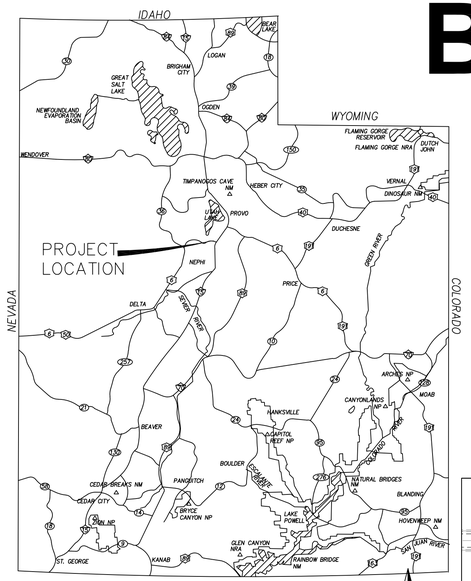
SITE DEVELOPMENT CONSTRUCTION PLANS

BELLA VISTA SUBDIVISION

LOCATION

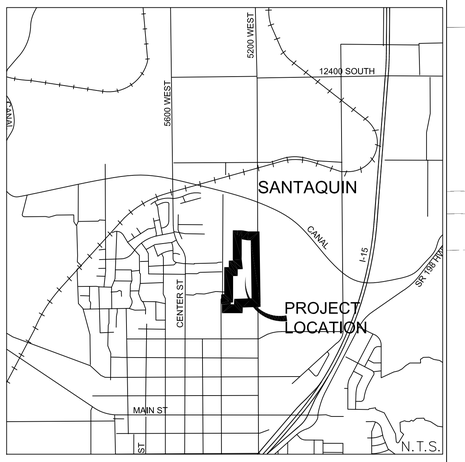
SOUTH HALF OF THE NORTHWEST QUARTER OF
SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY
JANUARY 28, 2026

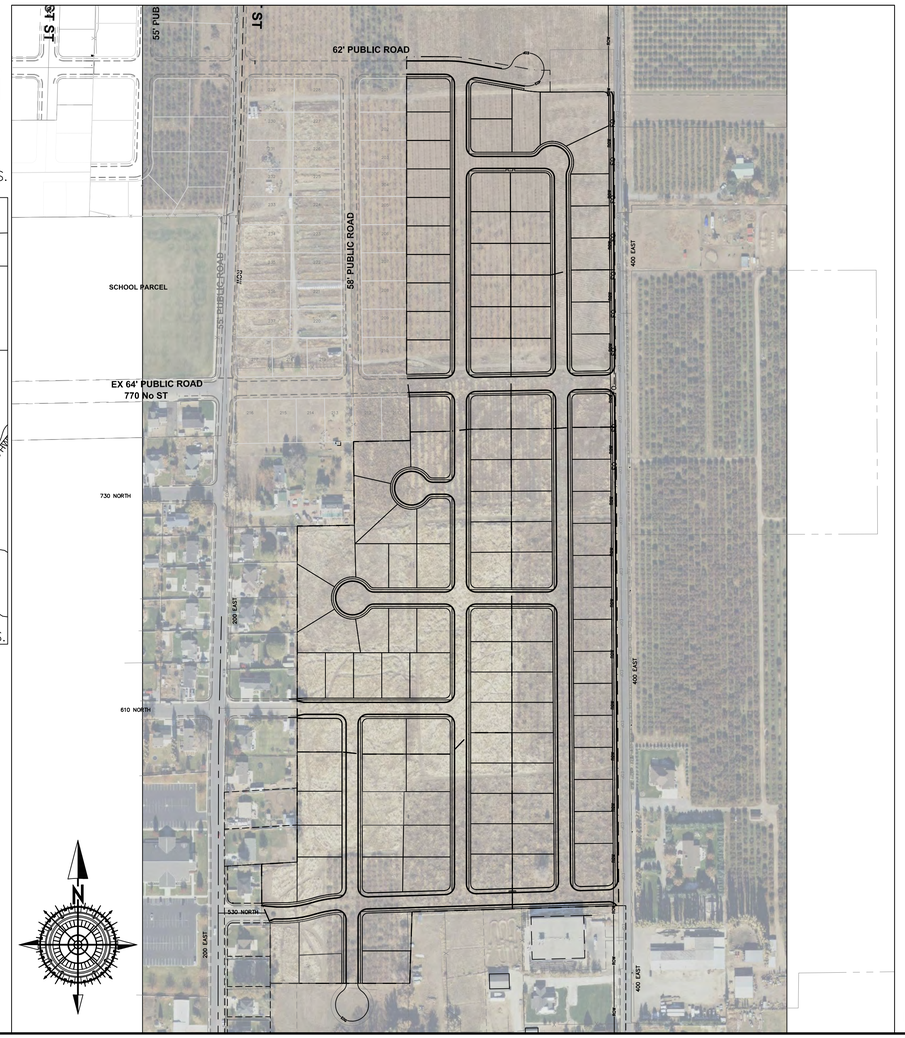


VICINITY MAP

N.T.S.



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

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.

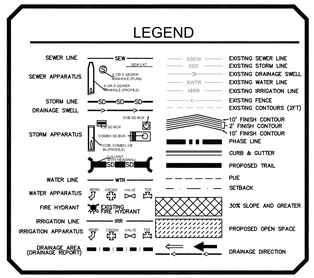
NOTE:
The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and SANTAQUIN City Codes, Ordinances and Standards. These plans are not all inclusive of all 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

1	TITLE SHEET
1A	PROJECT NOTES
	BOUNDARY SURVEY
	PLATS
2	EXISTING CONDITIONS/DEMOLITION PLAN
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN DIMENSIONS
4	OVERALL PHASE PLAN
G1-G7	GRADING SHEETS (1"=30')
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	IRRIGATION UTILITY PLAN
DRAIN	SITE DRAINAGE PLAN
SS1	LIGHTING / SIGNAGE /STRIPING PLAN
PP1	ROYAL LAND DRIVE
PP2	300 EAST STREET
PP3	300 EAST STREET
PP4	300 EAST STREET
PP5	360 EAST STREET
PP6	360 EAST STREET
PP7	360 EAST STREET
PP8	360 EAST STREET
PP9	610 NORTH/530 NORTH STREET
PP10	610 NORTH STREET
PP11	250 EAST STREET
PP12	680 NORTH 710 NORTH STREET
PP13	400 EAST STREET
PP14	400 EAST STREET
PP15	800 NORTH STREET
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
ER1-ER2	EROSION CONTROL NOTES AND DETAILS
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS
D4	STORM WATER DETAILS
D5	PRESSURIZED IRRIGATION DETAILS
D6	STREET LIGHT AND SIGNAGE DETAILS

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

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. 1

BELLA VISTA SUBDIVISION
1-28-2026

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 THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK 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 UNDERGROUND 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 OF 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@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

PROJECT NOTES AND CONTACT INFORMATION

1-28-2026
PLOT DATE:

SANTAQUIN CITY

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

SHEET NO. 1A

RECORD OF SURVEY

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

LEGAL DESCRIPTION: (FILE NO: 078613)

EFFECTIVE DATE: OCTOBER 3, 2024 AT 8:00 AM COMMITMENT NO.: 078613

SAID PROPERTY IS LOCATED IN UTAH COUNTY, STATE OF UTAH ALSO KNOWN AS:
VACANT LAND, SANTAQUIN, UT 84655 APN: 29-041-0143 AND 29-042-0062

PARCEL 1:
BEGINNING AT A POINT LOCATED NORTH 1745.70 FEET (532.09 METERS) AND WEST 16.50 FEET (5.03 METERS) FROM THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST ALONG A FENCE LINE 595.32 FEET (181.45 METERS); THENCE SOUTH 363.00 FEET (110.64 METERS); THENCE NORTH 89°35'47" WEST 315.32 FEET (96.11 METERS); THENCE SOUTH 00°19'30" WEST ALONG A FENCE LINE 383.90 FEET (117.01 METERS); THENCE SOUTH 86°53'49" WEST ALONG A FENCE LINE 206.26 FEET (62.87 METERS); THENCE NORTH 01°16'57" EAST ALONG A PARTIAL FENCE LINE 753.89 FEET (229.79 METERS); THENCE NORTH 89°39'02" EAST ALONG A FENCE LINE 351.48 FEET (107.13 METERS); THENCE EAST ALONG A FENCE LINE 5.90 FEET (1.80\ METERS); THENCE NORTH 00°21'15" WEST ALONG A FENCE LINE 450.40 FEET (137.28 METERS); THENCE NORTH 89°57'40" EAST ALONG A PARTIAL FENCE LINE 565.80 FEET (172.46 METERS); THENCE NORTH 777.48 FEET (236.98 METERS); THENCE EAST 181.50 FEET (55.32 METERS); THENCE SOUTH 1228.26 FEET (374.37 METERS) TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENT AND RIGHT OF WAY FOR A DITCH:
BEGINNING AT THE WATER WELL-HOLE LOCATED AT A POINT 9.57 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND NORTH 46 FEET MORE OR LESS TO OUTLET DITCH AND EASTERLY 13 FEET, MORE OR LESS, TO SAID WELL-HOLE; THENCE WESTERLY 13 FEET, MORE OR LESS, TO GRANTOR'S WEST FENCE LINE; THENCE NORTH ALONG SAID FENCE LINE OF GRANTOR 20.25 CHAINS, MORE OR LESS; THENCE EAST 30 LINKS; THENCE NORTH 5.50 CHAINS TO GRANTOR'S NORTH FENCE LINE AND THE PROPERTY OF SAID PARTIES OF THE THIRD PART.
TOGETHER WITH THE RIGHT OF THE PARTIES OF THE THIRD PART AND THEIR HEIRS, REPRESENTATIVES AND ASSIGNS TO GO UPON THE LANDS OF GRANTORS TO CLEAN AND MAINTAIN SAID WATER WELL AND DITCH.

LESS AND EXCEPTING COMMENCING NORTH 1745.7 FEET AND WEST 16.5 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 595.32 FEET; THENCE SOUTH 363 FEET; THENCE NORTH 89°35'47" WEST 315.32 FEET; THENCE SOUTH 00°19'30" WEST 383.9 FEET SOUTH 86°53'49" WEST 4.63 FEET; THENCE NORTH 00°01'56" EAST 736.9 FEET; THENCE SOUTH 89°05'00" WEST 185.1 FEET; THENCE NORTH 01°16'57" EAST 8.85 FEET; THENCE NORTH 89°39'02" EAST 351.48 FEET; THENCE EAST 5.9 FEET; THENCE NORTH 00°21'15" WEST 450.4 FEET; THENCE NORTH 89°57'40" EAST 565.8 FEET; THENCE EAST 181.5 FEET; THENCE SOUTH 450.78 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF CHERRY ORCHARD ESTATES SUBDIVISION, PLAT "G", AS DESCRIBED ON THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH.

PARCEL 2:
BEGINNING AT A POINT WHICH IS NORTH 2195.30 FEET AND WEST 210.60 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°40'19" WEST 382.80 FEET; THENCE NORTH 00°19'44" WEST 492.86 FEET; THENCE SOUTH 89°40'16" WEST 26.40 FEET; THENCE NORTH 00°19'44" WEST 563.97 FEET;
THENCE SOUTH 89°53'52" EAST 590.72 FEET; THENCE SOUTH 00°19'44" EAST 155.45 FEET; THENCE SOUTH 89°40'16" WEST 181.50 FEET; THENCE SOUTH 00°19'44" EAST 896.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED ON FEBRUARY 7, 2019 AS ENTRY NO. 10603:2019, DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS: 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 UTAH COUNTY RECORDERS OFFICE 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 UTAH COUNTY RECORDERS OFFICE 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 3RD 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 UTAH COUNTY RECORDERS OFFICE 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

SITUATED IN UTAH COUNTY, STATE OF UTAH APN: 29-041-0143 AND 29-042-0062

SCHEDULE B - PART II
(EXCEPTIONS)

1-2. (NOT A SURVEY MATTER)

3. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(NOT SHOWN HEREON)

4 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(SEE SHEET 2, THERE IS ONE TITLE GAP NOTED)

5-32. **(NOT A SURVEY MATTER)**

(THE FOLLOWING EXCEPTION AFFECTS PARCEL 2)
33. THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN NOTICE OF REAUTHORIZATION OF THE FERGUSON AGRICULTURE PROTECTION AREA RECORDED APRIL 4, 2018 AS ENTRY NO. 31765:2018 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

34. NOTICE OF AMENDMENT TO AN EXISTING AGRICULTURE PROTECTION AREA, RECORDED JANUARY 2, 2019 AS ENTRY NO. 47:2019 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

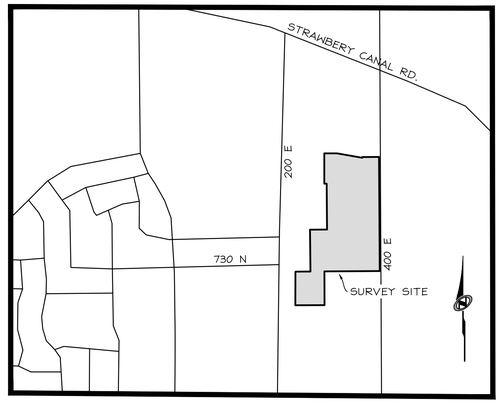
35. ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS-OF-WAY AND EASEMENTS THEREOF.

36. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO, TO USE FOR STREET AND INCIDENTAL PURPOSES, THAT PORTION OF THE LAND LYING WITHIN THE BOUNDARIES OF 400 EAST.

37 LEGAL DESCRIPTION CONTAINED HEREIN CONTAINS GAPS AND/OR OVERLAPS AS DISCLOSED BY MATHEMATICAL COMPARISON OF ADJOINING PROPERTY.
(GAPS AND OVERLAPS ARE NOTED HEREON)

38. ANY MATTER THAT MIGHT BE DISCLOSED BY A SURVEY WHICH COMPLIES WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR ALTA/NSPS LAND TITLE SURVEY.

39-42. NOT A SURVEY MATTER



VICINITY MAP

N.T.S.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A RECORD OF SURVEY FOR THE CLIENTS USE IN THE EVALUATION OF THE PROPERTIES FOR DESIGN AND DEVELOPMENT.

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.

THE SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR RECORD EASEMENTS OR ENCUMBRANCES. ALL OF THE EASEMENTS SHOWN HEREON ARE BASED ON THE TITLE REPORTS REFERENCED HEREIN. THIS SURVEY DEPICTS ALL OBSERVABLE IMPROVEMENTS AND MATTERS RELATED TO THE BOUNDARIES OF THE SUBJECT PARCEL.

BASIS OF BEARING IS SOUTH 89°32'33" WEST, MEASURED BETWEEN THE WEST QUARTER CORNER AND EAST QUARTER CORNERS OF SECTION 36 AS SHOWN HEREON.

THE PROJECT BENCHMARK IS LOCATED AT EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 9, SOUTH, RANGE 1 EAST AND HAS AN ELEVATION OF 4793.25 (NAVD 88)

ANY BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR ANY UTILITIES NOT SHOWN HEREON.

FIELD WORK FOR THIS SURVEY WAS COMPLETED NOVEMBER, 2024

REFERENCED 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

CLIENT

ANDY FLAMM
ANDY@ALLEGIANTUTAH.COM

LEGAL DESCRIPTION: (FILE NO: 078119)

EFFECTIVE DATE: SEPTEMBER 19, 2024 AT 8:00 AM COMMITMENT NO.: 078119

SAID PROPERTY IS LOCATED IN UTAH COUNTY, STATE OF UTAH ALSO KNOWN AS: VACANT LAND, SANTAQUIN, UT 84655
APN: 29-041-0142

BEGINNING AT A POINT LOCATED NORTH 1745.70 (532.09 METERS) AND WEST 16.50 FEET (5.03 METERS) FROM THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST ALONG A FENCE LINE 595.32 FEET (181.45 METERS); THENCE SOUTH 363.00 FEET (110.64 METERS); THENCE NORTH 89°35'47" WEST 315.32 FEET (96.11 METERS); THENCE SOUTH 00°19'30" WEST ALONG A FENCE LINE 383.90 FEET (117.01 METERS); THENCE SOUTH 86°53'49" WEST ALONG A FENCE LINE 206.26 FEET (62.87 METERS); THENCE NORTH 01°16'57" EAST ALONG A PARTIAL FENCE LINE 753.89 FEET (229.79 METERS); THENCE NORTH 89°39'02" EAST ALONG A FENCE LINE 351.48 FEET (107.13 METERS); THENCE EAST ALONG A FENCE LINE 5.90 FEET (1.80\ METERS); THENCE NORTH 00°21'15" WEST ALONG A FENCE LINE 450.40 FEET (137.28 METERS); THENCE NORTH 89°57'40" EAST ALONG A PARTIAL FENCE LINE 565.80 FEET (172.46 METERS); THENCE NORTH 777.48 FEET (236.98 METERS); THENCE EAST 181.50 FEET (55.32 METERS); THENCE SOUTH 1228.26 FEET (374.37 METERS) TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENT AND RIGHT OF WAY FOR A DITCH:
BEGINNING AT THE WATER WELL-HOLE LOCATED AT A POINT 9.57 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND NORTH 46 FEET MORE OR LESS TO OUTLET DITCH AND EASTERLY 13 FEET, MORE OR LESS, TO SAID WELL-HOLE; THENCE WESTERLY 13 FEET, MORE OR LESS, TO GRANTOR'S WEST FENCE LINE; THENCE NORTH ALONG SAID FENCE LINE OF GRANTOR 20.25 CHAINS, MORE OR LESS; THENCE EAST 30 LINKS; THENCE NORTH 5.50 CHAINS TO GRANTOR'S NORTH FENCE LINE AND THE PROPERTY OF SAID PARTIES OF THE THIRD PART.
TOGETHER WITH THE RIGHT OF THE PARTIES OF THE THIRD PART AND THEIR HEIRS, REPRESENTATIVES AND ASSIGNS TO GO UPON THE LANDS OF GRANTORS TO CLEAN AND MAINTAIN SAID WATER WELL AND DITCH.

LESS AND EXCEPTING THEREFROM:
COMMENCING NORTH 2196.48 FEET AND WEST 16.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANCH 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 777.48 FEET; THENCE WEST 181.5 FEET; THENCE SOUTH 777.48 FEET; THENCE EAST 181.5 FEET TO THE POINT OF BEGINNING.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - PART II
(EXCEPTIONS)

COMMITMENT NO.: 078119

1-3. NOT A SURVEY MATTER

4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(NOT SHOWN HEREON)

5-23. NOT A SURVEY MATTER

24. ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS-OF-WAY AND EASEMENTS THEREOF.
(ALL OF THE ABOVE VISIBLE TO THE SURVEYOR SHOWN HEREON)

25. THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN (NO. 53) RIGHT-OF-WAY EASEMENT IN FAVOR OF SANTAQUIN CITY CORPORATION RECORDED DECEMBER 14, 1993 AS ENTRY NO. 91386 IN BOOK 3322 AT PAGE 296 OF OFFICIAL RECORDS.
(EASEMENT FALLS SOUTH OF SURVEY PARCEL, NOT SHOWN HEREON)

26 A RIGHT OF WAY AND DITCH EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY AS DISCLOSED BY WARRANTY DEED RECORDED DECEMBER 28, 2007 AS ENTRY NO. 178212:2007 AND VARIOUS INSTRUMENTS OF RECORD:

BEGINNING AT THE WATER WELL-HOLE LOCATED AT A POINT 9.57 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND NORTH 46 FEET MORE OR LESS TO OUTLET DITCH AND EASTERLY 13 FEET, MORE OR LESS, TO SAID WELL-HOLE; THENCE WESTERLY 13 FEET, MORE OR LESS, TO GRANTOR'S WEST FENCE LINE; THENCE NORTH ALONG SAID FENCE LINE OF GRANTOR 20.25 CHAINS, MORE OR LESS; THENCE EAST 30 LINKS; THENCE NORTH 5.50 CHAINS TO GRANTOR'S NORTH FENCE LINE AND THE PROPERTY OF SAID PARTIES OF THE THIRD PART. TOGETHER WITH THE RIGHT OF THE PARTIES OF THE THIRD PART AND THEIR HEIRS, REPRESENTATIVES AND ASSIGNS TO GO UPON THE LANDS OF GRANTORS TO CLEAN AND MAINTAIN SAID WATER WELL AND DITCH.
(PLOTTED HEREON)

27 THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN PERPETUAL GRANT OF SANTAQUIN CITY PUBLIC SEWER EASEMENT BY AND BETWEEN CASCADE SHADOWS, INC., "GRANTOR" AND STRATTON ACRES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, "GRANTEE" RECORDED AUGUST 26, 2021 AS ENTRY NO. 148766:2021 OF OFFICIAL RECORDS.
(PLOTTED HEREON)

28. ANY MATTER THAT MIGHT BE DISCLOSED BY A SURVEY WHICH COMPLIES WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR ALTA/NSPS LAND TITLE SURVEY.

29-31. **(NOT A SURVEY MATTER)**

SURVEYOR CERTIFICATE

I, ROBERT LAW, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY UTAH STATE LAW AND THAT I HOLD CERTIFICATE NO. 9679988 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER STATE THAT THE PROPERTY DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

PROFESSIONAL LAND SURVEYOR — ROBERT LAW — 9679988 — STATE OF UTAH — 11/26/24

ROBERT LAW

11/26/2024
DATE

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

NO.	BY	DATE	REVISIONS:

RECORD OF SURVEY
PARCELS NO. 29-041-0143, 29-042-0062 AND 29-041-0142
SANTAQUIN, UTAH COUNTY, UTAH

DATE SUBMITTED: 2024-11-26

TCC JOB NUMBER: 24-147

SHEET NUMBER 1

RECORD OF SURVEY

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

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

N 00°16'53" W 2687.72' (REC)

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

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

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

CHERRY ORCHARD ESTATES PLAT G
ENTRY 16468:2001

N0°01'53"E 362.01'

37 TITLE OVERLAP CORRECTED TO FOLLOW SUBDIVISION BOUNDARY

PARCEL: 29:041:0022
JOHNSON

N89°41'16"E 156.57'

N89°32'33"E
2039.40' (TIE)

PARCEL: 29:041:0097
BELLA VISTA SANTAQUIN LLC

S89°40'16"W 313.92'

N89°40'16"E 5.90'

N0°40'59"W 450.40'

DIRT ROAD

N89°37'56"E 183.01'

PARCEL: 29:041:0176
STRATTON ACRES LLC

N00°27'27"W
60.35' (TIE)

POINT OF BEGINNING

N0°00'03"W 326.33'

26 26

S0°19'44"E 362.96'

27

4

GAP IN TITLE
N0°19'44"W 493.12'

37

S89°40'16"W 26.64'

IRR IRR IRR IRR IRR IRR IRR

S 88°18'07" W 2649.68' (REC)

BASIS OF BEARING
S 89°32'33" W 5242.35' (PER THE ORCHARDS PLAT G-1)
S 89°32'33" W 5292.30' (CALC)

DIRT ROAD

N0°00'00"E 274.11'

S 89°41'02" W 5276.56' (MEAS)
S 89°41'03" W 5276.52' (REC)

PARCEL: 29:041:0142
CASCADE SHADOWS INC
449,636 SQ. FT. OR 10.32 ACRES

SURVEY PARCEL
905,816 SQ. FT. OR 20.79 ACRES

PARCEL: 29:042:0062
STRATTON
315,070 SQ. FT. OR 7.23 ACRES

PARCEL: 29:042:0061
NEBO BOARD OF EDUCATION

S89°40'16"W 595.32'

DIRT ROAD

N0°19'44"W 8.24'

N89°40'16"E 181.50'

PARCEL: 29:041:0097
BELLA VISTA SANTAQUIN LLC

PARCEL: 29:041:0143
CASCADE SHADOWS INC
141,110 SQ. FT. OR 3.24 ACRES

PARCEL: 29:042:0020
OUR DREAM LLC

FO FO FO

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).

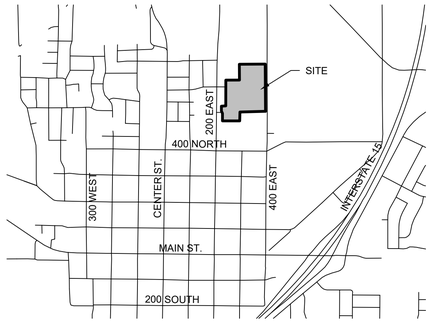
8. NEAREST INTERSECTING STREETS SHOWN ON PLANS

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

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

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

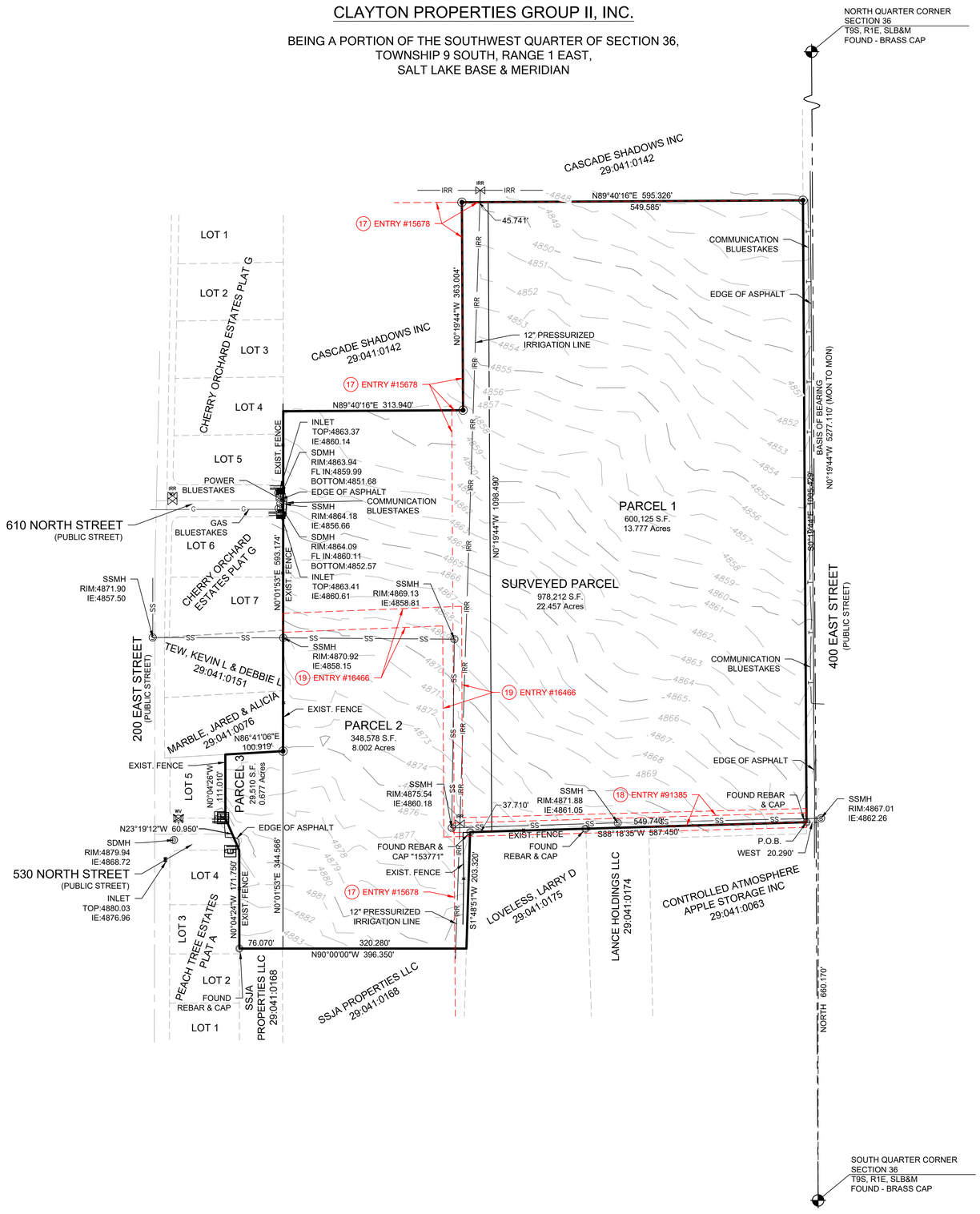
ALTA / NSPS LAND TITLE SURVEY PREPARED FOR CLAYTON PROPERTIES GROUP II, INC.

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
TEL	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

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:
SUBMITTED BY:
FILE NAME:
DATE:
SOLICITATION NO:
CONTRACT NO:
PLOTTED BY:
PLOT DATE:
SIZE: ANSI D
REV:
MASK

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

SHEET NUMBER
2 OF 2

DRAWING NAME
ALTA

BELLA VISTA SUBDIVISION
PHASE 1A

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

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

Enbridge Gas Utah - Note:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this __ day of _____, 20____

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_____

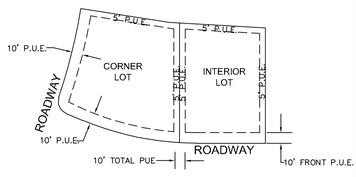
NEBO SCHOOL DISTRICT ACKNOWLEDGMENT

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

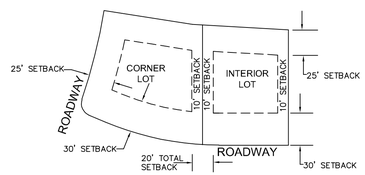


INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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.

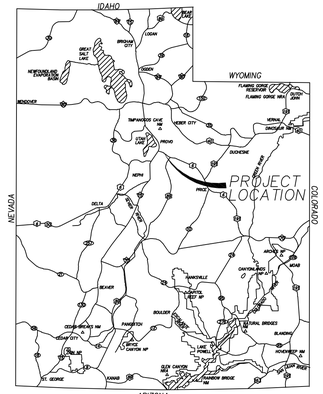
ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME_____,
FOR AND IN BEHALF OF _____,
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

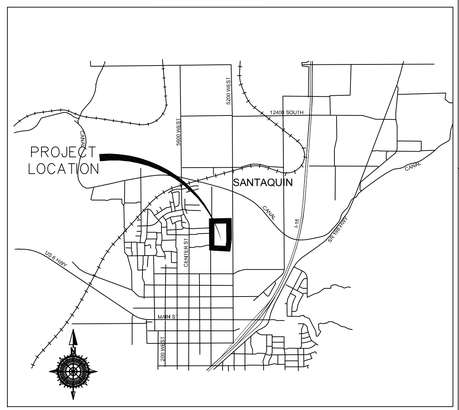
UTAH COUNTY RECORDER

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 1A, 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, 2,630.20 feet along the quarter section line and S 00°19'44" E 162.58 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing S 00°19'44" E 447.19 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 114.95 feet, thence N 00°10'12" W 96.34 feet, thence N 00°01'32" W 64.01 feet, thence N 00°11'11" W 277.00 feet, thence N 89°59'57" E 113.53 feet, thence N 76°14'43" E 59.63 feet, thence N89°39'43" E 124.95 feet to the point of beginning.

Parcel contains 3.02 acres and 8 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 1A

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 1-27-26
File: PPLAT STRATTON MEADOW

BELLA VISTA SUBDIVISION PHASE 1A

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

BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
29:044:0043

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

400 EAST

1/4 SECTION LINE

N0°19'44"W 763.32

S0°19'44"E 162.58

400 EAST STREET
62' PUBLIC ROW

S00°19'44"E 447.19'

P.O.B.

N89°39'43"E 124.95'

360 EAST STREET (KRISTIE LANE)
58' PUBLIC ROW

266.08'
N0°20'16"W 267.10

N76°14'43"E 59.63'

N89°59'57"E 113.53'

770 NORTH STREET
64' PUBLIC ROW

S89°39'44"W 114.95'

S89°39'44"W 124.88'

S86°22'39"W 58.10'

N00°11'11"W 277.00'

N00°01'32"W 64.01'

N00°10'12"W 96.34'

LOT	ADDRESS	BUILDABLE	LOT SIZE
101	839 N.	4105 SF	10228 SF
102	807 N.	4122 SF	10250 SF
103	795 N.	3608 SF	10910 SF
104	763 N.	3705 SF	11086 SF
105	766 N.	3437 SF	10424 SF
106	792 N.	3905 SF	11513 SF
107	808 N.	3905 SF	10010 SF
108	822 N.	3905 SF	10010 SF

INSTALL FENCE
NO ACCESS
400 EAST

STRATTON ACRES LLC
29:041:0143

STRATTON ACRES LLC
29:042:0078

STRATTON ACRES LLC
29:041:0189

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

N 89°32'33" E 5292.35' (CALC)
2,630.20'
N 89°32'33" E 5292.35' (PER THE ORCHARDS PLAT (G-1)
BASIS OF BEARING

260 EAST STREET
58' PUBLIC ROW

MERITAGE HOMES OF UTAH INC 71:087:0021
MERITAGE HOMES OF UTAH INC 71:087:0022
MERITAGE HOMES OF UTAH INC 11:087:0023
MERITAGE HOMES OF UTAH INC 71:087:0024
MERITAGE HOMES OF UTAH INC 11:087:0025
MERITAGE HOMES OF UTAH INC 71:087:0026
MERITAGE HOMES OF UTAH INC 11:087:0027
MERITAGE HOMES OF UTAH INC 11:087:0028
MERITAGE HOMES OF UTAH INC 11:087:0029
MERITAGE HOMES OF UTAH INC 71:087:0210

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.87'	15.09'	21.46'	N46°00'01"W	90°39'45"
C2	23.39'	15.00'	21.09'	S44°19'51"W	89°20'15"
C3	23.74'	15.00'	21.34'	N45°40'09"W	90°39'45"
C4	23.39'	15.00'	21.09'	N44°19'51"E	89°20'15"
C5	23.74'	15.00'	21.34'	S45°40'09"E	90°39'45"
C6	23.39'	15.00'	21.09'	N44°19'51"E	89°20'15"

40 0 40 80
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

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

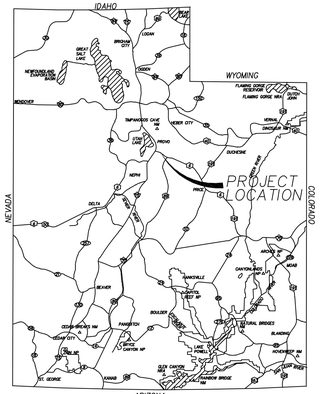
SANTAQUIN CITY RECORDER
NO._____ BOOK_____ PAGE_____ DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

COUNTY RECORDER

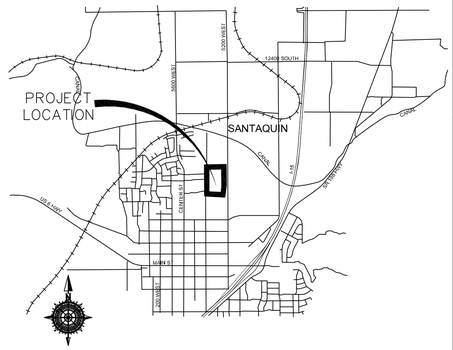
BELLA VISTA SUBDIVISION
PHASE 1B

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



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 1B, 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, 2,631.13 feet along the quarter section line and South 162.59 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing thence South 89°39'43" West, 124.95 feet; thence South 76°14'43" West, 59.63 feet; thence South 89°59'57" West, 113.53 feet; thence South 0°11'11" East, 277.00 feet; thence South 0°01'32" West, 64.01 feet; thence South 0°10'12" East, 96.34 feet; thence South 89°39'44" West, 114.95 feet; thence South 84°04'51" West, 58.31 feet; thence South 88°59'59" West, 113.77 feet; thence North 01°00'01" West, 100.00 feet; thence North 07°35'03" West, 64.42 feet; thence North 0°00'03" West, 902.78 feet; thence East, 119.26 feet to a point on a 331.00-foot radius curve to the right; thence along the arc of said curve 57.77 feet through a central angle of 10°00'00" (chord bears South 85°00'00" East, 57.70 feet); thence South 80°00'00" East, 169.62 feet to a point on a 269.00-foot radius curve to the left; thence along the arc of said curve 48.47 feet through a central angle of 10°19'23" (chord bears South 85°09'42" East, 48.40 feet); thence North 89°40'37" East, 15.42 feet; thence South 00°19'44" East, 62.02 feet; thence North 89°40'16" East, 181.50 feet, thence South 00°19'44" East, 506.24 feet back to the point of beginning.

Parcel contains 12.28 acres and 29 lots.

PRELIMINARY PLAT
FOR REVIEW ONLY

_____ DATE:

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.

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

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

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

Enbridge Gas Utah - Note:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

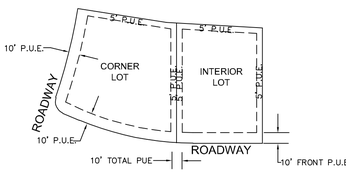
QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this__day of _____, 20____

By-_____

Title-_____

TYPICAL LOT P.U.E. DETAILS

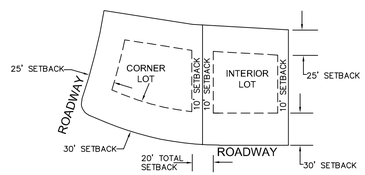


INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

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_____

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

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 1B

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

UTAH COUNTY RECORDER

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

_____
COUNTY RECORDER

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

Date 1-27-2026
File: PPLAT STRATTON MEADOW

BELLA VISTA SUBDIVISION PHASE 1B

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

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

400 EAST

1/4 SECTION LINE

400 EAST STREET
62' PUBLIC ROW

360 EAST STREET (KRISTIE LANE)
58' PUBLIC ROW

840 NORTH STREET (KRISTIE LANE)
58' PUBLIC ROW

770 NORTH STREET
64' PUBLIC ROW

ROYAL LAND DRIVE
62' PUBLIC ROW

300 EAST STREET
58' PUBLIC ROW

260 EAST STREET
58' PUBLIC ROW

P.O.B.

S00°19'44"E 506.24'

SOUTH 162.59'

S89°39'43"W 124.95'

S76°14'45"W 59.63'

S89°59'57"W 113.53'

S0°11'11"E 277.00'

S0°01'32"W 64.01'

S0°10'12"E 96.34'

S89°39'44"W 114.95'

S84°04'51"W 58.31'

S89°59'59"W 113.77'

N01°00'01"W 100.00'

N07°35'03"W 64.42'

N0°00'03"W 902.78'

S80°00'00"E 169.62'

EAST 119.26'

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°20'16"W 270.42

N0°20'16"W 267.10

S0°19'44"E 98.0

766 N.

OUR DREAM LLC
29:042:0020

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

BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
29:042:0061

STRATTON ACRES LLC
29:042:0062

MERITAGE HOMES OF UTAH INC 71:067:0210

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	33.81'	300.00'	33.79'	N86°46'18"W	6°27'25"
C2	18.55'	300.00'	18.55'	N81°46'18"W	3°32'35"
C3	23.56'	15.00'	21.21'	N45°00'02"W	89°59'57"
C4	26.18'	15.00'	22.98'	S49°59'58"W	100°00'03"
C5	54.05'	300.00'	53.98'	S85°09'42"E	10°19'23"
C6	46.77'	331.00'	46.73'	N84°02'54"W	8°05'47"
C7	12.86'	331.00'	12.86'	N89°12'35"W	2°13'36"
C8	23.56'	15.00'	21.21'	N45°19'49"W	89°59'05"
C9	23.56'	15.00'	21.21'	S45°00'03"E	90°00'00"
C10	23.56'	15.00'	21.21'	S44°59'57"W	90°00'00"
C11	14.16'	15.00'	13.64'	N62°57'34"E	54°04'45"
C12	19.26'	60.00'	19.18'	N45°06'58"E	18°23'32"
C13	79.07'	60.00'	73.47'	S87°56'10"E	75°30'14"
C14	180.33'	60.00'	119.72'	N57°58'44"W	172°12'09"
C15	82.00'	60.00'	75.77'	S11°01'51"E	78°18'23"
C16	4.86'	15.00'	4.84'	S18°50'25"W	18°33'52"
C17	2.59'	15.00'	2.59'	S4°36'36"W	9°53'45"
C18	23.47'	15.00'	21.15'	N45°10'10"W	89°39'47"
C19	23.30'	15.00'	21.03'	N44°29'58"E	89°00'02"
C20	23.82'	15.00'	21.40'	S45°30'02"E	90°59'58"
C21	23.30'	15.00'	21.03'	S44°29'58"W	89°00'02"
C22	23.82'	15.00'	21.40'	N45°30'02"W	90°59'58"

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

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

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

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

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

40 0 40 80
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

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

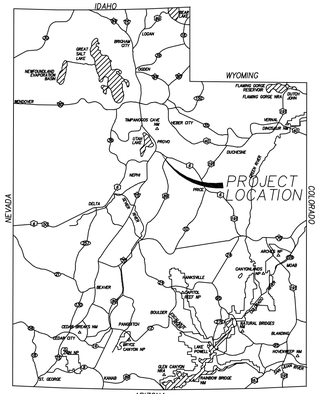
PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

PRELIMINARY PLAT

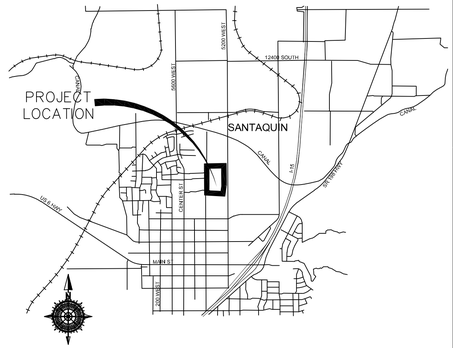
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C130	23.57'	15.00'	21.22'	N45°00'28"W	90°00'50"
C131	23.56'	15.00'	21.21'	N44°59'05"E	89°59'10"
C132	14.16'	15.00'	13.64'	S62°57'49"E	54°06'09"
C133	58.53'	60.00'	56.24'	S63°51'33"E	55°53'37"
C134	79.16'	60.00'	73.54'	N50°23'50"E	75°35'38"
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

Enbridge Gas Utah - Note:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

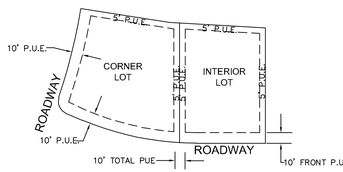
QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this __ day of _____ 20____

By-_____

Title-_____

TYPICAL LOT P.U.E. DETAILS

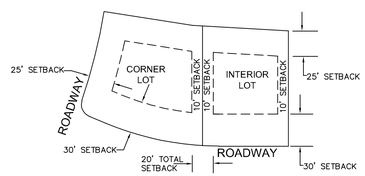


INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

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_____

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

Date1-28-2026
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

S00°09'41"E 863.44'

770 NORTH STREET
64' PUBLIC ROW

STRATTON ACRES LLC
29:041:0189

BELLA VISTA
SANTAQUIN LLC
29:041:0096

BELLA VISTA
SANTAQUIN LLC
29:041:0096

300 EAST STREET
58' PUBLIC ROW

610 NORTH STREET
58' PUBLIC ROW

680 NORTH STREET (KIMBALL COURT)
58' PUBLIC ROW

260 EAST STREET
58' PUBLIC ROW

710 NORTH STREET (GEORGIE CIR)
58' PUBLIC ROW

S89°39'44"E 114.94'

N84°04'51"E 58.31'

N88°59'59"E 113.77'

N01°00'01"W 24.53'

N01°00'01"W 161.72'

S89°39'44"W 115.98'

N89°39'44"E 115.27'

S89°39'44"W 115.98'

N89°39'44"E 115.27'

N0°00'03"W 121.10

N0°00'03"W 224.15

N0°00'03"W 890.40

N0°00'03"W 225.56

N0°00'03"W 55.59

S43°39'39"W 42.00'

WEST 117.36

S 89°59'57" W 250.00'

N84°05'37"W 58.31'

WEST 127.01'

N00°01'53"E 362.01'

N00°01'53"E 280.32'

N00°40'59"W 238.01'

S89°40'16"E 313.94'

N89°40'16"E 5.90'

N89°19'18"E 156.57'

SOUTH 644.95'

P.O.B.

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

N 89°32'33" E 5292.30' (CALC)
(PER THE ORCHARDS PLAT G-1)
BASIS OF BEARING
1,887.91'

PROPOSED SUBDIVISION MERITAGE

JOHNSON

JOHNSON, ROYCE J & GEORGIE
29:041:0022

CHERRY ORCHARD ESTATES PLAT "G"

CHERRY ORCHARD ESTATES PLAT "G"

Lot	Address	Buildable	Area
231	752 N.	BUILDABLE 4025 SF	10011 SF
230	744 N.	BUILDABLE 4229 SF	10391 SF
229	722 N.	BUILDABLE 4038 SF	10016 SF
228	716 N.	BUILDABLE 4037 SF	10003 SF
227	696 N.	BUILDABLE 4048 SF	11708 SF
226	662 N.	BUILDABLE 3698 SF	11030 SF
225	648 N.	BUILDABLE 4097 SF	10077 SF
224	628 N.	BUILDABLE 4111 SF	10095 SF
223	602 N.	BUILDABLE 4125 SF	10113 SF
201	751 N.	BUILDABLE 4739 SF	13583 SF
205		BUILDABLE 3707 SF	11466 SF
206	743 N.	BUILDABLE 4235 SF	11874 SF
214	N 659	BUILDABLE 4288 SF	11966 SF
215	N 645	BUILDABLE 5921 SF	14775 SF
222	595 N.	BUILDABLE 4620 SF	12576 SF
204		BUILDABLE 4795 SF	12343 SF
207		BUILDABLE 4090 SF	10039 SF
213		BUILDABLE 4288 SF	10118 SF
216		BUILDABLE 4445 SF	10316 SF
221		BUILDABLE 4620 SF	12577 SF
202		BUILDABLE 6761 SF	16369 SF
203		BUILDABLE 6135 SF	14490 SF
208		BUILDABLE 4348 SF	10951 SF
212		BUILDABLE 4081 SF	10318 SF
217		BUILDABLE 4445 SF	10327 SF
218		BUILDABLE 4445 SF	10326 SF
219		BUILDABLE 4454 SF	10343 SF
220	597 N.	BUILDABLE 4319 SF	11947 SF
209			23943 SF
210		BUILDABLE 5042 SF	13241 SF
211		BUILDABLE 4266 SF	16482 SF

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)

MILLER 36:901:0001
JONES 36:901:0002
SUNDWALL 36:901:0004
CHRISTENSEN 36:901:0004
WHITE 36:901:0005
BERNARDS 36:901:0006

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

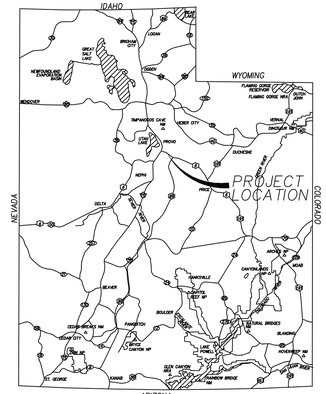
PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

PRELIMINARY PLAT

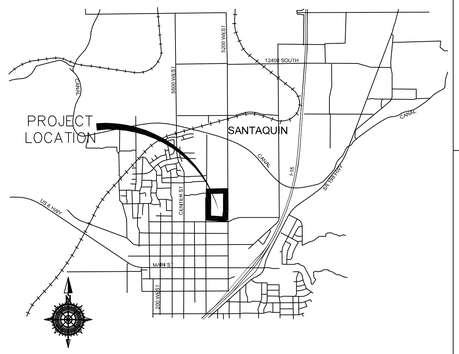
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	40.74'	310.20'	40.71'	N85°37'11"E	7°31'28"
C2	39.99'	271.00'	39.96'	N77°05'05"E	8°27'20"
C3	89.38'	300.00'	89.05'	N81°23'31"E	17°04'12"
C4	46.38'	370.04'	46.35'	S85°53'15"W	7°10'54"
C5	51.63'	329.00'	51.58'	S77°21'09"W	8°59'29"
C6	55.99'	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

Enbridge Gas Utah - Note:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

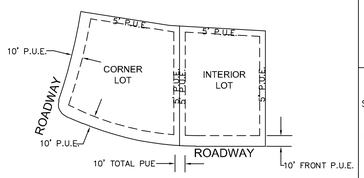
QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this __day of _____,20___

By-_____

Title-_____

TYPICAL LOT P.U.E. DETAILS

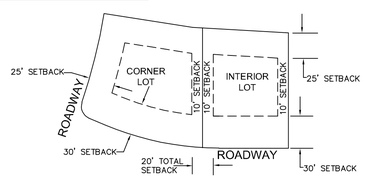


INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

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

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_____

UTAH COUNTY RECORDER

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

_____
COUNTY RECORDER

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

Date 1-28-2026
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'

BELLA VISTA
SANTAQUIN LLC
29:041:0097
224

300 EAST STREET
58' PUBLIC ROW

N43°38'39"E 42.40'

N0°00'03"W 99.59

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

BELLA VISTA
SANTAQUIN LLC
29:041:0097
222

BELLA VISTA
SANTAQUIN LLC
29:041:0097
221

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

BELLA VISTA
SANTAQUIN LLC
29:041:0097
220

EAST 127.01'

WEST 396.35'

STRATTON
29:041:0168

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"

STRATTON
29:041:0168

BERNARDS
36:901:0006

RHOADES
36:901:0007

CHERRY ORCHARD ESTATES
PLAT "G"

TEW
29:041:0151

PEACH TREE ESTATES
PLAT "A"

MARBLE
29:041:0076

VASQUEZ
49:580:0005

PRESCOTT
49:58:0004

STILSON
49:58:0003

WRIGHT
49:58:0002

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

1,727.95' N 89°32'33" E 5292.35' (CALC)
N 89°32'33" E 5292.35' (PER THE ORCHARDS PLAT G-1)
BASIS OF BEARING

323	10131 SF	BUILDABLE 4138 SF	596 N.	66.25'	62.55'
322	10149 SF	BUILDABLE 4152 SF	588 N.	66.25'	62.75'
321	10168 SF	BUILDABLE 4166 SF	576 N.	66.25'	62.97'
320	10186 SF	BUILDABLE 4180 SF	562 N.	66.25'	63.17'
319	11705 SF	BUILDABLE 4068 SF	552 N.	63.34'	63.22'
315	13333 SF	BUILDABLE 5670 SF	585 N.	86.67'	70.00'
316	12588 SF	BUILDABLE 5670 SF	575 N.	75.33'	77.56'
317	12060 SF	BUILDABLE 5283 SF	565 N.	70.45'	78.83'
318	12957 SF	BUILDABLE 4605 SF	555 N.	57.80'	79.11'
314	13333 SF	BUILDABLE 5670 SF	592 N.	86.67'	70.00'
313	11246 SF	BUILDABLE 5670 SF	582 N.	66.03'	57.43'
312	10552 SF	BUILDABLE 5283 SF	572 N.	70.45'	56.17'
311	11510 SF	BUILDABLE 4881 SF	562 N.	59.42'	55.89'
310	15156 SF	BUILDABLE 6599 SF	528 N.	70.24'	83.12'
309	12572 SF	BUILDABLE 6233 SF	518 N.	72.20'	80.20'
301	14188 SF	BUILDABLE 6702 SF	587 N.	91.68'	72.07'
302	12242 SF	BUILDABLE 6244 SF	577 N.	71.32'	72.12'
303	11501 SF	BUILDABLE 5435 SF	567 N.	70.45'	72.17'
304	14360 SF	BUILDABLE 5925 SF	577 N.	81.00'	65.63'
305	11314 SF	BUILDABLE 5045 SF		80.70'	58.13'
306	14064 SF	BUILDABLE 7516 SF		116.72'	61.94'
307	12688 SF	BUILDABLE 4988 SF	521 N.	57.05'	66.54'
308	10014 SF	BUILDABLE 4462 SF	511 N.	60.97'	66.54'

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

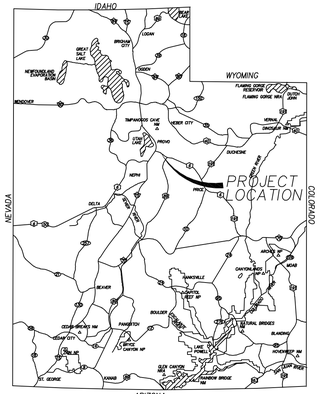
BELLA VISTA SUBDIVISION
PHASE 4

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

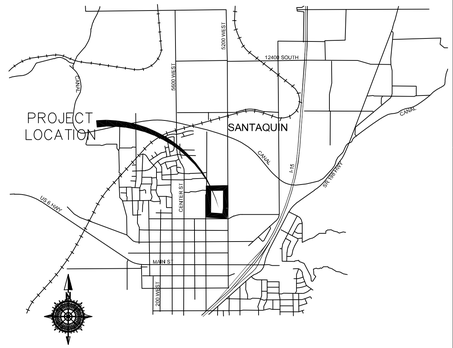
PRELIMINARY PLAT

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



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 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)

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

Enbridge Gas Utah - Note:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

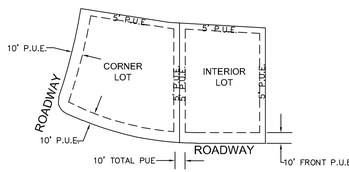
QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this__day of _____, 20____

By-_____

Title-_____

TYPICAL LOT P.U.E. DETAILS

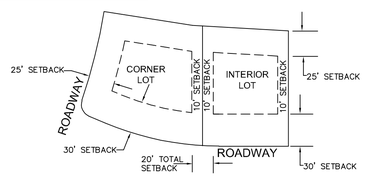


INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

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

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_____

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

UTAH COUNTY RECORDER

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

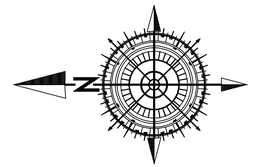
_____
COUNTY RECORDER

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

Date 1-28-2026
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



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

BOARD OF EDUCATION NEBO SCHOOL

FERGUSON ORCHARDS

FERGUSON FAMILY TRUST

SECTION LINE

400 EAST STREET
62' PUBLIC ROW

S0°19'44"E 1,360.27'

CASCADE SHADOWS XXXXX

428 10010 SF BUILDABLE 3905 SF
427 10010 SF BUILDABLE 3905 SF
426 10010 SF BUILDABLE 3905 SF
425 10010 SF BUILDABLE 3905 SF
424 10010 SF BUILDABLE 3905 SF
423 10010 SF BUILDABLE 3905 SF
422 10010 SF BUILDABLE 3905 SF
421 10010 SF BUILDABLE 3905 SF
420 10010 SF BUILDABLE 3905 SF
419 10010 SF BUILDABLE 3905 SF
418 10010 SF BUILDABLE 3905 SF
417 10010 SF BUILDABLE 3905 SF
416 10010 SF BUILDABLE 3905 SF
415 13202 SF BUILDABLE 4299 SF

All lots: INSTALL FENCE NO ACCESS 400 EAST

300 EAST STREET (KRISTIE LANE)
58' PUBLIC ROW

300 EAST STREET
58' PUBLIC ROW

N0°20'16"W 438.94

N0°20'16"W 763.30

401 11011 SF BUILDABLE 2978 SF
402 10392 SF BUILDABLE 3985 SF
403 10016 SF BUILDABLE 3991 SF
404 10003 SF BUILDABLE 4011 SF
405 11787 SF BUILDABLE 3905 SF
406 11025 SF BUILDABLE 4039 SF
407 10080 SF BUILDABLE 4058 SF
408 10105 SF BUILDABLE 4076 SF
409 10131 SF BUILDABLE 4078 SF
410 10160 SF BUILDABLE 4080 SF
411 10186 SF BUILDABLE 4112 SF
412 10208 SF BUILDABLE 4113 SF
413 10234 SF BUILDABLE 4112 SF
414 11358 SF BUILDABLE 4807 SF

680 NORTH STREET (KIMBALL COURT)
58' PUBLIC ROW

N 00°10'14" W 451.68

N 00°08'24" W 854.39

S 88°18'35" W 302.09'

APPLE STORAGE INC

LANCE HOLDINGS LLC
29:041:0174

LOVELESS
29:041:0175

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

770 NORTH STREET
64' PUBLIC ROW

710 NORTH STREET
58' PUBLIC ROW

SOUTH 612.49'

P.O.B.

N 89°32'33" E 5282.35' (CALC)
N 89°39'44" E 5282.35' (MEAS)
BETWEEN THE ORCHARDS PLAT G-1)
BASIS OF BEARING

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
phase 1B
phase 1A
REMOVE EX IRRIG
PROPOSED PHASE LINES
2' CONTOURS (TYP)
APPLE STORAGE
PROJECT BOUNDARY
FARMLAND
REMOVE EX SEWER EASEMENT
770 NORTH
EX. DITCH
REMOVE EXIST DITCH
EX. DITCH
REMOVE EXIST IRR
FUTURE SCHOOL
62' PUBLIC ROAD
ROYAL LAND DR
58' PUBLIC ROAD
REMOVE EX SEWER EASEMENT
REMOVE EX SEWER
EX SEWER TO REMAIN
PROJECT BOUNDARY
FARMLAND
STRATTON MEADOWS UNDER CONSTRUCTION
SUBDIVISION, STRATTON MEADOWS PH3
IS DEPENDANT ON STRATTON MEADOWS MAIN
UTILITIES BEING COMPLETED
REMOVE EXIST DITCH
SAWCUT
ASPHALT
EXISTING HOUSE
PROJECT BOUNDARY
TIE INTO EX ROAD
TIE INTO EX ROAD
200 EAST ST
EXISTING SUBDIVISION
610 NORTH
EXISTING SUBDIVISION
530 NORTH
EXISTING SUBDIVISION
200 EAST
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
EXISTING DRAINAGE SWELL
STORM LINE — EXISTING WATER LINE
DRAINAGE SWELL — EXISTING IRRIGATION LINE
EXISTING FENCE
STORM APPARATUS — EXISTING CONTOURS (2FT)
1' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
WATER LINE — PUE
SETBACK
WATER APPARATUS
FIRE HYDRANT — EXISTING FIRE HYDRANT
30% SLOPE AND GREATER
IRRIGATION LINE — IRR
PROPOSED OPEN SPACE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
DRAINAGE DIRECTION

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

NOTE:
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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 : CPW
DESIGNED BY : CPW
CHECKED BY : CPW
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

1-28-2026

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER PAUL C. MARSHALL 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

112 11910 SF | 111 10010 SF | 110 10010 SF | 109 10010 SF | 108 10010 SF | 107 10010 SF | 106 11513 SF

105 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

113 25790 SF

114 13834 SF

116 11360 SF | 115 11114 SF

135 12489 SF | 136 10186 SF | 137 10207 SF | 101 10228 SF | 102 10250 SF | 103 10910 SF

134 12502 SF | 133 10202 SF | 132 10228 SF | 131 10254 SF | 130 10280 SF | 129 11173 SF

Phase 1A

Phase 1B

104 11086 SF | 401 10012 SF | 402 10392 SF | 403 10016 SF | 404 10003 SF | 405 11787 SF

128 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

EX APPLE STORAGE

TEMPORARY TURN-A-ROUND

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

117 11732 SF | 118 10044 SF | 119 10044 SF | 120 10044 SF | 121 10044 SF | 122 10044 SF | 123 10044 SF | 124 10044 SF | 125 10044 SF | 126 11943 SF

127 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

209 23940 SF | 210 13241 SF | 211 16474 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

310 15156 SF | 309 12572 SF

62' PUBLIC ROAD

ROYAL LAND DR

58' PUBLIC ROAD

SUBDIVISION UNDER CONSTRUCTION

770 NORTH ST

NOT A PART EX LOT

10' TRAIL

220 12015 SF | 301 14188 SF | 302 12242 SF | 303 11501 SF | 304 14360 SF

307 12688 SF | 308 10014 SF

TEMPORARY TURN-A-ROUND

NOT A PART EX FARMLAND

PROJECT BOUNDARY

305 11316 SF

306 14061 SF

EXISTING SUBDIVISION

EXISTING SUBDIVISION

610 NORTH ST

530 NORTH ST

200 EAST ST

200 EAST

EAST ST

ROW

ROW

55' PUBLIC ROAD

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:
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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"=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

SITE PLAN

1-28-2026

SANTAQUIN CITY

REVIEW 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

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

Phase 1A

Phase 1B

EX APPLE STORAGE

NOT A PART EX FARMLAND

62' PUBLIC ROAD

ROYAL LAND DR

58' PUBLIC ROAD

770 NORTH ST

SUBDIVISION UNDER CONSTRUCTION

NOT A PART EX LOT

EXISTING SUBDIVISION

610 NORTH ST

EXISTING SUBDIVISION

PROJECT BOUNDARY

530 NORTH ST

200 EAST ST

ST

55' PUBLIC ROAD

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 (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
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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
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paul@gatewayconsultingllc.com
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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

SITE PLAN DIMENSIONS

1-28-2026

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

400 EAST ST

PROJECT BOUNDARY

NOT A PART EX FARMLAND

EX APPLE STORAGE

PHASE 1A

PHASE 1B

PHASE 4

PHASE 2

PHASE 3

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

62' PUBLIC ROAD

ROYAL LAND DR

SUBDIVISION UNDER CONSTRUCTION

770 NORTH ST

NOT A PART EX LOT

EXISTING SUBDIVISION

610 NORTH ST

EXISTING SUBDIVISION

NOT A PART EX FARMLAND

NOT A PART EX FARMLAND

PROJECT BOUNDARY

530 NORTH ST

200 EAST ST

EAST ST

SCHOOL PARCEL

EX 64' PUBLIC ROAD
770 No ST

730 NORTH

610 NORTH

EX CHURCH

LEGEND

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

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-5-21
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
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

PHASING PLAN

1-28-2026

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. 4

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

400 EAST

PROJECT BOUNDARY

400 EAST

EX APPLE STORAGE

NOT A PART EX FARMLAND

FUTURE SCHOOL SITE NEBO SCHOOL DISTRICT

PHASE 1A

PHASE 1B

PHASE 4

PHASE 2

PHASE 3

62' PUBLIC ROAD

ROYAL LAND DR

58' PUBLIC ROAD

770 NORTH ST

SUBDIVISION UNDER CONSTRUCTION

NOT A PART EX LOT

NOT A PART EX FARMLAND

EXISTING SUBDIVISION

EXISTING SUBDIVISION

PROJECT BOUNDARY

610 NORTH ST

530 NORTH ST

200 EAST ST

200 EAST

EAST ST

55' PUBLIC ROAD

55' PUBLIC RO

SCHOOL PARCEL

EX 64' PUBLIC ROAD
770 No ST

730 NORTH

610 NORTH

EX CHURCH

112 11910 SF	111 10010 SF	110 10010 SF	109 10010 SF	108 10010 SF	107 10010 SF	106 11513 SF	105 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
113 25790 SF										
114 13834 SF										
116 11360 SF	115 11114 SF	135 12489 SF	136 10186 SF	137 10207 SF	101 10228 SF	102 10250 SF	103 10910 SF	104 11086 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	134 12502 SF	133 10202 SF	132 10228 SF	131 10254 SF	130 10280 SF	129 11173 SF	128 10937 SF	231 10011 SF	230 10391 SF	229 10016 SF
228 10003 SF	227 11708 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
117 11732 SF	118 10044 SF	119 10044 SF	120 10044 SF	121 10044 SF	122 10044 SF	123 10044 SF	124 10044 SF	125 10044 SF	126 11943 SF	127 11414 SF
201 13583 SF	205 11466 SF	206 11744 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 11310 SF	310 15156 SF	309 12572 SF	220 12015 SF	301 14188 SF
302 12242 SF	303 11501 SF	304 14360 SF	305 11316 SF	307 12688 SF	308 10014 SF	306 14061 SF				

LEGEND

SEWER LINE — SEWER MAT
SEWER APPARATUS — OR C SEWER TRIANGLE (PLAN) — OR C SEWER TRIANGLE (PROFILE)
STORM LINE — SD
DRAINAGE SWELL — 2.5% SLOPE
STORM APPARATUS — 90 DEG — CONNECT TO SD MH — TYPICAL CONNECT TO SD (PROFILE)
SEWER — SD
WATER LINE — WTR
WATER APPARATUS — 22½° — 45° — 90° — VALVE — BEND
FIRE HYDRANT — EXISTING FIRE HYDRANT
IRRIGATION LINE — IRR
IRRIGATION APPARATUS — 22½° — 45° — 90° — VALVE — BEND
DRAINAGE AREA (DRAINAGE REPORT)
STREET LIGHT

XSEW — EXISTING SEWER LINE
XSD — EXISTING STORM LINE
EXISTING DRAINAGE SWELL
XWTR — EXISTING WATER LINE
XIRR — EXISTING IRRIGATION LINE
X — 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

N

100 0 100 200

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

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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'

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

PHASING PLAN

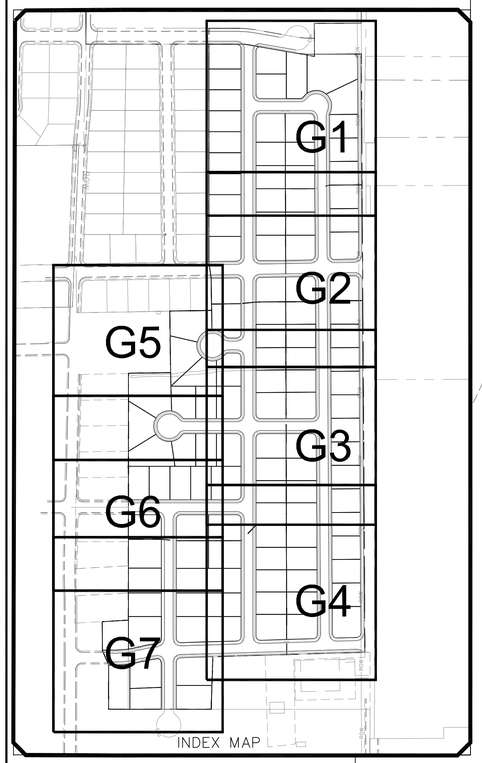
1-28-2026

SANTAQUIN CITY

REVIEW NOT FOR CONSTRUCTION

SHEET NO. 4

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'.



INDEX MAP

400 EAST
400 EAST STREET
62' PUBLIC ROW
360 EAST STREET
58' PUBLIC ROW
300 EAST STREET
58' PUBLIC ROW
ROYAL LAND DRIVE
62' PUBLIC ROW
112 11910 SF
111 10010 SF
110 10010 SF
109 10010 SF
108 10010 SF
113 25790 SF
114 13834 SF
135 12489 SF
136 10186 SF
137 10207 SF
101 10228 SF
116 11360 SF
115 11114 SF
134 12502 SF
133 10202 SF
132 10228 SF
131 10254 SF
117 11732 SF
118 10044 SF
119 10044 SF
120 10044 SF
121 10044 SF
122 10044 SF
123 10044 SF
124 10044 SF

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

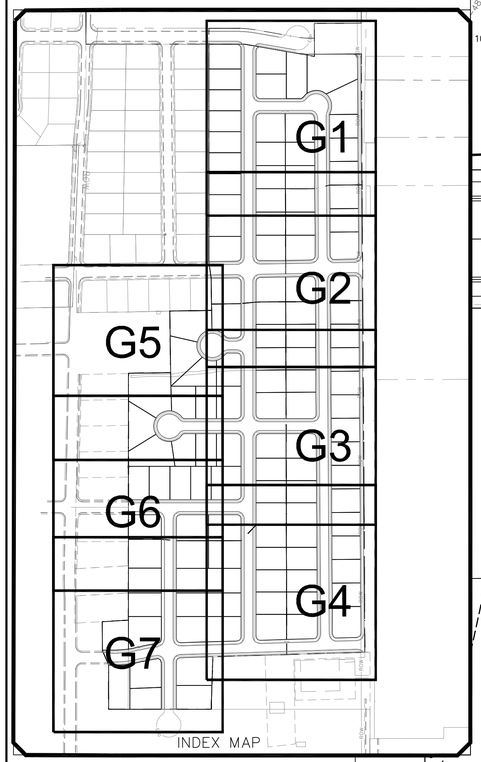
BELLA VISTA SUBDIVISION
GRADING
1-28-2026

SANTAQUIN CITY

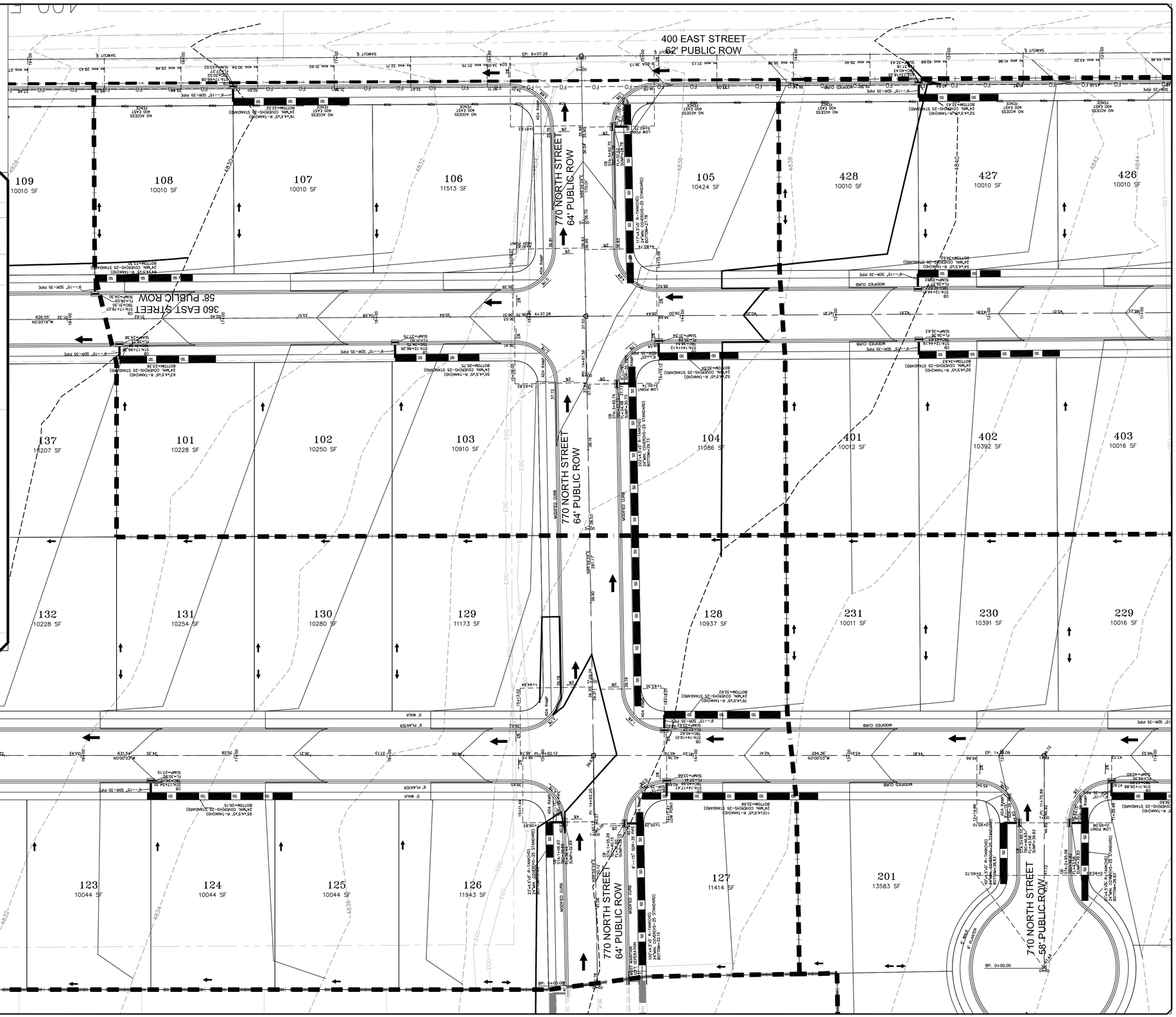
REVIEW ONLY NOT FOR CONSTRUCTION
LICENSED PROFESSIONAL ENGINEER PAUL W. GLEASON 7835205 STATE OF UTAH

SHEET NO. G1

NOTE:
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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
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	
IRRIGATION APPARATUS	PROPOSED OPEN SPACE
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

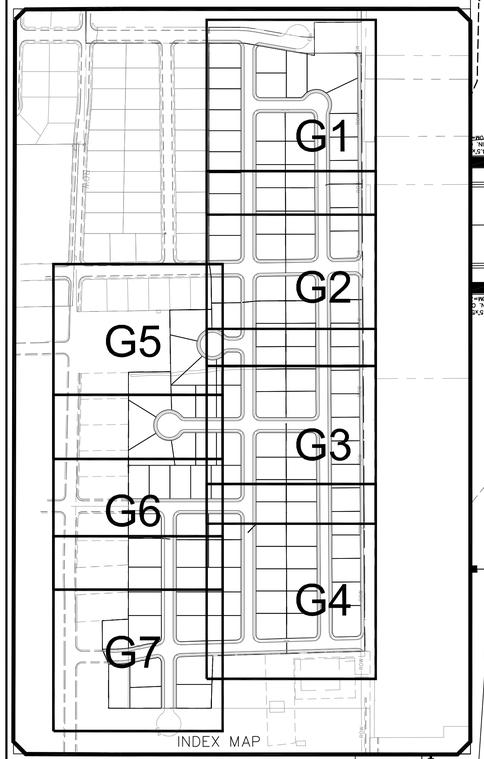
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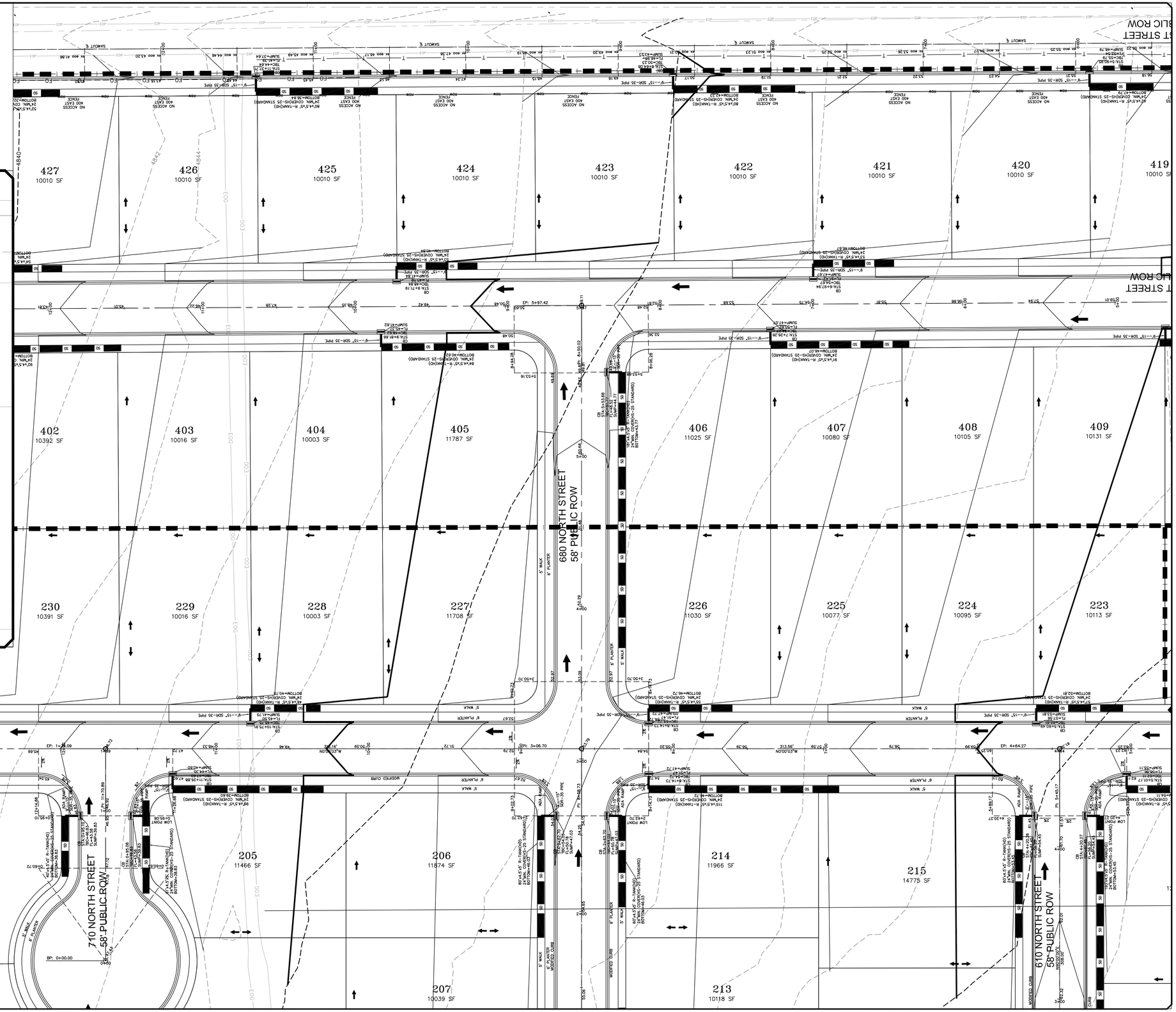
SANTAQUIN CITY

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

SHEET NO. G2

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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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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

GRADING

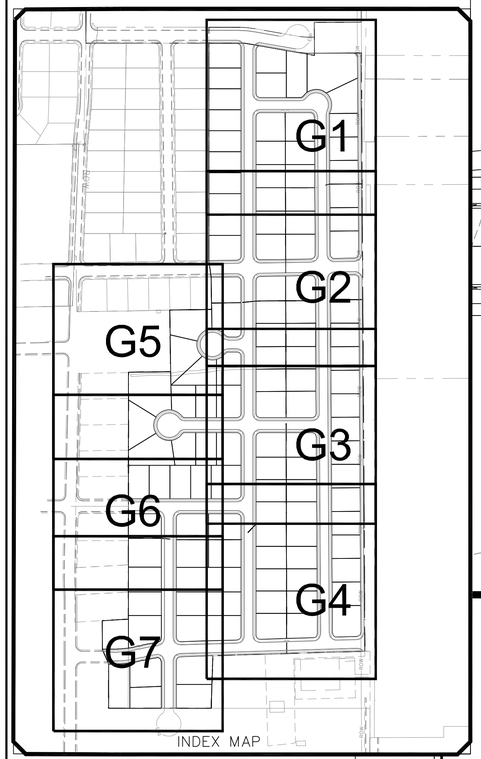
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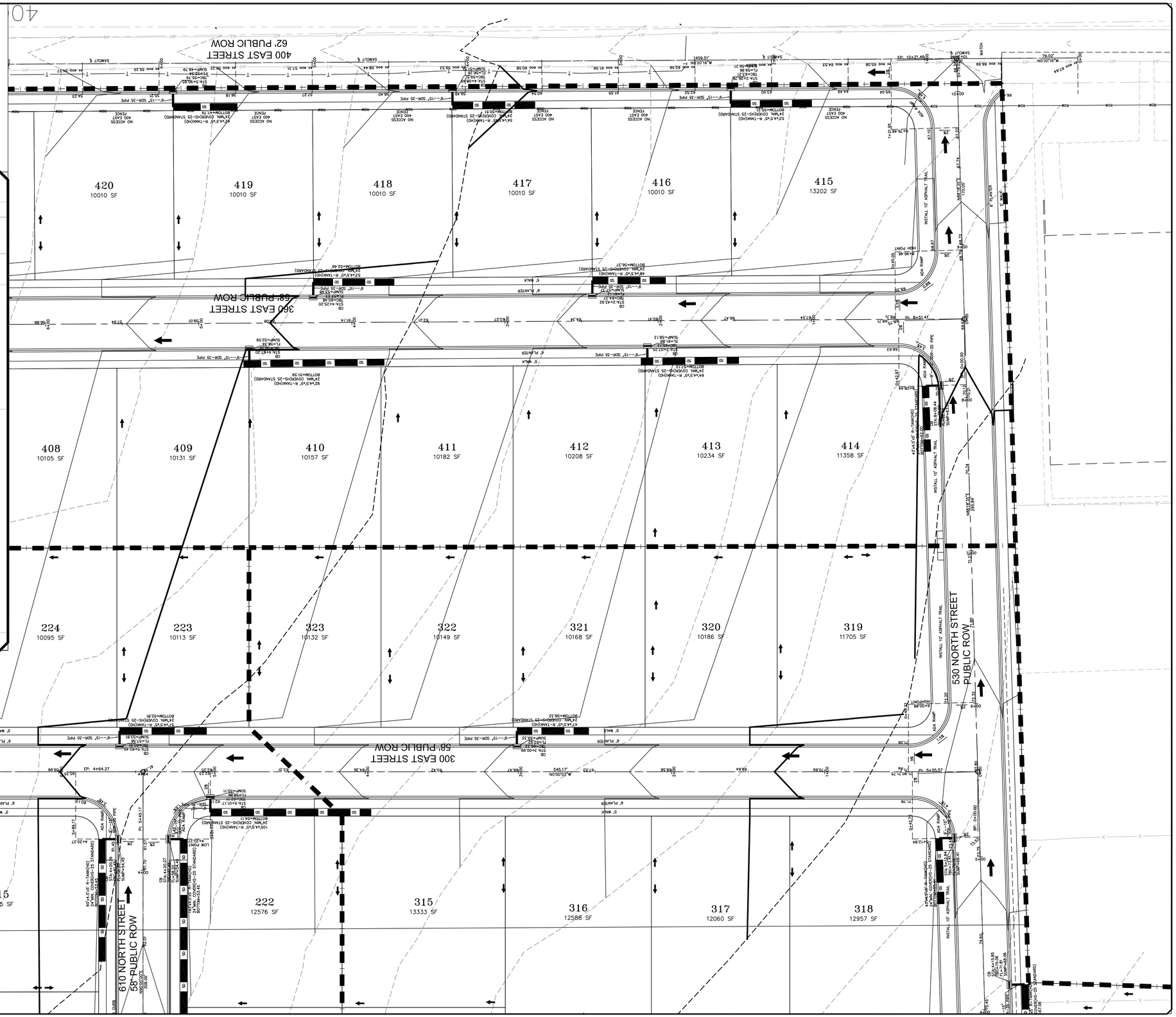
SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. G3

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

GRADING

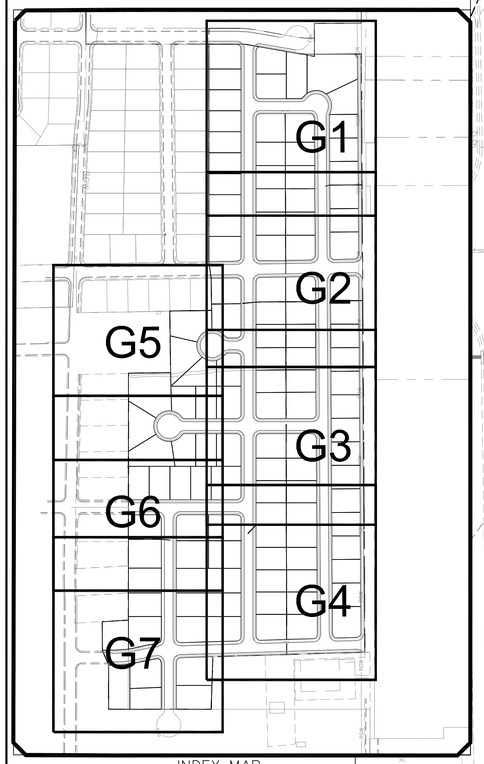
1-28-2026

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. G4

NOTE:
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INDEX MAP

30 0 30 60

SCALE IN FEET
1"=30' (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

770 NORTH STREET
64' PUBLIC ROW

710 NORTH STREET
58' PUBLIC ROW

680 NORTH STREET
58' PUBLIC ROW

770 NORTH STREET
64' 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

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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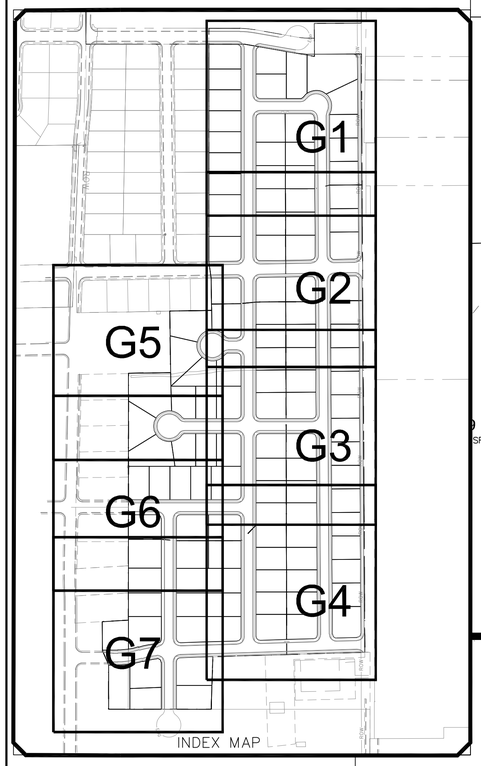
BELLA VISTA SUBDIVISION
GRADING
1-28-2026

SANTAQUIN CITY

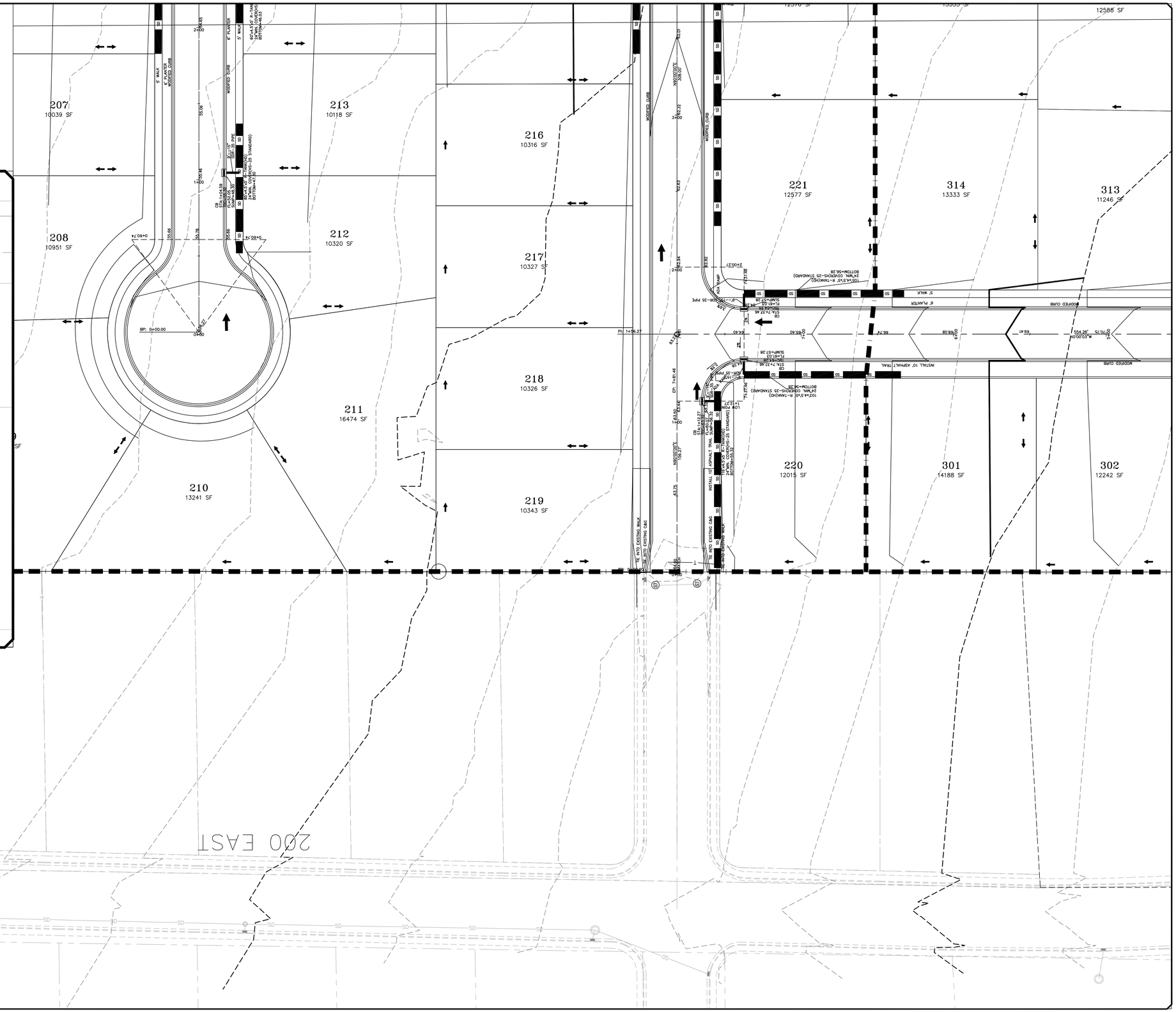
LICENSED PROFESSIONAL ENGINEER
PAUL D. ROBINSON
STATE OF UTAH
REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET NO. G5

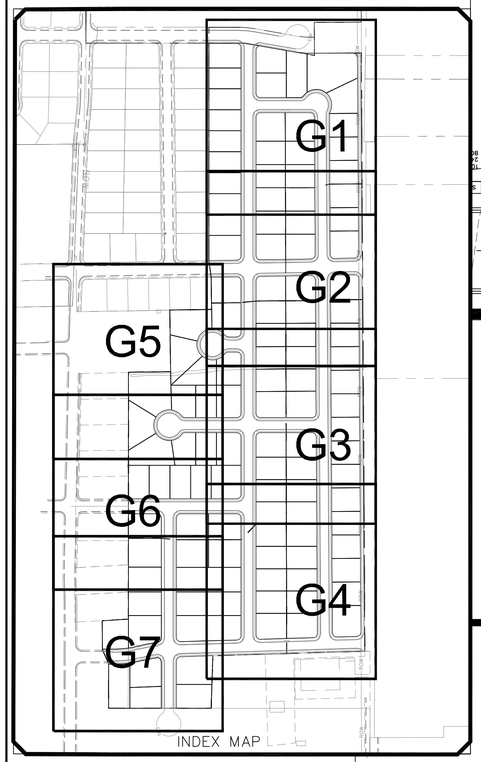
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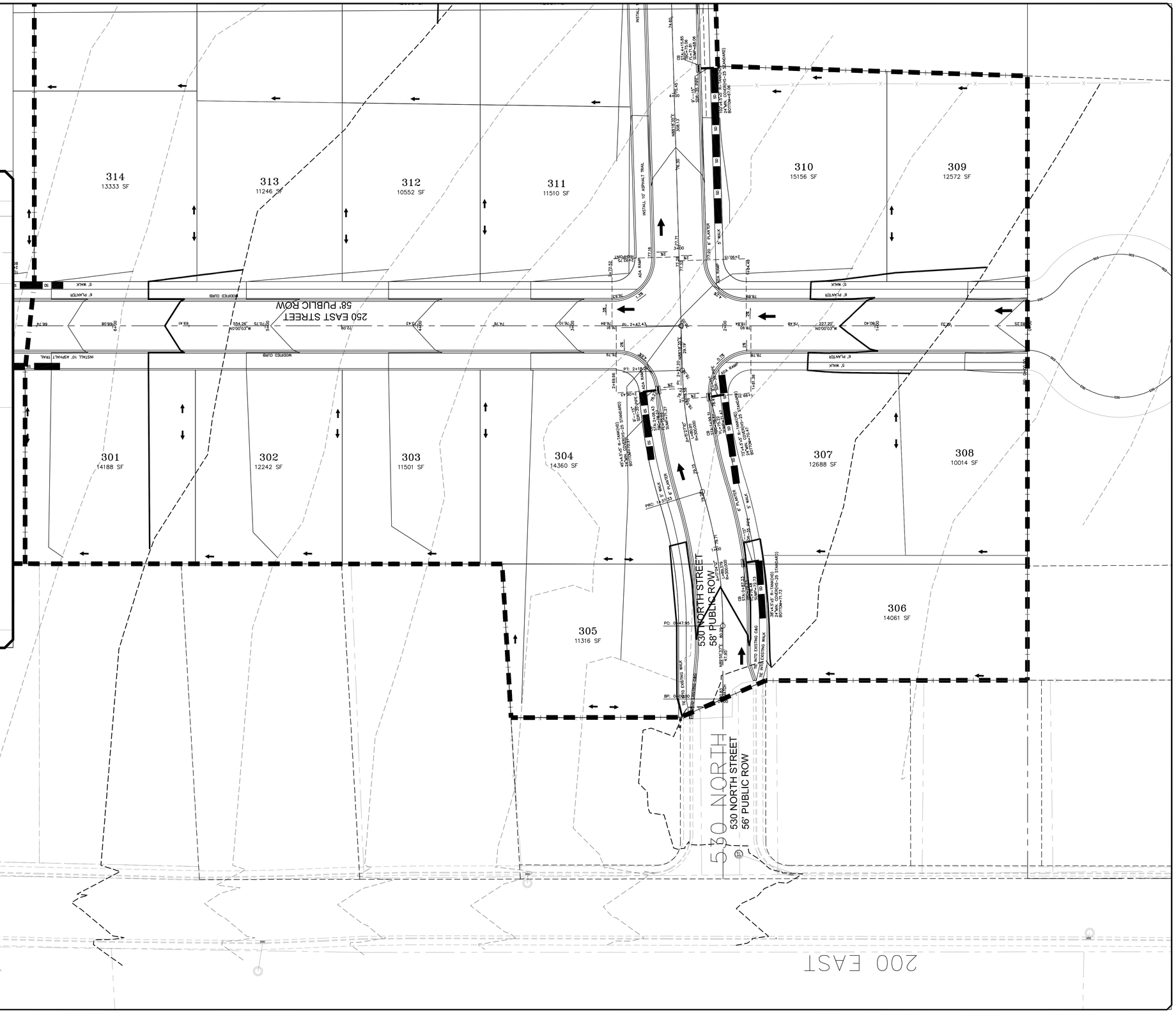
INDEX MAP


207
10039 SF
208
10951 SF
213
10118 SF
212
10320 SF
216
10316 SF
217
10327 SF
218
10326 SF
211
16474 SF
210
13241 SF
219
10343 SF
221
12577 SF
314
13333 SF
313
11246 SF
220
12015 SF
301
14188 SF
302
12242 SF
12586 SF
200 EAST
BP: 0+00.00
EP: 7+81.46
Pc: 1+56.27
STA 1+04.69
Δ=90°05'39"
D=40°00'00"
R=143.24'
T=143.27'
L=225.22'
STA 1+12.27
Δ=90°00'00"
D=40°00'00"
R=143.24'
T=143.24'
L=225.00'
STA 7+37.46
Δ=90°00'00"
D=40°00'00"
R=143.24'
T=143.24'
L=225.00'
N00°00'00"E
252.32'
N90°00'00"E
252.82'
S90°00'00"W
252.82'
S00°00'00"W
252.32'
N90°00'00"E
252.82'
S90°00'00"W
252.82'
N00°00'00"E
252.32

NOTE:
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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
STORM LINE	EXISTING FENCE
DRAINAGE SWELL	EXISTING CONTOURS (2FT)
STORM APPARATUS	10' FINISH CONTOUR
	2' FINISH CONTOUR
	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'

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
GRADING
1-28-2026

SANTAQUIN CITY

REVIEW ONLY
NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

SHEET NO. G7

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

WATER UTILITY SHEET

PRINT DATE: 1-28-2026

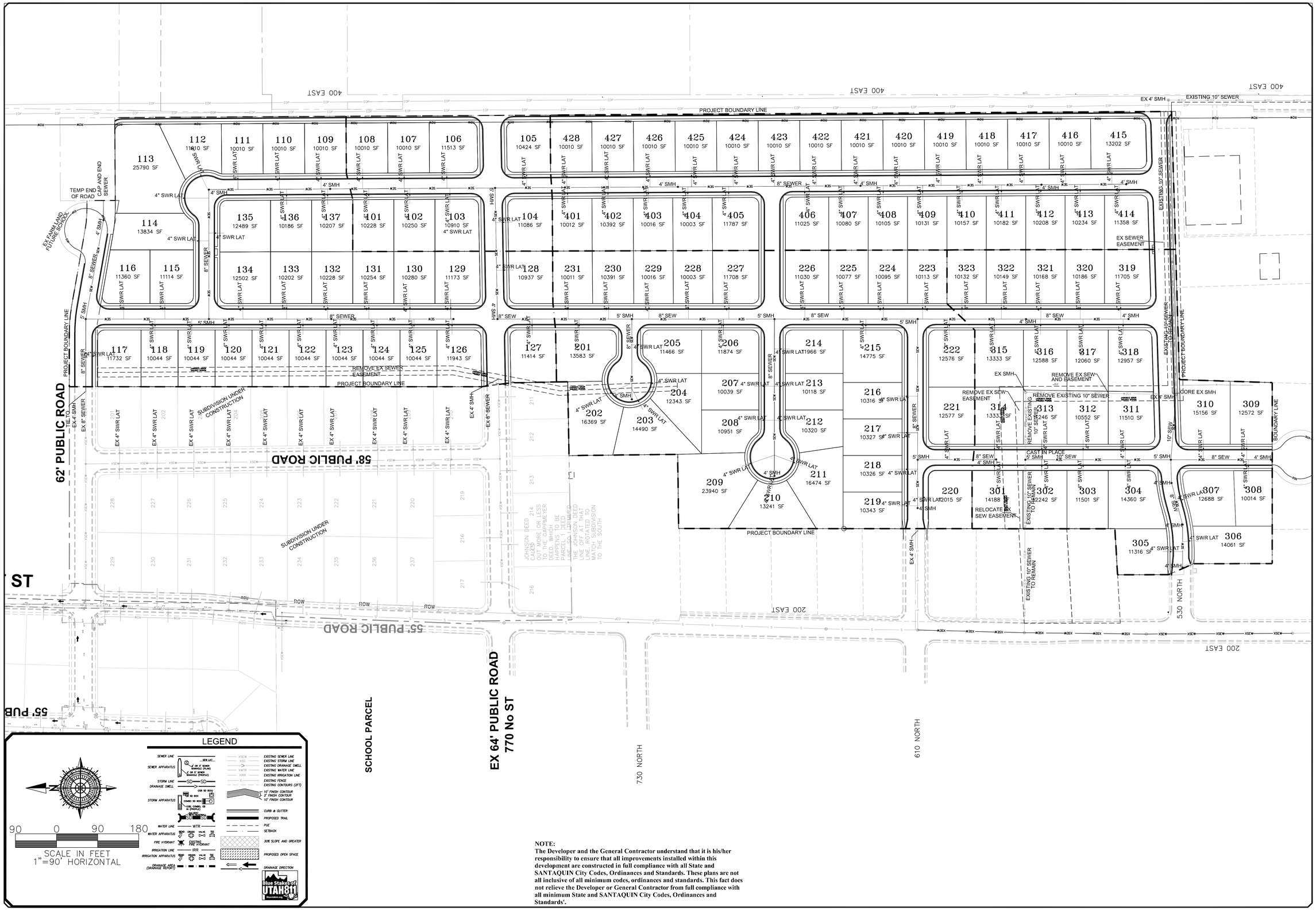
SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — PAUL G. OLSON — NOT FOR CONSTRUCTION — STATE OF UTAH

SHEET NO. U1

62' PUBLIC ROAD
PROJECT BOUNDARY LINE
58' PUBLIC ROAD
55' PUBLIC ROAD
400 EAST
200 EAST
ST
SCHOOL PARCEL
EX 64' PUBLIC ROAD
770 No ST
730 NORTH
610 NORTH
530 NORTH
EX FARM LAND
FUTURE SCHOOL
SUBDIVISION UNDER CONSTRUCTION
JOHNSON DEED 214 CALLS TO BE OUT MORE OR LESS TO THE GAPPMEYER DEED WHICH CALLS TO BE ALSO PARCEL 1 DEED LINE SOUTHERLY THE JOHNSON DEED 214 PLAT LINE ROTATED TO MATCH SUBDIVISION TO THE SOUTH
CAP AND END FOR FUTURE CONNECTION
TEMP END OF ROAD
HOT TAP TO EX WTR LINE
EX 8" WTR LINE
EX FIRE HYD
CONNECT TO EX WATERLINE
EX 8" WTR
EX WTR LAT
1" WTR LAT
8" WTR
4X8" WTR VALVE
8" WTR CROSS
8" WTR TEE
8" WTR BEND
3@8" WTR VALVE
4@8" WTR VALVE
FH

| | | |



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NO.	DESCRIPTION	DATE	APP'D

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

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BELLA VISTA SUBDIVISION

SEWER UTILITY SHEET

PRINT DATE: 1-28-2026

SANTAQUIN CITY

REVIEWED 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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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

STORM UTILITY SHEET

PRINT DATE: 1-28-2026

SANTAQUIN CITY

REVISION NOT FOR CONSTRUCTION

SHEET NO. U3

NEBO SCHOOL DISTRICT
BROADBENT
BROADBENT
BROADBENT
BOARD OF EDUCATION NEBO SCHOOL
FERGUSON ORCHARDS
FERGUSON FAMILY TRUST
400 EAST
400 EAST
PROJECT BOUNDARY LINE
OUR DREAM LLC
TEMP END OF ROAD
C4 FARMLAND FUTURE SCHOOL
LANCE HOLDINGS
APPLE STORAGE INC
041-0174
NS LLC
PROJECT BOUNDARY LINE
LOVELESS
62' PUBLIC ROAD
PROJECT BOUNDARY LINE
PROJECT BOUNDARY LINE
58' PUBLIC ROAD
SUBDIVISION UNDER CONSTRUCTION
PROPOSED SUBDIVISION MERITAGE
ROYCE J & GEORGIE JOHNSON PARCEL #29-041-0022
MILLER
JONES
SUNDWALL
CHRISTENSEN
WHITE
CHERRY ORCHARD ESTATES PLAT "C"
BERNARDS
RHOADES
CHERRY ORCHARD ESTATES PLAT "C"
TEW
PEACH TREE ESTATES PLAT "A"
MARBLE
VASQUEZ
530 NORTH
PRESCOTT
200 EAST
55' PUBLIC ROAD
64' PUBLIC ROAD
70 No ST
OL PARCEL
ROW
ROW

| | | |

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

IRRIGATION UTILITY SHEET

PRINT DATE: 1-28-2026

SANTAQUIN CITY

REVIEWED FOR CONFORMANCE TO CITY DESIGN STANDARDS NOT FOR CONSTRUCTION

SHEET NO. U4

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

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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 ROA

SCHOOL PARCEL
EX SCHOOL

EX 64' PUBLIC ROAD
770 No ST

730 NORTH

EX SUBDIVISION

610 NORTH

EX SUBDIVISION

EX CHURCH

DRAINAGE BASIN AREA (TYP)
DRAINAGE BASIN BOUNDARY (TYP)

DRAINAGE DIRECTION (TYP)

EX SUBDIVISION

EX SUBDIVISION

200 EAST

EX SUBDIVISION

530 NORTH

200 EAST

EX FARMLAND

JOHNSON DEED 214
CALLS 5 ACRES MORE OR LESS
TO THE GAPPMEYER
DEED, WHICH
HAS NOT BEEN
PARCEL 1 DEED
LINE SCRIVENED
ONLY, PLOTTED
LINE OFF AT HALF
LINE, ROTATED TO
MATCH SUBDIVISION
TO THE SOUTH

| | | |

NEBO SCHOOL DISTRICT | BROADBENT | BROADBENT | BROADBENT | BOARD OF EDUCATION NEBO SCHOOL | FERGUSON ORCHARDS | FERGUSON FAMILY TRUST

400 EAST | 400 EAST

PROJECT BOUNDARY LINE

OUR DREAM LLC

EX FARM LAND FUTURE SCHOOL

SCHOOL PROJECT BOUNDARY LINE

62' PUBLIC ROAD

58' PUBLIC ROAD

55' PUBLIC ROAD

64' PUBLIC ROAD

770 NORTH STREET 64' PUBLIC ROW

770 NORTH STREET 64' PUBLIC ROW

770 NORTH STREET 64' PUBLIC ROW

770 NORTH STREET 64' PUBLIC ROW

770 NORTH STREET 64' PUBLIC ROW

400 EAST STREET 62' PUBLIC ROW

400 EAST STREET 62' PUBLIC ROW

400 EAST STREET 62' PUBLIC ROW

300 EAST STREET 66' PUBLIC ROW

300 EAST STREET 66' PUBLIC ROW

300 EAST STREET 66' PUBLIC ROW

200 EAST STREET 66' PUBLIC ROW

200 EAST STREET 66' PUBLIC ROW

200 EAST STREET 66' PUBLIC ROW

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200 EAST STREET 66' PUBLIC ROW

200 EAST STREET 66' PUBLIC ROW

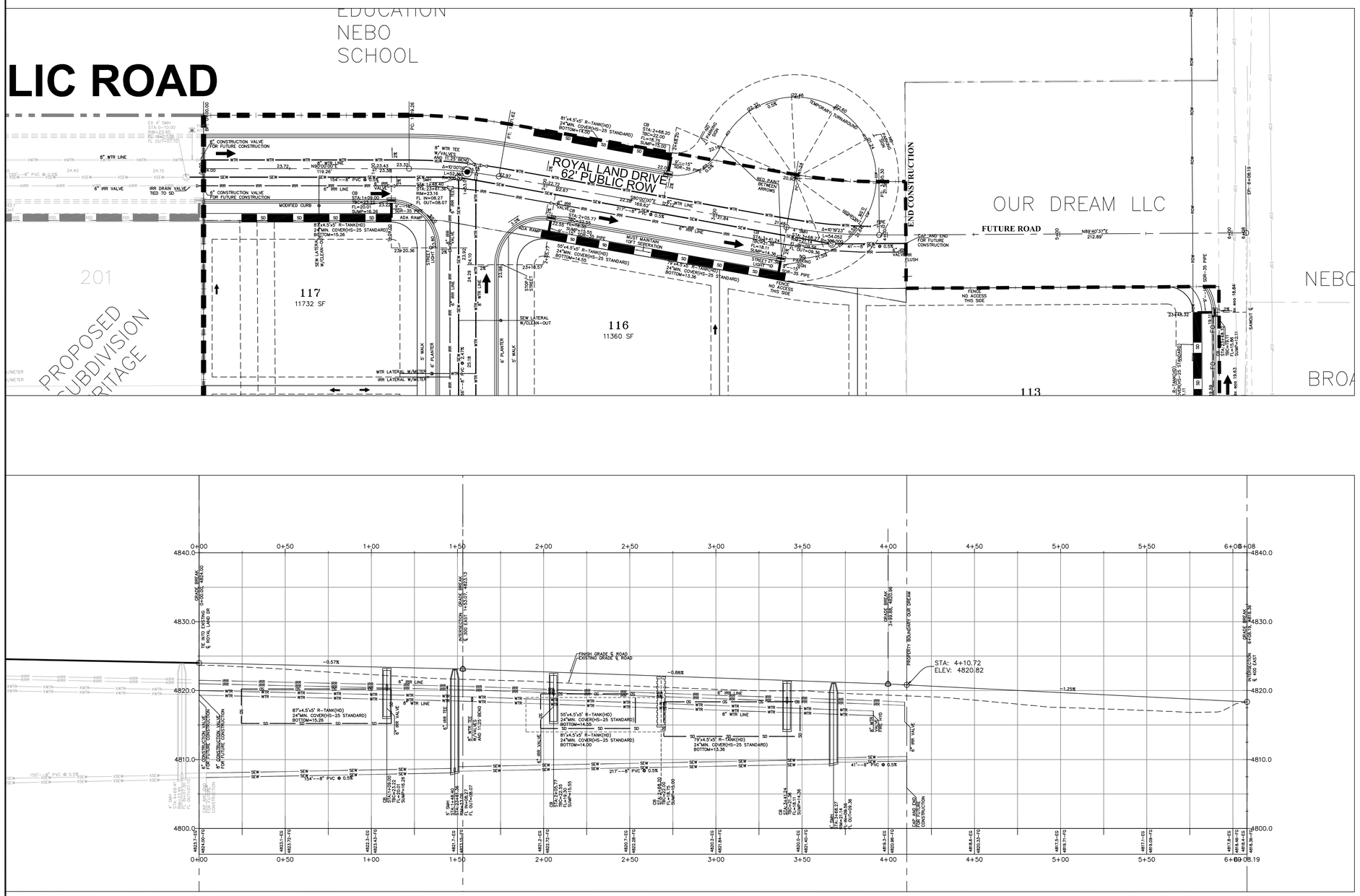
200 EAST STREET 66' PUBLIC ROW

200 EAST STREET 66' PUBLIC ROW

530 NORTH STREET 59' PUBLIC ROW

530 NORTH STREET 59' PUBLIC ROW

530 NORTH STREET 59

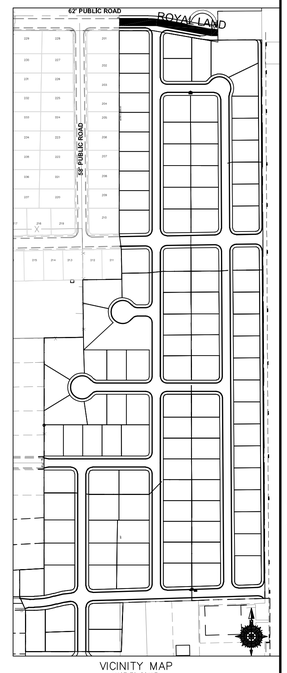


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NO.	DESCRIPTION	DATE	APP'D

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

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CONSTRUCTION MANAGEMENT



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

BELLA VISTA SUBDIVISION

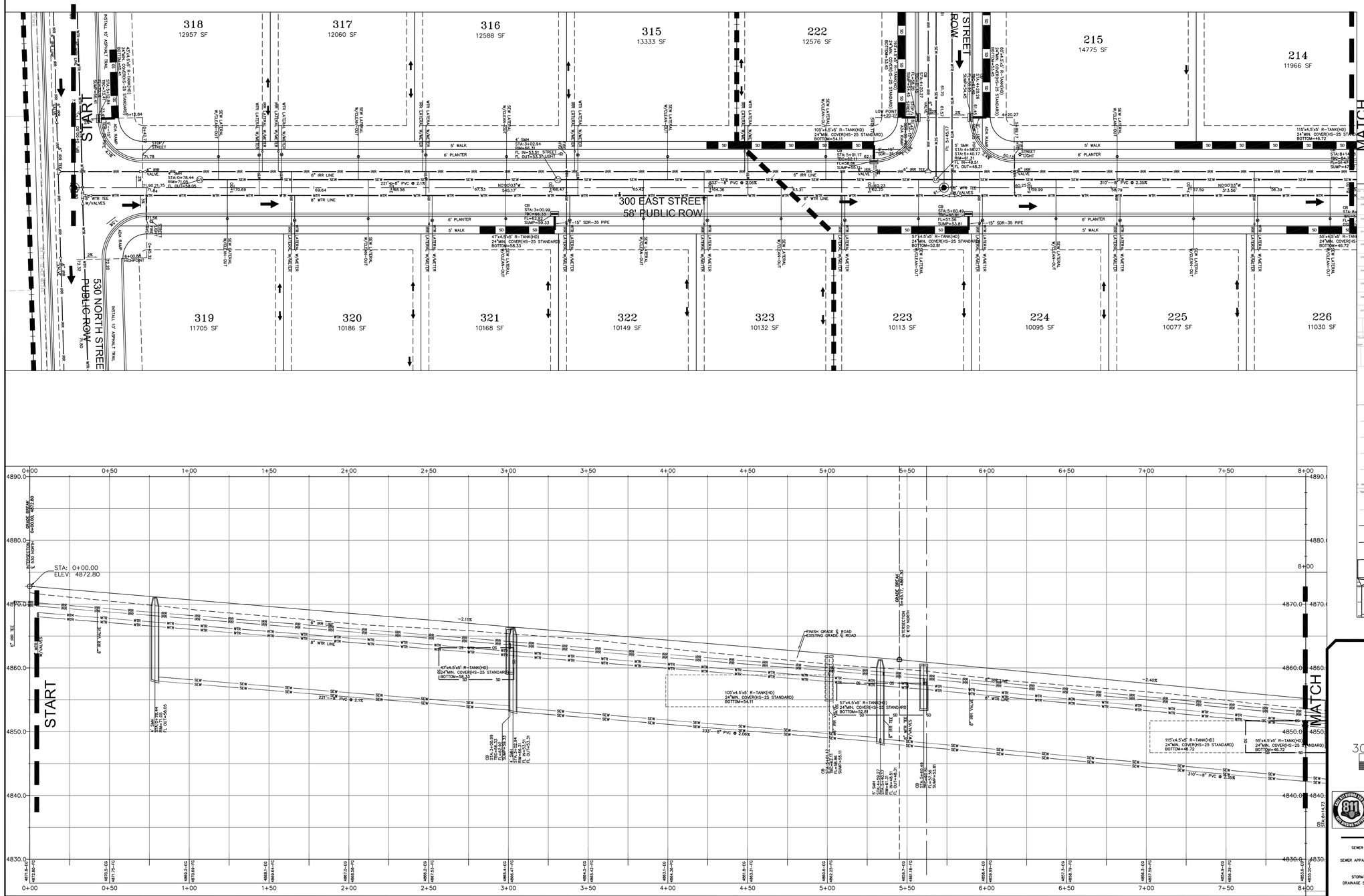
PLAN AND PROFILE
ROYAL LAND DR

1-28-2026

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — PAUL W. GLEASON — 7525 — STATE OF UTAH
NOT FOR CONSTRUCTION

SHEET NO. PP1



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BELLA VISTA SUBDIVISION

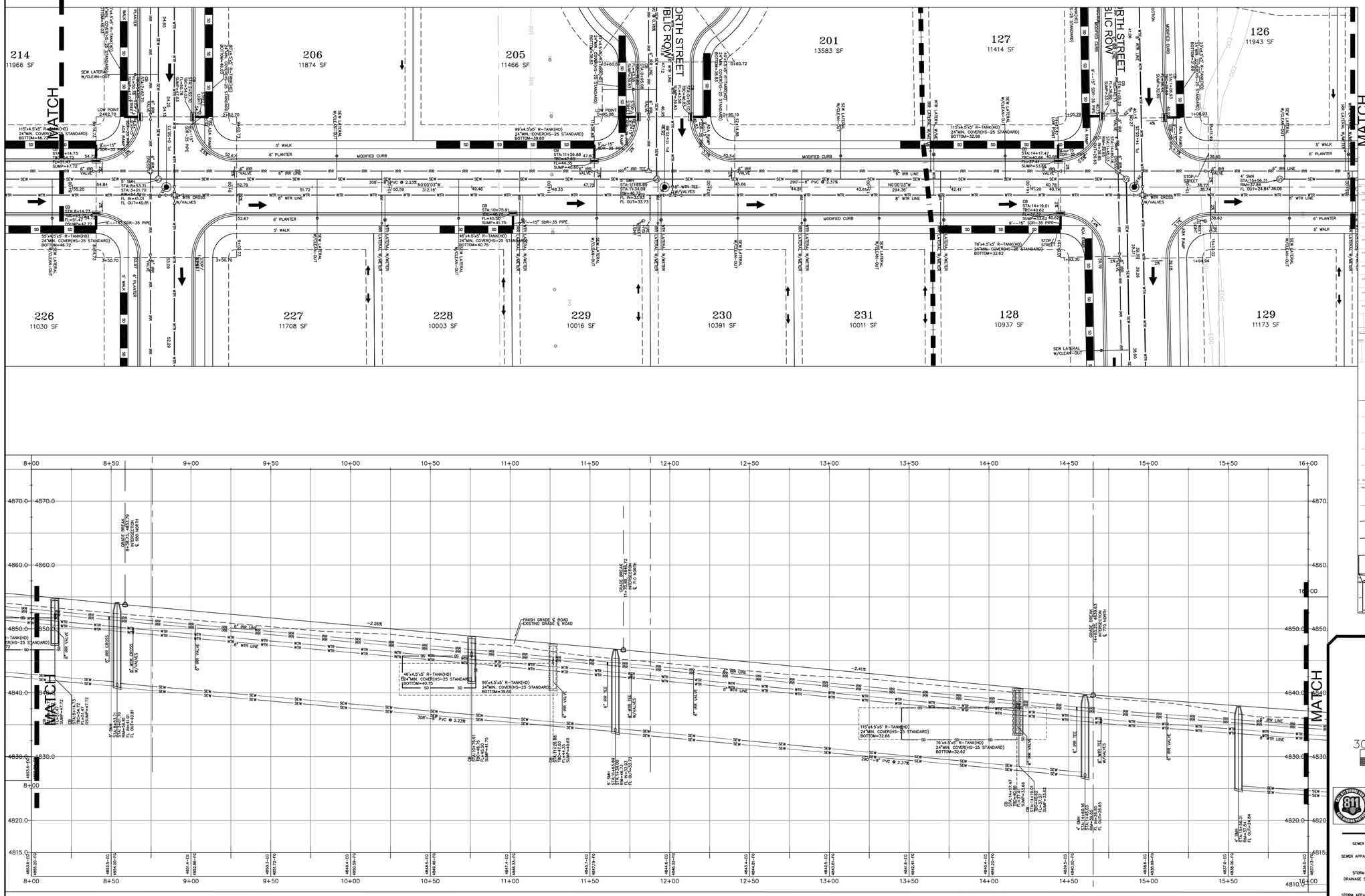
PLAN AND PROFILE
300 EAST (STA: 0+00 to 8+00)

1-28-2026

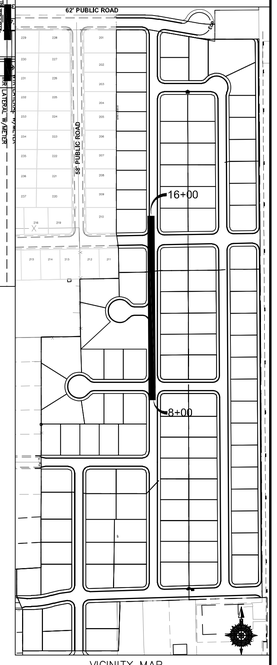
SANTAQUIN CITY

REVIEW OF CONSTRUCTION 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)

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

	DATE APP'D
	NO. DESCRIPTION

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

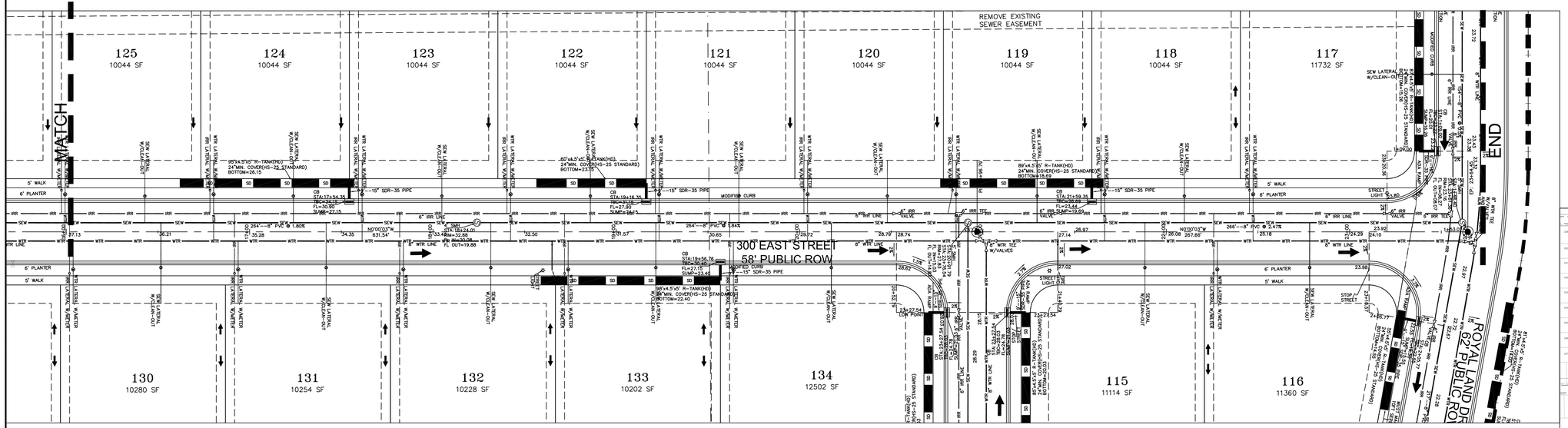
300 EAST (STA: 8+00 to 16+00)

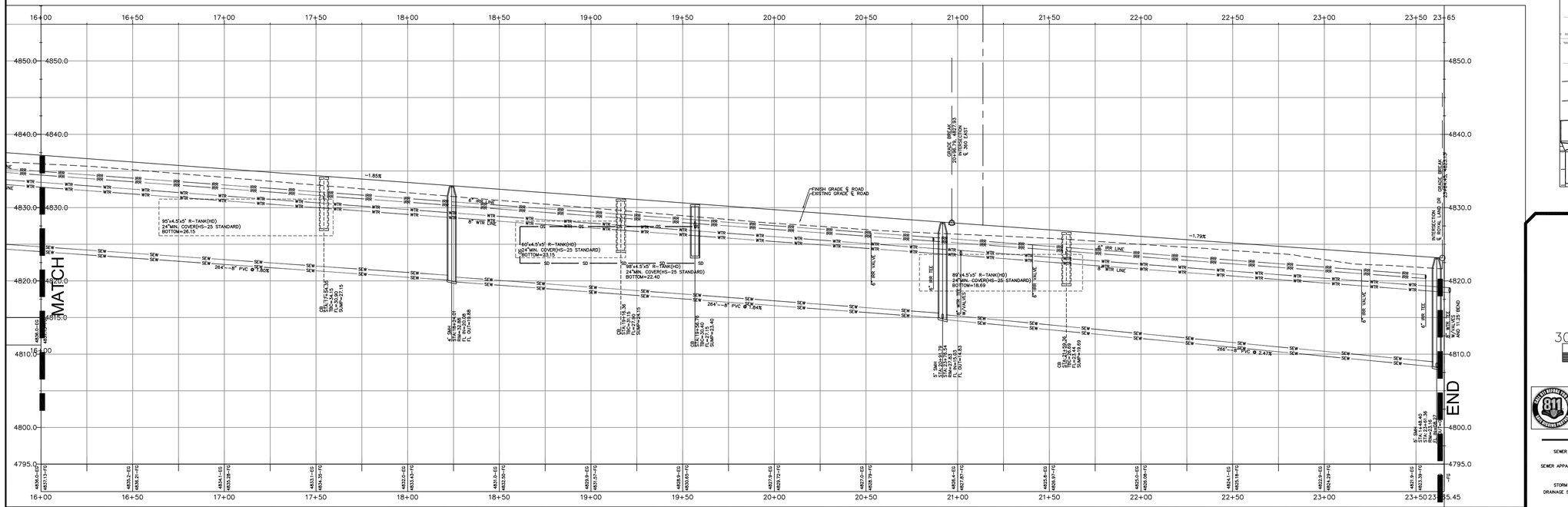
1-28-2026

SANTAQUIN CITY

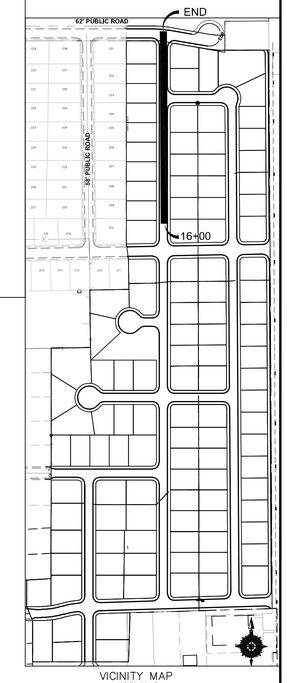
REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP3





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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

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

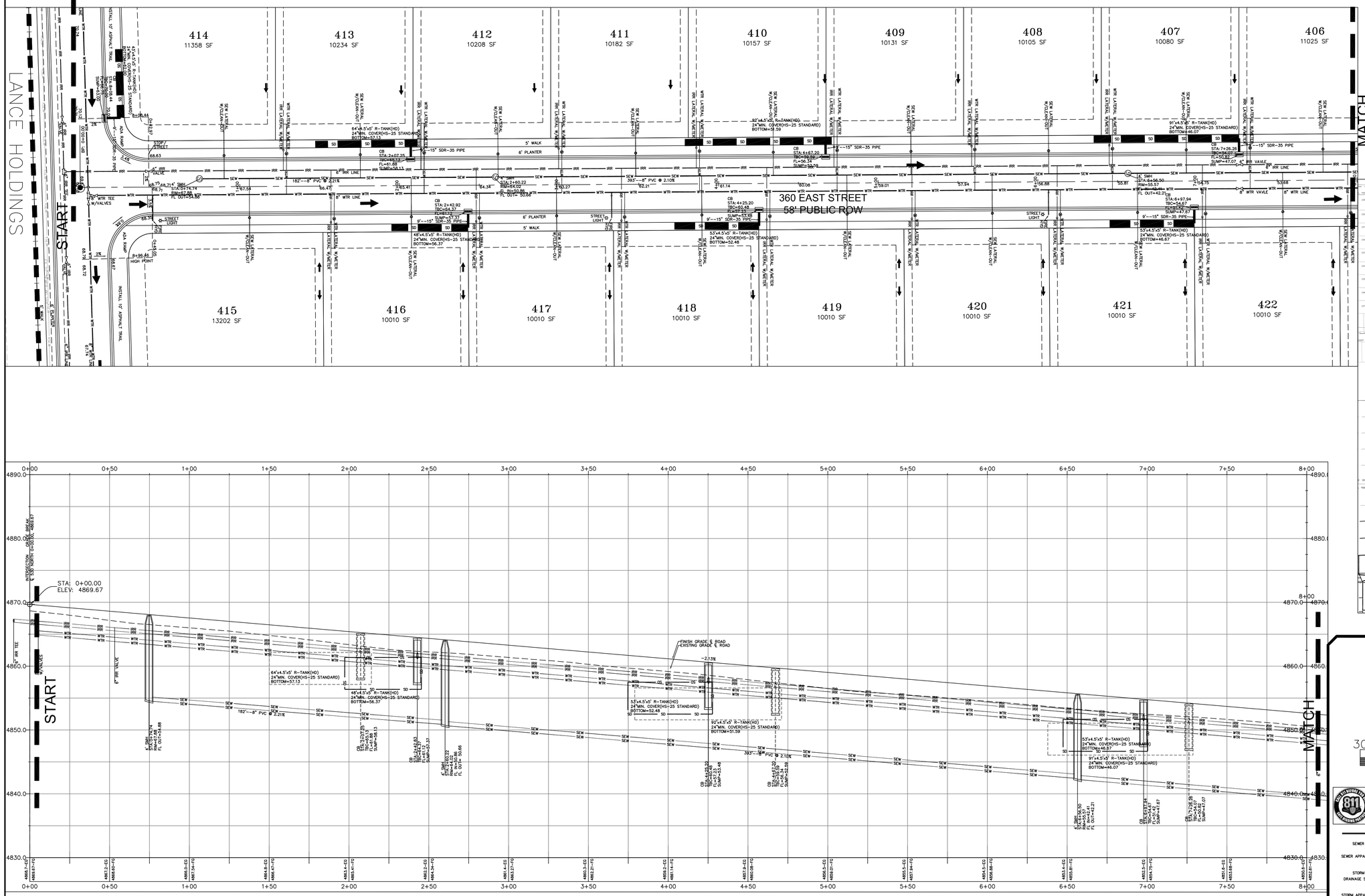
300 EAST (STA:16+00 to 23+66)

1-28-2026

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP4



NOTE:
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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

PLAN AND PROFILE

360 EAST (STA: 0+00 to 8+00)

1-28-2026

SANTAQUIN CITY

30 0 30 60

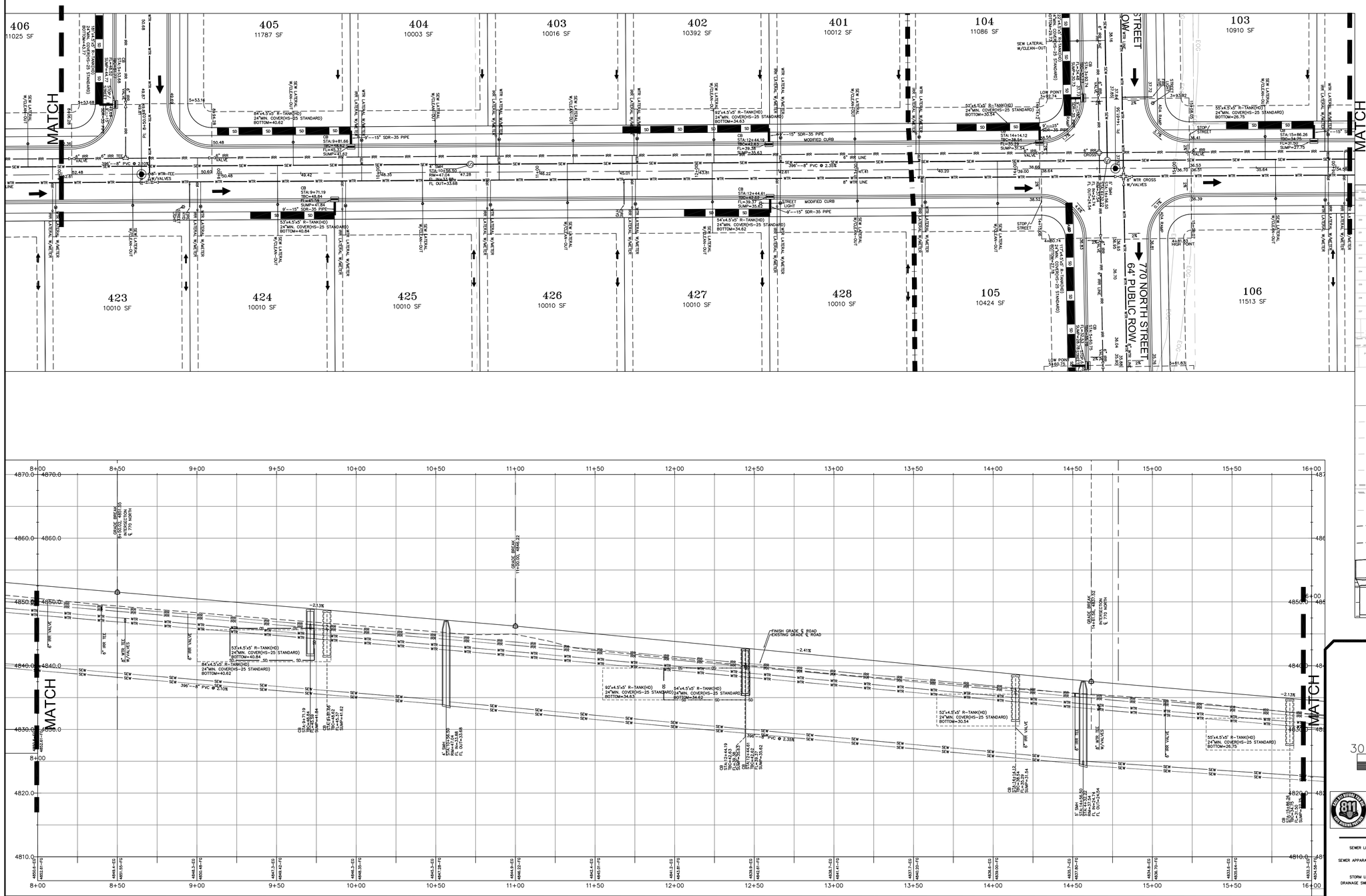
SCALE IN FEET
(HORIZONTAL)
1"=7.5' (VERTICAL)
(24X36 SHEET)

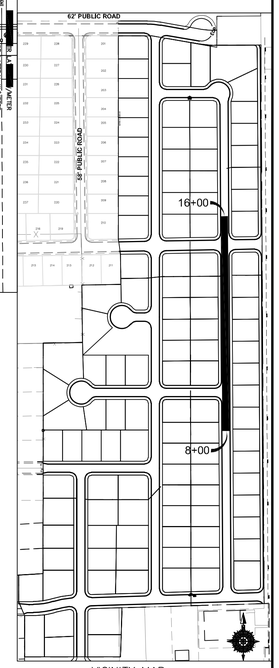
LEGEND

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

REVIEW ONLY
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STATE OF UTAH

SHEET NO. PP5





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
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PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

	DATE	APP'D
NO.	DESCRIPTION	

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

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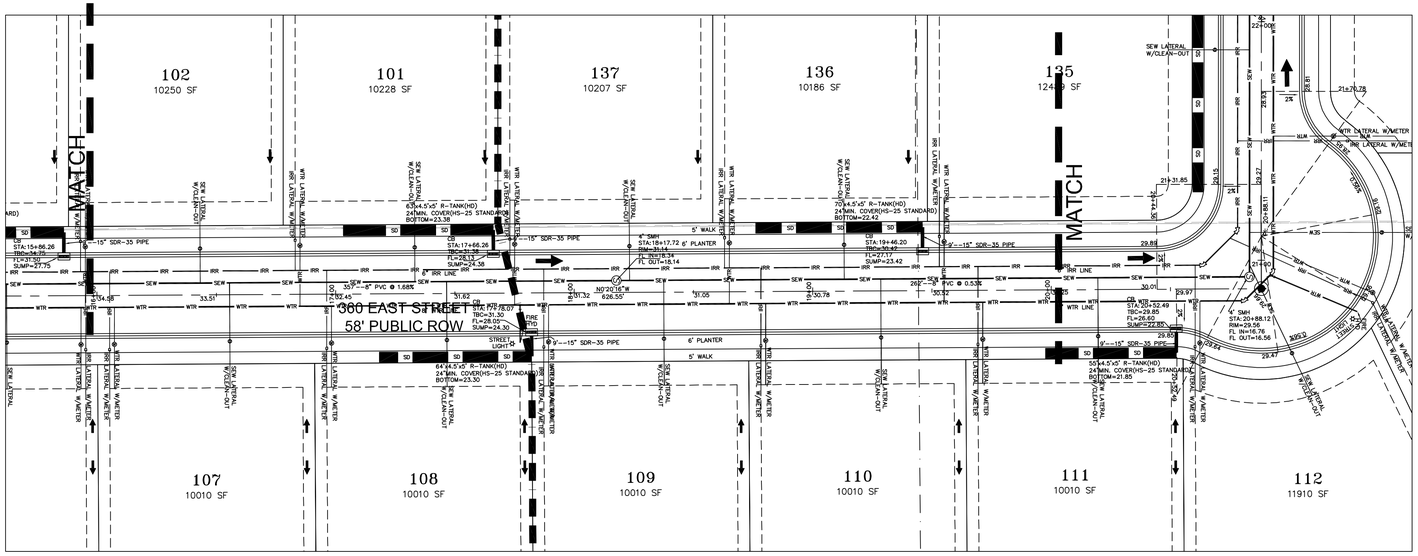
BELLA VISTA SUBDIVISION

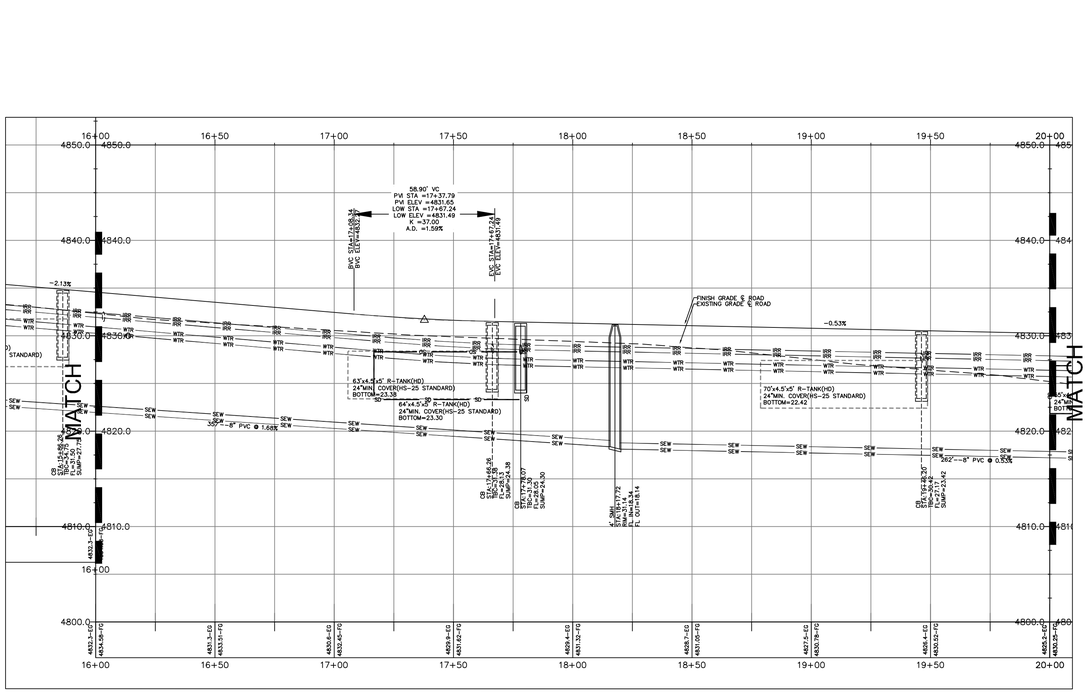
PLAN AND PROFILE
360 EAST (STA: 8+00 to 16+00)
1-28-2026

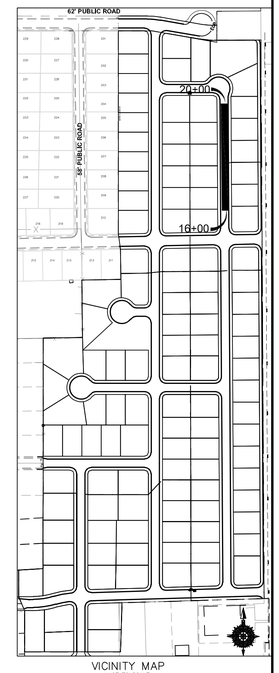
SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP6







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:
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DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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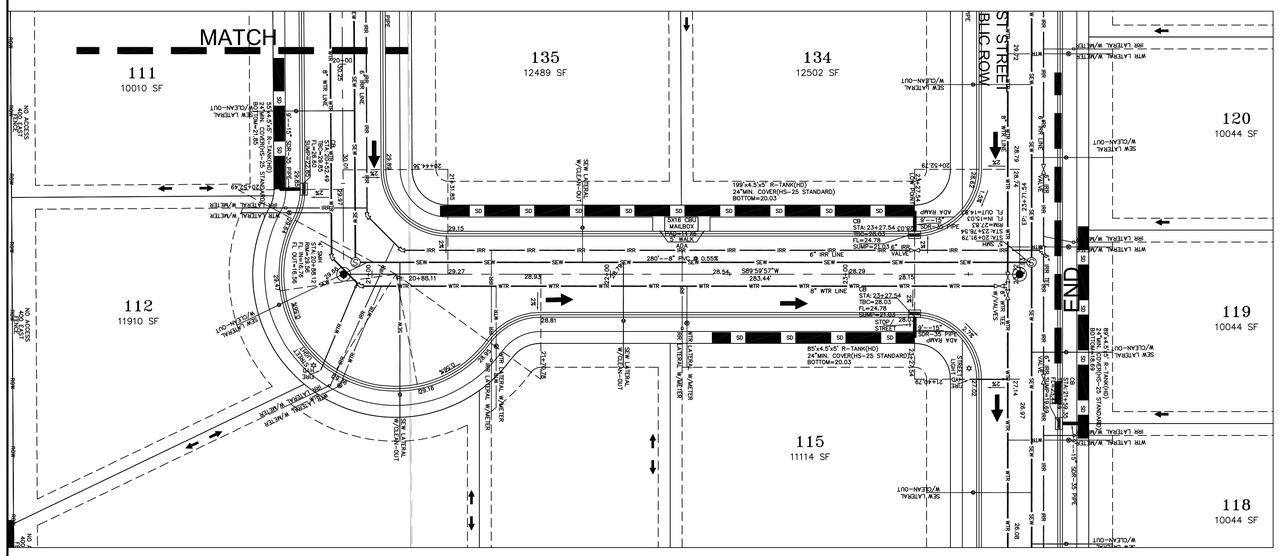
BELLA VISTA SUBDIVISION

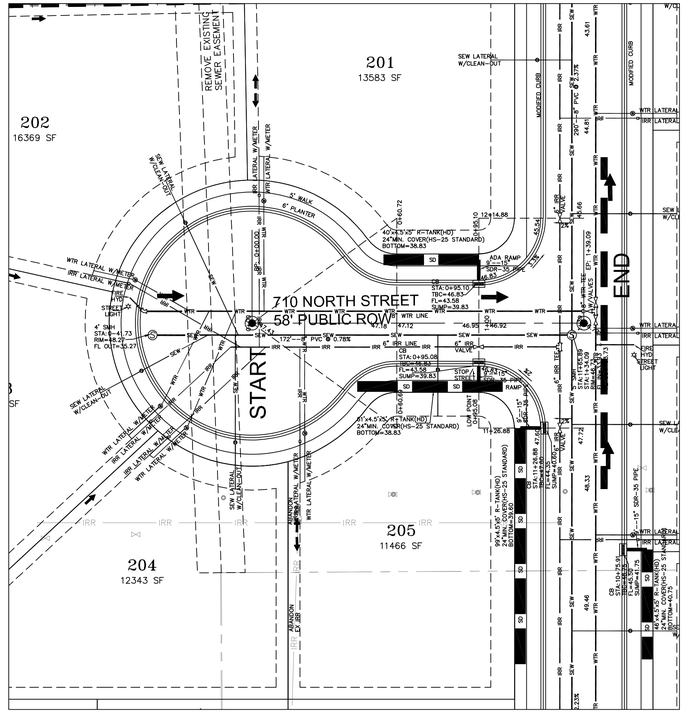
PLAN AND PROFILE
360 EAST (STA:16+00 to 20+00)
1-28-2026

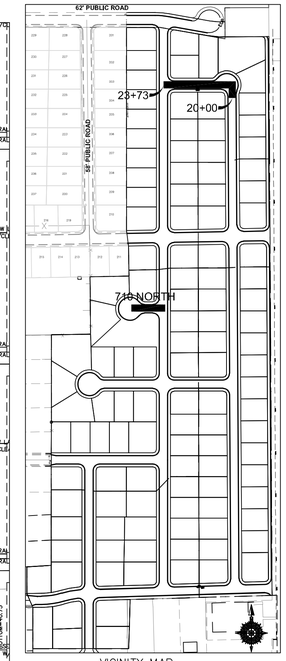
SANTAQUIN CITY

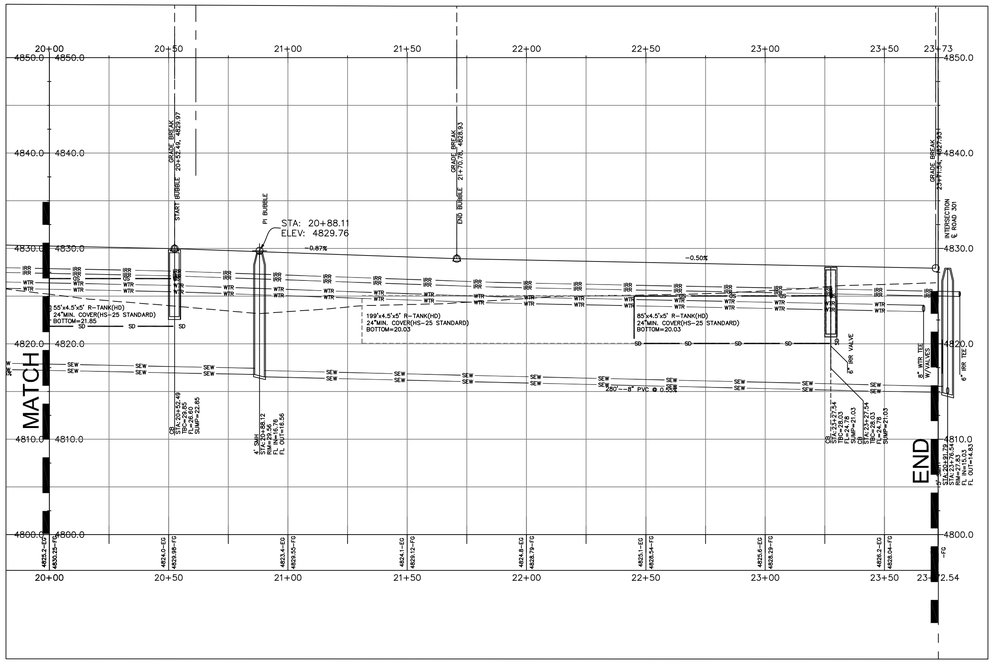
REVIEW ONLY
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STATE OF UTAH

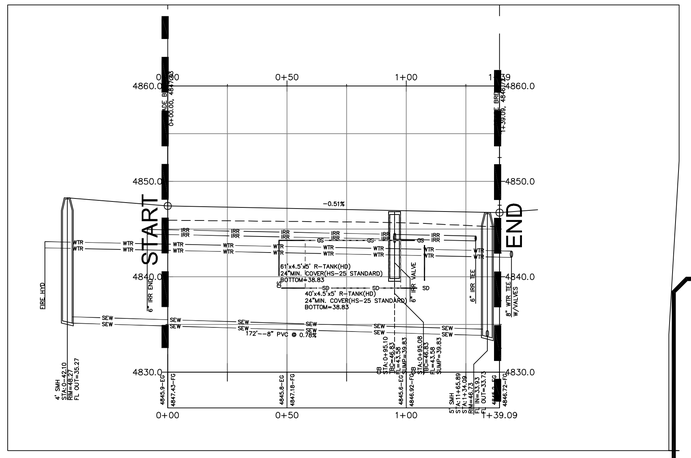
SHEET NO. PP7

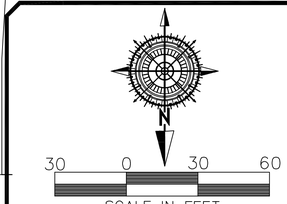












LEGEND

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

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BELLA VISTA SUBDIVISION

PLAN AND PROFILE

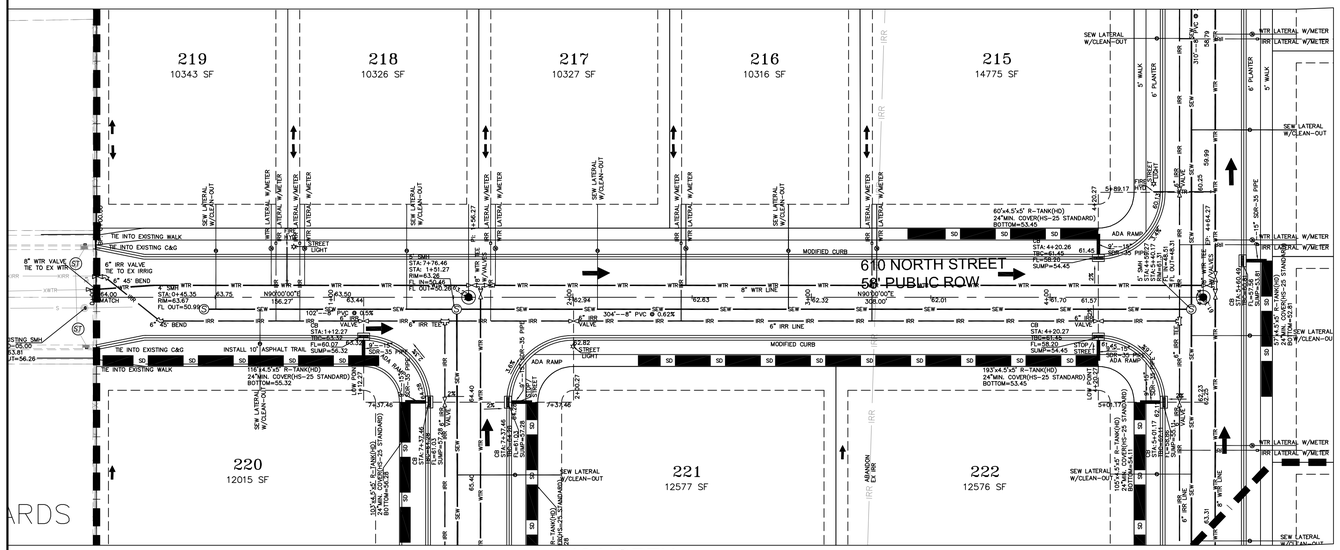
360 EAST (STA: 16+00 to 23+73)

1-28-2026

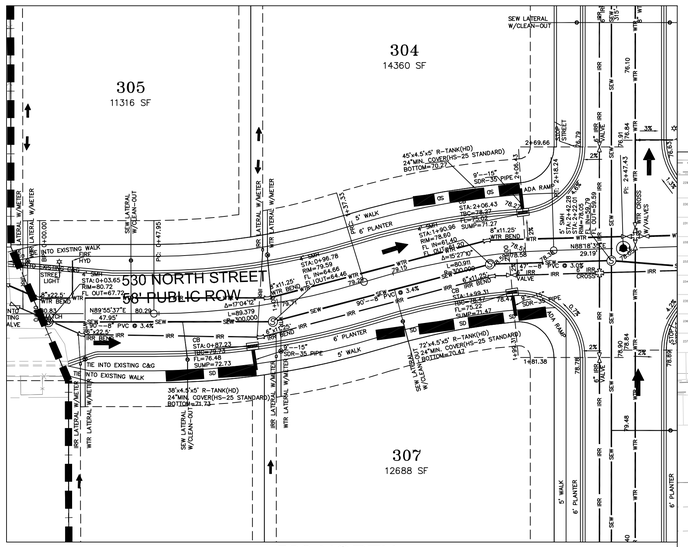
SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

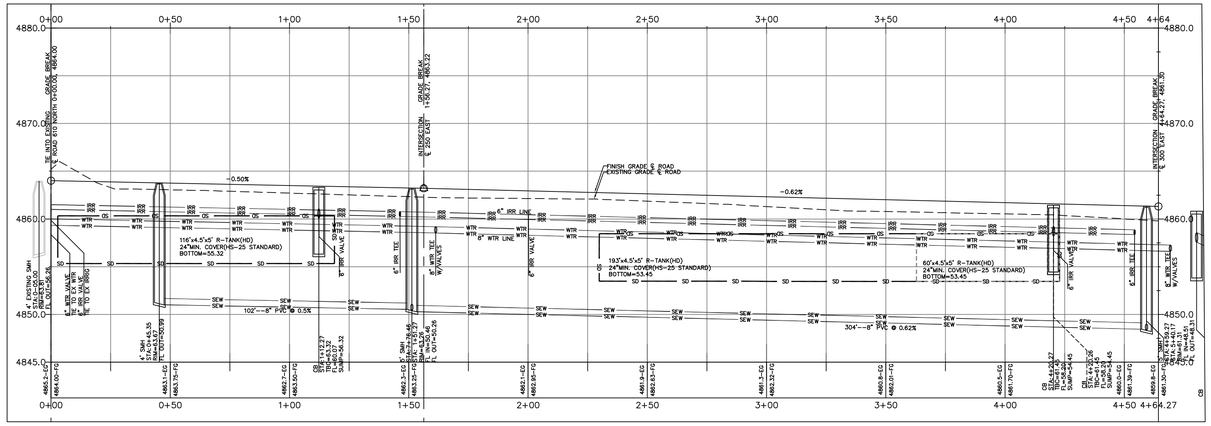
SHEET NO. PP8

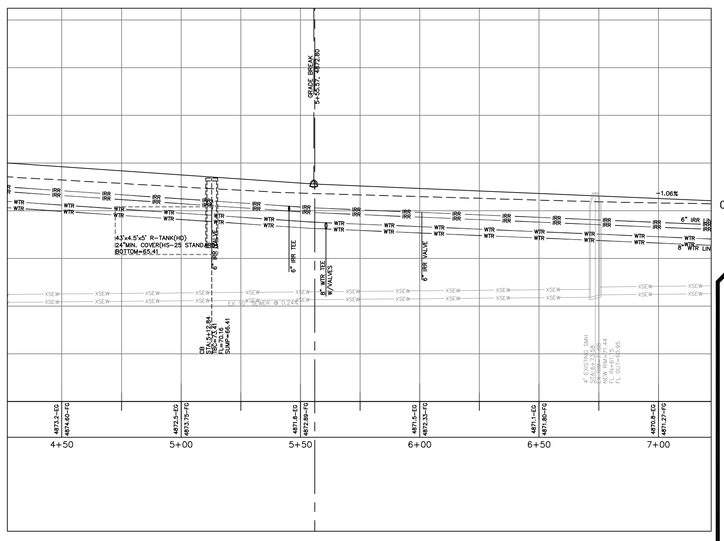


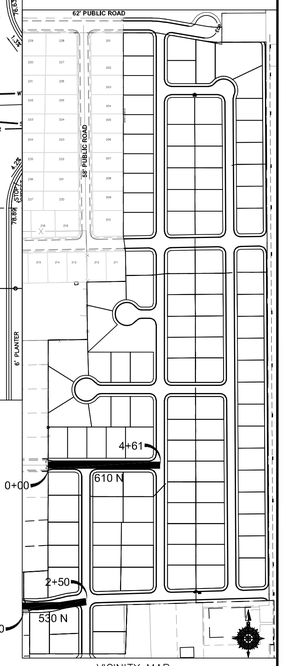
610 NORTH



530 NORTH







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

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

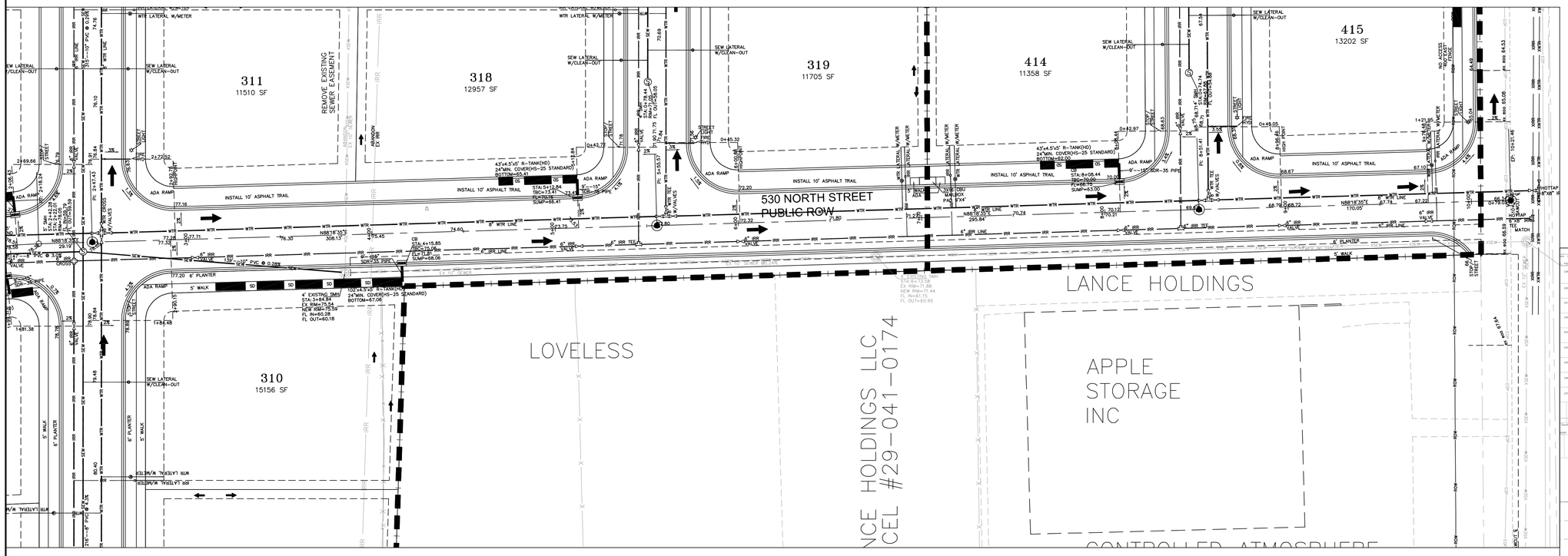
PLAN AND PROFILE
610 NORTH
530 NORTH (STA: 0+00 to 2+50)

1-28-2026

SANTAQUIN CITY

REVIEWED BY PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
STATE OF UTAH
1-28-2026

SHEET NO. PP9



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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 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
- 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

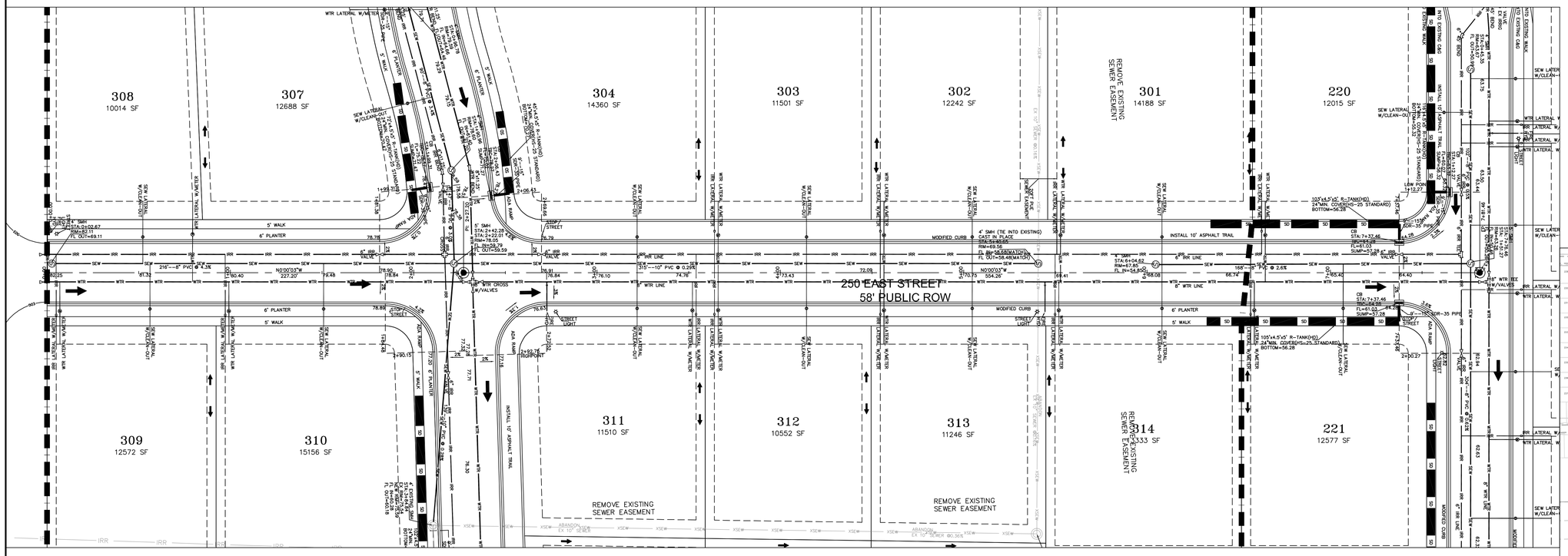
BELLA VISTA SUBDIVISION

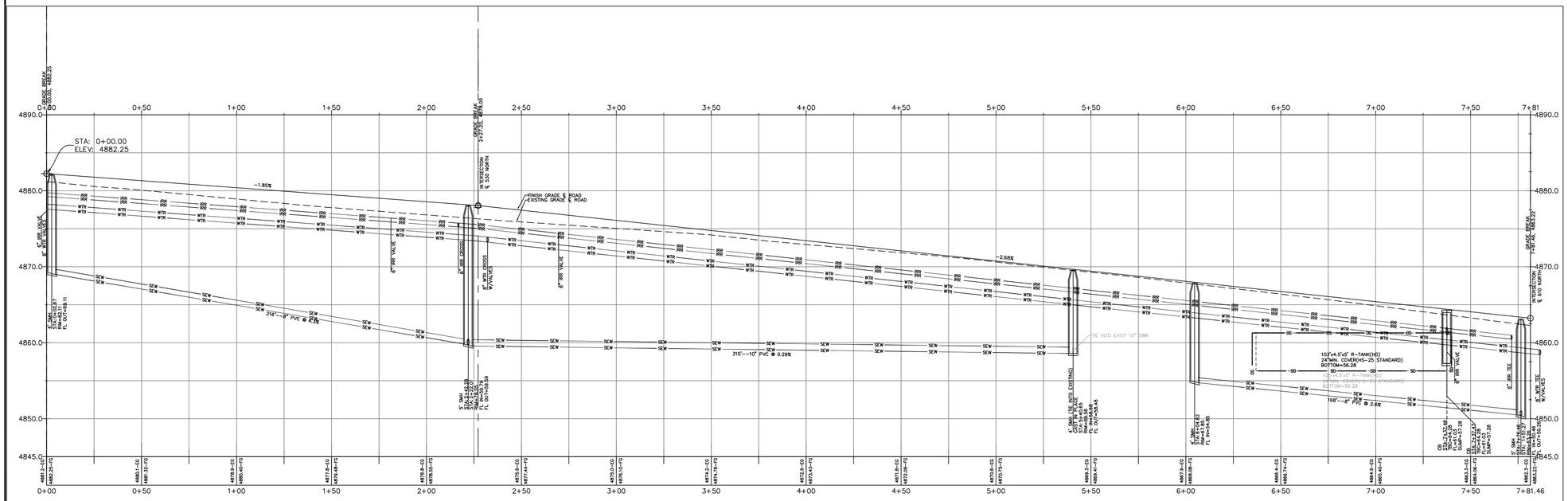
PLAN AND PROFILE
610 NORTH (STA: 2+50 to 10+21)
1-28-2026

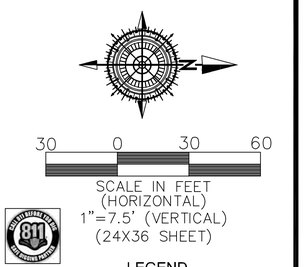
SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER
PAUL C. WHEATLEY
5371855
STATE OF UTAH
REVIEW ONLY
NOT FOR CONSTRUCTION
1-28-2026

SHEET NO. PP10







VICINITY MAP
NOT TO SCALE

30 0 30 60

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

LEGEND

SEWER LINE — SEW
SEWER APPARATUS — SEWER MH, CLEAN-OUT, SEWER R.I.P. MANHOLE
STORM LINE / DRAINAGE SWALE — SD
STORM APPARATUS — CON SD MH, CB, CON SD INLET, CB, CURB INLET, DRY WELL
WATER LINE — WTR
WATER APPARATUS — GATE VALVE, TEE, ELL, CAP
FIRE HYDRANT — EXISTING FIRE HYDRANT
IRRIGATION LINE — IRR
IRRIGATION APPARATUS — GATE VALVE, TEE, ELL, CAP
DRAINAGE AREA (DRAINAGE REPORT)

ASEW — EXISTING SEWER LINE
XSD — EXISTING STORM LINE
XSW — EXISTING DRAINAGE SWALE
XWTR — EXISTING WATER LINE
XIRR — EXISTING IRRIGATION LINE
X — EXISTING FENCE
EXISTING CONTOURS (2FT)
5'-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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ORIG. DATE: 2-8-21
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DESIGNED BY : CPW
CHECKED BY : CPW
SCALE : 1"=30'

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CONSTRUCTION MANAGEMENT

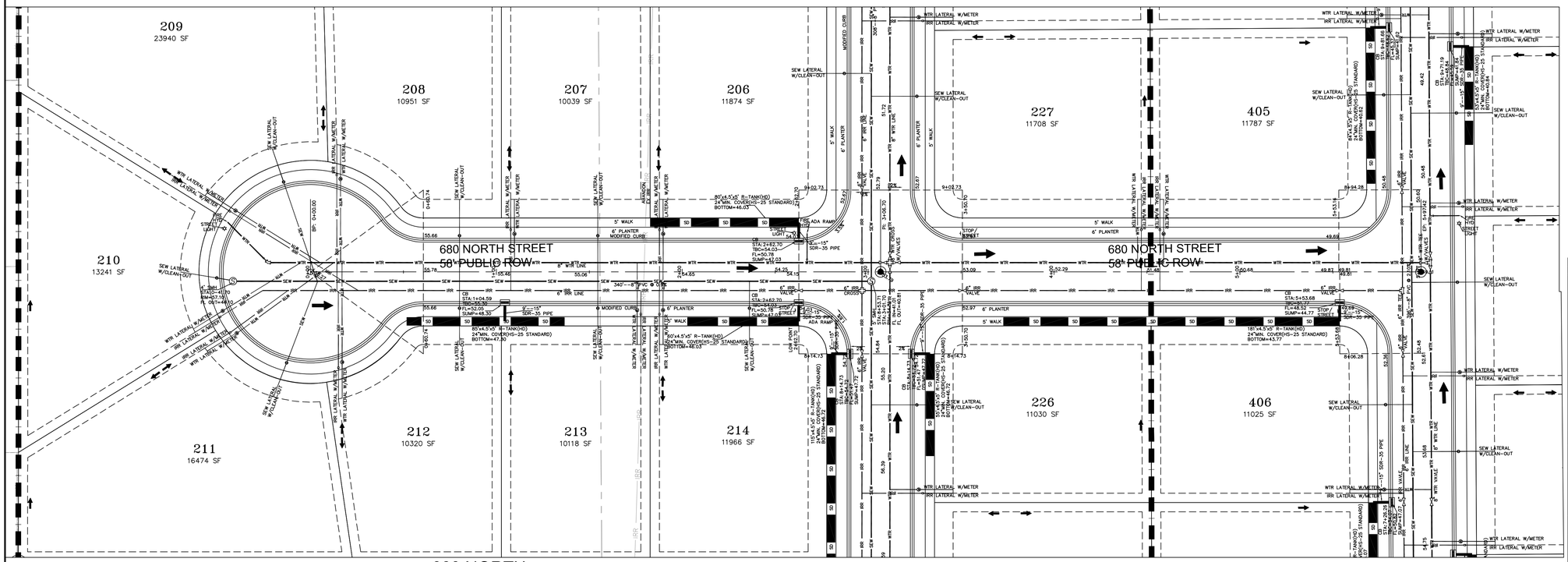
BELLA VISTA SUBDIVISION
PLAN AND PROFILE
250 EAST

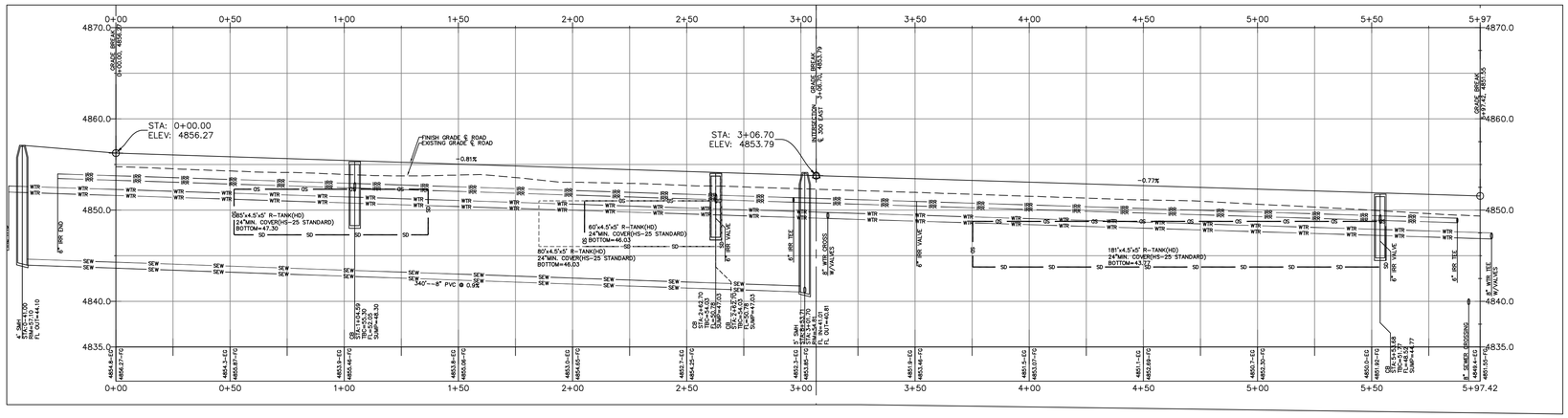
1-28-2026

SANTAQUIN CITY

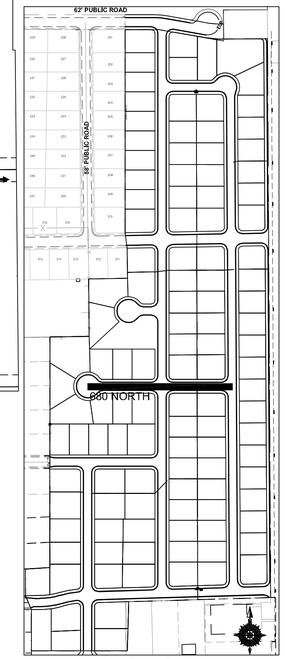
REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP11

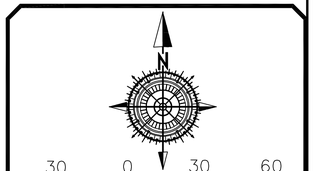




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VICINITY MAP
NOT TO SCALE



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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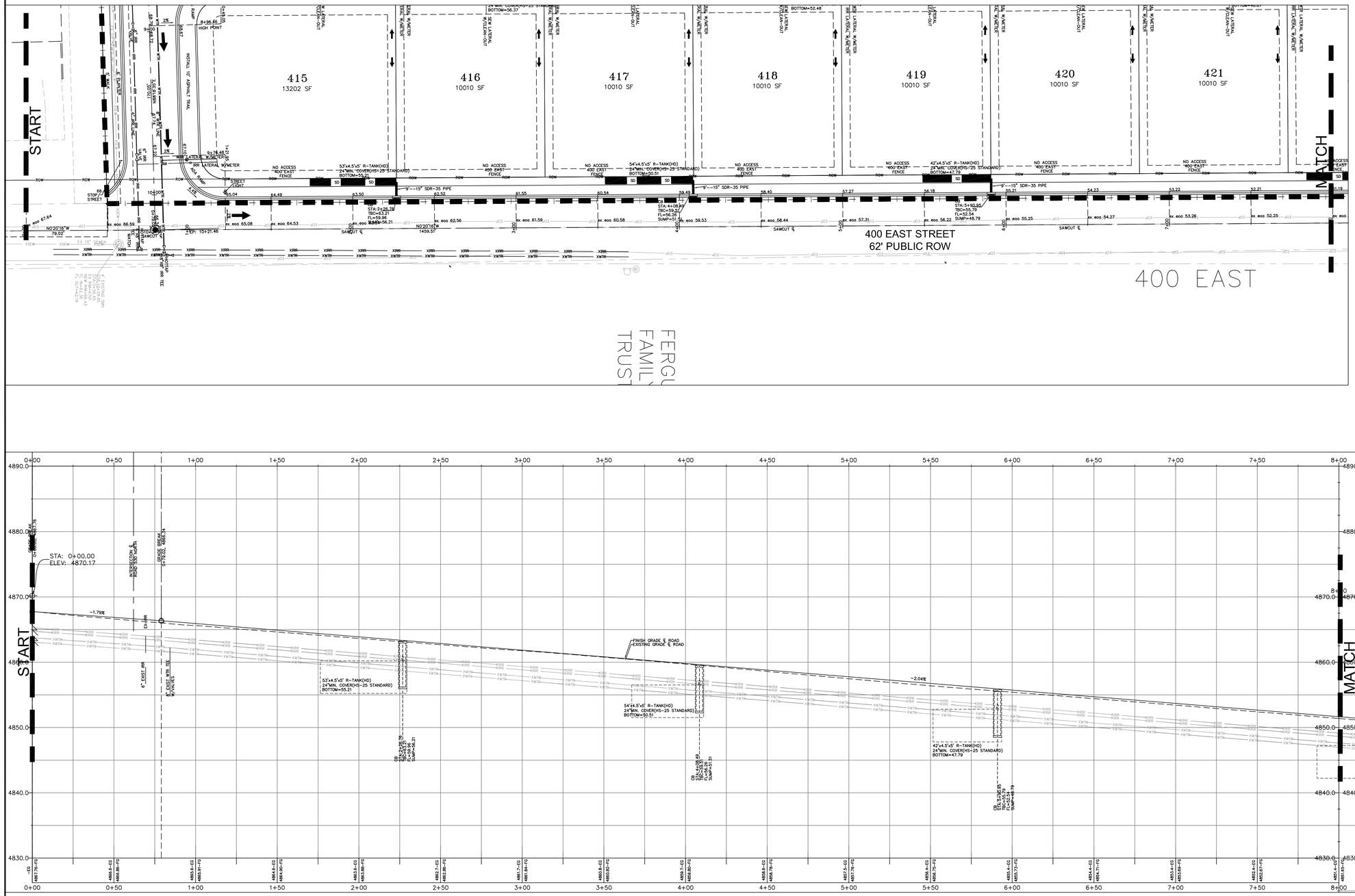
BELLA VISTA SUBDIVISION
PLAN AND PROFILE
680 NORTH
710 NORTH

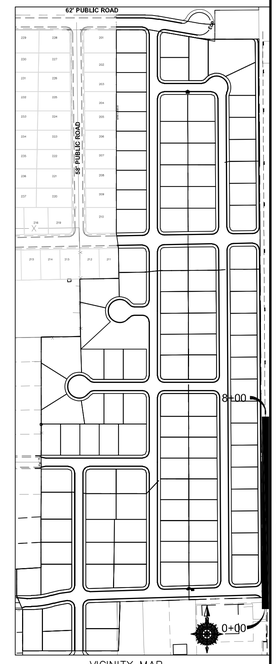
1-28-2026

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

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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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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

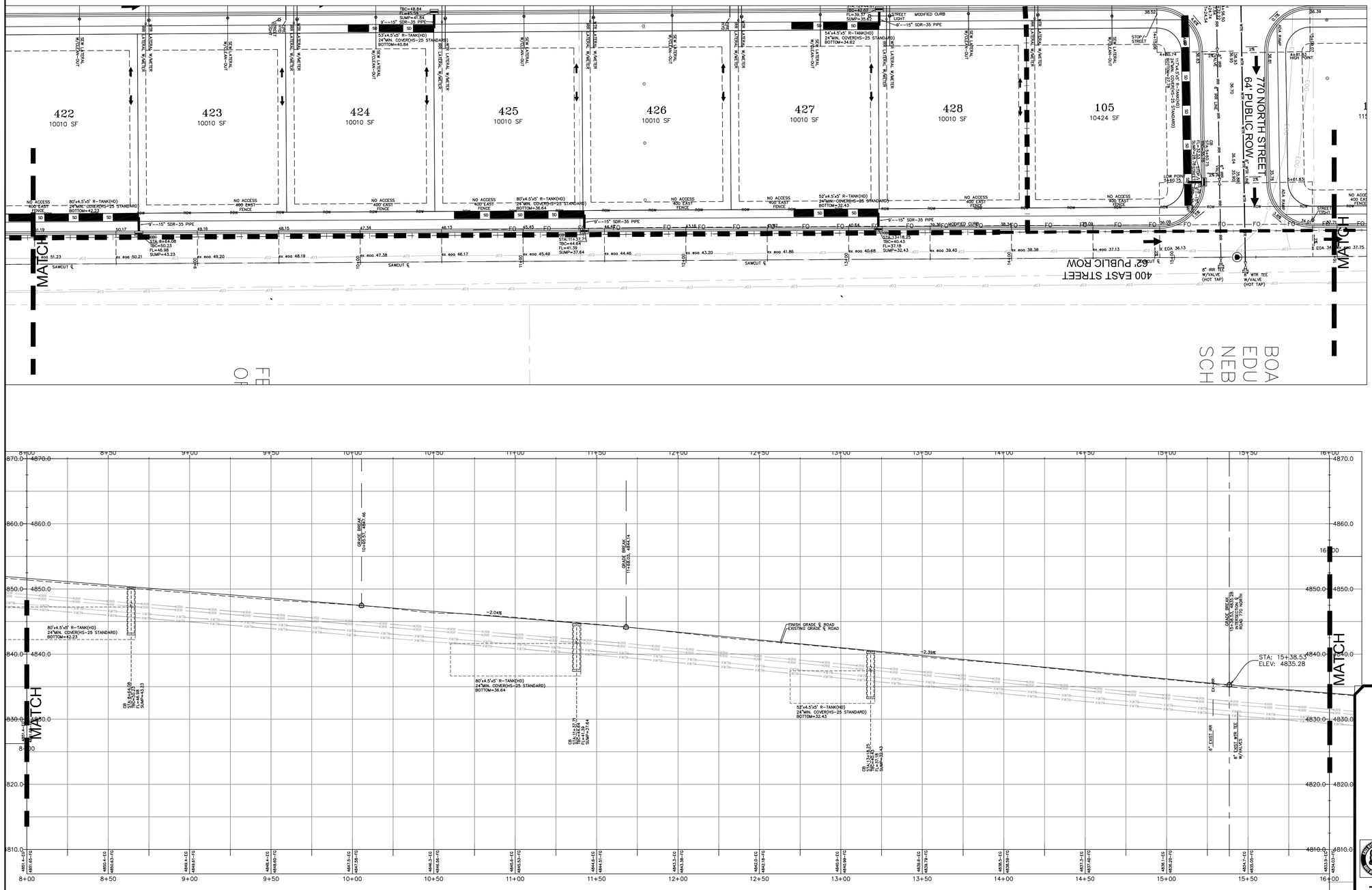
PLAN AND PROFILE
400 EAST (STA: 0+00 to 8+00)

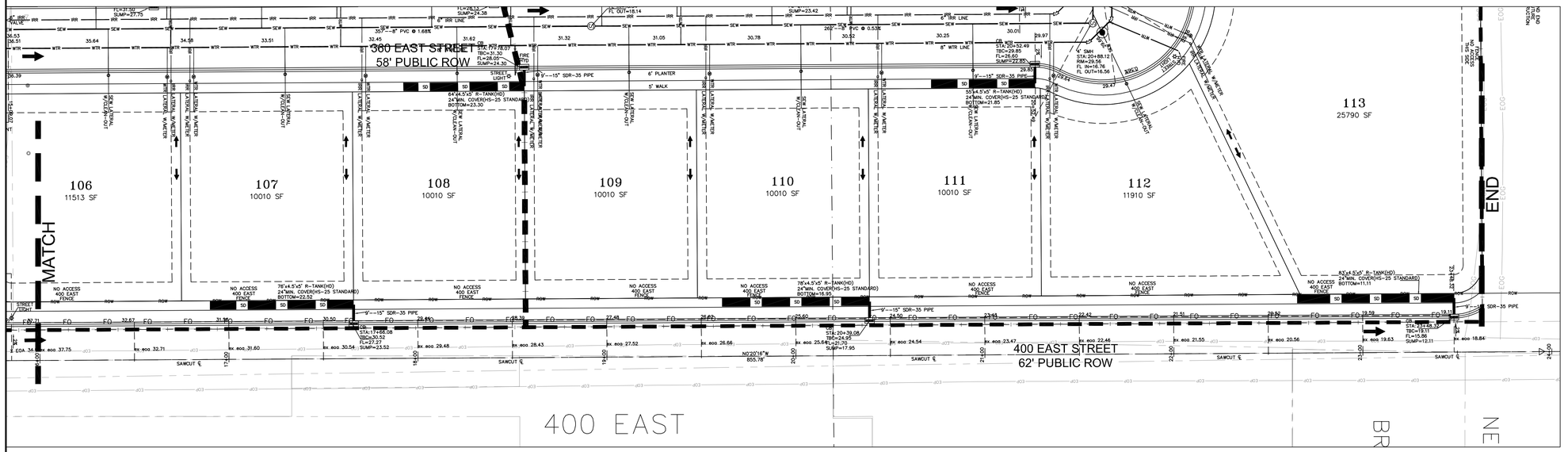
1-28-2026

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP13


422
10010 SF
423
10010 SF
424
10010 SF
425
10010 SF
426
10010 SF
427
10010 SF
428
10010 SF
105
10424 SF
770 NORTH STREET
64' PUBLIC ROW
400 EAST STREET
62' PUBLIC ROW
MATCH
MATCH
FE
OI
BOA
EDU
NEB
SCH
80'x4.5'x5' R-TANK(HD)
24"MIN. COVER(HS-25 STANDARD)
BOTTOM=42.23
53'x4.5'x5' R-TANK(HD)
24"MIN. COVER(HS-25 STANDARD)
BOTTOM=40.64
54'x4.5'x5' R-TANK(HD)
24"MIN. COVER(HS-25 STANDARD)
BOTTOM=34.62
52'x4.5'x5' R-TANK(HD)
24"MIN. COVER(HS-25 STANDARD)
BOTTOM=32.43
9'--15" SDR-35 PIPE
NO ACCESS
400 EAST
FENCE
STREET LIGHT
MODIFIED CURB
STOP
STREET
8" IRR TEE
W/VALVE
(HOT TAP)
8" WTR TEE
W/VALVE
(HOT TAP)
SAWCUT
SAWCUT
SAWCUT



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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
400 EAST (STA: 16+00 to END)

1-28-2026

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP15

400 EAST

112 11910 SF | 111 10010 SF | 110 10010 SF | 109 10010 SF | 108 10010 SF | 107 10010 SF | 106 11513 SF

105 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

113 25790 SF

114 13834 SF

116 11360 SF | 115 11414 SF

OUT HOUSE

TRACKING PAD

DUMPSTER

CONCRETE WASH-OUT

135 12489 SF | 136 10186 SF | 137 10207 SF | 101 10228 SF | 102 10250 SF | 103 10910 SF

134 12502 SF | 133 10202 SF | 132 10228 SF | 131 10254 SF | 130 10280 SF | 129 11173 SF

104 11086 SF | 401 10012 SF | 402 10392 SF | 403 10016 SF | 404 10003 SF | 405 11787 SF

128 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

117 11732 SF | 118 | 119 | 120 | 121 10044 SF | 122 10044 SF | 123 10044 SF | 124 10044 SF | 125 10044 SF | 126 11943 SF

127 11414 SF | 201 13583 SF

205 11466 SF | 206 11874 SF | 204 12343 SF | 207 10039 SF | 208 10951 SF

202 16369 SF | 203 14490 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

209 23940 SF | 210 13241 SF | 211 16474 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

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

229 230 231 232 233 234 235 236 237 217

216

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

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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"=80'

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
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BELLA VISTA SUBDIVISION

STORM WATER POLLUTION PREVENTION PLAN

PRINT DATE: 1-28-2026

SANTAQUIN
CITY

LICENSED PROFESSIONAL ENGINEER
PAUL G. WEBB
NO. 10134026
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

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

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BELLA VISTA SUBDIVISION

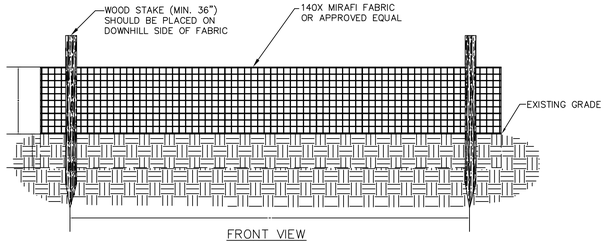
EROSION CONTROL DETAILS and NOTES

1-28-2026

SANTAQUIN
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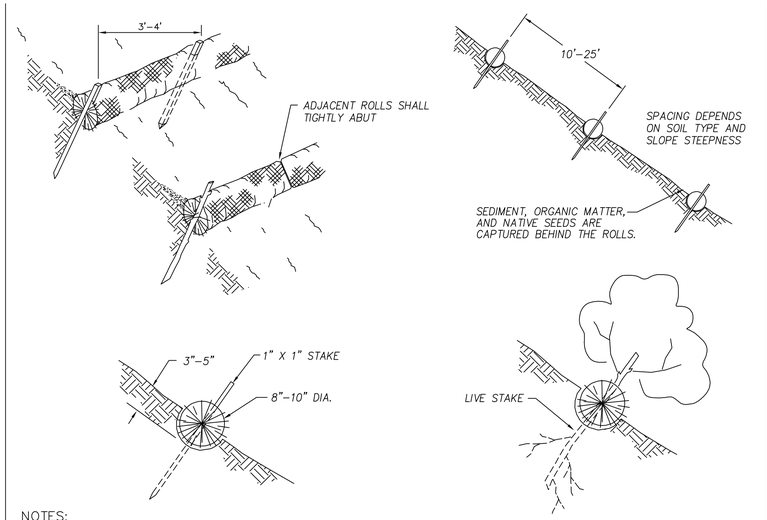
LICENSED PROFESSIONAL ENGINEER
PAUL G. POWELL
6346004
EXPIRES 6-30-2026
STATE OF UTAH

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.

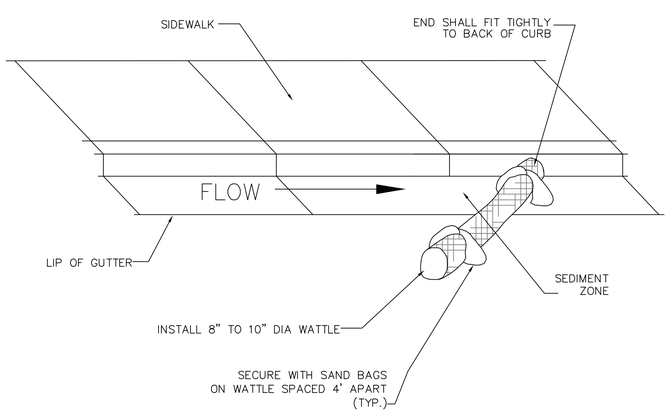
Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to 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.

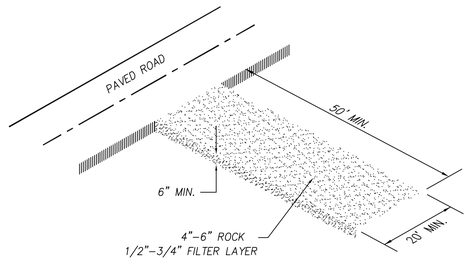
STRAW WATTLE (SILT FENCE ALTERNATIVE)

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

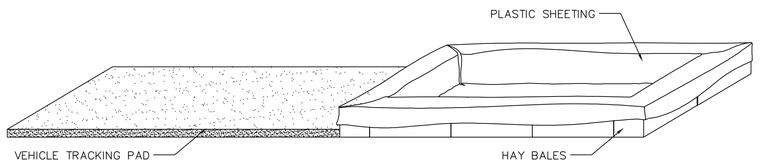
1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
5-WASHOUT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

USE OF CONCRETE WASHOUT

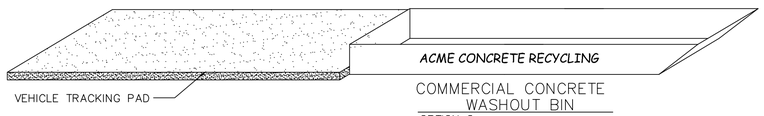
1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE END OF 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

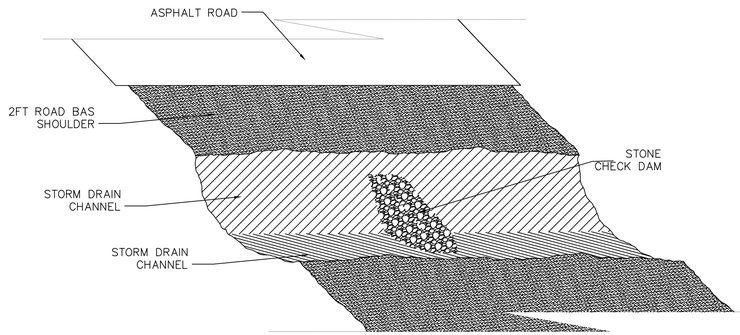
NOT TO SCALE



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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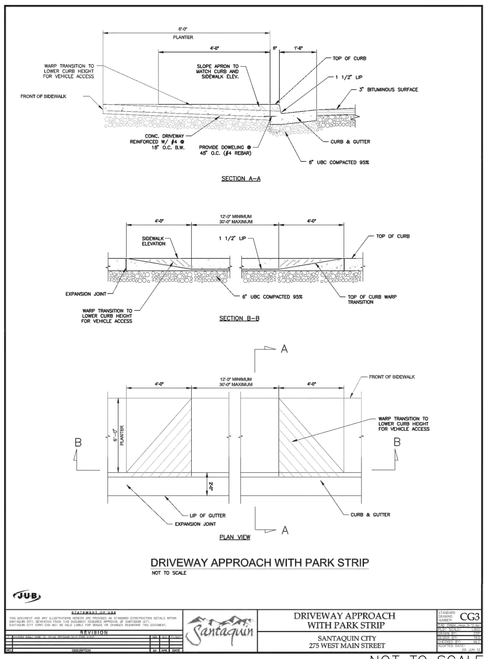
EROSION CONTROL DETAILS and NOTES

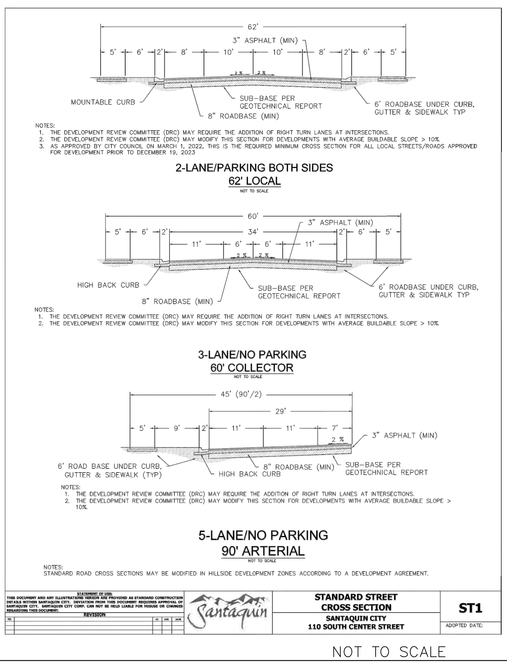
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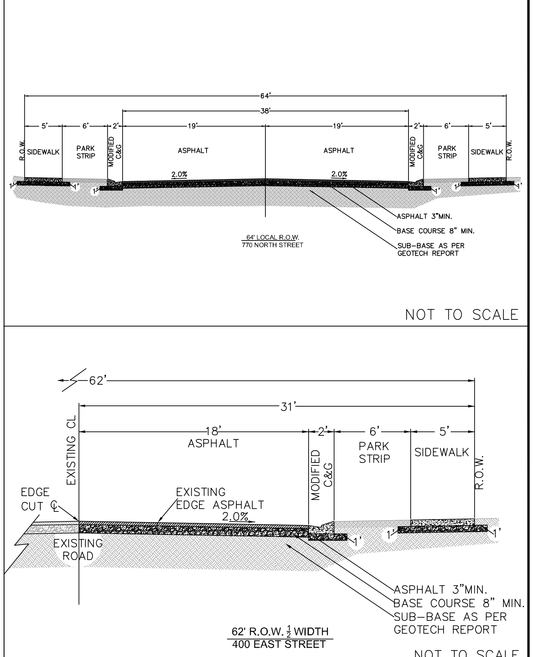
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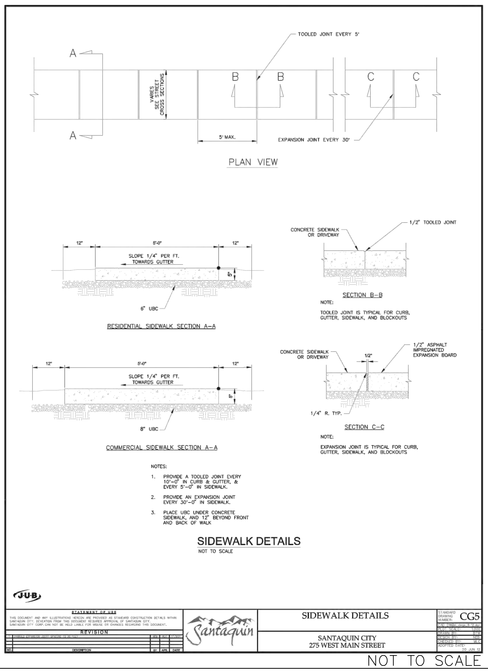
STATE OF UTAH — PAUL C. GATEWAY — 5/5/2026 — REGISTERED PROFESSIONAL ENGINEER

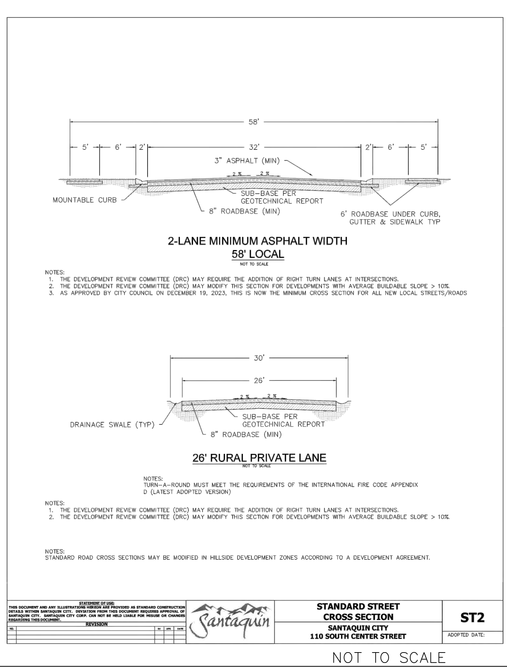
SHEET NO. ER-2

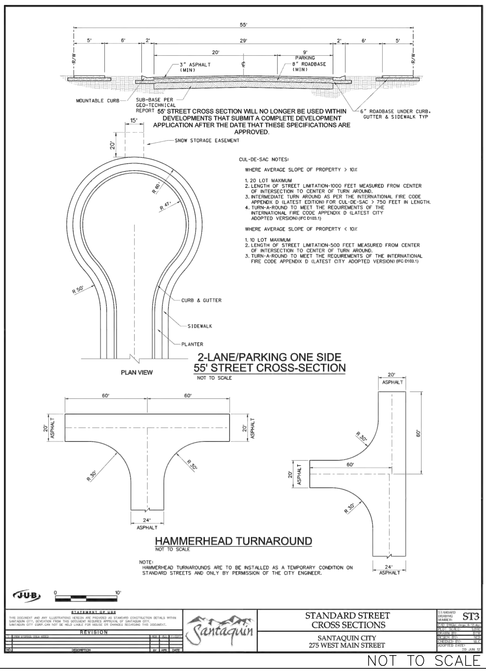


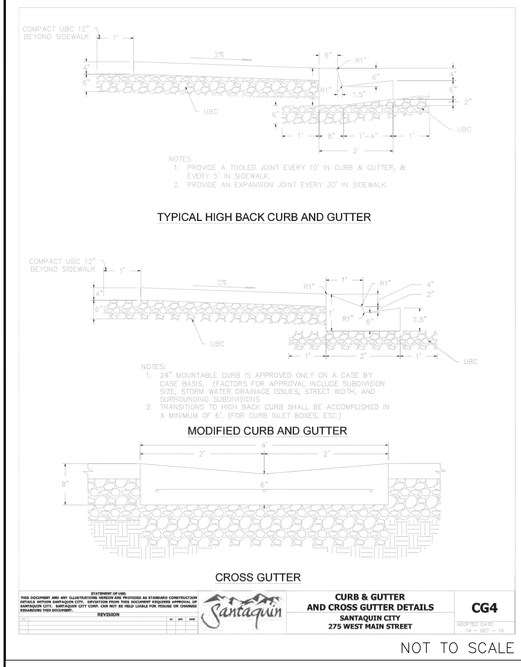


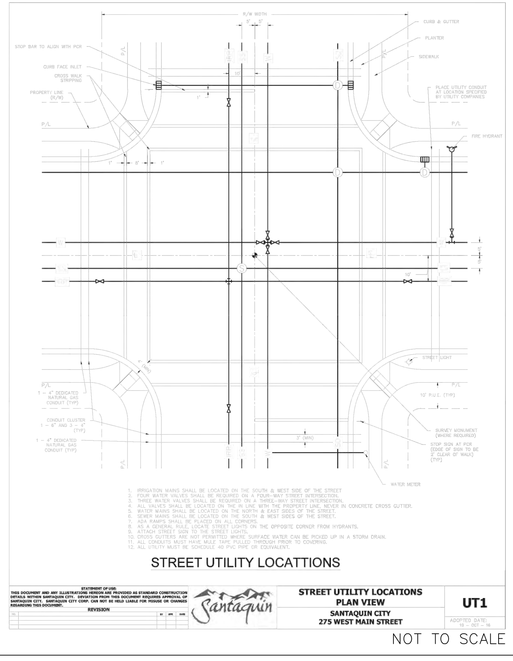


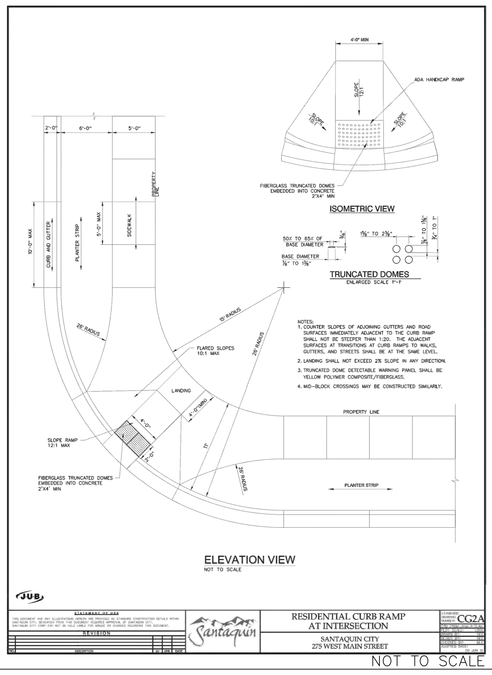












SHEET NO. D1

NOT VALID UNLESS SIGNED AND SEALED FOR CONSTRUCTION

SANTAQUIN CITY

BELLA VISTA SUBDIVISION

STREET DETAILS

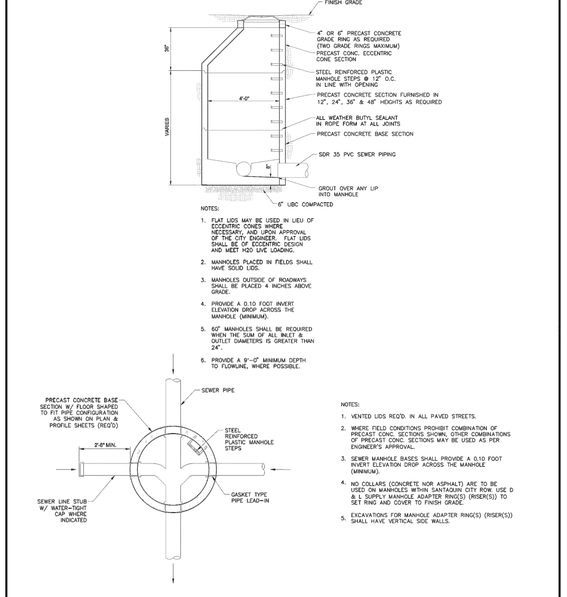
PRINT DATE: 1-28-2026

GATEWAY CONSULTING, Inc.
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PH: (801) 694-5848
paul@gatewayconsultingllc.com

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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, IF 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

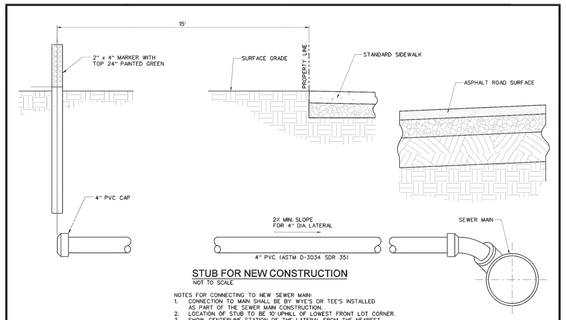
STATEMENT OF USE:			
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REVISION			
NO.	DESCRIPTION	BY	DATE

Santaquin

TYPICAL SEWER MANHOLE
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: S1
APPROVED BY: CITY ENGINEER
EFFECTIVE DATE: 10/19/16
ADOPTED BY: CITY COUNCIL
RESOLUTION #: 19-16
SHEET 1 OF 1

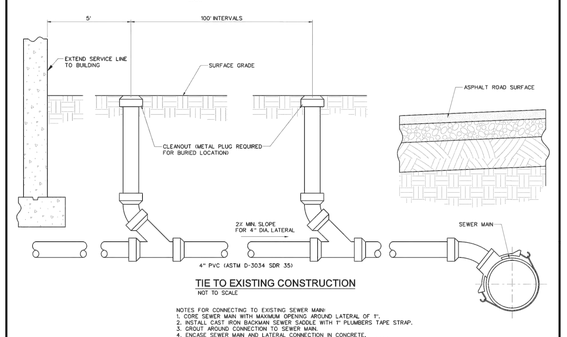
NOT TO SCALE



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

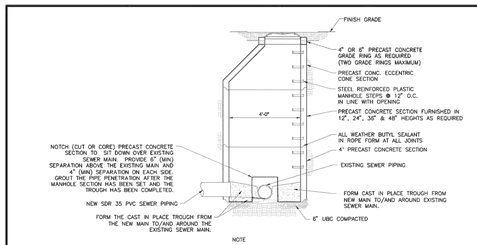
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TYPICAL SEWER LATERAL
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: S2
APPROVED BY: CITY ENGINEER
EFFECTIVE DATE: 10/19/16
ADOPTED BY: CITY COUNCIL
RESOLUTION #: 19-16
SHEET 2 OF 1

NOT TO SCALE

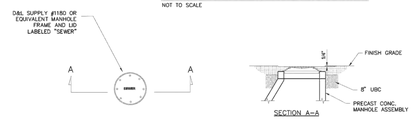


NOTE

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 SWOOPING 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

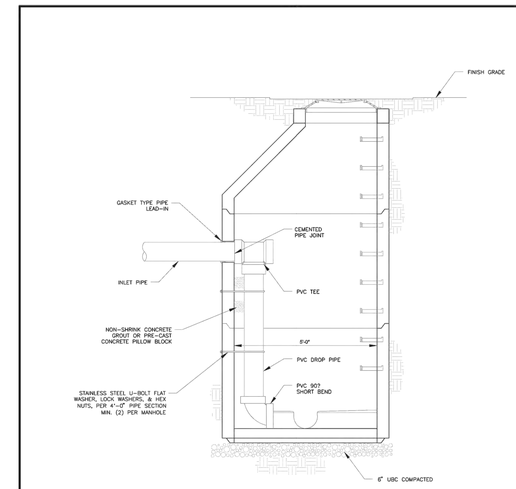
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CAST IN PLACE SEWER MANHOLE
MANHOLE RING & COVER
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: S3
APPROVED BY: CITY ENGINEER
EFFECTIVE DATE: 10/19/16
ADOPTED BY: CITY COUNCIL
RESOLUTION #: 19-16
SHEET 3 OF 1

NOT TO SCALE



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

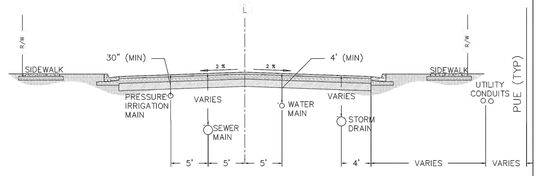
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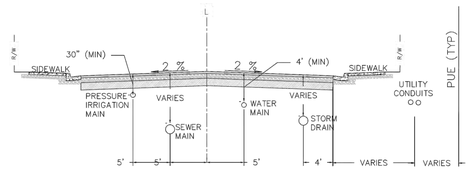
DROP SEWER MANHOLE
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: S4
APPROVED BY: CITY ENGINEER
EFFECTIVE DATE: 10/19/16
ADOPTED BY: CITY COUNCIL
RESOLUTION #: 19-16
SHEET 4 OF 1

NOT TO SCALE



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

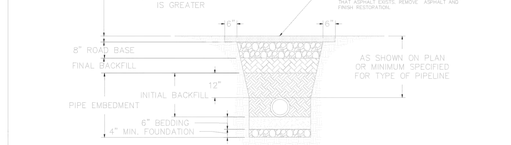
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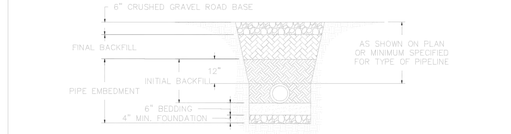
STREET UTILITY LOCATIONS
PROFILE VIEW
SANTAQUIN CITY
275 WEST MAIN STREET

UT2
ADOPTED DATE: 19 - OCT - 16

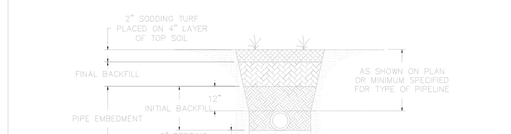
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ASPHALT SURFACE



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.

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TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

UT3
ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21
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DESIGNED BY: GPW
CHECKED BY: GPW
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CONSTRUCTION MANAGEMENT

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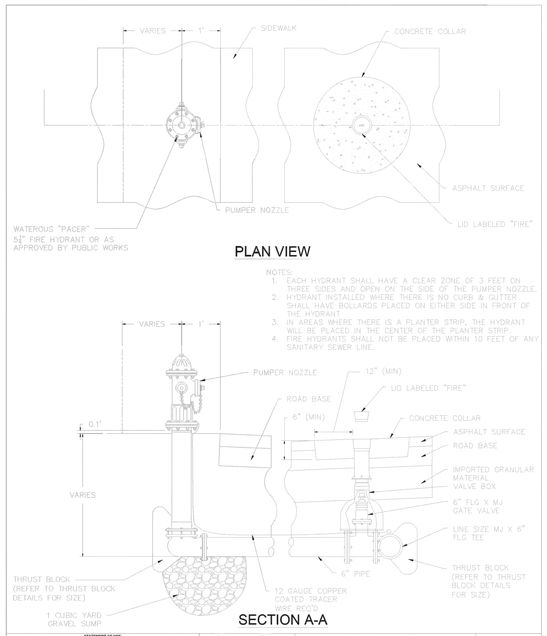
SEWER DETAILS

1-28-2026

SANTAQUIN
CITY

REVIEWED FOR CONSTRUCTION

SHEET NO. D2



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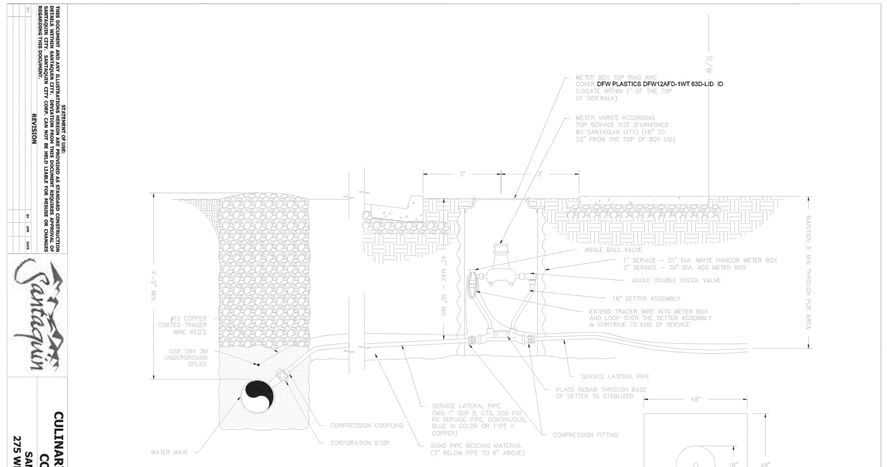
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FIRE HYDRANT & WATER VALVE DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

W2

ADOPTED DATE: 16 - 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 HOOK.

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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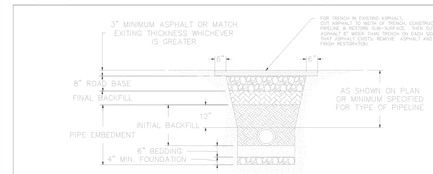
CULINARY WATER SERVICE CONNECTION
SANTAQUIN CITY
275 WEST MAIN STREET

W1

ADOPTED DATE: 16 - 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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TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

UT3

ADOPTED DATE: 16 - OCT - 16

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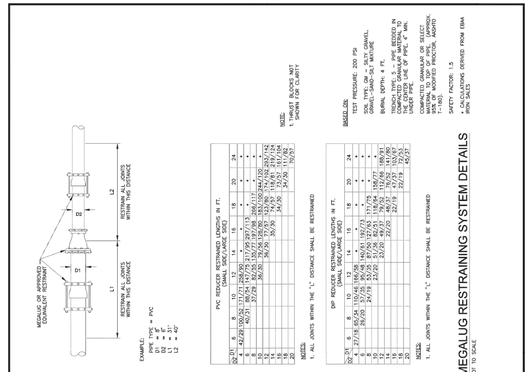
WATER DETAIL

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SANTAQUIN CITY

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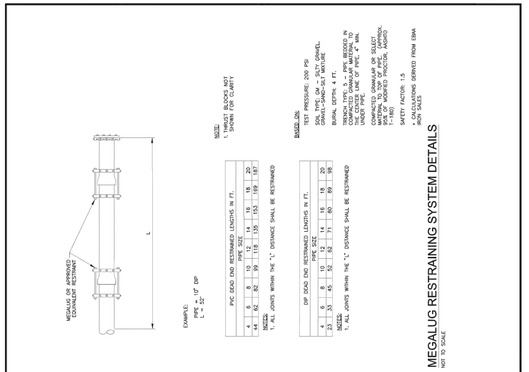
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MEGALUG RESTRAINING SYSTEM DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

W5

ADOPTED DATE: 16 - OCT - 16

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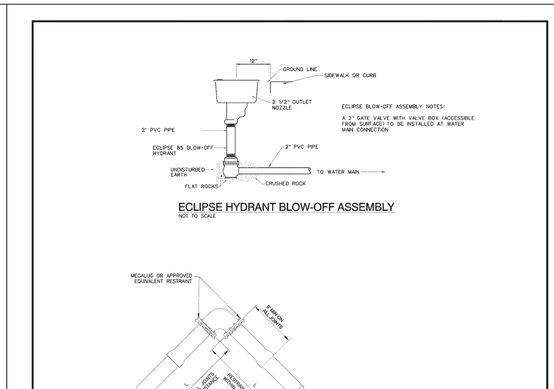
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MEGALUG RESTRAINING SYSTEM DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

W6

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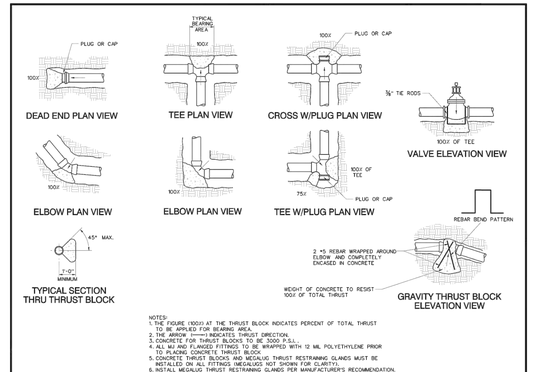
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MEGALUG RESTRAINING SYSTEM & ECLIPSE HYDRANT BLOW-OFF ASSEMBLY
SANTAQUIN CITY
275 WEST MAIN STREET

W7

ADOPTED DATE: 16 - 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 MJ AND FLANGED FITTINGS REQUIRE 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 (Sf = 1.5)1 _____ psi
Soil Bearing Strength1 _____ 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 Bend	90° Bend	45° Bend	22.5° Bend	11.25° Bend
"	(sq.in.)	(lbs./1 lbs.)	(lbs./1 lbs.)	(lbs./1 lbs.)	(lbs./1 lbs.)	(lbs./1 lbs.)
4	12.57	13	18	10	5	2.5
6	28.27	29	41	22	11	5.6
8	50.27	51	73	39	20	10
10	78.54	80	113	60	31	15
12	113.10	115	163	87	44	22
14	153.94	157	221	119	60	30
16	201.06	205	289	155	78	39
18	254.47	259	366	196	99	50
20	314.16	320	452	243	122	61
24	452.39	461	651	349	176	88
30	706.86	720	1,018	545	275	138

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.)

TABLE 2

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

Line Pressure	120 psi
Test Pressure (Sf = 1.5)1	180 psi
Soil Bearing Strength1	1,500 psf

Pipe Size	Pipe Area*	Dead End or Tee Bend	90° Bend	45° Bend	22.5° Bend	11.25° Bend
"	(sq.in.)	(lbs./1 lbs.)	(lbs./1 lbs.)	(lbs./1 lbs.)	(lbs./1 lbs.)	(lbs./1 lbs.)
4	12.57	2.3	3.2	1.7	0.9	0.4
6	28.27	5.1	7.3	3.9	1.9	0.9
8	50.27	9.1	13	6.9	3.5	1.7
10	78.54	14.1	20	10.8	5.5	2.7
12	113.10	20.4	29	15.5	7.9	3.9
14	153.94	27.7	39	21.1	10.7	5.3
16	201.06	36.2	51	27.5	14	6.9
18	254.47	45.8	65	34.8	17.7	8.8
20	314.16	56.5	80	43.1	21.9	10.8
24	452.39	81.4	115	62	31.5	15.6
30	706.86	127.2	180	97.1	49.2	24.4

Example for Table 2:
8-inch 90° bend
Line Pressure = 120 psi
From Table: Thrust per 1 psi = 115 lbs.
Calculate total thrust = 120 psi x 115lbs/psi = 13,800 lbs
Soil Bearing Strength = 1,500 psf
Area of bearing required for thrust block is 9.2 sq. ft. (13,800 lbs / 1,500 psf = 9.2 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

UT4

ADOPTED DATE: 16 - 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.

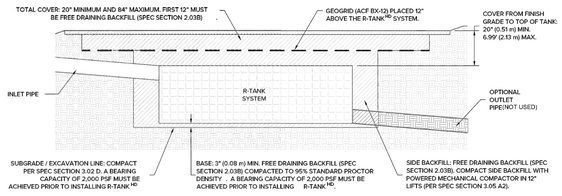
4. WATER TABLE
While installing R-Tank below the water table is manageable, a stable base must be created to support the system. Ground water can be allowed to enter and drain from the system, or a liner can be used to prevent ground water from entering the system if measures are taken to prevent the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



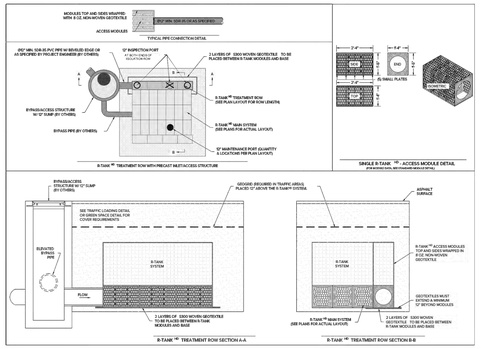
NOT TO SCALE

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.

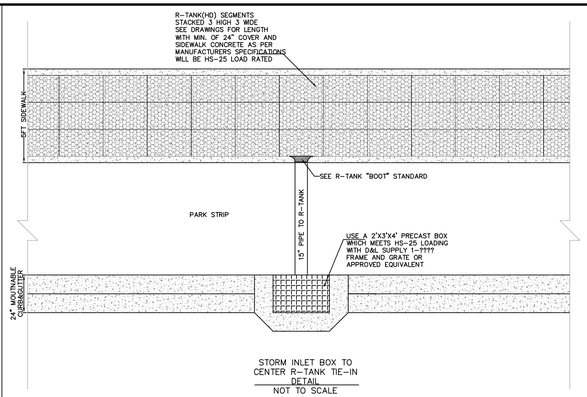


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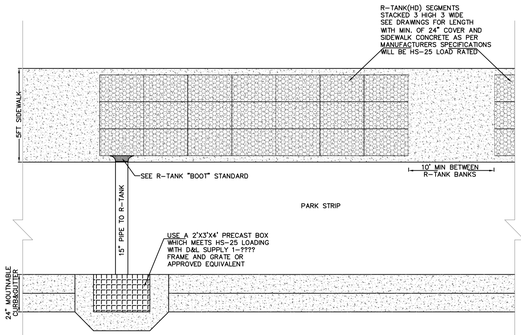
R-TANK(HD)
24"MIN. COVER
(HS-25 STANDARD)

SPECIFICATIONS:

		LD	HD	SD	UD	XD
Item	Description	Value	Value	Value	Value	Value
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 H-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'

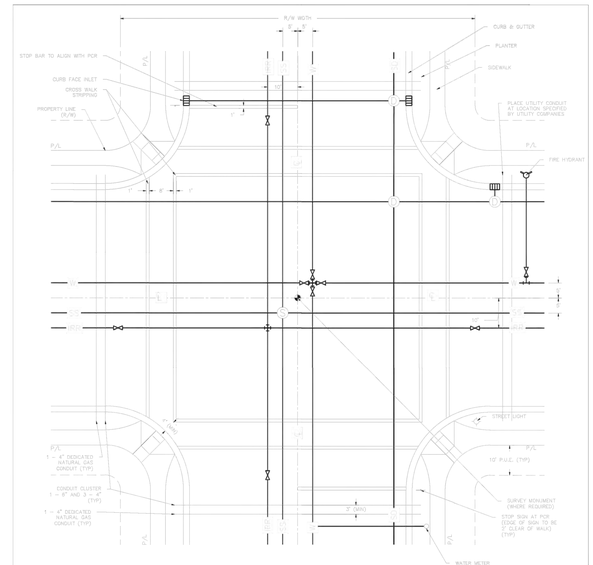


STORM INLET BOX TO CENTER R-TANK TIE-IN DETAIL
NOT TO SCALE



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

NOT TO SCALE



STREET UTILITY LOCATTIONS
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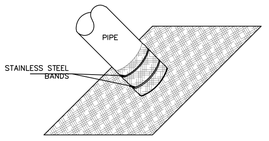
REVISION

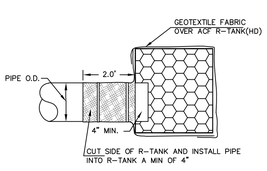
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STREET UTILITY LOCATIONS
PLAN VIEW
SANTAQUIN CITY
275 WEST MAIN STREET

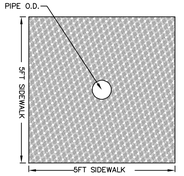
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ADOPTED DATE:
18 – OCT – 18





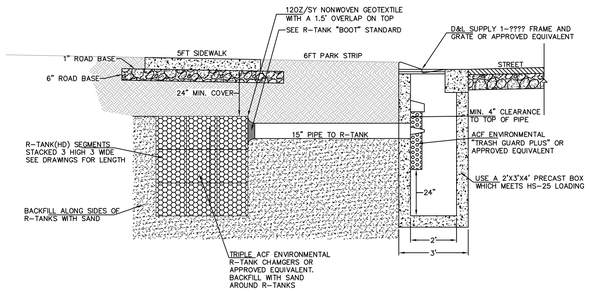
SIDE VIEW



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

NO.	DESCRIPTION	DATE	APP'D

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

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P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5645
paul@gatewayconsultingllc.com
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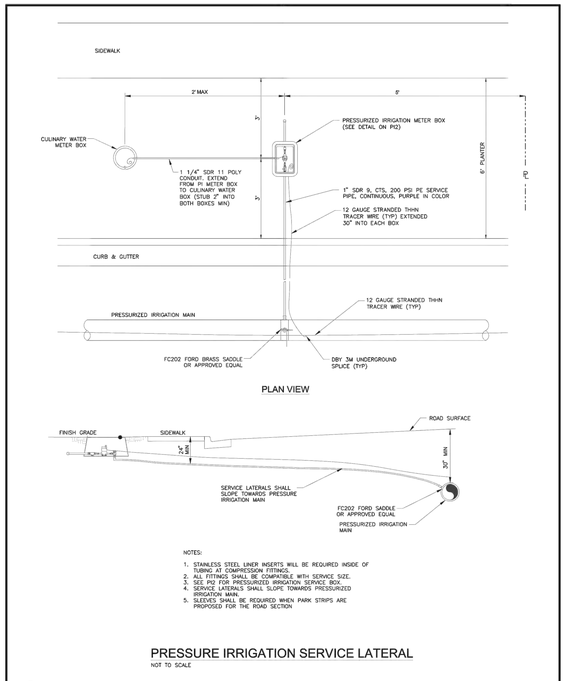
STORM DETAIL

1-28-2026

SANTAQUIN
CITY

REGISTERED PROFESSIONAL ENGINEER
PAUL O. PORTER
5472510
STATE OF UTAH
PREVIEW ONLY NOT FOR CONSTRUCTION

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. HEADERS SHALL BE REQUIRED WHEN PARK STRIPS ARE PROPOSED FOR THE ROAD SECTION

PRESSURE IRRIGATION SERVICE LATERAL

NOT TO SCALE

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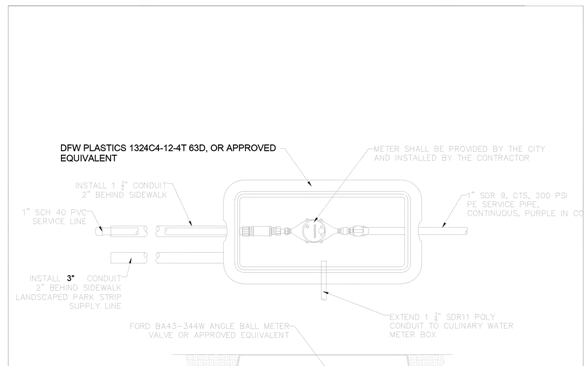
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PRESSURE IRRIGATION SERVICE LATERAL

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: PI 1
APPROVED BY: MAYOR
APPROVED BY: CITY ENGINEER
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PRESSURIZED IRRIGATION METER BOX

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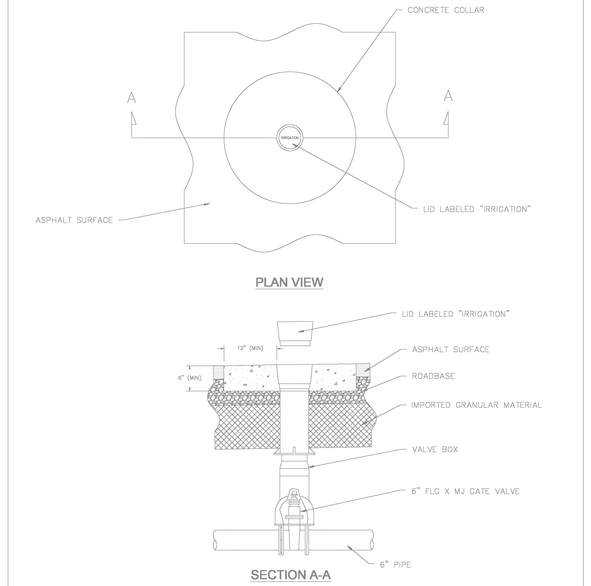
PRESSURE IRRIGATION METER BOX

SANTAQUIN CITY
275 WEST MAIN STREET

PI2

ADOPTED DATE: 19 – OCT – 16

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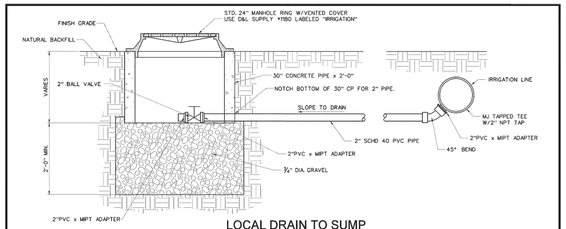
PRESSURE IRRIGATION WATER VALVE

SANTAQUIN CITY
275 WEST MAIN STREET

PI5

ADOPTED DATE: 19 – OCT – 16

NOT TO SCALE



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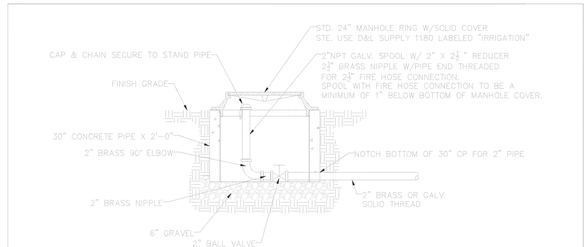
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PRESSURE IRRIGATION SYSTEM DRAINS

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: PI 3
APPROVED BY: MAYOR
APPROVED BY: CITY ENGINEER
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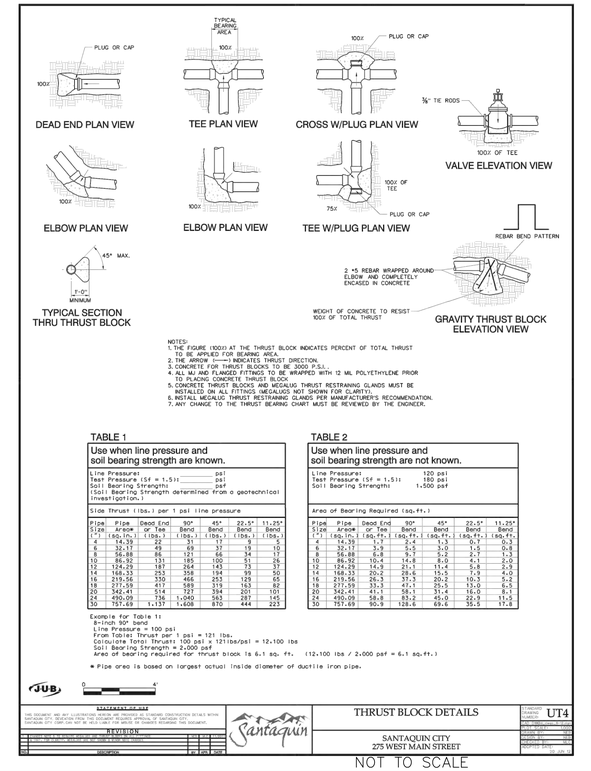
FLUSHING, AIR INLET & REMOVAL FACILITY FOR PRESSURE IRRIGATION

SANTAQUIN CITY
275 WEST MAIN STREET

PI4

ADOPTED DATE: 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. ONE THRUST BLOCK PER PIPE JOINT DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I.
4. ALL W/ 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	405	216	108	54
14	153.94	385	551	294	147	74
16	201.06	503	719	383	192	96
18	254.47	636	910	485	243	122
20	314.16	785	1,124	599	300	150
24	452.39	1,131	1,618	863	432	216
30	706.86	1,767	2,529	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.)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.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	1.3	0.7	0.3	0.2
10	78.54	1.4	2.0	1.0	0.5	0.3
12	113.10	2.0	2.8	1.5	0.8	0.4
14	153.94	2.7	3.8	2.0	1.0	0.5
16	201.06	3.5	5.0	2.7	1.3	0.7
18	254.47	4.4	6.3	3.4	1.7	0.8
20	314.16	5.4	7.8	4.2	2.1	1.0
24	452.39	7.8	11.2	6.0	3.0	1.5
30	706.86	12.2	17.5	9.4	4.7	2.3

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: MAYOR
APPROVED BY: CITY ENGINEER
EFFECTIVE DATE: ADOPTED DATE: 19 – OCT – 16

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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 : N/A

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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

IRRIGATION WATER DETAILS

1-28-2026

SANTAQUIN CITY

REVIEWED BY REGISTERED PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION 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.

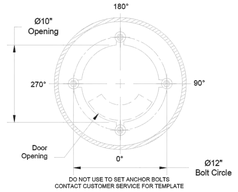
INSTALLATION
The post shall install with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

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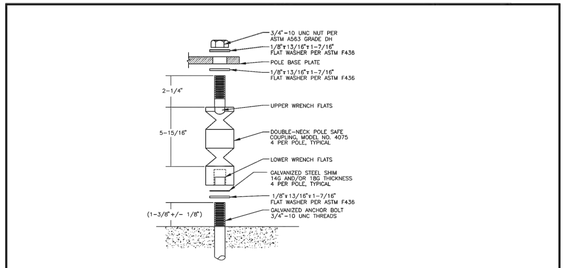
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LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

L1

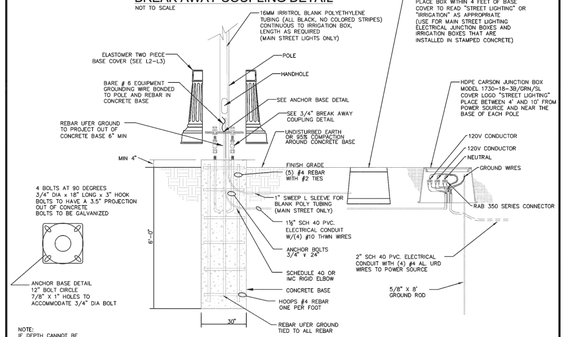
ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE



BREAK AWAY COUPLING DETAIL

NOT TO SCALE



NOTE:
BC DEPTH CANNOT BE MORE THAN MUST BE EQUIVALENT TO MASS SHOWN.

ANCHOR BASE DETAIL

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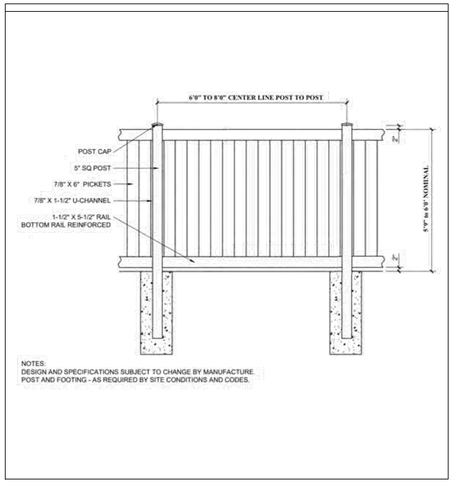
NO.	DESCRIPTION	BY	APP'D	DATE
1	ADDED ANCHOR BASE DETAIL	GPW		2-8-21
2	ADDED BREAK AWAY COUPLING DETAIL	GPW		2-8-21

ANCHOR BASE & BREAK AWAY COUPLING
SANTAQUIN CITY
275 WEST MAIN STREET

L4

ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE

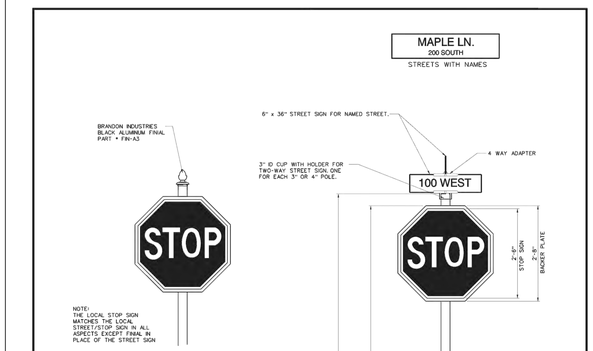


NOTES:
DESIGN AND SPECIFICATIONS SUBJECT TO CHANGE BY MANUFACTURE.
POST AND FOOTING - AS REQUIRED BY SITE CONDITIONS AND CODES.

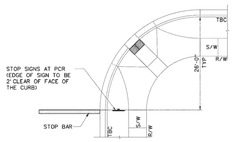
NO.	DESCRIPTION	DATE	APP'D

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SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

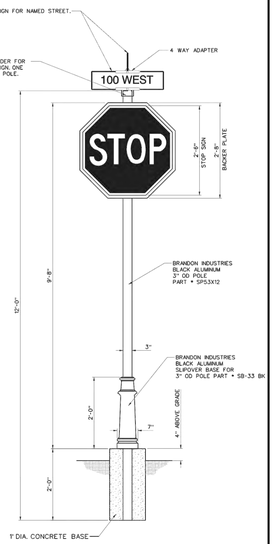


LOCAL STOP SIGN DETAIL



TYPICAL LOCAL STREET/STOP SIGN LOCATION PLAN VIEW

SCALE: 1"=20'



LOCAL STREET/STOP SIGN DETAIL

NOT TO SCALE

STATEMENT OF USE:
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REVISION

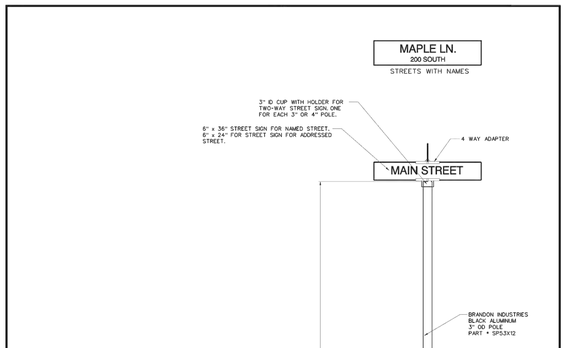
NO.	DESCRIPTION	BY	APP'D	DATE
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2	ADDED BREAK AWAY COUPLING DETAIL	GPW		2-8-21

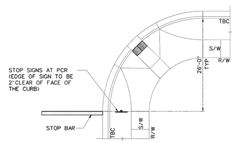
LOCAL STREET / STOP SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

ST7

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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REVISION

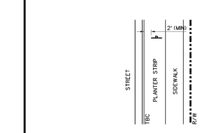
NO.	DESCRIPTION	BY	APP'D	DATE
1	ADDED ANCHOR BASE DETAIL	GPW		2-8-21
2	ADDED BREAK AWAY COUPLING DETAIL	GPW		2-8-21

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

ST9

ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE



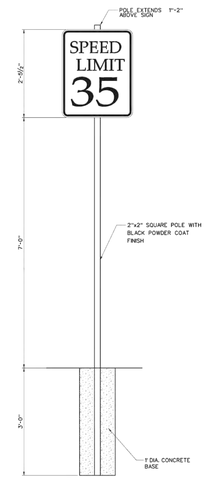
TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS NOT ADJACENT TO C&G PLAN VIEW

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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REVISION

NO.	DESCRIPTION	BY	APP'D	DATE
1	ADDED ANCHOR BASE DETAIL	GPW		2-8-21
2	ADDED BREAK AWAY COUPLING DETAIL	GPW		2-8-21

TYPICAL SPEED LIMIT SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

ST10

ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE

BELLA VISTA SUBDIVISION

LIGHT AND SIGN DETAILS

PRINT DATE: 1-28-2026

SANTAQUIN CITY

REVIEWED PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION UTAH

SHEET NO. D6