



DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 10, 2026, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Bella Vista Subdivision Amended Phasing Plan

A review of an amendment to the phasing plan for a 119-lot subdivision located at approximately 400 E 610 N

MEETING MINUTES APPROVAL

2. February 24, 2026

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

Stephanie Christensen, City Recorder

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.

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.C.O. 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.
6) 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.
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 BONDBLE 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.
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 RIGHTS-OF-WAY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR TO DO SO WILL RESULT IN A DEDUCTION FROM 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 ELECTRICS MAY BE DONE BY AWARDED SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.
18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE 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-BUILT SET OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
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:
DESCRIPTION: NORTHEAST CORN SEC 36, T9S, R1E, S1B&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. 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

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'.

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.
2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.
3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS," DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTTING OR MOVEMENT OF STRUCTURES AND SEWERS.
5) 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.
6) 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.
7) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
8) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS," DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTTING OR MOVEMENT OF STRUCTURES AND SEWERS.
9) 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.
10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

UNDERGROUND UTILITIES:

- 1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSURE OF THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY 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 IF THEY 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 TO BE APPROXIMATELY LOCATED WHEN THE INFORMATION APPROXIMATE LOCATION 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 50' 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 GEOTECH 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 CONCRETE COLLAR 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.

Table with columns: NO., DESCRIPTION, N/S, DATE, APPD.

Table with columns: ORIG. DATE: 2-8-21, SURVEY BY: GFW, DRAWN BY: GFW, DESIGNED BY: GFW, CHECKED BY: GFW, SCALE: N/A

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
PROJECT NOTES AND CONTACT INFORMATION
1-28-2026
PLOT DATE:

SANTAQUIN CITY

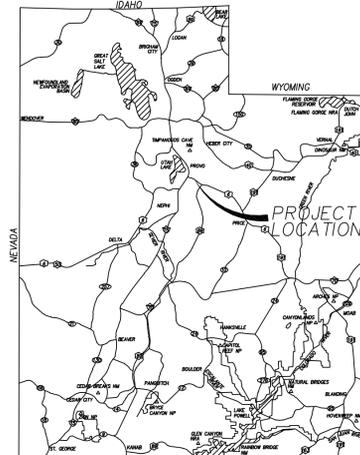


SHEET NO. 1A

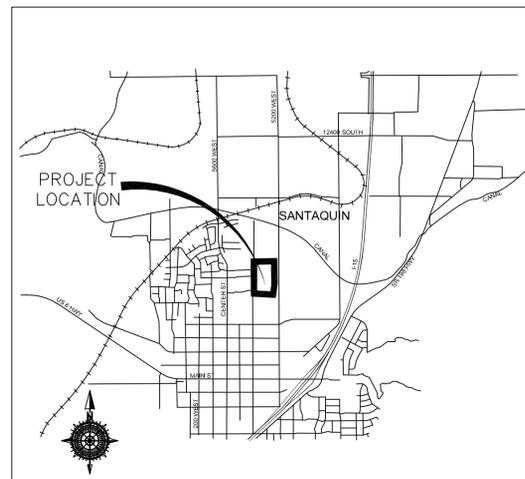
BELLA VISTA SUBDIVISION PHASE 1A

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Beginning at a point that is North 89°32'33" East, 2,630.20 feet along the quarter section line and S 00°19'44" E 162.58 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing S 00°19'44" E 447.19 feet, thence S 89°39'44" W 124.88 feet, thence S 86°22'39" W 58.10 feet, thence S 89°39'44" W 114.95 feet, thence N 00°10'12" W 96.34 feet, thence N 00°01'32" W 64.01 feet, thence N 00°11'11" W 277.00 feet, thence N 89°59'57" E 113.53 feet, thence N 76°14'43" E 59.63 feet, thence N89°39'43" E 124.95 feet to the point of beginning.

Parcel contains 3.02 acres and 8 lots.

**PRELIMINARY PLAT
FOR REVIEW ONLY**

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREOF 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 _____

BOARD OF EDUCATION NEBO SCHOOL DISTRICT

STRATTON ACRES LLC ANDREW FLAMM (MANAGER) CASCADE SHADOWS INC. KIMBALL STRATTON

KIMBALL T STRATTON MARLENE EVENS STRATTON

BELLA VISTA SUBDIVISION PHASE 1A

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

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HERBY 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

NOTES:

- 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.
- 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 1 IS REQUIRED TO BE CONSTRUCTED PRIOR TO, OR CONCURRENTLY WITH PHASE 2.
- NO ACCESS TO 400 EAST IS PERMITTED FROM LOTS 122-130.
- NO ACCESS TO ROYAL LAND DR IS PERMITTED FROM LOTS 121-122.

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

NEBO SCHOOL DISTRICT ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

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.

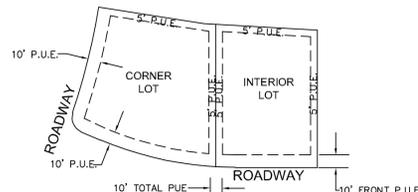
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

UTAH COUNTY RECORDER

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

COUNTY RECORDER

TYPICAL LOT P.U.E. DETAILS

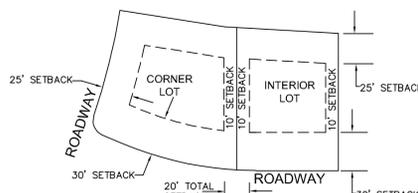


INTERIOR AND CORNER LOTS UNLESS OTHERWISE NOTED ON PLAT

- NOTES:
- 10 FEET PUE FRONT AND STREET SIDES.
 - 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:
- 30FT FRONT SETBACK
 - 25FT REAR SETBACK
 - 10FT SIDE LOT SETBACK

NOT TO SCALE

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-903(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 96, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____, 20____

ROCKY MOUNTAIN POWER

Enbridge Gas Utah - Note:

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

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH

Approved this _____ day of _____, 20____

By: _____ Title: _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____

CENTRACOM COMPANY

BY: _____ TITLE _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____

CENTURY LINK COMPANY

BY: _____ TITLE _____

COMCAST ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____

CENTURY LINK COMPANY

BY: _____ TITLE _____

BELLA VISTA SUBDIVISION PHASE 1A

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

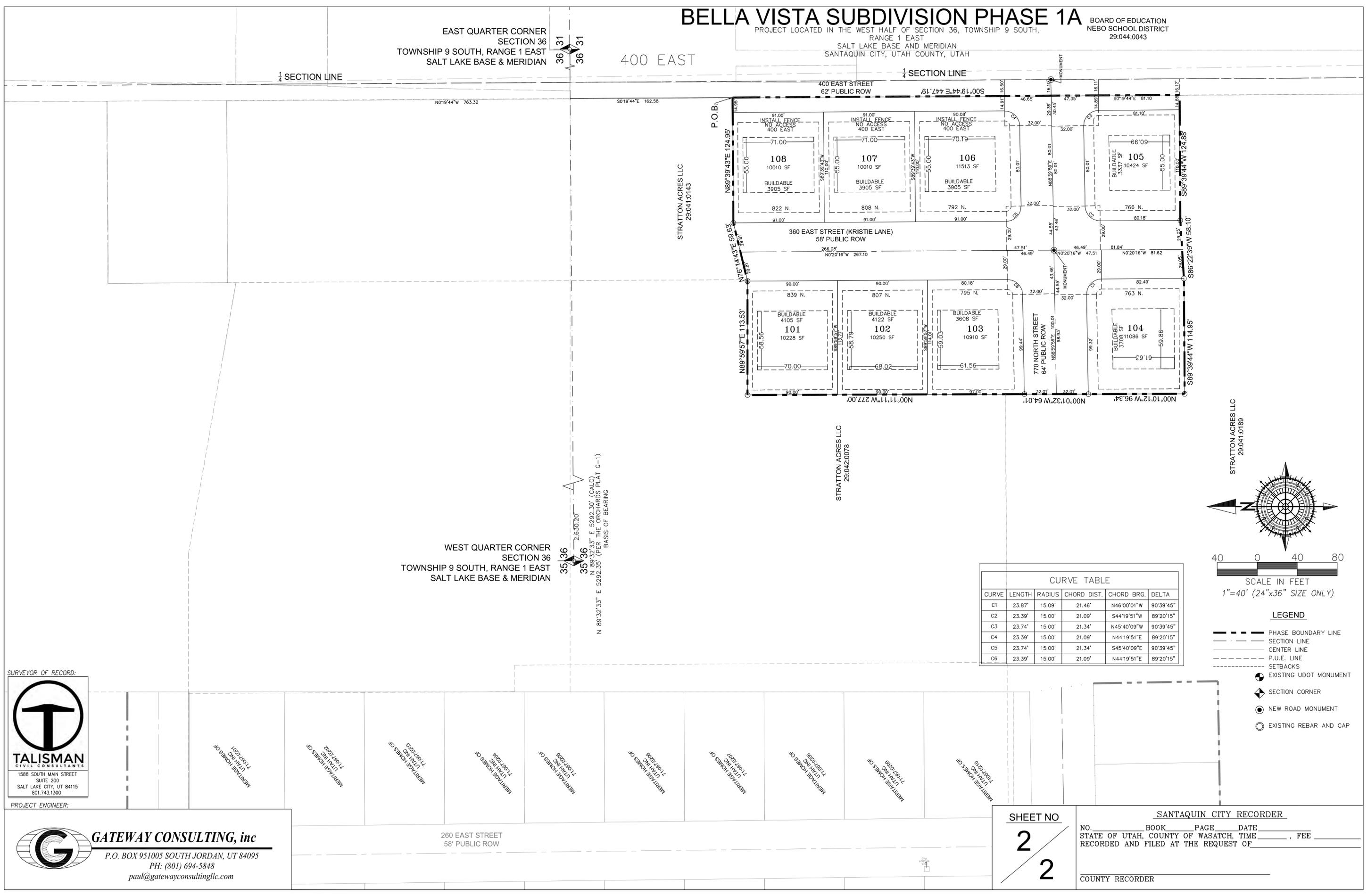
BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
29:044.0043

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

400 EAST

SECTION LINE

SECTION LINE



STRATTON ACRES LLC
29:041:0143

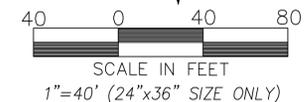
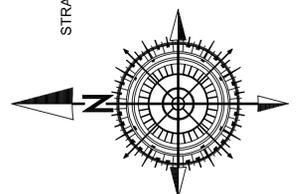
STRATTON ACRES LLC
29:042:0078

STRATTON ACRES LLC
29:041:0189

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

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

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



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:



PROJECT ENGINEER:

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

260 EAST STREET
58' PUBLIC ROW

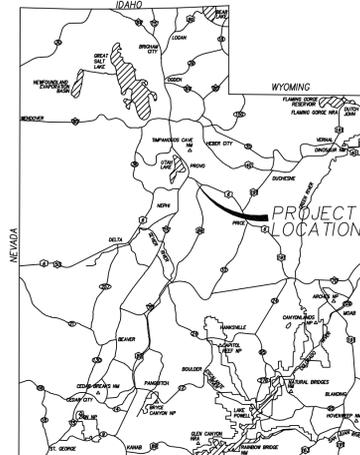
SHEET NO
2
2

SANTAQUIN CITY RECORDER
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____
COUNTY RECORDER

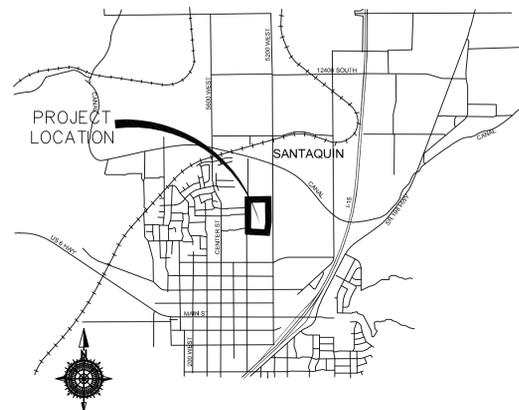
BELLA VISTA SUBDIVISION PHASE 1B

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Beginning at a point that is North 89°32'33" East, 2,631.13 feet along the quarter section line and South 162.59 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing thence South 89°39'43" West, 124.95 feet; thence South 76°14'43" West, 59.63 feet; thence South 89°59'57" West, 113.53 feet; thence South 0°11'11" East, 277.00 feet; thence South 0°01'32" West, 64.01 feet; thence South 0°10'12" East, 96.34 feet; thence South 89°39'44" West, 114.95 feet; thence South 84°04'51" West, 58.31 feet; thence South 88°59'59" West, 113.77 feet; thence North 01°00'01" West, 100.00 feet; thence North 07°35'03" West, 64.42 feet; thence North 0°00'03" West, 902.78 feet; thence East, 119.26 feet to a point on a 331.00-foot radius curve to the right; thence along the arc of said curve 57.77 feet through a central angle of 10°00'00" (chord bears South 85°00'00" East, 57.70 feet); thence South 80°00'00" East, 169.62 feet to a point on a 269.00-foot radius curve to the left; thence along the arc of said curve 48.47 feet through a central angle of 10°19'23" (chord bears South 85°09'42" East, 48.40 feet); thence North 89°40'37" East, 15.42 feet; thence South 00°19'44" East, 62.02 feet; thence North 89°40'16" East, 181.50 feet, thence South 00°19'44" East, 506.24 feet back to the point of beginning. Parcel contains 12.28 acres and 29 lots.

**PRELIMINARY PLAT
FOR REVIEW ONLY**

DATE: _____

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 HEREOF AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC.

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

BOARD OF EDUCATION NEBO SCHOOL DISTRICT

STRATTON ACRES LLC ANDREW FLAMM (MANAGER) CASCADE SHADOWS INC. KIMBALL STRATTON

KIMBALL T STRATTON MARLENE EVENS STRATTON

BELLA VISTA SUBDIVISION PHASE 1B

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

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HERBY 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 _____

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

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO

1 / 2

NOTES:

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

NEBO SCHOOL DISTRICT ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

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-903(4)(c)@ 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

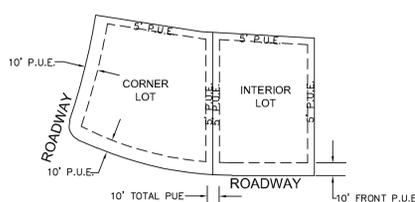
Approved this _____ day of _____, 20____
ROCKY MOUNTAIN POWER

Enbridge Gas Utah - Note:

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

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH
Approved this _____ day of _____, 20____
By: _____
Title: _____

TYPICAL LOT P.U.E. DETAILS

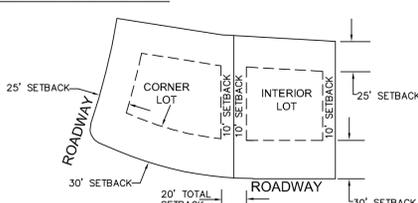


INTERIOR AND CORNER LOTS UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

TYPICAL LOT SETBACK DETAILS



INTERIOR AND CORNER LOTS UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____
CENTRACOM COMPANY
BY: _____ TITLE _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____
CENTURY LINK COMPANY
BY: _____ TITLE _____

COMCAST ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____
CENTURY LINK COMPANY
BY: _____ TITLE _____

BELLA VISTA SUBDIVISION PHASE 1B

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

BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
29:044:0043

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

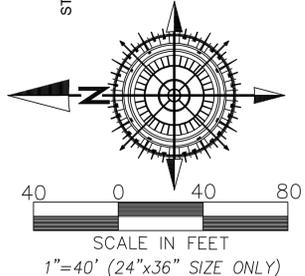
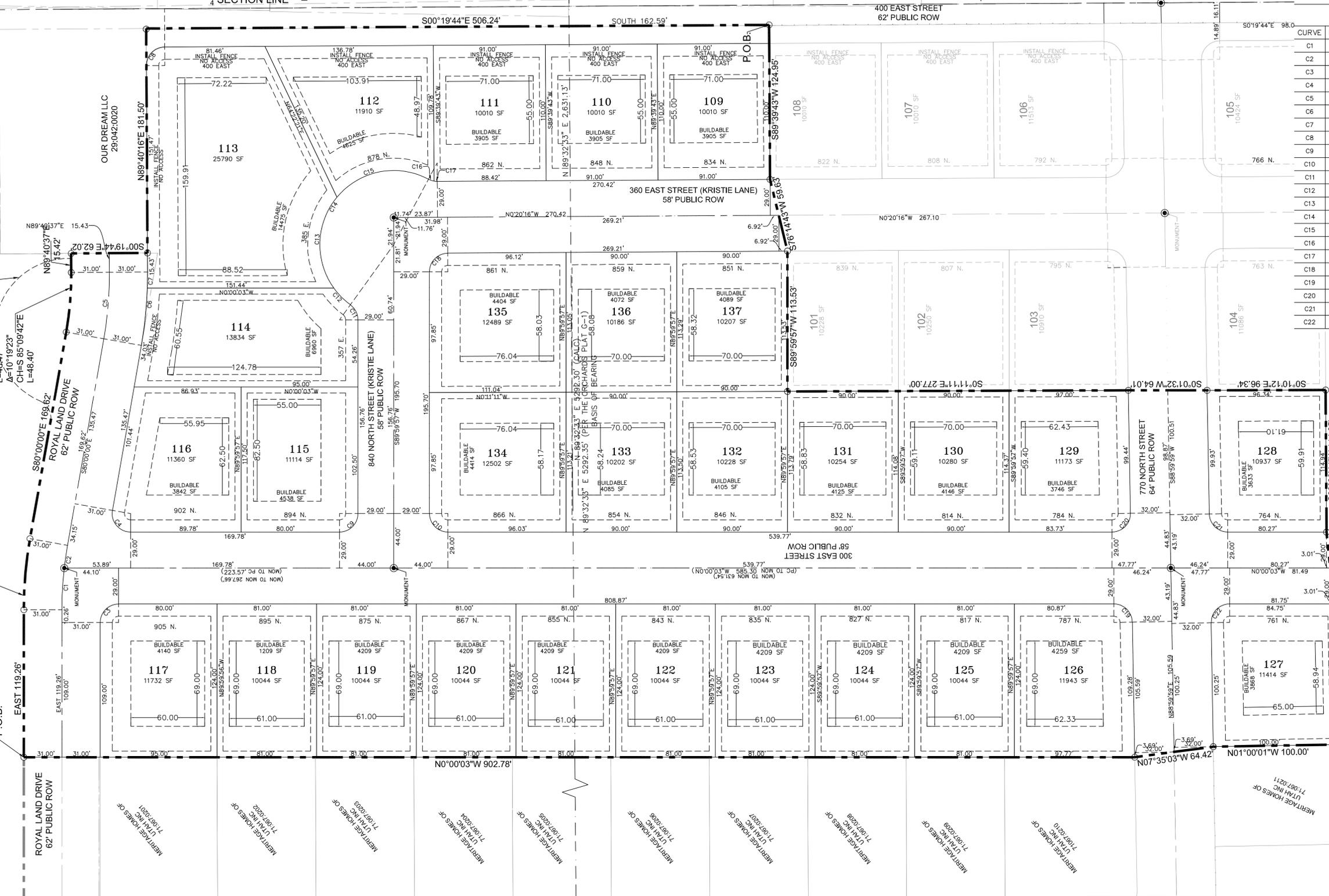
400 EAST

SECTION LINE

SECTION LINE

CURVE TABLE

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



- 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

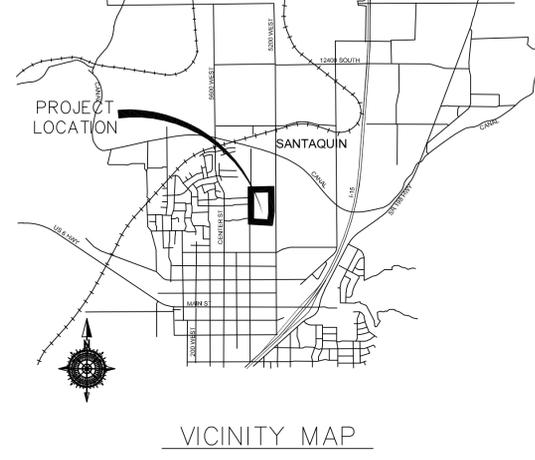
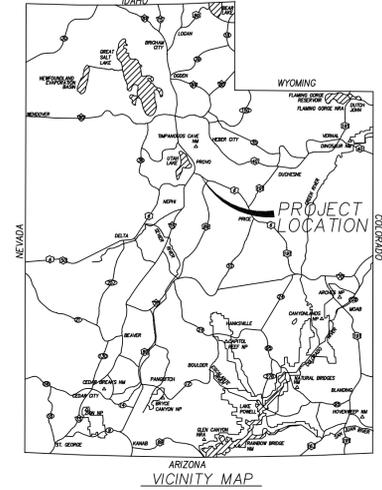
WEST QUARTER CORNER
SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

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	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"



SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Parcel contains 11.52 acres and 31 lots.

PRELIMINARY PLAT FOR REVIEW ONLY

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)

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

NOTES:

- 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.
- 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 2 MUST BE CONSTRUCTED AFTER OR CONCURRENTLY WITH PHASE 1.

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-903(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

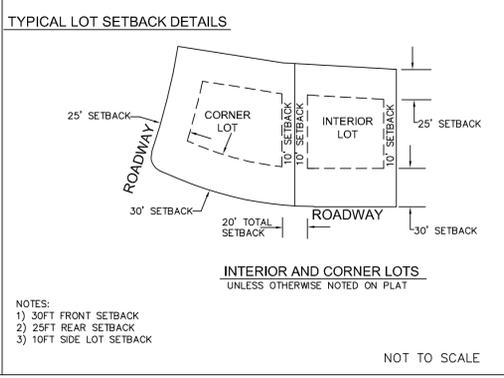
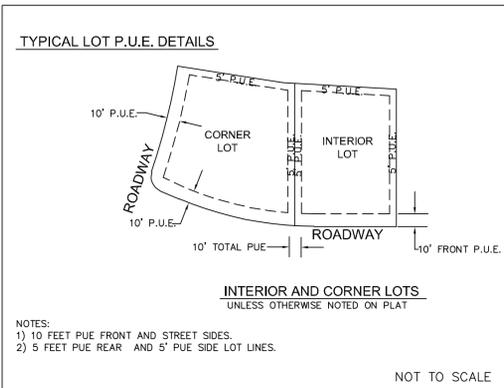
Enbridge Gas Utah - Note:

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this _____ day of _____, 20____.

By: _____
Title: _____



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.

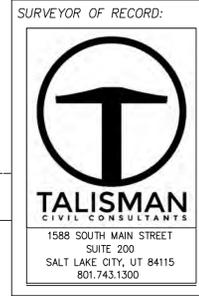
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

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



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

COUNTY RECORDER SEAL CITY CLERK SEAL SURVEYORS SEAL CITY ENGINEER SEAL

BELLA VISTA SUBDIVISION PHASE 2

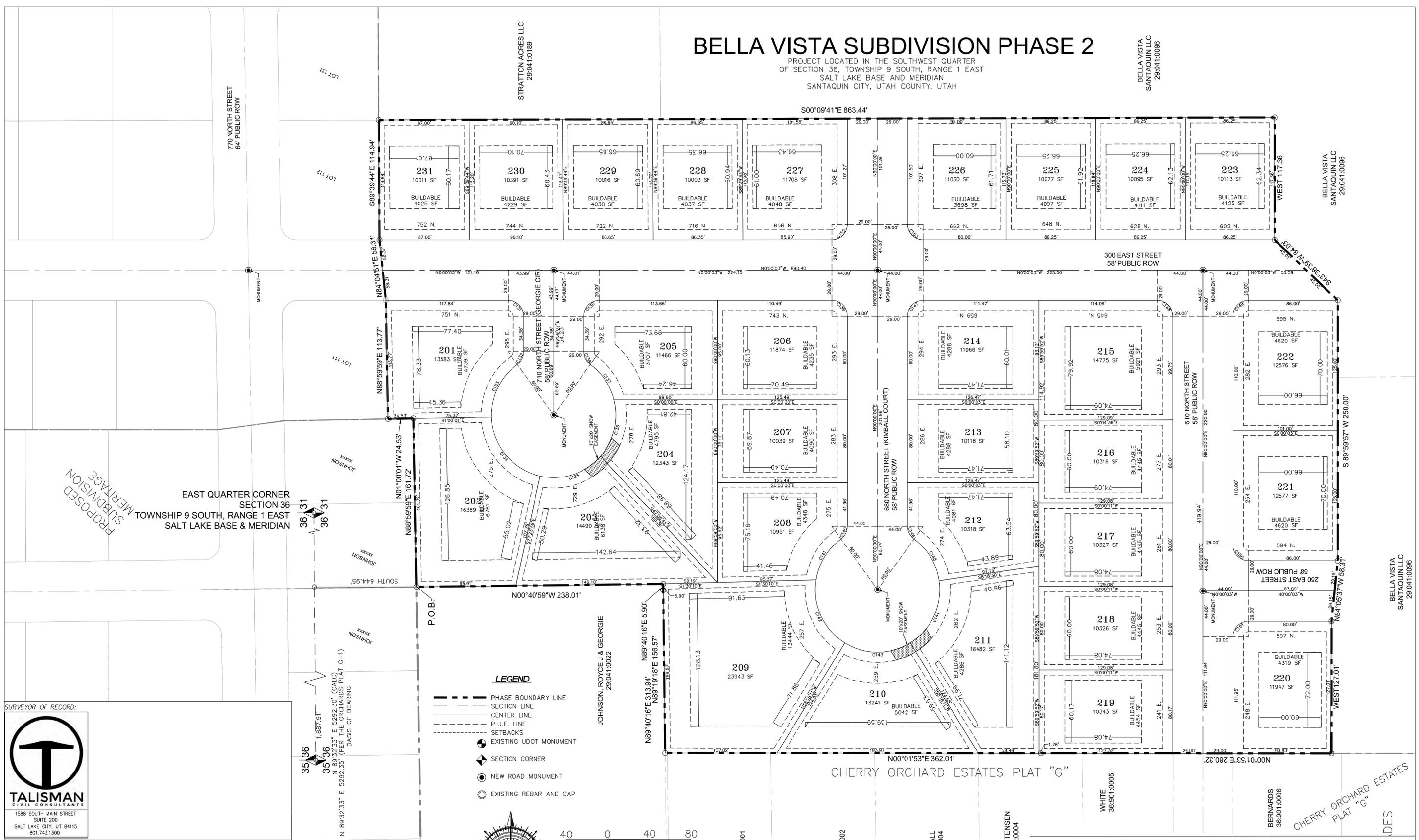
PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SANTAQUIN CITY, UTAH COUNTY, UTAH

BELLA VISTA
SANTAQUIN LLC
29-041:0096

STRATTON ACRES LLC
29-041:0189

BELLA VISTA
SANTAQUIN LLC
29-041:0096

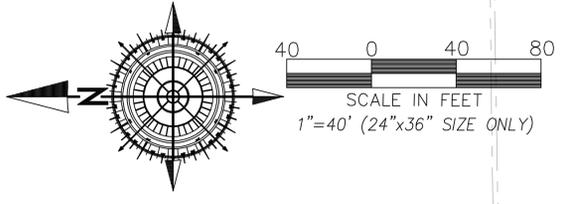
BELLA VISTA
SANTAQUIN LLC
29-041:0096



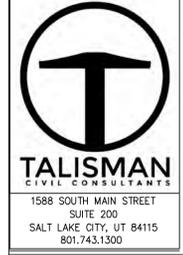
EAST QUARTER CORNER SECTION 36 TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN

PROPOSED SUBDIVISION MERITAGE

- 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:



PROJECT ENGINEER:



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

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

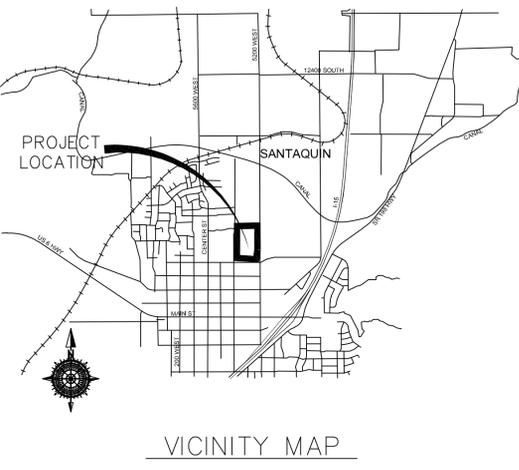
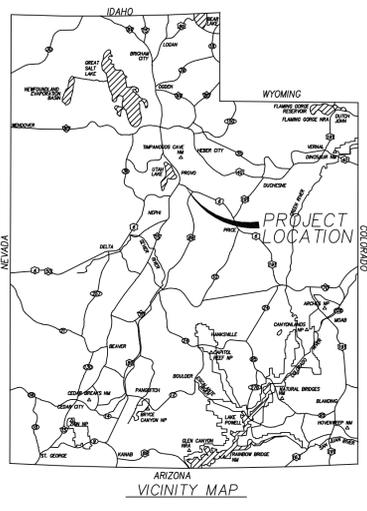
SANTAQUIN CITY RECORDER
 NO. _____ BOOK _____ PAGE _____ DATE _____
 STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
 RECORDED AND FILED AT THE REQUEST OF _____
 COUNTY RECORDER

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

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



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

BOUNDARY DESCRIPTION
Beginning at a point that is North 89°32'33" East 1,727.93 feet along the quarter section line and South 1,525.88 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing East, 127.01 feet; thence S 84°05'37" E, 58.31 feet; thence North 89°59'57" East, 250.00 feet; thence N 43°38'39" E, 84.03 feet; thence EAST, 117.36 feet; thence S 00°08'24" E, 500.64 feet; thence S 88°18'35" W, 285.36 feet; thence S 1°48'51" W 203.32 feet, thence West 396.35 feet, thence N 0°04'24" W, 171.75 feet; thence 23°19'12" W, 60.95 feet; thence N 0°04'26" W, 111.01 feet; thence N 86°41'06" E, 100.92 feet; thence N 0°01'56" E 312.90 feet to the point of beginning.
Phase contain 8.67 ac and 23 lots.

PRELIMINARY PLAT FOR REVIEW ONLY
DATE: _____

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

IN WITNESS 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

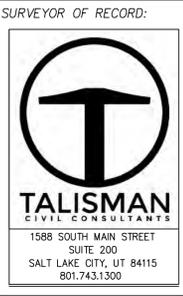
A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HERBY 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 _____

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



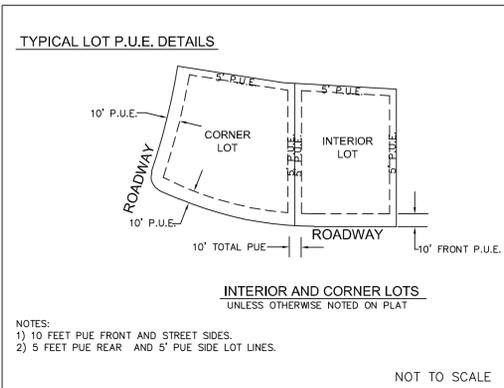
PROJECT ENGINEER:
GATEWAY CONSULTING, inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

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

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-903(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

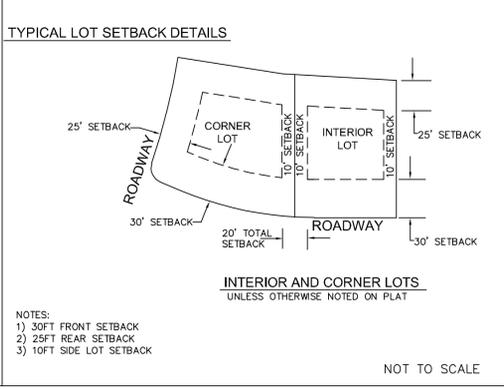
Enbridge Gas Utah - Note:
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.
QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH
Approved this _____ day of _____, 20____
By: _____
Title: _____



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

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

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

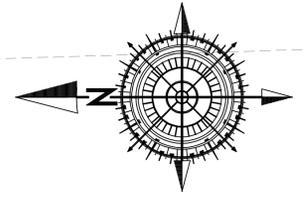
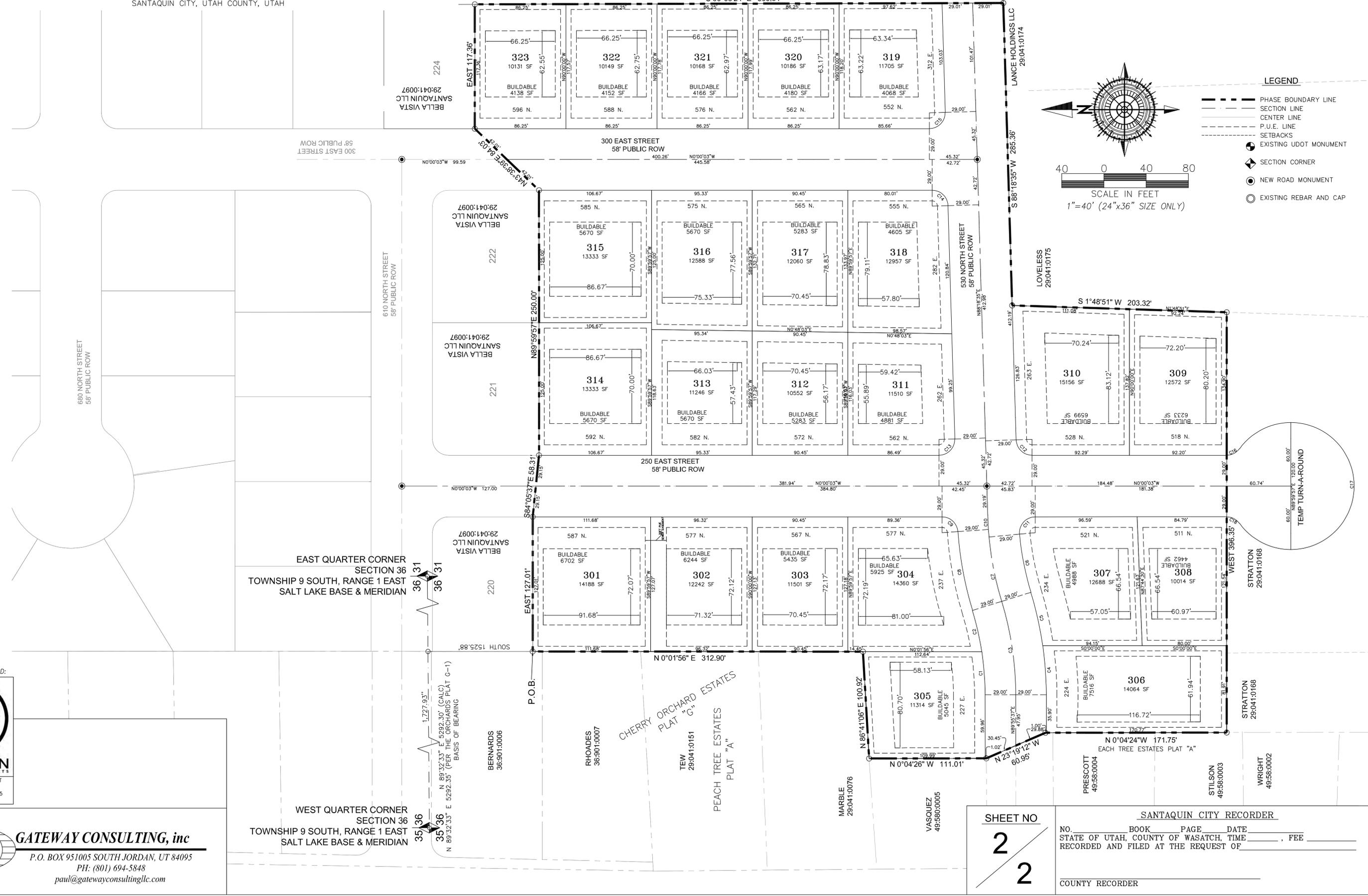


BELLA VISTA SUBDIVISION PHASE 3

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'



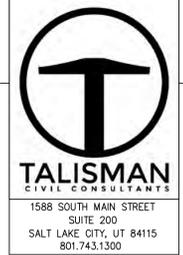
40 0 40 80
SCALE IN FEET
1" = 40' (24"x36" SIZE ONLY)

- 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

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

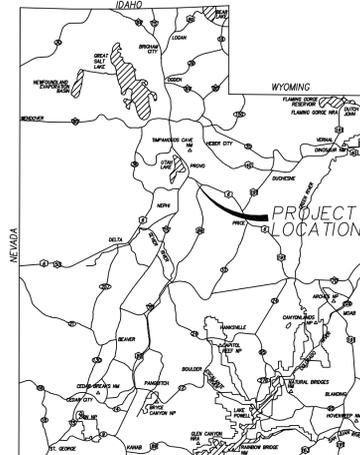
CHERRY ORCHARD ESTATES
PLAT "G"
TEW 29:041:0151
PEACH TREE ESTATES
PLAT "A"

<p>SHEET NO 2 2</p>	<p>SANTAQUIN CITY RECORDER</p>
	<p>NO. _____ BOOK _____ PAGE _____ DATE _____ STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____ RECORDED AND FILED AT THE REQUEST OF _____ COUNTY RECORDER _____</p>

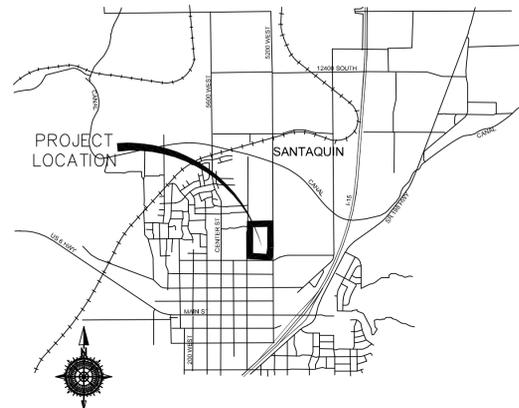
BELLA VISTA SUBDIVISION PHASE 4

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Beginning at a point that is North 89°32'33" East 2,335.88 feet along the quarter section line and South 612.49 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing N 89°39'44" E 114.95 feet, thence N 86°22'39" E 58.10 feet, thence N 89°39'44" E 124.88 feet, thence S 00°19'44" E 1,360.27 feet, thence S 88°18'35" W 302.09 feet, thence N 00°08'24" W 854.39 feet, thence N 00°12'17" W 58.00 feet, thence N 00°10'14" W 451.68 feet to the point of beginning.
Parcel contains 28 lots and 9.37 acres.

**PRELIMINARY PLAT
FOR REVIEW ONLY**

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

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

IN WITNESS 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, 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 _____ 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 _____

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-903(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
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c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

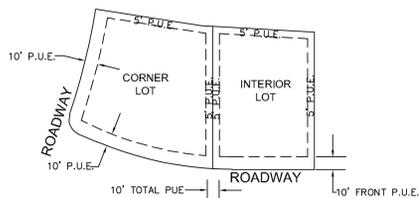
Approved this _____ day of _____, 20____
ROCKY MOUNTAIN POWER
Title: _____

Enbridge Gas Utah - Note:

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this _____ day of _____, 20____
By: _____
Title: _____

TYPICAL LOT P.U.E. DETAILS



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

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

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO

1 / 2

NOTES:

- 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 APTER OR CONCURRENTLY WITH PHASE 1
- NO ACCESS TO 400 EAST FROM LOTS 415-430

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 20____
CENTRACOM COMPANY
BY- _____ TITLE _____

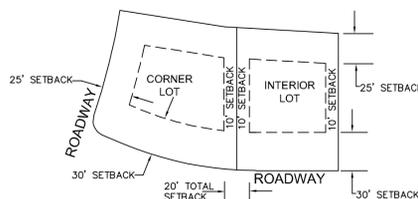
CENTURY LINK ACCEPTANCE

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

COMCAST ACCEPTANCE

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

TYPICAL LOT SETBACK DETAILS



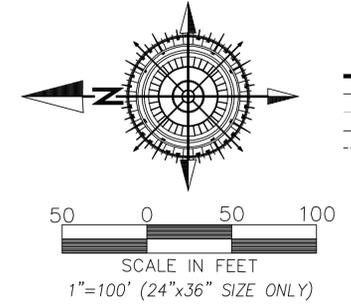
INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

BELLA VISTA 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

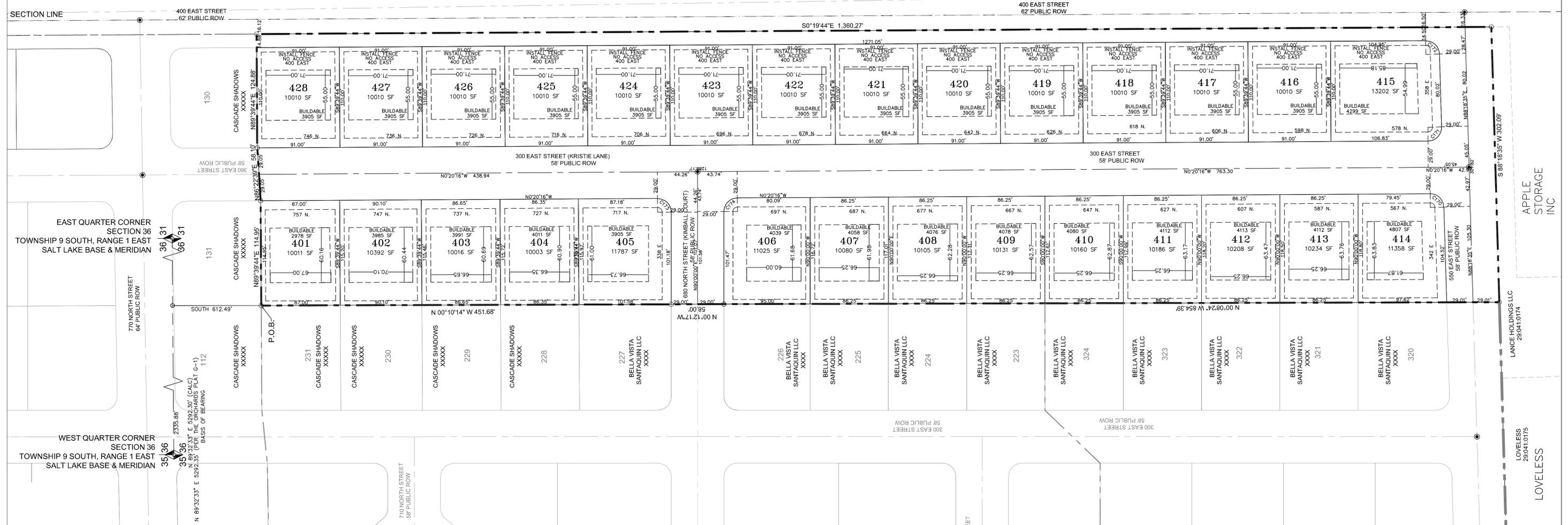


- LEGEND**
- PHASE BOUNDARY LINE
 - - - SECTION LINE
 - CENTER LINE
 - - - P.U.E. LINE
 - - - SETBACKS
 - EXISTING UDOT MONUMENT
 - ◆ SECTION CORNER
 - NEW ROAD MONUMENT
 - EXISTING REBAR AND CAP

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

SURVEYOR OF RECORD:



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

PROJECT ENGINEER:



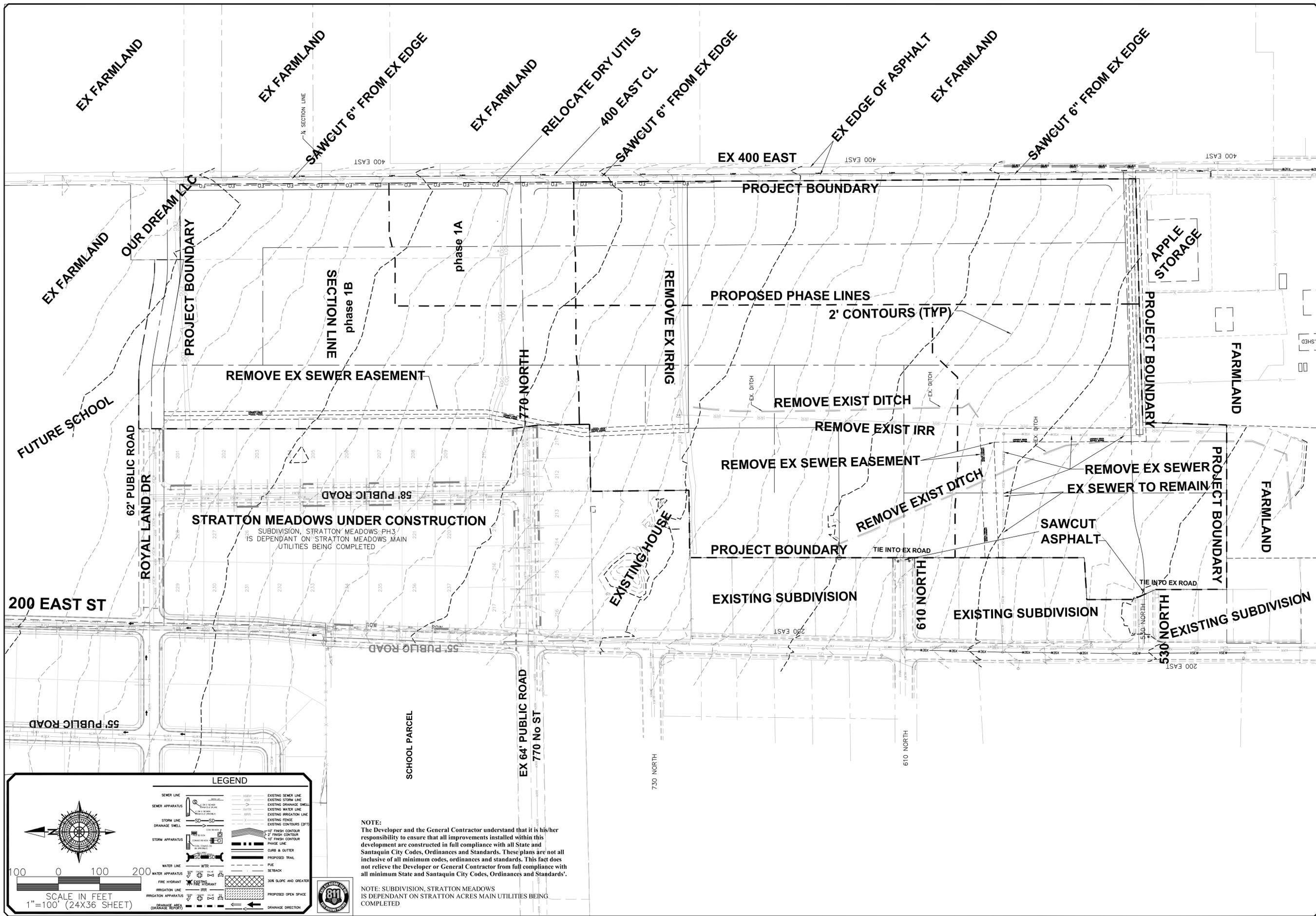
GATEWAY CONSULTING, inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

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 _____



LEGEND

	SEWER LINE		EXISTING SEWER LINE
	STORM LINE		EXISTING STORM LINE
	STORM DRAINAGE SHELL		EXISTING STORM DRAINAGE SHELL
	WATER LINE		EXISTING WATER LINE
	IRRIGATION LINE		EXISTING IRRIGATION LINE
	FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED TRAIL		EXISTING CONTOURS (2FT)
	PROPOSED OPEN SPACE		10' FINISH CONTOUR
	DRAINAGE DIRECTION		2' FINISH CONTOUR
	PROPOSED PHASE LINE		CURBS & OUTLET
	PROPOSED ROAD		PROPOSED TRAIL
	PROPOSED ROAD		FIRE HYDRANT
	PROPOSED ROAD		FIRE HYDRANT
	PROPOSED ROAD		FIRE HYDRANT

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

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

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

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21	SCALE: 1"=100'
SURVEY BY: CPW	CHECKED BY: CPW
DRAWN BY: CPW	DESIGNED BY: CPW

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

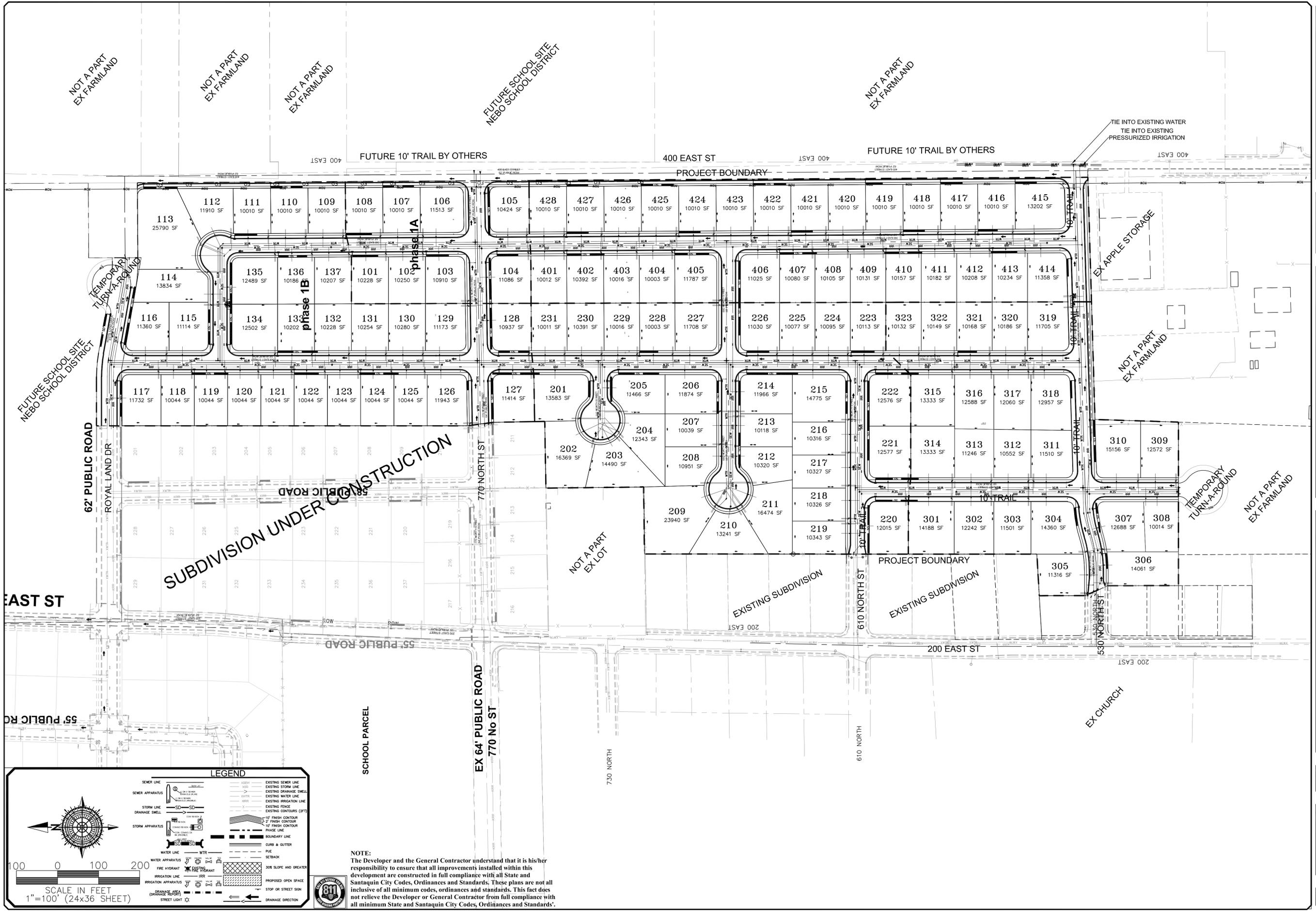
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

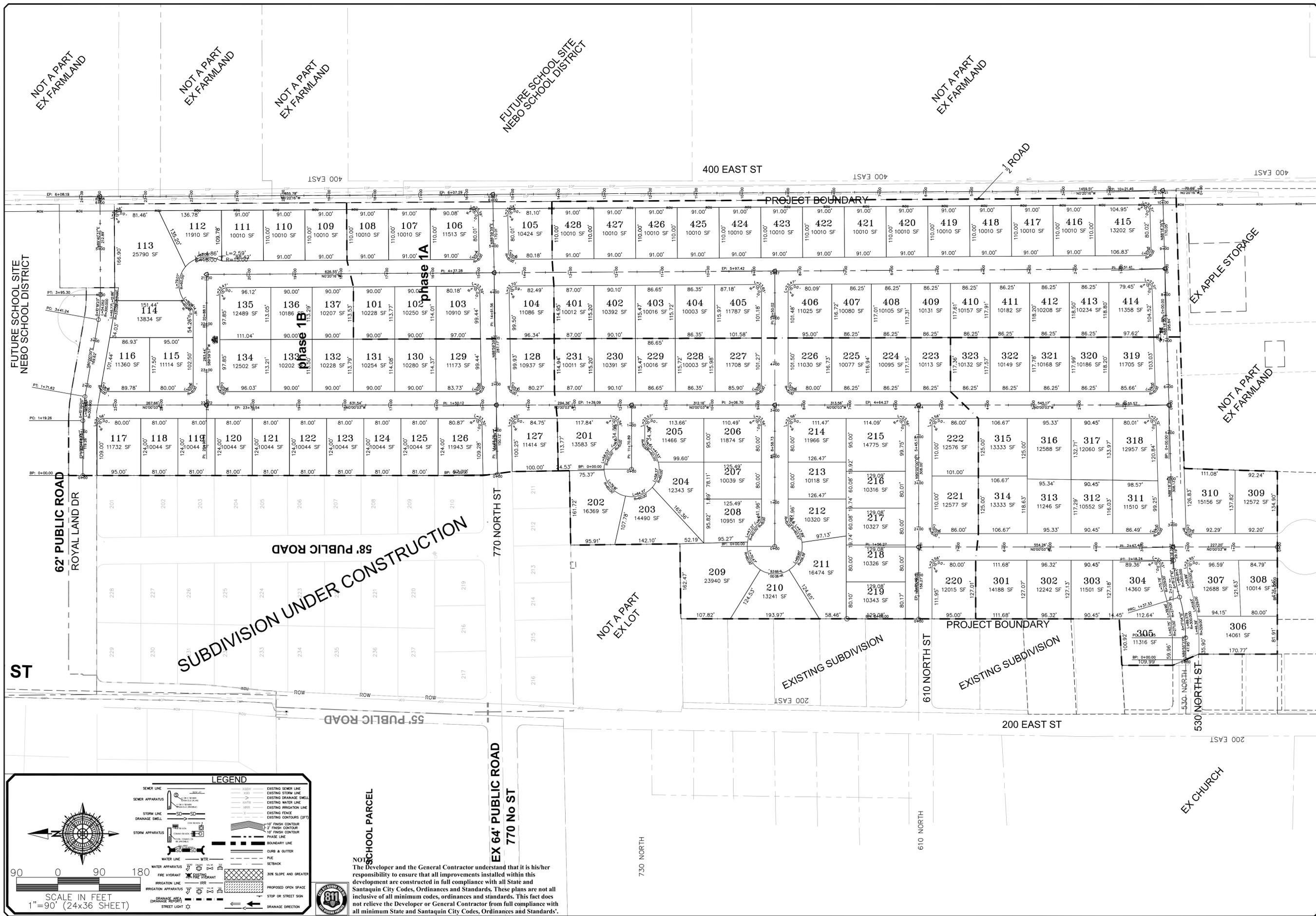
BELLA VISTA SUBDIVISION
 EXISTING CONDITIONS AND DEMOLITION SHEET
 1-28-2026

SANTAQUIN CITY



SHEET NO. 2





NO. DESCRIPTION
DATE
APPROVED
SCALE: 1"=10'
CHECKED BY: G/W
DESIGNED BY: G/W
DRAWN BY: G/W
SURVEY BY: G/W
DATE: 2-2-21

GATEWAY CONSULTING, Inc.
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 684-5848
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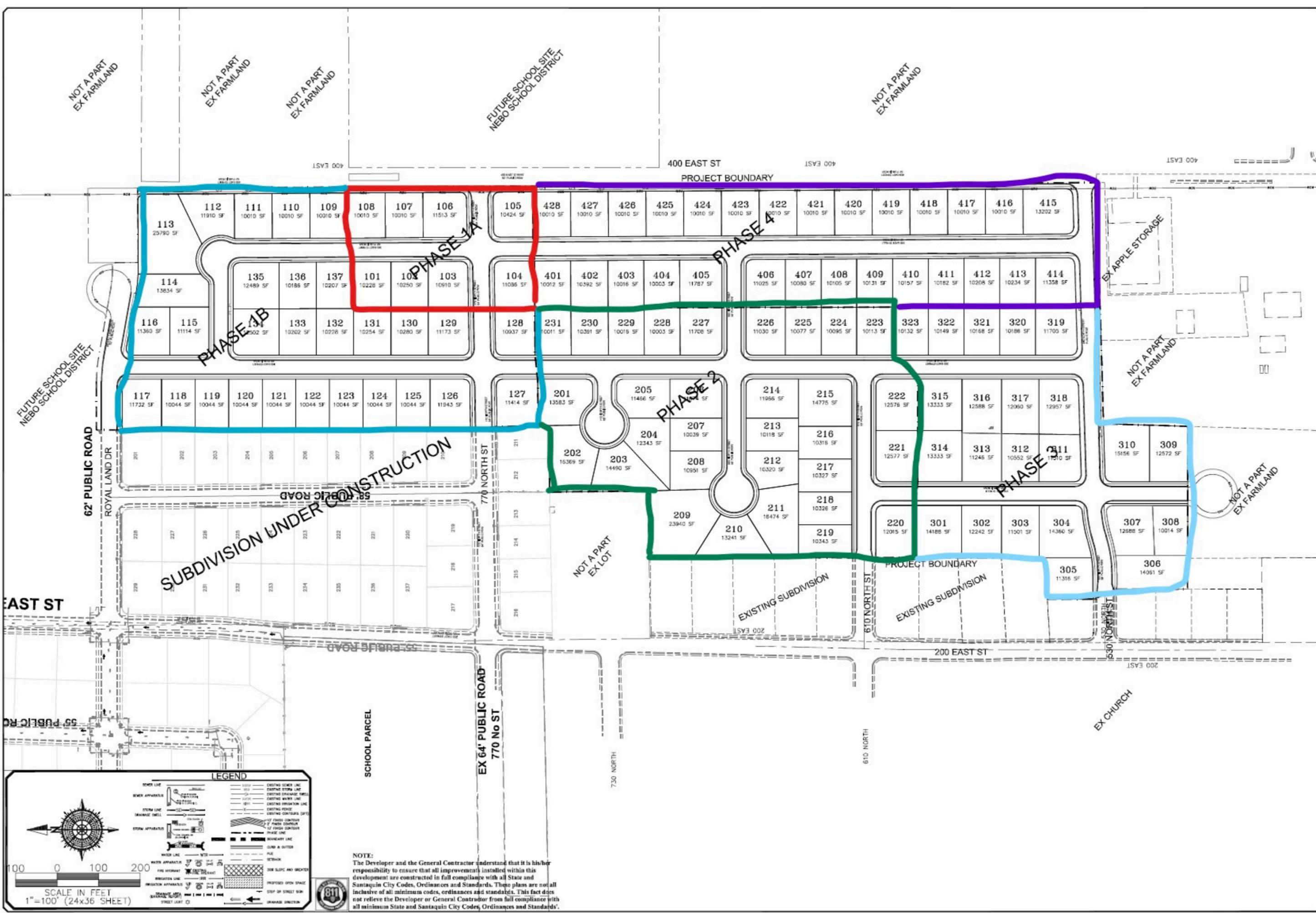
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT



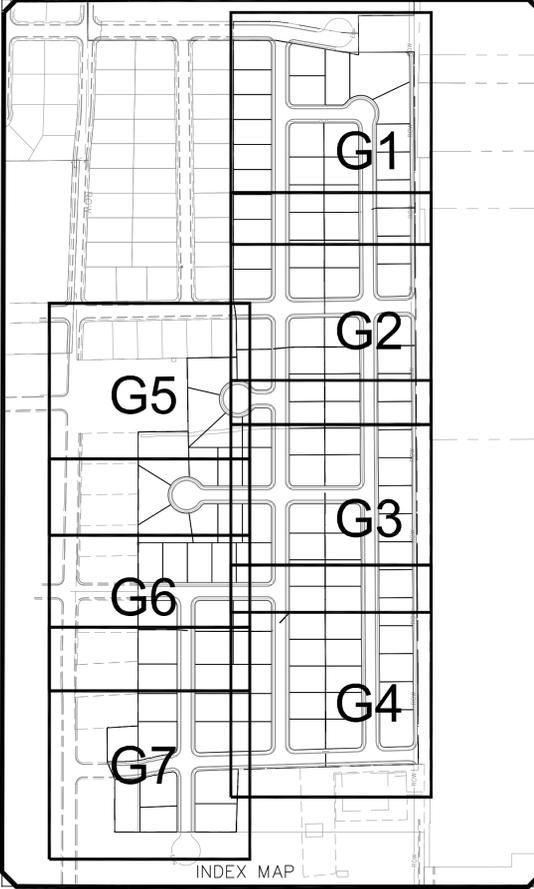
BELLA VISTA SUBDIVISION
 PHASING PLAN

1-28-2026

SANTAQUIN CITY



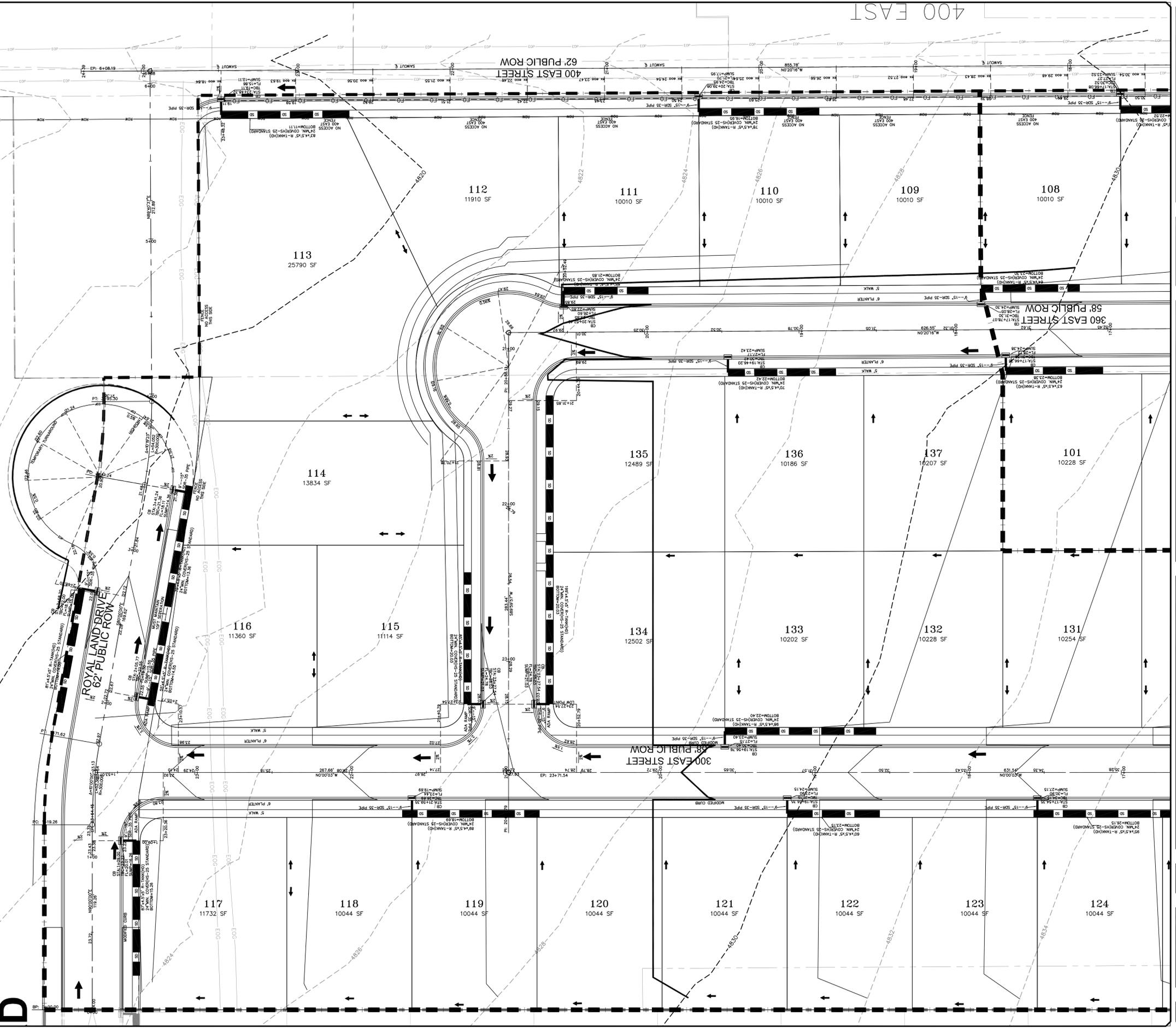
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SCALE IN FEET
 1" = 30' (24X36 SHEET)

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 (PT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	7' FINISH CONTOUR
IRRIGATION APPARATUS	PRIME LINE
DRAINAGE AREA (DRAINAGE REPORT)	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	SOE SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION



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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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

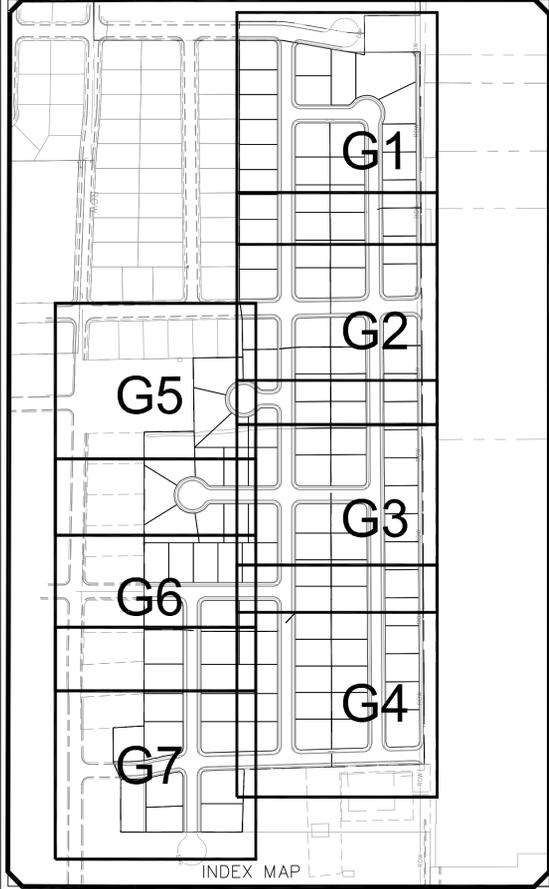
GRADING

1-28-2026

SANTAQUIN CITY

SHEET NO. **G1**

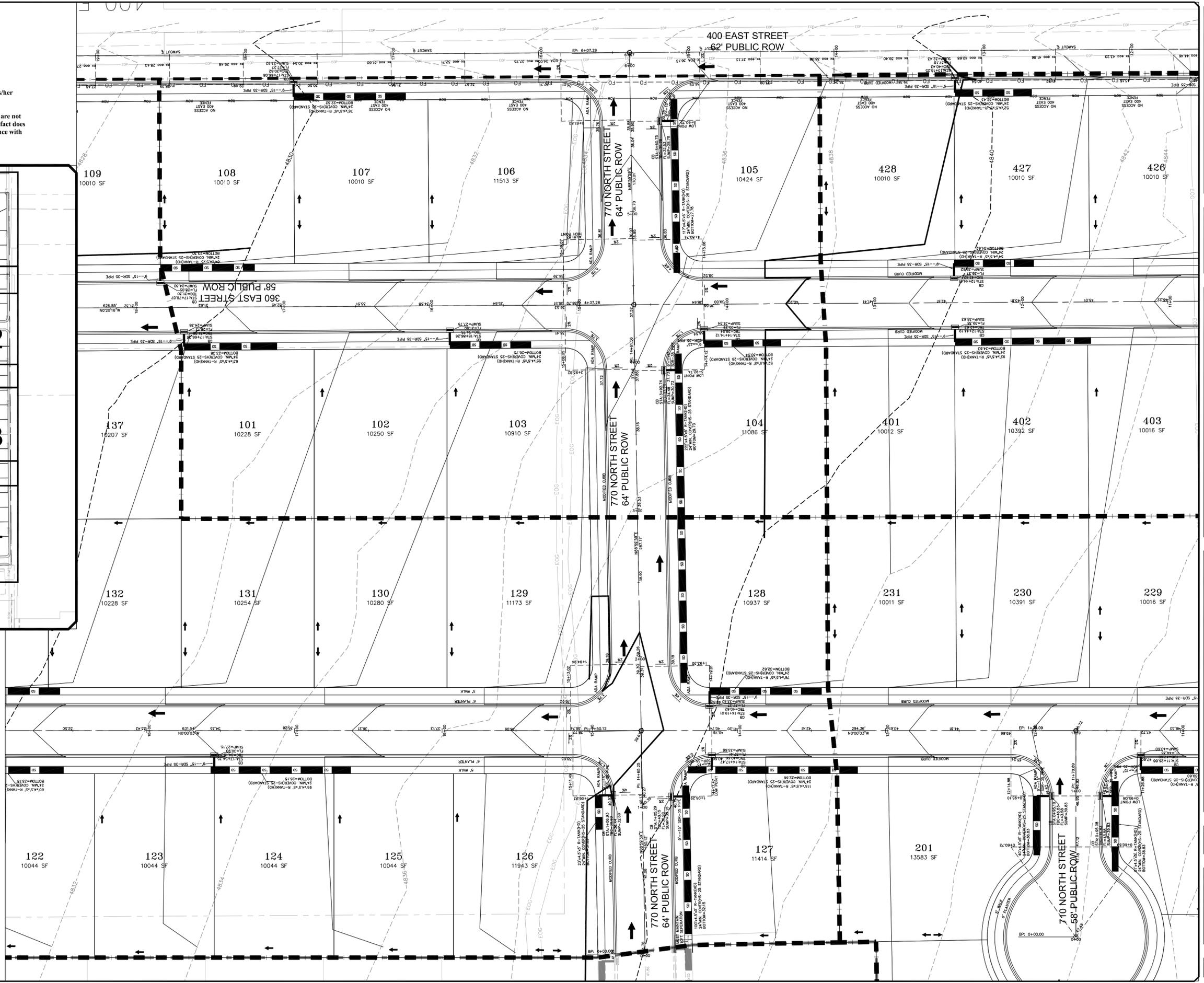
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30 0 30 60
 SCALE IN FEET
 1"=30' (24X36 SHEET)

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 (P.T)
IRRIGATION APPARATUS	10' FINISH CONTOUR
IRRIGATION APPARATUS	7' FINISH CONTOUR
	10' FINISH CONTOUR
	PRIME LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	SOE SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE AREA (DRAINAGE REPORT)
	DRAINAGE DIRECTION



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

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BELLA VISTA SUBDIVISION
 GRADING

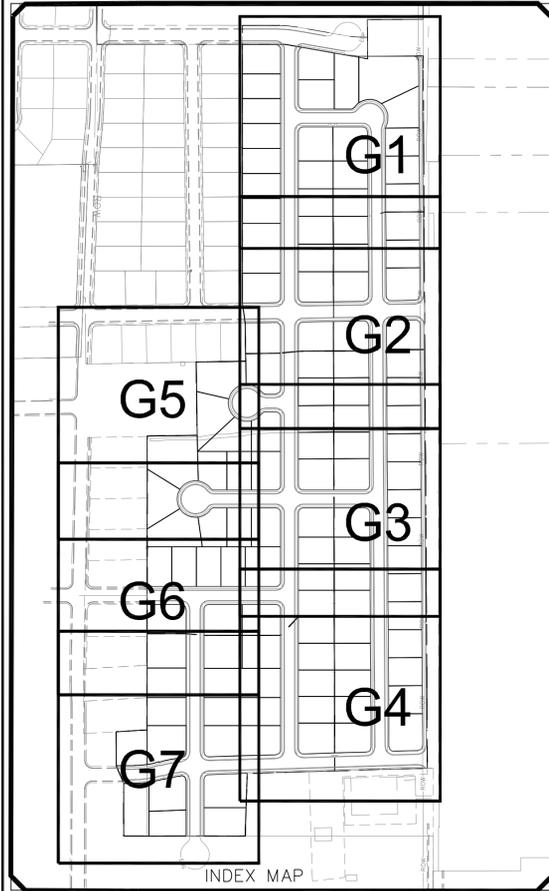
1-28-2026

SANTAQUIN CITY



SHEET NO. G2

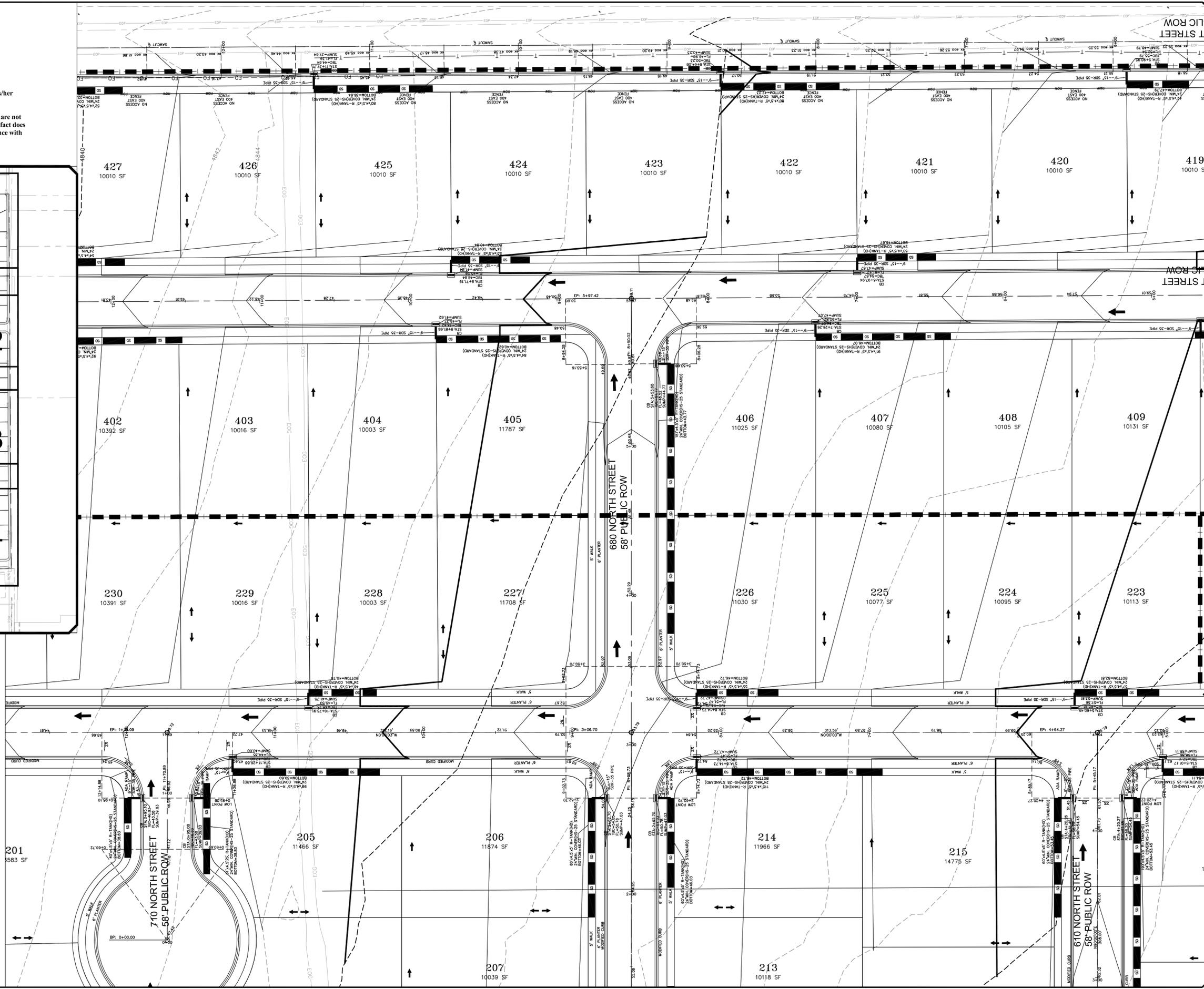
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30 0 30 60
 SCALE IN FEET
 1"=30' (24X36 SHEET)

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
WATER APPARATUS	EXISTING CONTOURS (PT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION APPARATUS	7' FINISH CONTOUR
IRRIGATION APPARATUS	10' FINISH CONTOUR
IRRIGATION APPARATUS	PRIME LINE
IRRIGATION APPARATUS	CURB & GUTTER
IRRIGATION APPARATUS	PROPOSED TRAIL
IRRIGATION APPARATUS	PUE
IRRIGATION APPARATUS	SETBACK
IRRIGATION APPARATUS	30% SLOPE AND GREATER
IRRIGATION APPARATUS	PROPOSED OPEN SPACE
IRRIGATION APPARATUS	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

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

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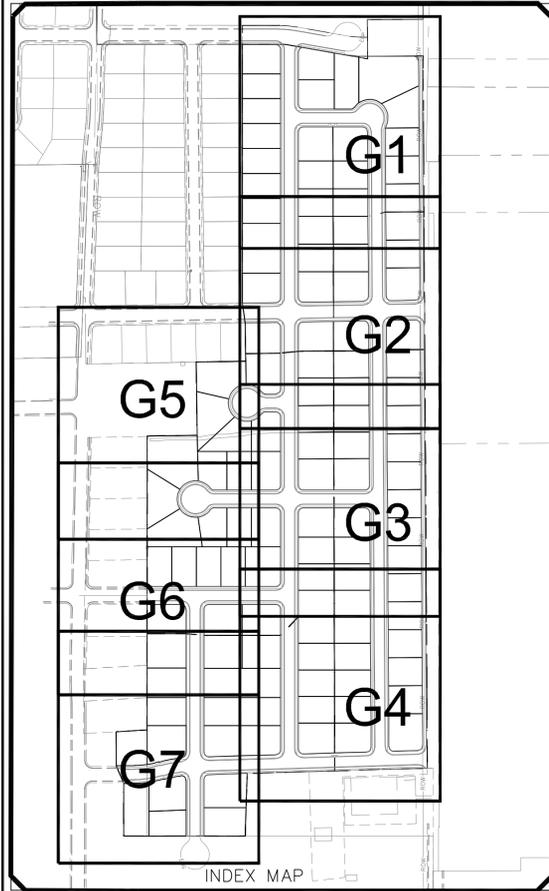
1-28-2026

SANTAQUIN CITY



SHEET NO. **G3**

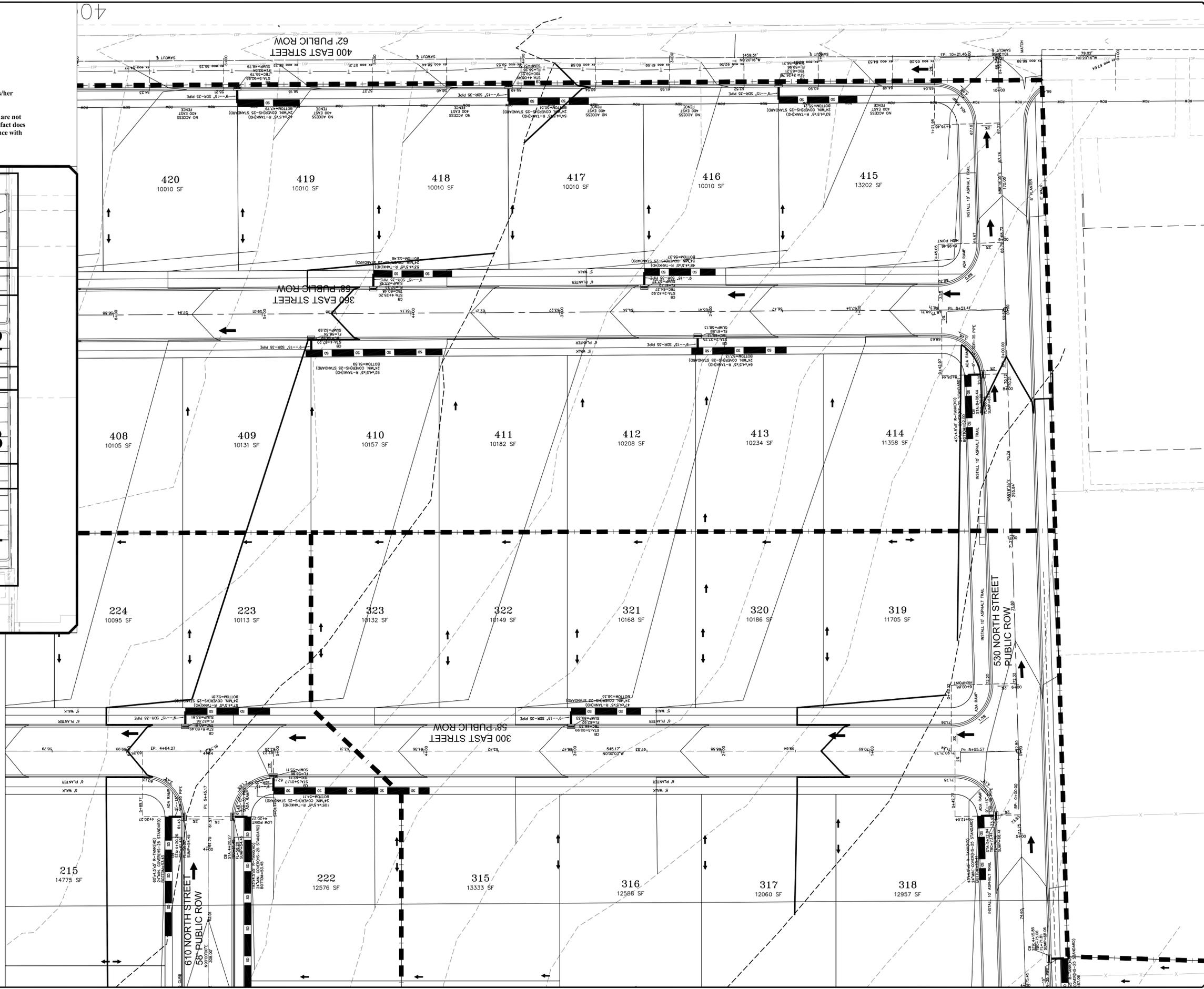
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SCALE IN FEET
 1"=30' (24X36 SHEET)

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 (PT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	7' FINISH CONTOUR
IRRIGATION APPARATUS	PRIME LINE
DRAINAGE AREA (DRAINAGE REPORT)	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	SOIL SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION



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'

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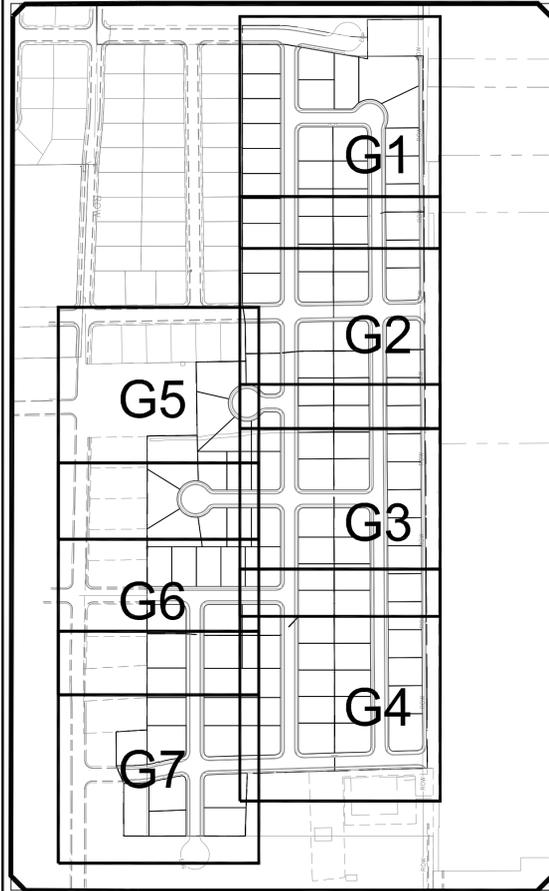
11-28-2026

SANTAQUIN CITY



SHEET NO. G4

NOTE:
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INDEX MAP

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 (PIT)
IRRIGATION APPARATUS	10' FINISH CONTOUR
IRRIGATION APPARATUS	7' FINISH CONTOUR
IRRIGATION APPARATUS	10' FINISH CONTOUR
IRRIGATION APPARATUS	PRINCE LINE
IRRIGATION APPARATUS	CURB & GUTTER
IRRIGATION APPARATUS	PROPOSED TRAIL
IRRIGATION APPARATUS	PUE
IRRIGATION APPARATUS	SETBACK
IRRIGATION APPARATUS	SOE SLOPE AND GREATER
IRRIGATION APPARATUS	PROPOSED OPEN SPACE
IRRIGATION APPARATUS	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

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

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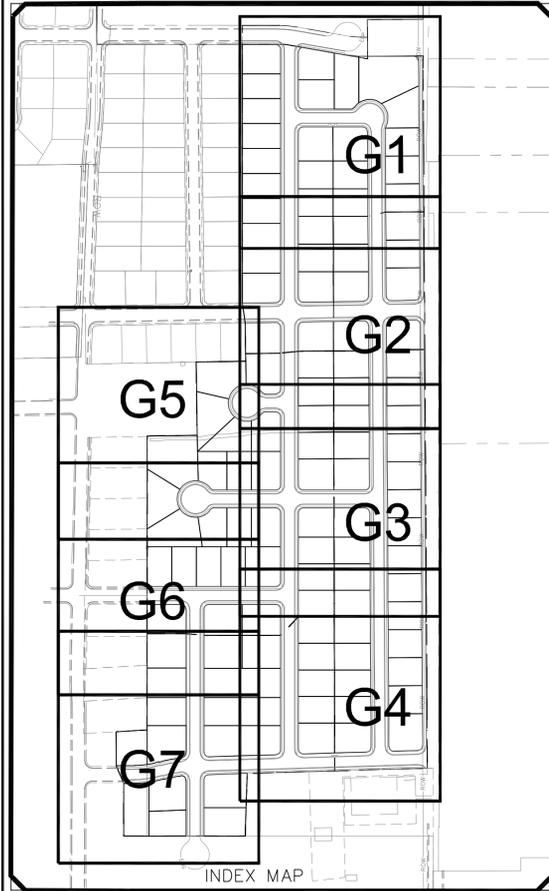
1-28-2026

SANTAQUIN CITY



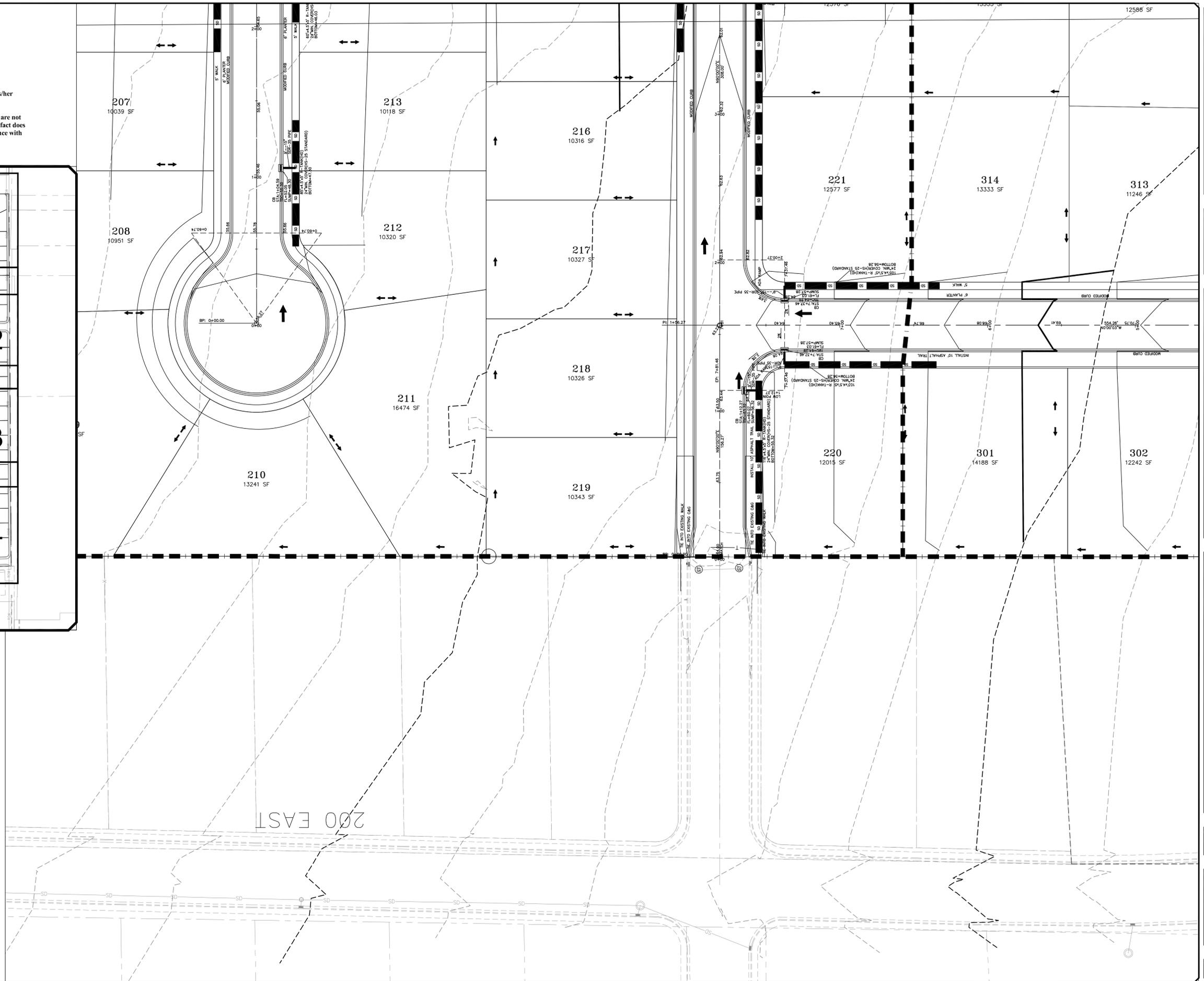
SHEET NO. G5

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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
FIRE HYDRANT	EXISTING CONTOURS (PFT)
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	7' FINISH CONTOUR
	5' FINISH CONTOUR
	PRIME LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

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

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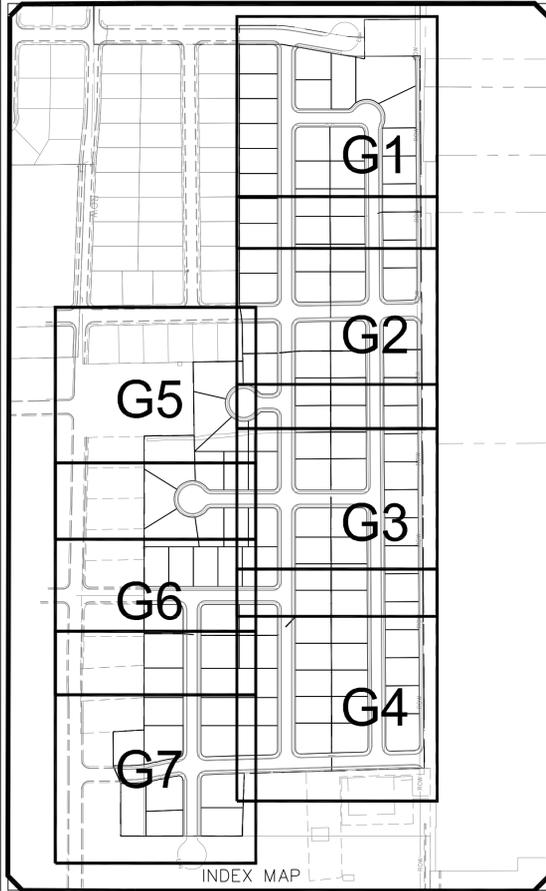
1-28-2026

SANTAQUIN CITY



SHEET NO. **G6**

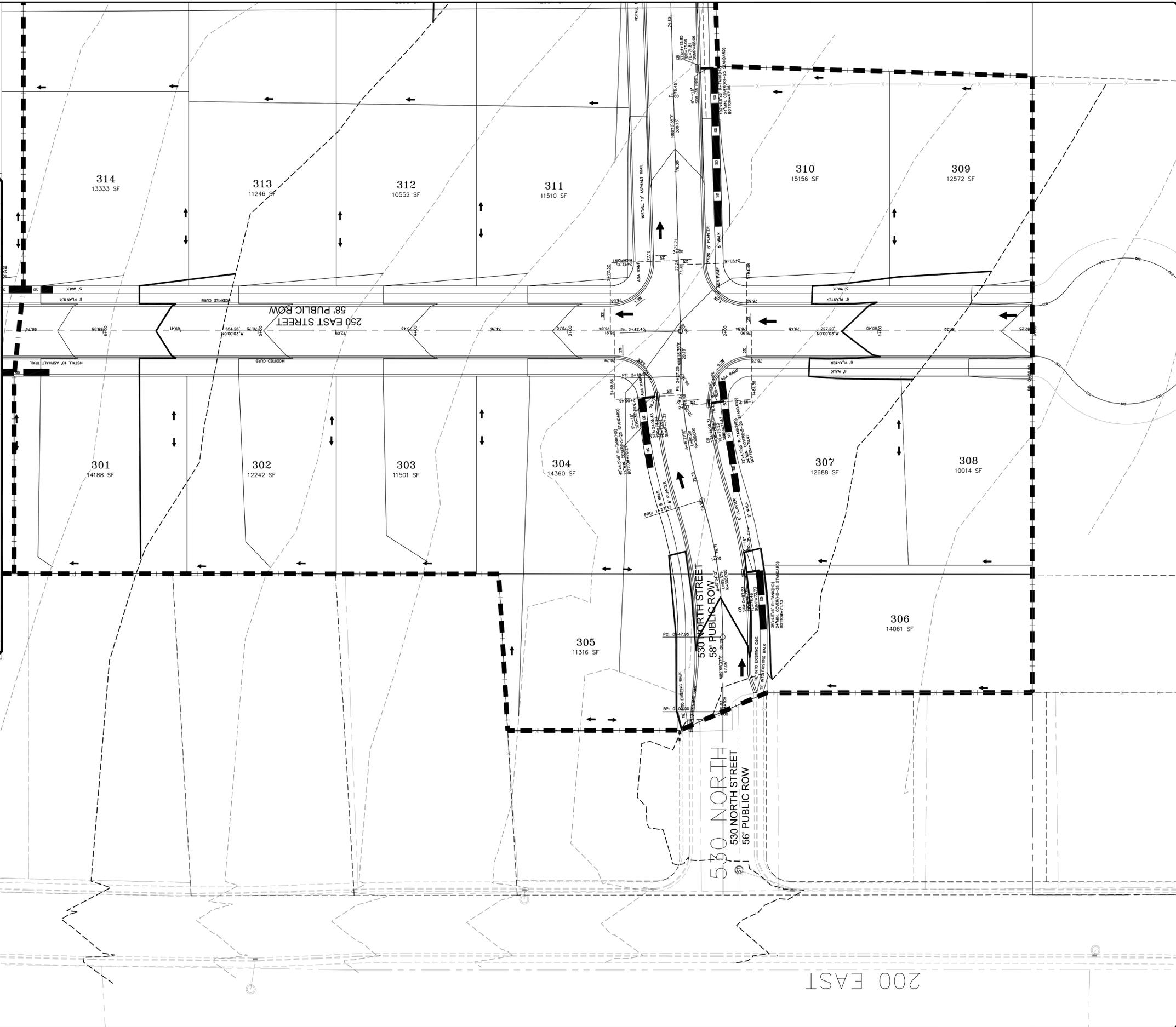
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SCALE IN FEET
 1"=30' (24X36 SHEET)

LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING STORM LINE
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (DPT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	7' FINISH CONTOUR
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	PRIME LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	SOE SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION



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'

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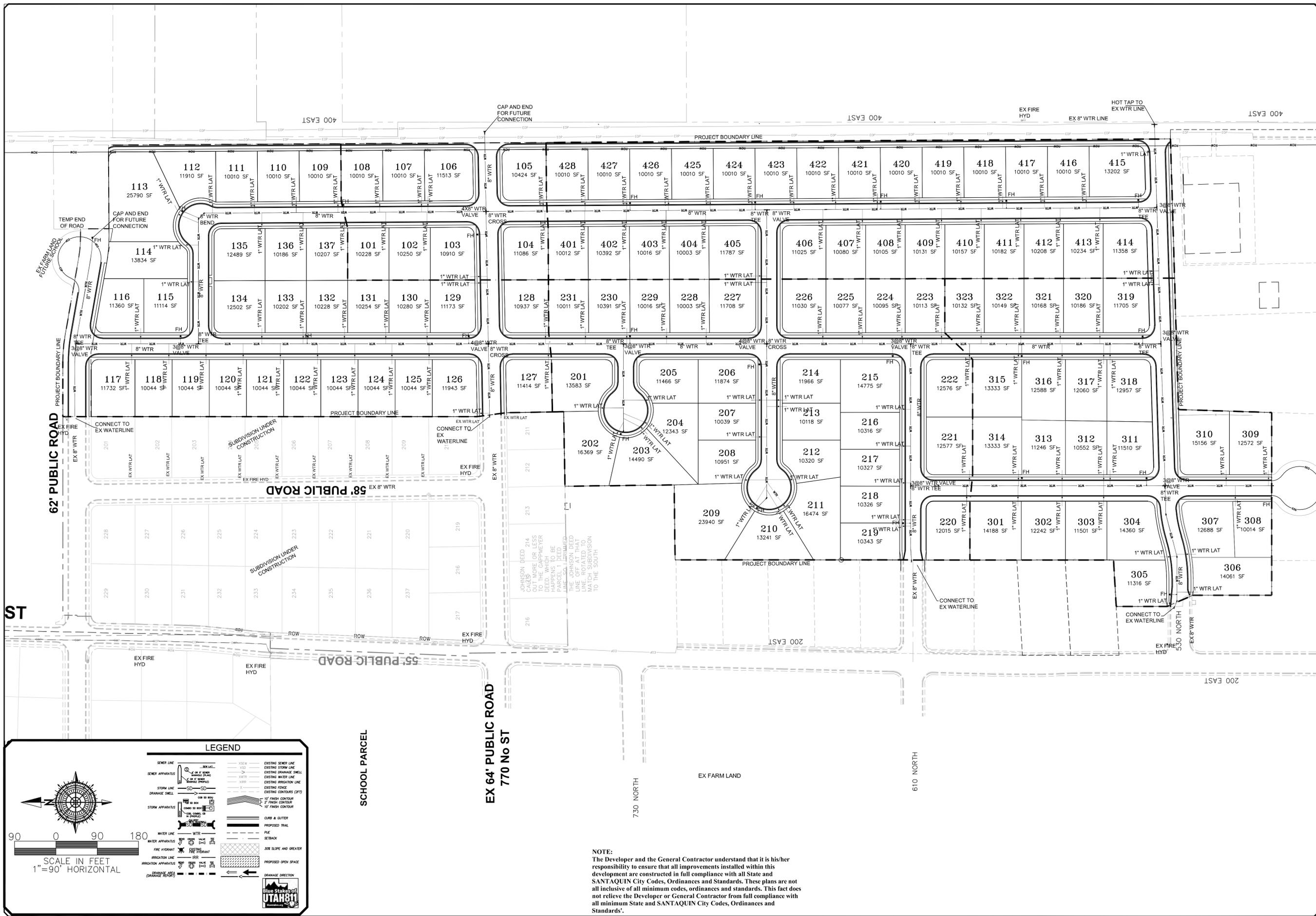
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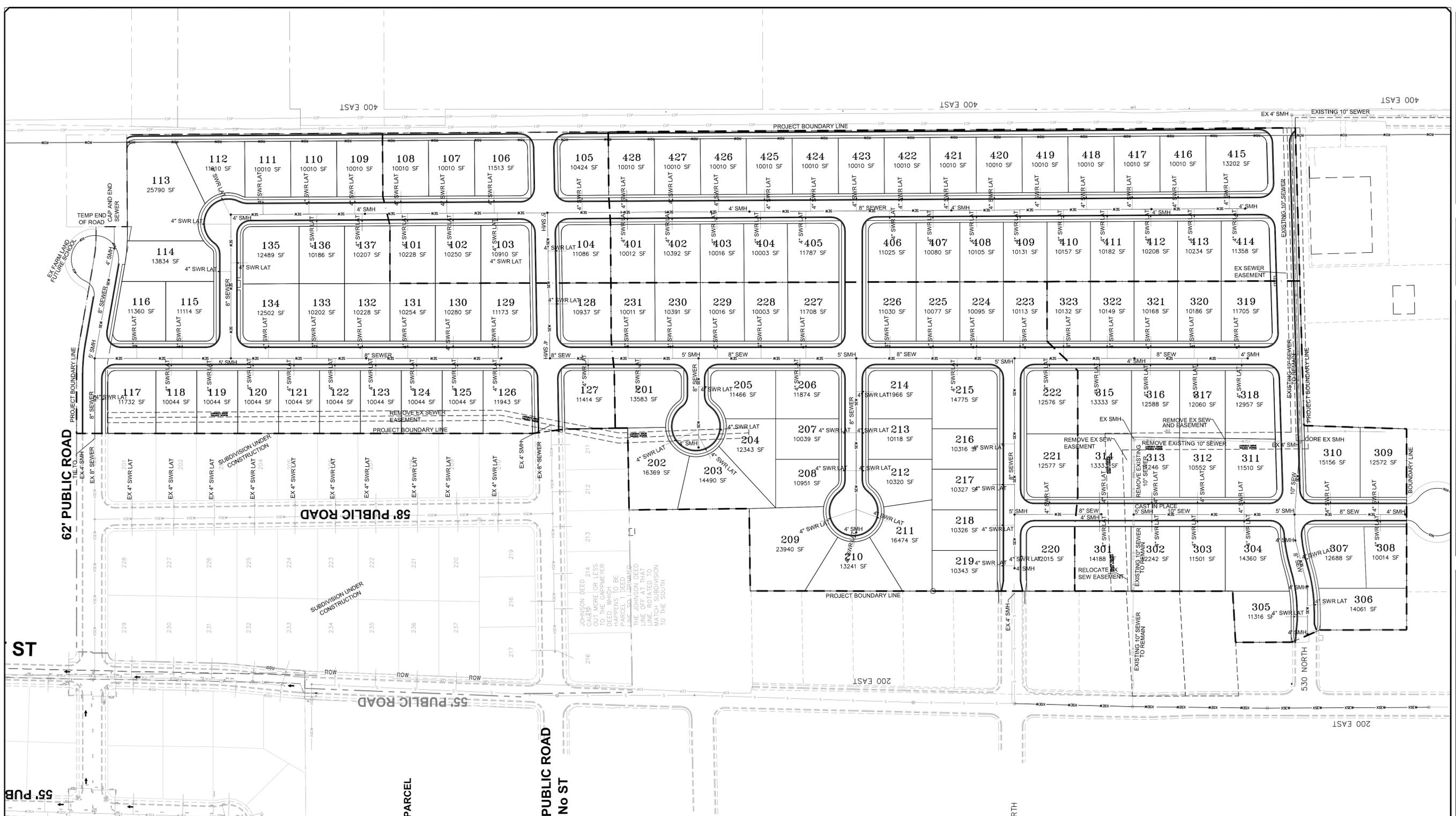
1-28-2026

SANTAQUIN CITY



SHEET NO. G7





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 (PT)
	FIRE HYDRANT		15' FINISH CONTOUR
	IRRIGATION LINE		2' FINISH CONTOUR
	IRRIGATION APPARATUS		15' FINISH CONTOUR
	PROPOSED OPEN SPACE		CURB & GUTTER
	DRAINAGE DIRECTION		PROPOSED TRAIL

Blue State of UTAH 811

SCALE IN FEET
1"=90' HORIZONTAL

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NO.	DESCRIPTION	DATE	APPD.

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

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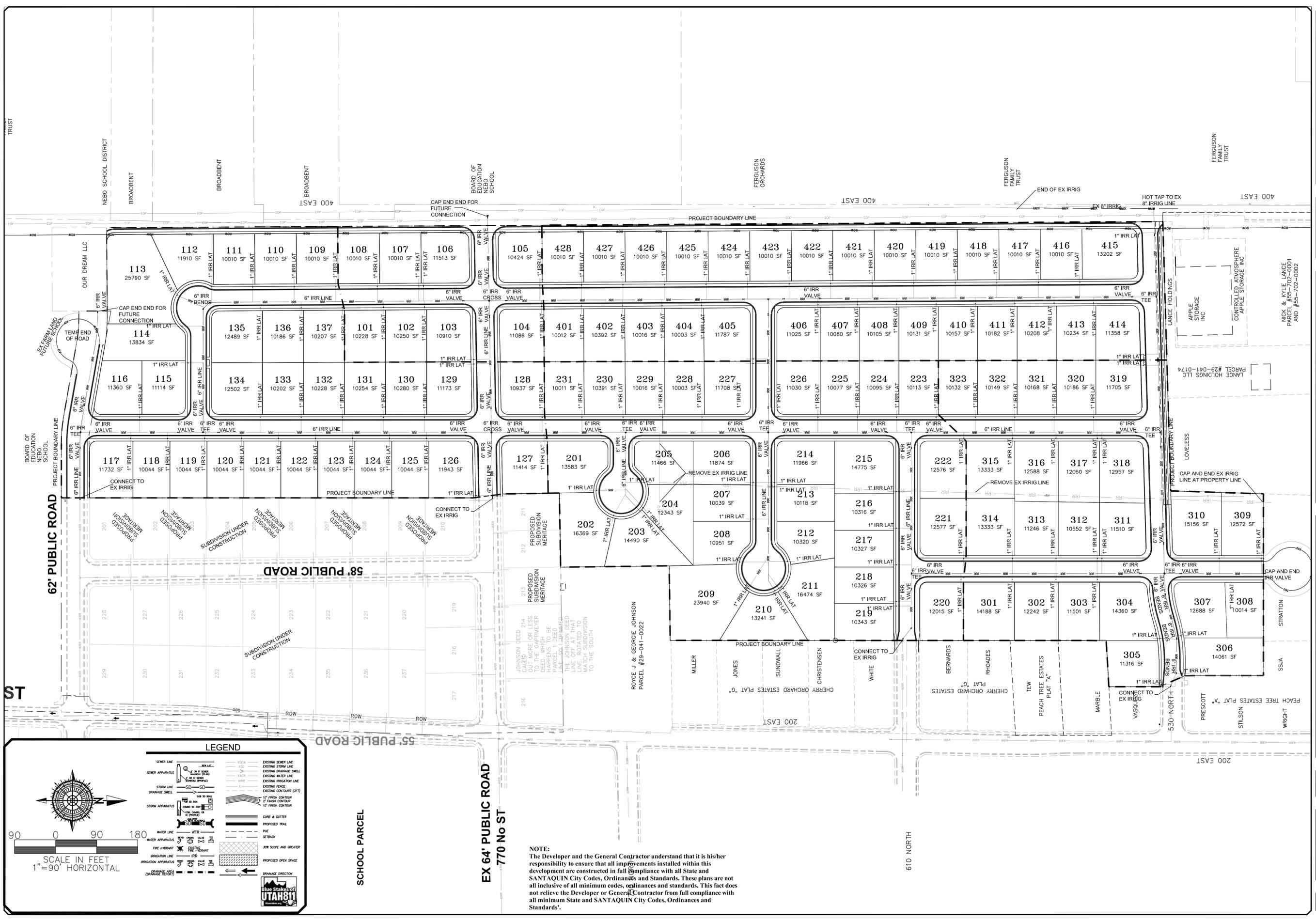
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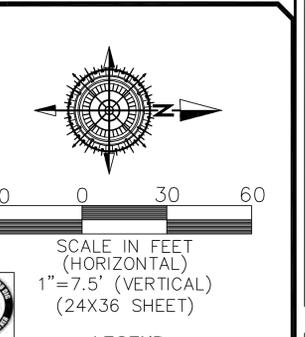
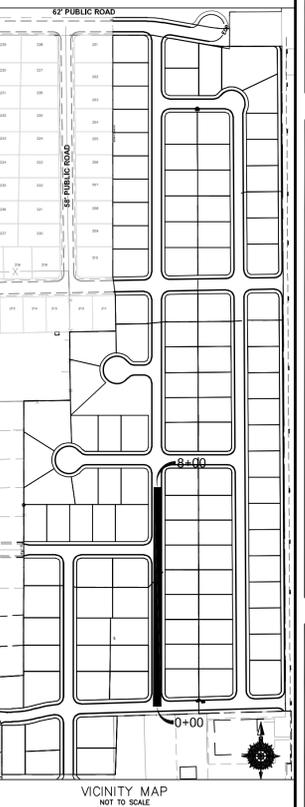
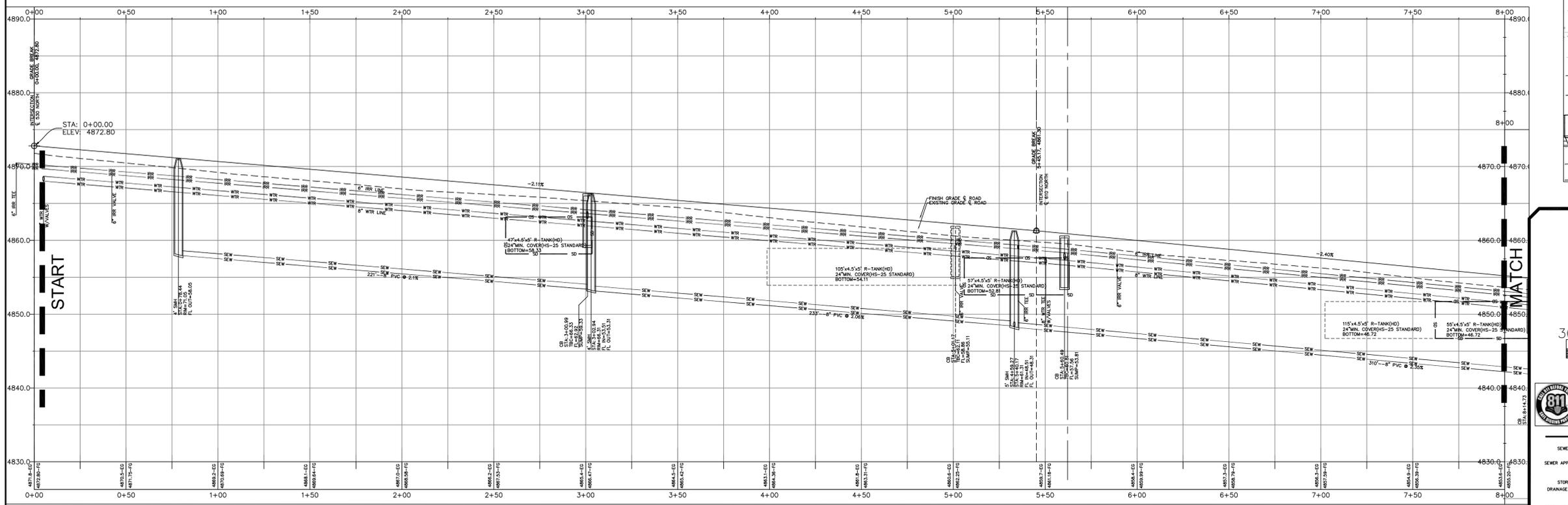
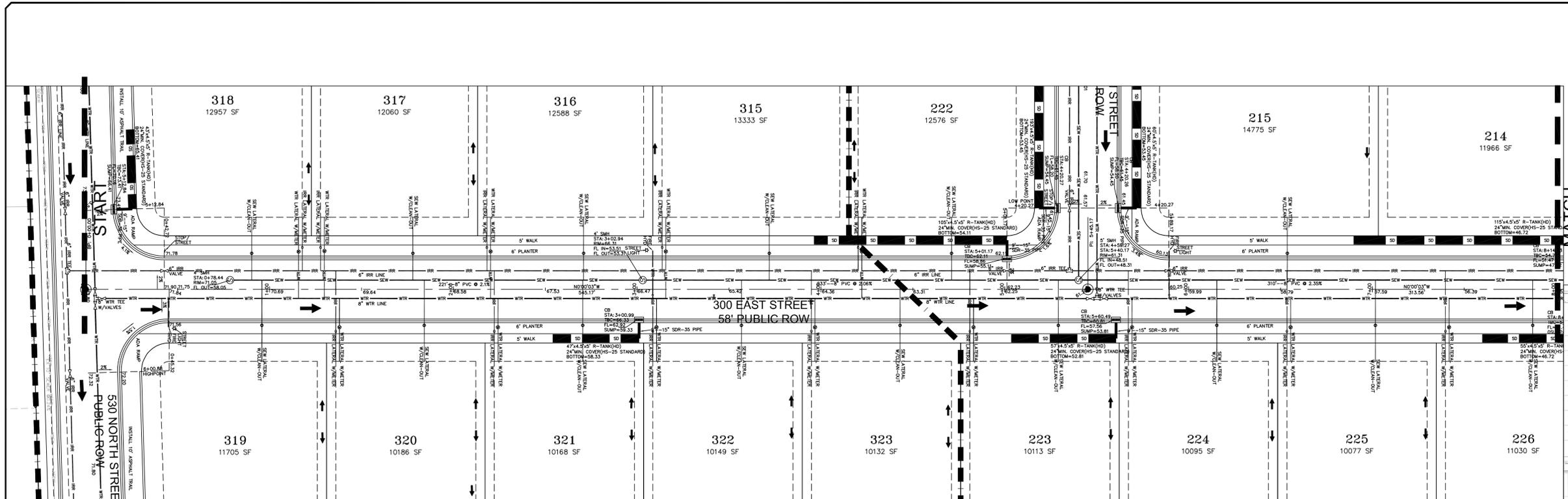
BELLA VISTA SUBDIVISION
 SEWER UTILITY SHEET
 PRINT DATE: 1-28-2026

SANTAQUIN CITY



SHEET NO. U2





LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING CONTOURS (2 FT)
STORM APPARATUS	1'-2" FINISH CONTOUR
	2'-2" FINISH CONTOUR
	PROPOSED TRAIL
	CURB & GUTTER
	PROPOSED TRAIL
WATER LINE	PVE
WATER APPARATUS	SETRACK
FIRE HYDRANT	30% SLOPE AND GREATER
IRRIGATION LINE	IRR
IRRIGATION APPARATUS	PROPOSED OPEN SPACE
DRAINAGE AREA (DRAINAGE REPORT)	DRAINAGE DIRECTION

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 SCALE: 1"=30'

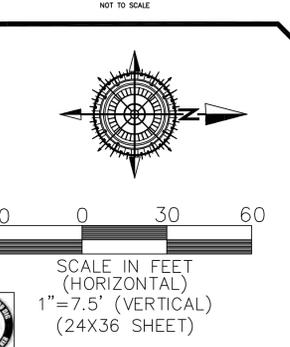
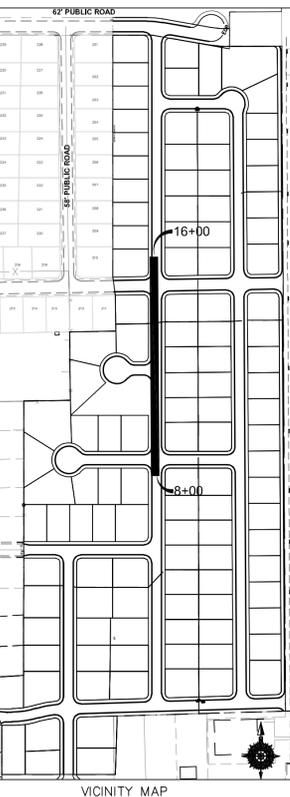
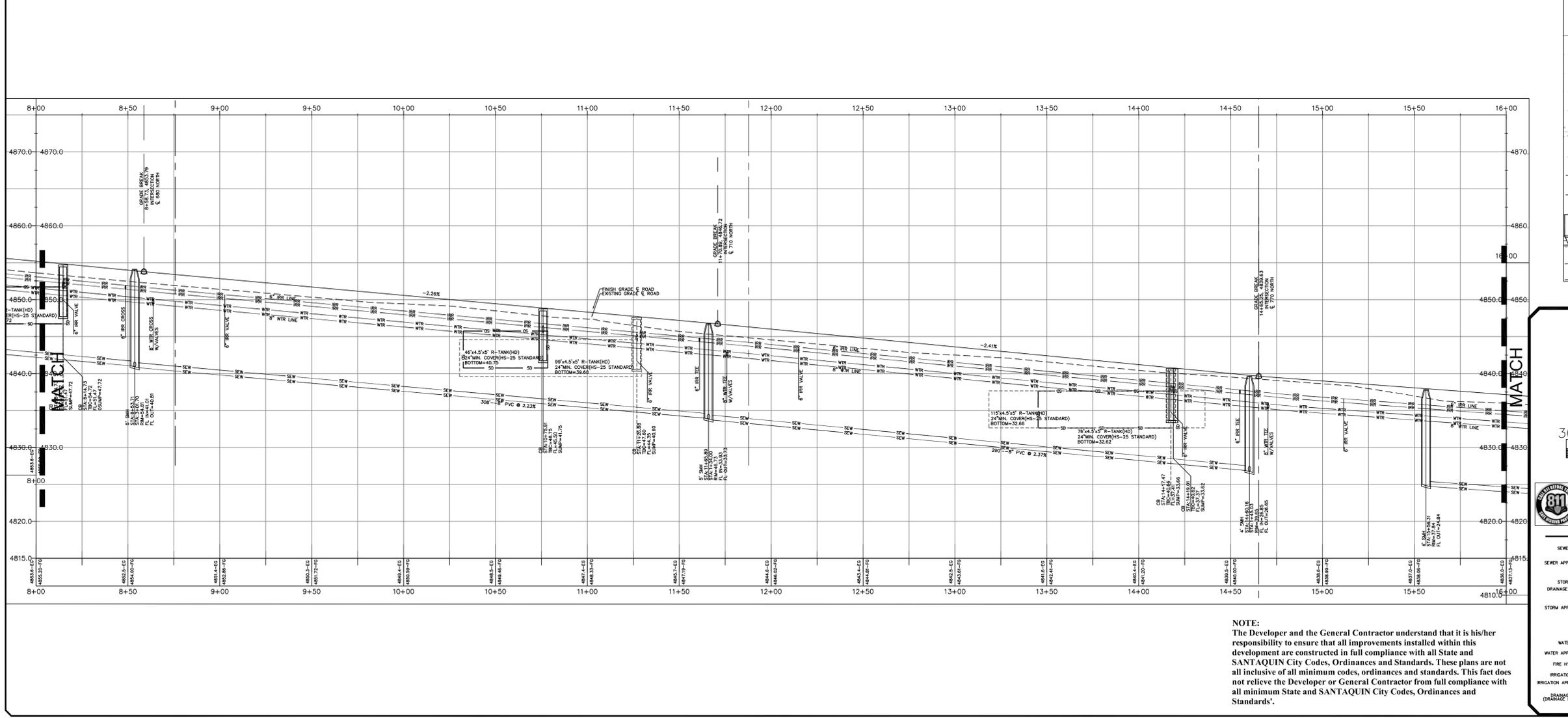
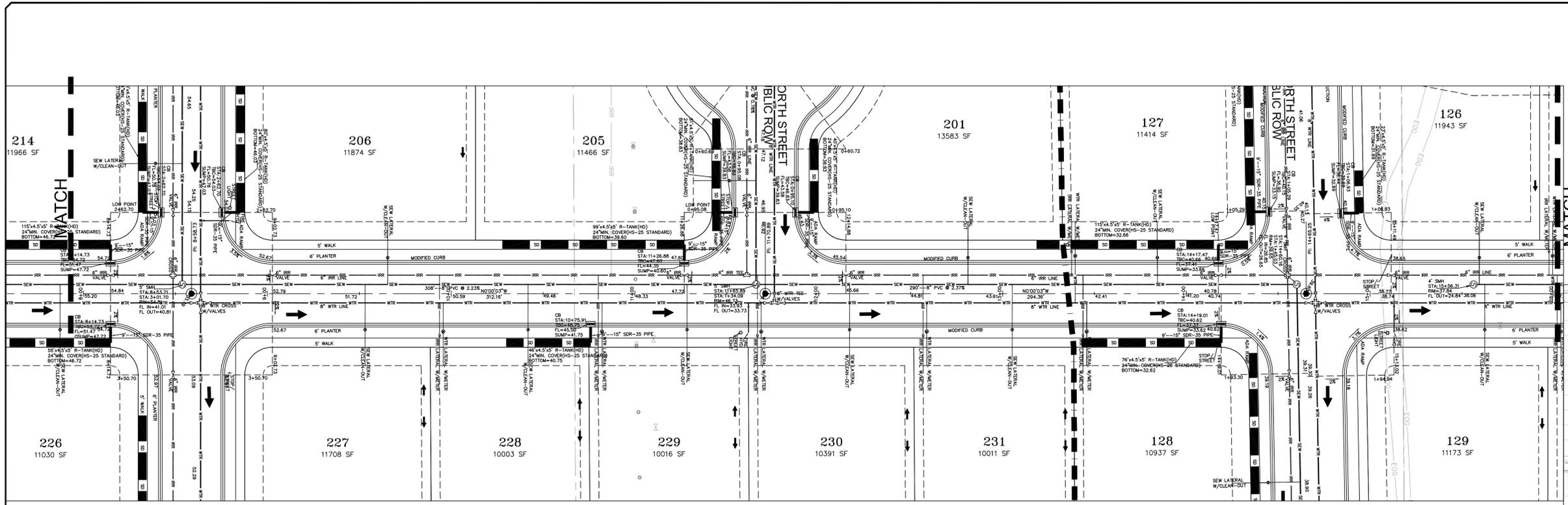
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 300 EAST (STA: 0+00 to 8+00)
 1-28-2026

SANTAQUIN CITY

NEW ON
 2025
 100%
 COMPLIANT
 WITH
 CITY OF UTAH

SHEET NO. **PP2**



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING CONTOURS (2 FT)
WATER APPARATUS	1-2' FINISH CONTOUR
FIRE HYDRANT	30% SLOPE AND GREATER
IRRIGATION LINE	PROPOSED OPEN SPACE
IRRIGATION APPARATUS	DRAINAGE DIRECTION
DRAINAGE AREA (DRAINAGE REPORT)	

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NO.	DESCRIPTION	DATE	APP'D

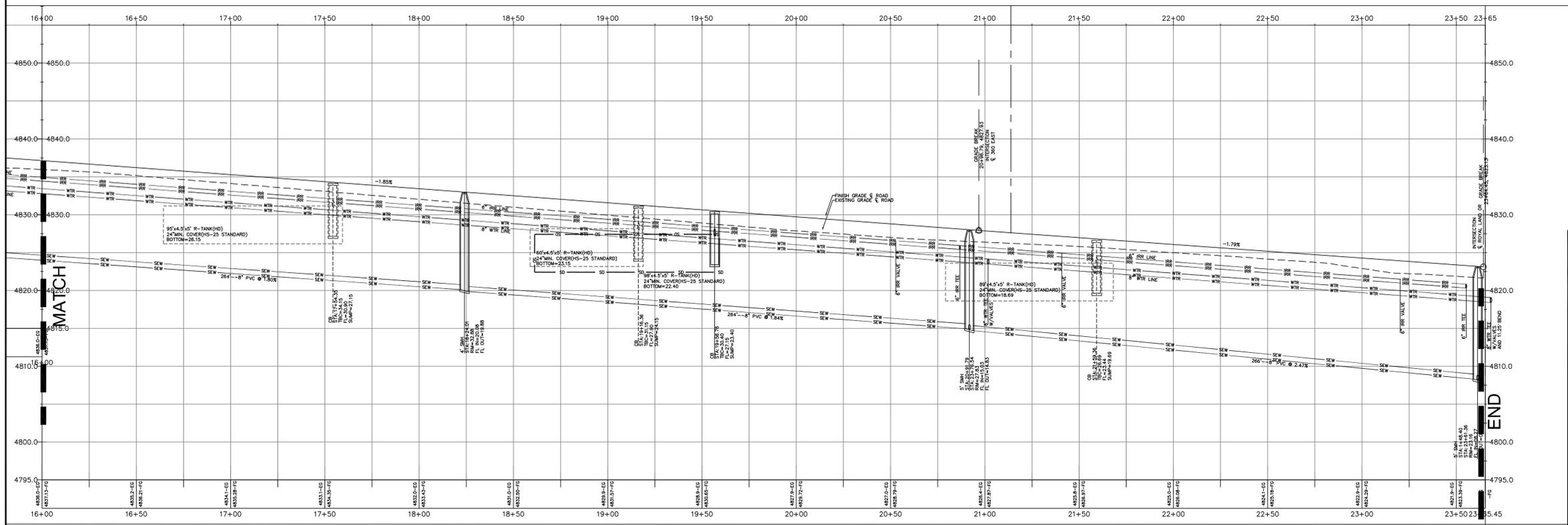
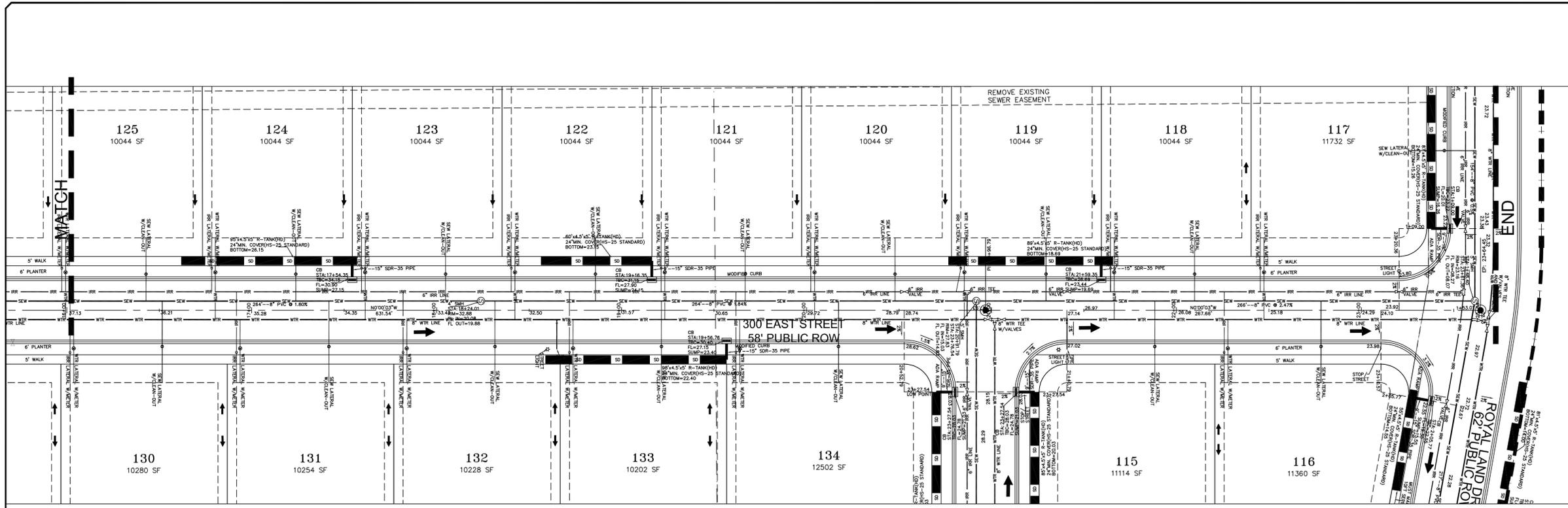
ORIG. DATE: 2-6-21
 SURVEY BY: OPW
 DRAWN BY: OPW
 DESIGNED BY: OPW
 CHECKED BY: OPW
 SCALE: 1"=30'

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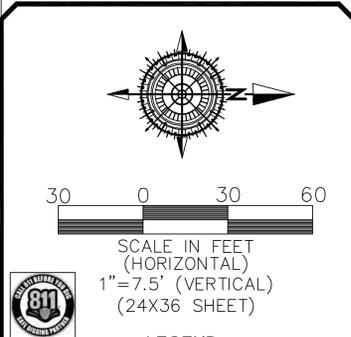
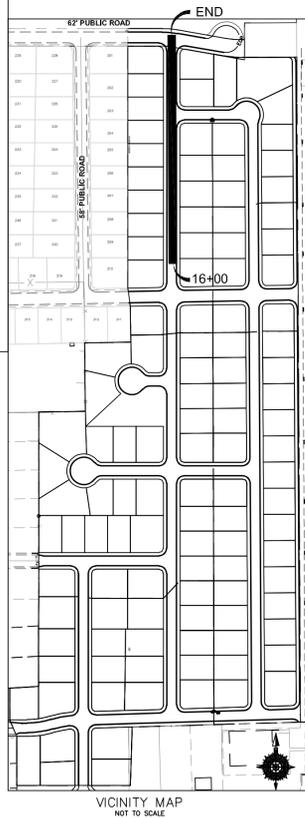
BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 300 EAST (STA: 8+00 to 16+00)
 1-28-2026

SANTAQUIN CITY

SHEET NO. **PP3**



NOTE:
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LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING CONTOURS (2 FT)
STORM APPARATUS	1\"/>
	2\"/>
	PROPOSED TRAIL
	CURB & GUTTER
	PROPOSED DRIVE
	PVE
	SETRACK
WATER LINE	
WATER APPARATUS	
FIRE HYDRANT	
IRRIGATION LINE	
IRRIGATION APPARATUS	
DRAINAGE AREA (DRAINAGE REPORT)	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

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'

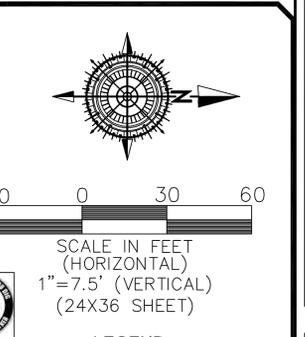
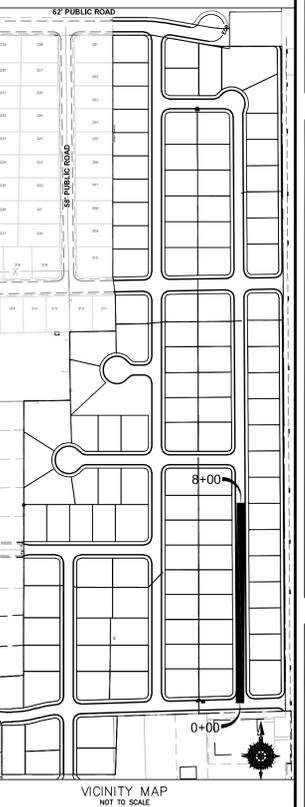
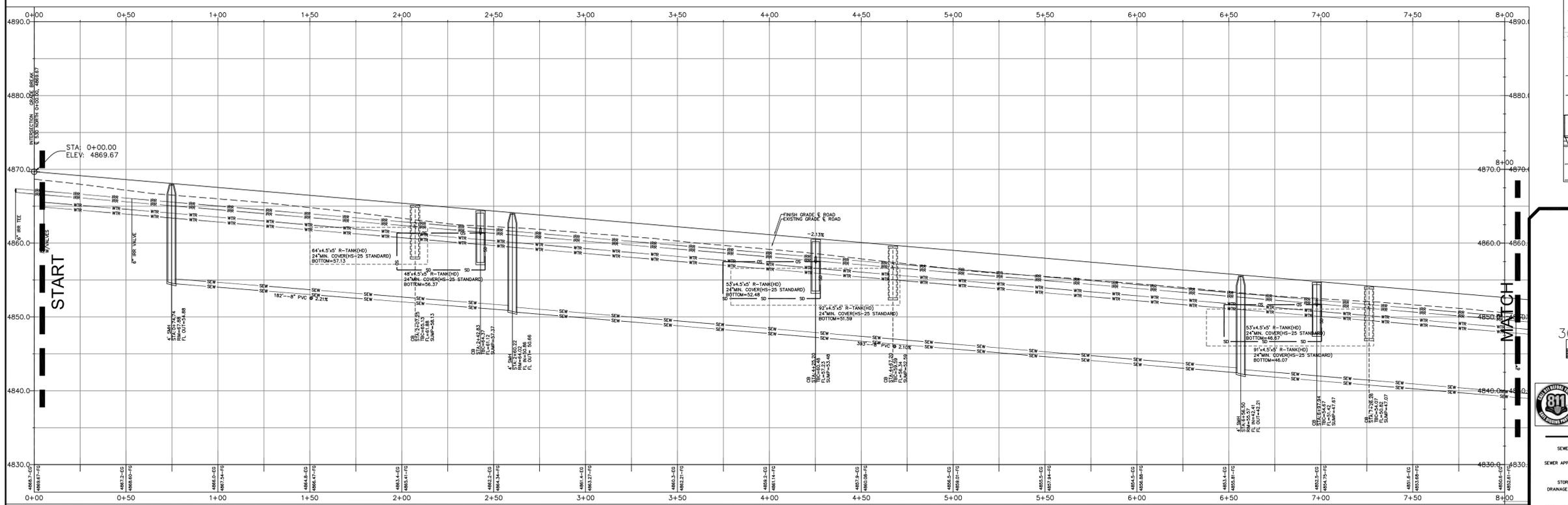
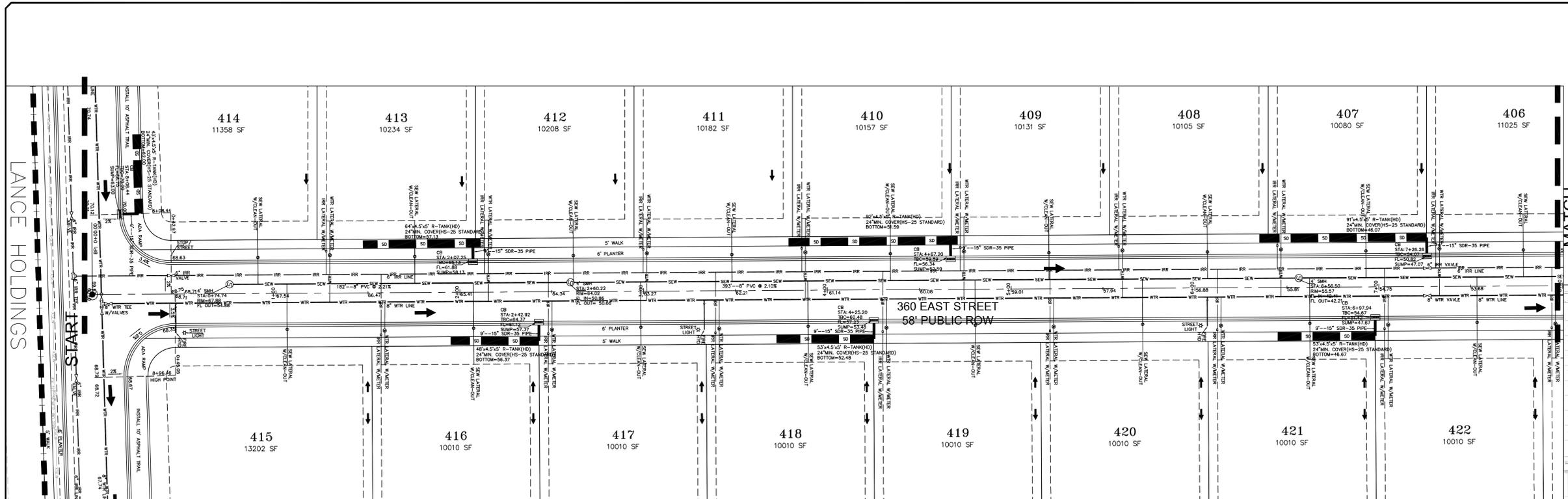
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 300 EAST (STA: 16+00 to 23+66)
 1-28-2026

SANTAQUIN CITY



SHEET NO. PP4



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING CONTOURS (2 FT)
STORM APPARATUS	1'-2" FINISH CONTOUR
	2'-2" FINISH CONTOUR
	PHASE LINE
WATER LINE	CURB & GUTTER
WATER APPARATUS	PROPOSED TRAIL
FIRE HYDRANT	PVE
IRRIGATION LINE	SETRACK
IRRIGATION APPARATUS	30% SLOPE AND GREATER
DRAINAGE AREA (DRAINAGE REPORT)	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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 DRAWN BY: OPW
 DESIGNED BY: OPW
 CHECKED BY: OPW
 SCALE: 1"=30'

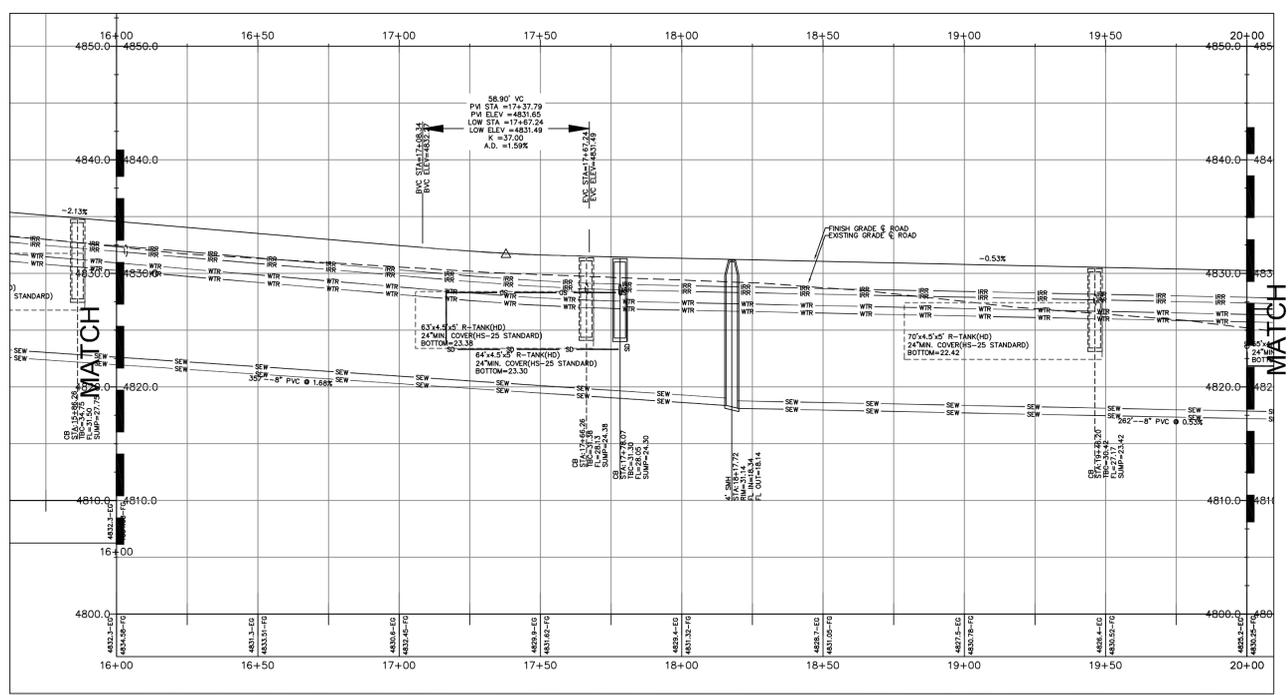
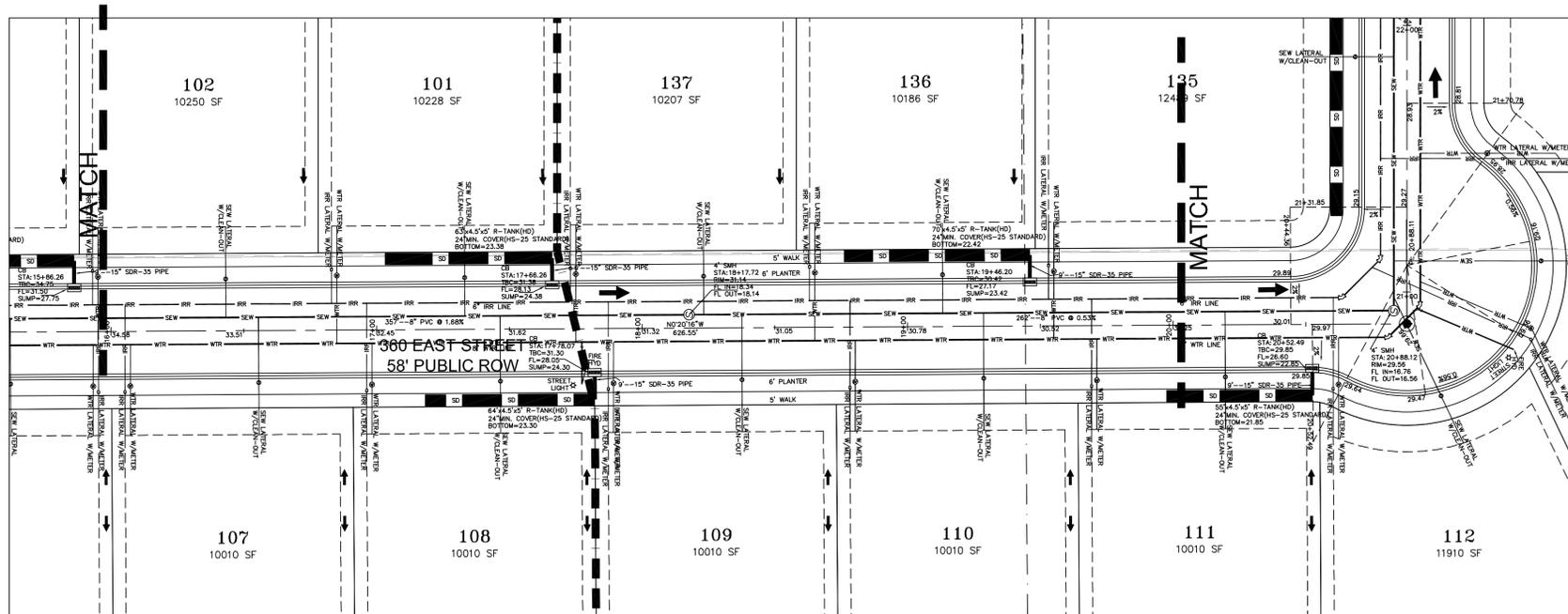
GATEWAY CONSULTING, Inc
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848
 paul@gatewayconsultingllc.com
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 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 360 EAST (STA: 0+00 to 8+00)
 1-28-2026

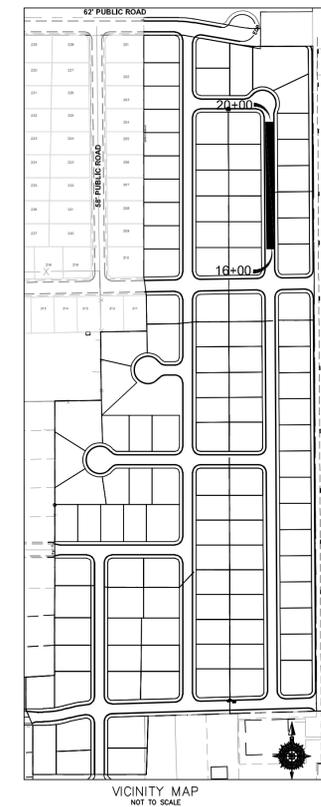
SANTAQUIN CITY



SHEET NO. **PP5**



NOTE:
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LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
FIRE HYDRANT	EXISTING CONTOURS (1 FT)
IRRIGATION LINE	EXISTING CONTOURS (0.5 FT)
IRRIGATION APPARATUS	PROPOSED TRAIL
DRAINAGE AREA (DRAINAGE REPORT)	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

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

LEGEND

15" FINISH CONTOUR	CURB & GUTTER
12" FINISH CONTOUR	PROPOSED TRAIL
8" FINISH CONTOUR	PVE
30% SLOPE AND GREATER	SETRACK
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

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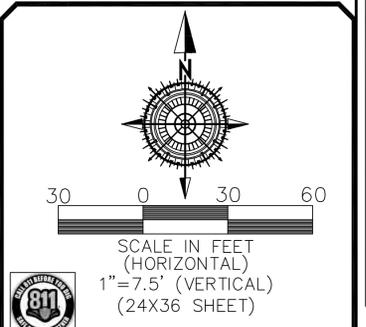
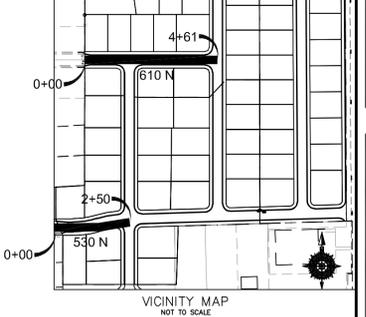
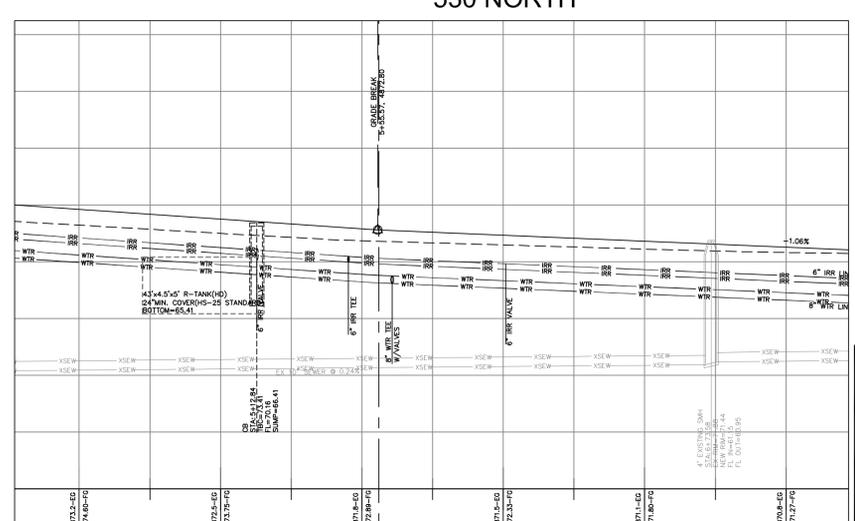
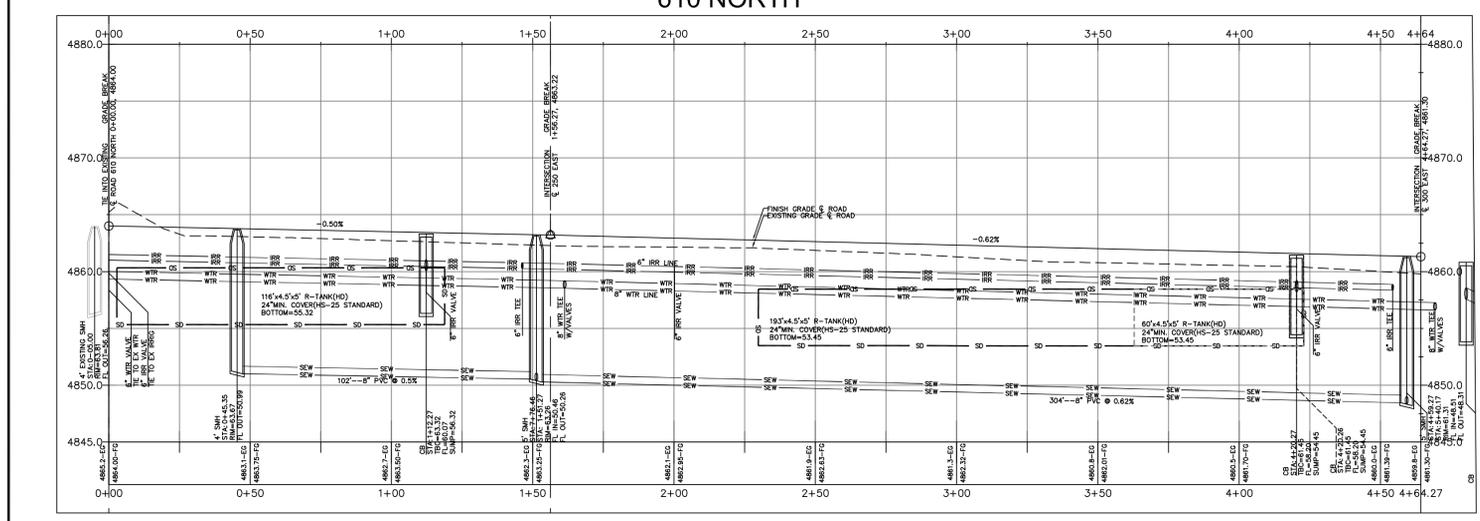
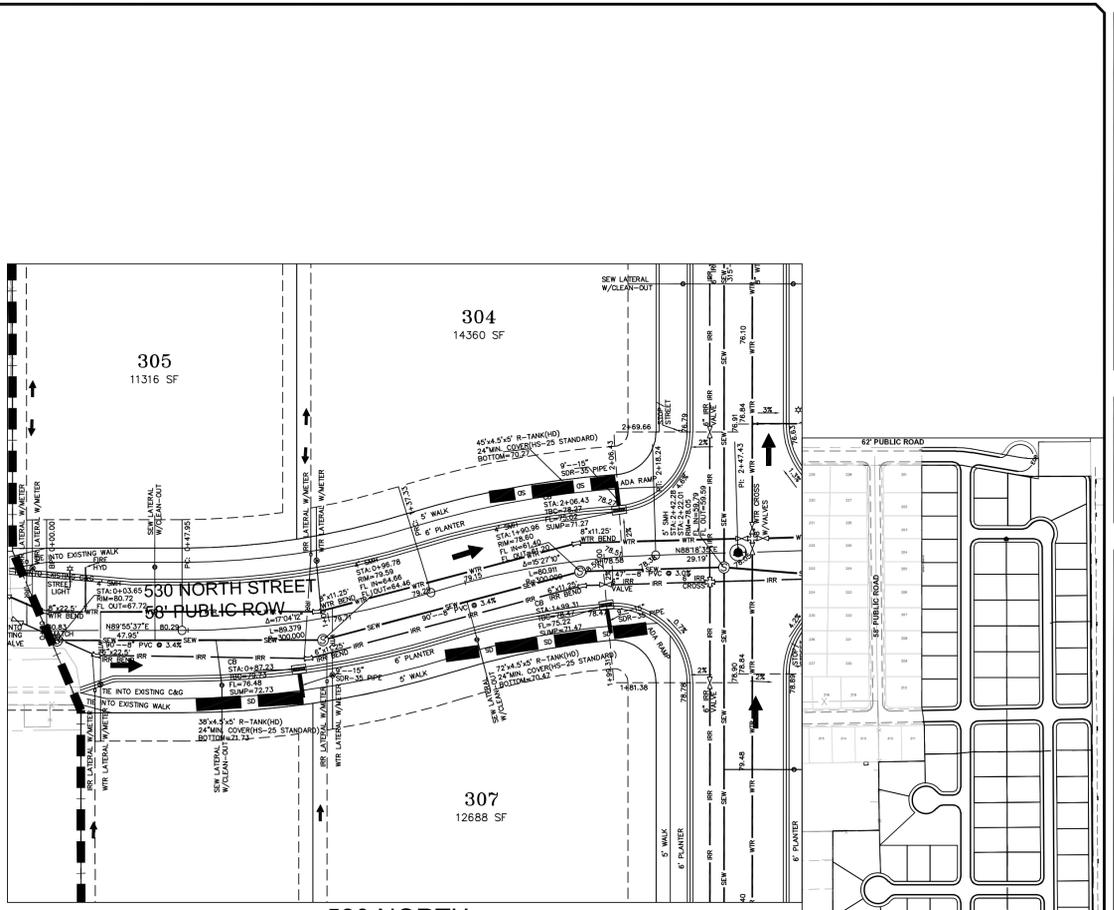
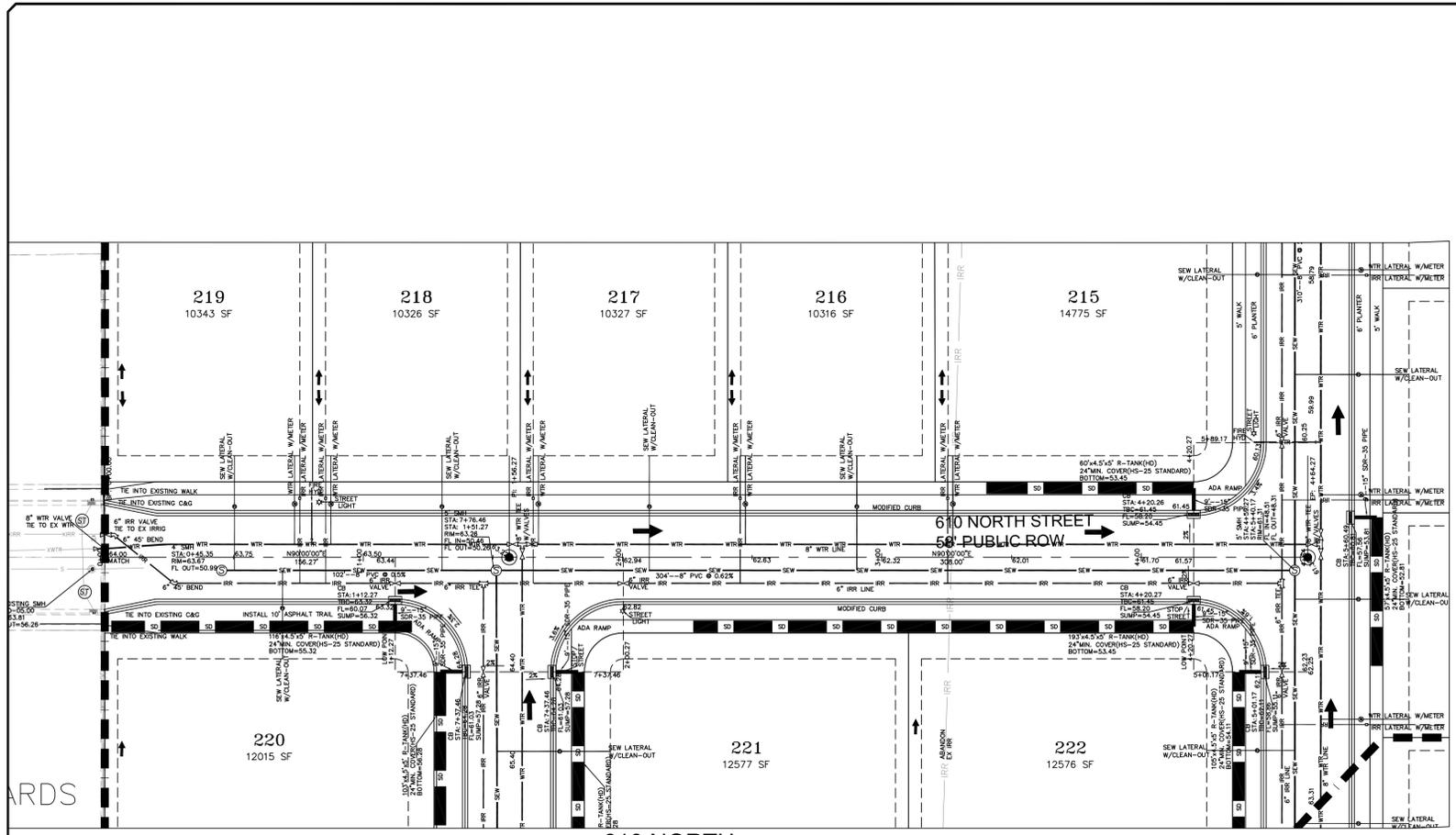
BELLA VISTA SUBDIVISION
PLAN AND PROFILE
360 EAST (STA: 16+00 to 20+00)
1-28-2026

SANTAQUIN CITY

PROFESSIONAL SEAL
PAUL J. JORDAN
REGISTERED PROFESSIONAL ENGINEER
NO. 2008
STATE OF UTAH

SHEET NO. **PP7**

ORIG. DATE:	2-6-21
SURVEY BY:	OPW
DRAWN BY:	OPW
DESIGNED BY:	OPW
CHECKED BY:	OPW
SCALE:	1" = 30'
NO.	DESCRIPTION
DATE	APP'D



LEGEND

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

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

NO.	DESCRIPTION	DATE	APP'D

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

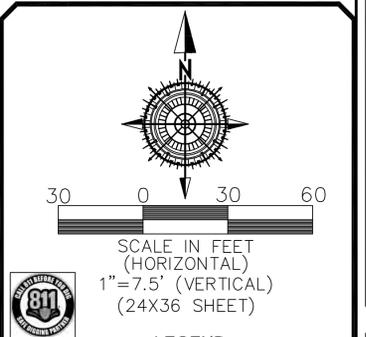
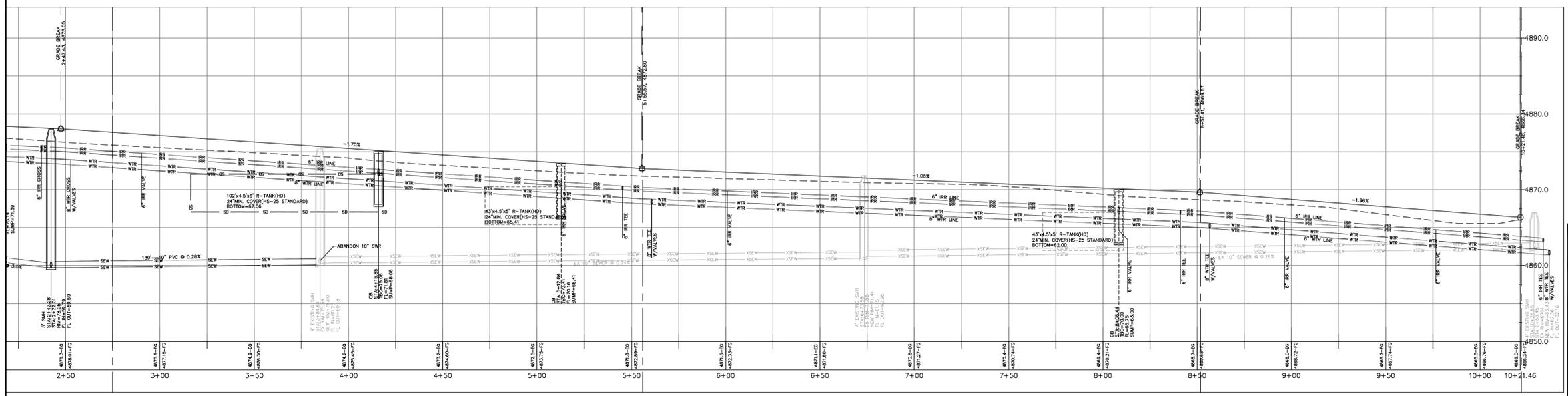
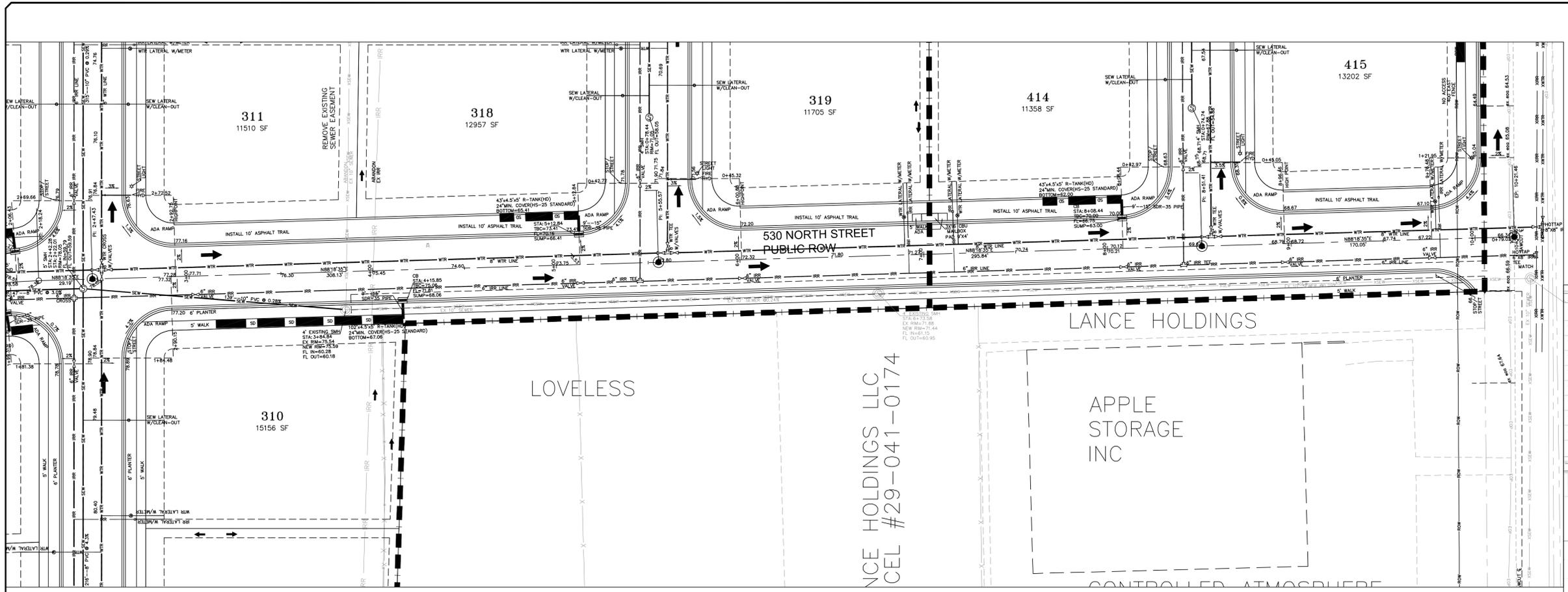
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 610 NORTH
 530 NORTH (STA: 0+00 to 2+50)
 1-28-2026

SANTAQUIN CITY



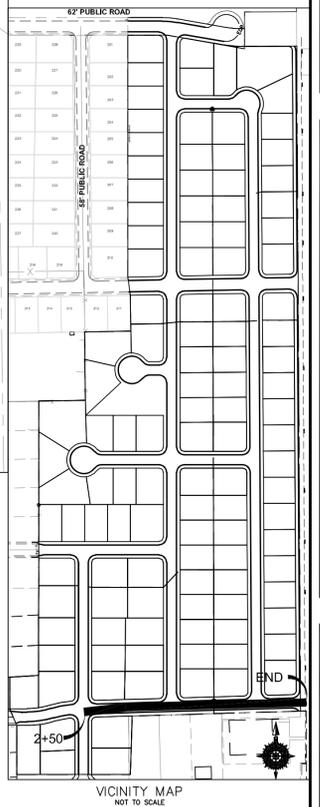
SHEET NO. PP9



LEGEND

	EXISTING SEWER LINE		PROPOSED SEWER LINE
	EXISTING SEWER APPARATUS		PROPOSED SEWER APPARATUS
	EXISTING STORM LINE		PROPOSED STORM LINE
	EXISTING STORM APPARATUS		PROPOSED STORM APPARATUS
	EXISTING WATER LINE		PROPOSED WATER LINE
	EXISTING WATER APPARATUS		PROPOSED WATER APPARATUS
	EXISTING IRRIGATION LINE		PROPOSED IRRIGATION LINE
	EXISTING IRRIGATION APPARATUS		PROPOSED IRRIGATION APPARATUS
	PROPOSED TRAIL		PROPOSED OPEN SPACE
	PROPOSED SETBACK		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'

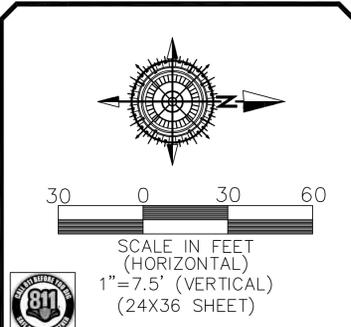
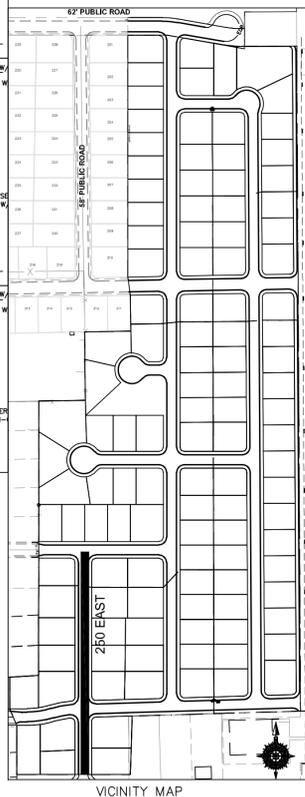
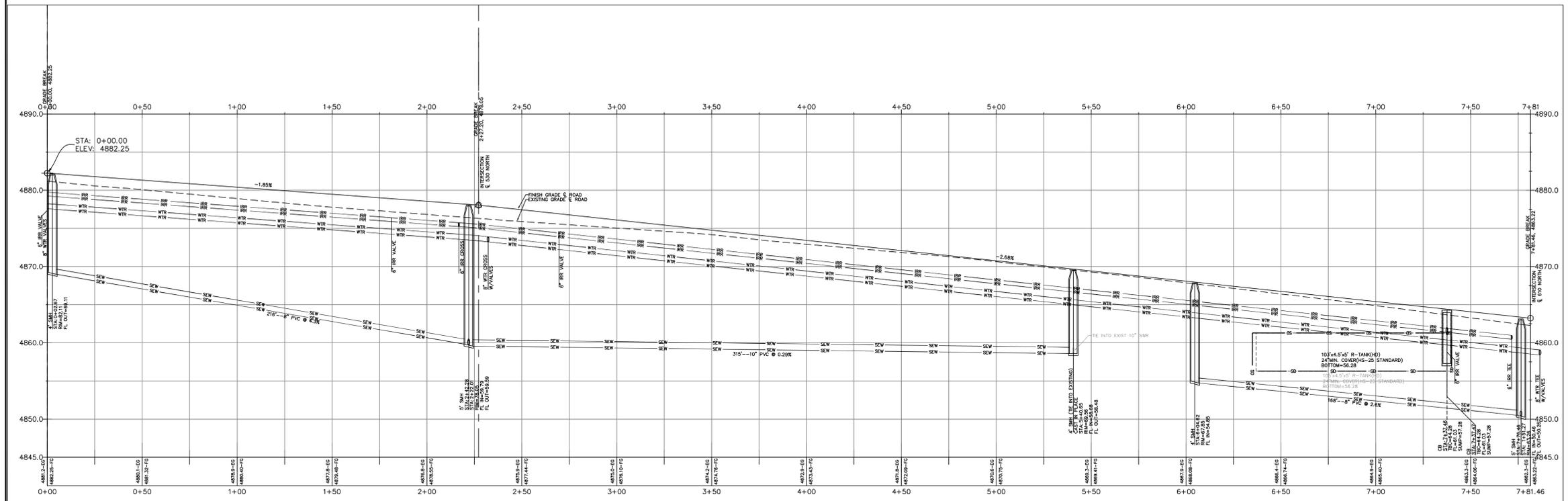
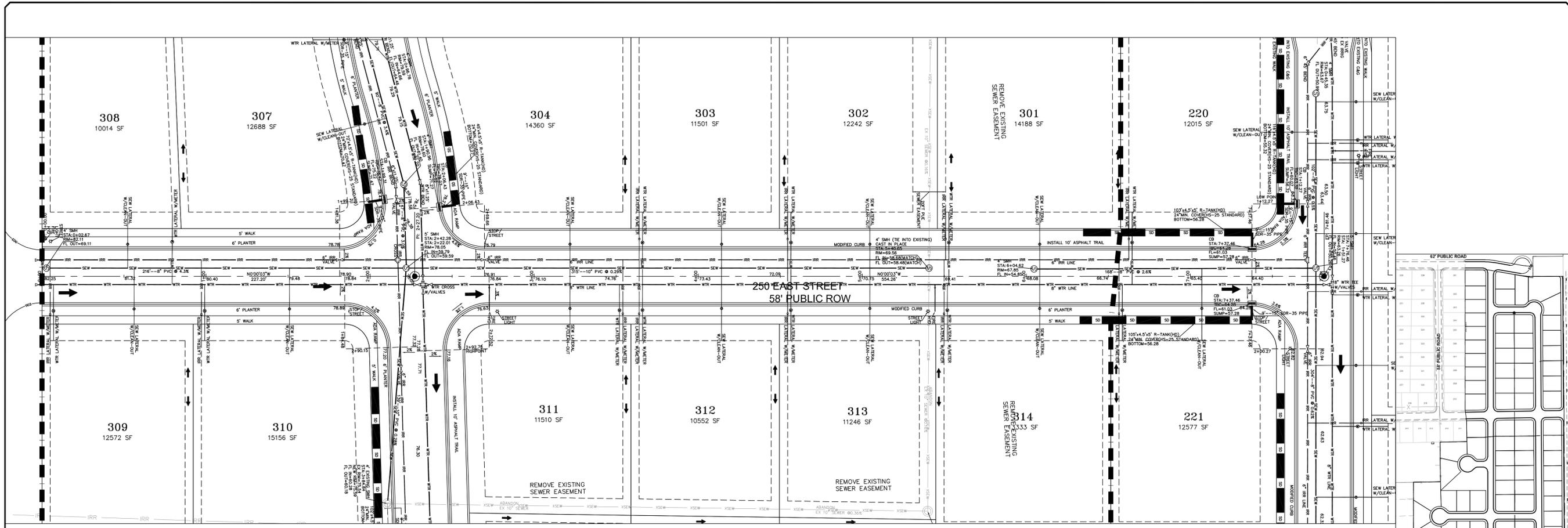
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 610 NORTH (STA: 2+50 to 10+21)
 1-28-2026

SANTAQUIN CITY



SHEET NO. **PP10**



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	2' FINISH CONTOUR
IRRIGATION APPARATUS	PROPOSED TRAIL
DRAINAGE AREA (DRAINAGE REPORT)	PVE
	SETRACK
	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'

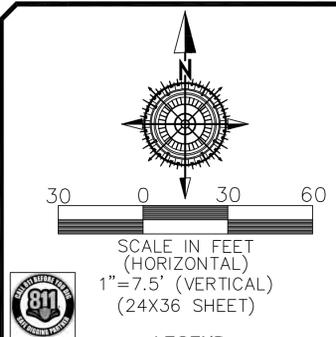
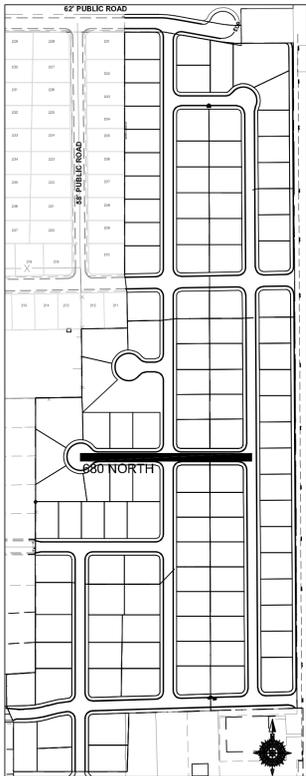
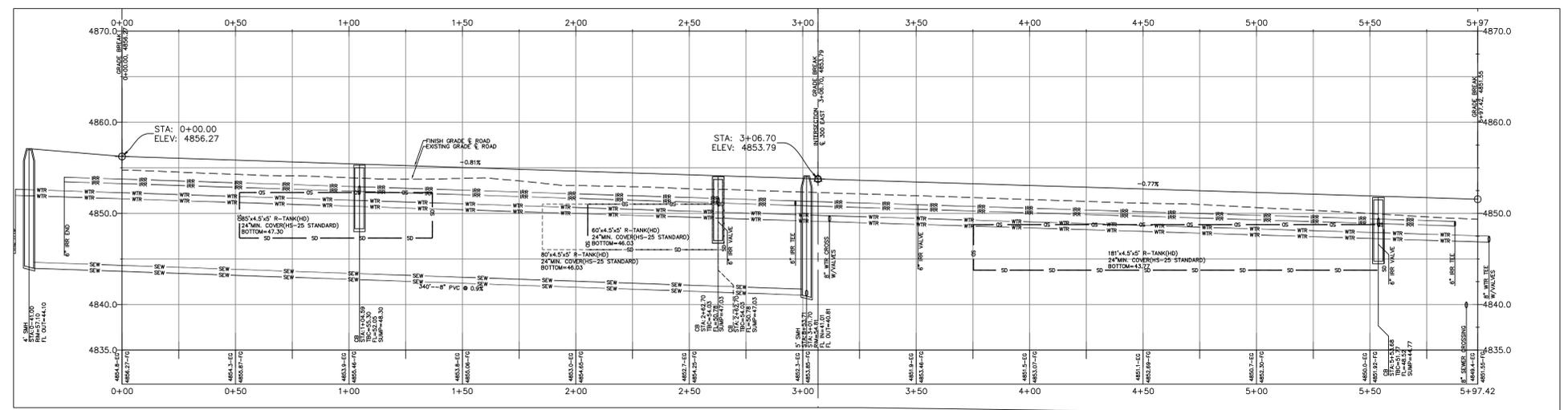
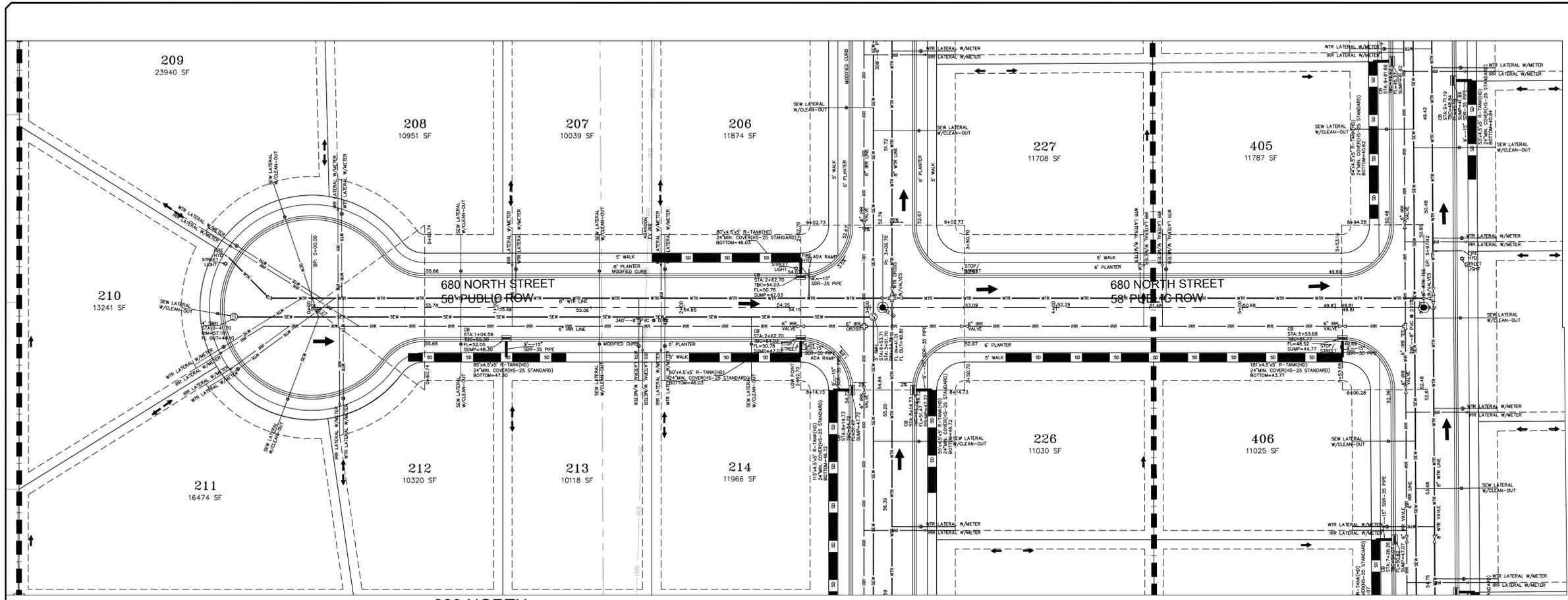
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BELLA VISTA SUBDIVISION
PLAN AND PROFILE
250 EAST
 1-28-2026

SANTAQUIN CITY



SHEET NO. **PP11**



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE APPARATUS	EXISTING CONTOURS (2 FT)
IRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	2' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PVE
	SETRACK
	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'

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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

PLAN AND PROFILE

680 NORTH

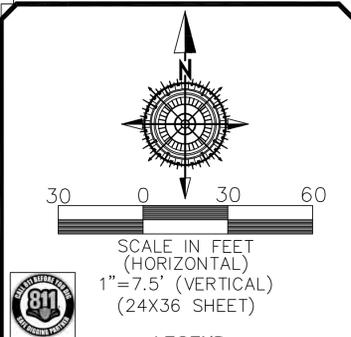
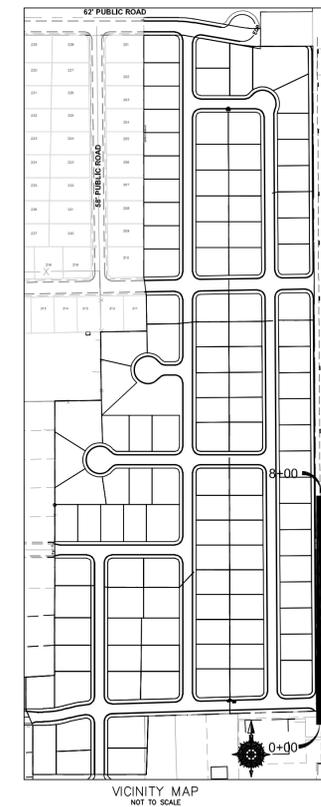
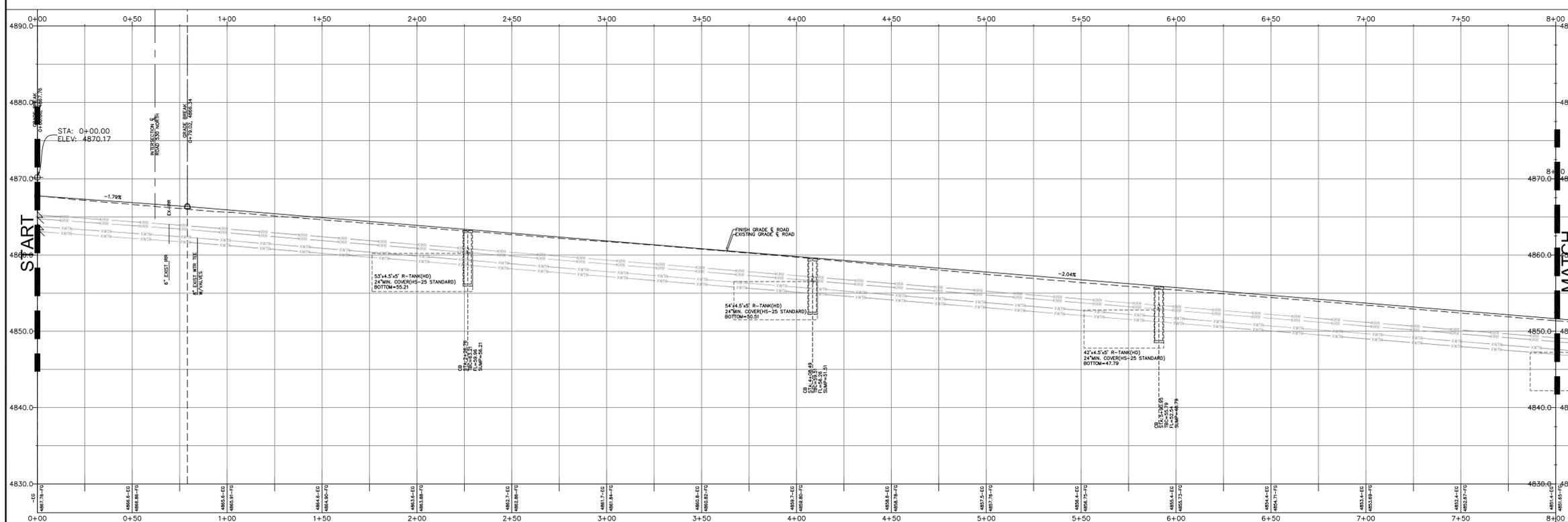
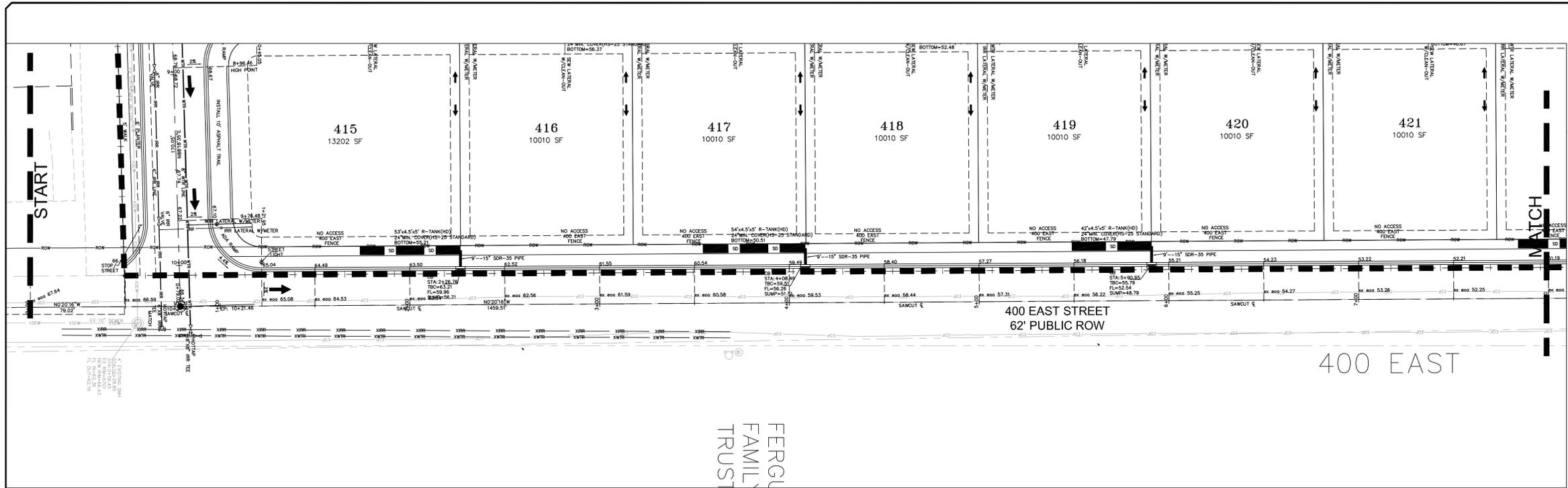
710 NORTH

1-28-2026

SANTAQUIN CITY



SHEET NO. PP12



LEGEND

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

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NO.	DESCRIPTION	DATE	APP'D

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

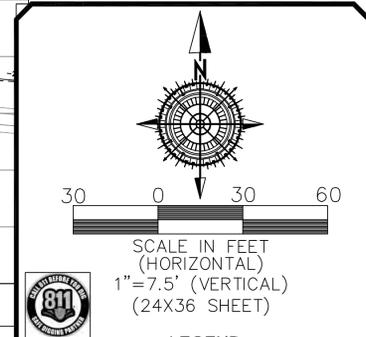
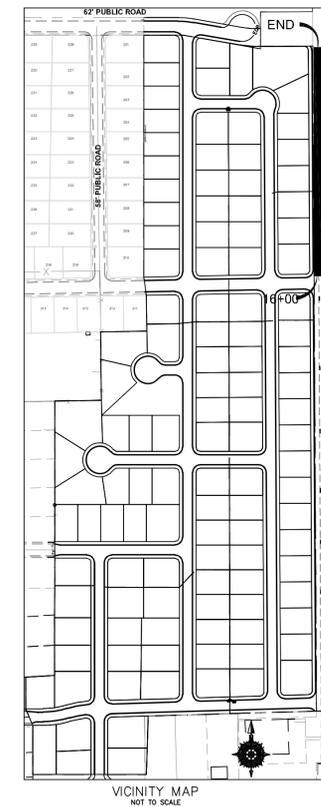
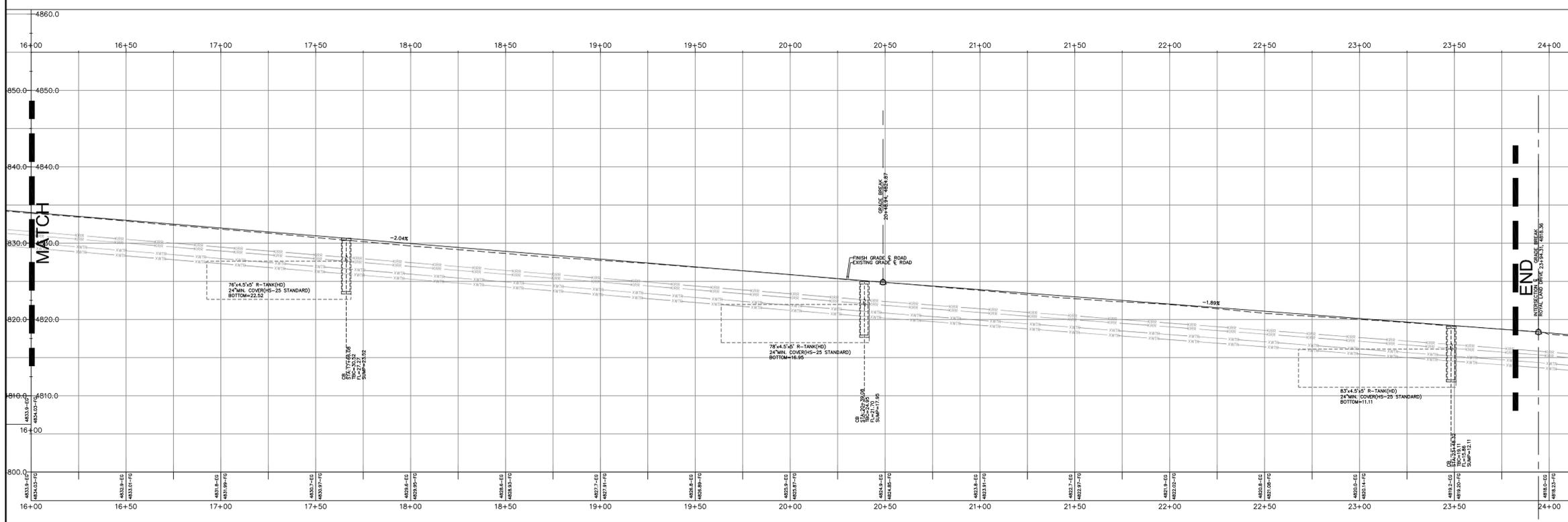
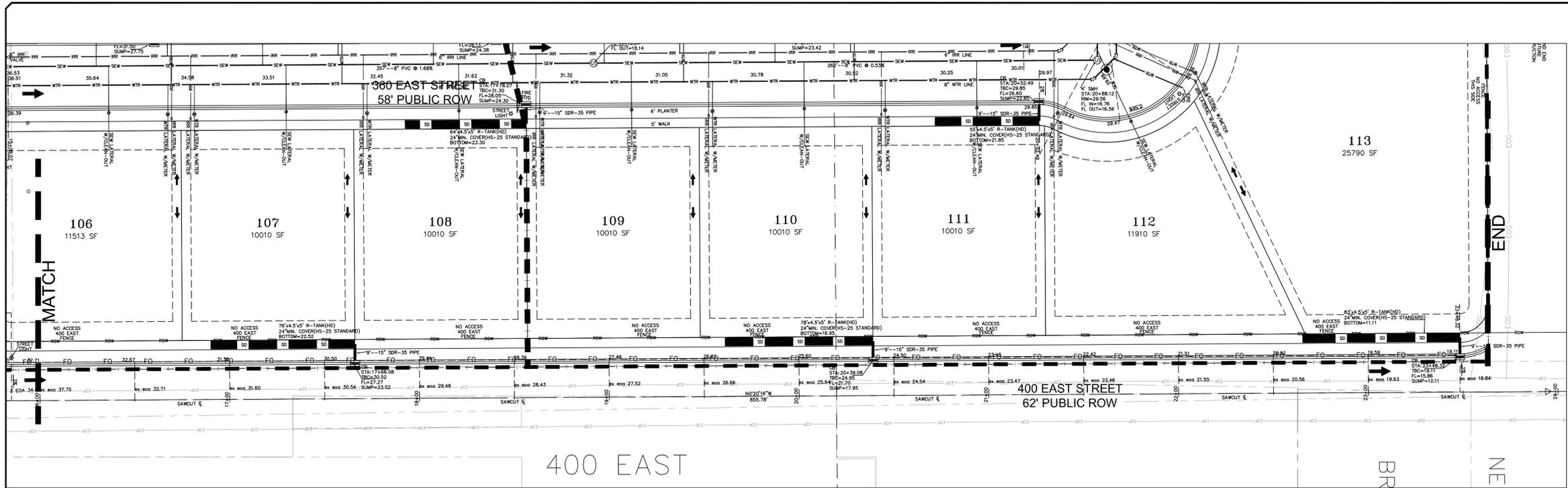
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 paul@gatewayconsultingllc.com
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 400 EAST (STA: 0+00 to 8+00)
 1-28-2026

SANTAQUIN CITY



SHEET NO. PP13



LEGEND

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

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 paul@gatewayconsultingllc.com

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**BELLA VISTA
 SUBDIVISION**

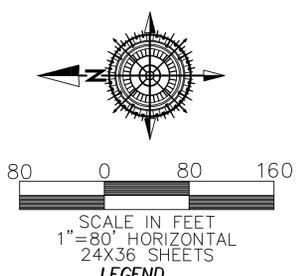
PLAN AND PROFILE
 400 EAST (STA: 16+00 to END)

1-28-2026

SANTAQUIN CITY



SHEET NO. PP15



LEGEND

STORM LINE	EXISTING SEWER LINE
SILT FENCE	EXISTING STORM LINE
INLET PROTECTION	EXISTING WATER LINE
CHECK DAM	EXISTING BRONZATION LINE
	EXISTING CONTOUR CITY
	EXISTING EDGE OF ASPHALT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	1" FINISH CONTOUR
	2" FINISH CONTOUR
	3" FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	STORM LINE
	STORM APPARATUS

NO.	DESCRIPTION	DATE	APPD.

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

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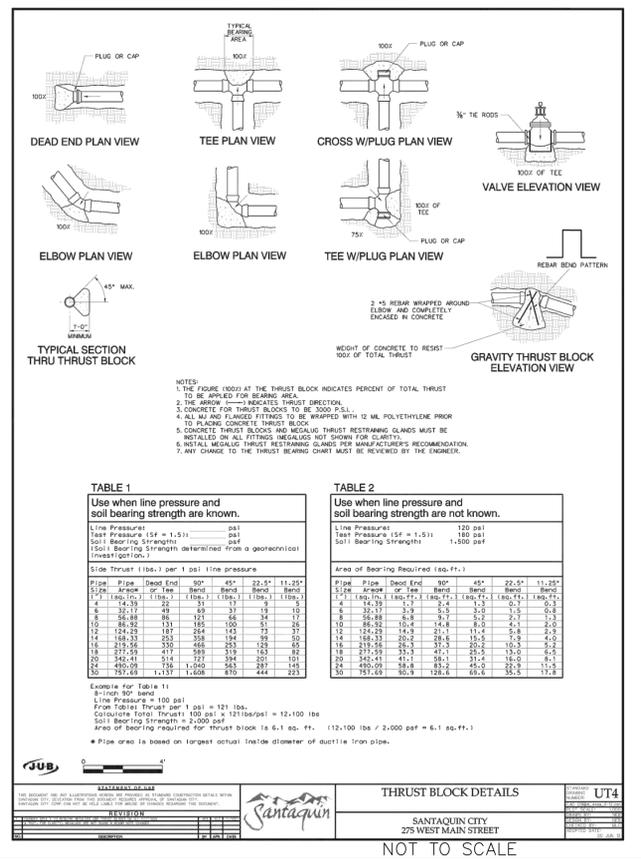
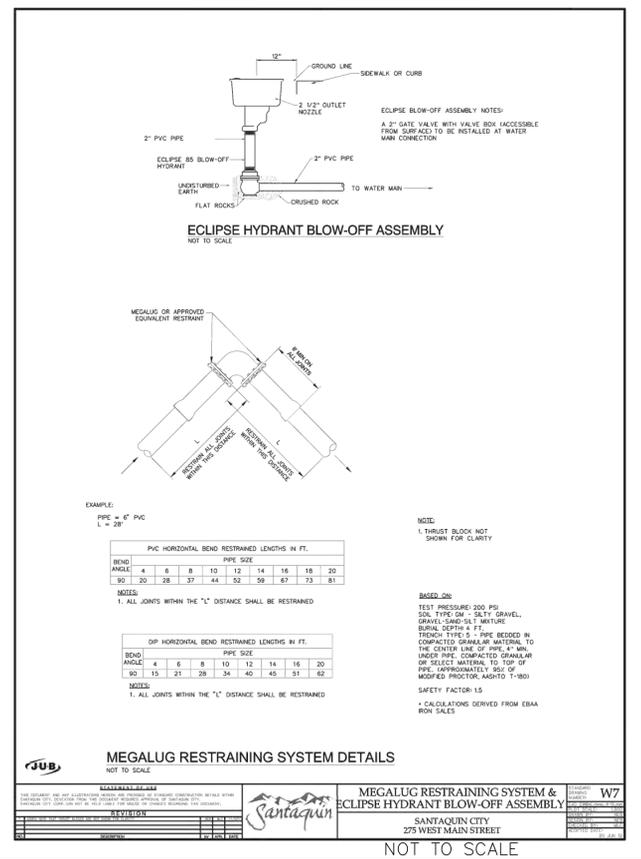
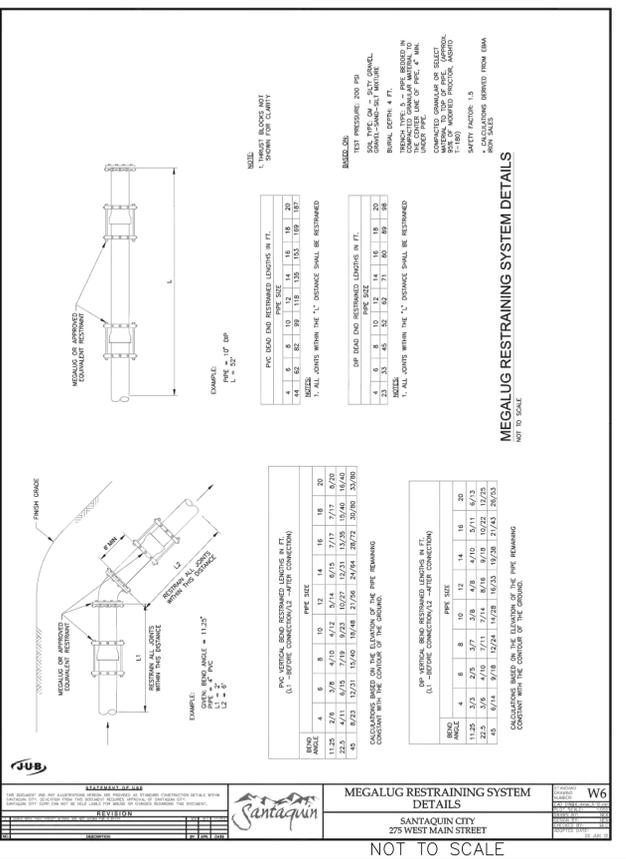
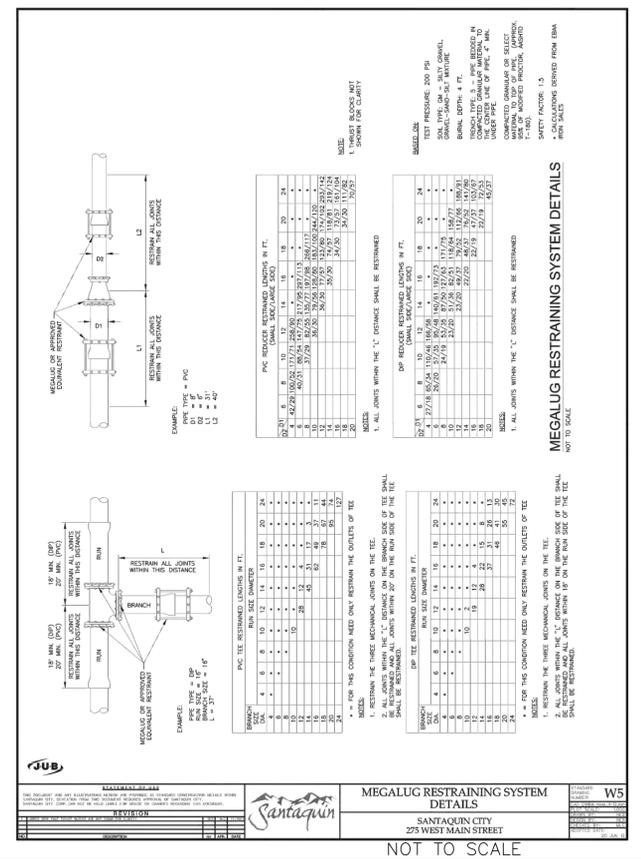
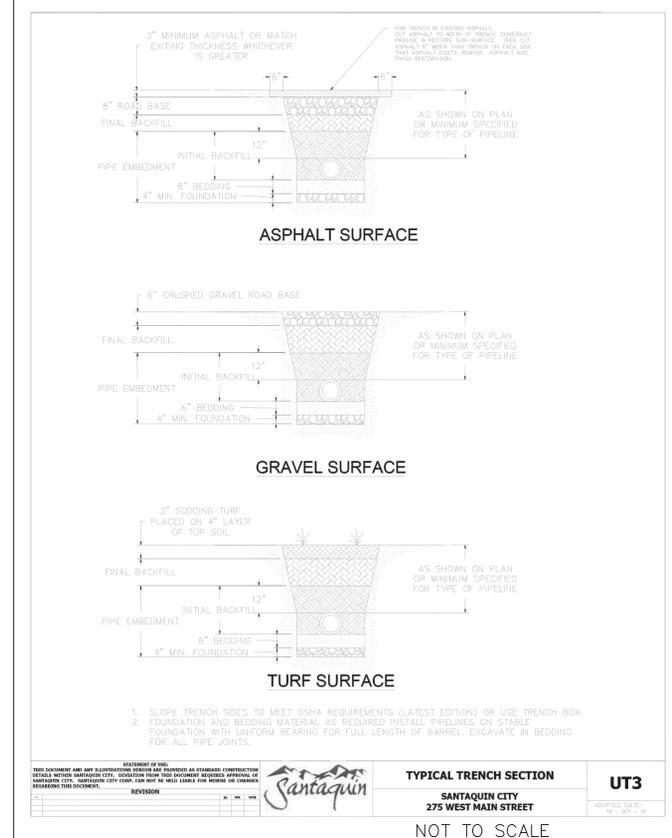
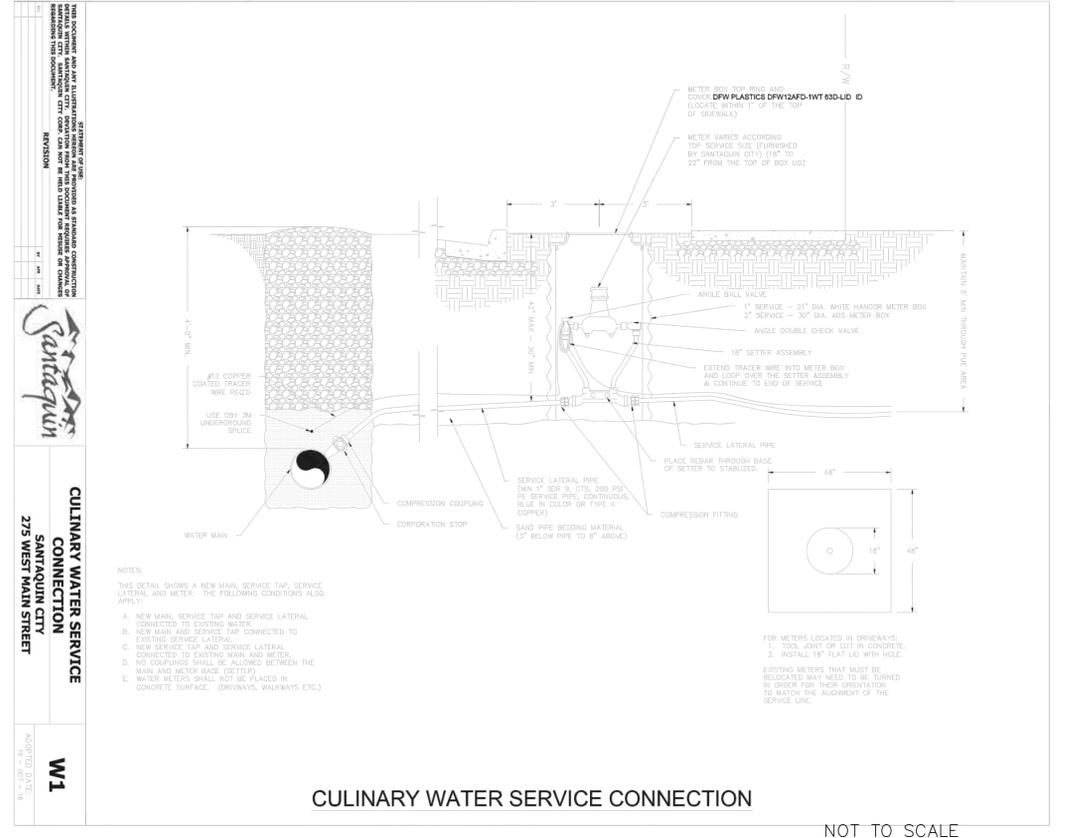
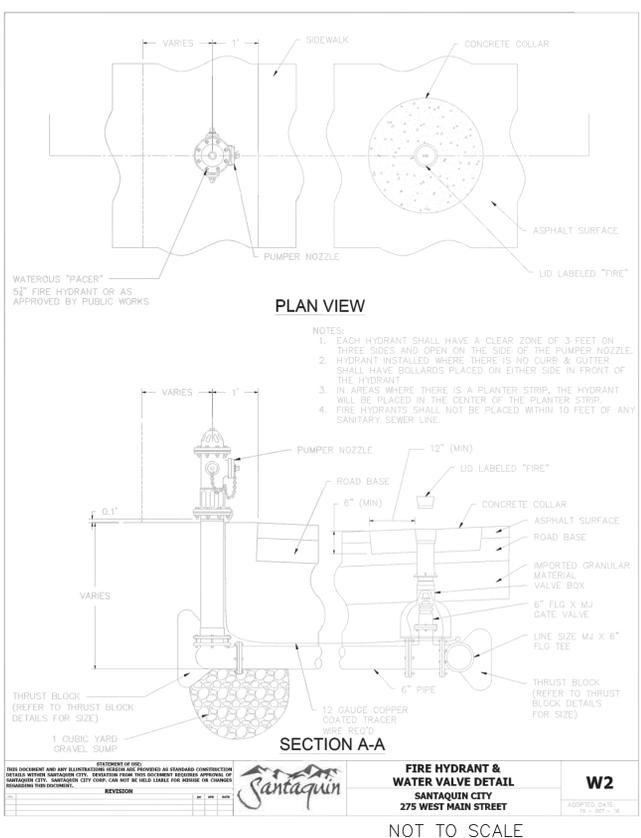
BELLA VISTA SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN
 PRINT DATE: 1-28-2026

SANTAQUIN CITY



SHEET NO. SWPPP

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

GATEWAY CONSULTING, Inc.
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 994-5848
 paul@gatewayconsultingllc.com

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**BELLA VISTA
 SUBDIVISION**

WATER DETAIL

1-28-2026

**SANTAQUIN
 CITY**

**REVIEW OF
 PLASTIC PIPE
 INSTALLATION
 CODE OF UTAH**

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

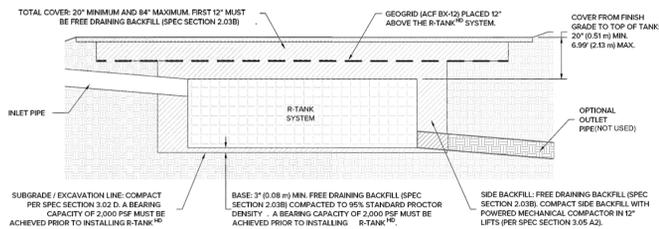
As systems get deeper, the loads acting on the sides of the tank increase. While vertical loads often control the design, lateral loads should also be considered.

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



NOT TO SCALE

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

1. PRE-TREAT

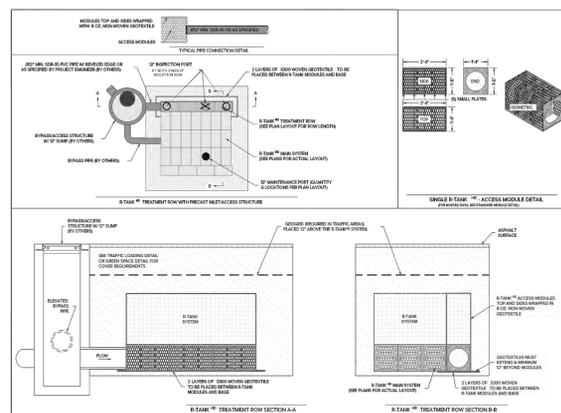
Keep debris out of the system using decentralized filters and screens. Ferguson offers a complete range of options from perforated screen devices to high flow geotextile bag and cartridge based filter drain inserts.

2. ISOLATE

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

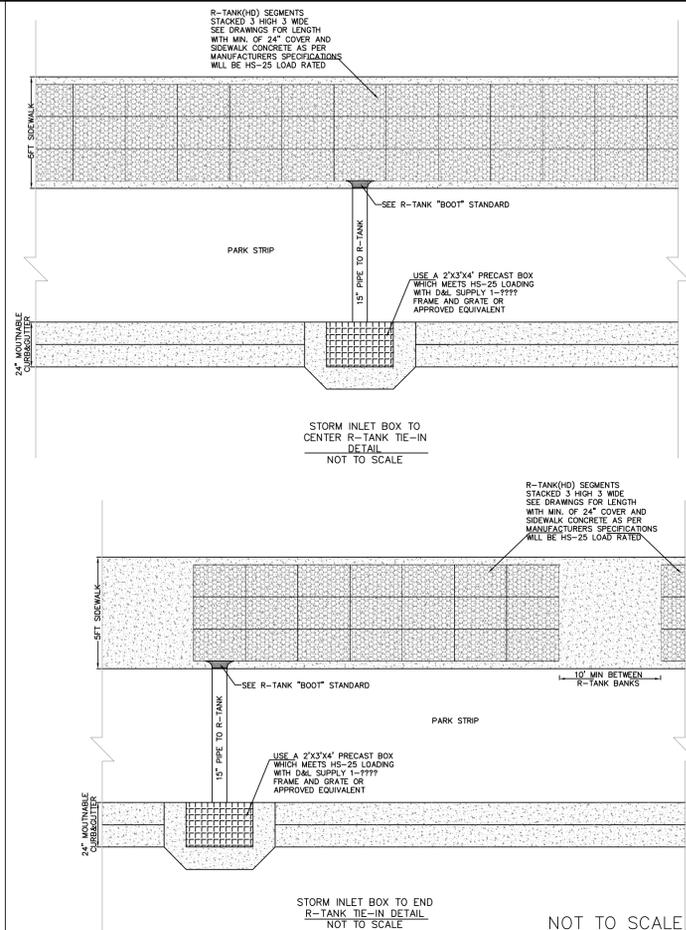
3. PROTECT

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.

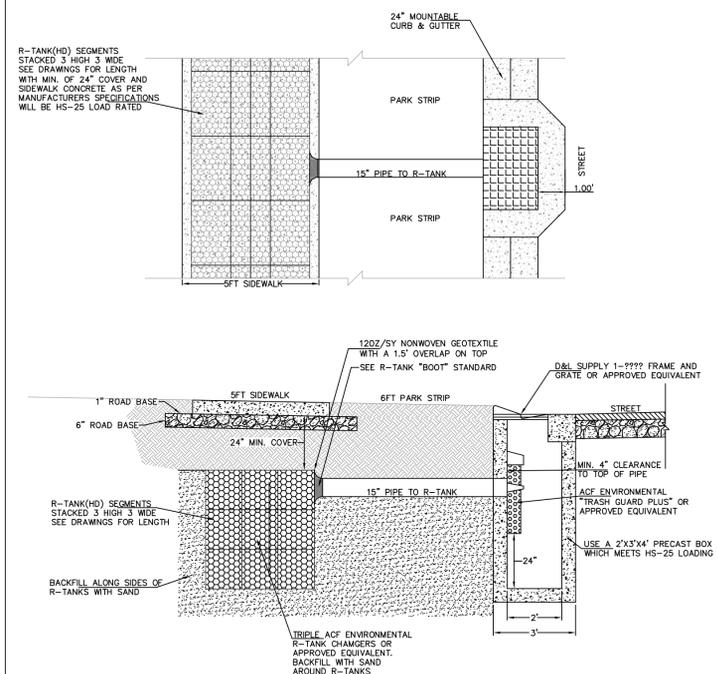


NOT TO SCALE

Item	Description	LD	HD	SD	UD	XD
1	Volume available for water storage	95%	95%	95%	95%	90%
2	% of cover available for overflow	30%	30%	30%	30%	30%
3	Compressive Strength	ASTM D 2402/ASTM F 2382	30.0 psi	33.4 psi	42.9 psi	104.2 psi
4	Unit Weight	Weight of plastic per cubic foot of tank	3.29 lb/ft ³	3.62 lb/ft ³	3.96 lb/ft ³	4.31 lb/ft ³
5	Min. Thickness	Thickness of nonwoven geotextile	0.07	0.07	0.07	0.07
6	Service Temperature	Safe temperature range for use	14-90°F	14-90°F	14-90°F	14-90°F
7	Recycled Content	Use of recycled polypropylene	100%	100%	100%	100%
8	Minimum Cover	Cover required for 24\"/>				
9	Maximum Cover	Maximum allowed cover depth	30'	6.9'	9.9'	6.2'

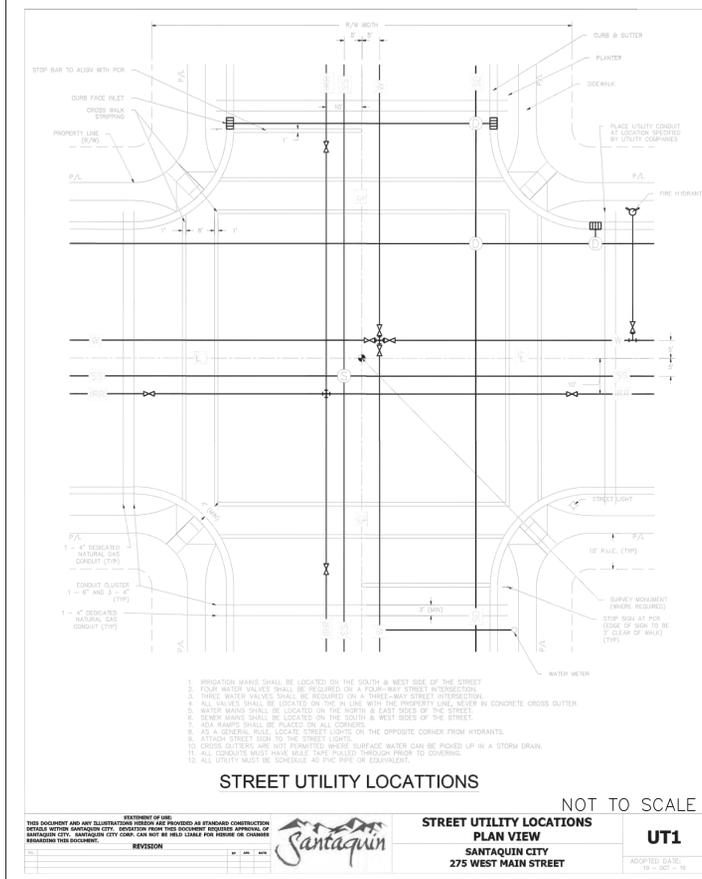


NOT TO SCALE



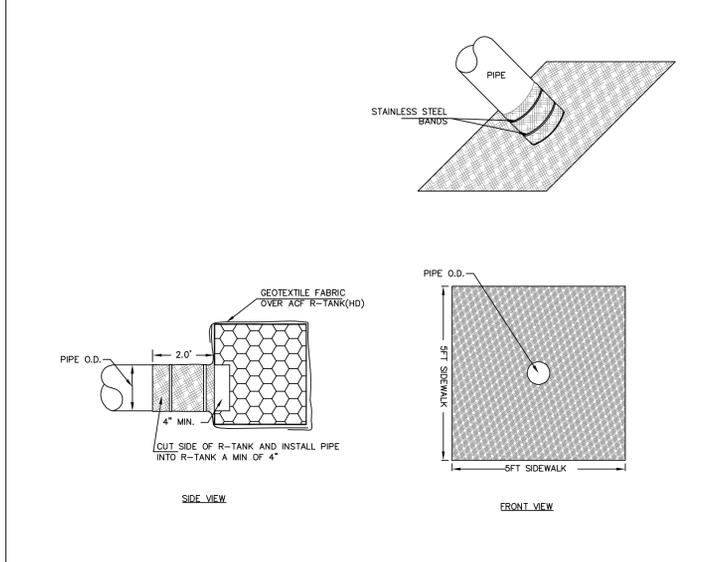
- NOTES:
1. ACF ENVIRONMENTAL R-TANK OR EQUIVALENT ARE SHALL BE INSTALLED AS TO MANUFACTURERS SPECIFICATIONS.
 2. ACF ENVIRONMENTAL TRASH GUARD PLUS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATION.
 3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIAL APPROVED 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
ADOPTED DATE: 10 - OCT - 19



- NOTES:
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

NO.	DESCRIPTION	DATE	APP'D

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

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paul@gatewayconsultingllc.com

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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

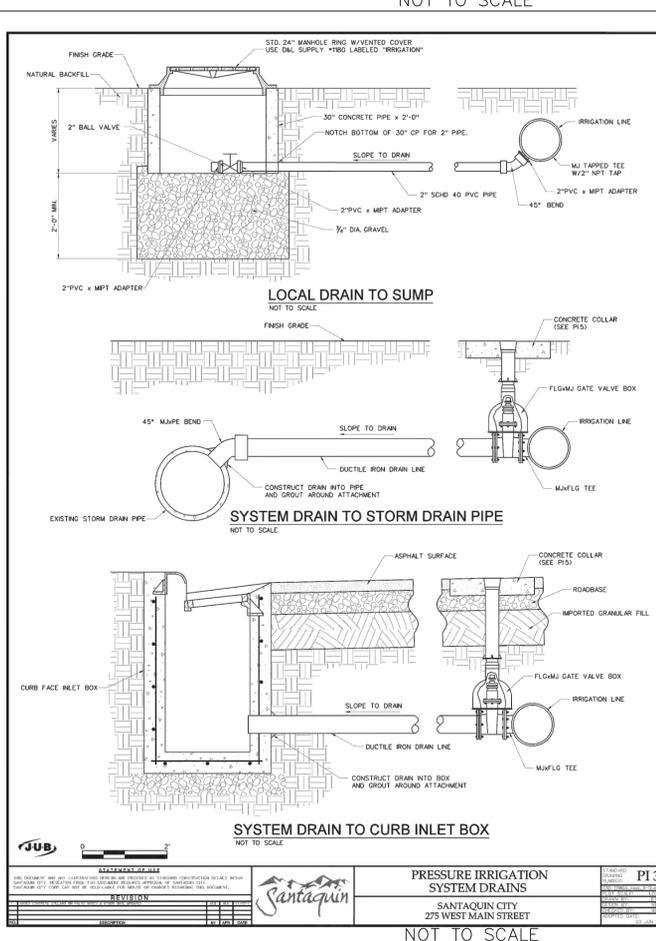
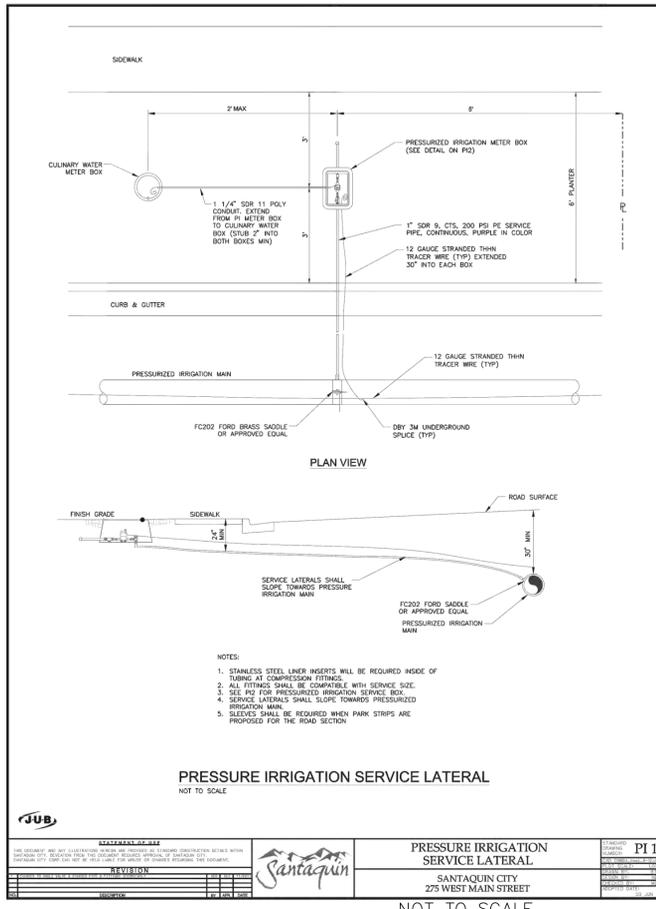
STORM DETAIL

1-28-2026

SANTAQUIN CITY



SHEET NO. **D4**



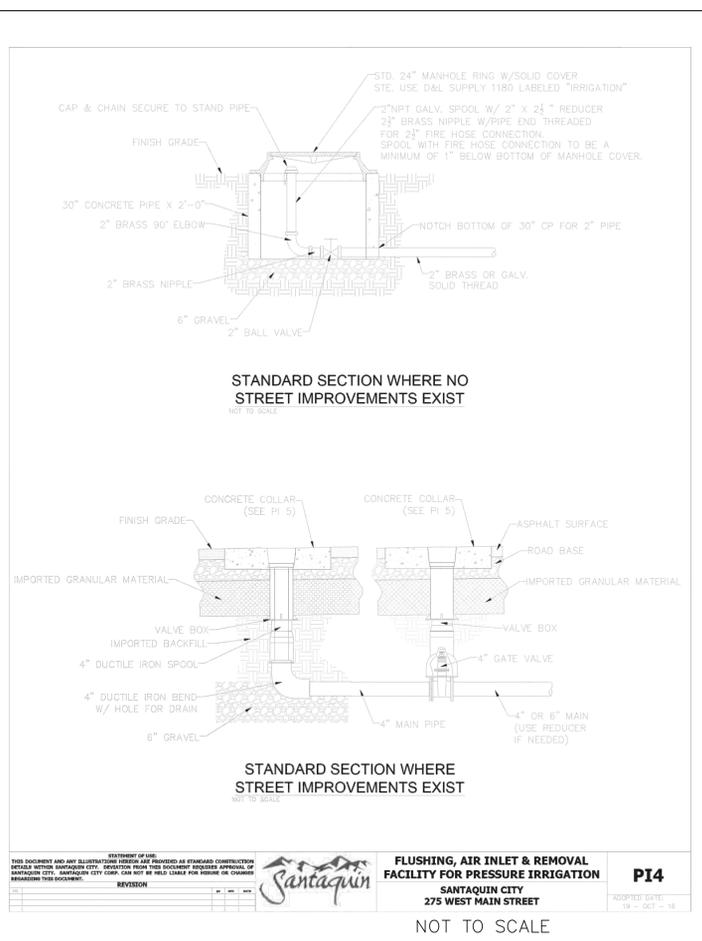
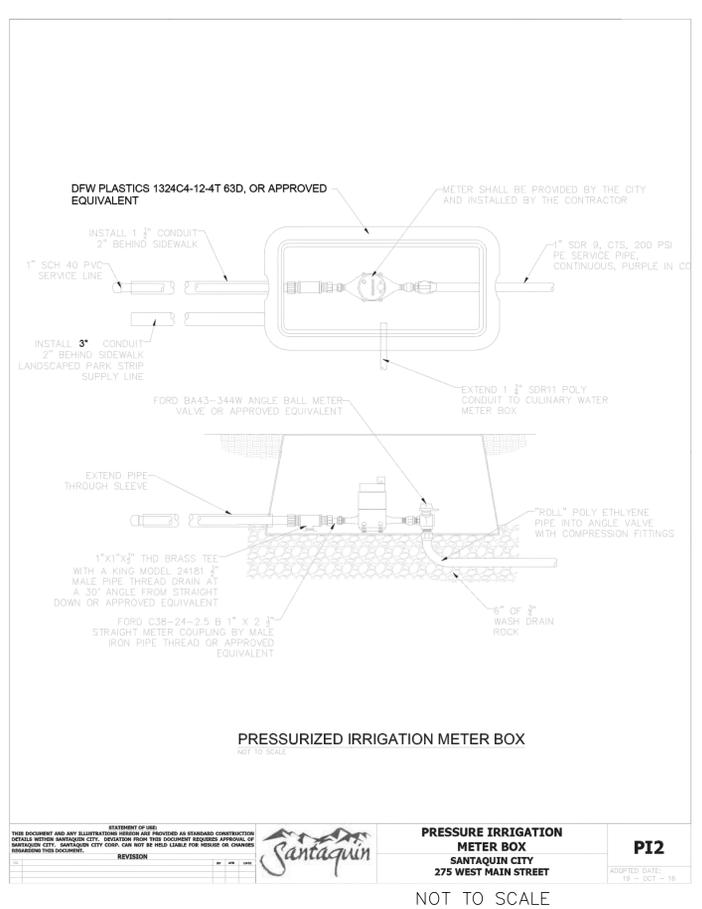
REVISION: _____

Santaquin

PRESSURE IRRIGATION SYSTEM DRAINS
SANTAQUIN CITY
275 WEST MAIN STREET

PI 3

ADOPTED DATE: 19 - OCT - 18



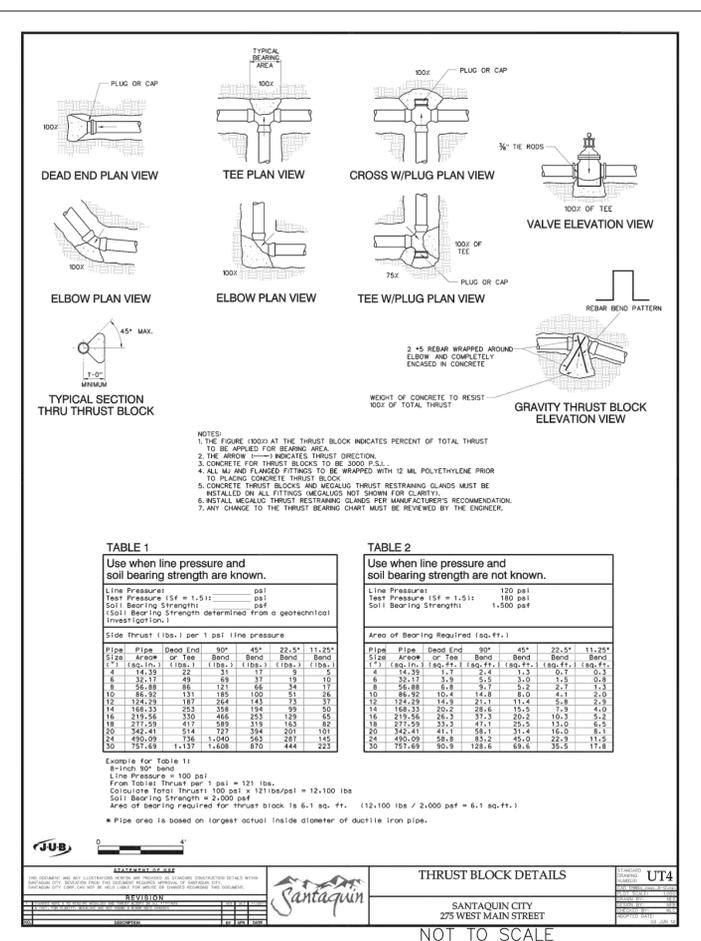
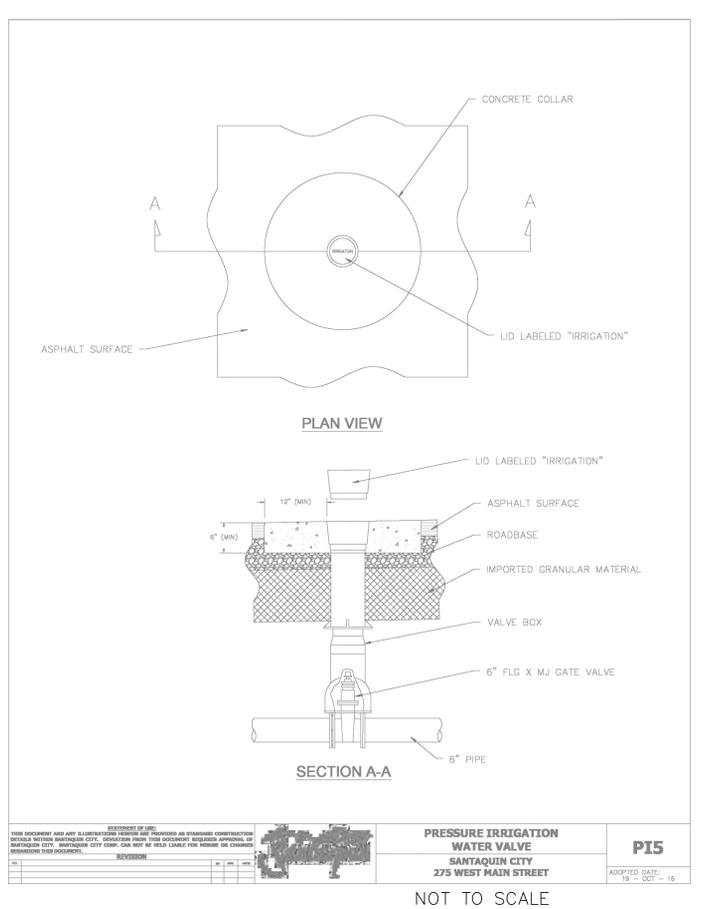
REVISION: _____

Santaquin

FLUSHING, AIR INLET & REMOVAL FACILITY FOR PRESSURE IRRIGATION
SANTAQUIN CITY
275 WEST MAIN STREET

PI 4

ADOPTED DATE: 19 - OCT - 18



REVISION: _____

Santaquin

THRUST BLOCK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

UT 4

ADOPTED DATE: 19 - OCT - 18

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

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BELLA VISTA SUBDIVISION

IRRIGATION WATER DETAILS

1-28-2026

SANTAQUIN CITY



SHEET NO. D5

Specifications

PORT DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be 90° smooth.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356-1 ingot per ASTM B-179-06a or ASTM B209-05. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be temper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

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

DIMENSIONS
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 2". At the top of the post, a 30" x 3" tall moon with a transitional dome shall be provided for luminaire mounting.

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

FINISH
The entire assembly shall have a standard Holograph "black" finish.

LUMINAIRE DESCRIPTION
-Granville Premier II LED
-40W 2/50W Driver, 40 CCT
-Auto-Sensing 120-277V
-Symmetric Top V, No Trim, Splice Final, Full Cover
-NEMA 7Wetproof Photocentric Recognition
-CTL, Two-Pack Photocentric For Gold-Share Lighting 120-277V
-25W Pre-wired Leads
For complete specifications see LUM_GPD.

Anchor Detail

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

Catalog #s:
GPD40KABMBN8BFCV8RHPCE8Z5 - NYA1485J17P07ABGBK

REVISION	DATE	BY	CHKD

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

L1

ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE

BREAK AWAY COUPLING DETAIL

NOT TO SCALE

ANCHOR BASE DETAIL

NOT TO SCALE

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

L4

ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE

NOT TO SCALE

LOCAL STOP SIGN DETAIL

NOT TO SCALE

TYPICAL LOCAL STREET/STOP SIGN LOCATION PLAN VIEW

SCALE: 1"=20'

REVISION	DATE	BY	CHKD

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

ST7

ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE

TYPICAL STREET SIGN DETAIL (NO STOP SIGN)

NOT TO SCALE

TYPICAL STREET SIGN LOCATION PLAN VIEW

SCALE: 1"=20'

TYPICAL STREET SIGN INSTALLATION

NOT TO SCALE

REVISION	DATE	BY	CHKD

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

ST9

ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE

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

NOT TO SCALE

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

NOT TO SCALE

TYPICAL SPEED LIMIT SIGN INSTALLATION

NOT TO SCALE

REVISION	DATE	BY	CHKD

TYPICAL SPEED LIMIT SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

ST10

ADOPTED DATE: 19 - OCT - 16

NOT TO SCALE

NO.	DESCRIPTION	DATE	APPD.

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

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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

LIGHT AND SIGN DETAILS

PRINT DATE: 1-28-2026

SANTAQUIN CITY



Development Review Committee (DRC) Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Public Works Director Jason Callaway, Police Lieutenant Mike Wall, Fire Marshall Allen Duke

Excused: Building Official Randy Spadafora and Assistant City Manager Jason Bond

Others in Attendance: Engineer Megan Wilson, Deputy City Recorder Gwen Butters, applicants Kirk Greenhalgh, Kase Greenhalgh, Riley Greenhalgh and Gavin West for the Heritage Circle Subdivision.

City Engineer Lundell called the meeting to order at 10:00 a.m.

City Engineer Lundell reviewed the agenda items. It was proposed, with consideration for the applicants in attendance, the Heritage Circle Preliminary Plan be the first item discussed. The Committee approved.

NEW BUSINESS

1. Heritage Circle Preliminary Plan

A preliminary plan review of a 6-lot subdivision located at approximately 100 N 100 W

City Engineer Lundell introduced the agenda item clarifying the address as it was in error on the agenda. The 6-lot subdivision is in the R-8 zone which requires each lot to be 8,000 square feet. Each lot appears to meet this requirement. This is a preliminary review, and the role of the DRC currently is to be a recommendation body for the Planning Commission.

City Planner Elmer outlined items that need attention. Frontages for lots 2-5 do not meet the 80 feet requirement in the R-8 zone. It was noted that the street side setbacks require 20 feet; this plan shows 25 feet and therefore needs addressing. A PLSS certificate is needed as well as to provide addressing the double frontage lots. These lots are strongly discouraged, however, if the applicants do choose to proceed, a fence would be required. The plats also need to be labeled showing that there is no access to these areas.

City Engineer Lundell further clarified regarding frontage requirements in a cul-de-sac stating that they are to be measured 30-feet back from the front property line. While the curbs are less than 30-feet, measuring back from that property line is the area that must meet the 80-foot requirement. As the plan currently shows, that point is not being met. Additionally, when it comes to the double frontage lots, Santaquin City Code (SCC) prohibits double frontage lots for any development. However, to aid development, there are situations where double frontage lots are proposed and it makes sense to have them. The requirement in these instances is as mentioned by City Planner Elmer and must be noted on the plat and have a fence, restricting access. Delineation is necessary if this is to be the case.

City Planner Elmer referred to the cover sheet and stated that another note is needed regarding the geotechnical study.

Public Works Director Callaway confirmed that the utility lines are ready for this development and are accessible. It was questioned if the plan shows a snow load area at the back of the cul-de-sac. City Engineer Lundell stated that it is not clear and notes that a comment shows no snow load according to

our specifications sheet, ST3. In all cul-de-sacs there is a concrete pad between the curb and gutter and the sidewalk allowing for snow to be pushed into that area. In relation to this issue, relocating the fire hydrant to a different property line will be required.

No further comments were made by the Committee members.

City Engineer Lundell further notes that the shown retention is under asphalt and this is not allowed. It must stay within five (5) feet from back of curb in the park strip area. It was stated that it may run under sidewalk and this may be better, depending on grading elevations, to shift those out and put them into the right-of-way of 100 North. Otherwise, those will have to follow the radius there. It was questioned, regarding the elevation of that area, if there is a buildup of the sidewalk, will that direct flows to the South? This is not a requirement, however, if building up is being done, a drop-off on the side of the homes will result and will need to be filled.

Applicant, Kirk Greenhalgh stated a concern with the sewer system. He noted that attempts were made to create manholes and they may need to be built up. City Engineer Lundell offers that coming in from 100 West to access and possibly extend the sewer along property lines may be a plausible option. An easement of 20 feet with offset may be beneficial if repairs are needed in the future. This will ensure that the space needed will be there. It was stated that, if the sewer lines are only 6.5 feet deep, the homeowner will need to have ejector pumps installed and this may not be a desirable option for the homeowner. Public Works Director Callaway commented that there are several homes in the area that currently have these pumps. City Engineer Lundell states that topic will need further discussion.

City Engineer Lundell questioned whether there is an existing easement for power lines shown along the western boundary of the property. If so, it is anticipated that Rocky Mountain Power may want more of an easement on the plat itself, clarifying that the access needed is there. It was suggested to the applicant to consult with Rocky Mountain Power on this matter.

City Engineer Lundell states that a manhole appears to be on the site and needs confirmation.

City Engineer Lundell states that the symbology for street light poles is not consistent and must show as power poles in that regard. It was also noted that SCC code requires curb and gutter on all frontages of the property. In the current plan, this is indicated along the cul-de-sac and a connection on to 100 North but not on the remaining property. Deferral agreements for developments have been done in the past, however, it is unusual and typically granted for smaller subdivisions only. If this plan were to proceed as shown, approval would be needed from City Council and based on a recommendation from Planning and Engineering. Documentation may be provided to the applicants, if desired, and a meeting with City Council may be arranged. Otherwise, if improvements are not shown, this body may not move forward with approval.

City Engineer Lundell states that the overhead power lines run along the frontage of the property. SCC code requires those lines be underground and modifications be made to indicate the moving of a power pole. SCC code states that this must be underground as well. Consultation with Rocky Mountain Power is paramount for this item.

City Engineer Lundell states that the existing water lines are buried under the hatching and must be made visible. If a deferral agreement is not approved by the City Council, the storm drain report requires updating to reflect the additional storm water that would be generated. It was advised to make sure that the storm drain design is legible as currently the lettering is hard to read.

Applicant Kirk Greenhalgh inquired whether a geotechnical report was needed. City Engineer Lundell confirmed that it was. It was explained that from this report is where information regarding performance rate for storm water infiltration is found as well as providing recommendations to the building department on foundations and potential road cross sections. Due to the items that need addressing, City Engineer Lundell recommends a motion to table the item at this time.

Police Lieutenant Wall made a motion to table the Heritage Circle preliminary plan review until the red lines can be addressed. Fire Marshall Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes

The motion passed.

2. Scenic Ridge Phase D

A preliminary plan review of a 3-lot subdivision located at 430 S 1200 E

City Engineer Lundell introduced the preliminary plan to review the 3-lot subdivision located on the East Bench of the Scenic Ridge Development stating that this is a preliminary review and the role of the DRC at this time is to be a recommending body to the Planning Commission.

City Planner Elmer states that a density table is needed on the cover sheet to state the zone and number of lots. A density table is located on another page; however information is missing and the checklist requires it to be on the cover sheet. The acceptance body is no longer the City Council, it is the Planning Commission and that legislative body as noted, should be updated. The buildable area needs to be included.

Public Works Director Callaway confirmed that the utility lines are ready for this development. City Engineer Lundell states that the symbology does not correlate with what is listed and what is proposed.

Fire Marshall Duke states that this subdivision is within the Wildland Urban Interface (WUI) area and the structures would have to be built within the WUI code. City Engineer Lundell inquires if there is a reference that can be given to the applicants regarding these guidelines. Because this is a new code, it was agreed that this will be discussed later as research is needed.

City Engineer Lundell referred to a comment that there may be re-proposed phasing for the project noting that there is a portion to the East of 1200 East, as per the development agreement, that has

anticipated lots that will require addressing by the DRC. This will not preclude the item from moving forward.

No other comments or questions on this item were addressed.

Public Works Director Jason Callaway made a motion to approve preliminary plan review for Scenic Ridge Phase D providing all redlines are met. Police Lieutenant Wall seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes

The motion passed.

MEETING MINUTES APPROVAL

3. February 10, 2026

City Planner Elmer made a motion to approve the DRC meeting minutes from February 10, 2026. Fire Marshall Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes

The motion passed.

ADJOURNMENT

Police Lieutenant Wall made a motion to adjourn the meeting.

The meeting was adjourned at 10:20 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder