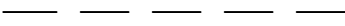
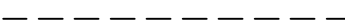
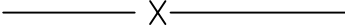


FALCON RIDGE
A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
FEBRUARY 2021

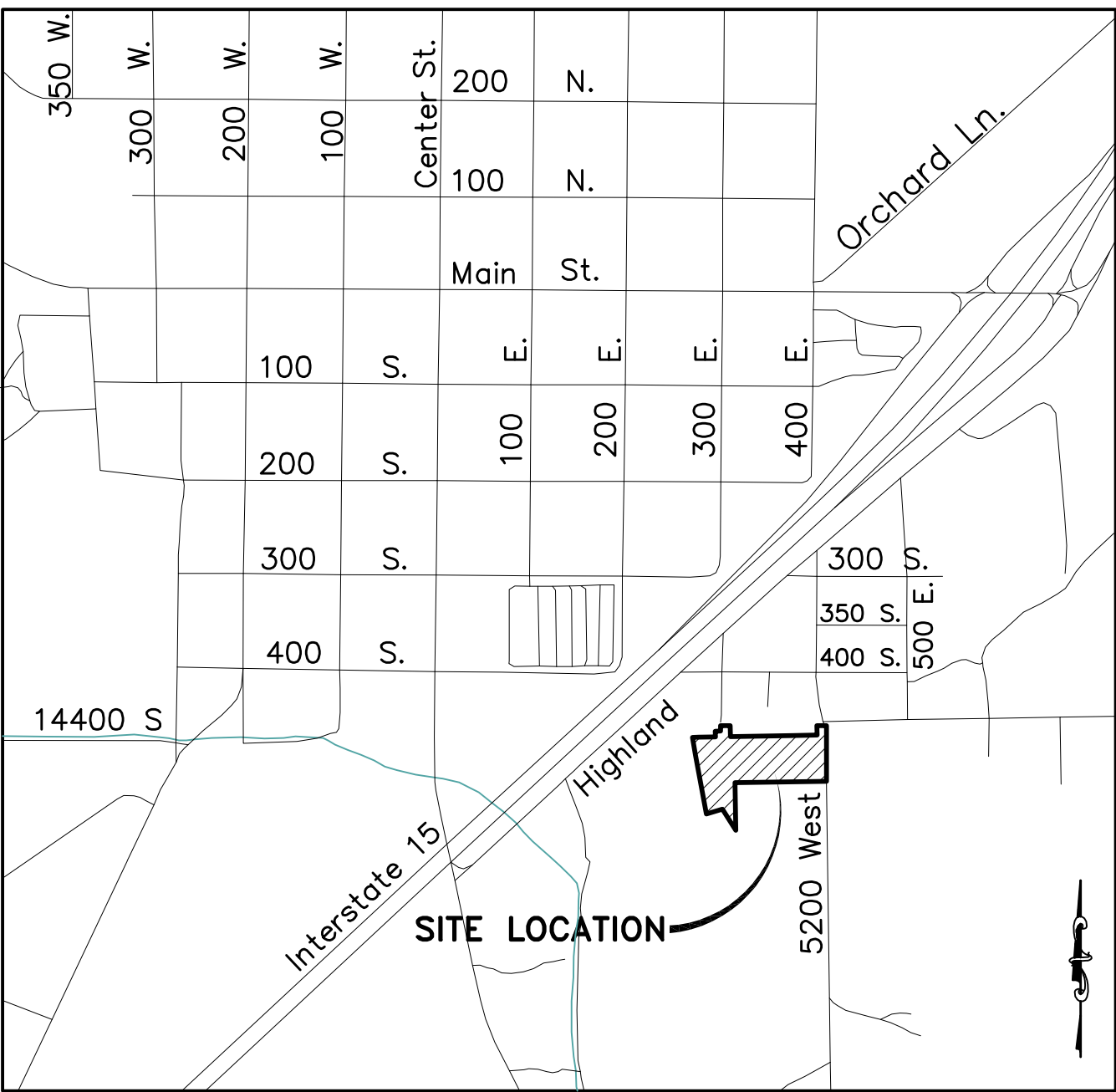
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	PRELIMINARY PLAT
3	UTILITY PLAN
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

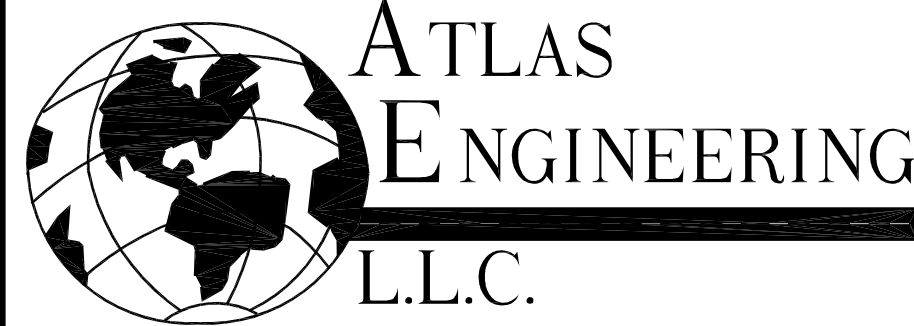
LEGEND	
LEGEND APPLIES TO ALL SHEETS	
	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET/STOP SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED SEWER LINE

DATA TABLE:
ZONING CLASSIFICATION= R-10
OF LOTS= 19
TOTAL ACREAGE= 6.46
LOT ACREAGE= 4.76
ROW ACREAGE= 1.70
LOTS/ACRE= 2.94

GENERAL NOTES:
1. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT PROJECT NO. 209193 DATED JANUARY 14, 2021 SHALL BE FOLLOWED.
2. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS, AS ADOPTED 2019.

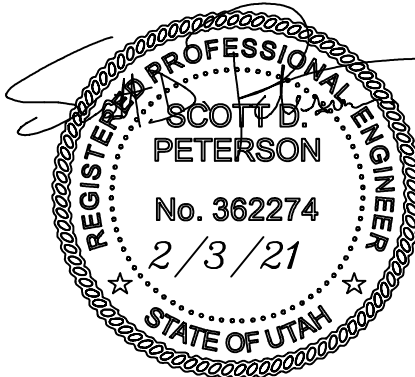


VICINITY MAP
-NTS-



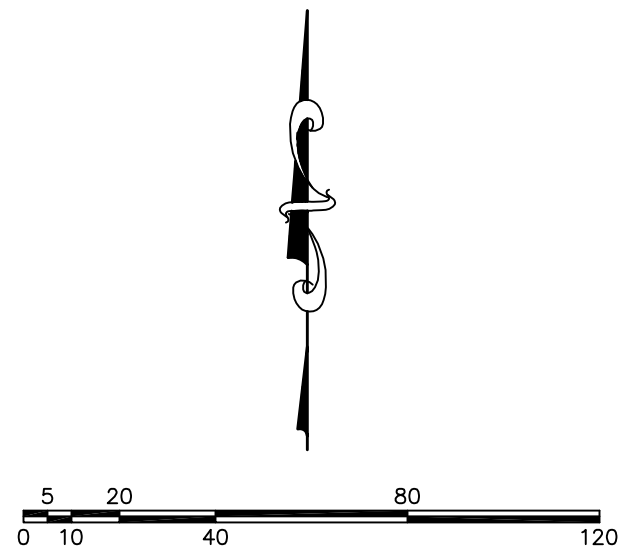
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
KEVIN OLSON
SANTAQUIN, UTAH
80-420-6006
KJBUILDERS88@GMAIL.COM

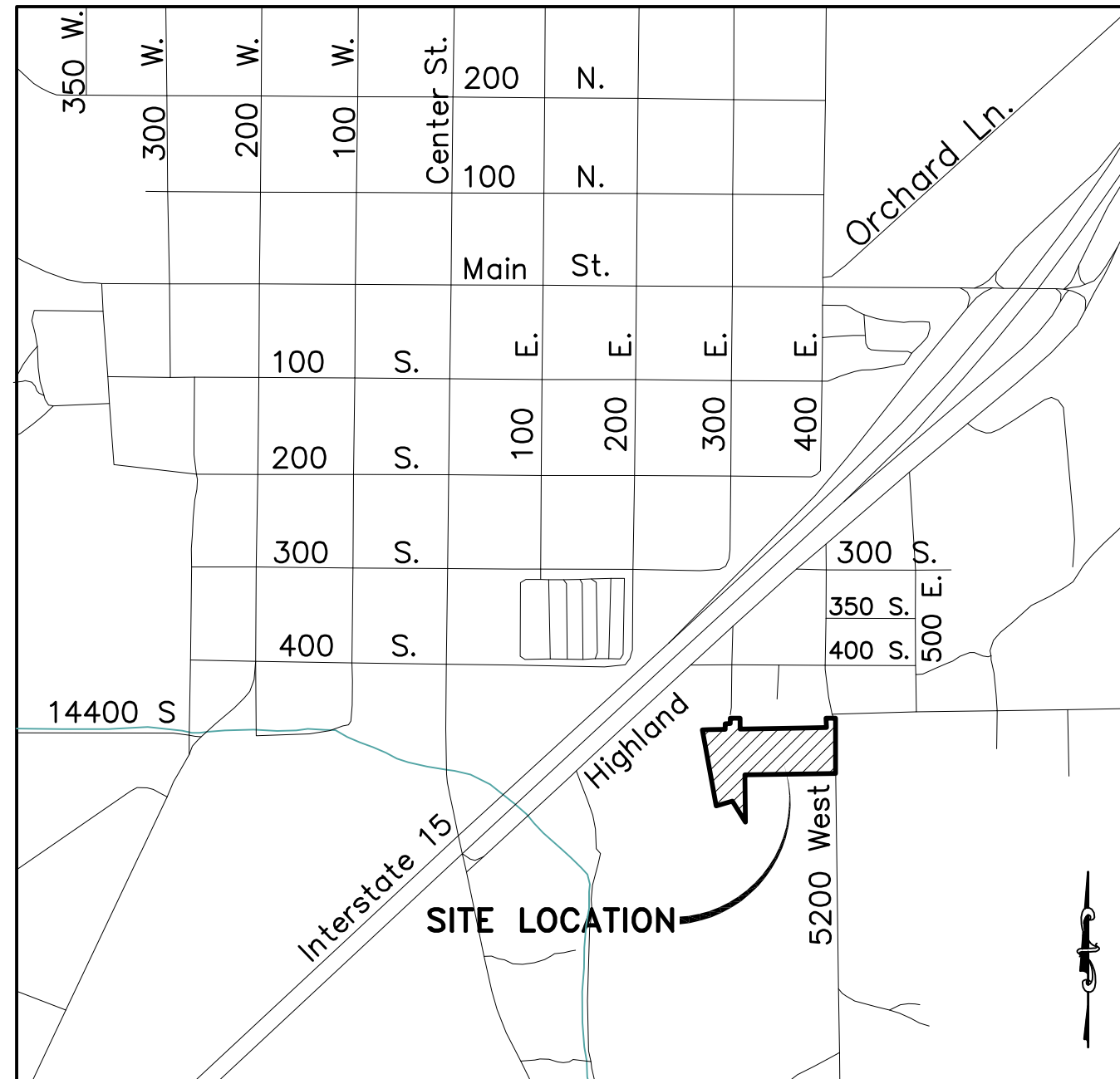


BOUNDARY DESCRIPTION:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 89°05'16" WEST 569.98 FEET, (2) SOUTH 0°54'44" EAST 296.46 FEET TO THE NORTH LINE OF SANTAQUIN MEADOWS PLAT "F"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) NORTH 31°58'13" WEST 155.91 FEET, (2) SOUTH 73°16'08" WEST 105.99 FEET; THENCE NORTH 10°17'08" WEST 375.23 FEET ALONG A FENCE; THENCE NORTH 10°07'57" WEST 109.87 FEET ALONG A FENCE; THENCE NORTH 88°55'02" EAST 39.12 FEET; THENCE NORTH 1°11'26" WEST 0.32 FEET; THENCE NORTH 88°43'26" EAST 104.34 FEET ALONG THE SOUTH LINE OF COOLEY PLAT "A"; THENCE NORTH 1°12'37" WEST 34.24 FEET ALONG THE EAST LINE OF SAID COOLEY SUBDIVISION; THENCE NORTH 87°08'22" EAST 32.90 FEET; THENCE NORTH 33.35 FEET; THENCE EAST 60.11 FEET TO THE WEST LINE OF ROSS SUBDIVISION PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 0°37'45" EAST 68.64 FEET, (2) NORTH 88°56'15" EAST 390.49 FEET; THENCE NORTH 88°56'14" EAST 150.86 FEET; THENCE NORTH 2°04'00" WEST 58.63 FEET; THENCE EAST 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.46 ACRES.



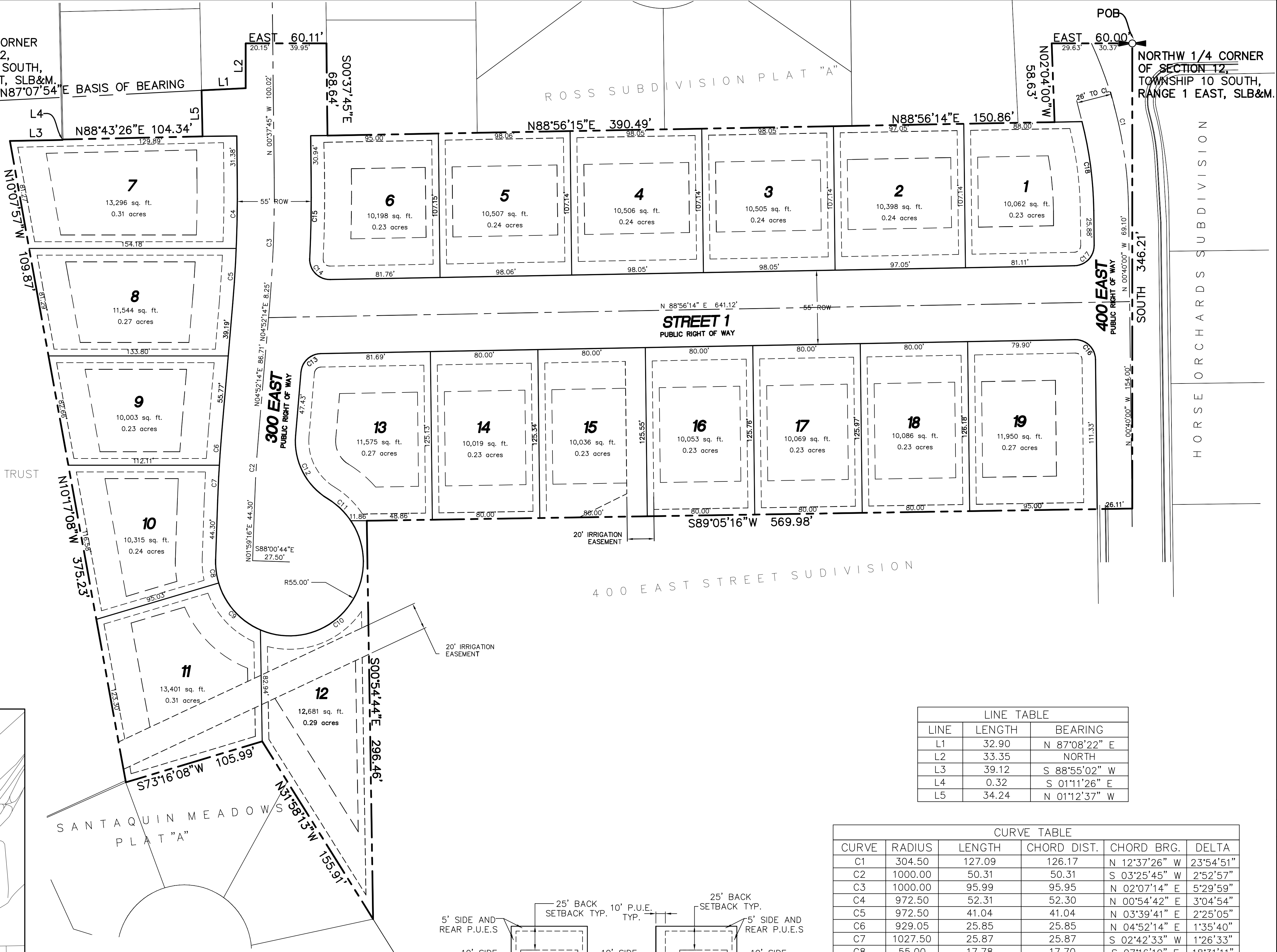
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



VICINITY MAP
-NTS-

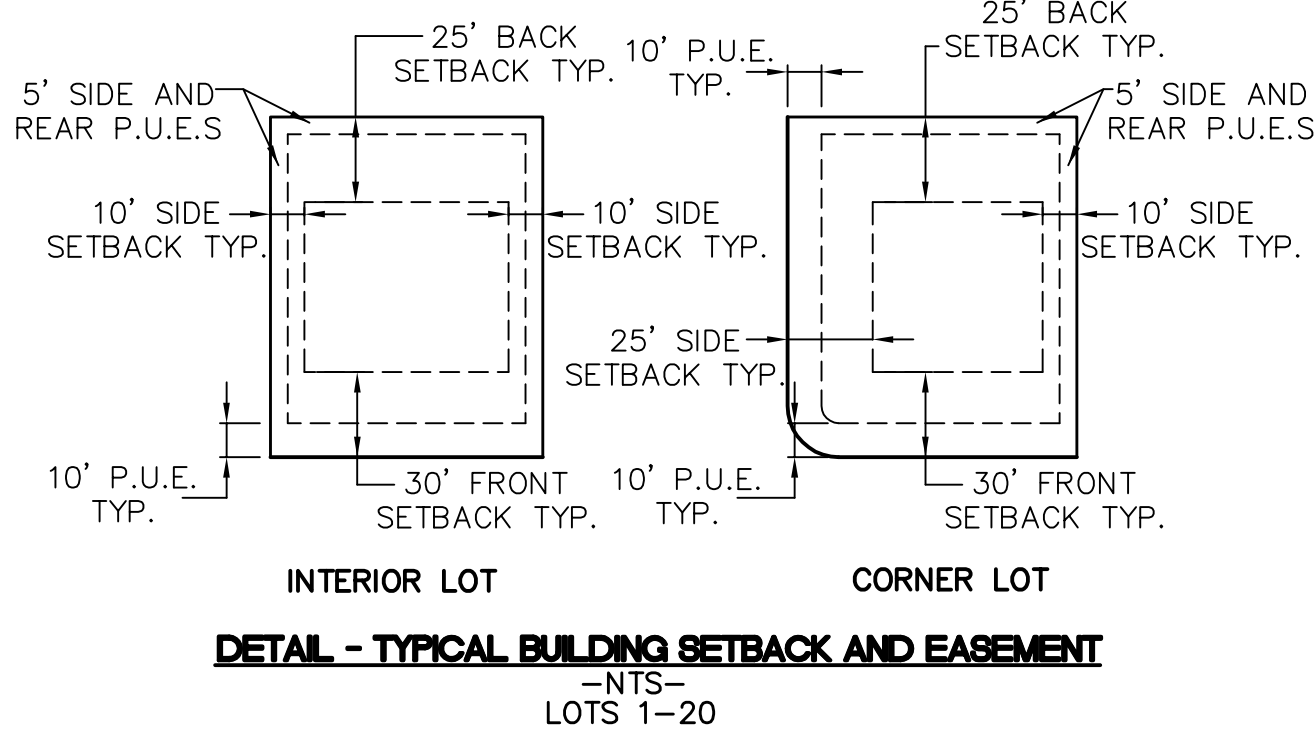
BRANDON FAMILY TRUST
32:018:0217

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490



LINE TABLE		
LINE	LENGTH	BEARING
L1	32.90	N 87°08'22" E
L2	33.35	NORTH
L3	39.12	S 88°55'02" W
L4	0.32	S 01°11'26" E
L5	34.24	N 01°12'37" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	304.50	127.09	126.17	N 12°37'26" W	23°54'51"
C2	1000.00	50.31	50.31	S 03°25'45" W	2°52'57"
C3	1000.00	95.99	95.95	N 02°07'14" E	5°29'59"
C4	972.50	52.31	52.30	N 00°54'42" E	3°04'54"
C5	972.50	41.04	41.04	N 03°39'41" E	2°25'05"
C6	929.05	25.85	25.85	N 04°52'14" E	1°35'40"
C7	1027.50	25.87	25.87	S 02°42'33" W	1°26'33"
C8	55.00	17.78	17.70	S 07°16'19" E	18°31'11"
C9	55.00	48.29	46.76	S 41°41'12" E	50°18'33"
C10	55.00	141.16	105.48	N 39°38'03" E	147°02'57"
C11	55.00	23.93	23.74	N 46°21'15" W	24°55'39"
C12	50.00	55.58	52.76	S 26°58'25" E	63°41'18"
C13	15.00	22.01	20.09	S 46°54'14" W	84°04'00"
C14	15.00	24.56	21.90	S 44°09'47" E	93°47'57"
C15	1027.50	60.36	60.35	N 01°03'13" E	3°21'56"
C16	15.00	23.67	21.29	N 45°51'53" W	90°23'46"
C17	15.00	23.46	21.14	N 44°08'07" E	89°36'14"
C18	278.59	66.95	66.79	N 07°33'04" W	13°46'09"



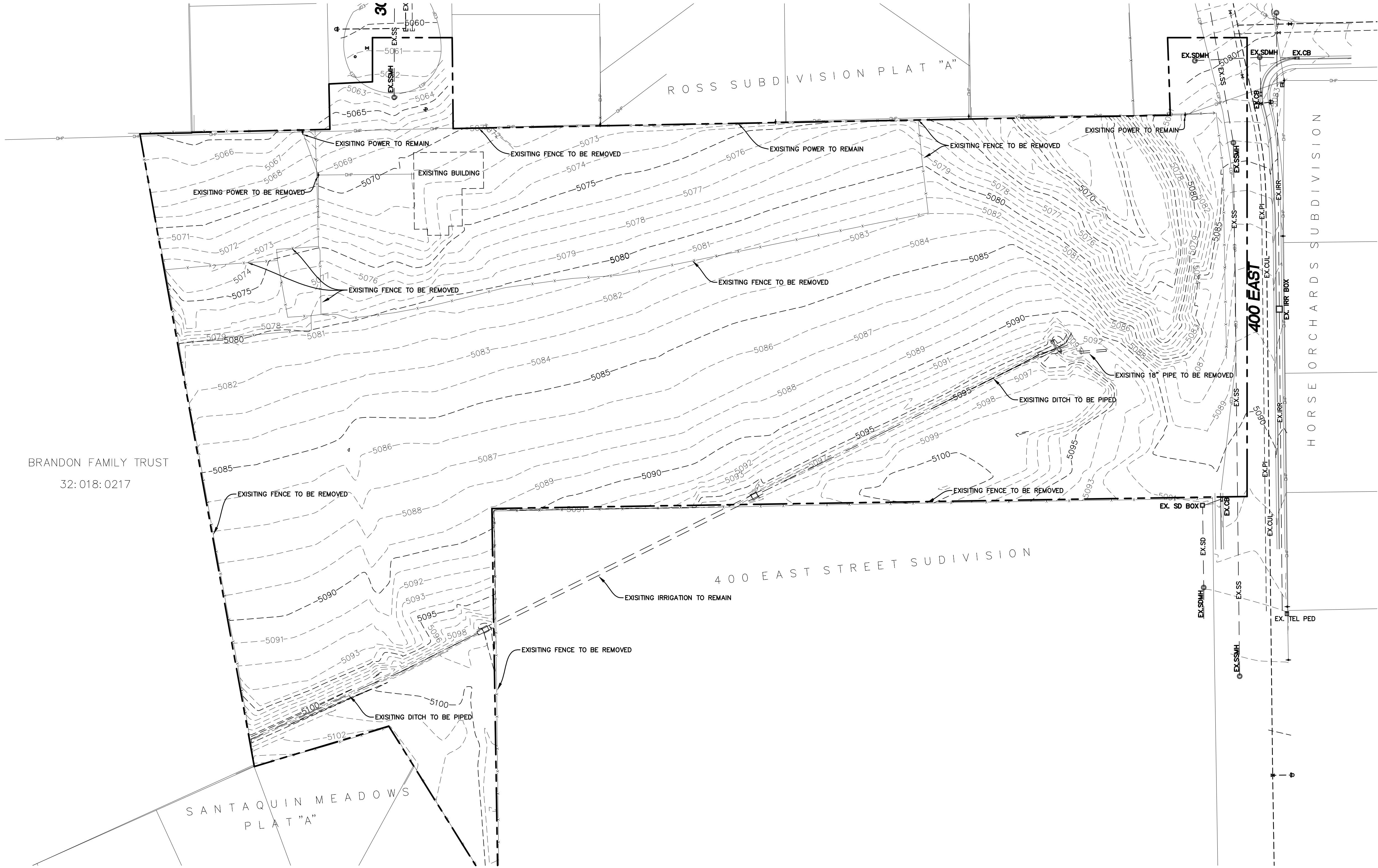
SHEET NO.
2

PRELIMINARY PLAT
SANTAQUIN CITY, UTAH

**FALCON RIDGE
ATLAS
ENGINEERING
L.L.C.**

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

12	11	10	9	8	7	6	5	4	3	2	1
NO.											
BY DATE											
REVISIONS											
2/23/2021 J. GONZALEZ PRELIMINARY PLAT.dwg											



BRANDON FAMILY TRUST
32:018:0217

SHEET NO.		4	
EXISTING TOPOGRAPHY		SANTAQUIN CITY, UTAH	
FALCON RIDGE ATLAS ENGINEERING L.L.C.		PHONE: 801-655-0566 FAX: 801-655-0109 946 E. 800 N. SUITE A SPANISH FORK, UT 84660	
2/3/2021 2:03:48 PM MST			
NO. 12		REVISIONS	
11		BY DATE	
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
0			



ROSS SUBDIVISION PLAT "A"

2-LAYER STORMBRIXX
(16 TOTAL)

EX. IRR **400 EAST**

HORSE ORCHARDS SUBDIVISION

400 EAST STREET SUBDIVISION

NOTES:

1 STORMBRIXX CLEANOUT ACCESSES TO BE ON OPPOSITE SIDE OF INLET.
2. PROPOSED CONTOURS WILL BE SHOWN ON FINAL PLAN SET.

SANTAQUIN MEADOWS
PLAT "A"



(24"x36")
SCALE 1" = 40'

(11"x17")
SCALE 1" = 80'

FALCON RIDGE

**ATLAS
ENGINEERING**

FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

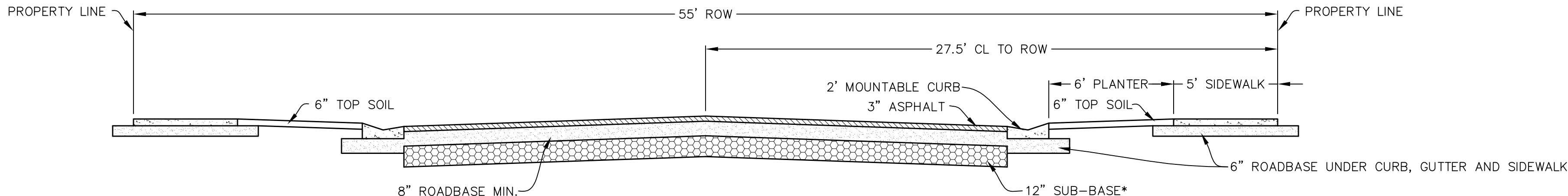
L.L.C.

SHEET NO.

GRADING PLAN

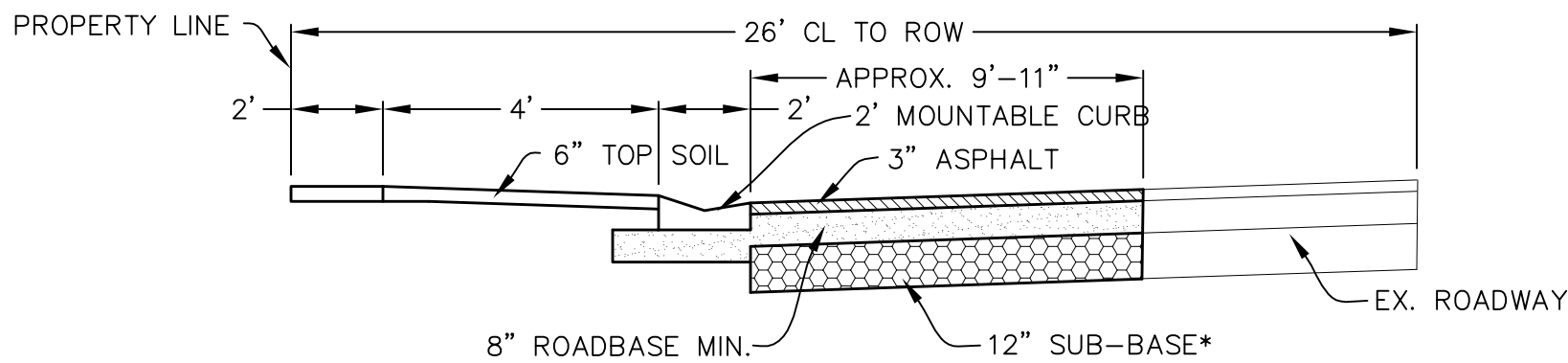
SANTAQUIN CITY, UTAH

12					
11					
10					
9					
8					
7					
6					
5					
4					
3					
2					
1					
NO.					
REVISIONS					BY DATE
1	2/2/2015	Jones	Santonio	CALIN.PREF	1/1/2015
2	2/2/2015	Jones	Santonio	CALIN.PREF	1/1/2015



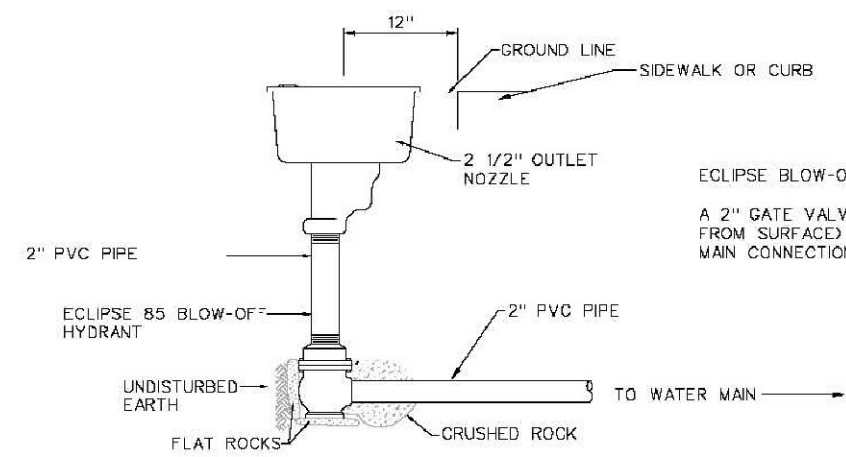
55' TYPICAL CROSS SECTION

- NTS -



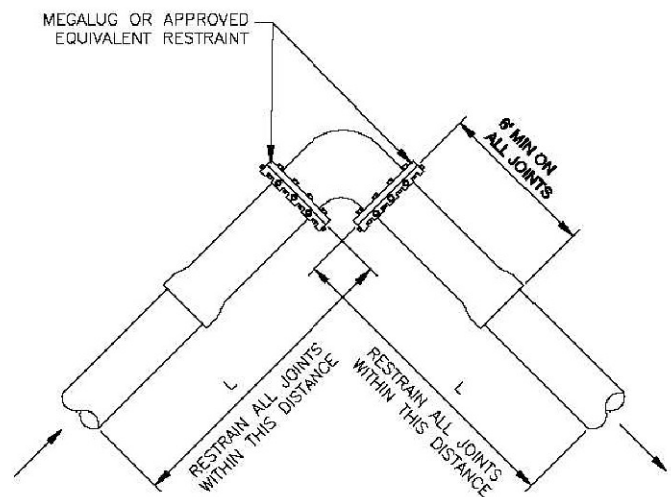
400 EAST CROSS SECTION

- NTS -



ECLIPSE HYDRANT BLOW-OFF ASSEMBLY

NOT TO SCALE



EXAMPLE:

PIPE = 6\"/>

L = 28\"/>

BEND ANGLE	PIPE SIZE									
	4	6	8	10	12	14	16	18	20	
90	20	28	37	44	52	59	67	73	81	

NOTES:
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

BEND ANGLE	PIPE SIZE									
	4	6	8	10	12	14	16	20		
90	15	21	28	34	40	45	51	62		

NOTES:
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

NOTE:

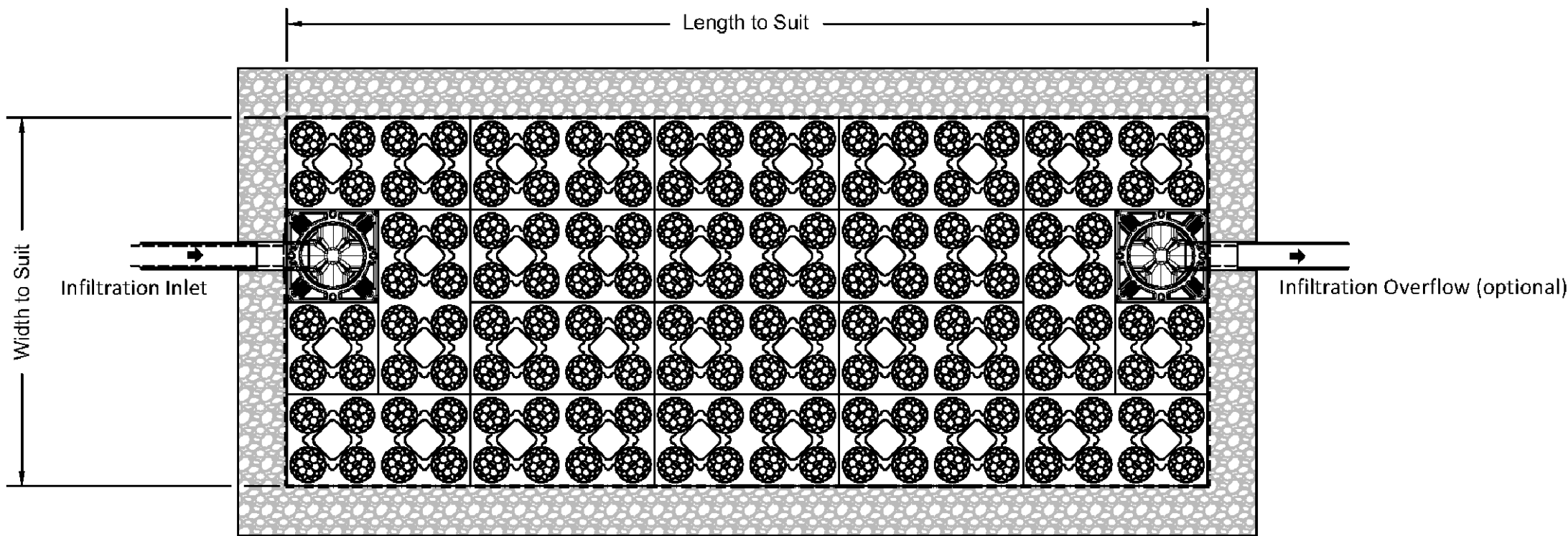
1. THRUST BLOCK NOT SHOWN FOR CLARITY

BASED ON:

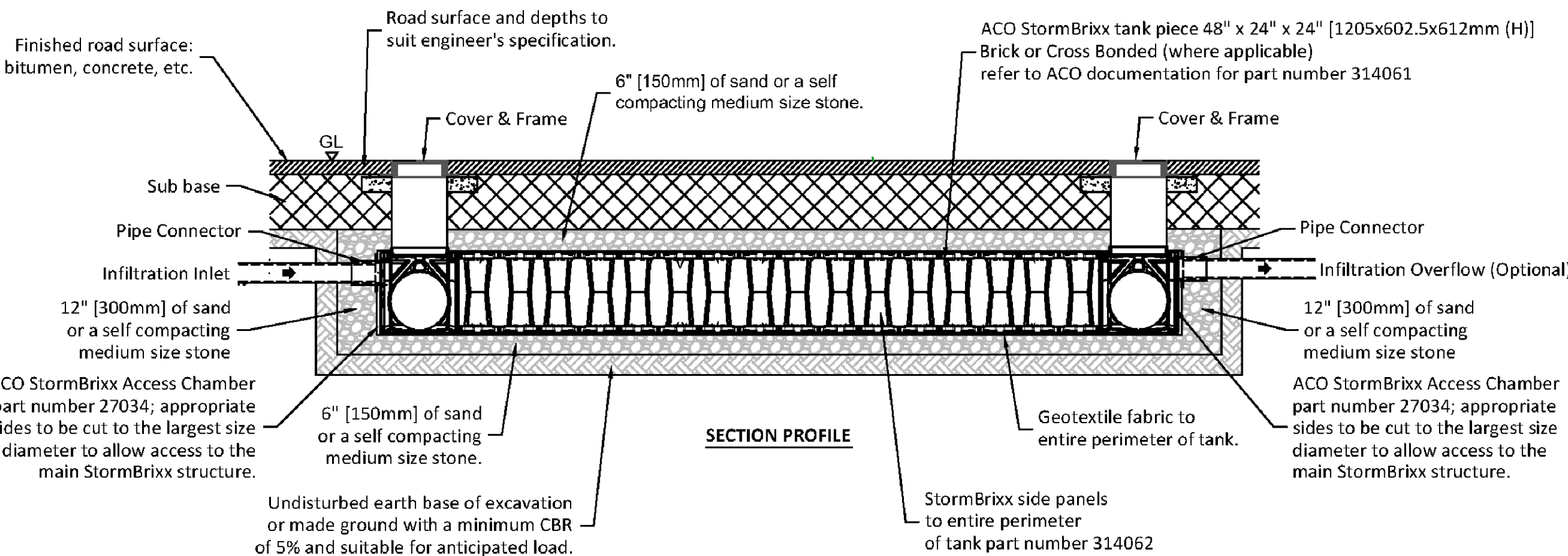
TEST PRESSURE: 200 PSI
SOIL TYPE: GM - SILTY GRAVEL, GRAVEL-SAND-SILT MATURE
BURIAL DEPTH: 4 FT.
TRENCH TYPE: S - PIPE BEDDED IN COMPACTED GRANULAR MATERIAL TO THE CENTER LINE OF PIPE, 4\"/>

SAFETY FACTOR: 1.5

* CALCULATIONS DERIVED FROM EBAA IRON SALES



PLAN



SECTION PROFILE

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 overlying 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

**MEGALUG RESTRAINING SYSTEM DETAILS**
NOT TO SCALE

THIS DOCUMENT AND ANY ILLUSTRATION HEREON ARE PROVIDED AS RECOMMENDED CONSTRUCTION DETAILS WITHIN THE MEGALUG SYSTEM. ANY DEVIATION FROM THE RECOMMENDED DETAILS MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

MEGALUG RESTRAINING SYSTEM & ECLIPSE HYDRANT BLOW-OFF ASSEMBLY

SANTAQUIN CITY
275 WEST MAIN STREET

ESTIMATED QUANTITY: 1000
DATE: 11/24/15
ISSUE: A

W7

25 JUN 16

SBD-1L-RA



DATE: 11/24/15

ISSUE: A

INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)

INSTALLATION DRAWING - ACO STORMBRIXX

Arizona Tel: 888-490-9552 e-mail: info@acousa.com Ohio Tel: 800-543-4764 www.acousa.com

ACO Polymer Products, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-0588 Fax: 520-421-5899	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
---	---	--

South Carolina Tel: 800-543-4764

SHEET NO.

DT-01

DETAIL SHEET

SANTAQUIN CITY, UTAH

FALCON RIDGE

ATLAS

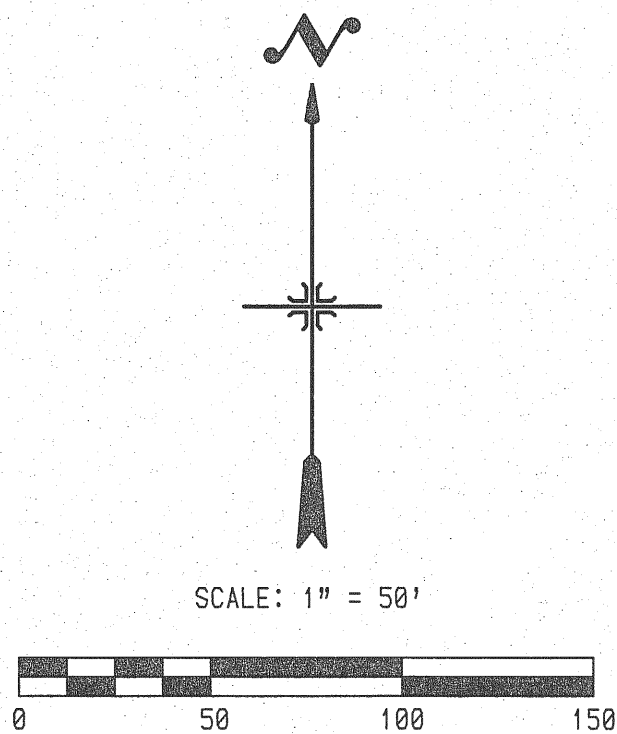
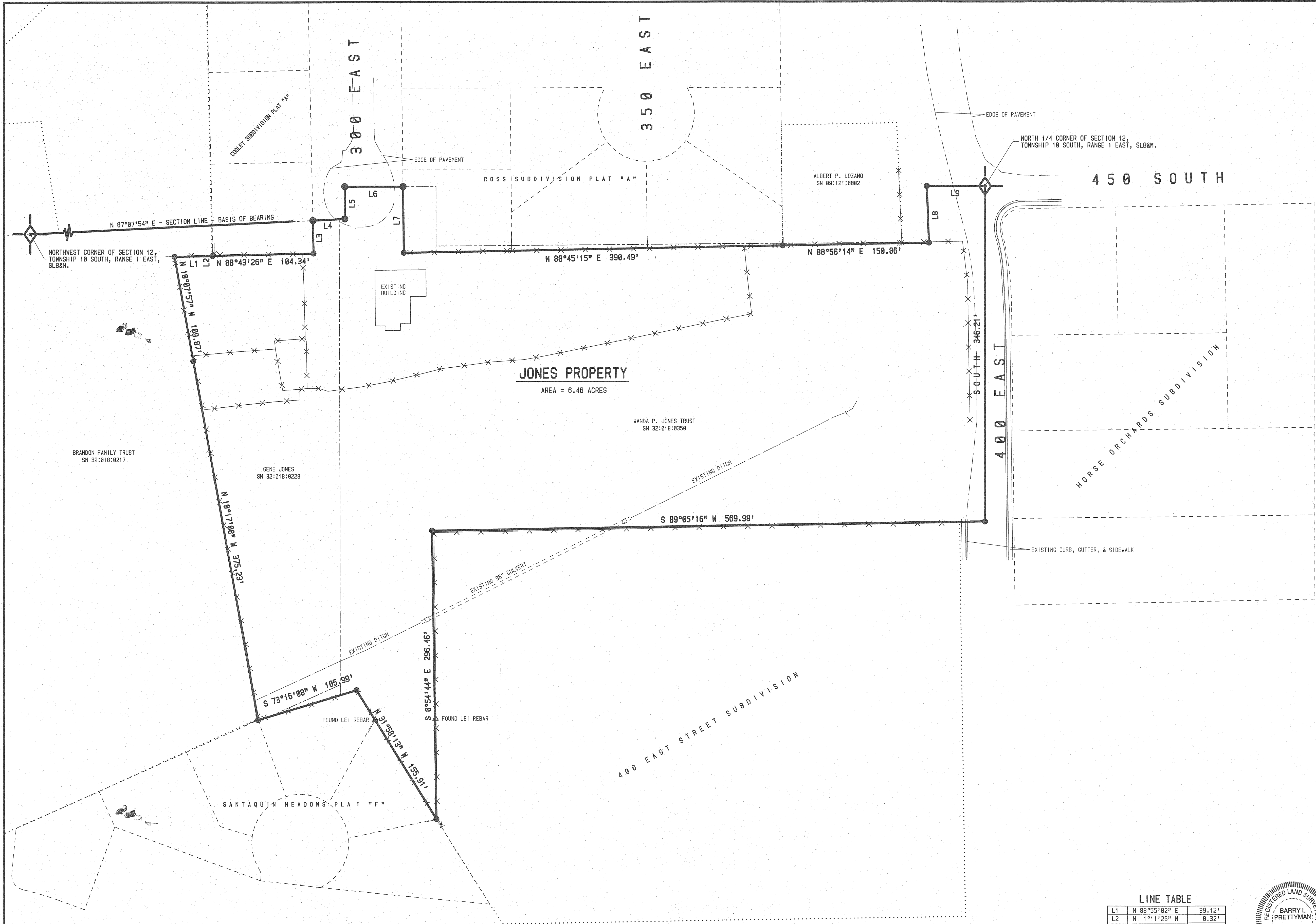
ENGINEERING

L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



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



SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 88°05'16" WEST 569.98 FEET; (2) SOUTH 0°54'44" EAST 296.46 FEET TO THE NORTH LINE OF SANTAQUIN MEADOWS PLAT "F"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) NORTH 31°58'13" WEST 155.91 FEET, (2) SOUTH 73°16'08" WEST 105.99 FEET; THENCE NORTH 10°07'08" WEST 375.23 FEET ALONG A FENCE; THENCE NORTH 10°07'15" WEST 109.97 FEET ALONG A FENCE; THENCE NORTH 88°55'02" EAST 39.12 FEET; THENCE NORTH 1°11'26" WEST 0.32 FEET; THENCE NORTH 88°43'28" EAST 104.34 FEET ALONG THE SOUTH LINE OF COOLEY PLAT "A"; THENCE NORTH 1°12'37" WEST 34.24 FEET ALONG THE EAST LINE OF SAID COOLEY SUBDIVISION; THENCE NORTH 87°08'22" EAST 32.99 FEET; THENCE NORTH 33.35 FEET; THENCE EAST 68.11 FEET TO THE WEST LINE OF ROSS SUBDIVISION PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 0°37'45" EAST 68.64 FEET, (2) NORTH 88°56'15" EAST 390.49 FEET; THENCE NORTH 88°56'14" EAST 150.86 FEET; THENCE NORTH 2°04'00" WEST 58.63 FEET; THENCE EAST 68.80 FEET TO THE POINT OF BEGINNING. CONTAINING 6.46 ACRES.

NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 87°07'54" E BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.)
PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Barry L. Prettyman *Jan. 14, 2021*
BARRY L. PRETTYMAN DATE

LEGEND:
● = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.
--- JONES DEED LINES
--- ADJACENT LAND OWNER DEED LINES
--- EXISTING FENCES

LINE TABLE			
L1	N 88°55'02" E	39.12'	
L2	N 1°11'26" W	0.32'	
L3	N 1°12'37" W	34.24'	
L4	N 87°08'22" E	32.99'	
L5	N O R T H	33.35'	
L6	E A S T	68.11'	
L7	S 0°37'45" E	68.64'	
L8	N 2°04'00" W	58.63'	
L9	E A S T	68.80'	

