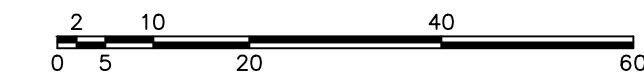
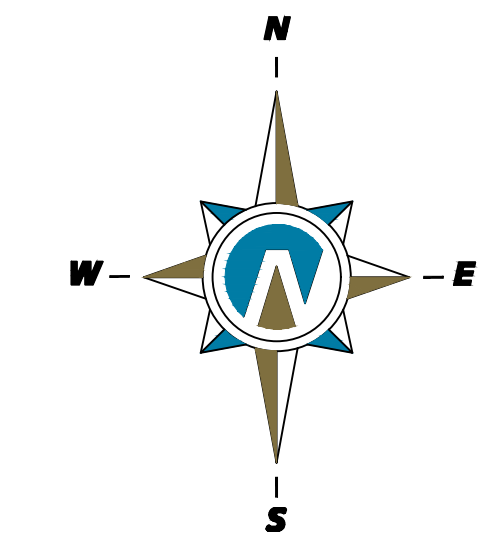


BELLO CORNER

SANTAQUIN, UTAH

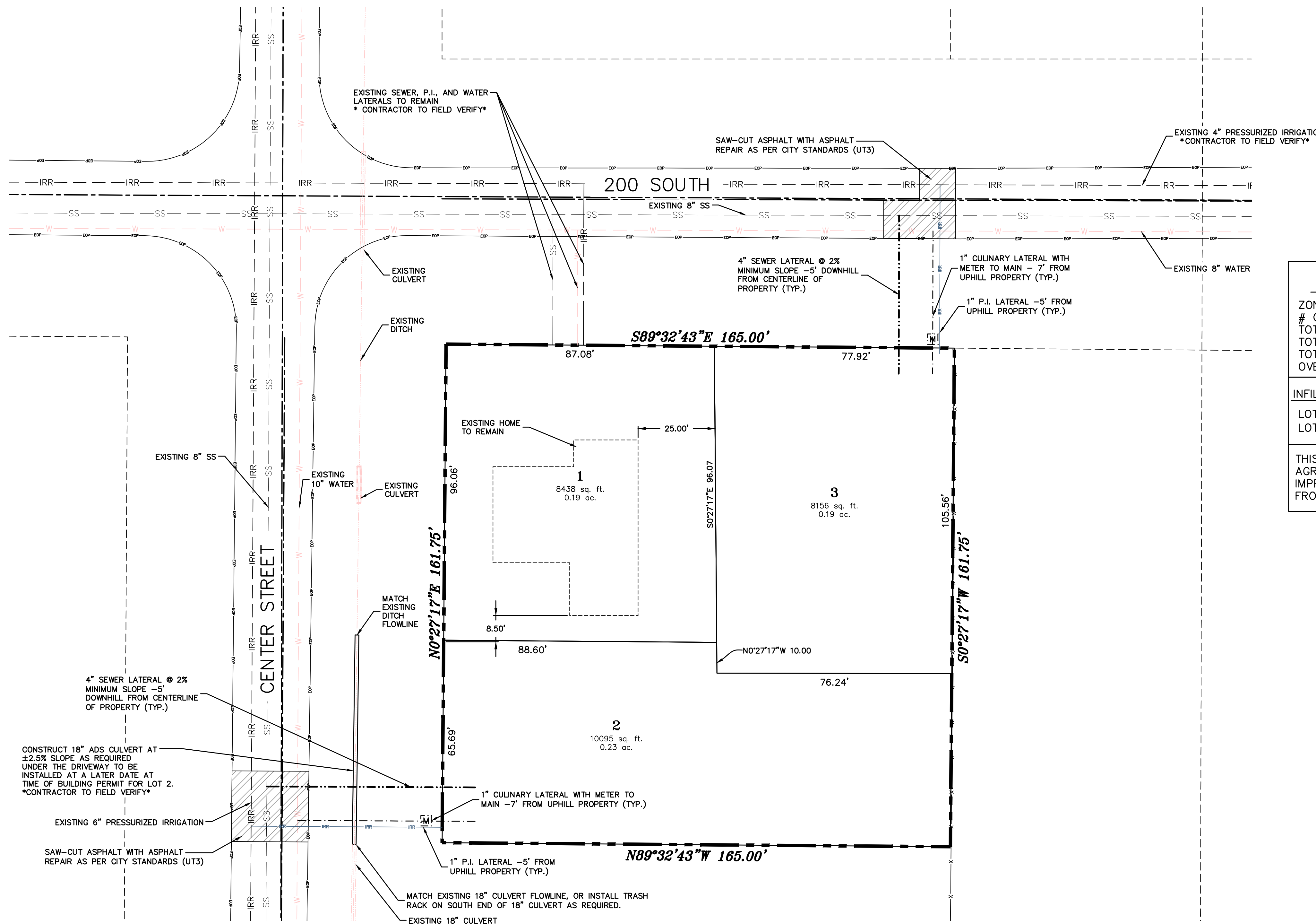
MAY, 2024



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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

NOTES:
CONTRACTORS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES IN CENTER STREET AND 200 SOUTH STREET. TEE PATCH STREET REPAIR AS REQUIRED.



TABULATIONS BELLO CORNER	
ZONE: R-8	
# OF LOTS:	3 LOTS
TOTAL ACREAGE IN DEVELOPMENT =	0.61 ACRE
TOTAL ACREAGE IN LOTS =	0.61 ACRES
TOTAL ACREAGE IN DEDICATED ROW =	0.0 ACRES
OVERALL DENSITY =	4.92 UNITS PER ACRE
INFILL REDUCTION REQUEST:	
LOT 2 - FRONTAGE REDUCTION FROM 80' TO 65.69' (17.9%)	
LOT 3 - FRONTAGE REDUCTION FROM 80' TO 77.92' (2.6%)	
THIS IS PROJECT IS REQUESTING AN IMPROVEMENT DEFERRAL AGREEMENT WITH SANTAQUIN CITY COUNCIL FOR STREET IMPROVEMENTS ALONG CENTER STREET AND 200 SOUTH STREET FRONTAGE	

RECORDED SURVEY NO. #24-159

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
5					
4					
3					
2					
1					

DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 APPROVED: _____ DATE: _____
 COGO FILE: _____ DATE: _____

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

BELLO CORNER

SITE PLAN
 SANTAQUIN, UTAH

JOB NO.
 3-24-019

SHEET NO.
SP-01

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