



DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 14, 2023, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Silver Oaks Preliminary Plan

A preliminary plan review of a 165-lot subdivision located at approximately 590 W. Main Street.

2. Williams 3-Lot Subdivision Preliminary/Final Plan

A combined preliminary and final review of a 3-lot subdivision located at approximately 210 W. 200 N.

MEETING MINUTES APPROVAL


3. January 24, 2023

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY:



Amalie R. Ottley, City Recorder

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

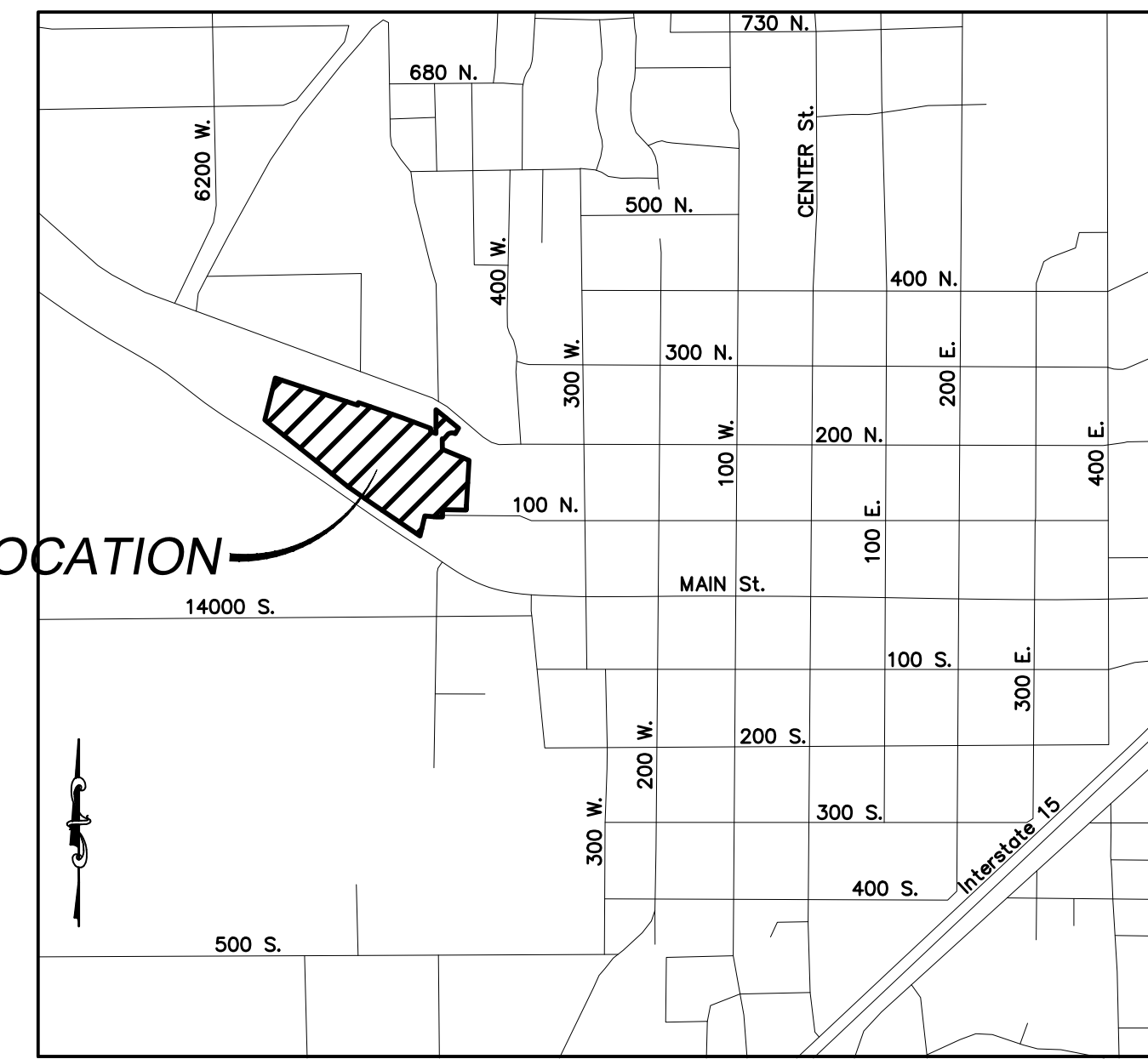
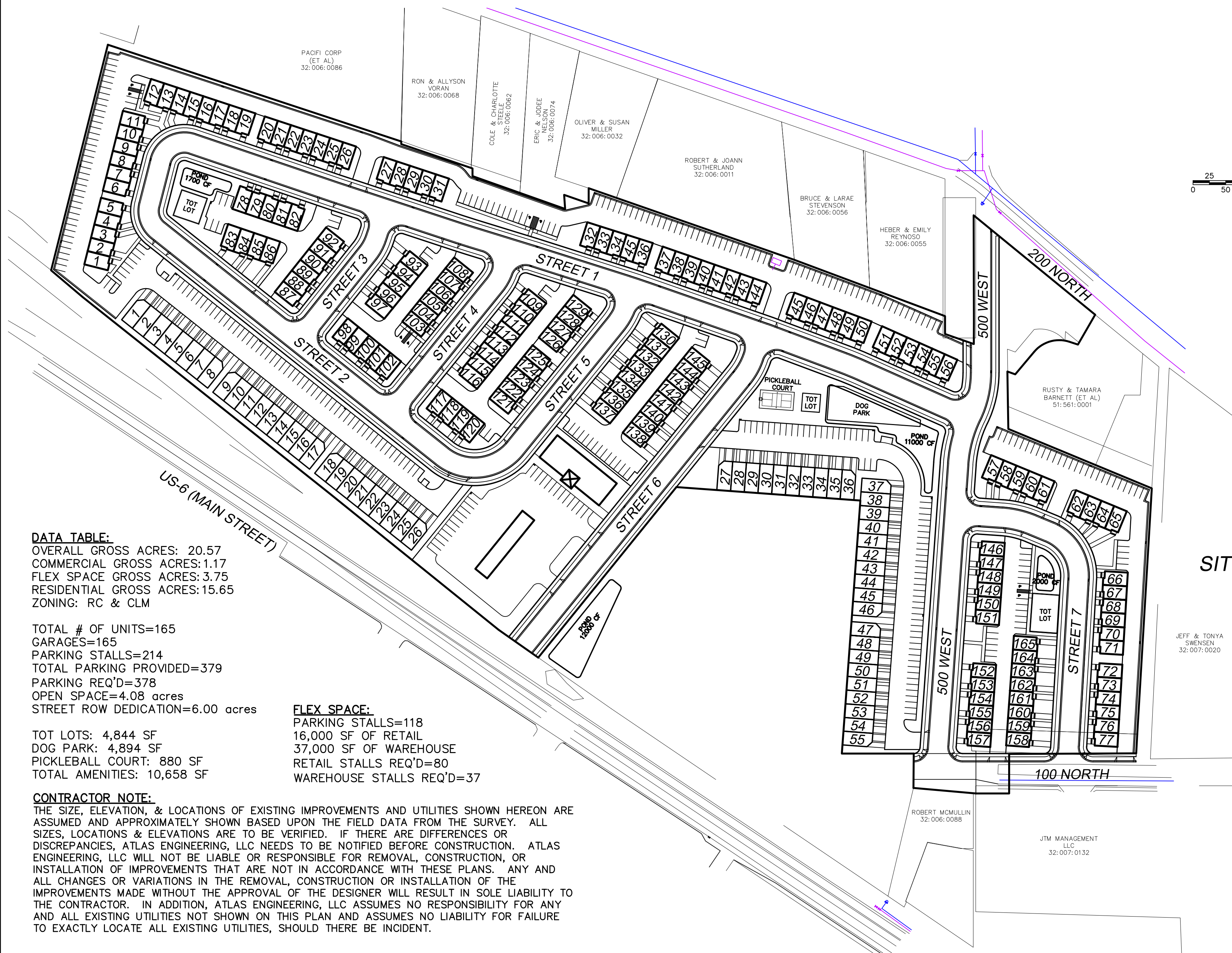
JANUARY 2023

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

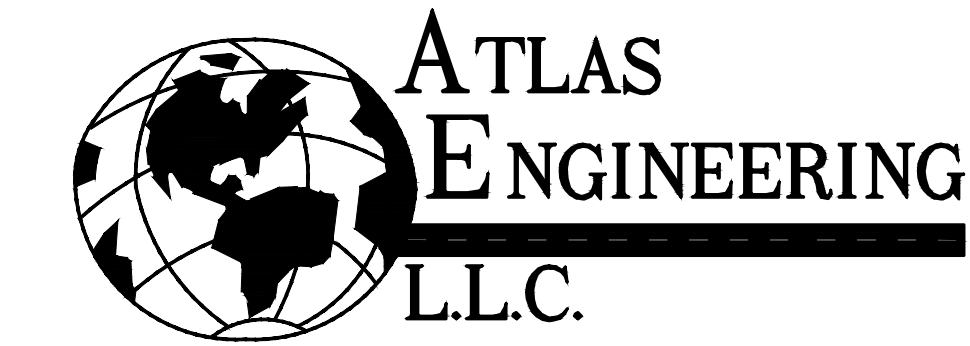
TOTAL # OF UNITS=165
GARAGES=165
PARKING STALLS=214
TOTAL PARKING PROVIDED=379
PARKING REQ'D=378
OPEN SPACE=4.08 acres
STREET ROW DEDICATION=6.00 acres

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

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

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SHEET NO.
2

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

SITE PLAN
SANTAQUIN, UTAH

TOWNS ON MAIN

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
945 E. 800 N., SUITE 6A
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
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- LOT LINE
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- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- 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'

SHEET NO.

3

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

GRADING PLAN

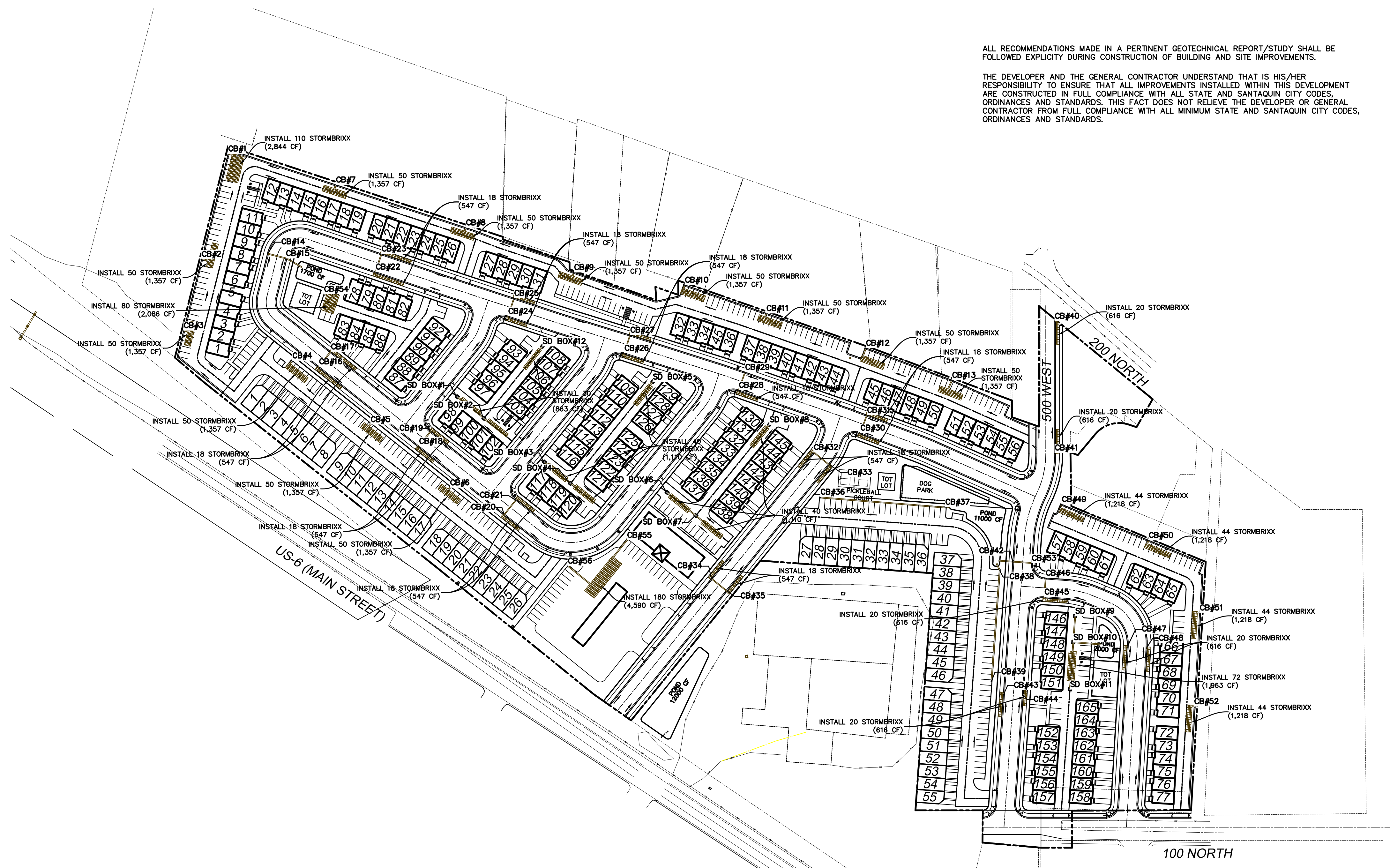
SANTAQUIN, UTAH

TOWNS ON MAIN



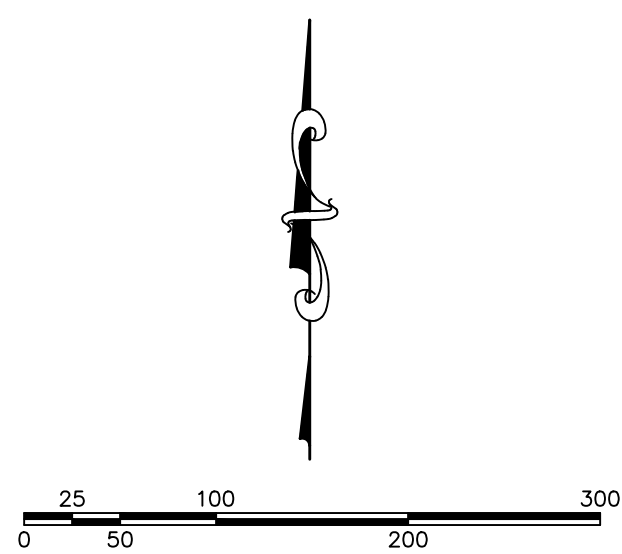
PHONE: 801-855-0566
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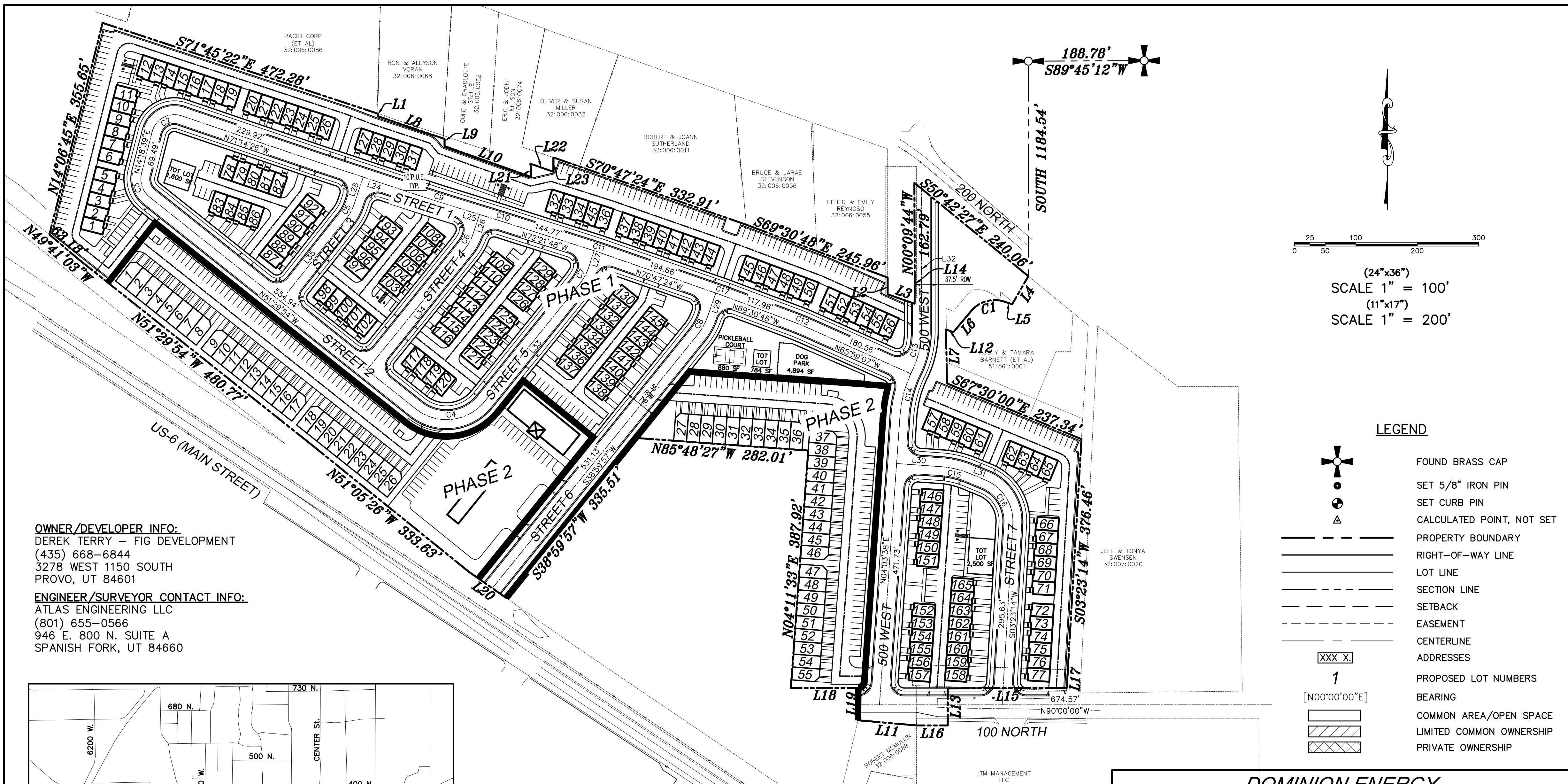


LEGEND

- EXISTING POWER POLE
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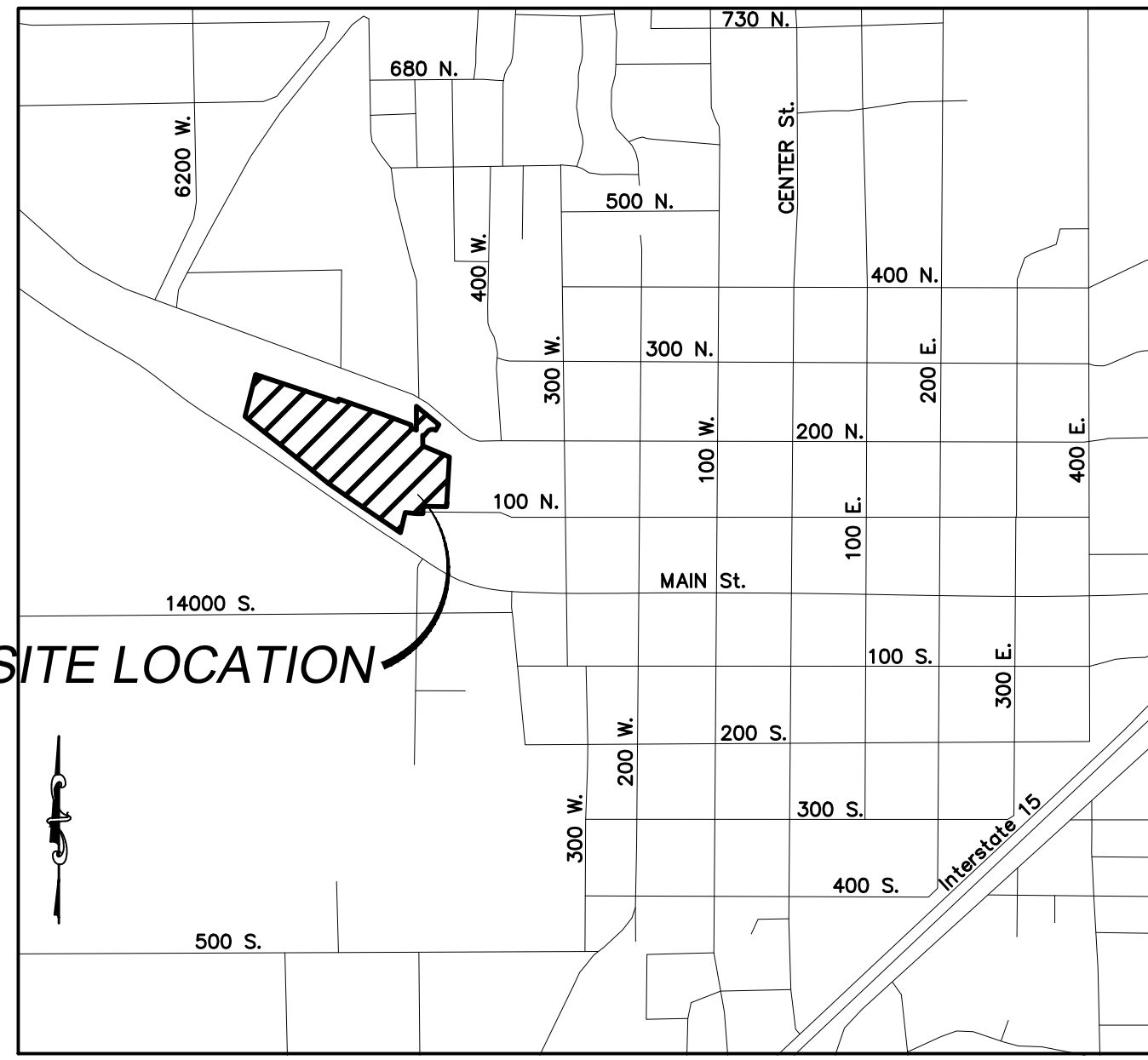


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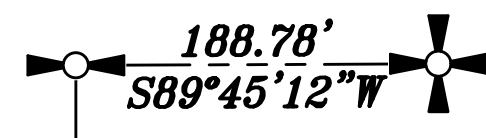
VICINITY MAP
 -NTS-

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 ECRANBRACK 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 ECRANBRACK 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 ECRANBRACK 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.

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.

CENTRACOM APPROVAL

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

 CENTRACOM REPRESENTATIVE

CENTURYLINK APPROVAL

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

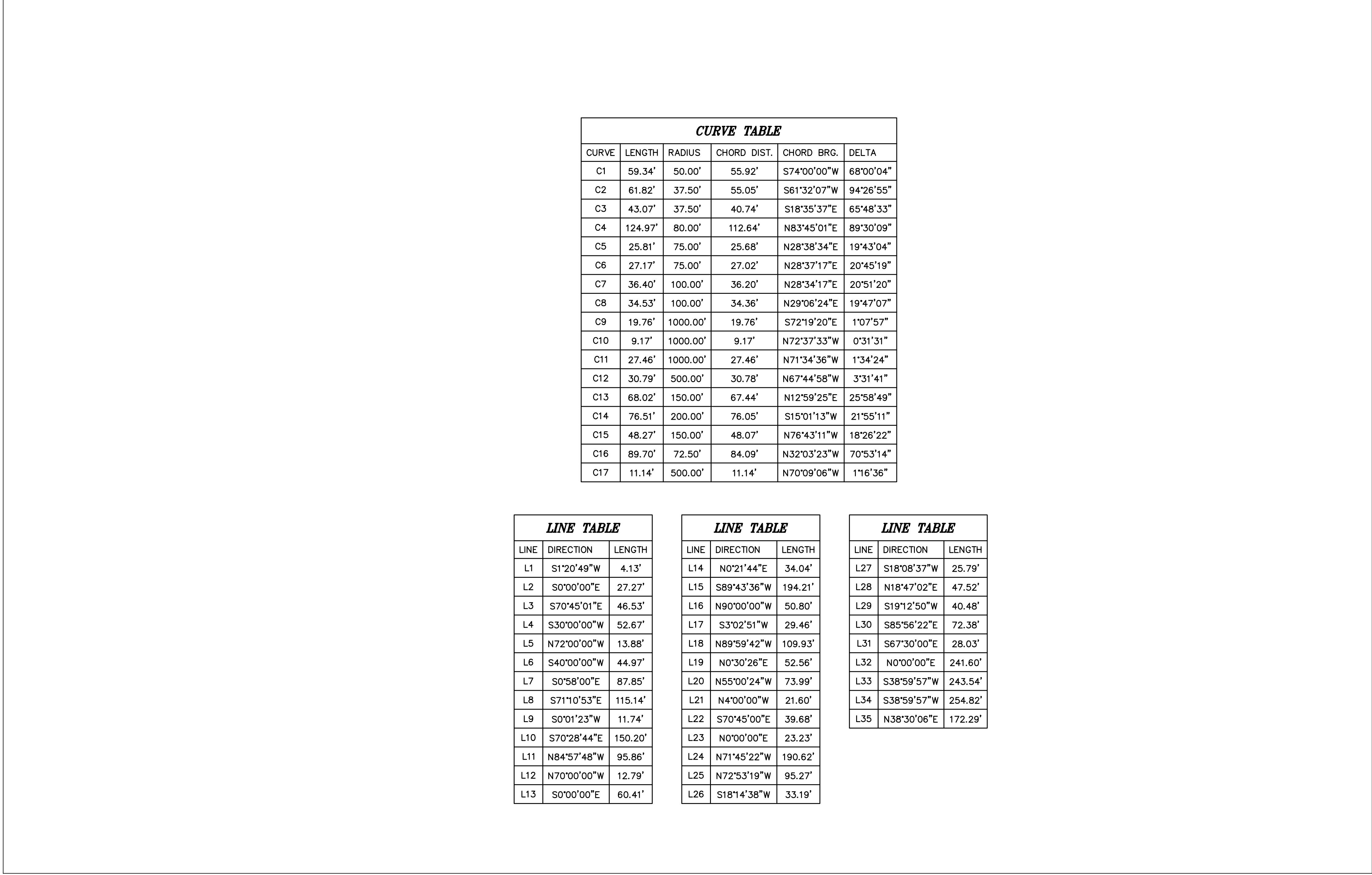
 CENTURYLINK REPRESENTATIVE

ROCKY MOUNTAIN POWER APPROVAL

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

 ROCKY MOUNTAIN POWER REPRESENTATIVE

SURVEYOR'S 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'

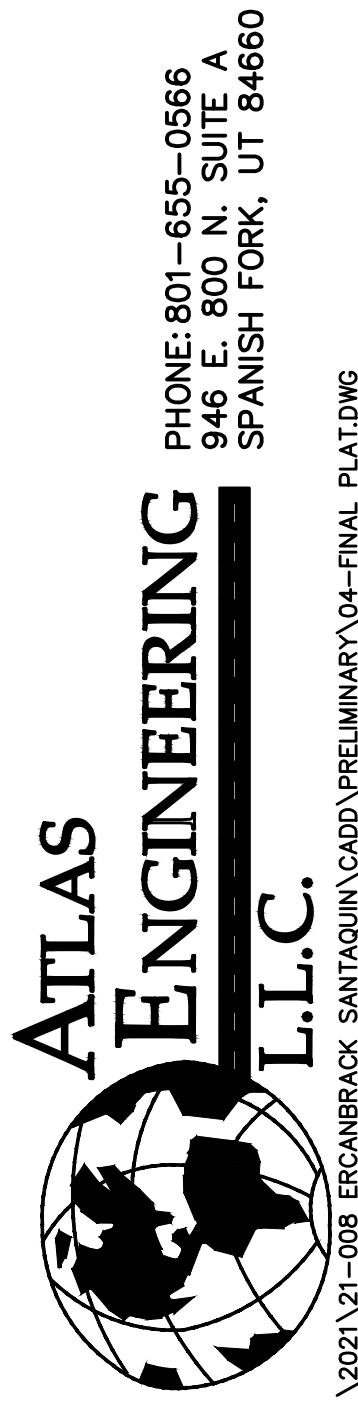
LINE TABLE

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



Z:\2021\21-008 ERCANBRACK_SANTAQUIN\CADD\PRELIMINARY\04-FINAL_PLAT.DWG

FINAL PLAT

SANTAQUIN, UTAH

SHEET NO.

4B

NO.	DATE	BY	REVISIONS
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SHEET NO.

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EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

TOWNS ON MAIN

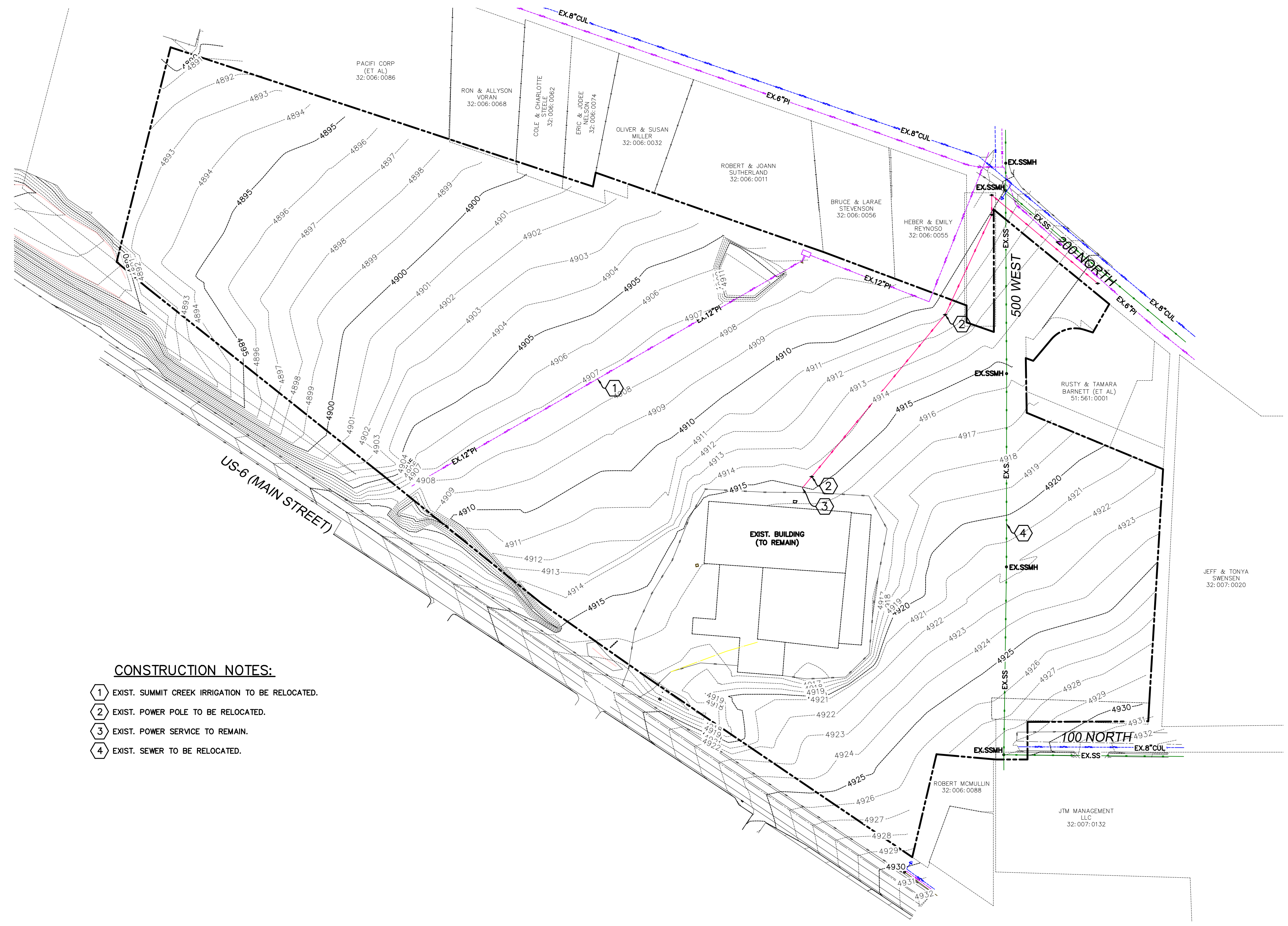
ATLAS ENGINEERING L.L.C.

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

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\PRELIMINARY\05 - EXISTING TOPO.DWG

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.

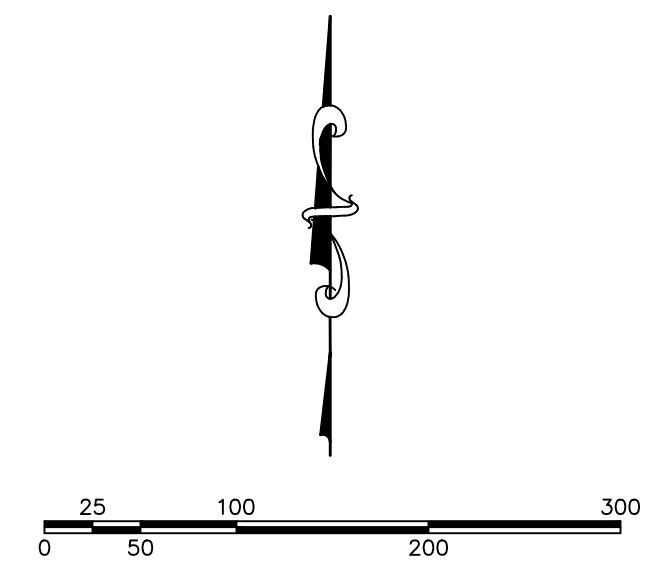


CONSTRUCTION NOTES:

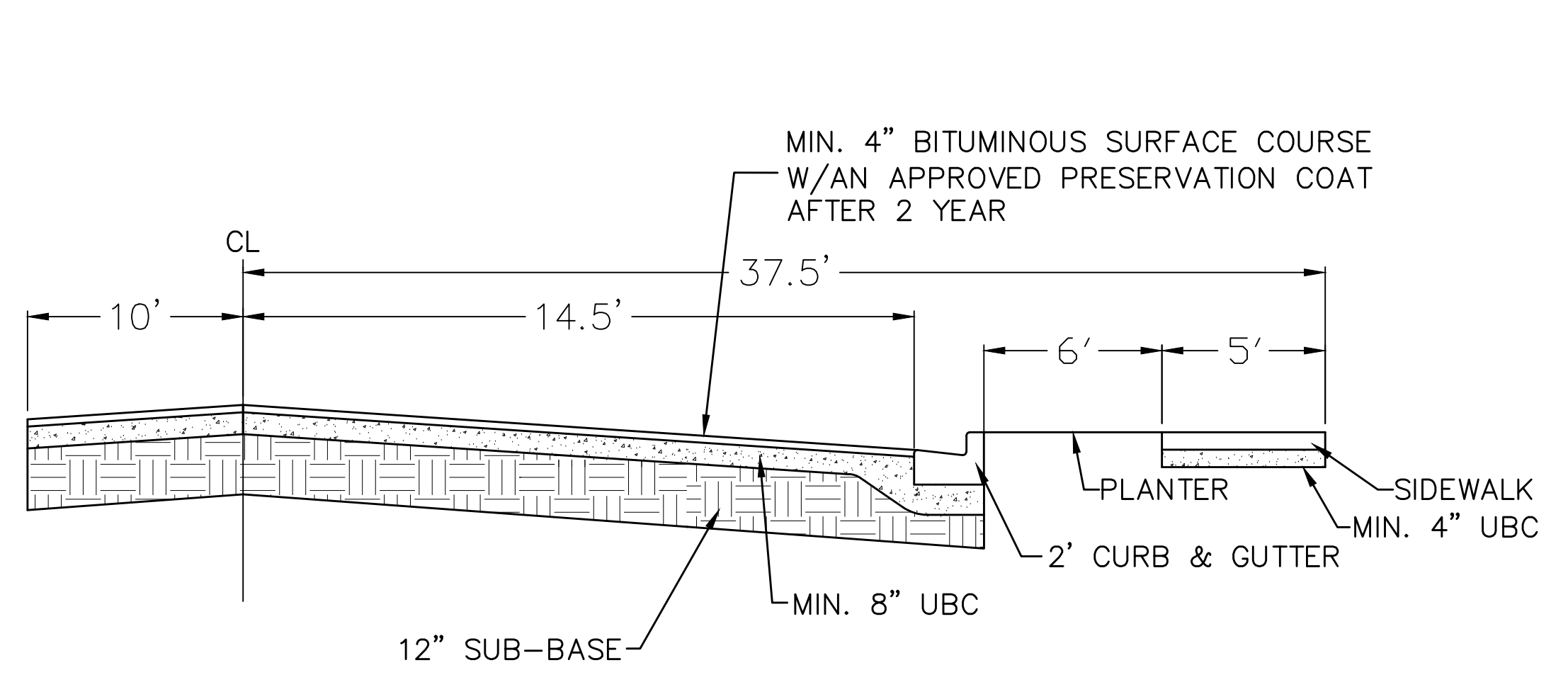
- 1 EXIST. SUMMIT CREEK IRRIGATION TO BE RELOCATED.
- 2 EXIST. POWER POLE TO BE RELOCATED.
- 3 EXIST. POWER SERVICE TO REMAIN.
- 4 EXIST. SEWER TO BE RELOCATED.

LEGEND

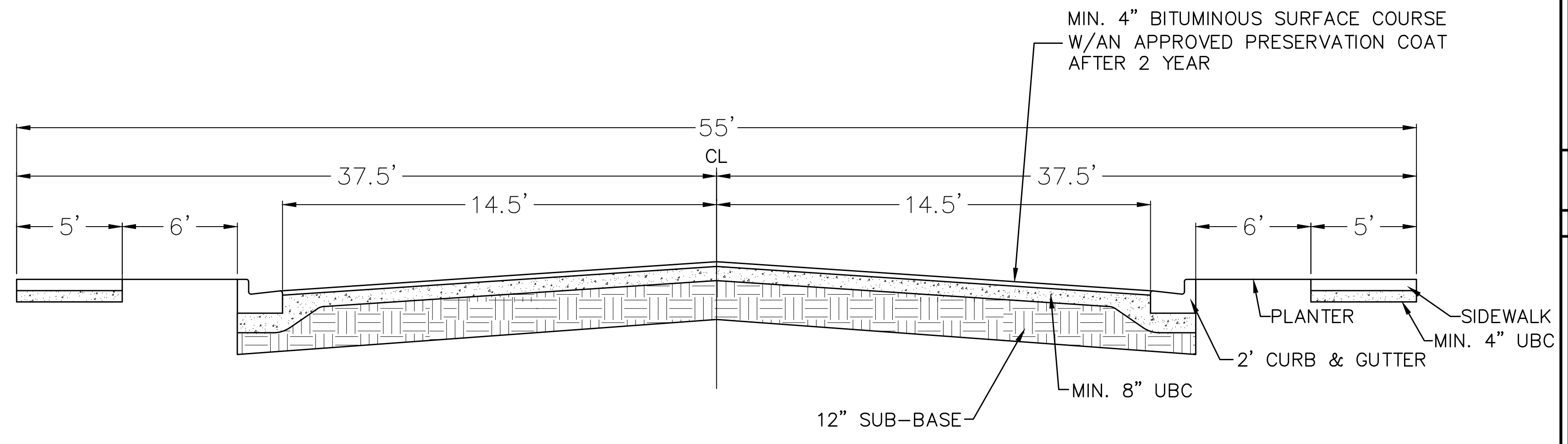
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING 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)



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



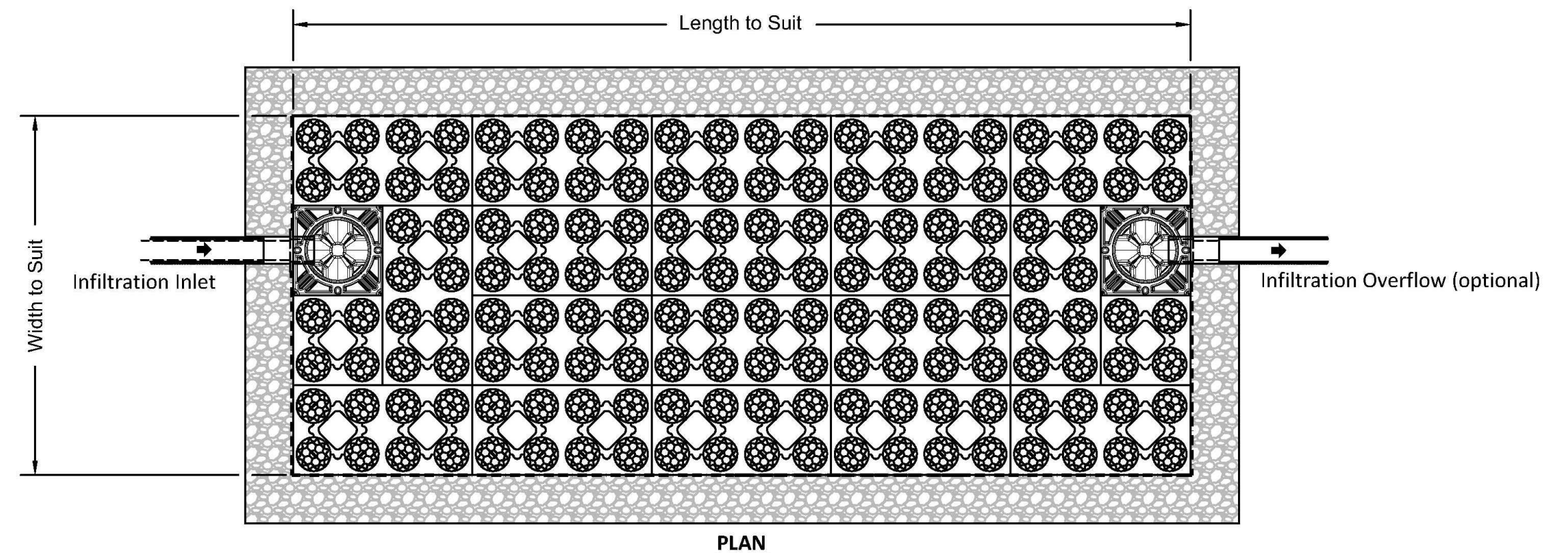
500 WEST CROSS SECTION
-NTS-



55' TYPICAL CROSS SECTION
-NTS-

SHEET NO. **6**

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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

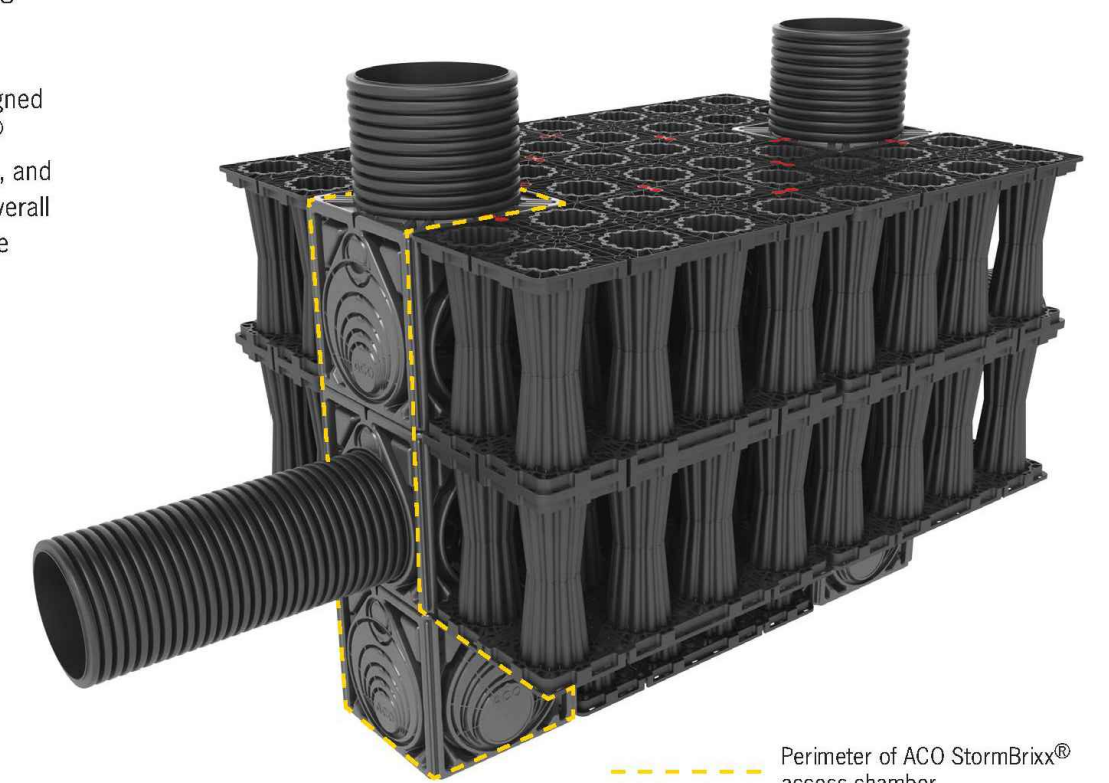
ACO StormBrixx® Access Chamber

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.



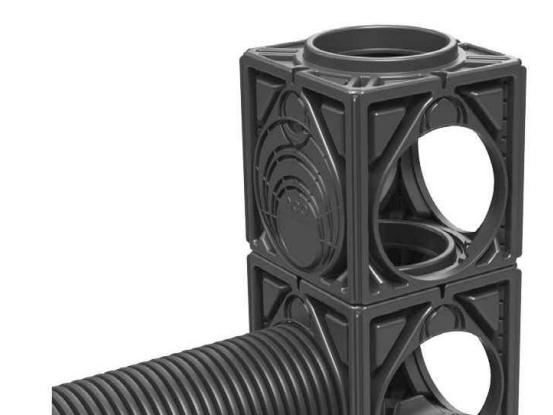
Cut unit as guides for required pipe connection. Push up to 2.5" (65mm) of pipe into access chamber module.



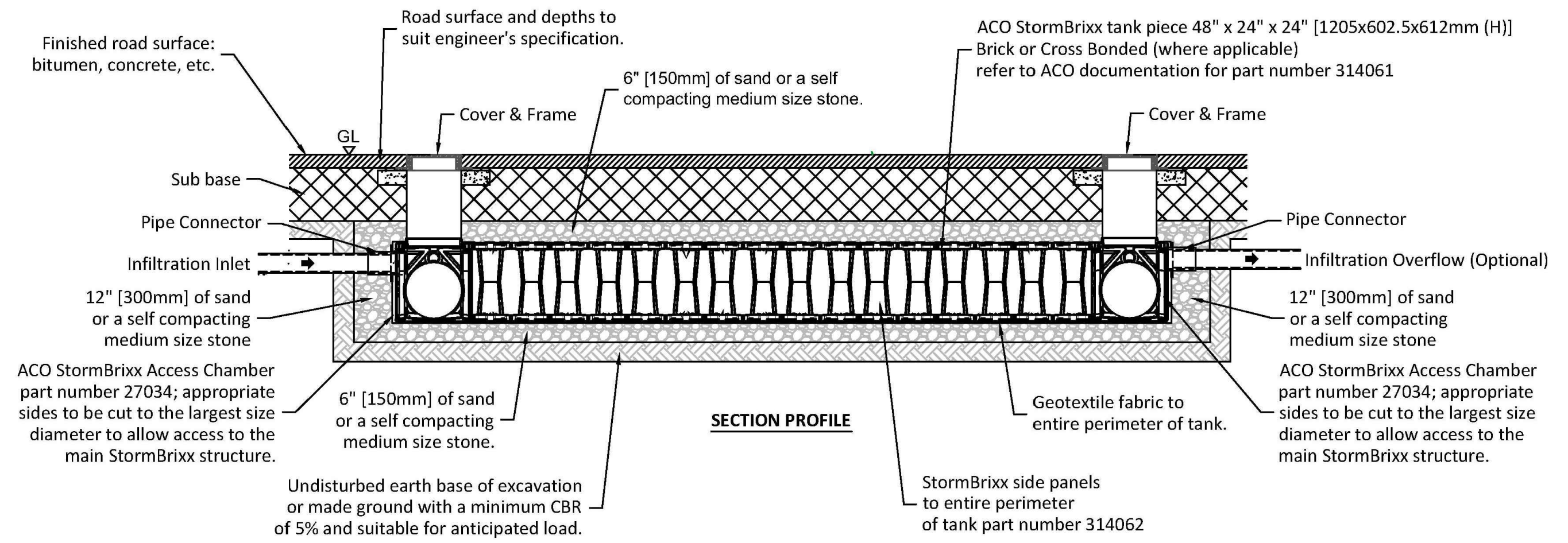
If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



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.



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

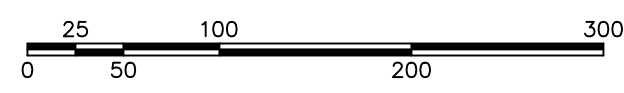
	<p>SBD-1L-RA</p> <p>INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)</p>	<p>ACO Polymer Products, Inc.</p> <p>825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9888 Fax: 520-421-9899</p> <p>9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235</p> <p>4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063</p>
	<p>INSTALLATION DRAWING - ACO STORMBRIXX</p> <p>Arizona Tel: 888-490-9552 e-mail: info@acousa.com</p> <p>Ohio Tel: 800-543-4764 www.acousa.com</p> <p>South Carolina Tel: 800-543-4764</p>	<p>TOWNS ON MAIN</p> <p>ATLAS ENGINEERING L.L.C.</p> <p>PHONE: 801-655-0566 946 E. 800 N. SUITE A SPANISH FORK, UT 84660</p> <p>Z:\2021\21-008_ERCANBRACK_SANTAQUIN\CADD\PRELIMINARY\08-DETAILS.DWG</p>

DETAIL SHEET

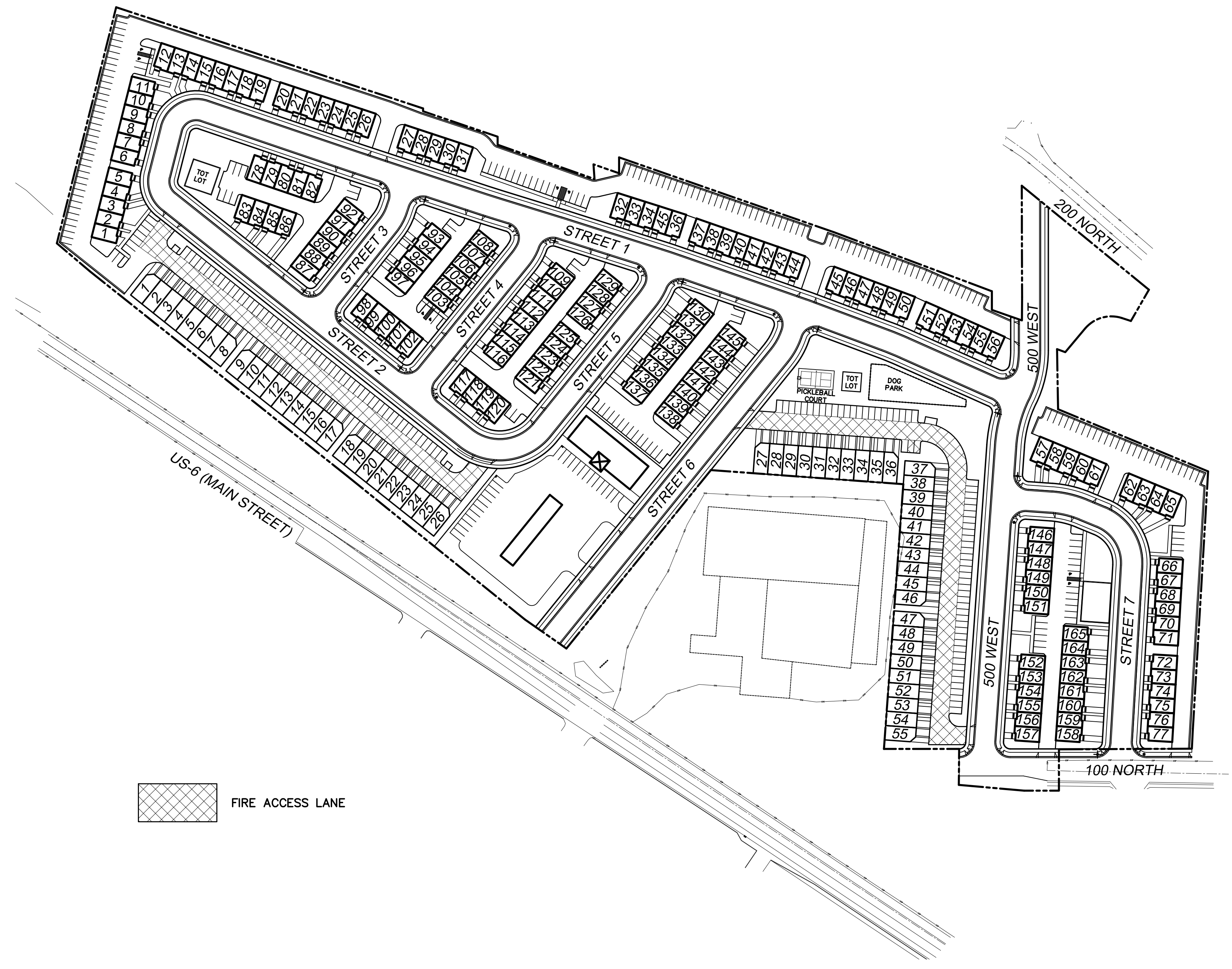
SANTAQUIN, UTAH

TOWNS ON MAIN





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



 FIRE ACCESS LANE

TOWNS ON MAIN



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

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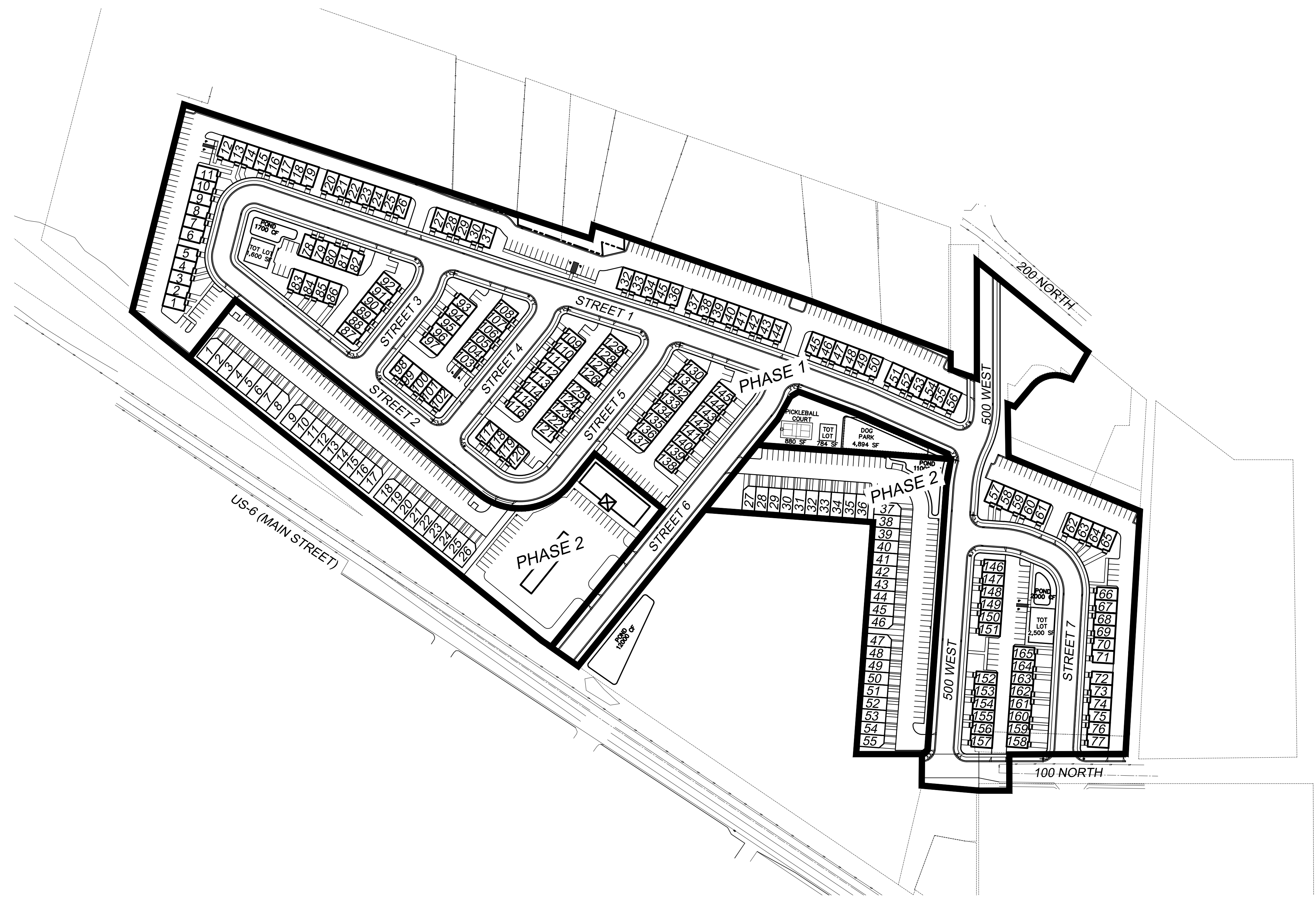
FIRE ACCESS/
 OPEN SPACE PLAN

SANTAQUIN, UTAH

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SHEET NO.

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0 25 50 100 200 300

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



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PHASING PLAN

SANTAQUIN, UTAH

TOWNS ON MAIN

ATLAS ENGINEERING L.L.C.

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

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SHEET NO.
8

WILLIAMS SUBDIVISION

A RESIDENTIAL SUBDIVISION

SANTAQUIN, UTAH

FINAL PLAN SET

JANUARY 2023

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	SITE PLAN
4	EXISTING TOPOGRAPHY
5	RECORD OF SURVEY

ZONING CLASSIFICATION=R-8
 NUMBER OF BUILDABLE LOTS=3
 TOTAL ACREAGE=1.04 ACRES
 DENSITY UNITS/ACRE=3

LEGEND
(APPLIES TO ALL SHEETS)

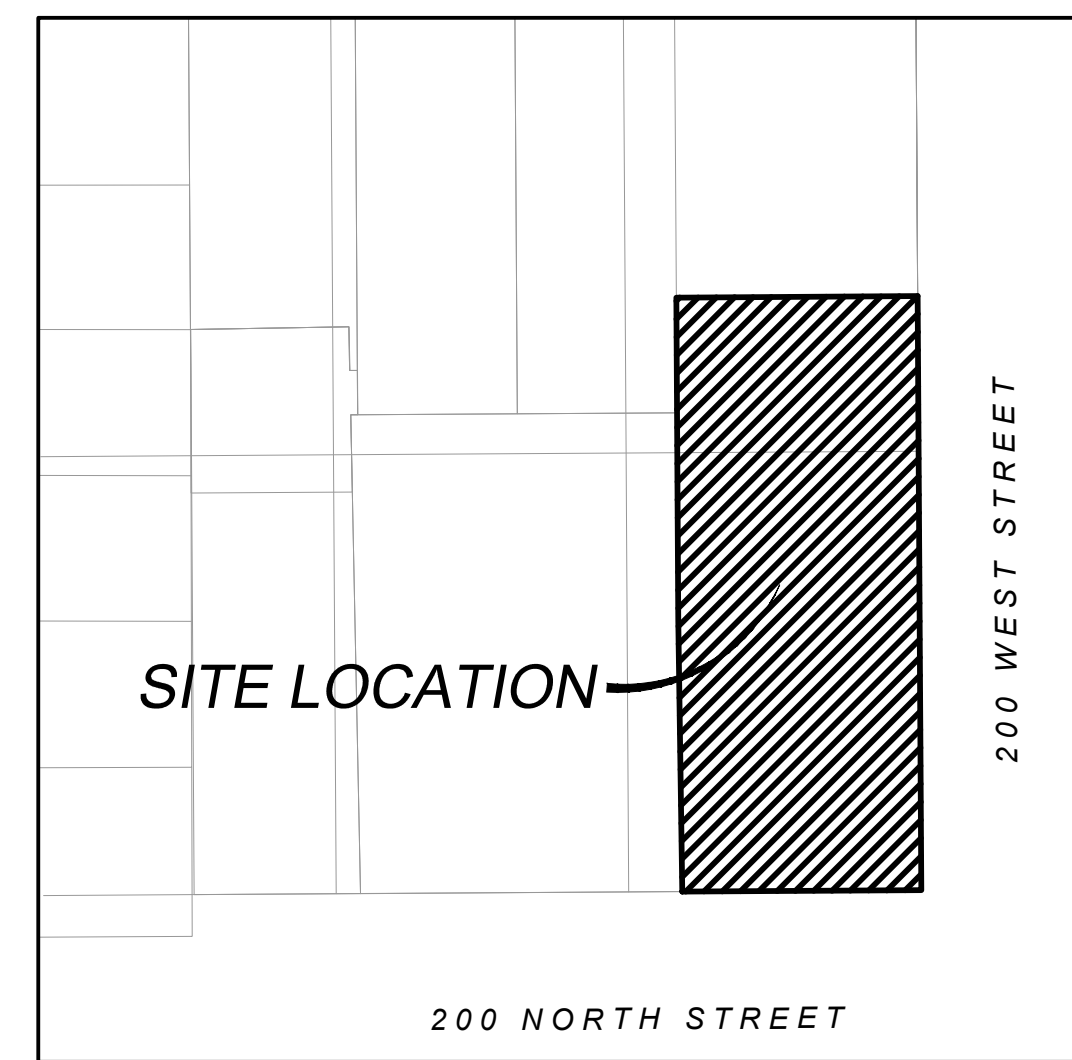
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVERHEAD 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)

GENERAL NOTES:

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.

CONTRACTOR NOTE:

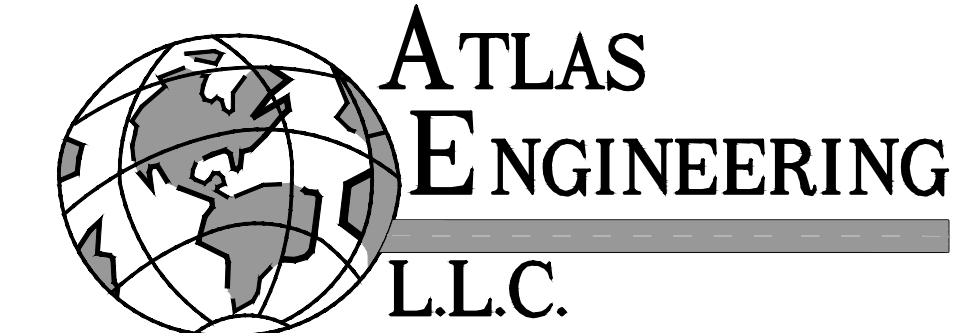
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED 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.



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

OWNER/DEVELOPER
 MORGAN WILLIAMS
 morganwilliams@utah.gov

WILLIAMS SUBDIVISION



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

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

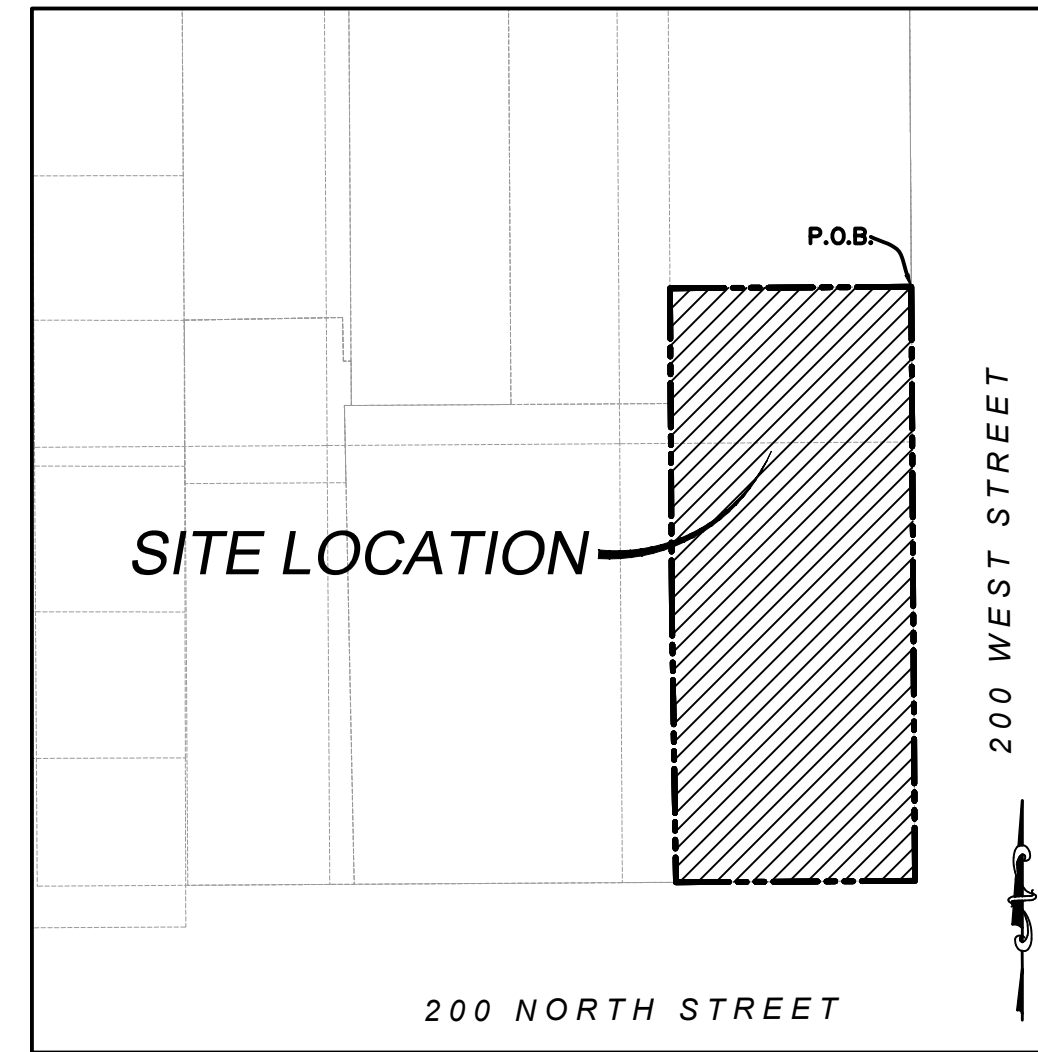
DATA TABLE
 TOTAL ACREAGE=1.04
 TOTAL # OF LOTS=3
 TOTAL ACREAGE OF LOTS=1.04
 LOTS/ACRE=3
 ZONING=R-8

OWNER/DEVELOPER
 MORGAN WILLIAMS
 morganwilliams@utah.gov

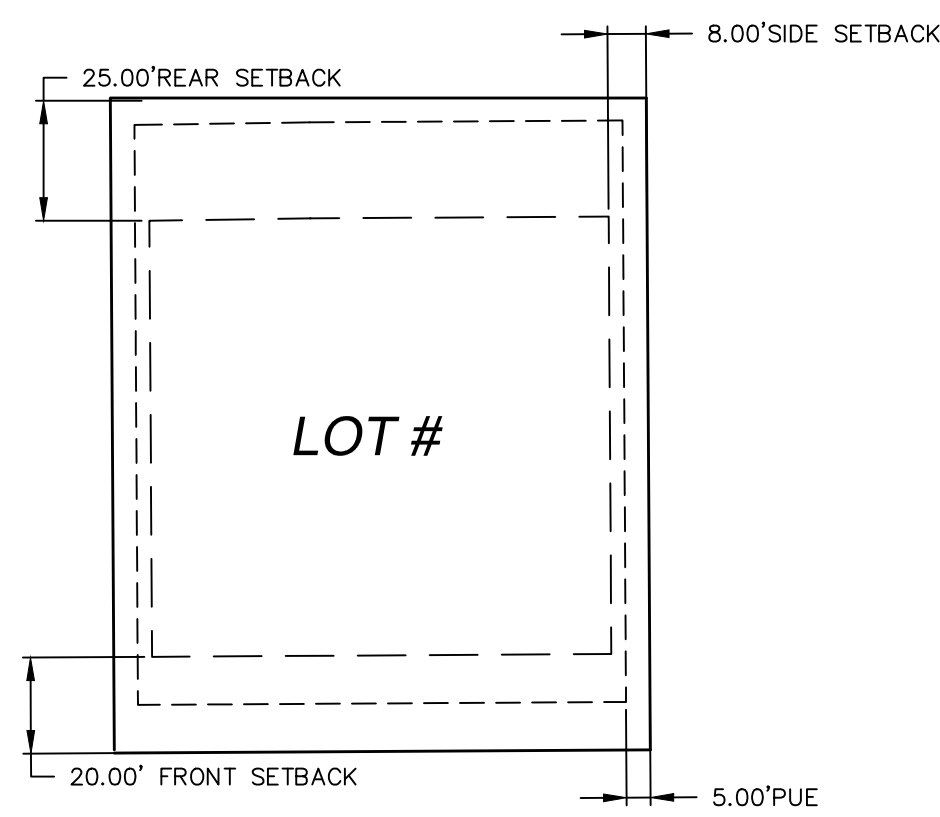
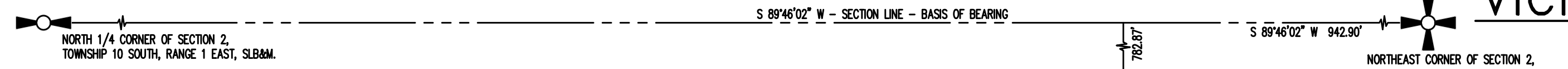
ENGINEER/SURVEYOR CONTACT INFO:
 ATLAS ENGINEERING LLC
 (801) 655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

NOTES

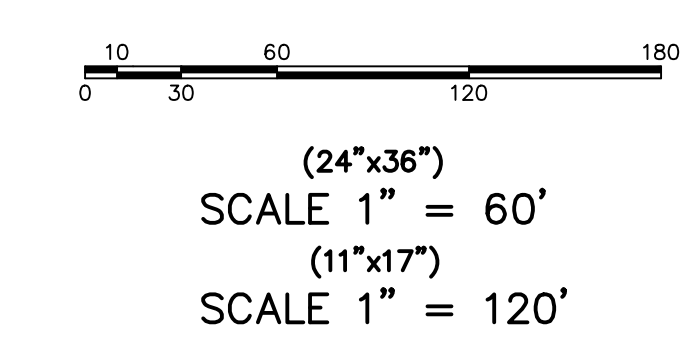
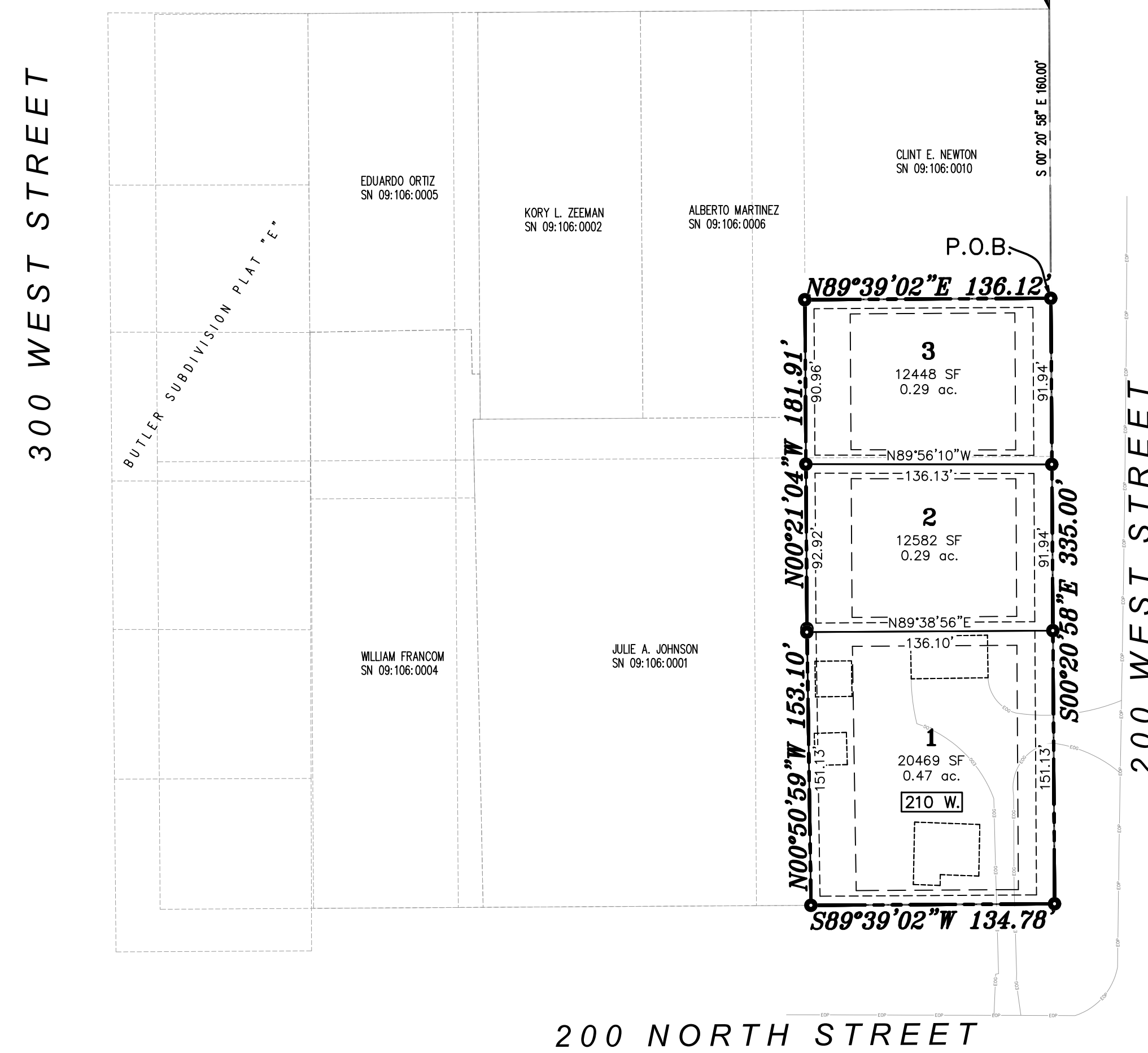
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. EXISTING BUILDINGS AND GARAGES ARE SHOWN FOR REFERENCE.



VICINITY MAP
-NTS-



LOT DETAIL TYP.
-NTS-



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.

BOUNDARY DESCRIPTION
 A PARCEL OF GROUND CURRENTLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 45, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS; THENCE NORTH 335.00 FEET; THENCE WEST 136.12 FEET; THENCE SOUTH 335.00 FEET; THENCE EAST 136.12 FEET TO THE POINT OF BEGINNING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED SOUTH 89° 46' 02" WEST 942.90 FEET ALONG THE SECTION LINE, SOUTH 782.87 FEET TO THE NORTHEAST CORNER OF BLOCK 45, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS, AND SOUTH 00° 20' 58" EAST 160.00 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00° 20' 58" EAST 335.00 FEET; THENCE SOUTH 89° 39' 02" WEST 134.78 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 00° 50' 59" WEST 153.10 FEET; THENCE NORTH 00° 21' 04" WEST 181.91 FEET; THENCE NORTH 89° 39' 02" EAST 136.12 FEET TO THE POINT OF BEGINNING.
 AREA= 45,498 SQ. FT. OR 1.044 ACRE, MORE OR LESS

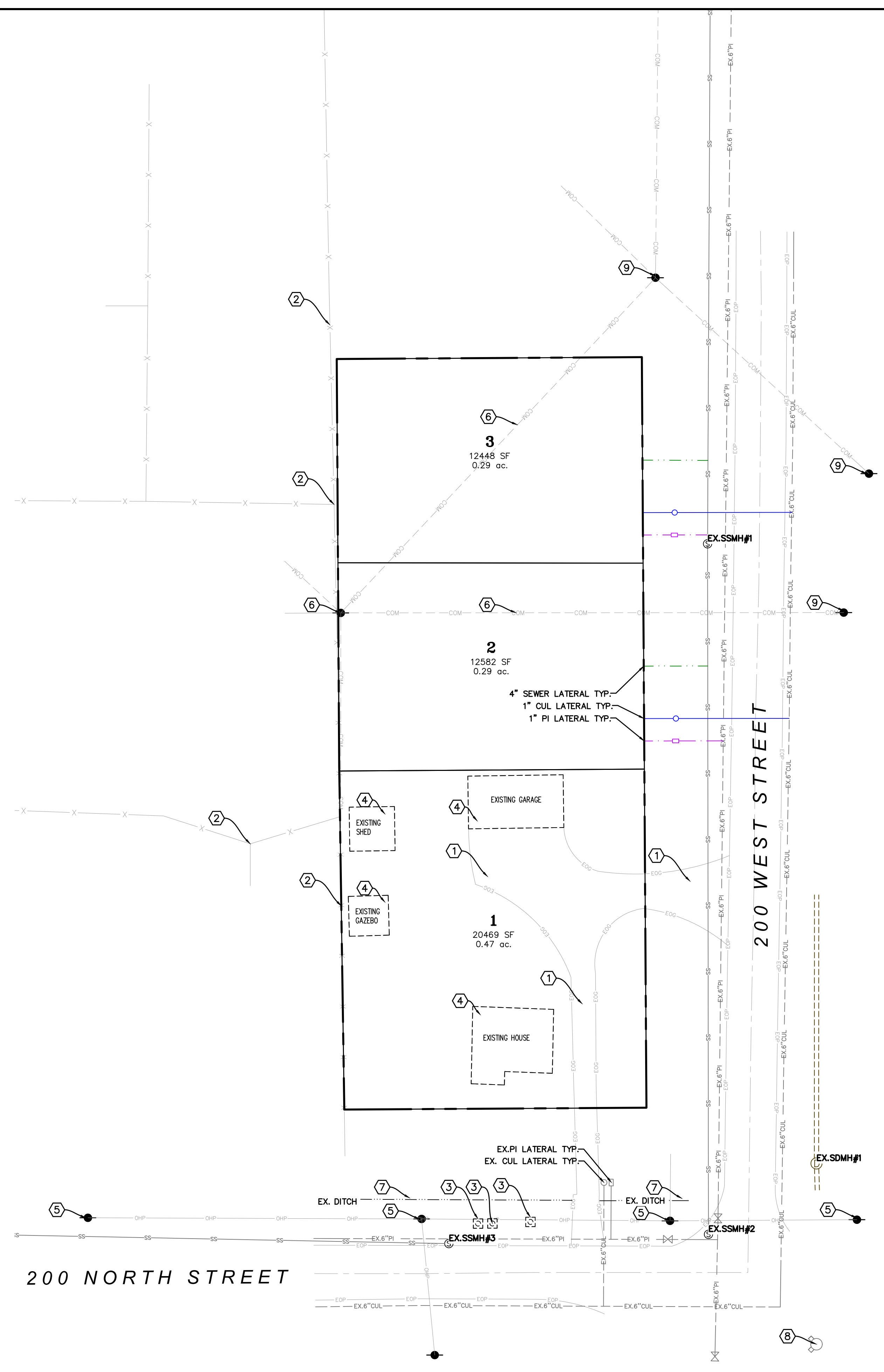
OWNER'S DEDICATION
 (I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2023.
 BRADEN WILLIAMS: _____
 LAUREN M. WILLIAMS: _____

ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF UTAH S.S.
 ON THE _____ DAY OF _____, A.D. 2023, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
 COMMISSION# _____ EXPIRES _____ PRINTED NAME _____

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

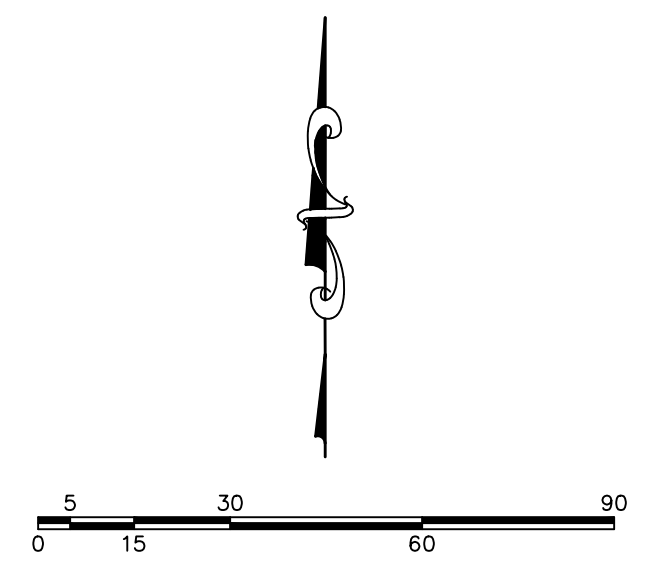
WILLIAMS SUBDIVISION
 A RESIDENTIAL SUBDIVISION IN
 SANTAQUIN, UTAH
 CONTAINING 3 LOTS AND 1.044 ACRES.
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, OF TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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



- CONSTRUCTION NOTES:**
- ① EXISTING GRAVEL TO REMAIN
 - ② EXISTING FENCE TO REMAIN.
 - ③ EXISTING MAILBOX TO REMAIN.
 - ④ EXISTING BUILDING TO REMAIN.
 - ⑤ EXISTING OVERHEAD POWER TO REMAIN.
 - ⑥ EXISTING OVERHEAD COMMUNICATIONS TO BE RELOCATED
 - ⑦ EXISTING DITCH TO REMAIN
 - ⑧ EXISTING HYDRANT TO REMAIN
 - ⑨ EXISTING OVERHEAD COMMUNICATIONS TO REMAIN
- GENERAL NOTES:**
- DEVELOPER TO DETERMINE EXACT LOCATIONS OF EXISTING CULINARY WATER AND PRESSURIZED IRRIGATION LINES.

- 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 OVERHEAD POWER
 - EXISTING OVERHEAD COMMUNICATION
 - 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)



(24"x36")
 SCALE 1" = 30'
 (11"x17")
 SCALE 1" = 60'

SHEET NO.
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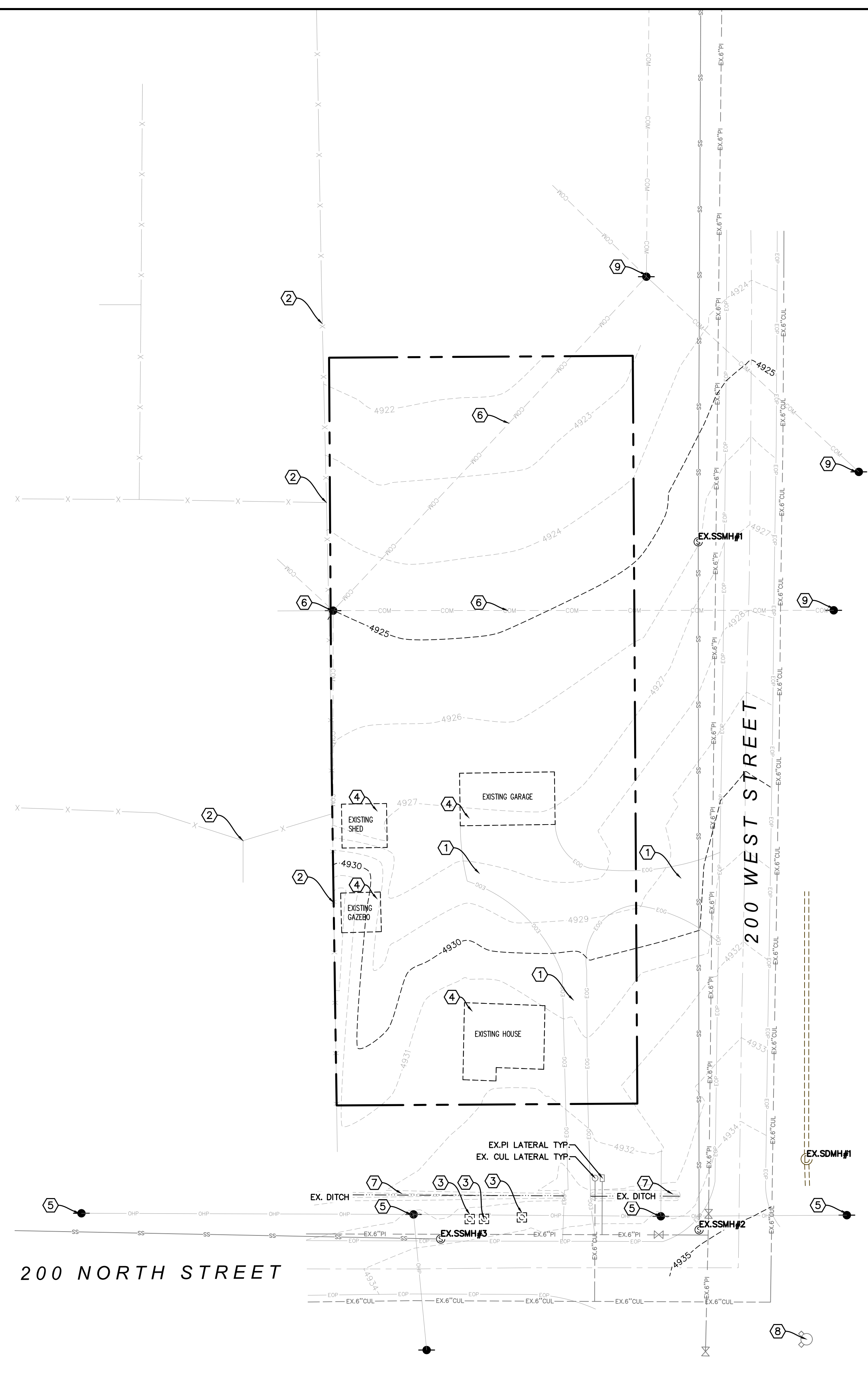
SITE PLAN

SANTAQUIN, UTAH

WILLIAMS
ATLAS SUBDIVISION
ENGINEERING
L.L.C.

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

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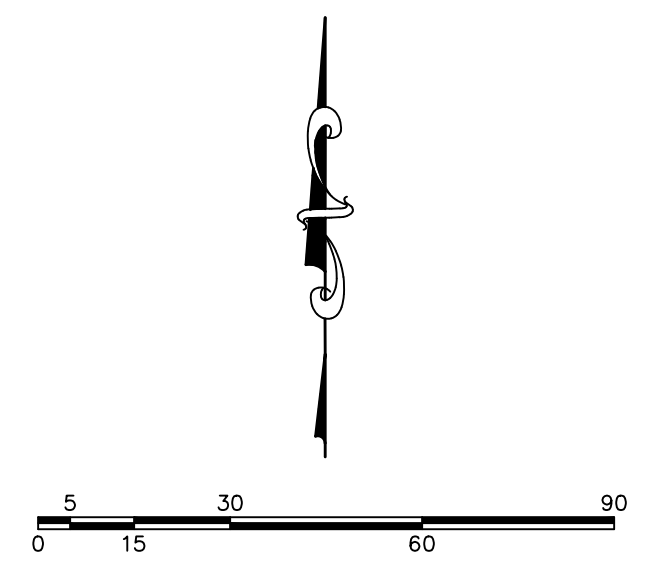


- CONSTRUCTION NOTES:**
- ① EXISTING GRAVEL TO REMAIN
 - ② EXISTING FENCE TO REMAIN
 - ③ EXISTING MAILBOX TO REMAIN
 - ④ EXISTING BUILDING TO REMAIN
 - ⑤ EXISTING OVERHEAD POWER TO REMAIN
 - ⑥ EXISTING OVERHEAD COMMUNICATIONS TO BE RELOCATED
 - ⑦ EXISTING DITCH TO REMAIN
 - ⑧ EXISTING HYDRANT TO REMAIN
 - ⑨ EXISTING OVERHEAD COMMUNICATIONS TO REMAIN

GENERAL NOTES:
 DEVELOPER TO DETERMINE EXACT LOCATIONS OF EXISTING CULINARY WATER AND PRESSURIZED IRRIGATION LINES.

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 OVERHEAD POWER
- EXISTING OVERHEAD COMMUNICATION
- 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)



(24"x36")
 SCALE 1" = 30'
 (11"x17")
 SCALE 1" = 60'

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EXISTING TOPOGRAPHY
 SANTAQUIN, UTAH

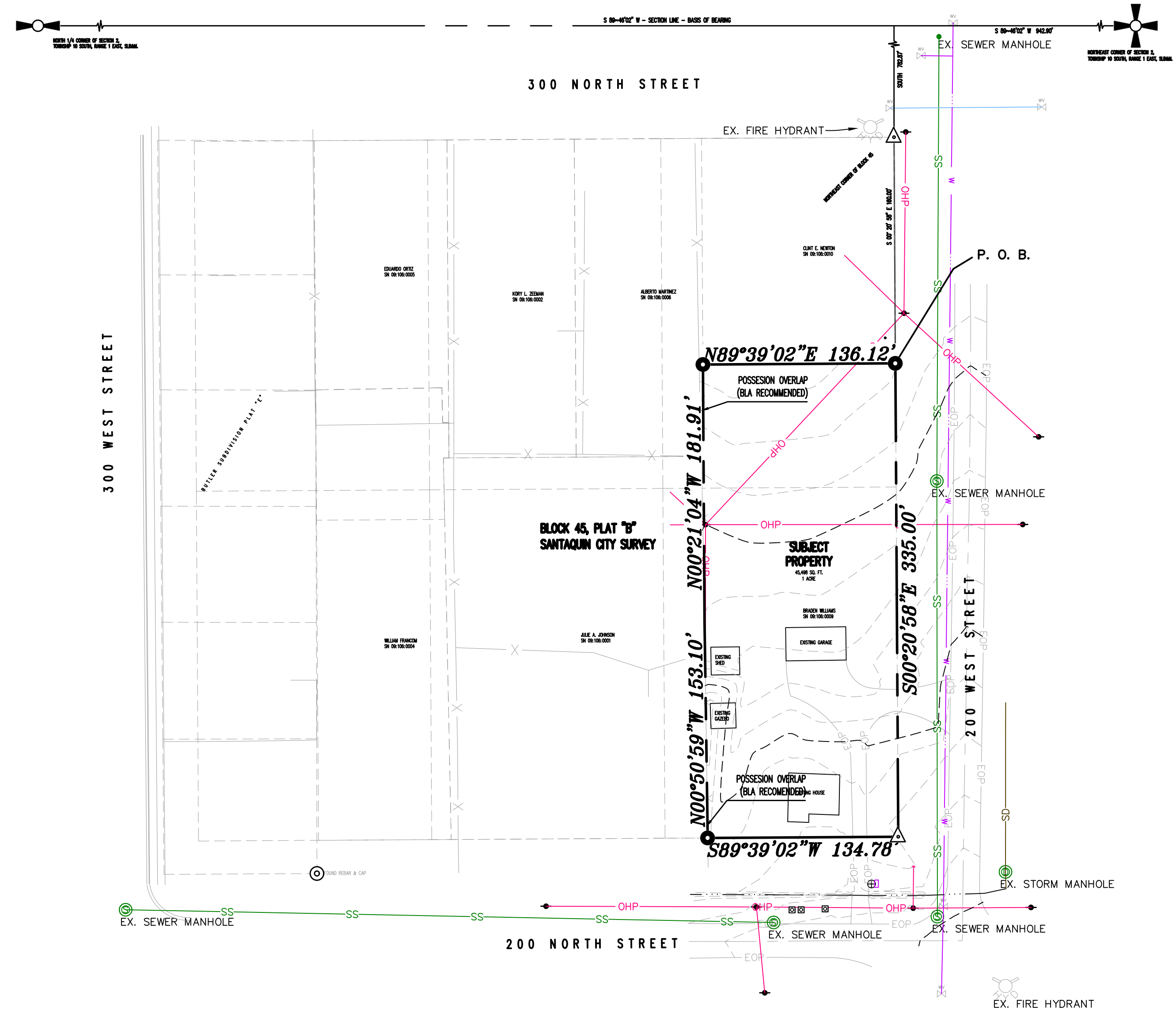
WILLIAMS
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PHONE: 801-655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

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(24"x36")
 SCALE 1" = 60'
 (11"x17")
 SCALE 1" = 120'

- FOUND SECTION MONUMENT
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING PI SERVICE
- EXISTING WATER SERVICE
- MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- SECTION LINE
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING SANITARY SEWER W/MANHOLE



PROPOSED BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 942.90 FEET SOUTH 89° 46' 02" WEST ALONG THE SECTION LINE, 782.87 FEET SOUTH TO THE NORTHEAST CORNER OF BLOCK 45, PLAT "B", SANTAQUIN CITY SURVEY, AND 160.00 FEET SOUTH 00° 20' 58" EAST FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00° 20' 58" EAST 335.00 FEET; THENCE SOUTH 89° 39' 02" WEST 134.78 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 00° 50' 59" WEST 153.10 FEET; THENCE NORTH 00° 21' 04" WEST 181.91 FEET; THENCE NORTH 89° 39' 02" EAST 136.12 FEET TO THE POINT OF BEGINNING.

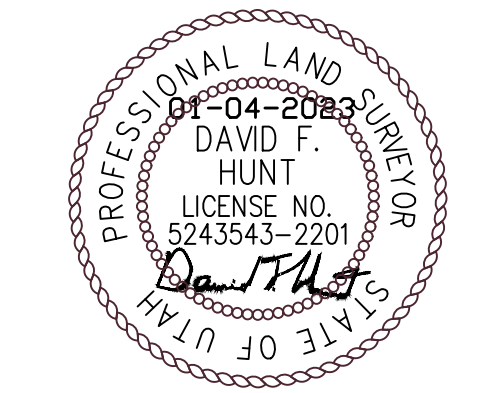
AREA= 45,498 SQ. FT. OR 1 ACRE, MORE OR LESS

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS SHOW THE RELATIONSHIP BETWEEN THE PHYSICAL POSSESSION & THE EXISTING DEEDS OF THE PROPERTY AND TO PROVIDE THE CURRENT TOPOGRAPHIC CONDITIONS.. THE BOUNDARY OF THE REQUESTED PROPERTY SHOWN IS PROPOSED AND CORRECTIVE ACTION IS REQUIRED (BOUNDARY LINE AGREEMENT).
2. THE PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
3. FOUND THE NORTH QUARTER SECTION CORNER, THE NORTHEAST SECTION CORNER, AND THE REFERENCE CORNER FOR THE NORTHEAST SECTION CORNER.
4. THE BASIS OF BEARING IS SOUTH 89° 46' 02" WEST BETWEEN THE NORTHEAST SECTION CORNER AND THE NORTH QUARTER SECTION CORNER OF SAID SECTION 2.
5. FOUND REBAR AND CAP, AS SHOWN HEREON. SET PROPERTY MARKERS, AS SHOWN HEREON. IF CORNER FALLS IN CONCRETE OR FENCE CORNER NOTHING WAS SET.
6. DEED LINES SHOWN, IF GIVEN A BASIS OF BEARING, HAVE BEEN ROTATED TO THE BASIS OF BEARING SHOWN HEREON.

CERTIFICATION

I, DAVID F. HUNT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH; THAT THIS MAP CORRECTLY REPRESENTS AN BOUNDARY & TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2022; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE PROPERTY BOUNDARY SHOWN & DESCRIBED HEREON IS CORRECT AND CAN BE RETRACED.



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RECORD OF SURVEY

SANTAQUIN, UTAH

WILLIAMS
ATLAS SUBDIVISION
ENGINEERING
L.L.C.

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

7. V.2022A.22-061. SANTAQUIN, WILLIAMS SURVEY SURVEY WILLIAMS-SANTAQUIN.DWG



DRC Members in Attendance: Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst.

Others in Attendance: CDRA Board Chair Daniel Olson, Senior Planner Loren Wiltse, Planner Camille Moffat, Recorder Amalie Ottley.

Various members of the public attended the meeting in person and via Zoom.

Engineer Lundell called the meeting to order at 10:03 a.m.

AutoZone Site Plan

A commercial site plan review for a proposed retail business located at 50 W. Main Street.

Colby Anderson attended the meeting via Zoom.

Building Official Spadafora had no comments.

Fire Marshall Sutherland pointed out the road access off of Center Street needs to be a minimum of 20 feet of asphalt for fire access. “No Parking” signs and red curbs need to be installed along the road access on Main Street and on along the fire access road. Assistant Manager Bond added that in order to meet the minimum 20-foot length at the access point, landscaping along the Center Street access may be reduced. Mr. Anderson stated he will take a look at the width of the asphalt at the Center Street access, take into account grading and drainage, and adjust the landscaping as needed.

Police Chief Hurst had no comments.

Director Callaway thanked the applicant for relocating the water line on Center Street. Director Callaway also addressed the sewer connection, asking that it not be tied into the manhole, but rather tie into existing lines.

Assistant Manager Bond expressed his appreciation working with Colby. He spoke about the applicant possibly working with the neighbors to the west of the site that could in turn come forward in an amendment. Assistant Manager Bond represented that Canyon View Medical may be willing to work with the applicant to extend access and straddle the property line, creating a shared ingress/egress and more connectivity for both properties. Assistant Manager Bond also spoke about the proposed connection of the parking lots on the north end of the properties. Site plans and approval from UDOT are still pending.

Police Chief Hurst inquired about trees being installed in the park strip. Assistant Manager Bond addressed the impact of the widening project on any proposed landscaping as well as concerns with line of site for incoming and outgoing traffic. Assistant Manager Bond also stated that a “Right Turn Only” sign is needed at the Main Street exit. Engineer Lundell stated that stamped concrete with spaced tree wells are planned for the planter strips with the upcoming Main Street Widening Project. Manager Beagley confirmed that no new planter boxes will be installed along Main Street when widened.

Engineer Lundell referenced redline notes showing fill must be A1a standard. He pointed out that the city still has not received a Storm Drain report with calculations from the applicant. The noted street light relocation is not necessary as part of the Main Street Widening project will likely take care of that issue. Engineer Lundell inquired about the existing manhole on the property. The applicant stated the plan would be to confirm that the manhole is not used and then remove it and then connect the sewer lateral lines. Engineer Lundell stated that the existing sewer line needs to be looked at more closely to make sure there are no issues. Engineer Lundell asked where the applicant plans to get power to the site. The applicant confirmed that overhead power is likely to come from the connection on the north end of the site and will work with Rocky Mountain Power for that connection.

Assistant Manager Bond pointed out the requirement for a certain amount of shrubs on the west side of the property. He stated the city is happy with the landscaping plans as presented for the shrubs and plants. Assistant Manager Bond also addressed curbing and fencing along property lines. Manager Beagley pointed out that curbing will be required along the western border on the north end of the parking lot because the neighboring project is not finished. The applicant inquired if there was preference for relocation of the trees currently shown in the park strip. The DRC members agreed that relocating them to the retention pond area of the site is a suitable location.

Assistant Manager Bond made a motion to conditionally approve the AutoZone Site Plan with the following conditions:

- UDOT provide approval for the ingress/egress approach on Main Street.
- Any coordination with the neighboring businesses be approved accordingly regarding connectivity in the parking lots or entrances.
- A Storm Water Report be provided to the city.
- Landscaping on the east side of the property be adjusted accordingly to provide necessary width for fire access.
- All other provided redlines are addressed.

Manager Beagley seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Holiday Oil Expansion Site Plan

A proposed site plan expansion of the existing gas station located at 300 E. Main Street.

Brent Neel, Cameron Duncan, and Scott Wagstaff all attended the meeting on behalf of Holiday Oil.

Building Official Spadafora pointed out that a demolition permit with coordinating asbestos tests and approvals will be required when the house on the south end of the property is torn down.

Fire Marshall Sutherland stated the fire department would be interested in performing training exercises at the house when it's ready to be demolished. Fire Marshall Sutherland highly recommended that a fire hydrant be placed near the new entrance of the new part of the lot to allow for more convenient emergency access to the building. Manager Beagley pointed out where the existing City water line is located on the property.

Chief Hurst inquired about the grading difference between the parking lots. The applicants stated that the parking lot will be one large continuous parking lot allowing for vehicles to travel back and forth between the canopies.

Director Callaway pointed out that the water line conflicts with the represented location of the storm drain and infiltration galleries. Manager Beagley stated that retention tanks (R-Tanks) must be a minimum of 5 feet from any utilities, curbing, etc. He pointed out that percolation rates will need to be tested on the site and that information be provided to the city in a Storm Water Report.

Assistant Manager Bond stated that the current city code does not allow for access or driveway width(s) to be wider than 30 feet. As this situation may pose a problem for landowners and the applicants the city will look more closely at the code requirements and possibly go through a code amendment process for possible changes. Assistant Manager Bond also pointed out that, per city code, because more than 40% of the building site is being changed, the entire site is therefore subject to current code requirements. As such, the corner of 300 East and Main Street be narrowed down to meet the clear view area requirement in the code. Assistant Manager Bond addressed the need for the two separate parcels to be consolidated into one single parcel. Assistant Manager Bond addressed existing areas on the site that would not expect to be updated to meet the code such as barriers (bollards) and landscaping. He pointed out that the proposed retention wall is less than 4 feet and therefore does not require engineering approval. Assistant Manager Bond inquired about parking at the south end of the store. The applicants represented that there are no plans to stripe for parking stalls in that area allowing for larger vehicles to parallel park.

Engineer Lundell stated that new power lines must be placed underground and recommended that conversations with Rocky Mountain Power be started sooner rather than later to install power away from the existing pole. Manager Beagley represented that the city is willing to help work with Rocky Mountain Power to place the existing power pole underground to help with visibility and safety. Engineer Lundell indicated on the Storm Drain plans that are based on the grading, it is recommended that troughs and cross-gutters be placed to minimize flow onto the existing site. Manager Beagley addressed that no additional water can flow into or add storm water into existing inlets per city code. The applicant will need to confirm pipe connections over an existing irrigation ditch with Summit Creek Irrigation (or other ownership.) The existing use of storm drain boxes cannot be used for the extension of the site. Infiltration galleries may be placed in the city right of way, but new storm drain infrastructure will need to be placed to retain a 25 year water event and control a 100 year event. Manager Beagley stated that RCP piping is not required if HDPE pipe is available. Engineer Lundell also pointed out that the current culinary service connection will be terminated and the P.I. service connection will be the one used at the site. Engineer Lundell pointed out notes showing proposed meters and clocks on the public

right-of-way stating that they need to be placed on private property. Engineer Lundell showed that the light poles exceed the 16-foot height requirement in city code.

Assistant Manager Bond pointed out that a fence will be required on the south end of the property between the business and residential area.

Manager Beagley made a motion to table the Holiday Oil site plan so that redlines and notes can be addressed. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Santaquin Peaks Industrial Park Concept Plan

A concept review of a 17-lot industrial subdivision located at approximately 225 N. Summit Ridge Parkway.

Santaquin CDRA Board Chair Dan Olson appeared at the meeting on behalf of the Santaquin Peaks Industrial Park Concept Plan.

Building Manager Spadafora had no comments.

Fire Marshall Sutherland had no comments.

Chief Hurst inquired about plans for trucks larger than 4 axels driving on Summit Ridge Parkway. Manager Beagley stated that through a geotechnical study, the laying of more asphalt, if needed, will be determined with the results of the study.

Director Callaway inquired if a turn-around will be provided on the roadways in the subdivision.

Manager Beagley stated a turn-around will not be in place on roads and vehicles will have to go through the subdivision to turn around as presented in the current concept. Assistant Manager Bond stated that future consideration will be focused on trails and orientation of buildings, especially in the lots along Summit Ridge Parkway.

Chief Hurst inquired if access will be restricted to property owners of the lots in the subdivision. DRC members discussed traffic flows and access to lots and parking areas with Board Chair Olson. The DRC also discussed asphalt and road width requirements allowing for large trucks, trailers, semis, etc. Notes were made for parking and access standpoints as well as building orientations. Chief Hurst inquired if fencing would be required between the trail corridor and the properties along Summit Ridge Parkway. Manager Beagley confirmed that fencing is not planned between the property and trail corridor.

Building Manager Spadafora inquired if parallel parking will be allowed along Summit Ridge Parkway. Manager Beagley confirmed that there should not be parking in the current emergency pull off lane.

Fire Marshall Sutherland inquired if improved turnarounds at the end of the dead-end roads will be enforceable and easily maintained. The DRC discussed having city right-of-way or easement hammerheads at the end of the roads so that maintenance can be performed all year around.

Manager Beagley brought up that a phasing plan needs to be submitted with future plan sets. He also pointed out that roads on the south end may not be fully improved initially.

Traffic Control Request

200 W. 300 S.

The DRC reviewed a stop sign request submitted by a resident to be located at the intersection of 200 W. and 300 S. commonly used by large trucks carrying construction materials.

Chief Hurst spoke about the average 10% increase of speeders in areas when general traffic increases. He believes that traffic has increased in that particular area. He and Assistant Manager Bond both stated that stop signs aren't definitive solutions to solving speeding problems in neighborhoods. Chief Hurst stated that he wasn't sure if a stop sign would or would not help traffic control in that area.

Engineer Lundell indicated that street signage doesn't always help with speeders as represented in the Manual and Uniform Traffic Control Devices federal guidelines.

The DRC discussed where a digital and flashing speed limit sign was placed in another location. The DRC members agreed that a stop sign wouldn't help and is not warranted at the 200 W. 300 S. intersection but additional police presence, speeding data, and enforcement will be encouraged.

Assistant Manager Bond made a motion to deny the traffic control request. Director Callaway seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Meeting Minutes Approval

January 10, 2023

Manager Beagley made a motion to approve the DRC Meeting Minutes from January 10, 2023. Fire Marshall Sutherland seconded the motion.

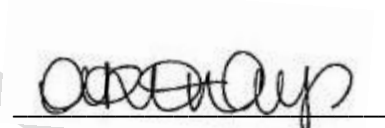
Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Derek Spencer	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Director Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 11:39 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder