

MEMORANDUM



To: Planning Commission

From: Loren Wiltse, Senior Planner

Date: April 6, 2023

RE: **Silver Oaks Subdivision Preliminary Plan Review**

Zone: RC & CLM

Size: 20.50 acres

Residential Units: 165 (15.58 acres)

Commercial: 1.17

Flex Space: 3.75

The proposed Silver Oaks subdivision is located at approximately 590 W. Main Street. The proposed development consists of two phases. Phase (1) one is proposed as a 165-lot residential subdivision located on approximately 15.5 acres in the Residential Commercial (RC) zone. Phase (2) two, includes the creation of an approximately 1.17-acre commercial use area, and an approximately 3.75-acre area noted for retail/warehouse use on property located in the Commercial Light Manufacturing (CLM) zone. The estimated total size of the development is 20.50 acres.

The initial development agreement for this property was approved on September 7, 2021, and recorded with the County Recorder's office on November 23, 2021. On September 20, 2022, the City Council approved a rezone of approximately 6.78 acres of the property. The current Santaquin City Zoning map reflects the rezoning of the property. An amendment to the development agreement was also approved on September 20, 2022, and recorded with the County Recorder's office on November 9, 2022. The amendment to the development agreement allowed for commercial and warehousing related land uses in the CLM zone.

The Development Review Committee (DRC) reviewed the Silver Oaks (then known as Ercanbrack) concept plan on January 10, 2023, and the Planning Commission held a public hearing for the project on January 10, 2023.

On February 14, 2023, the DRC reviewed the preliminary plans for Silver Oaks and on March 28, 2023, forwarded a positive recommendation to the Planning Commission, with the condition that redlines be addressed prior to the plans being added to a Planning Commission agenda.

This is a preliminary subdivision application review by the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code. The Planning Commission will need to make a recommendation regarding the proposed development to the City Council.

Recommended motion: "Motion to recommend approval of the Silver Oaks Subdivision with the following conditions:

- That all redlines be addressed

Attachments:

1. Preliminary Plans
2. Zoning Map
3. Architectural Elevations
4. Landscaping Layout

SILVER OAKS
SITE PLAN
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
APRIL 2023

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 410.46 FEET; THENCE N88°06'09"W 244.70 FEET; THENCE SOUTH 64.91 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 356.65 FEET; THENCE S71°15'22"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.

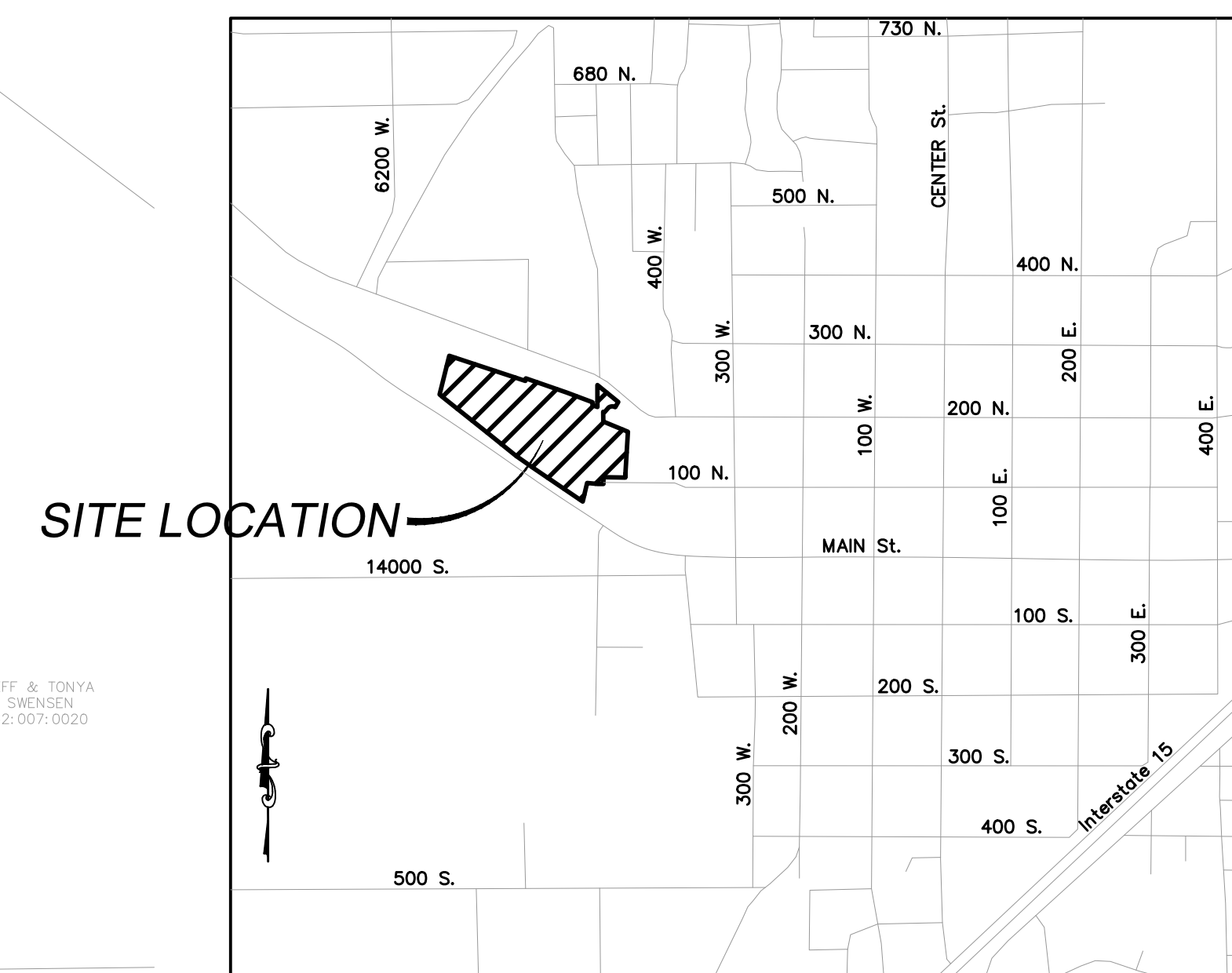
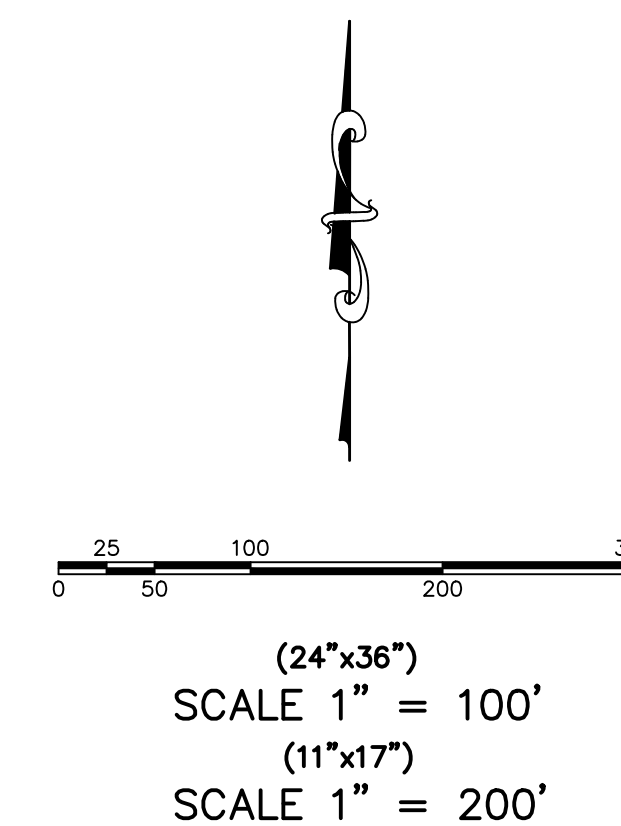
CONTAINING 20.50 ACRES.

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-

<i>SHEET</i>	<i>SHEET NAME</i>
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 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:

DATA TABLE:
OVERALL GROSS ACRES: 20.50
COMMERCIAL GROSS ACRES: 1.17
FLEX SPACE GROSS ACRES: 3.75
RESIDENTIAL GROSS ACRES: 15.58
ZONING: RC & CLM

TOTAL # OF UNITS=165
GARAGES=165
PARKING STALLS=192
SHARED PARKING AGREEMENT STALLS=21
TOTAL PARKING PROVIDED=378
PARKING REQ'D=378
OPEN SPACE=4.08 acres
STREET ROW DEDICATION=6.00 acres

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

CONTRACTOR NOTE:

CONTRACTOR NOTE:
 CONSTRUCTION ELEVATIONS & 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 APPLICABLE 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.

FLEX SPACE:

FLEX SPACE:
PARKING STALLS=143
16,000 SF OF RETAIL
37,000 SF OF WAREHOUSE
RETAIL STALLS REQ'D=80
WAREHOUSE STALLS REQ'D=37
COMMERCIAL SPACE STALLS REQ'D=25

ALTERATION OF COMMERCIAL AND FLEX SPACE
AREAS SHALL REQUIRE A PLAT AMENDMENT.

JTM MANAGEMENT
LLC
32-007-0132

VICINITY MAP
-NTS-

OWNER/DEVELOPER CONTACT INFO:

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

ENGINEER/SURVEYOR CONTACT INFO:

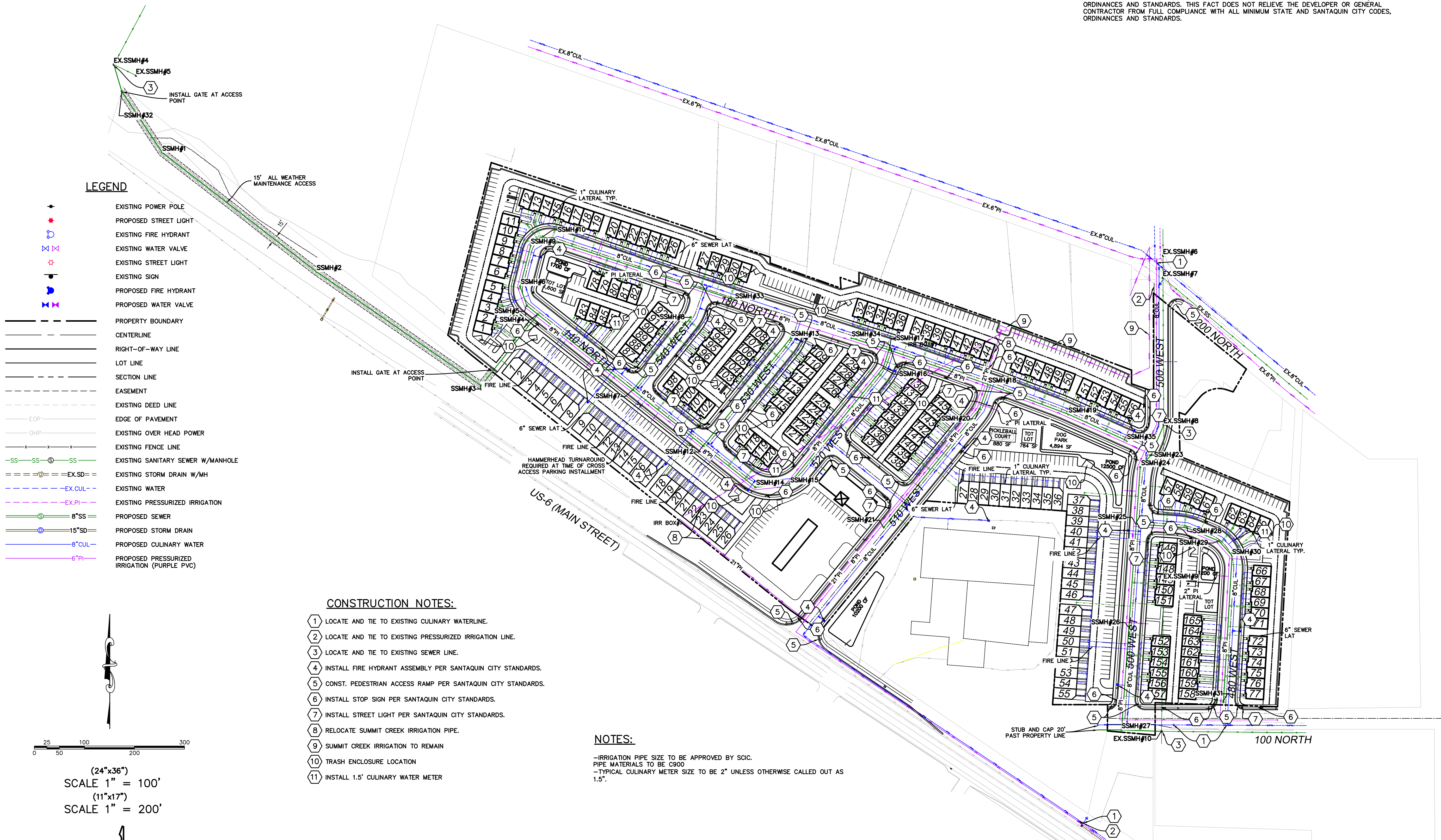
ENGINEER/SURVEYOR CONSULTANTS
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



**ATLAS
ENGINEERING
LLC.**



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



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.

SHEET NO.
2

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

SITE PLAN

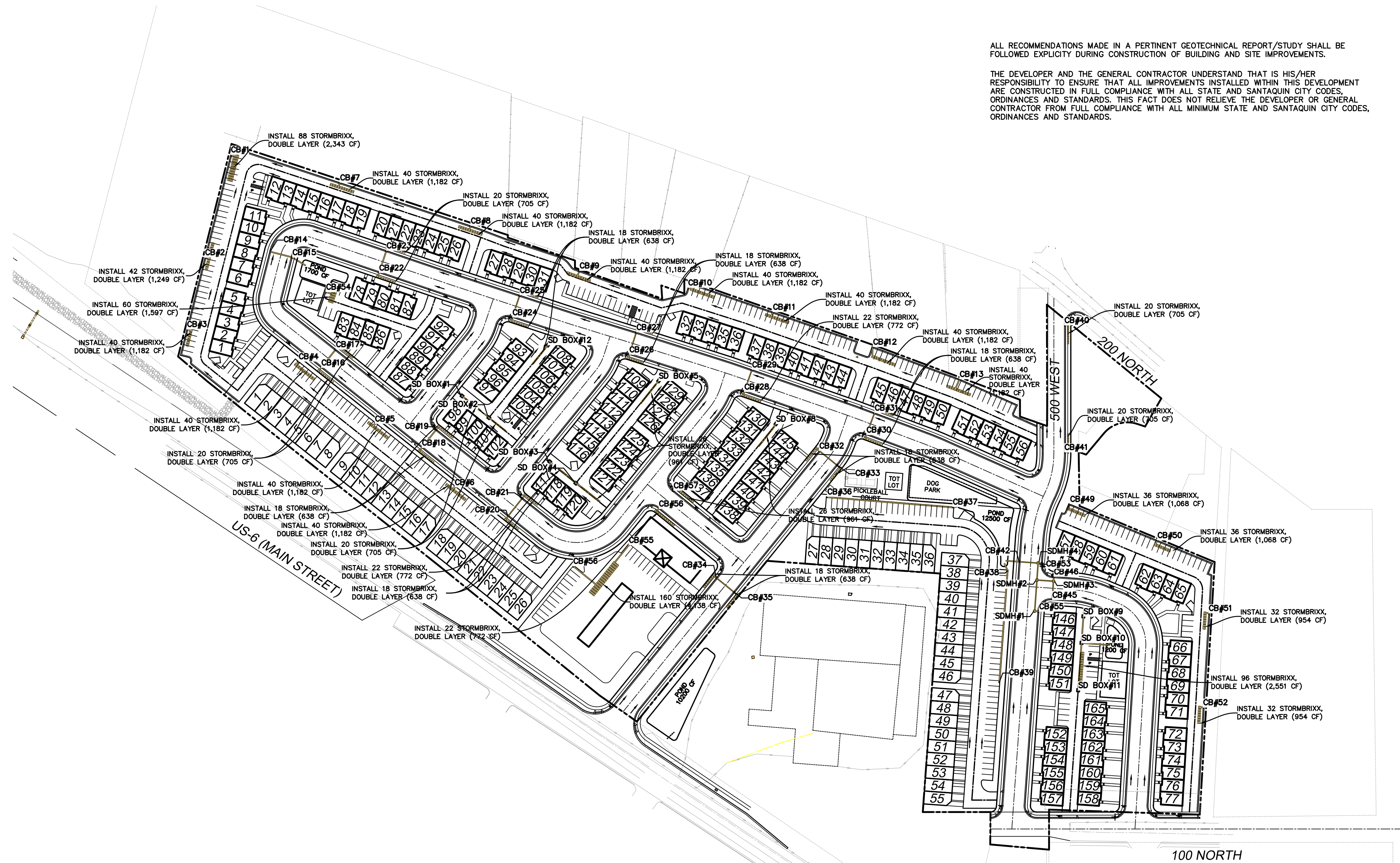
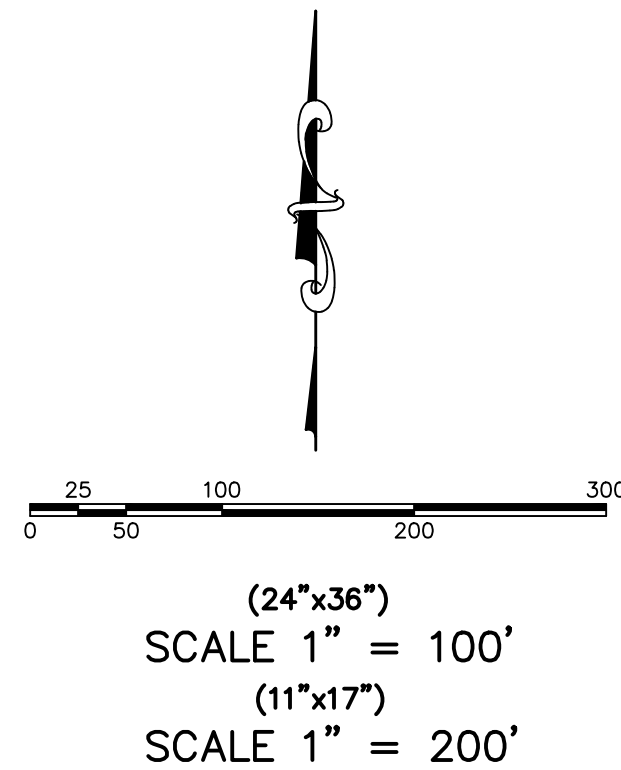
SANTAQUIN, UTAH

SILVER OAKS
ATLAS
ENGINEERING
L.L.C.

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

Z:\2021\21-008 ERCANBRACK SANTAQUIN.CADD\PRELIMINARY\02 - SITE PLAN.DWG

- 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
 - 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)



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.

SHEET NO.
3

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

GRADING PLAN

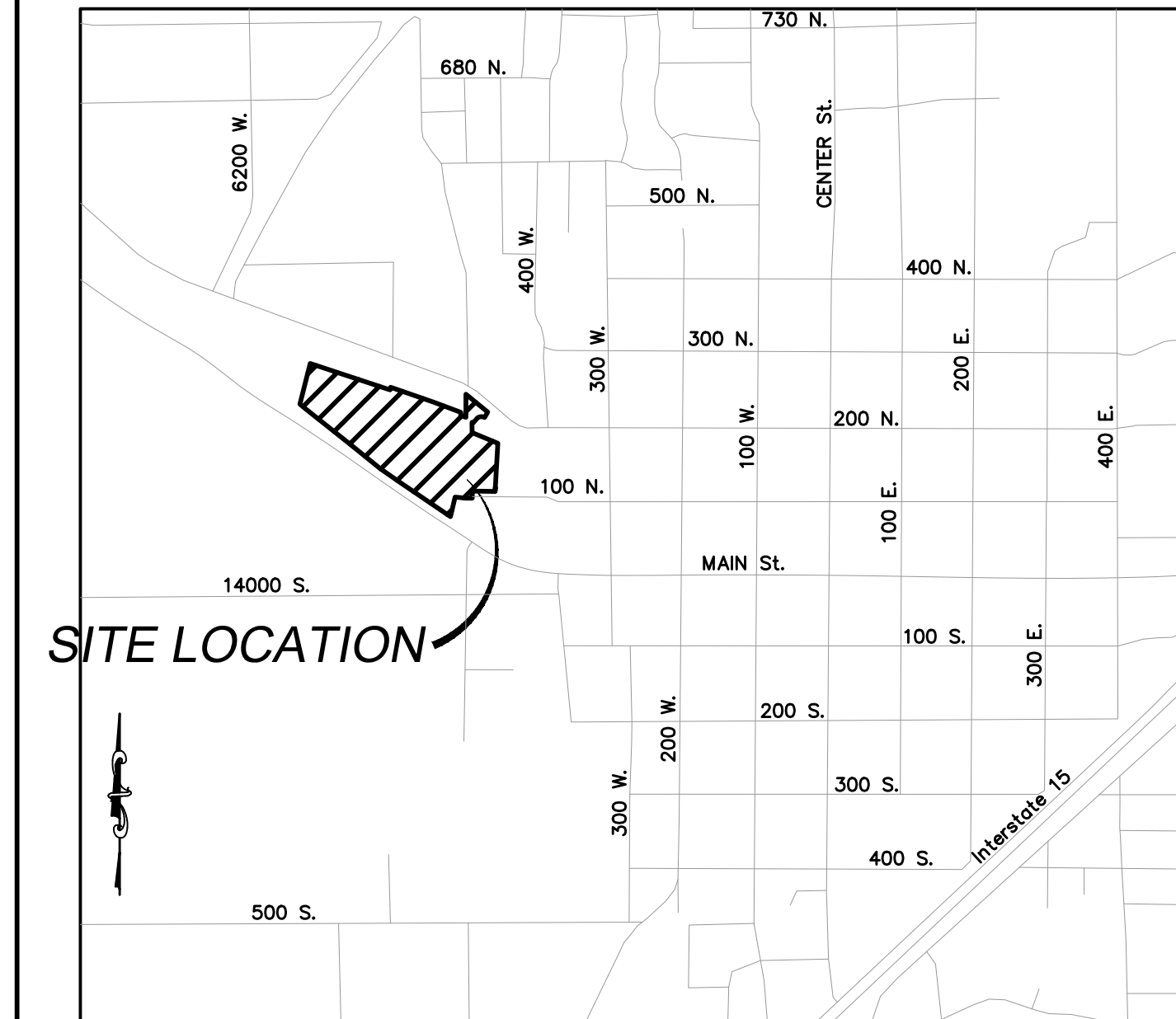
SANTAQUIN, UTAH

SILVER OAKS

ATLAS ENGINEERING L.L.C.

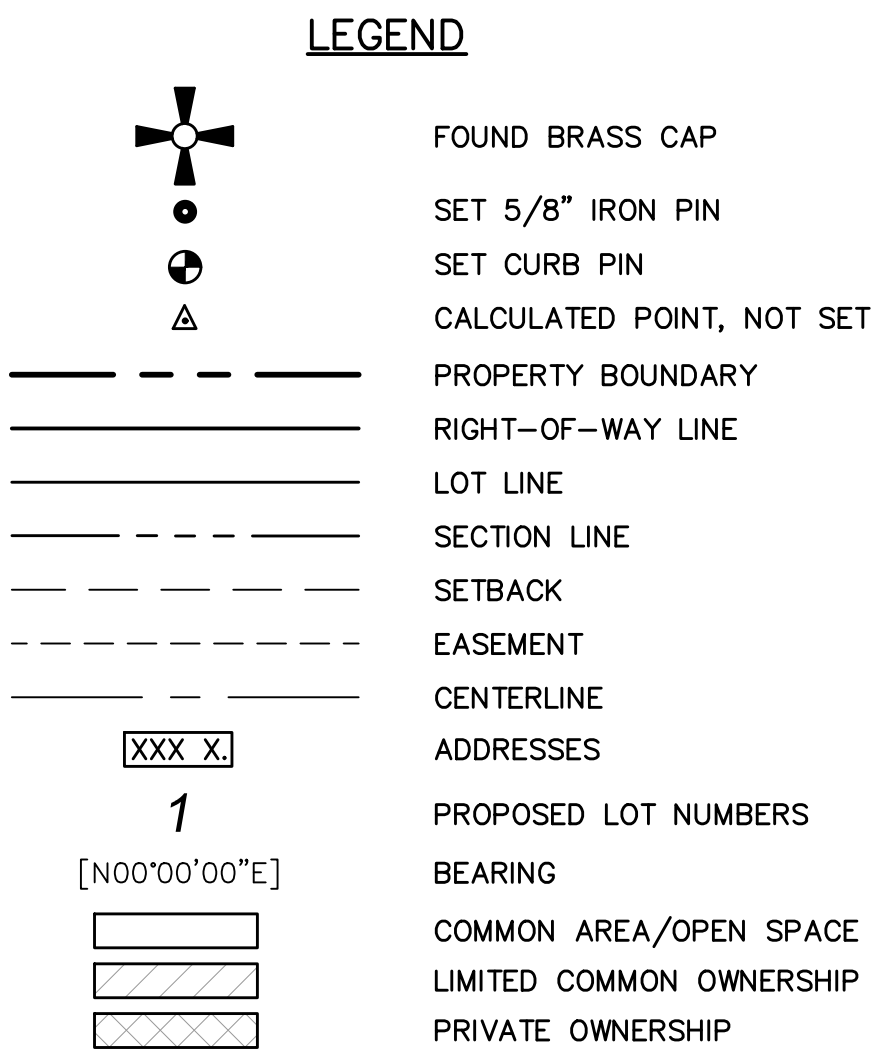
PHONE: 801-855-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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

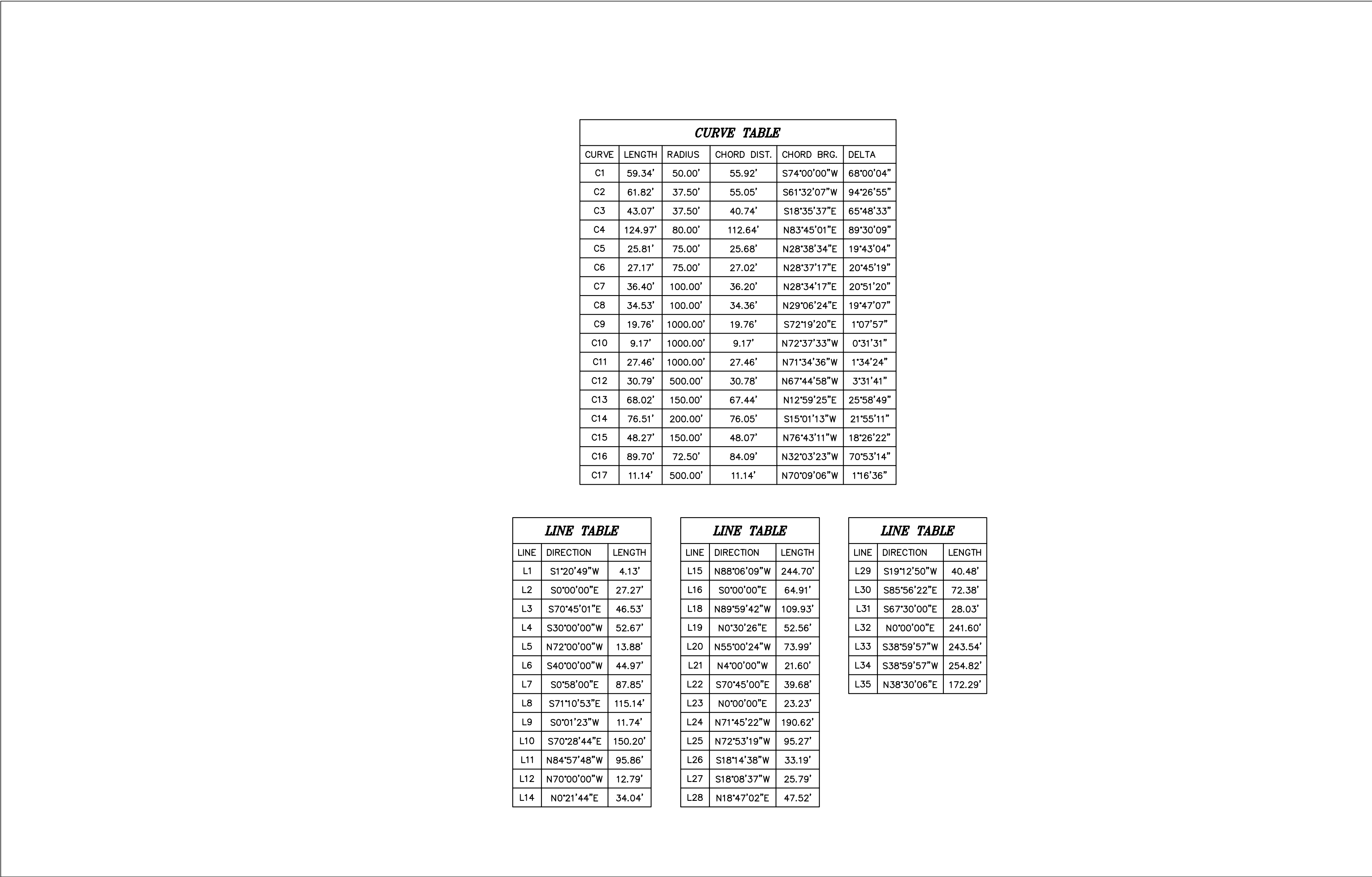


THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ERCANBRACK PROPERTY, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS 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.

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 RESTRICTION APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.



SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
-----------------	-----------------------	-----------------------	------------------------



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'
L14	N0°21'44"E	34.04'

LINE TABLE		
LINE	DIRECTION	LENGTH
L15	N88°06'09"W	244.70'
L16	S0°00'00"E	64.91'
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'
L27	S18°08'37"W	25.79'
L28	N18°47'02"E	47.52'

LINE TABLE		
LINE	DIRECTION	LENGTH
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'



SILVER OAKS

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566

946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

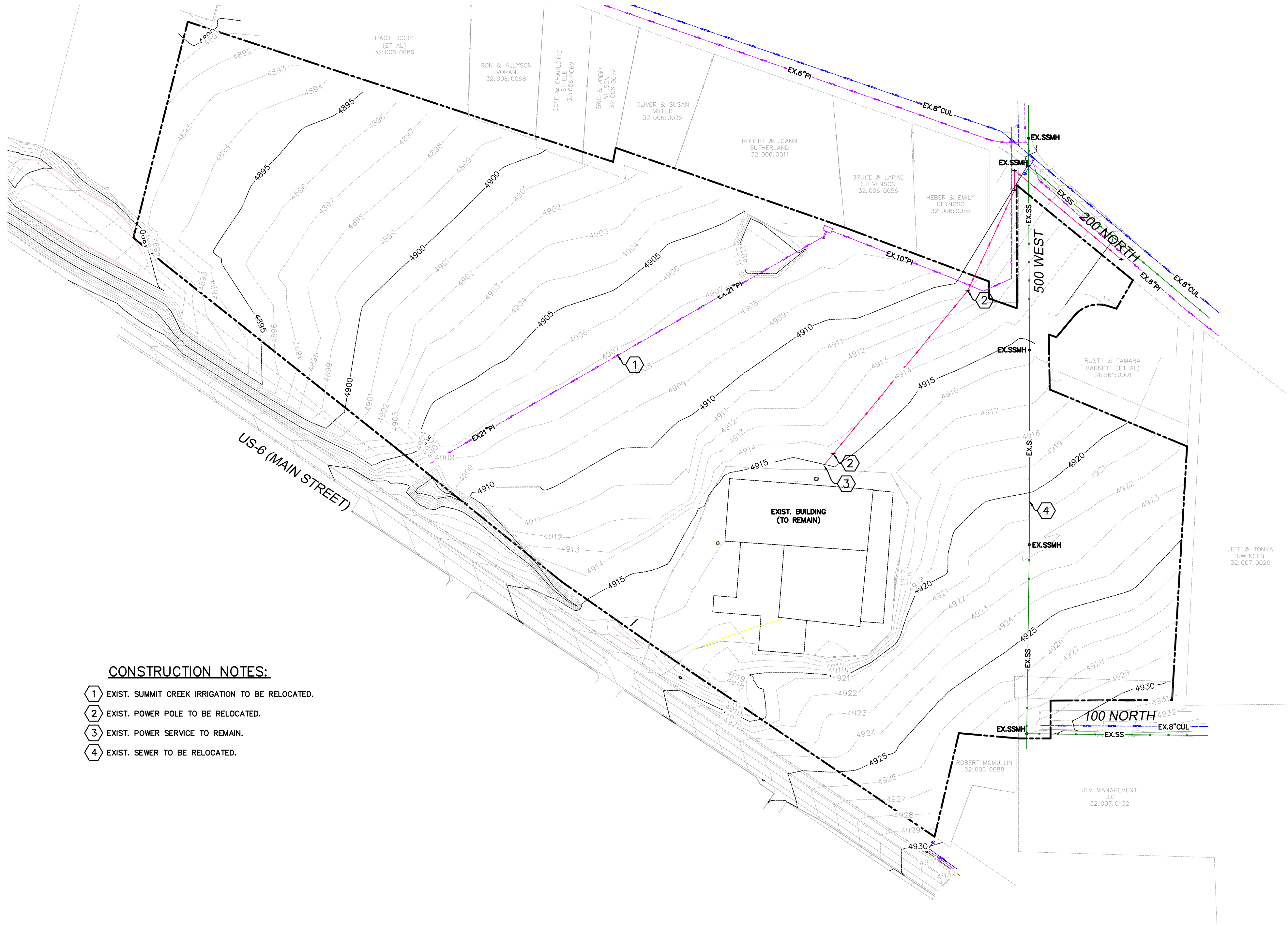
FINAL PLAT

SANTAQUIN, UTAH

SHEET NO.

4B

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



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.

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.

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
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)

25 50 100 200 300
SCALE 1" = 100'
SCALE 1" = 200'

SHEET NO.

5

EXISTING
TOPOGRAPHY

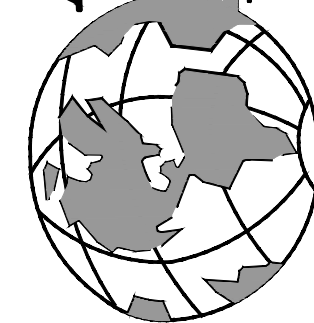
SANTAQUIN, UTAH

SILVER OAKS

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\05 - EXISTING TOPO.DWG

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

DETAIL SHEET		SANTAQUIN, UTAH	
--------------	--	-----------------	--

SILVER OAKS

ATLAS

ENGINEERING

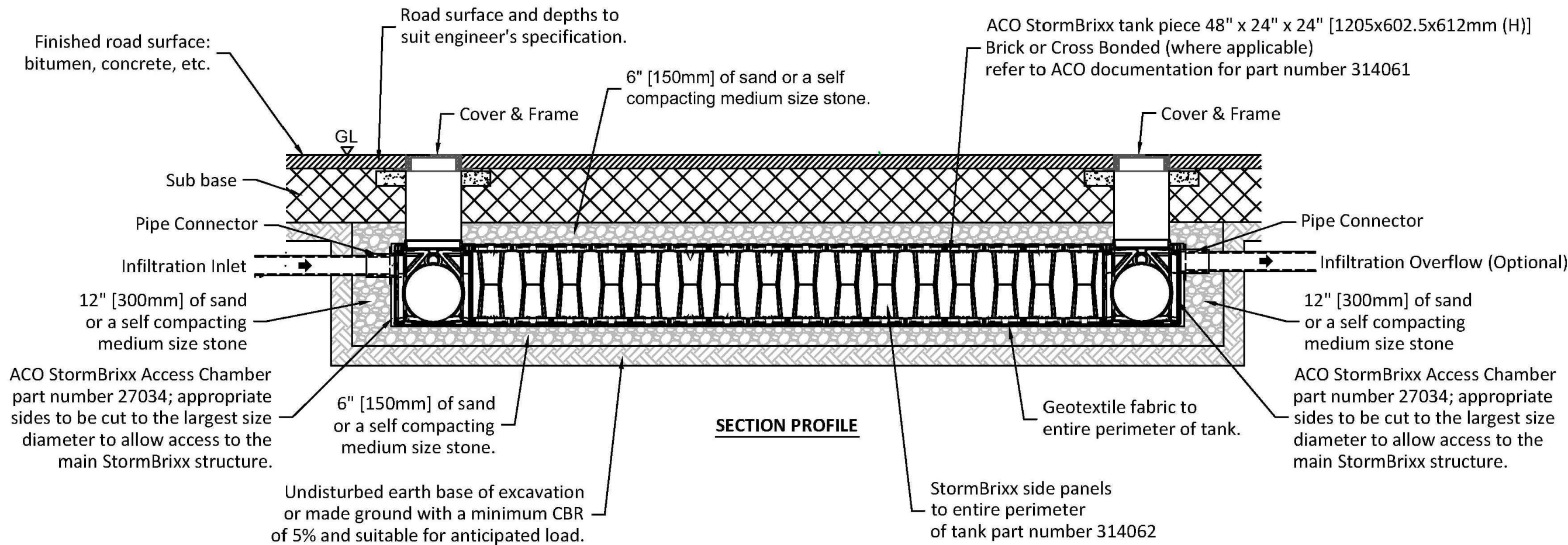
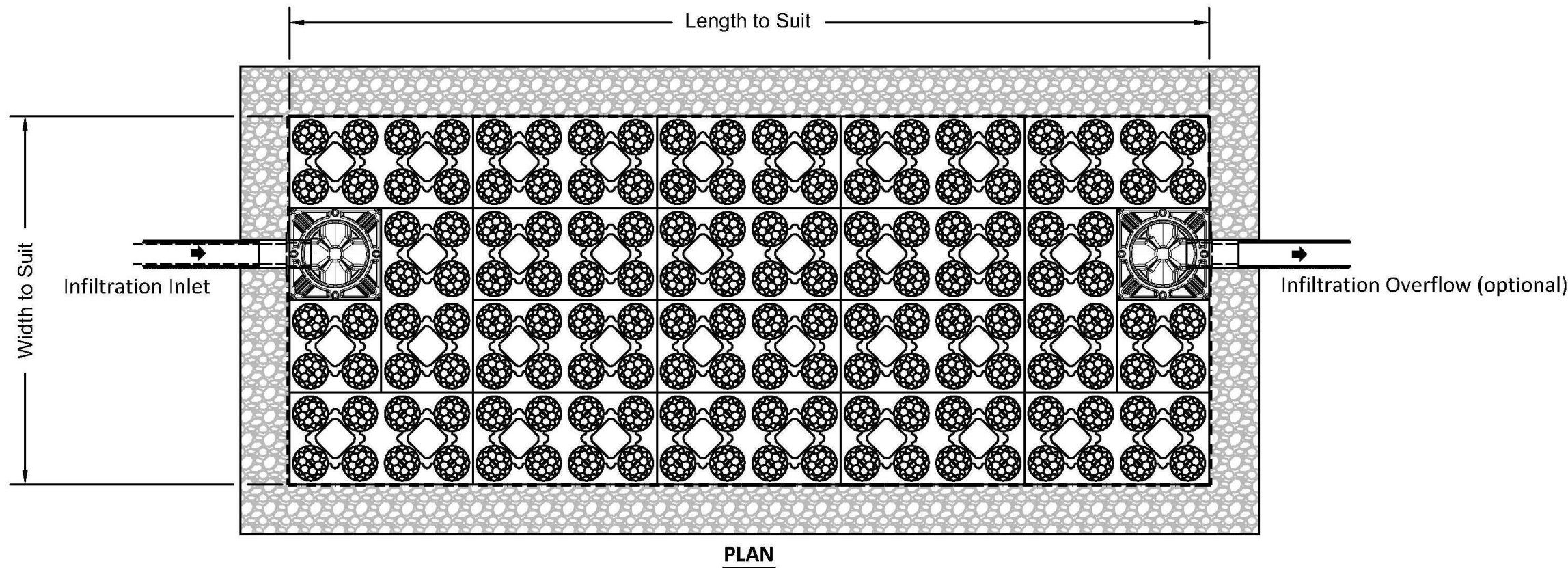
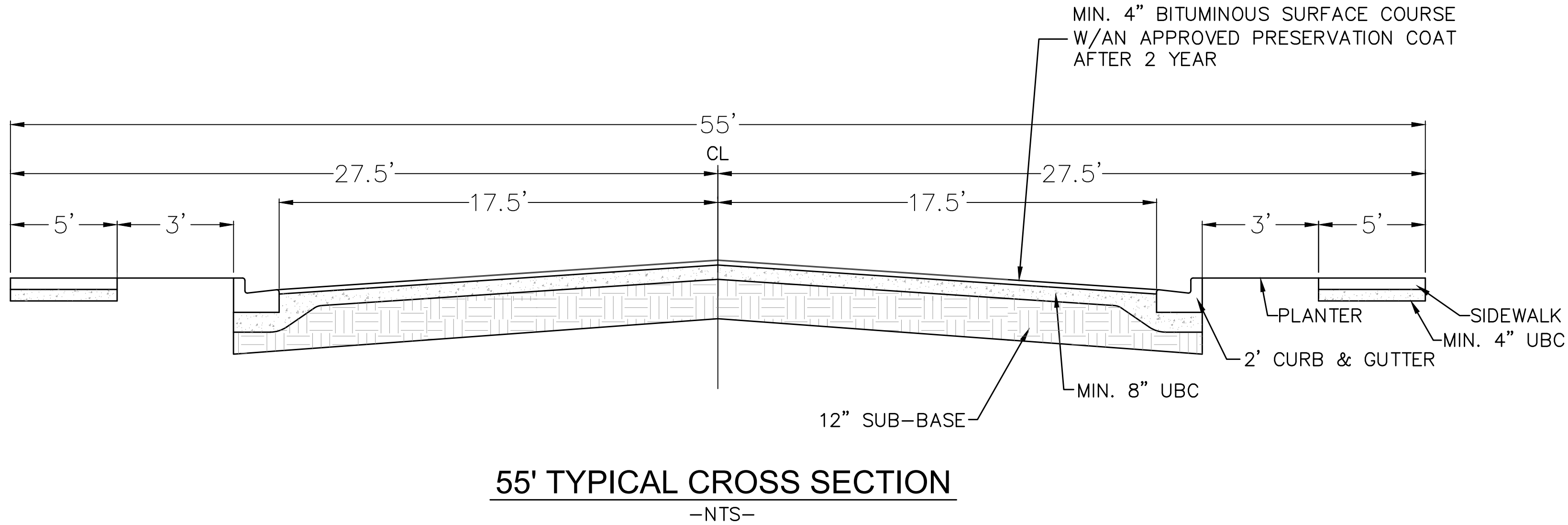
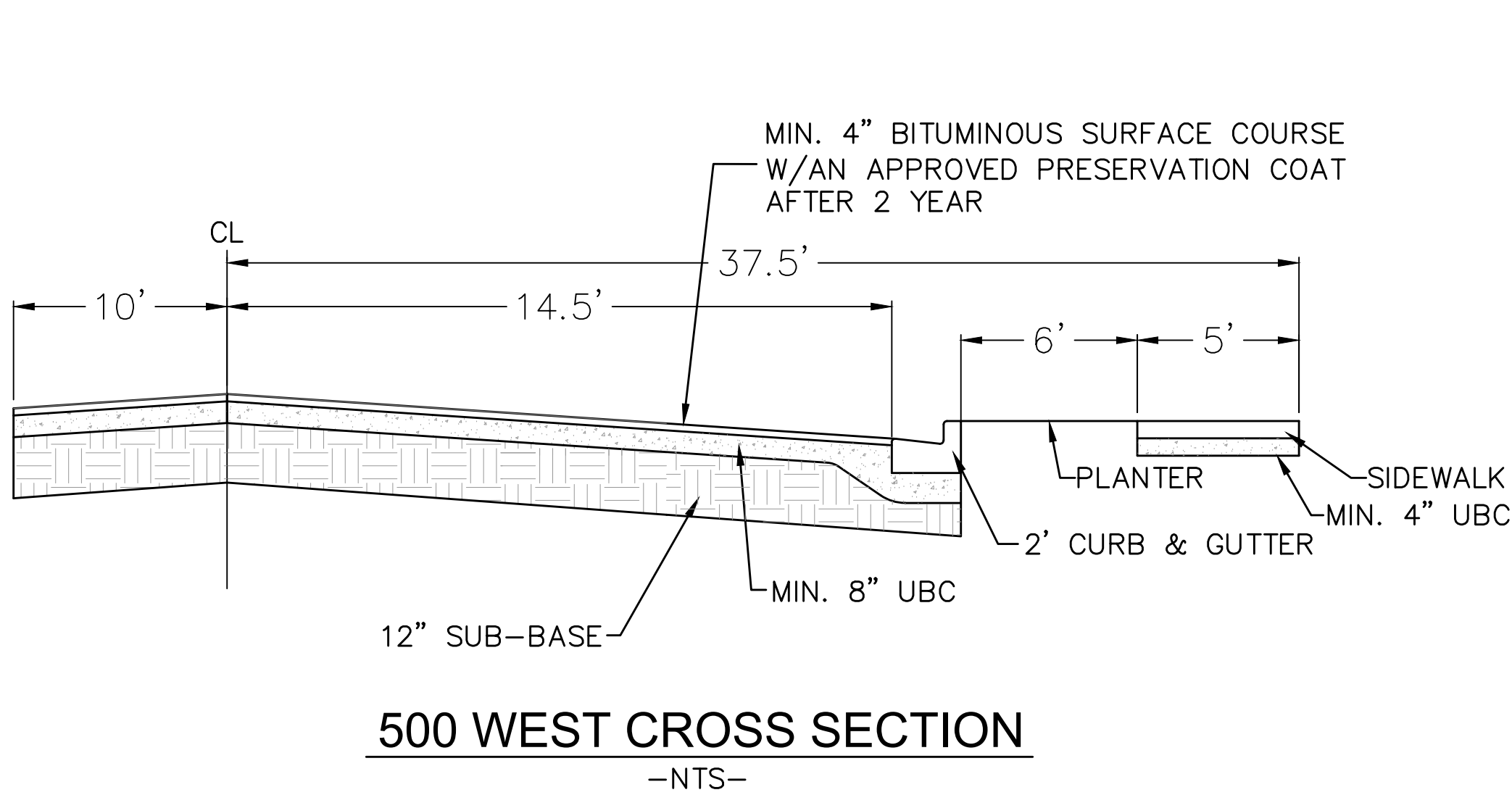
L.L.C.

PHONE: 801-655-0566

946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

Z:\2021\21-008_ERCANBRACK_SANTAQUIN\CADD\PRELIMINARY\06-DETAILS.DWG



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

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

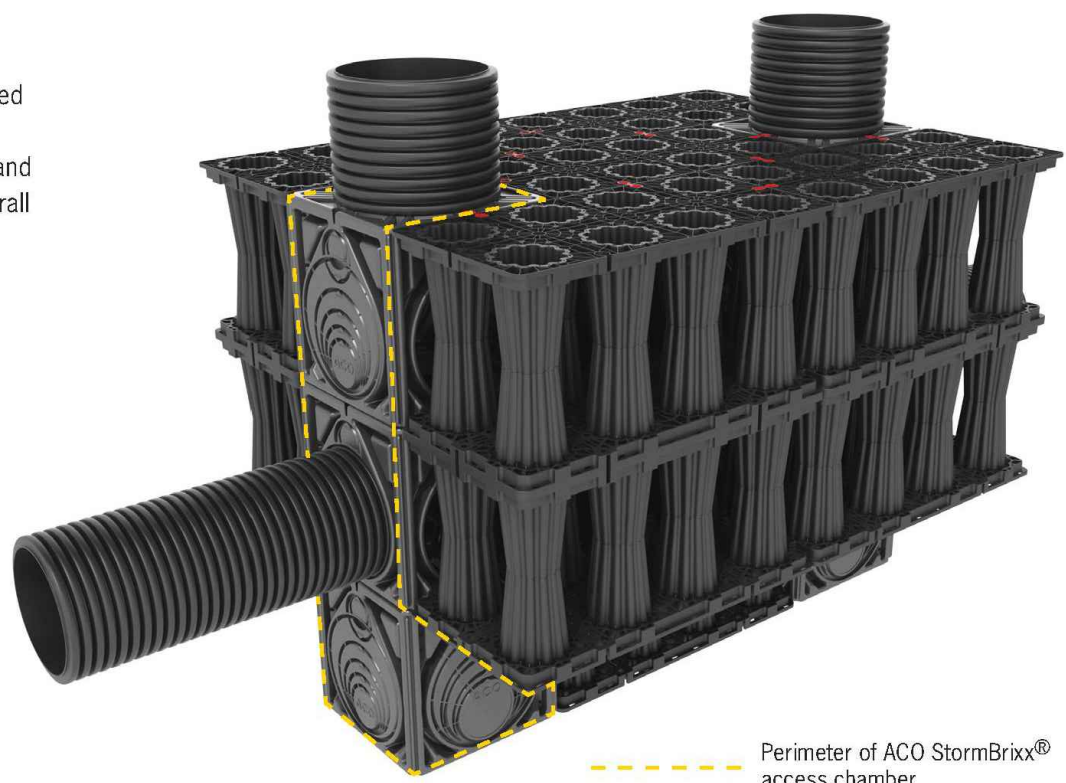
ACO StormBrixx® Access Chamber

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.

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.

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.

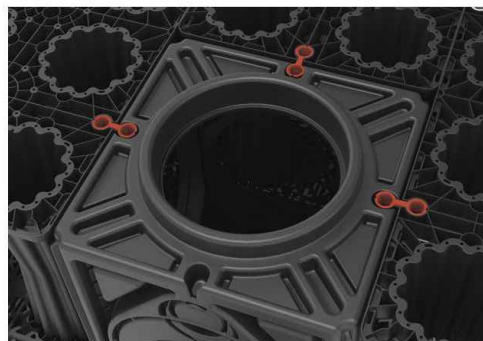
Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



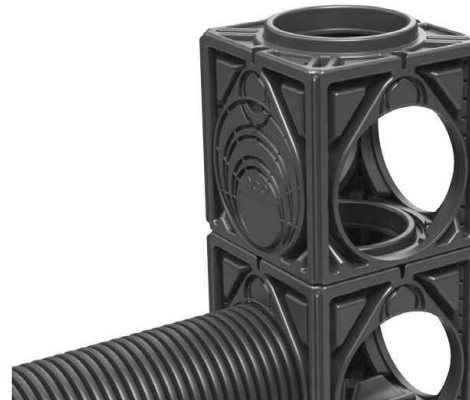
Cut unit at guides for required pipe connection. Push up to 2.5' (65mm) of pipe into access chamber module.



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.

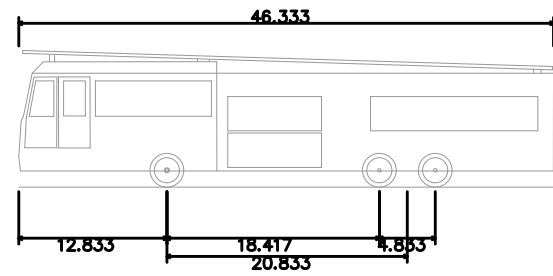


Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is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

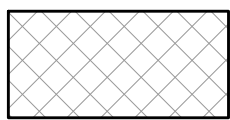


www.ACOstormBrixx.us

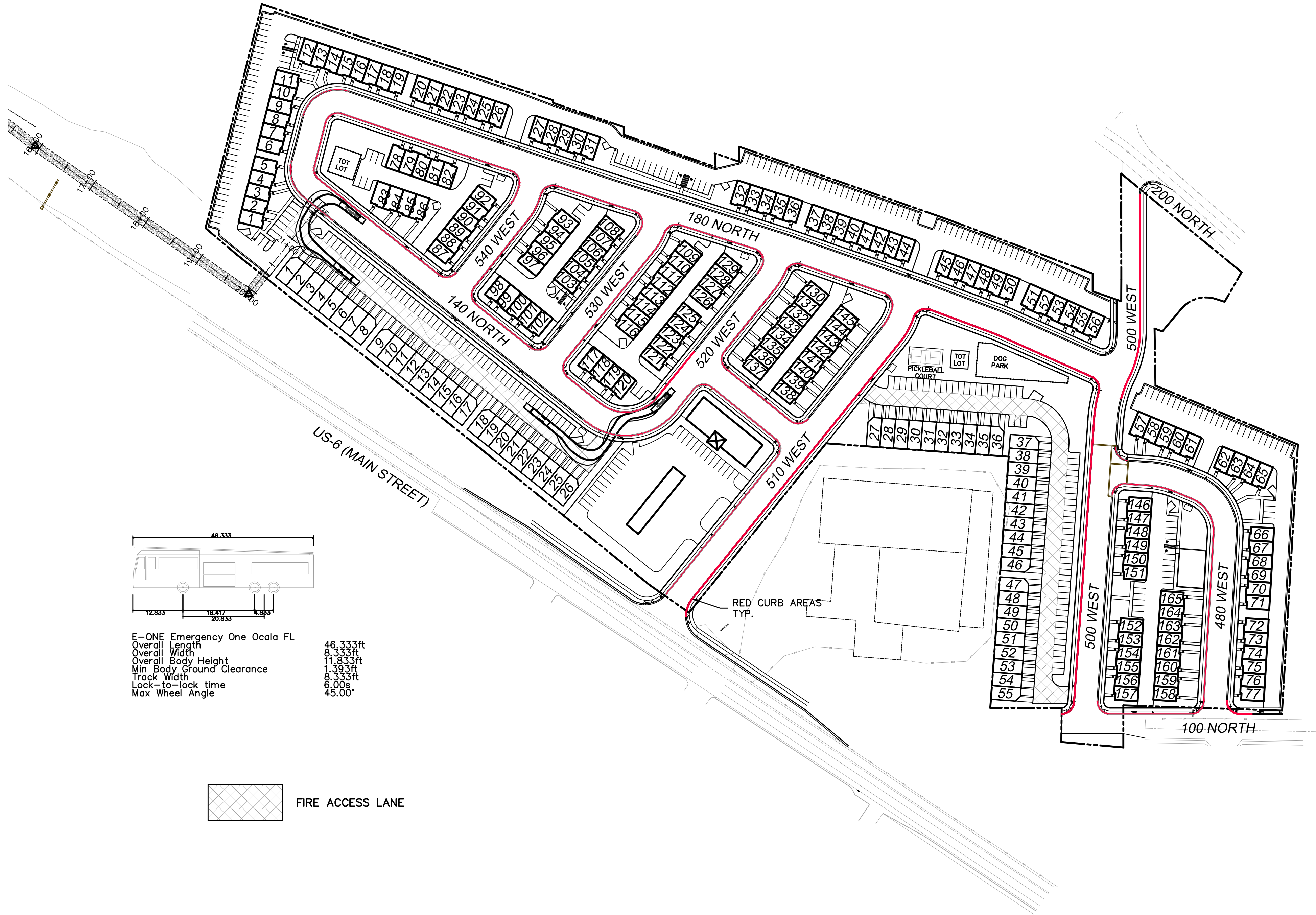
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



E-ONE Emergency One Ocala FL
Overall Length 46.333ft
Overall Width 8.333ft
Overall Body Height 11.833ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



FIRE ACCESS LANE



SILVER OAKS

ATLAS
ENGINEERING
L.L.C.

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

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\PRELIMINARY\07-FIRE PLANNING

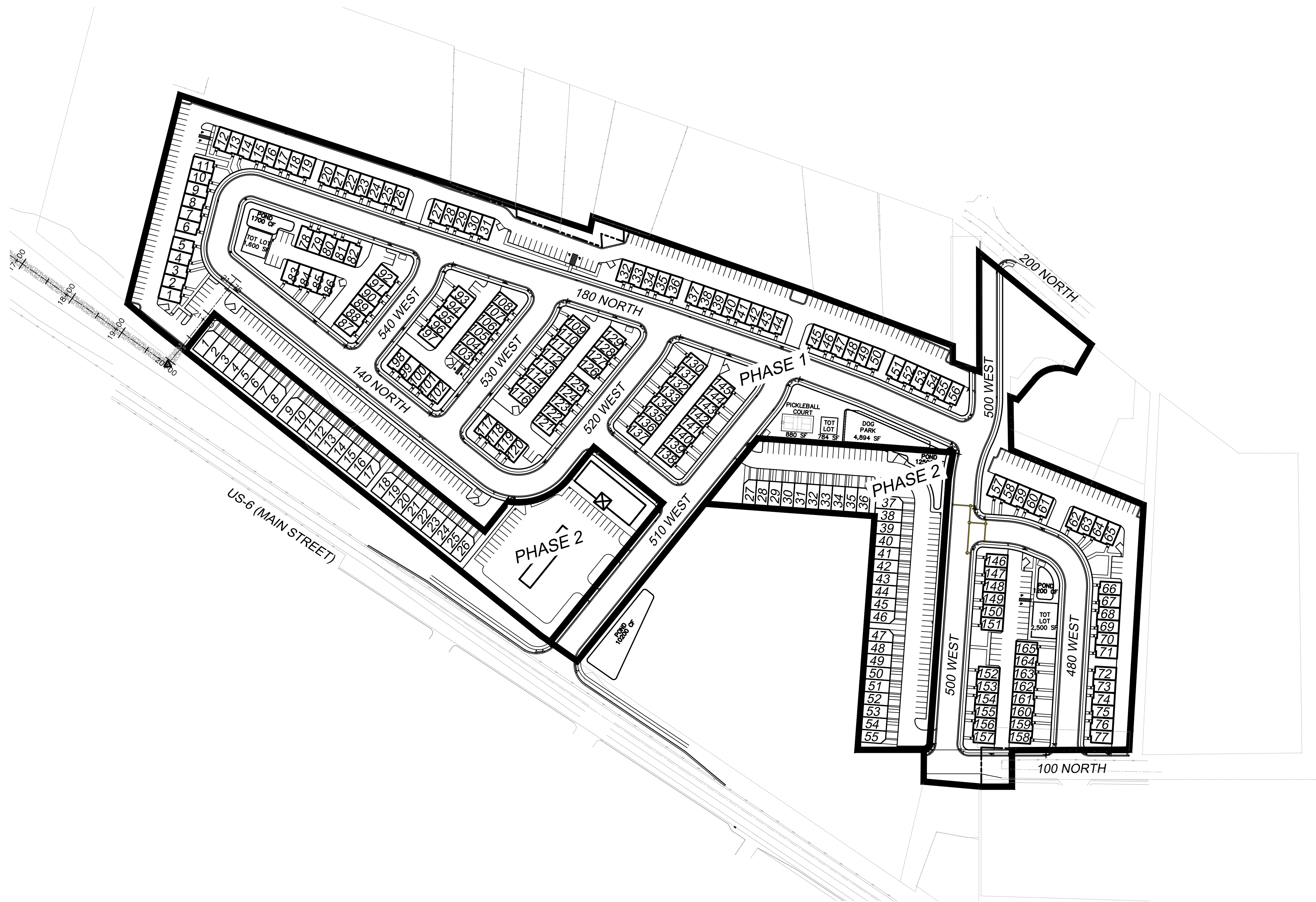
FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

SHEET NO.

7

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



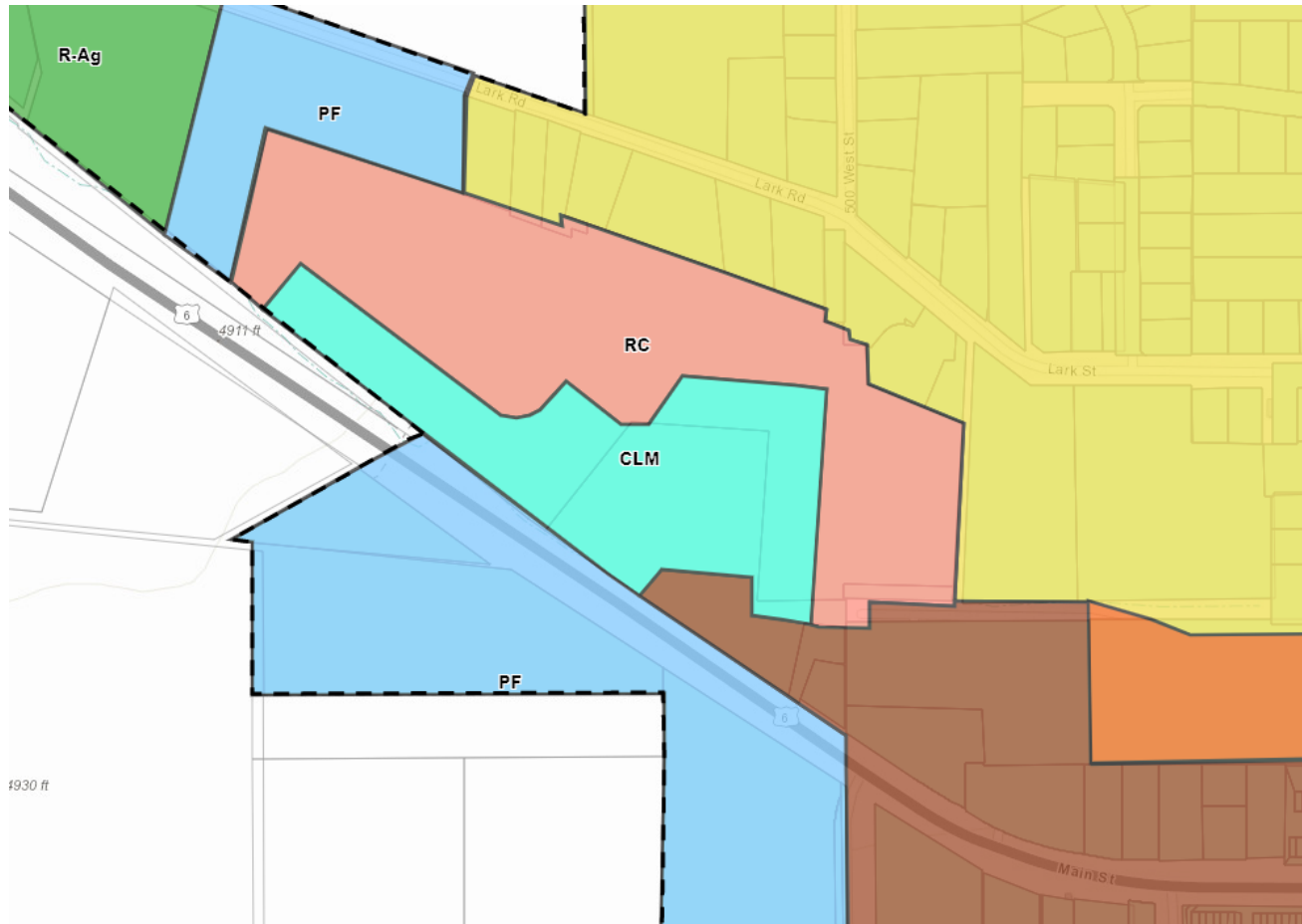
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z: \2021\21-008 ERCANBRACK SANTAQUIN\CADD\PRELIMINARY\08-PHASING PLAN.DWG

SANTAQUIN, UTAH

SHEET NO.
$$\infty$$

Attachment 2: Zoning Map





FRONT ELEVATION

SCALE 1/8" = 1'-0"



BACK ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 3/16" = 1'-0"



LEFT ELEVATION

SCALE 3/16" = 1'-0"

MATERIAL KEYNOTES OPTION B

- 1 THIN BRICK - INTERSTATE BRICK: MIDNIGHT BLACK_THIN MODULAR 2½ x 8
- 2 SOILDER BRICK - INTERSTATE BRICK: MIDNIGHT BLACK_THIN MODULAR 2½ x 8
- 3 STUCCO - SW 9630 MOORSTONE
- 4 HARDIE BOARD LAP SIDING: SW 9647 SOFT SAGE
- 5 HARDIE BOARD TRIM: SW 7005 PURE WHITE
- 6 HARDIE BOARD BOARD AND BATTEN - SW 7005 PURE WHITE
- 7 ARCHITECTURAL SHINGLES: BLACK
- 9 VINYL FRAMED WINDOWS: WHITE
- 10 METAL ROOF - STANDING SEAM CHARCOAL GRAY
- 11 SECTION GARAGE DOOR: WHITE
- 12 FIBERGLASS DOOR: SW 7005 PURE WHITE

LAP SIDING - 3,135 SF
BRICK - 1,350 sf 30%



PLANT LEGEND

	CLP	100	Cotoneaster lucidus Peking Cotoneaster	5 gal
	FXS	421	Forsythia x 'NIMBUS' TM Show Off Sugar Baby Dwarf Forsythia	5 gal
	HTL	106	Hydrangea paniculata 'Jane' TM Little Lime Hydrangea	5 gal
	PHP	331	Prunus besseyi 'P011S' TM Pawnee Burtes Sand Cherry	5 gal
GRASSES				
	BCGB	519	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal
	CAK	486	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	PVS	421	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS				
	EPF	135	Echinacea x 'Purple Emperor' Purple Emperor Coneflower	1 gal
ROSES				
	RN'W	487	Rosa x 'Nuestelance' TM Flower Carpet White Groundcover Rose	5 gal

PLANT LEGEND

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PN'A	148	Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Pine	B & B		6'
DECIDUOUS TREES						
	AG'A	51	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B		Multi-trunked
	CTP	10	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	B & B		
	M'RS	84	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B		2"Cal
	TCG	81	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B		2"Cal
DECIDUOUS SHRUBS						
	BTM	166	Berberis thunbergii 'Maria' TM Sunjoy Gold Pillar Barberry	5 gal		
	B'TO	305	Berberis thunbergii 'Orange Torch' Orange Torch Barberry	2 gal		

SITE MATERIALS LEGEND

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "JPM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 4" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINISH. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	22,437 sf
	1-10	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIEFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	61,212 sf
	1-11	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIEFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	29,215 sf
	1-14	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIEFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	24,592 sf
	1-15	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIEFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	36,627 sf
	1-24	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	2,534 lf
	SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-30	PLAYGROUND SURFACE. 50" FALL ENGINEERED WOOD FIBER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.	192.09 cy

3 WALLS AND COLUMNS

3/16/2023

UT23029

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

SILVER OAKS
SANTAQUIN, UTAH

ATLAS ENGINEERING
ATTN: ANDREW DELPIVO
801-655-0566
A@ATLASENGINEERING

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

COLOR ILLUSTRATION
PERMIT SET

LP-COLOR