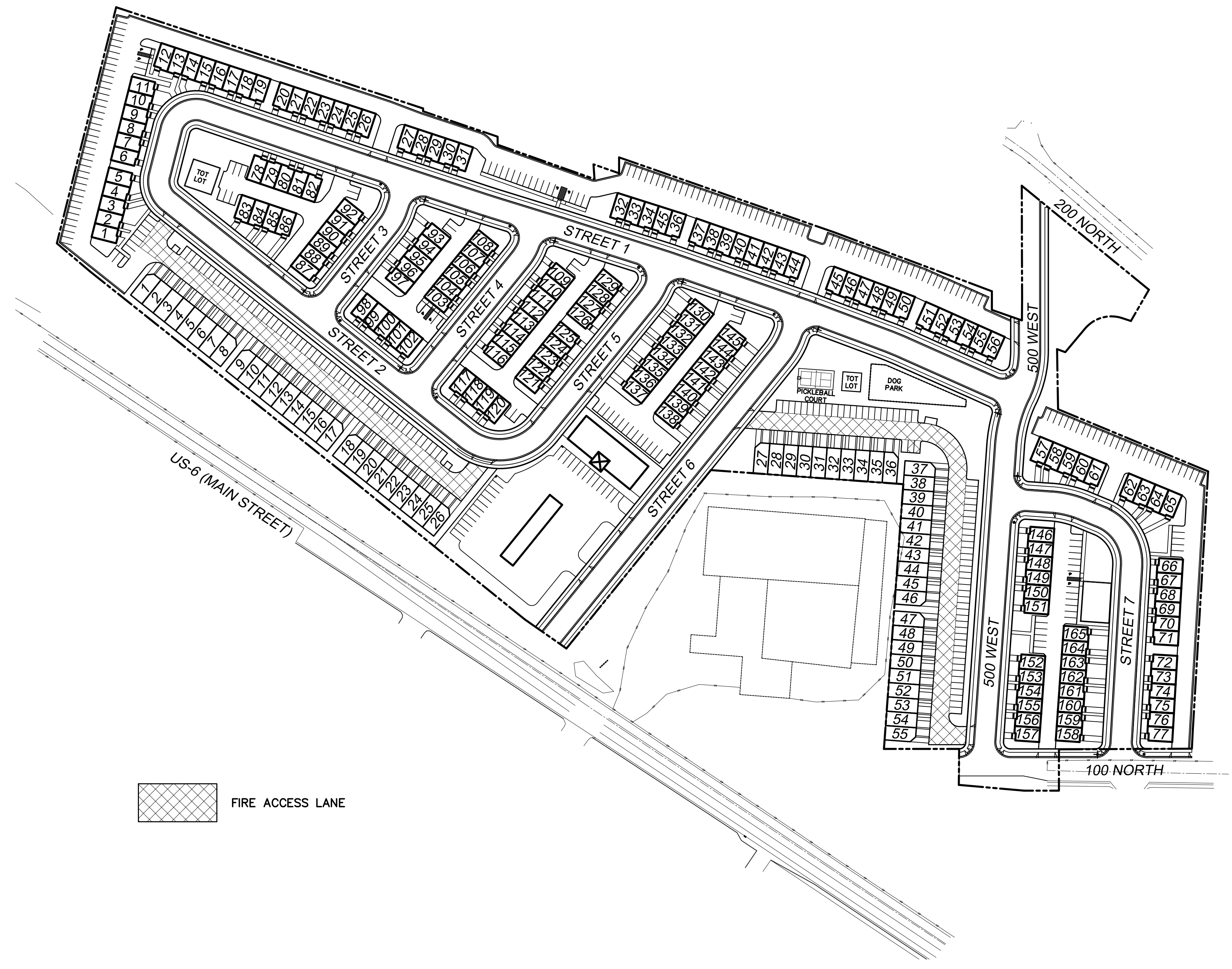
TOWNS ON MAIN
ATLAS
ENGINEERING
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(24"x36")
 SCALE 1" = 100'
 (11"x17")
 SCALE 1" = 200'



 FIRE ACCESS LANE

TOWNS ON MAIN



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 SPANISH FORK, UT 84660

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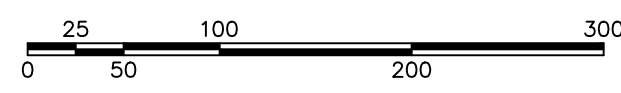
FIRE ACCESS/
 OPEN SPACE PLAN

SANTAQUIN, UTAH

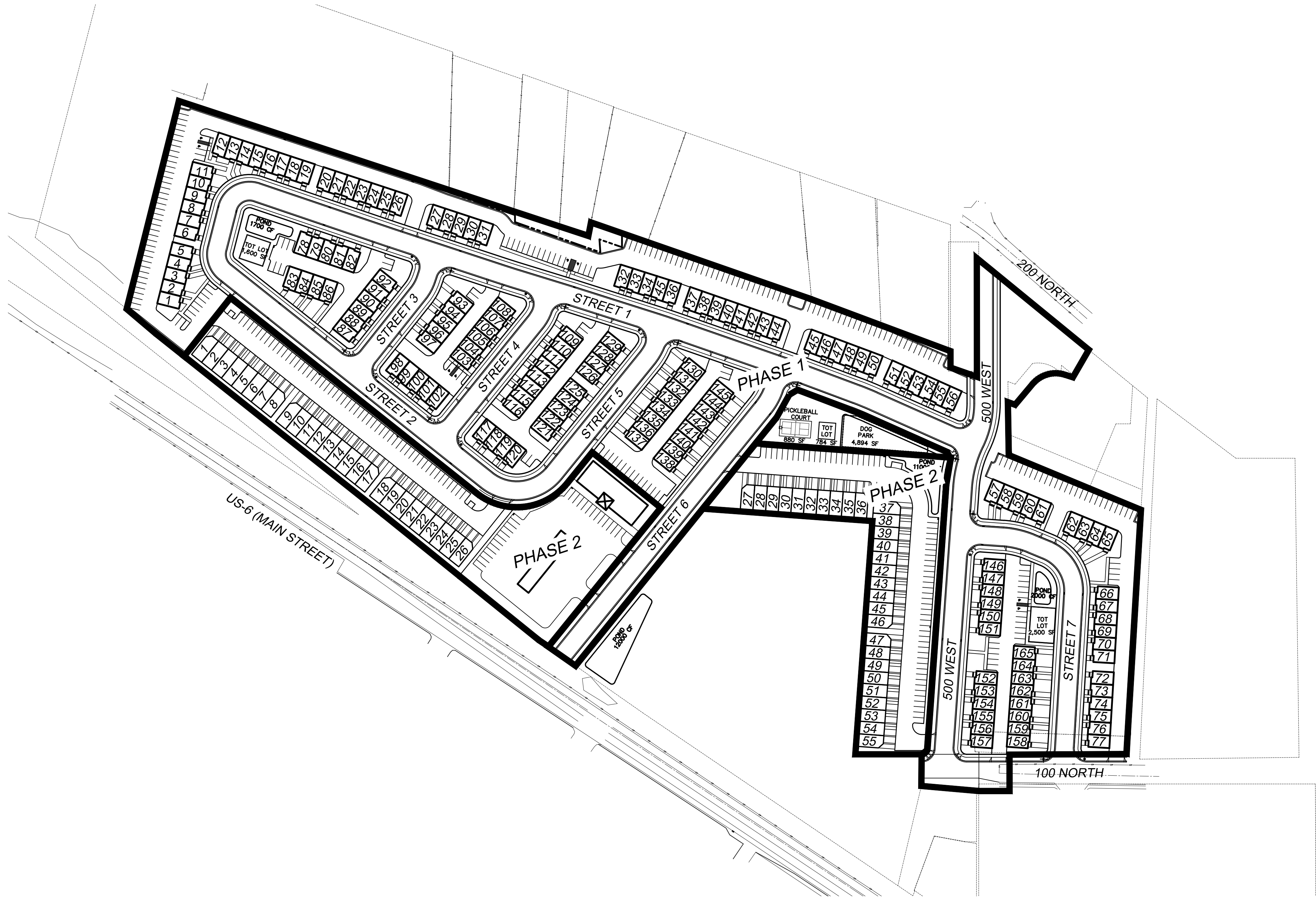
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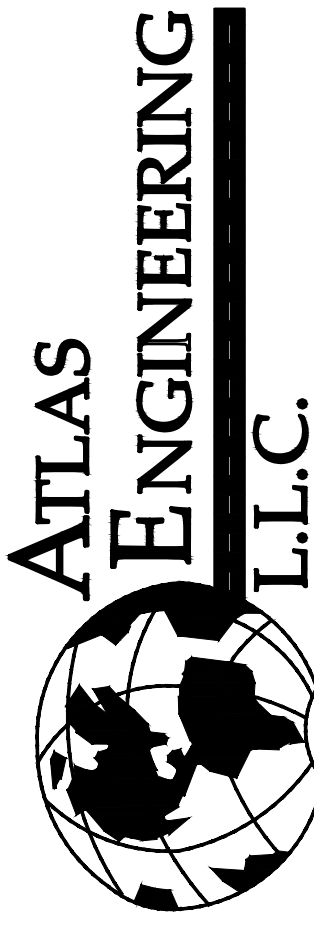
7



(24"x36")
 SCALE 1" = 100'
 (11"x17")
 SCALE 1" = 200'



TOWNS ON MAIN



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 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

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PHASING PLAN

SANTAQUIN, UTAH

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