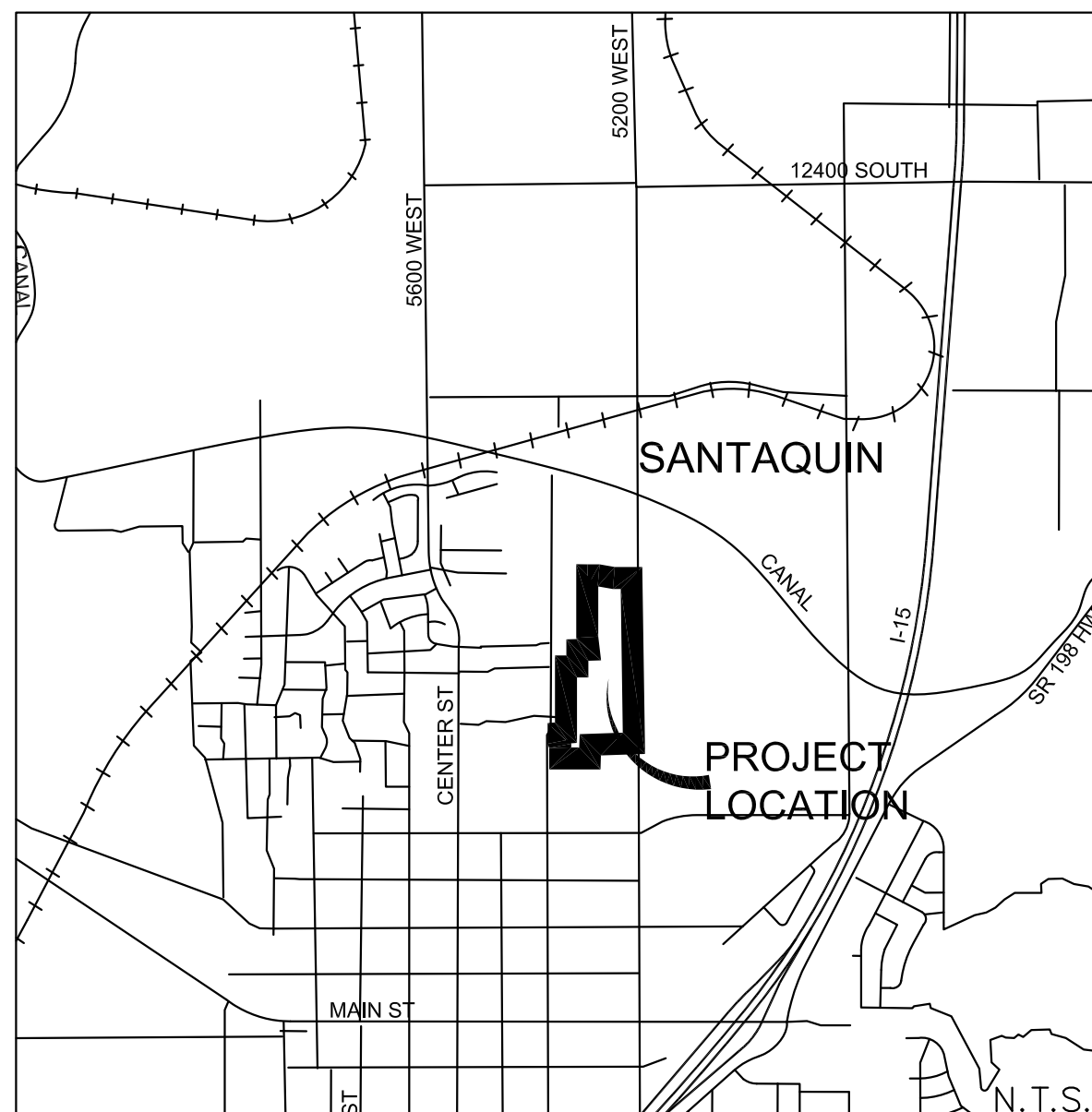


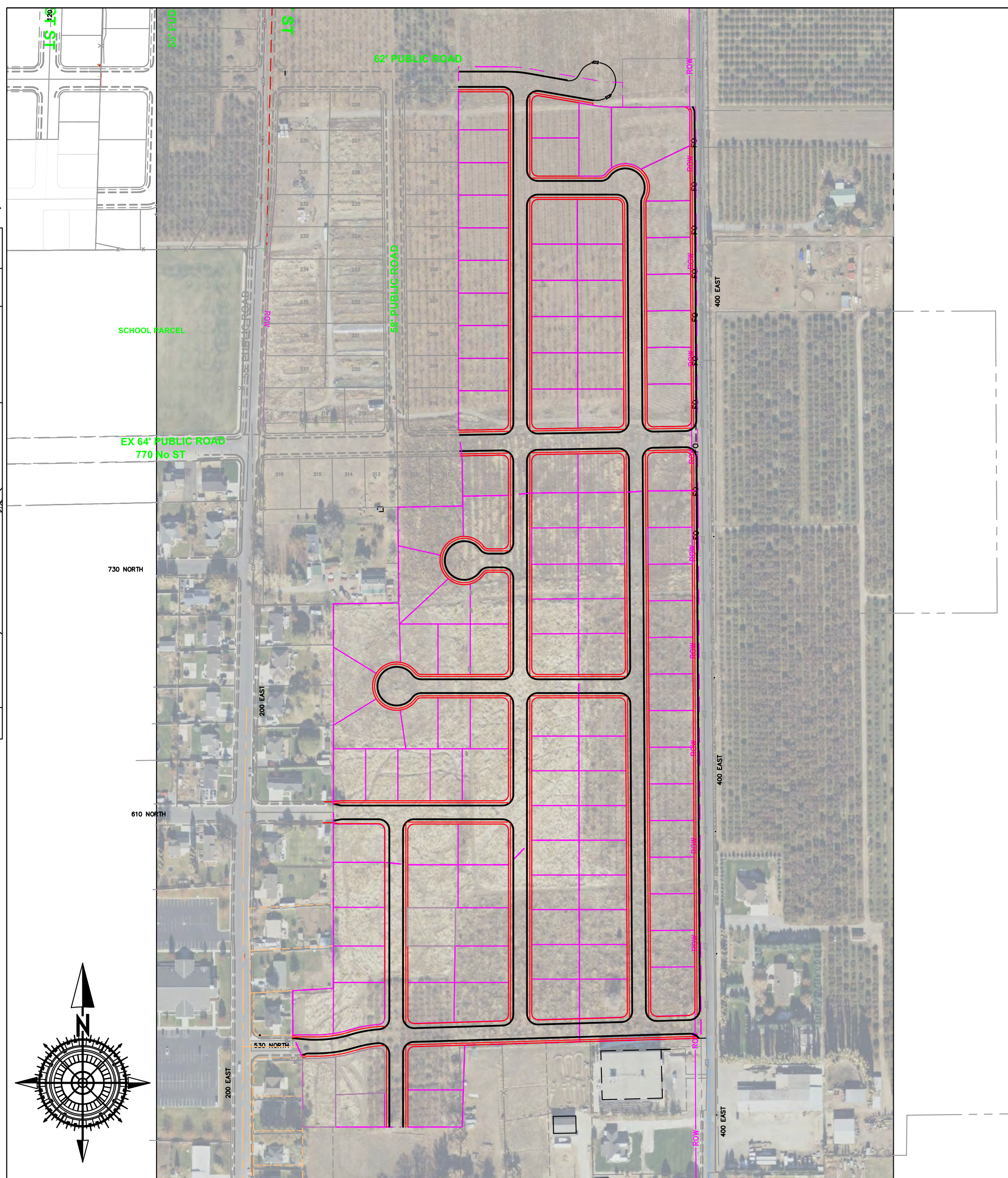
# BELLA VISTA SUBDIVISION

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

CONCEPT  
APRIL 3, 2025



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



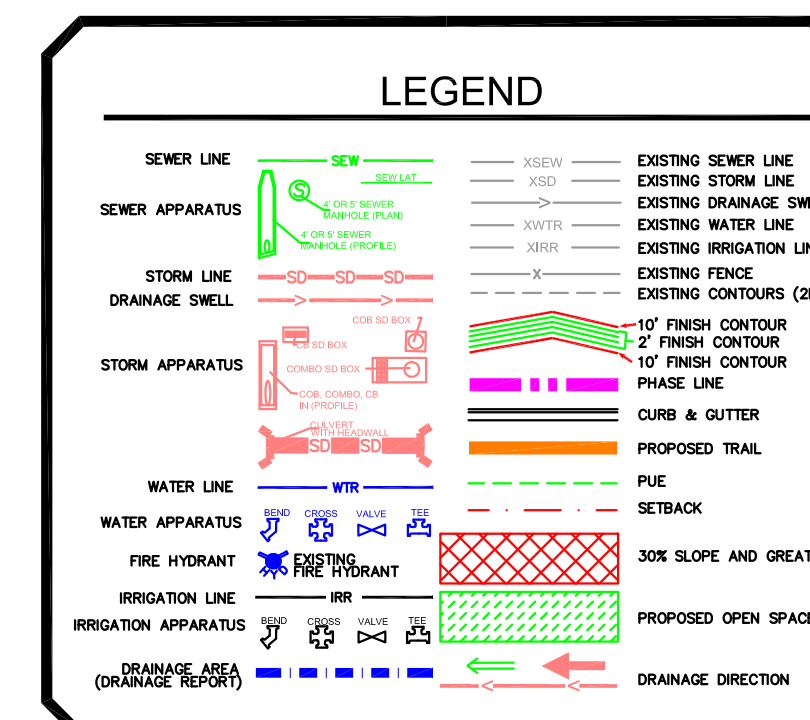
**OVERALL BOUNDARY DESCRIPTION:**  
 BEGINNING at a point that is N 89°32'33" E, 2,038.92 feet along the quarter section line and N 00°00'03" W 447.82 feet from the West Quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 119.26 feet, to a point 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°40'37" E 181.50 feet, thence S 00°19'44" E 231.69 feet, thence S 88°18'35" W 587.45 feet, thence N 01°45'51" 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°00'11" 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.

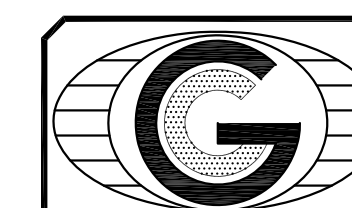
**NOTE:**  
Bella Vista not to be constructed until after Stratton Meadows Subdivision. It may be constructed concurrently with Stratton Meadows Subdivision.

<b>ZONE</b>	<b>R-10</b>
<b>LOTS</b>	<b>119</b>
<b>ACREAGE</b>	<b>42.8 ac.</b>
<b>ACREAGE LOTS</b>	<b>30.49 ac.</b>
<b>ACREAGE ROW</b>	<b>12.31 ac.</b>
<b>DENSITY</b>	<b>2.78 lots/ac.</b>

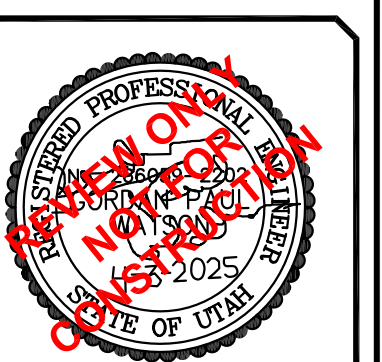


REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED

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



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SHEET NO. 1

BELLA VISTA SUBDIVISION  
4-3-2025



CONSTRUCTION NOTES

Construction Notes

1. All work to be done in conformity to SANTAQUIN CITY standards and specification and as directed by the SANTAQUIN CITY engineer or his representatives.
2. All sewer and water system construction shall be in accordance with SANTAQUIN CITY standards and specifications. Contractor to obtain current standards from the SANTAQUIN CITY.
3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.
4. Contractor responsible for protection of all utilities shown or not shown.
5. Contractor shall be responsible to obtain and pay for necessary permits.
6. Contractors shall attend all pre-construction conferences.
7. Contractor shall be responsible for all public safety and OSHA standards.
8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines.
9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with SANTAQUIN CITY standards.
10. All culinary water lines shall be per SANTAQUIN CITY standards.
11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 4 feet, unless otherwise noted on the plan and profile sheets.
12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 12 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 12 inches from the waterline.
13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchrap no. 50. All fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.
14. Sanitary sewer laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted green.
15. All sewer laterals will be marked with a "S" stamped into the curb above.
16. Culinary water laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted blue.
17. All culinary water laterals will be marked with a "W" on the curb above.
18. Contractor to verify 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 THERE 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 BONDBABLE 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 TRAFFIC AND TO MAINTAIN NORMAL WORKING HOURS. THE CONTRACTOR 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 ELECTRODS MAY BE DONE BY AWAARDED 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 REGULATOR 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 TO 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 CONDUITS, CONDUCTORS, CONDUIT BOXES, 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: 4759.858  
ELEVATION: NORTH-EAST 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 EMERGENCES 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 DISBURSTMENT OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. EXCAVATION (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 UTILITIES, PIPELINES AND SEWERS. 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 THE START OF THE WORK. 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 LOCATED IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-562-4111 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 BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES WHOSE FACILITIES 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. THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

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

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

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

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

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

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

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

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

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

SURFACE IMPROVEMENTS:

1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 98 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 1/8 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 THE 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.



NO.	DESCRIPTION	DATE	APPD.

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

**GATEWAY CONSULTING, Inc.**  
P.O. BOX 951065 SOUTH JORDAN, UT 84095  
PH: (801) 694-5848  
paul@gatewayconsultingllc.com

**BELLA VISTA SUBDIVISION**  
**PROJECT NOTES**  
**AND CONTACT INFORMATION**

**CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING**  
**CONSTRUCTION MANAGEMENT**

**BELLA VISTA SUBDIVISION**  
**PROJECT NOTES**  
**AND CONTACT INFORMATION**

4-3-2025  
PLOT DATE:

**SANTAQUIN CITY**

SHEET NO. **1A**



PARCEL 1:

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

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

PARCEL 2:

PARCEL 3:

LESS AND EXCEPTING the following:

ALSO LESS AND EXCEPTING the following:



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

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

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

1.-15. {Not a survey matter}

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

18.-22. {Not a survey matter}

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

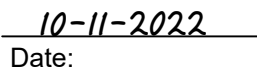
Basis of Bearing is North 89°32'33" East between the East Quarter corner and the West Quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian as shown hereon.

beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number 102759/2019, Map Number 16746; said point being North 89°32'33" East, along the section line, 1146.15 feet and North, 317.94 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner of Section 36 being South 89°32'33" East, along the section line, 5292.30 feet from the East Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence along the section line following two (2) calls: 1) North 01°38'35" E. 595.10 feet; 2) North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754/2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 506.49 feet; thence East, 475.18 feet; thence South 00°00'03" East, 819.47 feet; thence South 89°37'56" West, 519.60 feet; thence North 02°13'39" East, 432.44 feet to a point at the quarter section line; thence South 89°32'33" West, along said quarter section line, 320.88 feet to a point at a non-range, 790.00 feet from the quarter section line; thence North 89°47'47" East, along said quarter section line, 790.00 feet to a point at the range line; thence North 78°07'37" West, 79.44 feet to a point on the easterly boundary line of The Orchards Plat G-4, Entry Number 131982/2021, Map Number 17824; thence North 01°38'35" East, said easterly boundary line, 301.17 feet to the point of beginning.

Contains: 21.69 Acres

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

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



SHEET NO. **1/2**







**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.

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.

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.

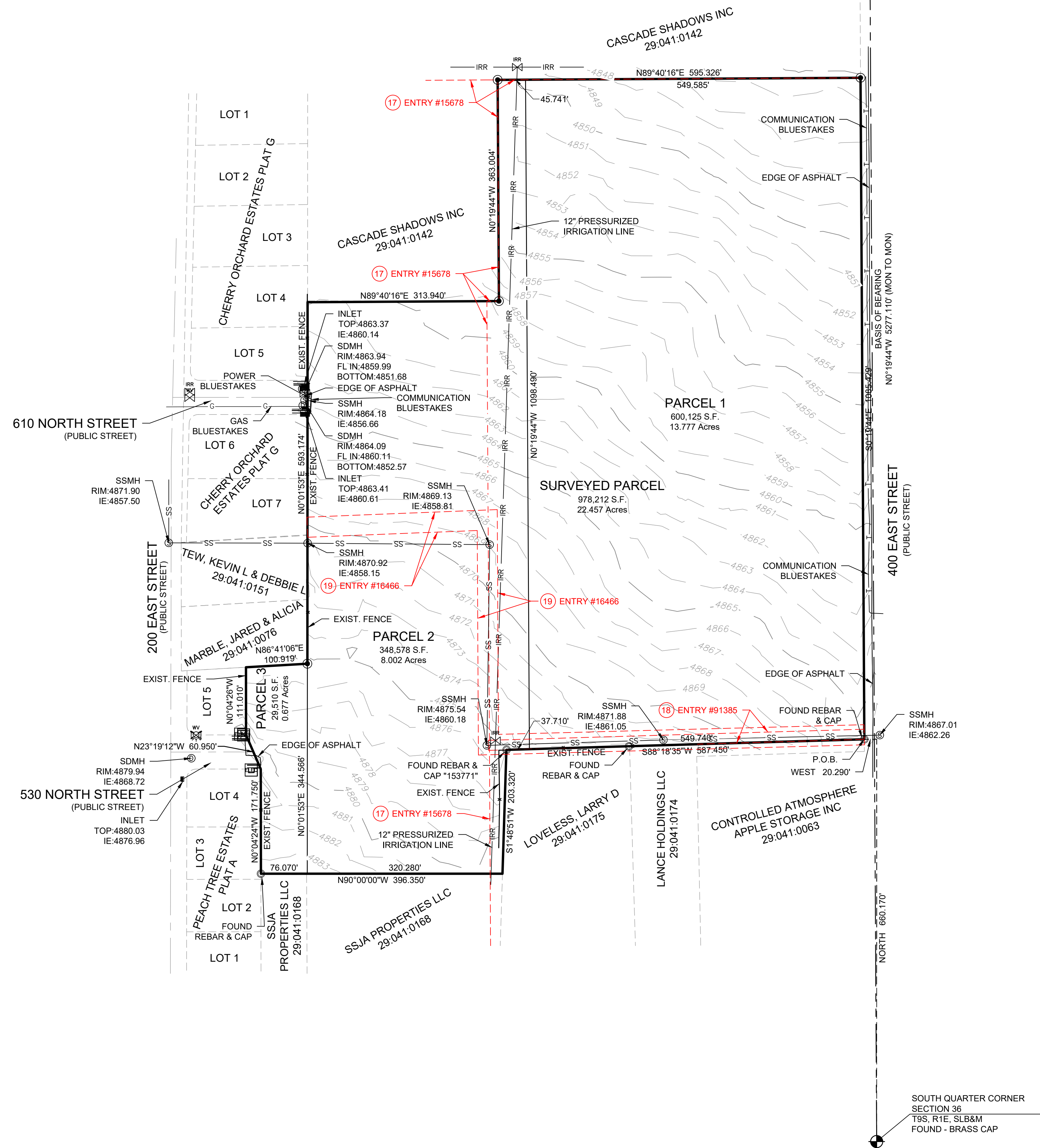
Beginning at a point lying 16.5 feet perpendicularly distant Westerly from the North-South Quarter Section line of Section 36, Township 9 South; Range 1 East, Salt Lake Base and Meridian, said point lies North 660.170 feet (Basis of bearings is North 01°19'44" West between the South Quarter Section line and the East Quarter Section line of Section 36, Township 9 South; Range 1 East, Salt Lake Base and Meridian) and East 20.290 feet (Basis of bearings is North 01°19'44" West between the South Quarter Section line and the East Quarter Section line of Section 36, Township 9 South; Range 1 East, Salt Lake Base and Meridian) running thence South 88°18'15" East 587.450 feet; thence South 01°48'51" West 201.162 feet; thence West 396.350 feet to the East Line of Peach Tree Estates Plat A; thence along said East Line the following (3 corners): 1) North 00°04'24" West 171.753 feet; 2) North 23°19'12" West 60.950 feet; 3) North 00°42'26" West 111.010 feet; thence North 86°41'06" East 89.919 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 00°49'16" East 100.000 feet to the East Line of Peach Tree Estates Plat A; thence along said East Line 326 feet to the East Line of Section 36, Township 9 South; Range 1 East; thence along said North-South Quarter Section line; thence along said 16.5 feet perpendicularly distant Westerly line of Section 36, Township 9 South; Range 1 East 1085.425 feet to the point of beginning.











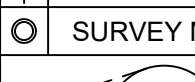
DRAWING NAME  
COVER

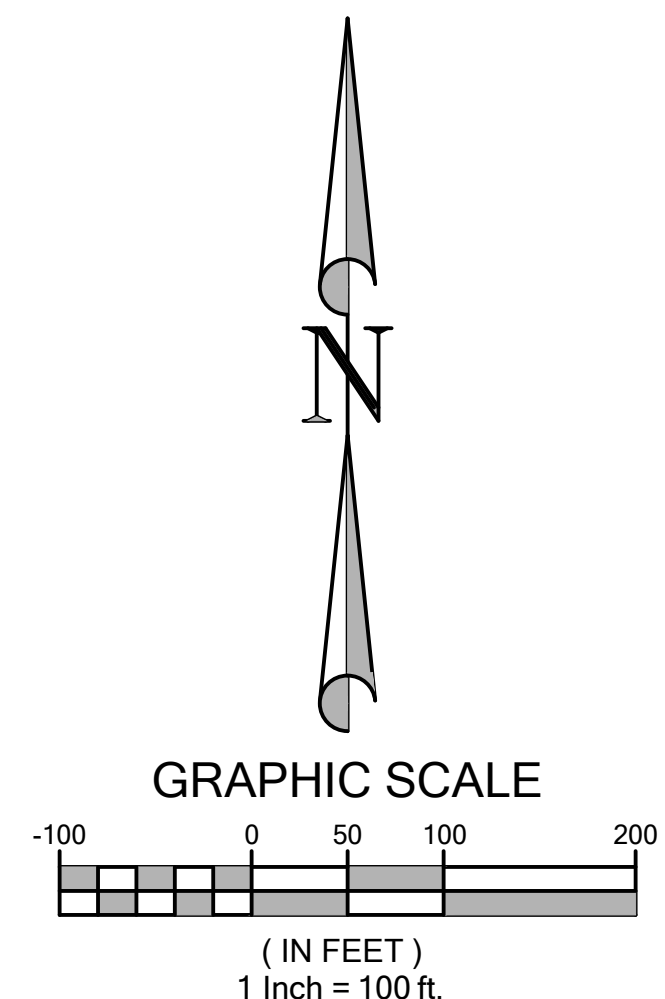


BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 9 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE & MERIDIAN

NORTH QUARTER CORNER  
SECTION 36  
T9S, R1E, SLB&M  
FOUND - BRASS CAP



SYMBOL LEGEND	
	ELECTRICAL BOX
	TELEPHONE BOX
	SEWER MANHOLE
	FIRE HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	MONUMENT AS MARKED
	SURVEY MARKER
	

[illegible]

DESIGNED BY:	MB	DATE:	REV:
DRAWN BY:	CMD BY:	SOLUTION CONTRACT NO:	
SUBMITTED BY:		CONTRACT NO:	
FILE NAME:			
SIZE:	ANSI/D	PLOTTED BY:	PLOT DATE:

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



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

- 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	DOMINION ENERGY QUESTAR CORPORATION
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-803(4)(c)(i) 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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW Approved this _____ day of _____ 20____ ROCKY MOUNTAIN POWER	DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532. Approved this _____ day of _____ 20____ QUESTAR GAS COMPANY By: _____ Title: _____

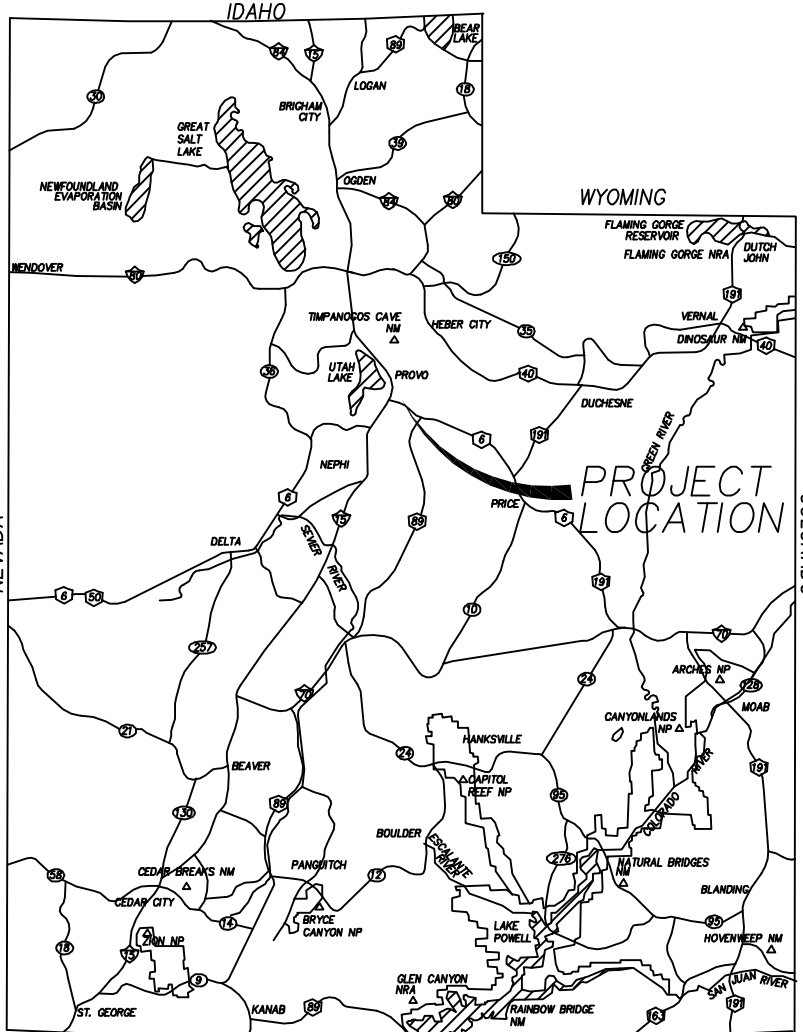
CENTRACOM ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____ CENTRACOM COMPANY BY- _____ TITLE _____
CENTURY LINK ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____ CENTURY LINK COMPANY BY- _____ TITLE _____
COMCAST ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____ CENTURY LINK COMPANY BY- _____ TITLE _____

Date 4-3-2025  
File: PPLAT STRATTON MEADOW

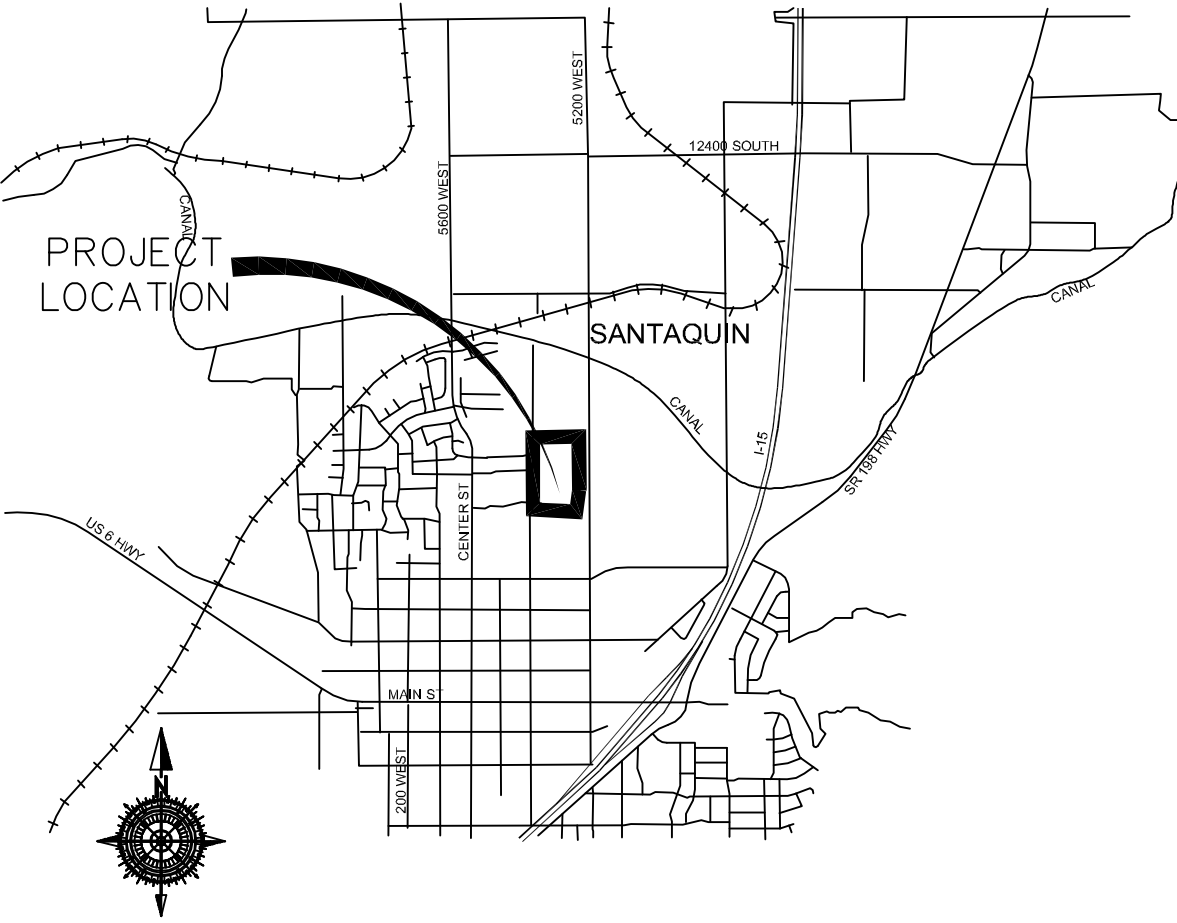
# BELLA VISTA SUBDIVISION PHASE 1

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

## PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

**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

SURVEYOR OF RECORD:



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 \_\_\_\_\_ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS BELLA VISTA SUBDIVISION PHASE 1, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

### BOUNDARY DESCRIPTION

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

Parcel contains 13.80 acres and 37 lots.

**PRELIMINARY PLAT  
FOR REVIEW ONLY**

DATE: \_\_\_\_\_

### OWNER'S DEDICATION AND CONSENT TO RECORD

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BOARD OF EDUCATION NEBO SCHOOL DISTRICT

STRATTON ACRES LLC  
ANDREW FLAMM (MANAGER)

CASCADE SHADOWS INC.  
KIMBALL STRATTON

KIMBALL T STRATTON

MARLENE EVENS STRATTON

## BELLA VISTA SUBDIVISION PHASE 1

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

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEARBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

APPROVED BY MAYOR

APPROVED

CITY ENGINEER  
(SEE SEAL BELOW)

ATTEST

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



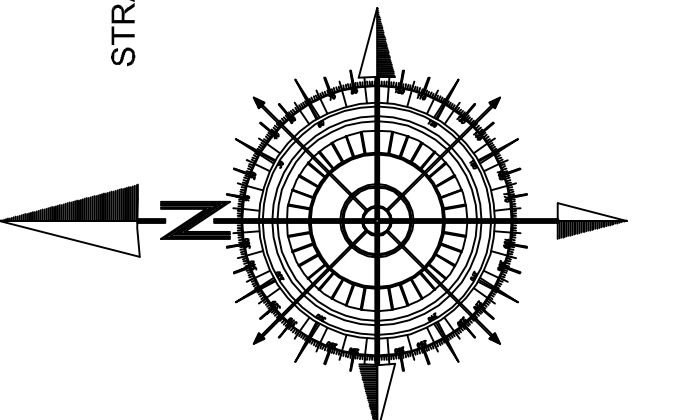
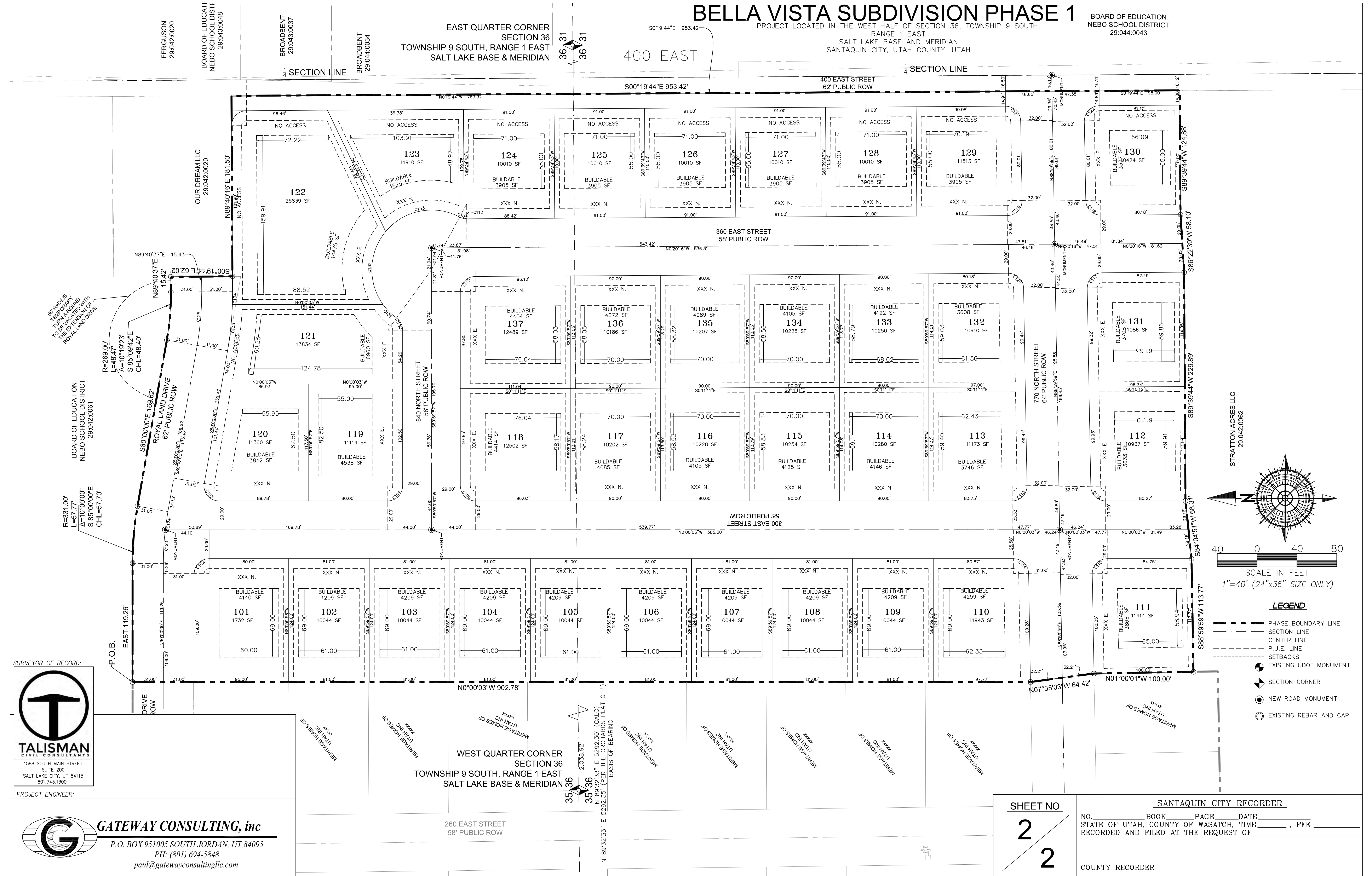
# BELLA VISTA SUBDIVISION PHASE 1

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

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

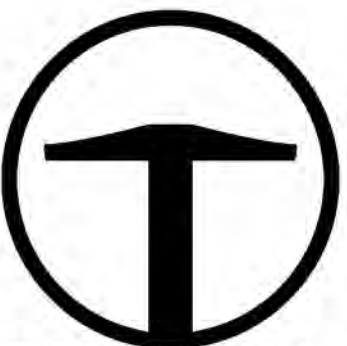


40 0 40 80  
SCALE IN FEET  
1"=40' (24"x36" SIZE ONLY)

## LEGEND

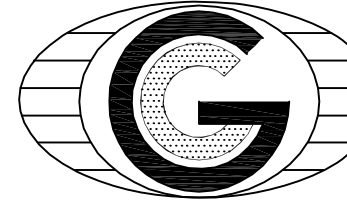
- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACKS
- EXISTING UDOT MONUMENT
- SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP

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 2

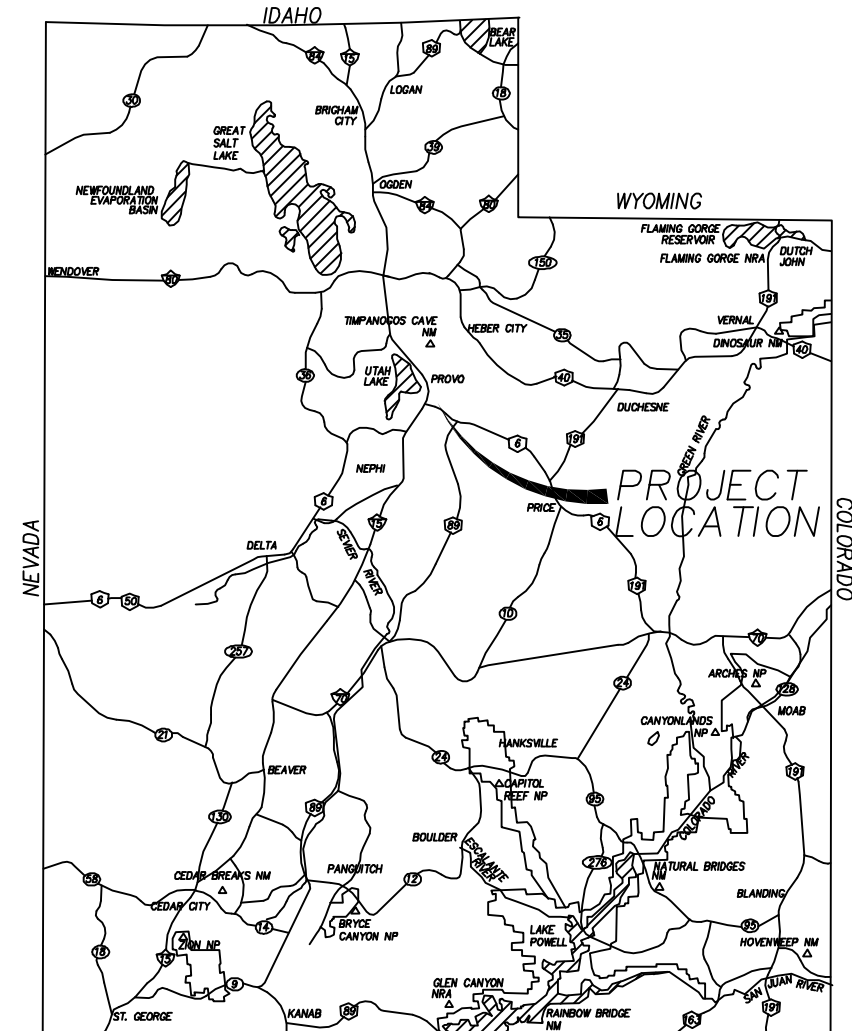
PROJECT LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH

## PRELIMINARY PLAT

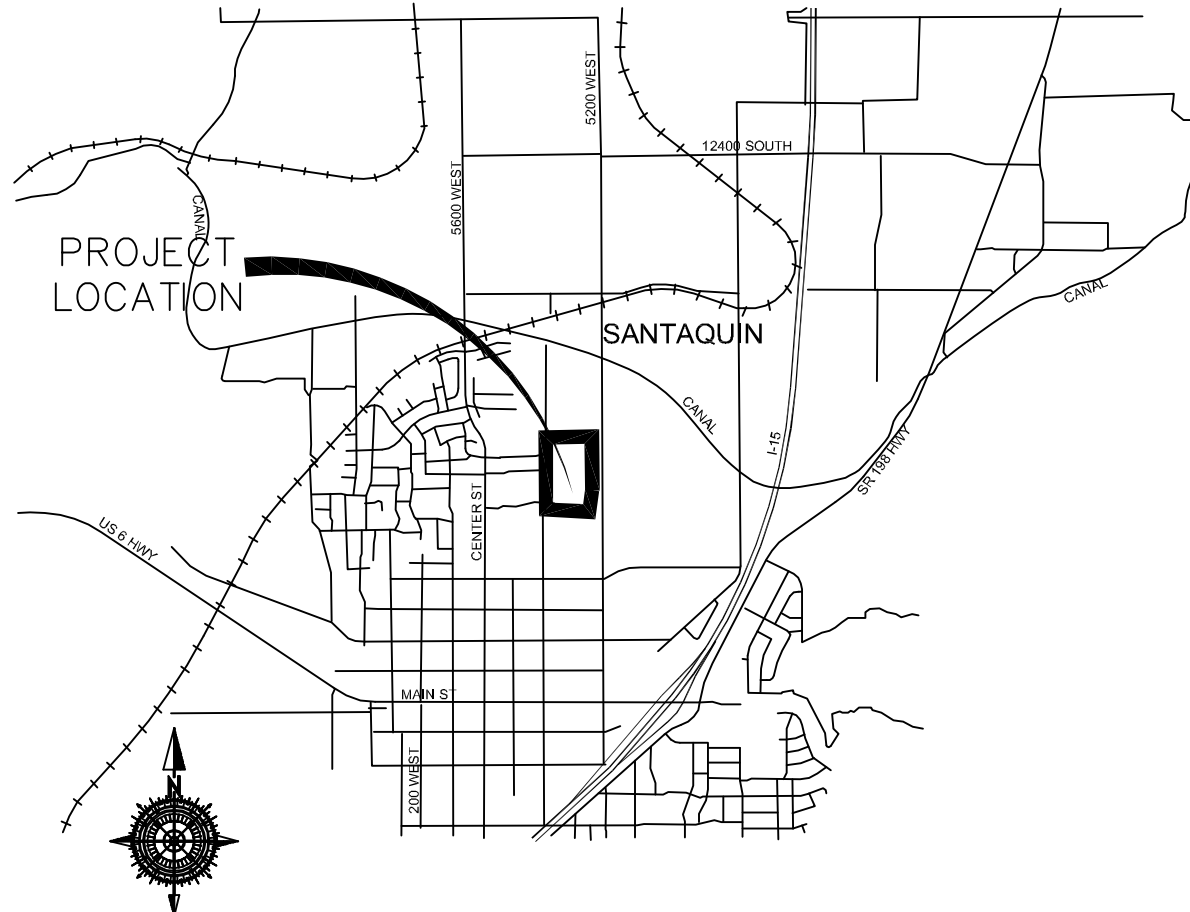
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C130	23.57'	15.00'	21.22'	N45°00'28"W	90°00'50"
C131	23.56'	15.00'	21.21'	N44°59'05"E	89°59'10"
C132	14.16'	15.00'	13.64'	S62°57'49"E	54°06'09"
C133	58.53'	60.00'	56.24'	S63°51'33"E	55°53'37"
C134	79.16'	60.00'	73.54'	N50°23'50"E	75°35'38"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

IN WITNESS WHEREOF 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)

## 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, HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

APPROVED BY MAYOR \_\_\_\_\_

APPROVED \_\_\_\_\_

CITY ENGINEER  
(SEE SEAL BELOW)

ATTEST \_\_\_\_\_

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

### 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-803(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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - d. ANY OTHER PROVISION OF LAW

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

ROCKY MOUNTAIN POWER \_\_\_\_\_

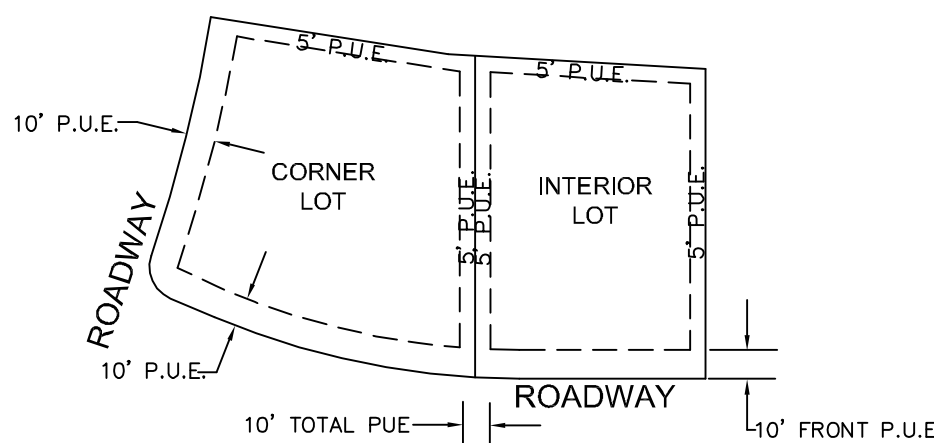
### DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS' DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532. Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_ QUESTAR GAS COMPANY

By: \_\_\_\_\_

Title \_\_\_\_\_

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



INTERIOR AND CORNER LOTS  
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

### 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 \_\_\_\_\_

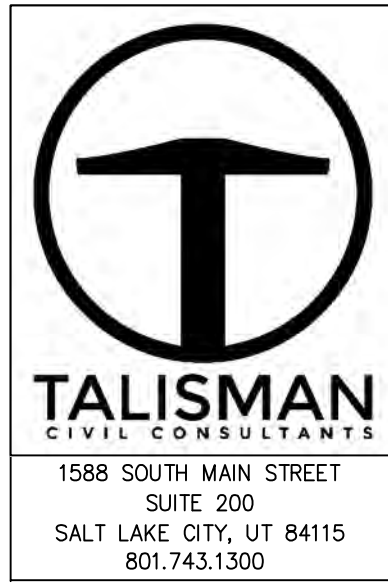
NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

### UTAH COUNTY RECORDER

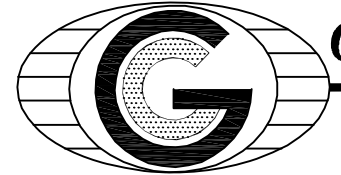
NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, TIME \_\_\_\_\_, FEE \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

### SURVEYOR OF RECORD:



### PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com



BELLA VISTA SUBDIVISION PHASE 2

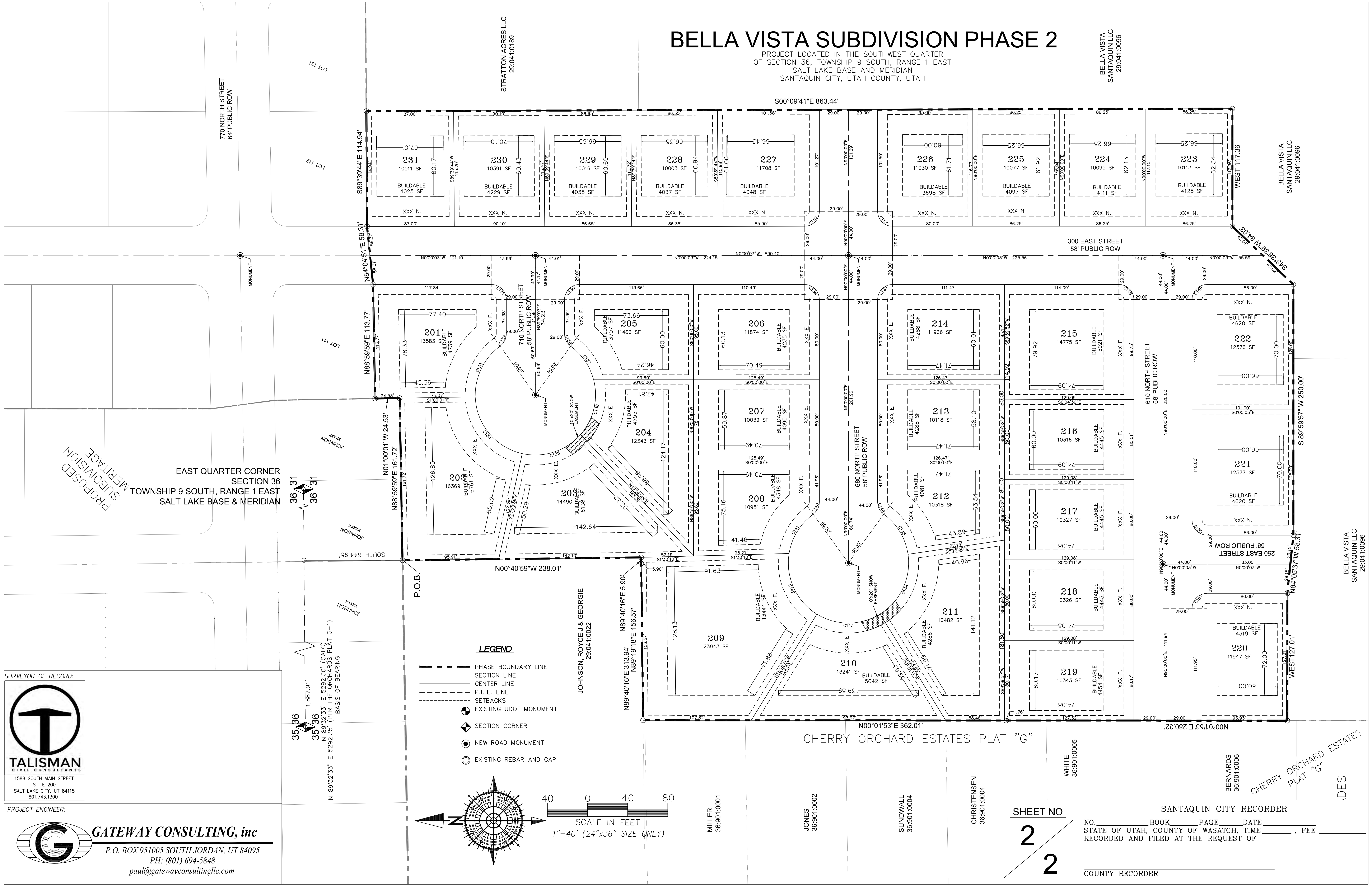
PROJECT LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH

BELLA VISTA  
SANTAQUIN LLC  
29-041:0096

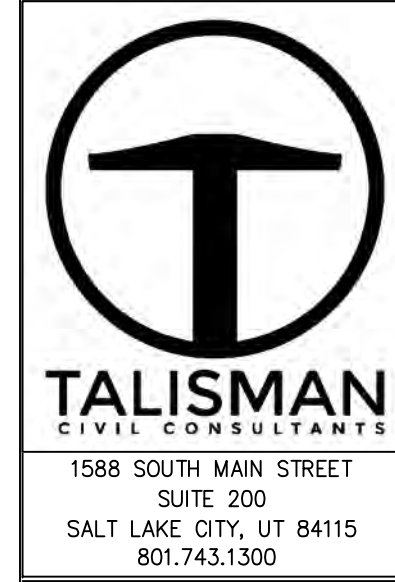
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BELLA VISTA  
SANTAQUIN LLC  
29-041:0096

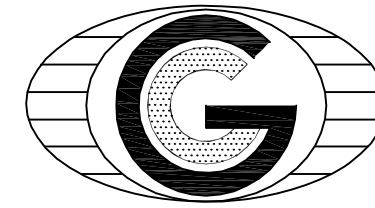
BELLA VISTA  
SANTAQUIN LLC  
29-041:0096



SURVEYOR OF RECORD:



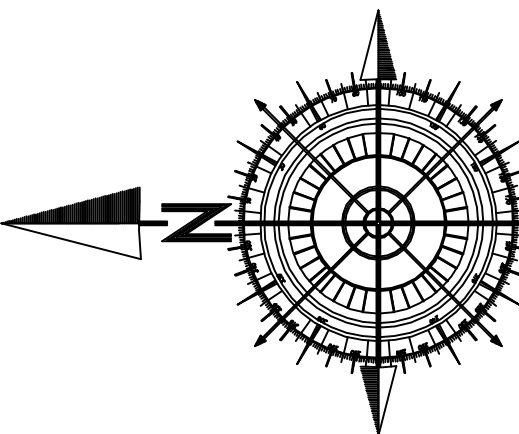
PROJECT ENGINEER:



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

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

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

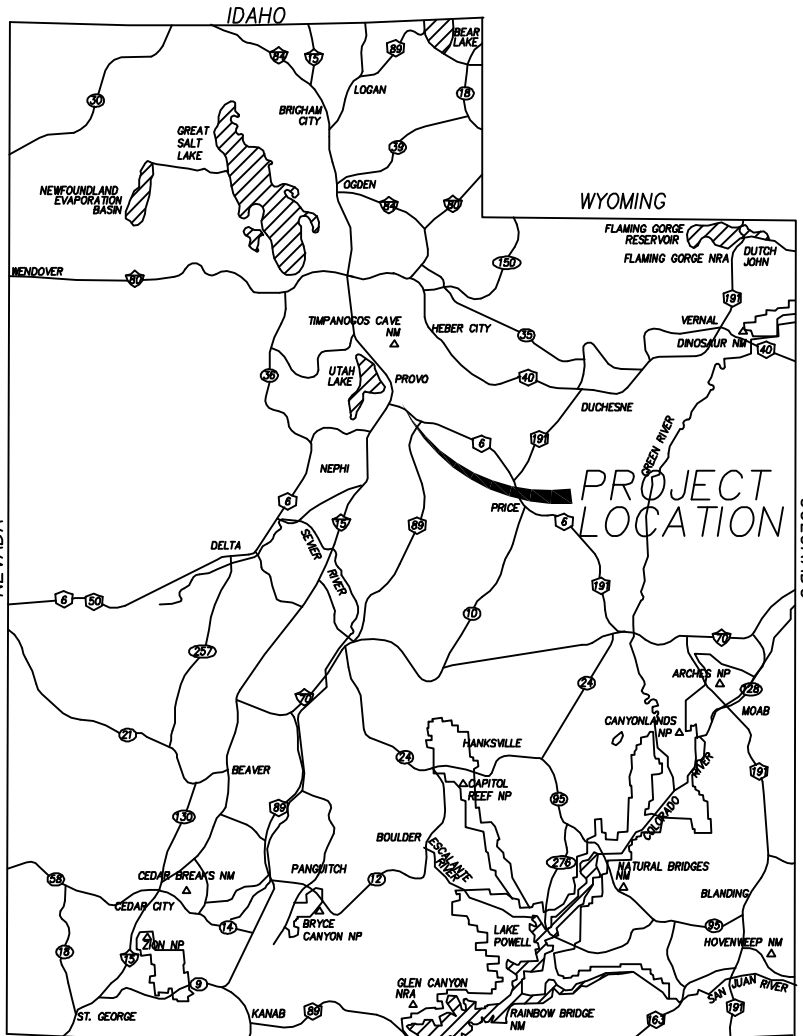


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C17	23.12'	15.00'	20.90'	S44°09'16"W	88°18'38"
C18	24.00'	15.00'	21.52'	S45°50'44"E	91°41'22"
C23	24.00'	15.00'	21.52'	S45°50'44"E	91°41'22"
C24	22.53'	15.00'	20.47'	N43°01'37"E	86°03'21"
C25	23.12'	15.00'	20.90'	S44°09'16"W	88°18'38"
C26	24.95'	15.00'	22.17'	N47°39'10"W	95°18'13"
C27	55.99'	271.00'	55.90'	S78°46'34"W	11°50'19"
C28	51.63'	329.00'	51.58'	S77°21'09"W	8°59'29"
C29	46.38'	370.04'	46.35'	S85°53'15"W	7°10'54"
C30	40.74'	310.20'	40.71'	N85°37'11"E	7°31'28"
C31	39.99'	271.00'	39.96'	N77°05'05"E	8°27'20"
C32	75.78'	329.00'	75.62'	N79°27'21"E	13°11'52"

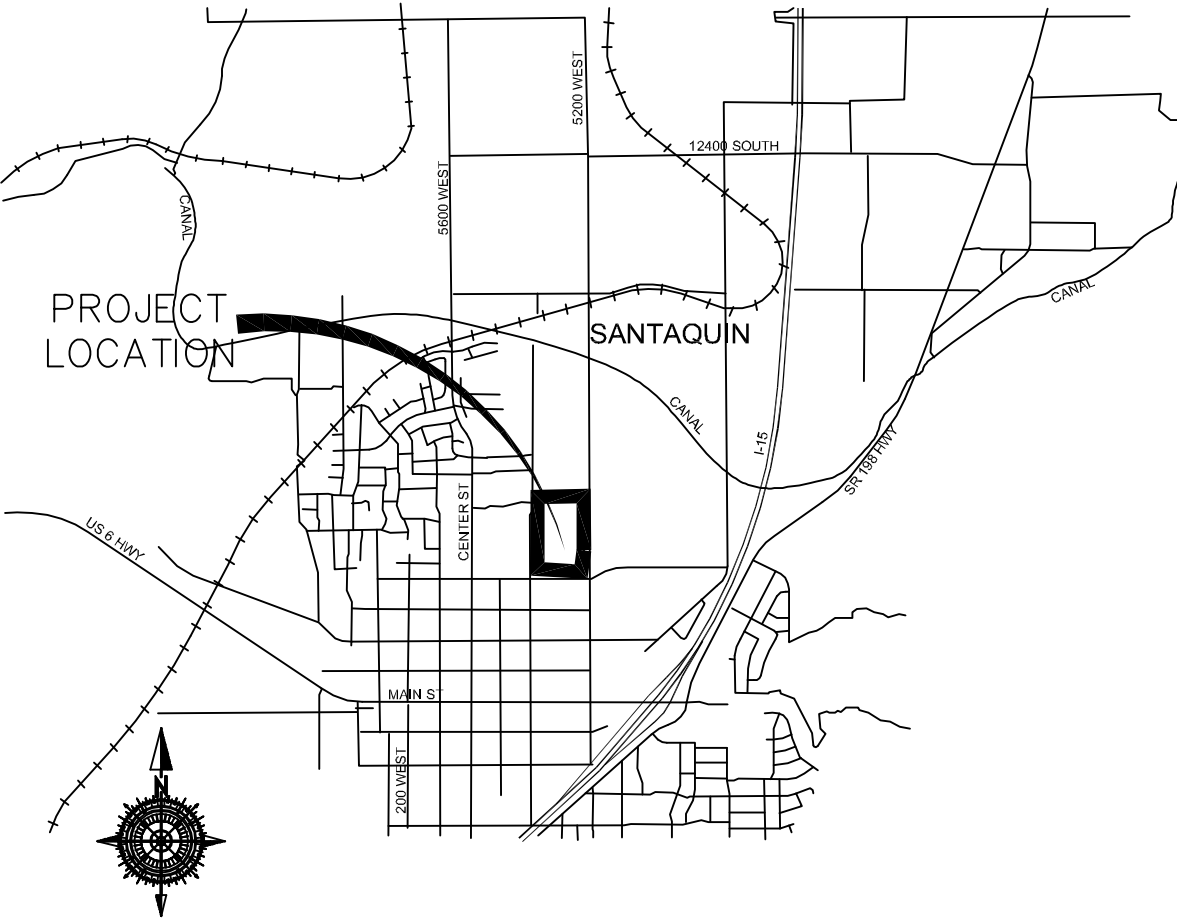
# BELLA VISTA SUBDIVISION PHASE 3

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



VICINITY MAP



VICINITY MAP

### SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH \_\_\_\_\_ 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 N 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

BELLA VISTA SANTAQUIN LLC  
ANDREW FLAMM (MANAGER)

## BELLA VISTA SUBDIVISION PHASE 3

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

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEARBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

APPROVED BY MAYOR \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_ BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO

1  
2

### 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-803(4)(c)(i) 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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
d. ANY OTHER PROVISION OF LAW

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

ROCKY MOUNTAIN POWER

### DOMINION ENERGY QUESTAR CORPORATION

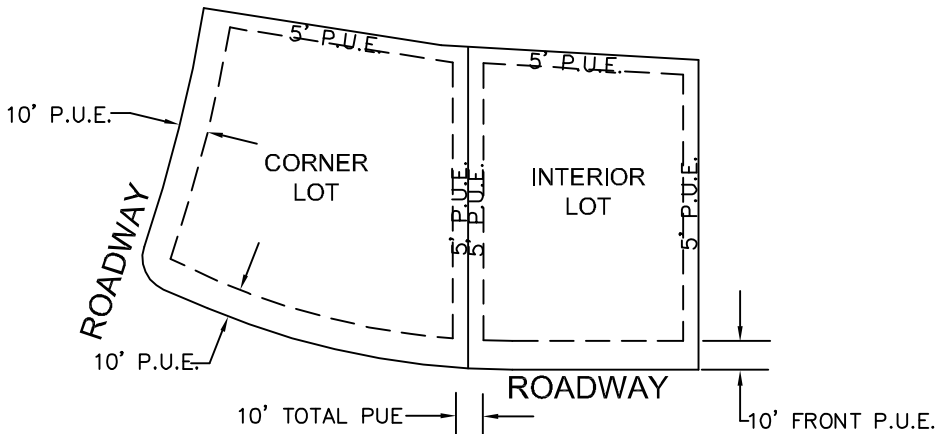
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.  
Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

QUESTAR GAS COMPANY

By: \_\_\_\_\_

Title \_\_\_\_\_

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

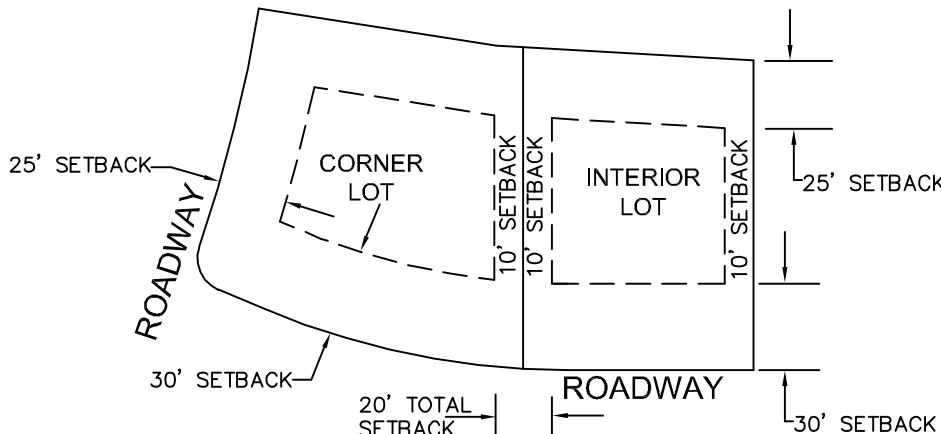


INTERIOR AND CORNER LOTS  
UNLESS OTHERWISE NOTED ON PLAT

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:



### PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

### UTAH COUNTY RECORDER

NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, TIME \_\_\_\_\_, FEE \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

COUNTY RECORDER



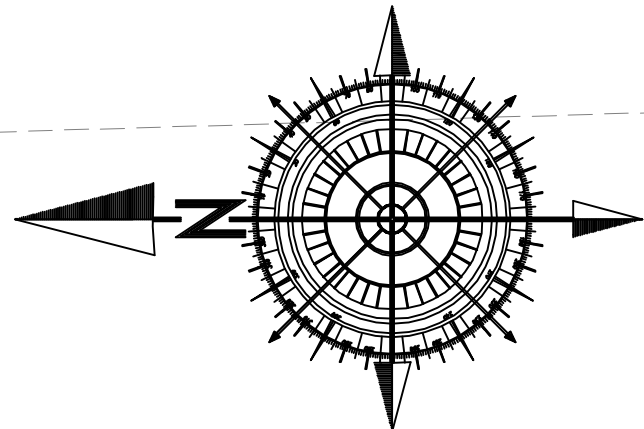
BELLA VISTA SUBDIVISION PHASE 3

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



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

300 EAST STREET  
58' PUBLIC ROW

610 NORTH STREET  
58' PUBLIC ROW

530 NORTH STREET  
58' PUBLIC ROW

LOVELESS  
29:041:0175

STRATTON  
29:041:0168

STRATTON  
29:041:0168

WRIGHT  
49:58:0002

STILSON  
49:58:0003

PRESCOTT  
49:58:0004

VASQUEZ  
49:580:0005

MARBLE  
29:041:0076

TEW  
29:041:0151

RHOADES  
36:901:0007

BERNARDS  
36:901:0006

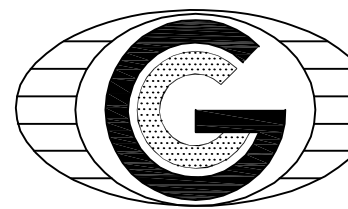
EAST QUARTER CORNER  
SECTION 36  
TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE & MERIDIAN

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

SURVEYOR OF RECORD:



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  
RECORDED AND FILED AT THE REQUEST OF

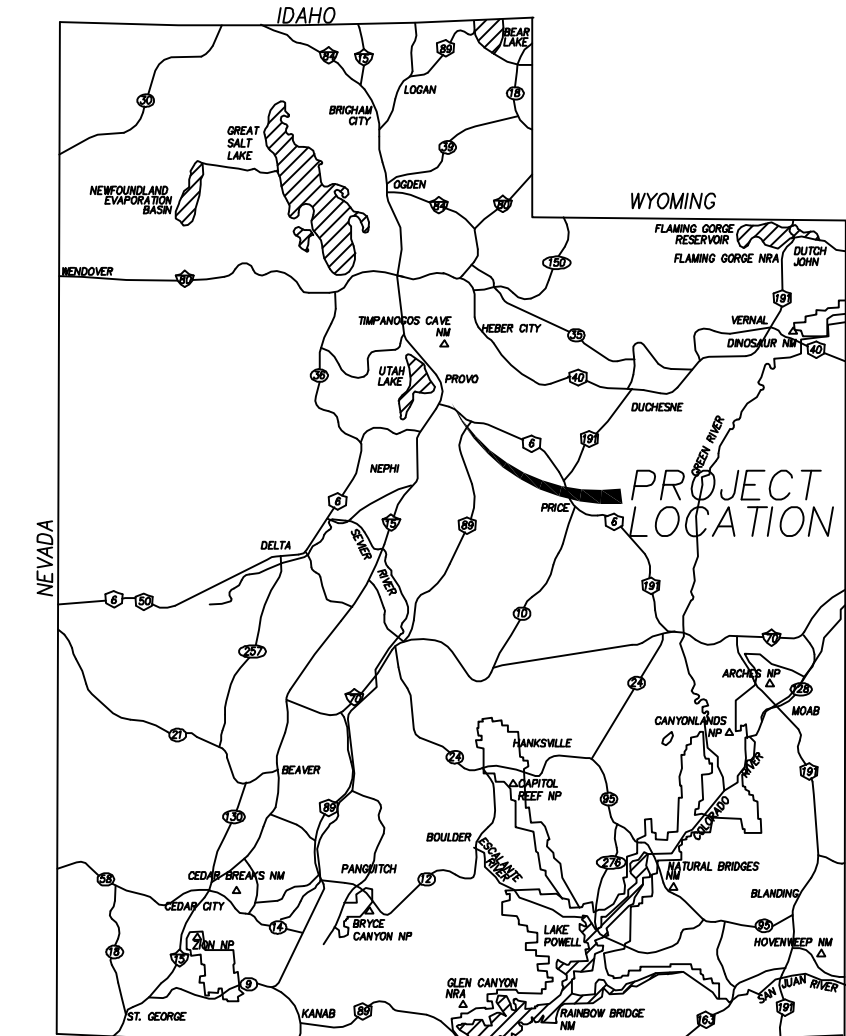
COUNTY RECORDER



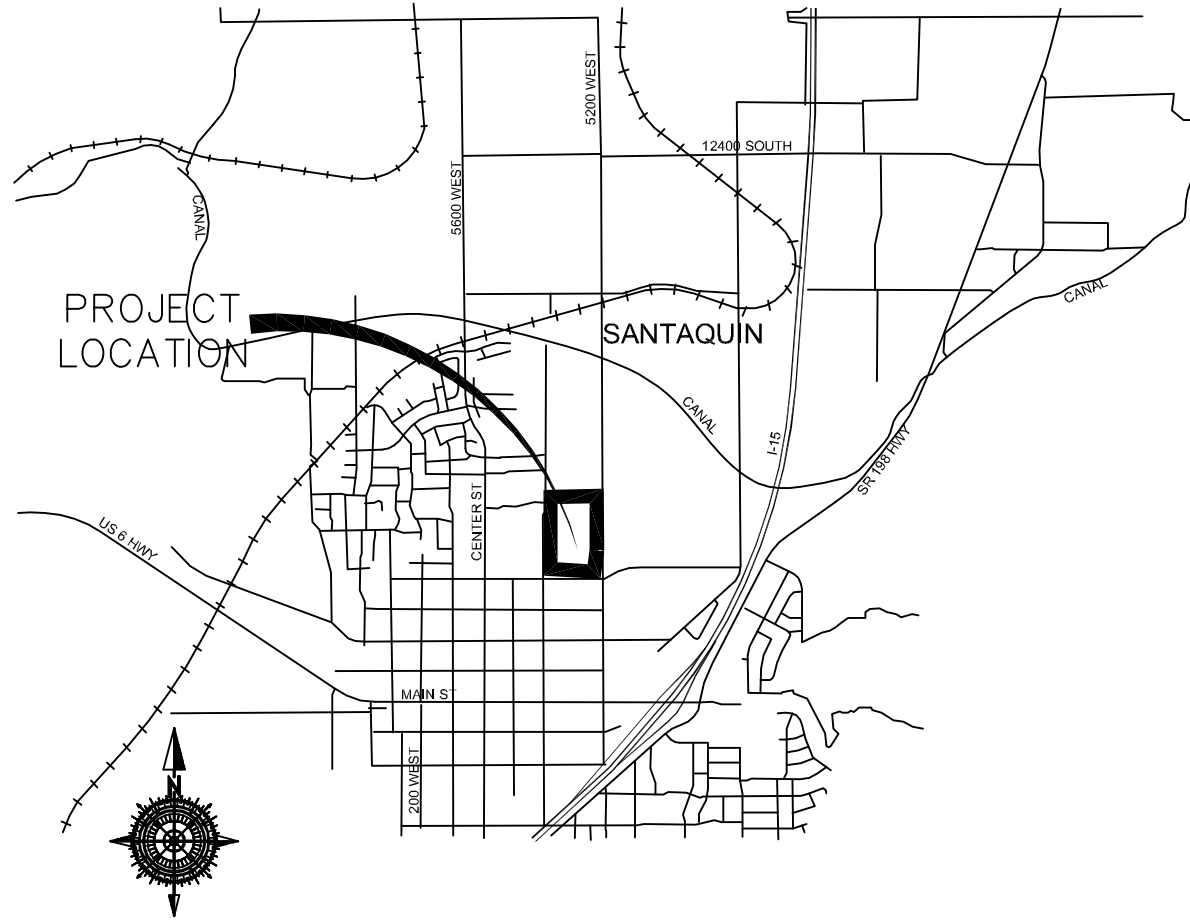
# BELLA VISTA SUBDIVISION PHASE 4

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



VICINITY MAP



VICINITY MAP

### NOTES:

- ④ 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.
- NDCBU – NEIGHBORHOOD DELIVERY BOX UNIT.
- 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.
- 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.
- PHASE 4 IS REQUIRED TO BE CONSTRUCTED AFTER OR CONCURRENTLY WITH PHASE 1
- NO ACCESS TO 400 EAST FROM LOTS 415-430

#### ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. 17-27a-803(4)(c)(i) 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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
d. ANY OTHER PROVISION OF LAW

Approved this \_\_\_\_ day of \_\_\_\_ 20\_\_

ROCKY MOUNTAIN POWER

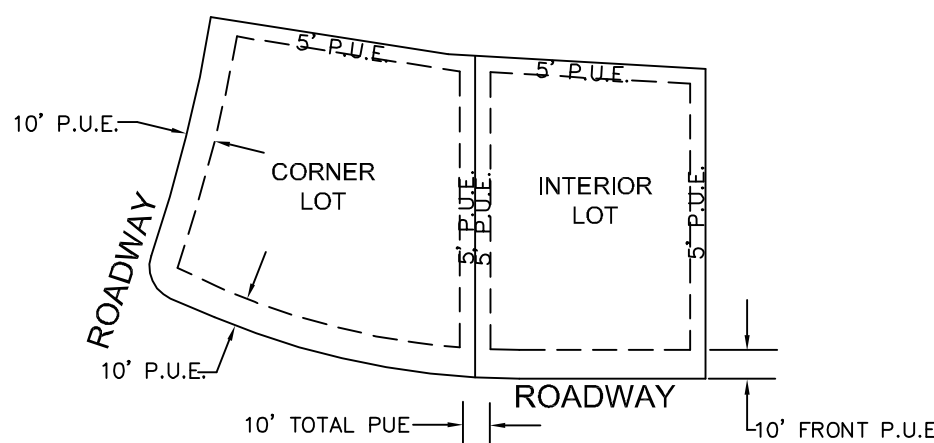
#### DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.  
Approved this \_\_\_\_ day of \_\_\_\_ 20\_\_  
QUESTAR GAS COMPANY

By: \_\_\_\_\_

Title \_\_\_\_\_

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



INTERIOR AND CORNER LOTS  
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

#### BELLA VISTA SANTAQUIN LLC. ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

FOR AND IN BEHALF OF \_\_\_\_\_

WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

#### STRATTON ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

FOR AND IN BEHALF OF \_\_\_\_\_

WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

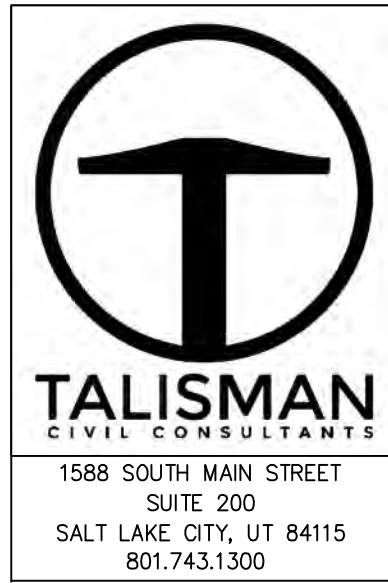
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

#### UTAH COUNTY RECORDER

NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, TIME \_\_\_\_\_, FEE \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

COUNTY RECORDER

#### SURVEYOR OF RECORD:



#### PROJECT ENGINEER:



**GATEWAY CONSULTING, inc**

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

#### SURVEYOR'S CERTIFICATE

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

#### BOUNDARY DESCRIPTION

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

Parcel contains 28 lots and 9.37 acres.

PRELIMINARY PLAT  
FOR REVIEW ONLY

DATE: \_\_\_\_\_

#### OWNER'S DEDICATION AND CONSENT TO RECORD

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

STRATTON ACRES LLC  
ANDREW FLAMM (MANAGER)

BELLA VISTA SANTAQUIN LLC  
ANDREW FLAMM (MANAGER)

## BELLA VISTA SUBDIVISION PHASE 4

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

#### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEARBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

APPROVED BY MAYOR \_\_\_\_\_

APPROVED \_\_\_\_\_ CITY ENGINEER  
(SEE SEAL BELOW)

ATTEST \_\_\_\_\_ 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

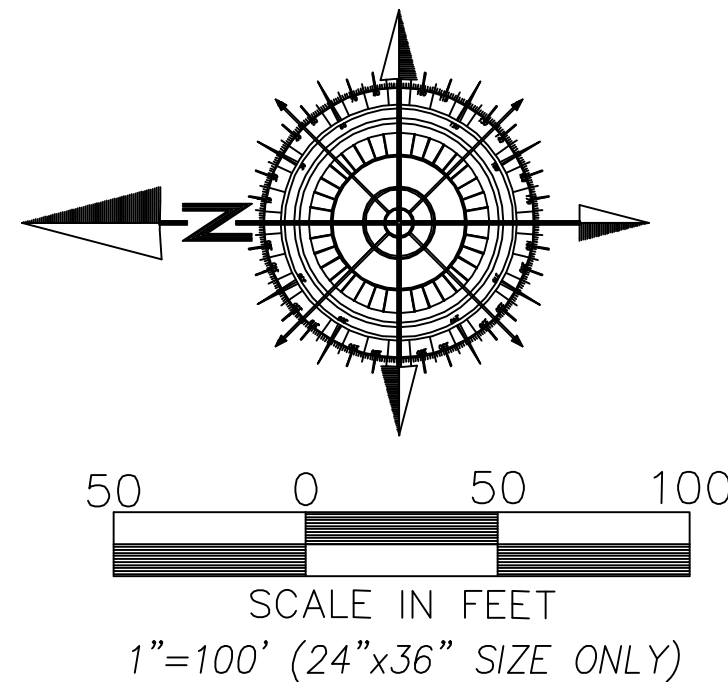
SHEET NO

1  
2



# 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



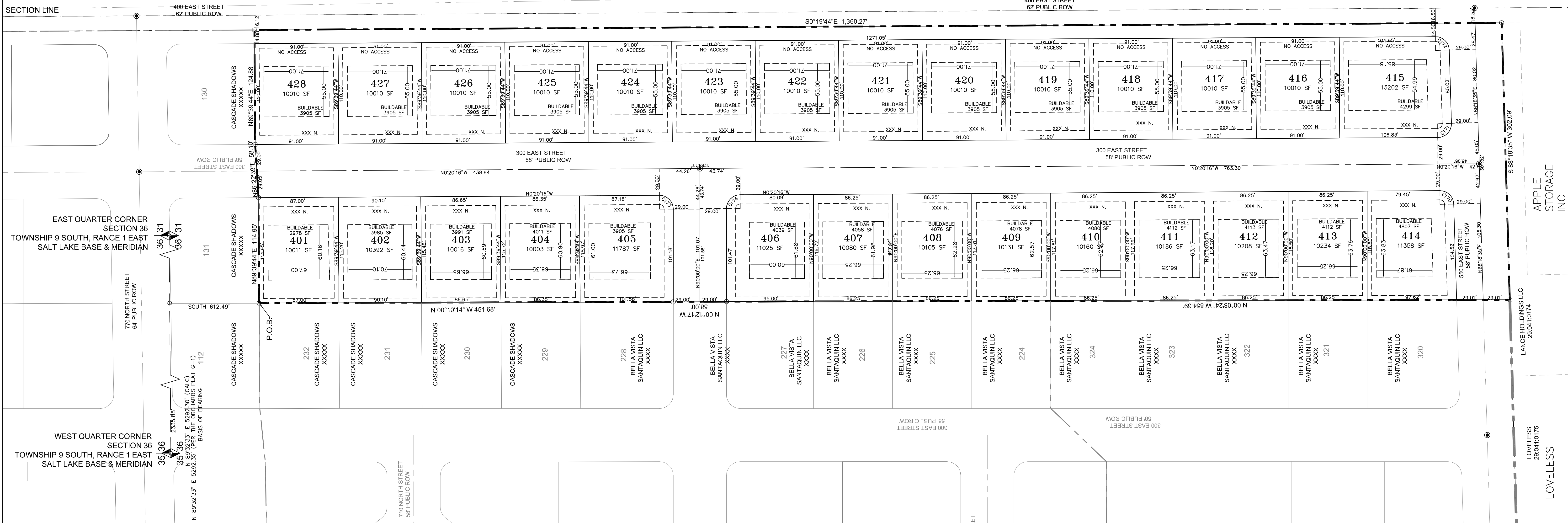
## LEGEND

- 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

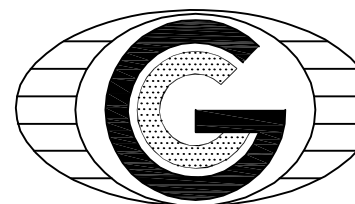
FERGUSON  
FAMILY  
TRUST



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

PROJECT ENGINEER:



**GATEWAY CONSULTING, inc**

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

SURVEYOR OF RECORD:



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

## 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"

SHEET NO

2  
2

SANTAQUIN CITY RECORDER

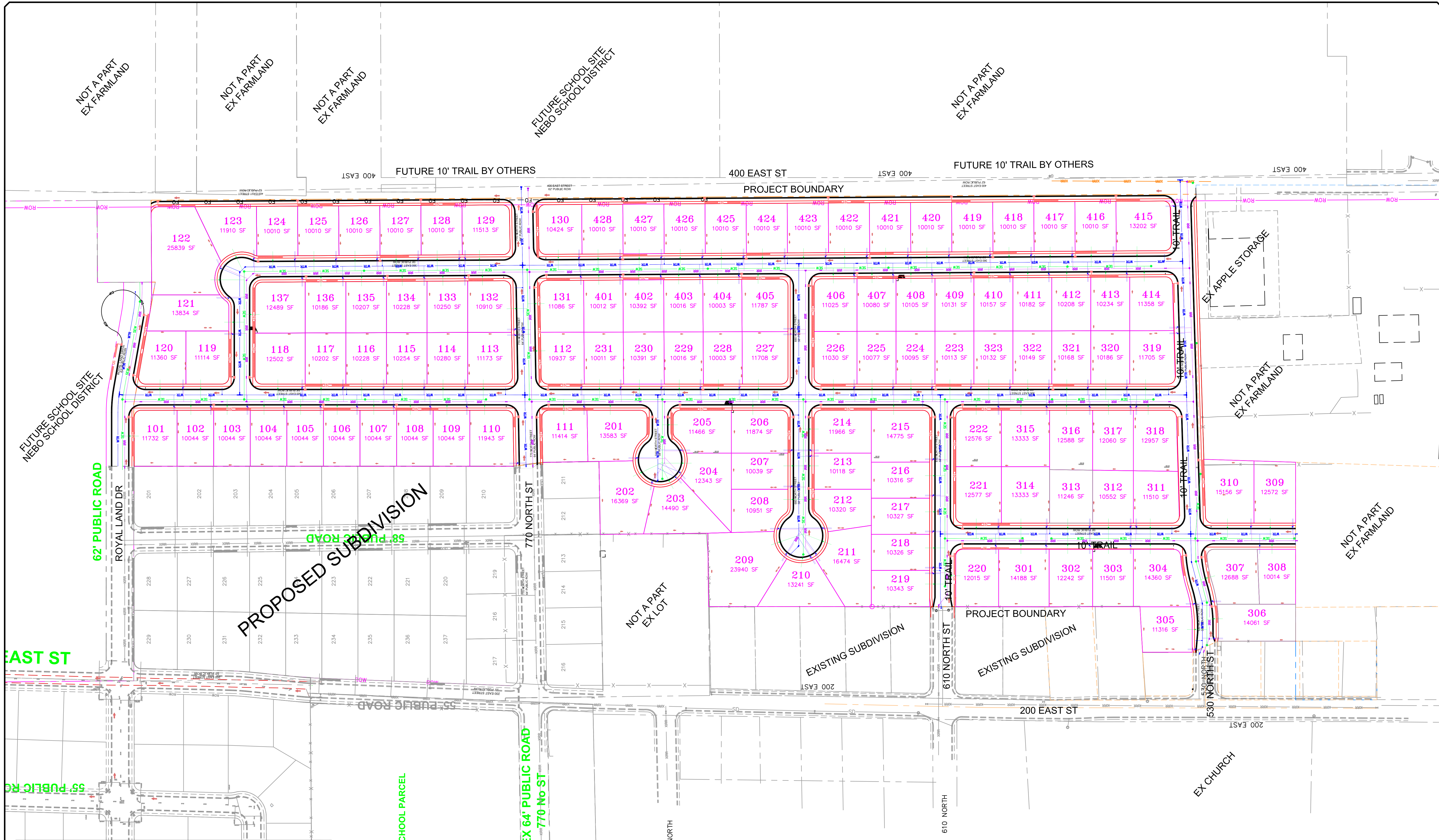
NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, TIME \_\_\_\_\_, FEE \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

COUNTY RECORDER









1000 0 100 200

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

SEWER LINE

SEWER APPARATUS

STORM LINE

STORM APPARATUS

WATER LINE

WATER APPARATUS

IRRIGATION LINE

IRRIGATION APPARATUS

STREET LIGHT

EXISTING SEWER LINE

EXISTING STORM LINE

EXISTING DRAINAGE SHEL

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

PIPE

SETBACK

DOE SLOPE AND GRATER

PROPOSED OPEN SPACE

STOP OR STREET SIGN

DRAINAGE DIRECTION

NOTE:  
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NO. DESCRIPTION DATE APP'D

ORIG. DATE: 2-8-21

SURVEY BY: GPW

DRAWN BY: GPW

DESIGNED BY: GPW

CHECKED BY: GPW

SCALE: 1"=40'

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

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

BELLA VISTA  
SUBDIVISION

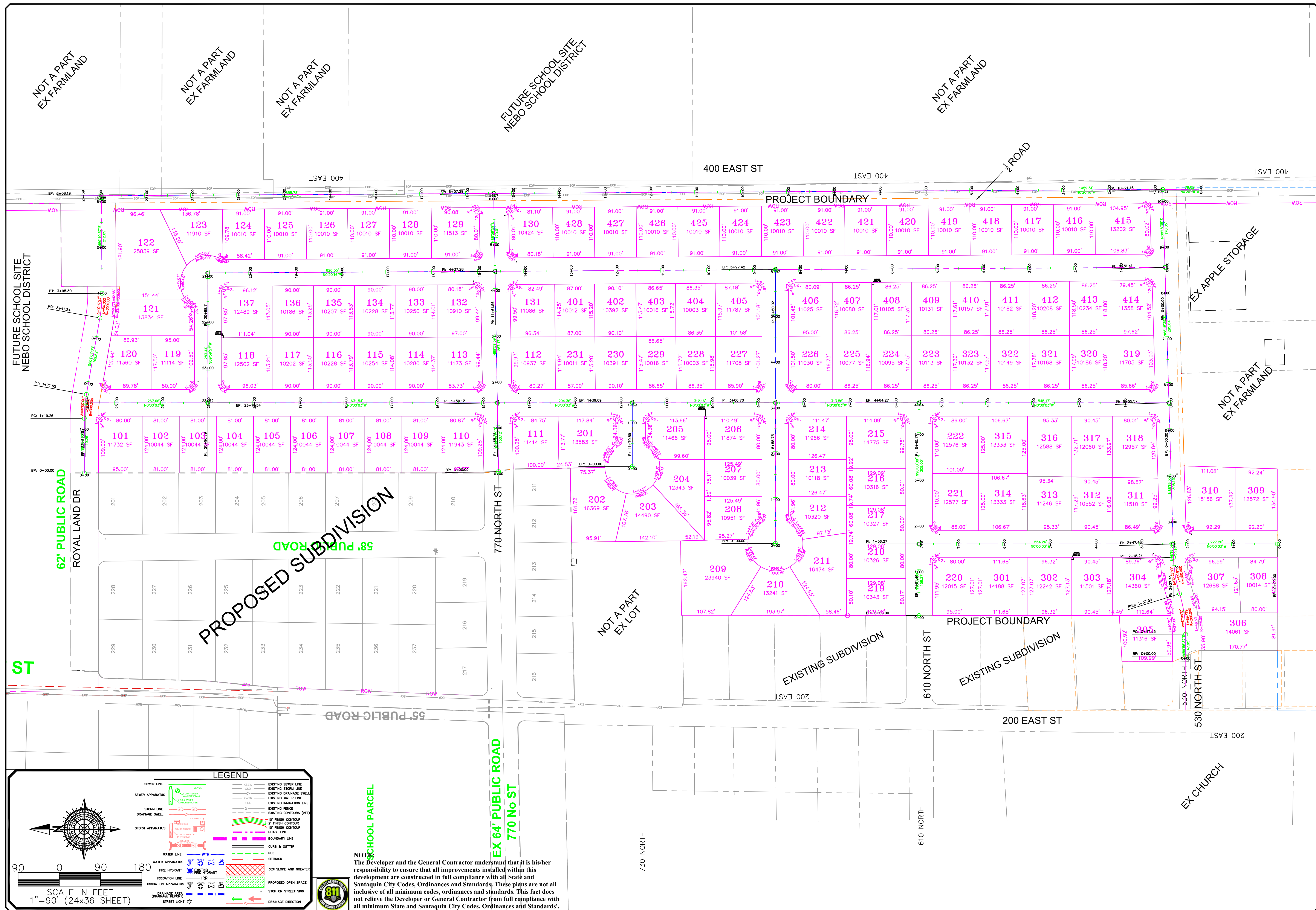
SITE PLAN

4-3-2025


SANTAQUIN  
CITY

SHEET NO. 3A



[illegible]

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

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

---

**NOT A PART OF**  
**THE FARMLAND**

---

**CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING**  
**CONSTRUCTION MANAGEMENT**

# BELLA VISTA SUBDIVISION

## SITE PLAN DIMENSIONS

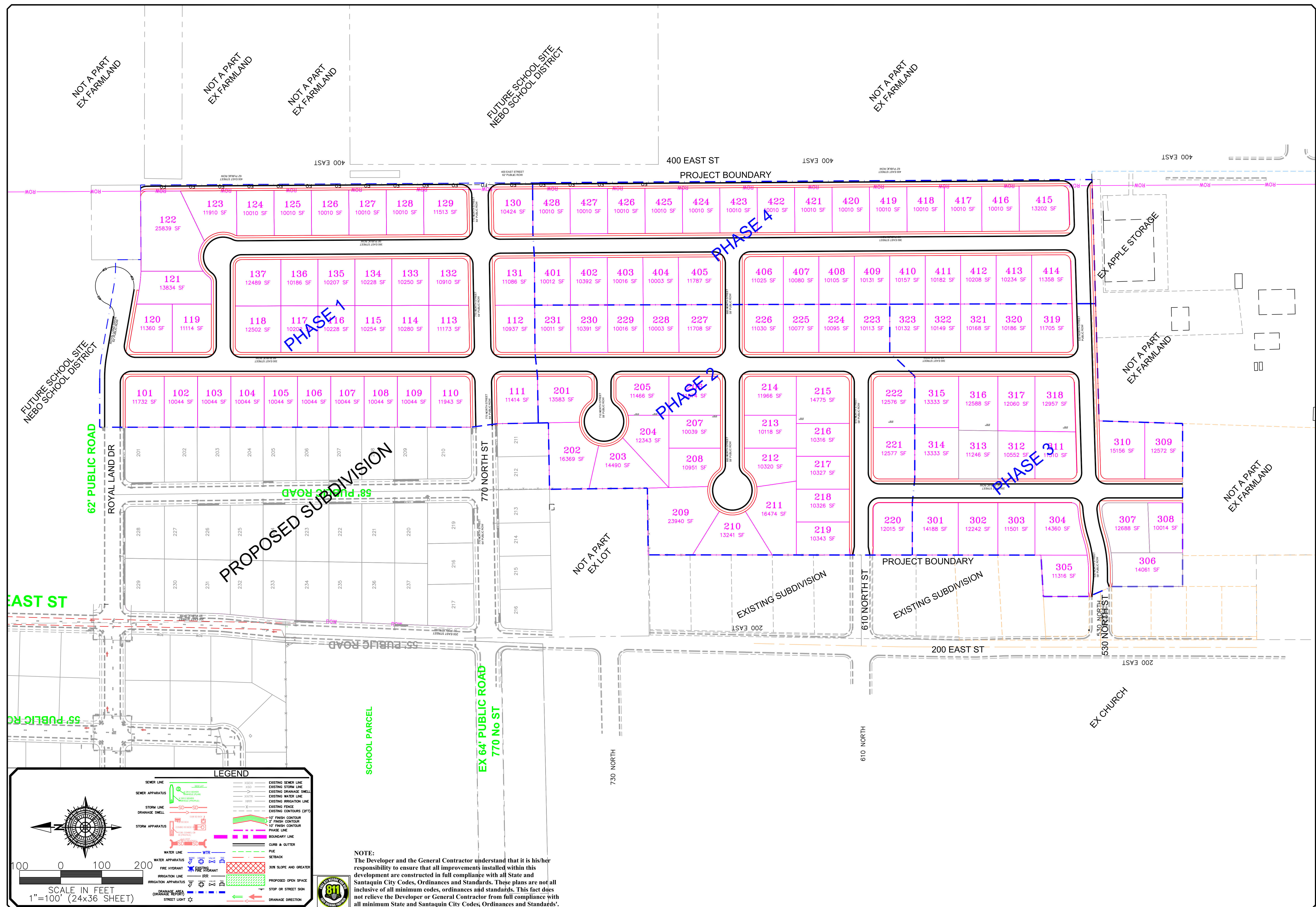
4-3-2025



SANTAQUIN  
CITY



SHEET NO. 3B

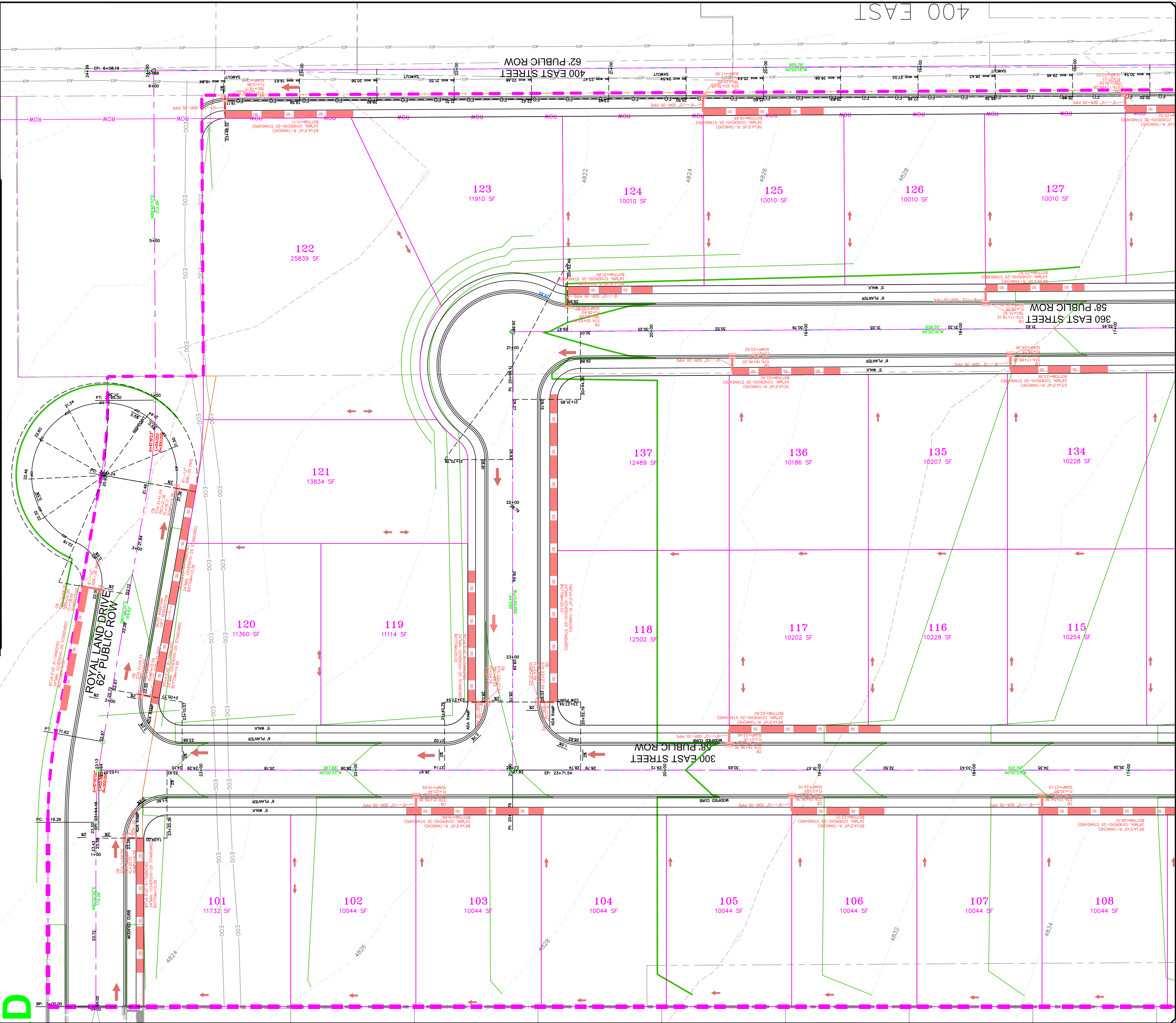
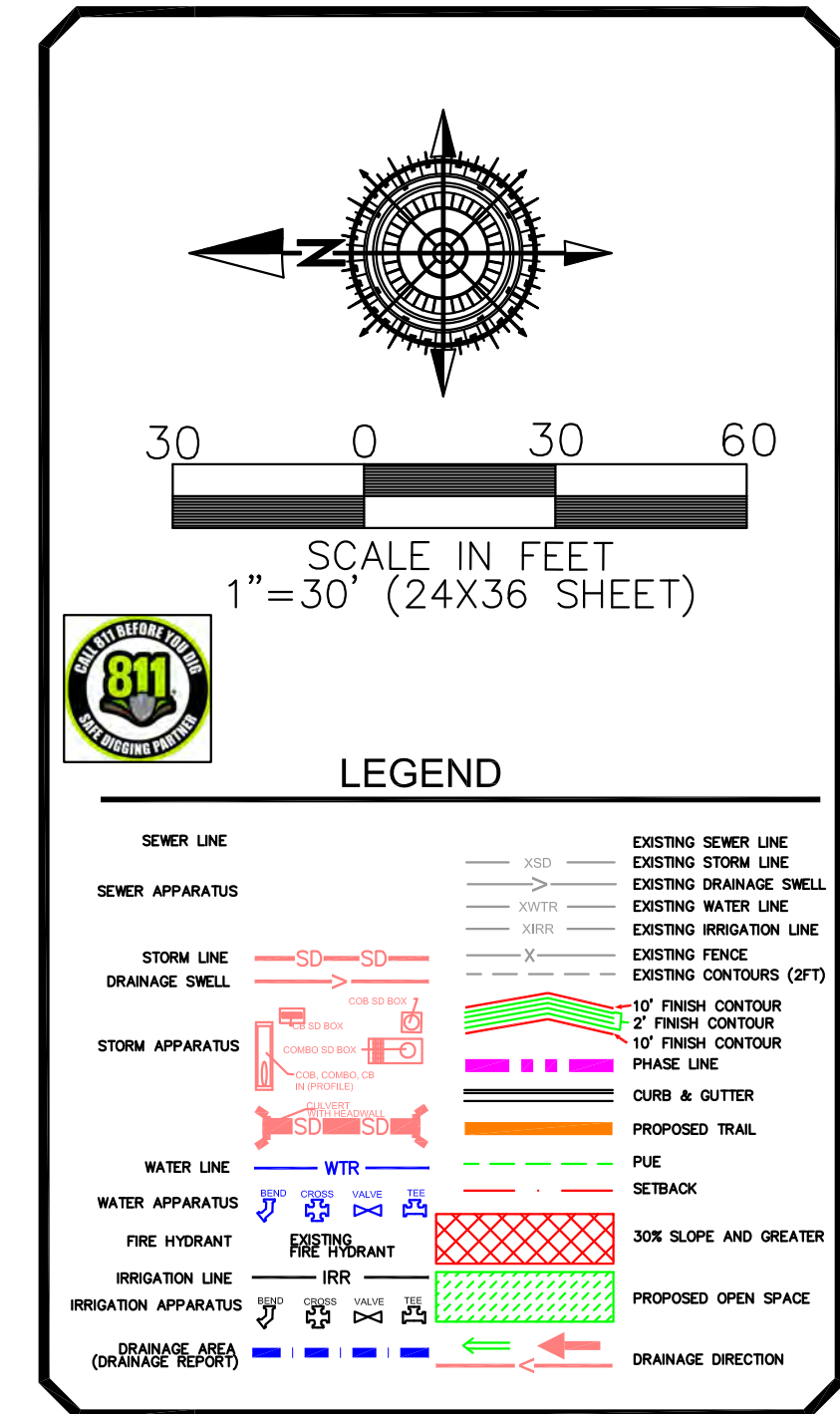
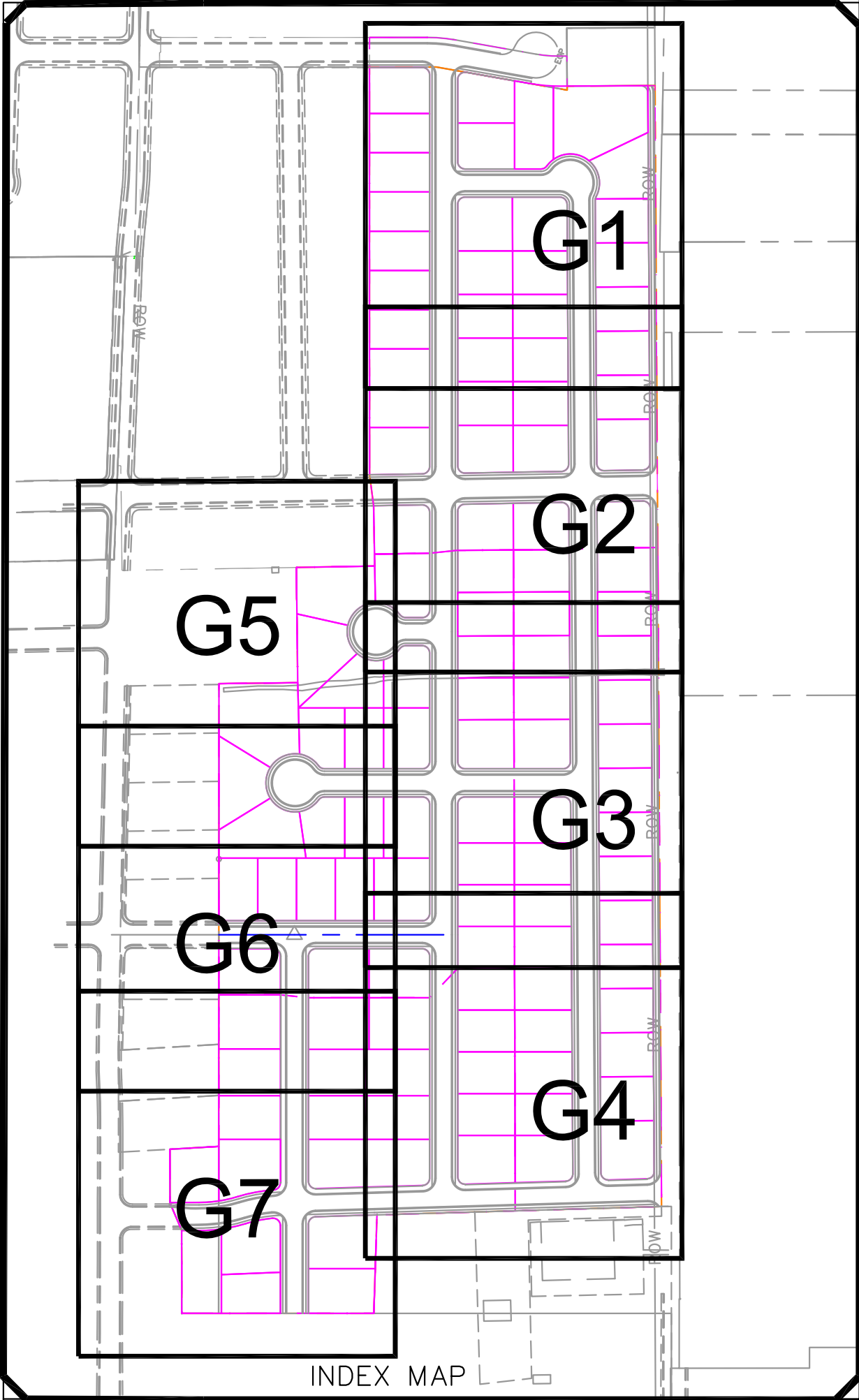




 <p><b>GATEWAY CONSULTING, Inc</b>  P.O. BOX 951005 SOUTH JORDAN, UT 84095  PH: (801) 694-5848  paul@gatewayconsultingllc.com</p>	<div style="display: flex; justify-content: space-between;"> <div> <p>ORIG. DATE: 2-8-21</p> <p>SURVEY BY:</p> <p>DRAWN BY: GPW</p> <p>DESIGNED BY: GPW</p> <p>CHECKED BY: GPW</p> <p>SCALE: 1"=40'</p> </div> <div> <p>NO.</p> <p>DESCRIPTION</p> <p>DATE</p> <p>APPRO</p> </div> </div>	
<p><b>BELLA VISTA SUBDIVISION</b></p> <p><b>PHASING PLAN</b></p>	<div style="display: flex; justify-content: space-between;"> <div> <p>CIVIL ENGINEERING * CONSULTING * LAND PLANNING  CONSTRUCTION MANAGEMENT</p> </div> </div>	
<p><b>SANTAQUIN CITY</b></p>	<div style="display: flex; justify-content: space-between;"> <div>  </div> </div>	
<p>SHEET NO. <u>4</u></p>	<p>4-3-2025</p>	



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DATE	APP'D
NO.	DESCRIPTION
ORIG. DATE	2-8-21
SURVEY BY:	OPW
DRAWN BY:	OPW
DESIGNED BY:	OPW
CHECKED BY:	OPW
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

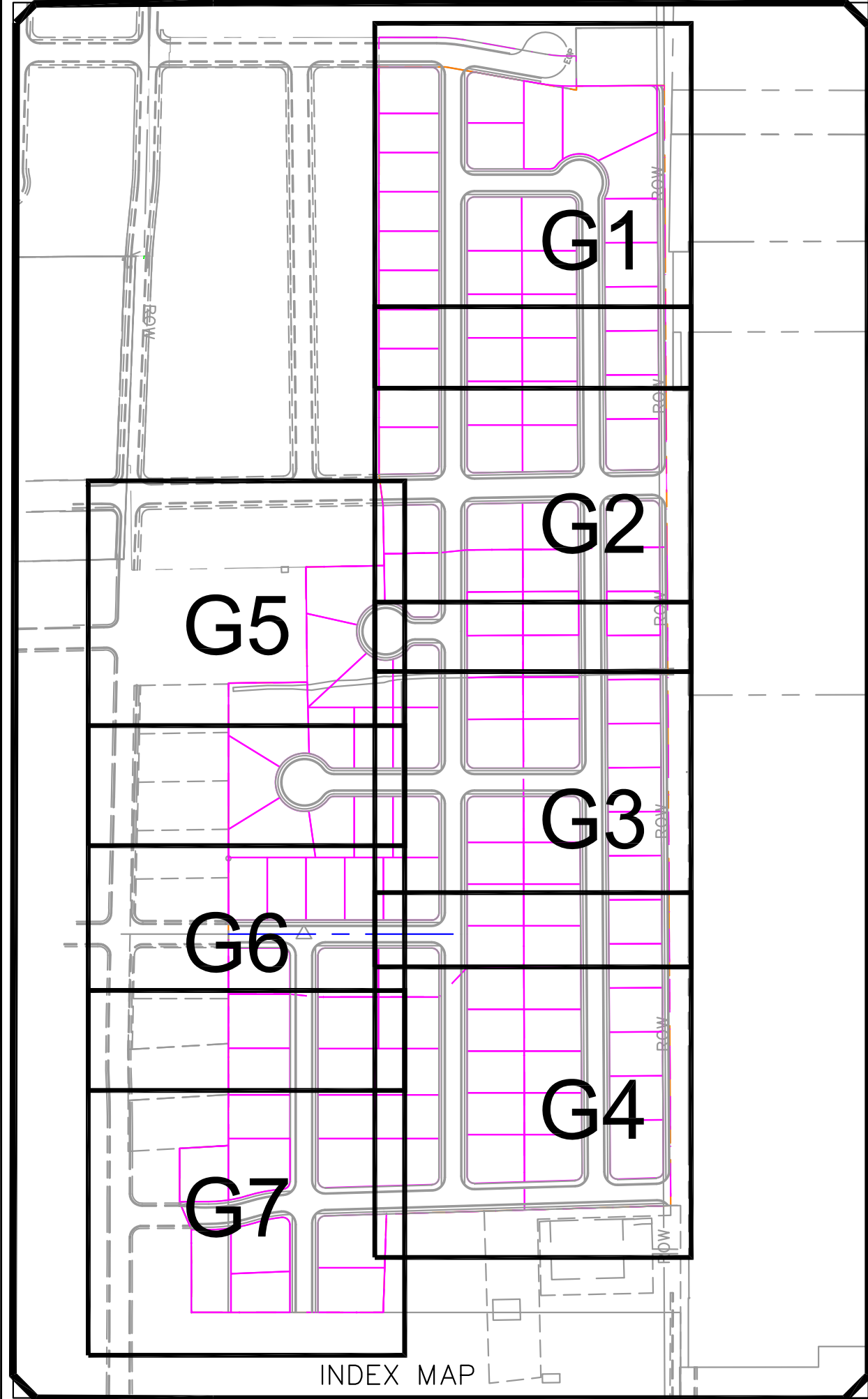
**SANTAQUIN CITY**

**Professional Engineer Seal**  
PAUL J. GATEWAY  
No. 12345  
Exp. 12/31/25  
State of Utah

SHEET NO. **G1**

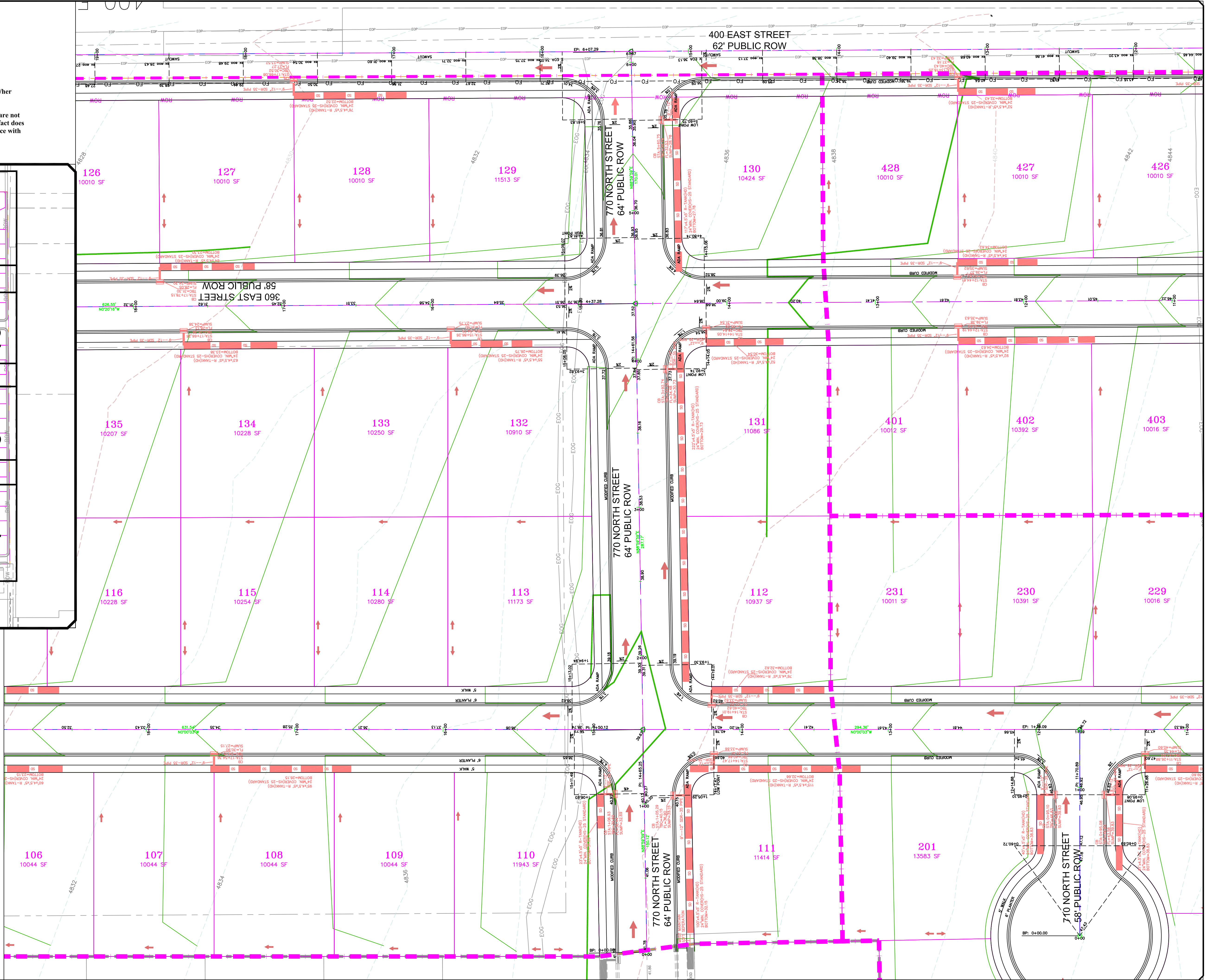


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**LEGEND**

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



ORIG. DATE: 2-8-21

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

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

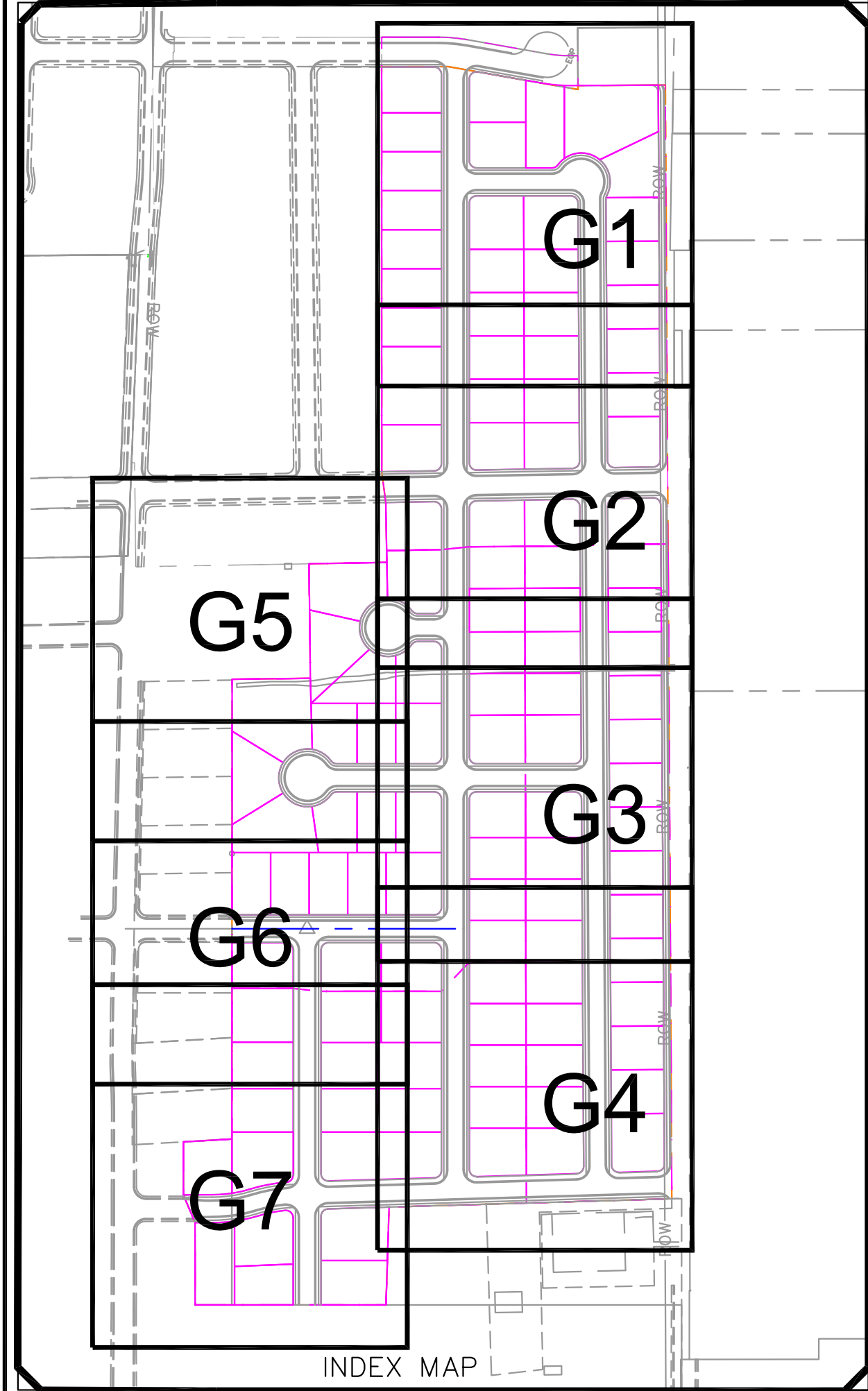
SANTAQUIN CITY

Professional Engineer Seal: Paul J. Jordan, State of Utah, No. 22572, Exp. 12/31/25

SHEET NO. **G2**



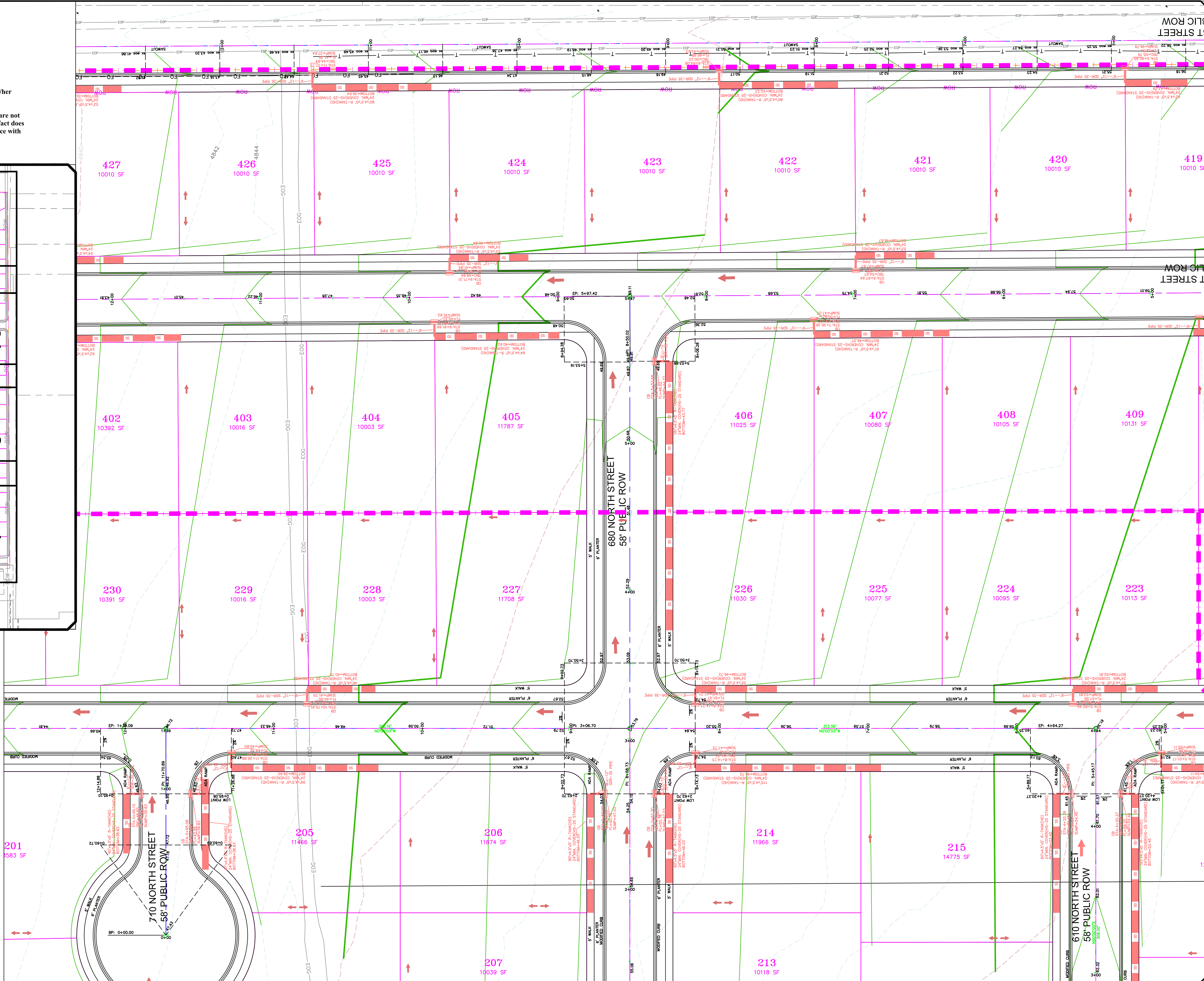
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SCALE IN FEET  
1"=30' (24X36 SHEET)

**LEGEND**

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



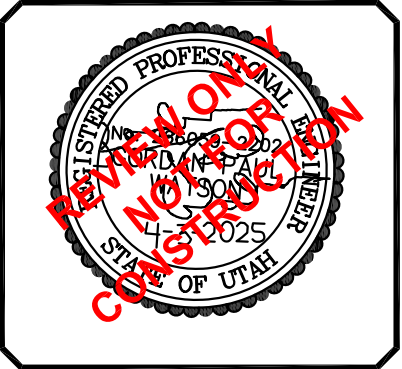
NO.	DESCRIPTION	DATE	APP'D

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

**GATEWAY CONSULTING, Inc.**  
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PH: (801) 694-5848  
paul@gatewayconsultingllc.com  
CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

**BELLA VISTA  
SUBDIVISION**  
  
**GRADING**  
  
4-3-2025

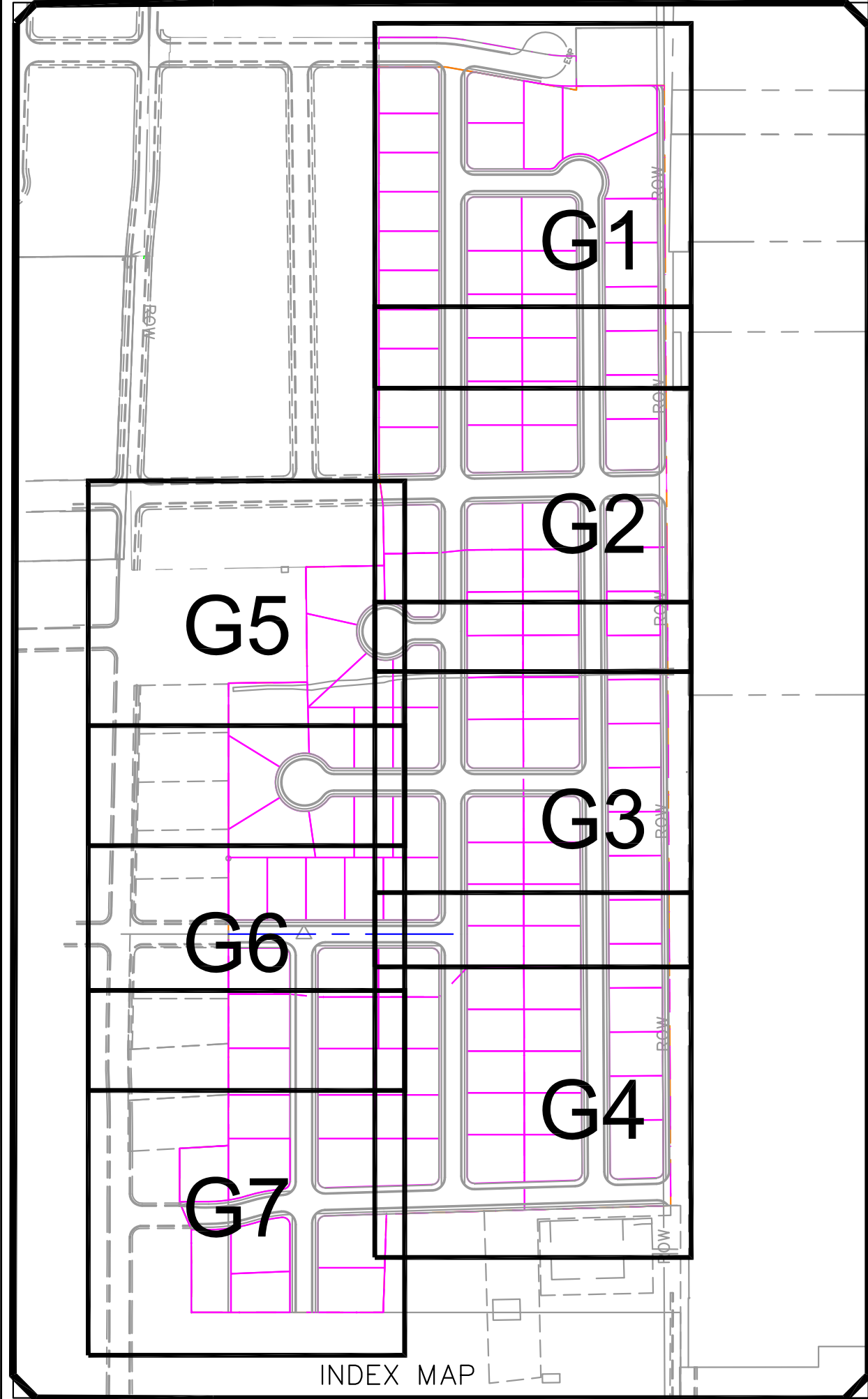
SANTAQUIN  
CITY



SHEET NO. **G3**



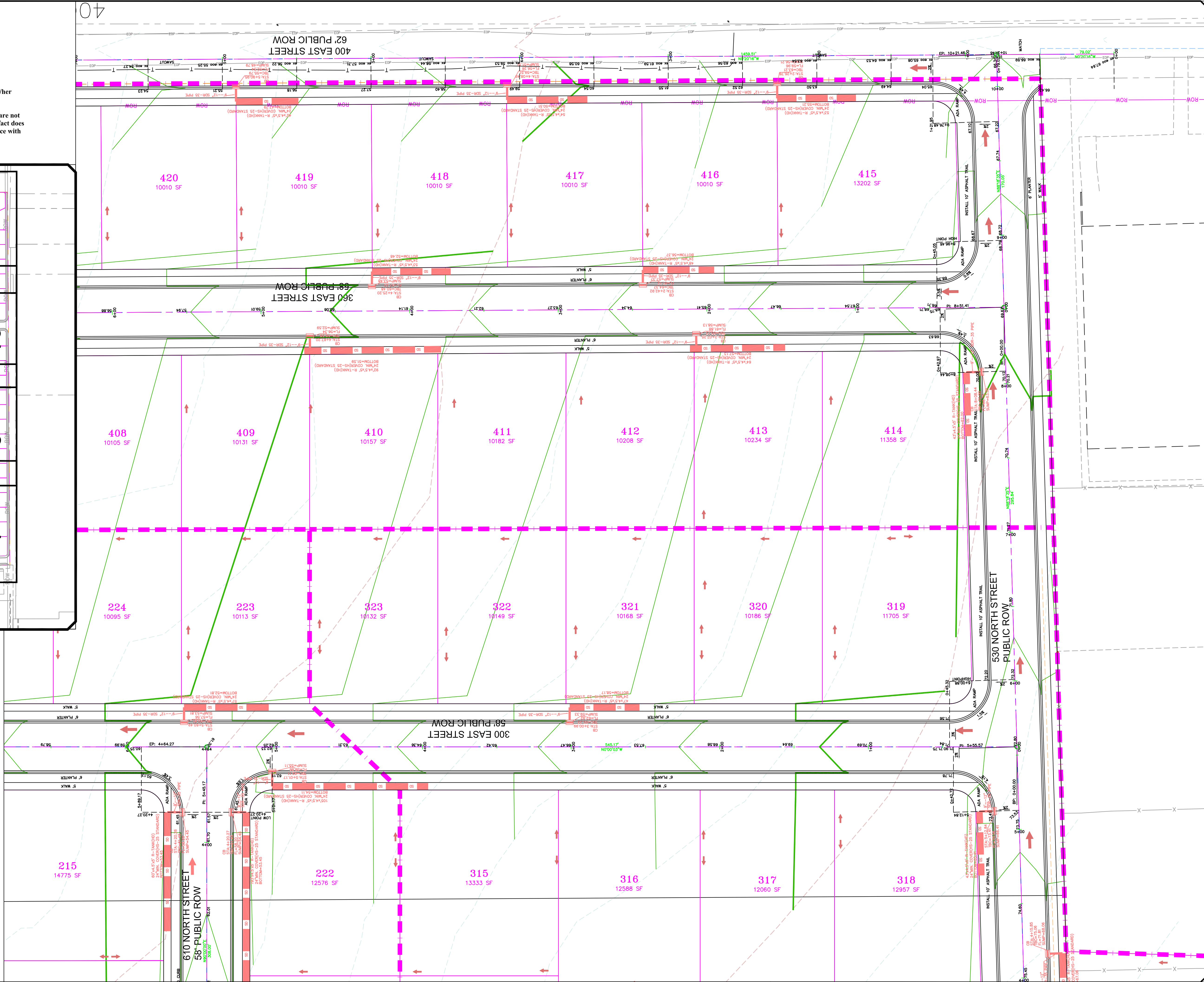
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30 0 30 60  
SCALE IN FEET  
1"=30' (24X36 SHEET)

**LEGEND**

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (2 FT)
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE APPARATUS	2' FINISH CONTOUR
	10' FINISH CONTOUR
	PROPOSED TRAIL
	PROPOSED OPEN SPACE
	PROPOSED DRAINAGE DIRECTION



ORIG. DATE: 2-8-21  
SURVEY BY: GPM  
DRAWN BY: GPM  
DESIGNED BY: GPM  
CHECKED BY: GPM  
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

**SANTAQUIN CITY**

**Professional Engineer Seal**  
PAUL J. GATEWAY  
No. 12345  
Exp. 12/31/2025  
State of Utah

SHEET NO. **G4**



30 0 30 60

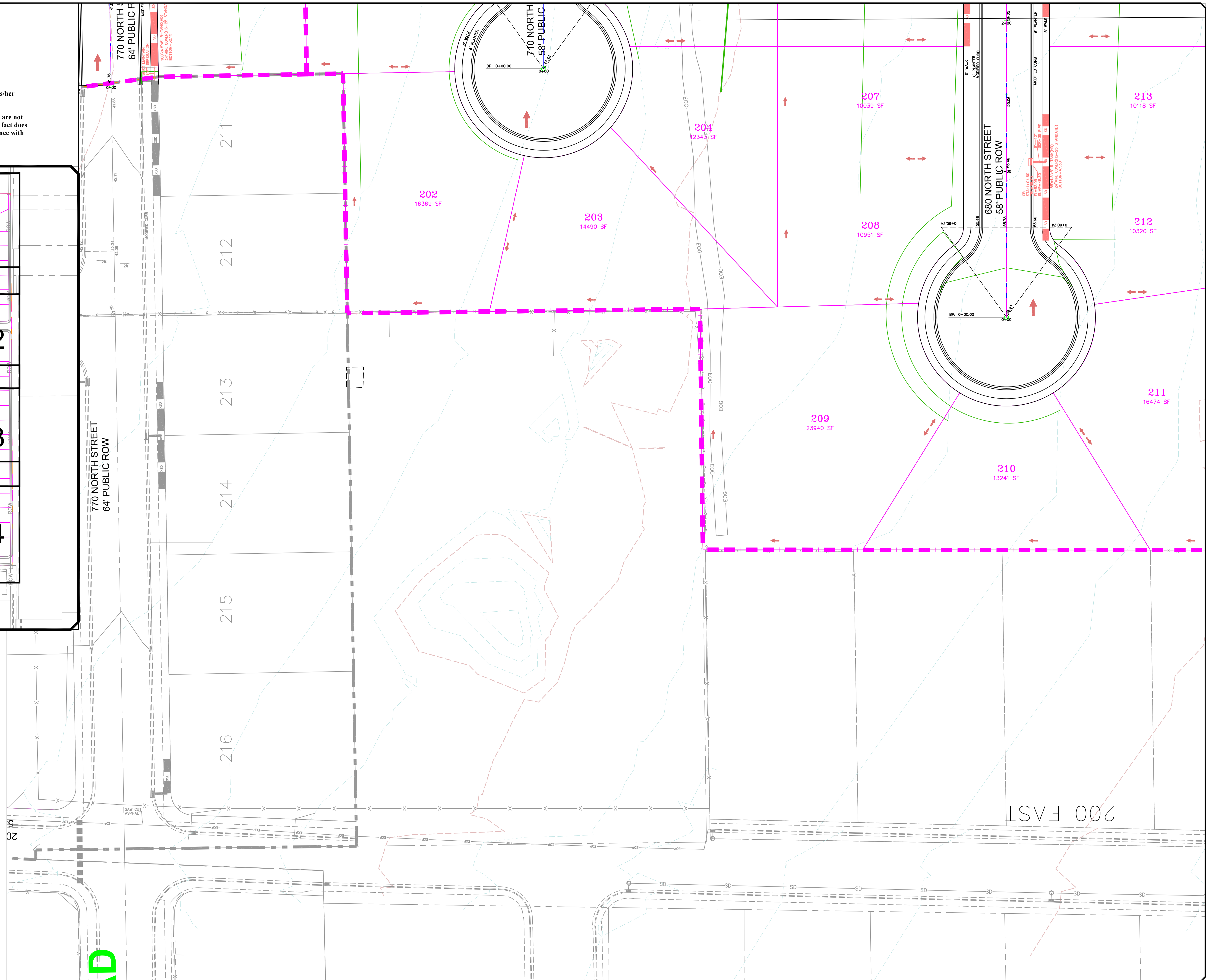
SCALE IN FEET  
1"=30' (24X36 SHEET)

**BUTTE COUNTY**  
8th DISTRICT


**LEGEND**

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

DRAINAGE REPORT

[illegible]

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

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CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
GRADING
4-3-2025

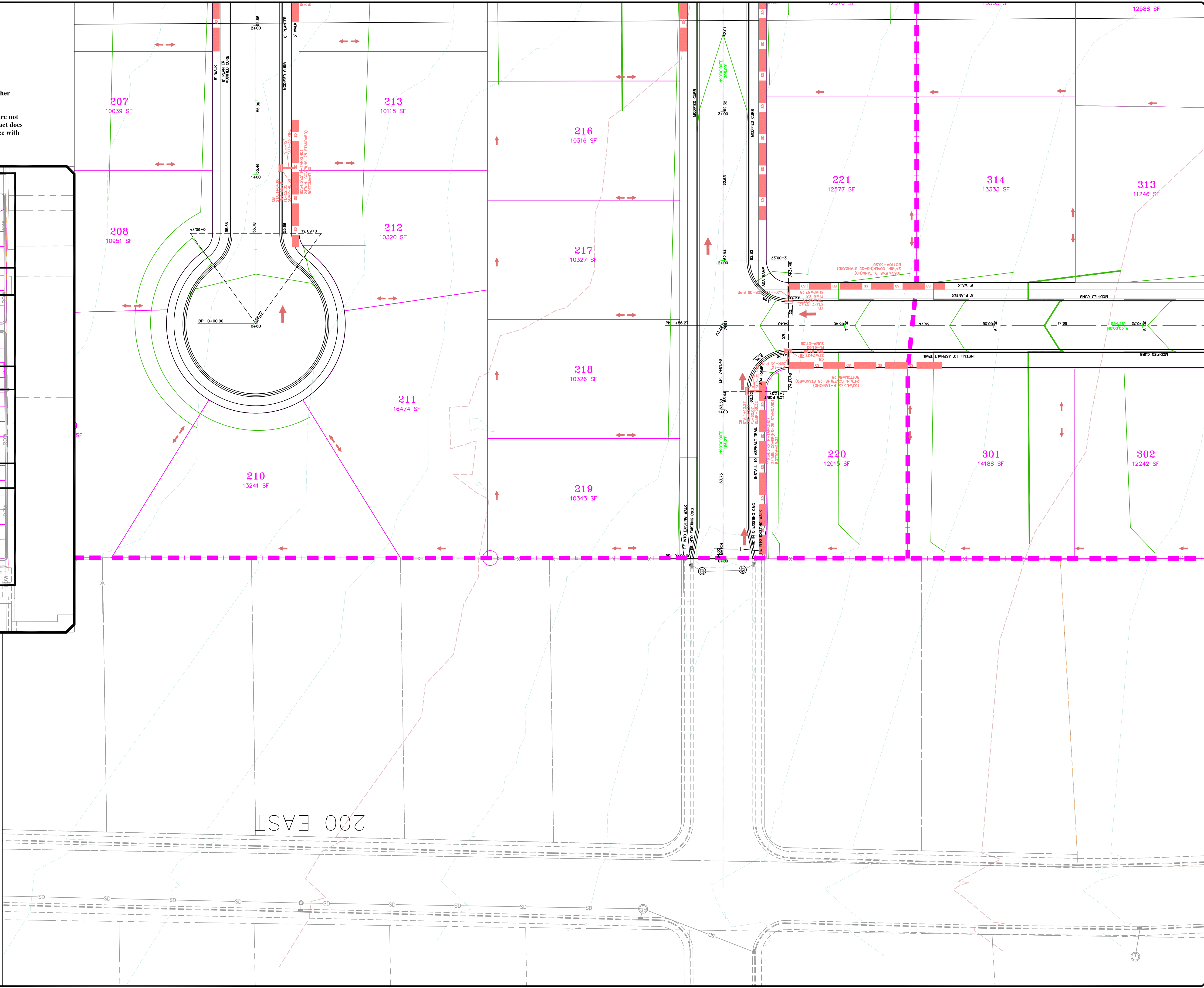
SANTAQUIN  
CITY

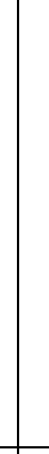


SHEET NO. G5



INDEX MAP




		<b>GATEWAY CONSULTING, Inc.</b> P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 <a href="mailto:paul@gatewayconsultingllc.com">paul@gatewayconsultingllc.com</a>	
<b>BELLA VISTA SUBDIVISION</b>		<b>CIVIL ENGINEERING * CONSULTING * LAND PLANNING CONSTRUCTION MANAGEMENT</b>	
<b>GRADING</b>			
4 - 3 - 2025			

<b>SANTAQUIN CITY</b>	
-----------------------	--

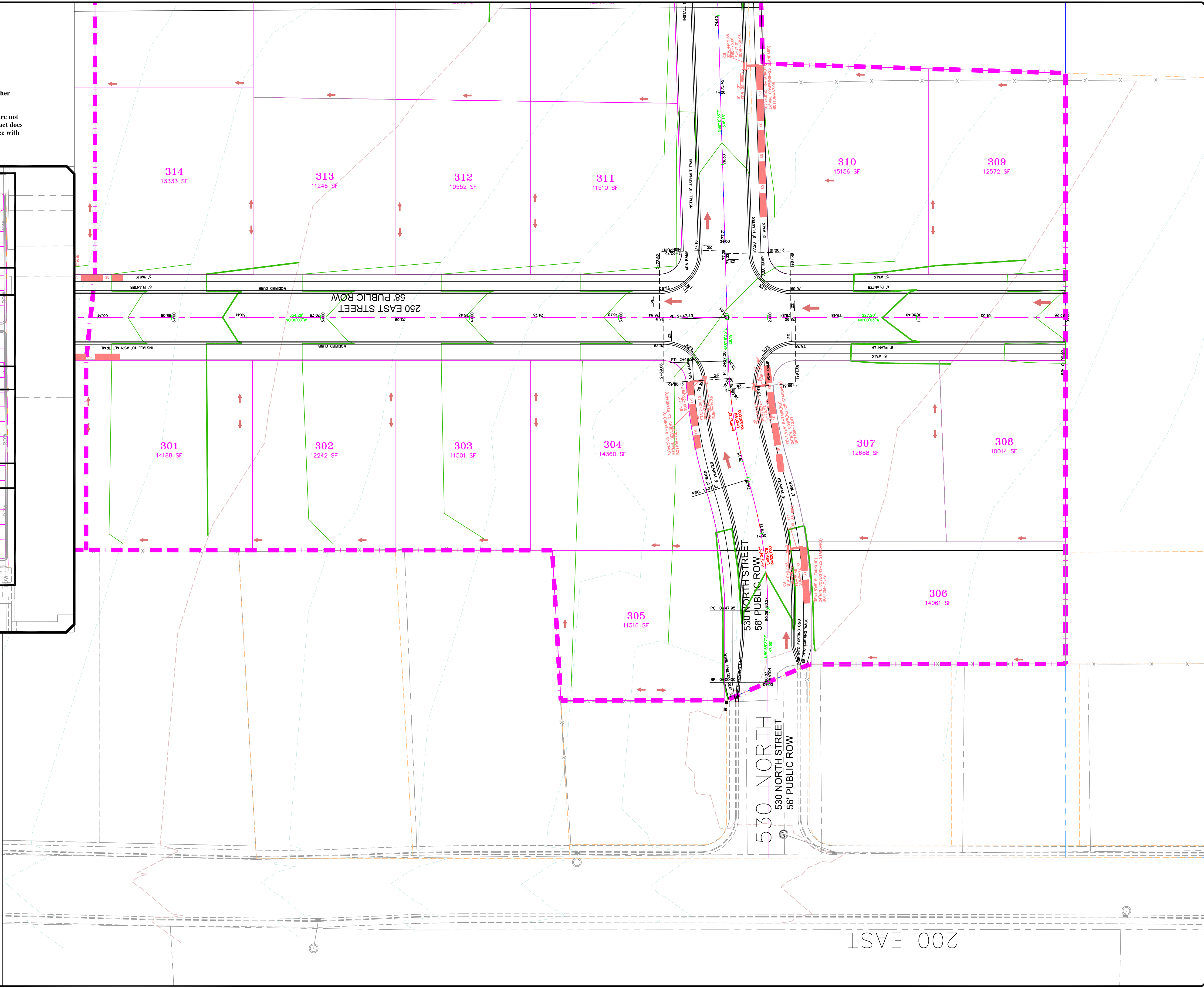
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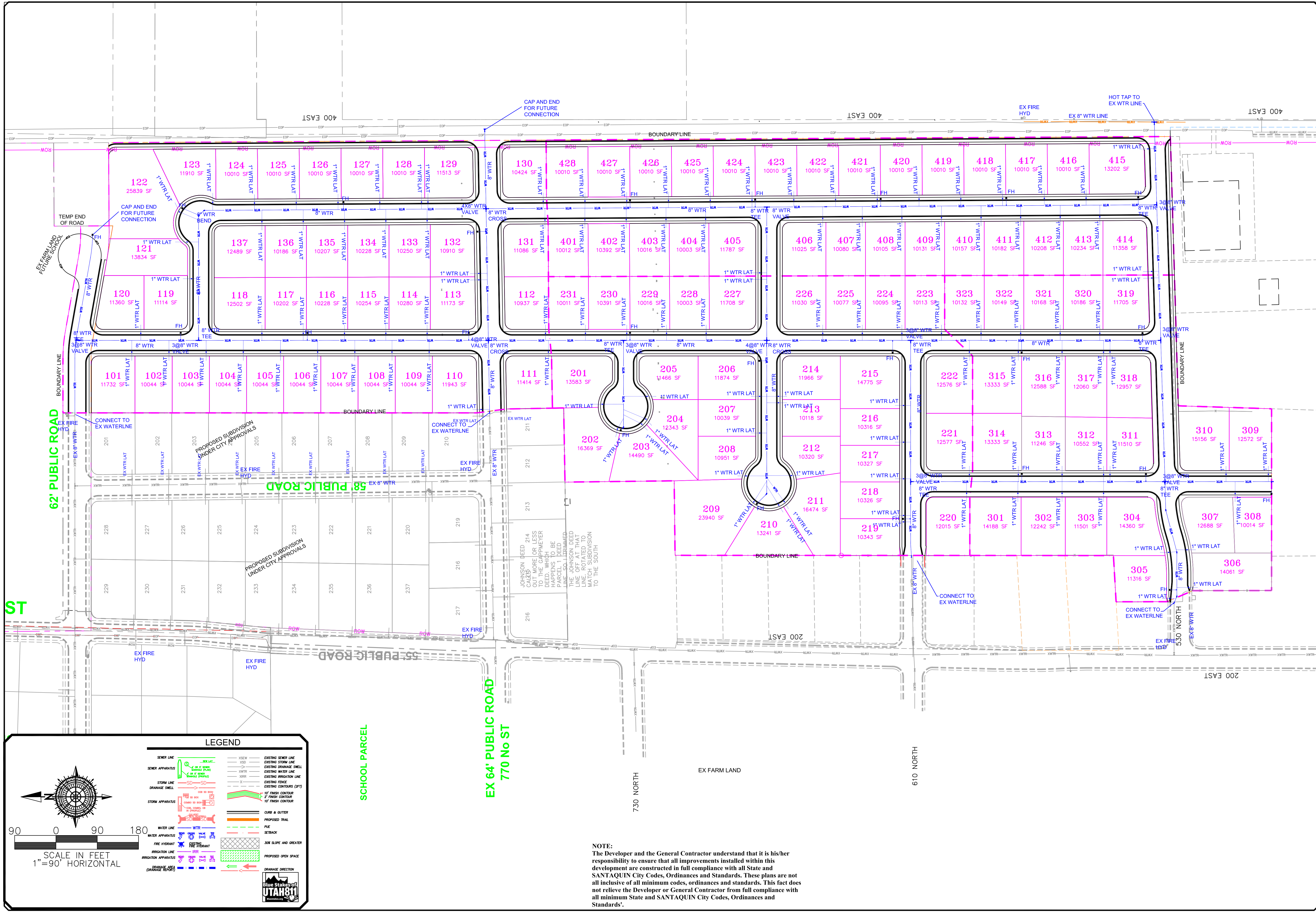
SHEET NO. _____	G6
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INDEX MAP

[illegible]






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NO.	DESCRIPTION	DATE	APP'D

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



**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**

WATER UTILITY SHEET

PRINT DATE: 4-3-2025

SANTAQUIN  
CITY



SHEET NO. **U1**





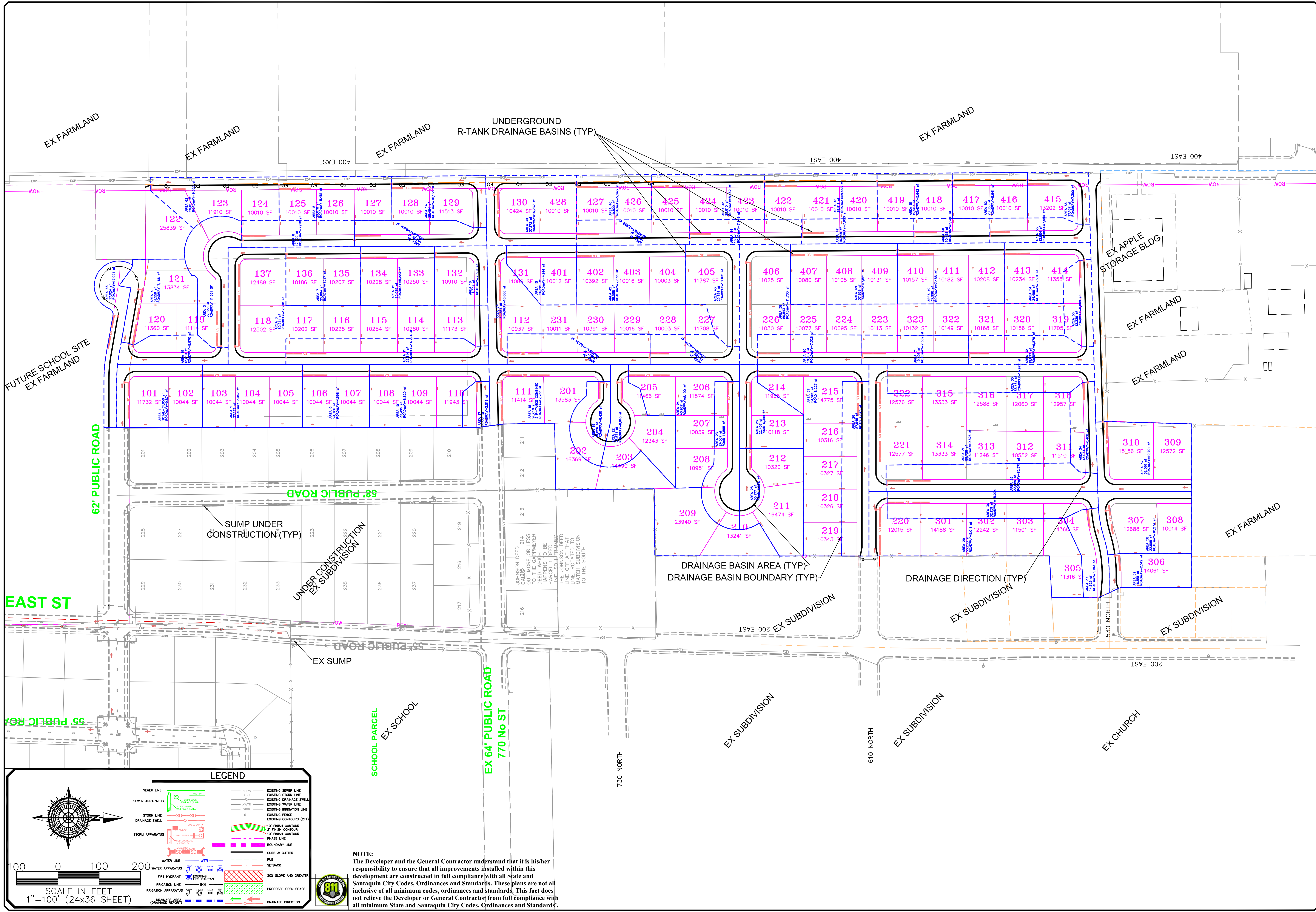












1000 0 100 200

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

SEWER LINE

SEWER APPARATUS

STORM LINE

STORM APPARATUS

WATER LINE

WATER APPARATUS

FIRE HYDRANT

IRRIGATION LINE

IRRIGATION APPARATUS

PROPOSED OPEN SPACE

BOUNDARY LINE

CURB & OUTER

PIKE

SETBACK

DOE SLOPE AND GREATER

PROPOSED OPEN SPACE

DRAINAGE DIRECTION

EXISTING SEWER LINE

EXISTING STORM LINE

EXISTING DRAINAGE SHED

EXISTING WATER LINE

EXISTING IRRIGATION LINE

EXISTING FENCE

EXISTING CONTOUR (2 FT)

10' FINISH CONTOUR

2' FINISH CONTOUR

10' FINISH CONTOUR

PHASE LINE

BOUNDARY LINE

CURB & OUTER

PIKE

SETBACK

DOE SLOPE AND GREATER

PROPOSED OPEN SPACE

DRAINAGE DIRECTION

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ORIG. DATE: 2-8-21

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

SCALE: 1"=100'

NO.

DESCRIPTION

DATE

APP'D

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 PH3

SUBDIVISION

DRAINAGE PLAN

4-3-2025

SANTAQUIN CITY

SHEET NO. DRAIN







LIC ROAD

EDUCATION  
NEBO  
SCHOOL

ROYAL LAND DRIVE  
62' PUBLIC ROW

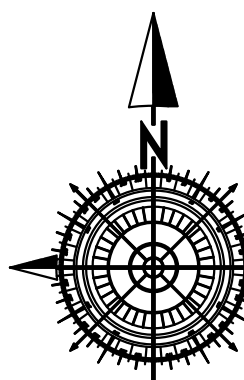
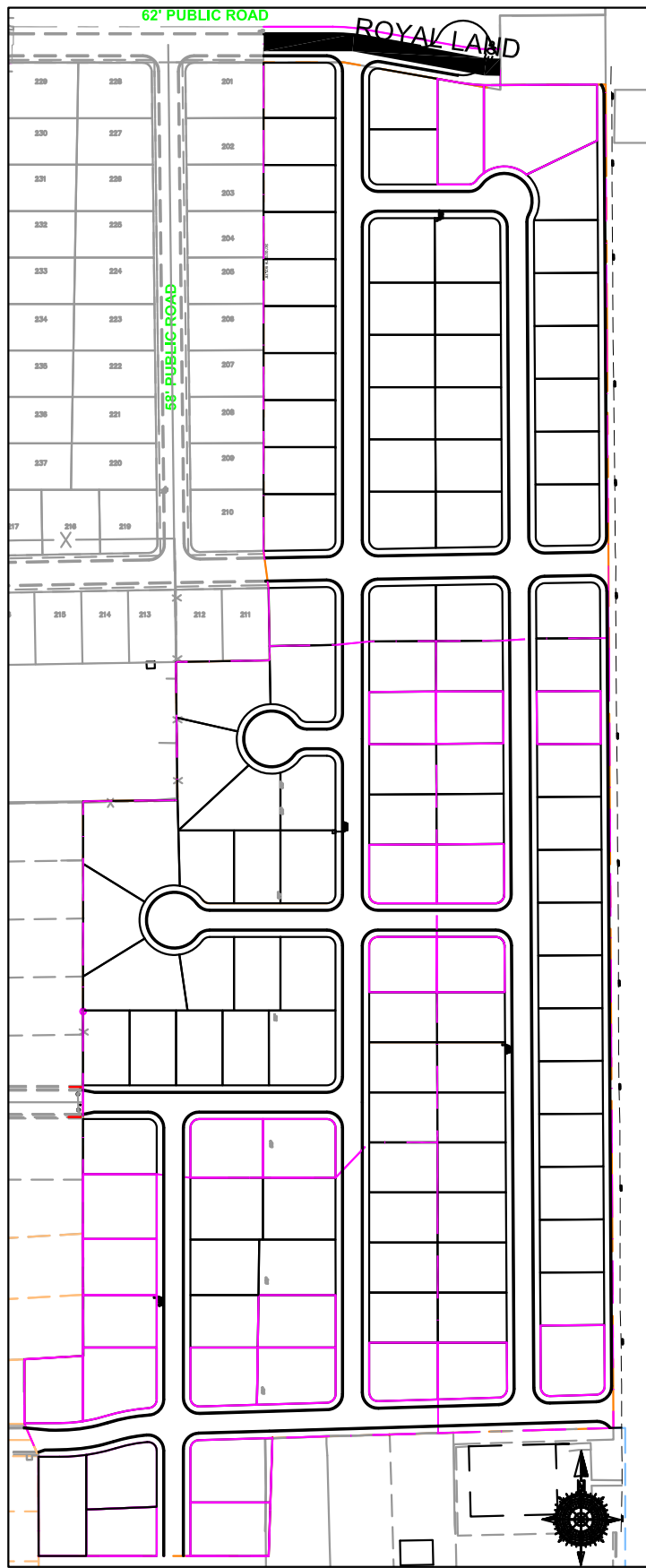
OUR DREAM LLC

FUTURE ROAD

122

NEBO

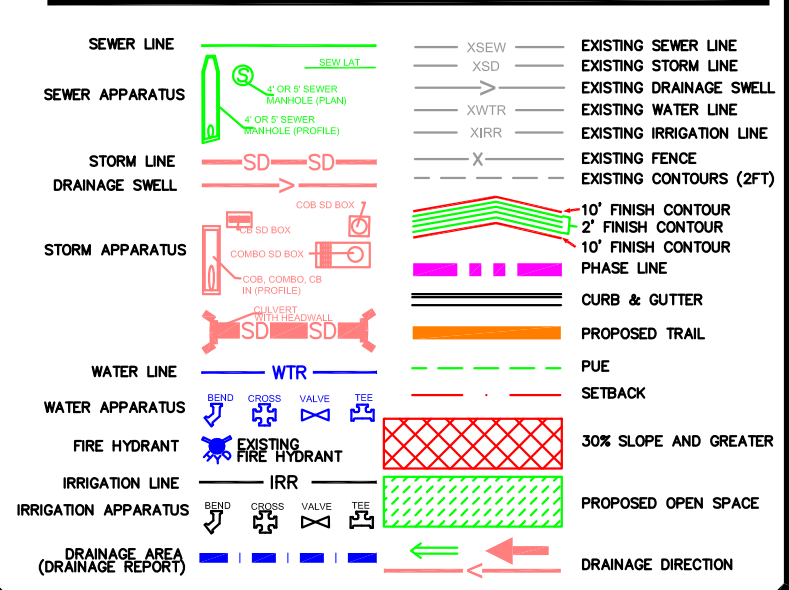
BROA



30 0 30 60

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

LEGEND



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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-6-21
SURVEY BY:	CPW
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  
ROYAL LAND DR

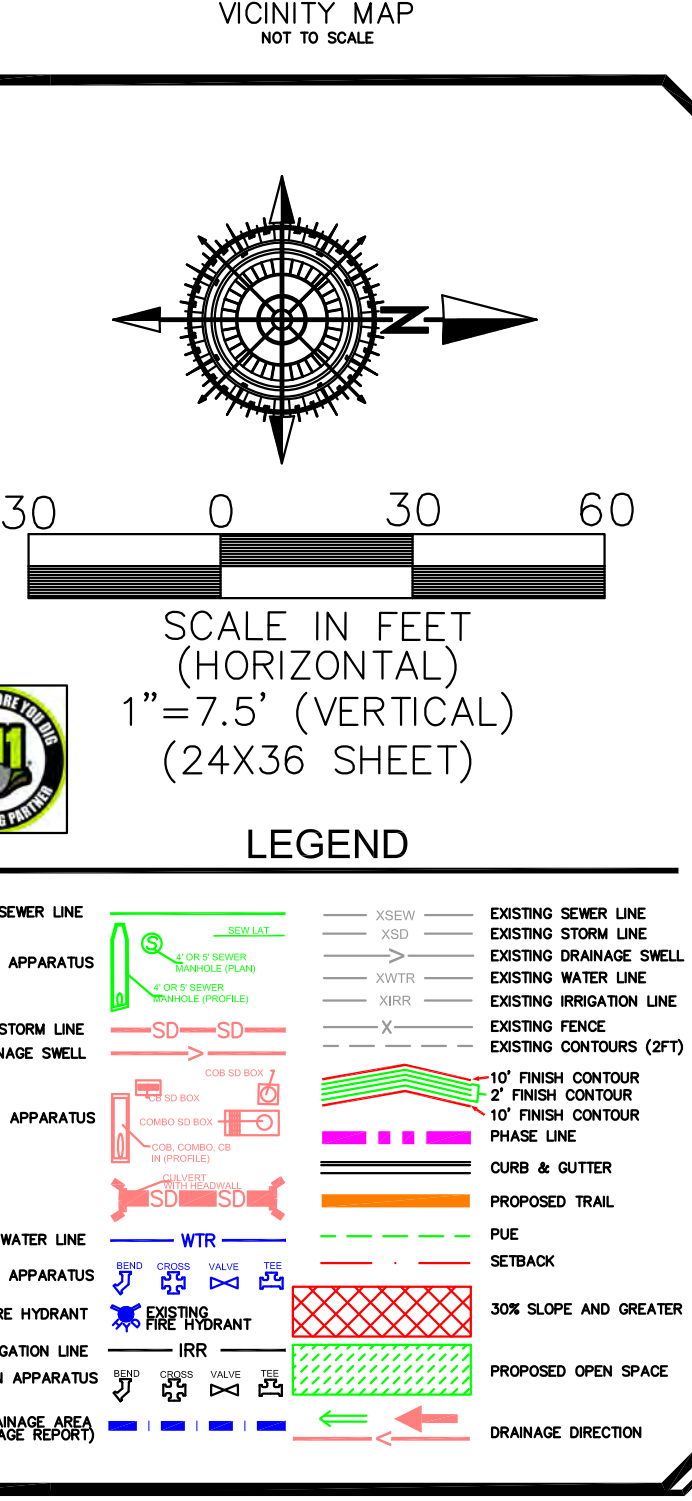
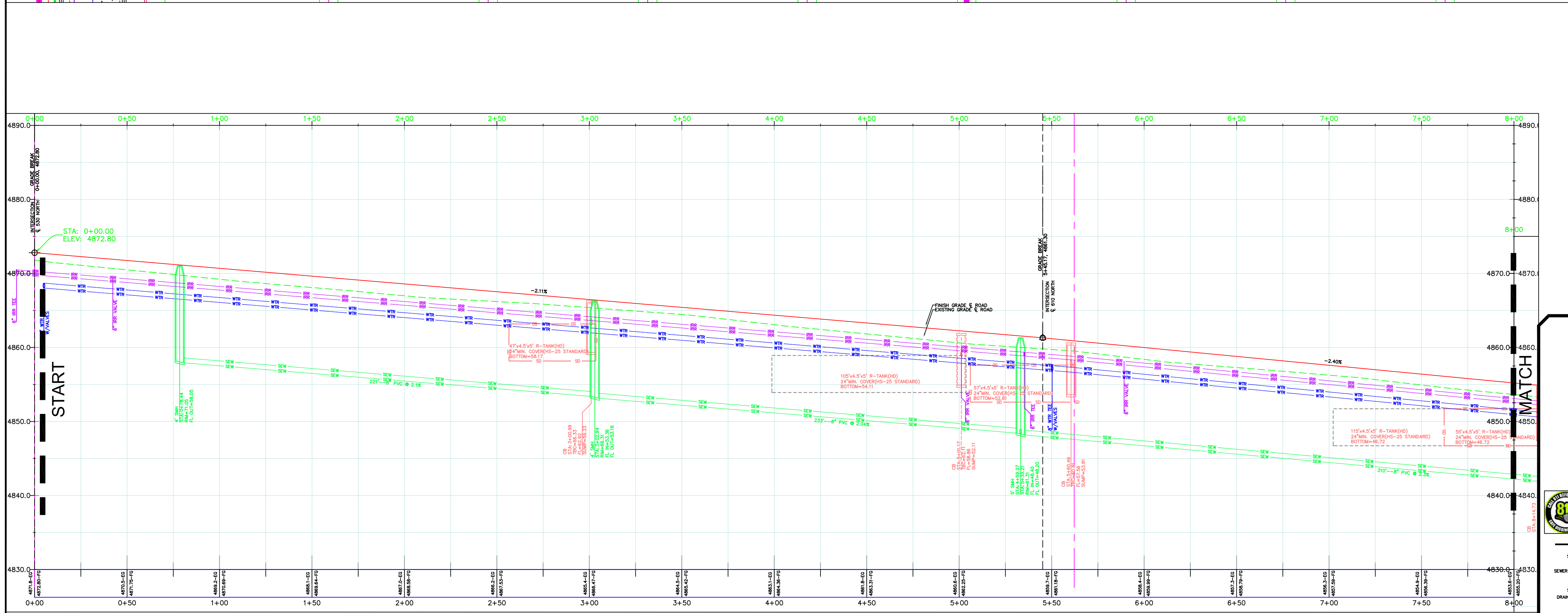
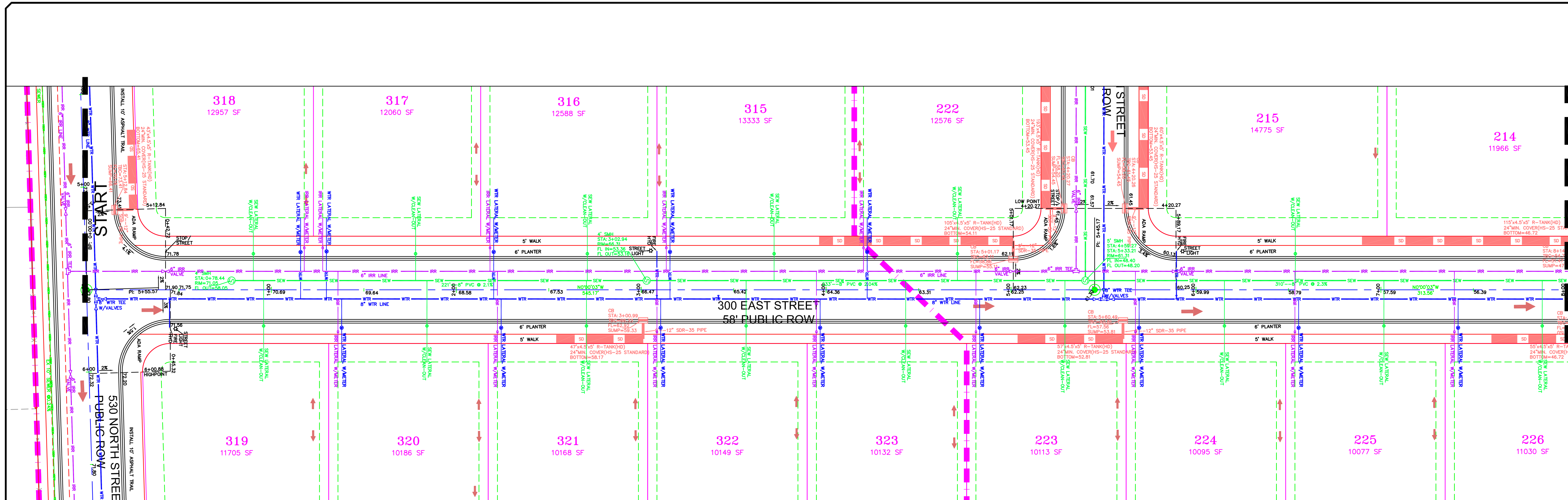
4-3-2025

SANTAQUIN CITY

**REGISTERED PROFESSIONAL ENGINEER**  
PAUL J. GATEWAY  
13500  
STATE OF UTAH

SHEET NO. **PP1**





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ORIG. DATE: 2-6-21

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

SCALE: 1"=30'

NO.

DESCRIPTION

DATE

APP'D

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

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

4-3-2025

SANTAQUIN CITY

REGISTERED PROFESSIONAL ENGINEER

PAUL J. GATEWAY

13605

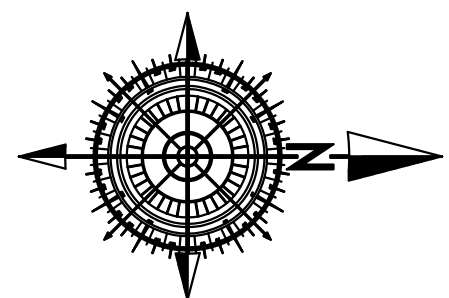
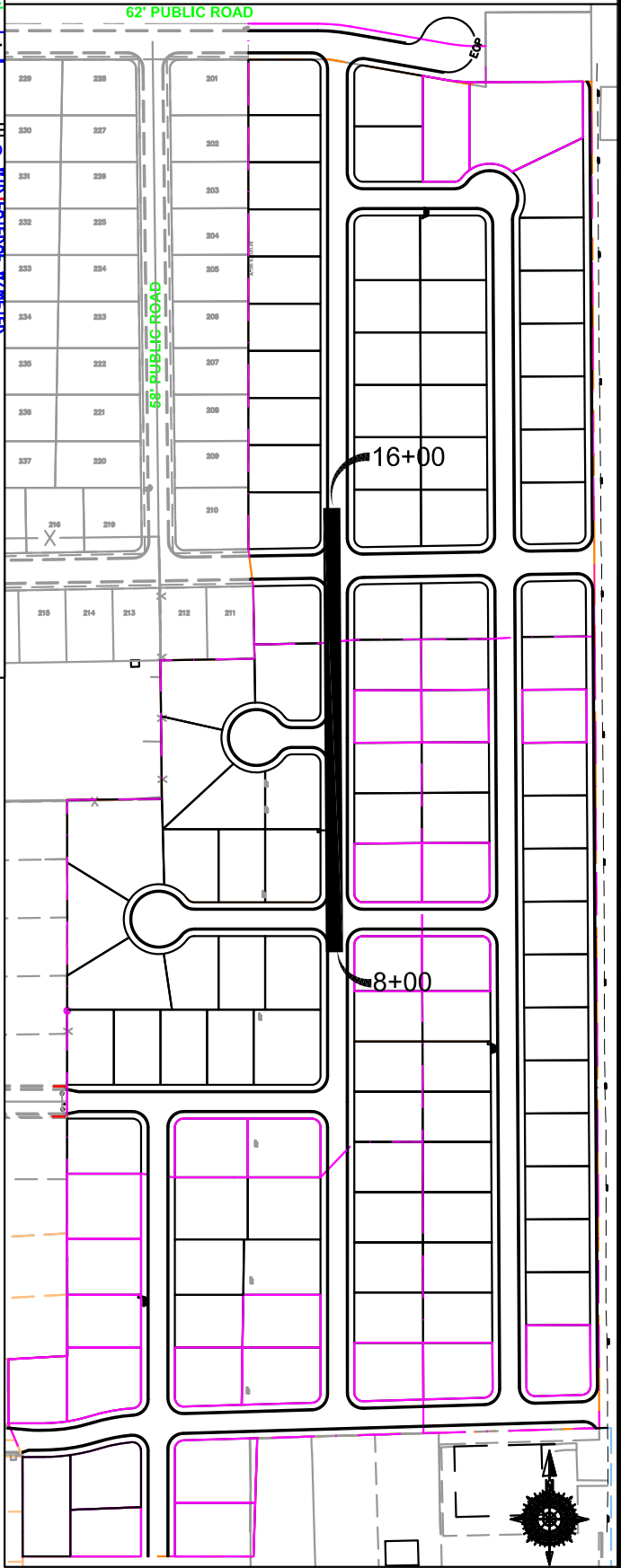
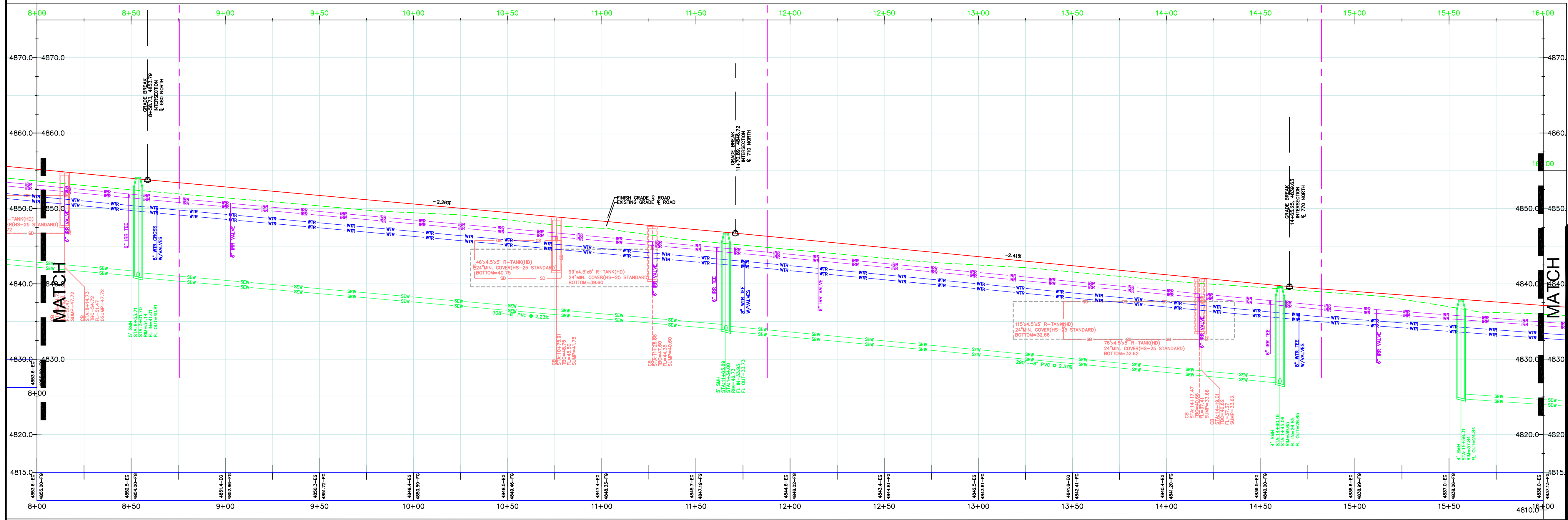
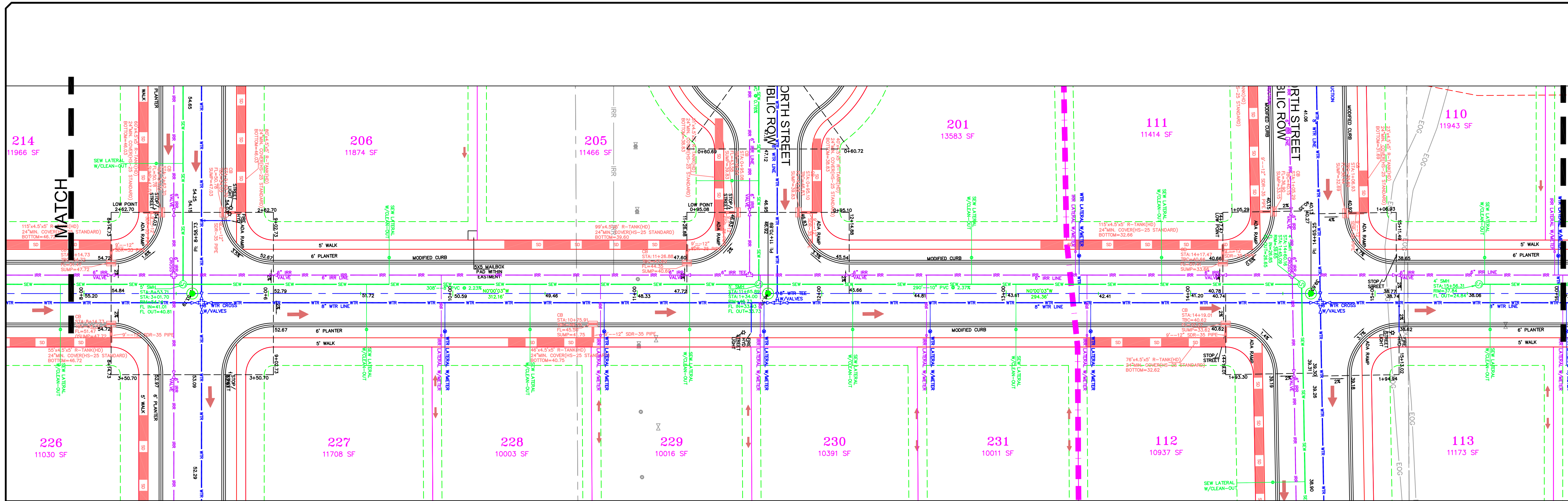
2025

STATE OF UTAH

SHEET NO.

PP2





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

LEGEND	
SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	2' FINISH CONTOUR
IRRIGATION APPARATUS	PROPOSED OPEN SPACE
DRAINAGE AREA (DRAINAGE REPORT)	DRAINAGE DIRECTION

NOTE:  
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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21
SURVEY BY: OPW
DRAWN BY: OPW
DESIGNED BY: OPW
CHECKED BY: OPW
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

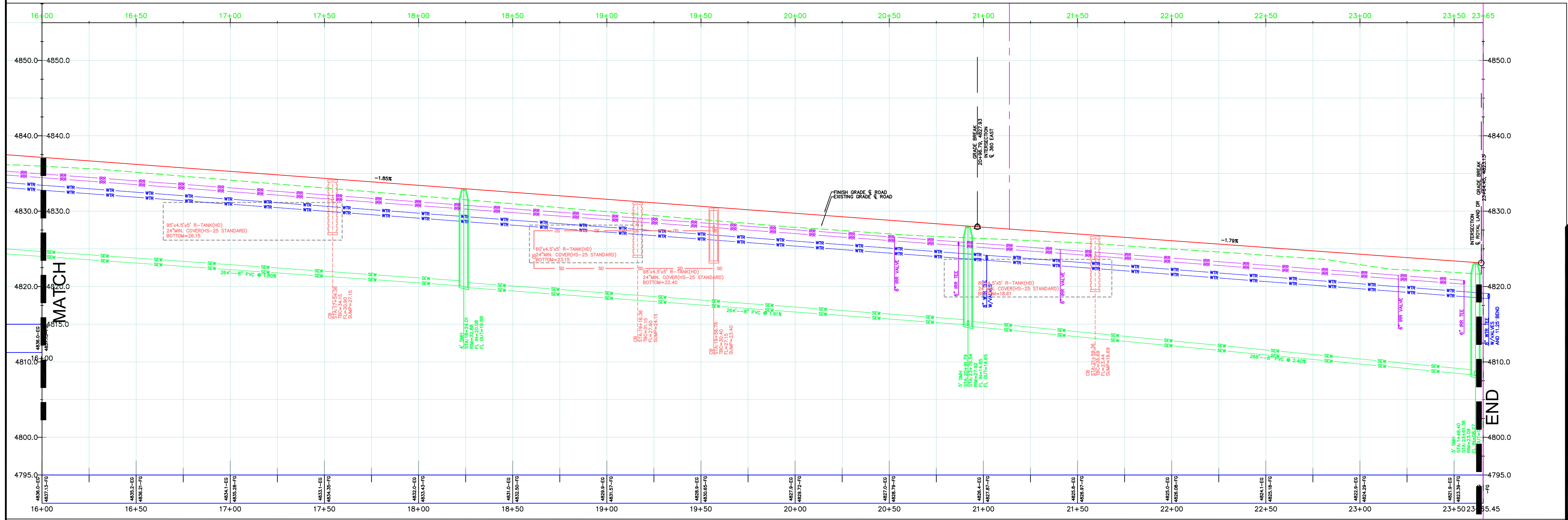
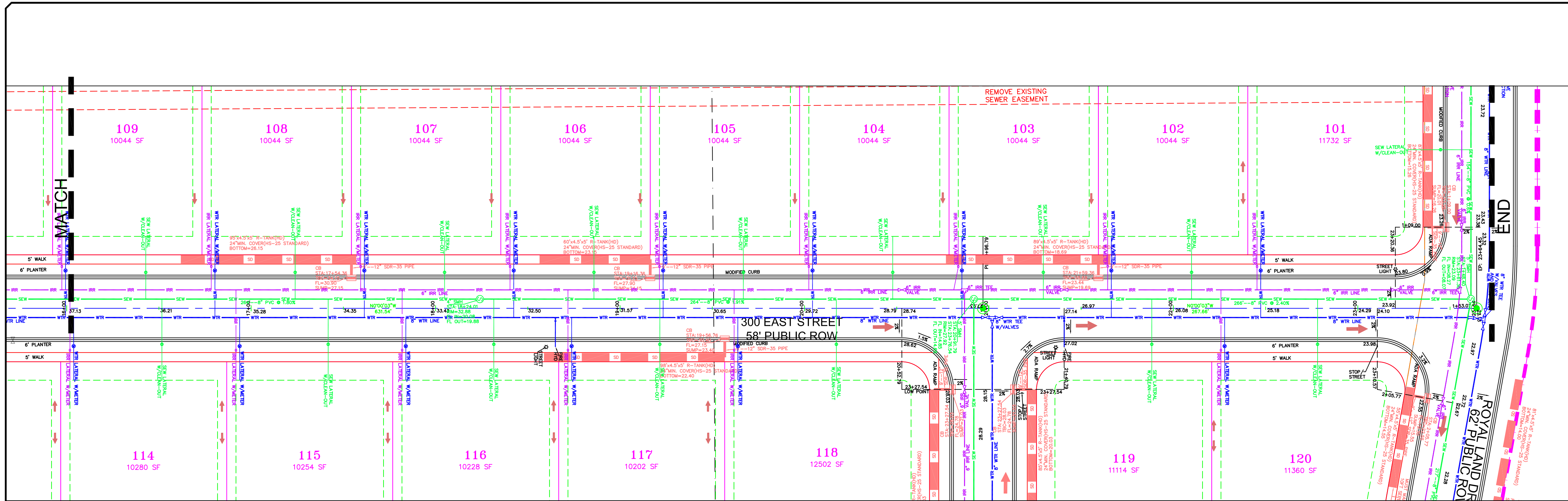
**BELLA VISTA SUBDIVISION**  
PLAN AND PROFILE  
300 EAST (STA: 8+00 to 16+00)  
4-3-2025

**SANTAQUIN CITY**

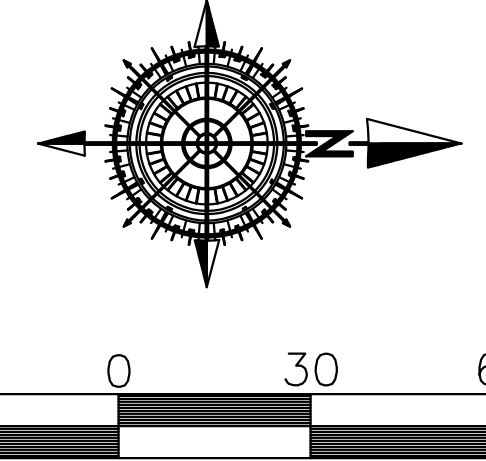
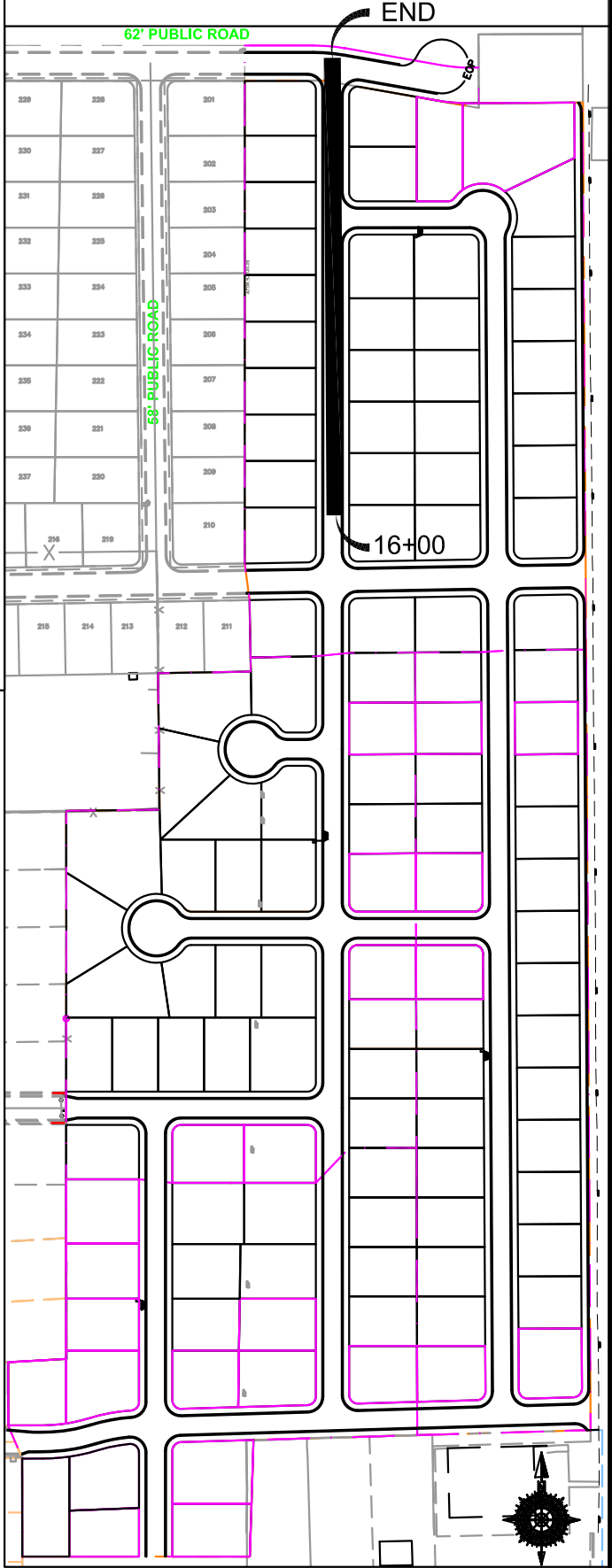
**PP3**

SHEET NO.





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

LEGEND	
SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING DRAINAGE SHELL
STORM LINE	EXISTING WATER LINE
DRAINAGE SHELL	EXISTING IRRIGATION LINE
STORM APPARATUS	EXISTING FENCE
WATER LINE	EXISTING CONTOURS (2 FT)
WATER APPARATUS	10' FINISH CONTOUR
FIRE HYDRANT	2' FINISH CONTOUR
IRRIGATION LINE	30% SLOPE AND GREATER
IRRIGATION APPARATUS	PROPOSED OPEN SPACE
DRAINAGE AREA (DRAINAGE REPORT)	DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21
SURVEY BY: GPW
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**  
PLAN AND PROFILE  
300 EAST (STA: 16+00 to 23+66)  
4-3-2025

**SANTAQUIN CITY**

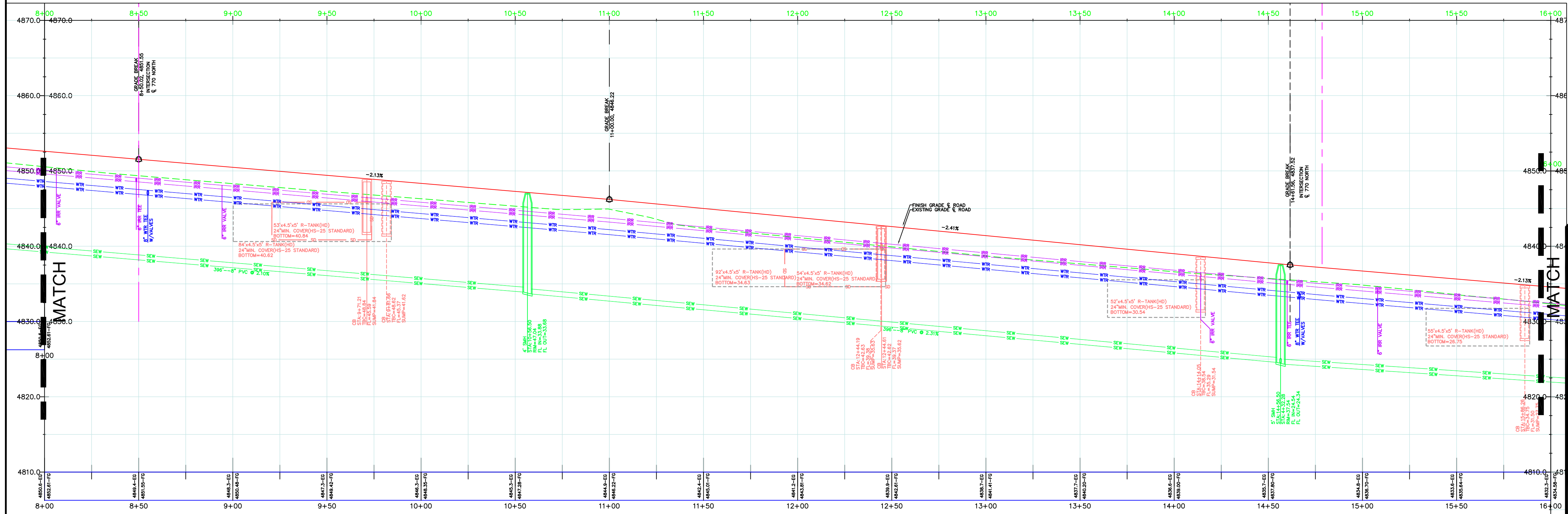
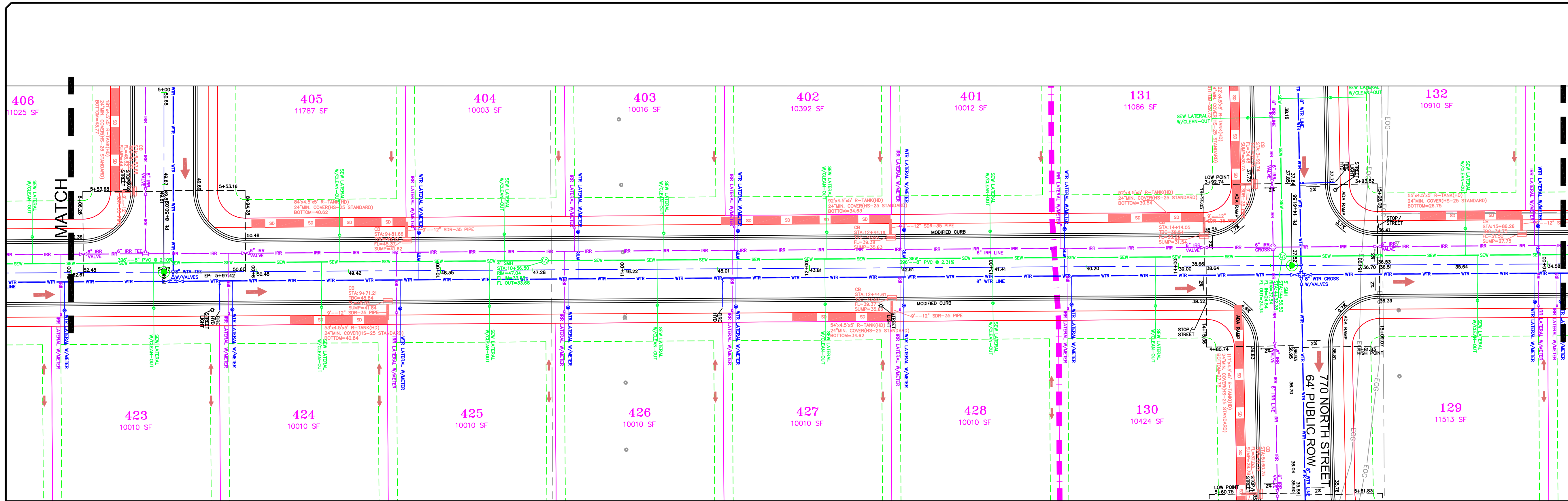
**Professional Engineer**  
Paul J. Gentry  
13131 S. 1000 E.  
Suite 100  
South Jordan, UT 84095  
(801) 694-5848  
paul@gatewayconsultingllc.com

SHEET NO. **PP4**

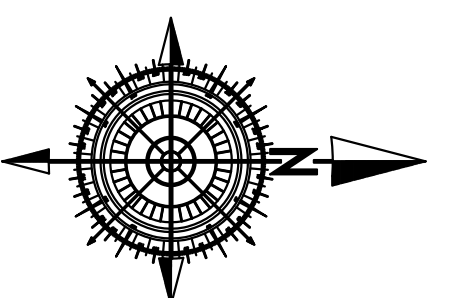
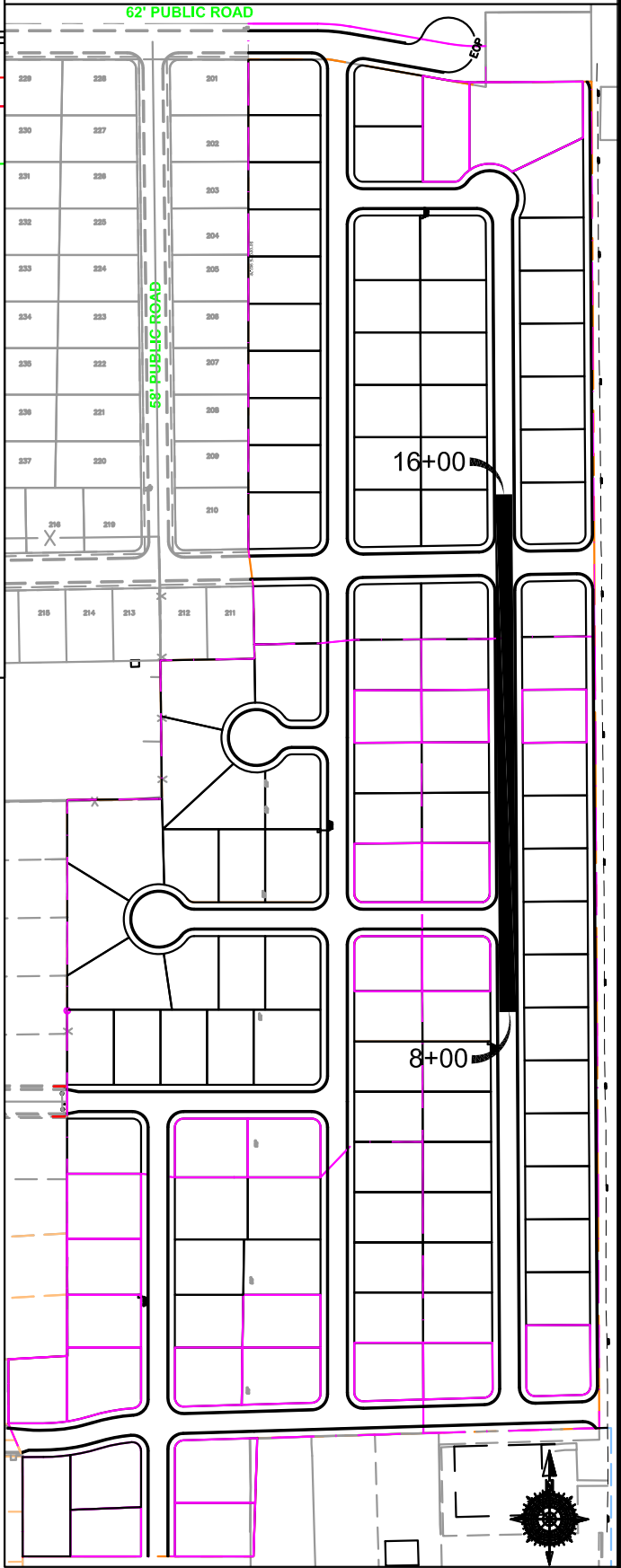








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SCALE IN FEET  
(HORIZONTAL)  
1" = 7.5' (VERTICAL)  
(24X36 SHEET)

LEGEND

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

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-6-21
SURVEY BY:	CPW
DRAWN BY:	CPW
DESIGNED BY:	CPW
CHECKED BY:	CPW
SCALE:	1"=30'

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

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

**BELLA VISTA  
SUBDIVISION**

**PLAN AND PROFILE**

**360 EAST (STA: 8+00 to 16+00)**

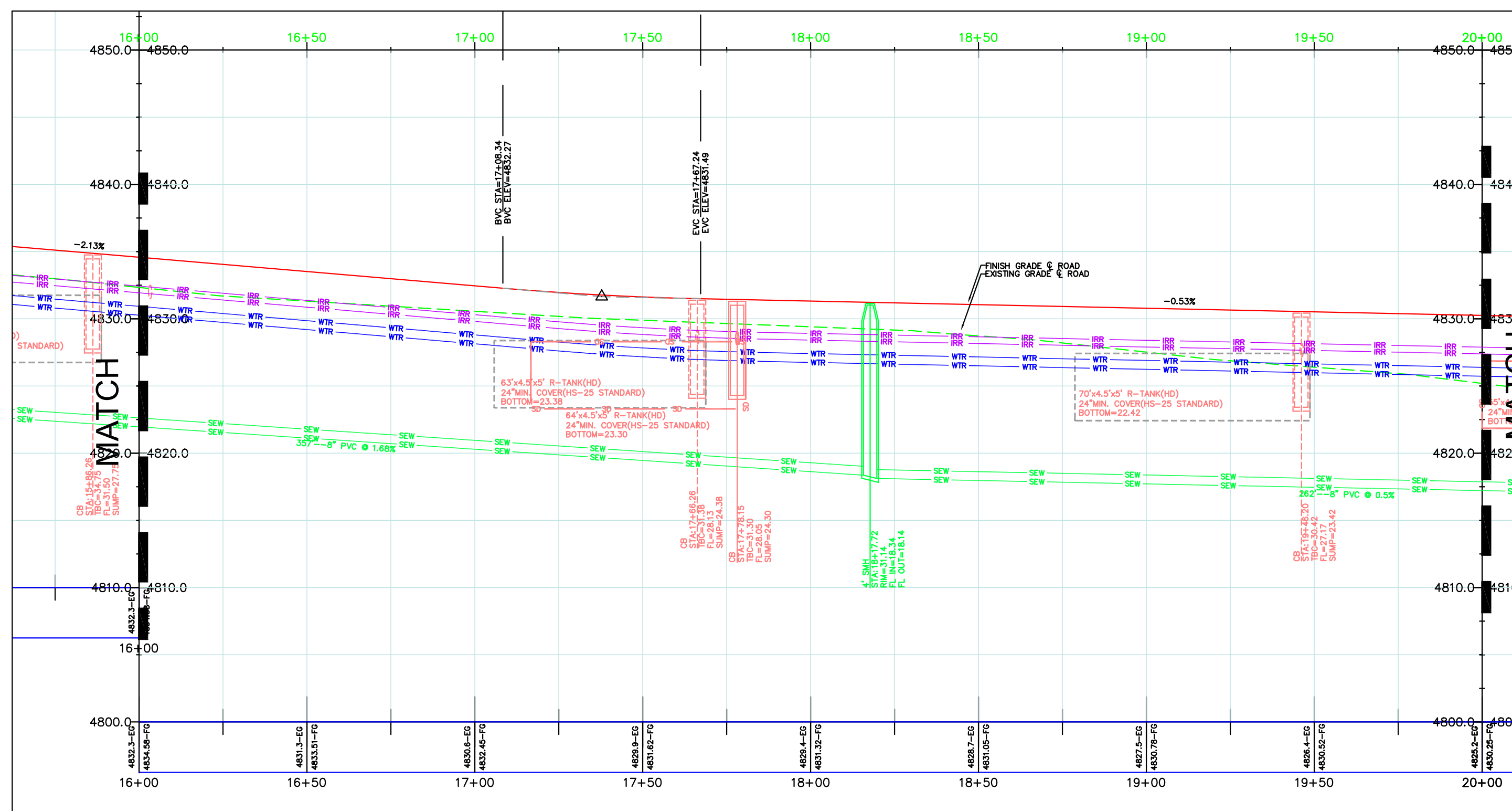
4-3-2025

**SANTAQUIN CITY**

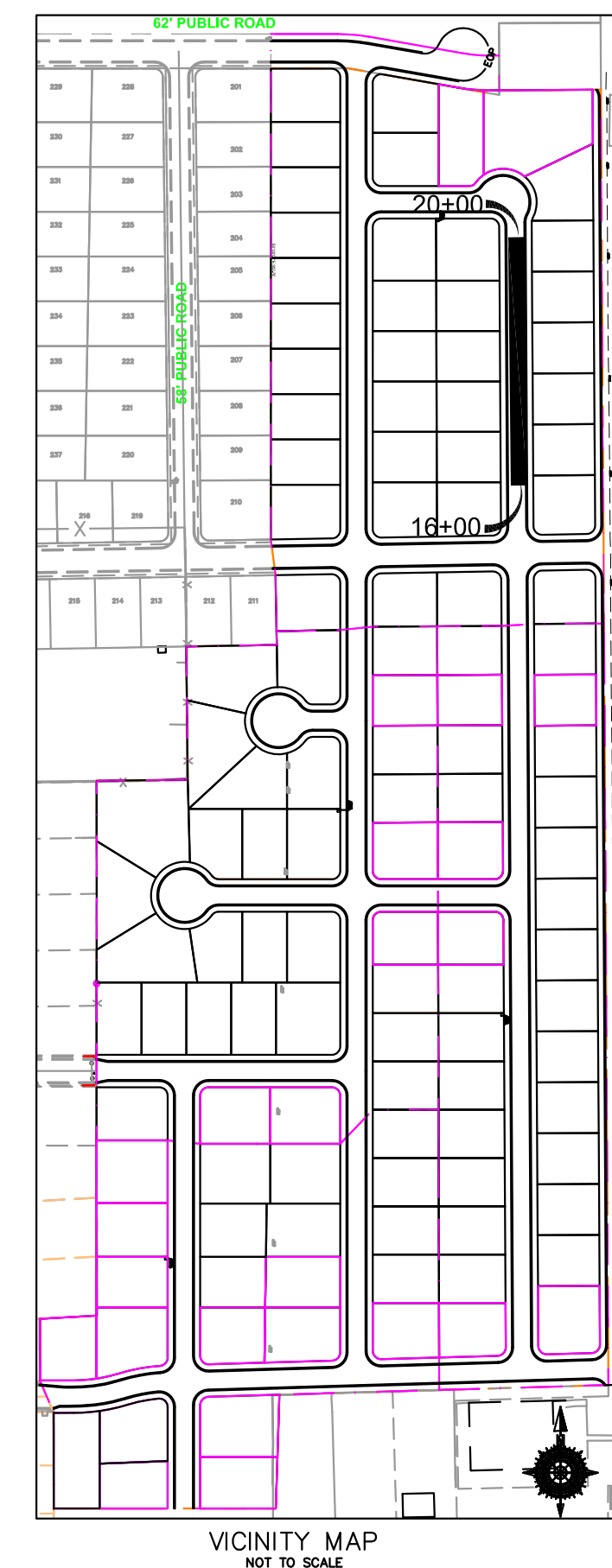
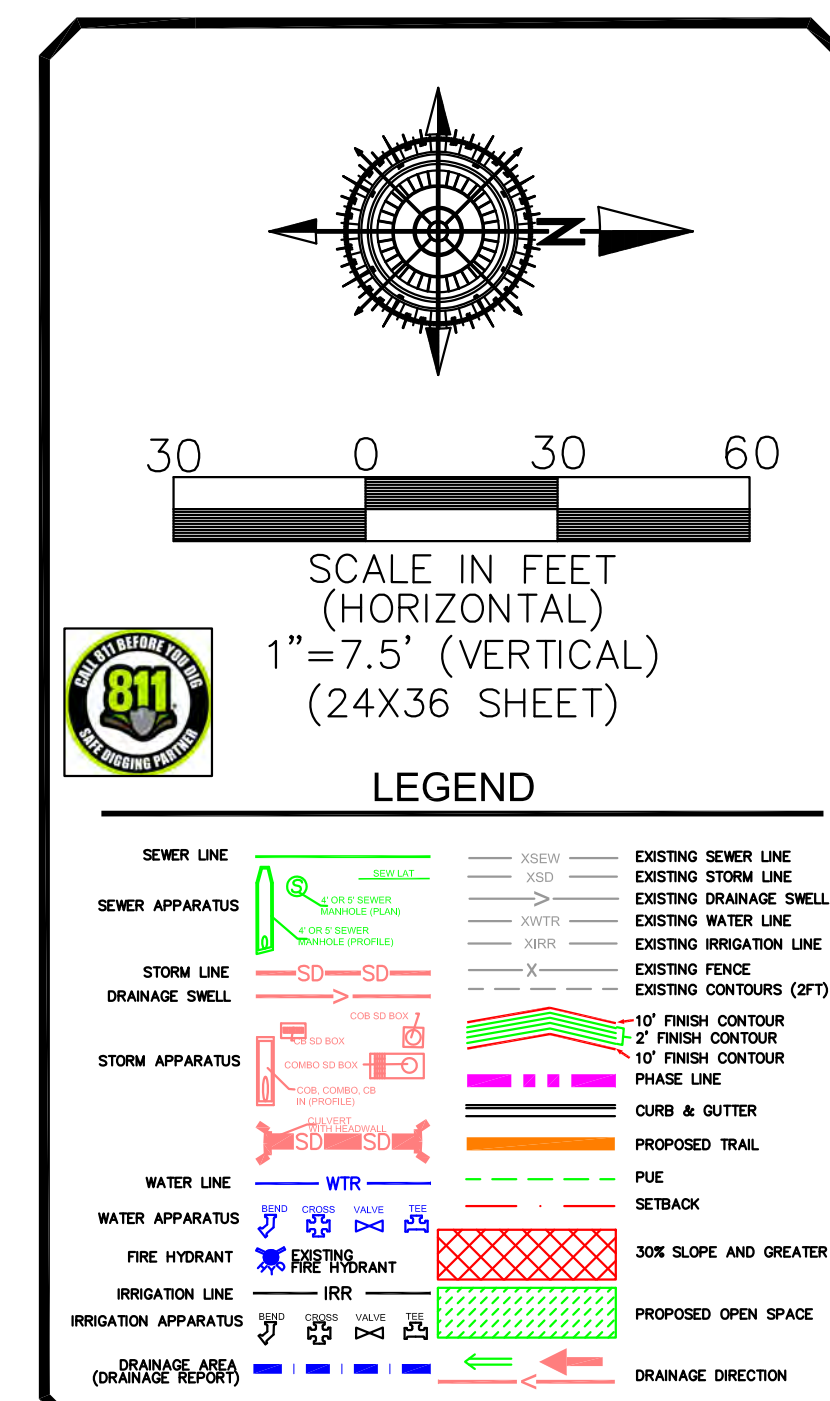
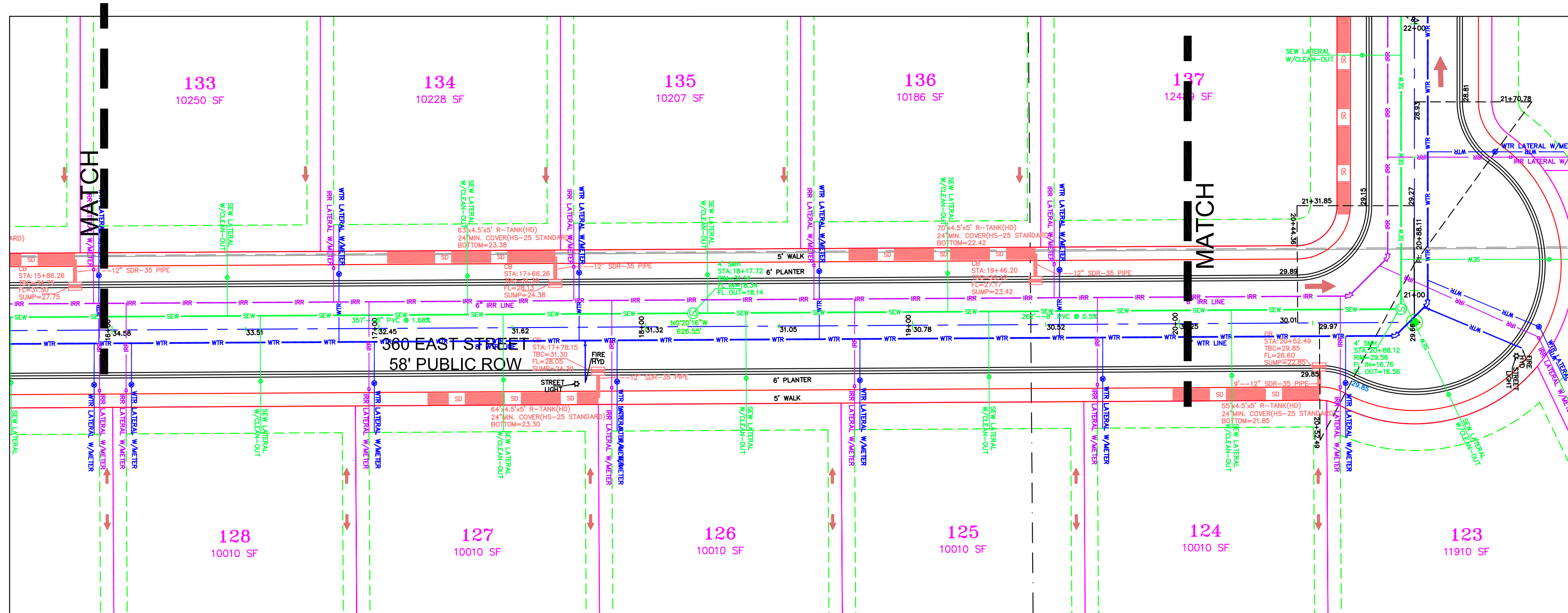
**PP6**

SHEET NO.





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---

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

**BELLA VISTA  
SUBDIVISION**

PLAN AND PROFILE

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

4-3-2025

SANTAQUIN  
CITY

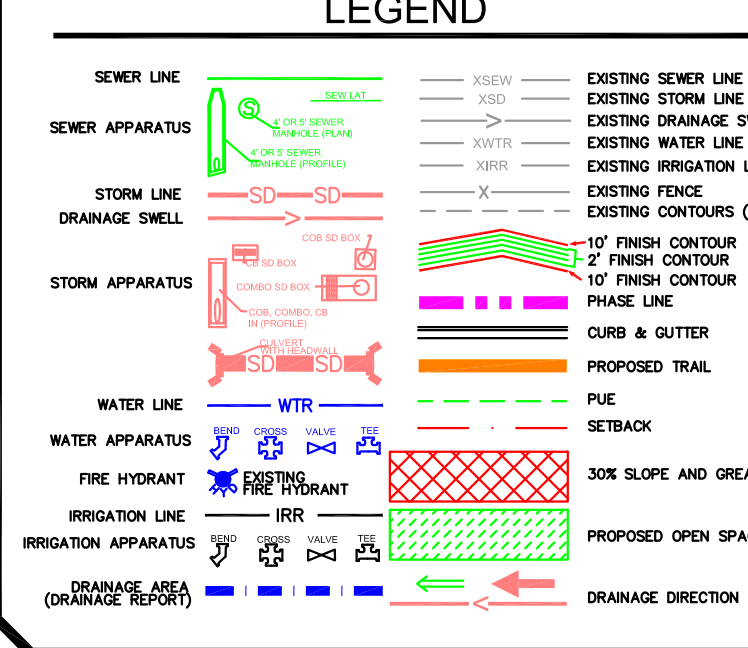
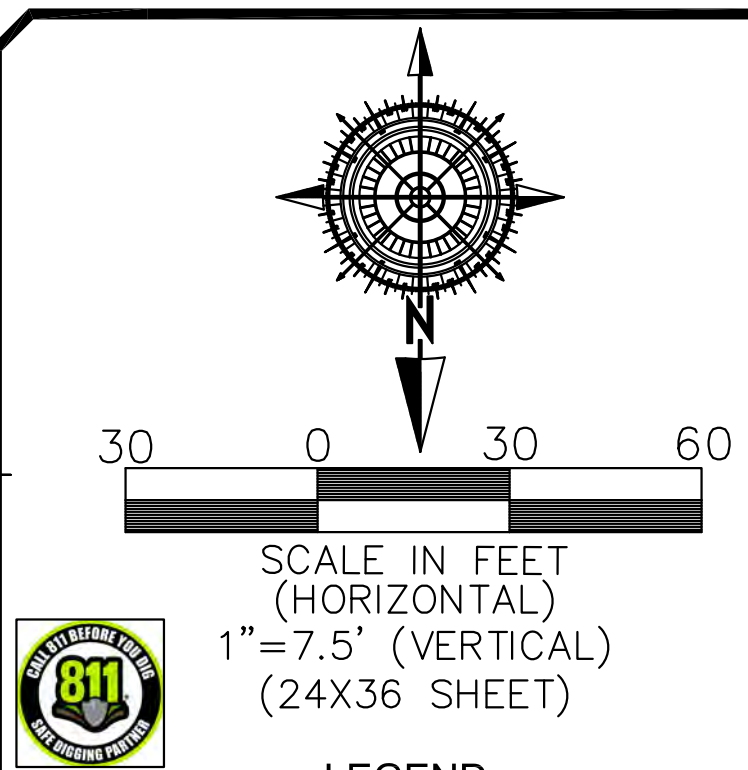
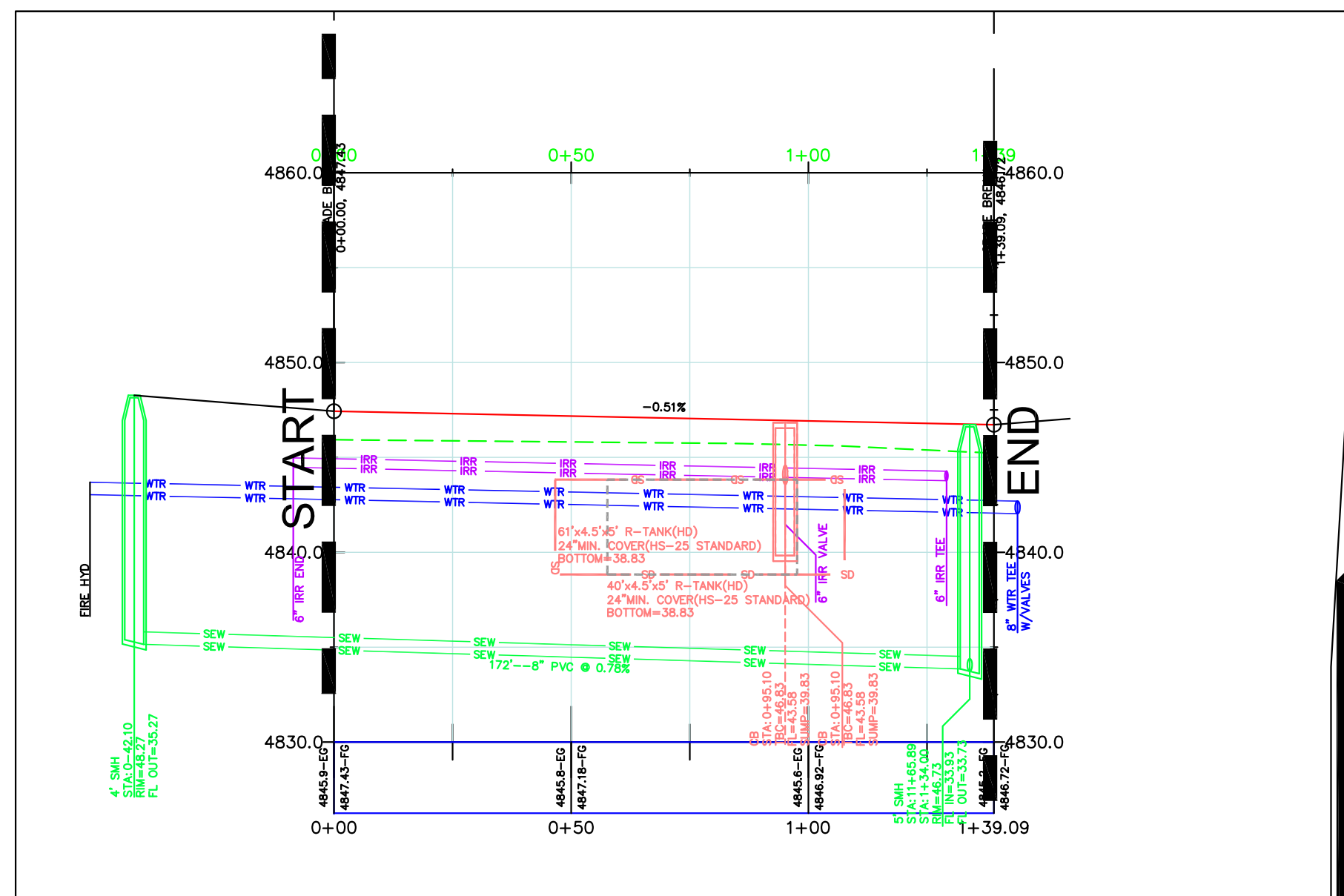
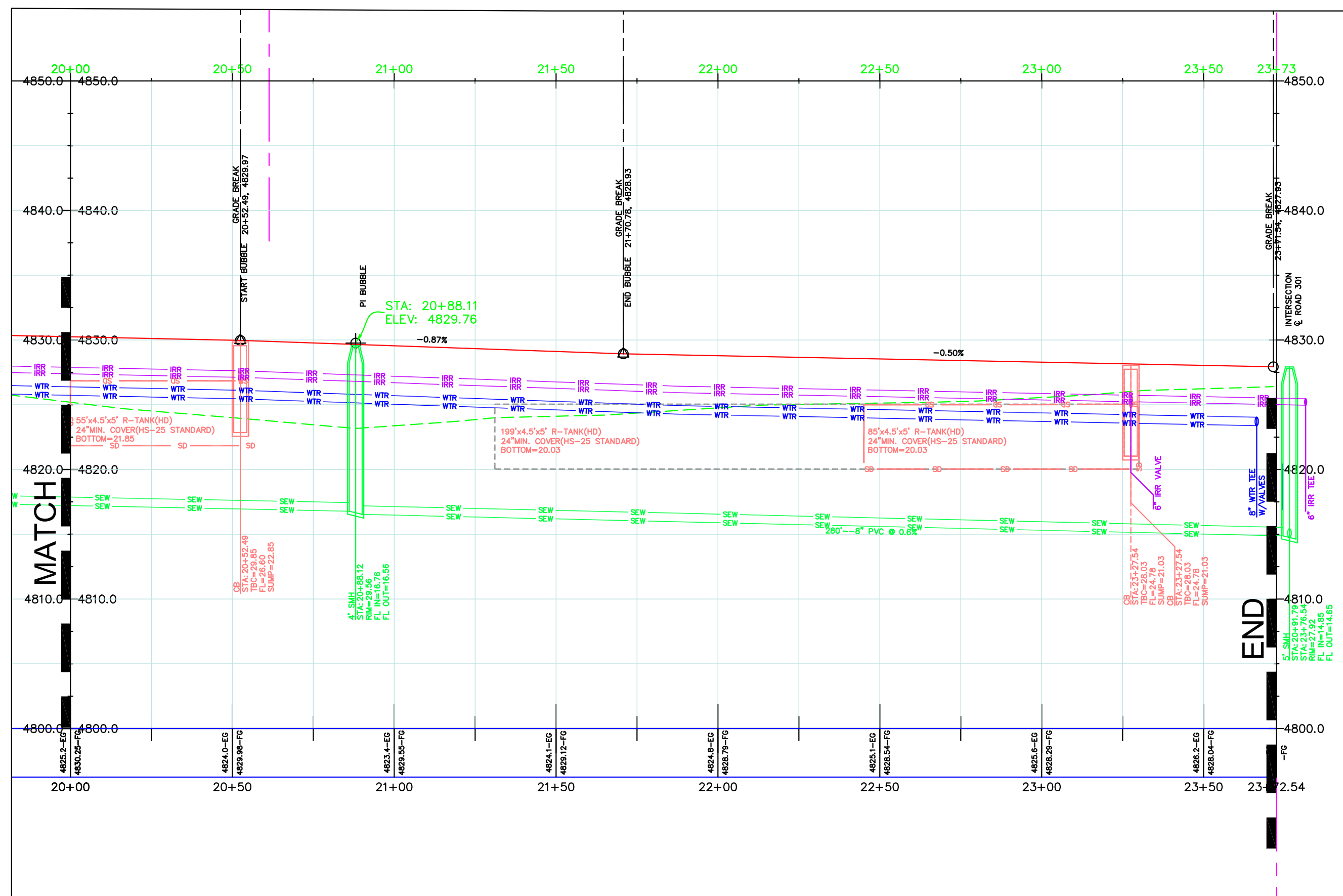
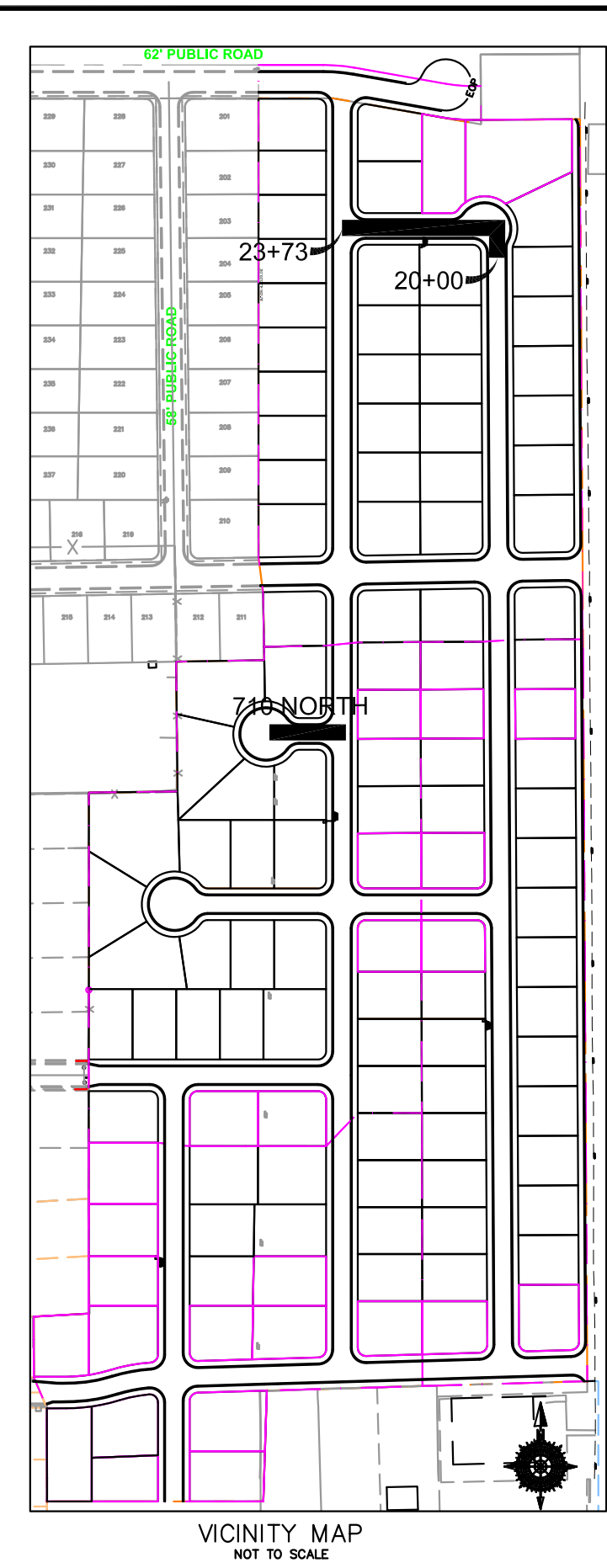
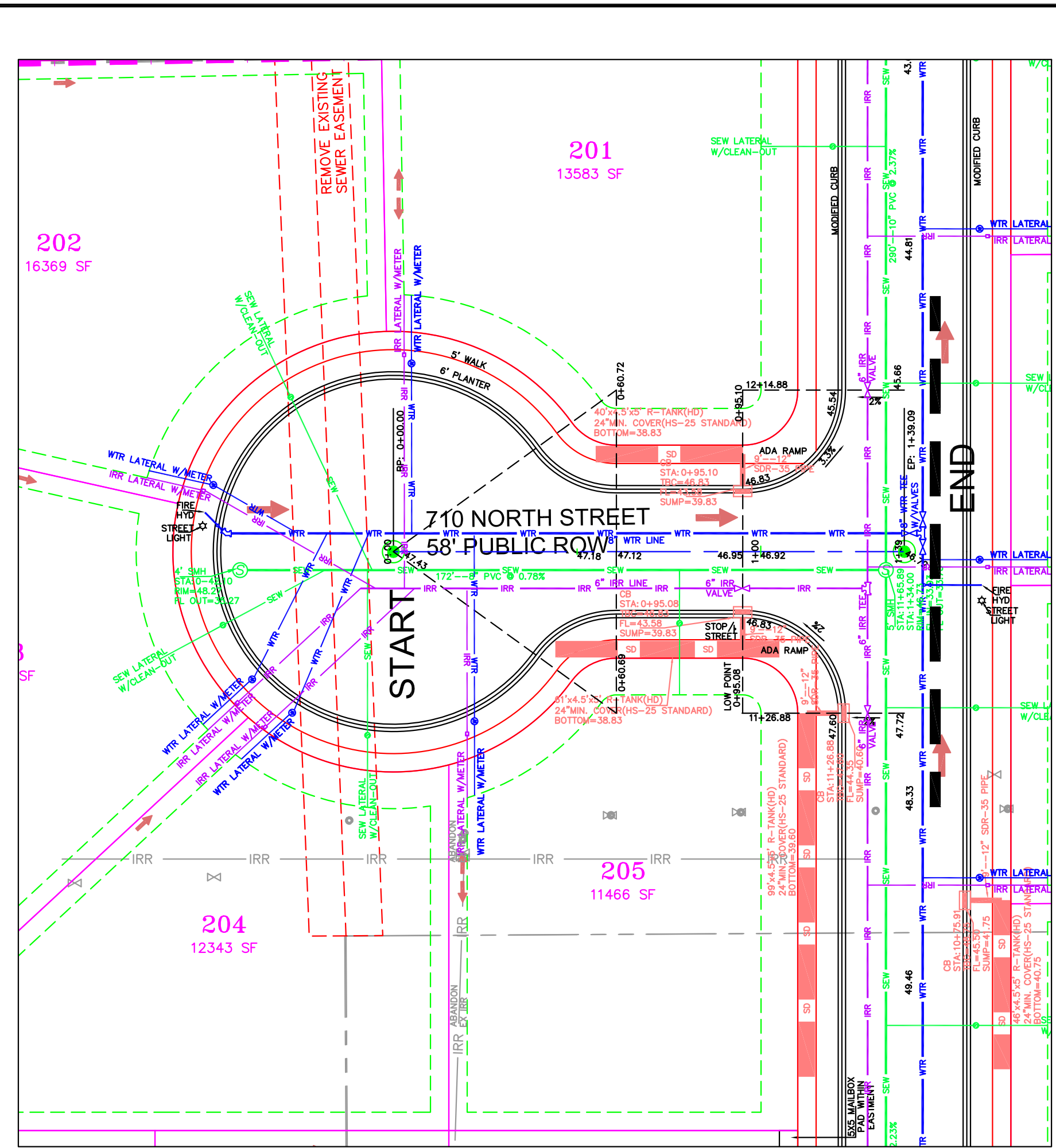
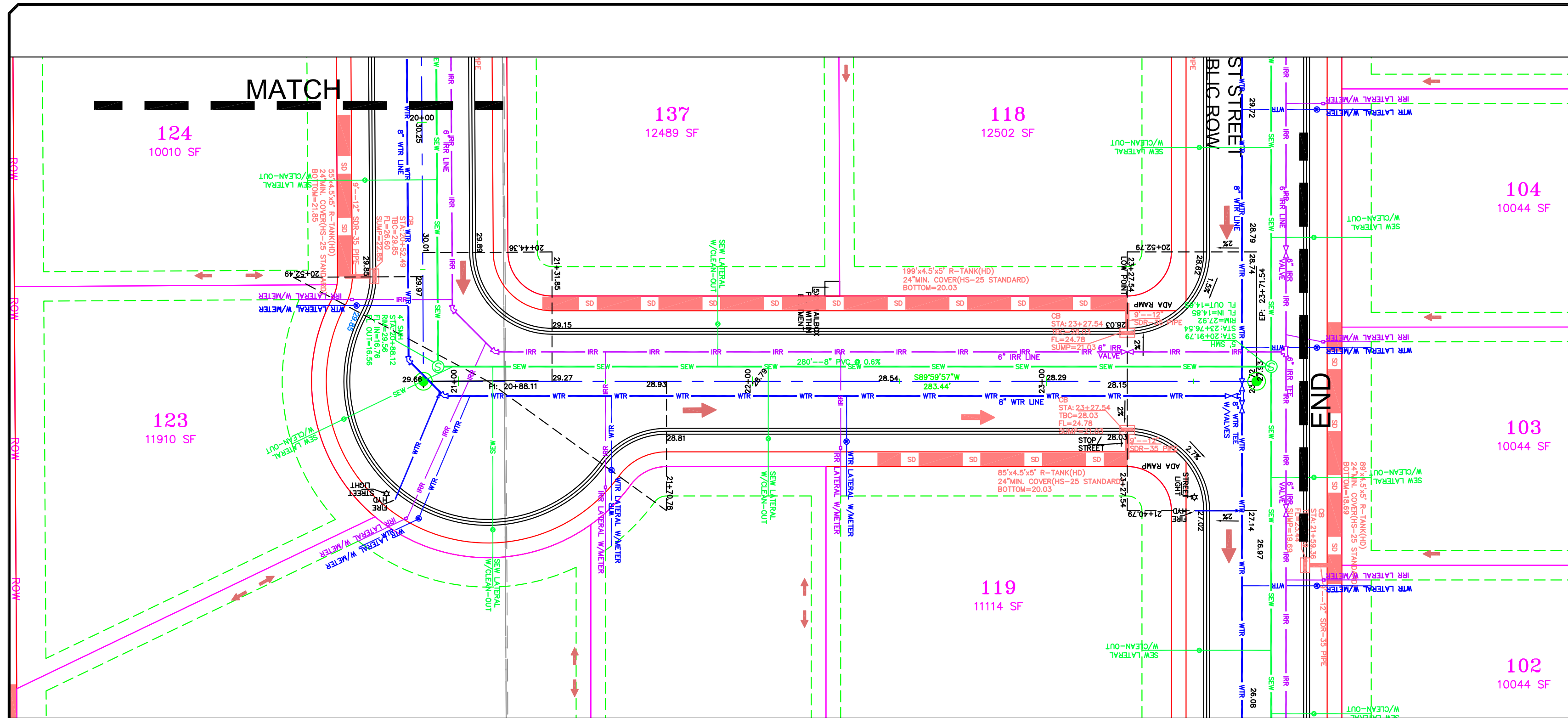
RECEIVED PROFESSIONAL ENGINEER  
CITY OF SANTAQUIN  
JUL 11 2025  
STATE OF UTAH

PP7

SHEET NO.

[illegible]





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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21
SURVEY BY: OPW
DRAWN BY: OPW
DESIGNED BY: OPW
CHECKED BY: OPW
SCALE: 1"=30'

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

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

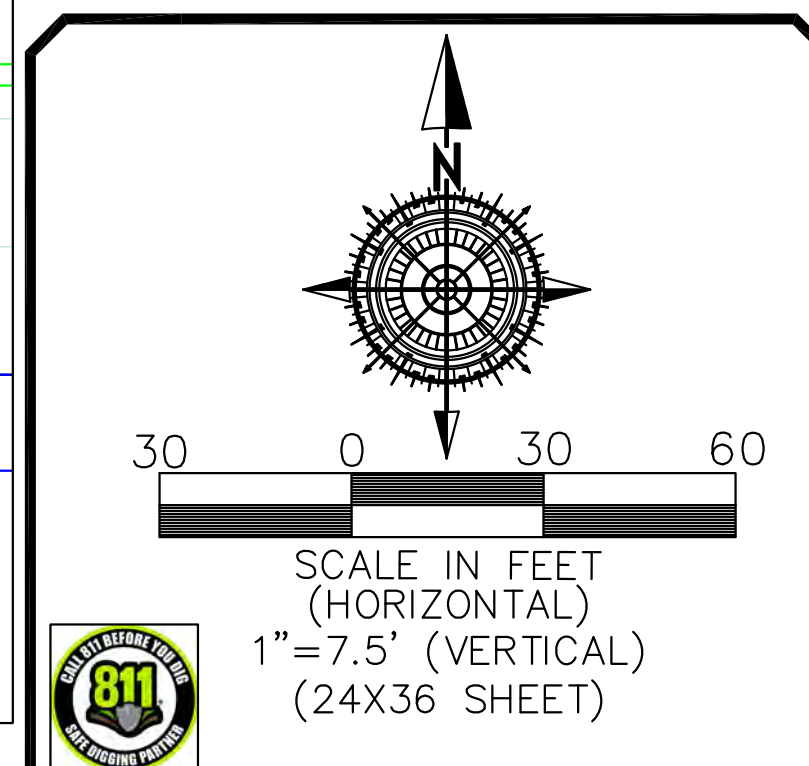
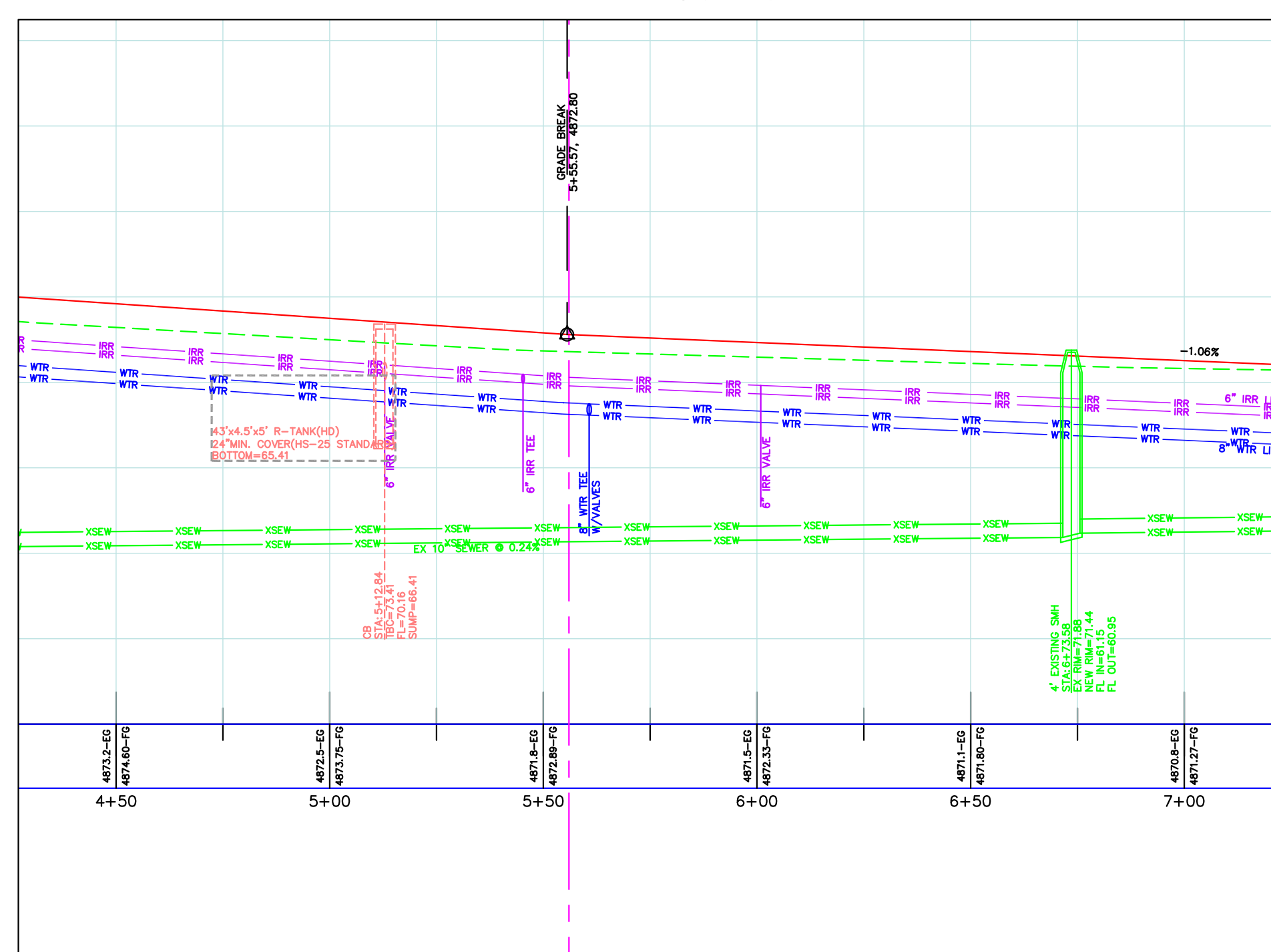
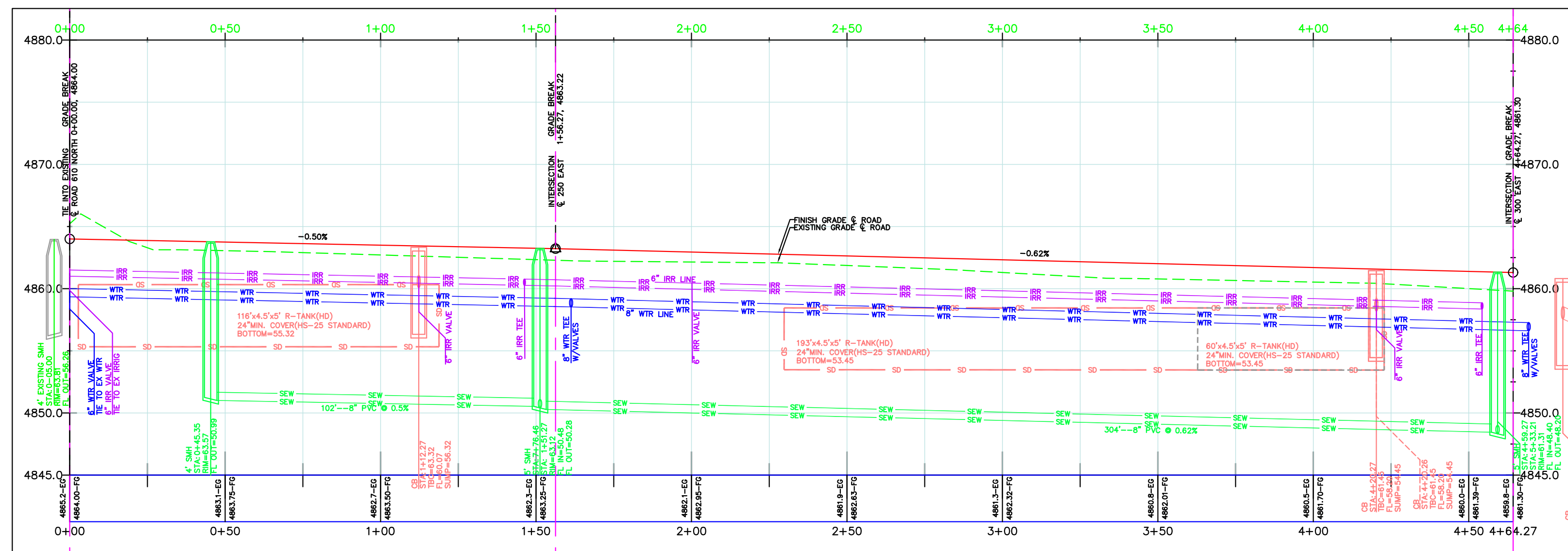
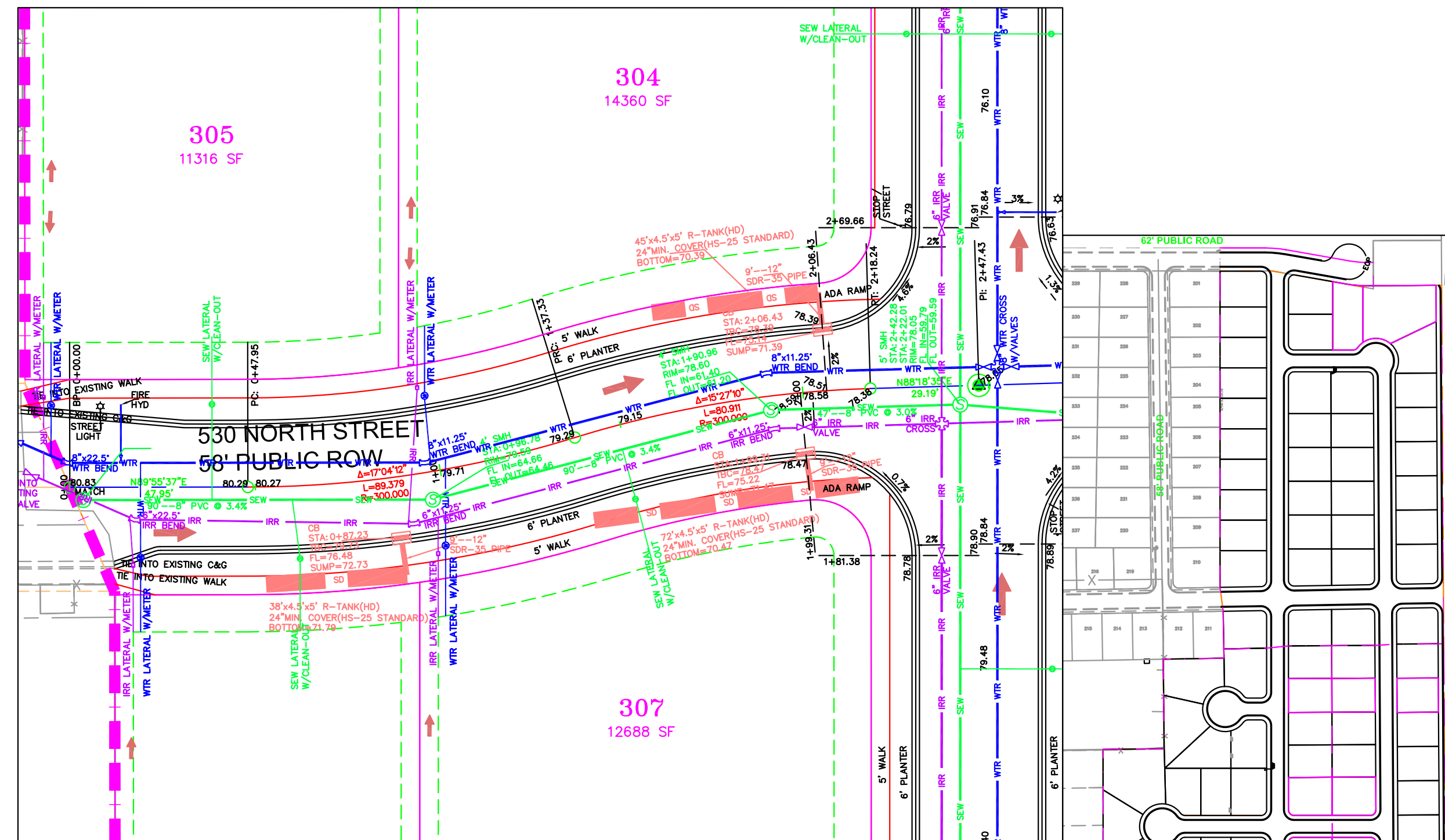
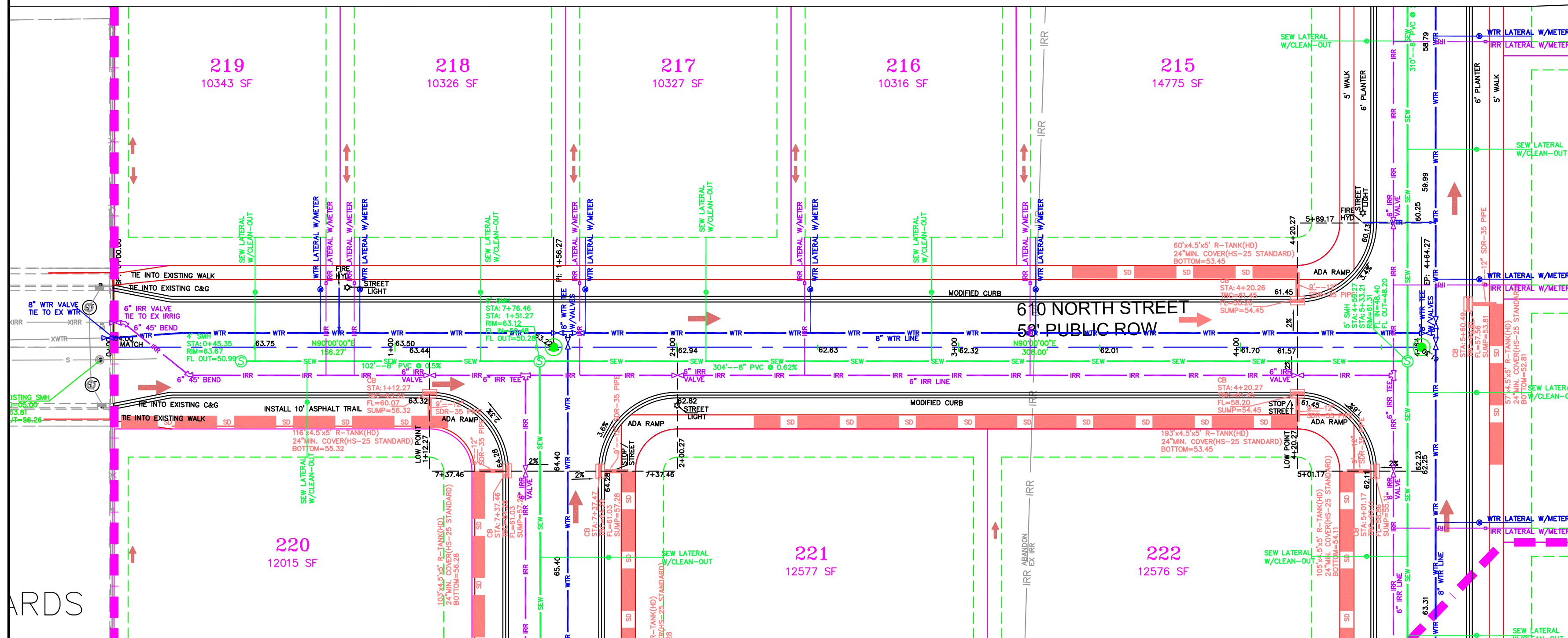
**BELLA VISTA SUBDIVISION**  
**PLAN AND PROFILE**  
**360 EAST (STA: 16+00 to 23+73)**  
4-3-2025

**SANTAQUIN CITY**

**PP8**

SHEET NO. PP8





LEGEND			
SEWER LINE	EXISTING SEWER LINE	SEWER APPARATUS	EXISTING SEWER APPARATUS
STORM LINE	EXISTING STORM LINE	STORM APPARATUS	EXISTING STORM APPARATUS
WATER LINE	EXISTING WATER LINE	WATER APPARATUS	EXISTING WATER APPARATUS
IRIGATION LINE	EXISTING IRRIGATION LINE	IRIGATION APPARATUS	EXISTING IRRIGATION APPARATUS
PROPOSED TRAIL	PROPOSED TRAIL	PROPOSED TRAIL	PROPOSED TRAIL
PROPOSED OPEN SPACE	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE
DRAINAGE DIRECTION	DRAINAGE DIRECTION	DRAINAGE DIRECTION	DRAINAGE DIRECTION

NOTE:  
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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-6-21
SURVEY BY:	CPW
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)

4-3-2025

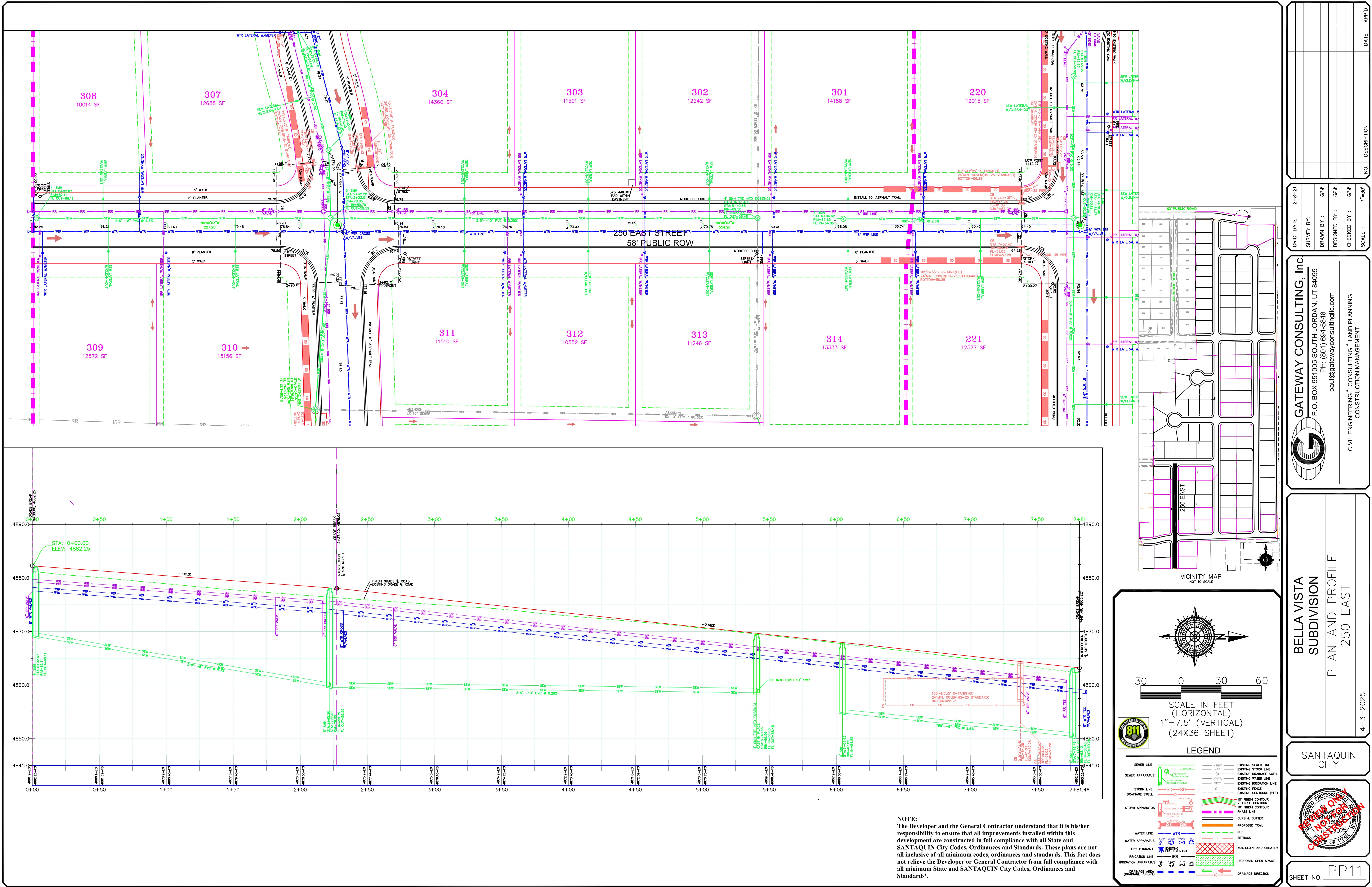
**SANTAQUIN  
CITY**

SHEET NO. **PP9**

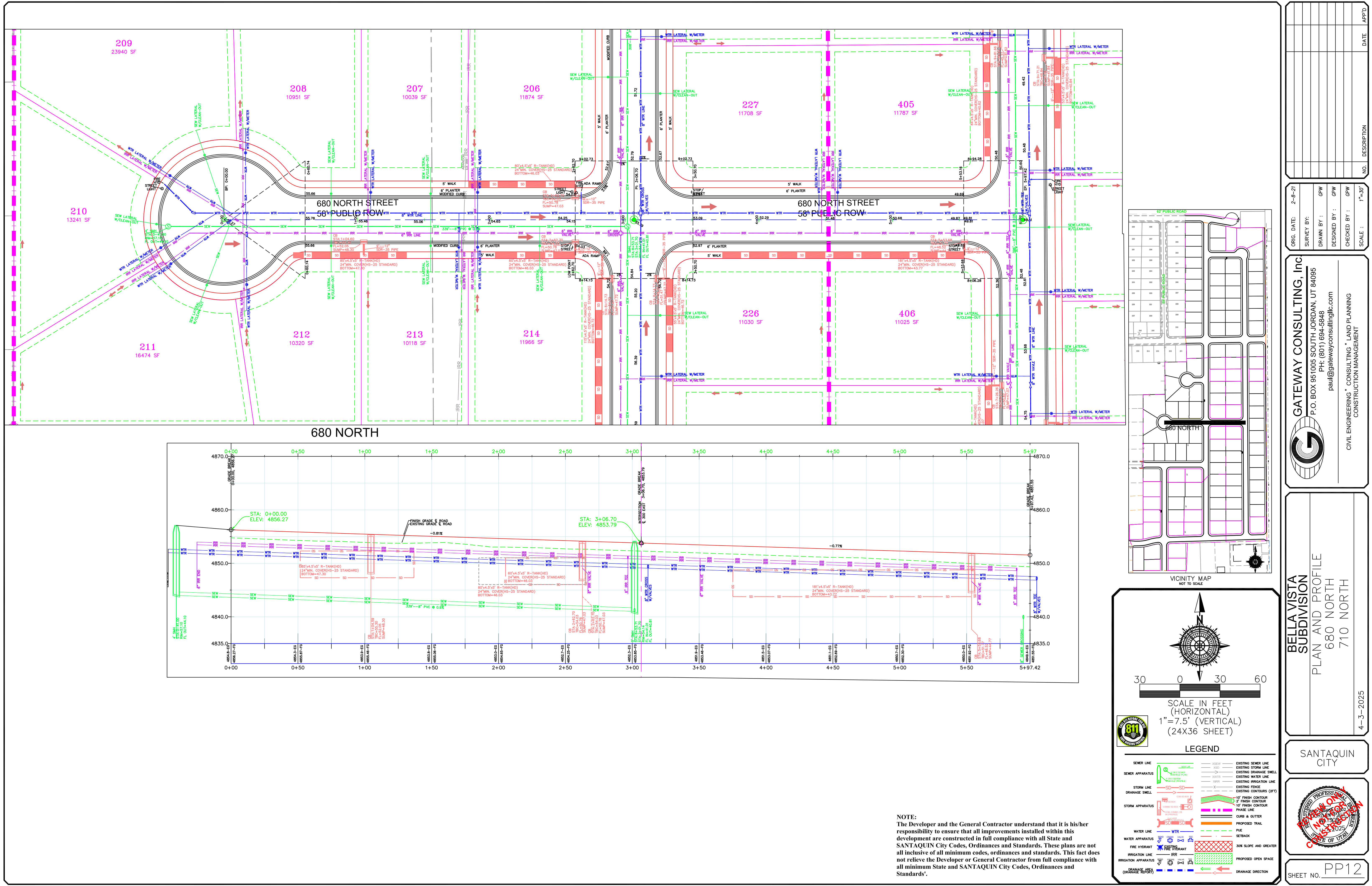













NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21
SURVEY BY: GPM
DRAWN BY: GPM
DESIGNED BY: GPM
CHECKED BY: GPM
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

680 NORTH

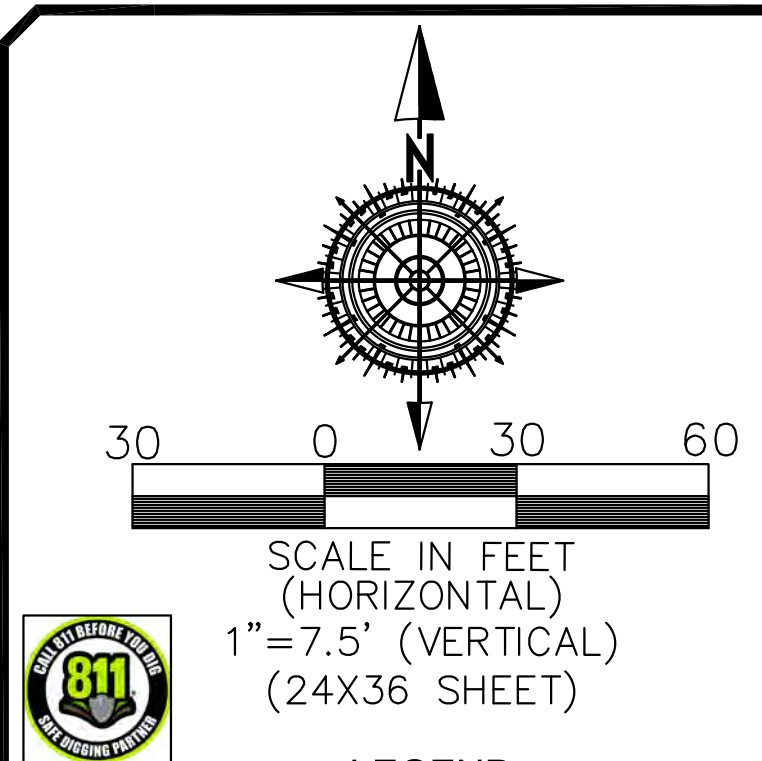
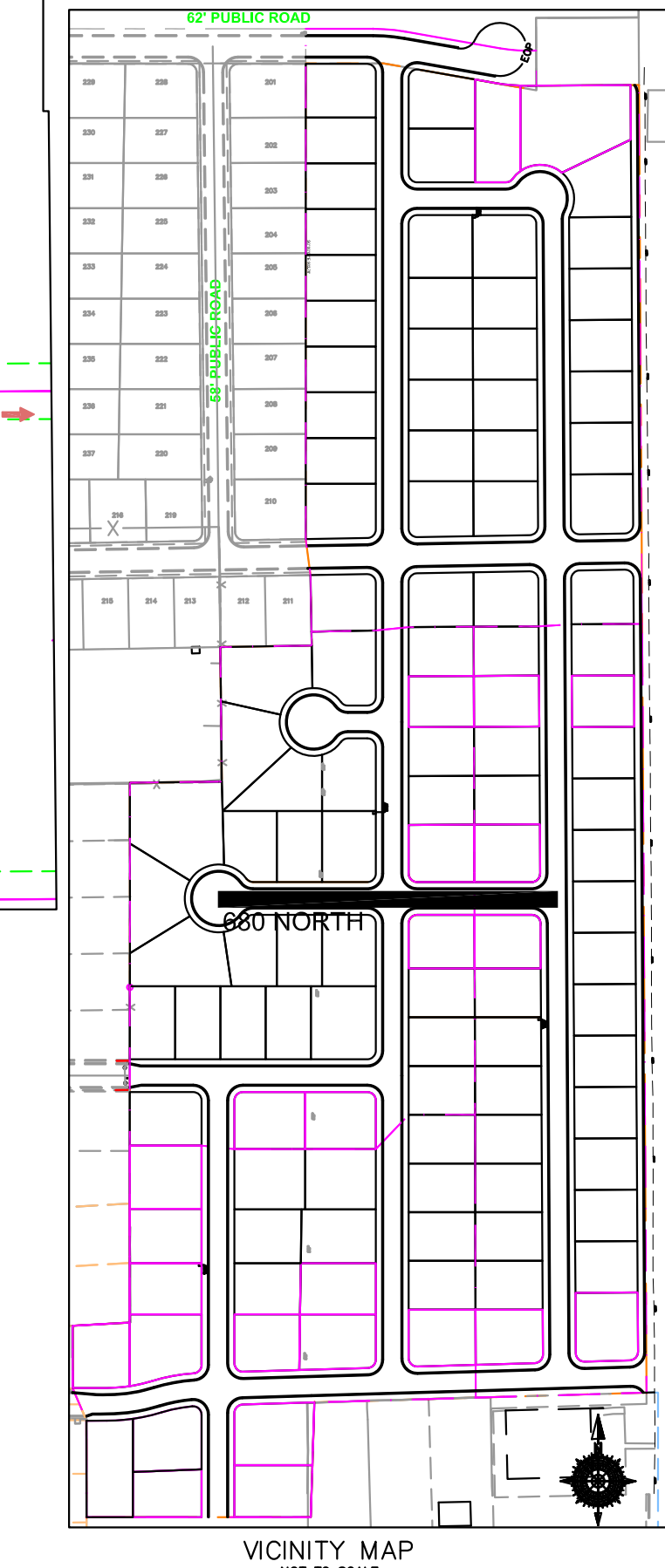
710 NORTH

4-3-2025

SANTAQUIN CITY



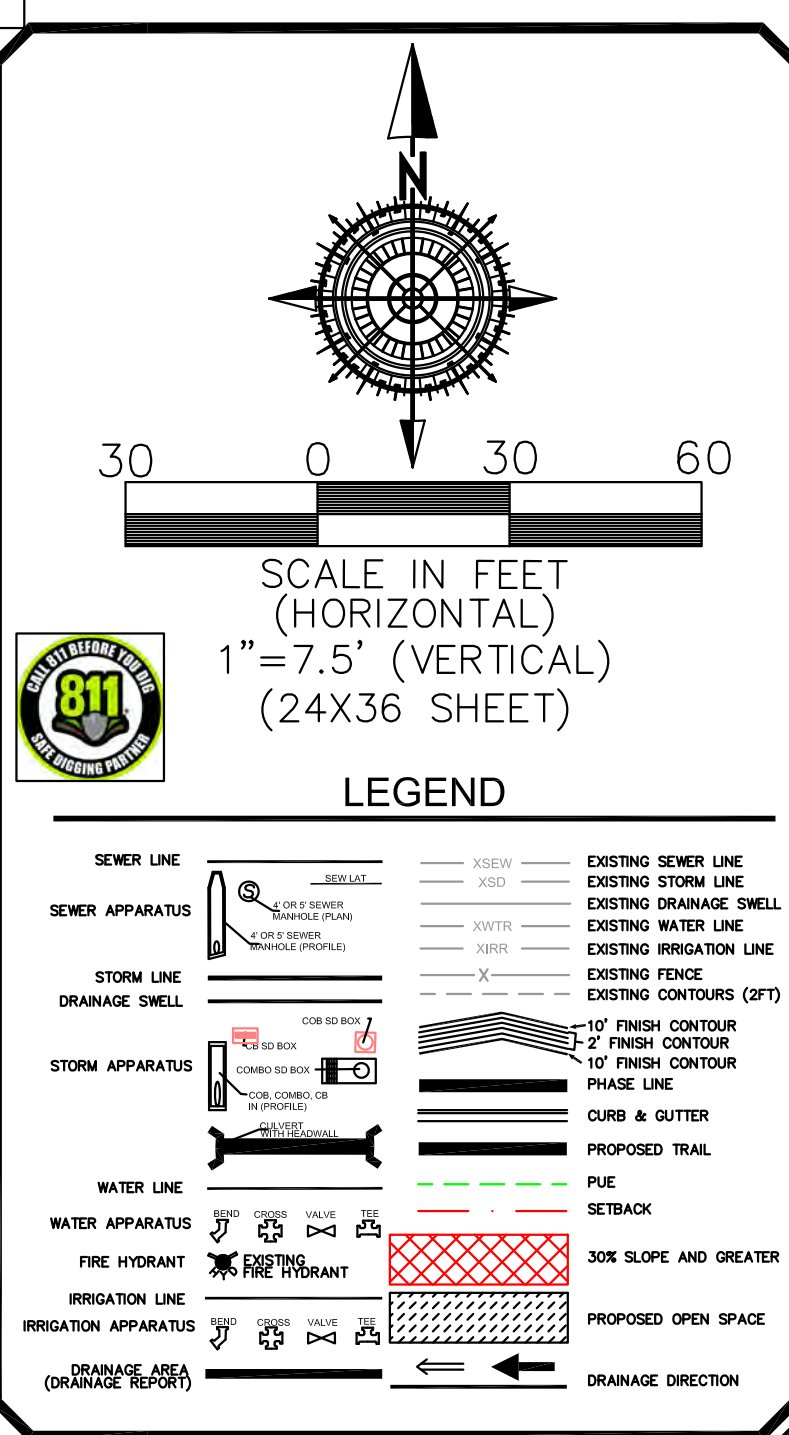
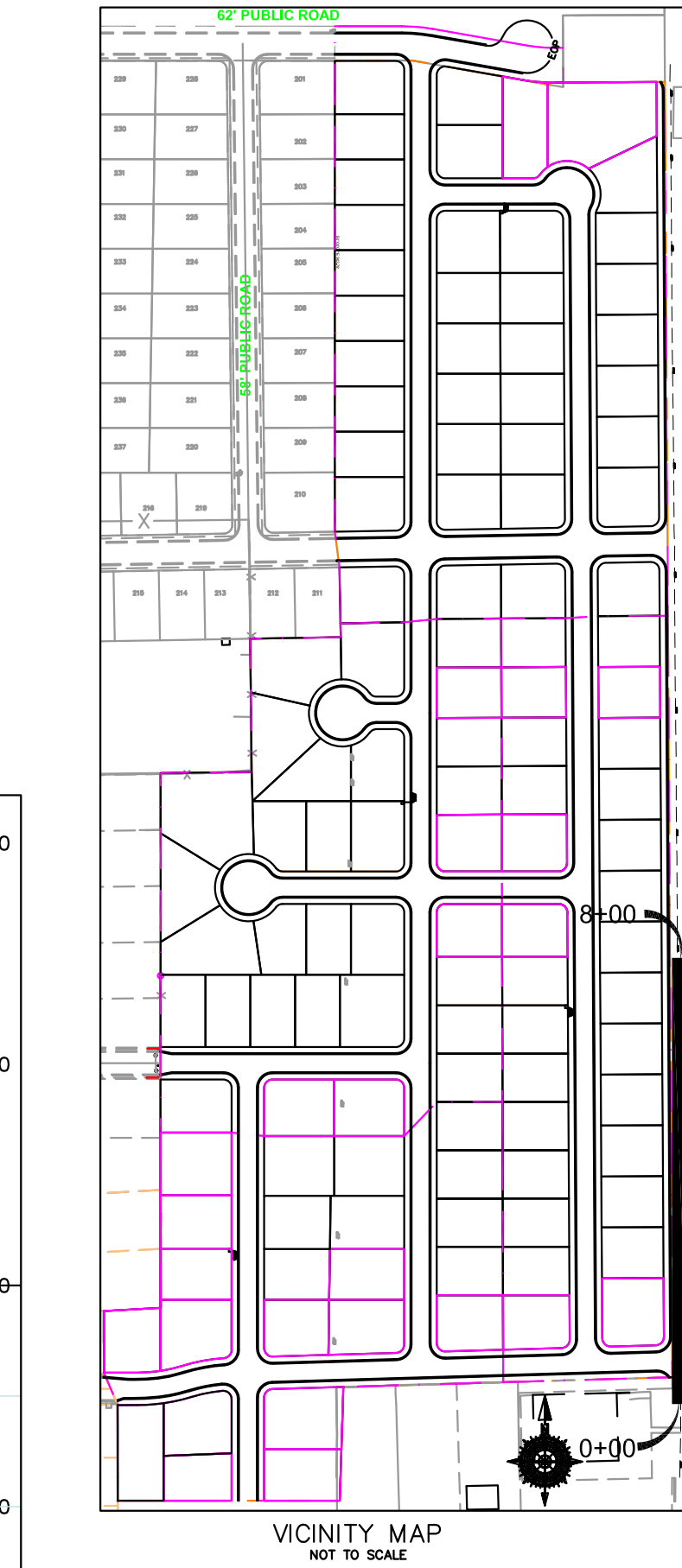
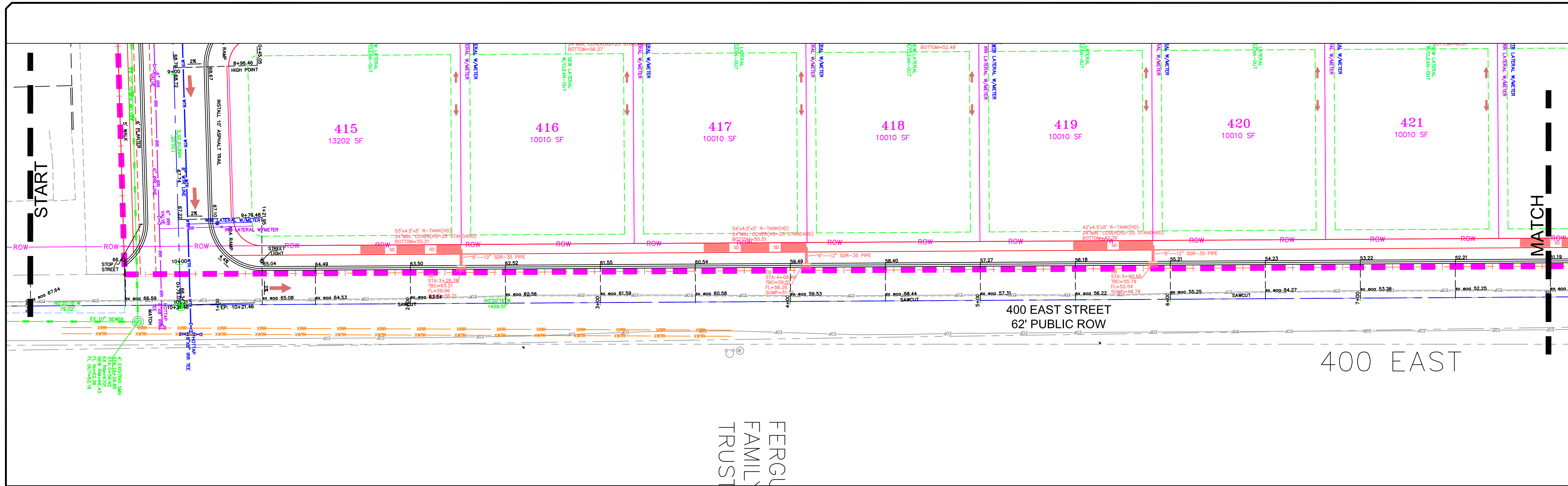
SHEET NO. PP12



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

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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21
SURVEY BY: OPW
DRAWN BY: OPW
DESIGNED BY: OPW
CHECKED BY: OPW
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

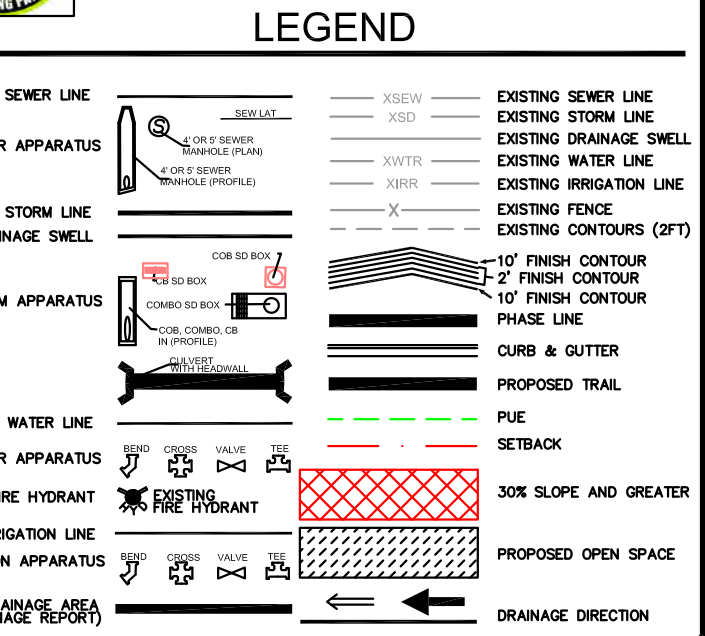
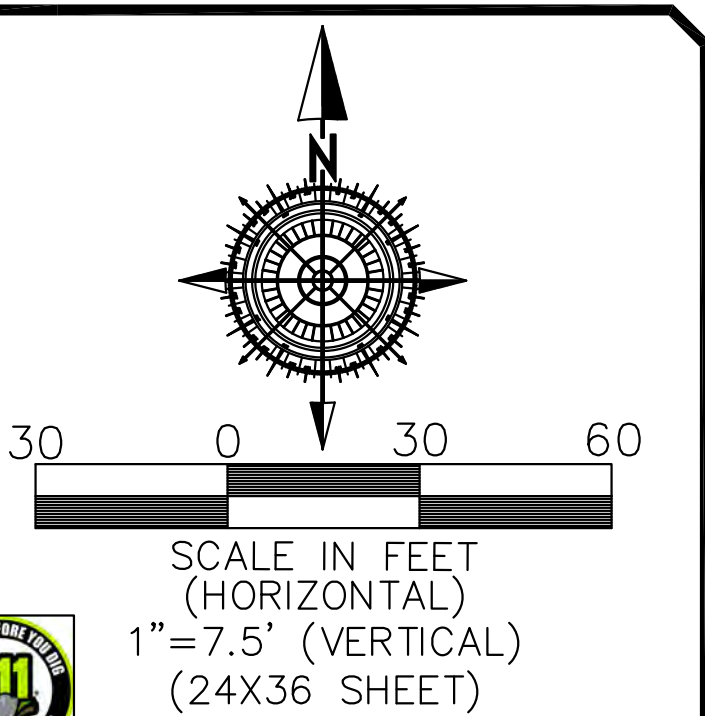
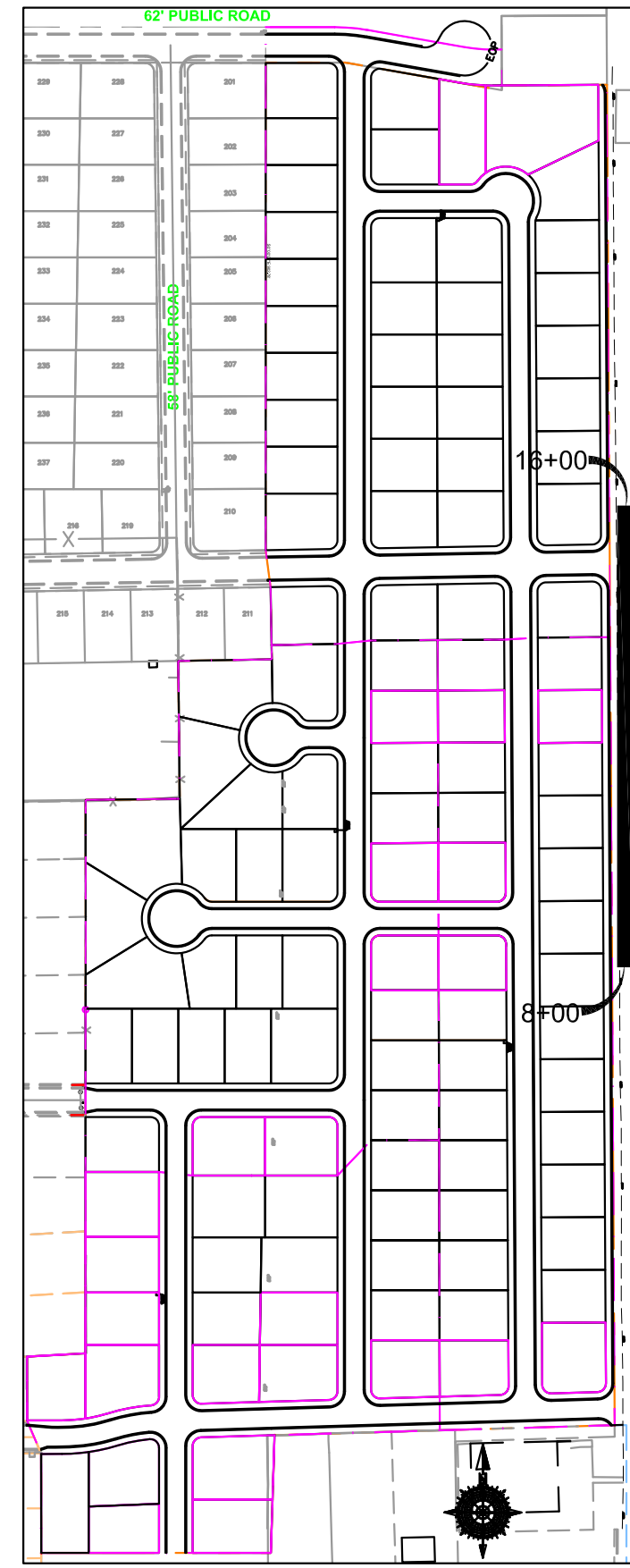
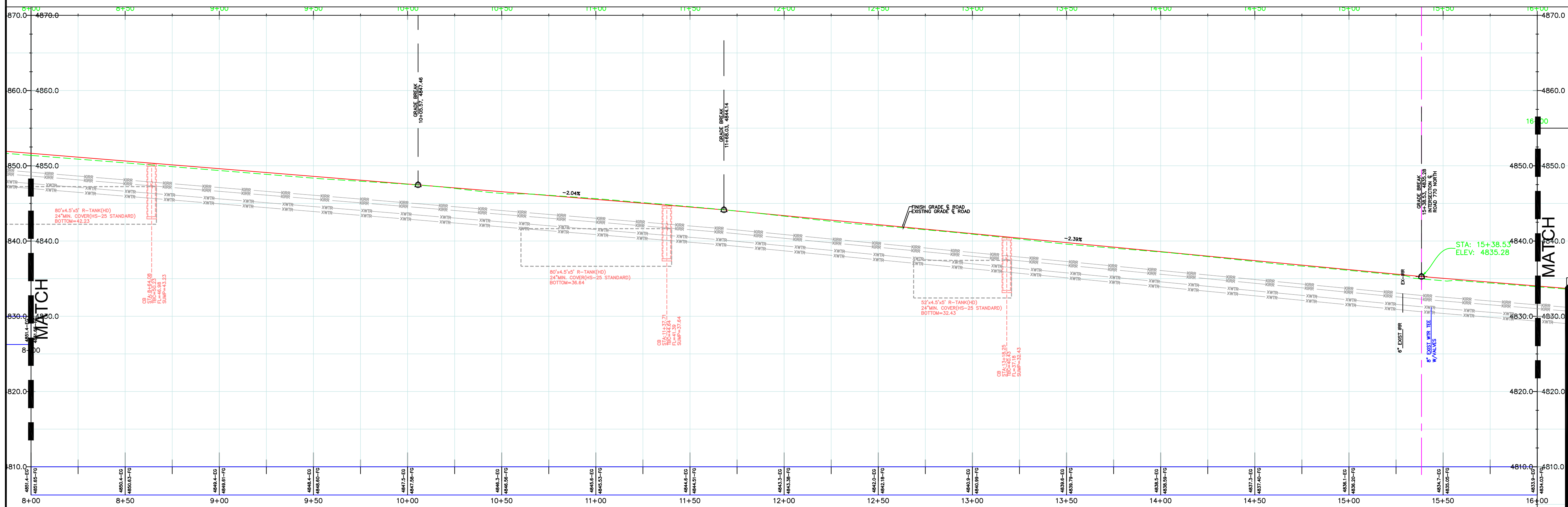
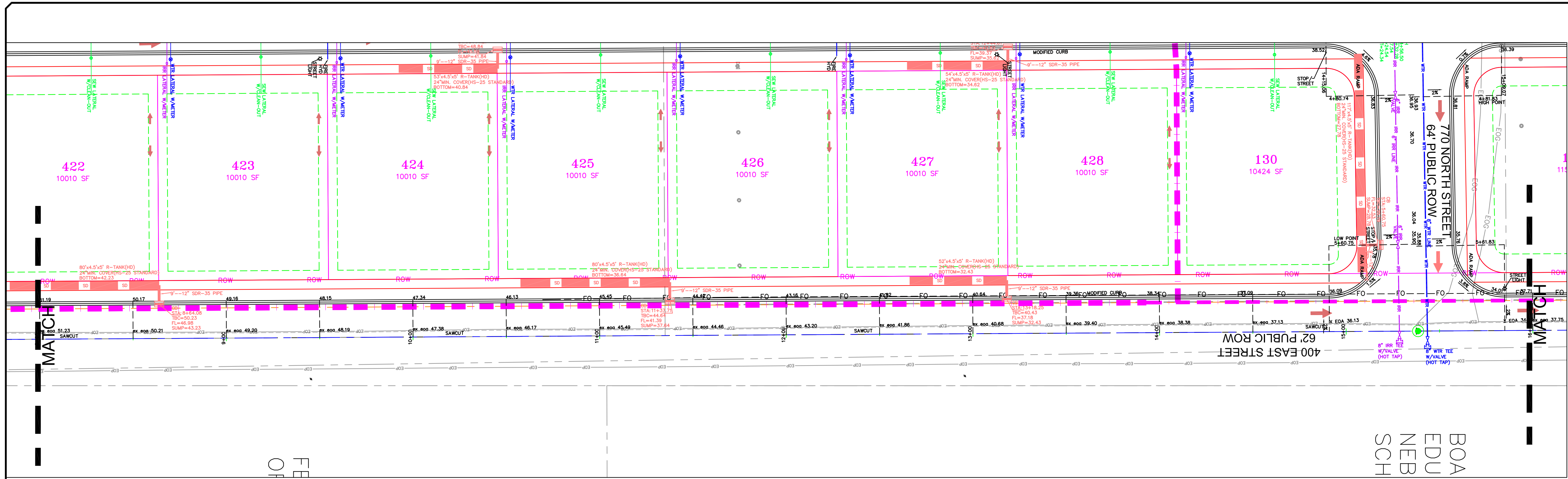
**BELLA VISTA SUBDIVISION**  
PLAN AND PROFILE  
400 EAST (STA: 0+00 to 8+00)  
4-3-2025

**SANTAQUIN CITY**

**SEAL OF SANTAQUIN CITY**  
JAN 13 2025  
CITY OF UTAH

SHEET NO. **PP13**





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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21
SURVEY BY: OPW
DRAWN BY: OPW
DESIGNED BY: OPW
CHECKED BY: OPW
SCALE: 1"=30'

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

PLAN AND PROFILE

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

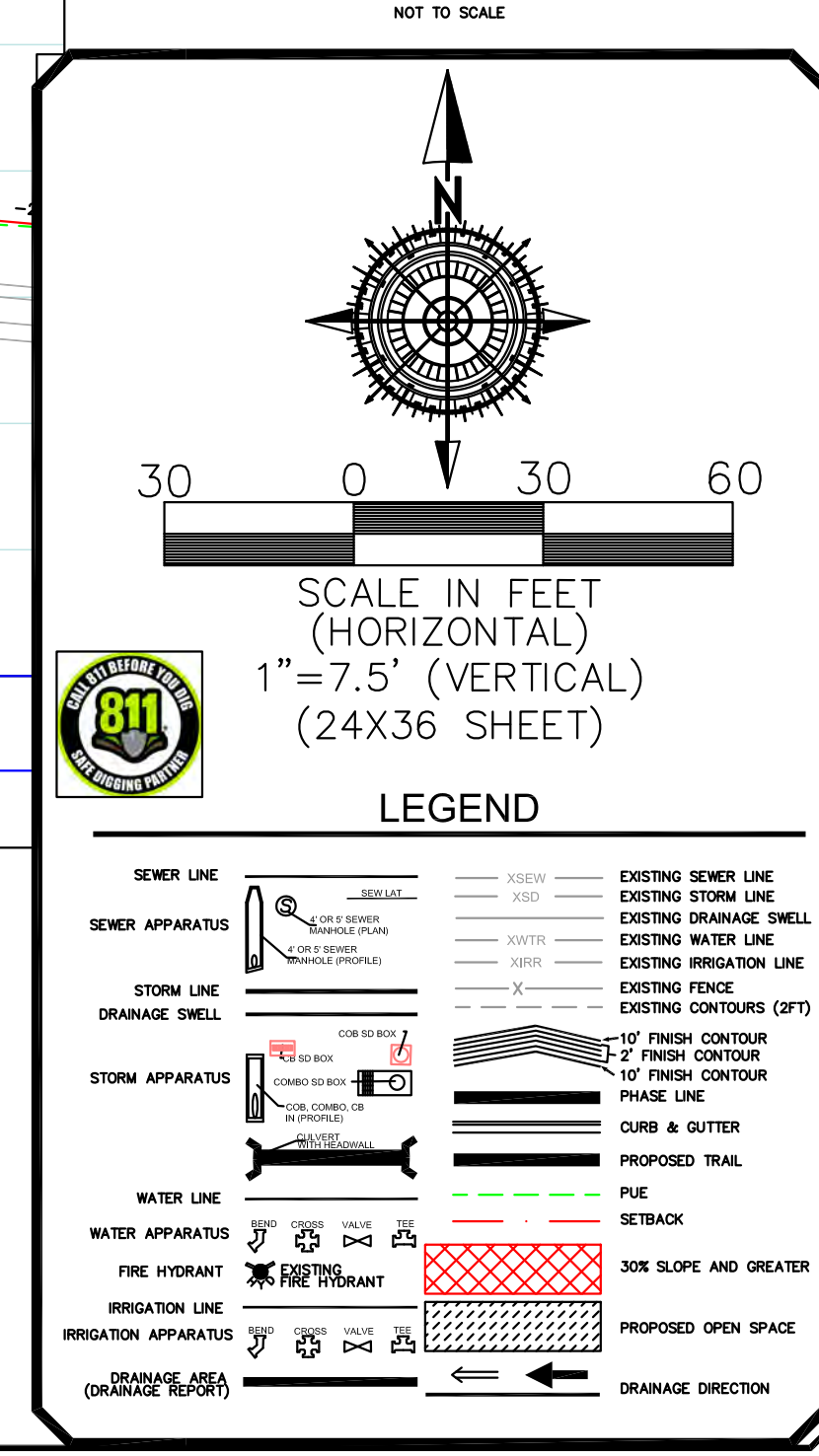
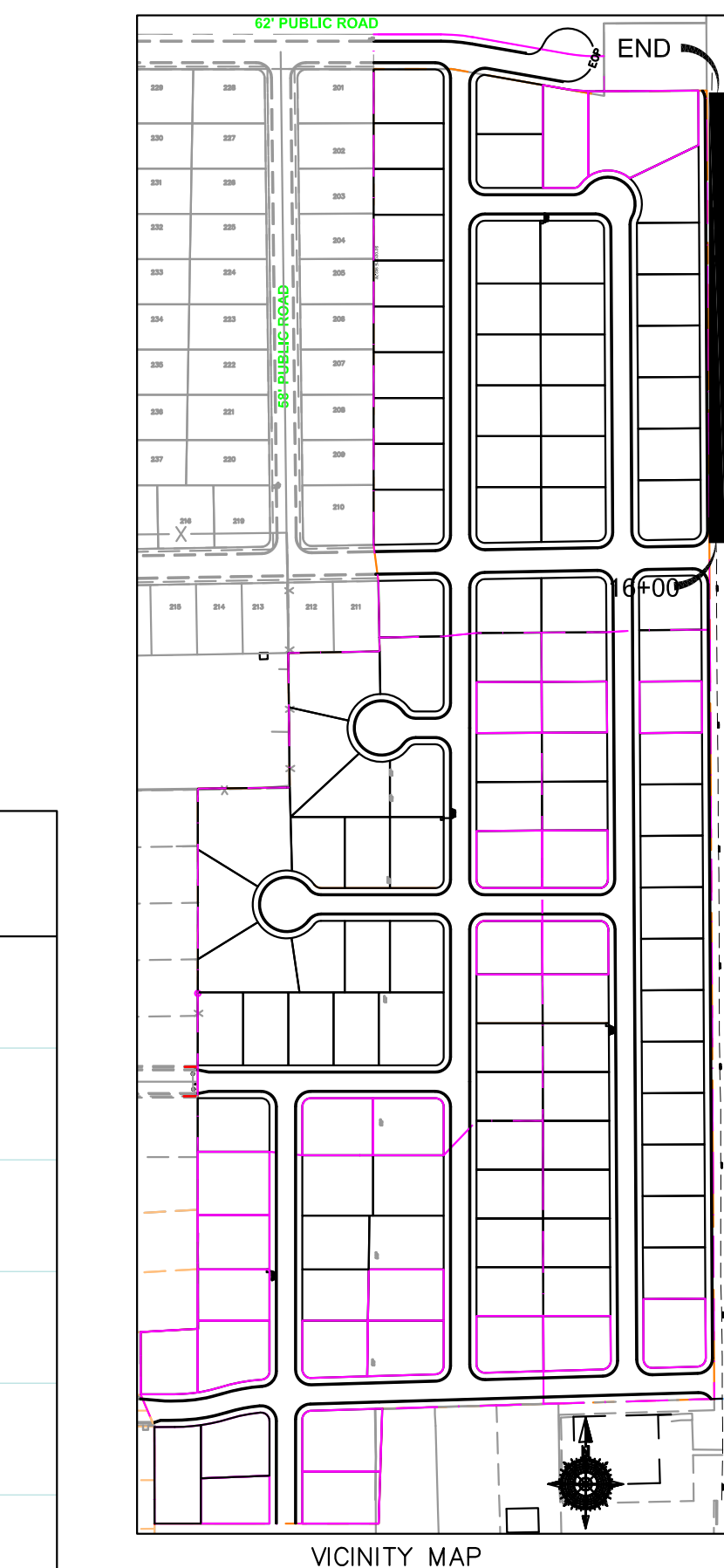
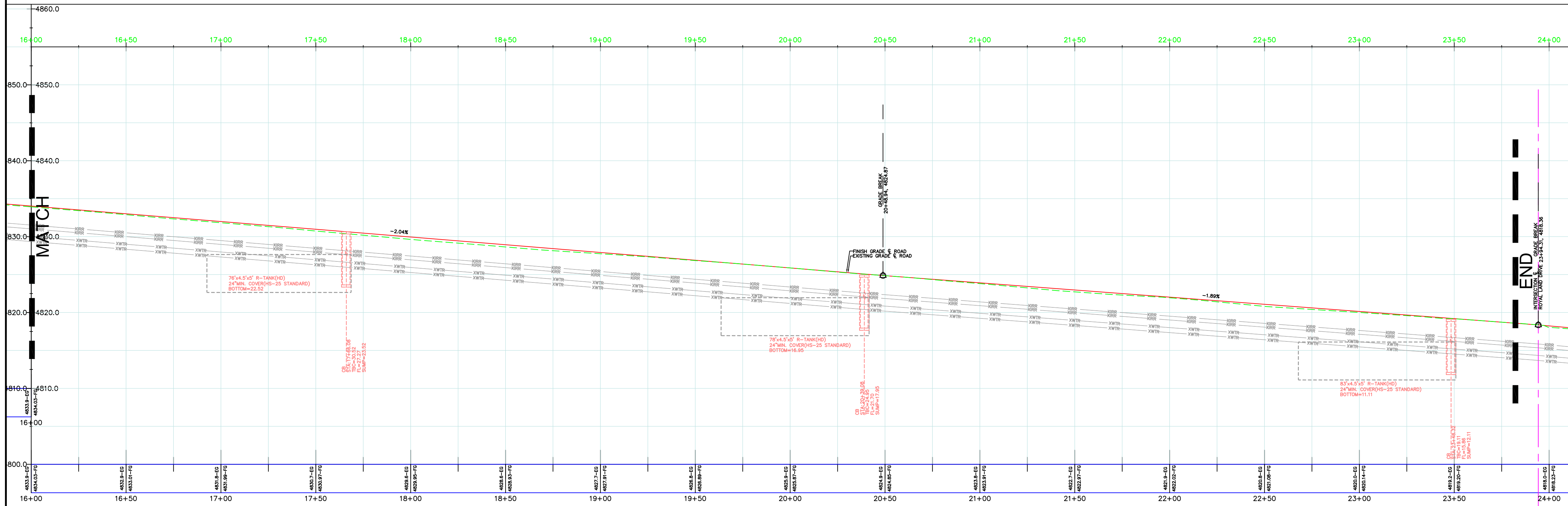
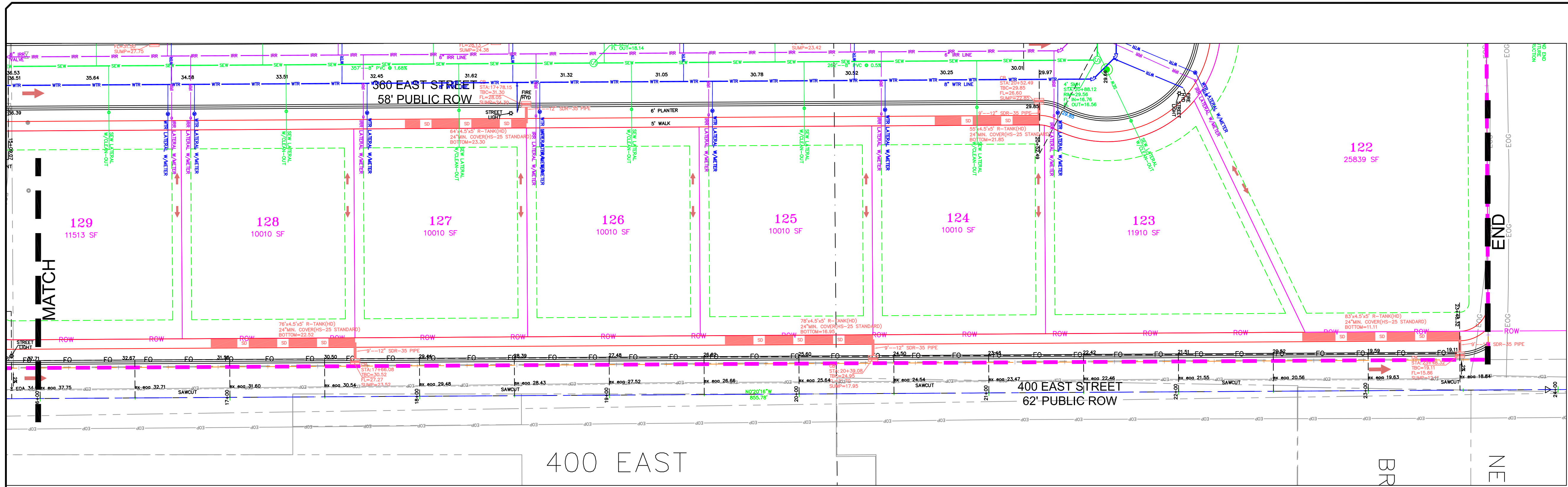
4-3-2025

SANTAQUIN CITY

SEAL OF THE CITY OF SANTAQUIN, UTAH  
JAN 13 2025  
PAUL J. GIBSON, Mayor

SHEET NO. PP14





NOTE:  
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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21	SURVEY BY: GPM
DRAWN BY: GPM	DESIGNED BY: GPM
CHECKED BY: GPM	SCALE: 1"=30'

**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**  
PLAN AND PROFILE  
400 EAST (STA: 16+00 to END)  
4-3-2025

**SANTAQUIN CITY**

SHEET NO. **PP15**

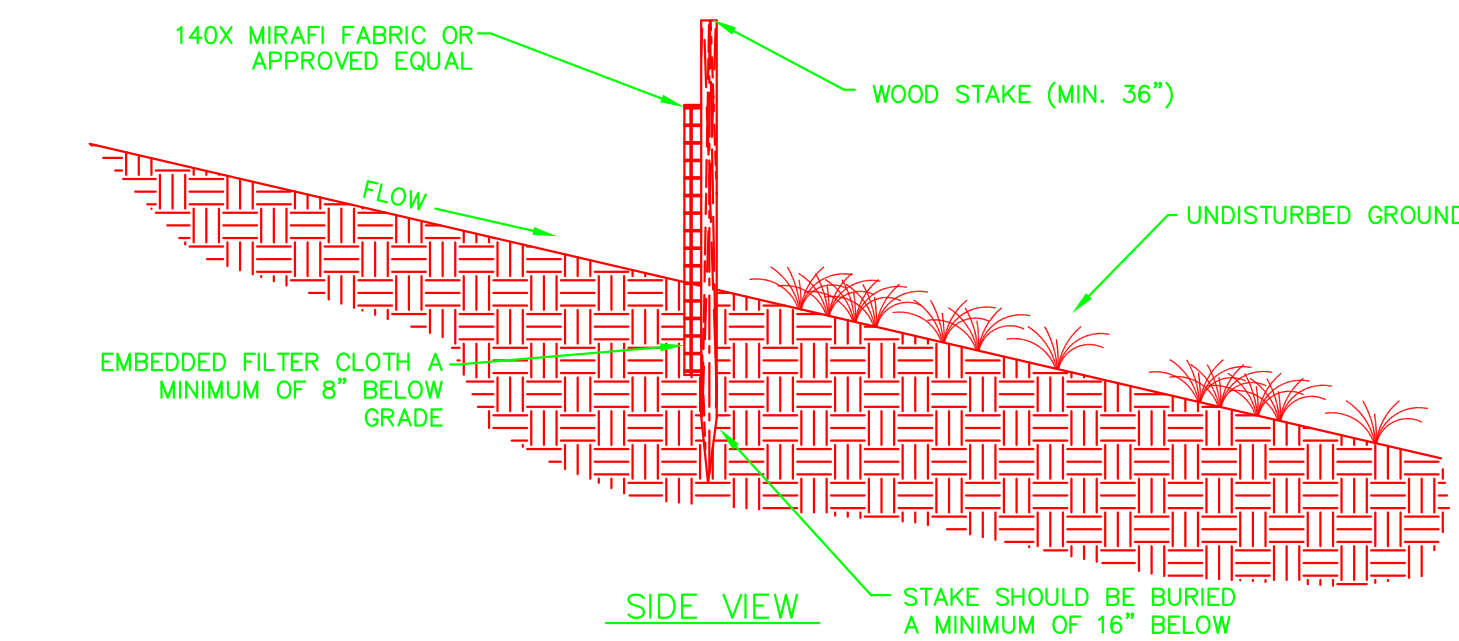




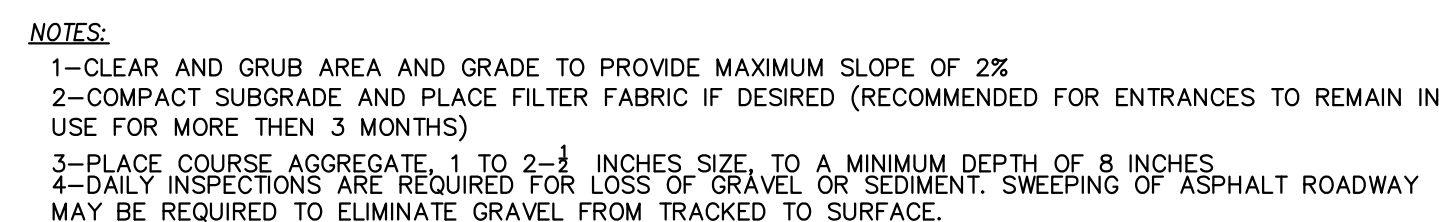




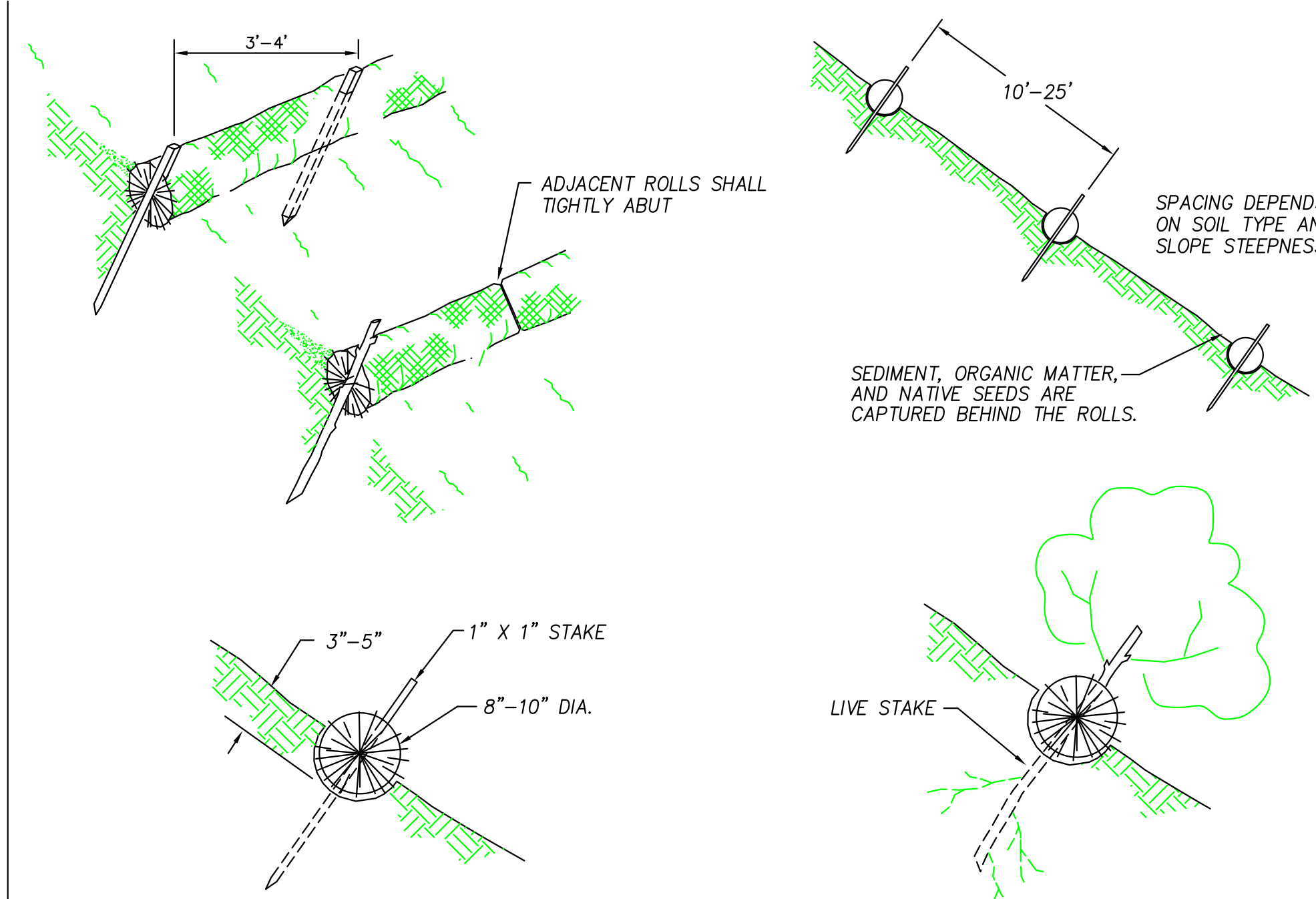




**SILT FENCE DETAIL**  
NOT TO SCALE



VEHICLE TRACKING DETAIL  
NOT TO SCALE



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.

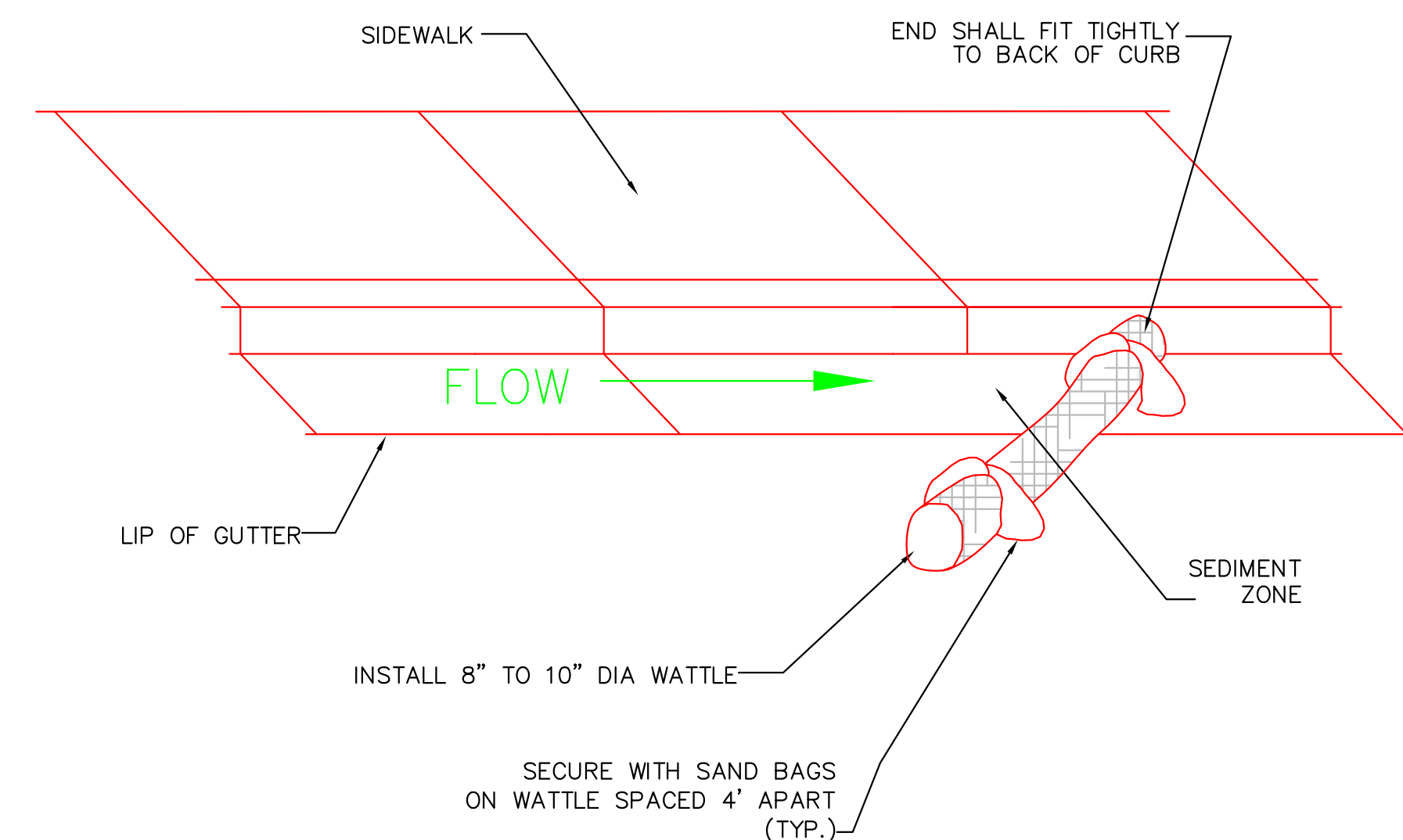
STRAW WATTLE (SILT FENCE ALTERNATIVE)

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.

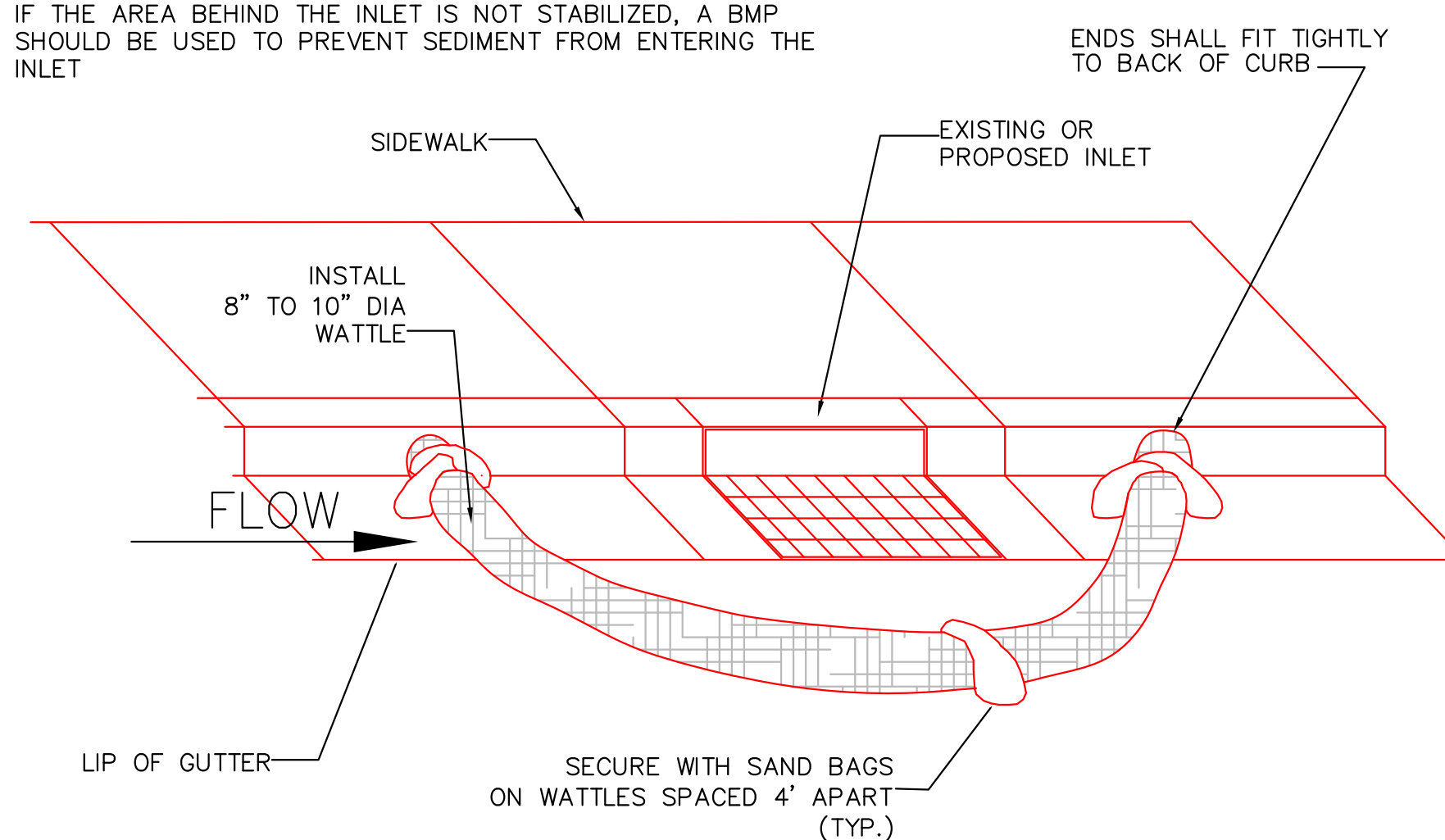
INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



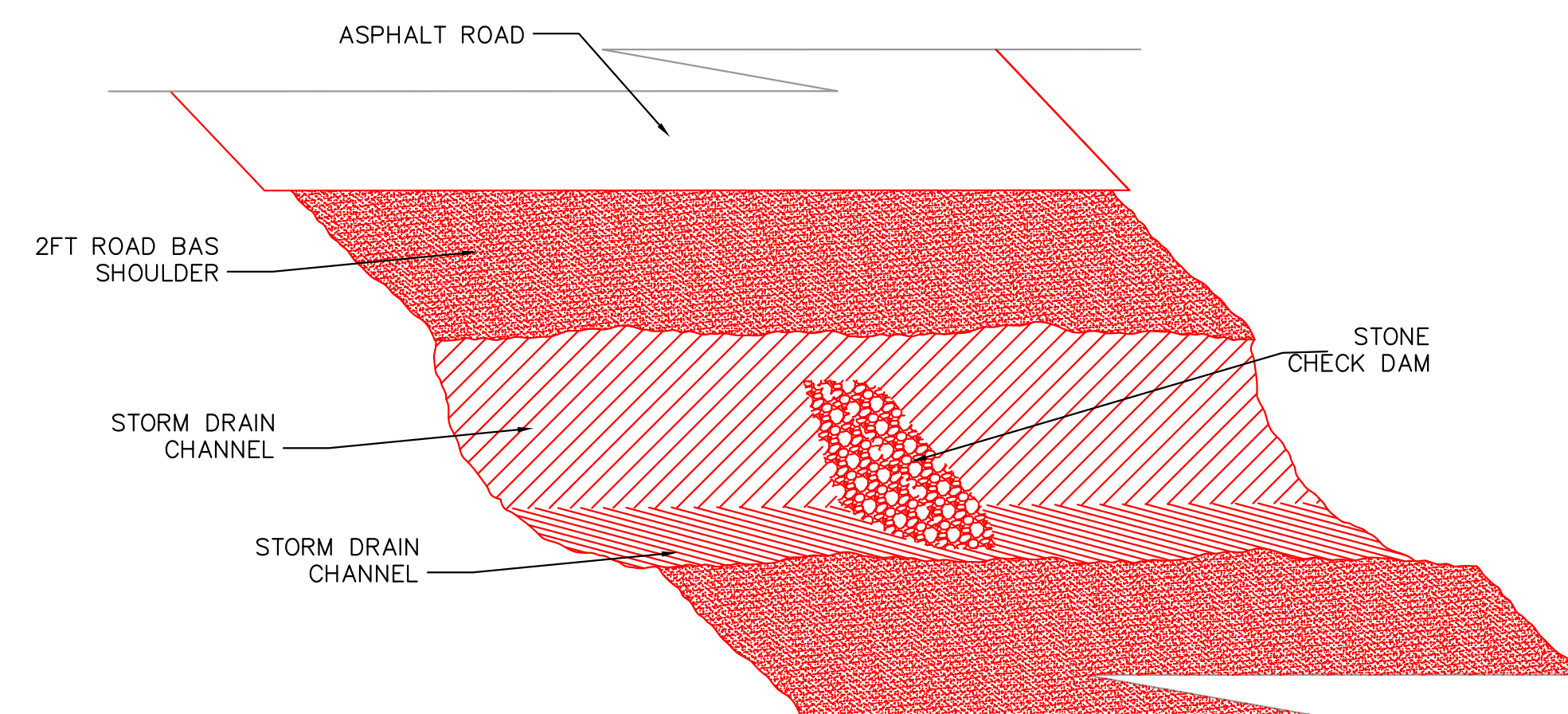
NOTE:  
INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

## GUTTER PROTECTION SETUP

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



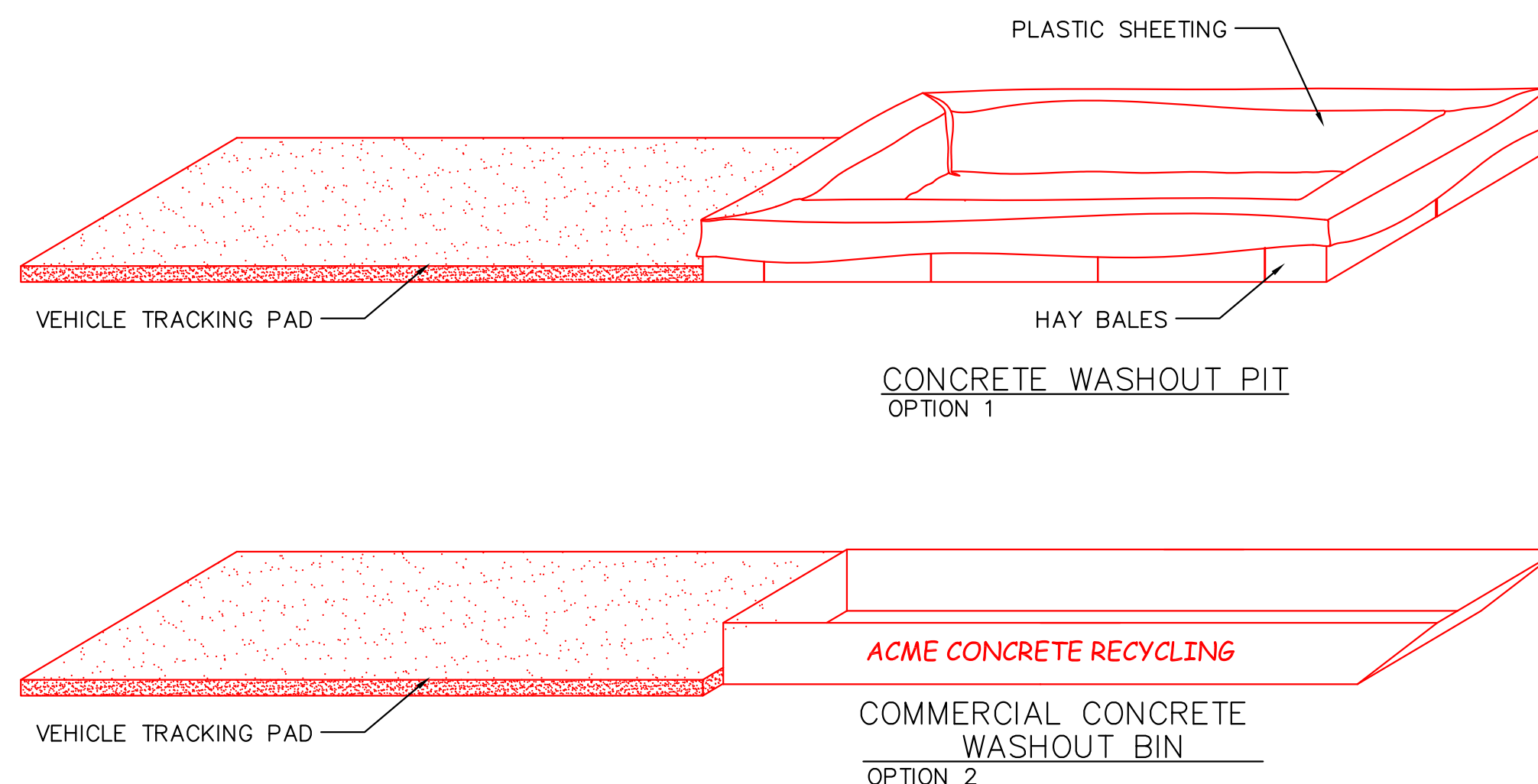
INLET PROTECTION BARRIERS  
NOT TO SCALE



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.



- 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.

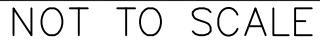
- 1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
- 2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
- 3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE END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









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

**BELLA VISTA  
SUBDIVISION**

*SEWER DETAILS*

4-3-2025







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 (SW, 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

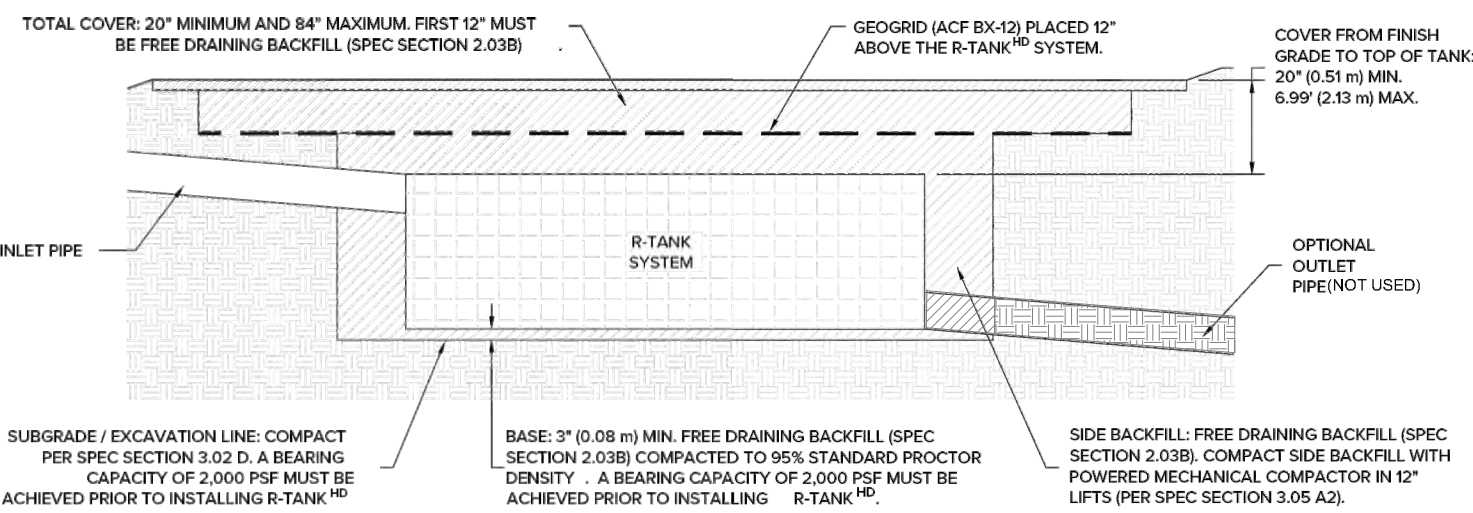
As systems get deeper, the loads acting on the sides of the tank increase. While vertical loads often control the design, lateral loads should also be considered.

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 >175 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.



4

NOT TO SCALE

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

1. PRE-TREAT

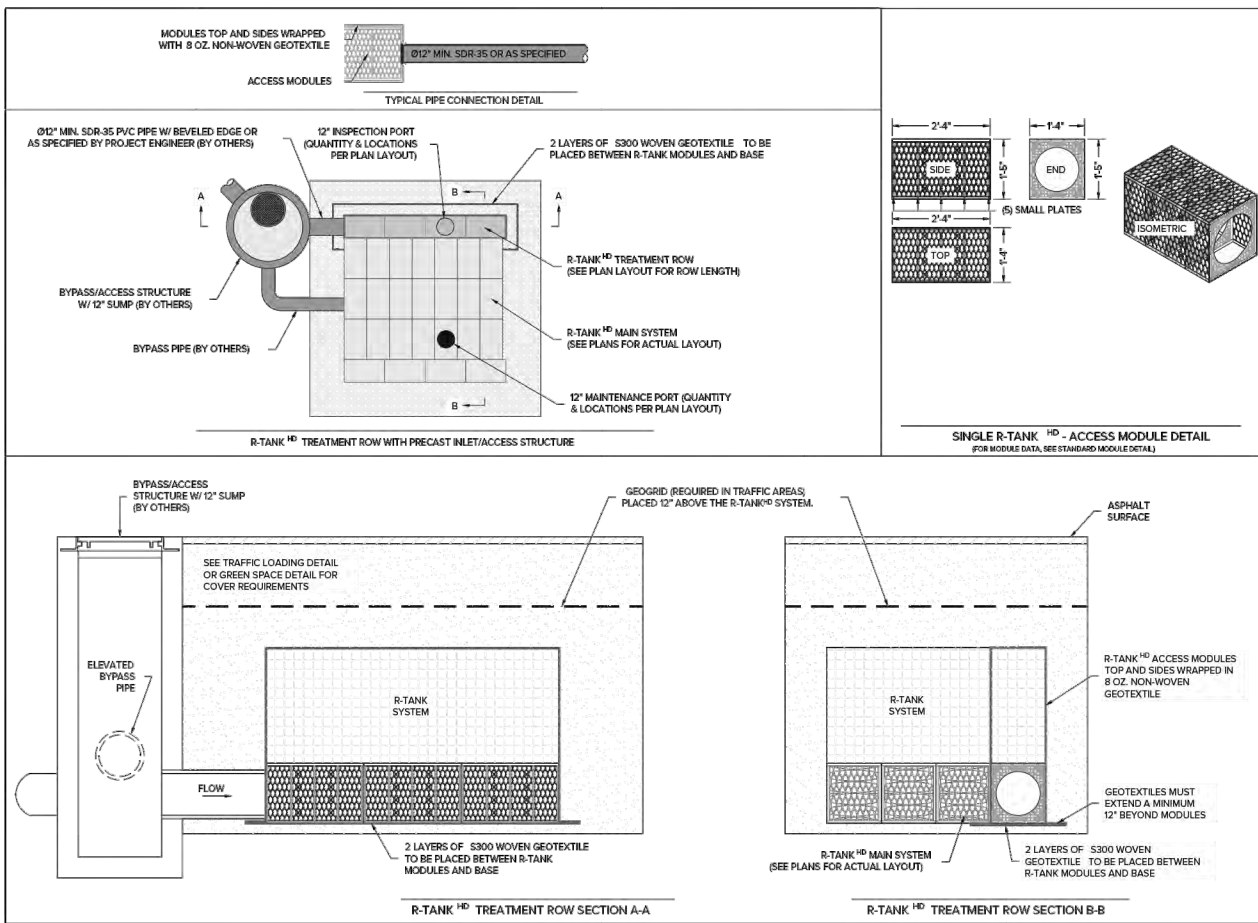
Keep debris out of the system using decentralized filters and screens. Ferguson offers a complete range of options from perforated screen devices to high flow geotextile bag and cartridge based filter drain inserts.

2. ISOLATE

Trap solid pollutants inside the treatment row (see treatment row drawing below) where they can be easily removed using the access 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.

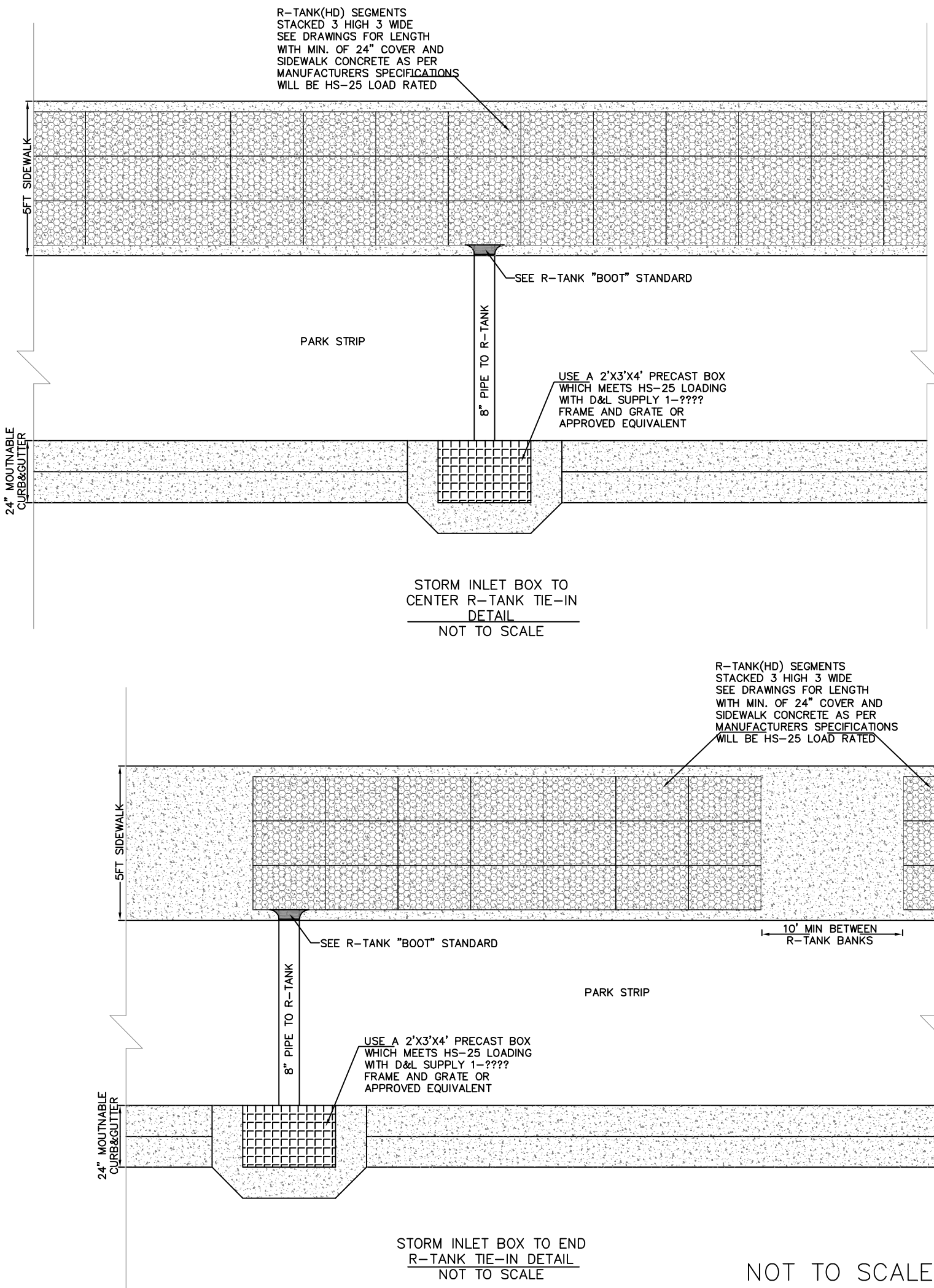
3. PROTECT

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.

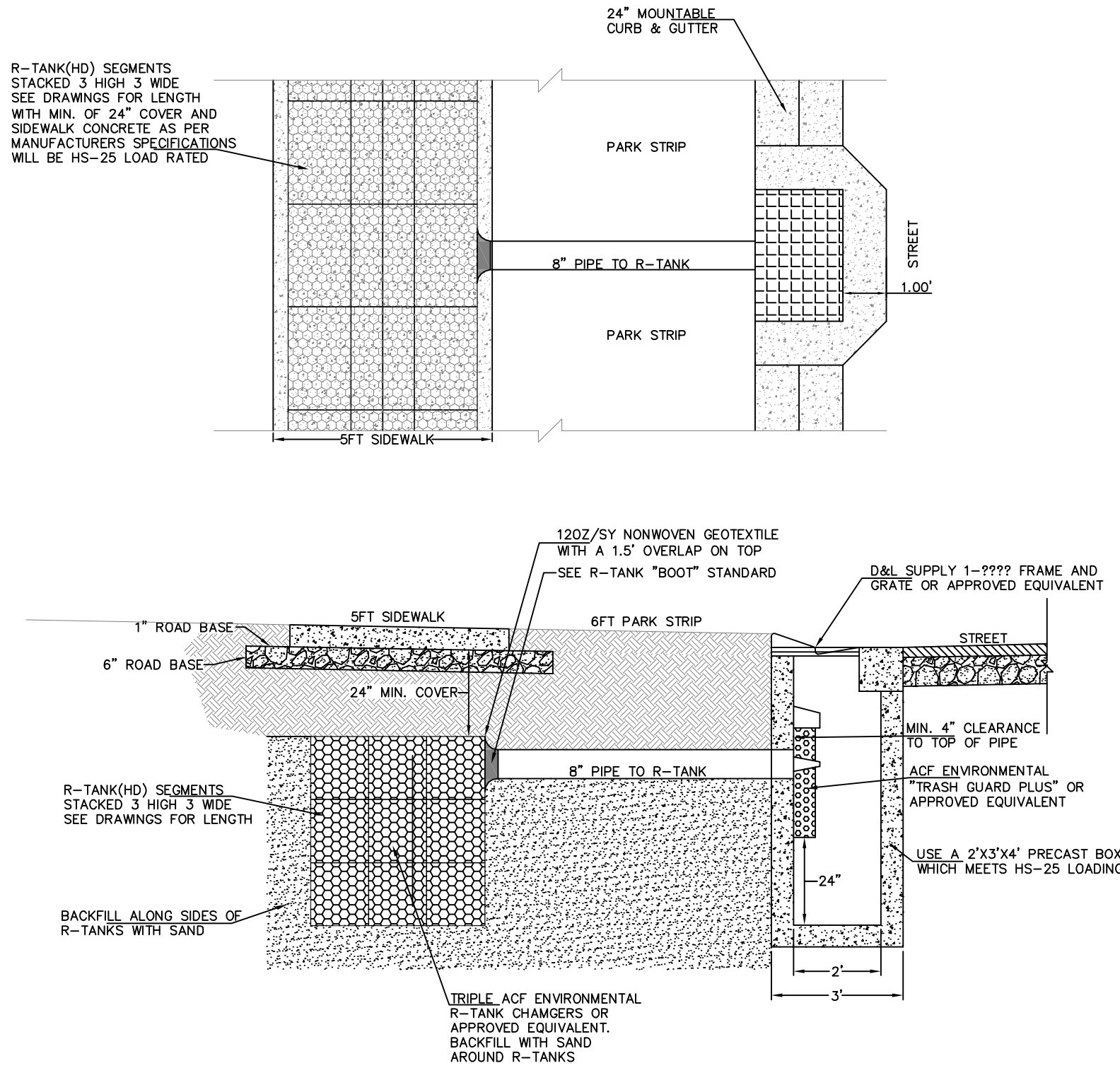


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R-TANK(HD) (HS-25 STANDARD)		LD		HD		SD		UD		XD	
Item	Description	Value	Value	Value	Value	Value	Value	Value	Value	Value	Value
Void Area	Volume available for water storage	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Surface Area Void	5 ft. of surface available for infiltration	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Compressive Strength	ASTM D 2402/ASTM F 2383	50.0 psi	53.4 psi	50.0 psi	42.9 psi	134.2 psi	320 psi	320 psi	320 psi	320 psi	320 psi
Unit Weight	Weight of plastic per cubic foot of tank	3.29 lb/cu ft	3.62 lb/cu ft	3.96 lb/cu ft	4.31 lb/cu ft	4.65 lb/cu ft	5.00 lb/cu ft	5.34 lb/cu ft	5.68 lb/cu ft	6.02 lb/cu ft	6.36 lb/cu ft
Rib Thickness	Thickness of backbeaming members	0.39\"	0.39\"	0.39\"	0.39\"	0.39\"	0.39\"	0.39\"	0.39\"	0.39\"	0.39\"
Service Temperature	Safe temperature range for use	-14 to 77°F	-14 to 77°F	-14 to 77°F	-14 to 77°F	-14 to 77°F	-14 to 77°F	-14 to 77°F	-14 to 77°F	-14 to 77°F	-14 to 77°F
Recycled Content	Use of recycled polypropylene	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Minimum Cover	Cover required for 24\"	24\"	24\"	24\"	24\"	24\"	24\"	24\"	24\"	24\"	24\"
Maximum Cover	Maximum allowable cover depth	30\"	30\"	30\"	30\"	30\"	30\"	30\"	30\"	30\"	30\"

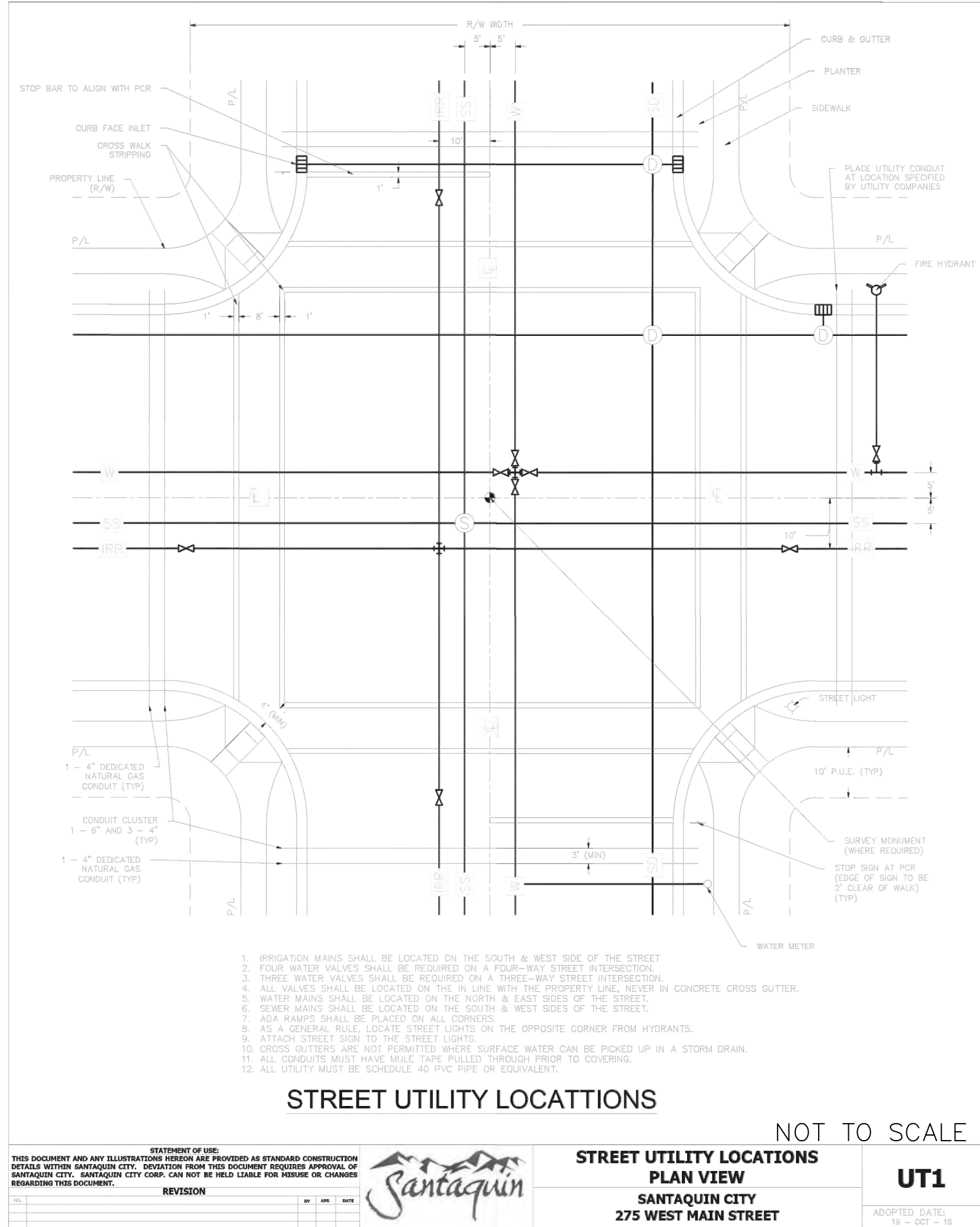


NOT TO SCALE



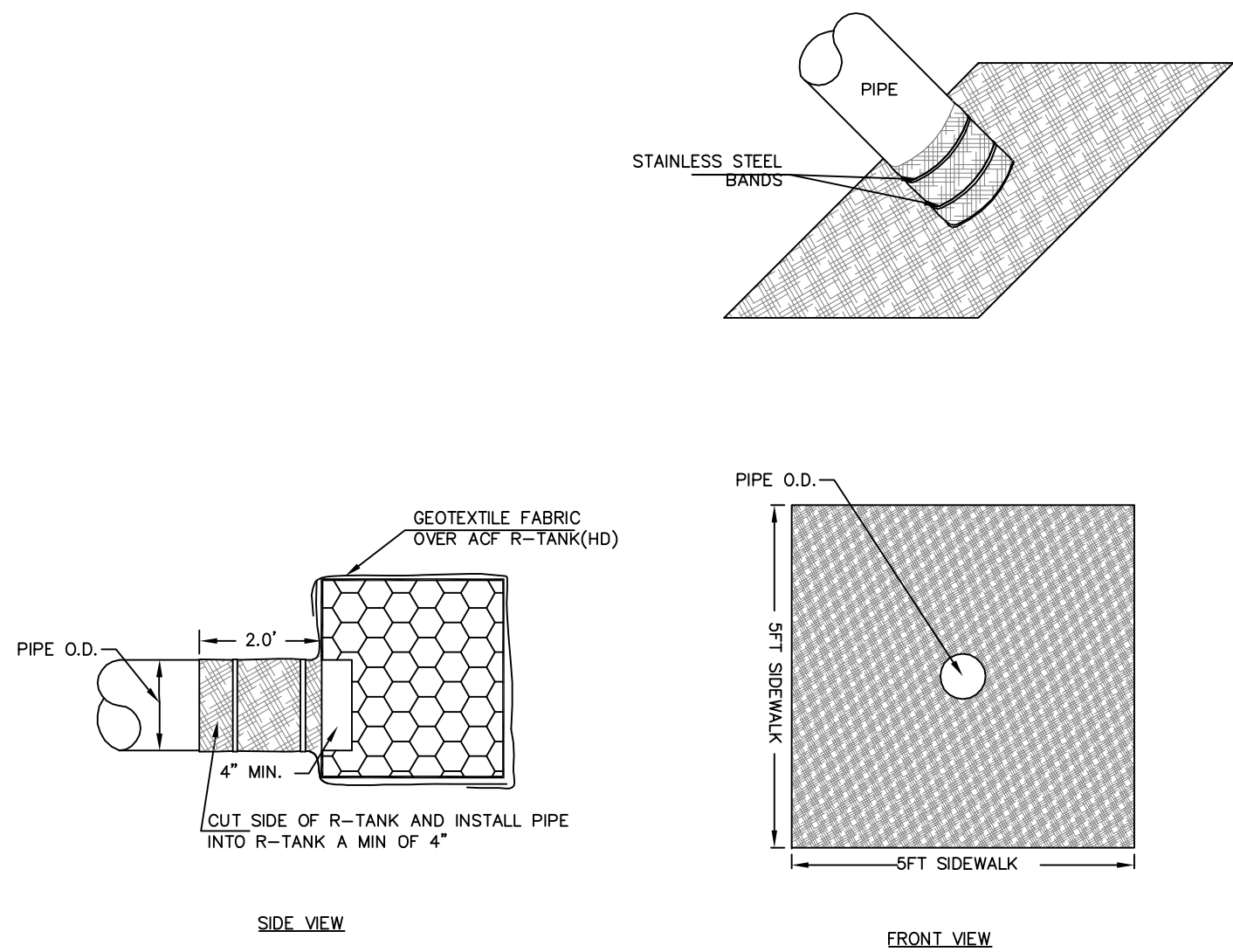
NOTES:  
1. ACF ENVIRONMENTAL R-TANK OR EQUIVALENT ARE SHALL BE INSTALLED AS TO MANUFACTURERS SPECIFICATIONS.  
2. ACF ENVIRONMENTAL TRASH GUARD PLUS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATION.  
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIAL APPROVED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

STORM INLET BOX AND R-TANK DETAIL  
NOT TO SCALE



NOT TO SCALE

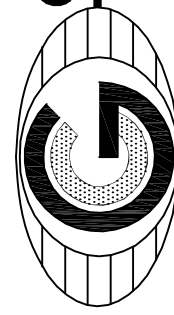
STREET UTILITY LOCATIONS  
PLAN VIEW  
SANTAQUIN CITY  
275 WEST MAIN STREET  
UT1  
ADOPTED DATE:  
10 - OCT - 18



NOTE:  
1. CUT FABRIC AND WRAP AROUND PIPE SO THAT PIPE EXTENDS INTO ACF R-TANK(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

GATEWAY CONSULTING, Inc.



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

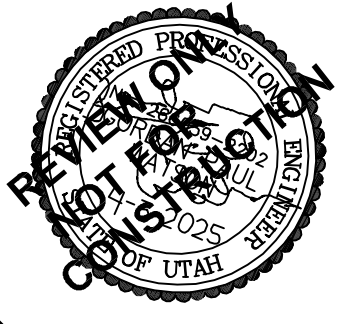
CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

STORM DETAIL

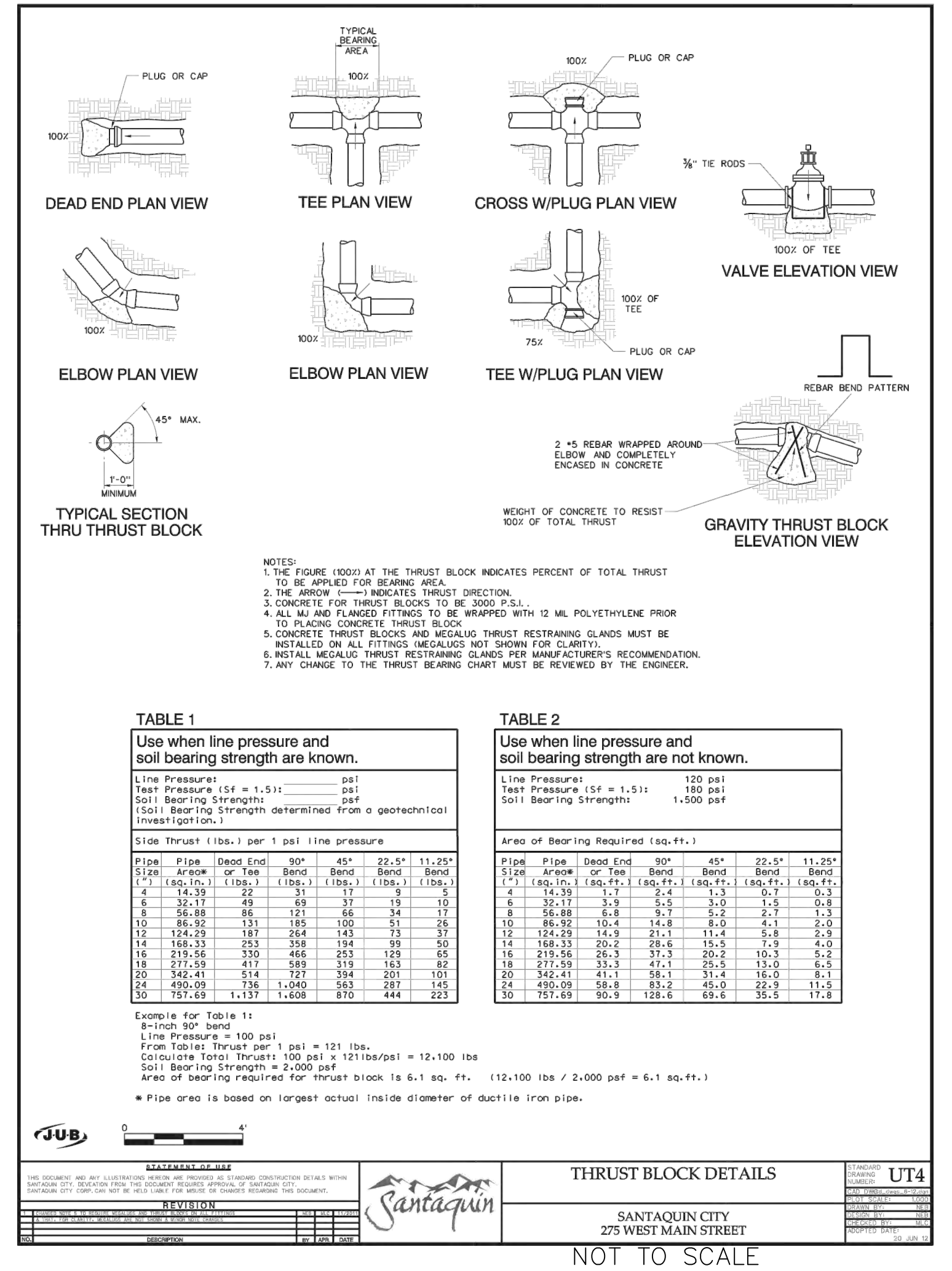
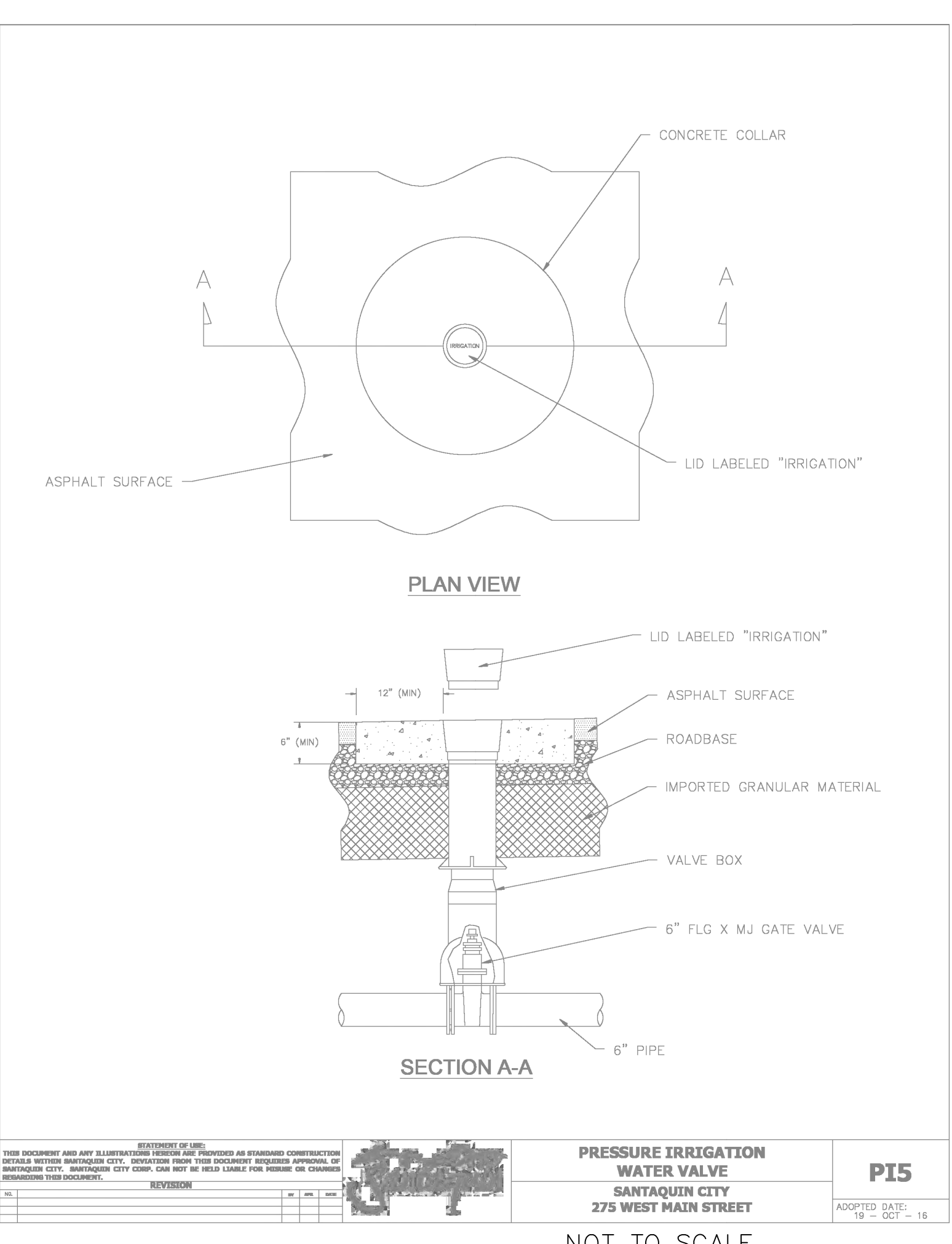
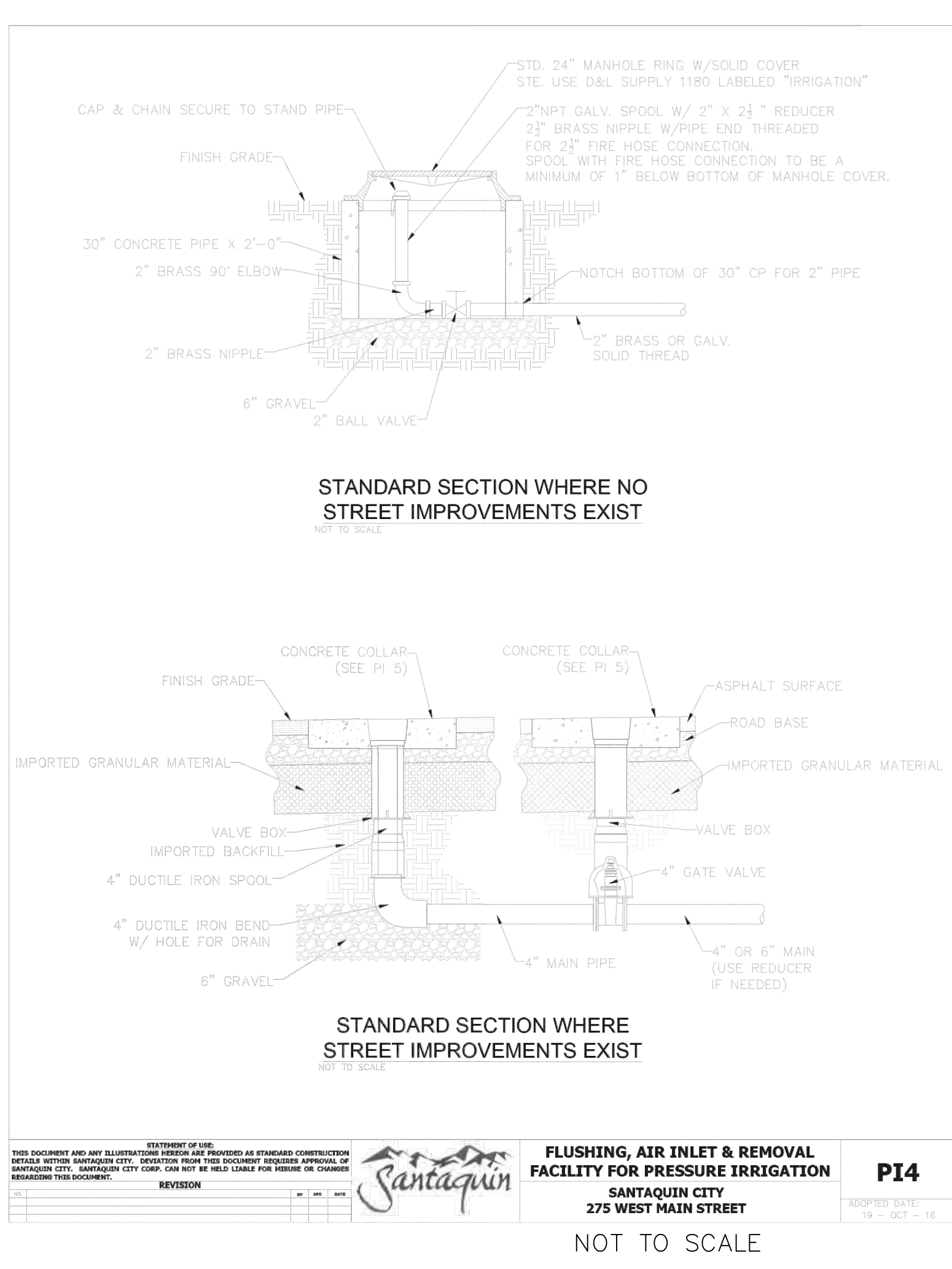
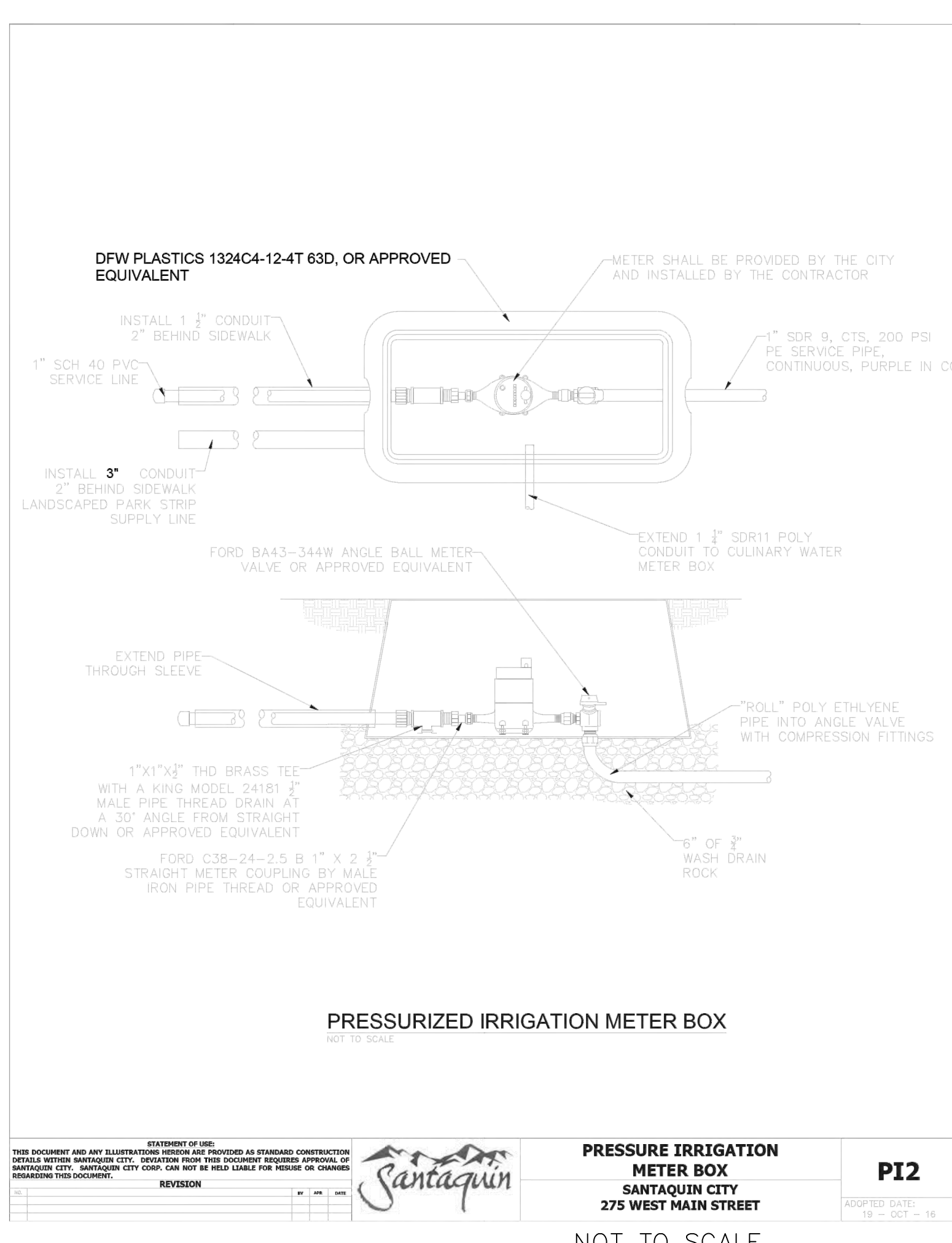
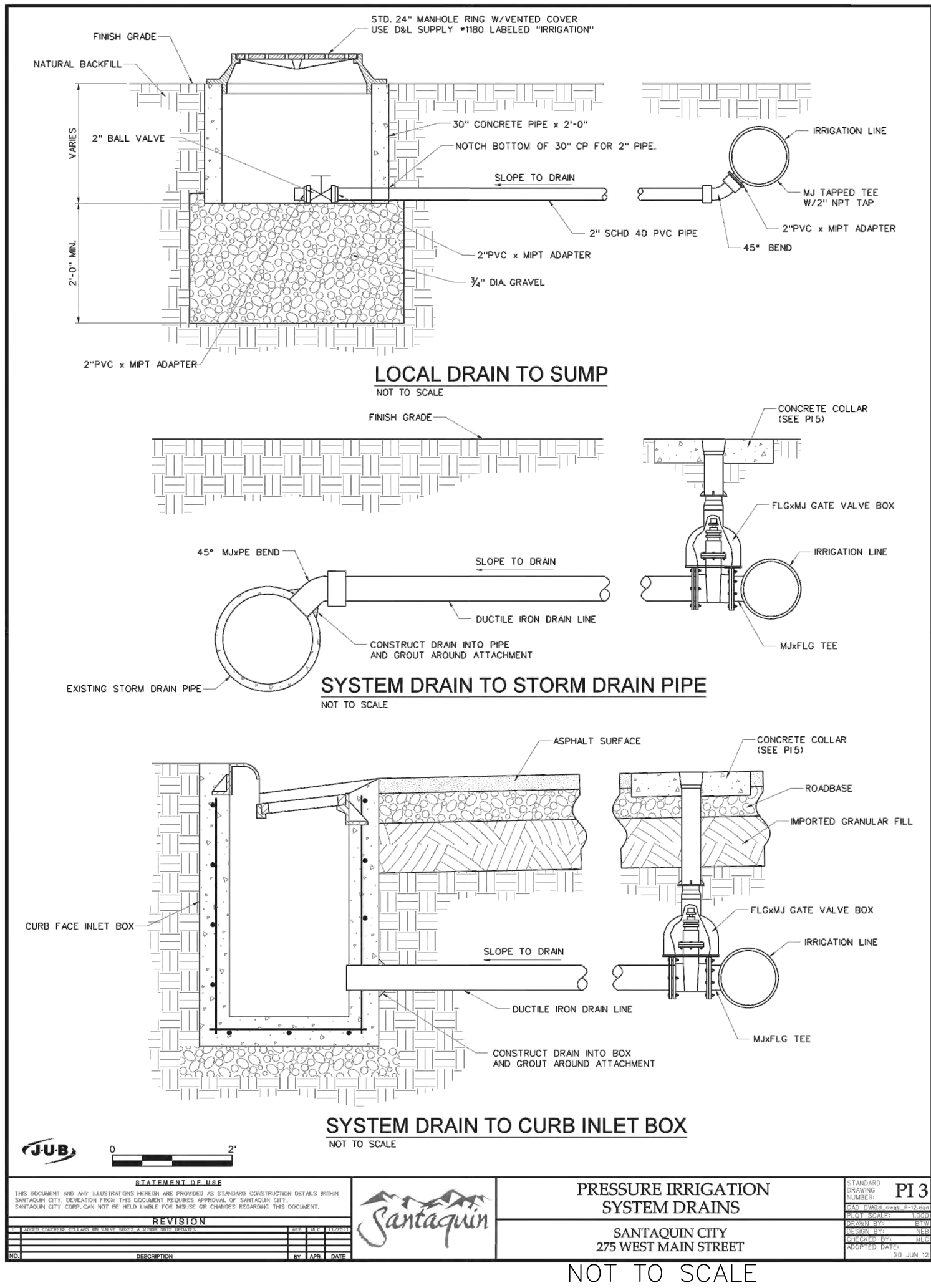
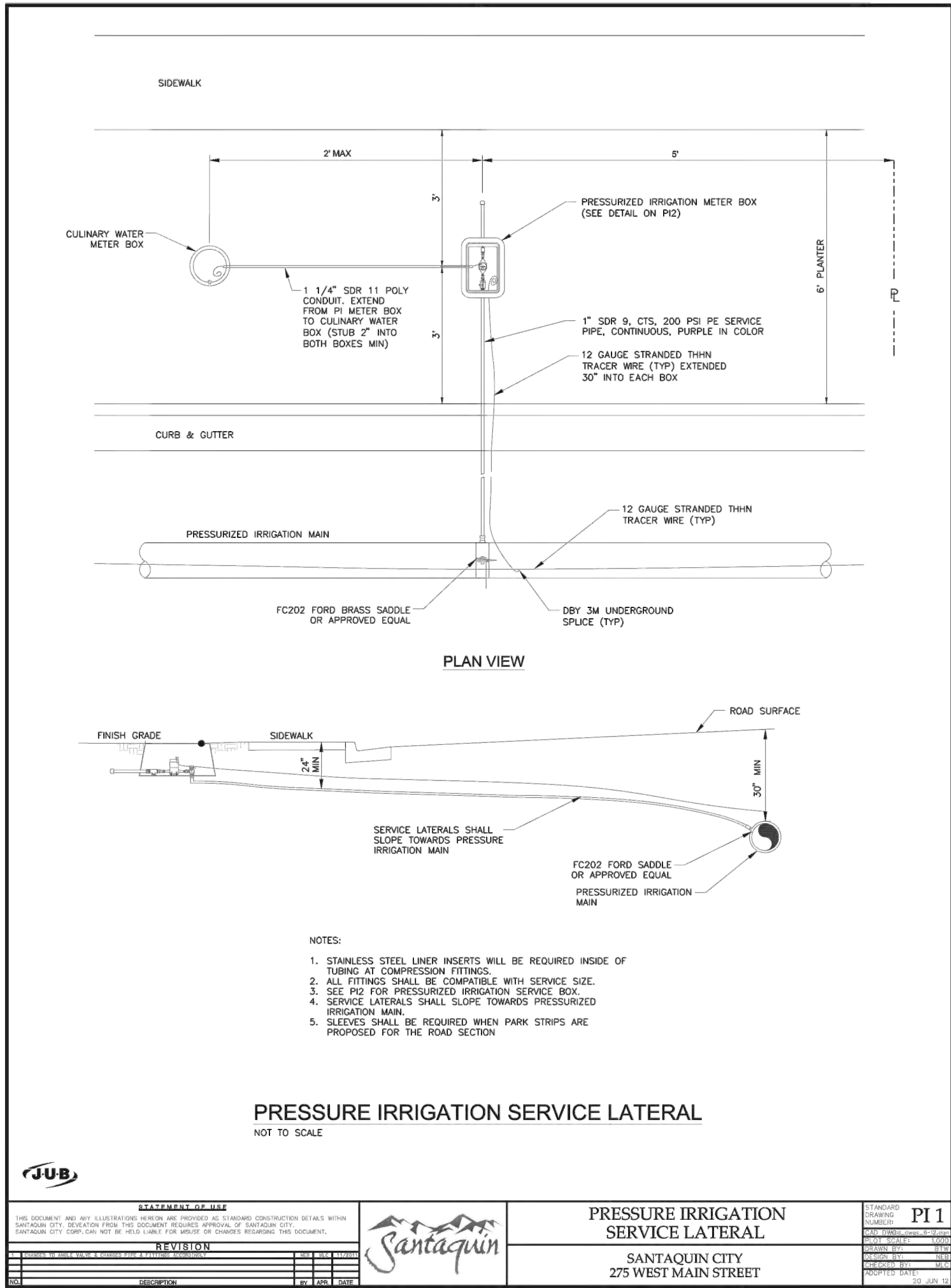
4-3-2025

SANTAQUIN  
CITY



SHEET NO. D4





NO.	DESCRIPTION	DATE	APP'D

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

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**BELLA VISTA SUBDIVISION**

IRRIGATION WATER DETAILS

4-3-2025

**SANTAQUIN**  
CITY

**REGISTERED PROFESSIONAL**  
ENGINEER  
SANTAQUIN, UTAH

SHEET NO. **D5**



