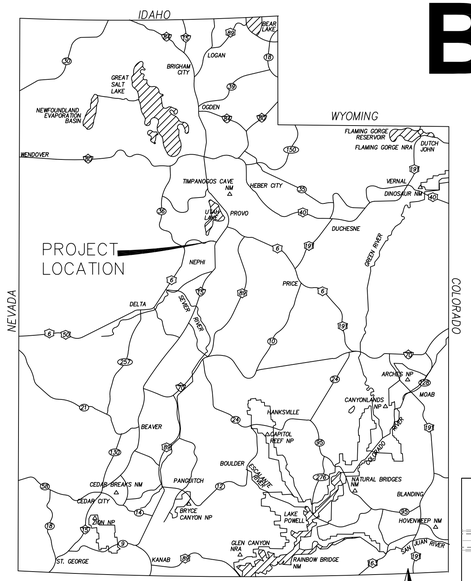
SITE DEVELOPMENT CONSTRUCTION PLANS

# BELLA VISTA SUBDIVISION

LOCATION

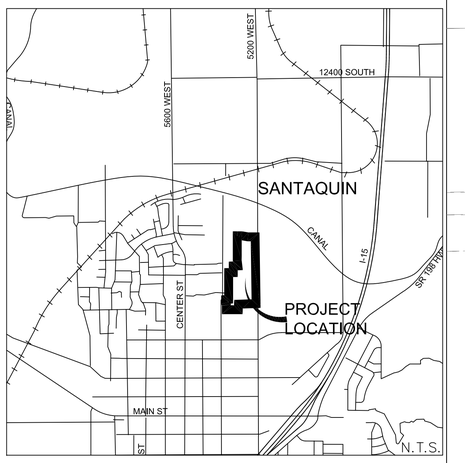
SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANTAQUIN, UTAH COUNTY, UTAH

## PRELIMINARY
## AUGUST 7, 2025




VICINITY MAP

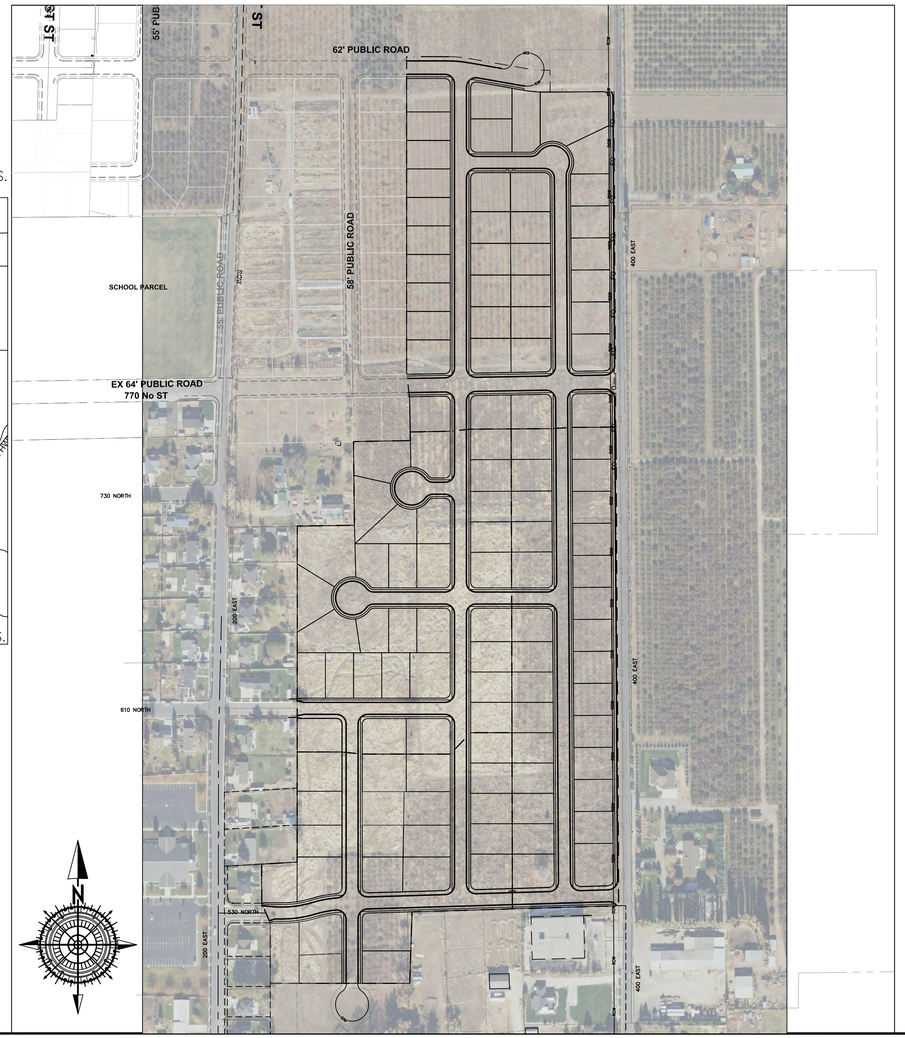
N.T.S.




N.T.S.

**PROPERTY OWNER:**
**STRATTON ACRES LLC**
**KAMERON SPENCER**
**847 E DRAPER MEADOW LANE**
**DRAPER, UTAH 84020**
**801-330-0546**

**ENGINEER:**
**GATEWAY CONSULTING INC.**
**PAUL WATSON**
**PO BOX 951005**
**RIVERTON, UTAH 84095**
**801-694-5848**




N.T.S.

**OVERALL BOUNDARY DESCRIPTION:**
BEGINNING at a point that is N 89°32'33" E 2,038.92 feet along the quarter section line and N 00°00'03" W 447.82 feet from the West Quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 119.26 feet, to a point on a 331.00' radius curve to the right, thence along arc of said curve 557.77 feet through a delta of 10°0'00" (chord bears S 85°00'00" E 57.70 feet), thence S 80°00'00" E 169.62 feet to a point on a 269.00' radius curve to the left, thence along arc of said curve 48.47' through a delta of 10°19'23" (chord bears S 85°09'42" E 48.40 feet), thence N 89°40'37" E 15.42 feet, thence S 00°19'44" E 62.02 feet, thence N 89°40'16" E 181.50 feet, thence S 00°19'44" E 2,313.69 feet, thence S 88°18'35" W 587.45 feet, thence S 01°48'51" W 203.32 feet, thence West 396.35 feet, thence N 00°04'24" W 171.75 feet, thence N 23°19'12" W 60.95 feet, thence N 00°04'26" W 111.01 feet, thence N 86°41'06" E 100.92 feet, thence N 00°01'56" E 593.22 feet, thence N 00°01'53 E 362.01 feet, thence N 89°19'18" E 156.57 feet, thence N 89°40'16" E 5.90 feet, thence N 00°40'59" W 238.01 feet, thence N 88°59'59" E 161.72 feet, thence N 01°00'01" W 124.53 feet, thence N 07°35'03" W 64.42 feet, thence N 00°00'03" W 902.78 feet to the point of BEGINNING. Parcel contains 43.38 ac.

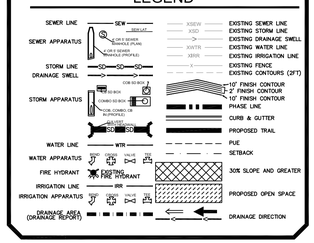
**NOTE:**
**The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and SANTAQUIN City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards'.**

**NOTE:**
**All recommendations made in a pertinent geotechnical report/study shall be followed explicitly during construction of buildings and site improvements.**

**NOTE:**
**Bella Vista not to be constructed until after Stratton Meadows Subdivision. It may be constructed concurrently with Stratton Meadows Subdivision.**

| | |
|---|---|
| **ZONE** | **R-10** |
| **LOTS** | **119** |
| **ACREAGE** | **42.8 ac.** |
| **ACREAGE LOTS** | **30.49 ac.** |
| **ACREAGE ROW** | **12.31 ac.** |
| **DENSITY** | **2.78 lots/ac.** |

LEGEND




## REVISIONS

| # | DESCRIPTION | DATE | SHEETS AFFECTED |
|---|---|---|---|
| | | | |

## INDEX OF SHEETS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| SWPPP | STORM WATER POLLUTION PREVENTION PLAN |
| ER1-ER2 | EROSION CONTROL NOTES AND DETAILS |
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**CIVIL ENGINEERING • CONSULTING • LAND PLANNING**
**CONSTRUCTION MANAGEMENT**


REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. 1

BELLA VISTA SUBDIVISION 8-7-2025

## CONSTRUCTION NOTES

**Construction Notes**

**1. All work to be done in conformity to SANTAQUIN CITY standards and specification and as directed by the SANTAQUIN CITY engineer or his representatives.**
**2. All sewer and water system construction shall be in accordance with SANTAQUIN CITY standards and specifications. Contractor to obtain current standards from the SANTAQUIN CITY.**
**3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.**
**4. Contractor responsible for protection of all utilities shown or not shown.**
**5. Contractor shall be responsible to obtain and pay for necessary permits.**
**6. Contractors shall attend all pre-construction conferences.**
**7. Contractor shall be responsible for all public safety and OSHA standards.**
**8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines.**
**9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with SANTAQUIN CITY standards.**
**10. All culinary water lines shall be per SANTAQUIN CITY standards.**
**11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 4 feet, unless otherwise noted on the plan and profile sheets.**
**12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 12 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 12 inches from the waterline.**
**13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchrap no. 50. All fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.**
**14. Sanitary sewer laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted green.**
**15. All sewer laterals will be marked with a "S" stamped into the curb above.**
**16. Culinary water laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted blue.**
**17. All culinary water laterals will be marked with a "W" on the curb above.**
**18. Contractor to verity as build sewer laterals for building FF design. Existing sewer lateral to govern.**

**NOTE:**
**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 full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards'.**

## MISC CONSTRUCTION NOTES

*THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.*

GENERAL NOTES:

*1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: SANTAQUIN CITY STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERETO UNLESS OTHERWISE STATED.*
*TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), THE M.U.T.C.D. MANUAL FOR STRIPING AND LAND DISTURBANCE, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.*

*2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT SANTAQUIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.*

*3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.*

*4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.*

*5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.*

*THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.*

*6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.*

*7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SANTAQUIN CITY AND UDOT CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.*

*8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.*

*9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.*

*IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.*

*SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.*
*THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.*

*10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.*

*11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.*

*12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.*

*13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.*

*14) THE CONTRACTOR AGREES THAT:*

- *A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.*
- *B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.*
- *C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.*
- *D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.*
- *E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.*
- *F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.*

*15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.*

*16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.*

*17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS MAY BE DONE BY AWARDED SURVEYOR.*
*THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR BACK CHARGE TO THE CONTRACTOR.*

*18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.*

*19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.*

*20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.*

*21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.*

*22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.*

*PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.*

*23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.*

*24) BENCHMARK:*
*ELEVATION: 4759.858*
*DESCRIPTION: NORTHEAST CORN SEC 36, T9S, R1E, SLB&M*
*FOUND 3" BRASS CAP*

CLEARING AND GRADING NOTES:

*1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SANTAQUIN CITY STANDARD SPECIFICATIONS, AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.*

*2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.*

*3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY SANTAQUIN CITY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.*

*4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF CMT ENGR. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION*

DEWATERING NOTES:

*1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN OPERATIONS.*
*A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.*

*2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.*

*3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.*

*4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.*

UNDERGROUND UTILITIES:

*1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.*

*2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL THE CONTRACTOR SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.*

*3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.*

*4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.*

*5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.*

*6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:*

- *TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS*
- *TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS*

*7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SANTAQUIN CITY FOR H-20 LOAD REQUIREMENTS.*

*8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SANTAQUIN CITY DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.*

*9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF SANTAQUIN CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.*

*10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.*

*11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.*

*12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.*

SURFACE IMPROVEMENTS:

*1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 96 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.*

*2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1 FOOT CONCRETE COLLAR - SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SANTAQUIN CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.*

*3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.*

*4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SANTAQUIN CITY DEVELOPMENT GUIDELINES.*

*5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY OF SANTAQUIN, AND POWER CO. TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.*

*6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.*

*7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.*

811 BLUE STAKES UTAH

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: NTS


GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5048
paul@gatewayconsultinglc.com


CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

# BELLA VISTA SUBDIVISION

PROJECT NOTES AND CONTACT INFORMATION

8-7-2025
PLOT DATE:

SANTAQUIN CITY

STEPHEN PAUL ROSE — 9015510 — PROFESSIONAL ENGINEER — STATE OF UTAH
REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. 1A

## LEGAL DESCRIPTIONS

PARCEL 1:

Commencing 17.76 chains East of the Southwest corner of the Northwest quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence East 5.98 chains; thence North 13.59 chains; thence East 25 links; thence North 6.45 chains to a point 20 chains North of the South line of said Northwest quarter; thence West 5.78 chains; thence South 6.45 chains; thence West 50 links; thence South 13.59 chains to the beginning.

ALSO that portion of land acquired by Boundary Line Agreement recorded March 19, 2007 as Entry No. 39584:2007.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located North 89°32'33" East along the quarter section line 1,136.25 feet from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 01°41'33" East 17.18 feet; thence along the arc of a 790.00 foot radius curve (radius bears North 14°48'36" East) 80.27 feet through a central angle of 05°49'18" (Chord: South 78°06'03" East 80.23 feet) to said quarter section line; thence South 89°32'33" West along said quarter section line 79.02 feet to the point of beginning.

ALSO LESS AND EXCEPTING that portion of land deeded to Kenyon L. Farley and Irene Farley aka Irene L. Farley by Boundary Line Agreement recorded March 19, 2007 as Entry No. 39584:2007.

PARCEL 2:

Commencing North 1323.92 feet and East 1184.66 feet from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 423.05 feet; thence West 22.17 feet; thence North 01°41'33" East 21.06 feet; thence North 00°13'13" West 402 feet; thence East 23.09 feet to the beginning.

PARCEL 3:

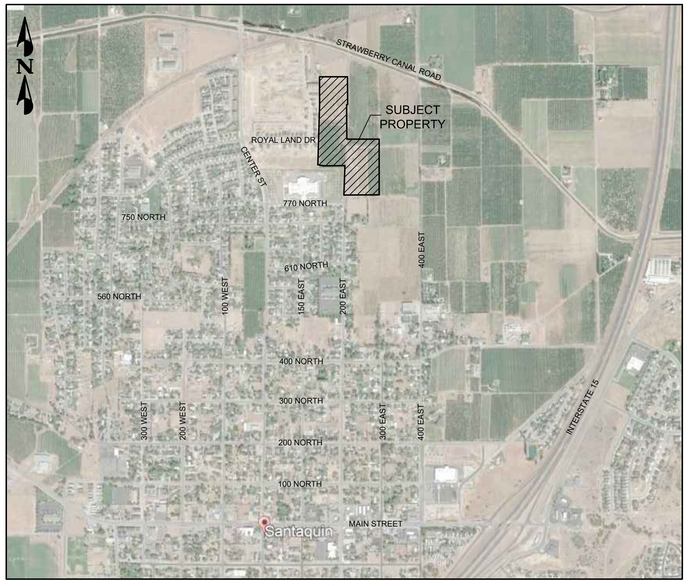
Commencing 9.20 chains West of the Southeast Corner of the Northwest Quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 6.72 chains; thence West 8.04 chains; thence North 6.72 chains; thence East 1.07 chains; thence North 16.99 chains; thence East 25 links; thence North 1.47 chains; thence East 6.72 chains; thence South 18.46 chains to beginning.

LESS AND EXCEPTING the following:

Beginning at the intersection of the North boundary line of Plat "B", Alpine View Subdivision and the Easterly right-of-way line of Center Street (a 99' wide public road) as dedicated on Plat "E", The Orchards Subdivision official plat. Said intersection lies 2,050.41 feet N. 00°16'52" W. along the section line and 407.76 feet East of the Southwest corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence N. 00°12'34" E. 123.48 feet along said right-of-way, thence continuing along said right-of-way along a curve turning to the left with an arc length of 538.70 feet, a radius of 1,054.00 feet and a chord bearing and distance of N. 14°25'59" W. 532.85 feet to the ¼ section line, thence N. 89°32'36" E. 1,257.59 feet along the ¼ section line, thence S. 02°13'39" W. 626.31 feet to the Northeast corner of said Plat "B", Alpine View Subdivision, thence S. 88°46'00" W. 1,101.10 feet along said subdivision to the point of beginning.

ALSO LESS AND EXCEPTING the following:

Beginning at a point that lies S 00°20'15" E 1371.20 feet along the Quarter Section Line and 27.63 feet West from the North Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, thence S. 00°33'21" E. 156.60 feet along the West line of a Warranty Deed as recorded in the Utah County Recorder's office as Entry Number 56278, thence N. 89°24'42" E. 10.35 feet along the South line of said Warranty Deed to the West line of 5200 West Street, thence along said West line of said 5200 West Street the following 2 courses (1) S. 00°24'57" E. 500.88 feet, (2) S. 00°19'44" E. 155.45 feet, thence S. 89°40'02" W. 181.50 feet, thence S. 00°19'44" E. 127.73 feet, thence N. 80°00'00" W. 274.06 feet, thence West 613.10 feet to the Southeast corner of a Quit Claim Deed as recorded in the Utah County Recorder's Office as Entry Number 93946:2017, thence N. 00°27'24" W. 506.49 feet along the East line of said Quit Claim Deed, thence N. 89°32'36" E. 33.00 feet to the East line of a 2 rod street as platted in Map 34-E (a Subdivision of the West half of said Section 36 filed June 3, 1908 in the office of the Utah County Recorder), thence N. 00°27'24" W. 551.60 feet along said East line, thence N. 89°32'36" E. 49.50 feet along Lot 3 of said Subdivision, thence N. 00°27'24" W. 203.58 feet along Lot 3 of said Subdivision to the South Line of Strawberry High-line Canal Easement, thence S. 69°35'24" E. 16.70 feet along said South line to the Northeast Corner of a less and excepting parcel of land as recorded in the Utah County Recorder's Office as Entry Number 55820:2008, thence S. 00°33'00" E. 4.67 feet along the West line of said Parcel of Land, thence S. 69°32'40" E. 1023.79 feet to the point of beginning.




**VICINITY MAP**
(NOT TO SCALE)

## REFERENCE DOCUMENTS

CHERRY ORCHARD ESTATES PLAT-G
ENTRY: 16468:2001 MAP #8952

THE ORCHARDS PLAT "G-4"
ENTRY: 131982:2021 MAP #17824

APPLE VALLEY PLAT A
ENTRY: 46147:2018 MAP #16048

## BENCHMARK

EAST 1/4 CORNER SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
NAD83 ELEVATION=4793.24

## LOCATION

LOCATED IN PORTIONS OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

## FLOOD ZONE

PARCELS LIE WITHIN FLOOD ZONE X,
AREA OF MINIMAL FLOOD HAZARD
COMMUNITY-PANEL NUMBER 49049C0975F,
EFFECTIVE DATE: JUNE 19, 2020

## TITLE REPORT EXCEPTIONS

Republic National Title Insurance Company
Cottonwood Title Insurance Agency
File Number: 155143-RCM
Commitment Date: August 18, 2022 at 7:30AM

1.-15. {Not a survey matter}

16. Easement Agreement in favor of Qwest Corporation d/b/a CenturyLink QC, its successors, assigns, lessees, licensees, agents and affiliates to construct, operate, maintain, repair, expand, replace and remove a communication system and incidental purposes, by instrument recorded October 7, 2020, as Entry No. 156593:2020. {Does not affect Subject Property as shown hereon}

NOTE: The legal description therein appears to contain an error.

17. Rights of the public, and others entitled thereto, to use for street and incidental purposes any portion of the Land lying within 200 East Street. {Affects Subject Property as shown hereon}

18.-22. {Not a survey matter}

## NARRATIVE

The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

Basis of Bearing is North 89°32'33" East between the East Quarter corner and the West Quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian as shown hereon.

## SURVEY DESCRIPTION

Beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number 102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section line, 1146.15 feet and North, 317.94 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East Quarter Corner of said Section 36; and running thence along the easterly boundary line of said The Orchards Plat G-1 the following two (2) calls; 1) North 01°38'35" E, 595.10 feet; 2) North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 506.49 feet; thence East, 475.18 feet; thence South 00°00'03" East, 819.47 feet; thence South 89°37'56" West, 519.60 feet; thence North 02°13'39" East, 432.44 feet to a point the quarter section line; thence South 89°32'33" West, along said quarter section line, 320.88 feet to a point on a non-tanget 790.00 foot radius curve to the right; thence 79.47 feet along said curve through a central angle of 05°45'50" (chord bears North 78°07'37" West, 79.44 feet) to a point on the easterly boundary line of The Orchards Plat G-4, Entry Number 131982:2021, Map Number 17824; thence North 01°38'35" East, along said easterly boundary line, 301.17 feet to the point of beginning.

Contains: 21.69 Acres

## SURVEYORS CERTIFICATE

To: Stratton Acres, LLC, a Utah limited liability company, Old Republic National Title Insurance Company, and Cottonwood Title Insurance Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on: September 23, 2022.

PROFESSIONAL LAND SURVEYOR 9679988 ROBERT LAW 10-11-22 STATE OF UTAH

Robert Law
PLS# 9679988

10-11-2022
Date:

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 09/2022
SURVEY BY: PEPS, CREW
DRAWN BY: BCB
DESIGNED BY: N/A
CHECKED BY: RSL
SCALE: 1"=60'


CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL
ENVIRONMENTAL • CIVIL ENGINEERING • TRANSPORTATION ENGINEERING
SURVEYING • CONSTRUCTION MANAGEMENT • SPECIALTY LAB


**STRATTON ACRES, LLC**
**ALTA/NSPS SURVEY**
PARCELS: 29:042:0049, 29:042:0046, & 29:041:0176
OCTOBER 11, 2022 — LAST REVISED
1555.2210 — PROJECT NUMBER
DWG \ ALTA-PH2 — DRAWING FILE

SANTAQUIN
CITY

SHEET NO. 1/2

WEST 1/4 CORNER SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN (MONUMENT NOT FOUND)

N 89°32'33" E 1146.15' (P.O.B.)

S 00°11'20" E 2653.70' (CALC)
S 00°11'18" E 2653.70' (REC)

NORTHWEST CORNER SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN (MONUMENT FOUND)

120 EAST

840 N.

990 N.

770 N.

THE ORCHARDS PLAT G-4

THE ORCHARDS PLAT G-1

APPLE HOLLOW AT THE ORCHARDS PLAT A-1

ROYAL LAND DRIVE

604 603 602 601 209 208 207 206 205 204 203 202 201

N 01°38'35" E 301.17'

NORTH 317.94' (P.O.B.)

P.O.B.

N 01°38'35" E 595.10'

N 00°13'13" W 139.06'

N 00°13'13" W 258.32'

EX. SSMH
LID=4829.45
FL 8" (E)=4820.75
FL 8" (W)=4820.70

EX. WTR VALVE

EX. TELE PEDESTAL

EX. TRANSFORMER

EX. IRR VALVE

FND PLUG PLS166406

FND R&C PLS166406

FND R&C PLS166406

FND R&C PLS166406
(0.36' EAST OF LOT CORNER

EX. WTR VALVE

EX. IRR VALVE

EX. TRANSFORMER

EX. TELE PEDESTAL

EX. SSMH
LID=4815.46
FL 8" (E)=4806.51
FL 8" (W)=4806.46

EX. SDMH
LID=4815.21
FL 15" (N/S)=4809.81
FL 15" (W)=4809.66

PARCEL 1: LESS AND EXCEPTING

R=790.00'
D=05°45'50"
L=79.47'
CB=N78°07'37"W
CL=79.44'

PARCEL 2: 29:042:0046

4.6' TITLE OVERLAP

12.6' TITLE OVERLAP

APPLE VALLEY PLAT A
ENTRY: 481417:2018

BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT 34:619:0001

PARCEL 1: 29:042:0049

**OVERALL PROPERTY**
21.69 Acres (944,744 Sq. Ft.)

EX. 8" PVC

EX. ICV

EX. 8" PVC

UPT FAMILY FARMING LC
29:042:0042

EX. DIRT ROAD

EAST 411.19'

16 5.0' EASEMENT IN FAVOR OF QWEST CORPORATION d/b/a CENTURY LINK QC

S 89°32'33" W 320.88'

EX. STORM TECH MANHOLE
LID=4836.88
FL 15" (N)=4831.98
FL 15" (S)=4829.58
BOTTOM=4828.98

N 89°32'33" E 1536.13' (P.O.B.)

EX. TRANSFORMER

EX. FH

EX. IRR VALVE

EX. WTR VALVE

N 89°32'33" E 30.71'

N 02°13'39" E 432.44'

200 EAST

EX. ASPHALT ROAD

EX. ICV

S 00°27'27" E 506.49'

S 00°27'27" E 409.77'

S 89°32'33" W 16.49'

EX. ASPHALT ROAD

12.1' TITLE GAP

15.2' TITLE GAP

16.5' TITLE GAP

15.6' TITLE GAP

EX. IRR VALVE

EX. ELEC. BOX

EX. WATER MANHOLE

EX. SSMH
LID=4840.84
FL 8" (S)=4828.74
FL 8" (N)=4828.79

EX. SDCB W/ HOOD
GRATE=4836.10
TOP OF HOOD=4833.60
BOTTOM=4829.90

EX. SSMH
LID=4836.32
FL 8" (S)=4827.02
FL 8" (W)=4826.97

EX. DIRT ROAD

JOHNSON, ROYCE J & GEORGIE
29:041:0022

S 89°37'56" W 519.60'

EX. TRANSFORMER

PARCEL 1: 29:041:0176

BASIS OF BEARING
S 89°32'33" W 5292.35' (PER THE ORCHARDS PLAT G-1)
S 89°32'33" W 5292.30' (CALC)

EX. GREENHOUSES (TYP)

EX. GREENHOUSES (TYP)

EX. DIRT ROAD

EX. DIRT ROAD

EAST 475.18'

EX. IRR. CONTROL VALVE BOX

EX. DIRT ROAD

CASCADE SHADOWS INC
29:041:0042

S 00°00'03" E 819.47'

NO PARCEL

BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT
29:042:0061

STRATTON, KIMBELL T & MARLENE EVANS
29:042:0062

EAST 1/4 CORNER SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN (MONUMENT FOUND)

4840 4835 4830 4825 4820 4815 4810

60 0 60 120
SCALE IN FEET

## LEGEND

- BOUNDARY LINE
- ADJOINING PARCELS
- SECTION LINE
- EXISTING CURB & GUTTER
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- SDCB CATCH BASIN
- SSMH SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- (#) TITLE REPORT EXCEPTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 09/2022
SURVEY BY: PEPG CREW
DRAWN BY: BCB
DESIGNED BY: N/A
CHECKED BY: RSL
SCALE: 1"=60'


CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL ENVIRONMENTAL • MATERIALS ENGINEERING • HYDROLOGY • PAVING SURVEYING • CONSTRUCTION MANAGEMENT • SPECIALTY LAB


# STRATTON ACRES, LLC
# ALTA/NSPS SURVEY

PARCELS: 29:042:0049, 29:042:0046, & 29:041:0176

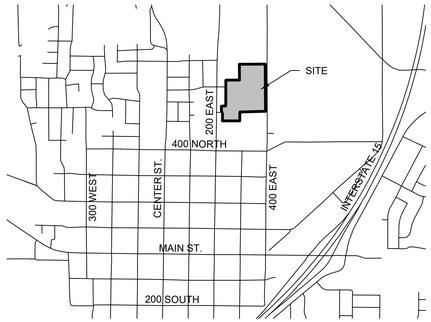
OCTOBER 11, 2022 — LAST REVISED
1555.2210 — PROJECT NUMBER
DWG \ALTA-PH2 — DRAWING FILE

SANTAQUIN
CITY

SHEET NO. 2/2

# ALTA / NSPS LAND TITLE SURVEY
# PREPARED FOR
# CLAYTON PROPERTIES GROUP II, INC.

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN




## VICINITY MAP

## AREA

22.457 ACRES MORE OR LESS.

## ZONING

NOT PROVIDED BY TITLE COMMITMENT

## BASIS OF BEARING

NORTH 0°19'44" WEST - BEING THE NORTH-SOUTH QUARTER SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

## FLOOD INSURANCE DATA

PER THE FEMA WEBSITE, FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARDS FOR THE SUBJECT PROPERTY, THEREFORE A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME

## PARKING STALLS

NO PARKING STALLS WERE OBSERVED AT TIME OF SURVEY

## NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/NSPS SURVEY TO SHOW ALL IMPROVEMENTS AND STRUCTURES RELATIVE TO BOUNDARY LINES.

## SURVEYOR'S CERTIFICATE

TO: CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION DBA OAKWOOD HOMES
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 24, 2018.

PROFESSIONAL LAND SURVEYOR
6390728
MARSHALL
BYRD
STATE OF UTAH

MARSHALL D. BYRD P.L.S. 6390728
STATE OF UTAH
PERIGEE CONSULTING
9089 SOUTH 1300 WEST SUITE 160
WEST JORDAN, UTAH 84088

## AS-PROVIDED DESCRIPTION

PARCEL 1:
Beginning at a point which is North 660.17 feet and West 20.29 feet from the South quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 88°18'35" West 549.74 feet; thence North 00°19'44" West 1098.49 feet; thence North 89°40'16" East 549.58 feet; thence South 00°19'44" East 1085.43 feet to the point of beginning.

PARCEL 2:
Commencing North 1742.47 feet and West 576.1 feet from the South quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°19'44" East 1098.49 feet; thence South 88°18'35" West 37.71 feet; thence South 01°48'51" West 203.32 feet; thence West 320.28 feet; thence North 00°01'53" East 344.59 feet; thence North 00°01'53" East 593.15 feet; thence North 89°40'16" East 313.94 feet; thence North 00°19'44" West 363 feet; thence North 89°40'15" East 45.74 feet to the point of beginning.

PARCEL 3:
Commencing North 439.65 feet and West 934.22 feet from the South quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°01'53" East 344.59 feet; thence South 86°41'06" West 100.92 feet; thence South 00°04'26" East 111.03 feet; thence South 23°19'12" East 60.95 feet; thence South 00°04'24" East 171.75 feet; thence East 76.07 feet to the point of beginning.

## AS-SURVEYED DESCRIPTION

Beginning at a point lying 16.5 feet perpendicularly distant Westerly from the North-South Quarter Section line of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, said point lies North 660.170 feet (Basis of bearings is North 0°19'44" West between the South Quarter Corner and the North Quarter Corner of Section 36, T9S, R1E) and West 20.290 feet from the South Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and running thence South 88°18'35" West 587.450 feet; thence South 01°48'51" West 203.320 feet; thence West 396.350 feet to the East Line of Peach Tree Estates Plat A; thence along said East Line the following (3) courses: 1) North 00°04'24" West 171.750 feet; 2) North 23°19'12" West 60.950 feet; 3) North 00°04'26" West 111.010 feet; thence North 86°41'06" East 100.919 feet; thence North 00°01'53" East 593.174 feet along the East Line and East Line extended of Cherry Orchard Estates Plat G; thence North 89°40'16" East 313.940 feet; thence North 00°19'44" West 363.004 feet; thence North 89°40'16" East 595.326 feet to a point lying 16.5 feet perpendicularly distant Westerly from said North-South Quarter Section line; thence along said 16.5 feet perpendicularly distant Westerly line South 00°19'44" East 1085.429 feet to the point of beginning.

Property contains 22.457 acres.

## SURVEYORS COMMENTS

1. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED SOLELY ON SUPPLIED DOCUMENTATION SHOWN IN A PRELIMINARY TITLE REPORT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 101763-CAF, EFFECTIVE DATE MARCH 21, 2018, AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD THAT MIGHT AFFECT THE PROPERTY SHOWN ON THIS SURVEY.

2. ADDRESS:
SANTAQUIN CITY, UTAH COUNTY, UTAH

3. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. IMPROVEMENTS SHOWN REPRESENT SITE CONDITIONS AT TIME OF SURVEY, BUT MAY BE SUBJECT TO CHANGE.

4. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

5. THE SURVEYOR RELIED ON A COMMITMENT FOR TITLE INSURANCE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 101763-CAF, EFFECTIVE DATE MARCH 21, 2018, AND DID NOT RESEARCH CHAIN OF TITLE OR SENIOR RIGHTS.

6. THE SURVEYOR MADE A PRUDENT ATTEMPT TO DISCLOSE ALL RECORD EASEMENTS SHOWN ON SAID COMMITMENT FOR TITLE INSURANCE AS WELL AS LOCATING VISIBLE UTILITY STRUCTURES AND OTHER STRUCTURES BUT DOES NOT WARRANT THEM TO BE ALL INCLUSIVE.

7. A PORTION OF THE PROPERTY HAS ACCESS TO 610 NORTH STREET, 530 NORTH STREET & 400 EAST STREET (PUBLIC STREETS).

8. NEAREST INTERSECTING STREETS SHOWN ON PLANS

9. TAX PARCEL NUMBER: 29-041-0097, 29-041-0096 & 29-041-0146

10. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, VISIBLE STRUCTURES AND BLUE STAKE GROUND MARKINGS, THEREFORE LOCATIONS SHOWN HEREON ARE APPROXIMATE

## SCHEDULE "B" ITEMS

1. a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, of adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. a) Unpatented mining claims; b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; c) water rights, claims or title to water, whether or not the matters excepted under a), b), or c) are shown by the Public Records.
6. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2018 are accruing as a lien, not yet due and payable under Parcel No. 29-041-0097.

   Taxes for 2017 are a lien past due and payable in the amount of $113.68, plus penalties and interest under Parcel No. 29-041-0097. (affects Parcel 1)
10. Taxes for the year 2018 are accruing as a lien, not yet due and payable under Parcel No. 29-041-0096.

    Taxes for 2017 are a lien past due and payable in the amount of $2,382.23, plus penalties and interest under Parcel No. 29-041-0096. (affects Parcel 2)
11. Taxes for the year 2018 are accruing as a lien, not yet due and payable under Parcel No. 29-041-0146.

    Taxes for 2017 are a lien past due and payable in the amount of $202.14, plus penalties and interest under Parcel No. 29-041-0146. (affects Parcel 3)
12. The herein described property is located within the boundaries of Santaquin City, Utah County, Central Utah Water Conservancy District, Wasatch Mental Health Special Service District, South Utah Valley Animal Special Service District, Santaquin Special Service District, Utah Valley Dispatch Special Service District and Santaquin SSD for Road Maintenance, and is subject to any and all charges and assessments levied thereunder.
13. Resolution 11-01-2004 to Create the Santaquin City, Utah Special Improvement District No. 2004-1, recorded November 22, 2004 as Entry No. 131626:2004.
14. Notice of Impending Boundary Action - Santaquin Community Development and Renewal Agency, recorded December 8, 2010 as Entry No. 106902:2010.

    Ordinance No. 11-02-2010 Approving the Creation of a Community Development and Renewal Agency, recorded December 8, 2010 as Entry No. 106903:2010.
15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
16. Claim, right, title or interest to water or water rights whether or not shown by the public records.
17. Warranty Deed and Agreements for Easement and Right of Way by and between Wilber E. Shaw and Blanche B. Shaw, husband and wife and W. K. Degraffenried, also known as Willard K. Degraffenried and Ellen W. Degraffenried, husband and wife and Donald O. Armstrong and Alice Armstrong, husband and wife, dated November 23, 1955 and recorded November 26, 1955 as Entry No. 15678 in Book 698 at Page 299.
18. Right-of-Way Easement in favor of Santaquin City Corporation for a construction easement and perpetual easement over, across, under and through said property, recorded December 14, 1993 as Entry No. 91385 in Book 3322 at Page 294.
19. Right of Entry Agreement between Vern Alma Stratton and Pamela K. Stratton and Santaquin City for the construction and maintenance of a sewer line, dated February 24, 1994 and recorded February 28, 1994 as Entry No. 16466 in Book 3379 at Page 333.
20. Notwithstanding those items described herein-above, the land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.
21. Rights of tenants in possession, as tenants only, under unrecorded leases.
22. Taxes for 2017 are a lien past due and payable in the amount of $113.68, plus penalties and interest under Parcel No. 29-041-0097. (affects Parcel 1)

    Taxes for 2017 are a lien past due and payable in the amount of $2,382.23, plus penalties and interest under Parcel No. 29-041-0096. (affects Parcel 2)

    Taxes for 2017 are a lien past due and payable in the amount of $202.14, plus penalties and interest under Parcel No. 29-041-0146. (affects Parcel 3)

## SCHEDULE "B" NOTES

| | |
|---|---|
| ITEMS 1-16: | INFORMATION / BLANKET |
| ITEM 17: | AFFECTS - PLOTTED, SHOWN ON SHEET 2 |
| ITEM 18: | AFFECTS - PLOTTED, SHOWN ON SHEET 2 |
| ITEM 19: | AFFECTS - PLOTTED, SHOWN ON SHEET 2 - RECORDED DOCUMENT APPEARS TO CONTAIN A TYPOGRAPHICAL ERROR. THE RECORDED DESCRIPTION IS INCONSISTANT WITH THE APPARENT INTENT OF THE EASEMENT SHOWN IN THE RECORDED EXHIBIT. EASEMENT DEPICTED HEREON, SURVEYOR CHANGED THE FIRST CALL FROM NORTH 87°43'37" WEST TO NORTH 87°43'37" EAST, WHICH MATCHED A PORTION OF THE SEWER IMPROVEMENTS FOUND IN THE FIELD. TITLE TO CONFIRM |
| ITEM 20: | AFFECTS PER TITLE REPORT, BLANKET |
| ITEM 21: | AFFECTS PER TITLE REPORT, NOT SURVEY RELATED |
| ITEM 22: | AFFECTS PER TITLE REPORT, NOT SURVEY RELATED |


PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM


CITY ENGINEER DATE

| MARK | DESCRIPTION | DATE | APPR. |
|---|---|---|---|

| | | | |
|---|---|---|---|
| DESIGNED BY: MB | DATE: | REV: | |
| DWN BY: | SOLICITATION NO: | | |
| CKD BY: | CONTRACT NO: | | |
| SUBMITTED BY: | | PLOTTED BY: | PLOT DATE: |
| FILE NAME: | | SIZE: ANSI D | |

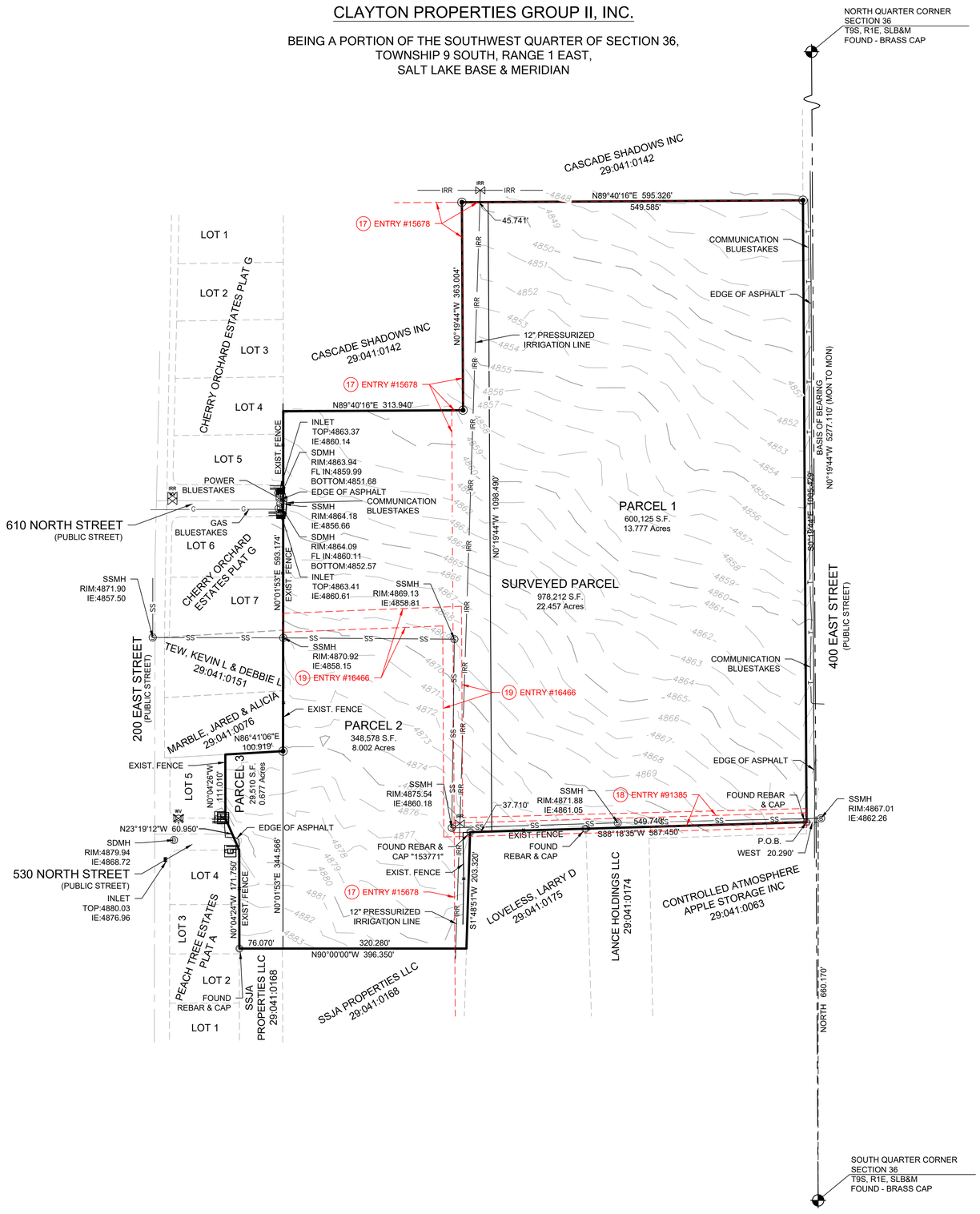
ALTA / NSPS LAND TITLE SURVEY PREPARED FOR CLAYTON PROPERTIES GROUP II, INC.

SHEET NUMBER
1 OF 2

DRAWING NAME
COVER

# ALTA / NSPS LAND TITLE SURVEY
## PREPARED FOR
## CLAYTON PROPERTIES GROUP II, INC.

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN




| SYMBOL LEGEND | |
|---|---|
| ELEC. | ELECTRICAL BOX |
| TB | TELEPHONE BOX |
| S | SEWER MANHOLE |
| | FIRE HYDRANT |
| | IRRIGATION VALVE |
| | WATER VALVE |
| D | STORM DRAIN MANHOLE |
| | STORM DRAIN CURB INLET |
| | MONUMENT AS MARKED |
| | SURVEY MARKER |
| PERIGEE | SET REBAR & CAP |

N

GRAPHIC SCALE

-100 0 50 100 200

( IN FEET )
1 Inch = 100 ft.


PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM


CITY ENGINEER DATE

| NO. | DESCRIPTION | DATE | APPR. |
|---|---|---|---|
| | | | |

DESIGNED BY: MB
DWN BY:
CKD BY:
SUBMITTED BY:
FILE NAME:
SIZE: ANSI D
DATE:
SOLICITATION NO:
CONTRACT NO:
PLOTTED BY:
PLOT DATE:
KEY:

ALTA / NSPS LAND TITLE SURVEY PREPARED FOR CLAYTON PROPERTIES GROUP II, INC.

SHEET NUMBER
2 OF 2

DRAWING NAME
ALTA

# BELLA VISTA SUBDIVISION
# PHASE 1

PROJECT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 9 SOUTH,
RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

## PRELIMINARY PLAT

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C102 | 23.56' | 15.00' | 21.21' | N45°00'02"W | 89°59'57" |
| C103 | 26.18' | 15.00' | 22.98' | S49°59'58"W | 100°00'03" |
| C104 | 23.56' | 15.00' | 21.21' | S45°00'03"E | 90°00'00" |
| C108 | 4.86' | 15.00' | 4.84' | S18°50'25"W | 18°33'52" |
| C109 | 23.56' | 15.00' | 21.21' | S44°59'57"W | 90°00'00" |
| C110 | 23.47' | 15.00' | 21.15' | N45°10'10"W | 89°39'47" |
| C112 | 2.59' | 15.00' | 2.59' | S4°36'36"W | 9°53'45" |
| C113 | 23.82' | 15.00' | 21.40' | S45°30'02"E | 90°59'58" |
| C114 | 23.30' | 15.00' | 21.03' | N44°29'58"E | 89°00'02" |
| C115 | 23.82' | 15.00' | 21.40' | N45°30'02"W | 90°59'58" |
| C116 | 23.30' | 15.00' | 21.03' | S44°29'58"W | 89°00'02" |
| C117 | 23.87' | 15.09' | 21.46' | N46°00'01"W | 90°39'45" |
| C118 | 23.39' | 15.00' | 21.09' | S44°19'51"W | 89°20'15" |
| C119 | 23.74' | 15.00' | 21.34' | S45°40'09"E | 90°39'45" |
| C120 | 23.39' | 15.00' | 21.09' | N44°19'51"E | 89°20'15" |
| C121 | 23.39' | 15.00' | 21.09' | N44°19'51"E | 89°20'15" |
| C122 | 23.74' | 15.00' | 21.34' | N45°40'09"W | 90°39'45" |
| C123 | 33.81' | 300.00' | 33.79' | N86°46'18"W | 6°27'25" |
| C124 | 18.55' | 300.00' | 18.55' | N81°46'18"W | 3°32'35" |
| C125 | 54.05' | 300.00' | 53.98' | S85°09'42"E | 10°19'23" |
| C130 | 14.16' | 15.00' | 13.64' | N62°57'34"E | 54°04'45" |
| C131 | 19.26' | 60.00' | 19.18' | N45°06'58"E | 18°23'32" |
| C132 | 79.07' | 60.00' | 73.47' | S87°56'10"E | 75°30'14" |
| C133 | 82.00' | 60.00' | 75.77' | S11°01'51"E | 78°18'23" |
| C134 | 12.86' | 331.00' | 12.86' | N89°12'35"W | 2°13'36" |
| C135 | 46.77' | 331.00' | 46.73' | N84°02'54"W | 8°05'47" |
| C136 | 23.56' | 15.00' | 21.21' | N45°19'49"W | 89°59'05" |

## NOTES:

1. ⊙ TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
3. AGRICULTURE PROTECTION AREA
   THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
4. PHASE 1 IS REQUIRED TO BE CONSTRUCTED PRIOR TO, OR CONCURRENTLY WITH PHASE 2
5. NO ACCESS TO 400 EAST IS PERMITTED FROM LOTS 122-130.
6. NO ACCESS TO ROYAL LAND DR IS PERMITTED FROM LOTS 121-122.

### ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

Approved this _____ day of_____20____

_____
ROCKY MOUNTAIN POWER

### DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION 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 PROVIDE 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 ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
Approved this _____ day of_____
20____
QUESTAR GAS COMPANY

By_____

Title_____

### CENTRACOM ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTRACOM COMPANY

BY-_____ TITLE_____

### CENTURY LINK ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTURY LINK COMPANY

BY-_____ TITLE_____

### COMCAST ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTURY LINK COMPANY

BY-_____ TITLE_____

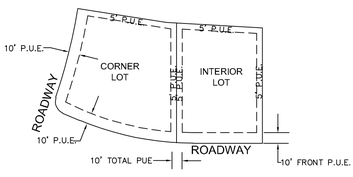
### NEBO SCHOOL DISTRICT ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

### TYPICAL LOT P.U.E. DETAILS

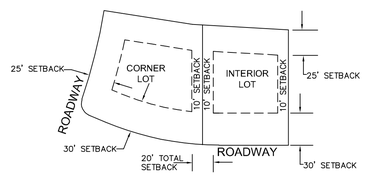



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES.
2) 5 FEET PUE REAR AND 5' PUE SIDE LOT LINES.

NOT TO SCALE

### TYPICAL LOT SETBACK DETAILS




INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOTES:
1) 30FT FRONT SETBACK
2) 25FT REAR SETBACK
3) 10FT SIDE LOT SETBACK

NOT TO SCALE

### SCHOOL BOARD ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

### CASCADE SHADOWS INC. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

### STRATTON ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

### STRATTON ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

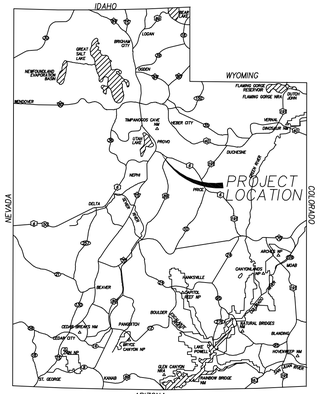
ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

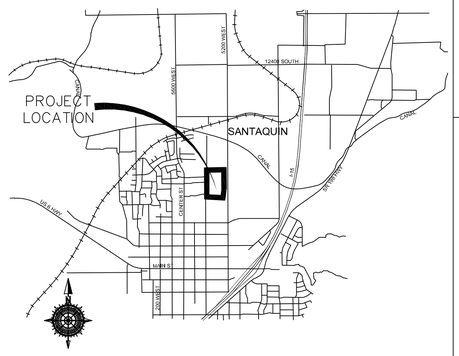
### UTAH COUNTY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
COUNTY RECORDER




VICINITY MAP




VICINITY MAP

*SURVEYOR OF RECORD:*

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

*PROJECT ENGINEER:*

*GATEWAY CONSULTING, inc*
*P.O. BOX 951005 SOUTH JORDAN, UT 84095*
*PH: (801) 694-5848*
*paul@gatewayconsultingllc.com*

### SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH AND THAT I HOLD LICENSE NO. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS BELLA VISTA SUBDIVISION PHASE 1, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

### BOUNDARY DESCRIPTION

Beginning at a point that is North 89°32'33" East, 2,038.92 feet along the quarter section line and N 00°00'03" W 447.82 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing East 119.26 feet to a point on a 331.00' radius curve to the right, thence along arc of said curve 57.77' through a delta of 10°00'00" (chord bears S 85°00'00" E 57.70 feet) thence S 80°00'00" E 169.62 feet to a point on a 269.00' radius curve to the left, thence along arc of said curve 48.47' through a delta of 10°19'23" (chord bears S 85°09'42" E 48.40 feet), thence N 89°40'37" E 15.42 feet, thence S 00°19'44" E 62.02 feet, thence N 89°40'16" E 181.50 feet, thence S 00°19'44" E 953.42 feet, thence S 89°39'44" W 124.88 feet, thence S 86°22'39" W 58.10 feet, thence S 89°39'44" W 229.89 feet, thence S 84°04'51" W 58.31 feet, thence S 88°59'59" W 113.77 feet, thence N 01°00'01" W 100.00 feet, thence N 07°35'03" W 64.42 feet, thence N 0°00'03" W 902.78 feet to the point of beginning.

Parcel contains 13.80 acres and 37 lots.

PRELIMINARY PLAT
FOR REVIEW ONLY

_____ DATE:

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20_____

_____
BOARD OF EDUCATION NEBO SCHOOL DISTRICT

_____ _____
STRATTON ACRES LLC
ANDREW FLAMM (MANAGER)

CASCADE SHADOWS INC.
KIMBALL STRATTON

_____ _____
KIMBALL T STRATTON

MARLENE EVENS STRATTON

## BELLA VISTA SUBDIVISION PHASE 1

A SINGLE FAMILY PROJECT LOCATED IN THE WEST HALF OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEARBY 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. 20____.

_____ _____
APPROVED BY MAYOR

_____ _____

_____ _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

### PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANTAQUIN CITY PLANNING COMMISSION.

_____ _____
CHAIRPERSON, PLANNING COMMISSION DATE

_____ _____
DIRECTOR, SECRETARY DATE

| COUNTY RECORDER SEAL | CITY CLERK SEAL | SURVEYORS SEAL | CITY ENGINEER SEAL | SHEET NO |
|---|---|---|---|---|
| | | | | 1/2 |

*Date 8-7-2025*
*File: PPLAT STRATTON MEADOW*

# BELLA VISTA SUBDIVISION PHASE 1

PROJECT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

FERGUSON 29:042:0020
BOARD OF EDUCATION NEBO SCHOOL DISTRICT 29:043:0048
BROADBENT 29:043:0037
BROADBENT 29:044:0034
BOARD OF EDUCATION NEBO SCHOOL DISTRICT 29:044:0043
OUR DREAM LLC 29:042:0020
BOARD OF EDUCATION NEBO SCHOOL DISTRICT 29:042:0061
STRATTON ACRES LLC 29:042:0062

EAST QUARTER CORNER
SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

WEST QUARTER CORNER
SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

400 EAST
400 EAST STREET
62' PUBLIC ROW
S00°19'44"E 953.42'
N0°19'44"W 763.32'
S0°19'44"E 98.00'
S89°39'44"W 124.88'
S89°39'44"W 229.89'
S86°22'39"W 58.10'
S84°04'51"W 58.31'
S88°59'59"W 113.77'
N01°00'01"W 100.00'
N07°35'03"W 64.42'

1/4 SECTION LINE
1/4 SECTION LINE

360 EAST STREET (KRISTIE LANE)
58' PUBLIC ROW
543.42'
N0°20'16"W 536.31

770 NORTH STREET
64' PUBLIC ROW
N85°52'52"E 199.43'

840 NORTH STREET (KRISTIE LANE)
58' PUBLIC ROW
S89°59'57"W 195.70'

300 EAST STREET
66' PUBLIC ROW
539.77'
N0°00'03"W 585.30

260 EAST STREET
58' PUBLIC ROW

ROYAL LAND DRIVE
62' PUBLIC ROW
S80°00'00"E 169.62'
N89°40'16"E 181.50'
S00°19'44"E 62.02'
N89°40'37"E 15.42'
N89°40'37"E 15.43'
N0°00'03"W 902.78'
EAST 119.26'
P.O.B.

60' RADIUS TEMPORARY TURN-AROUND TO BE VACATED WITH THE EXTENSION OF ROYAL LAND DRIVE

R=269.00'
L=48.47'
Δ=10°19'23"
S 85°09'42"E
CHL=48.40'

R=331.00'
L=57.77'
Δ=10°00'00"
S 85°00'00"E
CHL=57.70'

2,038.92'
N 89°32'33" E 5292.30' (CALC)
N 89°32'33" E 5292.35' (PER THE ORCHARDS PLAT G-1)
BASIS OF BEARING

| | | | | |
|---|---|---|---|---|
| 101 | 11732 SF | BUILDABLE 4140 SF | 905 N. | 60.00 |
| 102 | 10044 SF | BUILDABLE 1209 SF | 895 N. | 61.00 |
| 103 | 10044 SF | BUILDABLE 4209 SF | 875 N. | 61.00 |
| 104 | 10044 SF | BUILDABLE 4209 SF | 867 N. | 61.00 |
| 105 | 10044 SF | BUILDABLE 4209 SF | 855 N. | 61.00 |
| 106 | 10044 SF | BUILDABLE 4209 SF | 843 N. | 61.00 |
| 107 | 10044 SF | BUILDABLE 4209 SF | 835 N. | 61.00 |
| 108 | 10044 SF | BUILDABLE 4209 SF | 827 N. | 61.00 |
| 109 | 10044 SF | BUILDABLE 4209 SF | 817 N. | 61.00 |
| 110 | 11943 SF | BUILDABLE 4259 SF | 787 N. | 62.33 |
| 111 | 11414 SF | BUILDABLE 3868 SF | 761 N. | 65.00 |
| 112 | 10937 SF | BUILDABLE 3633 SF | 764 N. | 61.10 |
| 113 | 11173 SF | BUILDABLE 3746 SF | 784 N. | 62.43 |
| 114 | 10280 SF | BUILDABLE 4146 SF | 814 N. | 70.00 |
| 115 | 10254 SF | BUILDABLE 4125 SF | 832 N. | 70.00 |
| 116 | 10228 SF | BUILDABLE 4105 SF | 846 N. | 70.00 |
| 117 | 10202 SF | BUILDABLE 4085 SF | 854 N. | 70.00 |
| 118 | 12502 SF | BUILDABLE 4414 SF | 866 N. | 76.04 |
| 119 | 11114 SF | BUILDABLE 4538 SF | 894 N. | 62.50 |
| 120 | 11360 SF | BUILDABLE 3842 SF | 902 N. | 62.50 |
| 121 | 13834 SF | BUILDABLE 6960 SF | | 124.78 |
| 122 | 25790 SF | BUILDABLE 14475 SF | | 88.52 |
| 123 | 11910 SF | BUILDABLE 4625 SF | 878 N. | 103.91 |
| 124 | 10010 SF | BUILDABLE 3905 SF | 862 N. | 71.00 |
| 125 | 10010 SF | BUILDABLE 3905 SF | 848 N. | 71.00 |
| 126 | 10010 SF | BUILDABLE 3905 SF | 834 N. | 71.00 |
| 127 | 10010 SF | BUILDABLE 3905 SF | 822 N. | 71.00 |
| 128 | 10010 SF | BUILDABLE 3905 SF | 808 N. | 71.00 |
| 129 | 11513 SF | BUILDABLE 3905 SF | 792 N. | 70.19 |
| 130 | 10424 SF | BUILDABLE 3377 SF | 766 N. | 66.09 |
| 131 | 11086 SF | BUILDABLE 3708 SF | 763 N. | 59.86 |
| 132 | 10910 SF | BUILDABLE 3608 SF | 795 N. | 61.56 |
| 133 | 10250 SF | BUILDABLE 4122 SF | 807 N. | 68.02 |
| 134 | 10228 SF | BUILDABLE 4105 SF | 839 N. | 70.00 |
| 135 | 10207 SF | BUILDABLE 4089 SF | 851 N. | 70.00 |
| 136 | 10186 SF | BUILDABLE 4072 SF | 859 N. | 70.00 |
| 137 | 12489 SF | BUILDABLE 4404 SF | 861 N. | 76.04 |

INSTALL FENCE NO ACCESS 400 EAST

SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACKS
- EXISTING UDOT MONUMENT
- SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP

MERITAGE HOMES OF UTAH INC xxxxx

SURVEYOR OF RECORD:

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

PROJECT ENGINEER:

GATEWAY CONSULTING, inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

SHEET NO 2/2

SANTAQUIN CITY RECORDER
NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

COUNTY RECORDER

# BELLA VISTA SUBDIVISION PHASE 2

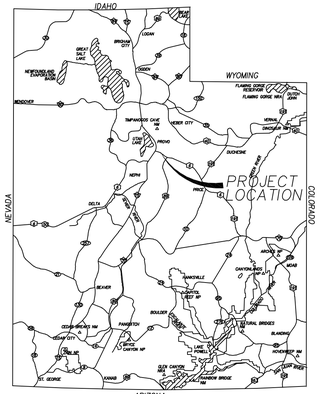
PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

## PRELIMINARY PLAT

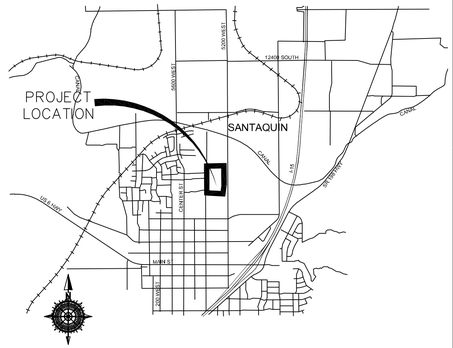
| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C130 | 23.57' | 15.00' | 21.22' | N45°00'28"W | 90°00'50" |
| C131 | 23.56' | 15.00' | 21.21' | N44°59'05"E | 89°59'10" |
| C132 | 14.16' | 15.00' | 13.64' | S62°57'49"E | 54°06'09" |
| C133 | 58.53' | 60.00' | 56.24' | S63°51'33"E | 55°53'37" |
| C134 | 79.16' | 60.00' | 73.54' | N50°23'50"E | 75°35'38" |
| C135 | 64.37' | 60.00' | 61.32' | N18°07'55"W | 61°27'52" |
| C136 | 58.37' | 60.00' | 56.09' | N76°43'57"W | 55°44'11" |
| C137 | 41.33' | 60.00' | 40.52' | S55°39'52"W | 39°28'12" |
| C138 | 14.15' | 15.00' | 13.63' | S62°57'26"W | 54°03'21" |
| C139 | 23.56' | 15.00' | 21.21' | N44°59'58"E | 90°00'03" |
| C140 | 14.16' | 15.00' | 13.64' | S62°57'37"E | 54°04'45" |
| C141 | 47.21' | 60.00' | 46.00' | S58°27'48"E | 45°05'06" |
| C142 | 70.47' | 60.00' | 66.49' | N65°20'44"E | 67°17'50" |
| C143 | 66.39' | 60.00' | 63.05' | N0°00'00"W | 63°23'37" |
| C144 | 69.76' | 60.00' | 65.89' | N65°00'09"W | 66°36'41" |
| C145 | 47.93' | 60.00' | 46.67' | S58°48'23"W | 45°46'15" |
| C146 | 14.16' | 15.00' | 13.64' | S62°57'37"E | 54°04'45" |
| C147 | 23.56' | 15.00' | 21.21' | N45°00'02"W | 89°59'57" |
| C148 | 23.56' | 15.00' | 21.21' | N44°59'58"E | 90°00'03" |
| C149 | 23.56' | 15.00' | 21.21' | N45°00'02"W | 89°59'57" |
| C150 | 23.56' | 15.00' | 21.21' | S44°59'58"W | 90°00'03" |
| C151 | 23.56' | 15.00' | 21.21' | N45°00'02"W | 89°59'57" |
| C152 | 23.56' | 15.00' | 21.21' | S45°00'02"E | 89°59'57" |
| C153 | 23.56' | 15.00' | 21.21' | S44°59'58"W | 90°00'13" |

## NOTES:

1. ⊙ TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
3. AGRICULTURE PROTECTION AREA
   THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
4. PHASE 2 MUST BE CONSTRUCTED AFTER OR CONCURRENTLY WITH PHASE 1.




VICINITY MAP




VICINITY MAP

## SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH AND THAT I HOLD LICENSE NO. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS BELLA VISTA SUBDIVISION PHASE 2, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

## BOUNDARY DESCRIPTION

Beginning at a point that is North 89°32'33" East, 1887.91 feet along the quarter section line and South 644.95 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing N 88°59'59" E 161.72 feet, thence N 01°00'01" W 24.53 feet, thence N 88°59'59"E 113.77 feet, thence N 84°04'51" E 58.31 feet, thence N 89°39'44" E 114.94 feet, thence S 00°09'41" E 863.44 feet, thence West 117.36 feet, thence S 43°38'39" W 84.03 feet, thence S 89°59'57" W 250.00 feet, thence N 84°05'37" W 58.31 feet, thence West 127.01 feet, thence N 00°01'53" E 280.32 feet, thence N 00°01'53" E 362.01 feet, thence N 89°19'18" E 156.57 feet, thence N 89°40'16" E 5.90 feet, thence N 00°40'59"W 238.01 feet.

Parcel contains 11.52 acres and 31 lots.

PRELIMINARY PLAT FOR REVIEW ONLY

_____ DATE:

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20_____

_____
BELLA VISTA SANTAQUIN LLC
ANDREW FLAMM (MANAGER)

_____
STRATTON ACRES LLC
ANDREW FLAMM (MANAGER)

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

Approved this _____ day of_____20___

_____
ROCKY MOUNTAIN POWER

## DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION 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 PROVIDE 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 ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
Approved this _____ day of_____ 20____
QUESTAR GAS COMPANY

By_____

Title_____

## CENTRACOM ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTRACOM COMPANY

BY-_____ TITLE_____

## CENTURY LINK ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTURY LINK COMPANY

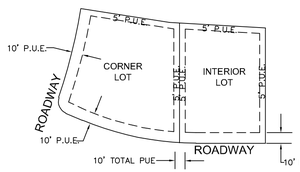
BY-_____ TITLE_____

## COMCAST ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTURY LINK COMPANY

BY-_____ TITLE_____

### TYPICAL LOT P.U.E. DETAILS

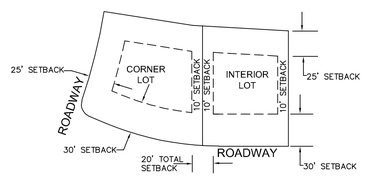



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES.
2) 5 FEET PUE REAR AND 5' PUE SIDE LOT LINES.

NOT TO SCALE

### TYPICAL LOT SETBACK DETAILS




INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOTES:
1) 30FT FRONT SETBACK
2) 25FT REAR SETBACK
3) 10FT SIDE LOT SETBACK

NOT TO SCALE

## BELLA VISTA SANTAQUIN LLC. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

## STRATTON ACRES LLC ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

## UTAH COUNTY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

_____
COUNTY RECORDER

*SURVEYOR OF RECORD:*

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

*PROJECT ENGINEER:*

*GATEWAY CONSULTING, inc*
*P.O. BOX 951005 SOUTH JORDAN, UT 84095*
*PH: (801) 694-5848*
*paul@gatewayconsultingllc.com*

## BELLA VISTA SUBDIVISION PHASE 2

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEARBY 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. 20____.

APPROVED BY MAYOR

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION DATE

DIRECTOR, SECRETARY DATE

| COUNTY RECORDER SEAL | CITY CLERK SEAL | SURVEYORS SEAL | CITY ENGINEER SEAL |
|---|---|---|---|
| | | | |

SHEET NO 1/2

Date8-7-2025
File: PPLAT STRATTON MEADOW

# BELLA VISTA SUBDIVISION PHASE 2

PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

770 NORTH STREET
64' PUBLIC ROW

STRATTON ACRES LLC
29:041:0189

BELLA VISTA
SANTAQUIN LLC
29:041:0096

S00°09'41"E 863.44'

S89°39'44"E 114.94'

N84°04'51"E 58.31'

WEST 117.36

S43°39'39"W 42.26'

300 EAST STREET
58' PUBLIC ROW

N88°59'59"E 113.77'

710 NORTH STREET (GEORGIE CIR)
58' PUBLIC ROW

680 NORTH STREET (KIMBALL COURT)
58' PUBLIC ROW

610 NORTH STREET
58' PUBLIC ROW

S 89°59'57" W 250.00'

| LOT | SQ FT | ADDRESS | BUILDABLE |
|---|---|---|---|
| 231 | 10011 SF | 752 N. | 4025 SF |
| 230 | 10391 SF | 744 N. | 4229 SF |
| 229 | 10016 SF | 722 N. | 4038 SF |
| 228 | 10003 SF | 716 N. | 4037 SF |
| 227 | 11708 SF | 696 N. | 4048 SF |
| 226 | 11030 SF | 662 N. | 3698 SF |
| 225 | 10077 SF | 648 N. | 4097 SF |
| 224 | 10095 SF | 628 N. | 4111 SF |
| 223 | 10113 SF | 602 N. | 4125 SF |
| 201 | 13583 SF | 751 N. | 4739 SF |
| 205 | 11466 SF | | 3707 SF |
| 206 | 11874 SF | 743 N. | 4235 SF |
| 214 | 11966 SF | 659 N. | 4288 SF |
| 215 | 14775 SF | 645 N. | 5921 SF |
| 222 | 12576 SF | 595 N. | 4620 SF |
| 204 | 12343 SF | | |
| 207 | 10039 SF | | 4090 SF |
| 213 | 10118 SF | | 4288 SF |
| 216 | 10316 SF | | 4445 SF |
| 221 | 12577 SF | 594 N. | 4620 SF |
| 203 | 14490 SF | | 6135 SF |
| 208 | 10951 SF | | 4348 SF |
| 212 | 10318 SF | | 4081 SF |
| 217 | 10327 SF | | 4445 SF |
| 218 | 10326 SF | | 4462 SF |
| 220 | 11947 SF | 597 N. | 4319 SF |
| 202 | 16369 SF | | 6761 SF |
| 209 | 23943 SF | | |
| 210 | 13241 SF | | 5042 SF |
| 211 | 16482 SF | | 4286 SF |
| 219 | 10343 SF | | 4454 SF |

EAST QUARTER CORNER
SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

PROPOSED SUBDIVISION MERITAGE

JOHNSON

N01°00'01"W 24.53'

N01°00'01"W 161.72'

SOUTH 644.95'

N00°40'59"W 238.01'

P.O.B.

1,687.91'

N. 89°32'33" E. 5292.30' (CALC)
N. 89°32'33" E. 5292.35' (PER THE ORCHARDS PLAT G-1)
BASIS OF BEARING

JOHNSON, ROYCE J & GEORGIE
29:041:0022

N89°40'16"E 5.90'

N89°40'16"E 313.94'
N89°19'18"E 156.57'

N00°01'53"E 362.01'

N00°01'53"E 280.32'

CHERRY ORCHARD ESTATES PLAT "G"

WHITE
36:901:0005

BERNARDS
36:901:0006

CHERRY ORCHARD ESTATES PLAT "G"

MILLER
36:901:0001

JONES
36:901:0002

SUNDWALL
36:901:0004

CHRISTENSEN
36:901:0004

BELLA VISTA
SANTAQUIN LLC
29:041:0096

260 EAST STREET
58' PUBLIC ROW

***LEGEND***

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACKS
- EXISTING UDOT MONUMENT
- SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP

N

40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

*SURVEYOR OF RECORD:*


TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300


*PROJECT ENGINEER:*


*GATEWAY CONSULTING, inc*
*P.O. BOX 951005 SOUTH JORDAN, UT 84095*
*PH: (801) 694-5848*
*paul@gatewayconsultingllc.com*


SHEET NO
2/2

SANTAQUIN CITY RECORDER

NO._____ BOOK_____ PAGE_____ DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
COUNTY RECORDER

# BELLA VISTA SUBDIVISION PHASE 3

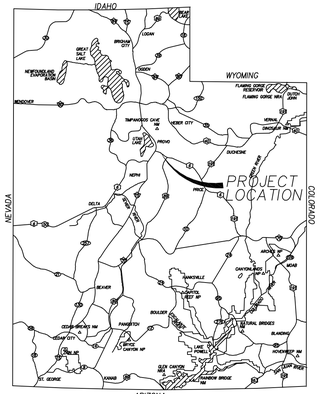
PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

## PRELIMINARY PLAT

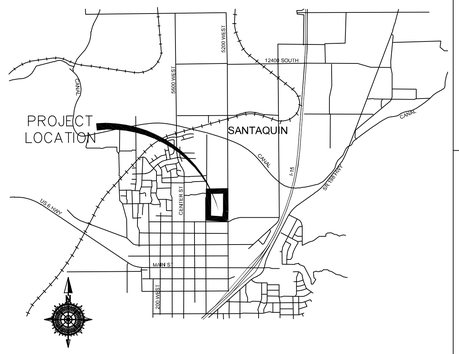
| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 40.74' | 310.20' | 40.71' | N85°37'11"E | 7°31'28" |
| C2 | 39.99' | 271.00' | 39.96' | N77°05'05"E | 8°27'20" |
| C3 | 89.38' | 300.00' | 89.05' | N81°23'31"E | 17°04'12" |
| C4 | 46.38' | 370.04' | 46.35' | S85°53'15"W | 7°10'54" |
| C5 | 51.63' | 329.00' | 51.58' | S77°21'09"W | 8°59'29" |
| C6 | 55.99' | 271.00' | 55.90' | S78°46'34"W | 11°50'19" |
| C7 | 69.10' | 300.00' | 68.95' | S79°27'21"W | 13°11'52" |
| C8 | 75.78' | 329.00' | 75.62' | N79°27'21"E | 13°11'52" |
| C9 | 22.53' | 15.00' | 20.47' | N43°01'37"E | 86°03'21" |
| C10 | 11.81' | 300.00' | 11.81' | S87°10'56"W | 2°15'18" |
| C11 | 24.95' | 15.00' | 22.17' | N47°39'10"W | 95°18'13" |
| C12 | 23.12' | 15.00' | 20.90' | S44°09'16"W | 88°18'38" |
| C13 | 24.00' | 15.00' | 21.52' | S45°50'44"E | 91°41'22" |
| C14 | 23.12' | 15.00' | 20.90' | S44°09'16"W | 88°18'38" |
| C15 | 24.00' | 15.00' | 21.52' | S45°50'44"E | 91°41'22" |
| C16 | 14.16' | 15.00' | 13.64' | S27°02'26"E | 54°04'45" |
| C17 | 301.76' | 60.00' | 70.40' | N89°59'57"E | 288°09'30" |
| C18 | 14.16' | 15.00' | 13.64' | N27°02'19"E | 54°04'45" |

## NOTES:

1. ⊙ TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. NDCBU – NEIGHBORHOOD DELIVERY BOX UNIT.
3. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
4. AGRICULTURE PROTECTION AREA
   THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
5. PHASE 3 IS REQUIRED TO BE CONSTRUCTED PRIOR TO, OR CONCURRENTLY WITH PHASE 2




VICINITY MAP




VICINITY MAP

## SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH AND THAT I HOLD LICENSE NO. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS BELLA VISTA SUBDIVISION PHASE 3, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

## BOUNDARY DESCRIPTION

Beginning at a point that is North 89°32'33" East 1,727.93 feet along the quarter section line and South 1,525.88 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing East, 127.01 feet; thence S 84°05'37" E, 58.31 feet; thence North 89°59'57" East, 250.00 feet; thence N 43°38'39" E, 84.03 feet; thence EAST, 117.36 feet; thence S 00°08'24" E, 500.64 feet; thence S 88°18'35" W, 285.36 feet; thence S 1°48'51" W 203.32 feet, thence West 396.35 feet, thence N 0°04'24" W, 171.75 feet; thence 23°19'12" W, 60.95 feet; thence N 0°04'26" W, 111.01 feet; thence N 86°41'06" E, 100.92 feet; thence N 0°01'56" E 312.90 feet to the point of beginning.

Phase contain 8.67 ac and 23 lots.

PRELIMINARY PLAT
FOR REVIEW ONLY

_____ DATE:

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20_____

_____
BELLA VISTA SANTAQUIN LLC
ANDREW FLAMM (MANAGER)

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

Approved this _____ day of_____20___

_____
ROCKY MOUNTAIN POWER

## DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION 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 PROVIDE 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 ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
Approved this _____ day of_____
20____
QUESTAR GAS COMPANY

By_____

Title_____

## CENTRACOM ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTRACOM COMPANY

BY- _____ TITLE_____

## CENTURY LINK ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTURY LINK COMPANY

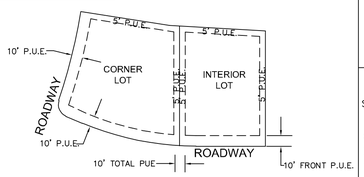
BY- _____ TITLE_____

## COMCAST ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTURY LINK COMPANY

BY- _____ TITLE_____

### TYPICAL LOT P.U.E. DETAILS

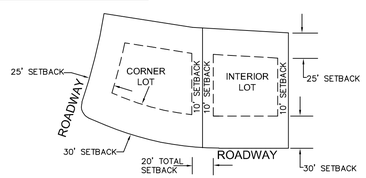



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES.
2) 5 FEET PUE REAR AND 5' PUE SIDE LOT LINES.

NOT TO SCALE

### TYPICAL LOT SETBACK DETAILS




INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOTES:
1) 30FT FRONT SETBACK
2) 25FT REAR SETBACK
3) 10FT SIDE LOT SETBACK

NOT TO SCALE

## CASCADE SHADOWS INC. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

*SURVEYOR OF RECORD:*

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

*PROJECT ENGINEER:*

*GATEWAY CONSULTING, inc*
*P.O. BOX 951005 SOUTH JORDAN, UT 84095*
*PH: (801) 694-5848*
*paul@gatewayconsultingllc.com*

## UTAH COUNTY RECORDER

NO._____ BOOK_____ PAGE_____ DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

_____
COUNTY RECORDER

# BELLA VISTA SUBDIVISION PHASE 3

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEARBY 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. 20____.

_____ _____
APPROVED BY MAYOR

_____ _____

_____ _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANTAQUIN CITY PLANNING COMMISSION.

_____ _____
CHAIRPERSON, PLANNING COMMISSION DATE

_____ _____
DIRECTOR, SECRETARY DATE

| COUNTY RECORDER SEAL | CITY CLERK SEAL | SURVEYORS SEAL | CITY ENGINEER SEAL | SHEET NO 1/2 |
|---|---|---|---|---|

*Date 8-7-2025*
*File: PPLAT BELLA VISTA*

# BELLA VISTA SUBDIVISION PHASE 3

PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

BELLA VISTA
SANTAQUIN LLC
29:041:0097

S 00°08'24" E 500.64'

LANCE HOLDINGS LLC
29:041:0174

S 88°18'35" W 285.36'

LOVELESS
29:041:0175

S 1°48'51" W 203.32'

EAST 117.36'

224

BELLA VISTA
SANTAQUIN LLC
29:041:0097

300 EAST STREET
58' PUBLIC ROW

N0°00'03"W 99.59

N43°38'39"E 42.40'

400.26'

N0°00'03"W
445.58'

530 NORTH STREET
58' PUBLIC ROW

610 NORTH STREET
58' PUBLIC ROW

680 NORTH STREET
58' PUBLIC ROW

222

221

220

BELLA VISTA
SANTAQUIN LLC
29:041:0097

N89°59'57"E 250.00'

250 EAST STREET
58' PUBLIC ROW

S84°05'37"E 58.31'

N0°00'03"W 127.00

381.94'

N0°00'03"W
384.80'

184.48'

N0°00'03"W
181.38'

60.74'

TEMP TURN-A-ROUND

WEST 396.35'

STRATTON
29:041:0168

EAST 127.01'

SOUTH 1525.88'

N 0°01'56" E 312.90'

P.O.B.

N 86°41'06" E 100.92'

N 0°04'26" W 111.01'

N 23°19'12" W
60.95'

N 0°04'24"W 171.75'
EACH TREE ESTATES PLAT "A"

CHERRY ORCHARD ESTATES
PLAT "G"

PEACH TREE ESTATES
PLAT "A"

RHOADES
36:901:0007

TEW
29:041:0151

MARBLE
29:041:0076

VASQUEZ
49:580:0005

BERNARDS
36:901:0006

PRESCOTT
49:58:0004

STILSON
49:58:0003

WRIGHT
49:58:0002

STRATTON
29:041:0168

EAST QUARTER CORNER
SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

WEST QUARTER CORNER
SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

N 89°32'33" E 5292.35' (CALC)
(PER THE ORCHARDS PLAT G-1)
BASIS OF BEARING

1,727.93'

N 89°32'33" E 5292.35'

| Lot | Area | Buildable | Depth | Width |
|---|---|---|---|---|
| 323 | 10131 SF | 4138 SF | 596 N. | 66.25' |
| 322 | 10149 SF | 4152 SF | 588 N. | 66.25' |
| 321 | 10168 SF | 4166 SF | 576 N. | 66.25' |
| 320 | 10186 SF | 4180 SF | 562 N. | 66.25' |
| 319 | 11705 SF | 4068 SF | 552 N. | 63.34' |
| 315 | 13333 SF | 5670 SF | 585 N. | 86.67' |
| 316 | 12588 SF | 5670 SF | 575 N. | 75.33' |
| 317 | 12060 SF | 5283 SF | 565 N. | 70.45' |
| 318 | 12957 SF | 4605 SF | 555 N. | 57.80' |
| 314 | 13333 SF | 5670 SF | 592 N. | 86.67' |
| 313 | 11246 SF | 5670 SF | 582 N. | 66.03' |
| 312 | 10552 SF | 5283 SF | 572 N. | 70.45' |
| 311 | 11510 SF | 4881 SF | 562 N. | 59.42' |
| 310 | 15156 SF | 6599 SF | 528 N. | 70.24' |
| 309 | 12572 SF | 6233 SF | 518 N. | 72.20' |
| 301 | 14188 SF | 6702 SF | 587 N. | 91.68' |
| 302 | 12242 SF | 6244 SF | 577 N. | 71.32' |
| 303 | 11501 SF | 5435 SF | 567 N. | 70.45' |
| 304 | 14360 SF | 5925 SF | 577 N. | 81.00' |
| 305 | 11314 SF | 5045 SF | | 58.13' |
| 306 | 14064 SF | 7516 SF | | 116.72' |
| 307 | 12688 SF | 4988 SF | 521 N. | 57.05' |
| 308 | 10014 SF | 4462 SF | 511 N. | 60.97' |

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACKS
- EXISTING UDOT MONUMENT
- SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP

40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

SURVEYOR OF RECORD:

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

PROJECT ENGINEER:

GATEWAY CONSULTING, inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

SHEET NO
2
2

SANTAQUIN CITY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
COUNTY RECORDER

# BELLA VISTA SUBDIVISION
# PHASE 4

PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

## PRELIMINARY PLAT

## NOTES:

1. ⦿ TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. NDCBU – NEIGHBORHOOD DELIVERY BOX UNIT.
3. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
4. AGRICULTURE PROTECTION AREA
   THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
5. PHASE 4 IS REQUIRED TO BE CONSTRUCTED AFTER OR CONCURRENTLY WITH PHASE 1
6. NO ACCESS TO 400 EAST FROM LOTS 415–430

### ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

Approved this _____ day of_____20___

_____
ROCKY MOUNTAIN POWER

### DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION 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 PROVIDE 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 ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
Approved this _____ day of_____
20____
QUESTAR GAS COMPANY

By_____

Title_____

### CENTRACOM ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTRACOM COMPANY

BY–_____ TITLE_____

### CENTURY LINK ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTURY LINK COMPANY

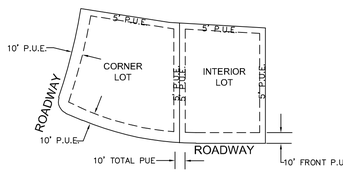
BY–_____ TITLE_____

### COMCAST ACCEPTANCE

APPROVED THIS _____DAY OF _____, A.D. 20_____
CENTURY LINK COMPANY

BY–_____ TITLE_____

### TYPICAL LOT P.U.E. DETAILS

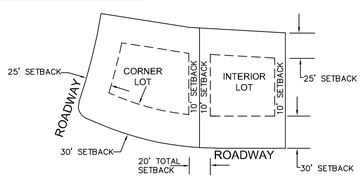



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES.
2) 5 FEET PUE REAR AND 5' PUE SIDE LOT LINES.

NOT TO SCALE

### TYPICAL LOT SETBACK DETAILS




INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOTES:
1) 30FT FRONT SETBACK
2) 25FT REAR SETBACK
3) 10FT SIDE LOT SETBACK

NOT TO SCALE

### BELLA VISTA SANTAQUIN LLC. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

### STRATTON ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

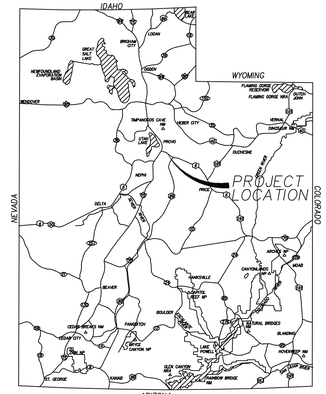
ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

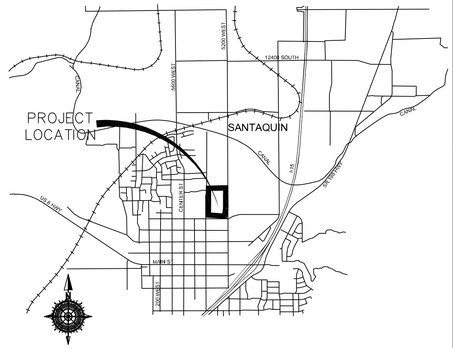
### UTAH COUNTY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____ , FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

_____
COUNTY RECORDER




VICINITY MAP




VICINITY MAP

*SURVEYOR OF RECORD:*

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

*PROJECT ENGINEER:*

*GATEWAY CONSULTING, inc*
*P.O. BOX 951005 SOUTH JORDAN, UT 84095*
*PH: (801) 694-5848*
*paul@gatewayconsultingllc.com*

### SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH _____ AND THAT I HOLD LICENSE NO. _____ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17–23–17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS BELLA VISTA SUBDIVISION PHASE 4, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

### BOUNDARY DESCRIPTION

Beginning at a point that is North 89°32'33" East 2,335.88 feet along the quarter section line and South 612.49 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing N 89°39'44" E 114.95 feet, thence N 86°22'39" E 58.10 feet, thence N 89°39'44" E 124.88 feet, thence S 00°19'44" E 1,360.27 feet, thence S 88°18'35" W 302.09 feet, thence N 00°08'24" W 854.39 feet, thence N 00°12'17" W 58.00 feet, thence N 00°10'14" W 451.68 feet to the point of beginning.

Parcel contains 28 lots and 9.37 acres.

PRELIMINARY PLAT
FOR REVIEW ONLY

_____ DATE:

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20_____

_____ _____
STRATTON ACRES LLC
ANDREW FLAMM (MANAGER)

_____ _____
BELLA VISTA SANTAQUIN LLC
ANDREW FLAMM (MANAGER)

## BELLA VISTA SUBDIVISION PHASE 4

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEARBY 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. 20____.

_____ _____
APPROVED BY MAYOR

_____ _____

_____ _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK–RECORDER (SEE SEAL BELOW)

### PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SANTAQUIN CITY PLANNING COMMISSION.

_____ _____
CHAIRPERSON, PLANNING COMMISSION DATE

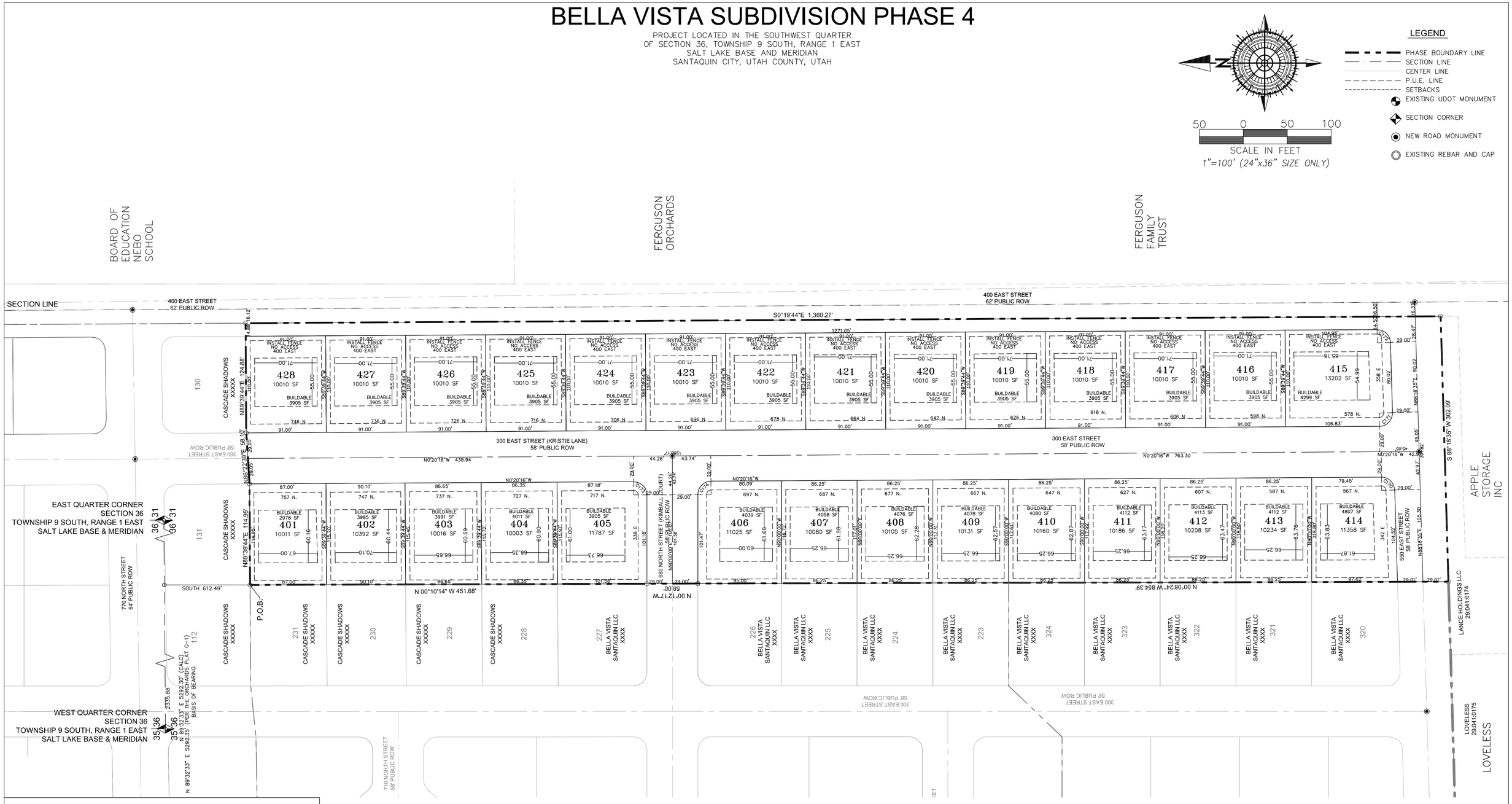
_____ _____
DIRECTOR, SECRETARY DATE

| COUNTY RECORDER SEAL | CITY CLERK SEAL | SURVEYORS SEAL | CITY ENGINEER SEAL | SHEET NO 1/2 |
|---|---|---|---|---|

*Date 8-7-2025*
*File: PPLAT BELLA VISTA*

# BELLA VISTA SUBDIVISION PHASE 4

PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C170 | 23.21' | 15.00' | 20.96' | N43°59'23"E | 88°38'51" |
| C171 | 23.92' | 15.00' | 21.46' | S46°00'51"E | 91°21'09" |
| C172 | 23.21' | 15.00' | 20.96' | N43°59'09"E | 88°38'51" |
| C173 | 23.65' | 15.00' | 21.28' | N44°49'52"E | 90°20'16" |
| C174 | 23.47' | 15.00' | 21.15' | N45°10'11"W | 89°39'49" |


PROJECT ENGINEER:

GATEWAY CONSULTING, inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

SURVEYOR OF RECORD:

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300


SHEET NO 2 / 2

SANTAQUIN CITY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

_____
COUNTY RECORDER

EX FARMLAND
EX FARMLAND
SAWCUT 6" FROM EX EDGE
EX FARMLAND
RELOCATE DRY UTILS
400 EAST CL
SAWCUT 6" FROM EX EDGE
EX EDGE OF ASPHALT
EX FARMLAND
SAWCUT 6" FROM EX EDGE
¼ SECTION LINE
400 EAST
EX 400 EAST
PROJECT BOUNDARY
EX FARMLAND
OUR DREAM LLC
PROJECT BOUNDARY
SECTION LINE
REMOVE EX IRRIG
PROPOSED PHASE LINES
2' CONTOURS (TYP)
APPLE STORAGE
PROJECT BOUNDARY
FARMLAND
REMOVE EX SEWER EASEMENT
770 NORTH
REMOVE EXIST DITCH
REMOVE EXIST IRR
EX. DITCH
FUTURE SCHOOL
62' PUBLIC ROAD
ROYAL LAND DR
58' PUBLIC ROAD
REMOVE EX SEWER EASEMENT
REMOVE EX SEWER
EX SEWER TO REMAIN
REMOVE EXIST DITCH
PROJECT BOUNDARY
FARMLAND
STRATTON MEADOWS UNDER CONSTRUCTION
SUBDIVISION, STRATTON MEADOWS PH3
IS DEPENDANT ON STRATTON MEADOWS MAIN
UTILITIES BEING COMPLETED
EXISTING HOUSE
SAWCUT
ASPHALT
PROJECT BOUNDARY
TIE INTO EX ROAD
610 NORTH
TIE INTO EX ROAD
530 NORTH
EXISTING SUBDIVISION
EXISTING SUBDIVISION
EXISTING SUBDIVISION
200 EAST ST
ROW
55' PUBLIC ROAD
200 EAST
55' PUBLIC ROAD
SCHOOL PARCEL
EX 64' PUBLIC ROAD
770 No ST
730 NORTH
610 NORTH

LEGEND

SEWER LINE — EXISTING SEWER LINE
SEWER APPARATUS — EXISTING STORM LINE
STORM LINE — EXISTING DRAINAGE SWELL
DRAINAGE SWELL — EXISTING WATER LINE
STORM APPARATUS — EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
WATER LINE — PUE
WATER APPARATUS — SETBACK
FIRE HYDRANT — EXISTING FIRE HYDRANT — 30% SLOPE AND GREATER
IRRIGATION LINE — IRR
IRRIGATION APPARATUS — PROPOSED OPEN SPACE
DRAINAGE AREA (DRAINAGE REPORT) — DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
1"=100' (24X36 SHEET)

811 BLUE STAKES OF UTAH

**NOTE:**
**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 full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards'.**

NOTE: SUBDIVISION, STRATTON MEADOWS
IS DEPENDANT ON STRATTON ACRES MAIN UTILITIES BEING
COMPLETED

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

# BELLA VISTA SUBDIVISION

## EXISTING CONDITIONS AND DEMOLITION SHEET

8-7-2025

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER PAUL D. MORRIS 6189002 STATE OF UTAH
REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. 2

NOT A PART EX FARMLAND

NOT A PART EX FARMLAND

NOT A PART EX FARMLAND

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

NOT A PART EX FARMLAND

TIE INTO EXISTING WATER
TIE INTO EXISTING PRESSURIZED IRRIGATION

400 EAST

FUTURE 10' TRAIL BY OTHERS

400 EAST ST

PROJECT BOUNDARY

FUTURE 10' TRAIL BY OTHERS

400 EAST

122 25790 SF
123 11910 SF
124 10010 SF
125 10010 SF
126 10010 SF
127 10010 SF
128 10010 SF
129 11513 SF
130 10424 SF
428 10010 SF
427 10010 SF
426 10010 SF
425 10010 SF
424 10010 SF
423 10010 SF
422 10010 SF
421 10010 SF
420 10010 SF
419 10010 SF
418 10010 SF
417 10010 SF
416 10010 SF
415 13202 SF

60' TRAIL

EX APPLE STORAGE

TEMPORARY TURN-A-ROUND

121 13834 SF
120 11360 SF
119 11114 SF
137 12489 SF
136 10186 SF
135 10207 SF
134 10228 SF
133 10250 SF
132 10910 SF
118 12502 SF
117 10202 SF
116 10228 SF
115 10254 SF
114 10280 SF
113 11173 SF
131 11086 SF
401 10012 SF
402 10392 SF
403 10016 SF
404 10003 SF
405 11787 SF
112 10937 SF
231 10011 SF
230 10391 SF
229 10016 SF
228 10003 SF
227 11708 SF
406 11025 SF
407 10080 SF
408 10105 SF
409 10131 SF
410 10157 SF
411 10182 SF
412 10208 SF
413 10234 SF
414 11358 SF
226 11030 SF
225 10077 SF
224 10095 SF
223 10113 SF
323 10132 SF
322 10149 SF
321 10168 SF
320 10186 SF
319 11705 SF

60' TRAIL

NOT A PART EX FARMLAND

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

101 11732 SF
102 10044 SF
103 10044 SF
104 10044 SF
105 10044 SF
106 10044 SF
107 10044 SF
108 10044 SF
109 10044 SF
110 11943 SF
111 11414 SF
201 13583 SF
205 11466 SF
206 11874 SF
204 12343 SF
207 10039 SF
202 16369 SF
203 14490 SF
208 10951 SF
214 11966 SF
215 14775 SF
213 10118 SF
216 10316 SF
212 10320 SF
217 10327 SF
218 10326 SF
209 23940 SF
211 16474 SF
210 13241 SF
219 10343 SF
222 12576 SF
315 13333 SF
316 12588 SF
317 12060 SF
318 12957 SF
221 12577 SF
314 13333 SF
313 11246 SF
312 10552 SF
311 11510 SF
310 15156 SF
309 12572 SF

62' PUBLIC ROAD

ROYAL LAND DR

SUBDIVISION UNDER CONSTRUCTION

58' PUBLIC ROAD

770 NORTH ST

10' TRAIL

TEMPORARY TURN-A-ROUND

NOT A PART EX FARMLAND

NOT A PART EX LOT

PROJECT BOUNDARY

EXISTING SUBDIVISION

EXISTING SUBDIVISION

610 NORTH ST

530 NORTH ST

220 12015 SF
301 14188 SF
302 12242 SF
303 11501 SF
304 14360 SF
307 12688 SF
308 10014 SF
305 11316 SF
306 14061 SF

EAST ST

ROW

55' PUBLIC ROAD

200 EAST

200 EAST ST

200 EAST

55' PUBLIC RO

SCHOOL PARCEL

EX 64' PUBLIC ROAD
770 No ST

730 NORTH

610 NORTH

EX CHURCH

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
STREET LIGHT

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
BOUNDARY LINE
CURB & GUTTER
SETBACK
PUE
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
STOP OR STREET SIGN
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
1"=100' (24x36 SHEET)

**NOTE:**
**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 full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards'.**

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=40'


GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT


# BELLA VISTA SUBDIVISION

## SITE PLAN

8-7-2025

SANTAQUIN CITY

REVISION NOT FOR CONSTRUCTION

SHEET NO. 3A

NOT A PART EX FARMLAND

NOT A PART EX FARMLAND

NOT A PART EX FARMLAND

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

NOT A PART EX FARMLAND

400 EAST ST

1/2 ROAD

PROJECT BOUNDARY

EX APPLE STORAGE

NOT A PART EX FARMLAND

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

62' PUBLIC ROAD

ROYAL LAND DR

58' PUBLIC ROAD

SUBDIVISION UNDER CONSTRUCTION

770 NORTH ST

ST

55' PUBLIC ROAD

SCHOOL PARCEL

EX 64' PUBLIC ROAD

770 No ST

NOT A PART EX LOT

EXISTING SUBDIVISION

200 EAST

610 NORTH ST

EXISTING SUBDIVISION

PROJECT BOUNDARY

530 NORTH

530 NORTH ST

200 EAST ST

200 EAST

730 NORTH

610 NORTH

EX CHURCH

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
STREET LIGHT

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (3FT)
1' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
BOUNDARY LINE
CURB & GUTTER
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
STOP OR STREET SIGN
DRAINAGE DIRECTION

90 0 90 180

SCALE IN FEET
1"=90' (24x36 SHEET)

**NOTE:**
**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 Constructor from full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards'.**

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=90'


GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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# BELLA VISTA SUBDIVISION

SITE PLAN DIMENSIONS

8-7-2025

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. 3B

NOT A PART EX FARMLAND

NOT A PART EX FARMLAND

NOT A PART EX FARMLAND

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

NOT A PART EX FARMLAND

400 EAST ST

PROJECT BOUNDARY

400 EAST

400 EAST

400 EAST

EX APPLE STORAGE

NOT A PART EX FARMLAND

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

62' PUBLIC ROAD

ROYAL LAND DR

58' PUBLIC ROAD

770 NORTH ST

PHASE 1

PHASE 4

PHASE 2

PHASE 3

SUBDIVISION UNDER CONSTRUCTION

NOT A PART EX LOT

EXISTING SUBDIVISION

EXISTING SUBDIVISION

PROJECT BOUNDARY

NOT A PART EX FARMLAND

610 NORTH ST

530 NORTH ST

200 EAST ST

200 EAST

200 EAST

55' PUBLIC ROAD

55' PUBLIC ROAD

55' PUBLIC RO

SCHOOL PARCEL

EX 64' PUBLIC ROAD
770 No ST

730 NORTH

610 NORTH

EX CHURCH

| LOT | SF |
|---|---|
| 101 | 11732 |
| 102 | 10044 |
| 103 | 10044 |
| 104 | 10044 |
| 105 | 10044 |
| 106 | 10044 |
| 107 | 10044 |
| 108 | 10044 |
| 109 | 10044 |
| 110 | 11943 |
| 111 | 11414 |
| 112 | 10937 |
| 113 | 11173 |
| 114 | 10280 |
| 115 | 10254 |
| 116 | 10228 |
| 117 | 10202 |
| 118 | 12502 |
| 119 | 11114 |
| 120 | 11360 |
| 121 | 13834 |
| 122 | 25790 |
| 123 | 11910 |
| 124 | 10010 |
| 125 | 10010 |
| 126 | 10010 |
| 127 | 10010 |
| 128 | 10010 |
| 129 | 11513 |
| 130 | 10424 |
| 131 | 11086 |
| 132 | 10910 |
| 133 | 10250 |
| 134 | 10228 |
| 135 | 10207 |
| 136 | 10186 |
| 137 | 12489 |
| 201 | 13583 |
| 202 | 16369 |
| 203 | 14490 |
| 204 | 12343 |
| 205 | 11466 |
| 206 | 11594 |
| 207 | 10039 |
| 208 | 10951 |
| 209 | 23940 |
| 210 | 13241 |
| 211 | 16474 |
| 212 | 10320 |
| 213 | 10118 |
| 214 | 11966 |
| 215 | 14775 |
| 216 | 10316 |
| 217 | 10327 |
| 218 | 10326 |
| 219 | 10343 |
| 220 | 12015 |
| 221 | 12577 |
| 222 | 12576 |
| 226 | 11030 |
| 227 | 11708 |
| 228 | 10003 |
| 229 | 10016 |
| 230 | 10391 |
| 231 | 10011 |
| 232 | 10392 |
| 233 | 10012 |
| 234 | 11787 |
| 235 | 10003 |
| 236 | 10016 |
| 237 | 10392 |
| 301 | 14188 |
| 302 | 12242 |
| 303 | 11501 |
| 304 | 14360 |
| 305 | 11316 |
| 306 | 14061 |
| 307 | 12688 |
| 308 | 10014 |
| 309 | 12572 |
| 310 | 15156 |
| 311 | 13310 |
| 312 | 10552 |
| 313 | 11246 |
| 314 | 13333 |
| 315 | 13333 |
| 316 | 12588 |
| 317 | 12060 |
| 318 | 12957 |
| 319 | 11705 |
| 320 | 10186 |
| 321 | 10168 |
| 322 | 10149 |
| 323 | 10132 |
| 401 | 10012 |
| 402 | 10392 |
| 403 | 10016 |
| 404 | 10003 |
| 405 | 11787 |
| 406 | 11025 |
| 407 | 10080 |
| 408 | 10105 |
| 409 | 10131 |
| 410 | 10157 |
| 411 | 10182 |
| 412 | 10208 |
| 413 | 10234 |
| 414 | 11358 |
| 415 | 13202 |
| 416 | 10010 |
| 417 | 10010 |
| 418 | 10010 |
| 419 | 10010 |
| 420 | 10010 |
| 421 | 10010 |
| 422 | 10010 |
| 423 | 10010 |
| 424 | 10010 |
| 425 | 10010 |
| 426 | 10010 |
| 427 | 10010 |
| 428 | 10010 |

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
STREET LIGHT

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
BOUNDARY LINE
CURB & GUTTER
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
STOP OR STREET SIGN
DRAINAGE DIRECTION

100 0 100 200
SCALE IN FEET
1"=100' (24x36 SHEET)

**NOTE:**
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| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=40'


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# BELLA VISTA SUBDIVISION

## PHASING PLAN

8-7-2025

SANTAQUIN CITY

REVIEW NOT FOR CONSTRUCTION

SHEET NO. 4

**NOTE:**
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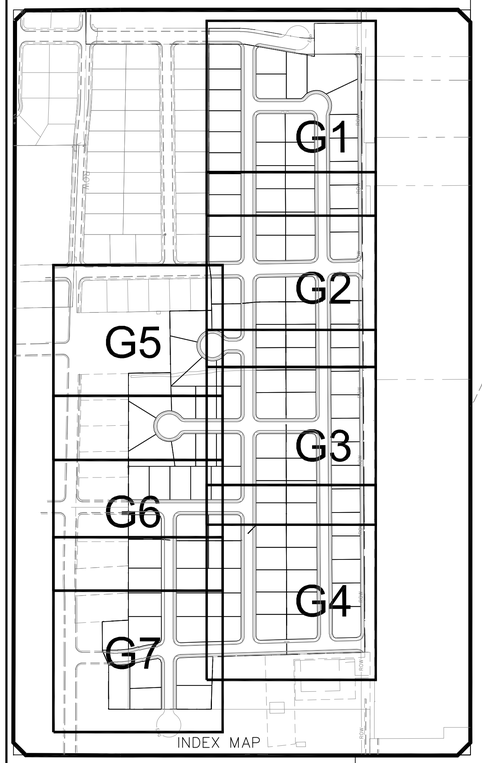
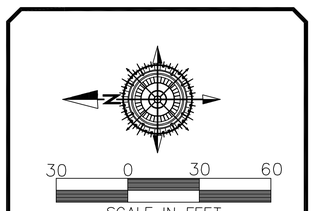
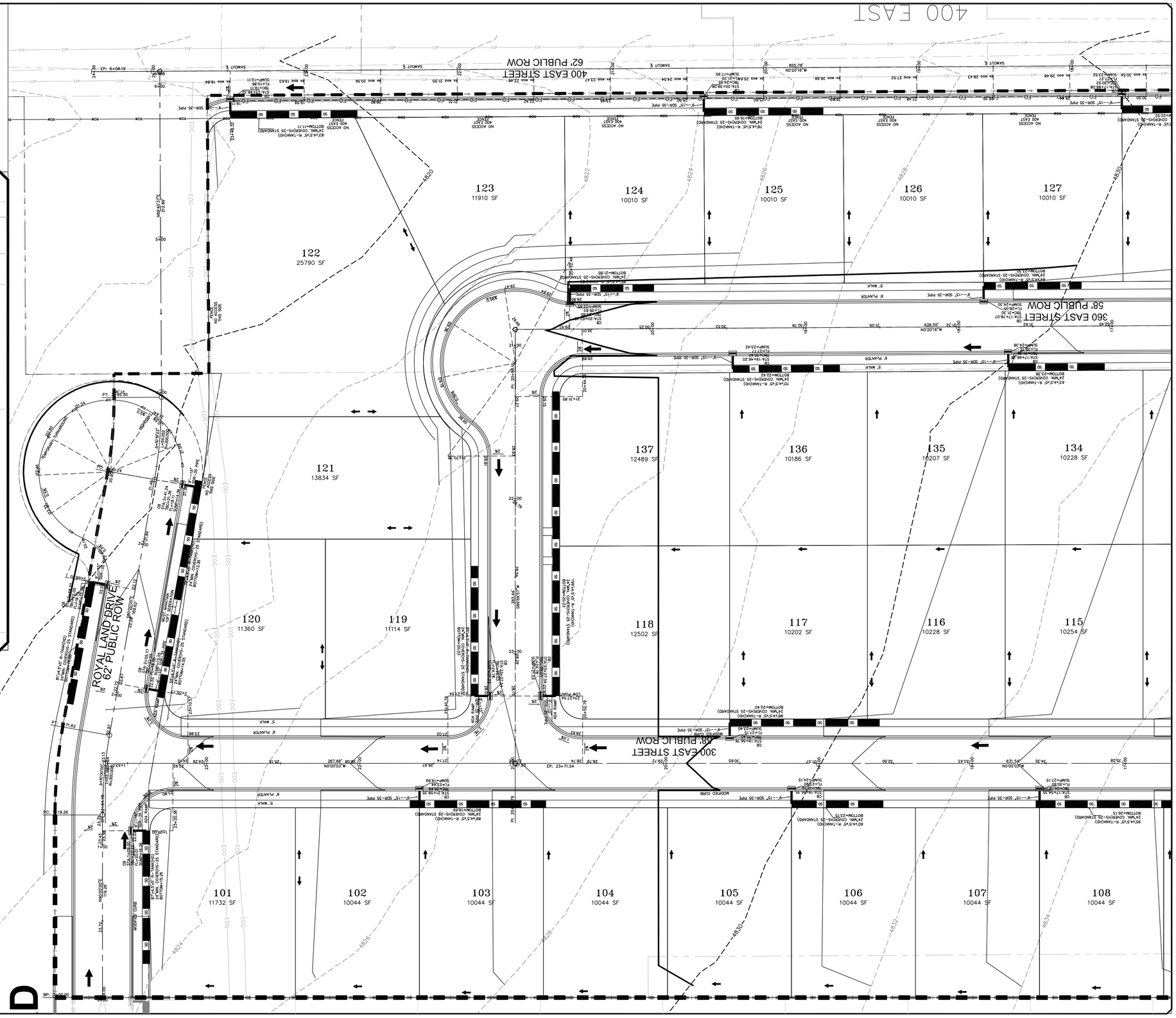



INDEX MAP




LEGEND

| | |
|---|---|
| SEWER LINE | EXISTING SEWER LINE |
| | EXISTING STORM LINE |
| SEWER APPARATUS | EXISTING DRAINAGE SWELL |
| | EXISTING WATER LINE |
| STORM LINE SD SD | EXISTING IRRIGATION LINE |
| DRAINAGE SWELL | EXISTING FENCE |
| | EXISTING CONTOURS (2FT) |
| STORM APPARATUS | 10' FINISH CONTOUR |
| | 2' FINISH CONTOUR |
| | 10' FINISH CONTOUR |
| | PHASE LINE |
| | CURB & GUTTER |
| SD SD | PROPOSED TRAIL |
| WATER LINE WTR | PUE |
| WATER APPARATUS | SETBACK |
| FIRE HYDRANT EXISTING FIRE HYDRANT | 30% SLOPE AND GREATER |
| IRRIGATION LINE IRR | PROPOSED OPEN SPACE |
| IRRIGATION APPARATUS | DRAINAGE DIRECTION |
| DRAINAGE AREA (DRAINAGE REPORT) | |




| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'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BELLA VISTA SUBDIVISION

GRADING

8-7-2025

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — REVIEW ONLY — NOT FOR CONSTRUCTION — STATE OF UTAH

SHEET NO. G1

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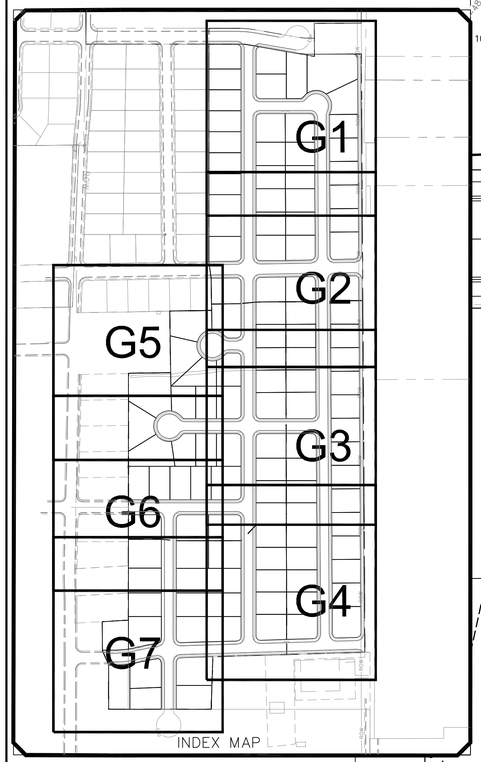
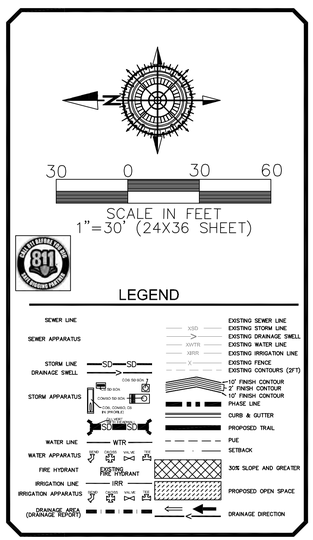
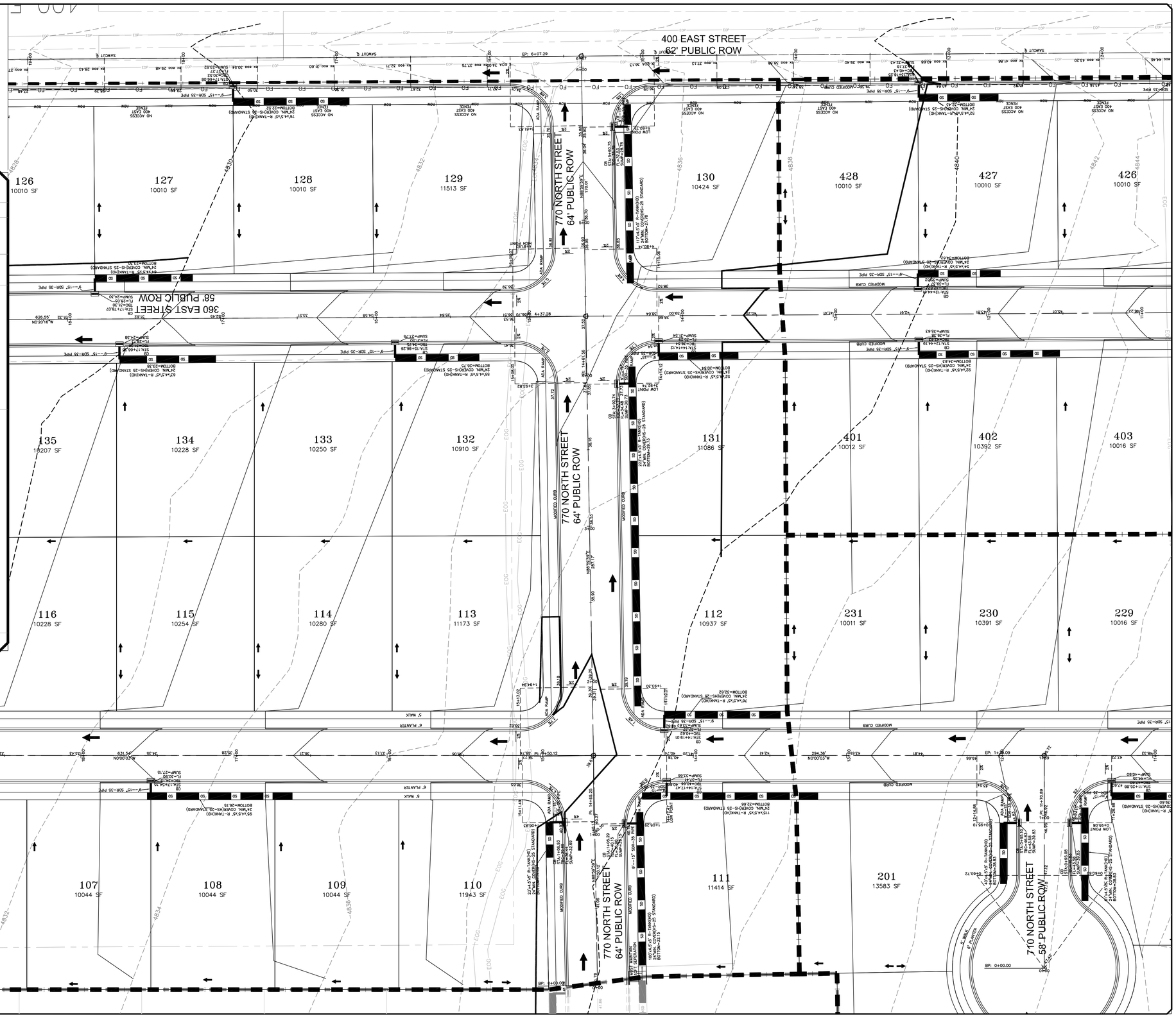



INDEX MAP

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# BELLA VISTA SUBDIVISION

GRADING

8-7-2025

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — PAUL D. ROBERTSON — 7525510 — STATE OF UTAH — REVIEW ONLY — NOT FOR CONSTRUCTION

SHEET NO. G2

**NOTE:**
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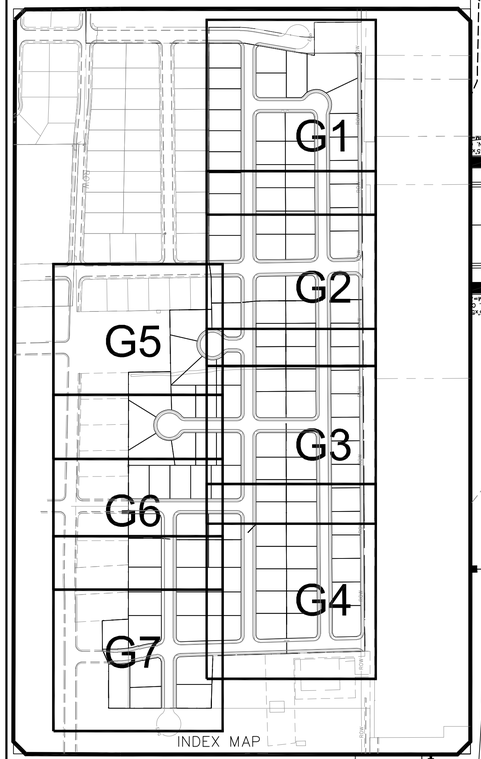
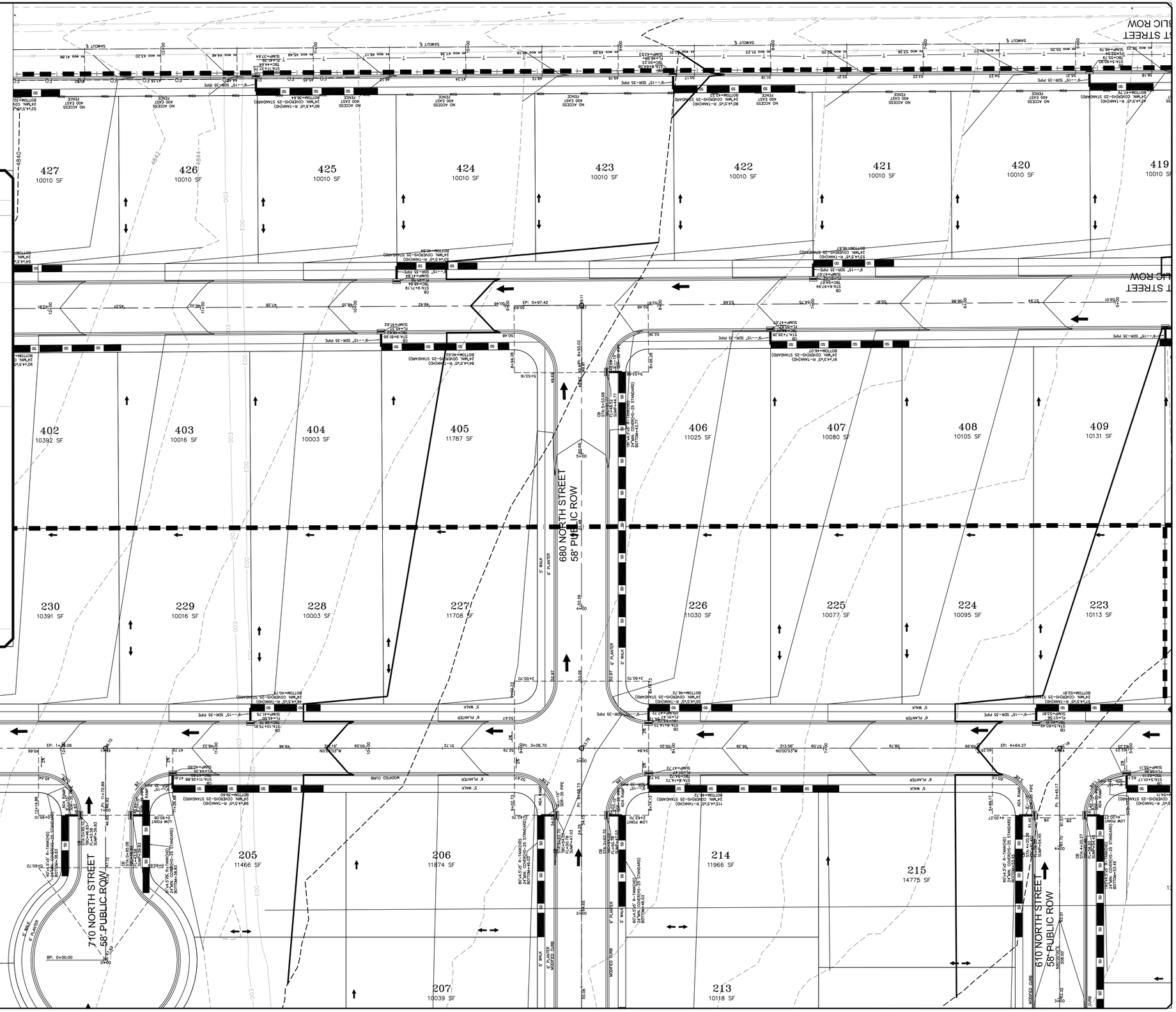



30 0 30 60
SCALE IN FEET
1"=30' (24X36 SHEET)

LEGEND

| | |
|---|---|
| SEWER LINE | EXISTING SEWER LINE |
| SEWER APPARATUS | EXISTING STORM LINE |
| | EXISTING DRAINAGE SWELL |
| | EXISTING WATER LINE |
| | EXISTING IRRIGATION LINE |
| STORM LINE SD—SD | EXISTING FENCE |
| DRAINAGE SWELL | EXISTING CONTOURS (2FT) |
| | 10' FINISH CONTOUR |
| STORM APPARATUS | 2' FINISH CONTOUR |
| | 10' FINISH CONTOUR |
| | PHASE LINE |
| | CURB & GUTTER |
| | PROPOSED TRAIL |
| WATER LINE WTR | PUE |
| WATER APPARATUS | SETBACK |
| FIRE HYDRANT EXISTING FIRE HYDRANT | 30% SLOPE AND GREATER |
| IRRIGATION LINE IRR | PROPOSED OPEN SPACE |
| IRRIGATION APPARATUS | |
| DRAINAGE AREA (DRAINAGE REPORT) | DRAINAGE DIRECTION |




| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
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DRAWN BY : CPW
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SCALE : 1"=30'


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# BELLA VISTA SUBDIVISION

GRADING

8-7-2025

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — REVIEW ONLY — NOT FOR CONSTRUCTION — STATE OF UTAH

SHEET NO. G3

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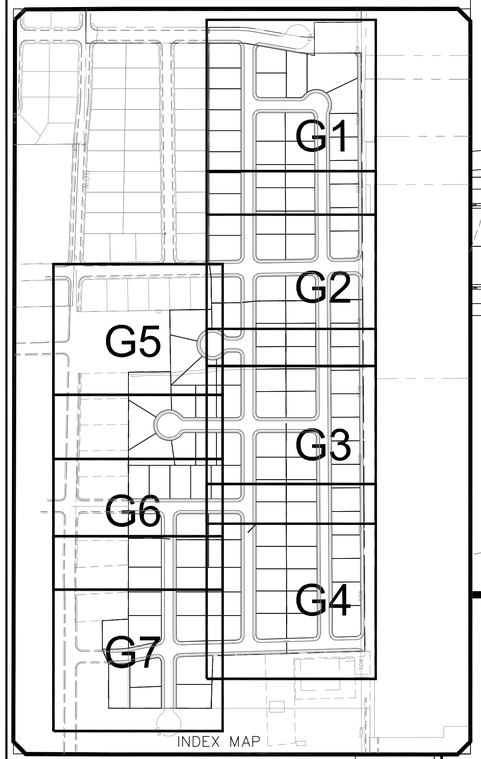





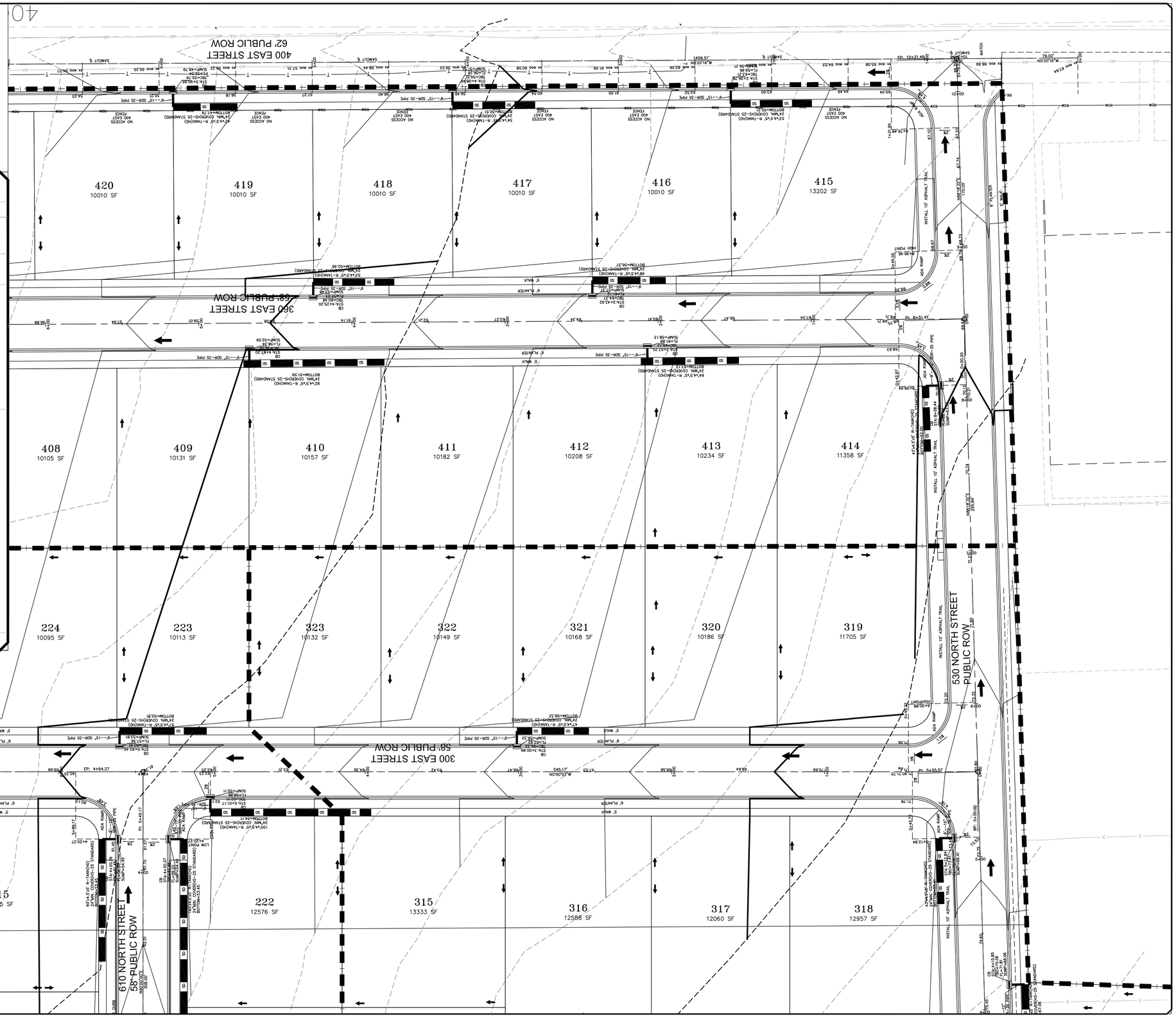


| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
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SURVEY BY:
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SCALE : 1"=30'


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# BELLA VISTA SUBDIVISION

## GRADING

8-7-2025

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — REVIEW ONLY — NOT FOR CONSTRUCTION — STATE OF UTAH

SHEET NO. G4

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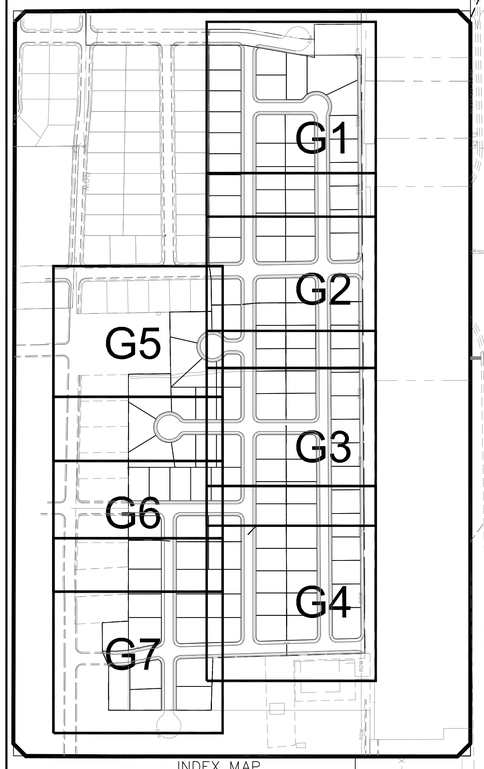


INDEX MAP

30 0 30 60

SCALE IN FEET
1"=30' (24X36 SHEET)

## LEGEND

- SEWER LINE — EXISTING SEWER LINE
- SEWER APPARATUS — EXISTING STORM LINE
- EXISTING DRAINAGE SWELL
- EXISTING WATER LINE
- STORM LINE — SD — SD — EXISTING IRRIGATION LINE
- DRAINAGE SWELL — EXISTING FENCE
- EXISTING CONTOURS (2FT)
- STORM APPARATUS — 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
- PHASE LINE
- CURB & GUTTER
- PROPOSED TRAIL
- WATER LINE — WTR — PUE
- WATER APPARATUS — SETBACK
- FIRE HYDRANT — EXISTING FIRE HYDRANT — 30% SLOPE AND GREATER
- IRRIGATION LINE — IRR
- IRRIGATION APPARATUS — PROPOSED OPEN SPACE
- DRAINAGE AREA (DRAINAGE REPORT) — DRAINAGE DIRECTION

770 NORTH STREET
64' PUBLIC ROW

710 NORTH STREET
58' PUBLIC ROW

680 NORTH STREET
58' PUBLIC ROW

200 EAST

202 16369 SF
203 14490 SF
204 12343 SF
207 10039 SF
208 10951 SF
209 23940 SF
210 13241 SF
211 16474 SF
212 10320 SF
213 10118 SF

BP: 0+00.00
EP: 0+60.74


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| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

BELLA VISTA SUBDIVISION
GRADING
8-7-2025

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. G5

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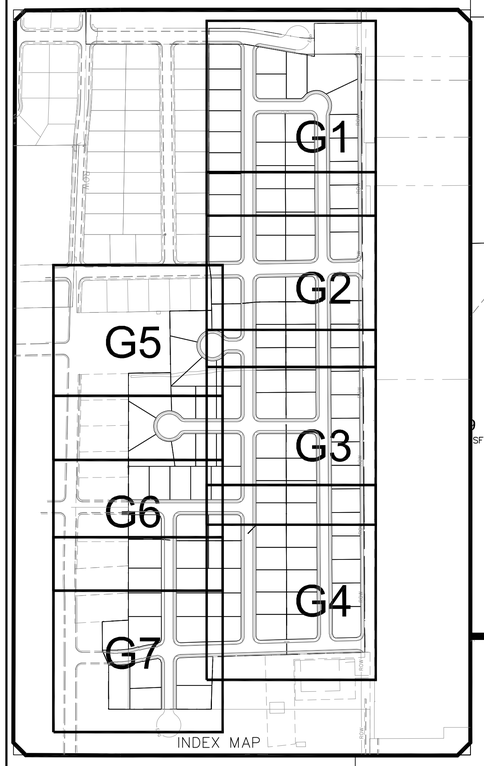
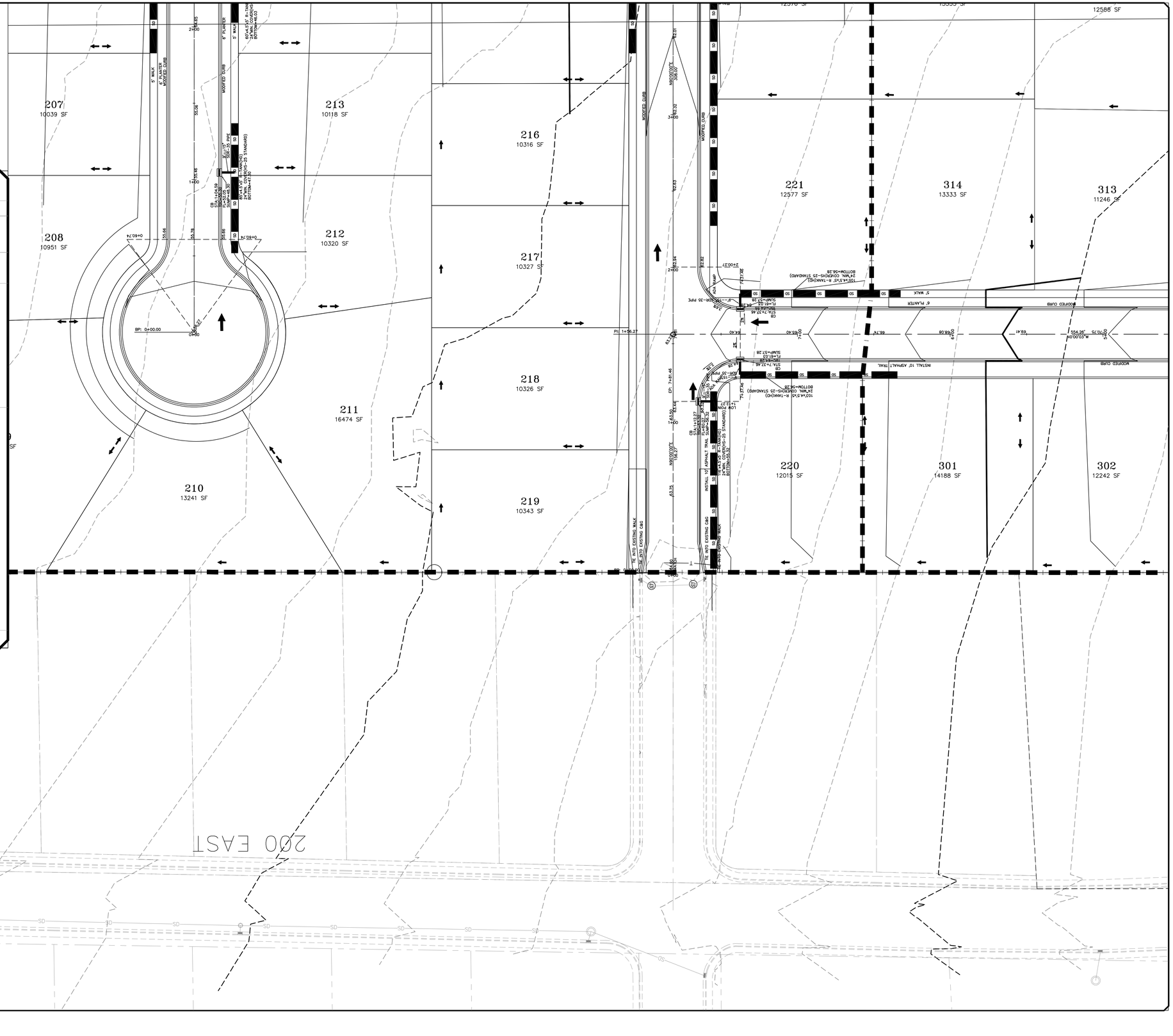


INDEX MAP




30 0 30 60
SCALE IN FEET
1"=30' (24X36 SHEET)

811 BLUE STAKES OF UTAH

LEGEND

| | |
|---|---|
| SEWER LINE | EXISTING SEWER LINE |
| SEWER APPARATUS | EXISTING STORM LINE |
| | EXISTING DRAINAGE SWELL |
| | EXISTING WATER LINE |
| STORM LINE | EXISTING IRRIGATION LINE |
| DRAINAGE SWELL | EXISTING FENCE |
| | EXISTING CONTOURS (2FT) |
| STORM APPARATUS | 10' FINISH CONTOUR |
| | 2' FINISH CONTOUR |
| | 10' FINISH CONTOUR |
| | PHASE LINE |
| | CURB & GUTTER |
| | PROPOSED TRAIL |
| WATER LINE | PUE |
| WATER APPARATUS | SETBACK |
| FIRE HYDRANT | 30% SLOPE AND GREATER |
| IRRIGATION LINE | PROPOSED OPEN SPACE |
| IRRIGATION APPARATUS | |
| DRAINAGE AREA (DRAINAGE REPORT) | DRAINAGE DIRECTION |

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'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# BELLA VISTA SUBDIVISION

## GRADING

8-7-2025

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. G6

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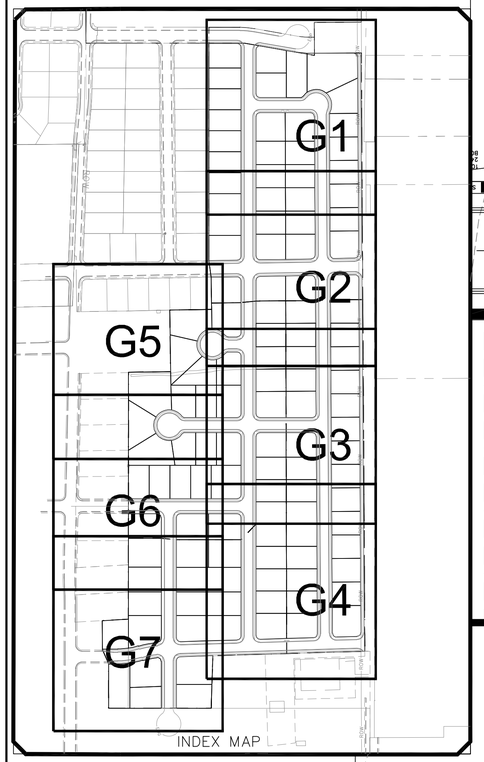
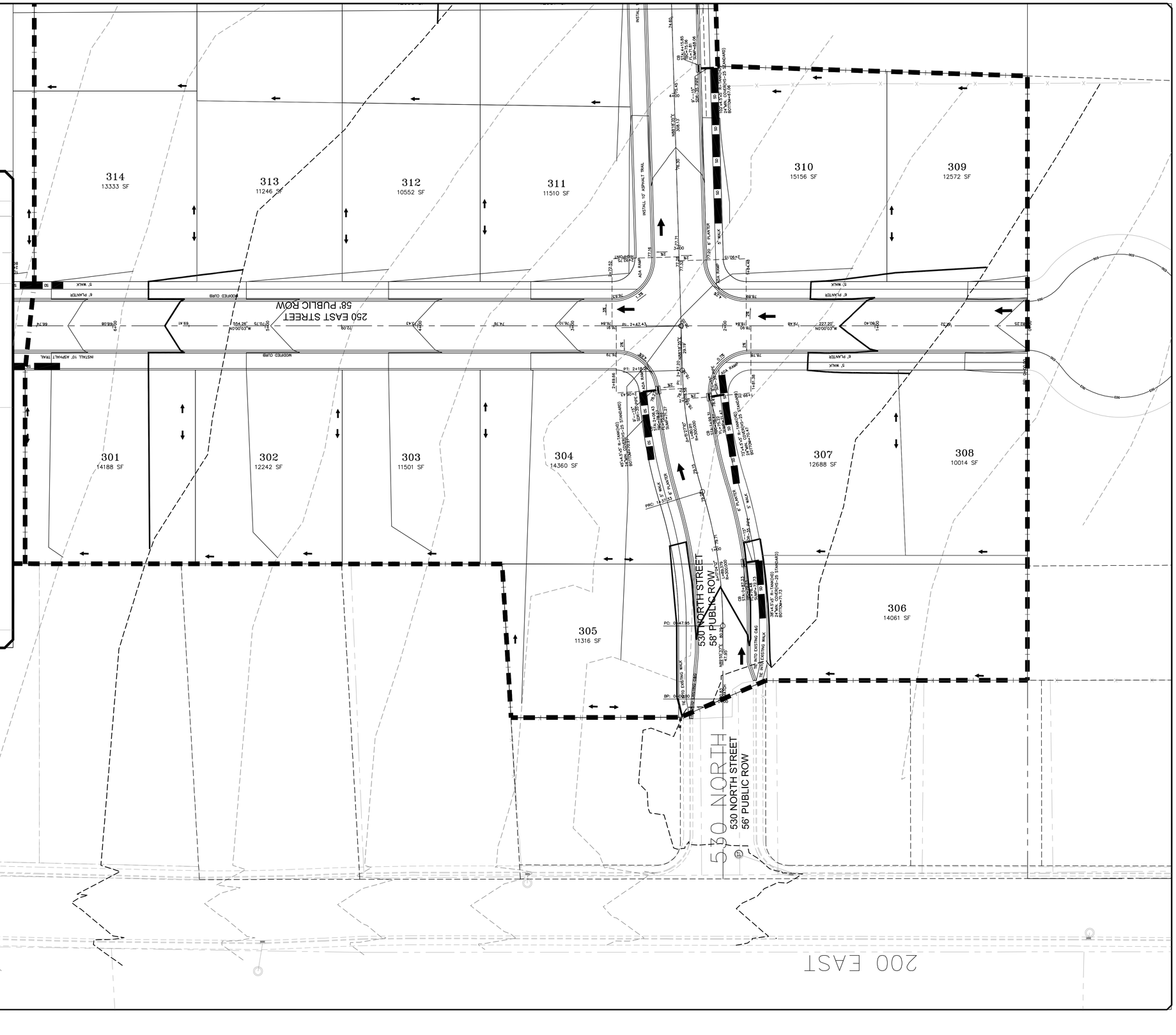



INDEX MAP




30 0 30 60
SCALE IN FEET
1"=30' (24X36 SHEET)

811 BLUE STAKES OF UTAH

LEGEND

| | |
|---|---|
| SEWER LINE | EXISTING SEWER LINE |
| SEWER APPARATUS | EXISTING STORM LINE |
| | EXISTING DRAINAGE SWELL |
| | EXISTING WATER LINE |
| | EXISTING IRRIGATION LINE |
| | EXISTING FENCE |
| STORM LINE | EXISTING CONTOURS (2FT) |
| DRAINAGE SWELL | 10' FINISH CONTOUR |
| | 2' FINISH CONTOUR |
| STORM APPARATUS | 10' FINISH CONTOUR |
| | PHASE LINE |
| | CURB & GUTTER |
| | PROPOSED TRAIL |
| WATER LINE | PUE |
| | SETBACK |
| WATER APPARATUS | 30% SLOPE AND GREATER |
| FIRE HYDRANT | PROPOSED OPEN SPACE |
| IRRIGATION LINE | DRAINAGE DIRECTION |
| IRRIGATION APPARATUS | |
| DRAINAGE AREA (DRAINAGE REPORT) | |

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=30'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paul@gatewayconsultingllc.com
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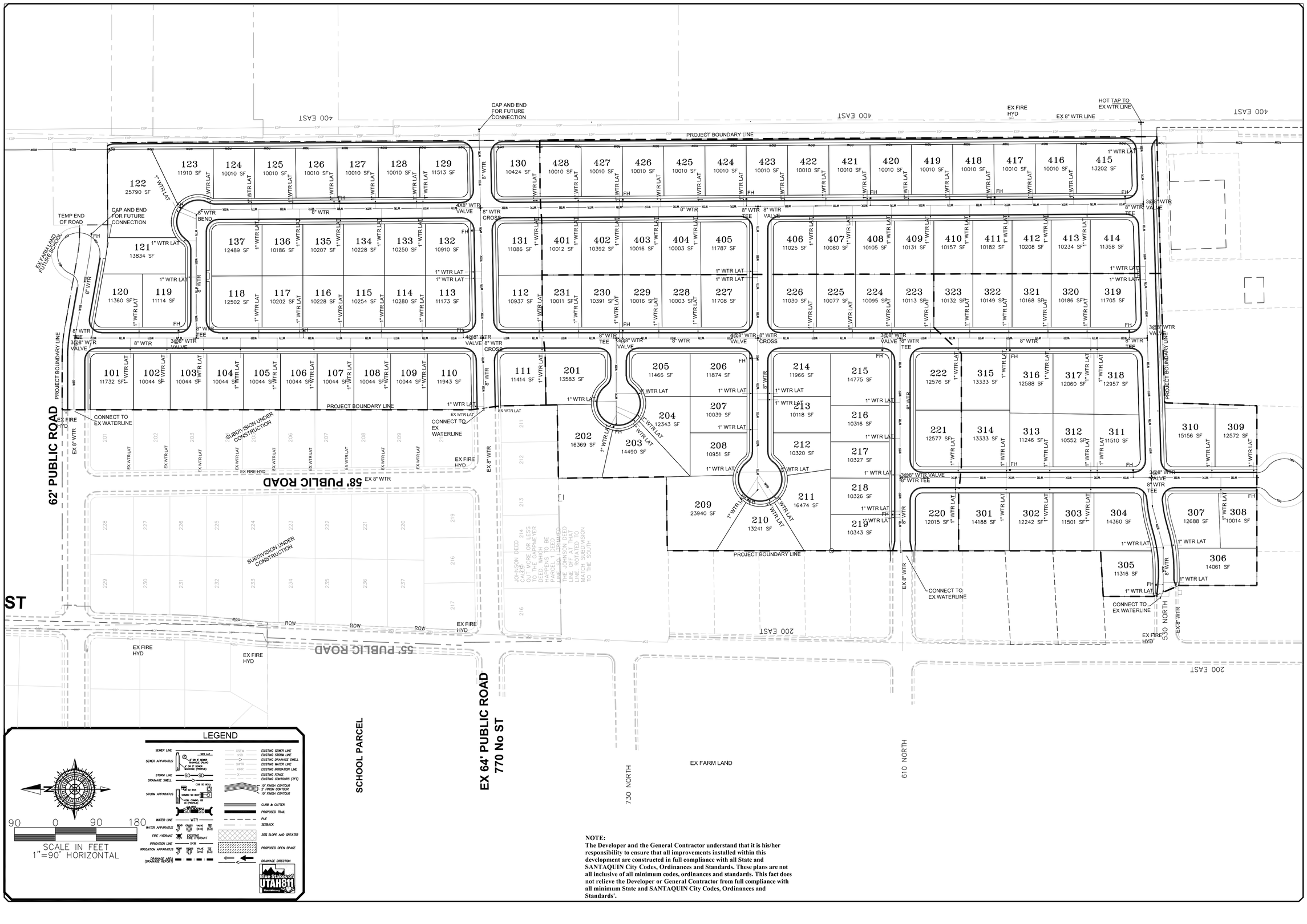
CONSTRUCTION MANAGEMENT


BELLA VISTA
SUBDIVISION
GRADING
8-7-2025

SANTAQUIN CITY

REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET NO. G7




**NOTE:**
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| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=90'


GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com


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# BELLA VISTA SUBDIVISION

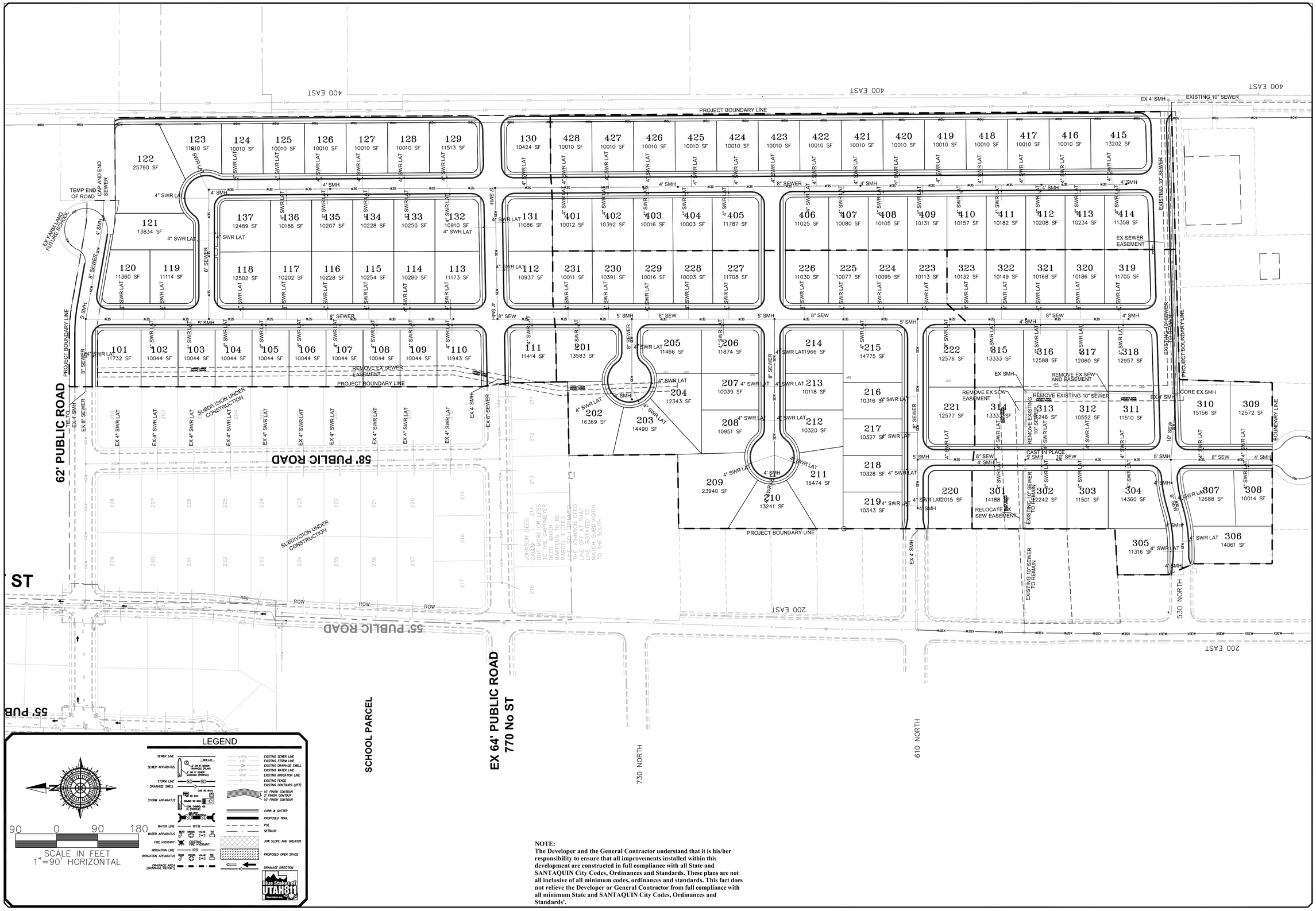
WATER UTILITY SHEET

PRINT DATE: 8-7-2025

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — PAUL O. WADSWORTH — STATE OF UTAH — NOT FOR CONSTRUCTION — REVIEW

SHEET NO. U1




| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=90'

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# BELLA VISTA SUBDIVISION

SEWER UTILITY SHEET

PRINT DATE: 8-7-2025

SANTAQUIN CITY

PAVEMENT NOT FOR CONSTRUCTION

SHEET NO. U2

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

| | |
|---|---|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | |
| DRAWN BY : | GPW |
| DESIGNED BY : | GPW |
| CHECKED BY : | GPW |
| SCALE : | 1"=80' |


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# BELLA VISTA SUBDIVISION

STORM UTILITY SHEET

PRINT DATE: 8-7-2025

SANTAQUIN CITY

REVISION NOT FOR CONSTRUCTION

SHEET NO. U3

## LEGEND

SEWER LINE — SEW LAT.
SEWER APPARATUS — 48" OR 5' SEWER MANHOLE (PLAN); 48" OR 5' SEWER MANHOLE (PROFILE)
STORM LINE — SD
DRAINAGE SWELL — CGB SD BOX
STORM APPARATUS — CGB SD BOX; COMBO SD BOX; CGB, COMBO, OR IN (PROFILE); CATCH BASIN
WATER LINE — WTR
WATER APPARATUS — TEE; CROSS; VALVE; 90°
FIRE HYDRANT — EXISTING FIRE HYDRANT
IRRIGATION LINE — IRR
IRRIGATION APPARATUS — TEE; CROSS; VALVE; 90°
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (CFT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

Blue Stakes of UTAH 811 — Bluestakes.org

80 0 80 80
SCALE IN FEET
1"=80' HORIZONTAL

**NOTE:**
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CHECKED BY: GPW
SCALE: 1"=90'


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# BELLA VISTA SUBDIVISION

## IRRIGATION UTILITY SHEET

PRINT DATE: 8-7-2025

SANTAQUIN CITY

REVIEWED FOR CONSTRUCTION

SHEET NO. U4

**NOTE:**
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LEGEND

SEWER LINE — SEWER APPARATUS — STORM LINE — DRAINAGE SWALE — STORM APPARATUS — WATER LINE — WATER APPARATUS — FIRE HYDRANT — IRRIGATION LINE — IRRIGATION APPARATUS — DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE — EXISTING STORM LINE — EXISTING DRAINAGE SWELL — EXISTING WATER LINE — EXISTING IRRIGATION LINE — EXISTING FENCE — EXISTING CONTOURS (2FT) — 10' FINISH CONTOUR — 2' FINISH CONTOUR — 10' FINISH CONTOUR — CURB & GUTTER — PROPOSED TRAIL — PUE — SETBACK — 30% SLOPE AND GREATER — PROPOSED OPEN SPACE — DRAINAGE DIRECTION

Blue Stakes of UTAH 811 Bluestakes.org

90 0 90 180
SCALE IN FEET
1"=90' HORIZONTAL

EX FARMLAND
EX FARMLAND
EX FARMLAND
UNDERGROUND
R-TANK DRAINAGE BASINS (TYP)
EX FARMLAND
400 EAST
400 EAST
400 EAST
EX APPLE STORAGE BLDG
EX FARMLAND
EX FARMLAND
FUTURE SCHOOL SITE
EX FARMLAND
62' PUBLIC ROAD
58' PUBLIC ROAD
SUMP UNDER CONSTRUCTION (TYP)
UNDER CONSTRUCTION
EX SUBDIVISION
EAST ST
ROW
ROW
55' PUBLIC ROAD
EX SUMP
55' PUBLIC ROAD
SCHOOL PARCEL
EX SCHOOL
EX 64' PUBLIC ROAD
770 No ST
730 NORTH
EX SUBDIVISION
610 NORTH
EX SUBDIVISION
EX CHURCH
200 EAST EX SUBDIVISION
200 EAST
530 NORTH
EX SUBDIVISION
EX SUBDIVISION
EX FARMLAND
DRAINAGE BASIN AREA (TYP)
DRAINAGE BASIN BOUNDARY (TYP)
DRAINAGE DIRECTION (TYP)
JOHNSON DEED 214 CALLS 5 ACRE OR LESS TO THE GAPPMEYER DEED, WHICH IS TO BE PARCEL 1 DEED LINE. SOUTH TRIMMED OFF AND ADJUSTED LINE, OFF A HALF MILE, ROTATED TO MATCH THE SUBDIVISION TO THE SOUTH

| | | |

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
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SCALE : 1"=80'


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# BELLA VISTA SUBDIVISION

LIGHT AND SIGN PLAN

PRINT DATE: 8-7-2025

SANTAQUIN CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. SS1

NEBO SCHOOL DISTRICT
BROADBENT
BROADBENT
BROADBENT
400 EAST
BOARD OF EDUCATION NEBO SCHOOL
FERGUSON ORCHARDS
FERGUSON FAMILY TRUST
400 EAST
INSTALL STOP/STREET SIGN
PROJECT BOUNDARY LINE
400 EAST STREET 62' PUBLIC ROW
OUR DREAM LLC
APPLE STORAGE INC
LANCE HOLDINGS
LOVELESS
041-0174
NS LLC
EX FARM LAND FUTURE SCHOOL
SCHOOL
62' PUBLIC ROAD
58' PUBLIC ROAD
55' PUBLIC ROAD
64' PUBLIC ROAD
770 NORTH STREET 64' PUBLIC ROW
770 NORTH STREET 58' PUBLIC ROW
690 N. 770 N STREET 58' PUBLIC ROW
570 NORTH STREET 64' PUBLIC ROW
530 NORTH STREET 58' PUBLIC ROW
300 EAST STREET 66' PUBLIC ROW
200 EAST STREET 66' PUBLIC ROW
200 EAST
530 NORTH
PRESCOTT
ROYCE J & GEORGIE JOHNSON PARCEL #29-041-0022
JOHNSON DEED CALLS OUT MORE OR LESS TO THE APPROXIMATE DEED, WHICH HAPPENS TO BE PARCEL 1 DEED LINE SO UTILIZED THE JOHNSON DEED LINE AS THAT LINE ROTATED TO MATCH SUBDIVISION TO THE SOUTH
CHERRY ORCHARD ESTATES PLAT "C"
MILLER
JONES
SUNDWALL
CHRISTENSEN
WHITE
BERNARDS
RHOADES
TEW
PEACH TREE ESTATES PLAT "A"
MARBLE
VASQUEZ
PROPOSED SUBDIVISION MERITAGE
SUBDIVISION UNDER CONSTRUCTION
TRAIL SIGNAGE
STREET LIGHT
NO PARKING SIGN (DBL ARROW)
NO PARKING SIGN (LEFT ARROW)
NO PARKING SIGN (RIGHT ARROW)
TEMP END OF ROAD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 101 11732 SF | 102 10044 SF | 103 10044 SF | 104 10044 SF | 105 10044 SF | 106 10044 SF | 107 10044 SF | 108 10044 SF | 109 10044 SF | 110 11943 SF |
| 111 11414 SF | 201 13583 SF | 202 16369 SF | 203 14490 SF | 204 12343 SF | 205 11466 SF | 206 11874 SF | 207 10039 SF | 208 10951 SF | 209 23940 SF |
| 210 13241 SF | 211 16474 SF | 212 10320 SF | 213 10118 SF | 214 11966 SF | 215 14775 SF | 216 10316 SF | 217 10327 SF | 218 10326 SF | 219 10343 SF |
| 220 12015 SF | 221 12577 SF | 222 12576 SF | 301 14188 SF | 302 12242 SF | 303 11501 SF | 304 14360 SF | 305 11316 SF | 306 12688 SF | 307 |
| 308 | 309 | 310 15156 SF | 311 11510 SF | 312 10552 SF | 313 11246 SF | 314 13333 SF | 315 13333 SF | 316 12588 SF | 317 12060 SF |
| 318 12957 SF | 319 11705 SF | 320 10186 SF | 321 10168 SF | 322 10149 SF | 323 10132 SF | 224 10095 SF | 225 10077 SF | 226 11030 SF | 227 11708 SF |
| 228 10003 SF | 229 10016 SF | 230 10391 SF | 231 10011 SF | 112 10937 SF | 113 11173 SF | 114 10280 SF | 115 10254 SF | 116 10228 SF | 117 10202 SF |
| 118 12502 SF | 119 11114 SF | 120 11360 SF | 121 13834 SF | 122 25790 SF | 123 11910 SF | 124 10010 SF | 125 10010 SF | 126 10010 SF | 127 10010 SF |
| 128 10010 SF | 129 11513 SF | 130 10424 SF | 131 11086 SF | 132 10910 SF | 133 10250 SF | 134 10228 SF | 135 10207 SF | 136 10186 SF | 137 12489 SF |
| 401 10012 SF | 402 10392 SF | 403 10016 SF | 404 10003 SF | 405 11787 SF | 406 11025 SF | 407 10080 SF | 408 10105 SF | 409 10131 SF | 410 10157 SF |
| 411 10182 SF | 412 10208 SF | 413 10234 SF | 414 11358 SF | 415 13202 SF | 416 10010 SF | 417 10010 SF | 418 10010 SF | 419 10010 SF | 420 10010 SF |
| 421 10010 SF | 422 10010 SF | 423 10010 SF | 424 10010 SF | 425 10010 SF | 426 10010 SF | 427 10010 SF | 428 10010 SF | | |

LEGEND

SEWER LINE — EXISTING SEWER LINE
SEWER APPARATUS — SEWER LAT.; 48" OR 60" SEWER MANHOLE (PLAN); 4' OR 5' SEWER MANHOLE (PROFILE)
STORM LINE — EXISTING STORM LINE
DRAINAGE SWELL — EXISTING DRAINAGE SWELL
STORM APPARATUS — CDB SD BOX; COMB SD BOX; CURB INLET; GRATE INLET; DRYWELL
WATER LINE — EXISTING WATER LINE
WATER APPARATUS — VALVE; BLOW OFF
FIRE HYDRANT — EXISTING FIRE HYDRANT
IRRIGATION LINE — EXISTING IRRIGATION LINE
IRRIGATION APPARATUS — VALVE; BLOW OFF
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

80 0 80 160
SCALE IN FEET
1"=80' HORIZONTAL

Blue Stakes of Utah 811 Bluestakes.org

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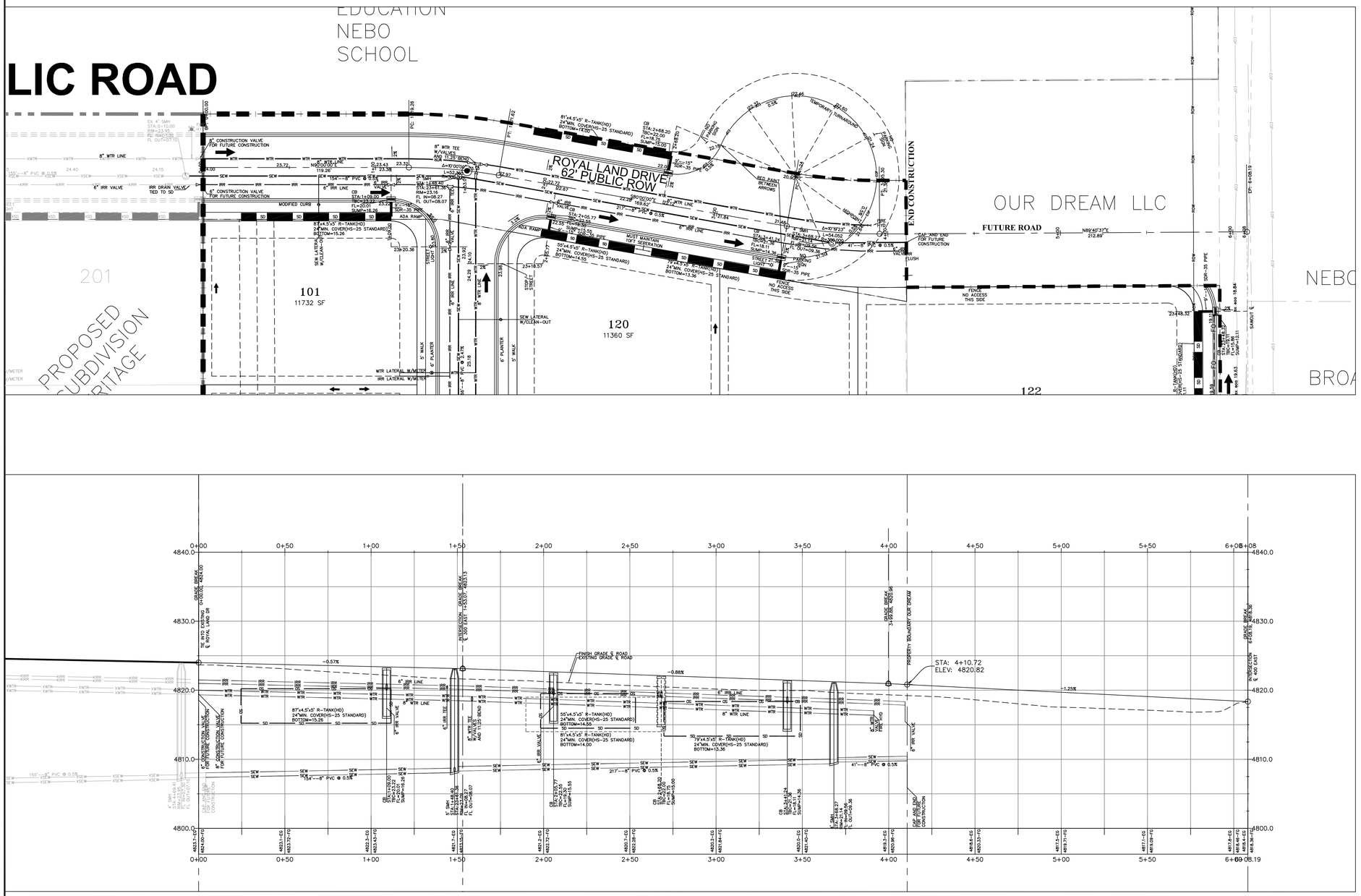
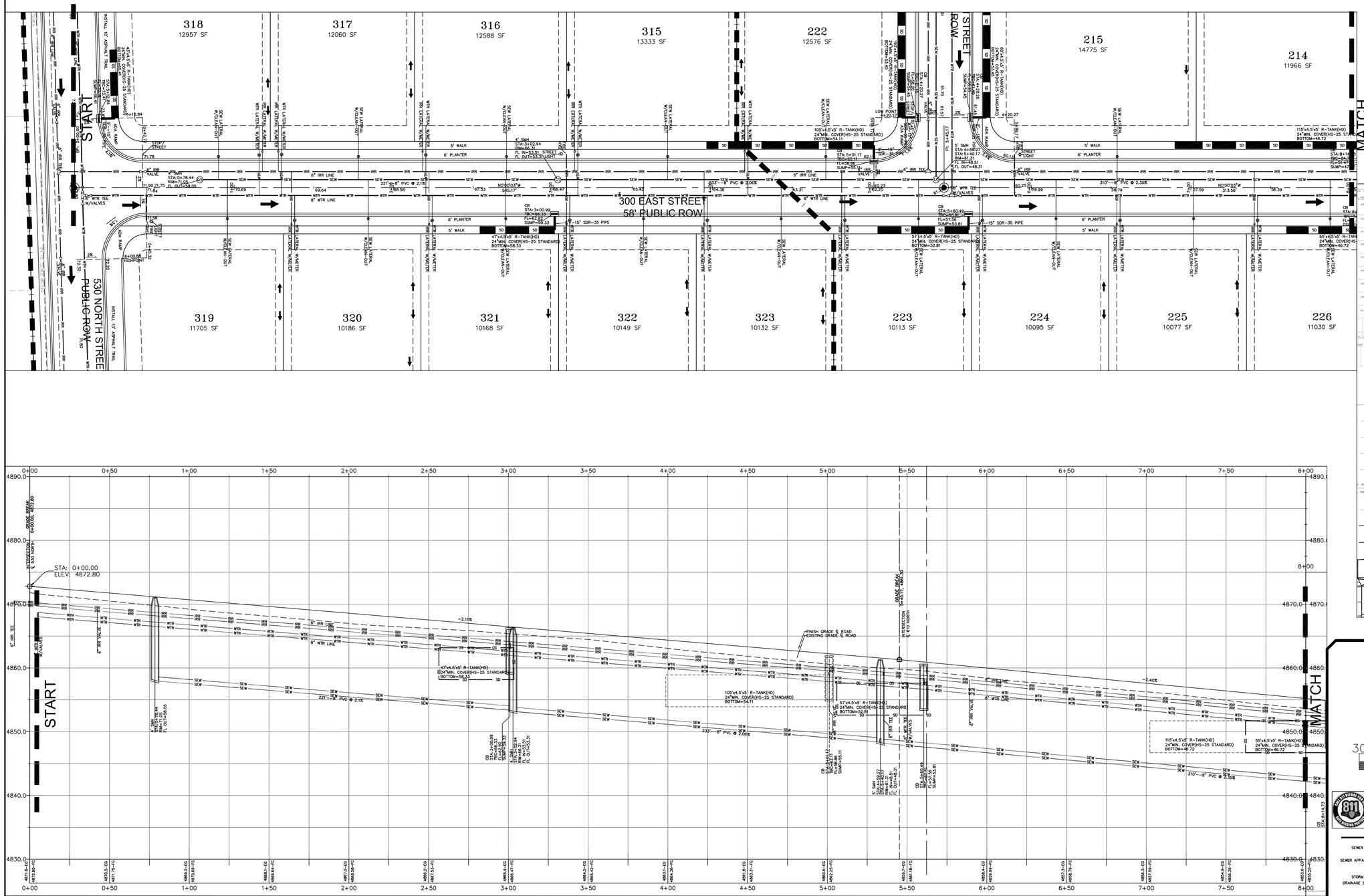

LIC ROAD
EDUCATION
NEBO
SCHOOL
ROYAL LAND DRIVE
62' PUBLIC ROW
OUR DREAM LLC
FUTURE ROAD
END CONSTRUCTION
101
11732 SF
120
11360 SF
122
201
PROPOSED
SUBDIVISION
RITAGE
NEBC
BROA
8" WTR LINE
6" IRR LINE
6" IRR VALVE
IRR DRAIN VALVE TIED TO SD
6" CONSTRUCTION VALVE FOR FUTURE CONSTRUCTION
MODIFIED CURB
ADA RAMP
SEW LATERAL W/CLEAN-OUT
WTR LATERAL W/METER
IRR LATERAL W/METER
5' WALK
6' PLANTER
STREET LIGHT
STOP SIGN
MUST MAINTAIN 10FT SEPERATION
FENCE NO ACCESS THIS SIDE
FENCE NO ACCESS THIS SIDE
RED PAINT BETWEEN ARROWS
TEMPORARY TURNAROUND
SIGN
SIGN
SIGN

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|---|---|---|---|
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ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'


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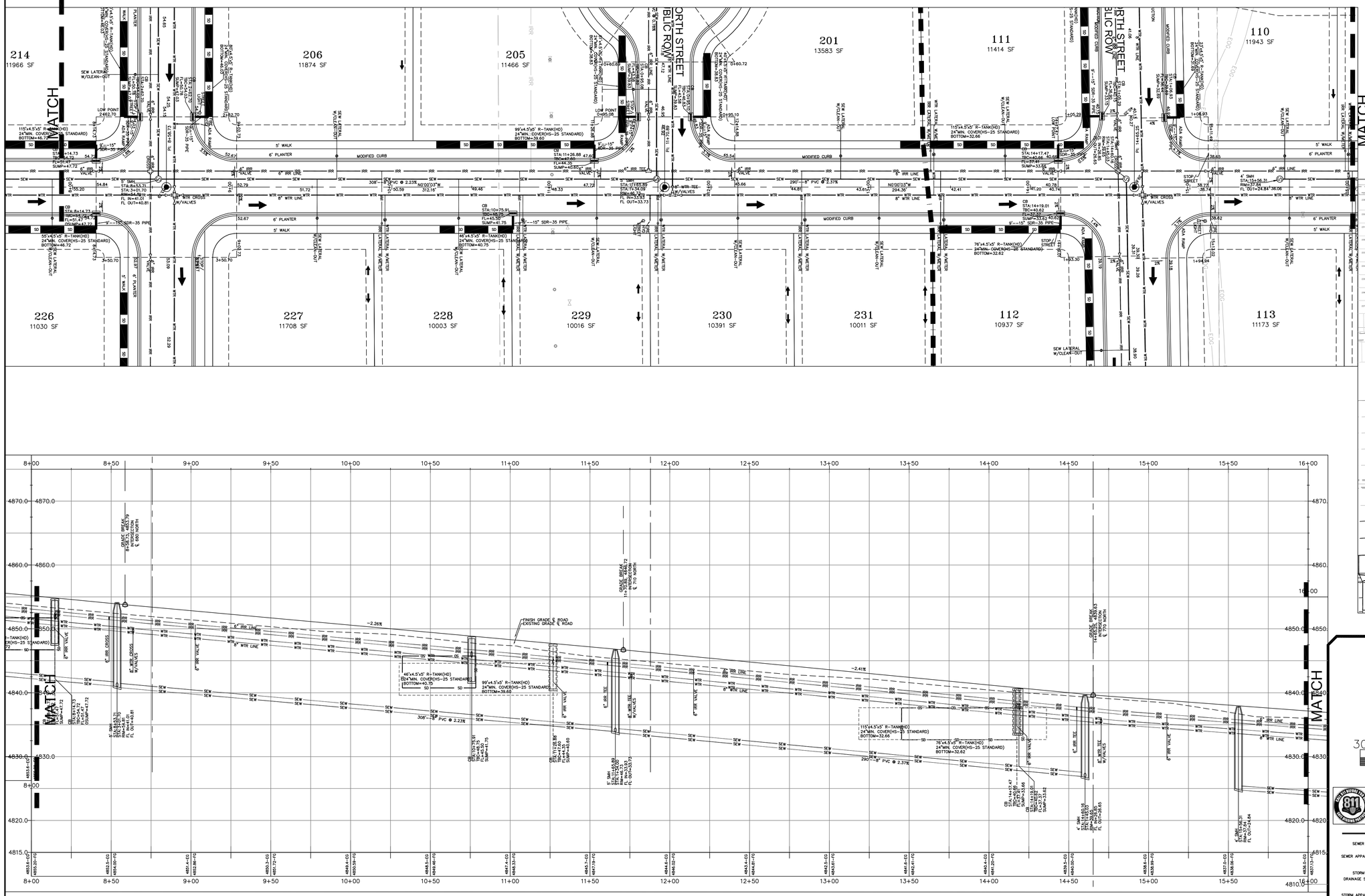
# BELLA VISTA SUBDIVISION

PLAN AND PROFILE
300 EAST (STA: 0+00 to 8+00)
8-7-2025

SANTAQUIN CITY

REVIEW OR NOT FOR CONSTRUCTION
STATE OF UTAH

SHEET NO. PP2

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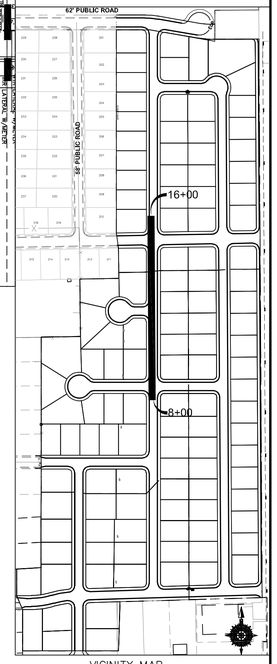


VICINITY MAP
NOT TO SCALE

30 0 30 60

SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

811 BLUE STAKES OF UTAH

## LEGEND

- SEWER LINE
- SEWER APPARATUS
- STORM LINE
- DRAINAGE SWELL
- STORM APPARATUS
- WATER LINE
- WATER APPARATUS
- FIRE HYDRANT
- IRRIGATION LINE
- IRRIGATION APPARATUS
- DRAINAGE AREA (DRAINAGE REPORT)
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING DRAINAGE SWELL
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- EXISTING CONTOURS (2FT)
- 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
- PHASE LINE
- CURB & GUTTER
- PROPOSED TRAIL
- PUE
- SETBACK
- 30% SLOPE AND GREATER
- PROPOSED OPEN SPACE
- DRAINAGE DIRECTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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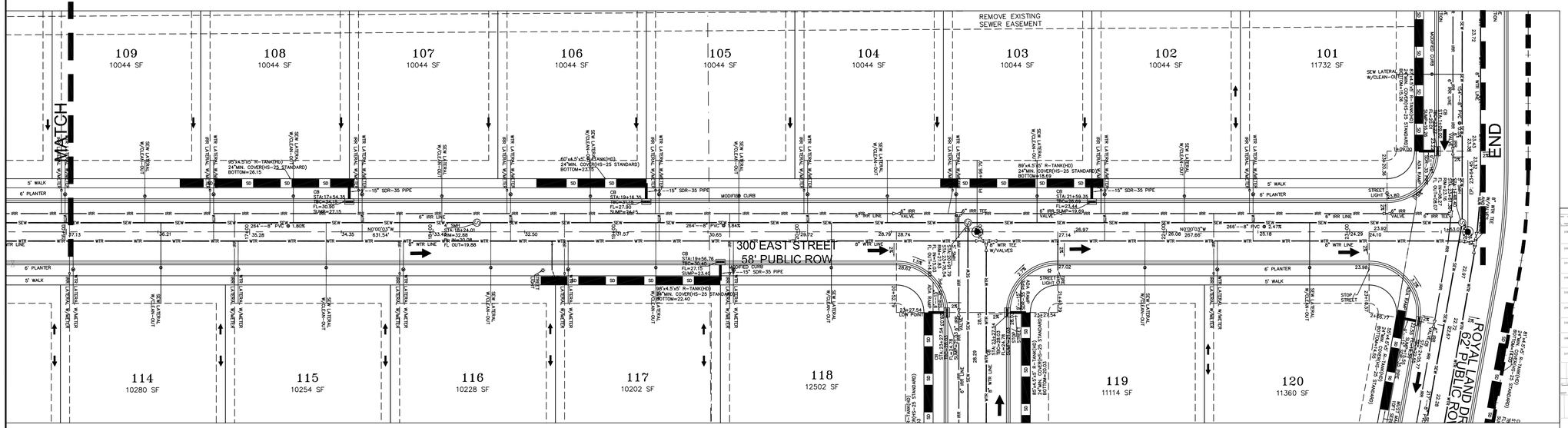
# BELLA VISTA SUBDIVISION

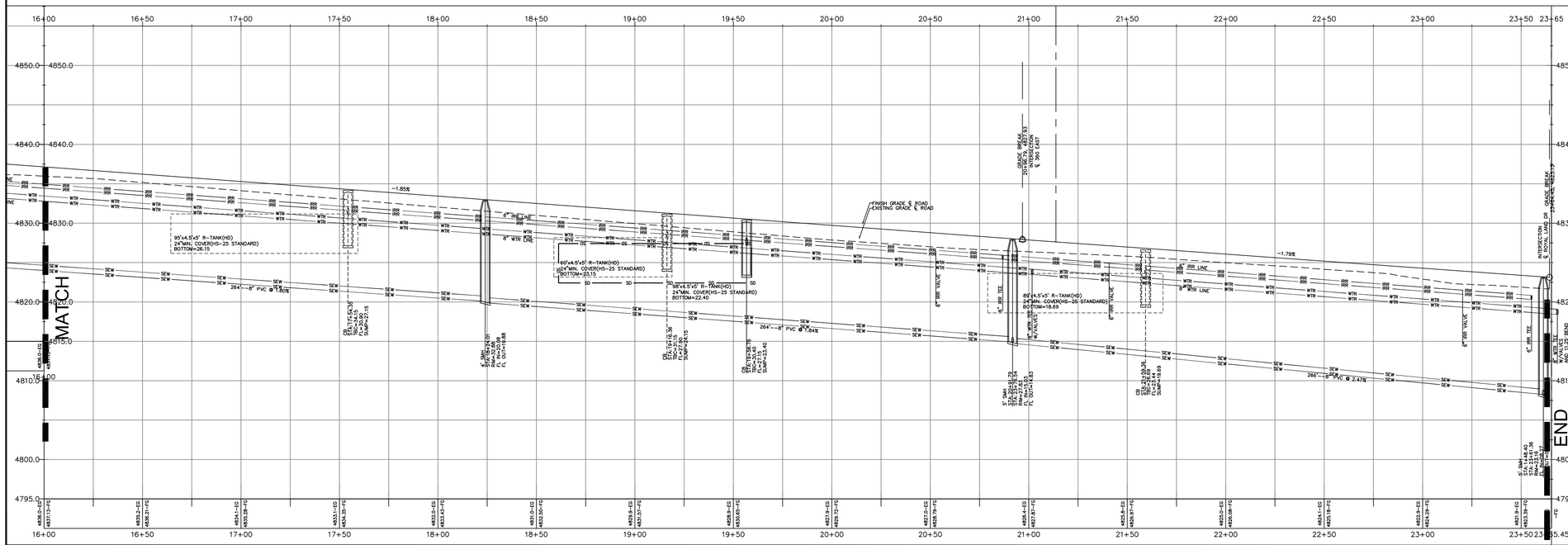
PLAN AND PROFILE
300 EAST (STA: 8+00 to 16+00)
8-7-2025

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION
8-7-2025
STATE OF UTAH

SHEET NO. PP3

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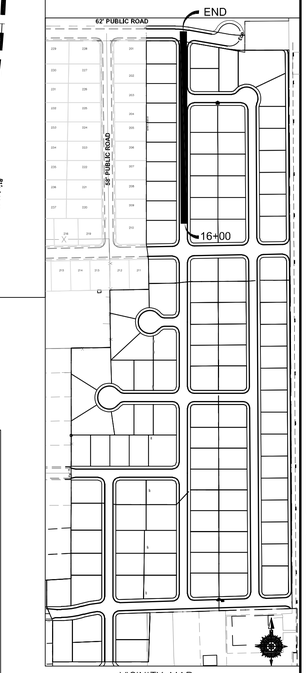
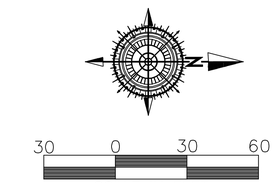



VICINITY MAP
NOT TO SCALE




SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

811 BLUE STAKES OF UTAH
ALWAYS CALL 811 BEFORE YOU DIG

## LEGEND

- SEWER LINE
- SEWER APPARATUS
- STORM LINE
- DRAINAGE SWELL
- STORM APPARATUS
- WATER LINE
- WATER APPARATUS
- FIRE HYDRANT
- IRRIGATION LINE
- IRRIGATION APPARATUS
- DRAINAGE AREA (DRAINAGE REPORT)
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING DRAINAGE SWELL
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- EXISTING CONTOURS (2FT)
- 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
- PHASE LINE
- CURB & GUTTER
- PROPOSED TRAIL
- PUE
- SETBACK
- 30% SLOPE AND GREATER
- PROPOSED OPEN SPACE
- DRAINAGE DIRECTION

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# BELLA VISTA SUBDIVISION

## PLAN AND PROFILE

300 EAST (STA:16+00 to 23+66)

8-7-2025

SANTAQUIN CITY

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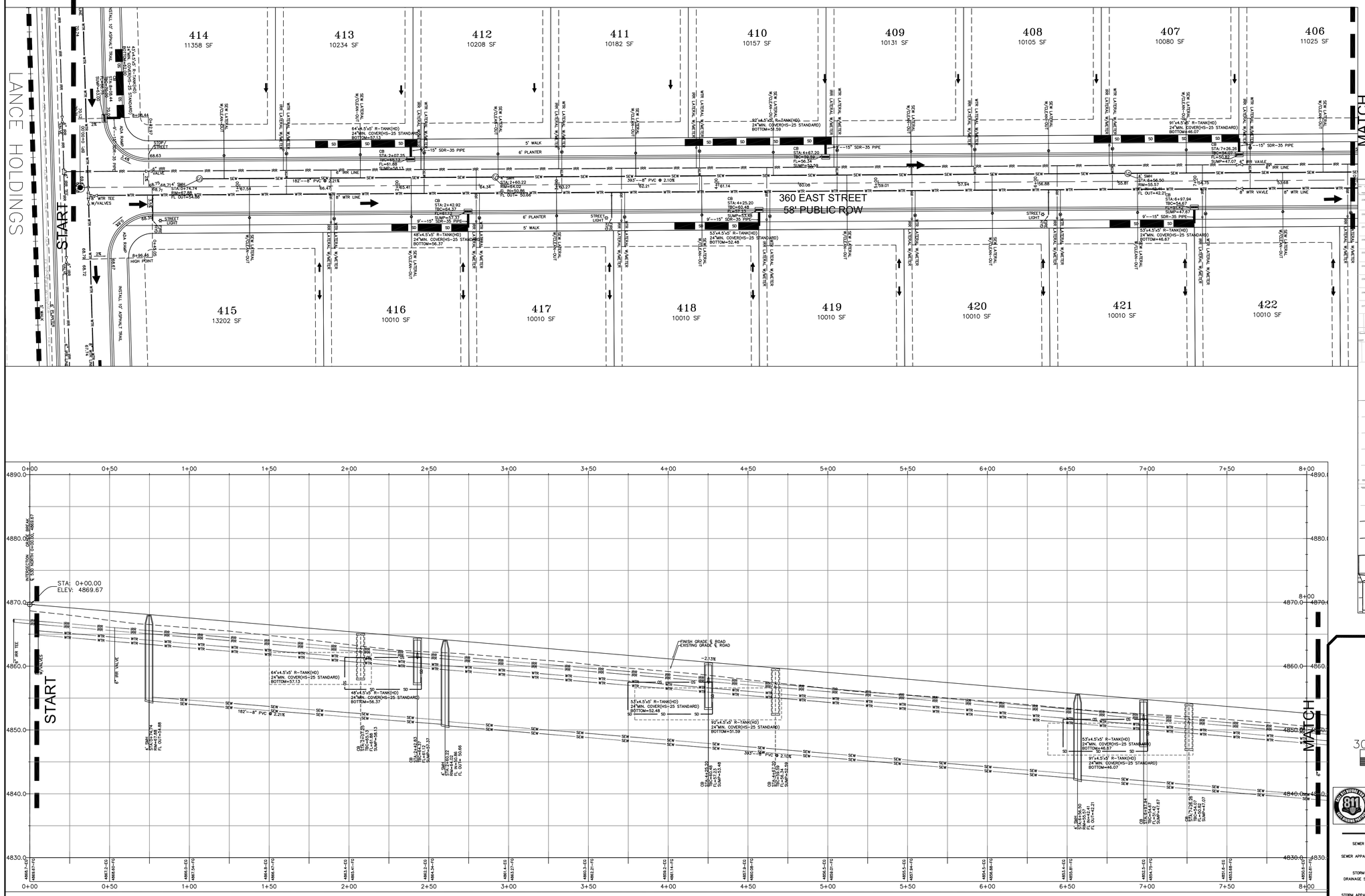
NOT FOR CONSTRUCTION
8/7/2025
STATE OF UTAH

SHEET NO. PP4




VICINITY MAP
NOT TO SCALE

30 0 30 60

SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

## LEGEND

- SEWER LINE
- SEWER APPARATUS
- STORM LINE
- DRAINAGE SWELL
- STORM APPARATUS
- WATER LINE
- WATER APPARATUS
- FIRE HYDRANT
- IRRIGATION LINE
- IRRIGATION APPARATUS
- DRAINAGE AREA (DRAINAGE REPORT)
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING DRAINAGE SWELL
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- EXISTING CONTOURS (2FT)
- 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
- PHASE LINE
- CURB & GUTTER
- PROPOSED TRAIL
- PUE
- SETBACK
- 30% SLOPE AND GREATER
- PROPOSED OPEN SPACE
- DRAINAGE DIRECTION

**NOTE:**
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| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'


GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT


# BELLA VISTA SUBDIVISION

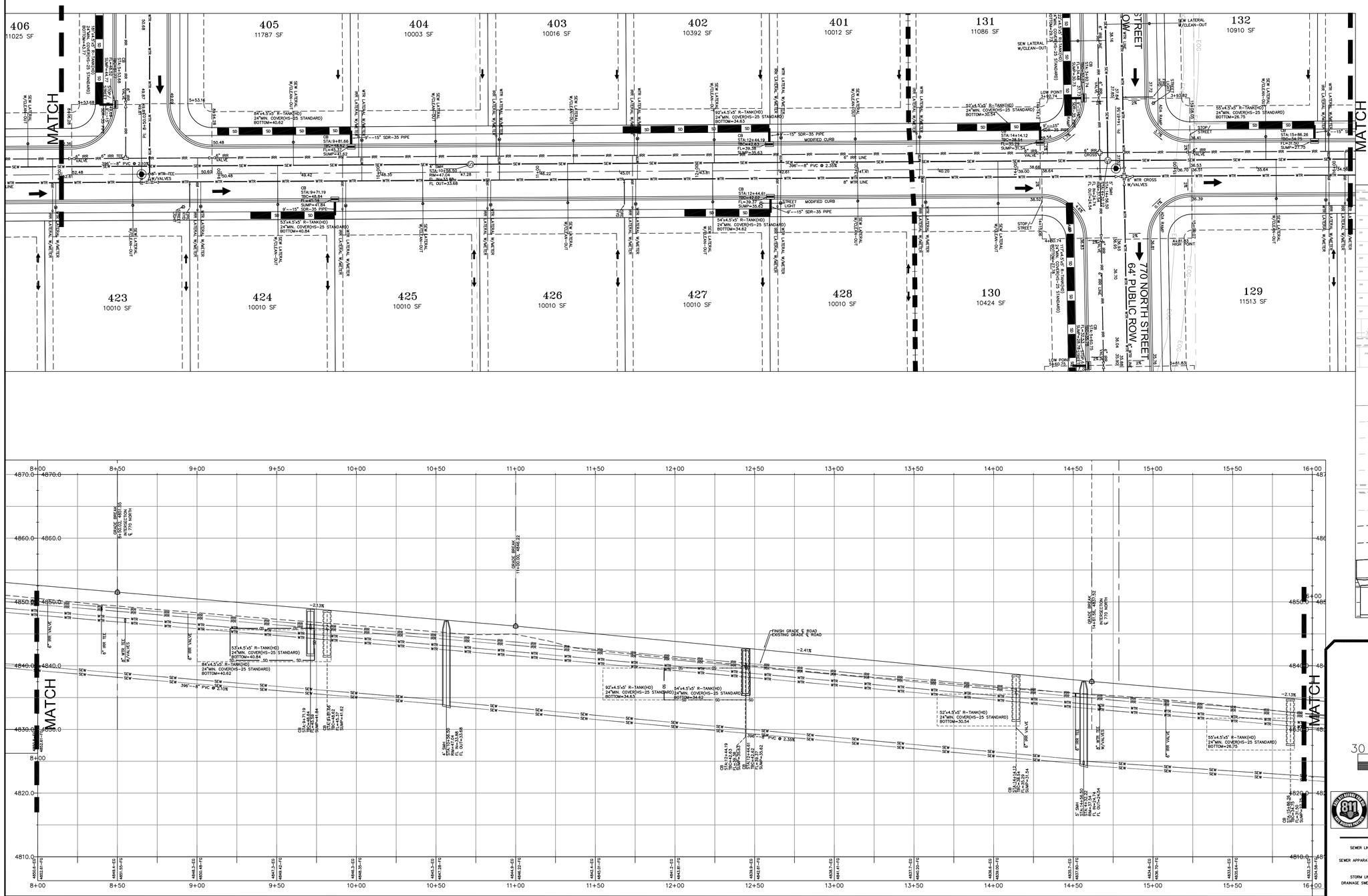
PLAN AND PROFILE
360 EAST (STA: 0+00 to 8+00)

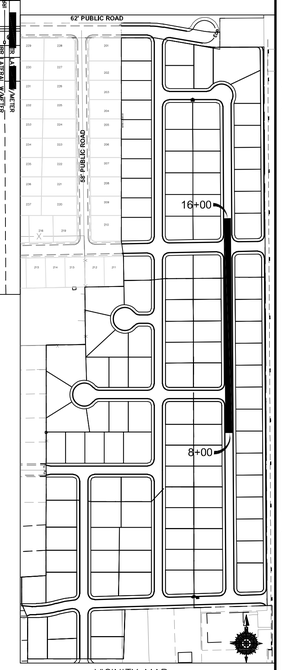
8-7-2025

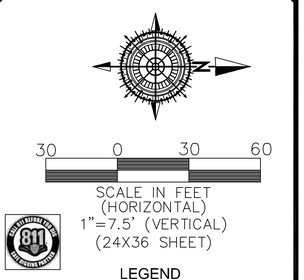
SANTAQUIN CITY

REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET NO. PP5




## LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

**NOTE:**
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| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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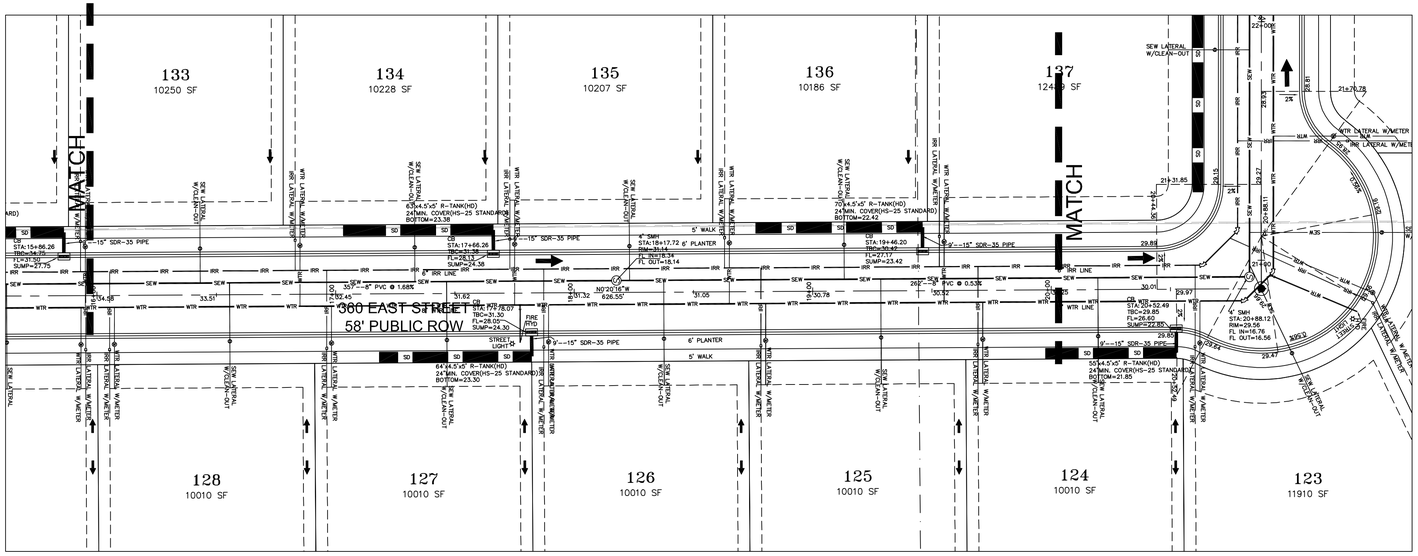
# BELLA VISTA SUBDIVISION

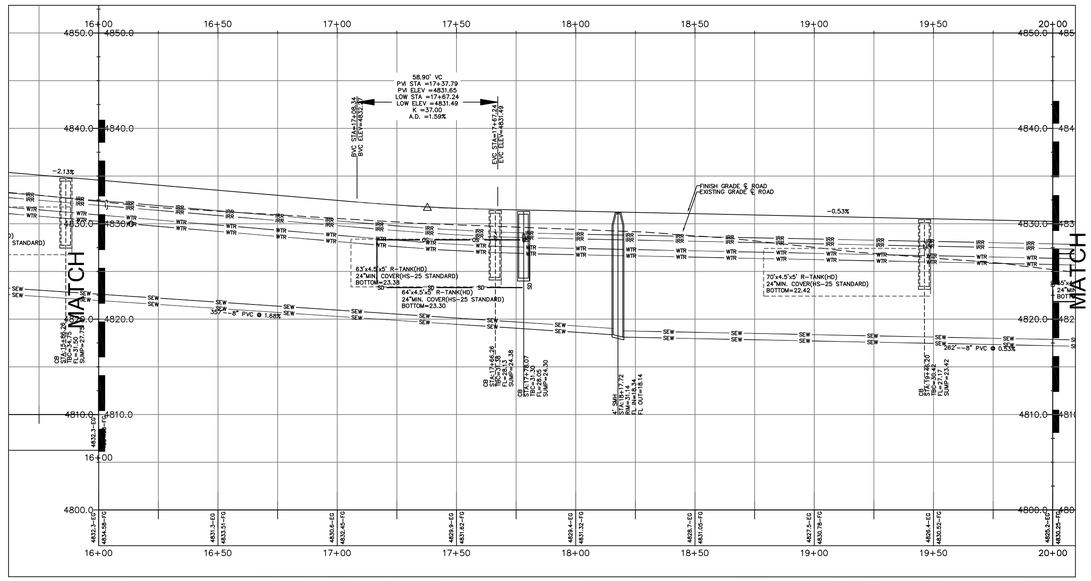
PLAN AND PROFILE
360 EAST (STA: 8+00 to 16+00)
8-7-2025

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP6

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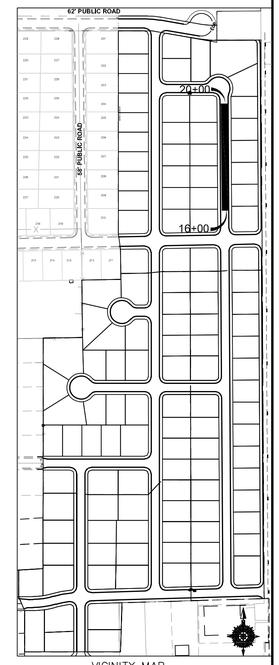


VICINITY MAP
NOT TO SCALE

30 0 30 60

SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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# BELLA VISTA SUBDIVISION

## PLAN AND PROFILE

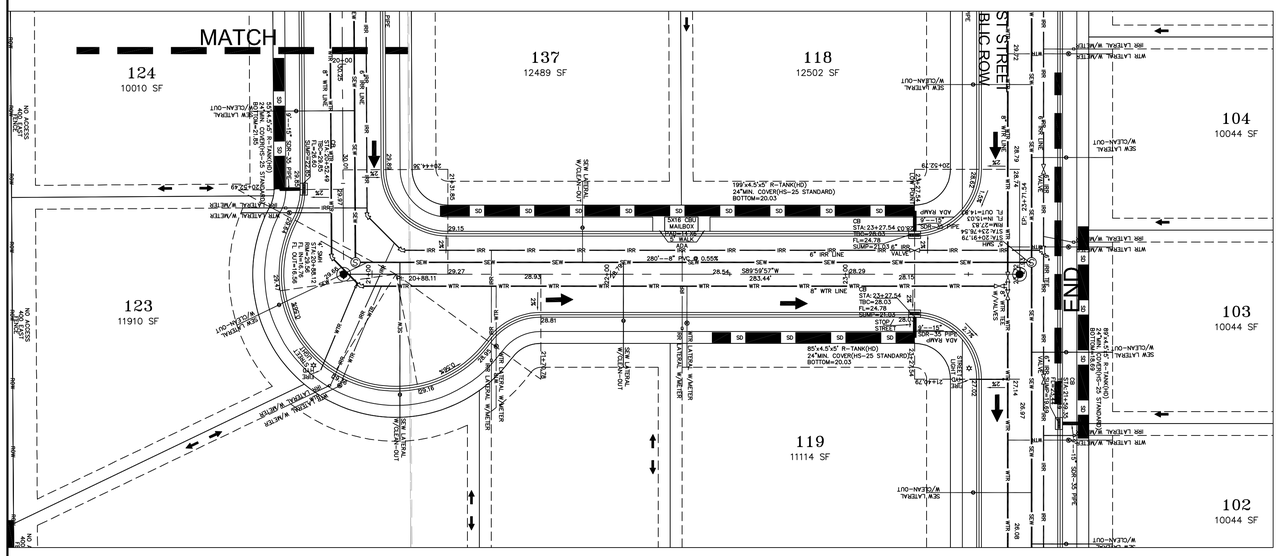
360 EAST (STA:16+00 to 20+00)

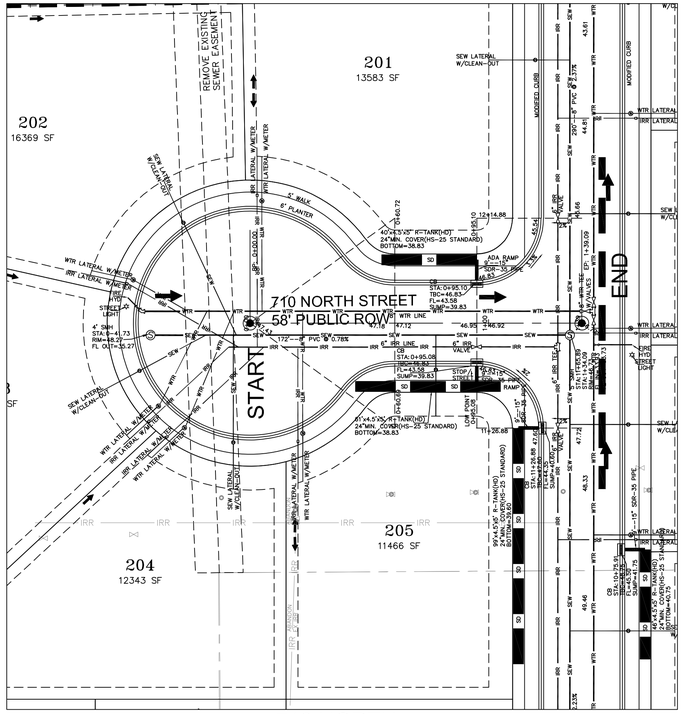
8-7-2025

SANTAQUIN CITY

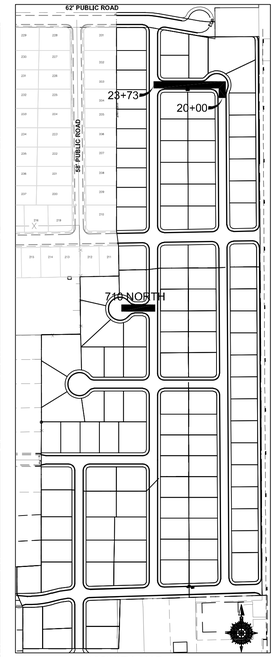
REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP7

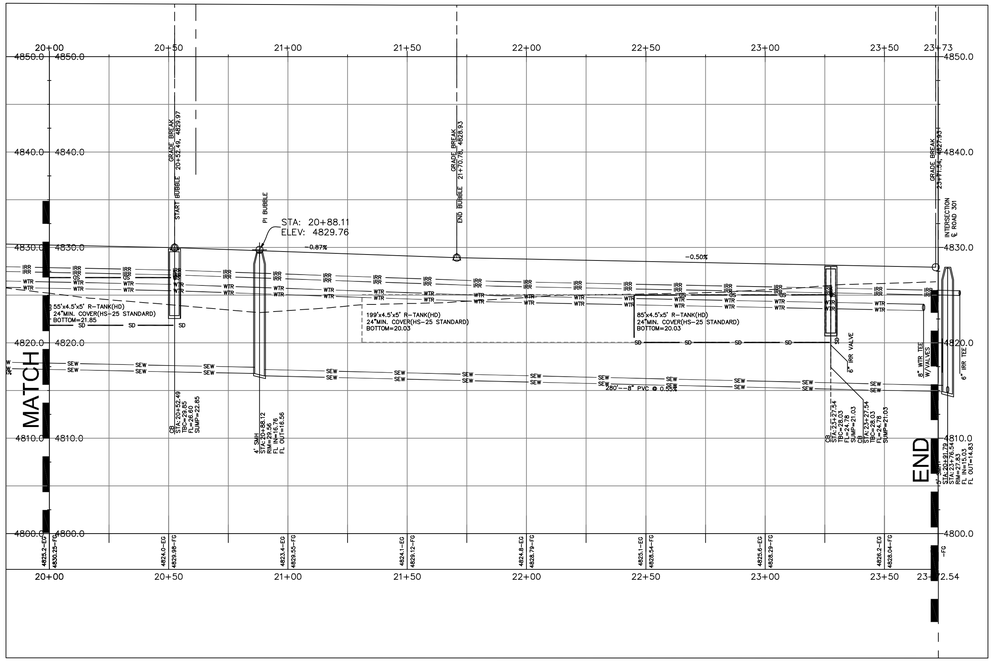


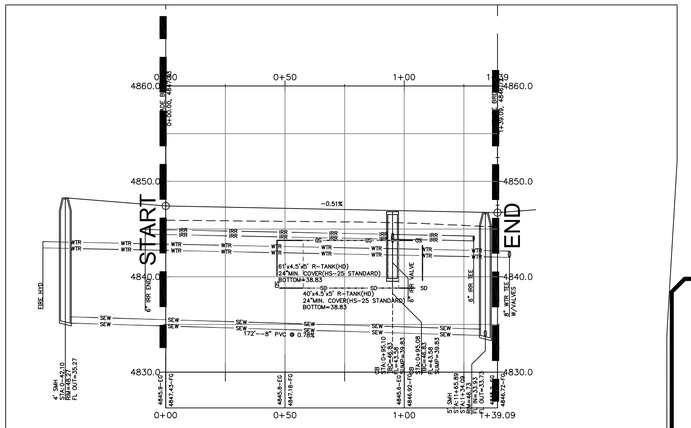



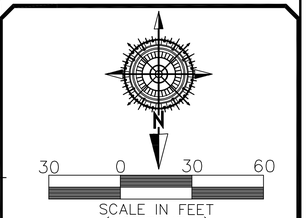

710 NORTH




VICINITY MAP
NOT TO SCALE




SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

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## LEGEND

- SEWER LINE — SEW
- SEWER APPARATUS
- STORM LINE — SD
- DRAINAGE SWELL
- STORM APPARATUS
- WATER LINE — WTR
- WATER APPARATUS
- FIRE HYDRANT — EXISTING FIRE HYDRANT
- IRRIGATION LINE — IRR
- IRRIGATION APPARATUS
- DRAINAGE AREA (DRAINAGE REPORT)
- EXISTING SEWER LINE — XSEW
- EXISTING STORM LINE — XSD
- EXISTING DRAINAGE SWELL
- EXISTING WATER LINE — XWTR
- EXISTING IRRIGATION LINE — XIRR
- EXISTING FENCE
- EXISTING CONTOURS (2FT)
- 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
- PHASE LINE
- CURB & GUTTER
- PROPOSED TRAIL
- PUE
- SETBACK
- 30% SLOPE AND GREATER
- PROPOSED OPEN SPACE
- DRAINAGE DIRECTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'


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# BELLA VISTA SUBDIVISION

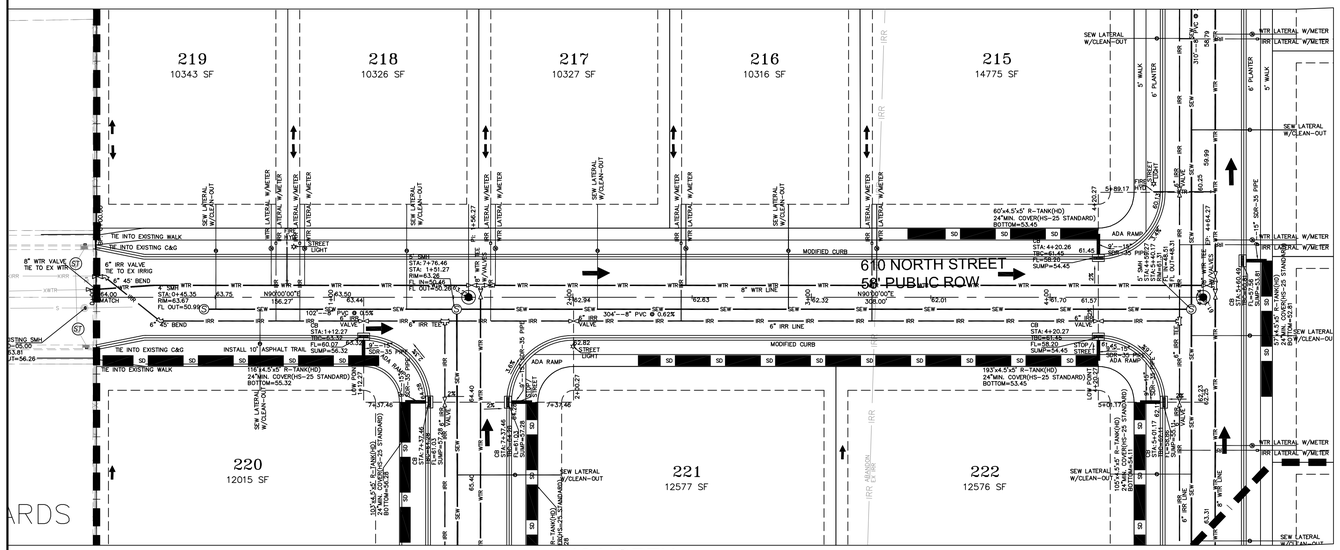
PLAN AND PROFILE
360 EAST (STA:16+00 to 23+73)

8-7-2025

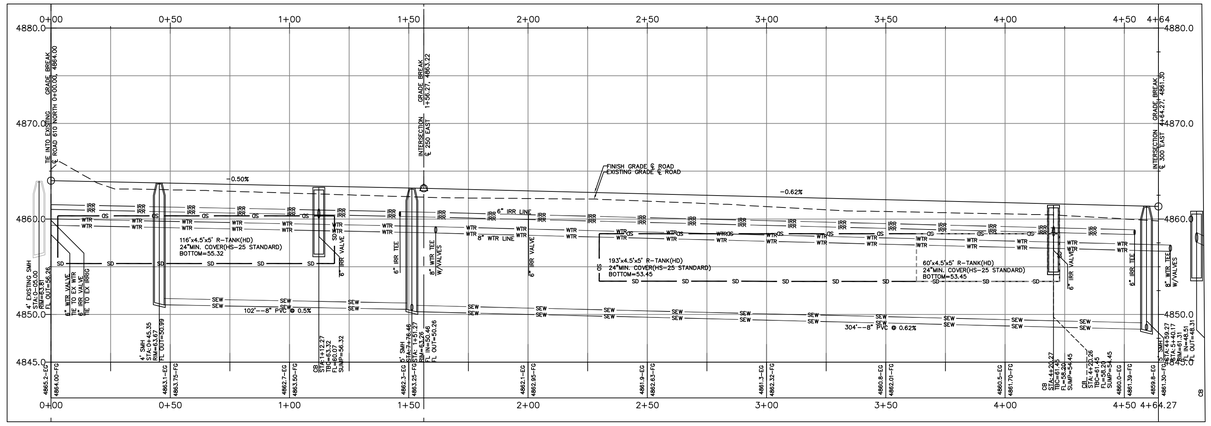
SANTAQUIN CITY

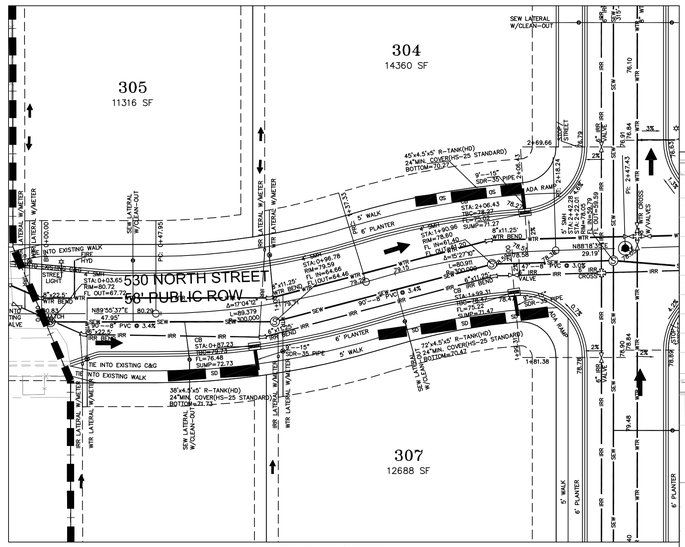
REVIEW ONLY NOT FOR CONSTRUCTION 2025 STATE OF UTAH

SHEET NO. PP8

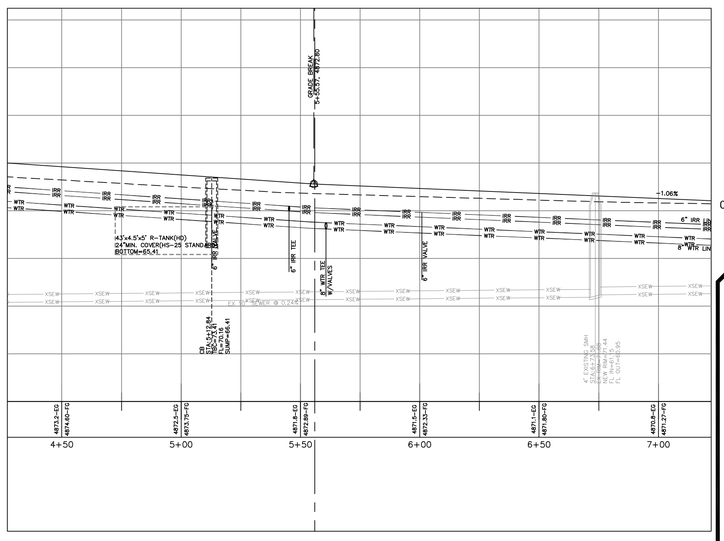


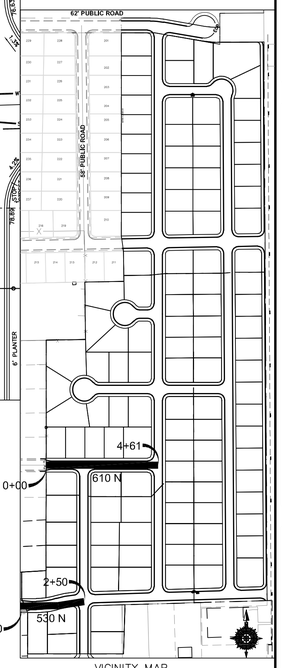

610 NORTH




530 NORTH




VICINITY MAP
NOT TO SCALE

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30 0 30 60

SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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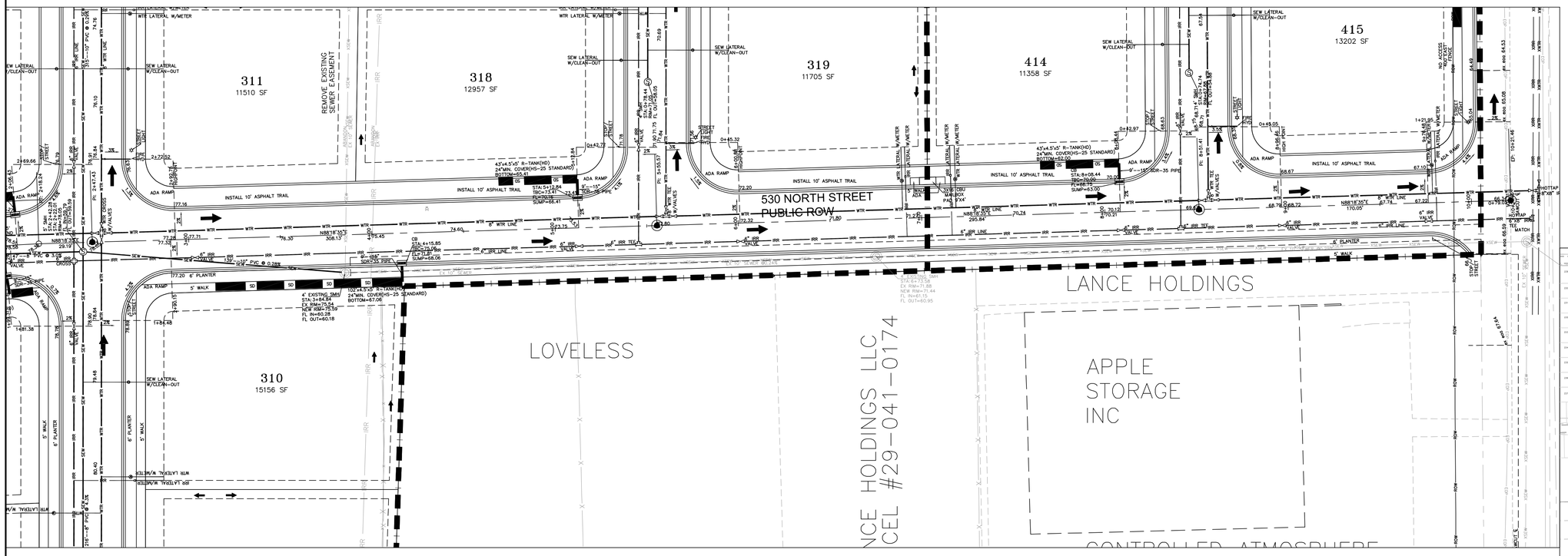
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PLAN AND PROFILE
610 NORTH
530 NORTH (STA: 0+00 to 2+50)
8-7-2025

SANTAQUIN CITY

REVIEWED BY PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
STATE OF UTAH
9/8/2025

SHEET NO. PP9




VICINITY MAP
NOT TO SCALE

30 0 30 60
SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

## LEGEND

- SEWER LINE
- SEWER APPARATUS
- STORM LINE / DRAINAGE SWALE
- STORM APPARATUS
- WATER LINE
- WATER APPARATUS
- FIRE HYDRANT
- IRRIGATION LINE
- IRRIGATION APPARATUS
- DRAINAGE AREA (DRAINAGE REPORT)
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING DRAINAGE SWALE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- EXISTING CONTOURS (2FT)
- 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
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- PROPOSED TRAIL
- PUE
- SETBACK
- 30% SLOPE AND GREATER
- PROPOSED OPEN SPACE
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ORIG. DATE: 2-8-21
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DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: 1"=30'

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CONSTRUCTION MANAGEMENT

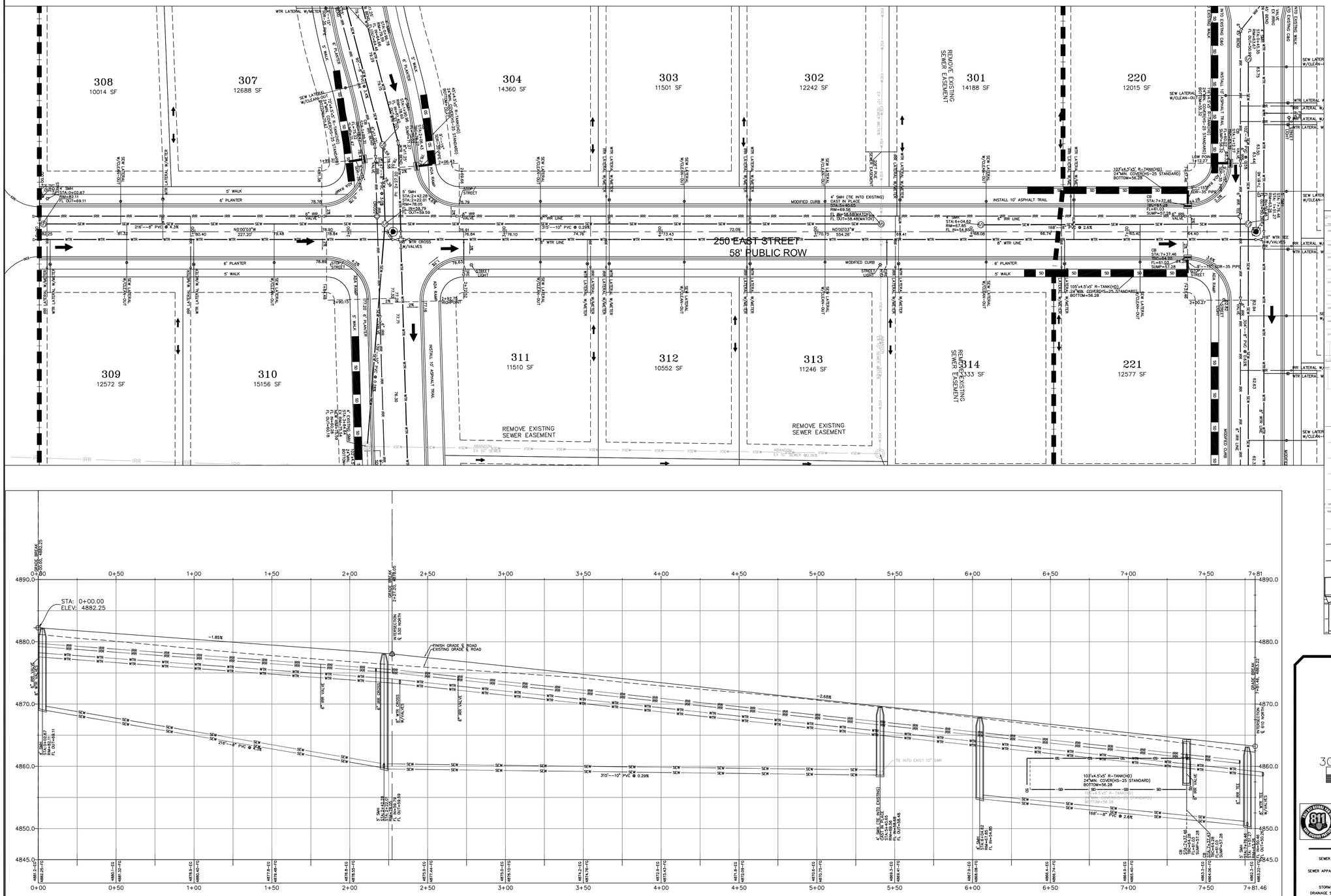
# BELLA VISTA SUBDIVISION

PLAN AND PROFILE
610 NORTH (STA: 2+50 to 10+21)
8-7-2025

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER
PAUL C. WHEATLEY
6025
STATE OF UTAH
REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET NO. PP10

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ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'


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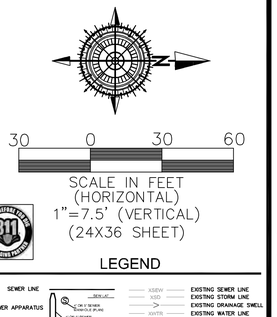
# BELLA VISTA SUBDIVISION

## PLAN AND PROFILE 250 EAST

8-7-2025

SANTAQUIN CITY




VICINITY MAP
NOT TO SCALE

30 0 30 60
SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

811 BLUE STAKES OF UTAH

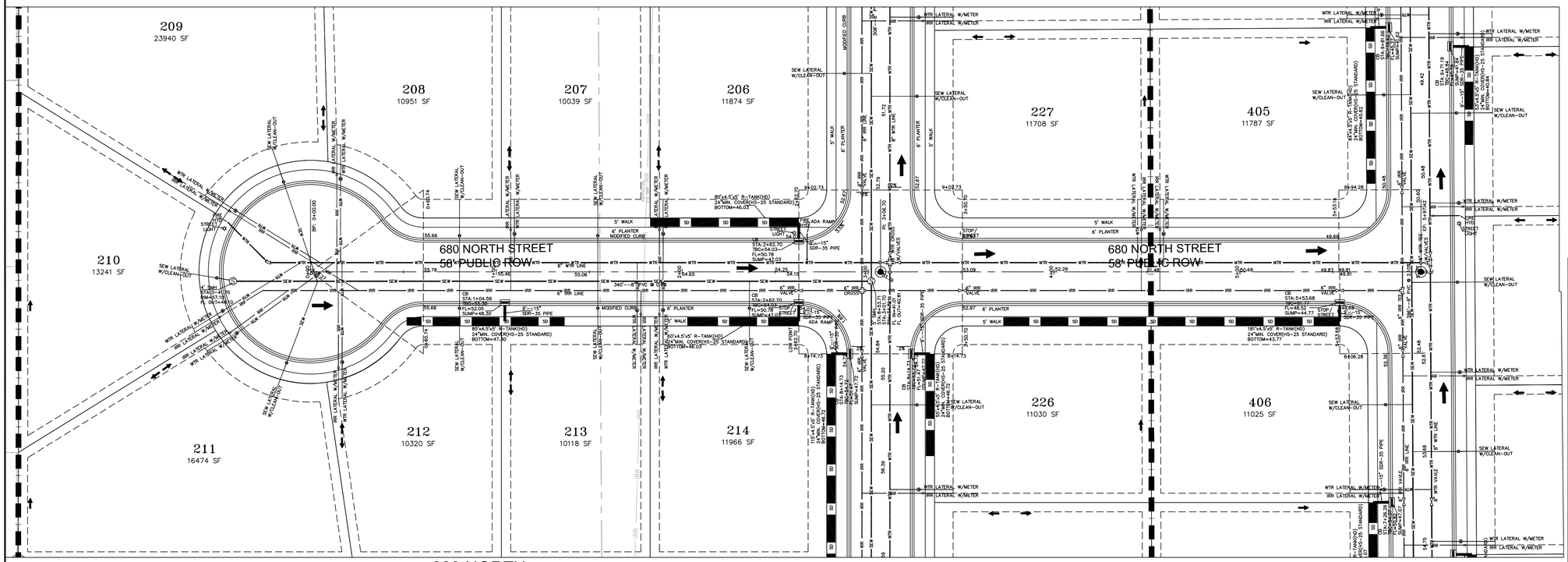
LEGEND

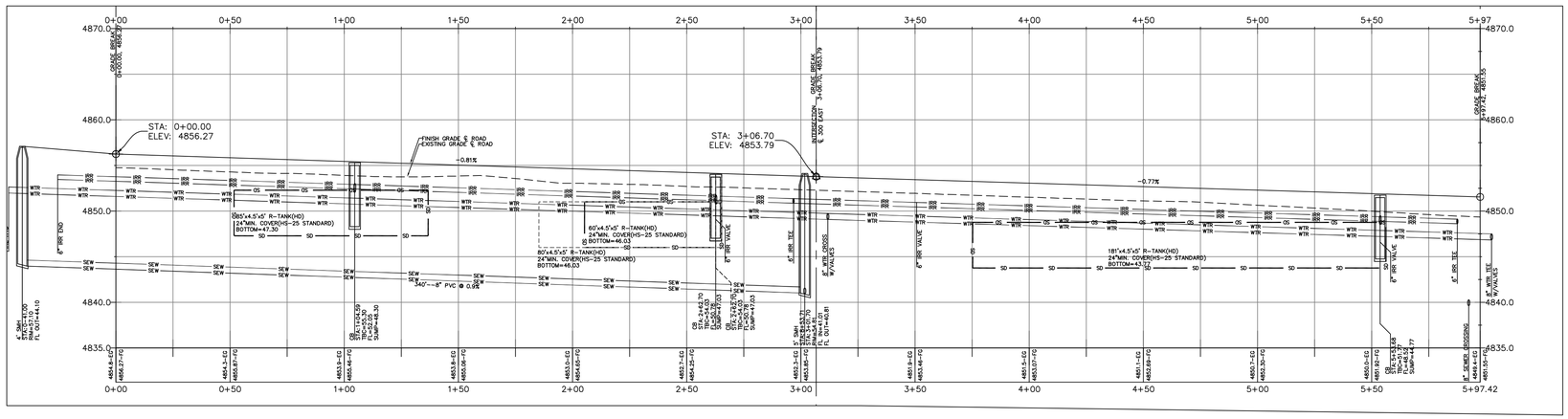
| | |
|---|---|
| SEWER LINE | EXISTING SEWER LINE |
| SEWER APPARATUS | EXISTING STORM LINE |
| | EXISTING DRAINAGE SWELL |
| | EXISTING WATER LINE |
| STORM LINE | EXISTING IRRIGATION LINE |
| DRAINAGE SWELL | EXISTING FENCE |
| | EXISTING CONTOURS (2FT) |
| STORM APPARATUS | 10' FINISH CONTOUR |
| | 2' FINISH CONTOUR |
| | 10' FINISH CONTOUR |
| | PHASE LINE |
| | CURB & GUTTER |
| | PROPOSED TRAIL |
| WATER LINE | PUE |
| WATER APPARATUS | SETBACK |
| FIRE HYDRANT | 30% SLOPE AND GREATER |
| IRRIGATION LINE | PROPOSED OPEN SPACE |
| IRRIGATION APPARATUS | |
| DRAINAGE AREA (DRAINAGE REPORT) | DRAINAGE DIRECTION |

LICENSED PROFESSIONAL ENGINEER
PAUL C. WHEELER
6025
STATE OF UTAH

REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET NO. PP11

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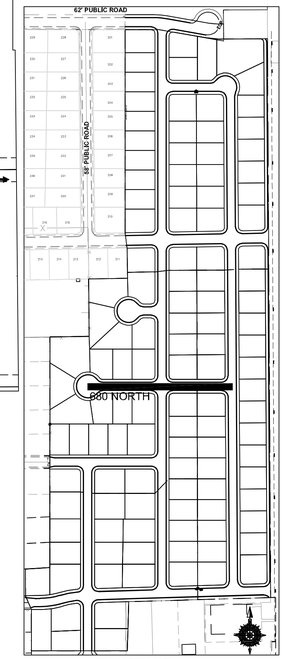


VICINITY MAP
NOT TO SCALE

30 0 30 60

SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

## LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

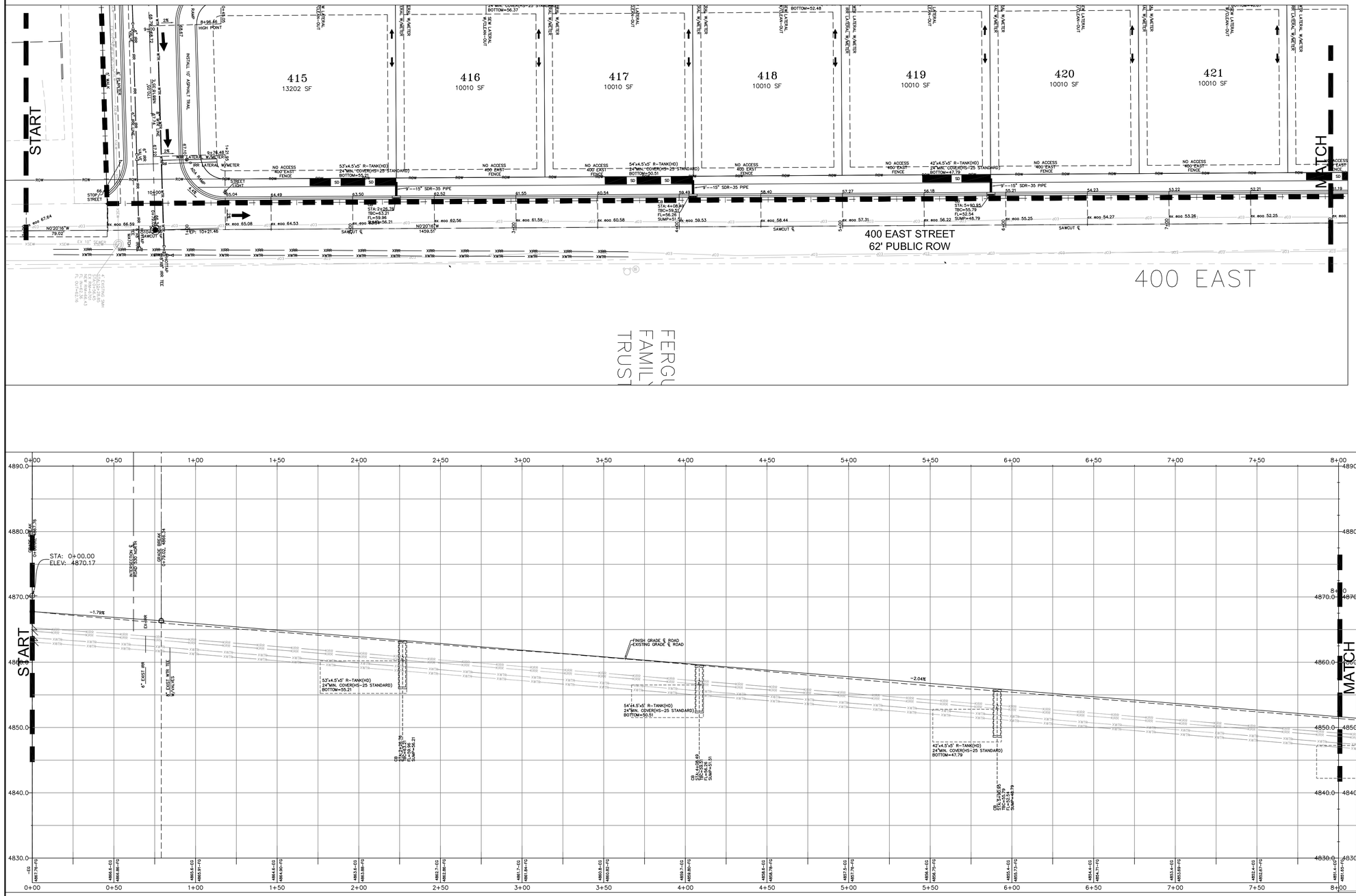
# BELLA VISTA SUBDIVISION
## PLAN AND PROFILE
680 NORTH
710 NORTH

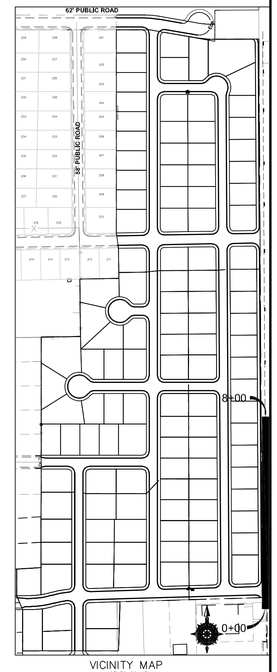
8-7-2025

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP12




VICINITY MAP
NOT TO SCALE

30 0 30 60

SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

**NOTE:**
**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 full compliance with all minimum State and SANTAQUIN City Codes, Ordinances and Standards'.**

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
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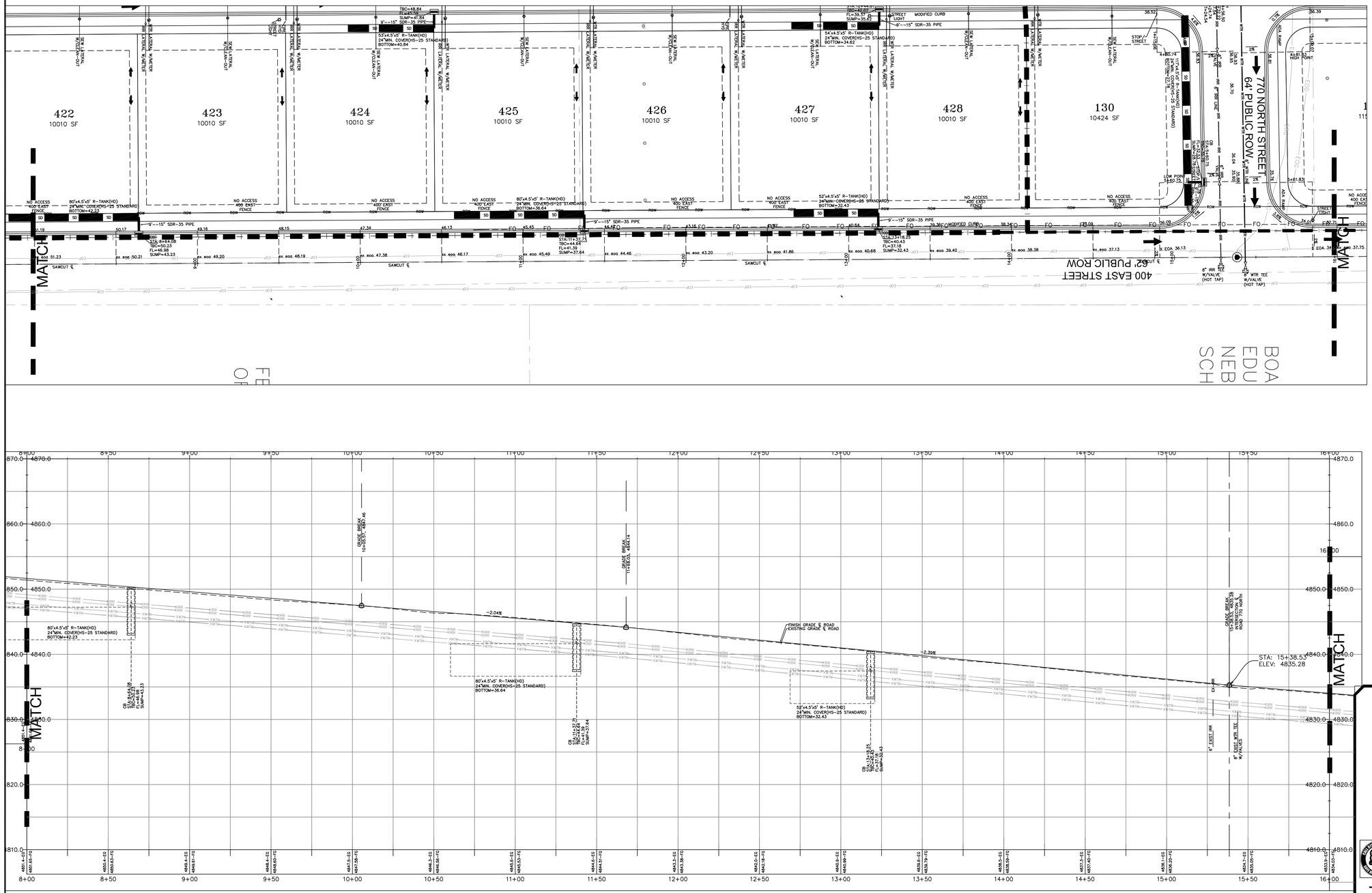
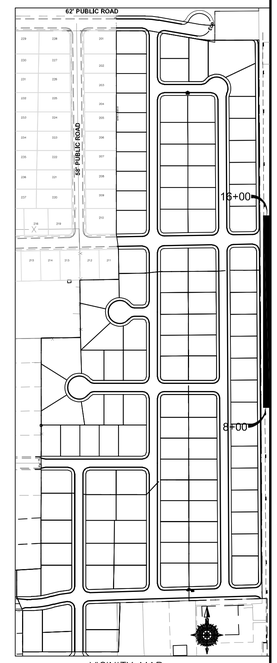
BELLA VISTA SUBDIVISION
PLAN AND PROFILE
400 EAST (STA: 0+00 to 8+00)
8-7-2025

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

SHEET NO. PP13




VICINITY MAP
NOT TO SCALE

30 0 30 60

SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

## LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

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# BELLA VISTA SUBDIVISION

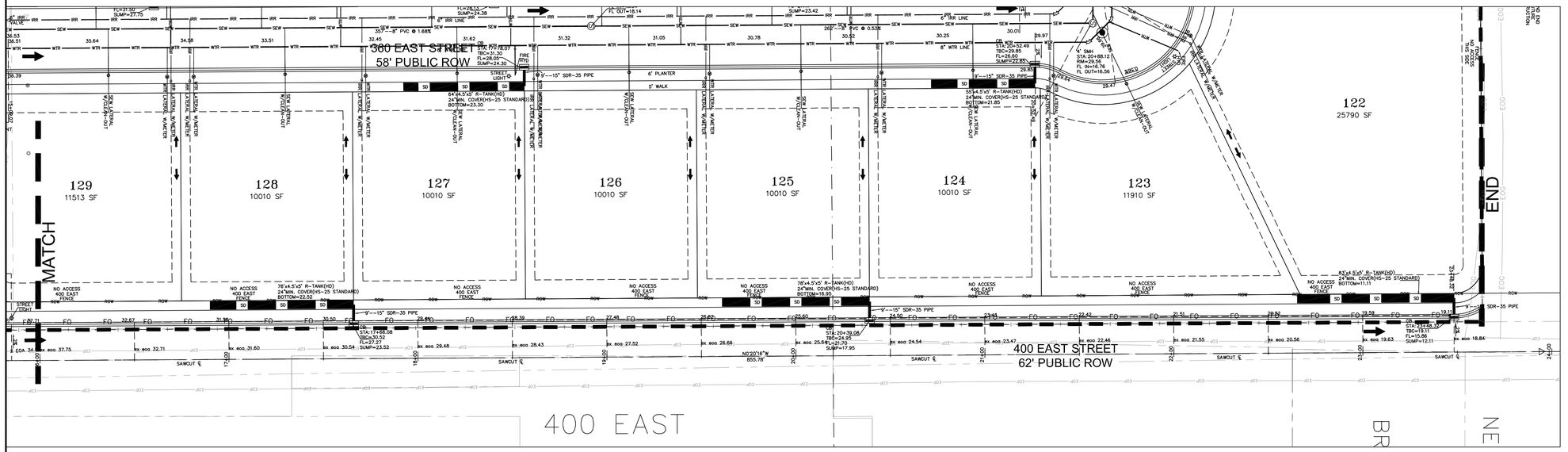
## PLAN AND PROFILE
## 400 EAST (STA: 8+00 to 16+00)

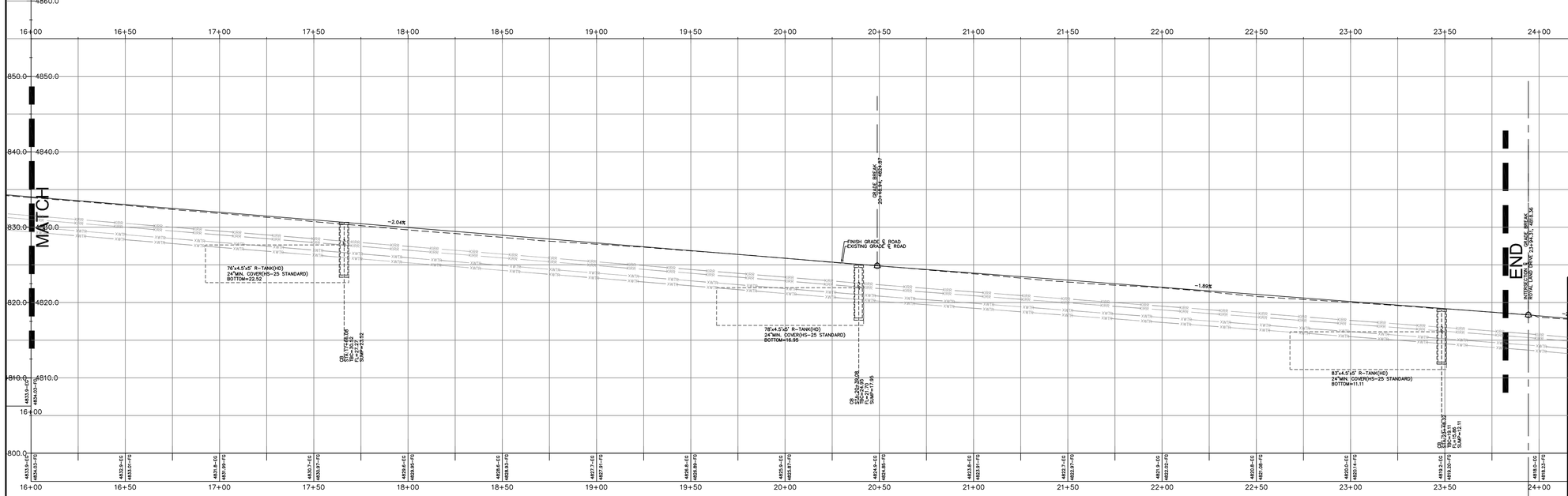
8-7-2025

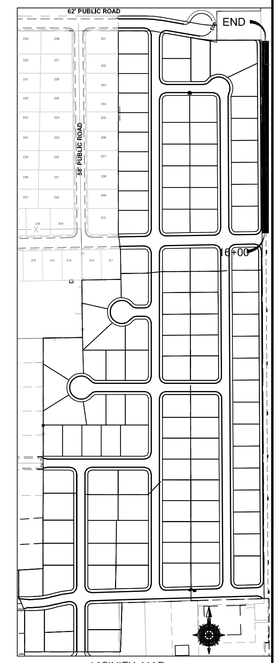
SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP14




VICINITY MAP
NOT TO SCALE

30 0 30 60

SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

811 BLUE STAKES OF UTAH
811 INTERNATIONAL

## LEGEND

- SEWER LINE
- SEWER APPARATUS
- STORM LINE
- DRAINAGE SWELL
- STORM APPARATUS
- WATER LINE
- WATER APPARATUS
- FIRE HYDRANT
- IRRIGATION LINE
- IRRIGATION APPARATUS
- DRAINAGE AREA (DRAINAGE REPORT)
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING DRAINAGE SWELL
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- EXISTING CONTOURS (2FT)
- 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
- PHASE LINE
- CURB & GUTTER
- PROPOSED TRAIL
- PUE
- SETBACK
- 30% SLOPE AND GREATER
- PROPOSED OPEN SPACE
- DRAINAGE DIRECTION

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# BELLA VISTA SUBDIVISION

PLAN AND PROFILE
400 EAST (STA: 16+00 to END)

8-7-2025

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP15

400 EAST

122 25790 SF
123 11910 SF
124 10010 SF
125 10010 SF
126 10010 SF
127 10010 SF
128 10010 SF
129 11513 SF
130 10424 SF
428 10010 SF
427 10010 SF
426 10010 SF
425 10010 SF
424 10010 SF
423 10010 SF
422 10010 SF
421 10010 SF
420 10010 SF
419 10010 SF
418 10010 SF
417 10010 SF
416 10010 SF
415 13202 SF

121 13834 SF
120 11360 SF
119 11414 SF
OUT HOUSE
TRACKING PAD
137 12489 SF
136 10186 SF
135 10207 SF
134 10228 SF
133 10250 SF
132 10910 SF
118 12502 SF
117 10202 SF
116 10228 SF
115 10254 SF
114 10280 SF
113 11173 SF
131 11086 SF
401 10012 SF
402 10392 SF
403 10016 SF
404 10003 SF
405 11787 SF
112 10937 SF
231 10011 SF
230 10391 SF
229 10016 SF
228 10003 SF
227 11708 SF
406 11025 SF
407 10080 SF
408 10105 SF
409 10131 SF
410 10157 SF
411 10182 SF
412 10208 SF
413 10234 SF
414 11358 SF
226 11030 SF
225 10077 SF
224 10095 SF
223 10113 SF
323 10132 SF
322 10149 SF
321 10168 SF
320 10186 SF
319 11705 SF

DUMPSTER
CONCRETE WASH-OUT
101 11732 SF
102
103 10044 SF
104 10044 SF
105 10044 SF
106 10044 SF
107 10044 SF
108 10044 SF
109 10044 SF
110 11943 SF
111 11414 SF
201 13583 SF
205 11466 SF
206 11874 SF
204 12343 SF
207 10039 SF
202 16369 SF
203 14490 SF
208 10951 SF
209 23940 SF
210 13241 SF
211 16474 SF
214 11966 SF
215 14775 SF
213 10118 SF
216 10316 SF
212 10320 SF
217 10327 SF
218 10326 SF
219 10343 SF
222 12576 SF
315 13333 SF
316 12588 SF
317 12060 SF
318 12957 SF
221 12577 SF
314 13333 SF
313 11246 SF
312 10552 SF
311 11510 SF
220 12015 SF
301 14188 SF
302 12242 SF
303 11501 SF
304 14360 SF
305 11316 SF
310 15156 S
30 12685

201 202 203 204 205 206 207 208 209 210
211 212 213 214 215 216
228 227 226 225 224 223 222 221 220 219
229 230 231 232 233 234 235 236 237 216 217

200 EAST
530 NORTH
730 NORTH
610 NORTH

80 0 80 160
SCALE IN FEET
1"=80' HORIZONTAL
24X36 SHEETS

**LEGEND**

STORM LINE
SILT FENCE
INLET PROTECTION
CHECK DAM
EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING CONTOURS (2FT)
EXISTING EDGE OF ASPHALT
EXISTING FENCE
EXISTING OVERHEAD POWER
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
STORM LINE
STORM APPARATUS

**NOTE:**
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# BELLA VISTA SUBDIVISION

STORM WATER POLLUTION PREVENTION PLAN

PRINT DATE: 8-7-2025

SANTAQUIN
CITY

LICENSED PROFESSIONAL ENGINEER
PAUL C. GUNNELL
NO. 5152025
STATE OF UTAH

SHEET NO. SWPPP

## GENERAL EROSION CONTROL NOTES

### DURING CONSTRUCTION

GENERAL EROSION CONTROL NOTES:
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN N PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE. DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

## ADDITIONAL EROSION CONTROL NOTES

### POST CONSTRUCTION

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.

2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR.

3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS. CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE CITY ENGINEER.

4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.

5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.

6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.

7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO SANTAQUIN CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.

9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRASSES

| % Pure | Grass Type |
|---|---|
| 20.00 | Hard fescue |
| 15.00 | Pubescent wheat grass |
| 15.00 | Orchard grass (sod forming) |
| 15.00 | smooth brom grass |
| 20.00 | Stream bank wheat grass (sod forming) |
| 15.00 | Western wheat grass |

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER.
REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.

11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.

12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.

13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.

14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.

15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:
- UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING
- UNIFORM FIRE CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.

18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.

19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.

20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.

21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND SANTAQUIN CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.

22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.

23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.

24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.

25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

EROSION CONTROL BLANKET – ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL – PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW – COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

| ELEVATION | SEEDING WINDOW |
|---|---|
| 4000 TO 6000 FT | SEPT. 15 TO DEC. 1 |
| ABOVE 6000 FT | SEPT. 1 TO NOV 15 |

| NO. | DESCRIPTION | DATE | APP'D |
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CONSTRUCTION MANAGEMENT

# BELLA VISTA SUBDIVISION

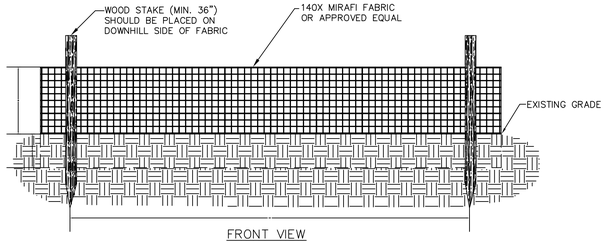
EROSION CONTROL DETAILS and NOTES

8-7-2025

SANTAQUIN
CITY

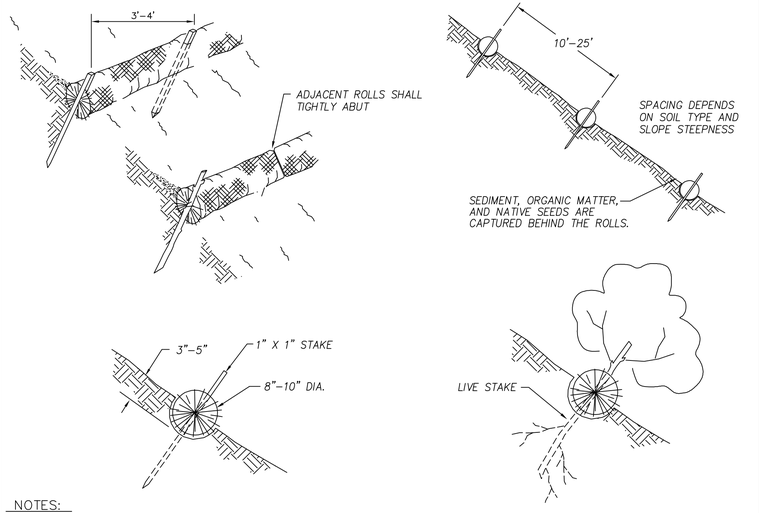
LICENSED PROFESSIONAL ENGINEER — PAUL G. WOOLSTENHULME — 5510892 — 6-30-2025 — STATE OF UTAH

SHEET NO. ER-1




## SILT FENCE DETAIL

*NOT TO SCALE*




NOTES:

Straw wattles shall be installed as soon as construction will allow or when designated by the Engineer. Straw wattles shall be placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes, in accordance with the Plans, perpendicular to the flow direction and parallel to the slope contour.

The wattles shall be installed at the intervals designated by the Engineer.

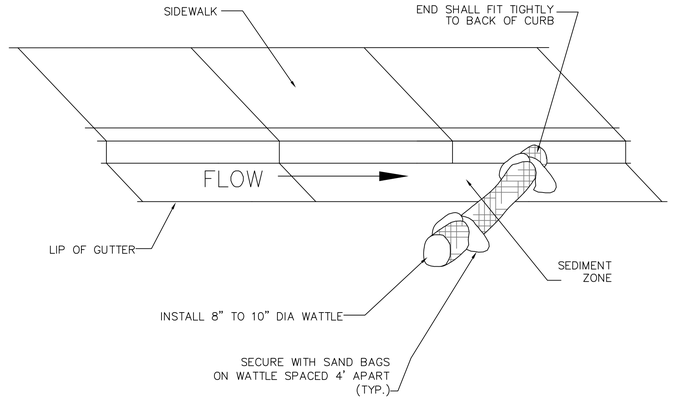
Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to 3 inches deep. On loose soils, in high rainfall areas, or on steep slopes, trenches shall be 3 to 5 inches deep, or half the thickness of the wattle.

The wattle shall be install snugly into the trench, abutting adjacent wattles tightly, end to end, without overlapping the ends. Wattles shall be staked at each end and at 4 foot centers along their entire length. When trench conditions require, pilot holes for the stakes shall be driven through the wattle and into the soil using a straight bar. Stakes shall be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

Wattles shall be inspected regularly to ensure they remain thoroughly entrenched and in contact with the soil, and immediately after a runoff producing rainfall.

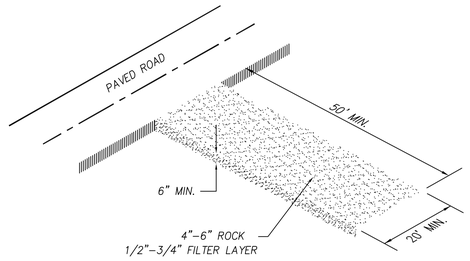
## STRAW WATTLE (SILT FENCE ALTERNATIVE)

*NOT TO SCALE*




NOTE:
INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

## GUTTER PROTECTION SETUP




NOTES:

1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)
3-PLACE COURSE AGGREGATE, 1 TO 2-½ INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
4-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

## VEHICLE TRACKING DETAIL

*NOT TO SCALE*

NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

IF THE AREA BEHIND THE INLET IS NOT STABILIZED, A BMP SHOULD BE USED TO PREVENT SEDIMENT FROM ENTERING THE INLET




## INLET PROTECTION BARRIERS

NOT TO SCALE

*BMP*

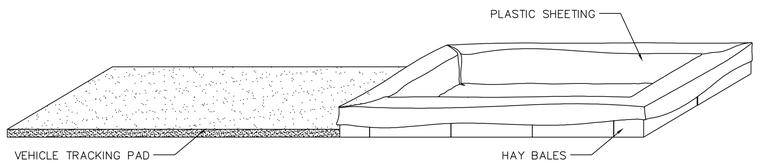
1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

*USE OF CONCRETE WASHOUT*

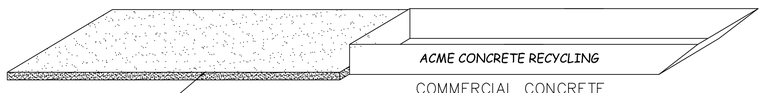
1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE END OF EACH WORK DAY.
4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

## CONCRETE WASHOUT AREA

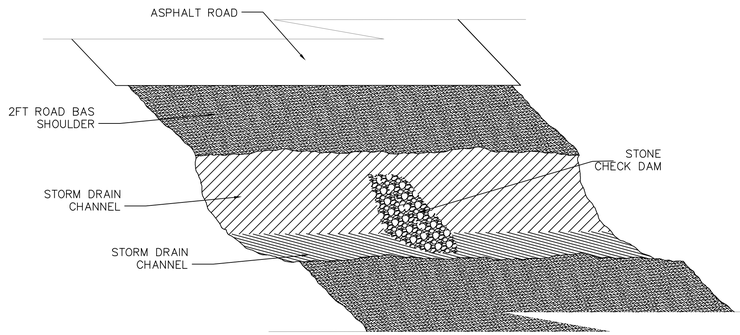
*NOT TO SCALE*




CONCRETE WASHOUT PIT
OPTION 1




COMMERCIAL CONCRETE WASHOUT BIN
OPTION 2




## DRAINAGE CHANNEL PROTECTION

*NOT TO SCALE*

NOTE:
1. PLACE A CHECK DAM AT EVERY 100 LINIER FEET OF DRAIN CHANNEL
2. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW LINE OF THE CHANNEL
3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

*See SANTAQUIN CITY specifications for further information.*

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : N/A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CONSTRUCTION MANAGEMENT


**BELLA VISTA SUBDIVISION**

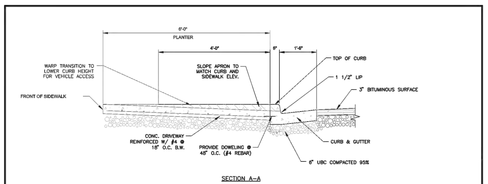
EROSION CONTROL DETAILS and NOTES

8-7-2025

SANTAQUIN
CITY

NEW CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
PAUL G. PITCHER
8-7-2025
STATE OF UTAH

SHEET NO. ER-2

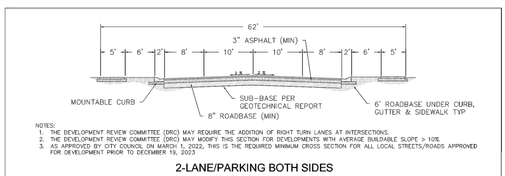



## DRIVEWAY APPROACH WITH PARK STRIP

NOT TO SCALE

| DRIVEWAY APPROACH WITH PARK STRIP | CG3 |
|---|---|
| SANTAQUIN CITY<br>275 WEST MAIN STREET | |

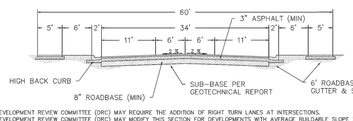
NOT TO SCALE




NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%
3. AS APPROVED BY CITY COUNCIL ON MARCH 1, 2022, THIS IS THE REQUIRED MINIMUM CROSS SECTION FOR ALL LOCAL STREETS/ROADS APPROVED FOR DEVELOPMENT PRIOR TO DECEMBER 19, 2023

## 2-LANE/PARKING BOTH SIDES
### 62' LOCAL

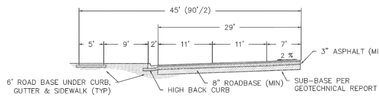
NOT TO SCALE




NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%

## 3-LANE/NO PARKING
### 60' COLLECTOR

NOT TO SCALE



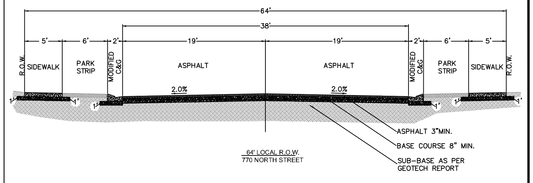

NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%

## 5-LANE/NO PARKING
### 90' ARTERIAL

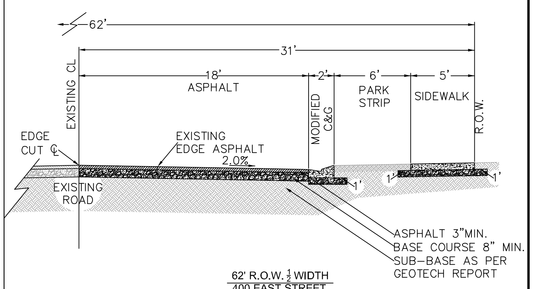
NOTES:
STANDARD ROAD CROSS SECTIONS MAY BE MODIFIED IN HILLSIDE DEVELOPMENT ZONES ACCORDING TO A DEVELOPMENT AGREEMENT.

| STANDARD STREET CROSS SECTION<br>SANTAQUIN CITY<br>110 SOUTH CENTER STREET | ST1 |
|---|---|
| | ADOPTED DATE: |

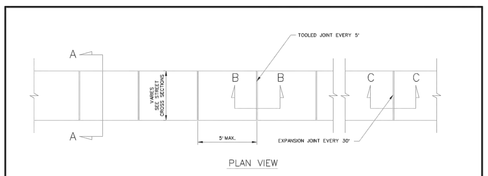
NOT TO SCALE




NOT TO SCALE




NOT TO SCALE



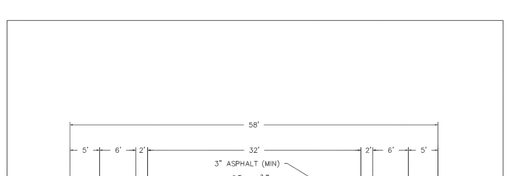

NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.
3. PLACE UBC UNDER CONCRETE SIDEWALK AND 12" BEYOND FRONT AND BACK OF WALK.

## SIDEWALK DETAILS

NOT TO SCALE

| SIDEWALK DETAILS | CG5 |
|---|---|
| SANTAQUIN CITY<br>275 WEST MAIN STREET | |

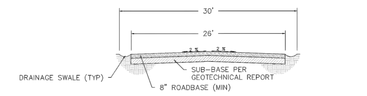
NOT TO SCALE




## 2-LANE MINIMUM ASPHALT WIDTH
### 58' LOCAL

NOT TO SCALE

NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%
3. AS APPROVED BY CITY COUNCIL ON DECEMBER 19, 2023, THIS IS NOW THE MINIMUM CROSS SECTION FOR ALL NEW LOCAL STREETS/ROADS




## 26' RURAL PRIVATE LANE

NOT TO SCALE

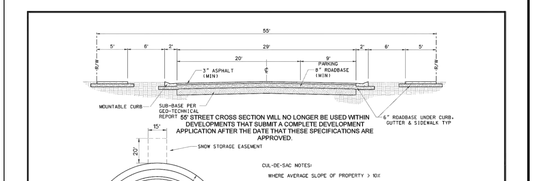
NOTES:
TURN-A-ROUND MUST MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST ADOPTED VERSION)

NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%

NOTES:
STANDARD ROAD CROSS SECTIONS MAY BE MODIFIED IN HILLSIDE DEVELOPMENT ZONES ACCORDING TO A DEVELOPMENT AGREEMENT.

| STANDARD STREET CROSS SECTION<br>SANTAQUIN CITY<br>110 SOUTH CENTER STREET | ST2 |
|---|---|
| | ADOPTED DATE: |

NOT TO SCALE




50' STREET CROSS SECTION WILL NO LONGER BE USED WITHIN DEVELOPMENTS THAT SUBMIT A COMPLETE DEVELOPMENT APPLICATION AFTER THE DATE THAT THESE SPECIFICATIONS ARE APPROVED.

CUL-DE-SAC NOTES:

WHERE AVERAGE SLOPE OF PROPERTY > 10%

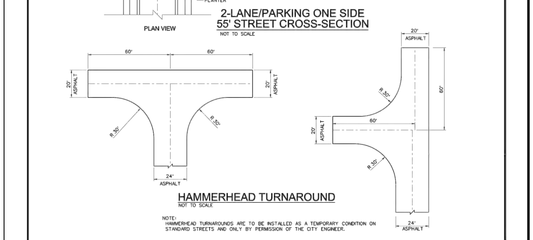
1. 20 LOT MAXIMUM
2. LENGTH OF STREET (LIMITATION-1000 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND)
3. INSTANTANEOUS TURN AROUND AS PER THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST EDITION) FOR CUL-DE-SAC > 750 FEET IN LENGTH.
4. TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)(IFC-D103.1)

WHERE AVERAGE SLOPE OF PROPERTY < 10%

1. 70 LOT MINIMUM
2. LENGTH OF STREET LIMITATION-500 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
3. TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)(IFC-D103.1)

## 2-LANE/PARKING ONE SIDE
### 55' STREET CROSS-SECTION

NOT TO SCALE



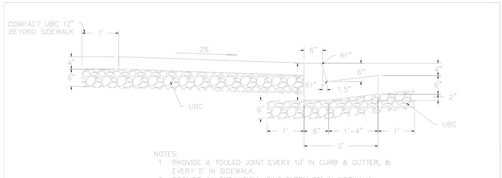

## HAMMERHEAD TURNAROUND

NOT TO SCALE

NOTE:
HAMMERHEAD TURNAROUNDS ARE TO BE INSTALLED AS A TEMPORARY CONDITION ON STANDARD STREETS AND ONLY BY PERMISSION OF THE CITY ENGINEER.

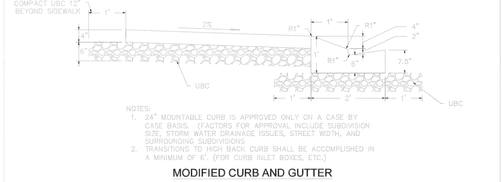
| STANDARD STREET CROSS SECTIONS | ST3 |
|---|---|
| SANTAQUIN CITY<br>275 WEST MAIN STREET | |

NOT TO SCALE



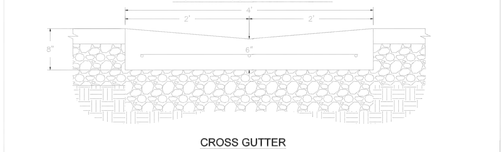

NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10' IN CURB & GUTTER, & EVERY 5' IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30' IN SIDEWALK.

## TYPICAL HIGH BACK CURB AND GUTTER




NOTES:
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISION)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 10' (FOR CURB INLET BOXES, ETC.)

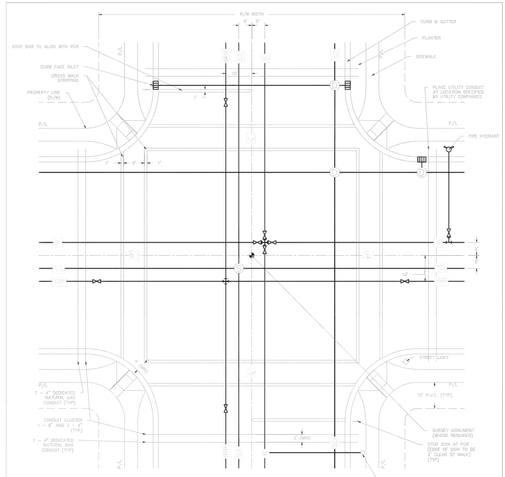
## MODIFIED CURB AND GUTTER




## CROSS GUTTER

| CURB & GUTTER AND CROSS GUTTER DETAILS<br>SANTAQUIN CITY<br>275 WEST MAIN STREET | CG4 |
|---|---|
| | ADOPTED DATE: |

NOT TO SCALE

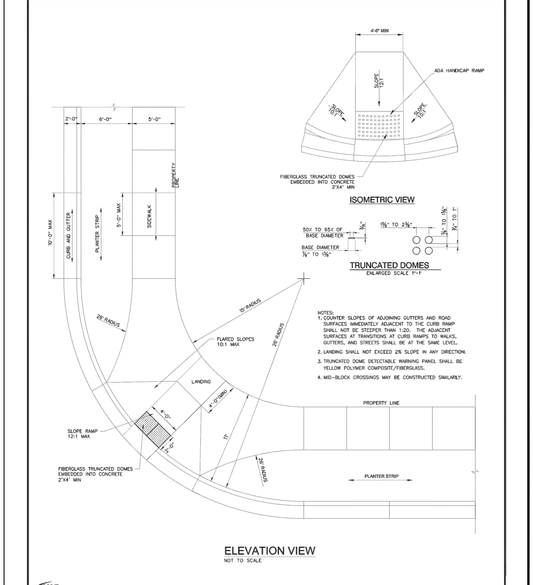



1. IRRIGATION MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDE OF THE STREET
2. FOUR WATER VALVES SHALL BE REQUIRED ON A FOUR-WAY STREET INTERSECTION.
3. WATER VALVES SHALL BE LOCATED ON THE PROPERTY LINE EXTENDED, NOT IN CONCRETE CROSS GUTTER.
4. WATER MAINS SHALL BE LOCATED ON THE NORTH & EAST SIDES OF THE STREET.
5. SEWER MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDES OF THE STREET.
6. AS A GENERAL RULE, LOCATE STREET LIGHTS ON THE OPPOSITE CORNER FROM HYDRANTS.
7. STREET LIGHTS SHALL BE INSTALLED AT INTERSECTIONS.
8. IRRIGATION AND NOT POTABLE WATER SHALL BE PROVIDED WHERE AVAILABLE.
9. ALL CONDUITS MUST HAVE PULL LINE INSTALLED THROUGH THEM AFTER CABLING.
10. ALL UTILITIES TO BE UNDERGROUND, NO POLE, PIPE OR EQUIPMENT.

## STREET UTILITY LOCATTIONS

| STREET UTILITY LOCATIONS PLAN VIEW<br>SANTAQUIN CITY<br>275 WEST MAIN STREET | UT1 |
|---|---|
| | ADOPTED DATE: |

NOT TO SCALE




NOT TO SCALE

| RESIDENTIAL CURB RAMP AT INTERSECTION | CG2A |
|---|---|
| SANTAQUIN CITY<br>275 WEST MAIN STREET | |

NOT TO SCALE

SHEET NO. D1

REVIEW SET NOT FOR CONSTRUCTION

SANTAQUIN CITY

# BELLA VISTA SUBDIVISION

STREET DETAILS

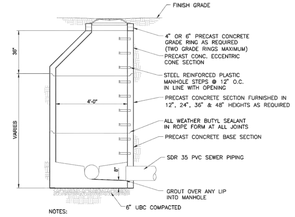
PRINT DATE: 8-7-2025


GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com


CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

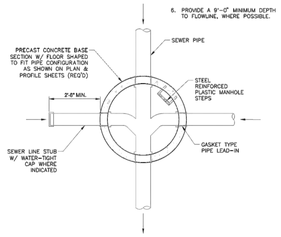
| | |
|---|---|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | |
| DRAWN BY : | GPW |
| DESIGNED BY : | GPW |
| CHECKED BY : | GPW |
| SCALE : | N/A |

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |




NOTES:

1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE IT IS NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING.
2. MANHOLES PLACED IN FIELDS SHALL HAVE SOLID LIDS.
3. MANHOLES OUTSIDE OF ROADWAYS SHALL BE PLACED 4 INCHES ABOVE GRADE.
4. PROVIDE A 0.10 FOOT INVERT ELEVATION DROP ACROSS THE MANHOLE (MINIMUM).
5. 60" MANHOLES SHALL BE REQUIRED WHEN THE SUM OF ALL INLET & OUTLET DIAMETERS IS GREATER THAN 24".
6. PROVIDE A 9'-0" MINIMUM DEPTH TO FLOWLINE, WHERE POSSIBLE.




NOTES:

1. VENTED LIDS REQ'D. IN ALL PAVED STREETS.
2. WHERE FIELD CONDITIONS PROHIBIT COMBINATION OF PRECAST CONC. SECTIONS SHOWN, OTHER COMBINATIONS OF PRECAST CONC. SECTIONS MAY BE USED AS PER ENGINEER'S APPROVAL.
3. SEWER MANHOLE BASES SHALL PROVIDE A 0.10 FOOT INVERT ELEVATION DROP ACROSS THE MANHOLE (MINIMUM).
4. NO COLLARS (CONCRETE NOR ASPHALT) ARE TO BE USED ON MANHOLES WITHIN SANTAQUIN CITY ROW. USE D & L SUPPLY MANHOLE ADAPTER RING(S) (RISER(S)) TO SET RING AND COVER TO FINISH GRADE.
5. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.

## TYPICAL SEWER MANHOLE

NOT TO SCALE

JUB 0 40

| STATEMENT OF USE: | | Santaquin | TYPICAL SEWER MANHOLE | STANDARD DRAWING NUMBER: S1 |
|---|---|---|---|---|
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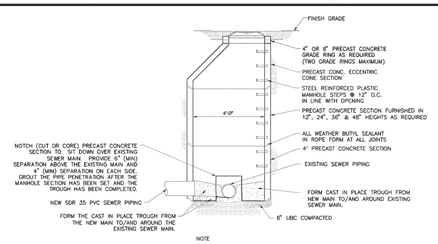
| REVISION | | | | |
| NO. | DESCRIPTION | BY | APR | DATE |

NOT TO SCALE

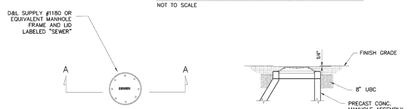



NOTE

1. CAST IN PLACE MANHOLE SECTIONS SHALL ONLY BE USED WHEN A NEW SEWER MAIN IS BEING CONNECTED INTO AN EXISTING SEWER MAIN.
2. PROVIDE 20 FOOT DROP FROM THE NEW SEWER MAIN TO THE EXISTING SEWER MAIN.
3. CONSTRUCT THE CAST IN PLACE TROUGH W/ A SWEEPING RADIUS AS SHOWN ON DRAWING S1.
4. CUT OUT THE TOP HALF OF THE EXISTING PIPE AFTER THE CAST IN PLACE TROUGH HAS HAD AT LEAST 48 HOURS OF CURING TIME.
5. GROUT/GRIND ANY RIDGES OR BELLIES THAT MAY HAVE BEEN CREATED IN THE TROUGH OR AT THE MAIN TIE-IN CONNECTION TO PROVIDE A SMOOTH FLOW LINE.
6. 60" MANHOLES SHALL BE REQUIRED WHEN THE SUM OF ALL INLET & OUTLET DIAMETERS IS GREATER THAN 24".

## CAST IN PLACE SEWER MANHOLE

NOT TO SCALE




NOTE:

1. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.
2. FINISH RING AND COVER 1/4" BELOW THE FINISH GRADE OF THE ROADWAY.

## MANHOLE RING & COVER

NOT TO SCALE

JUB 0 40

| STATEMENT OF USE: | | Santaquin | CAST IN PLACE SEWER MANHOLE MANHOLE RING & COVER | STANDARD DRAWING NUMBER: S3 |
|---|---|---|---|---|
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| NO. | DESCRIPTION | BY | APR | DATE |

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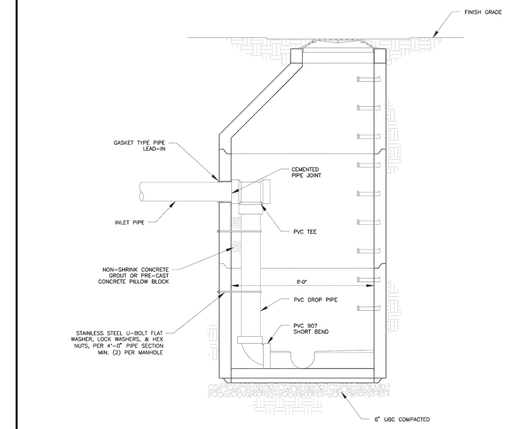


NOTES:

1. FOR DROP DISTANCES LESS THAN 18" NO DROP MANHOLE SHALL BE USED. THE CONTRACTOR SHALL SLOPE THE TROUGHS IN THE BASE SECTION OF THE MANHOLE TO ACCOMMODATE THE DROP DISTANCES.
2. SEWER MAINS LARGER THAN 10" SHALL USE OUTSIDE DROPS, SIMILARLY CONFIGURED, BUT WITH THE DROP PIPE OUTSIDE THE MANHOLE WITH SHORT LENGTHS OF PIPE EXTENDING INTO THE MANHOLE.

## DROP SEWER MANHOLE

NOT TO SCALE

JUB 0 20

| STATEMENT OF USE: | | Santaquin | DROP SEWER MANHOLE | STANDARD DRAWING NUMBER: S4 |
|---|---|---|---|---|
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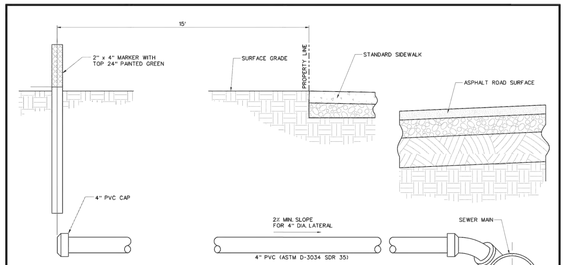
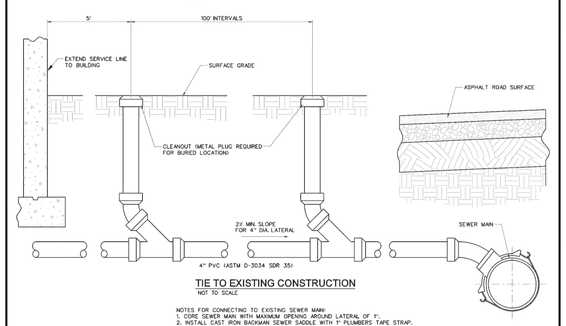



## STUB FOR NEW CONSTRUCTION

NOT TO SCALE

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE 10' UPHILL OF LOWEST FRONT LOT CORNER.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.




## TIE TO EXISTING CONSTRUCTION

NOT TO SCALE

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CORE SEWER MAIN WITH MAXIMUM OPENING AROUND LATERAL OF 1".
2. INSTALL CAST IRON BACKMAN SEWER SADDLE WITH 1" PLUMBERS TAPE STRAP.
3. GROUT AROUND CONNECTION TO SEWER MAIN.
4. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE.
5. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.

JUB 0 2'

| STATEMENT OF USE: | | Santaquin | TYPICAL SEWER LATERAL | STANDARD DRAWING NUMBER: S2 |
|---|---|---|---|---|
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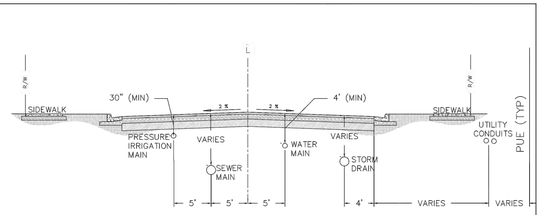
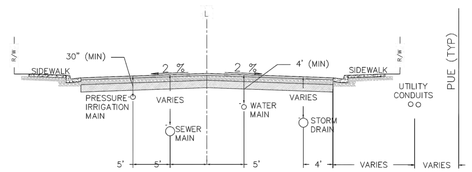



## STREET UTILITY LOCATIONS WITH PLANT STRIP




## STREET UTILITY LOCATIONS SECTIONS

1. IRRIGATION MAINS SHALL BE LOCATED 10 FEET SOUTH & WEST OF CENTER OF THE STREET.
2. WATER MAINS SHALL BE LOCATED 5 FEET NORTH & EAST OF CENTER OF THE STREET.
3. SEWER MAINS SHALL BE LOCATED 5 FEET SOUTH & WEST OF THE CENTER OF THE STREET.
4. STORM DRAIN SHALL BE LOCATED 4 FEET FROM THE LIP OF GUTTER ON NORTH & EAST SIDE OF THE STREET.
5. STORM DRAIN SHALL BE LOCATED LOWER THAN THE WATER MAIN.
6. UTILITY CONDUITS: SEE SECTION 17.02

| STATEMENT OF USE: | | Santaquin | STREET UTILITY LOCATIONS PROFILE VIEW | UT2 |
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| REVISION | | | | |
| NO. | DESCRIPTION | BY | APR | DATE |

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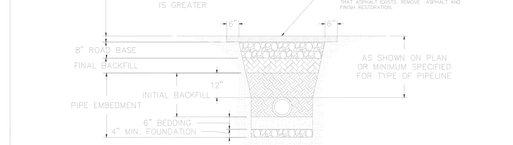
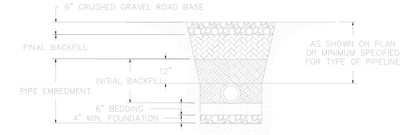
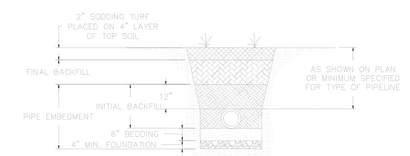



ASPHALT SURFACE




GRAVEL SURFACE




TURF SURFACE

1. SLOPE TRENCH SIDES TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

| STATEMENT OF USE: | | Santaquin | TYPICAL TRENCH SECTION | UT3 |
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| NO. | DESCRIPTION | BY | APR | DATE |

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| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
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ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A


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CONSTRUCTION MANAGEMENT


**BELLA VISTA SUBDIVISION**

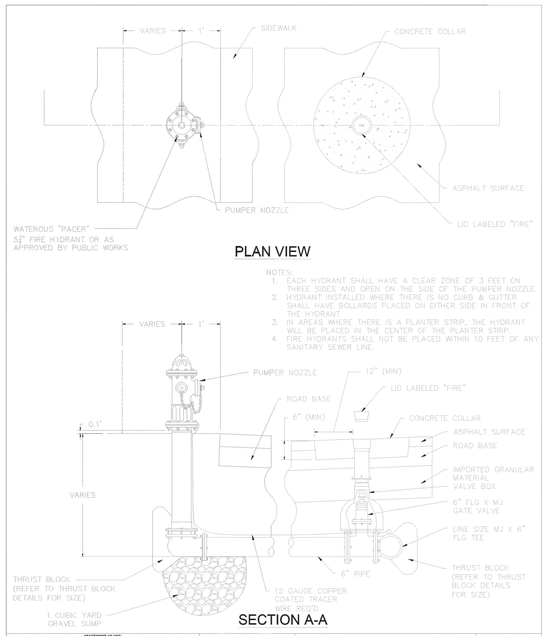
*SEWER DETAILS*

8-7-2025

SANTAQUIN
CITY

REVIEWED FOR CODE COMPLIANCE — NOT FOR CONSTRUCTION — SANTAQUIN, UTAH

SHEET NO. D2

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| REVISION | | | | | |
| NO. | DESCRIPTION | BY | APP'D | DATE | |
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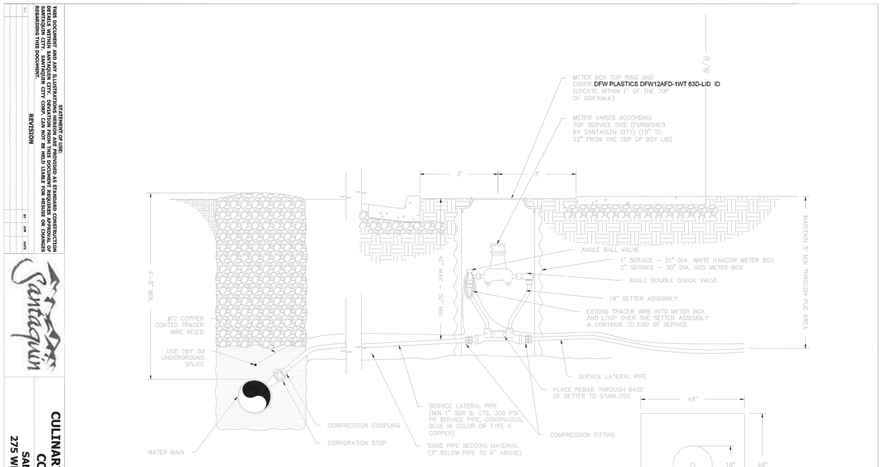
| | |
|---|---|
| Santaquin | FIRE HYDRANT & WATER VALVE DETAIL<br>SANTAQUIN CITY<br>275 WEST MAIN STREET |
| | W2 |
| | ADOPTED DATE:<br>19 – OCT – 16 |

NOT TO SCALE




NOTES:

THIS DETAIL SHOWS A NEW MAIN, SERVICE TAP, SERVICE LATERAL AND METER. THE FOLLOWING CONDITIONS ALSO APPLY:

A. NEW MAIN, SERVICE TAP AND SERVICE LATERAL CONNECTED TO EXISTING WATER.
B. NEW MAIN AND SERVICE TAP CONNECTED TO EXISTING SERVICE LATERAL.
C. EXISTING SERVICE TAP, SERVICE LATERAL CONNECTED TO EXISTING MAIN AND METER.
D. NO COUPLINGS SHALL BE ALLOWED BETWEEN THE MAIN AND METER BASE (SETTER).
E. WATER METERS SHALL NOT BE PLACED IN CONCRETE SURFACE. (DRIVEWAYS, WALKWAYS ETC.)

FOR METERS LOCATED IN DRIVEWAYS:
1. TOOL JOINT OR CUT IN CONCRETE.
2. INSTALL 18" FLAT LID WITH HOLE.

EXISTING METERS THAT MUST BE RELOCATED MAY NEED TO BE TURNED IN ORDER FOR THEIR ORIENTATION TO MATCH THE ALIGNMENT OF THE SERVICE LINE.

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| NO. | DESCRIPTION | BY | APP'D | DATE | |
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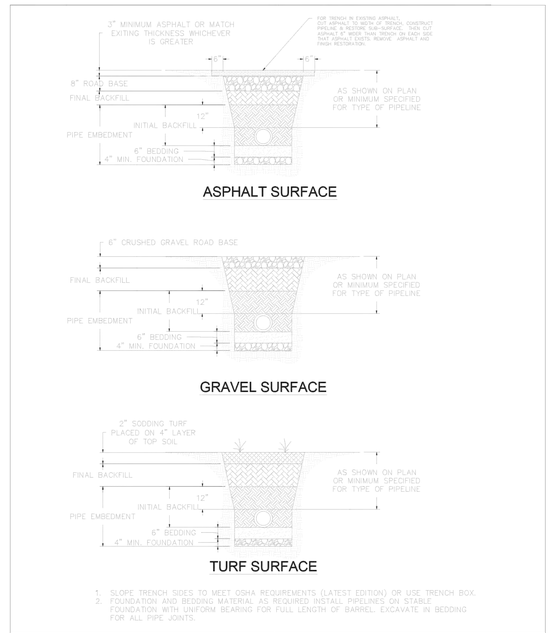
| | |
|---|---|
| Santaquin | CULINARY WATER SERVICE CONNECTION<br>SANTAQUIN CITY<br>275 WEST MAIN STREET |
| | W1 |
| | ADOPTED DATE:<br>19 – OCT – 16 |

CULINARY WATER SERVICE CONNECTION

NOT TO SCALE




1. SLOPE TRENCH SIDES TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

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| NO. | DESCRIPTION | BY | APP'D | DATE | |
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| | |
|---|---|
| Santaquin | TYPICAL TRENCH SECTION<br>SANTAQUIN CITY<br>275 WEST MAIN STREET |
| | UT3 |
| | ADOPTED DATE:<br>19 – OCT – 16 |

NOT TO SCALE

| | |
|---|---|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | |
| DRAWN BY : | GPW |
| DESIGNED BY : | GPW |
| CHECKED BY : | GPW |
| SCALE : | N/A |

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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

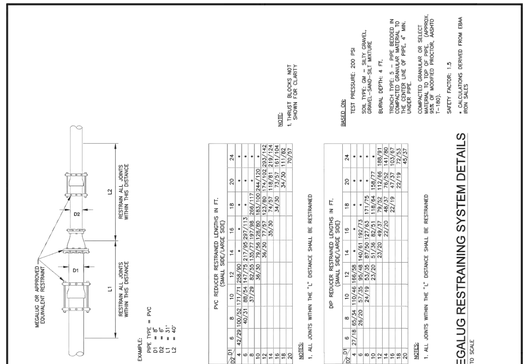
WATER DETAIL

8-7-2025

SANTAQUIN CITY

REVIEW ONLY
NOT FOR CONSTRUCTION
SANTAQUIN CITY, UTAH

SHEET NO. D3

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| NO. | DESCRIPTION | BY | APP'D | DATE | |
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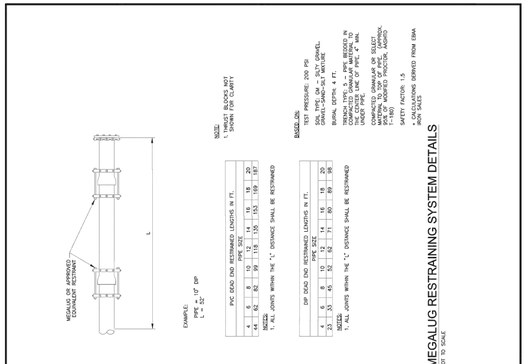
| | |
|---|---|
| Santaquin | MEGALUG RESTRAINING SYSTEM DETAILS<br>SANTAQUIN CITY<br>275 WEST MAIN STREET |
| | W5 |
| | ADOPTED DATE:<br>19 – OCT – 16 |

NOT TO SCALE

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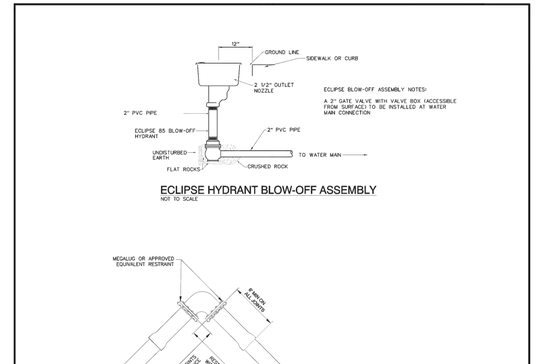
|---|---|
| Santaquin | MEGALUG RESTRAINING SYSTEM DETAILS<br>SANTAQUIN CITY<br>275 WEST MAIN STREET |
| | W6 |
| | ADOPTED DATE:<br>19 – OCT – 16 |

NOT TO SCALE

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| NO. | DESCRIPTION | BY | APP'D | DATE | |
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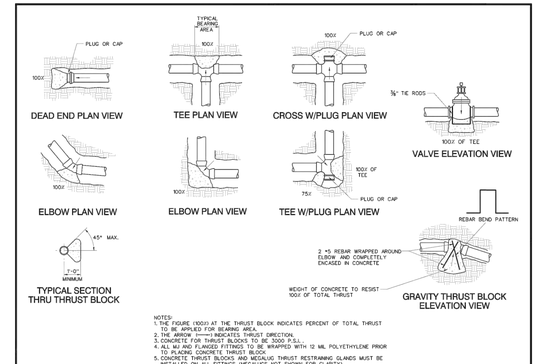
| | |
|---|---|
| Santaquin | MEGALUG RESTRAINING SYSTEM & ECLIPSE HYDRANT BLOW-OFF ASSEMBLY<br>SANTAQUIN CITY<br>275 WEST MAIN STREET |
| | W7 |
| | ADOPTED DATE:<br>19 – OCT – 16 |

NOT TO SCALE




NOTES:
1. THE FIGURE (100%) AT THE THRUST BLOCK INDICATES PERCENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW ⟵ INDICATES THRUST DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I..
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK.
5. ALL BOLTS ON MJ AND FLANGED FITTINGS THRUST RESTRAINING GLANDS MUST BE INSTALLED ON ALL FITTINGS (MEGALUG) NOT SHOWN FOR CLARITY).
6. INSTALL MEGALUG THRUST RESTRAINING GLANDS PER MANUFACTURER'S RECOMMENDATION.
7. ANY CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.

TABLE 1

Use when line pressure and soil bearing strength are known.

Line Pressure _____ psi
Test Pressure (1¼ * h.1.5)_____ psi
Soil Bearing Strength= _____ psf
(Soil Bearing Strength determined from a geotechnical investigation.)

Side Thrust (lbs.) per 1 psi line pressure

| Pipe Size | Pipe Area* | Dead End or Tee | 90° Bend | 45° Bend | 22.5° Bend | 11.25° Bend |
|---|---|---|---|---|---|---|
| | ( sq.ft.) | ( lbs./1 psi) | ( lbs./1 psi) | ( lbs./1 psi) | ( lbs./1 psi) | ( lbs./1 psi) |
| 4 | 78.54 | 157 | 222 | 120 | 61 | 31 |
| 6 | 32.17 | 65 | 91 | 49 | 25 | 13 |
| 8 | 56.88 | 86 | 121 | 66 | 34 | 17 |
| 10 | 86.52 | 134 | 185 | 100 | 51 | 26 |
| 12 | 124.23 | 187 | 264 | 143 | 73 | 37 |
| 14 | 153.94 | 232 | 327 | 177 | 90 | 46 |
| 16 | 215.56 | 330 | 466 | 253 | 129 | 65 |
| 18 | 277.59 | 417 | 589 | 319 | 163 | 82 |
| 20 | 340.41 | 514 | 727 | 394 | 201 | 101 |
| 24 | 490.09 | 756 | 1,040 | 563 | 287 | 145 |
| 30 | 751.69 | 1,137 | 1,608 | 870 | 444 | 223 |

Example for Table 1:
8-inch 90° bend
Line Pressure = 100 psi
From Table: Thrust per 1 psi = 121 lbs.
Calculate total thrust = 100 psi x 121lbs/psi = 12,100 lbs
Soil Bearing Strength = 2,000 psf
Area of bearing required for thrust block is 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sq.ft.)

* Pipe area is based on largest actual inside diameter of ductile iron pipe.

TABLE 2

Use when line pressure and soil bearing strength are not known.

Line Pressure _____ 120 psi
Test Pressure (1¼ * h.1.5)= _____ 180 psi
Soil Bearing Strength= _____ 1,500 psf

Area of Bearing Required (sq.ft.)

| Pipe Size | Pipe Area* | Dead End or Tee | 90° Bend | 45° Bend | 22.5° Bend | 11.25° Bend |
|---|---|---|---|---|---|---|
| | ( sq.ft.) | ( sq.ft./ 1,000 psf) | ( sq.ft./ 1,000 psf) | ( sq.ft./ 1,000 psf) | ( sq.ft./ 1,000 psf) | ( sq.ft./ 1,000 psf) |
| 4 | 78.54 | 1.3 | 1.9 | 1.0 | 0.5 | 0.3 |
| 6 | 32.17 | 0.5 | 0.8 | 0.4 | 0.2 | 0.1 |
| 8 | 56.88 | 0.8 | 1.0 | 0.6 | 0.3 | 0.2 |
| 10 | 86.52 | 1.1 | 1.5 | 0.8 | 0.4 | 0.2 |
| 12 | 124.23 | 1.6 | 2.2 | 1.2 | 0.6 | 0.3 |
| 14 | 153.94 | 1.9 | 2.7 | 1.5 | 0.8 | 0.4 |
| 16 | 215.56 | 2.8 | 3.9 | 2.1 | 1.1 | 0.5 |
| 18 | 277.59 | 3.5 | 4.9 | 2.7 | 1.4 | 0.7 |
| 20 | 340.41 | 4.2 | 6.1 | 3.3 | 1.7 | 0.8 |
| 24 | 490.09 | 6.1 | 8.7 | 4.7 | 2.4 | 1.2 |
| 30 | 751.69 | 9.4 | 13.4 | 7.2 | 3.7 | 1.8 |

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|---|---|
| Santaquin | THRUST BLOCK DETAILS<br>SANTAQUIN CITY<br>275 WEST MAIN STREET |
| | UT4 |
| | ADOPTED DATE:<br>19 – OCT – 16 |

NOT TO SCALE

# DESIGN CONSIDERATIONS

Many factors will influence the design of the R-Tank system. While this list is not intended to be all-inclusive, the following design considerations are worth highlighting:

**1. PRE-TREATMENT**
Removing pollutants from runoff before they enter an underground detention system is the smart way to design and build a system. Trash Guard Plus® is a great tool for this. Be sure the system you select will remove heavy sediments, gross pollutants (trash) and biodegradable debris.

**2. BACKFILL MATERIALS**
Backfill materials should be angular stone (<1.5" in diameter) or soil (GW, GP SW or SP per the Unified Soil Classification System). Material must be free from lumps, debris and sharp objects that could cut the geotextile. See the R-Tank narrative specification for additional information.

**3. RUNOFF REDUCTION**
Most designs incorporate an outlet to drain the system at a controlled rate and/or an overflow to prevent flooding in extreme events. Any infiltration that can be achieved on the site should also be taken advantage of. Consider raising the invert of your outlet or creating a sump to capture and infiltrate the water quality volume whenever possible.

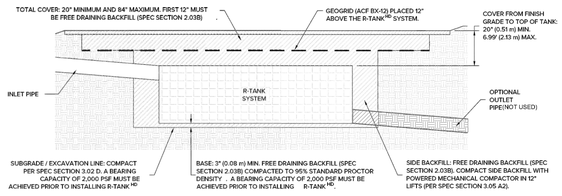
**4. WATER TABLE**
While installing R-Tank below the water table is manageable, a stable base must be created to support the system. Ground water can be allowed to enter and drain from the system, or a liner can be used to prevent ground water from entering the system if measures are taken to prevent the system from floating.

**5. CONSTRUCTION LOADS**
Construction loads are often the heaviest loads the system will experience. Care must be taken during backfilling and compaction, and post-installation construction traffic should be routed around the system.

**6. LATERAL LOADS**
As systems get deeper, the loads acting on the sides of the tank increase. While vertical loads often control the design, lateral loads should also be considered.

**7. R-TANK MODULES**
Selecting the right module for your application is critical. See page 3 and the specs on the back of this brochure for details. Our team is also here to help!

**8. LOAD MODELING**
A safety factor of >1.75 is required when designing an R-Tank System using the AASHTO LRFD Bridge Design Specifications. It is also necessary to run your own loading model with site specific requirements.



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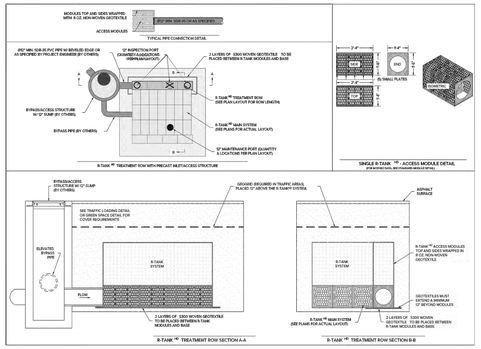
## DESIGNING AN R-TANK SYSTEM WITH LONGEVITY & MAINTENANCE IN MIND IS A THREE-STEP PROCESS:

**1. PRE-TREAT**
Keep debris out of the system using decentralized filters and screens. Ferguson offers a complete range of options from perforated screen devices to high flow geotextile bag and cartridge based filter drain inserts.

**2. ISOLATE**
Trap solid pollutants inside the treatment row (see treatment row drawing below) where they can be easily removed using the acess modules (available in LD, HD, and UD only). These modules are wrapped in geotextile to retain solids and are fully accessible by conventional jet-vac systems to remove captured pollutants.

**3. PROTECT**
Ensure a long system life by including maintenance ports to remove any pollutants that evade the pre-treatment system and treatment row. Maintenance ports should be specified within 10' of inlet and outlet connections, and roughly 50' on center.

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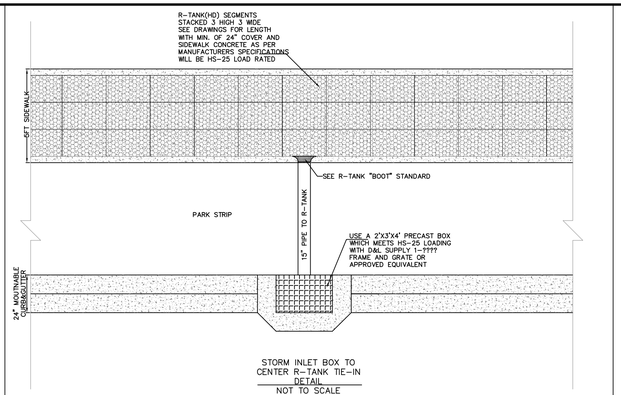
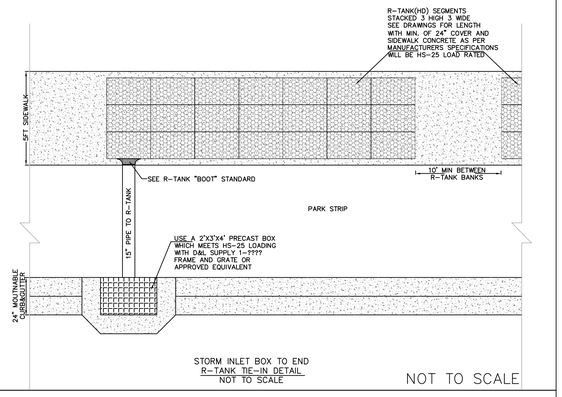
R-TANK(HD)
24"MIN. COVER
(HS-25 STANDARD)

SPECIFICATIONS:

| Item | Description | Value LD | Value HD | Value SD | Value UD | Value XD |
|---|---|---|---|---|---|---|
| Void Area | Volume available for water storage | 95% | 95% | 95% | 95% | 90% |
| Surface Area Void | % of exterior available for infiltration | 90% | 90% | 90% | 90% | 90% |
| Compressive Strength | ASTM D 2412/ASTM F 2418 | 30.0 psi | 33.4 psi | 42.9 psi | 134.2 psi | 320 psi |
| Unit Weight | Weight of plastic per cubic foot of tank | 3.29 lbs/cf | 3.62 lbs/cf | 3.96 lbs/cf | 4.33 lbs/cf | 7.55 lbs/cf |
| Rib Thickness | Thickness of load-bearing members | 0.81" | 0.81" | 0.81" | | |
| Service Temperature | Safe temperature range for use | -14–167° F | -14–167° F | -14–167° F | -14–167° F | -14–167° F |
| Recycled Content | Use of recycled polypropylene | 100% | 100% | 100% | 100% | 100% |
| Minimum Cover | Cover required for HS-20 loading | Not traffic rated | 24" | 18" | 12"–14" | 6" |
| | Cover required for HS-25 loading | Not traffic rated | 24" | 18" | 15"–17" | 6" |
| Maximum Cover | Maximum allowable cover depth | 36" | 6.99' | 9.99' | 6.2' | 16.2' |




STORM INLET BOX TO CENTER R-TANK TIE-IN DETAIL
NOT TO SCALE




STORM INLET BOX TO END R-TANK TIE-IN DETAIL
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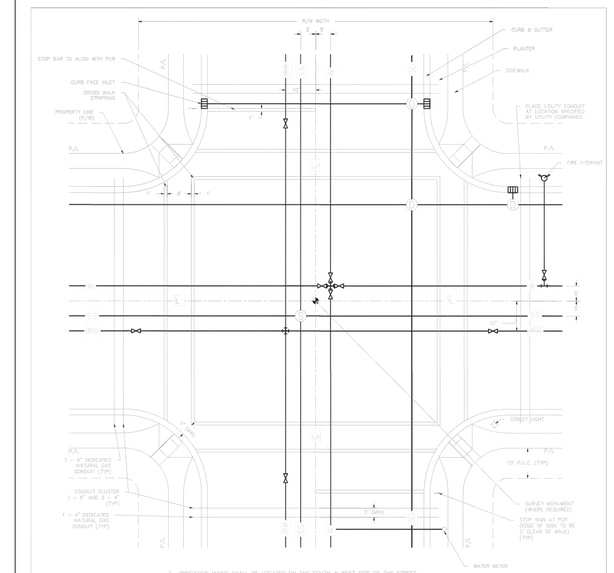


STREET UTILITY LOCATTIONS

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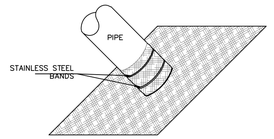
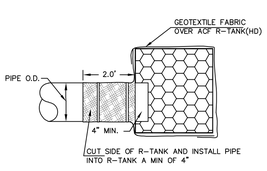
**STREET UTILITY LOCATIONS**
**PLAN VIEW**
**SANTAQUIN CITY**
**275 WEST MAIN STREET**

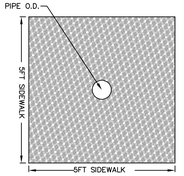
**UT1**

ADOPTED DATE:
16 - DEC - 16



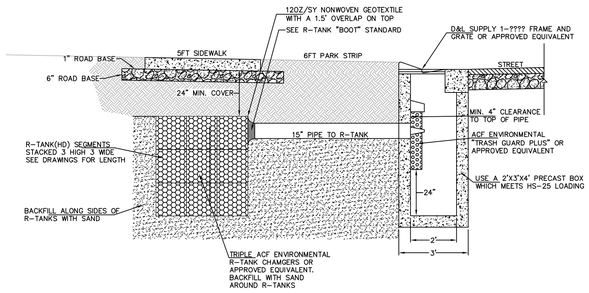

SIDE VIEW




FRONT VIEW

NOTE:
1. CUT FABRIC AND WRAP AROUND PIPE SO THAT PIPE EXTENDS INTO ACF R-TRANK(HD) PIPE EFFLUENT SHALL NOT PASS THROUGH FABRIC
2. 12 OZ/SY NONWOVEN GEOTEXTILE WITH A 1.5' OVERLAP
3. FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

R-TANK "BOOT" STANDARD
NOT TO SCALE




NOTES:
1. ACF ENVIRONMENTAL R-TANK OR EQUIVALENT ARE SHALL BE INSTALLED AS TO MANUFACTURERS SPECIFICATIONS.
2. ACF ENVIRONMENTAL TRASH GUARD PLUS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATION.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIAL APPROVED BY THE CITY ENGINEER OR DESIGNEE.

STORM INLET BOX AND R-TANK DETAIL
NOT TO SCALE

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|---|---|---|---|
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ORIG. DATE: 2-8-21
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DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : N/A

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

**BELLA VISTA SUBDIVISION**

STORM DETAIL

8-7-2025

SANTAQUIN
CITY

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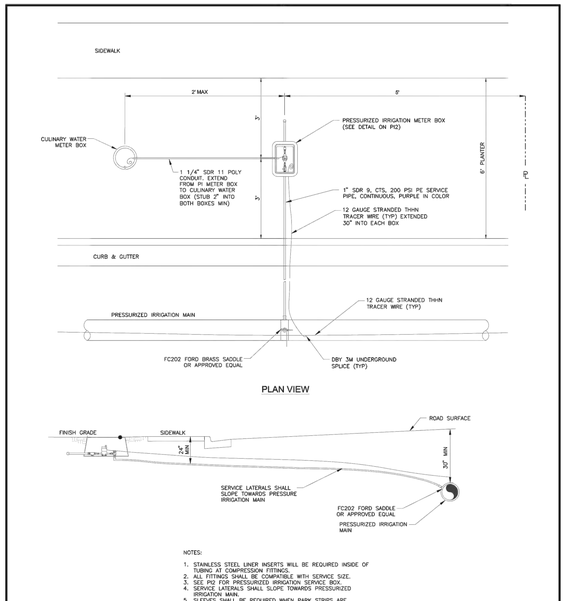
SHEET NO. D4




NOTES:

1. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
2. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
3. SEE PI2 FOR PRESSURIZED IRRIGATION SERVICE BOX.
4. SERVICE LATERALS SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
5. PAVEMENT SHALL BE REQUIRED WHEN PARK STRIPS ARE PROPOSED FOR THE ROAD SECTION

## PRESSURE IRRIGATION SERVICE LATERAL

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PRESSURE IRRIGATION SERVICE LATERAL

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275 WEST MAIN STREET

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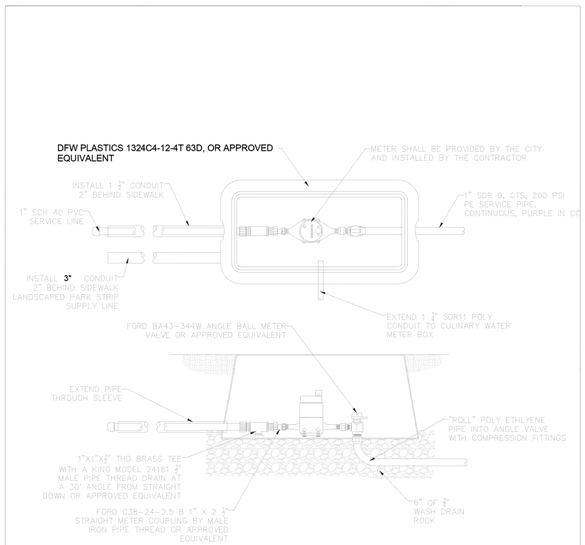


## PRESSURIZED IRRIGATION METER BOX

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PRESSURE IRRIGATION METER BOX

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275 WEST MAIN STREET

STANDARD DRAWING NUMBER: PI2
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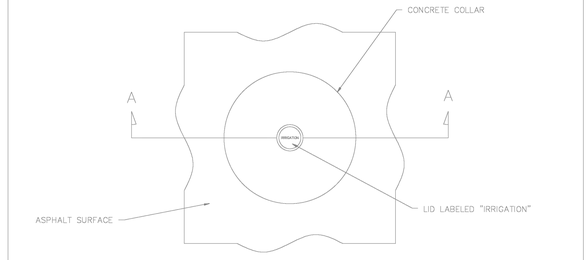


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PRESSURE IRRIGATION WATER VALVE

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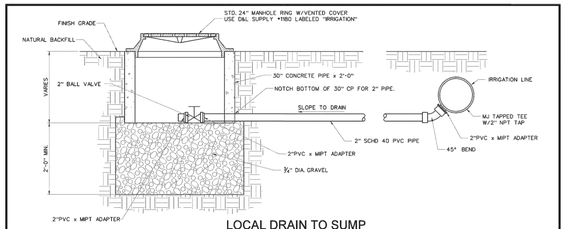
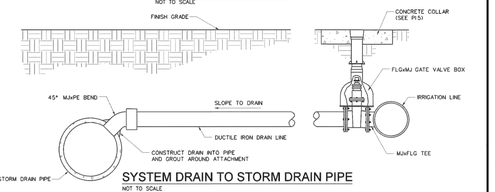



## LOCAL DRAIN TO SUMP

NOT TO SCALE




## SYSTEM DRAIN TO STORM DRAIN PIPE

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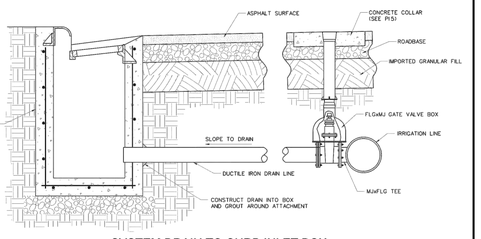


## SYSTEM DRAIN TO CURB INLET BOX

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PRESSURE IRRIGATION SYSTEM DRAINS

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275 WEST MAIN STREET

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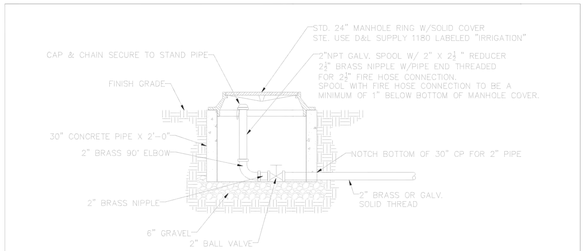


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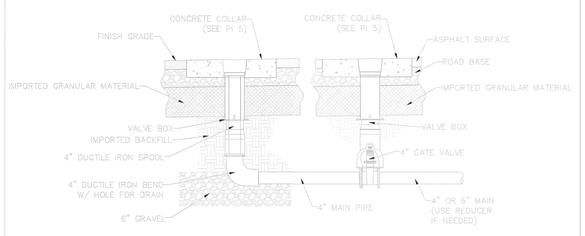


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FLUSHING, AIR INLET & REMOVAL FACILITY FOR PRESSURE IRRIGATION

SANTAQUIN CITY
275 WEST MAIN STREET

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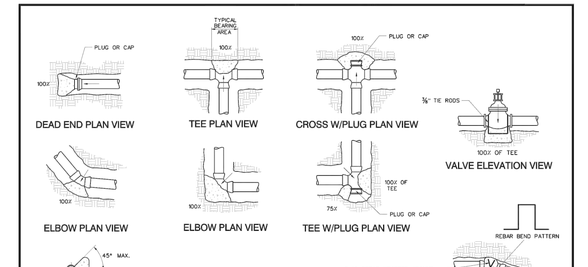


NOTES:
1. THE FIGURE (100%) AT THE THRUST BLOCK INDICATES PERCENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. ONE HALF OF THRUST IS TO BE IN EACH DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I.
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK
5. CONCRETE THRUST BLOCKS AND MEGALUG THRUST RESTRAINING GLANDS MUST BE INSTALLED ON ALL FITTINGS (MEGALUGS NOT SHOWN FOR CLARITY).
6. INSTALL MEGALUG THRUST RESTRAINING GLANDS PER MANUFACTURER'S RECOMMENDATION.
7. ANY CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.

TABLE 1

Use when line pressure and soil bearing strength are known.

Line Pressure= _____ psi
Test Pressure (Sf = 1.5)= _____ psi
Soil Bearing Strength= _____ psf
(Soil Bearing Strength determined from a geotechnical investigation.)

Side Thrust (lbs.) per 1 psi line pressure

| Pipe Size | Pipe Area= | Dead End or Tee | 90° Bend | 45° Bend | 22.5° Bend | 11.25° Bend |
|---|---|---|---|---|---|---|
| | (sq.in.) | (lbs.) | (lbs.) | (lbs.) | (lbs.) | (lbs.) |
| 4 | 12.57 | 32 | 45 | 24 | 12 | 6 |
| 6 | 28.27 | 71 | 101 | 54 | 27 | 14 |
| 8 | 50.27 | 126 | 180 | 96 | 48 | 24 |
| 10 | 78.54 | 196 | 281 | 150 | 75 | 38 |
| 12 | 113.10 | 283 | 404 | 216 | 108 | 54 |
| 14 | 153.94 | 385 | 550 | 294 | 147 | 74 |
| 16 | 201.06 | 503 | 718 | 383 | 192 | 96 |
| 18 | 254.47 | 636 | 909 | 485 | 243 | 122 |
| 20 | 314.16 | 785 | 1,122 | 599 | 300 | 150 |
| 24 | 452.39 | 1,131 | 1,616 | 863 | 432 | 216 |
| 30 | 706.86 | 1,767 | 2,525 | 1,348 | 675 | 338 |

TABLE 2

Use when line pressure and soil bearing strength are not known.

Line Pressure= 120 psi
Test Pressure (Sf = 1.5)= 180 psi
Soil Bearing Strength= 1,500 psf

Area of Bearing Required (sq.ft.)

| Pipe Size | Pipe Area= | Dead End or Tee | 90° Bend | 45° Bend | 22.5° Bend | 11.25° Bend |
|---|---|---|---|---|---|---|
| | (sq.in.) | (lbs./ft.) | (lbs./ft.) | (lbs./ft.) | (lbs./ft.) | (lbs./ft.) |
| 4 | 12.57 | 0.2 | 0.3 | 0.2 | 0.1 | 0.0 |
| 6 | 28.27 | 0.5 | 0.7 | 0.4 | 0.2 | 0.1 |
| 8 | 50.27 | 0.8 | 1.2 | 0.6 | 0.3 | 0.2 |
| 10 | 78.54 | 1.3 | 1.9 | 1.0 | 0.5 | 0.3 |
| 12 | 113.10 | 1.9 | 2.7 | 1.4 | 0.7 | 0.4 |
| 14 | 153.94 | 2.6 | 3.7 | 2.0 | 1.0 | 0.5 |
| 16 | 201.06 | 3.4 | 4.8 | 2.5 | 1.3 | 0.6 |
| 18 | 254.47 | 4.2 | 6.1 | 3.2 | 1.6 | 0.8 |
| 20 | 314.16 | 5.2 | 7.5 | 4.0 | 2.0 | 1.0 |
| 24 | 452.39 | 7.5 | 10.8 | 5.7 | 2.9 | 1.4 |
| 30 | 706.86 | 11.8 | 16.9 | 8.9 | 4.5 | 2.2 |

Example for Table 1:
8-inch 90° bend
Line Pressure = 100 psi
From Table: Thrust per 1 psi = 121 lbs.
Calculate Total Thrust: 100 psi x 121lbs/psi = 12,100 lbs
Soil Bearing Strength = 2,000 psf
Area of bearing required for thrust block is 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sq.ft.)

* Pipe area is based on largest actual inside diameter of ductile iron pipe.

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THRUST BLOCK DETAILS

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: UT4
APPROVED BY: ---
ADOPTED DATE: 19 – OCT – 16

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DESIGNED BY : GPW
CHECKED BY : GPW
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
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# BELLA VISTA SUBDIVISION

IRRIGATION WATER DETAILS

8-7-2025

SANTAQUIN CITY

REVIEWED BY REGISTERED PROFESSIONAL ENGINEER FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT ONLY NOT FOR CONSTRUCTION PAUL GUNNELL UTAH

SHEET NO. D5

## Specifications

**POST DESCRIPTION**
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be Ø5" smooth.

**MATERIALS**
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

**CONSTRUCTION**
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-00. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

**DIMENSIONS**
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a Ø3" x 3" tall tenon with a transitional donut shall be provided for luminaire mounting.

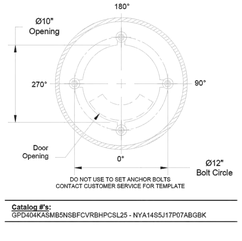
**INSTALLATION**
The post shall install with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

**FINISH**
The entire assembly shall have a standard Holophane 'black' finish.

**LUMINAIRE DESCRIPTION**
- Granville Premier II LED
- 40W 215mA Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- 25ft Prewired Leads

For complete specifications see LUM_GPD.

### Anchorage Detail




DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

**Catalog #'s:**
GPD404KASMB5NSBFCVRBHPC5L25 - NYA1455J17P07ABGBK

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| NO. | DESCRIPTION | BY | CHK | DATE |
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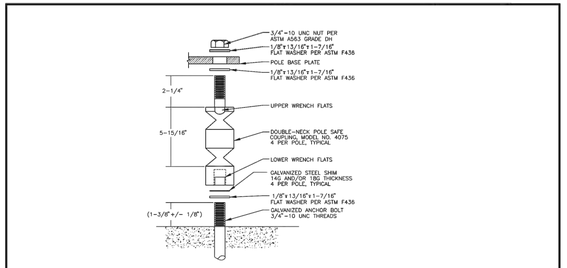
Santaquin

**LOCAL AND COLLECTOR STREET LIGHTING DETAILS**
SANTAQUIN CITY
275 WEST MAIN STREET

L1

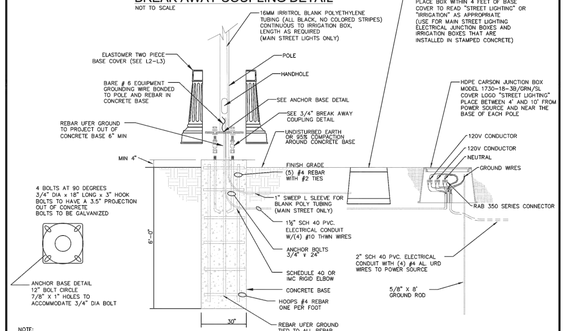
ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE



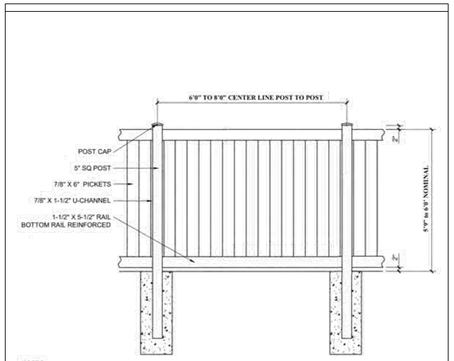

## BREAK AWAY COUPLING DETAIL

NOT TO SCALE




## ANCHOR BASE DETAIL

NOT TO SCALE




| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
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ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A


GATEWAY CONSULTING, Inc.
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PH: (801) 694-5848
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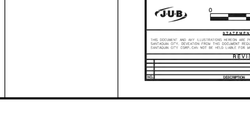
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT


**BELLA VISTA SUBDIVISION**

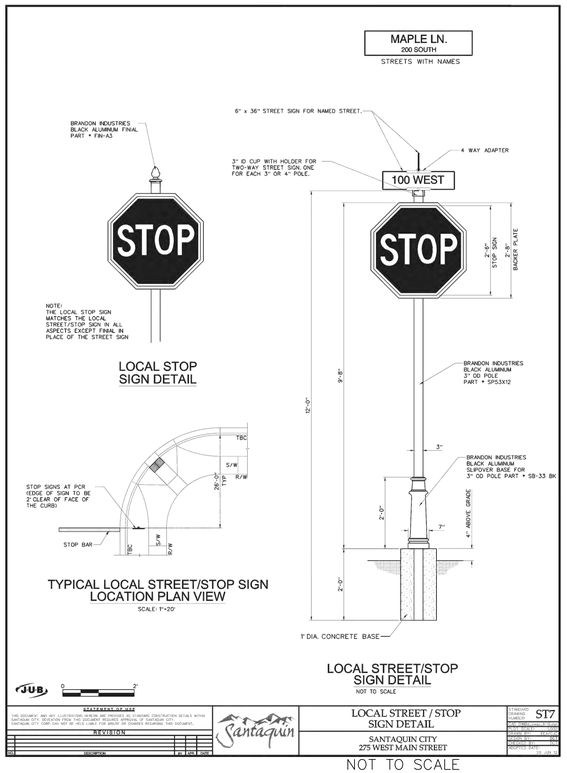
LIGHT AND SIGN DETAILS

PRINT DATE: 8-7-2025

SANTAQUIN CITY




SHEET NO. D6




LOCAL STOP SIGN DETAIL




TYPICAL LOCAL STREET/STOP SIGN LOCATION PLAN VIEW

SCALE: 1"=20'




LOCAL STREET/STOP SIGN DETAIL

NOT TO SCALE

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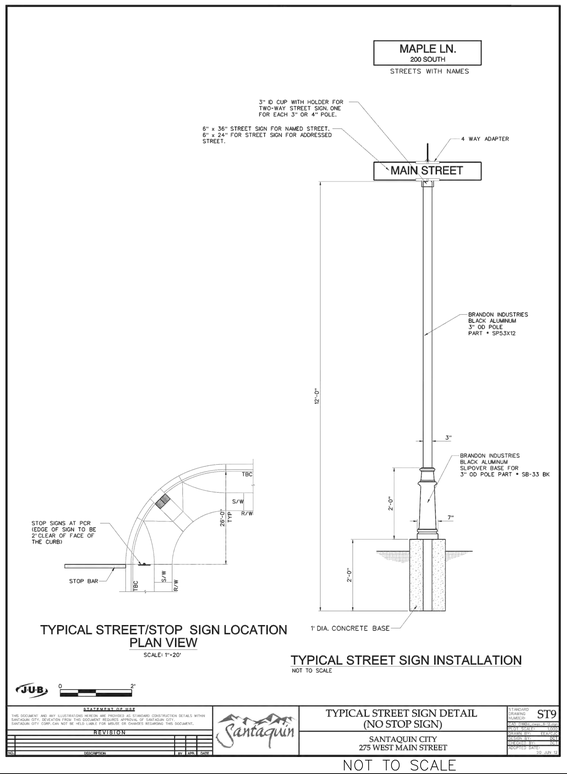
LOCAL STREET / STOP SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: ST7
WATER APPROVAL: DATE
SEWER APPROVAL: DATE
ENGINEER: DATE
MAYOR: DATE
ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE







TYPICAL STREET/STOP SIGN LOCATION PLAN VIEW

SCALE: 1"=20'

TYPICAL STREET SIGN INSTALLATION

NOT TO SCALE

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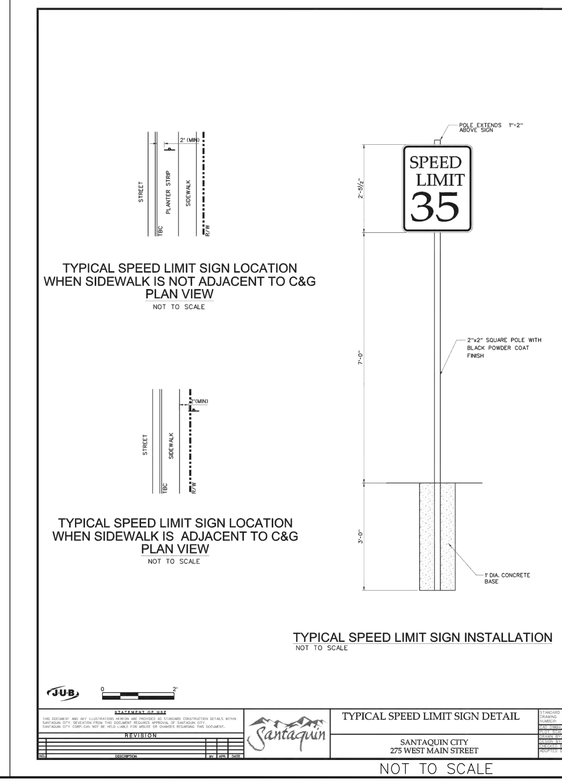
TYPICAL STREET SIGN DETAIL (NO STOP SIGN)
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: ST9
WATER APPROVAL: DATE
SEWER APPROVAL: DATE
ENGINEER: DATE
MAYOR: DATE
ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE




TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS NOT ADJACENT TO C&G PLAN VIEW

NOT TO SCALE




TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS ADJACENT TO C&G PLAN VIEW

NOT TO SCALE

TYPICAL SPEED LIMIT SIGN INSTALLATION

NOT TO SCALE

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TYPICAL SPEED LIMIT SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: ST10
WATER APPROVAL: DATE
SEWER APPROVAL: DATE
ENGINEER: DATE
MAYOR: DATE
ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE