



DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 08, 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. Sunset Ridge Preliminary
2. Santaquin Veterinary Clinic
3. Bella Vista Phase 3
4. Bella Vista Phase 4
5. Development Review Committee Bylaws Approval

MEETING MINUTES APPROVAL

6. Meeting Minutes Approval - August 25, 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

GENERAL

- ### WATER SYSTEM GENERAL NOTES

- SANITARY SEWER GENERAL

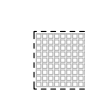
- EROSION & SEDIMENT CONTROL GENERAL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITY.
2. ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND APPLICABLE REGULATIONS.
3. DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES CEASE IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
4. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES REGULARLY AND AFTER RAINFALL EVENTS, REPAIRING OR REPLACING AS NECESSARY.
5. SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN ACCUMULATION REACHES DESIGN CAPACITY.
6. NO SEDIMENT, DEBRIS, OR CONSTRUCTION MATERIALS SHALL BE ALLOWED TO LEAVE THE SITE OR ENTER ADJACENT PROPERTIES OR WATERWAYS.
7. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED AND APPROVAL FOR REMOVAL IS GRANTED BY THE A.H.J.

ADA = AMERICAN DISABILITY ACT
APPROX = APPROXIMATELY
BFE = BASE FLOOD ELEVATION
BM = BENCHMARK
BOW = BACK OF WALKWAY
CB = CATCH BASIN
CFI = CURB FACE INLET
CO = CLEANOUT
CONC = CONCRETE
DA = DRAINAGE AREA
DS = DOWNSPOUT
EOC = EDGE OF CONCRETE
EX = EXISTING GROUND
ESMT = EASEMENT
ELEV = ELEVATION
EX = EXISTING
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FES = FLARED END SECTION
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FG = FINISHED GRADE
FL, FLX = FLOWLINE
HYD = HYDRANT
HDPE = HIGH DENSITY POLYETHYLENE
INV = INVERT ELEVATION
LBS = POUNDS
LF = LINEAR FEET
LOD = LIMITS OF DISTURBANCE
MAX = MAXIMUM
MH = MANHOLE
MIN = MINIMUM
NTS = NOT TO SCALE
TBC = TOP BACK OF CURB
TYP = TYPICAL
RCP = REINFORCED CONCRETE PIPE
STA = STATION
PI = PRESSURIZED IRRIGATION
PVC = POLYVINYL CHLORIDE
PVI = POINT OF VERTICAL INTERSECTION
PROP = PROPOSED
PUE = PUBLIC UTILITY EASEMENT
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
WTR = WATER

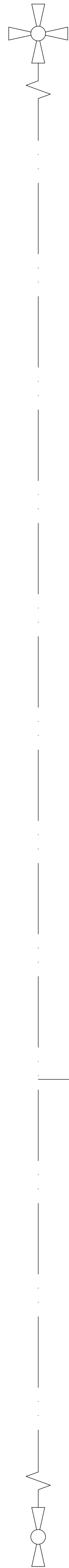
- C-000 COVER SHEET
- C-100 PLAT
- C-101 SITE PLAN
- C-102 UTILITY PLAN
- C-103 GRADING & DRAINAGE PLAN
- C-104 PHASING PLAN
- C-300 PLAN AND PROFILE - FUJI LANE
- C-301 PLAN AND PROFILE - FUJI & CHERRY LANE
- C-302 PLAN AND PROFILE - CHERRY LANE
- C-303 PLAN AND PROFILE - CHERRY LANE
- C-304 PLAN AND PROFILE - CHERRY LANE
- C-305 PLAN AND PROFILE - 940 EAST
- C-306 PLAN AND PROFILE - SUNSET RIDGE
- C-307 PLAN AND PROFILE - NCRS STORM OUTFALL
- C-308 PLAN AND PROFILE - NCRS STORM OUTFALL
- C-309 PLAN AND PROFILE - NCRS STORM OUTFALL
- C-500 DETAILS
- C-501 DETAILS
- C-502 DETAILS
- C-503 STORMTECH DETAILS

	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	EXISTING UTILITY / FEATURE LINE
	PROPOSED UTILITY / FEATURE LINE
	PROPOSED CONCRETE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SEWER MH - EXISTING / PROPOSED
	STORM DRAIN MH - EXISTING / PROPOSED
	SEWER CLEANOUT - EXISTING / PROPOSED
	STORM DRAIN CLEANOUT - EXISTING / PROPOSED
	FIRE HYDRANT - EXISTING / PROPOSED
	FIRE HYDRANT - EXISTING / PROPOSED

- | | |
|---|---|
|  | WATER & P.I. VALVE - EXISTING / PROPOSED |
|  | WATER METER - EXISTING / PROPOSED |
|  | P.I. METER - EXISTING / PROPOSED |
|  | SD CURB INLET BOX - EXISTING / PROPOSED |
|  | SD CATCH BASIN (SQUARE) - EXISTING / PROPOSED |
|  | SD CATCH BASIN (ROUND) - EXISTING / PROPOSED |
|  | SD COMBO BOX - EXISTING / PROPOSED |
|  | UTIL. POLE - EXISTING / PROPOSED |
|  | UTIL. POLE (DEAD END) - EXISTING / PROPOSED |

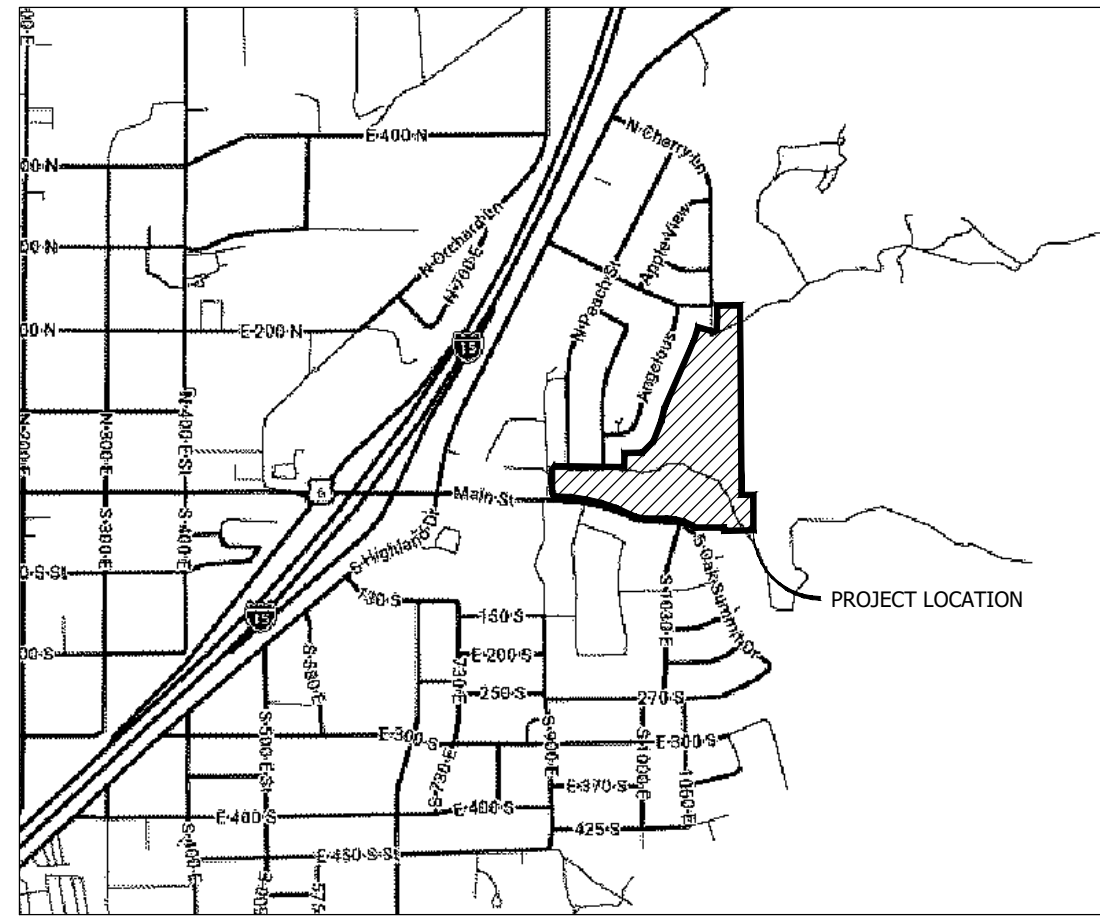
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|---|---|---|
|  |  | UTIL. POLE WITH LIGHT - EXISTING / PROPOSED |
|  |  | LIGHT POLE - EXISTING / PROPOSED |
|  |  | UTIL. POLE GUY ANCHOR - EXISTING / PROPOSED |
|  |  | POWER BOX - EXISTING / PROPOSED |
|  |  | PHONE PEDESTAL - EXISTING / PROPOSED |
|  |  | TELECOM. BOX - EXISTING / PROPOSED |
|  |  | IRRIGATION BOX - EXISTING / PROPOSED |
|  |  | STREET SIGN - EXISTING / PROPOSED |
|  |  | STREET NAME SIGN - EXISTING / PROPOSED |

- | | |
|---|---|
|  | ADA ACCESSIBLE PARKING STALL |
|  | ADA DETECTABLE WARNING SURFACE |
|  | PARKING STALL COUNT |
|  | PIPE END PLUG |
| 100.00
T.B.C. → | ELEVATION CALLOUT (ELEVATION / FEATURE) |
| 0.00% > | SLOPE LABEL |

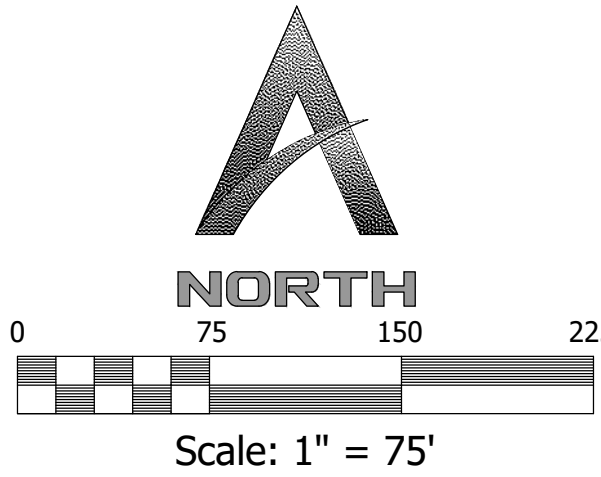
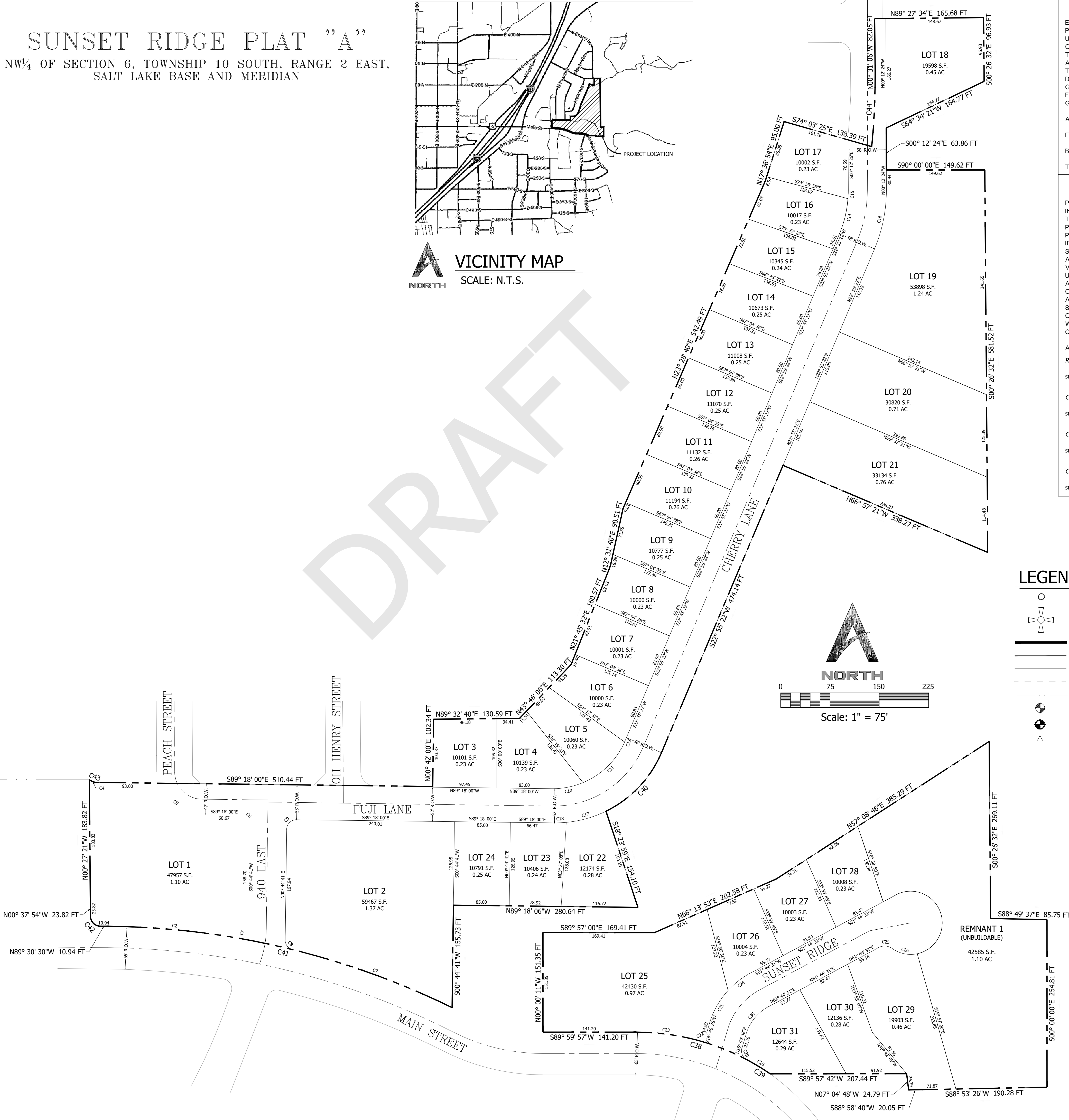


SUNSET RIDGE PLAT "A"

NW¼ OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP
SCALE: N.T.S.



LEGEND

- SET 3/8" REBAR & PLASTIC CAP OR NAIL AND WASHER
- FOUND GOVERNMENT MONUMENT
- BOUNDARY LINE
- LOT LINE (SUBDIVISION)
- EXISTING LOT LINE
- PUBLIC UTILITY EASEMENT
- TIE LINES
- POINT OF BEGINNING
- FOUND CORNER
- STREET MONUMENT

ENBRIDGE GAS UTAH

ENBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT ENBRIDGE GAS UTAH RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____.

ENBRIDGE GAS UTAH

BY: _____

TITLE: _____

UTILITY COMPANIES APPROVAL

PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY COMPANY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY COMPANY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES MAY BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY COMPANY WITH FACILITIES IN THE PUE.

APPROVED AND ACCEPTED:

ROCKY MOUNTAIN POWER

SIGNATURE _____ DATE _____

CENTRACOM

SIGNATURE _____ DATE _____

COMCAST

SIGNATURE _____ DATE _____

CENTURY LINK

SIGNATURE _____ DATE _____

SURVEYOR'S CERTIFICATE

I, CORY I. SQUIRE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5561206 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **SUNRISE RIDGE, PLAT "A"** AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

TO BE DETERMINED AFTER LAND SWAP NEGOTIATIONS ARE FINALIZED

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREFTER TO BE KNOWN AS SUNSET RIDGE SUBDIVISION, PLAT A. THE UNDERSIGNED OWNERS HEREBY DEDICATE TO SANTAQUIN CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

DATE _____

DATE _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____, BY CHRISTOPHER BIRD, MANAGING MEMBER AND JUAN MARTINEZ, MANAGING MEMBER OF URBAN HOMES, LLC, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

SIGNATURE OF NOTARY PUBLIC COMMISSIONED IN UTAH

PRINTED FULL NAME OF NOTARY PUBLIC

COMMISSION NUMBER

COMMISSION EXPIRATION

(NOTARY PUBLIC SEAL)

APPROVAL AND ACCEPTANCE

THE PLANNING COMMISSION OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND 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 _____, 20____.

PLANNING COMMISSION CHAIR: _____ CITY ENGINEER: _____

PRINTED NAME _____ SEE SEAL AND SIGNATURE BELOW

SIGNATURE _____

ATTEST - CITY CLERK / RECORDER (SEE SEAL BELOW)

SUNSET RIDGE PLAT "A"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE NW¼ OF
SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

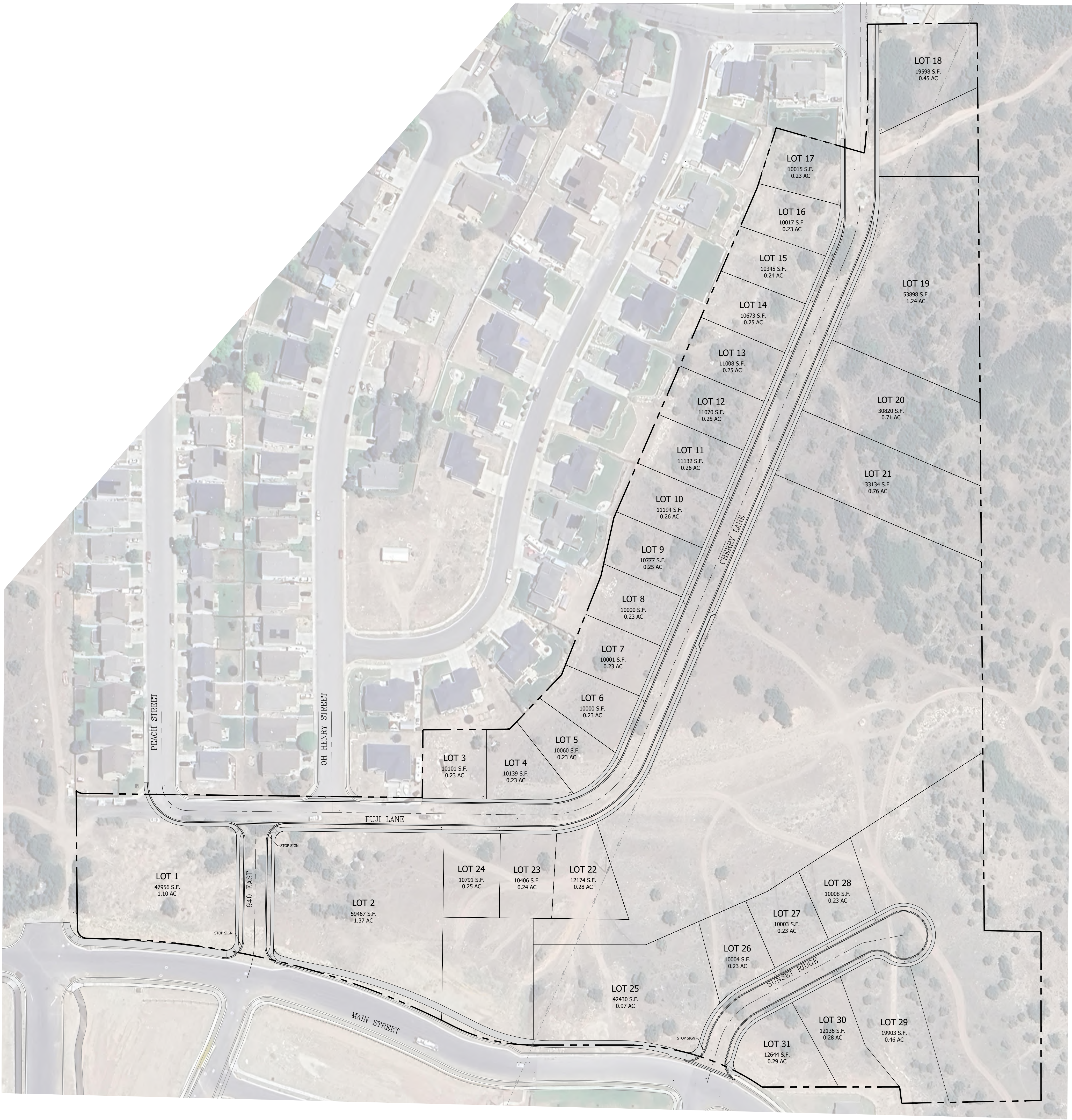
RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL

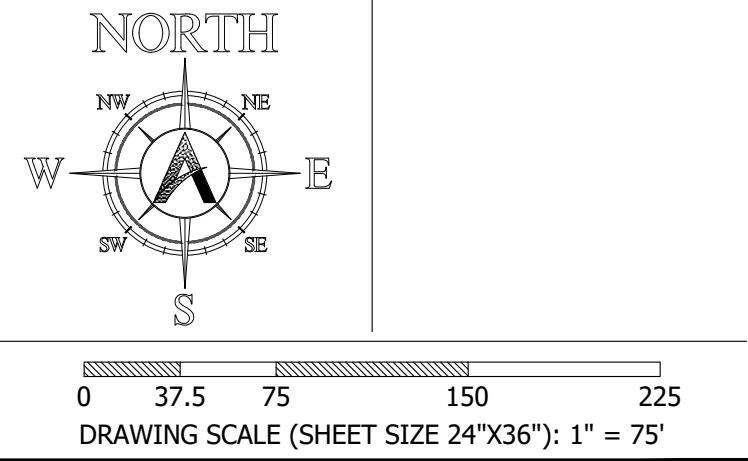
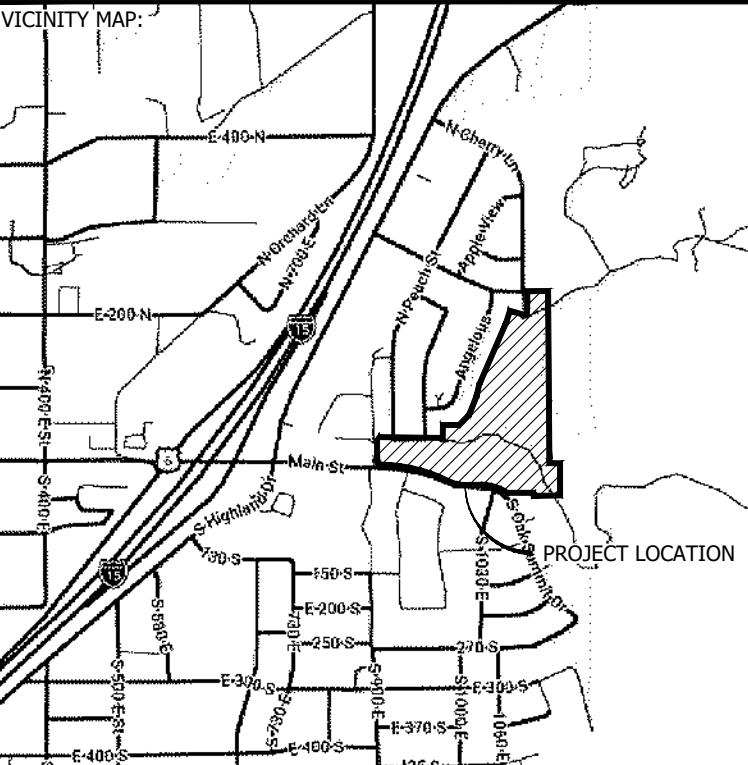
UTAH COUNTY RECORDING CERTIFICATE





PROJECT NOTES / LEGEND:

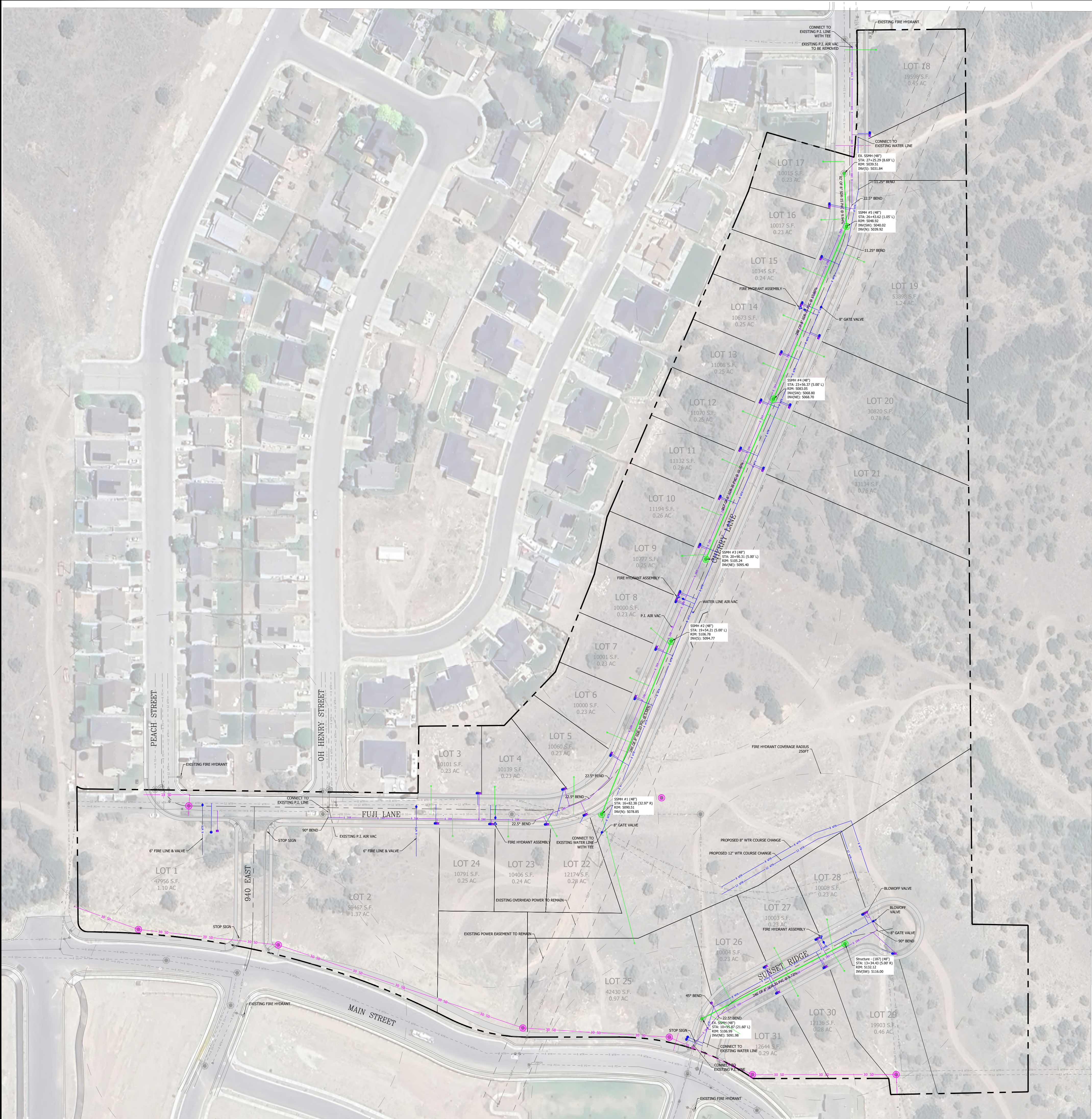
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL EXISTING UTILITY / FEATURE LINE
- UTIL PROPOSED UTILITY / FEATURE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS



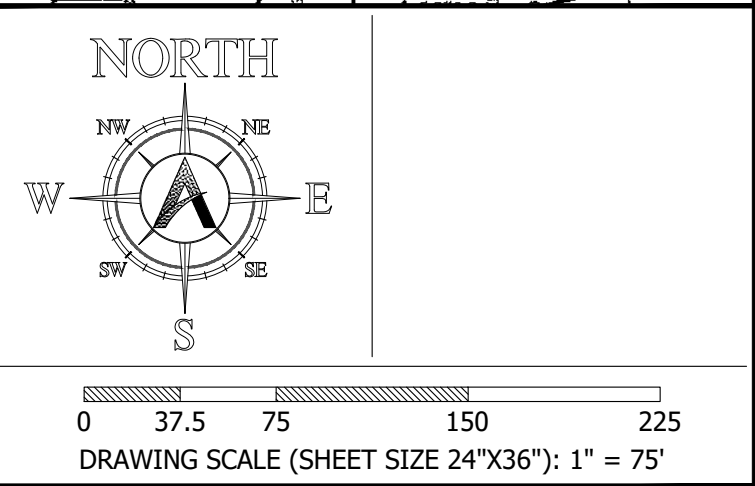
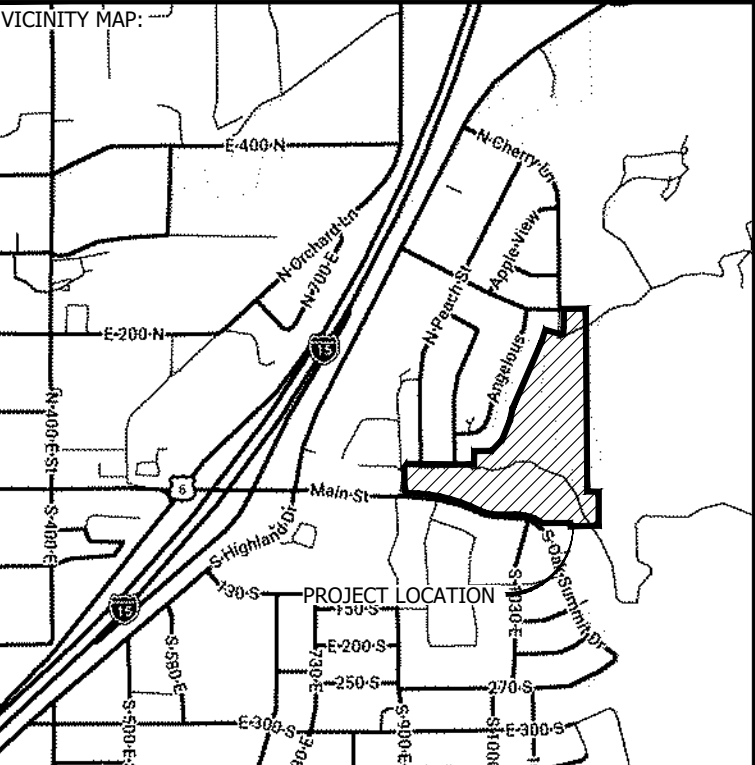
APEX
Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS	
MARK	DATE
SUNSET RIDGE (MAIN).DWG 8/12/26 2:30 PM	

PROJECT:
SUNSET RIDGE
LOCATION:
SANTAQUIN, UTAH
SUBMITTAL TYPE:



- PROJECT NOTES / LEGEND:
- PROPERTY BOUNDARY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - UTIL - EXISTING UTILITY / FEATURE LINE
 - UTIL - PROPOSED UTILITY / FEATURE LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS



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apex20.com

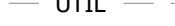
REVISIONS	
MARK	DATE
SUNSET RIDGE (MAIN).DWG 8/12/26 2:31 PM	

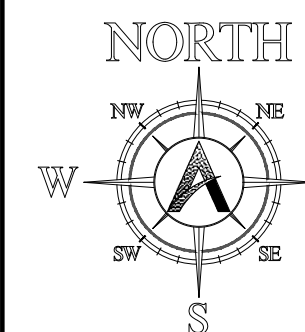
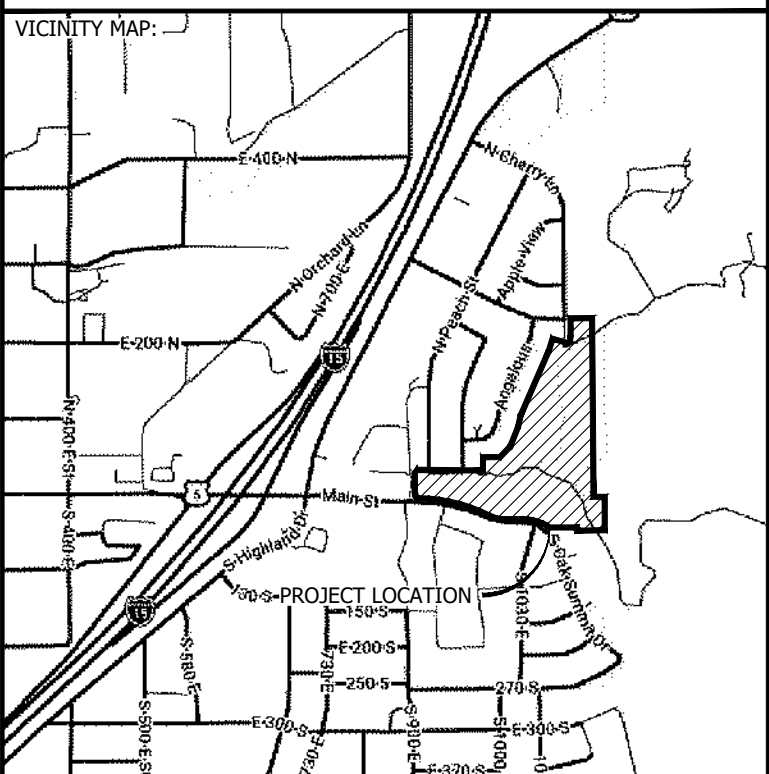
PROJECT: **SUNSET RIDGE**

LOCATION: **SANTAQUIN, UTAH**

SUBMITTAL TYPE:

SHEET: **UTILITY PLAN** DRAWING: **C-102**

	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	EXISTING UTILITY / FEATURE LINE
	PROPOSED UTILITY / FEATURE LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS



APEX
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REVISIONS

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SUNSET RIDGE (MAIN).DWG 8/12/26 2:31 PM

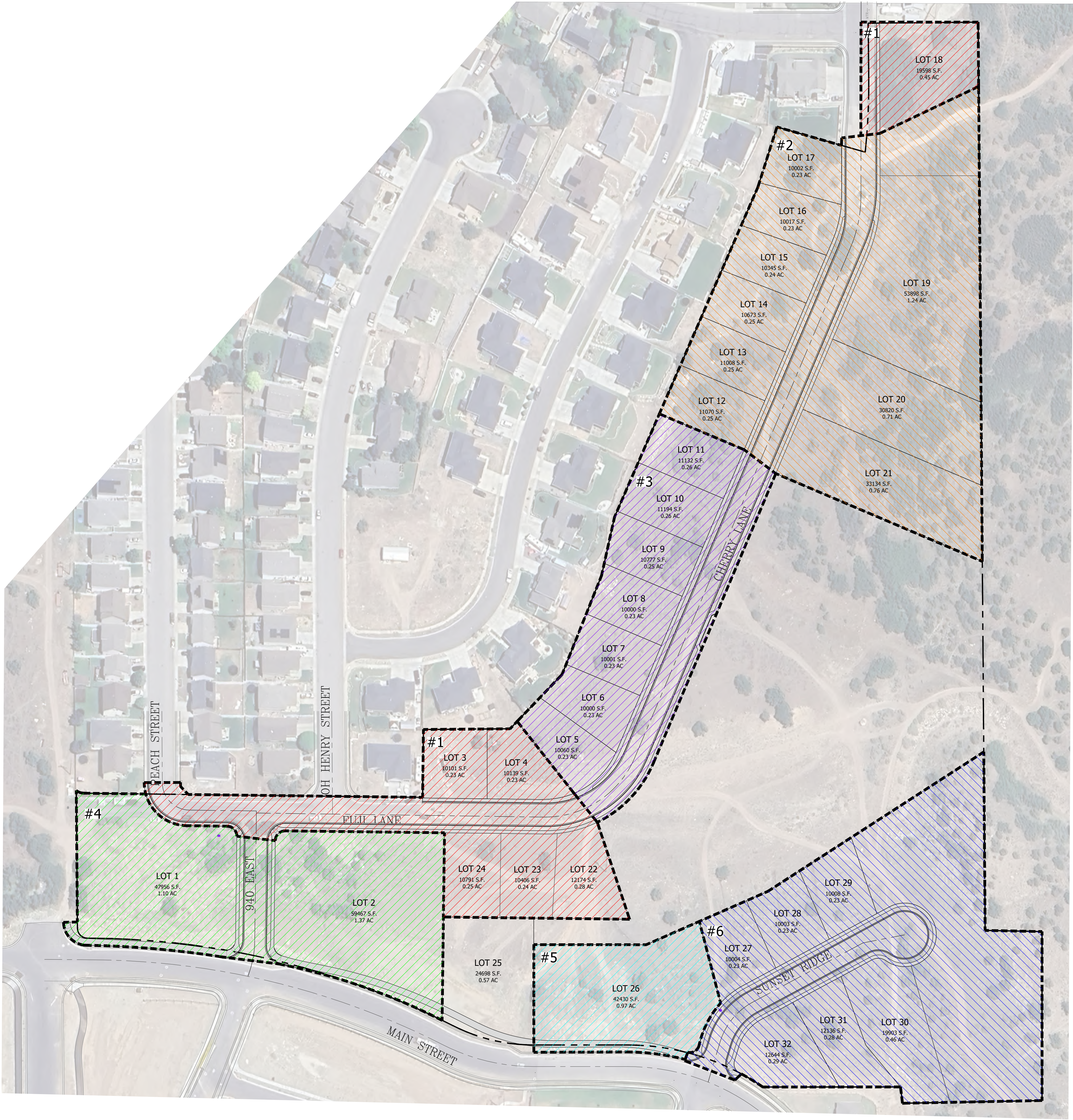
PROJECT:

SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SHEET:
GRADING AND DRAINAGE
PLAN - OVERALL

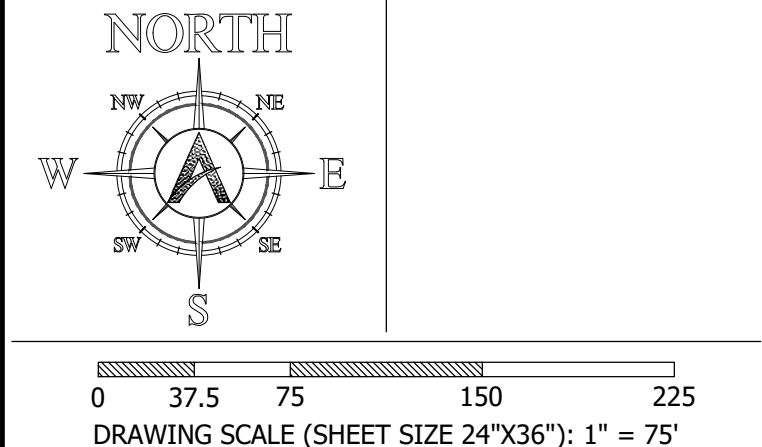
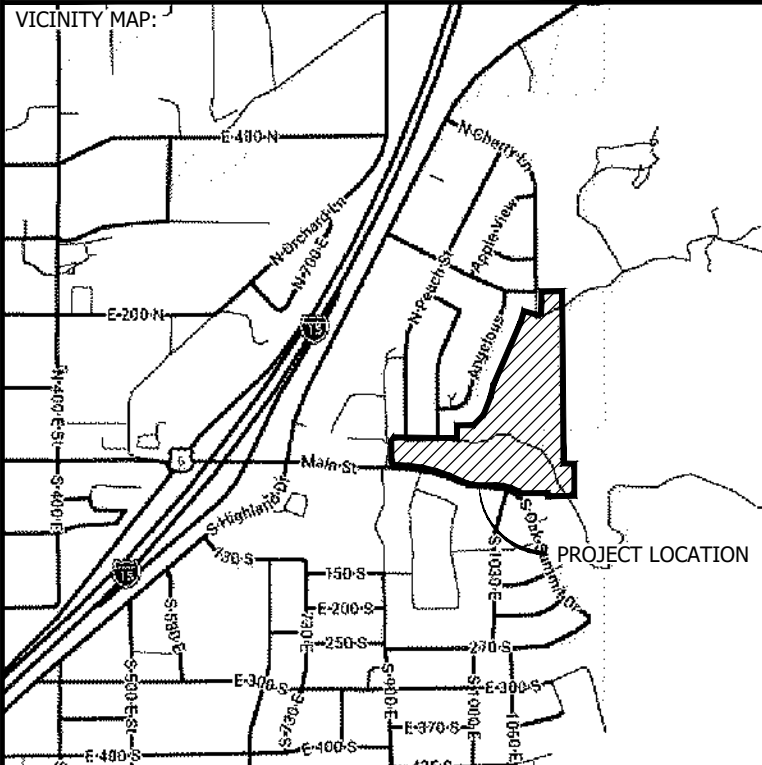
DRAWING:
C-103



- PHASE #1
- PHASE #2
- PHASE #3
- PHASE #4
- PHASE #5
- PHASE #6

PROJECT NOTES / LEGEND:

---	PROPERTY BOUNDARY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	UTIL --- EXISTING UTILITY / FEATURE LINE
---	UTIL --- PROPOSED UTILITY / FEATURE LINE
4847	EXISTING CONTOURS
4847	PROPOSED CONTOURS



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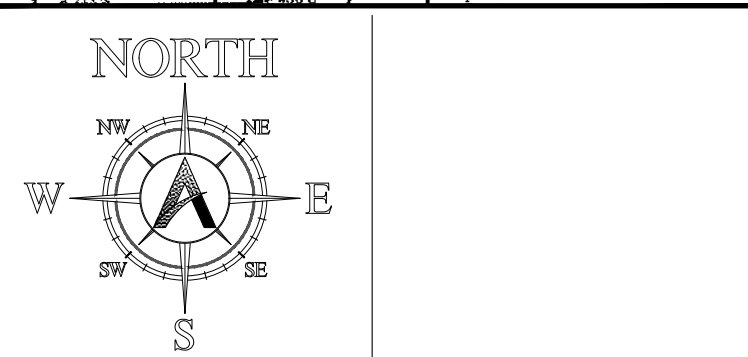
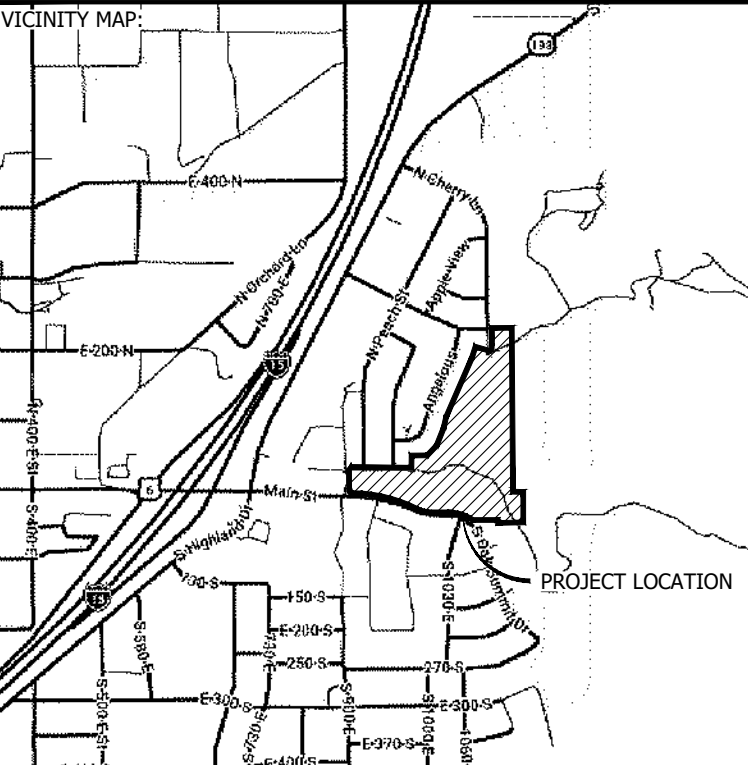
MARK	DATE	REVISIONS

SUNSET RIDGE (MAIN).DWG 8/11/26 5:38 PM
PROJECT:

SUNSET RIDGE
LOCATION:
SANTAQUIN, UTAH
SUBMITTAL TYPE:

PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL - EXISTING UTILITY / FEATURE LINE
- UTIL - PROPOSED UTILITY / FEATURE LINE
- 4847 - EXISTING CONTOURS
- 4847 - PROPOSED CONTOURS



0 10 20 40 60
DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

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MARK	DATE

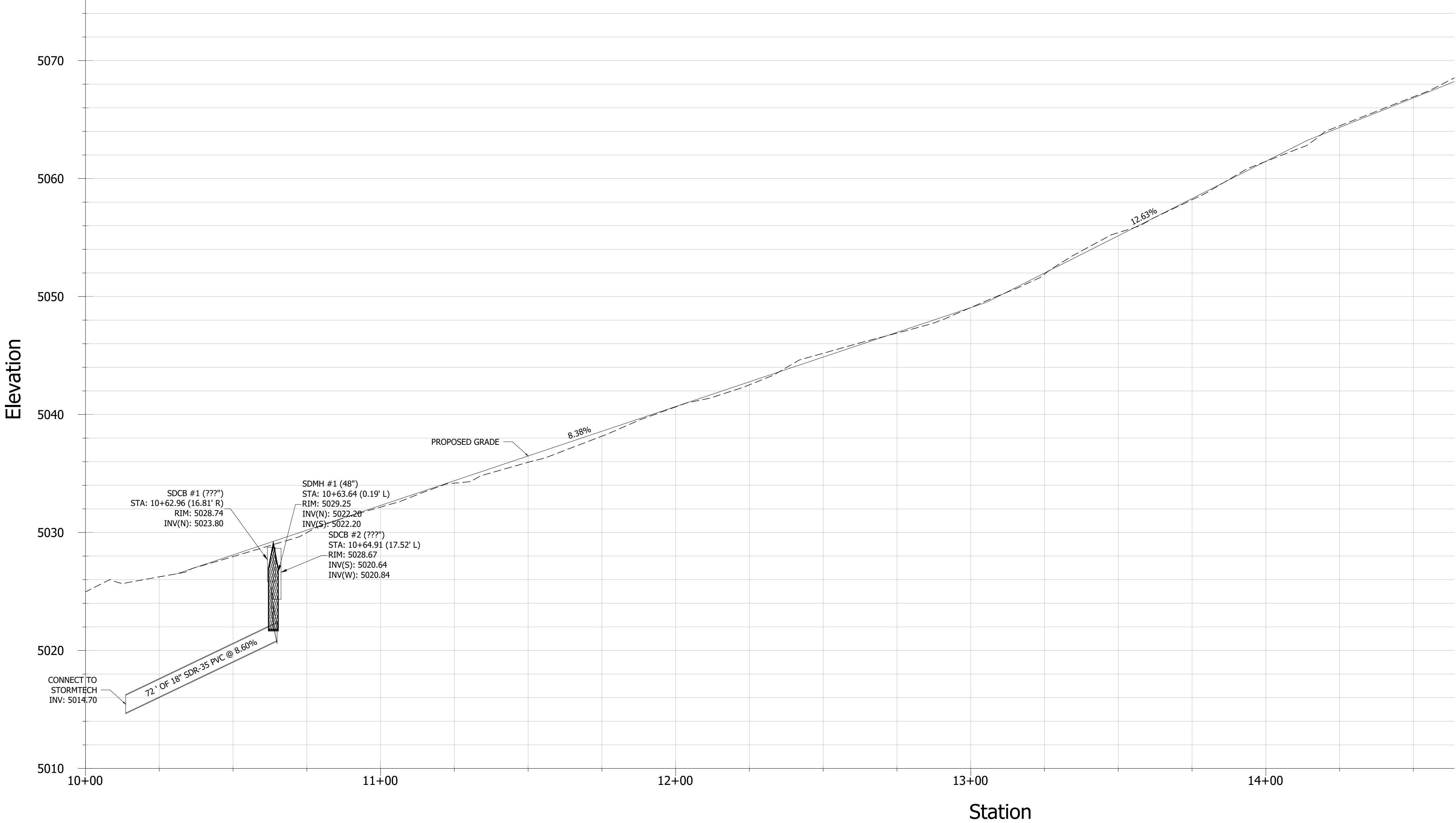
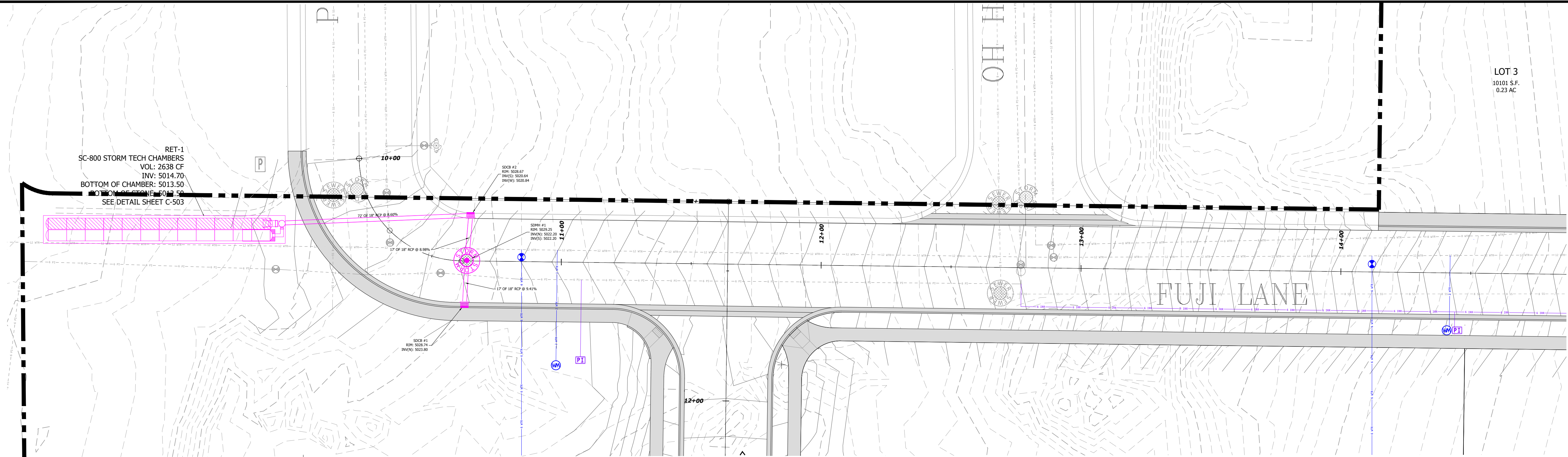
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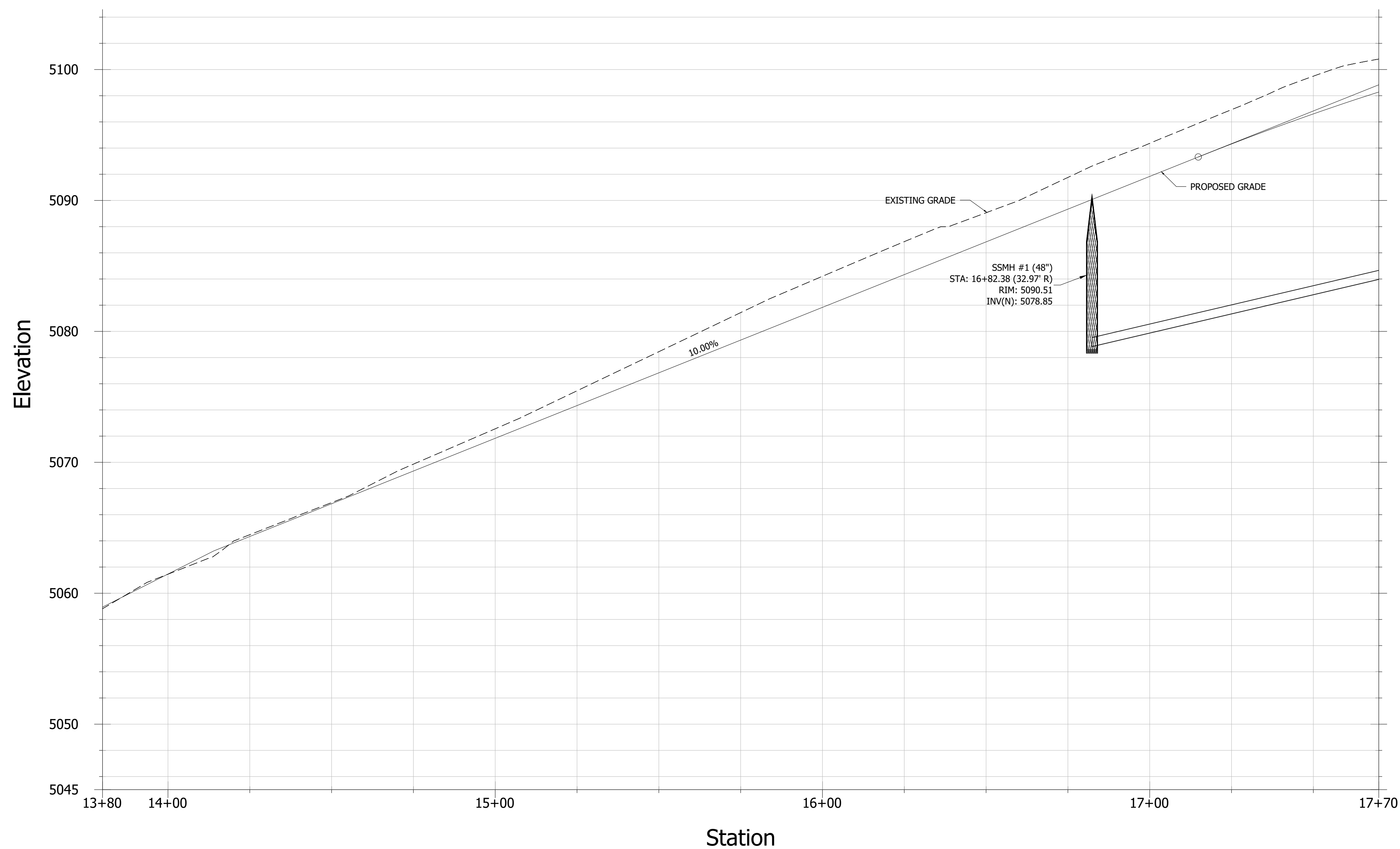
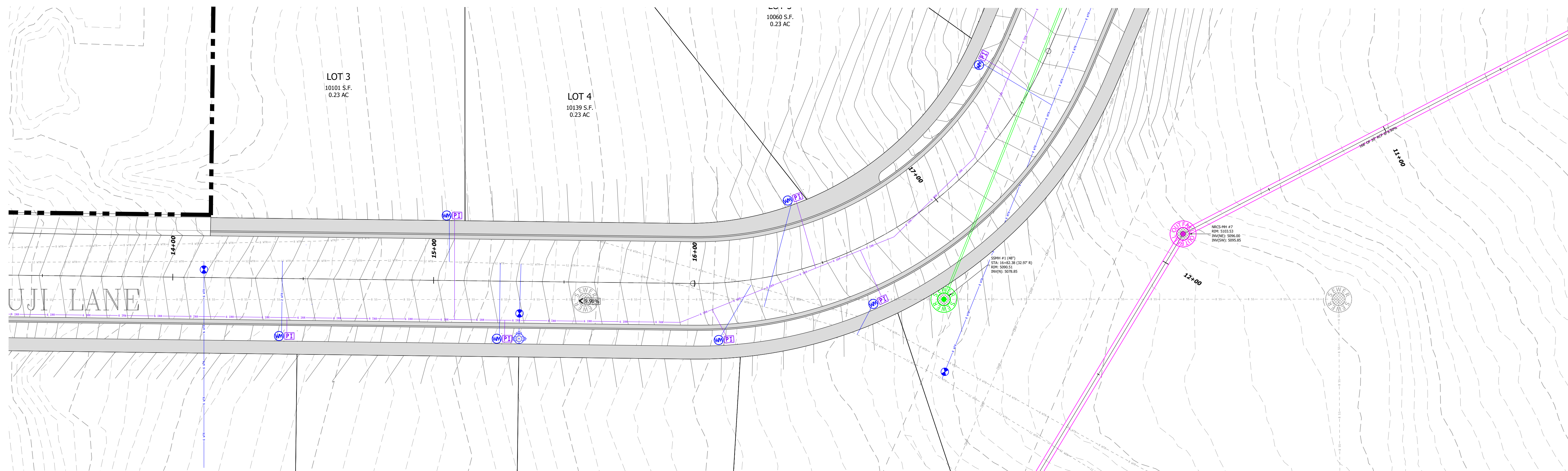
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

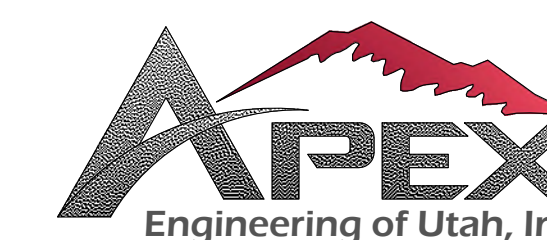
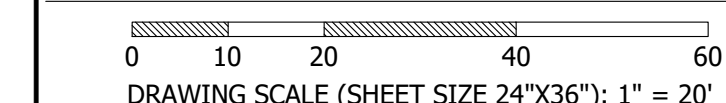
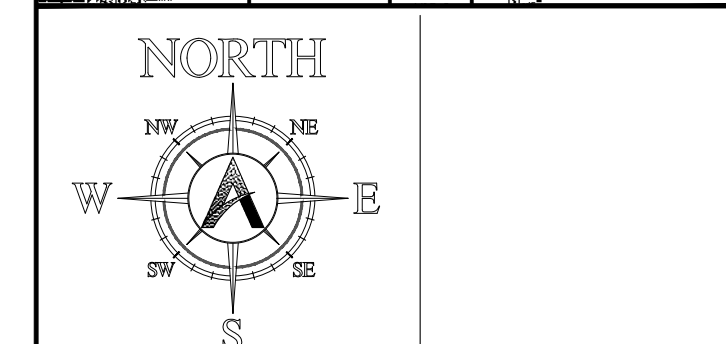
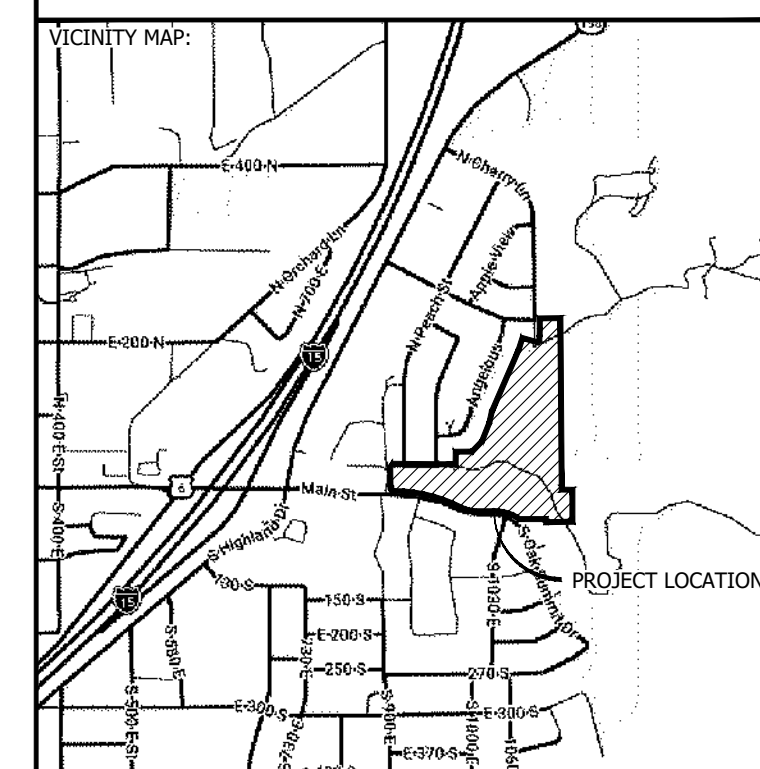
SUBMITTAL TYPE:

SHEET: PLAN AND PROFILE - FUJI LANE C-300
DRAWING:





- PROJECT NOTES / LEGEND:
- | | |
|---|---------------------------------|
|  | PROPERTY BOUNDARY LINE |
|  | EASEMENT LINE |
|  | SETBACK LINE |
|  | EXISTING UTILITY / FEATURE LINE |
|  | PROPOSED UTILITY / FEATURE LINE |
|  | EXISTING CONTOURS |
|  | PROPOSED CONTOURS |



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apex20.com 801-796-2277

REVISIONS

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SUNSET RIDGE (MAIN).DWG 8/12/26 2:32

PROJECT:

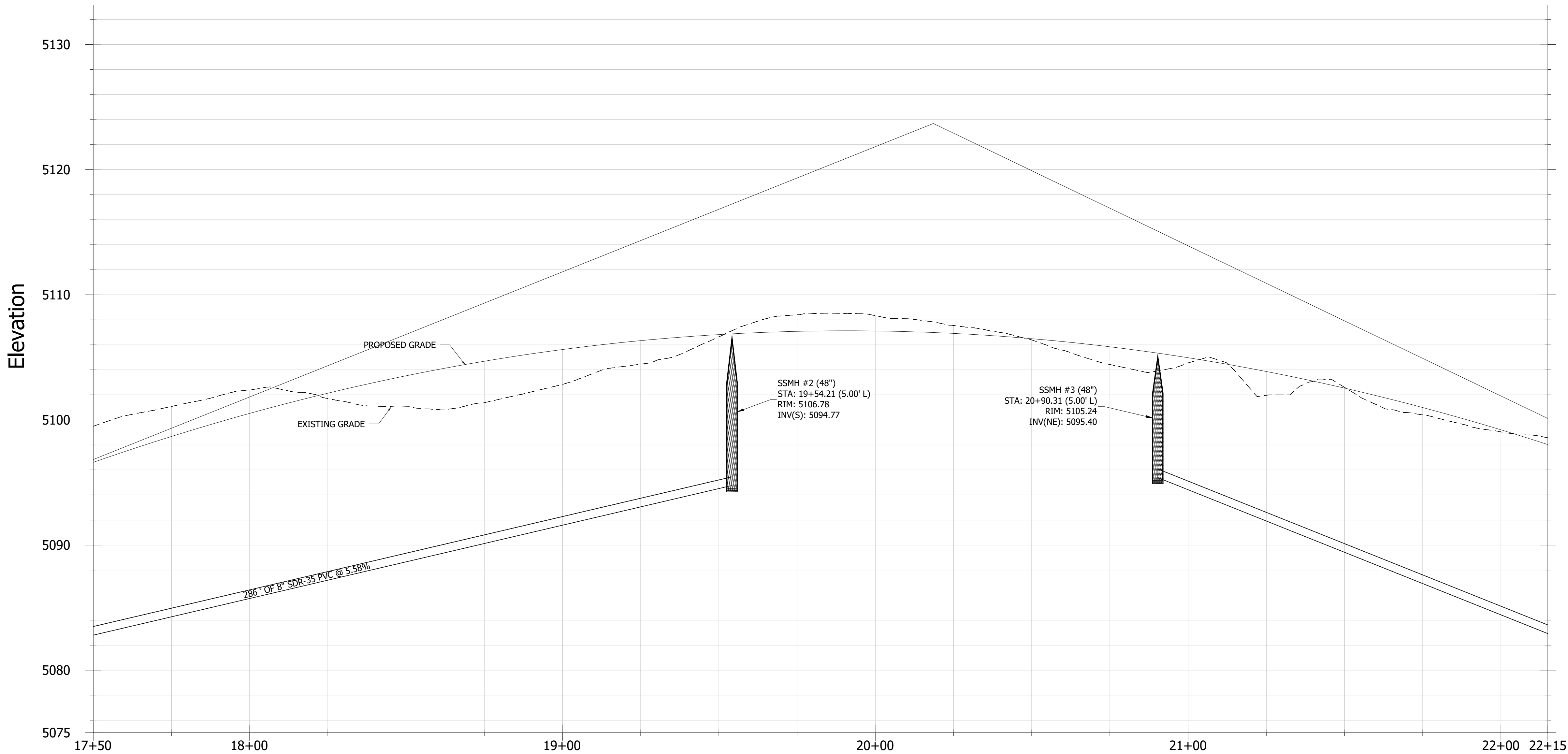
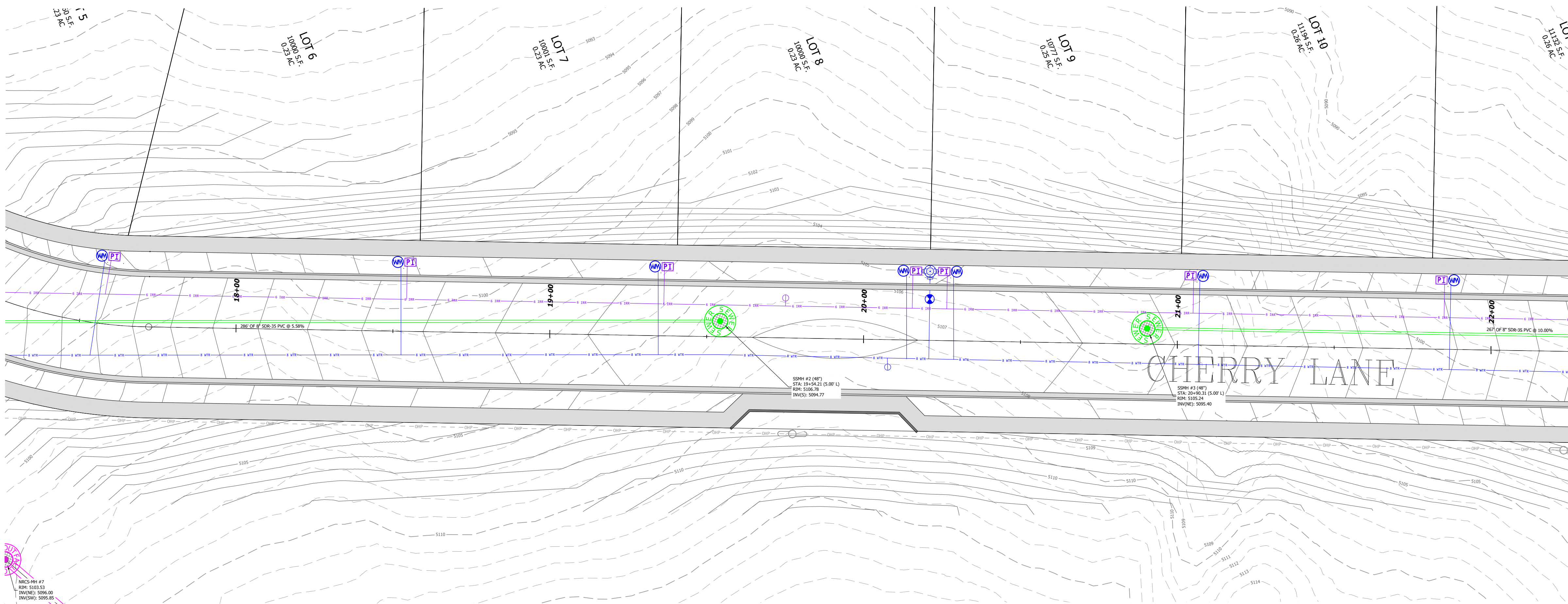
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:

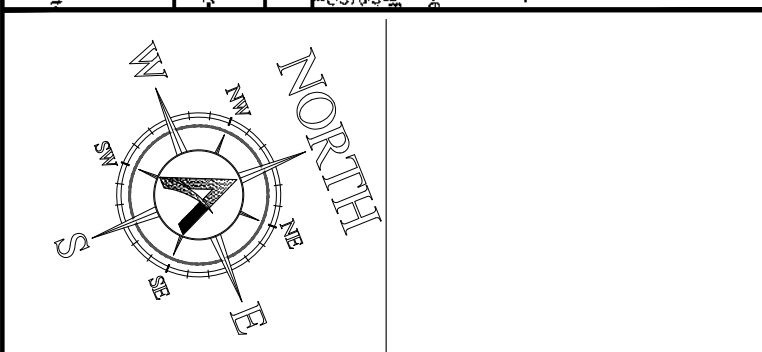
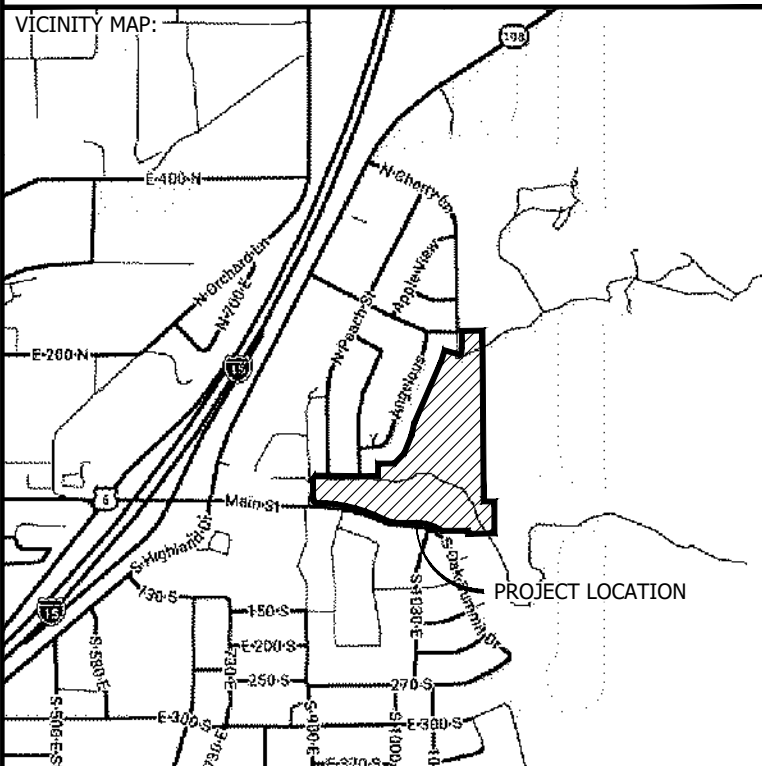
SHEET: PLAN AND PROFILE - FUJI LANE & CHERRY LANE	DRAWING: C-30
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DRAWING:
C-30



PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL - EXISTING UTILITY / FEATURE LINE
- UTIL - PROPOSED UTILITY / FEATURE LINE
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- PROPOSED CONTOURS



DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

APEX
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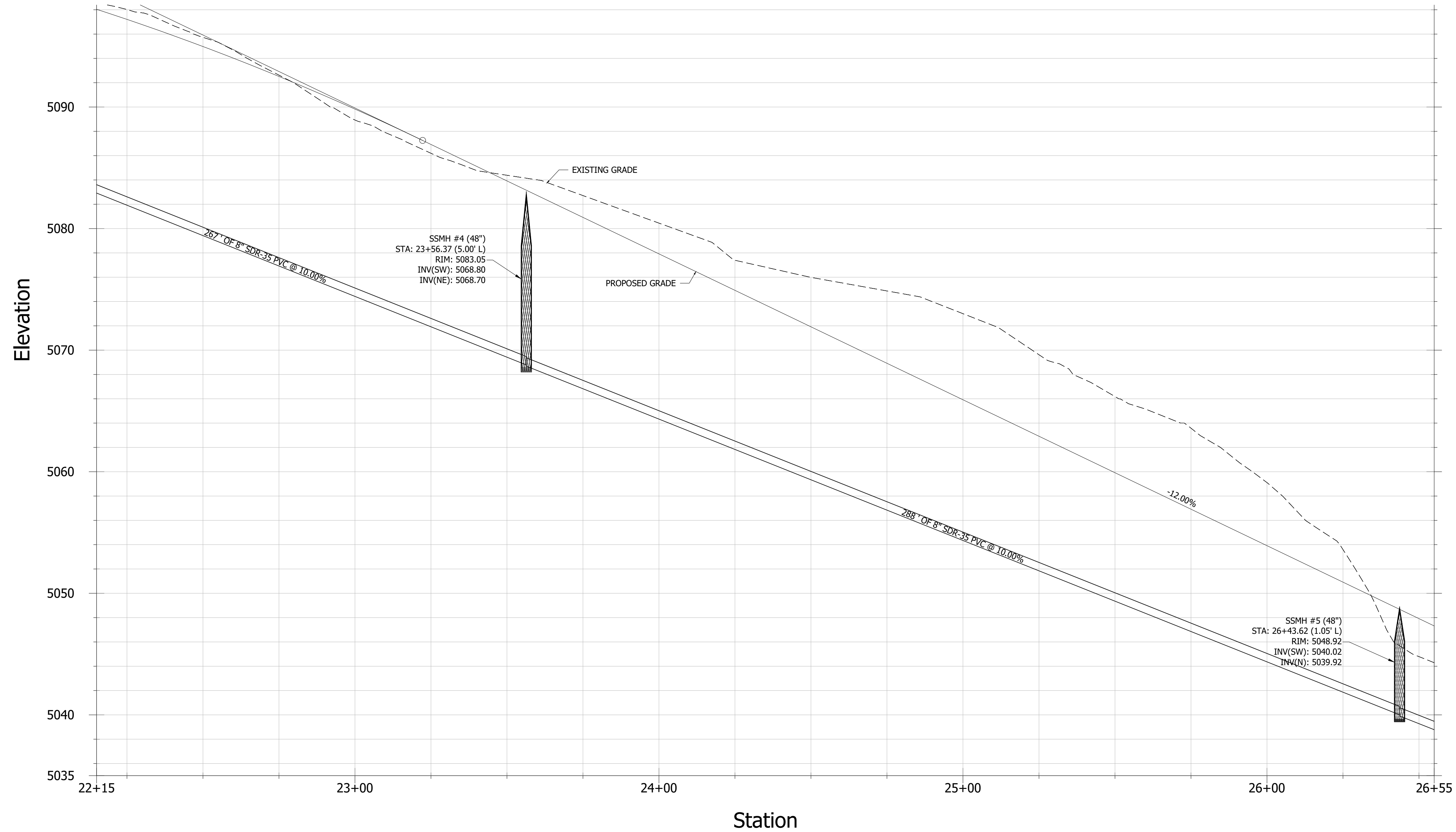
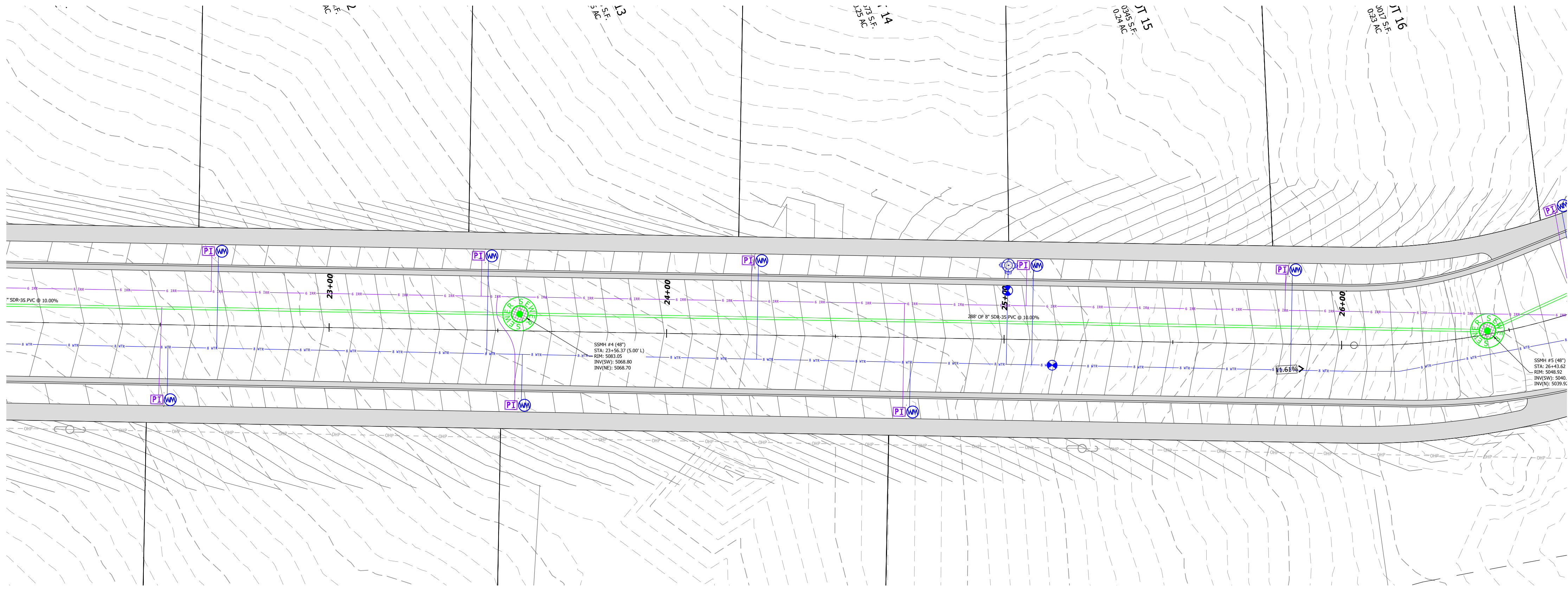
REVISIONS	
MARK	DATE

SUNSET RIDGE (MAIN).DWG 8/12/26 2:33 PM

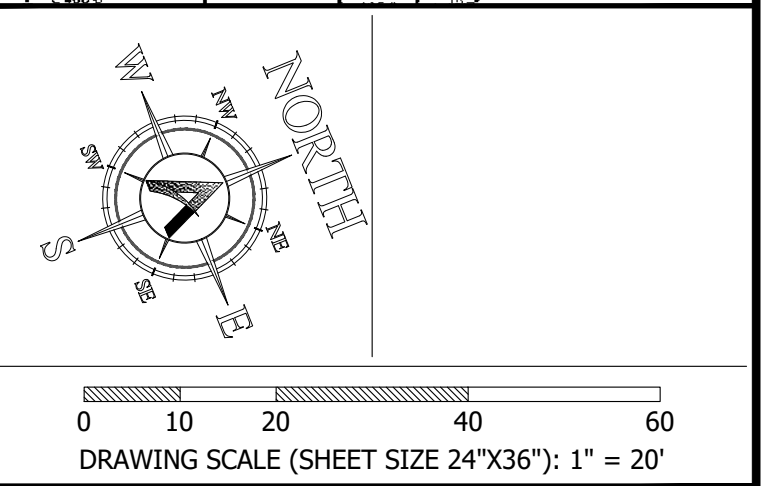
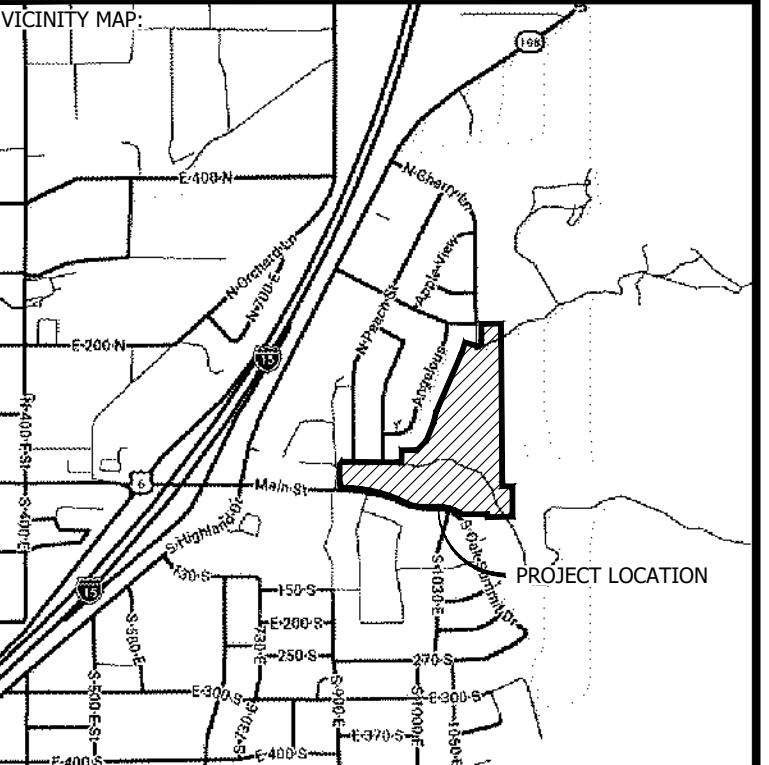
PROJECT:
SUNSET RIDGE
LOCATION:
SANTAQUIN, UTAH
SUBMITTAL TYPE:

SHEET:
PLAN AND PROFILE -
CHERRY LANE

DRAWING:
C-302



- PROJECT NOTES / LEGEND:
- PROPERTY BOUNDARY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - UTIL
 - EXISTING UTILITY / FEATURE LINE
 - PROPOSED UTILITY / FEATURE LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS



APEX
Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT 84110
apex20.com 801-796-2277

REVISIONS	
MARK	DATE
SUNSET RIDGE (MAIN).DWG 8/12/26 2:33 PM	

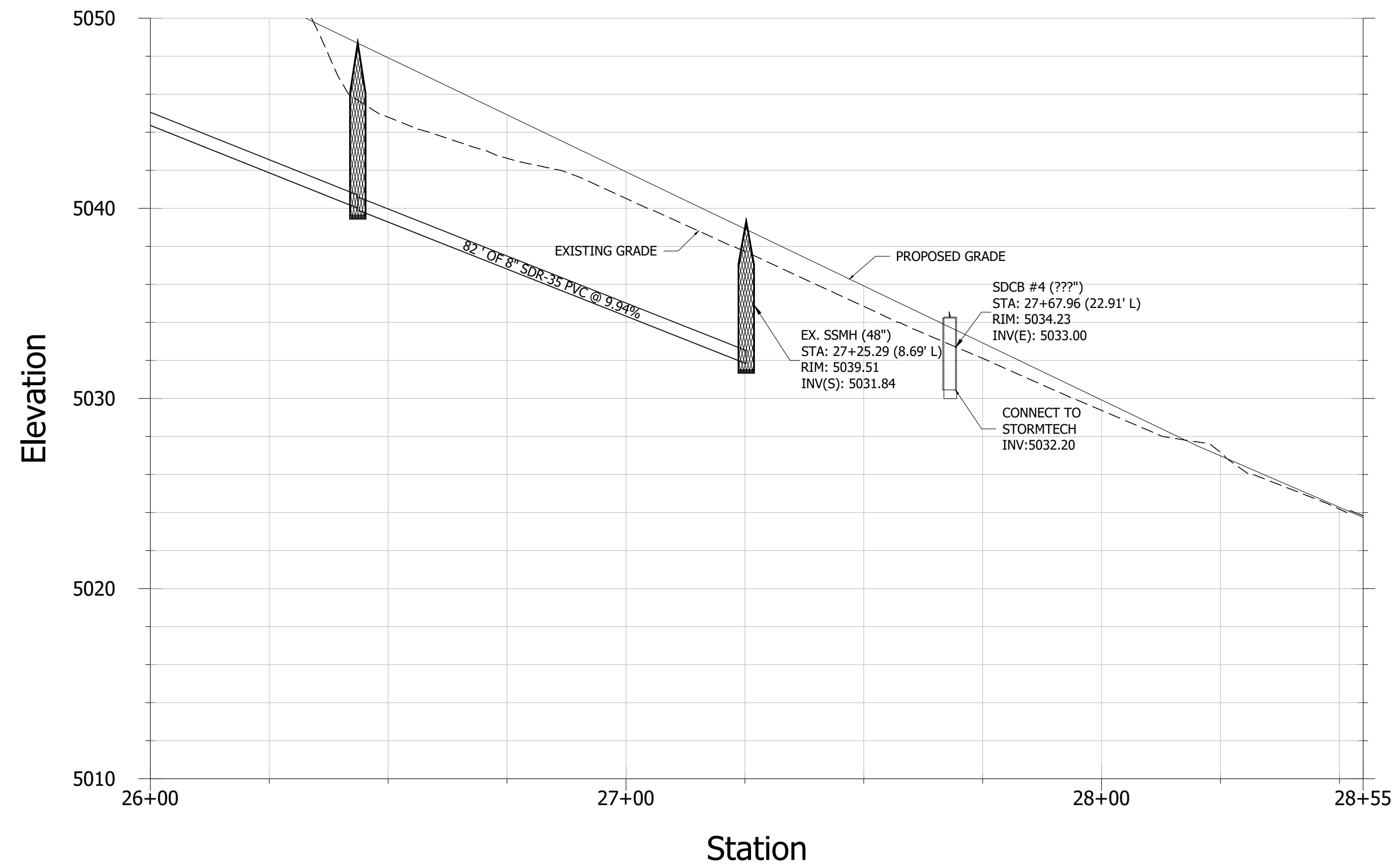
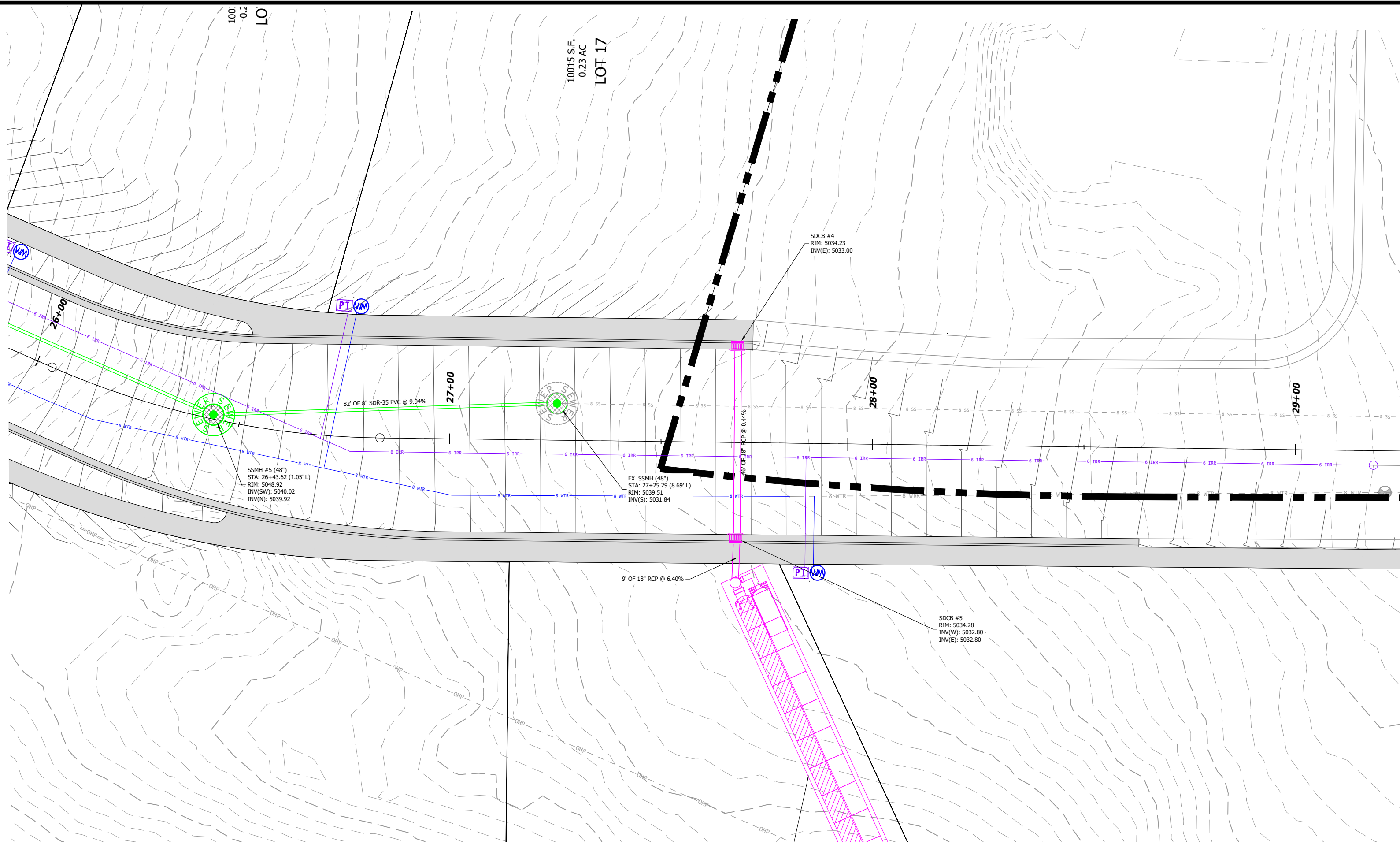
PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:

SHEET:
PLAN AND PROFILE -
CHERRY LANE

DRAWING:
C-303



Item 1.

PROJECT NOTES / LEGEND:

PROPERTY BOUNDARY LINE

EASEMENT LINE

SETBACK LINE

UTIL

EXISTING UTILITY / FEATURE LINE

UTIL

PROPOSED UTILITY / FEATURE LINE

4847

EXISTING CONTOURS

4847

PROPOSED CONTOURS

VICINITY MAP:

W

SW

SE

NE

North

East

0

10

20

40

60

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

APEX

Engineering of Utah, Inc.

661 NORTH MAIN STREET SPANISH FORK, UT

apex20.com

801-796-2277

REVISIONS

MARK	DATE

SUNSET RIDGE (MAIN).DWG

8/12/26 2:34 PM

PROJECT:

SUNSET RIDGE

LOCATION:

SANTAQUIN, UTAH

SUBMITTAL TYPE:

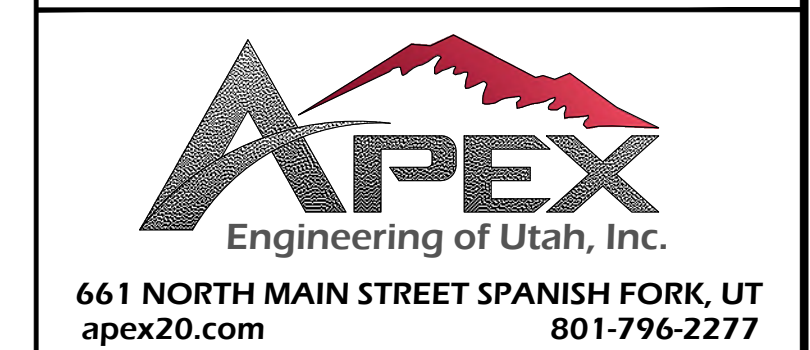
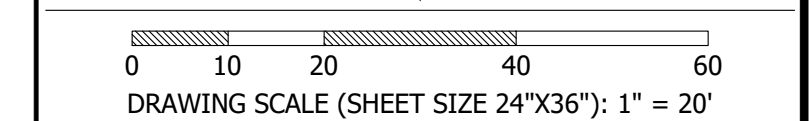
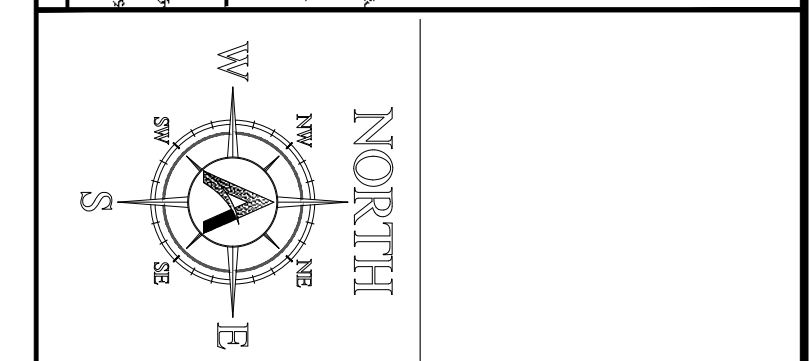
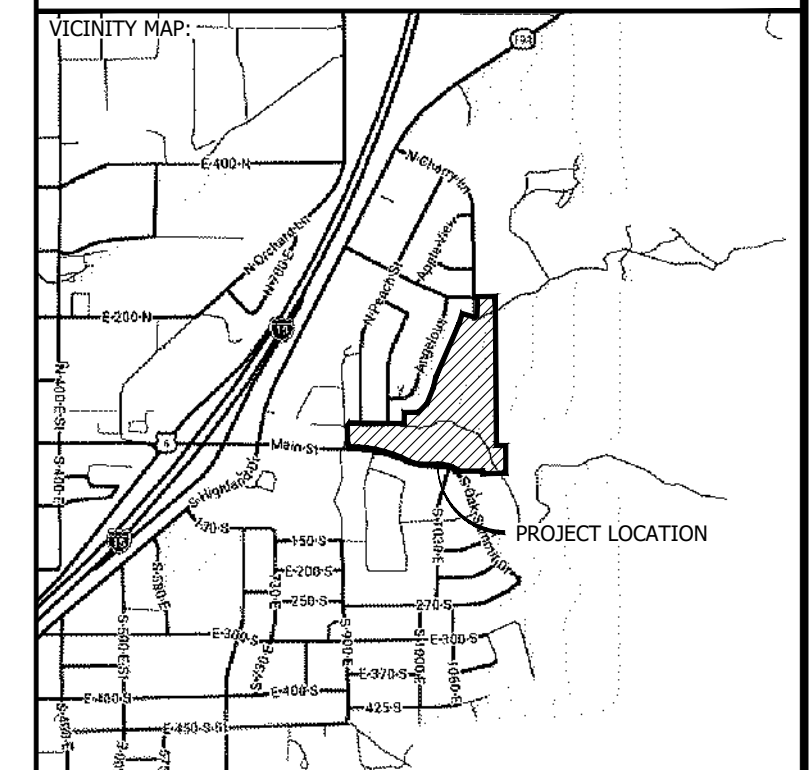
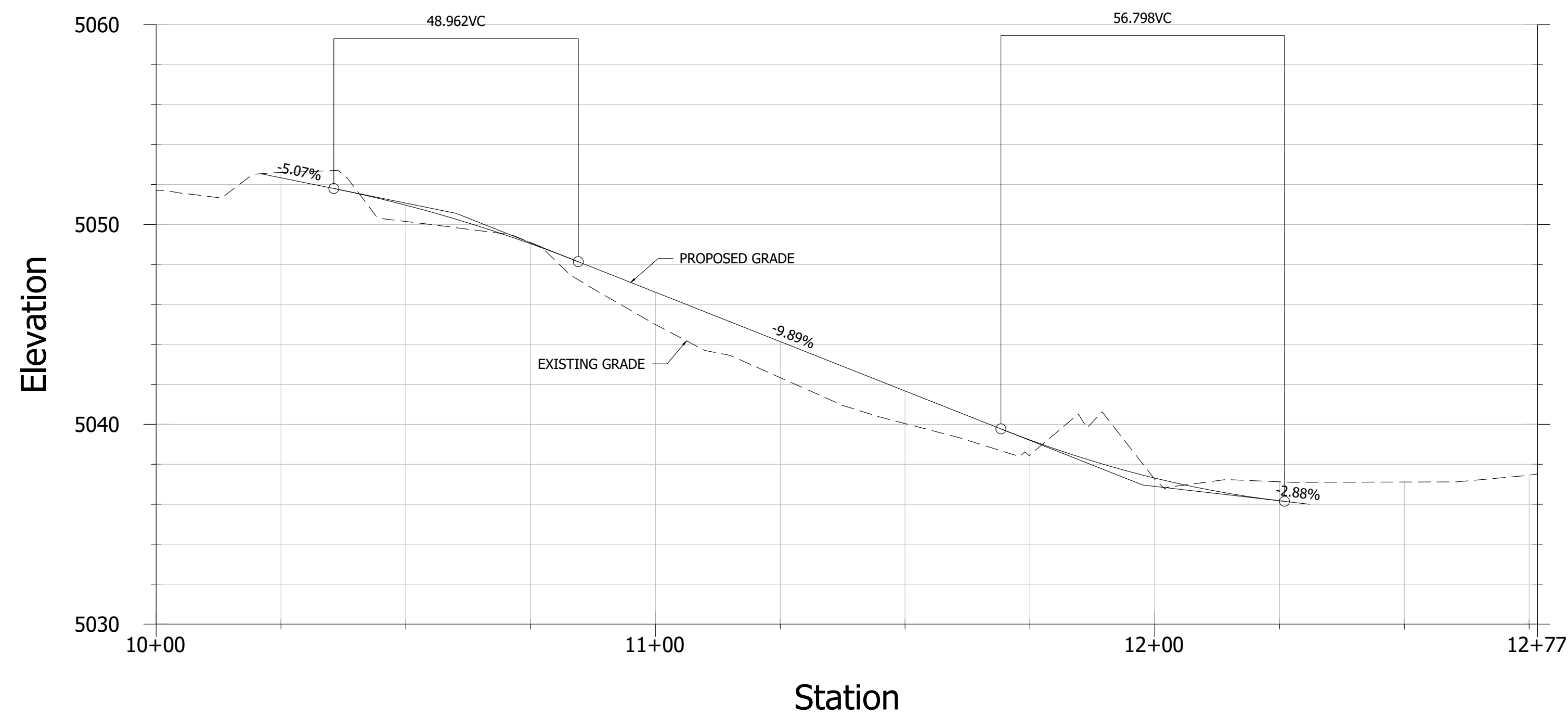
SHEET:

PLAN AND PROFILE - CHERRY LANE

DRAWING:

C-304

12

[illegible]

SUNSET RIDGE (MAIN).DWG	8/12/26 2:34 PM
PROJECT:	

SUNSET RIDGE

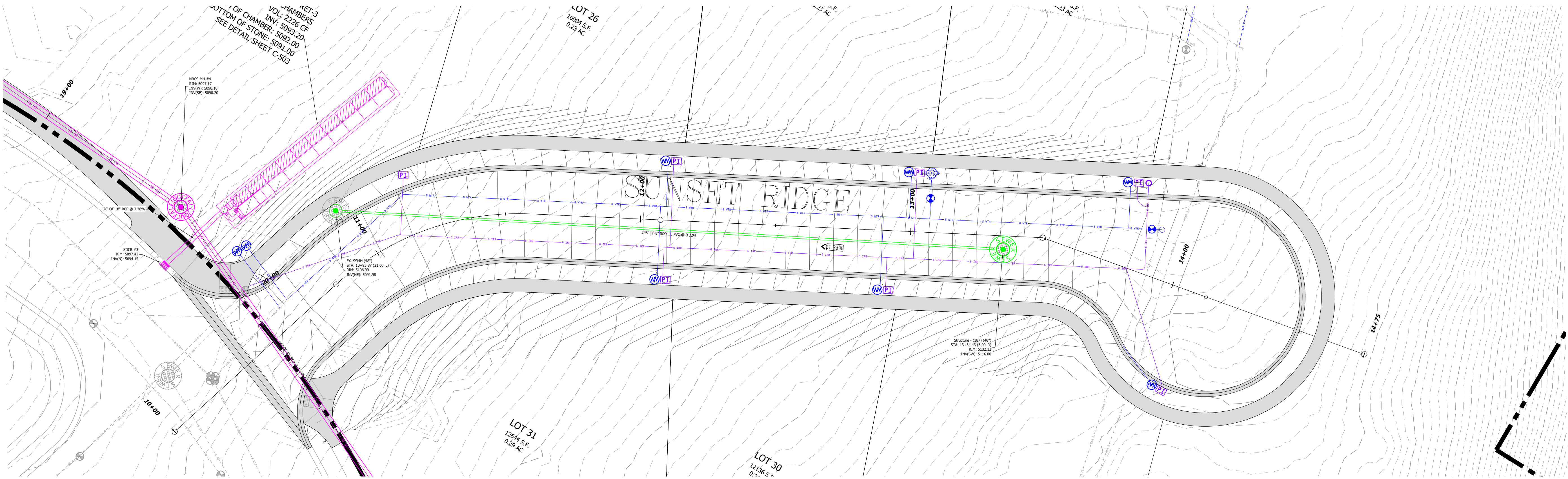
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:

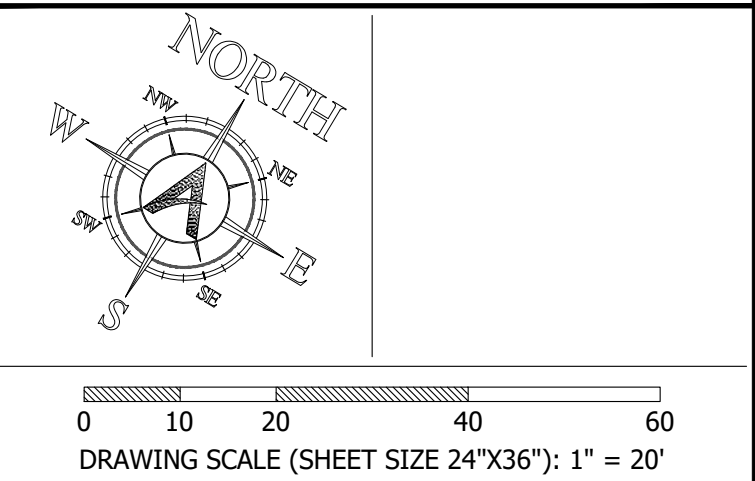
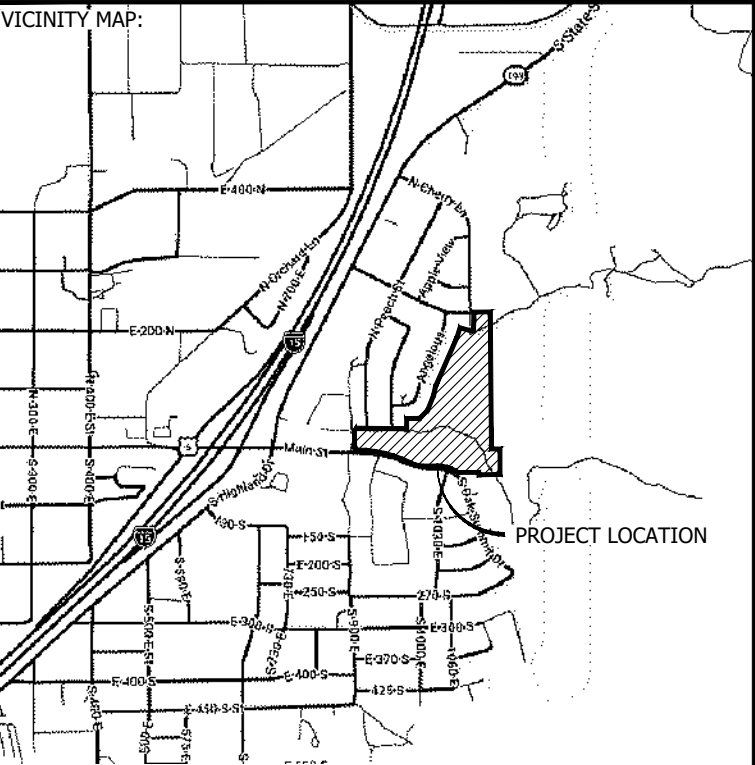
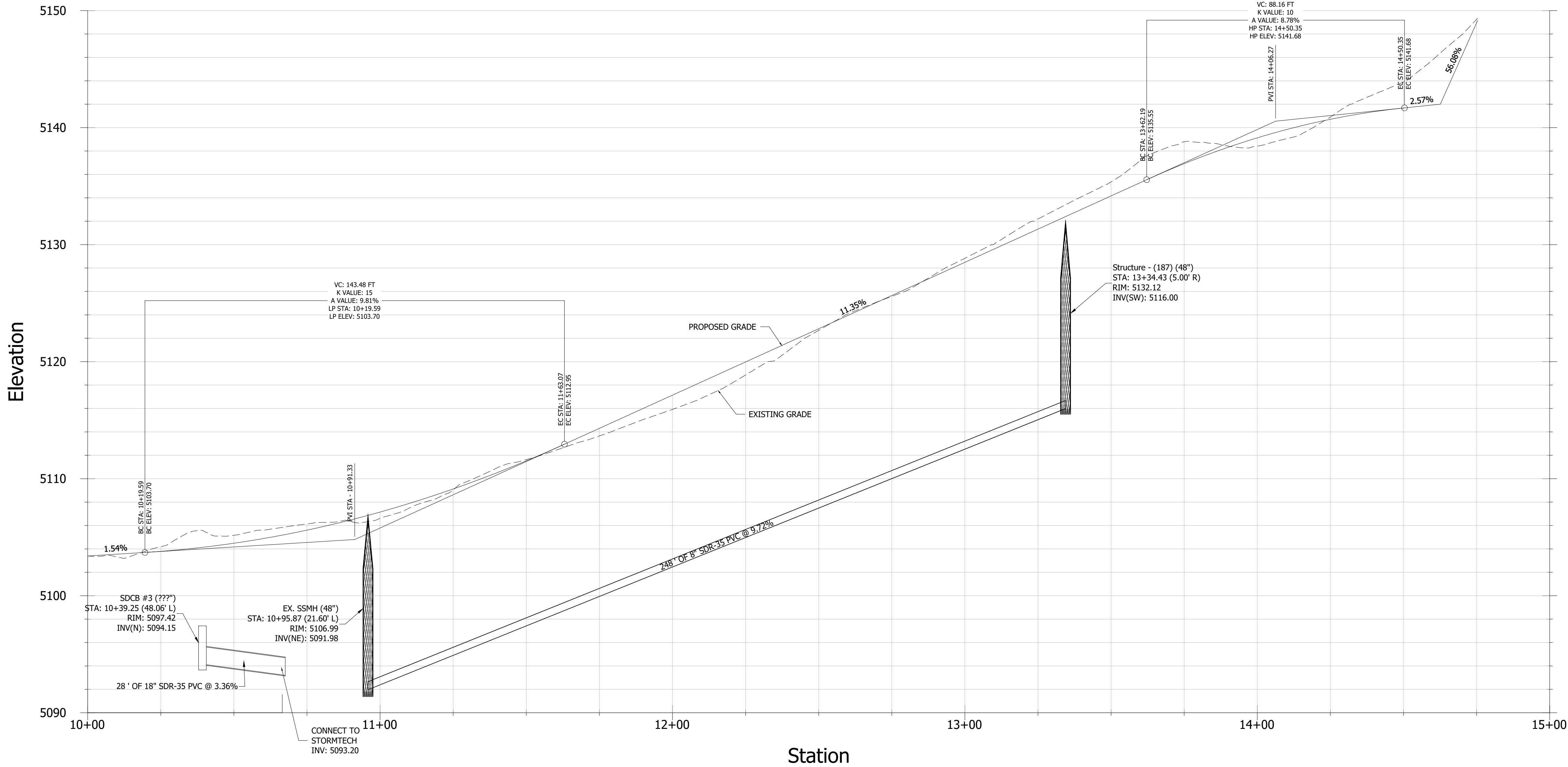
SHEET:
PLAN AND PROFILE -
940 EAST

DRAWING:
C-305

DRAWING:
C-305

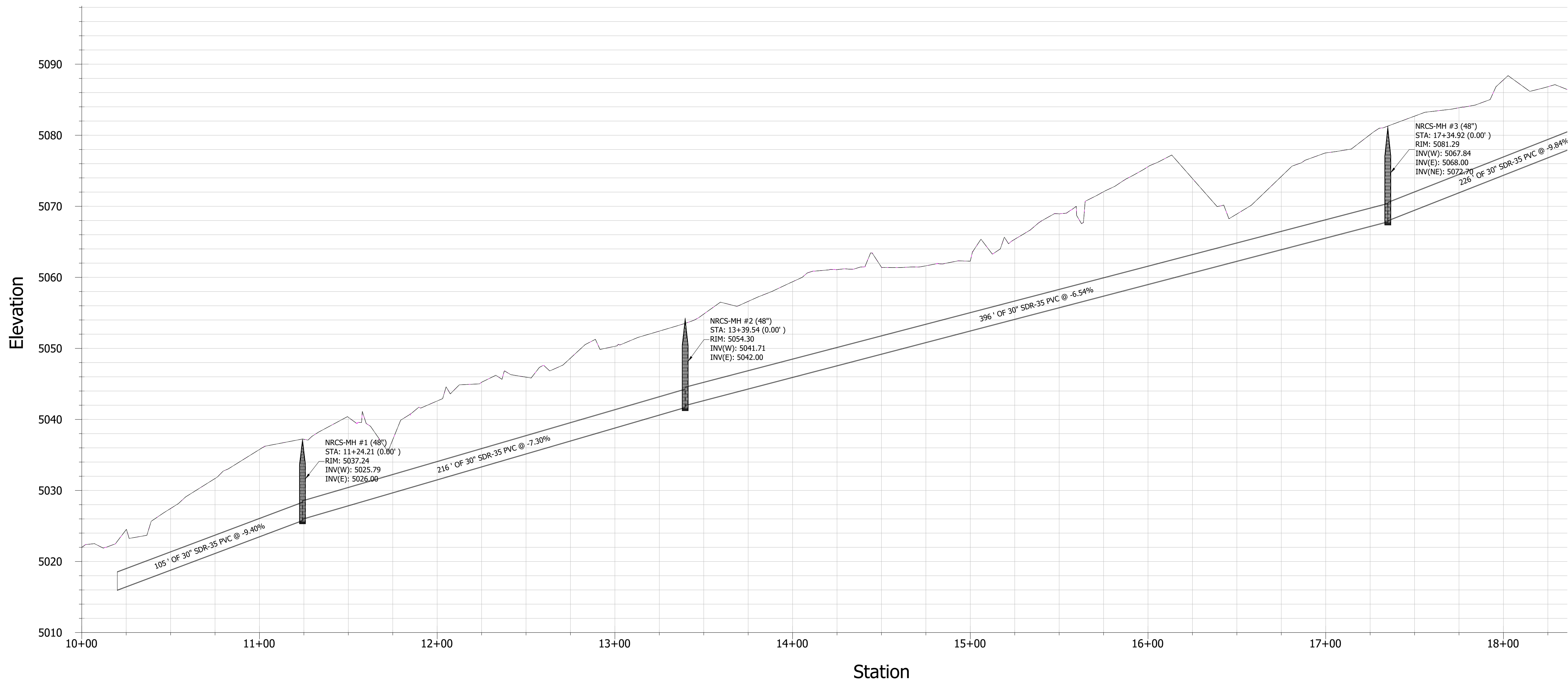
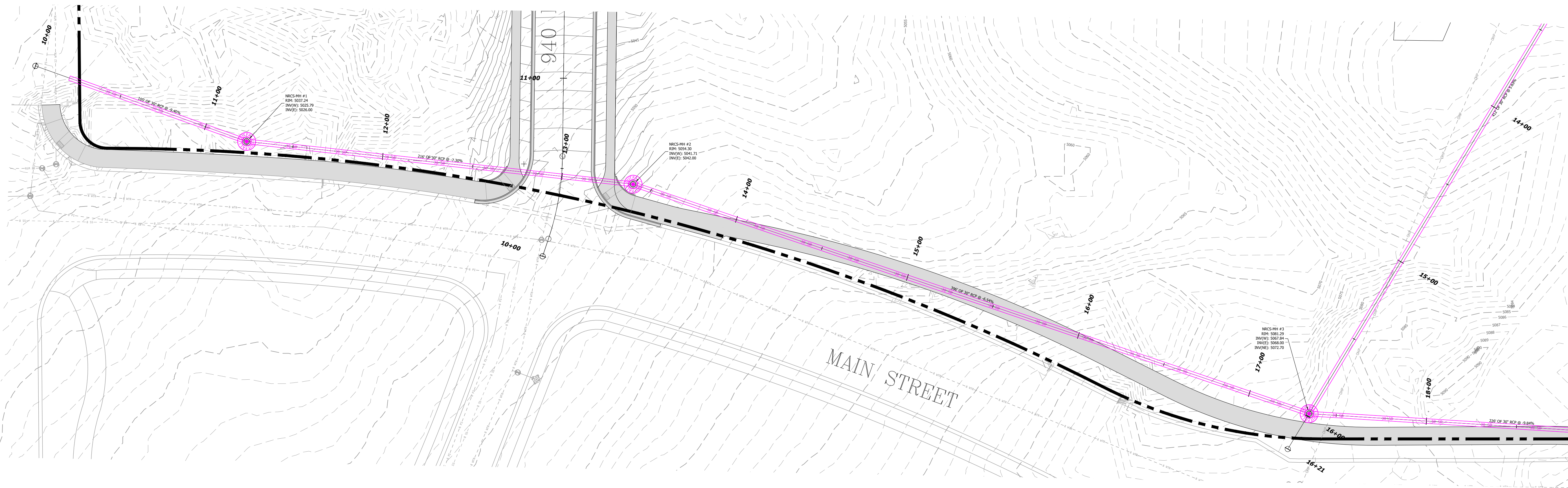


- PROJECT NOTES / LEGEND:
- PROPERTY BOUNDARY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - UTIL - EXISTING UTILITY / FEATURE LINE
 - UTIL - PROPOSED UTILITY / FEATURE LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS



APEX
Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS	
MARK	DATE
SUNSET RIDGE (MAIN).DWG 8/12/26 2:35 PM	
PROJECT:	
SUNSET RIDGE	
LOCATION:	
SANTAQUIN, UTAH	
SUBMITTAL TYPE:	
SHEET: PLAN AND PROFILE - SUNSET RIDGE	
DRAWING: C-306	

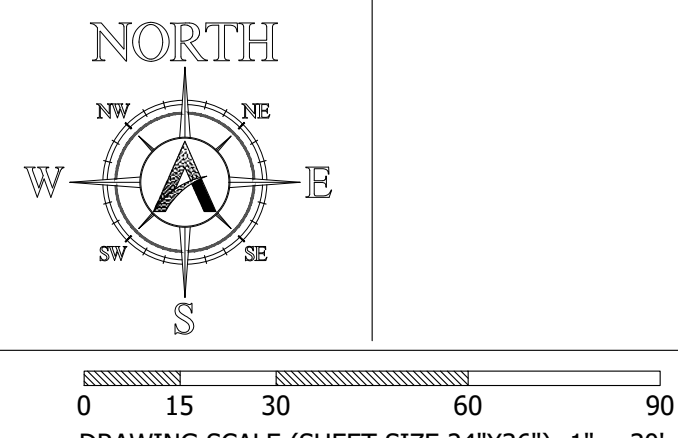


PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL EXISTING UTILITY / FEATURE LINE
- UTIL PROPOSED UTILITY / FEATURE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS

VICINITY MAP:

PROJECT LOCATION



APEX
Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT 801-796-2277
apex20.com

REVISIONS

MARK	DATE

SUNSET RIDGE (MAIN).DWG 8/12/26 2:35 PM

PROJECT:

SUNSET RIDGE

LOCATION:

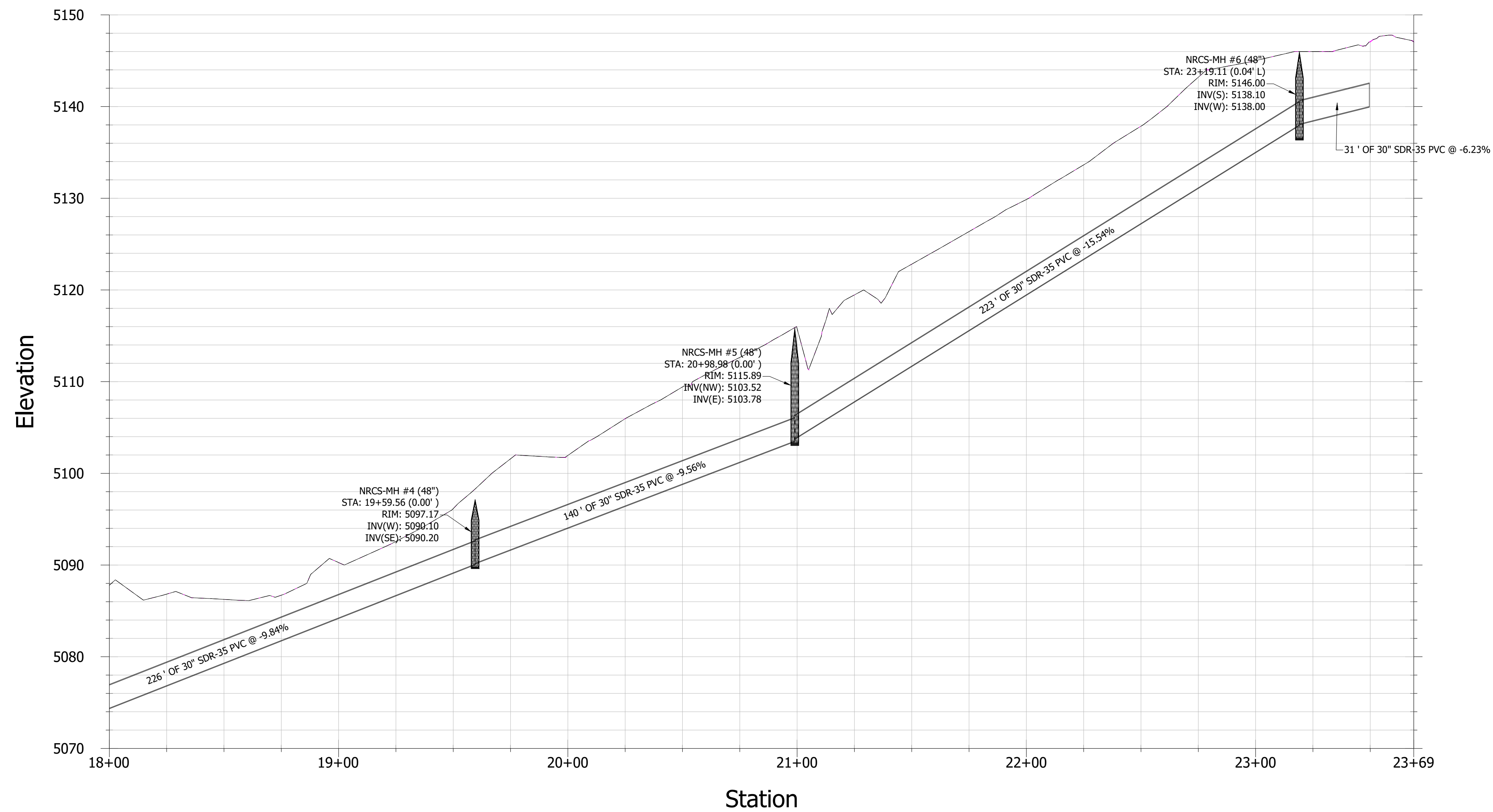
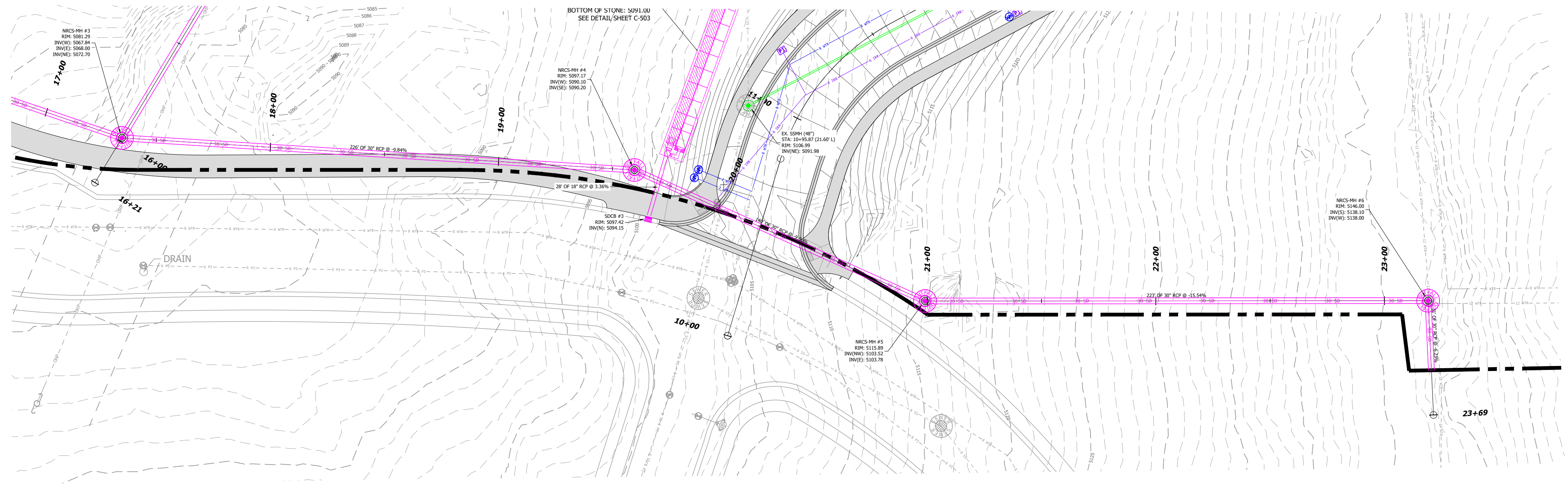
SANTAQUIN, UTAH

SUBMITTAL TYPE:

SHEET:
PLAN AND PROFILE -
NRCS STORM OUTFALL

DRAWING:

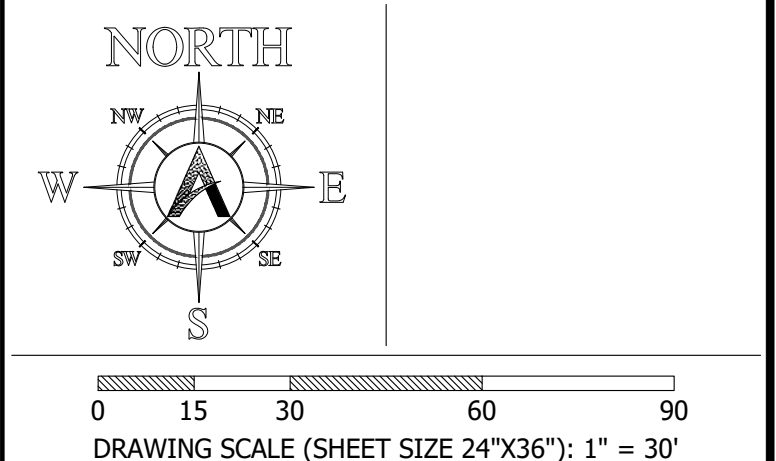
C-307



- PROJECT NOTES / LEGEND:
- PROPERTY BOUNDARY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - UTIL - EXISTING UTILITY / FEATURE LINE
 - UTIL - PROPOSED UTILITY / FEATURE LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS

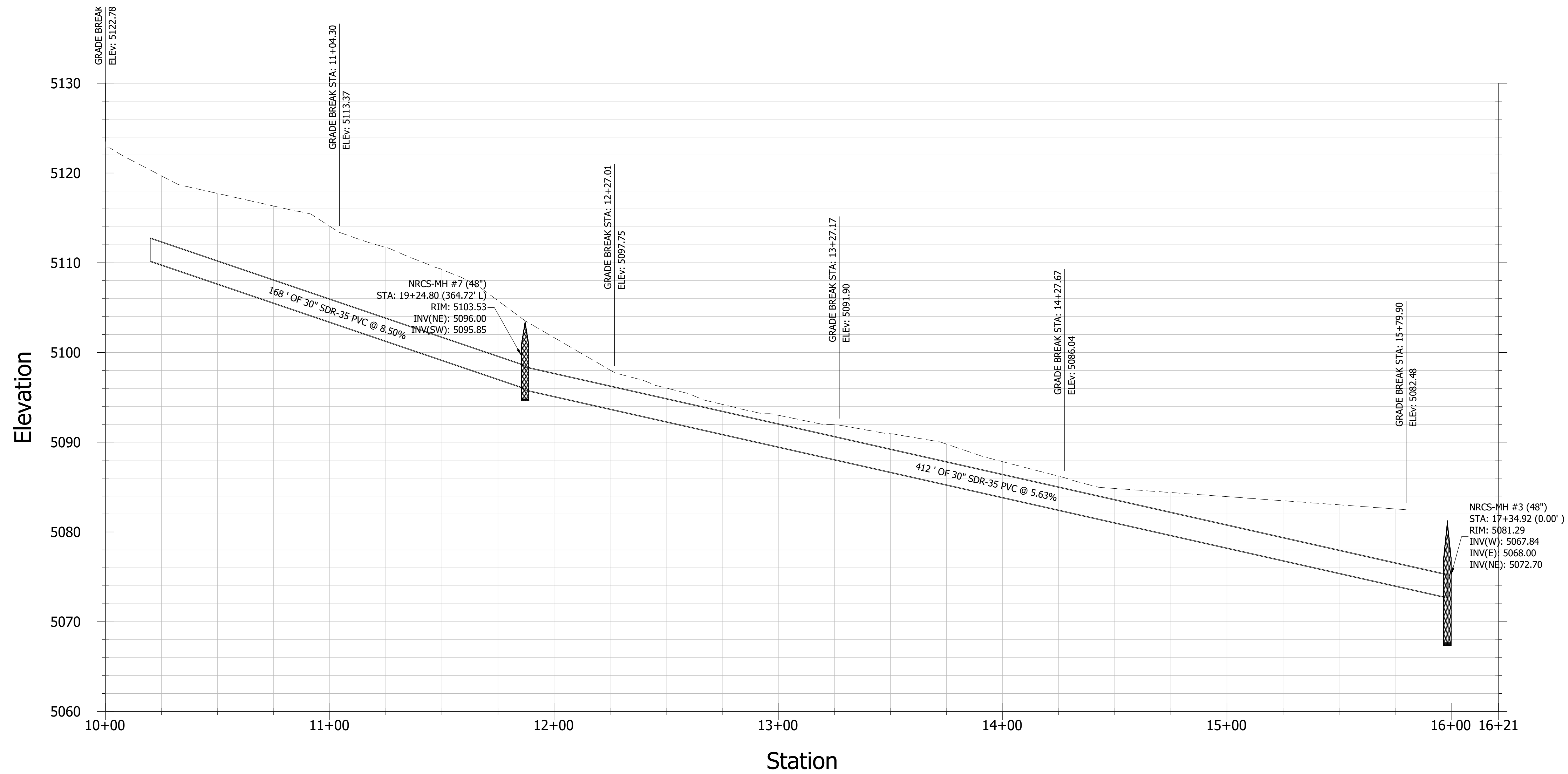
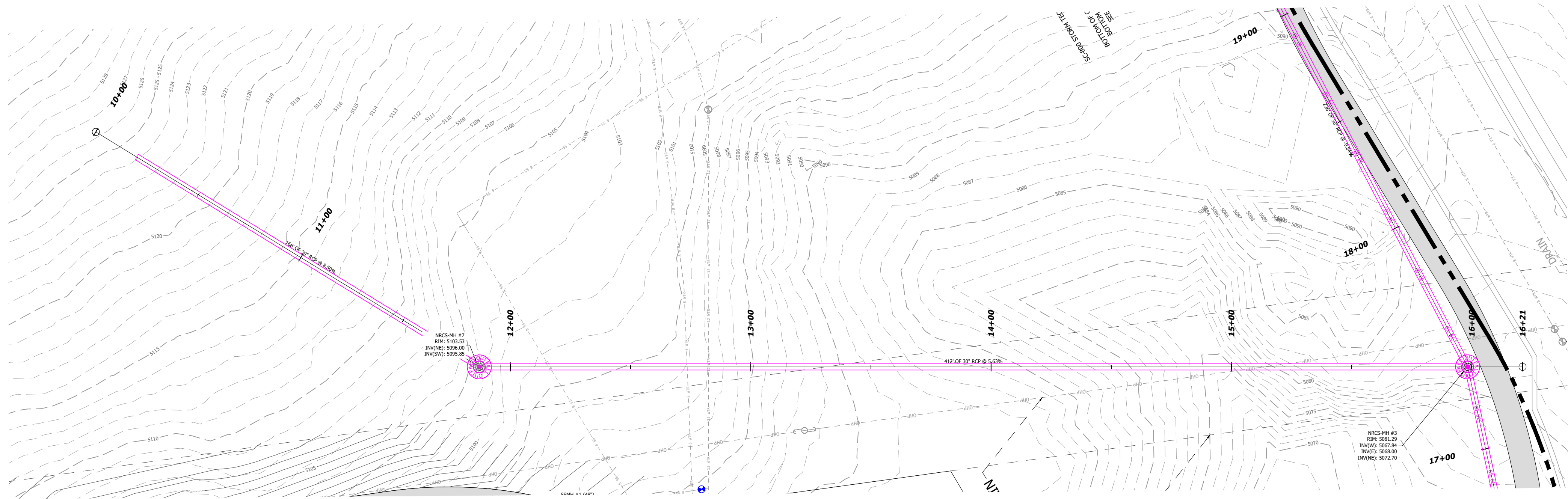
VICINITY MAP:

PROJECT LOCATION



APEX
Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS	
MARK	DATE
SUNSET RIDGE (MAIN).DWG 8/12/26 2:36 PM	
PROJECT:	
SUNSET RIDGE	
LOCATION:	
SANTAQUIN, UTAH	
SUBMITTAL TYPE:	
SHEET: PLAN AND PROFILE - NRCS STORM OUTFALL	
DRAWING: C-308	

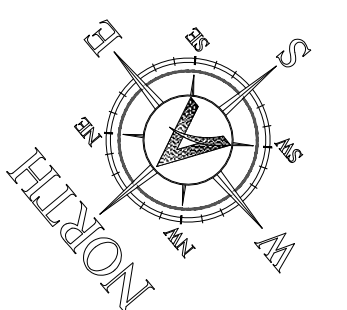


PROJECT NOTES / LEGEND:

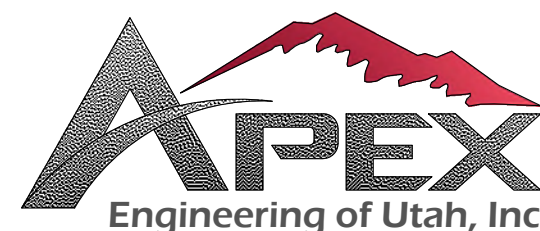
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL - EXISTING UTILITY / FEATURE LINE
- UTIL - PROPOSED UTILITY / FEATURE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS

VICINITY MAP:

PROJECT LOCATION



0 15 30 60 90
DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 30'



661 NORTH MAIN STREET SPANISH FORK, UT 801-796-2277
apex20.com

REVISIONS

MARK	DATE

SUNSET RIDGE (MAIN).DWG 8/12/26 2:36 PM

PROJECT:

SUNSET RIDGE

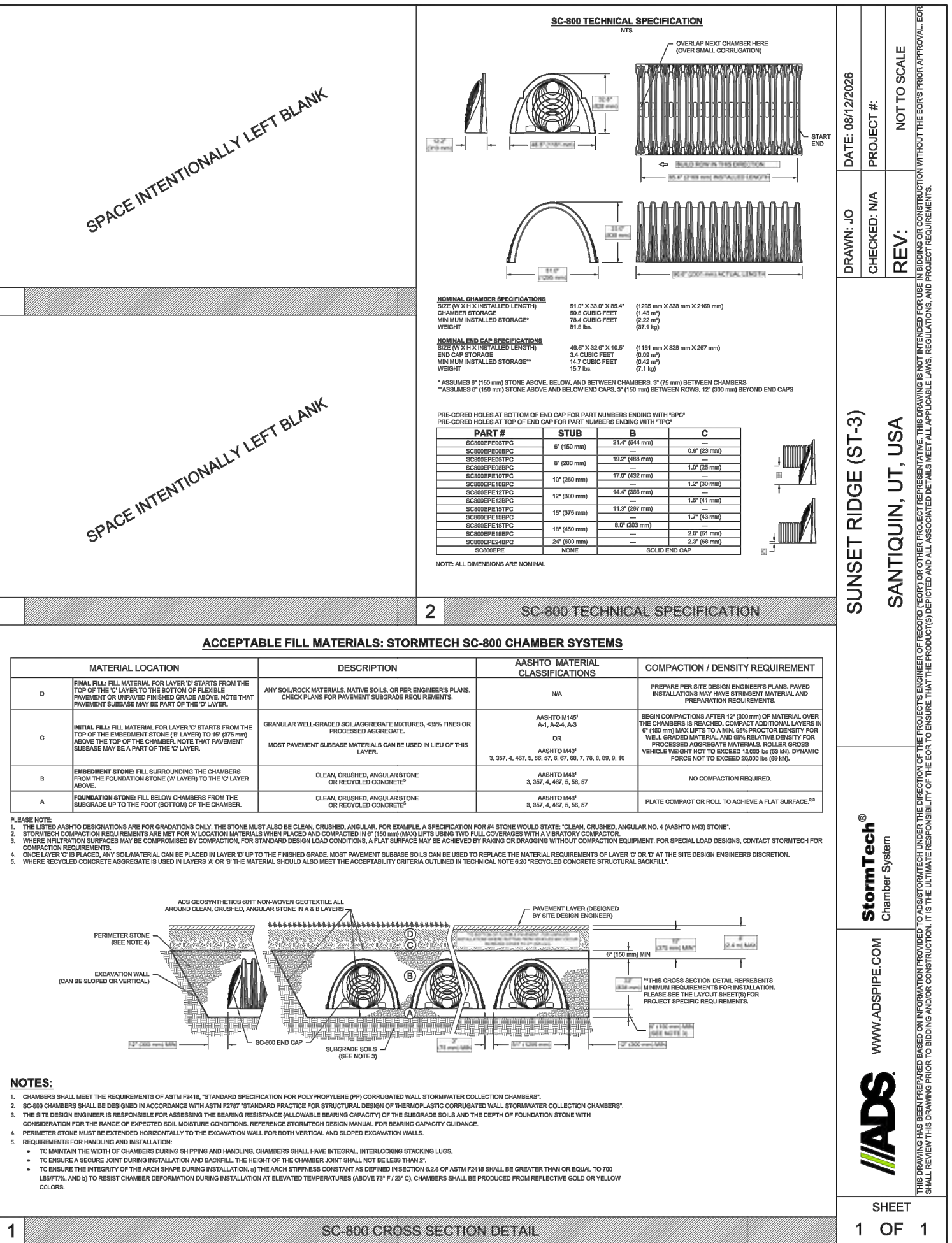
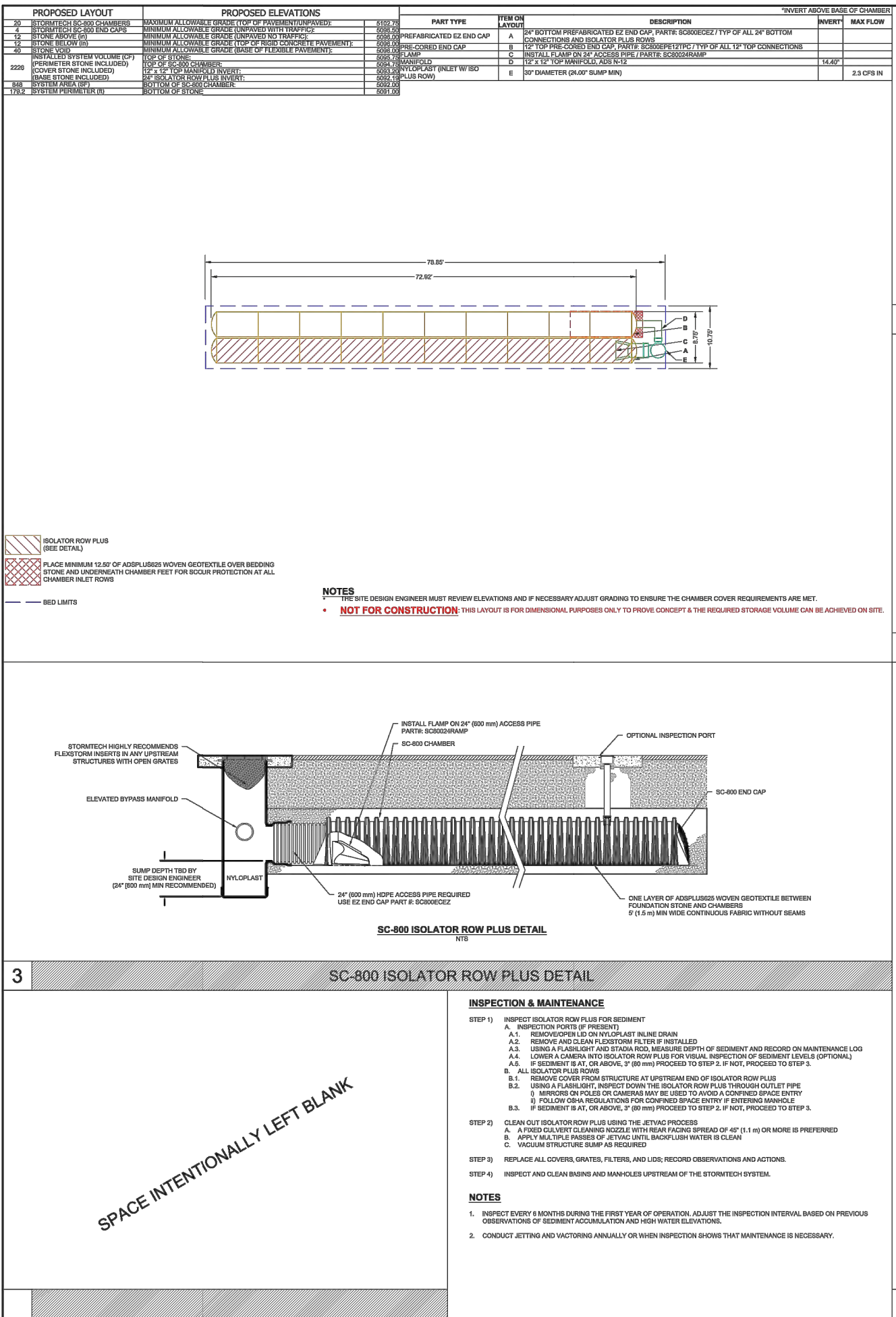
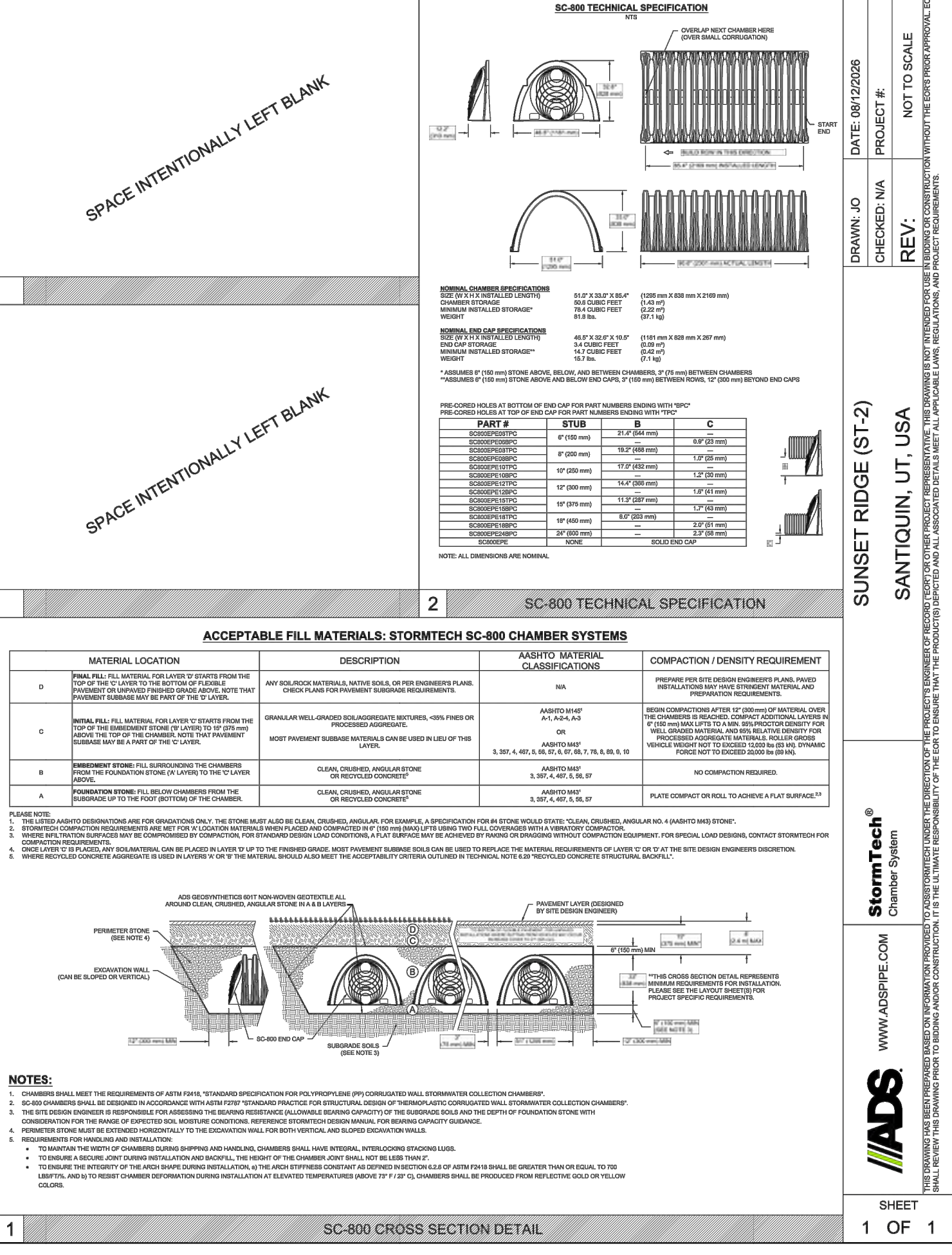
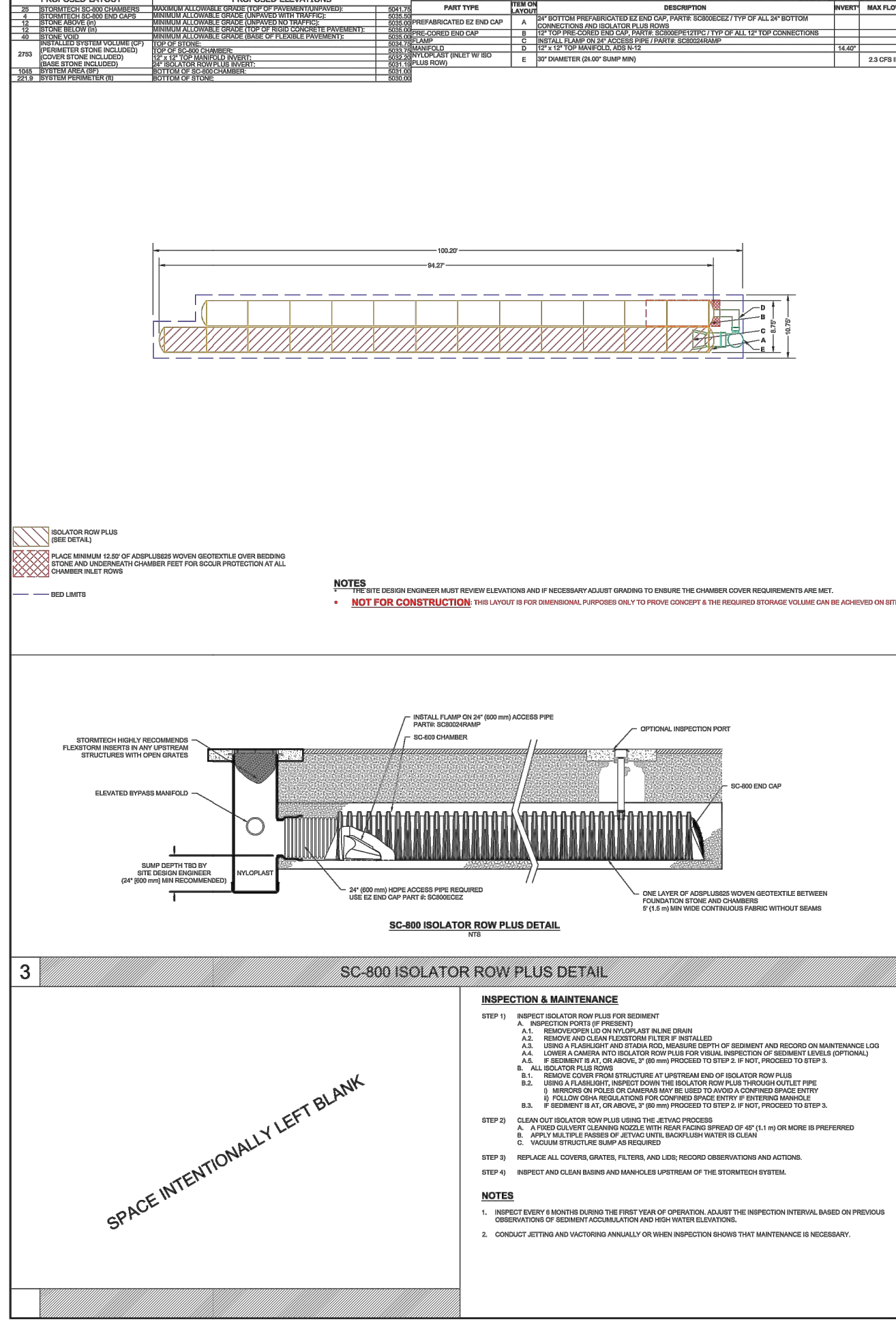
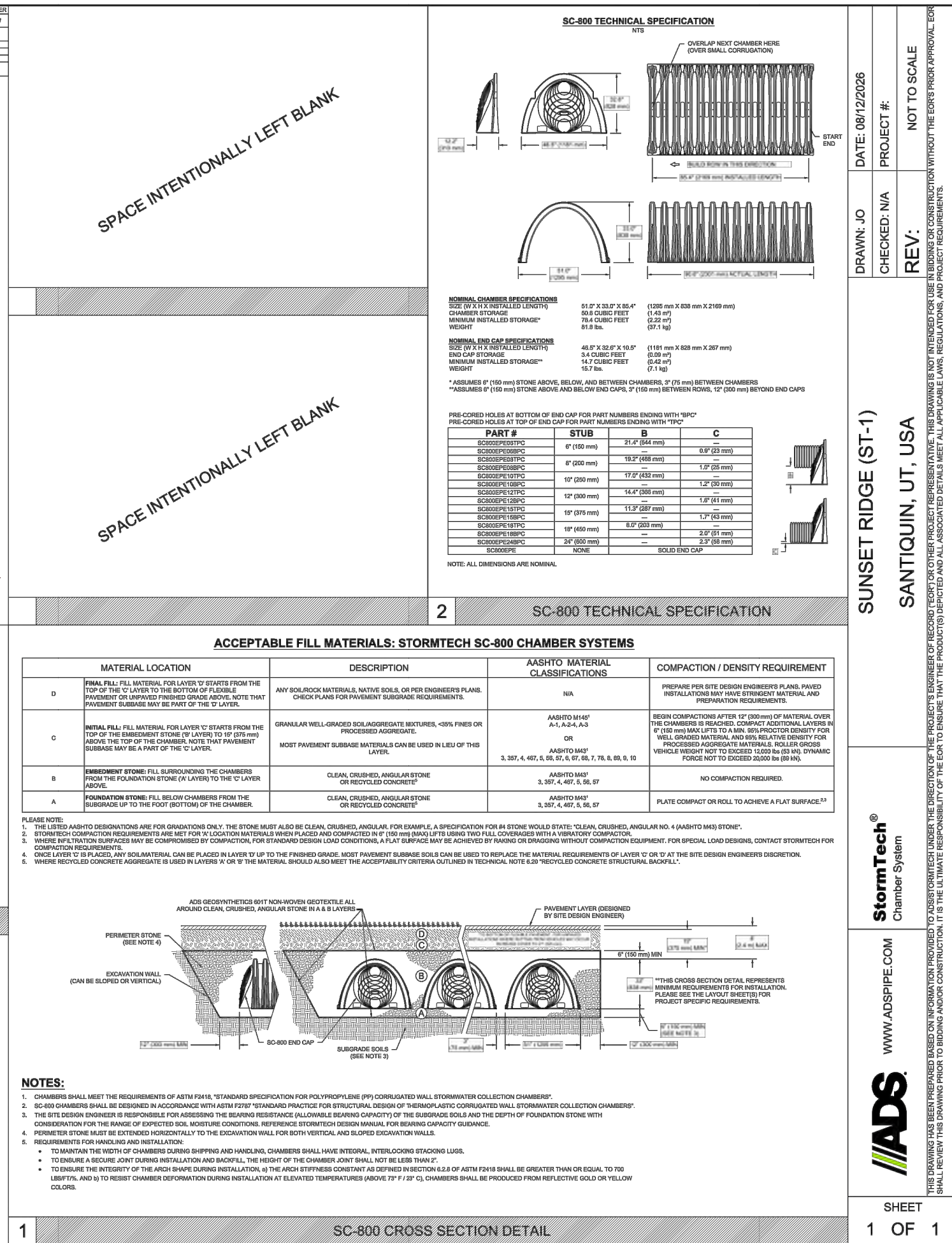
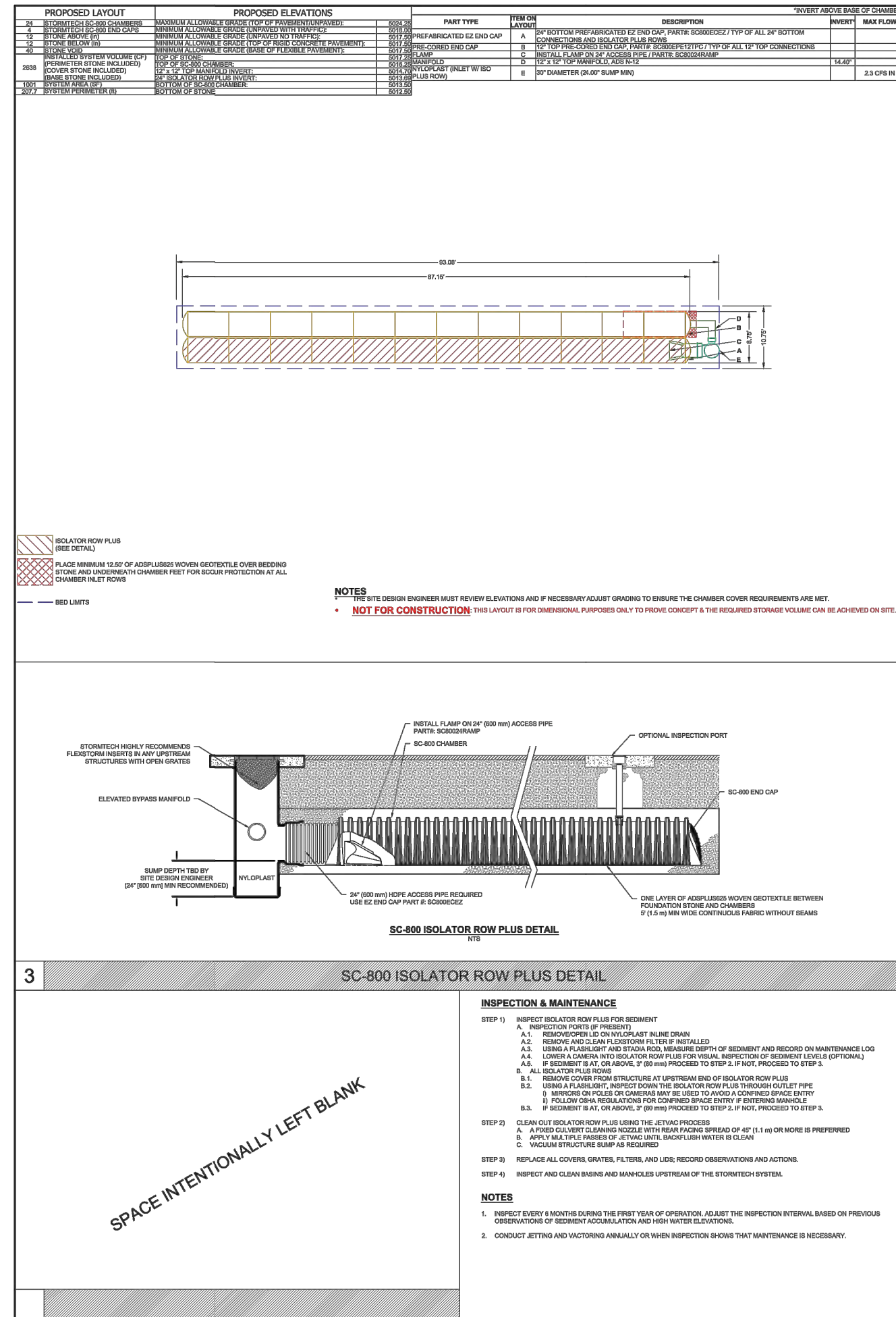
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:

SHEET:
PLAN AND PROFILE -
NRCS STORM OUTFALL

DRAWING:

C-309



PROJECT NOTES / LEGEND:

PROPERTY BOUNDARY LINE

EASEMENT LINE

SETBACK LINE

EXISTING UTILITY / FEATURE LINE

PROPOSED UTILITY / FEATURE LINE

EXISTING CONTOURS

PROPOSED CONTOURS

VICINITY MAP:

NORTH

0 25 50 100 150

DRAWING SCALE (SHEET SIZE 24"x36"): 1" = 50'

REVISIONS

SUNSET RIDGE (MAIN).DWG 8/12/26 2:37 PM

PROJECT:

SUNSET RIDGE

LOCATION: SANTAQUIN, UTAH

SUBMITTAL TYPE:

SHEET: STORMTECH DETAILS

DRAWING: C-503

SANTAQUIN VET CLINIC

351 N. SUMMIT RIDGE PARKWAY SITE PLAN

SANTAQUIN, UTAH

FINAL PLAN SET

AUGUST 2026

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL UTILITY PLAN
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
DT-01	DETAIL SHEET
R.O.S.	RECORD OF SURVEY

DATA TABLE

TOTAL ACREAGE= 1.95 ACRES
BUILDINGS = 1
ACREAGE OF BUILDINGS = 0.14
ACREAGE OF DRIVEWAY AND PARKING= 0.45
ACREAGE OF OPEN SPACE/ POND= 1.36
% OF OPEN SPACE = 69.74%
ZONING= I-1

PARKING TABLE

2 VETERINARIANS = 12 STALLS
6 EMPLOYEES = 6 STALLS
PARKING REQ'D = 18 STALLS
PARKING PROVIDED: 21 STALLS

GENERAL NOTES:

- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN 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.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:

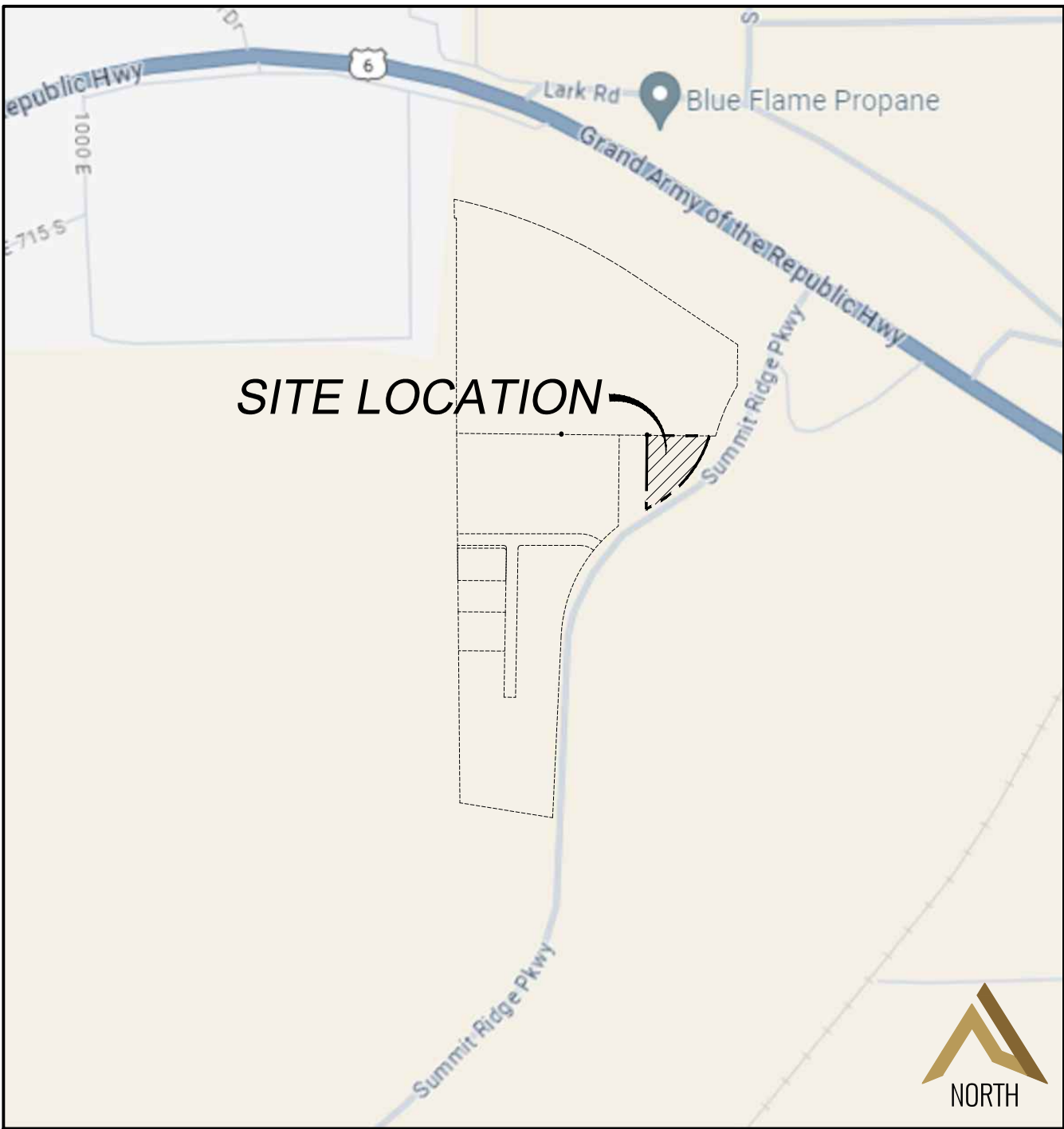
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:

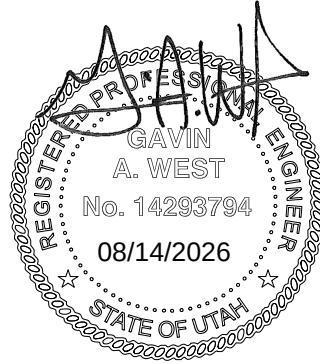
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER

JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490



VICINITY MAP
-NTS-



LEGEND

(APPLIES TO ALL SHEETS)

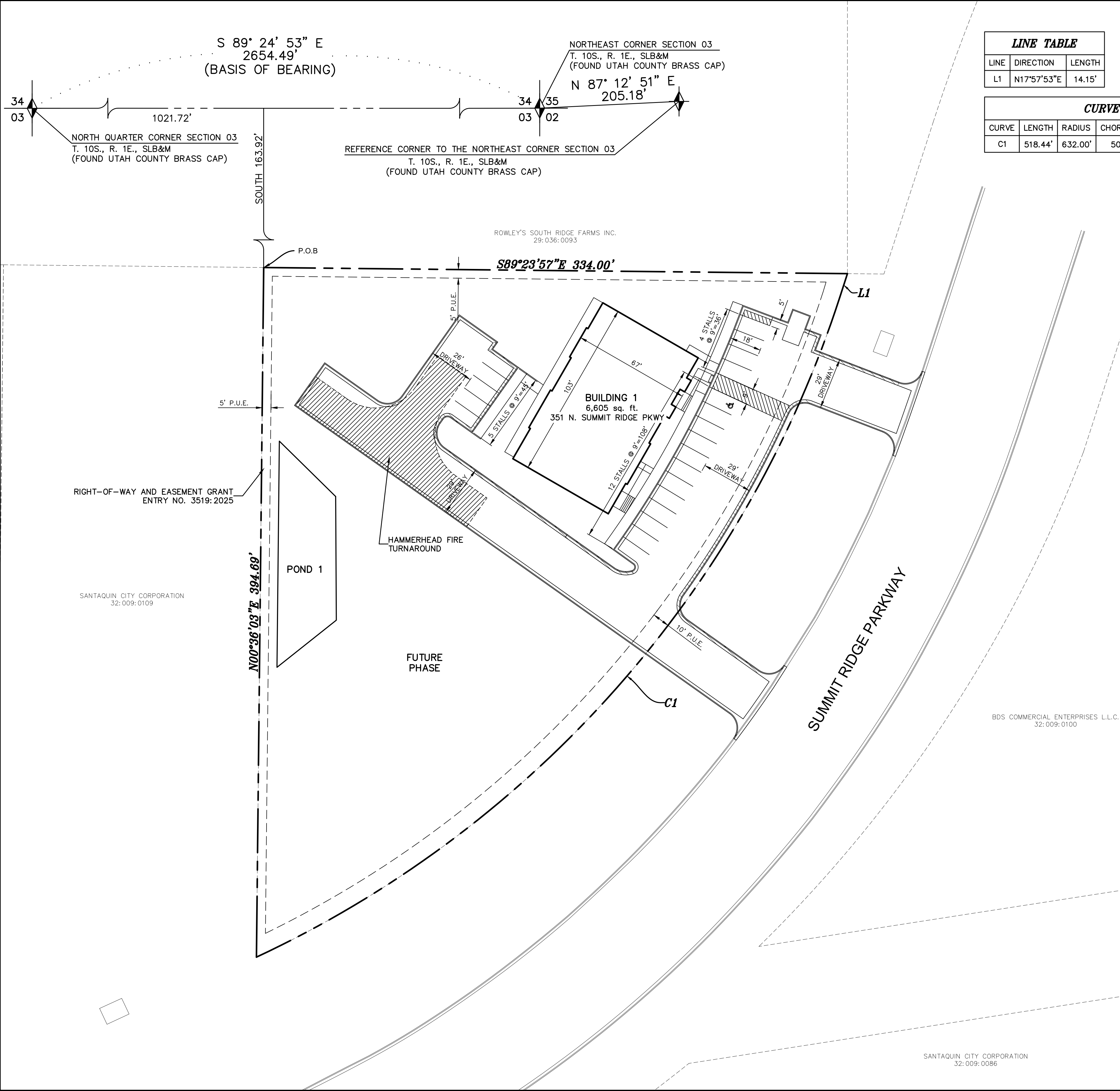
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB
	LANDSCAPE AREA

SANTAQUIN VET CLINIC



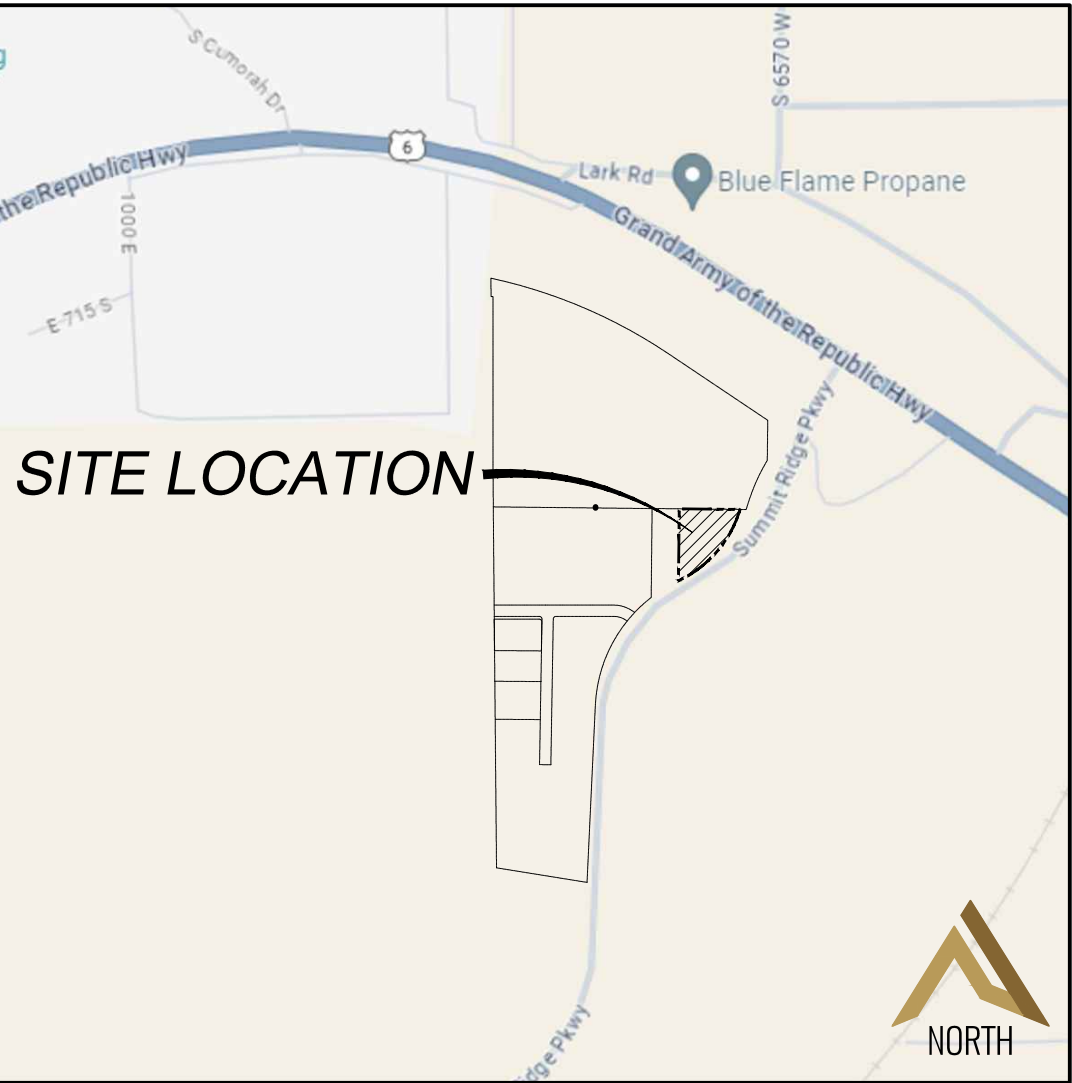
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



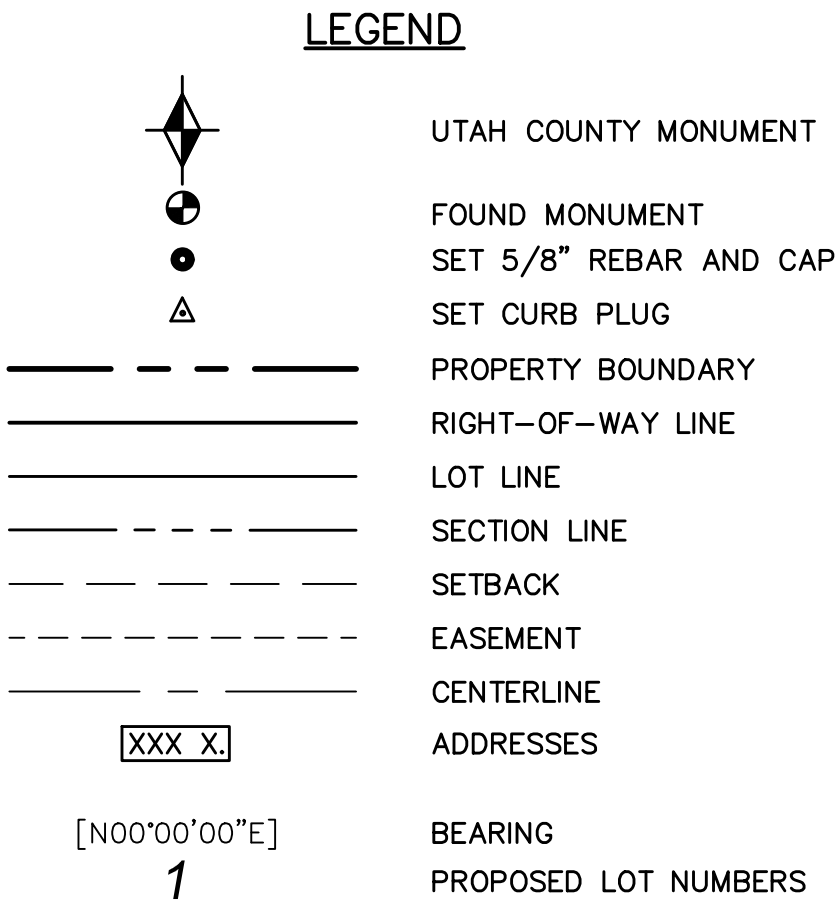
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N17°57'53"E	14.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	518.44'	632.00'	504.03'	S41°27'55"W	47°00'04"



VICINITY MAP

—NTS—



BOUNDARY DESCRIPTION:
BEGINNING AT A POINT 1021.72 FEET SOUTH 89°24'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND 163.92 FEET SOUTH; THENCE SOUTH 89°23'57" EAST 334.00 FEET; THENCE SOUTH 17°57'53" WEST 14.15 FEET; THENCE SOUTHEASTERLY 518.44 FEET ALONG A 632.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°00'04" (CHORD BEARS SOUTH 41°27'55" WEST 504.03 FEET); THENCE NORTH 00°36'03" EAST 394.69 FEET TO THE POINT OF BEGINNING.

AREA = 85,100 SQUARE FEET OR 1.95 ACRES

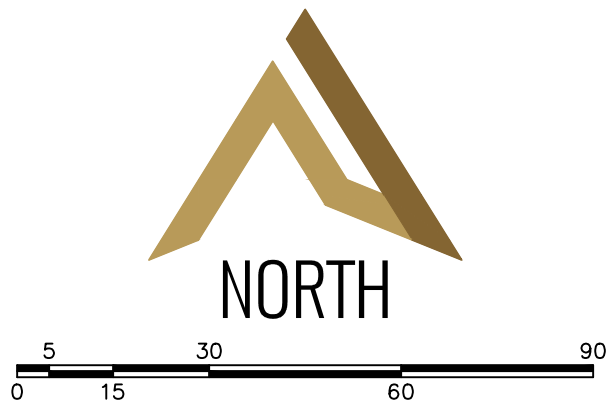
- NOTES**
1. VERTICAL DATA BASED ON NAVD 88.
 2. COORDINATE SYSTEM = NAD83
 3. ZONING = I-1

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490

DATA TABLE
TOTAL ACREAGE= 1.95 ACRES
BUILDINGS = 1
ACREAGE OF BUILDINGS = 0.14
ACREAGE OF DRIVEWAY AND PARKING= 0.45
ACREAGE OF OPEN SPACE/ POND= 1.36
% OF OPEN SPACE = 69.74%
ZONING= I-1

PARKING TABLE
2 VETERINARIANS = 12 STALLS
6 EMPLOYEES = 6 STALLS
PARKING REQ'D = 18 STALLS
PARKING PROVIDED: 21 STALLS



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO.

2

OVERALL BOUNDARY

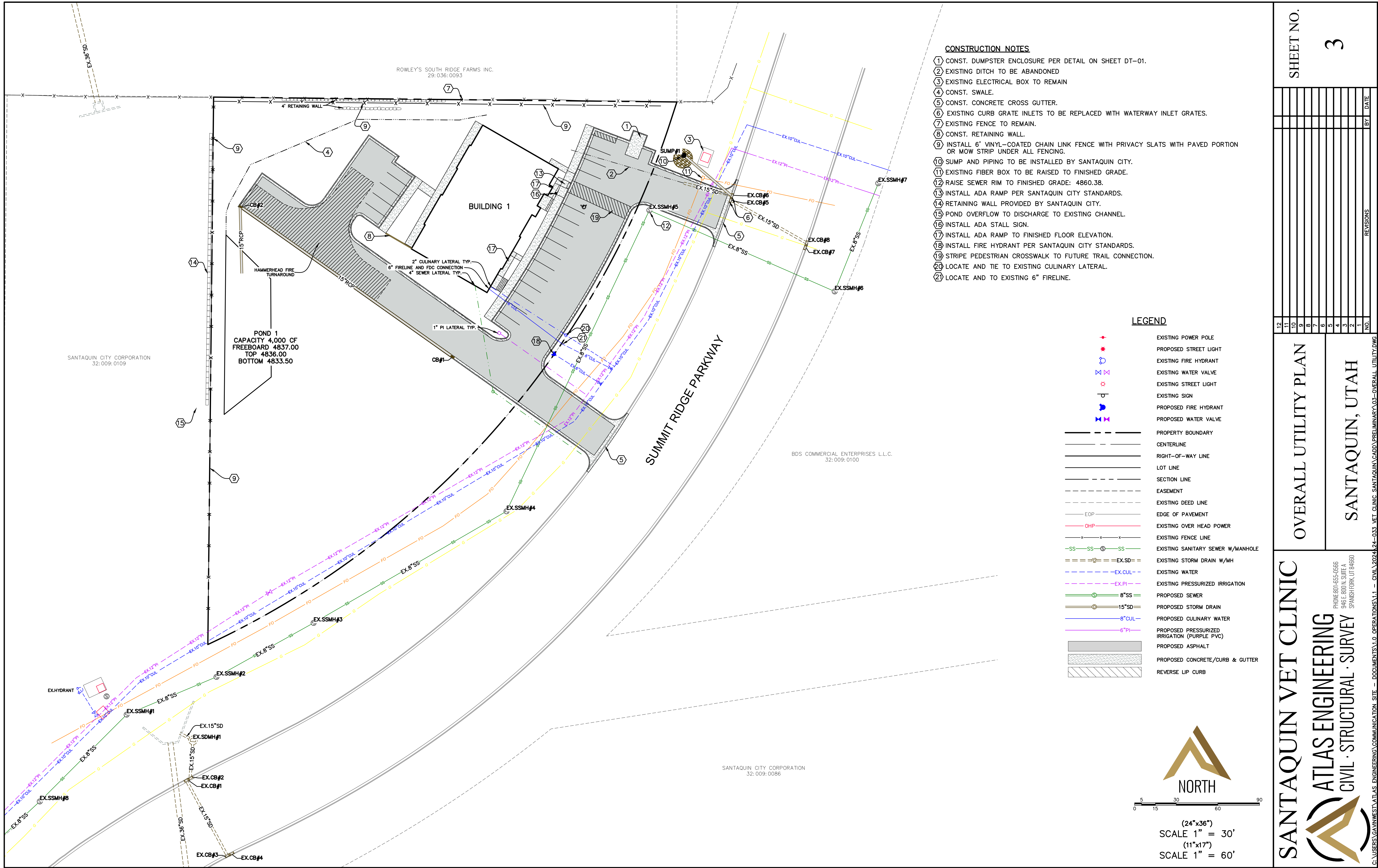
SANTAQUIN, UTAH

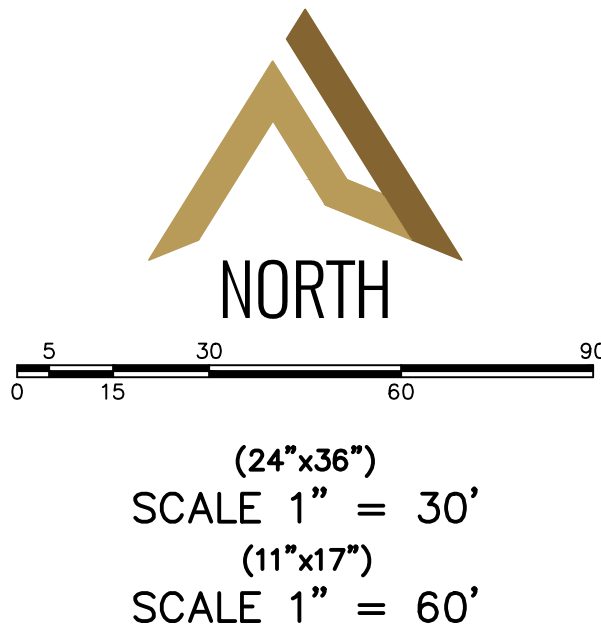
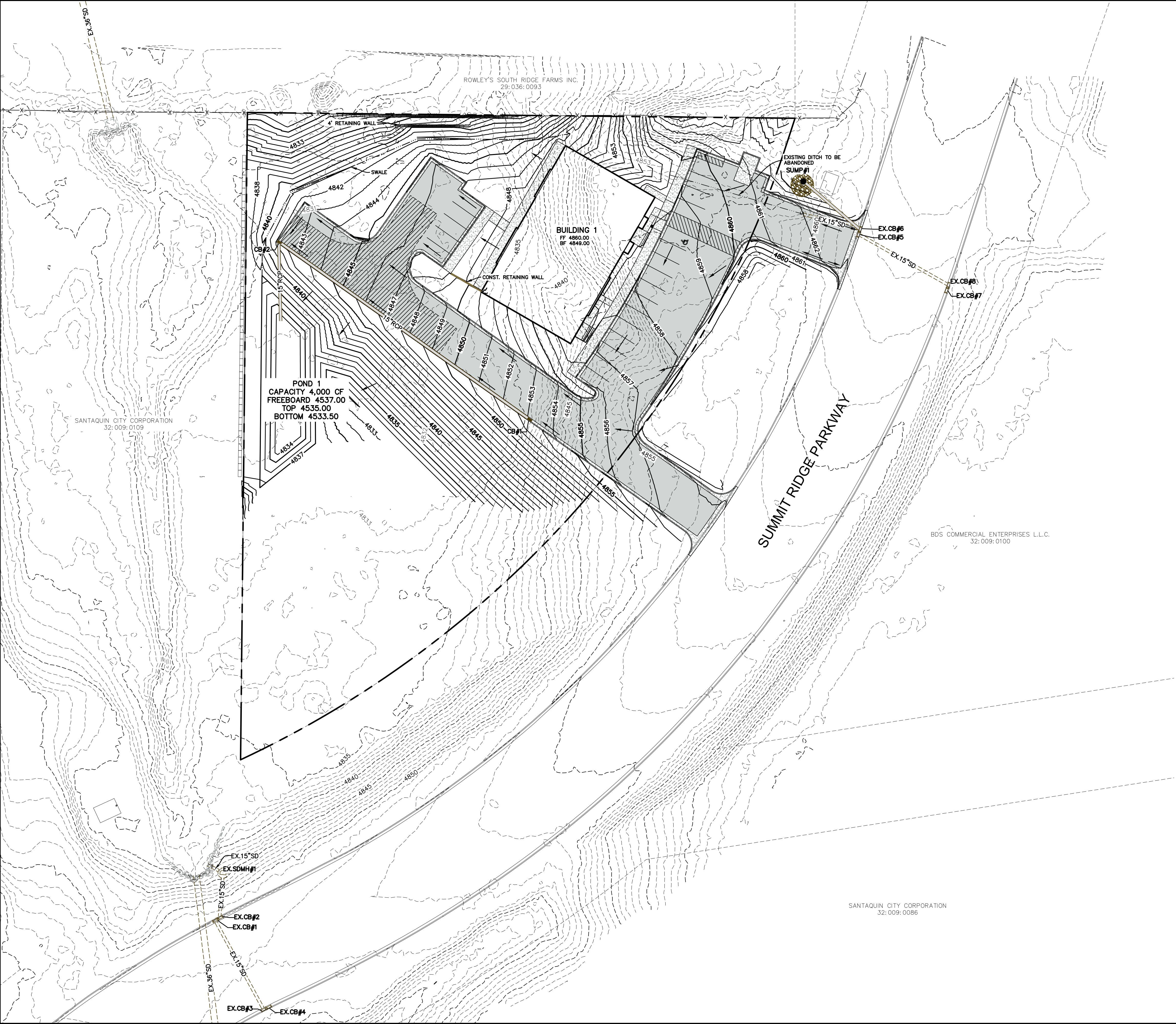
SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

G:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN\CADD\PRELIMINARY\02-OVERALL BOUNDARY.DWG





LEGEND	
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB

SANTAQUIN VET CLINIC

ATLAS ENGINEERING

CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-6565

946 E. 800 N. SUITE A

SPRINGDALE, UT 84660

DRAINAGE PLAN

SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING

CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-6565

946 E. 800 N. SUITE A

SPRINGDALE, UT 84660

SANTAQUIN VET CLINIC

ATLAS ENGINEERING

CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-6565

946 E. 800 N. SUITE A

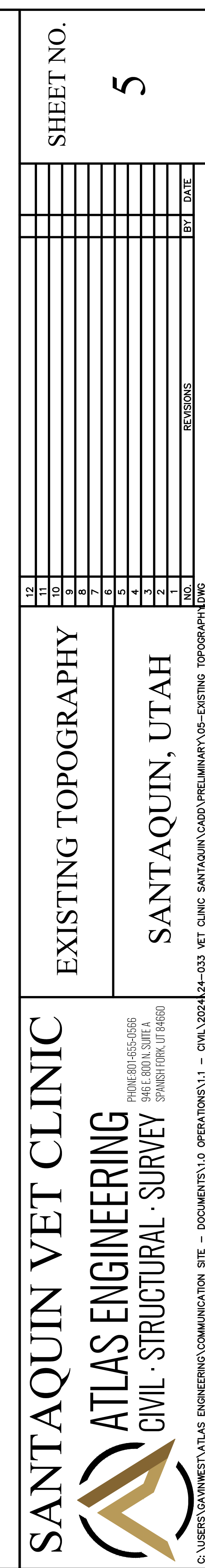
SPRINGDALE, UT 84660

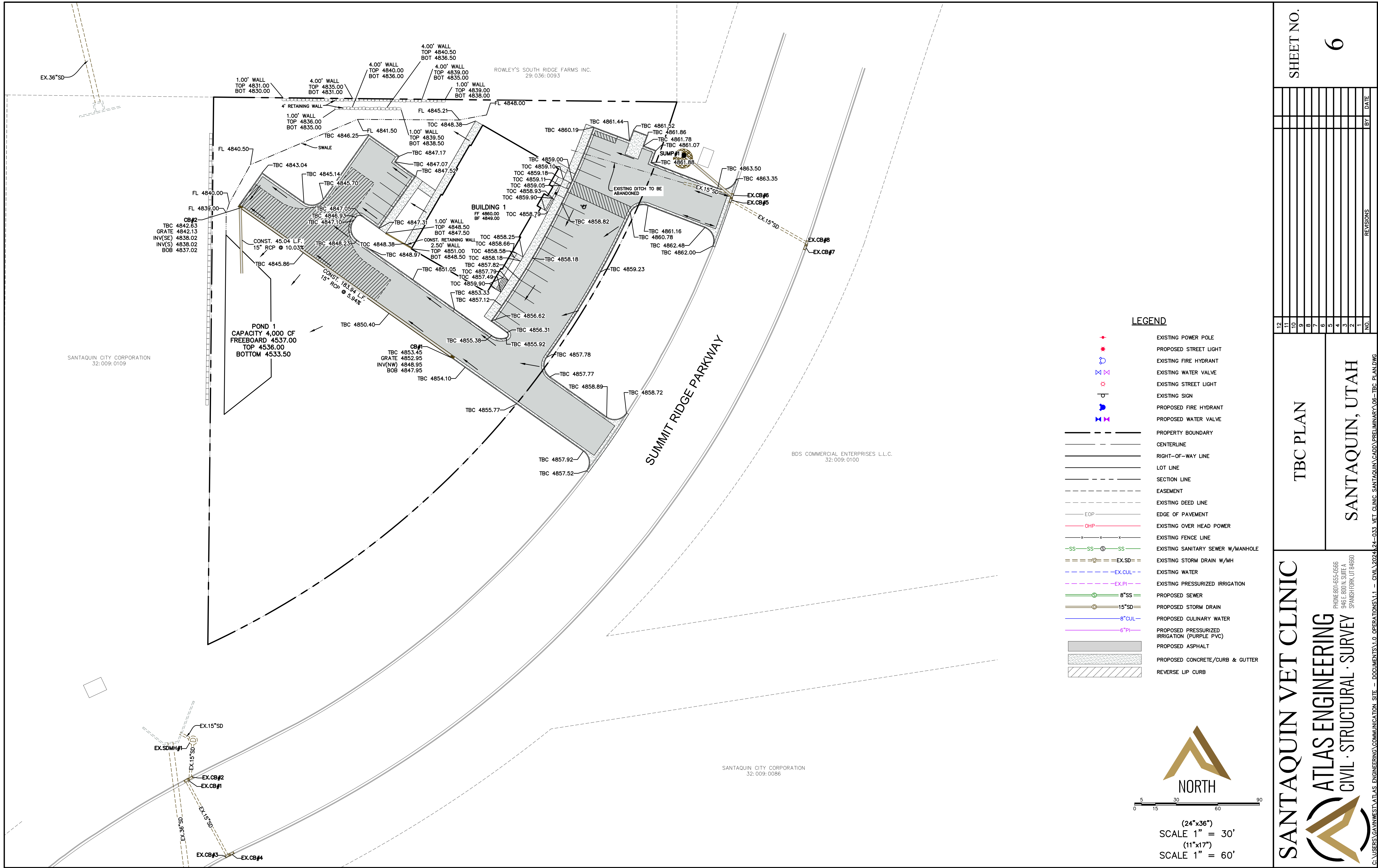
SHEET NO.

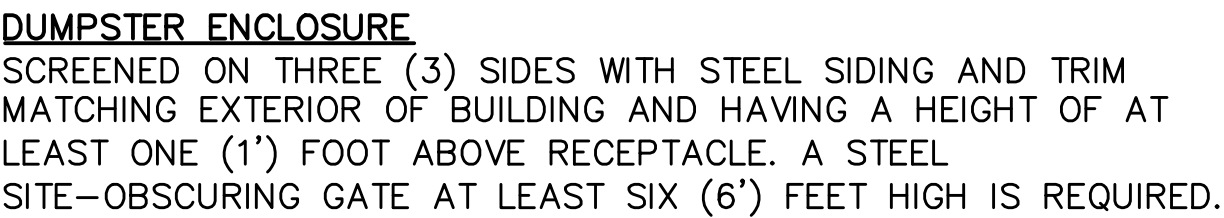
4

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

G:\USERS\GAVIN\WEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN\CADD\PRELIMINARY\04-DRAINAGE PLANDWG







*A SITE-SPECIFIC GEOTECHNICAL REPORT HAS NOT BEEN CONDUCTED. THICKNESSES USED ARE FROM SANTAQUIN CITY STANDARDS AND HAVE BEEN ADJUSTED CONSERVATIVELY.



NOTES:

1. ALL ROCKS SHALL BE HARD, DURABLE, ANGULAR FIELD STONES AND SHALL BE INTERLOCKED WITH ADJACENT ROCKS. LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCK SPALLS OR SUITABLE SIZE, RAMMED TIGHTLY INTO PLACE FROM THE BOTTOM TO THE TOP.

C:\USERS\GAVINWEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\202

RECORD OF SURVEY

LOCATED IN
NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 10 SOUTH, RANGE 1 EAST AND
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
SANTAQUIN VET CLINIC

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1021.72 FEET SOUTH 89°24'53" EAST ALONG THE NORTH LINE OF SAID SECTION 3 AND 163.92 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 334.00 FEET; THENCE SOUTH 17°57'53" WEST 14.15 FEET TO A POINT ON A 632.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURE 518.44 FEET HAVING A CENTRAL ANGLE OF 47°00'04" (CHORD BEARS SOUTH 41°27'55" WEST 504.03 FEET); THENCE NORTH 00°36'03" EAST 394.69 FEET TO THE POINT OF BEGINNING.

AREA = 85,100 SQUARE FEET OR 1.95 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED PARCELS. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 89°24'53" E BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATION OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO ATLAS ENGINEERING FOR REVIEW AND CONSIDERATION.

QUIT CLAIM DEED RECORDED JANUARY 03, 2023 AS ENTRY NO. 40:2023
RIGHT-OF-WAY AND EASEMENT GRANT RECORDED JANUARY 16, 2025 AS ENTRY NO. 3519:2025

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/ PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. RECTIFIED ORTHOPHOTGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO THE NEARBY BOUNDARY.
4. THE FIELDWORK WAS PERFORMED ON APRIL 8, 2025.

CERTIFICATION

I, MATTHEW B. JUDD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 167268, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE LAND SHOWN HEREON AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS SHOWN AS OF THE DATE OF THIS SURVEY. IT DOES NOT GUARANTEE TITLE TO THE BOUNDARY LINES SHOWN, NOR IS IT PROOF OF OWNERSHIP.

Matthew B Judd
MATTHEW B. JUDD, PLS
04/14/25
DATE

LEGEND

- FOUND SECTION CORNER
- SET 5/8" REBAR AND CAP STAMPED ATLAS ENGINEERING
- PROPERTY BOUNDARY
- SECTION LINE
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- MEASURED DISTANCE (RECORD DISTANCE)
- RIGHT-OF-WAY LINE



SHEET NO.

1 OF 1

RECORD OF SURVEY

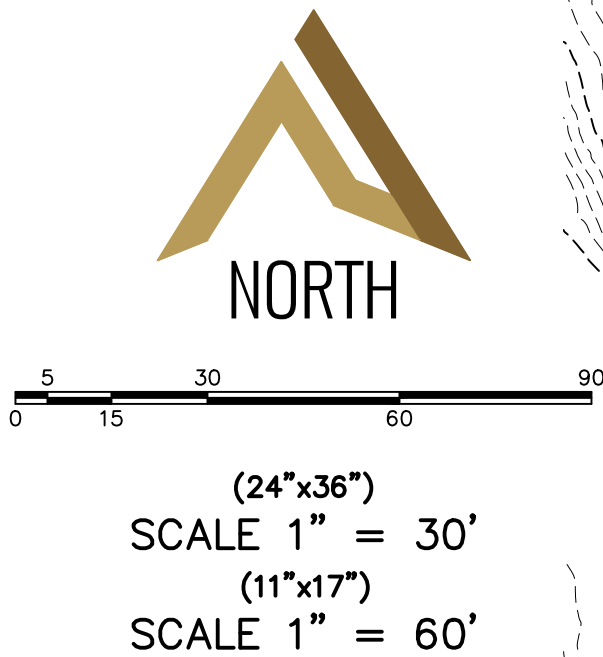
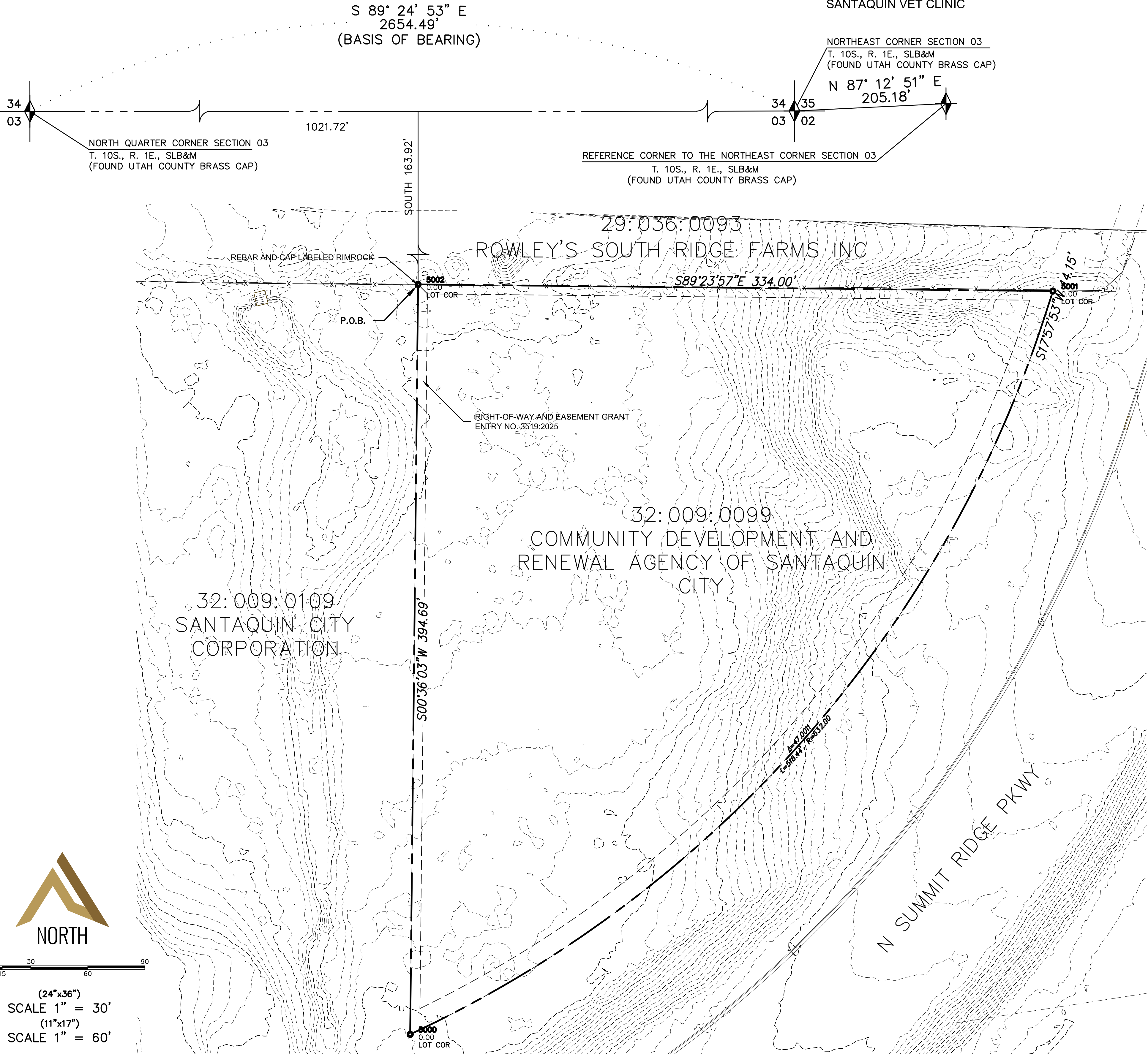
SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-0565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

G:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN\SURVEY\DRAWINGS\CADD\SANTAQUIN VET CLINIC ROS.DWG





490 W 470 N
Spanish Fork, Utah 84660
Office Tel: 435-491-0176
Email: rnett@rtdesignstudio.com

LANDSCAPE PLAN FOR:
SANTAQUIN VET CLINIC

SUBDIVISION:

LOT NUMBER:

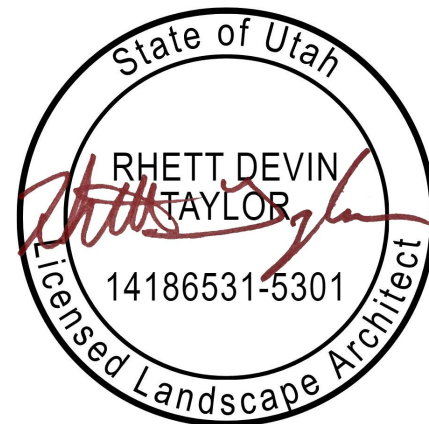
ADDRESS:
**351 N. SUMMIT RIDGE PKWY
SANTAQUIN UT**

DATE: **August 18, 2026**

PARCEL NUMBER:

DRAWN BY: **RDT**

LANDSCAPE PLAN



REVISIONS:

SHEET

LA.1

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	QTY	SIZE
LITTLELEAF LINDEN	<i>Tilia cordata</i>	7	2" Cal.
BRADFORD GALLERY PEAR	<i>Pyrus calleryana</i>	2	2" Cal.
SHANTUNG MAPLE	<i>Acer truncatum</i>	6	2" Cal.
CHOKE CHERRY	<i>Prunus virginiana</i>	7	2" Cal.
COLUMNAR ENGLISH OAK	<i>Quercus robur 'Fastigiata'</i>	4	2" Cal.
RED TWIG DOGWOOD	<i>Cornus sericea</i>	15	5 Gal.
ROSE OF SHARON	<i>Hibiscus syriacus</i>	9	5 Gal.
DWARF NINEBARK	<i>Physocarpus opulifolius 'Diablo'</i>	16	5 Gal.
PURPLE SAND LEAF CHERRY	<i>Prunus x cistena</i>	9	5 Gal.
VIBURNUM	<i>Viburnum</i>	7	5 Gal.

COMMON NAME	BOTANICAL NAME	QTY	SIZE
IVORY HALO DOGWOOD	<i>Cornus alba</i>	4	5 Gal.
SHRUBBY CINQUEFOIL	<i>Potentilla fruticosa</i>	11	5 Gal.
OAKLEAF HYDRANGEA	<i>Hydrangea quercifolia</i>	8	5 Gal.
THREE LEAF SUMAC	<i>Rhus trilobata</i>	10	5 Gal.
KARL FOERSTER FEATHER REED GRASS	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	38	1 Gal.
BLUE OAT GRASS	<i>Helictotrichon sempervirens</i>	10	1 Gal.
HAMELN FOUNTAIN GRASS	<i>Pennisetum alopecuroides 'Hameln'</i>	27	1 Gal.
STELLA DE ORO DAYLILY	<i>Hemerocallis 'Stella d'Oro'</i>	45	1 Gal.

TOTAL LOT - 85,101
FUTURE DEV. - 32,184
CURRENT IMPROVEMENTS - 52,917
LANDSCAPED AREA - 26,560 (48.30%)
PLANT COVERAGE OF LANDSCAPED AREA - 9,259 (36.22% OF LANDSCAPED AREA)

LANDSCAPE NOTES

- 1- LANDSCAPE PLAN IS DRAW FOR BASIC DESIGN LAYOUT AND INFORMATION. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO USE TRADE KNOWLEDGE TO MAKE ALL NECESSARY FIELD ADJUSTMENTS DUE TO MAULBOXES, FIRE HYDRANTS, UTILITIES, STREET LIGHTS, DRIVEWAY APPROACHES, SITE TRIANGLES, SIDEWALKS, GAS AND POWER METERS, BUILDING LAYOUTS AND ANY OTHER UNFORESEEN CIRCUMSTANCES TO IMPLEMENT THE OVERALL DESIGN CONCEPT.
- 2- ALL TREE PLANTINGS SHOULD BE ADJUSTED PER SITE CONDITIONS. DO NOT PLANT ANY TREE WITHIN 30' OF SITE TRIANGLE, 6' FROM UTILITY BOXES OR COVERS, 6' FROM FIRE HYDRANTS, 6' FROM DRIVEWAY APPROACHES, OR 15' FROM STREET LIGHTS.
- 3- ALL PLANTINGS OF SHRUBS, FLOWERS AND ORNAMENTAL GRASSES SHOULD BE ADJUSTED PER SITE CONDITIONS AS NEEDED.
- 4- APPLY A 4" DEPTH OF TOPSOIL TO ALL PLANTING AREAS OR AS NEEDED BASED ON SITE CONDITIONS OR OTHERWISE NOTED ON PLANS.
- 5- INSTALL A 3" DEPTH LAYER OF LANDSCAPE BARK MULCH TO PLANTER AREAS WHERE APPLICABLE.
- 6- NEW GRASS TO BE A BLUEGRASS BLEND
- 7- LANDSCAPE CONTRACTOR IS TO INSTALL A SPRINKLER SYSTEM TO COVER ALL NECESSARY AREAS REQUIRING WATER. ALL TURF AREAS TO BE WATERED WITH ROTOR HEADS OR SPRAY HEADS. THE SPRINKLER HEAD LAYOUT WILL BE DETERMINED BY THE SIZE AND SHAPE OF THE INTENDED AREA TO BE WATERED. ALL PLANTING BEDS TO BE WATERED WITH POINT SOURCE DRIP IRRIGATION. ALL TREES TO BE WATERED WITH (B) 2.0 GPH EMITTERS UNLESS OTHERWISE NOTED. ALL SHRUBS, FLOWERS, AND ORNAMENTAL GRASSES TO BE WATERED WITH (1) 2.0 GPH EMITTER UNLESS OTHERWISE NOTED.
- 8- SPRINKLER TIMER TO BE RAIN BIRD LTD. 2 WIRE DECODER SYSTEM UNLESS OTHERWISE SPECIFIED ON PLANS.
- 9- SPRINKLER VALVE COUNT AND SIZE MAY VARY BASED ON SLEEVES AND LANDSCAPED AREAS.
- 10- SPRINKLER SYSTEM MAINLINE LAYOUT IS DRAWN SYSTEMATICALLY FOR CLARIFICATION. ALL PIPE, VALVES, AND WILL TO BE INSTALLED IN LANDSCAPE AREAS.
- 11- SQUARE FOOTAGES AND QUANTITIES ARE PROVIDED AS A COURTESY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ACCURACY OF MATERIALS QUANTITIES. LANDSCAPE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR DISCREPANCIES IN MATERIALS QUANTITIES AND FOOTAGES.

LANDSCAPE NOTES CONT.

- 1- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES BLUE STAKED PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.
- 2- DURING BIDDING AND INSTALLATION, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS AND SUPPLIES. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE AND PLAN SECOND TO SOLVE DISCREPANCIES.
- 3- ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- 4- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- 5- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF MATCHING SOIL IS NOT AVAILABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- 6- EDGING, EITHER STEEL OR CONCRETE, TO BE INSTALLED BETWEEN ALL SOD AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
- 7- ROCK MULCH (INORGANIC MULCH) TO E APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH); NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.

INSTALLER RESPONSIBILITIES AND LIABILITIES

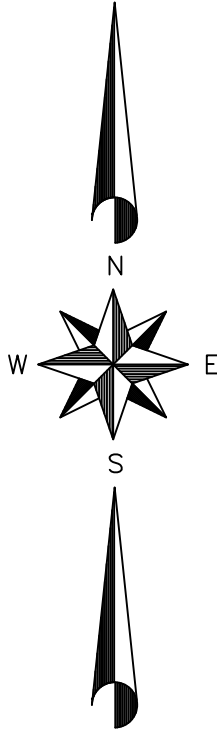
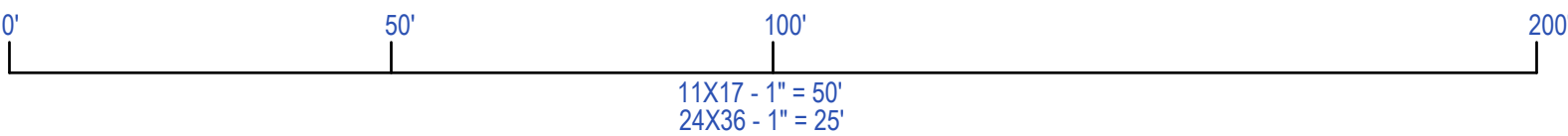
- 1- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 - 2- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
- 1- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' (FEET) OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6" (INCHES)
 - 2- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 - 3- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 - 4- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 - 5- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATER FLOW OF ALL SWALES, BERMS, OR GRADING.
 - 6- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' (FEET) FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER
 - 7- ANY RETAINING WALL CONSTRUCTED BY LANDSCAPE CONTRACTOR SHALL NOT EXCEED 42" (3 FEET 6 INCHES) IN HEIGHT. TERRACING SHALL HAVE A MINIMUM 1:1 RISE OVER RUN (I.E. 42" WALL, 42" SLOPE BEFORE BEGINNING ANOTHER WALL). ANY WALL EXCEEDING 42" SHALL BE DESIGNED BY A CIVIL ENGINEER.

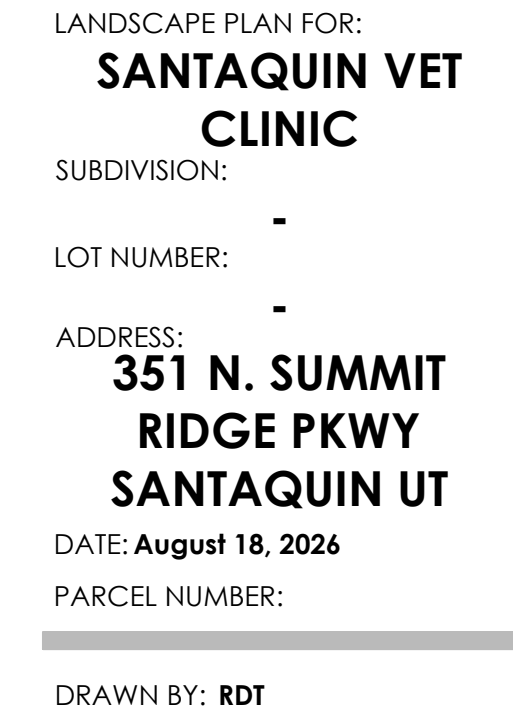


34" GREY FRACTURED STONE

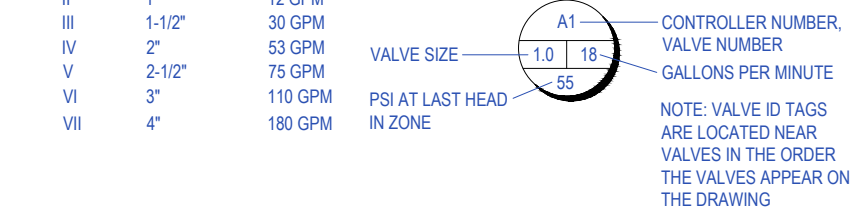


12" TAN FRACTURED STONE





LA.2



490 W 470 N
Spanish Fork, Utah 84660
Office Tel: 435-491-0176
Email: rhett@rtdesignstudio.com

LANDSCAPE PLAN FOR:
**SANTAQUIN VET
CLINIC**

SUBDIVISION:

LOT NUMBER:

ADDRESS:
**351 N. SUMMIT
RIDGE PKWY
SANTAQUIN UT**

DATE: **August 18, 2026**

PARCEL NUMBER:

DRAWN BY: **RDT**

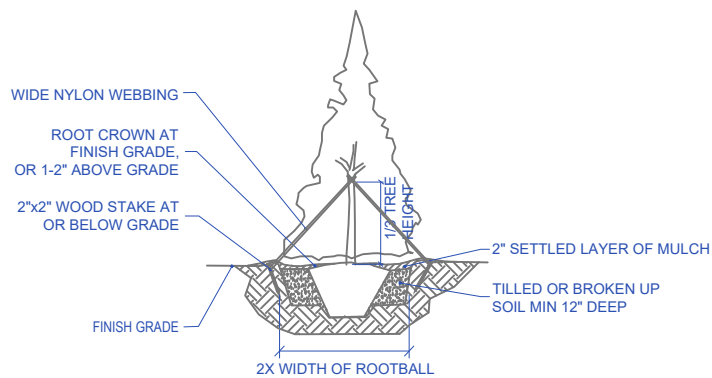
PLANTING DETAILS



REVISIONS:

SHEET

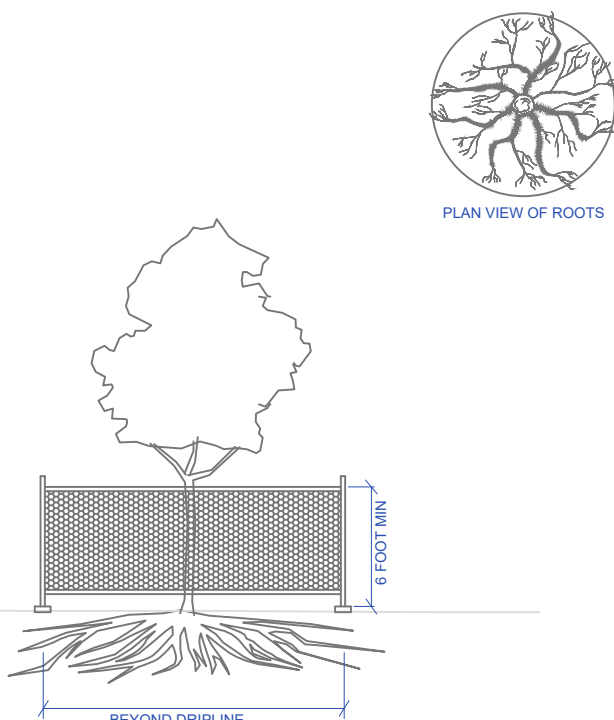
LA.3



EVERGREEN TREE PLANTING

NOTES: EVERGREEN TREE PLANTING

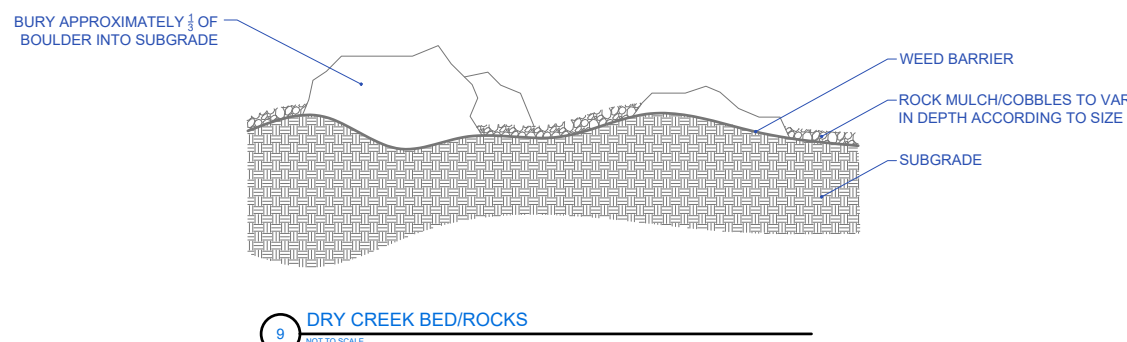
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004), PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



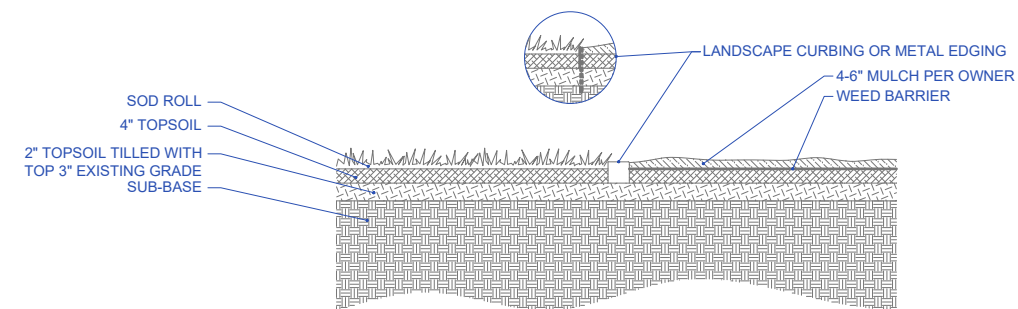
TREE PROTECTION

NOTES: TREE PROTECTION

1. REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
2. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2-INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
3. TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
4. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIPLINE OF TREES TO BE PRESERVED.
5. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
6. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
7. FOR PRUNING GUIDELINES, SEE ANSI #300.
8. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
9. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.



DRY CREEK BEDROCKS



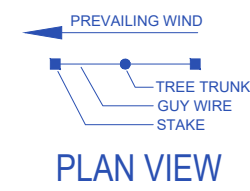
SOD MULCH DETAIL

NOTES: TREE PLANTING

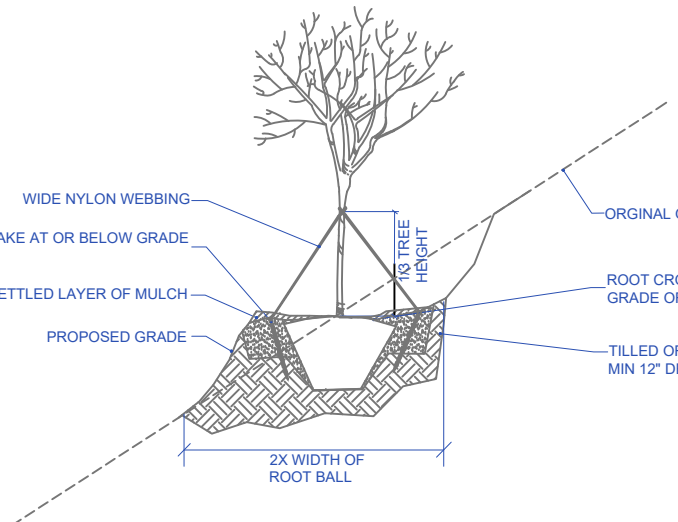
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004), PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

NOTES: TREE PLANTING (<2" CAL.)

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004), PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
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9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



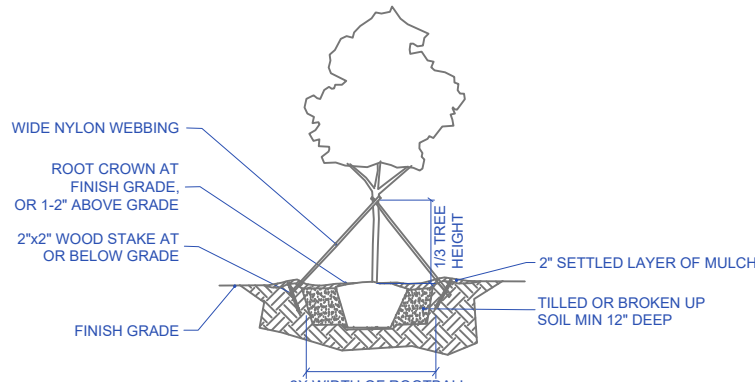
SMALL TREE PLANTING (<2" CAL.)



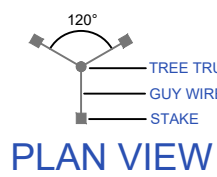
TREE PLANTING (SLOPE)

NOTES: TYPICAL TREE PLANTING ON SLOPE

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004), PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



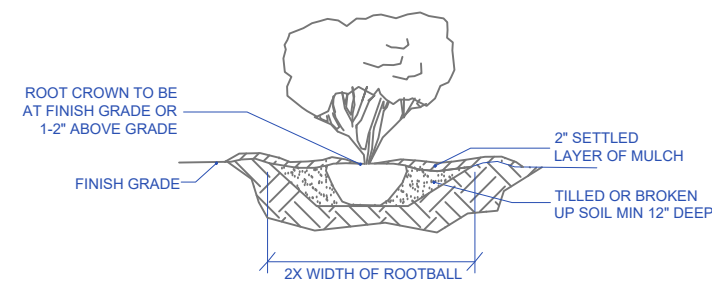
TREE PLANTING



PLAN VIEW

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER, DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK, REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



TYPICAL SHRUB PLANTING

490 W 470 N
Spanish Fork, Utah 84660
Office Tel: 435-491-0176
Email: rhett@rtdesignstudio.com

LANDSCAPE PLAN FOR:
**SANTAQUIN VET
CLINIC**

SUBDIVISION:

LOT NUMBER:

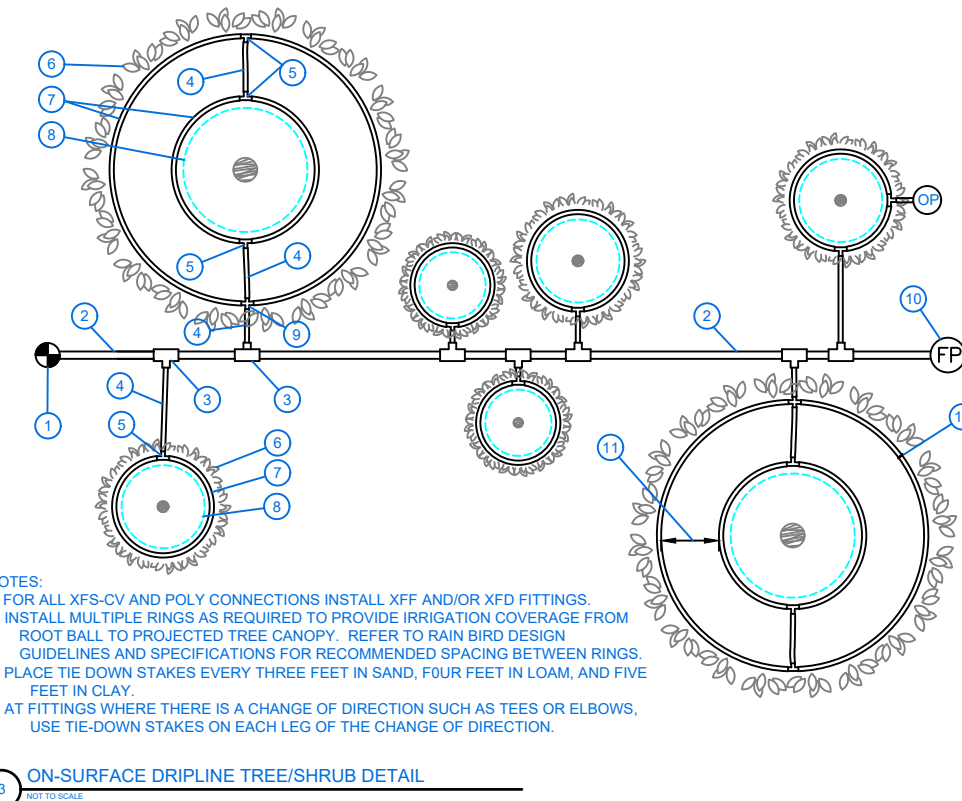
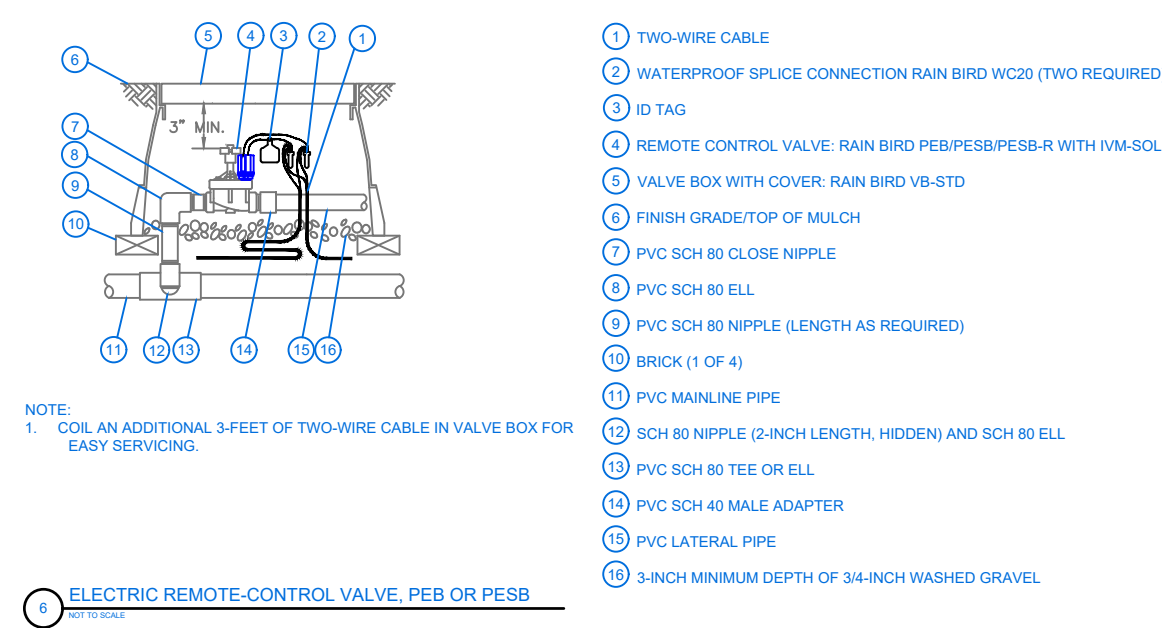
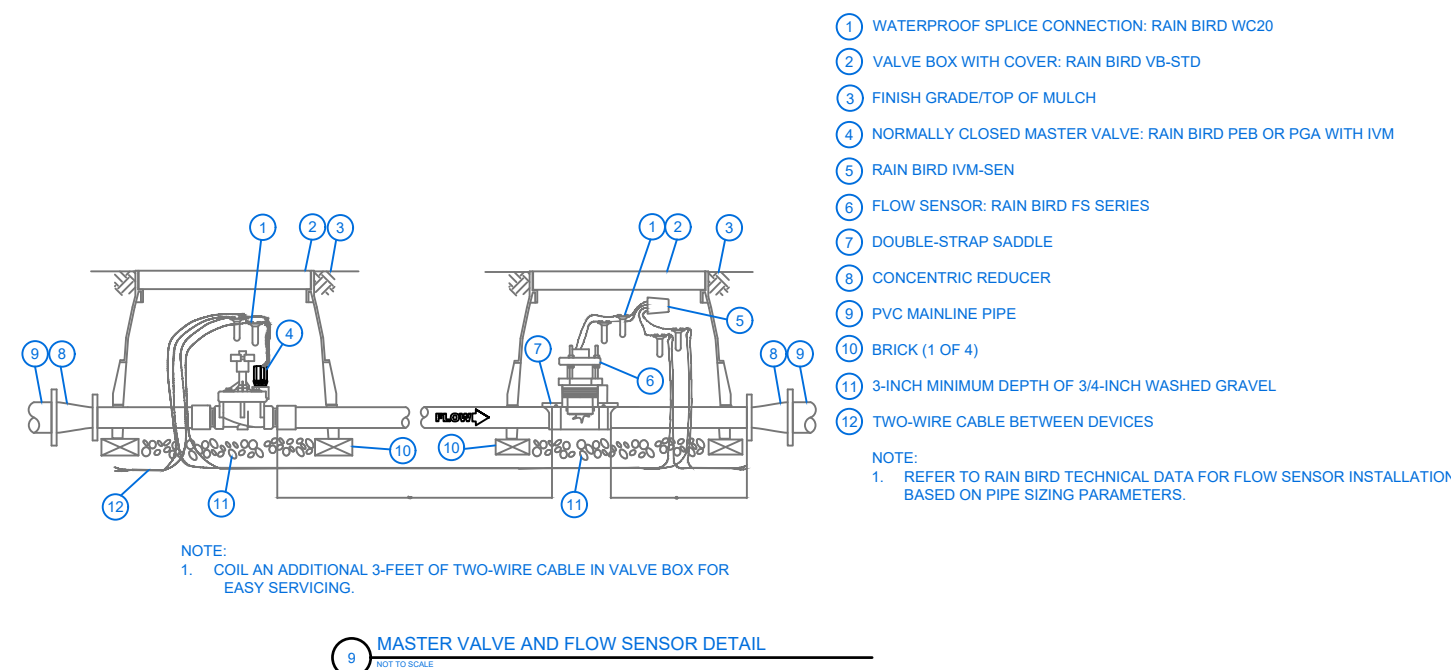
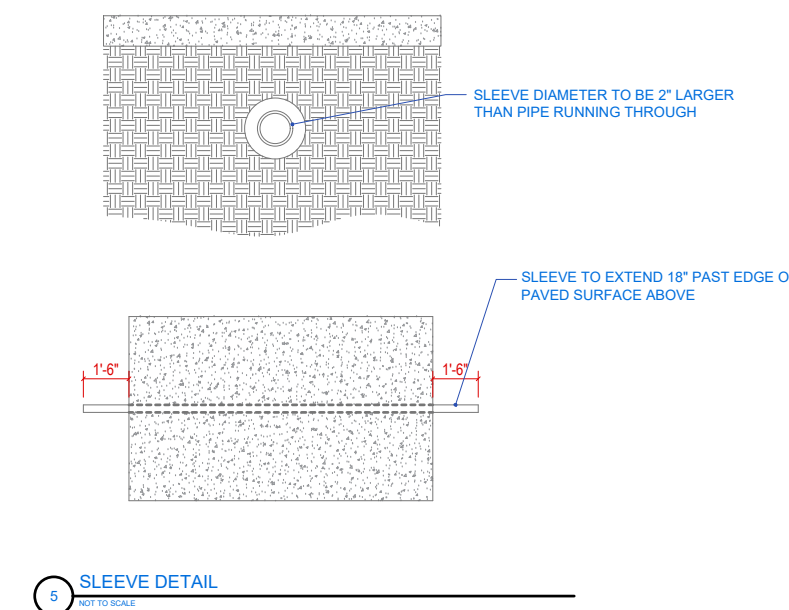
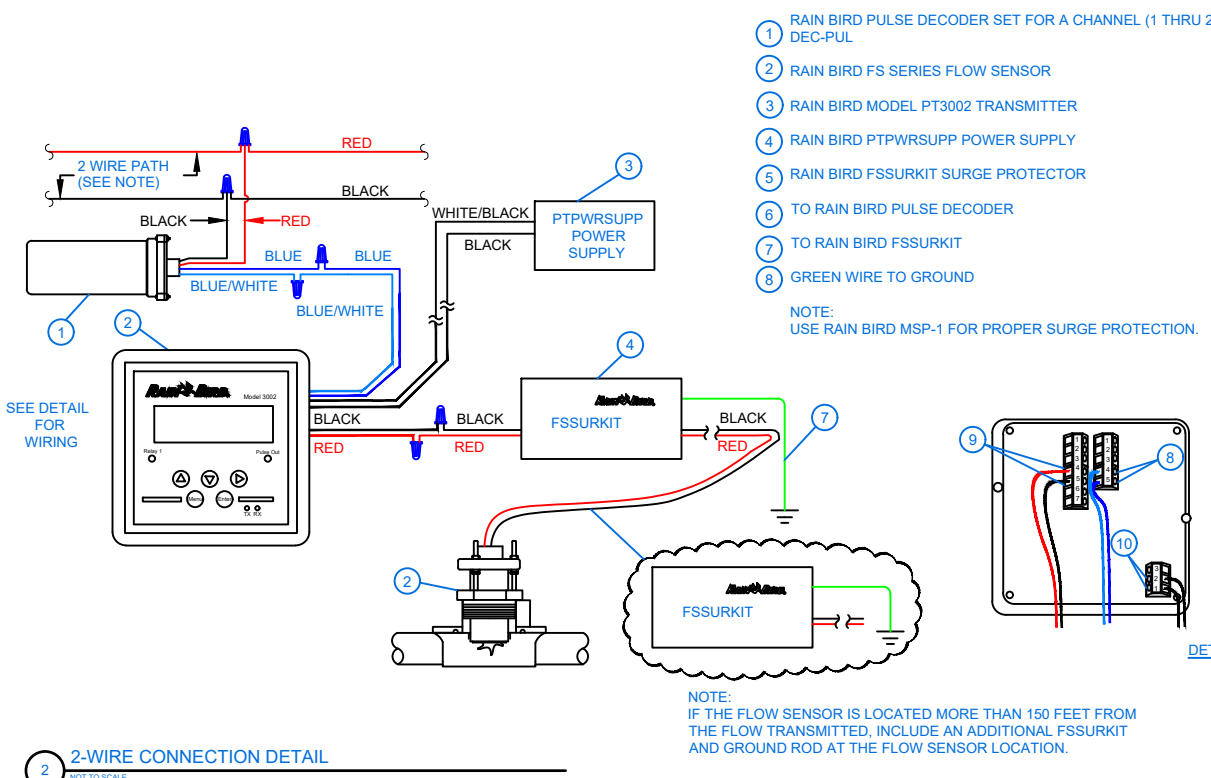
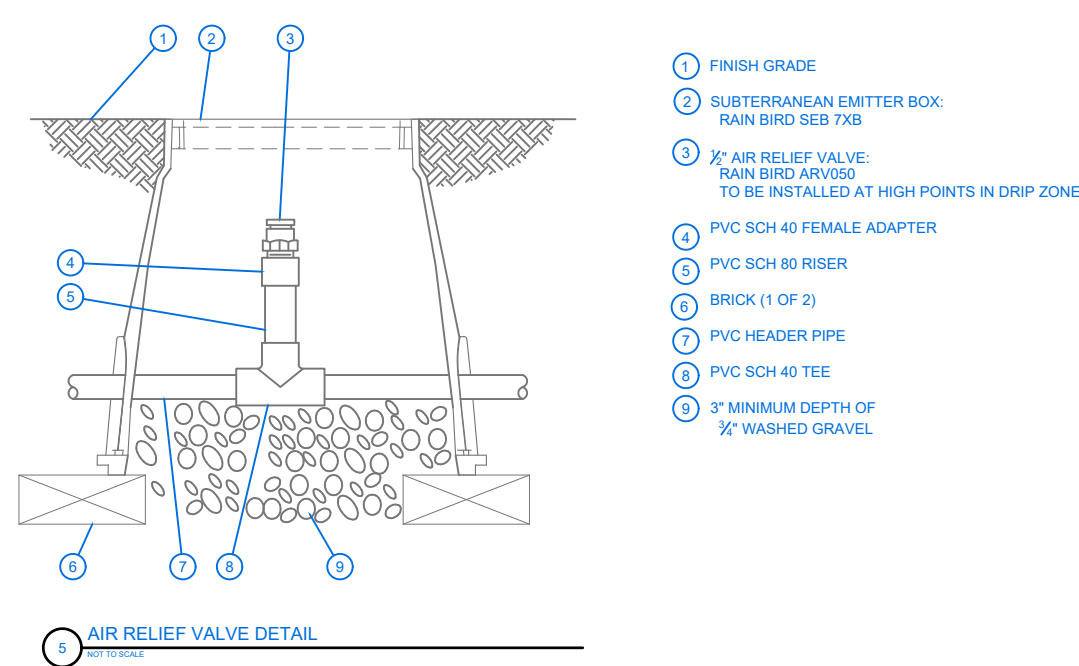
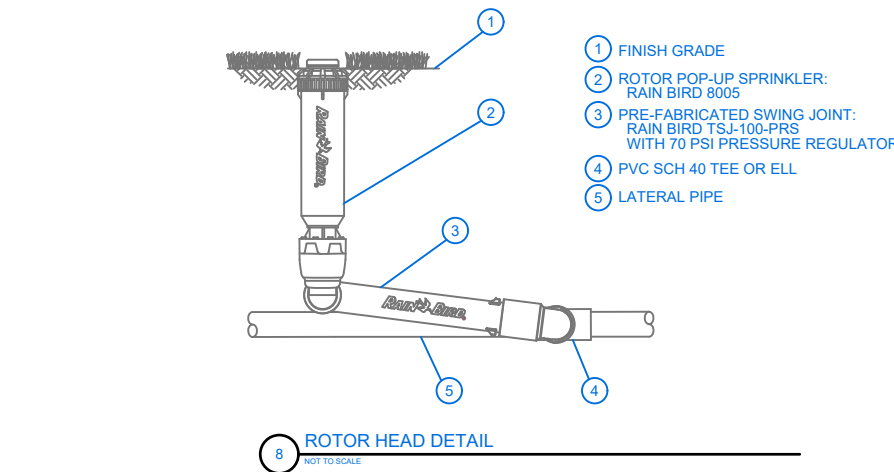
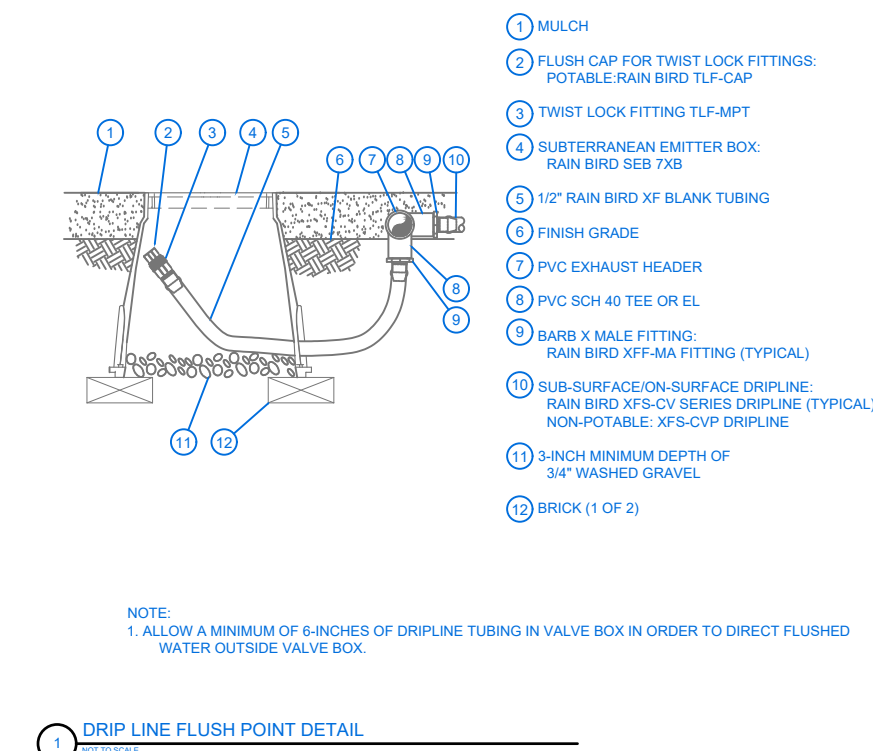
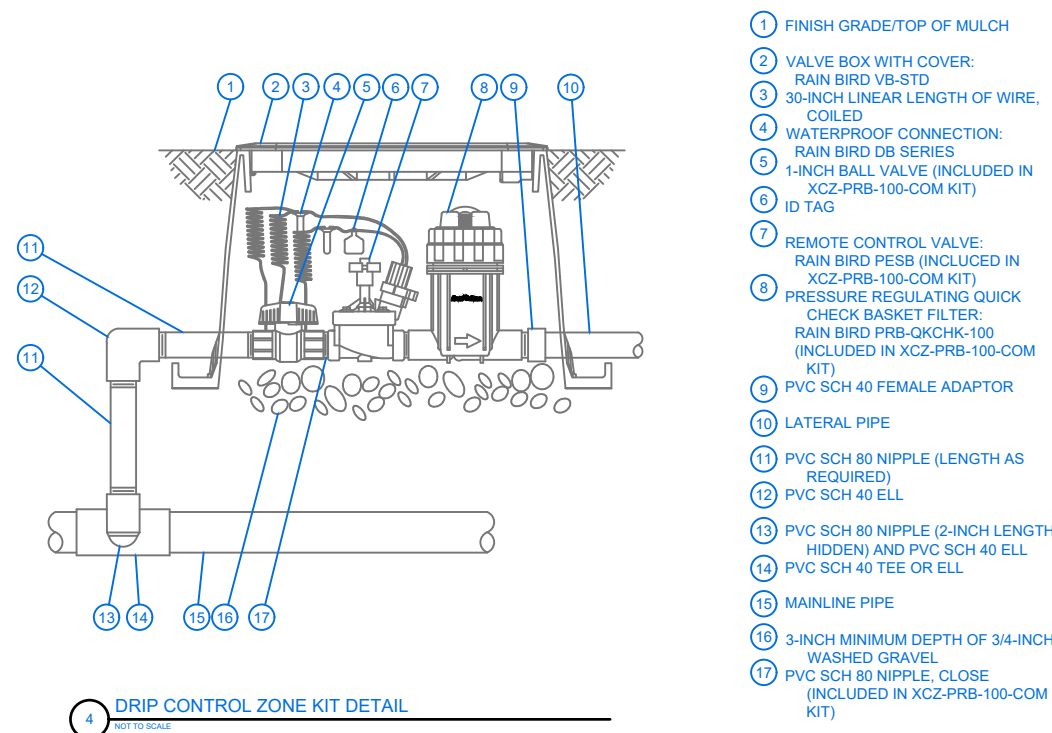
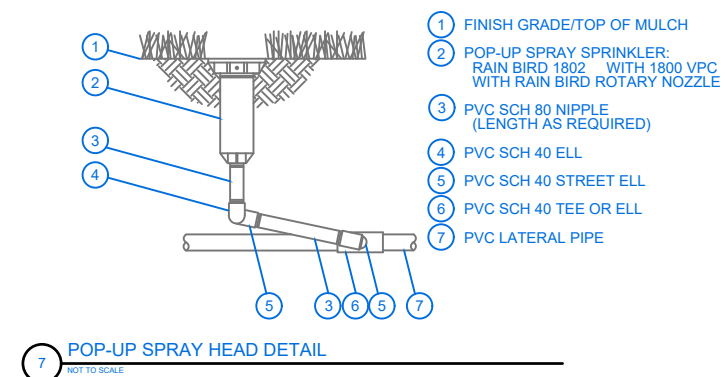
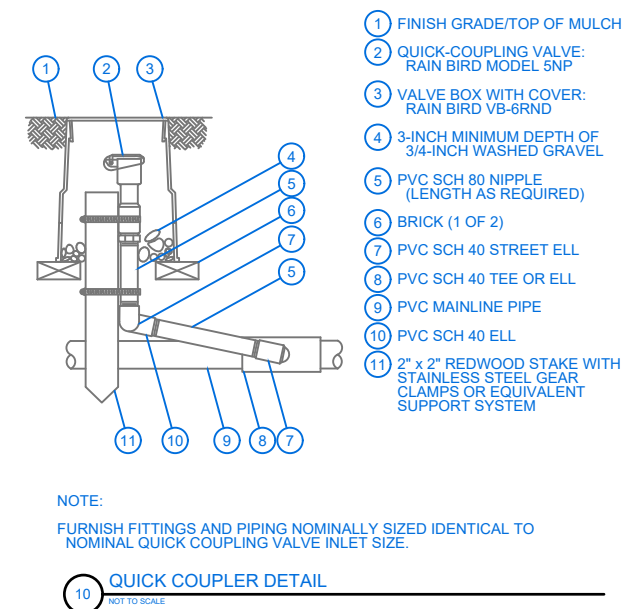
ADDRESS:
**351 N. SUMMIT
RIDGE PKWY
SANTAQUIN UT**

DATE: **August 18, 2026**

PARCEL NUMBER:

DRAWN BY: **RDT**

IRRIGATION DETAILS



- 1 RAIN BIRD CONTROL ZONE KIT
(SIZED TO ACCOMMODATE LATERAL
FLOW DEMAND)
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC SCH 40 TEE OR EL (TYPICAL)
- 4 XFF SERIES BLANK TUBING (TYPICAL)
- 5 BARB X BARS INSERT TEE
RAIN BIRD XFF-TEE (TYPICAL)
- 6 PROJECTED CANOPY LINE OF TREE
OR SHRUB (TYPICAL)
- 7 ON-SURFACE DRIPLINE
RAIN BIRD XFS-CV SERIES DRIPLINE
POTABLE XFS-CV SERIES
PLACE AS SHOWN (LENGTH AS
REQUIRED, TYPICAL)
- 8 ROOT BALL (TYPICAL)
- 9 BARB X BARS INSERT CROSS
RAIN BIRD XFF-CROSS (TYPICAL)
- 10 DRIPLINE FLUSH POINT (SEE RAIN
BIRD DETAIL "XFS-CV DRIPLINE
FLUSH POINT")
- 11 SPACING PER SPECIFICATION
- 12 TIE DOWN STAKE
RAIN BIRD TDS-650 WITH BEND
QUANTITY AS REQUIRED.
(SEE NOTES 2-3 BELOW)

REVISIONS:

SHEET

LA.4

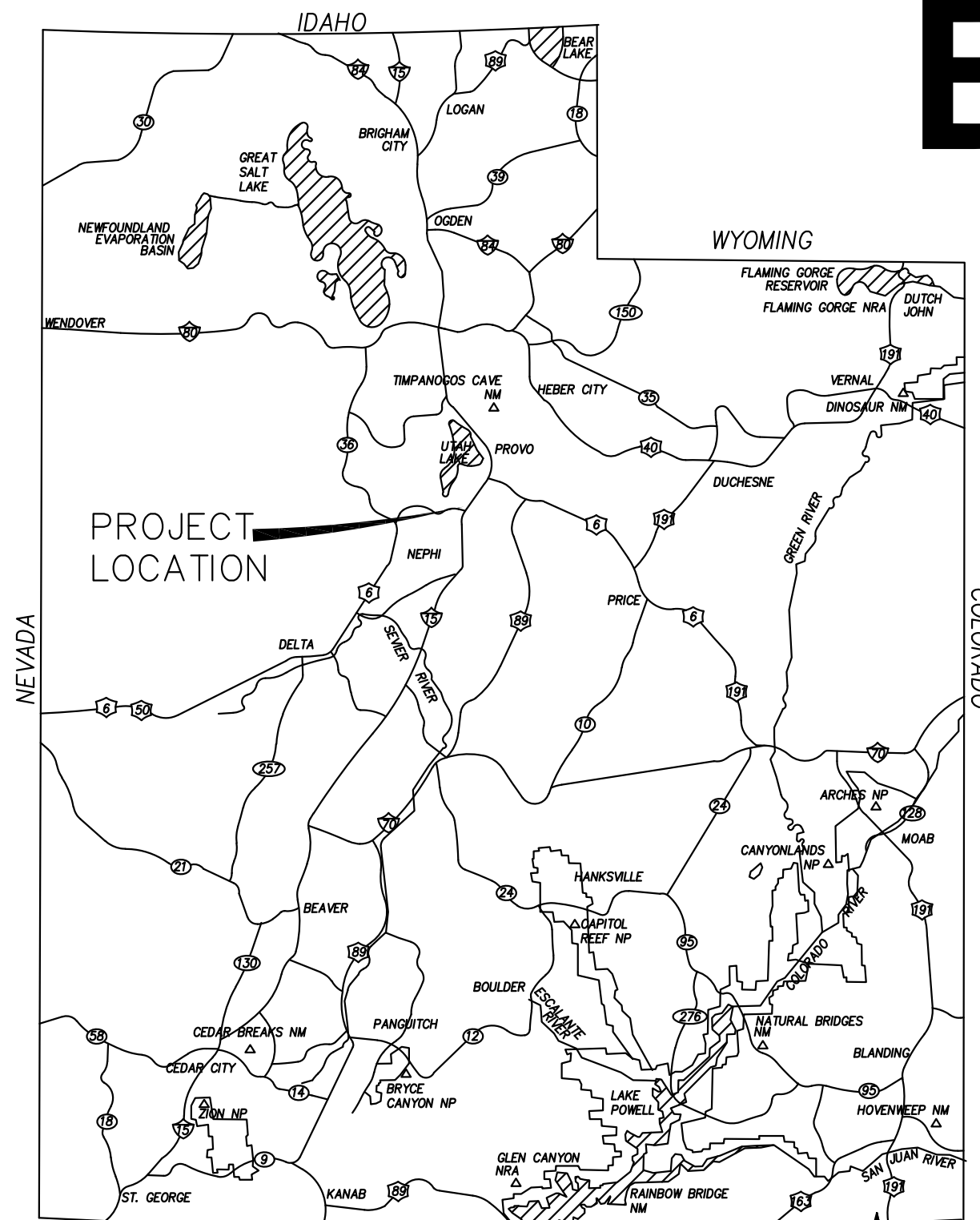
SITE DEVELOPMENT CONSTRUCTION PLANS

BELLA VISTA SUBDIVISION PRELIMINARY PHASE 3

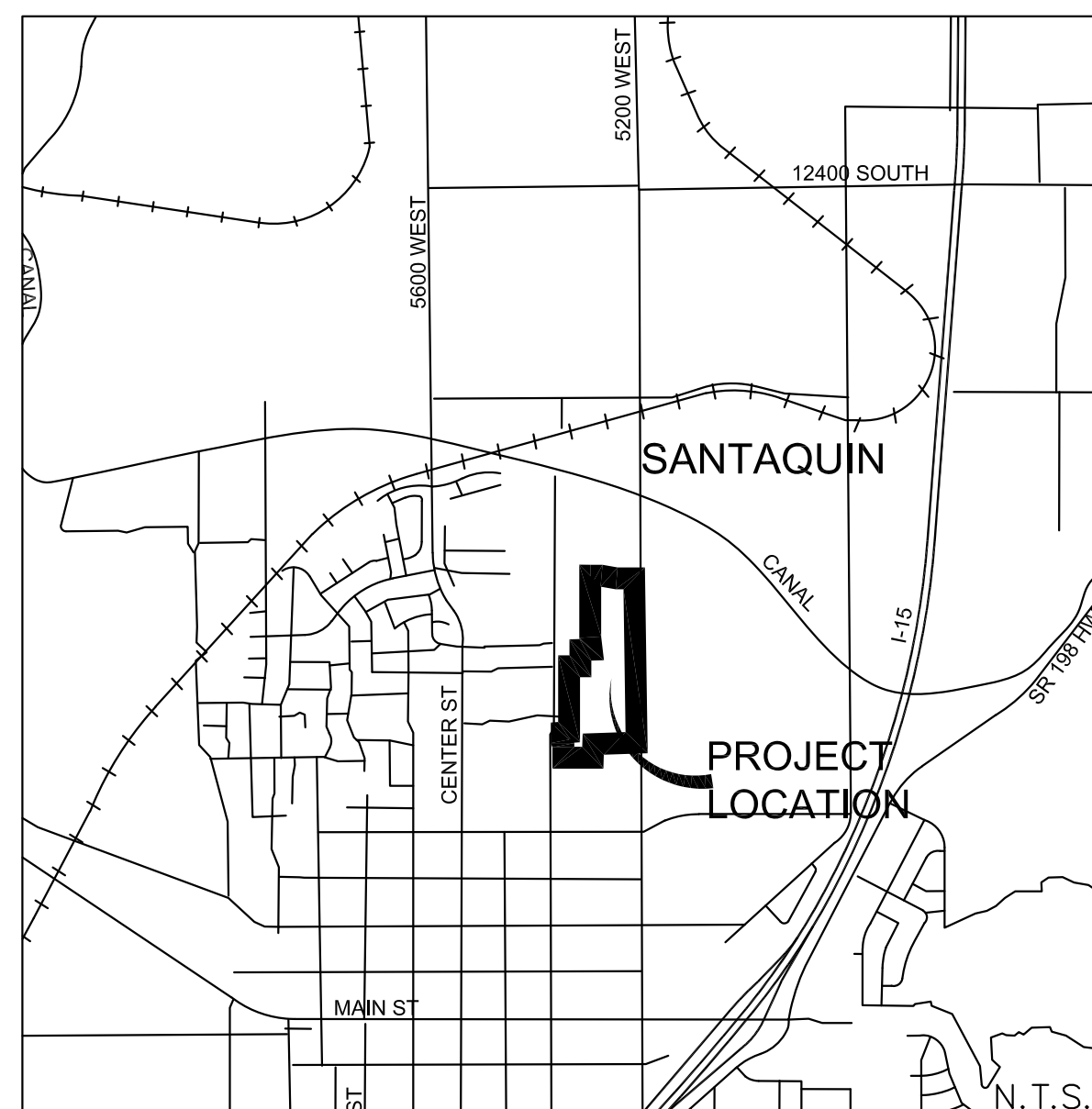
LOCATION

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

JULY 10, 2026



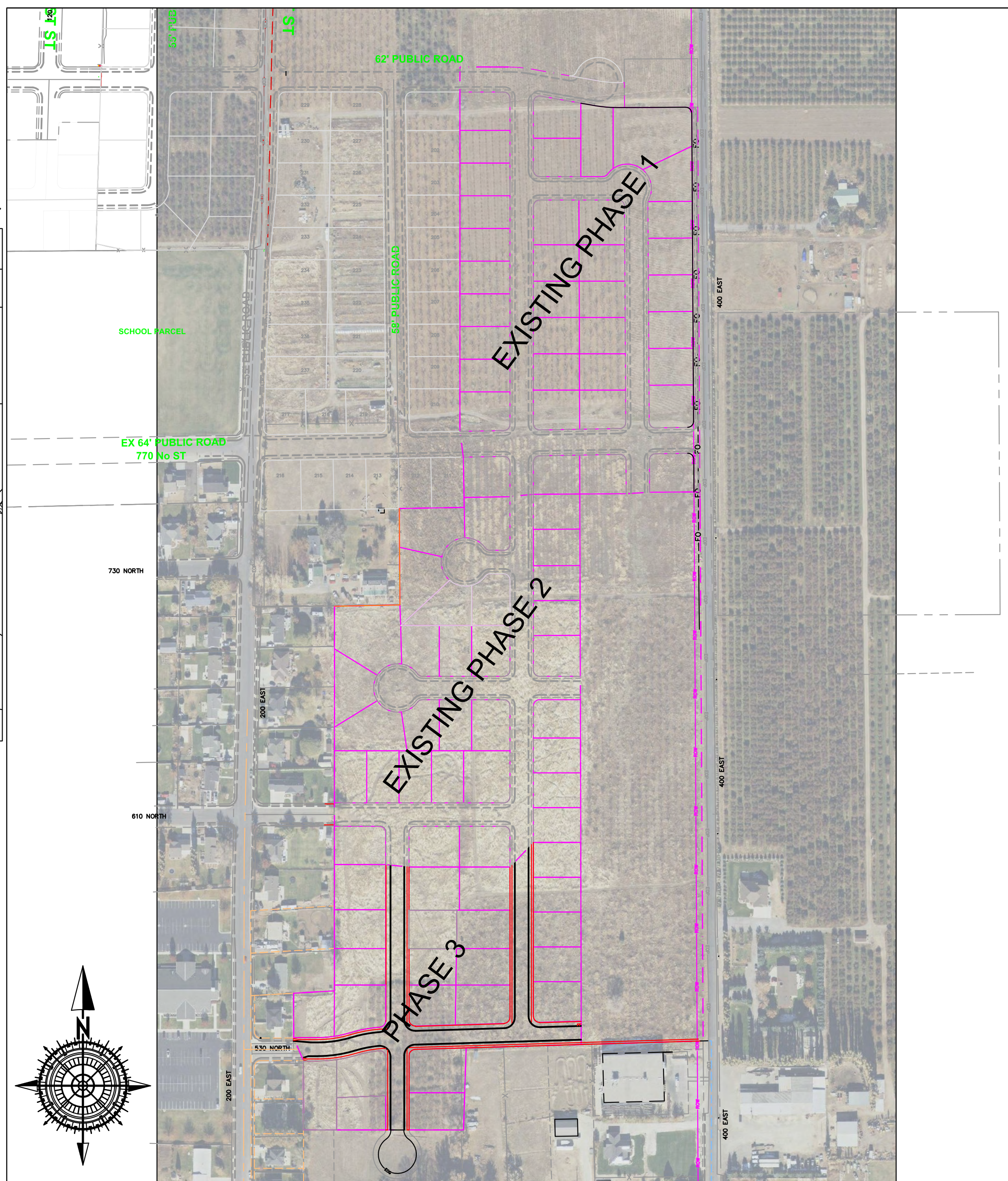
VICINITY MAP



PROJECT LOCATION

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

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



OVERALL BOUNDARY DESCRIPTION:

Beginning at a point that is 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 395.35 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.

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'.

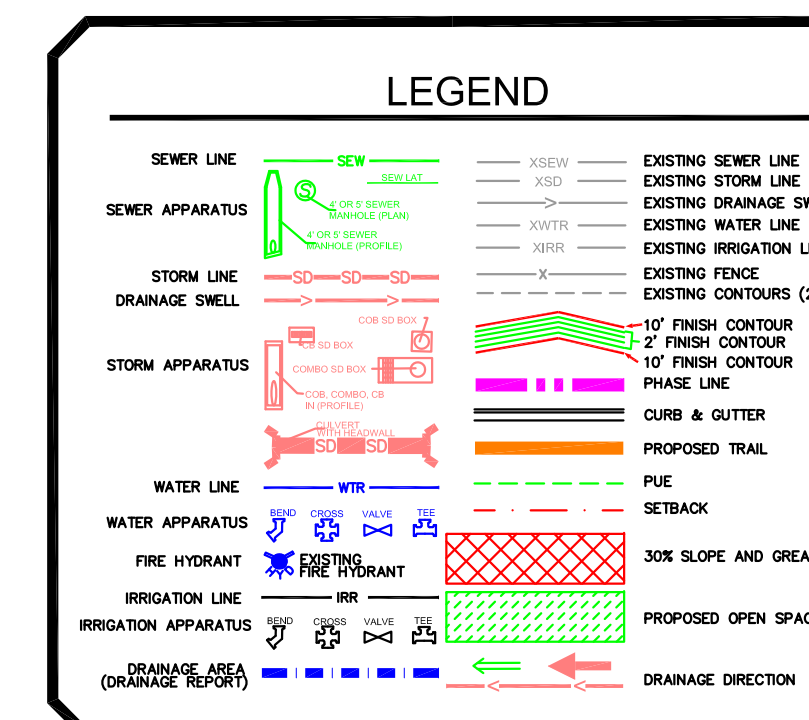
NOTE:

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

NOTE:

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

ZONE	R-10
LOTS	23
ACREAGE	8.67 ac.
ACREAGE LOTS	6.38 ac.
ACREAGE ROW	2.29 ac.
DENSITY	2.65 lots/ac.

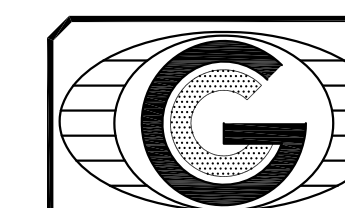


N.T.S.

REVISIONS

#	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS

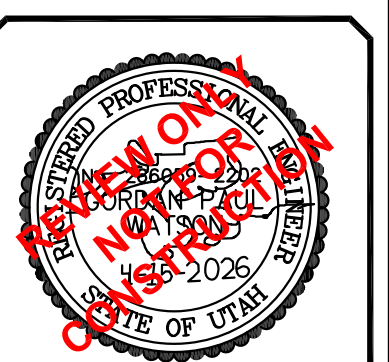
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GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

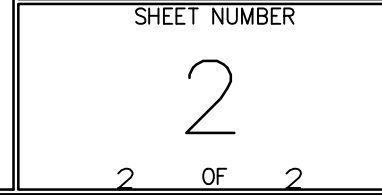
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT



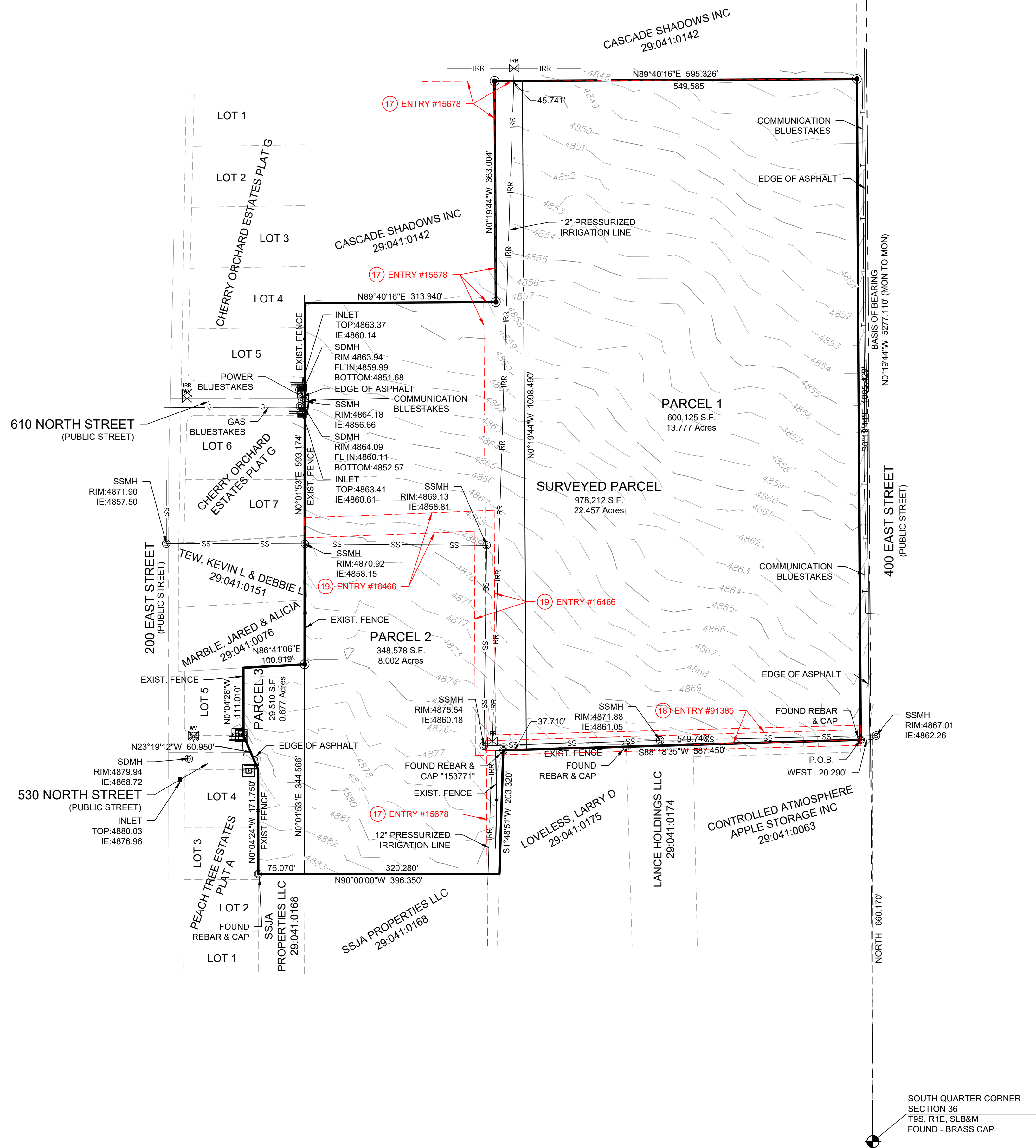
SHEET NO. 1

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



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

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



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



GRAPHIC SCALE

(IN FEET)
1 Inch = 100 ft.

[illegible]

DESIGNED BY:	MB	DATE:	REV:
DRAWN BY:	CKD BY:	SOLUTIONING NO:	
SUBMITTED BY:		CONTRACT NO:	
FILE NAME:			
SIZE:	PLOTTED BY:		PLOT DATE:
ANSI D			

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

SHEET NUMBER

2 OF 2

DRAWING NAME
ALTA

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	80.74'	271.00'	80.44'	N81°23'31"E	17°04'12"
C4	89.38'	300.00'	89.05'	N81°23'31"E	17°04'12"
C5	98.02'	329.00'	97.66'	N81°23'31"E	17°04'12"
C6	46.38'	370.04'	46.35'	S85°53'15"W	7°10'54"
C7	51.63'	329.00'	51.58'	S77°21'09"W	8°59'29"
C8	55.99'	271.00'	55.90'	S78°46'34"W	11°50'19"
C9	24.95'	15.00'	22.17'	N47°39'10"W	95°18'13"
C10	61.99'	300.00'	61.88'	N78°46'34"E	11°50'19"
C11	69.10'	300.00'	68.95'	S79°27'21"W	13°11'52"
C12	75.78'	329.00'	75.62'	N79°27'21"E	13°11'52"
C13	22.53'	15.00'	20.47'	N43°01'37"E	86°03'21"
C14	11.81'	300.00'	11.81'	S87°10'56"W	2°15'18"
C15	18.92'	300.00'	18.92'	S86°30'09"W	3°36'51"
C16	24.00'	15.00'	21.52'	S45°50'44"E	91°41'22"
C17	23.12'	15.00'	20.90'	S44°09'16"W	88°18'38"
C18	14.16'	15.00'	13.64'	N27°02'19"E	54°04'45"
C19	14.16'	15.00'	13.64'	S27°02'26"E	54°04'45"
C20	301.76'	60.00'	70.40'	N89°59'57"E	288°09'30"
C21	23.12'	15.00'	20.90'	S44°09'16"W	88°18'38"
C22	24.00'	15.00'	21.52'	S45°50'44"E	91°41'22"

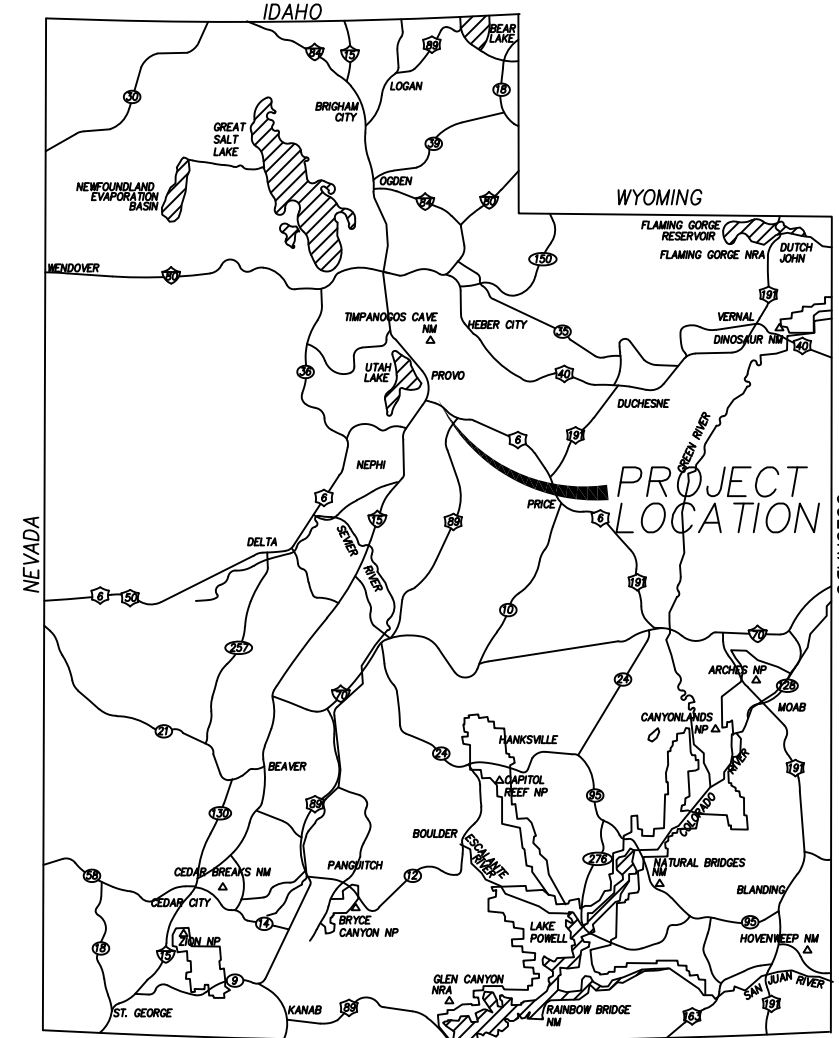
NOTES:

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

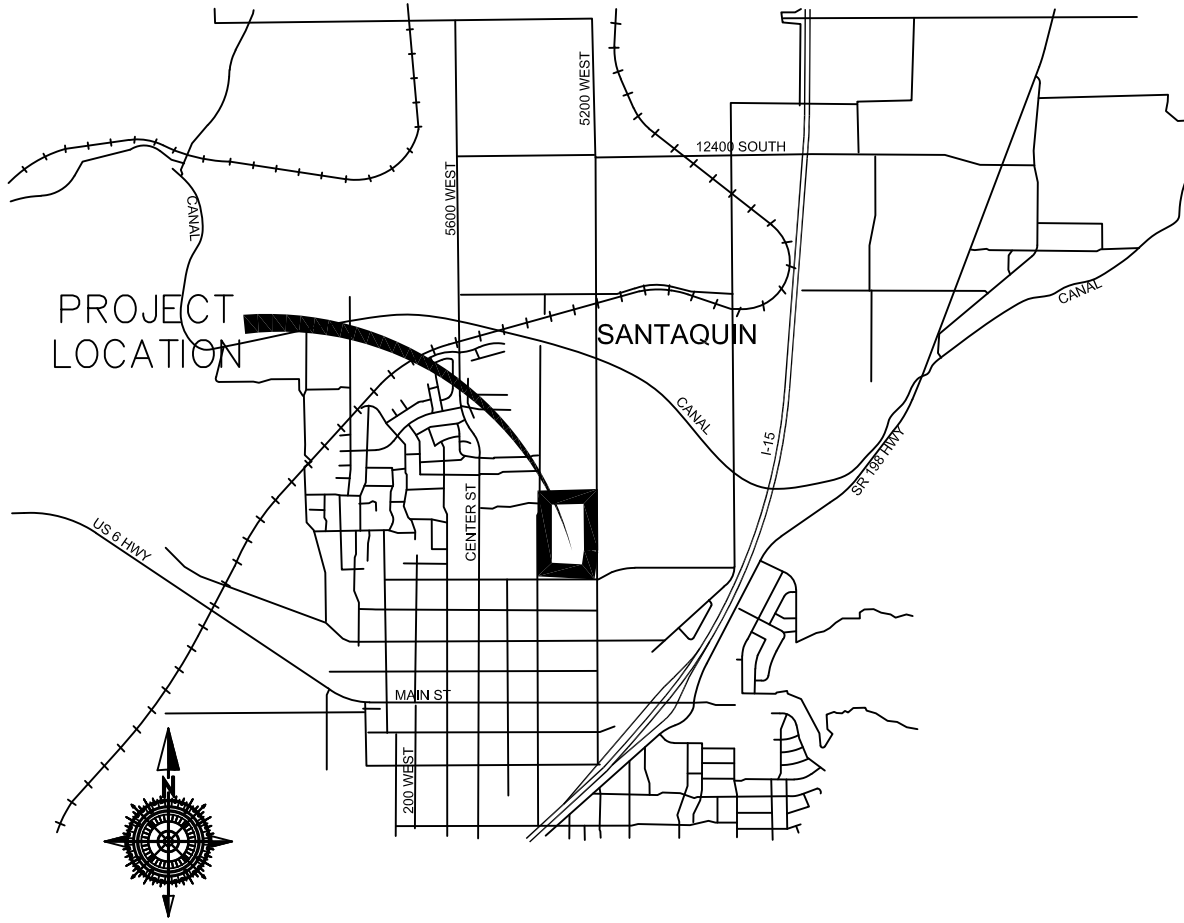
BELLA VISTA SUBDIVISION
PHASE 3

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH TALISMAN CIVIL CONSULTANTS AND THAT I HOLD LICENSE NO. 9679988 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, HEARBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____

APPROVED BY MAYOR _____

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

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR, SECRETARY _____ DATE _____

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO

1
2

ROCKY MOUNTAIN POWER

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

Approved this ____ day of ____ 20____

ROCKY MOUNTAIN POWER

Enbridge Gas Utah - Note:

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

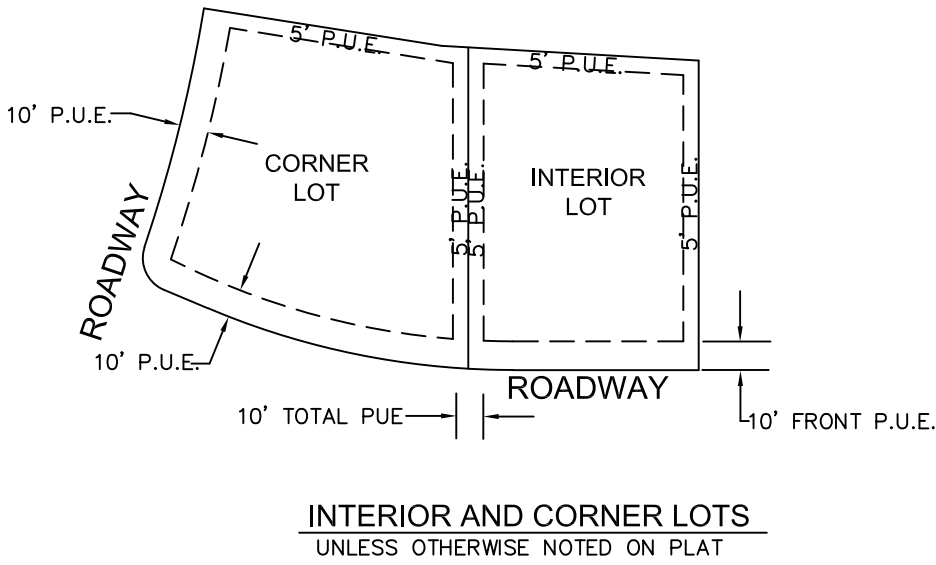
QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ day of ____ 20____

By: _____

Title: _____

TYPICAL LOT P.U.E. DETAILS

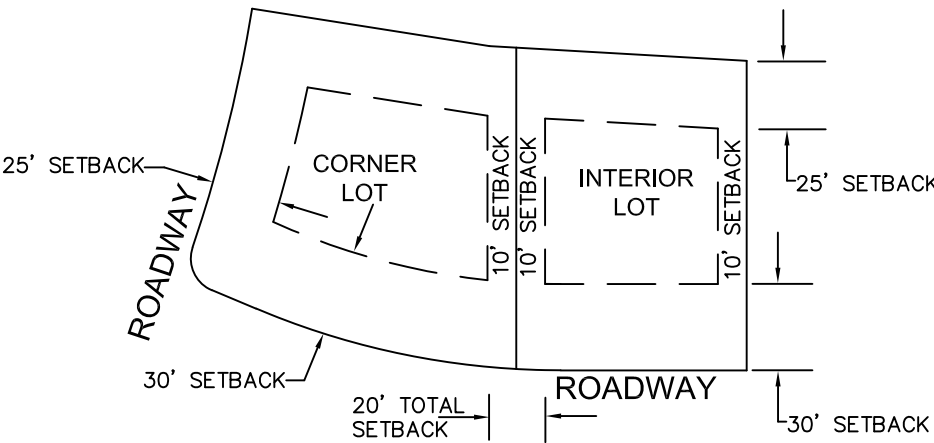


- NOTES:
- 1) 10 FEET PUE FRONT AND STREET SIDES.
- 2) 5 FEET PUE REAR AND 5' PUE SIDE LOT LINES.

INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOT TO SCALE

TYPICAL LOT SETBACK DETAILS



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

INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

NOT TO SCALE

CASCADE SHADOWS INC. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME _____,

FOR AND IN BEHALF OF _____,

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

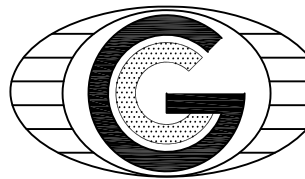
MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

SURVEYOR OF RECORD:



PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

UTAH COUNTY RECORDER

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

COUNTY RECORDER

BELLA VISTA SUBDIVISION PHASE 3

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

BELLA VISTA
SANTAQUIN LLC
29:041:0097

S 00°08'24" E 500.64'

BELLA VISTA
SANTAQUIN LLC
29:041:0097

610 NORTH STREET
58' PUBLIC ROW

BELLA VISTA
SANTAQUIN LLC
29:041:0097

BELLA VISTA
SANTAQUIN LLC
29:041:0097

BELLA VISTA
SANTAQUIN LLC
29:041:0097

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

BERNARDS
36:901:0006

RHOADES
36:901:0007

TEW
29:041:0151

PEACH TREE ESTATES
PLAT "A"

MARBLE
29:041:0076

VASQUEZ
49:580:0005

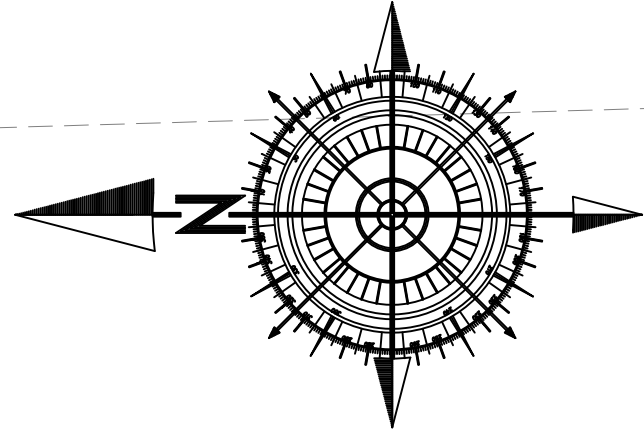
PRESCOTT
49:580:0004

STILSON
49:580:0003

WRIGHT
49:580:0002

LEGEND

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



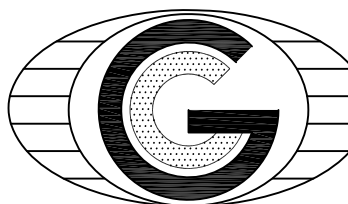
40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)

TEMP TURN-A-ROUND

SURVEYOR OF RECORD:



PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

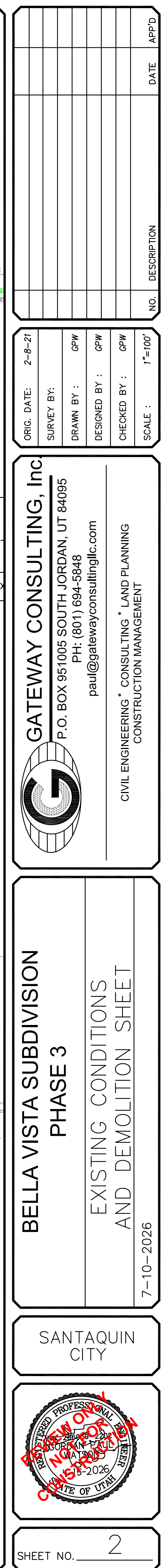
SHEET NO

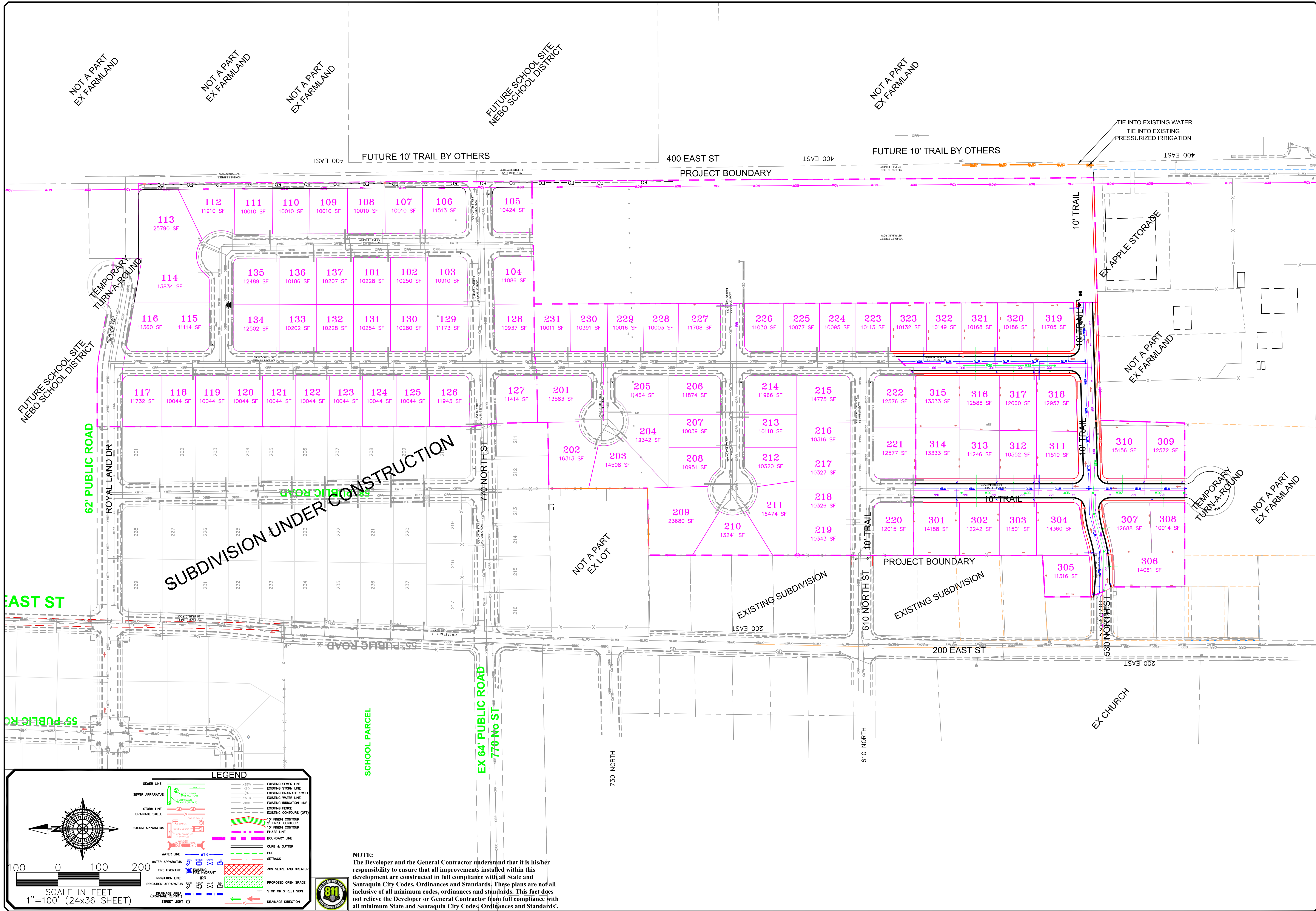
2
2

SANTAQUIN CITY RECORDER

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

COUNTY RECORDER





NO.	DESCRIPTION	DATE	APP'D

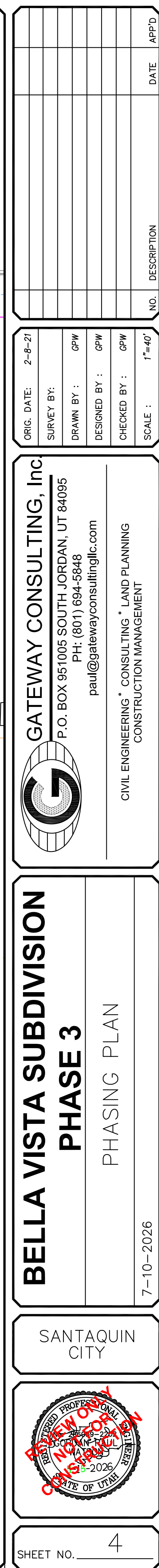
ORIG. DATE:	2-8-21
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=100'

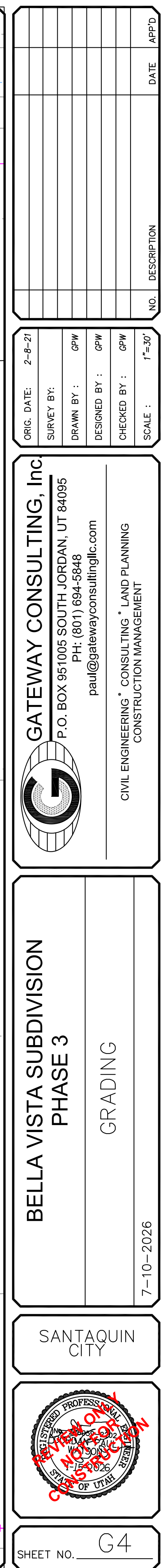
GATEWAY CONSULTING, Inc. P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 paul@gatewayconsultingllc.com	
	CIVIL ENGINEERING * CONSULTING * LAND PLANNING CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION SITE PLAN	
7-10-2026	

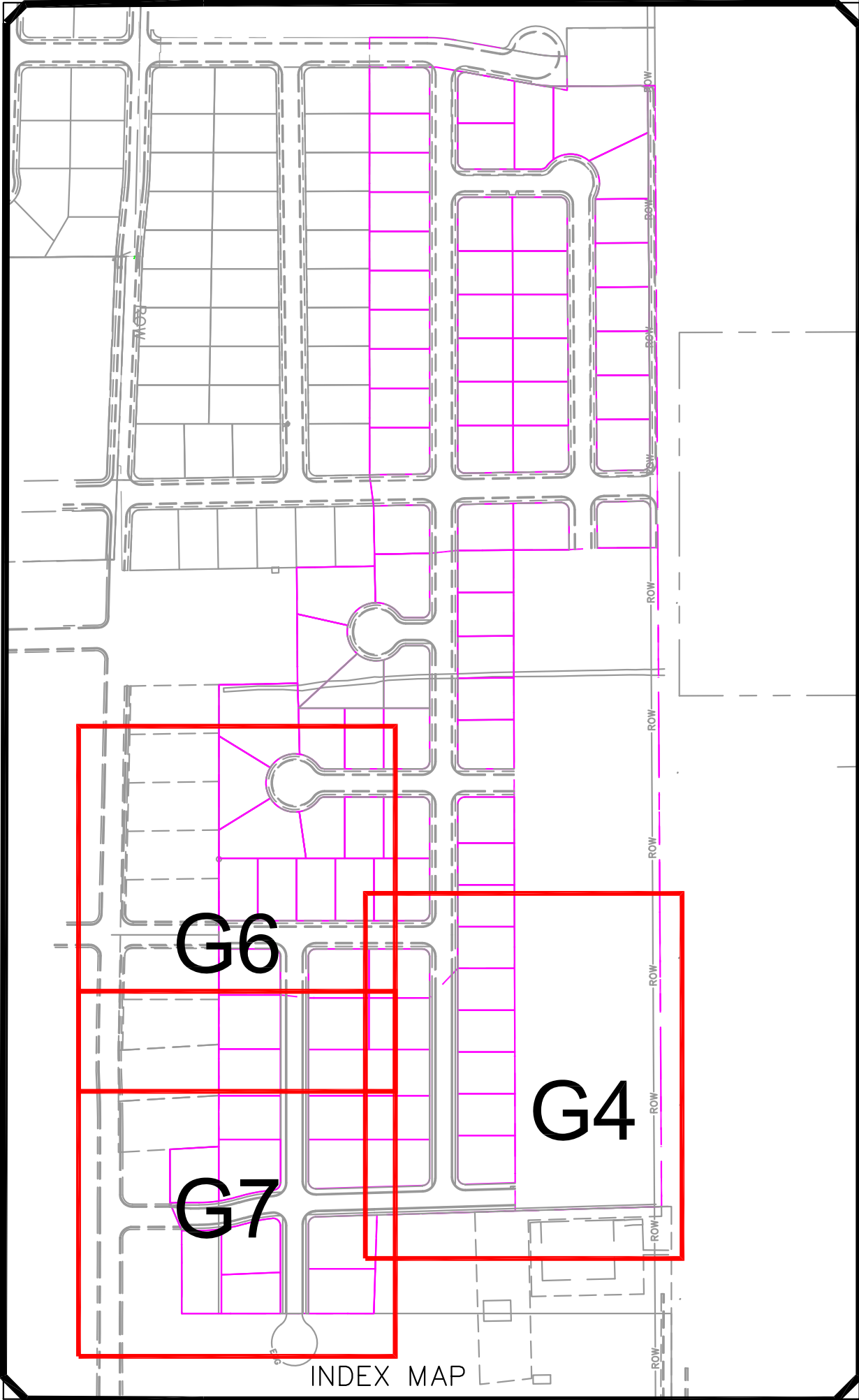
SANTAQUIN CITY	
SHEET NO. 3A	







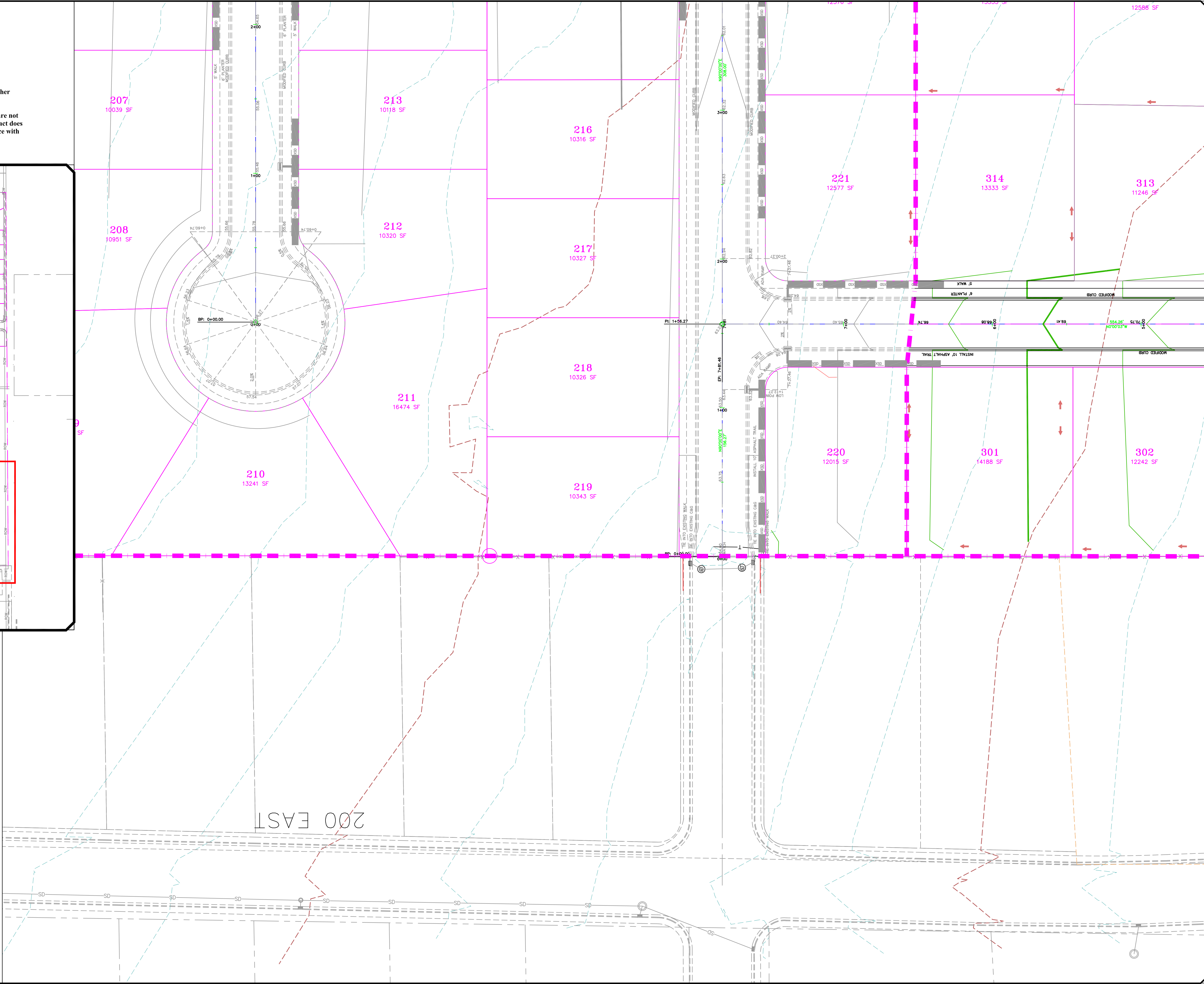
NOTE:
The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and SANTAQUIN City Codes, Ordinances and Standards. These plans are not all inclusive of all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



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	2' FINISH CONTOUR
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

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

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CONSTRUCTION MANAGEMENT

**BELLA VISTA SUBDIVISION
PHASE 3**
GRADING

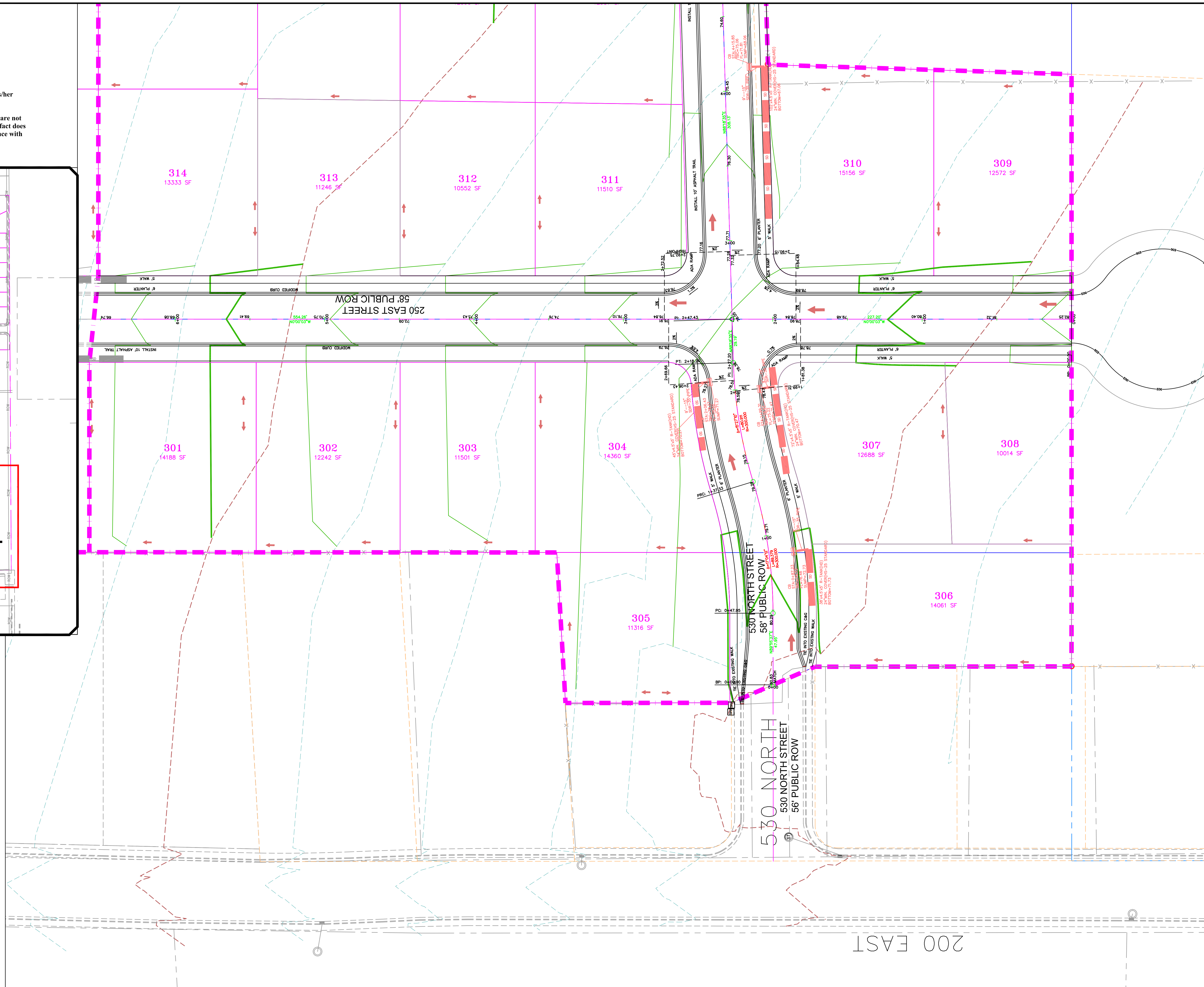
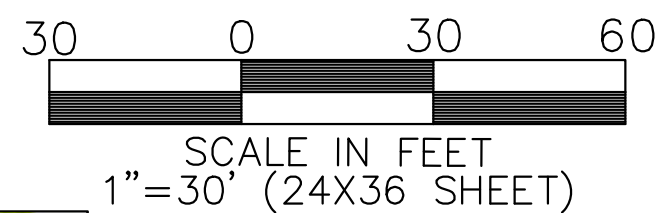
7-10-2026

SANTAQUIN CITY



SHEET NO. **G6**

INDEX MAP



**BELLA VISTA SUBDIVISION
PHASE 3**

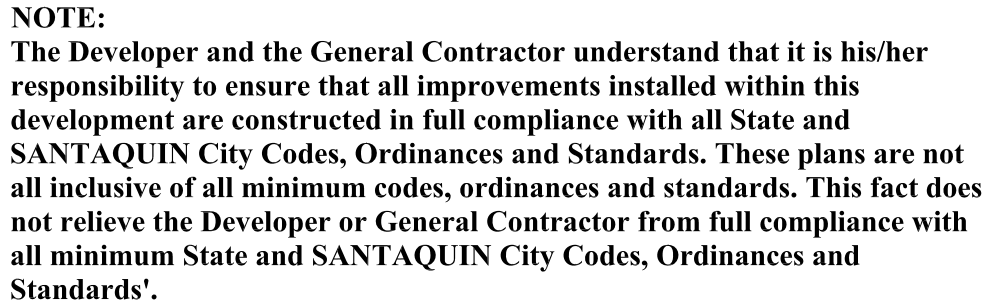
SANTAQUIN
CITY



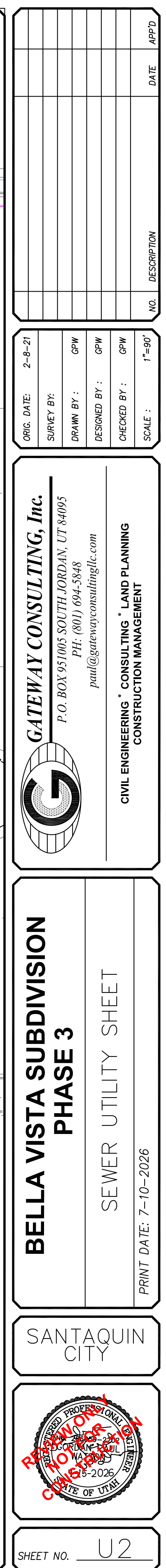
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SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
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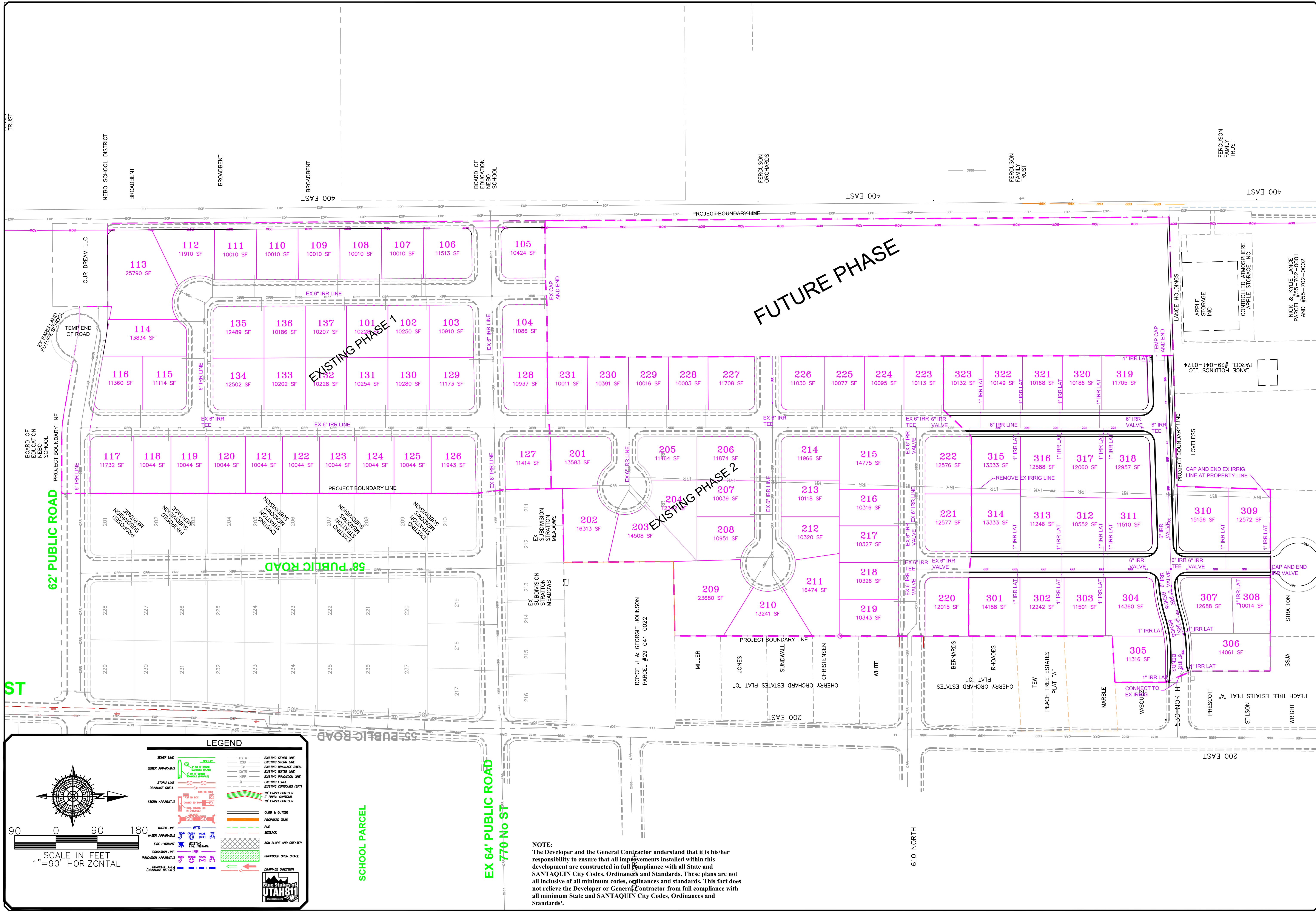
[illegible]



SHEET NO. U1



SHEET NO. U3



LEGEND

	SEWER LINE		EXISTING SEWER LINE
	SEWER APPARATUS		EXISTING STORM LINE
	STORM LINE		EXISTING DRAINAGE SHELL
	DRAINAGE SHELL		EXISTING WATER LINE
	STORM APPARATUS		EXISTING IRRIGATION LINE
	WATER LINE		EXISTING FENCE
	FIRE HYDRANT		EXISTING CONTOURS (2')
	IRRIGATION APPARATUS		15' FINISH CONTOUR
	DRAINAGE AREA		2' FINISH CONTOUR
			10' FINISH CONTOUR
			CURB & GUTTER
			PROPOSED TRAIL
			FIRE SETBACK
			30% SLOPE AND GREATER
			PROPOSED OPEN SPACE
			DRAINAGE DIRECTION

Blue Stakes of Utah

NOTE:
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ORIG. DATE: 2-8-21

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

SCALE: 1"=90'

GATEWAY CONSULTING, Inc.

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paul@gatewayconsultingllc.com

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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

PHASE 3

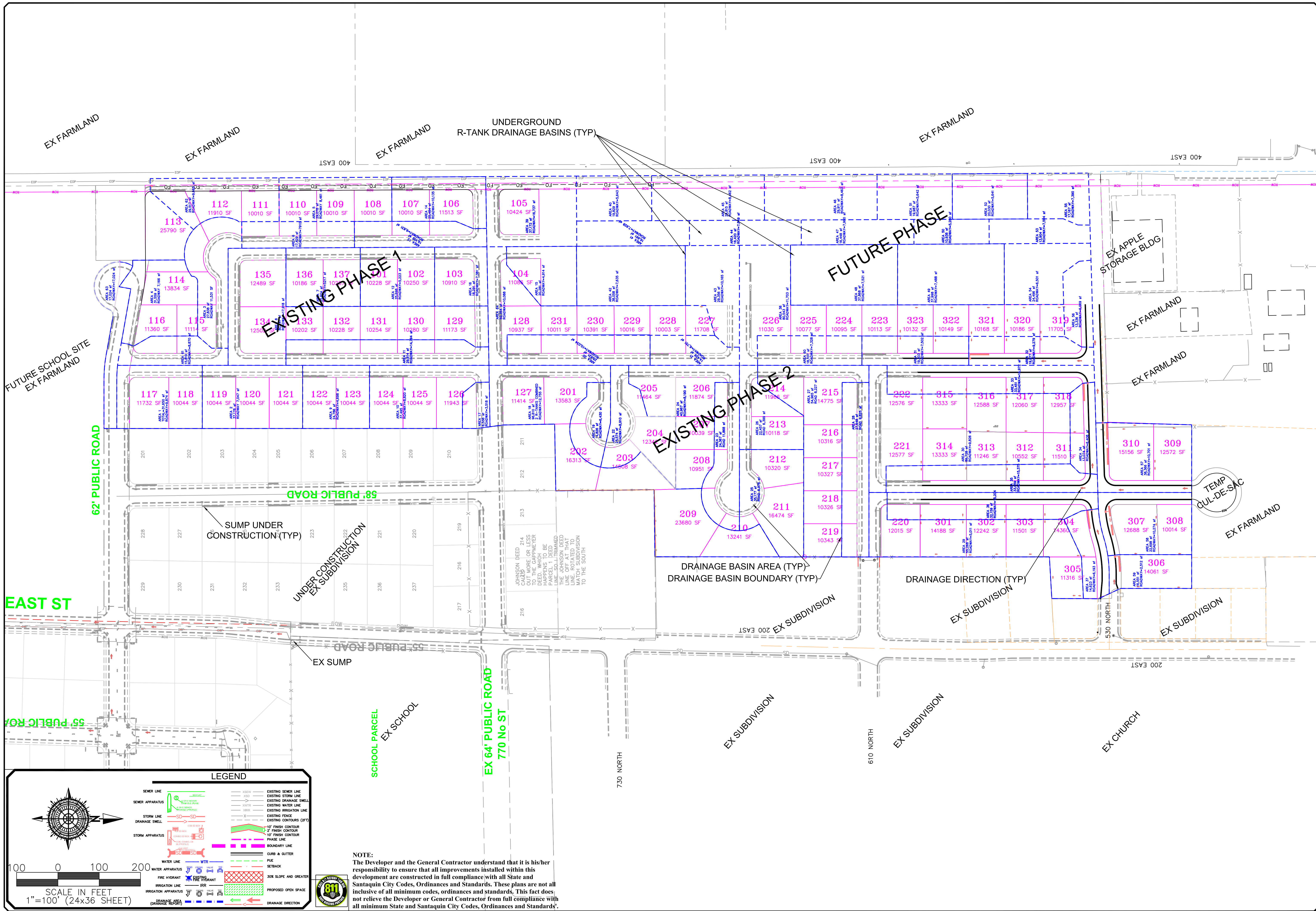
IRRIGATION UTILITY SHEET

PRINT DATE: 7-10-2026

SANTAQUIN CITY

SHEET NO. **U4**

NO.	DESCRIPTION	DATE	APP'D



NO.	DESCRIPTION	DATE	APP'D

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



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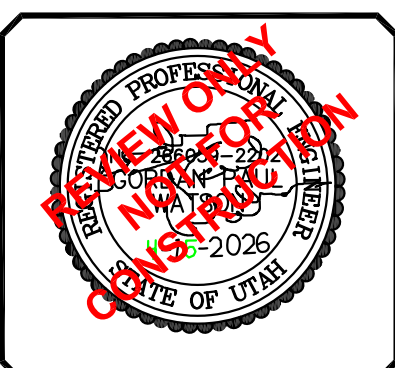
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CONSTRUCTION MANAGEMENT

**BELLA VISTA SUBDIVISION
PHASE 3**

DRAINAGE PLAN

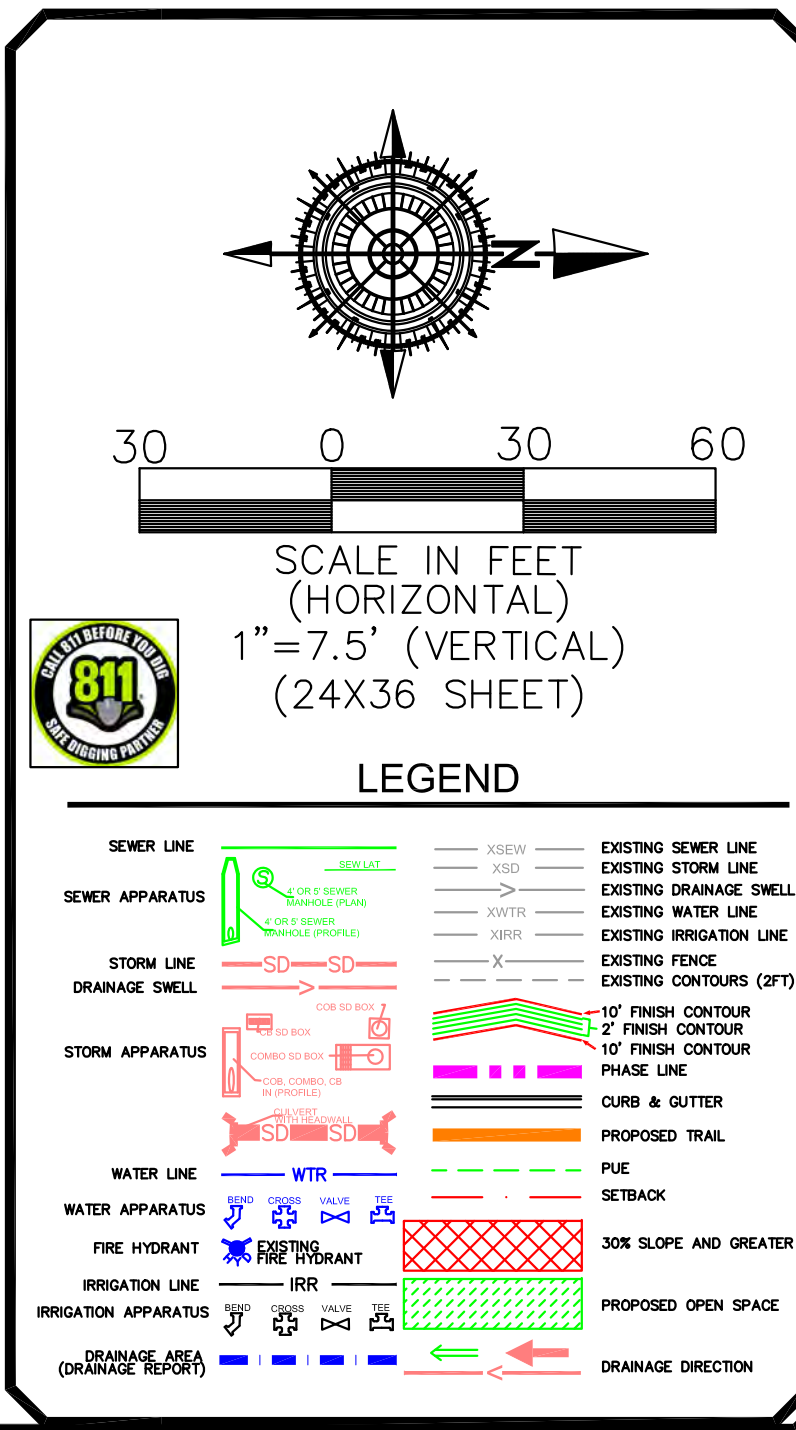
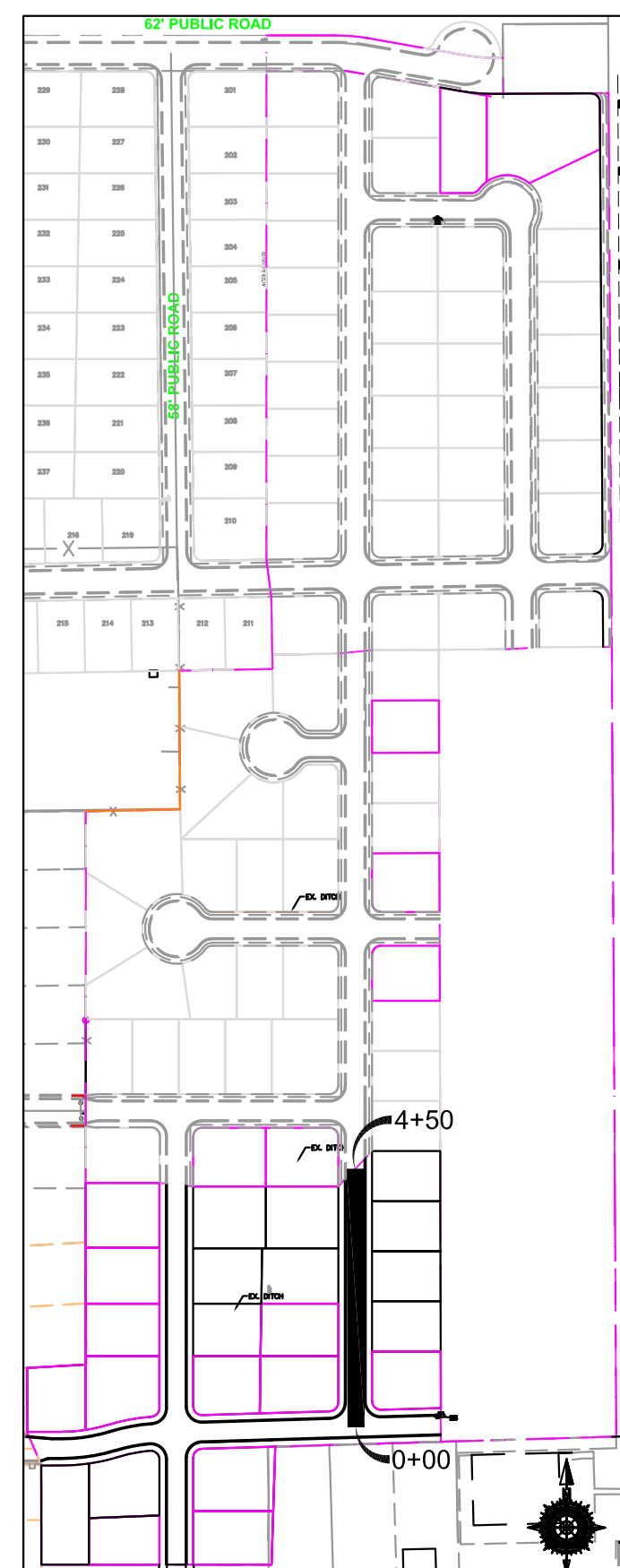
7-10-2026

SANTAQUIN CITY



SHEET NO. **DRAIN**

SHEET NO. SS1

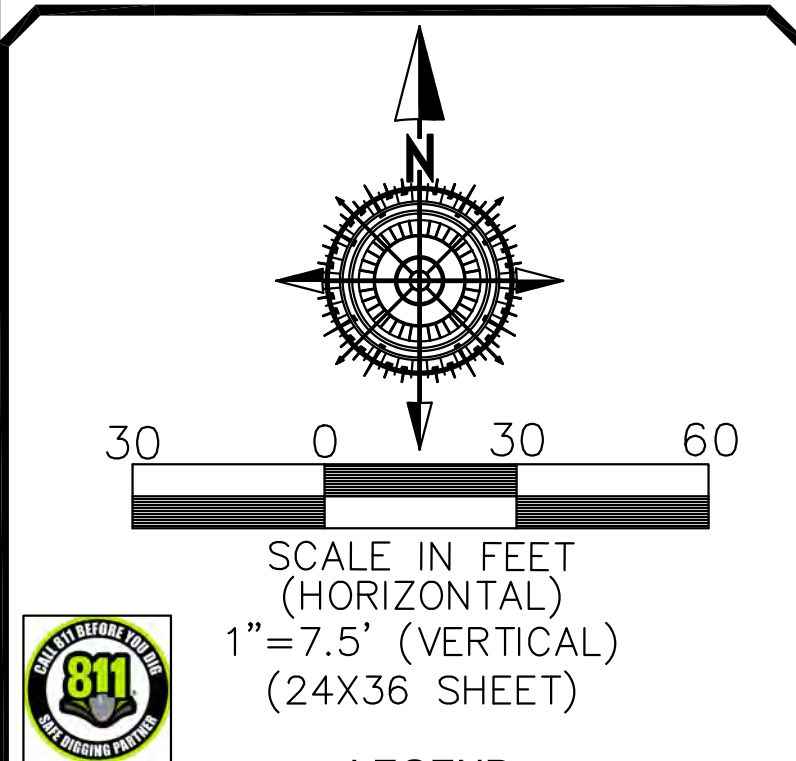
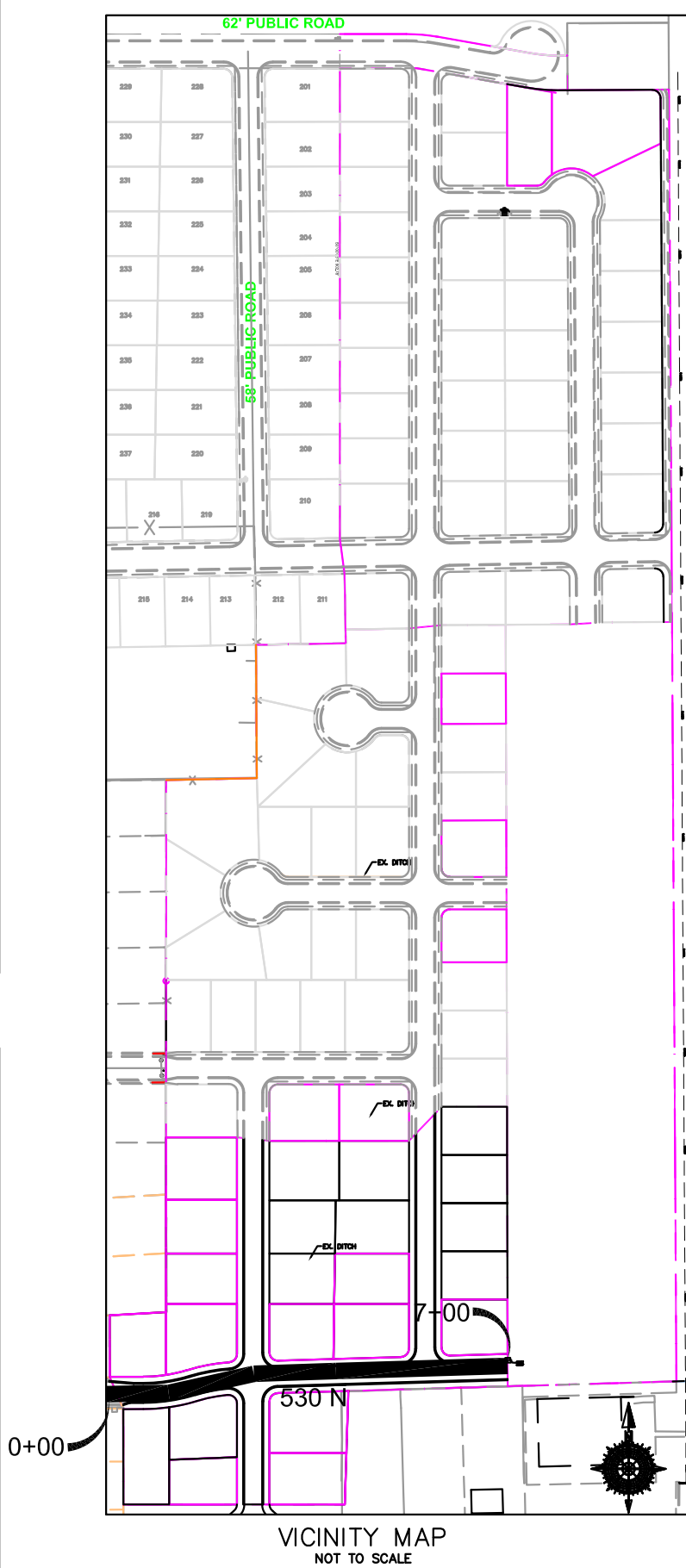
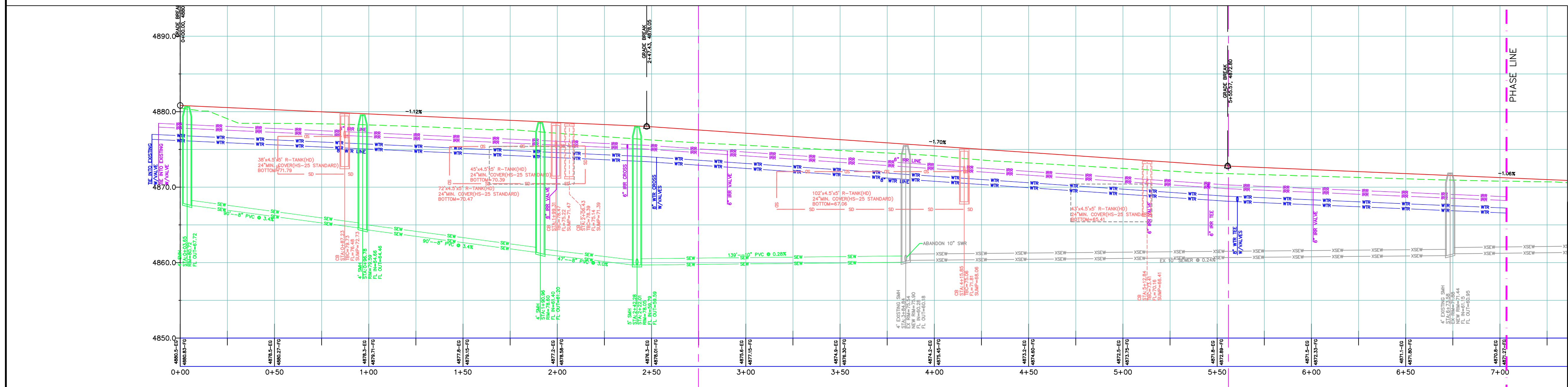
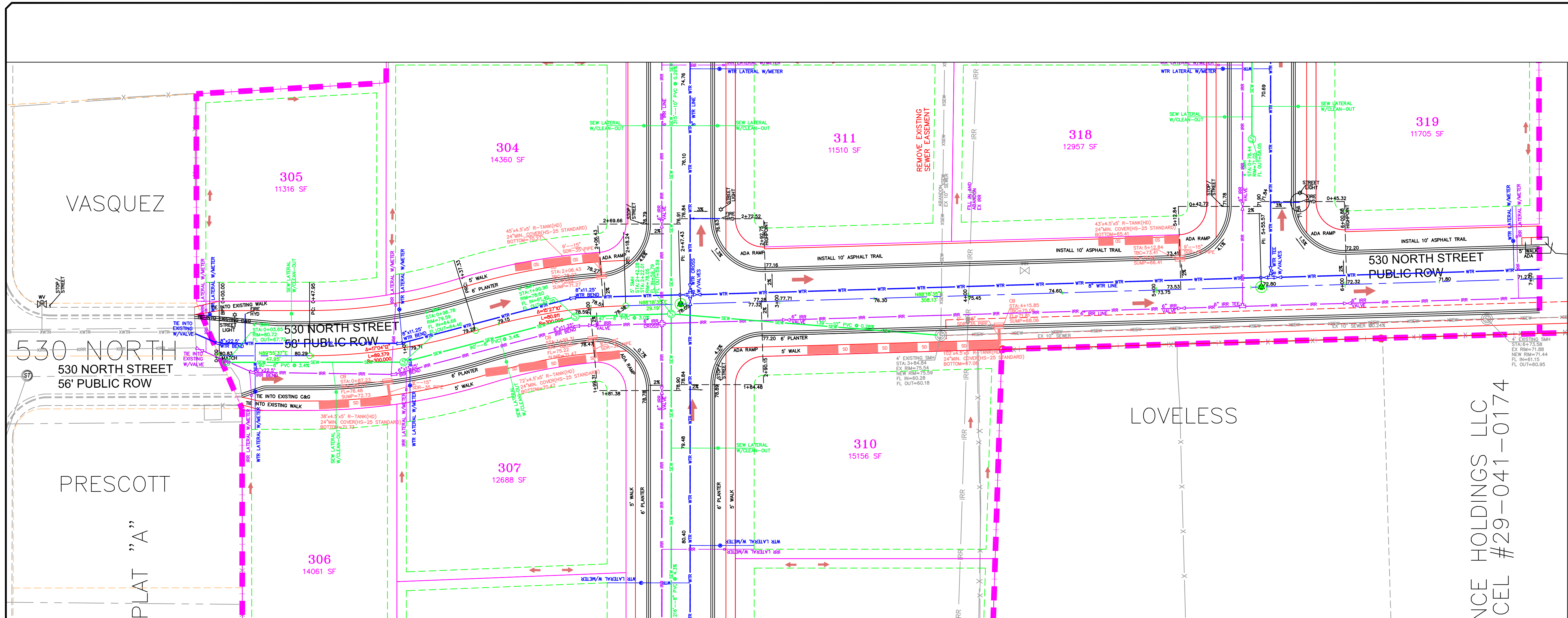


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ORIG. DATE: 2-8-21	
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=30'

BELLA VISTA SUBDIVISION PHASE 3
PLAN AND PROFILE 300 EAST (STA: 0+00 to 4+50)
7-10-2026

The image shows the top portion of a document. At the top, a rectangular box contains the text "SANTAQUIN CITY" in a serif font. Below this is a circular seal for the "DISTRICT PROFESSIONAL ENGINEER" of the "STATE OF ILLINOIS". The seal features a central emblem with a plow and a sheaf of wheat, surrounded by the text "DISTRICT PROFESSIONAL ENGINEER" and "STATE OF ILLINOIS". A red diagonal stamp across the seal reads "NOT VALID FOR CONSTRUCTION". At the bottom, a rectangular box contains the text "SHEET NO." followed by the large number "PP2".



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

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

NO.	DESCRIPTION	DATE	APP'D

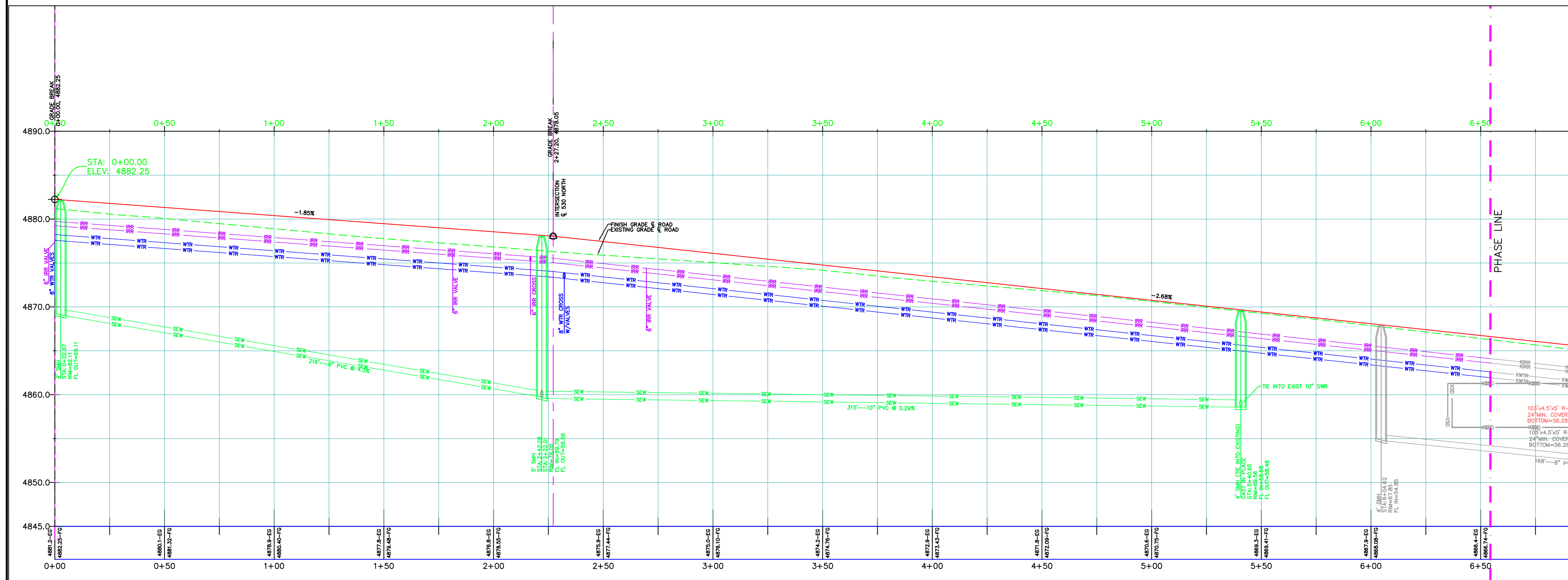
ORIG. DATE: 2-6-21
SURVEY BY: OPW
DRAWN BY: OPW
DESIGNED BY: OPW
CHECKED BY: OPW
SCALE: 1"=30'

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

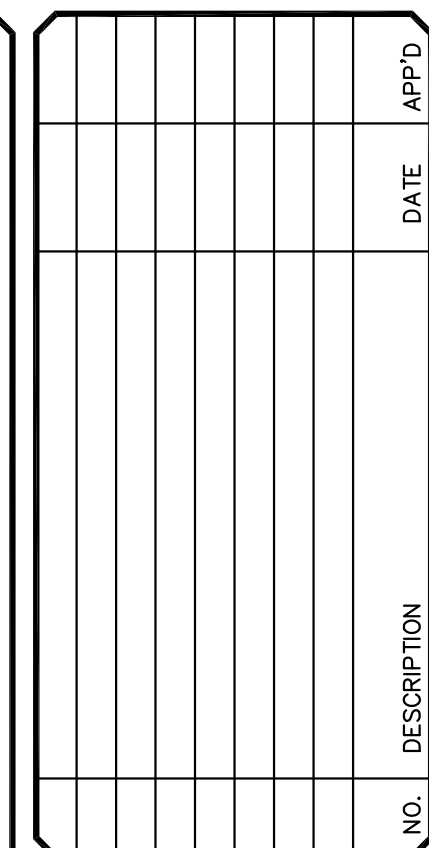
BELLA VISTA SUBDIVISION
PHASE 3
PLAN AND PROFILE
530 NORTH (STA: 0+00 to 7+00)
7-10-2026

SANTAQUIN CITY

SHEET NO. **PP9**



VICINITY MAP



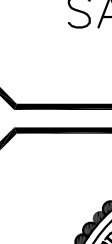
GATEWAY CONSULTING, Inc

P.O. BOX 951002 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

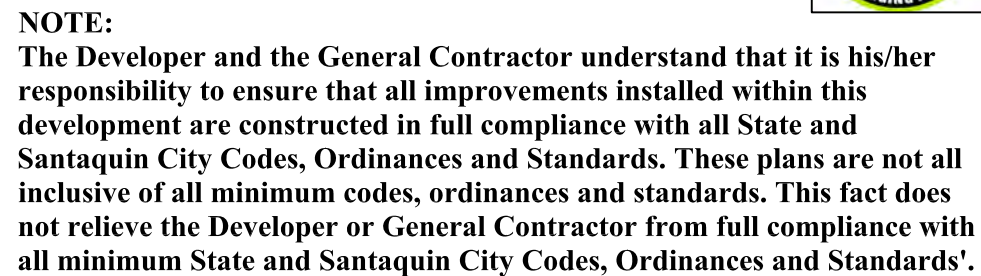
BELLA VISTA SUBDIVISION PHASE 3	PLAN AND PROFILE	250 EAST (STA: 0+00 TO 6+50)	7-10-2026
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SANTAQUIN
CITY



PP11

SHEET NO. _____



SHEET NO. SWPPP

[illegible]

SILT FENCE DETAIL
NOT TO SCALE

VEHICLE TRACKING DETAIL

NOT TO SCALE

STRAW WATTLE (SILT FENCE ALTERNATIVE)

GUTTER PROTECTION SETUP

INLET PROTECTION BARRIERS
NOT TO SCALE

CONCRETE WASHOUT AREA
NOT TO SCALE

ACME CONCRETE RECYCLING
COMMERCIAL CONCRETE
WASHOUT BIN
OPTION 2

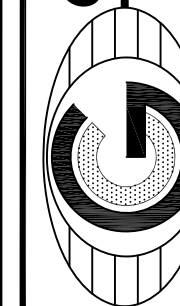
DRAINAGE CHANNEL
PROTECTION
NOT TO SCALE

See SANTAQUIN CITY specifications for further information.

[illegible]

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

GATEWAY CONSULTING, Inc.



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PH: (801) 694-5848
paul@gatewayconsultingllc.com

PH: (801) 694-2848
paul@gatewayconsultingllc.com

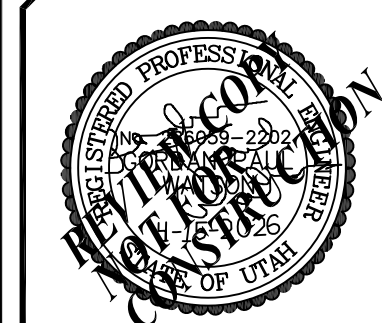
**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

**BELLA VISTA
SUBDIVISION**

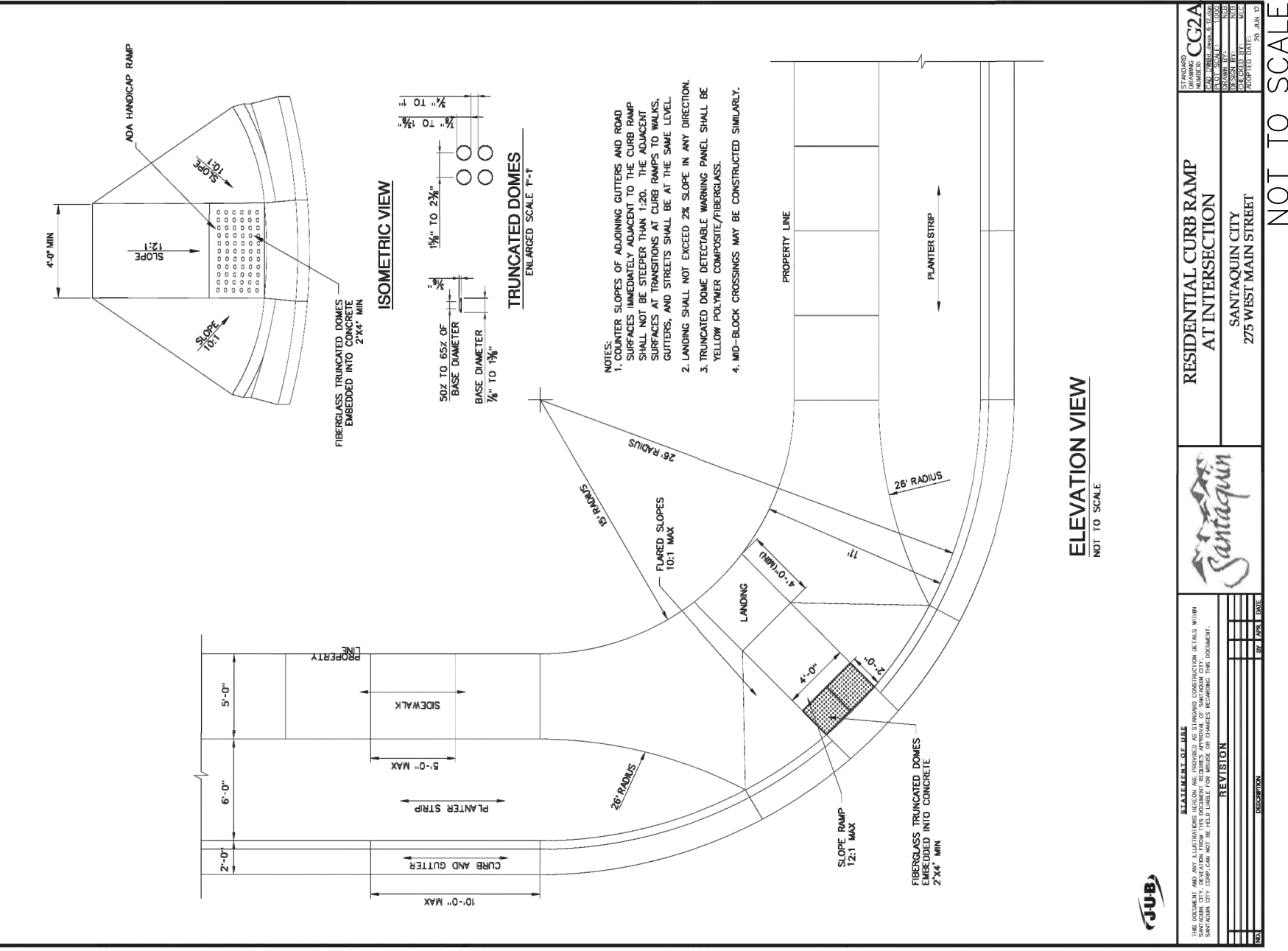
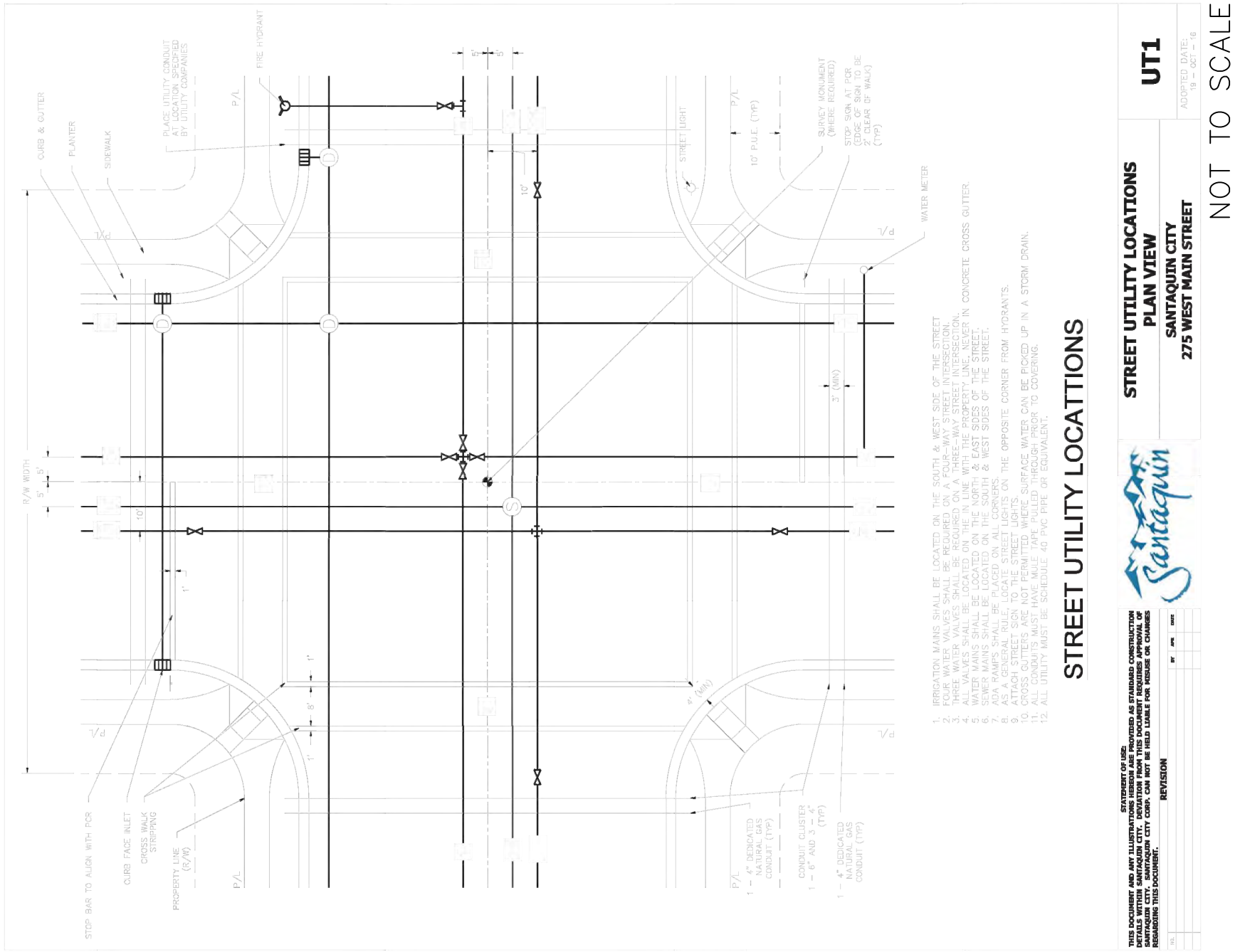
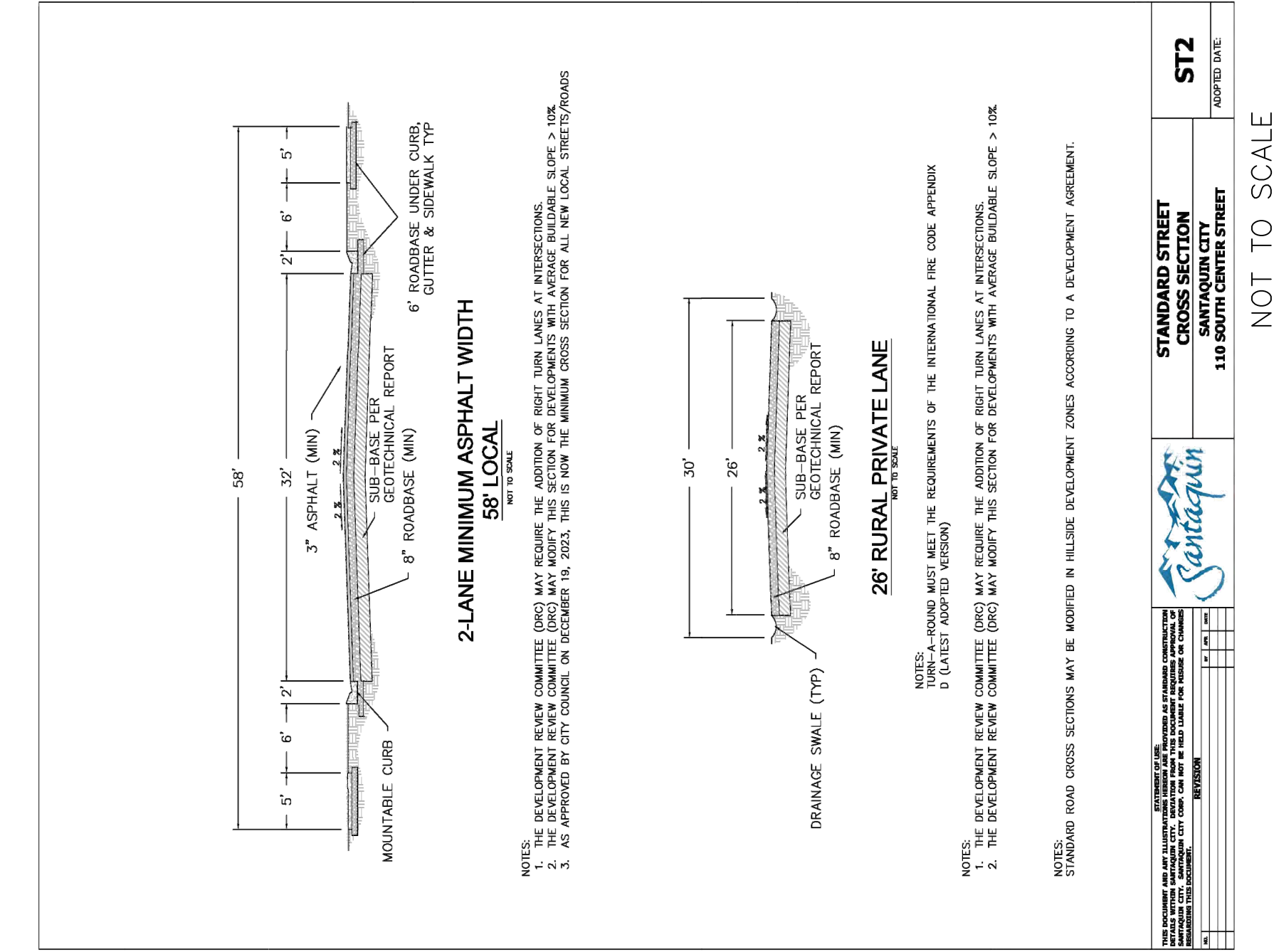
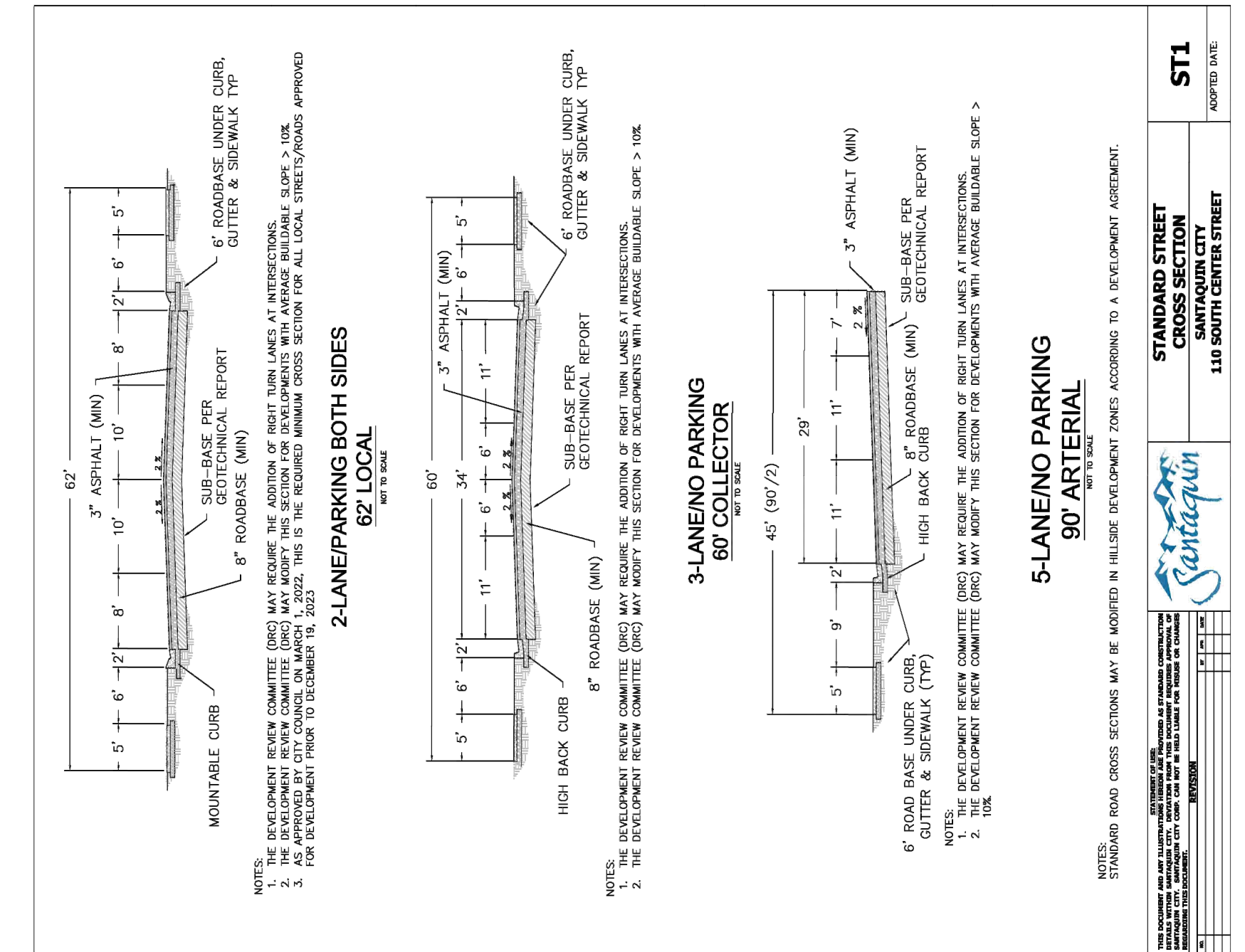
EROSION CONTROL
DETAILS and NOTES

7-10-2026

SANTAQUIN
CITY



SHEET NO. ER-2



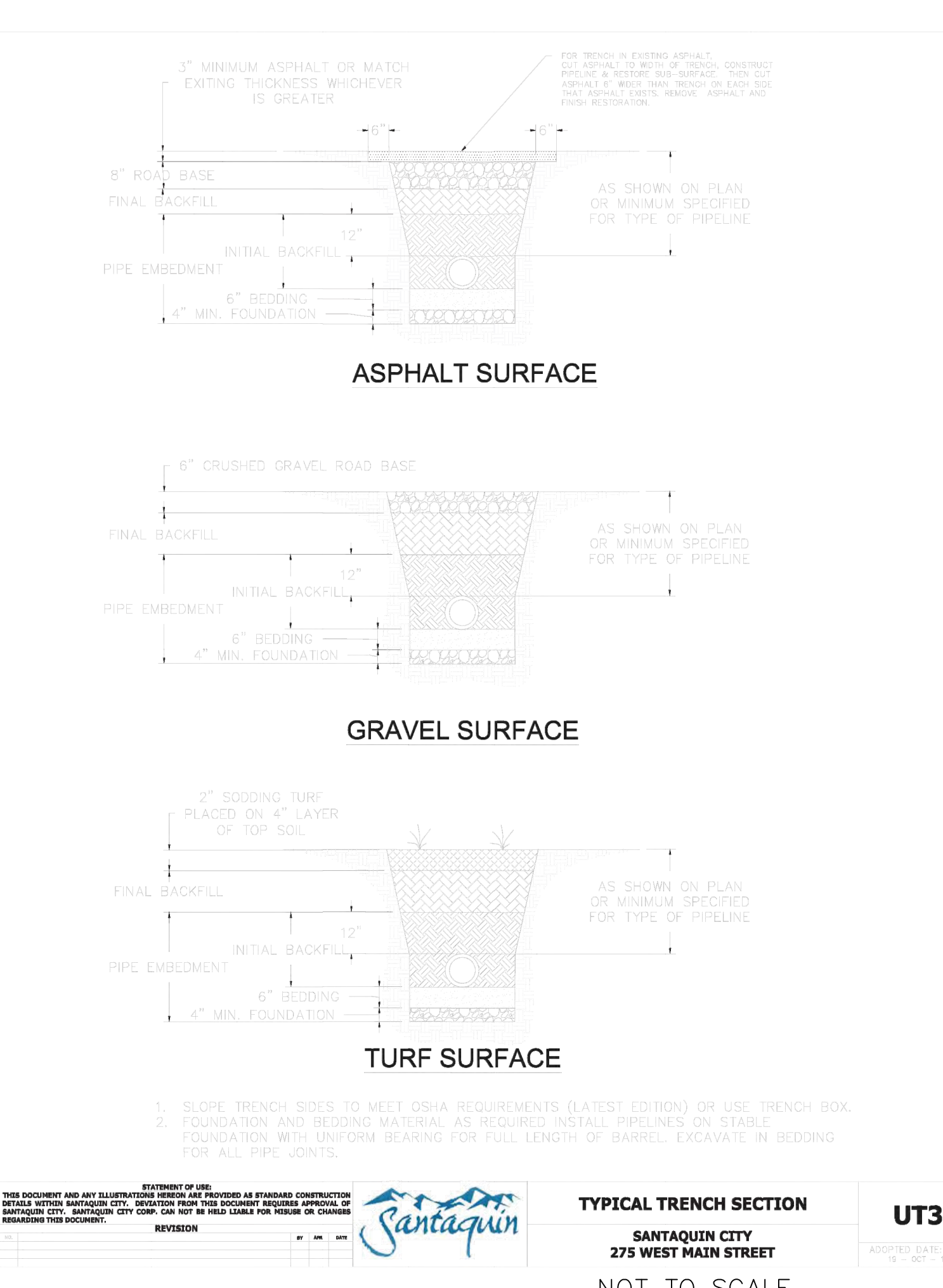
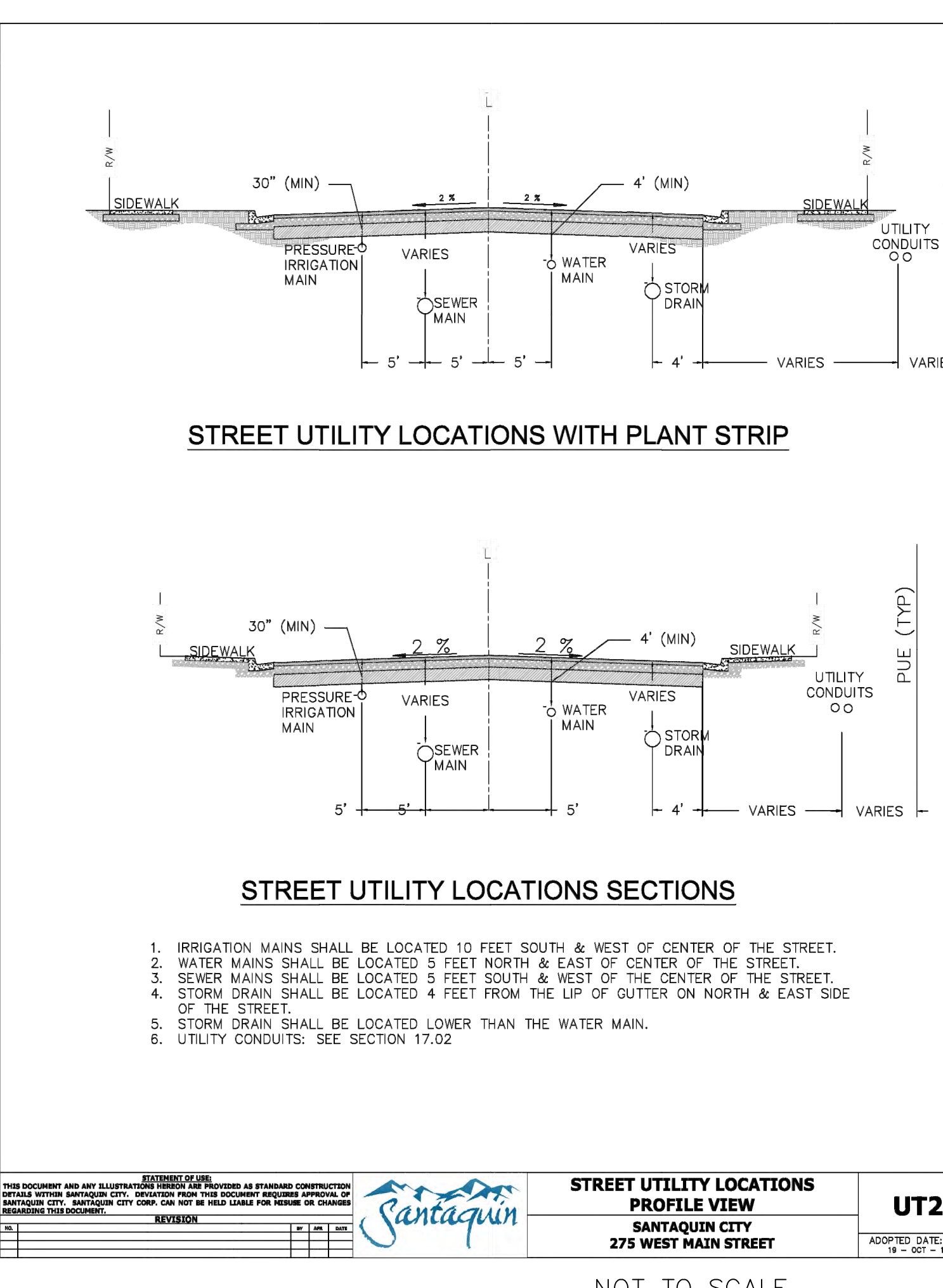
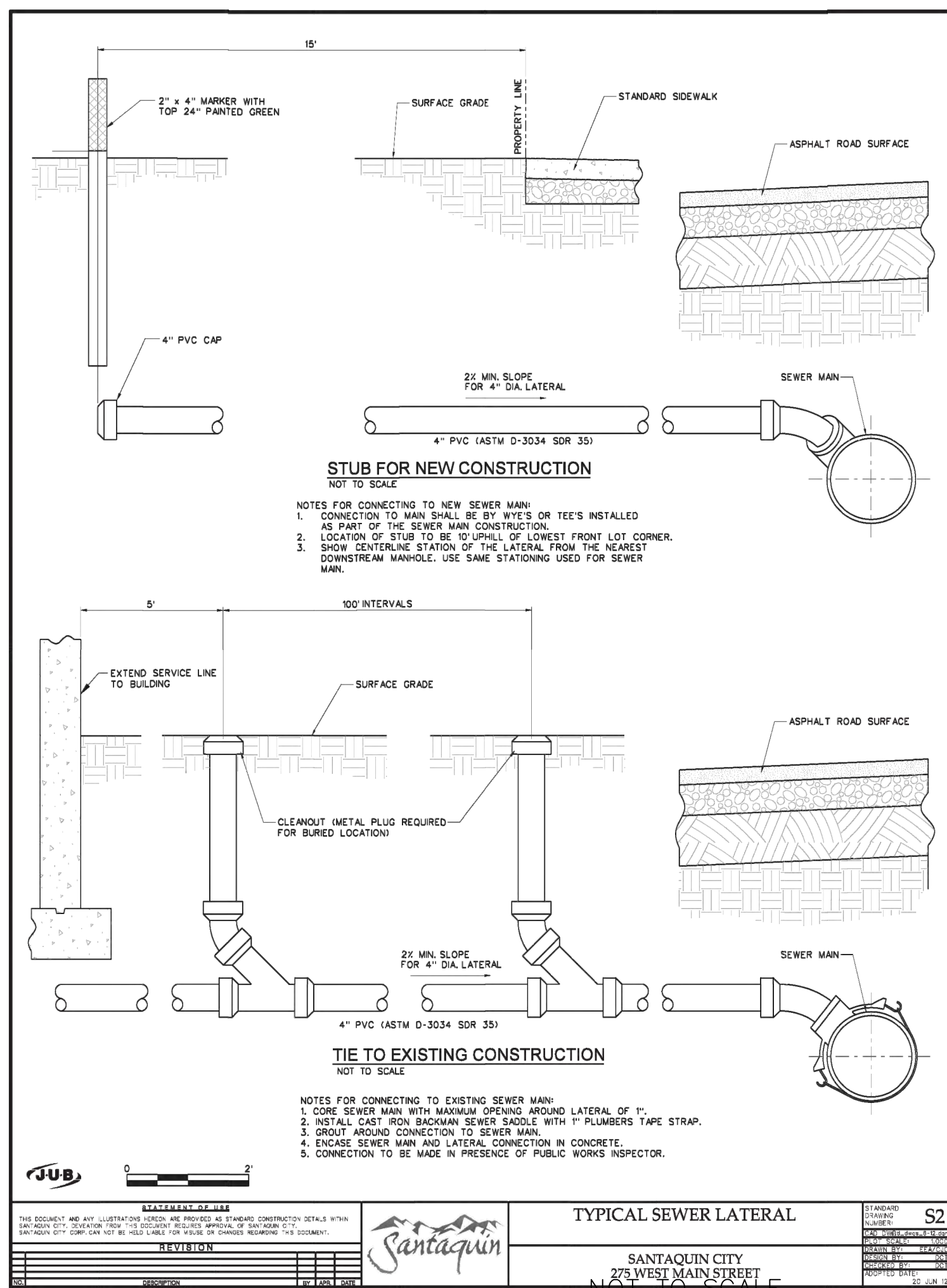
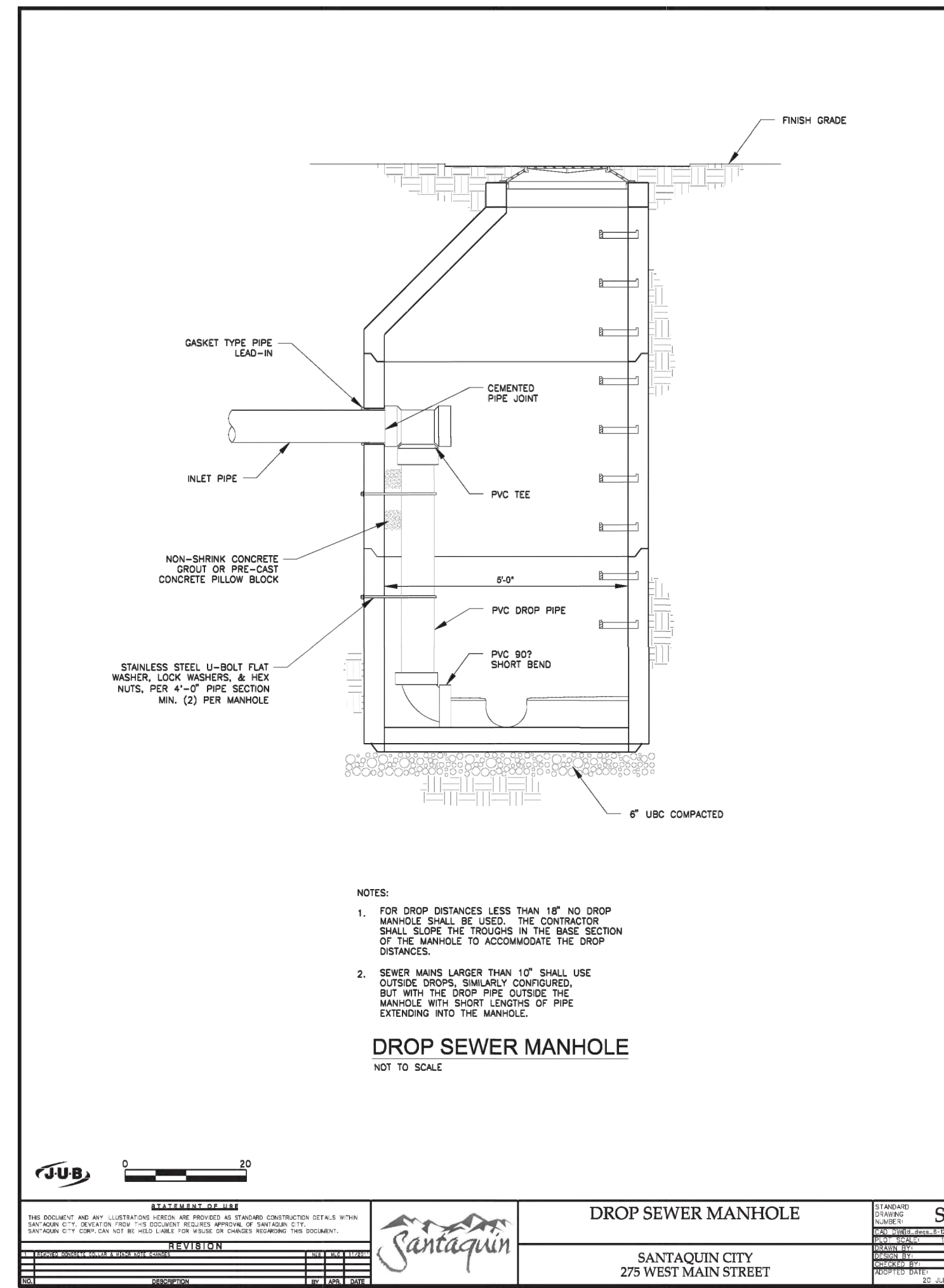
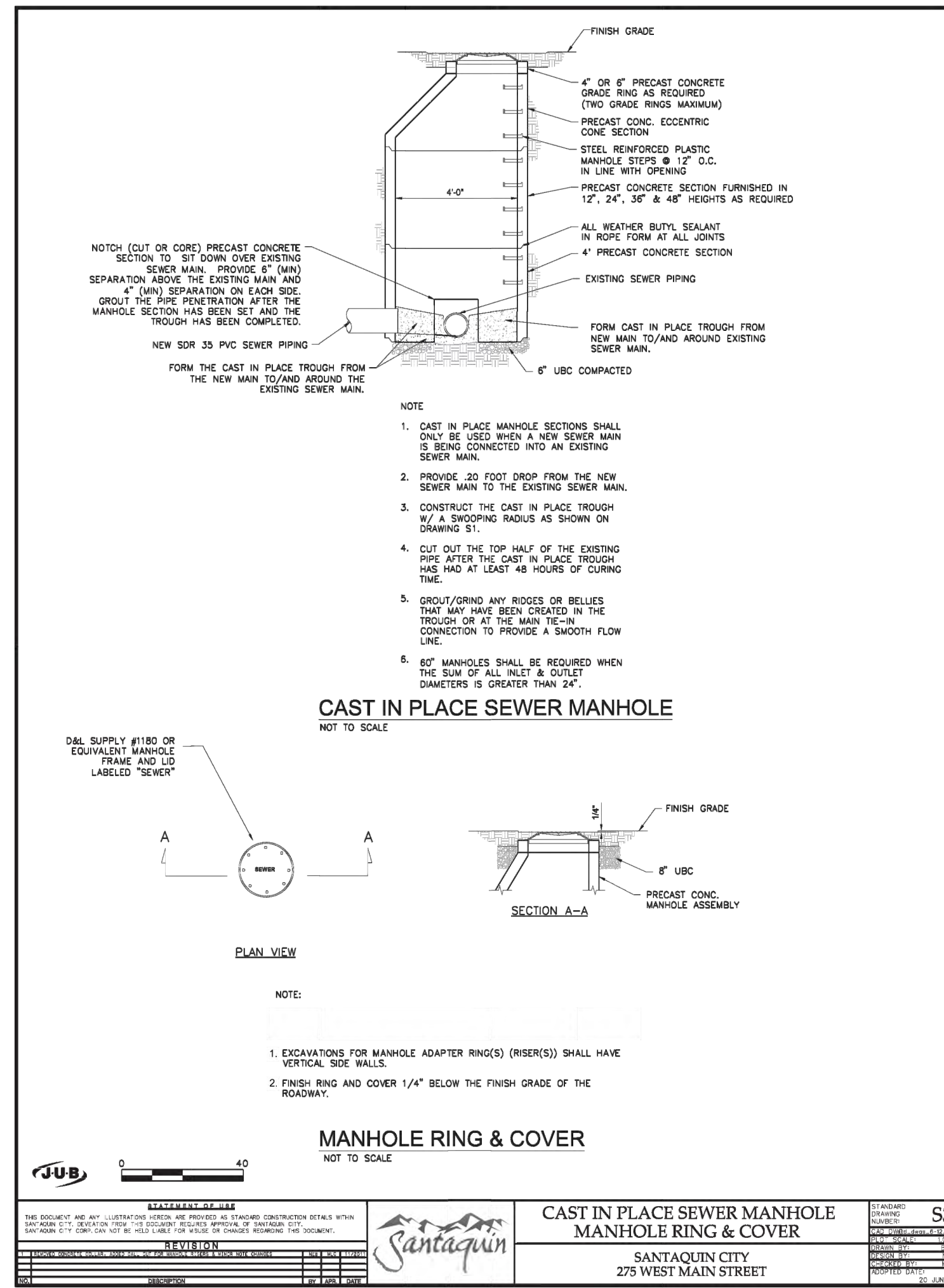
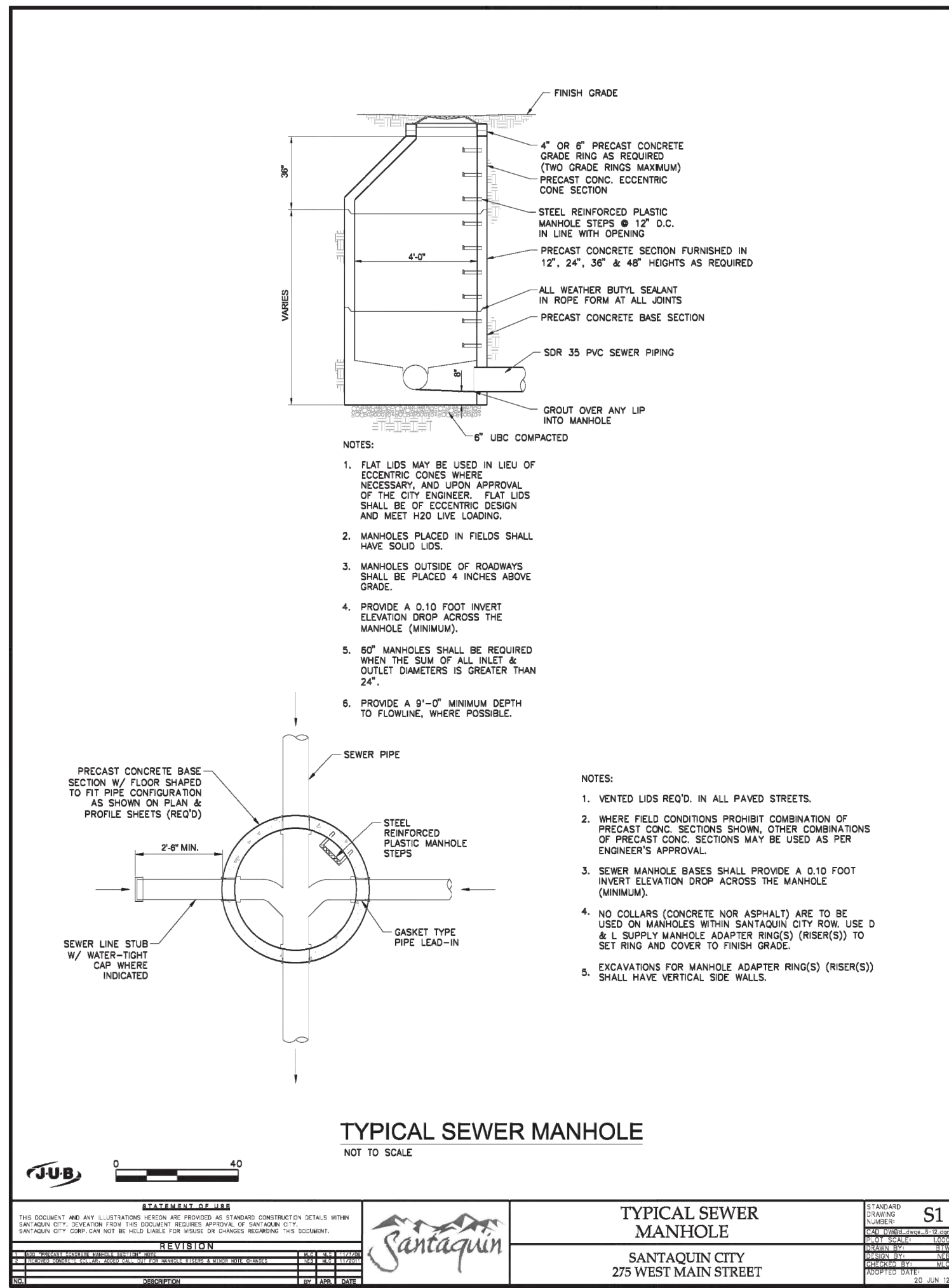
GATEWAY CONSULTING, Inc.



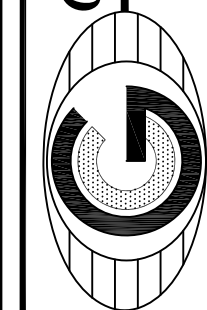
P.O. BOX 951065 SOUTH JORDAN, UT 84095
PH: (801) 694-3848
paul@gatewayconsultingllc.com

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

[illegible]

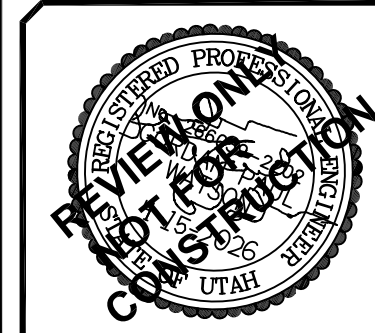


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P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 994-5948
paul@gatewayconsultingllc.com



**BELLA VISTA SUBDIVISION
PHASE 3
SEWER DETAILS**

**SANTAQUIN
CITY**

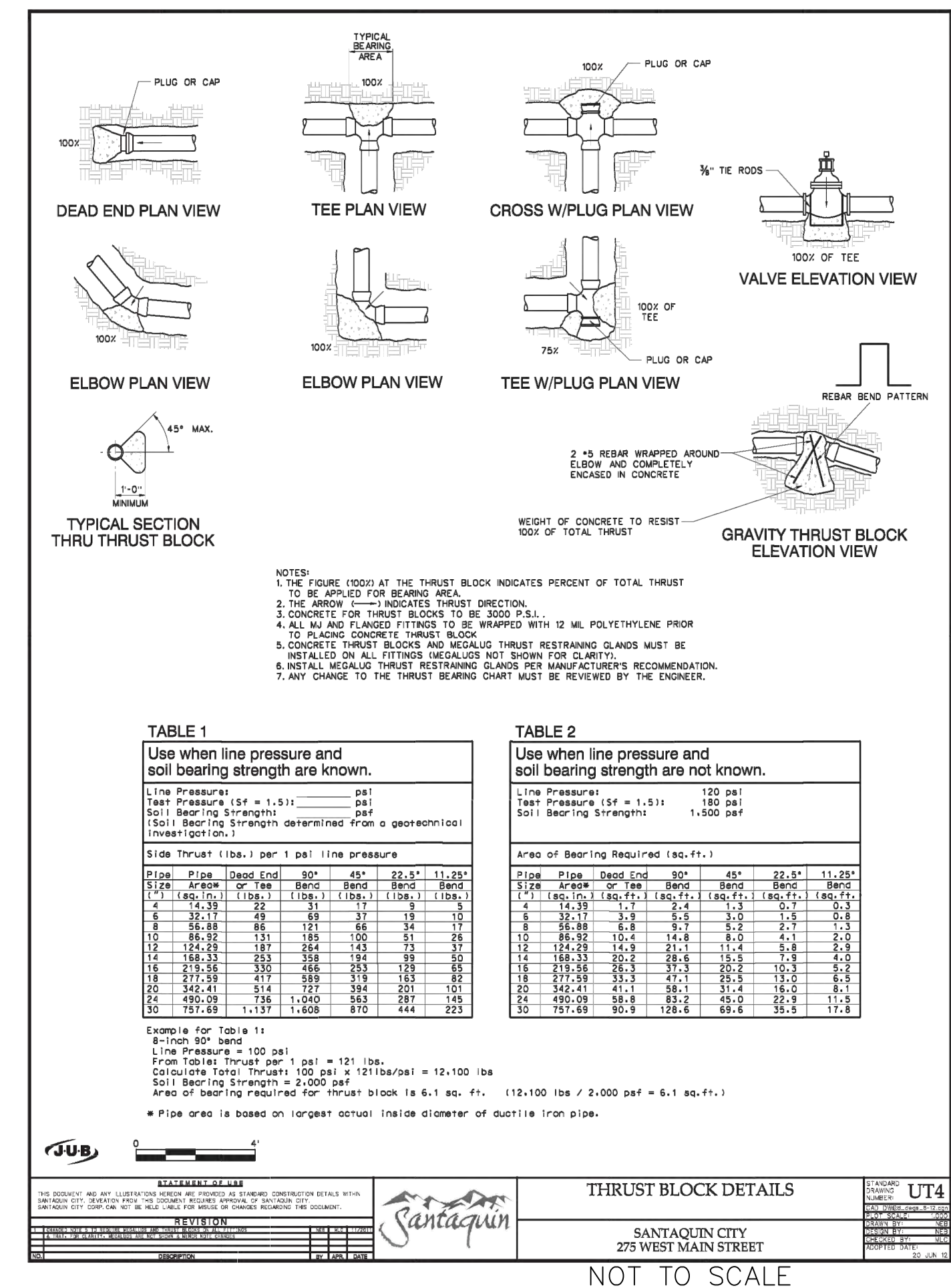
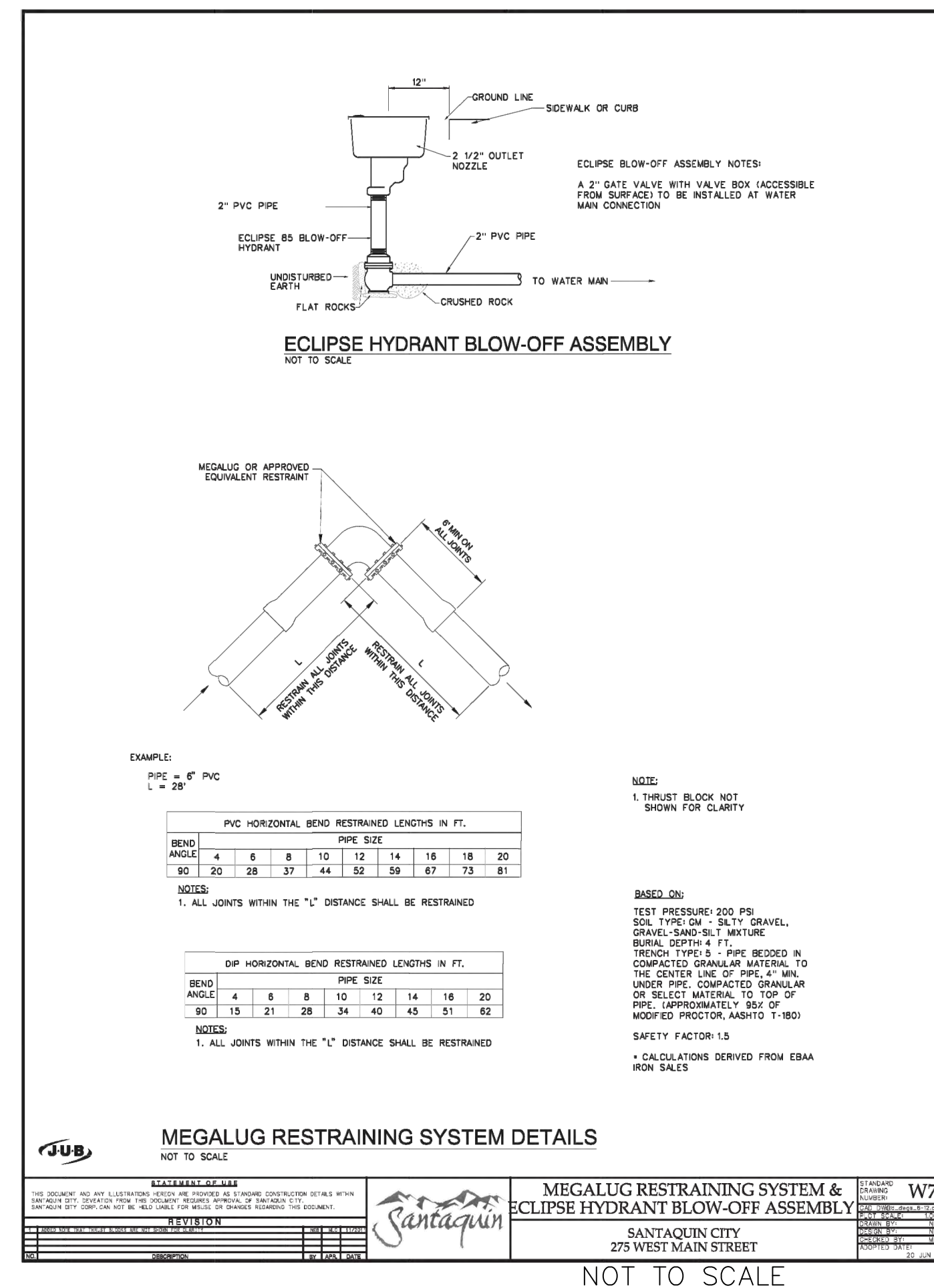
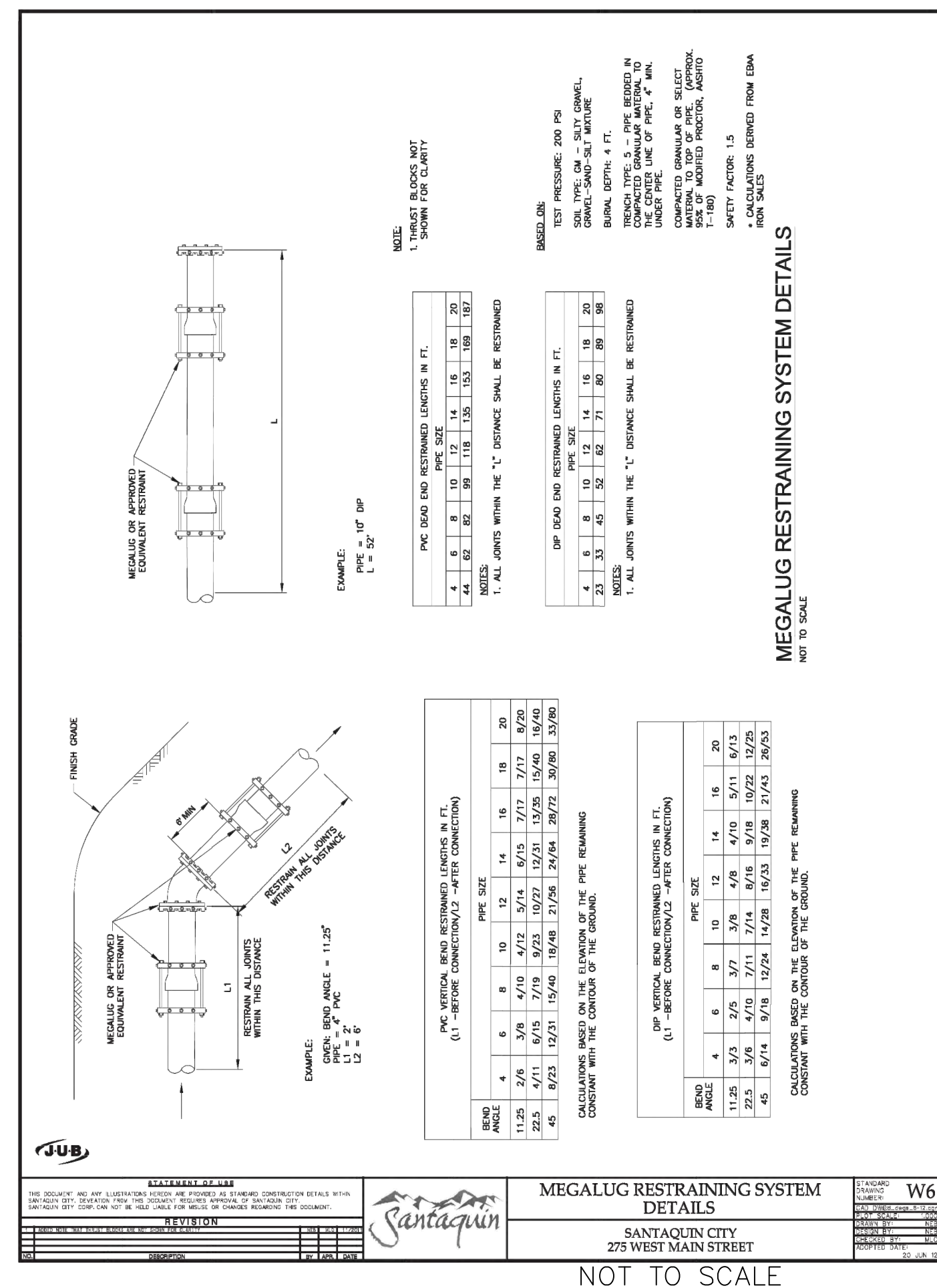
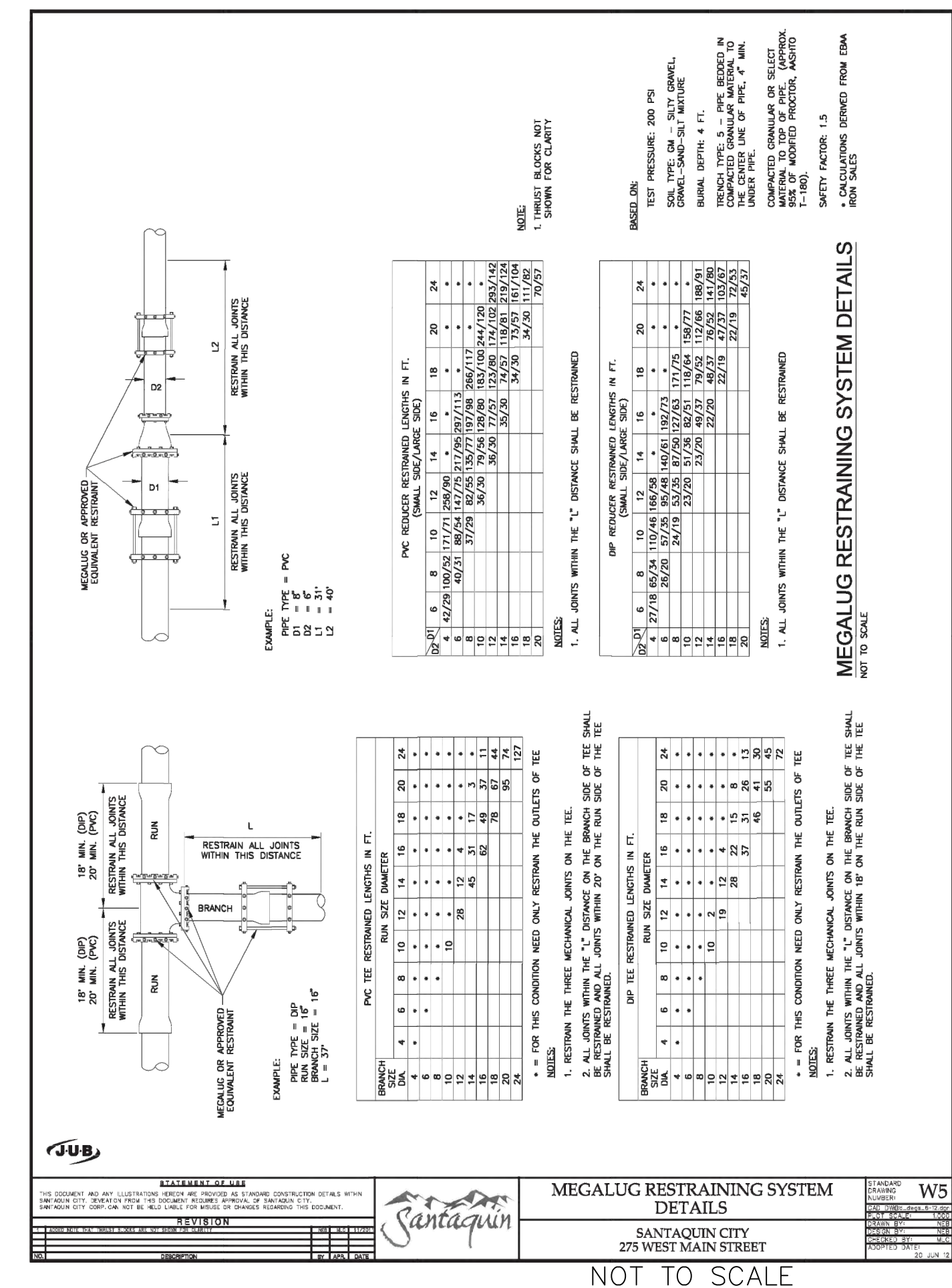
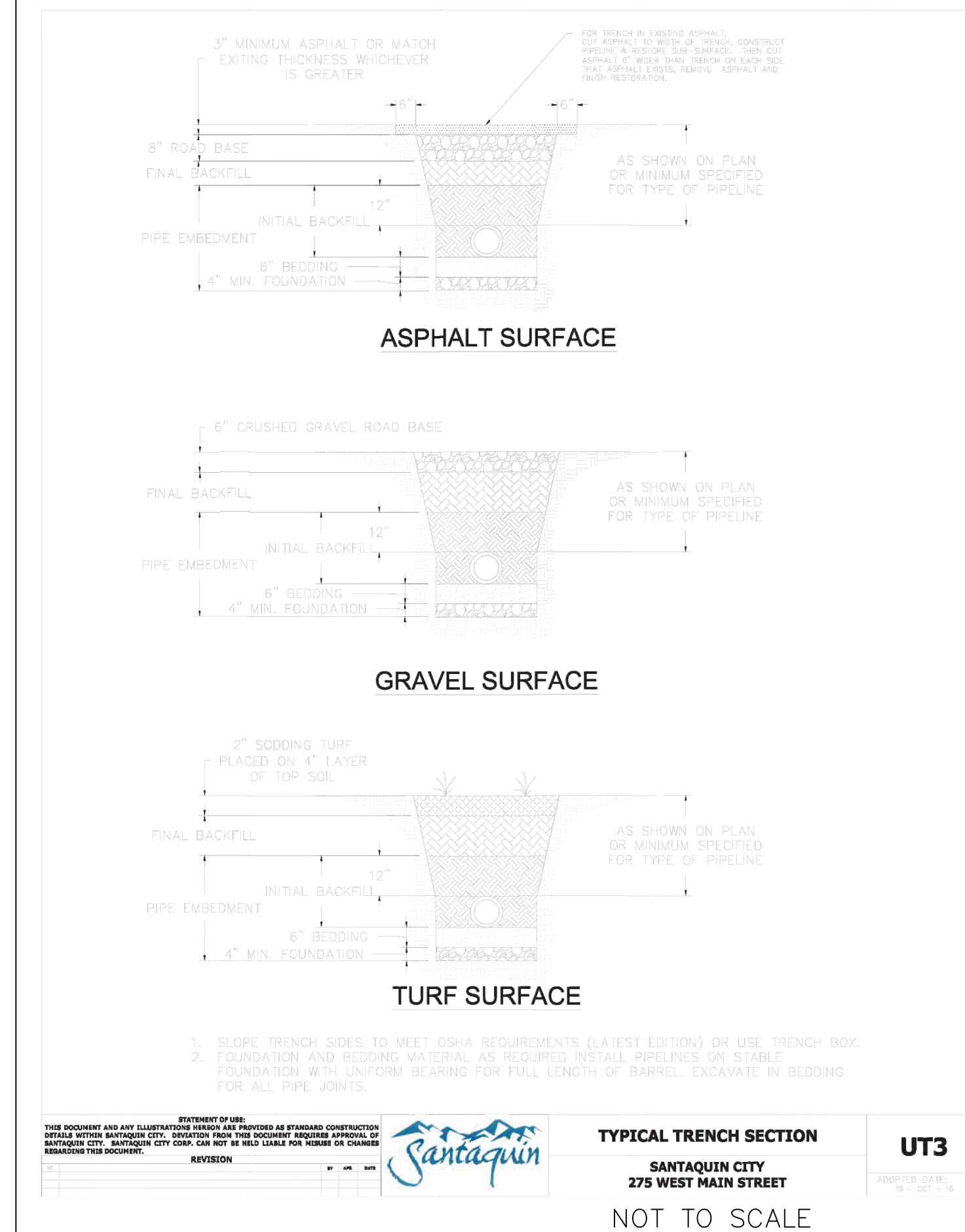
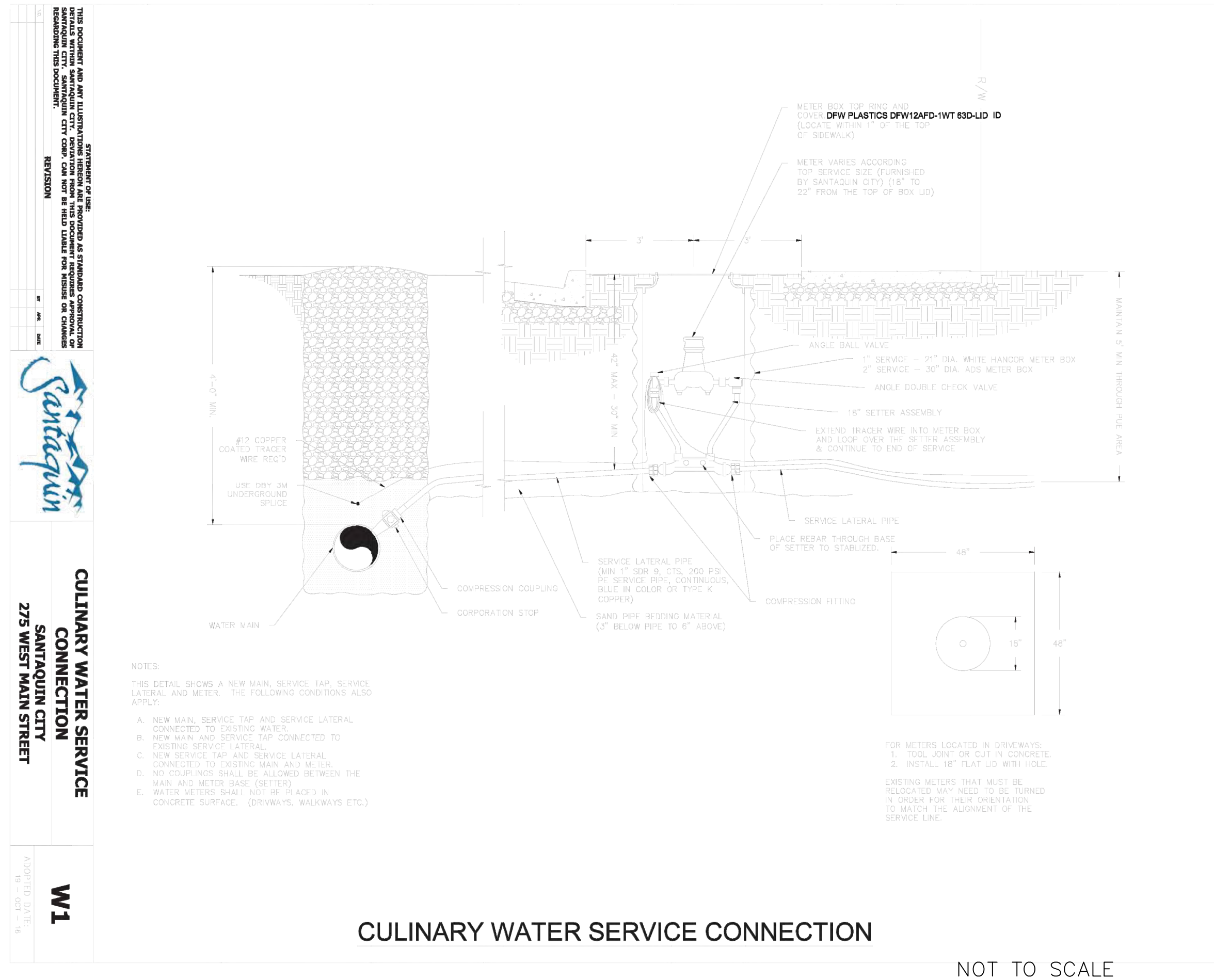
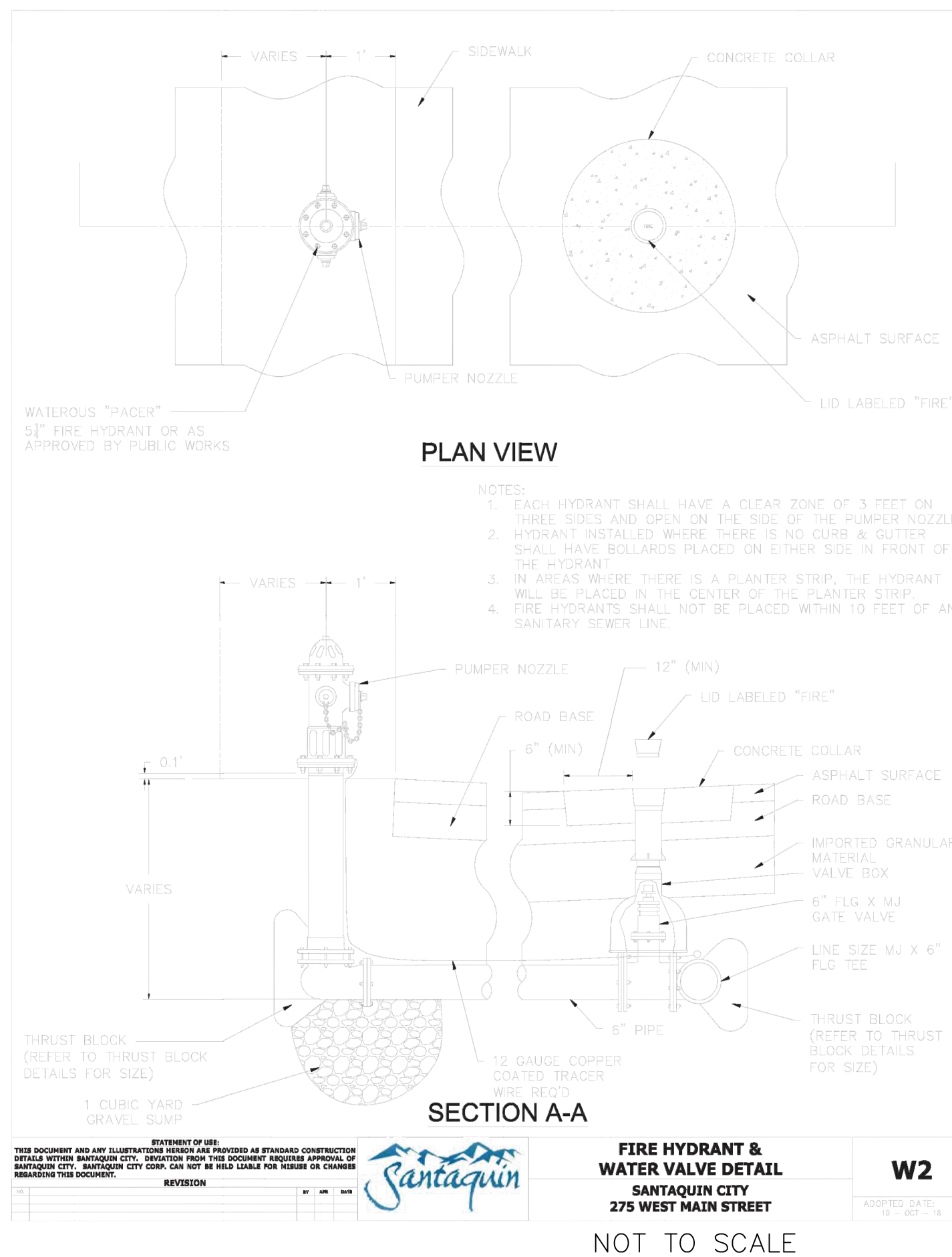


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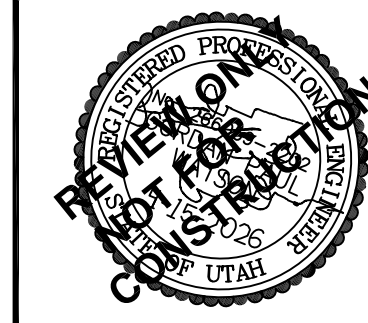
NO.	DESCRIPTION	DATE	APP'D

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

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



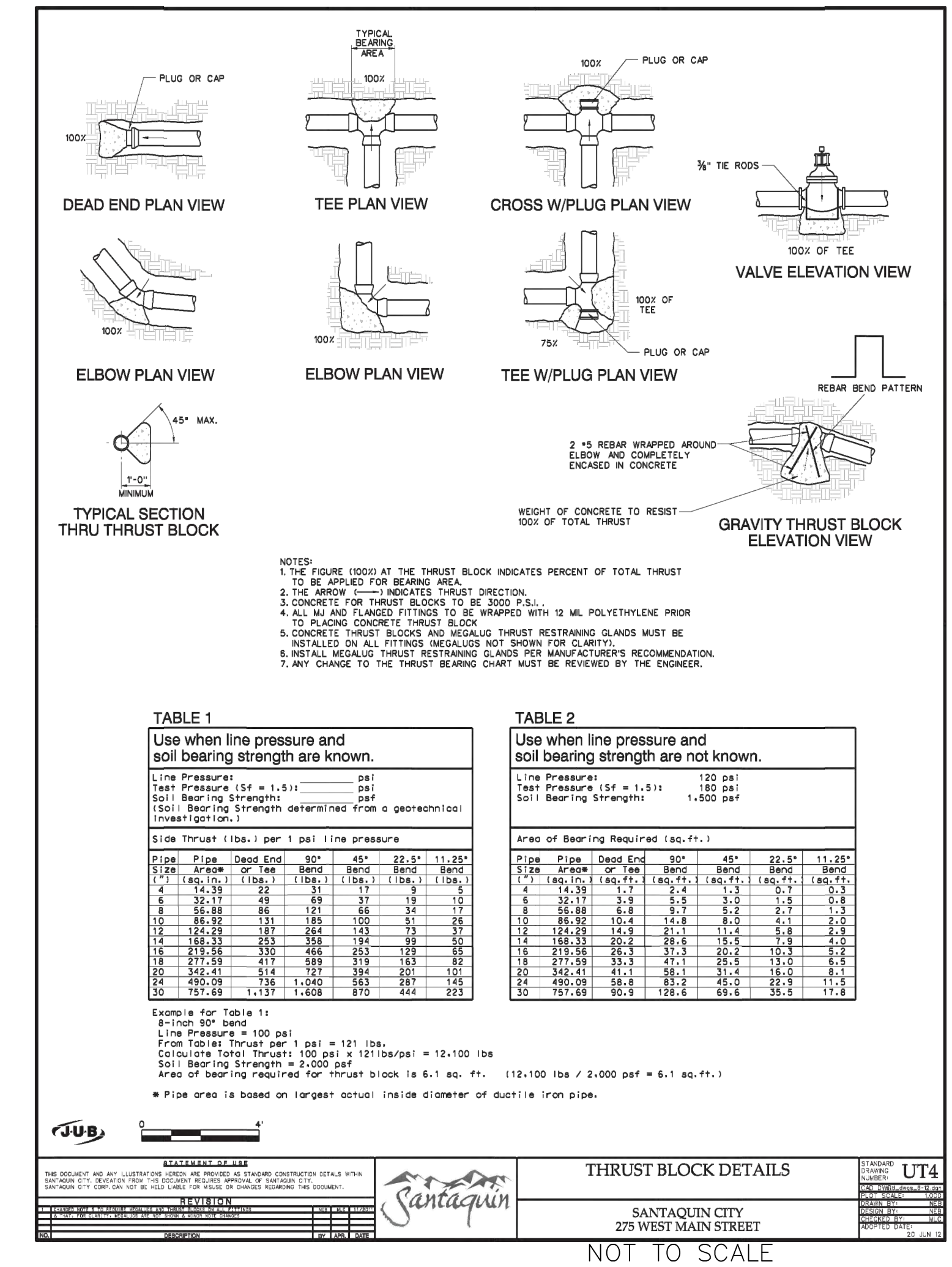
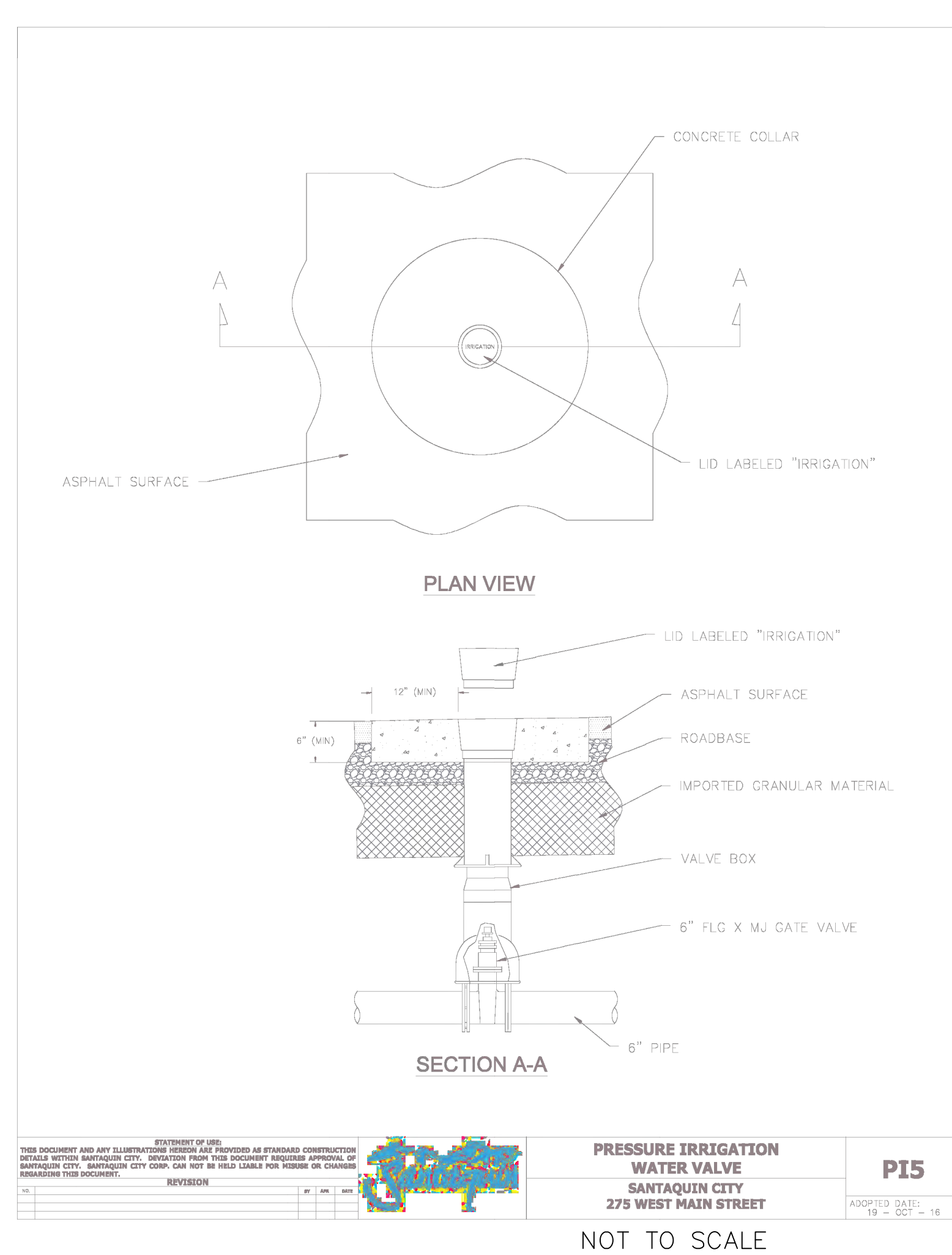
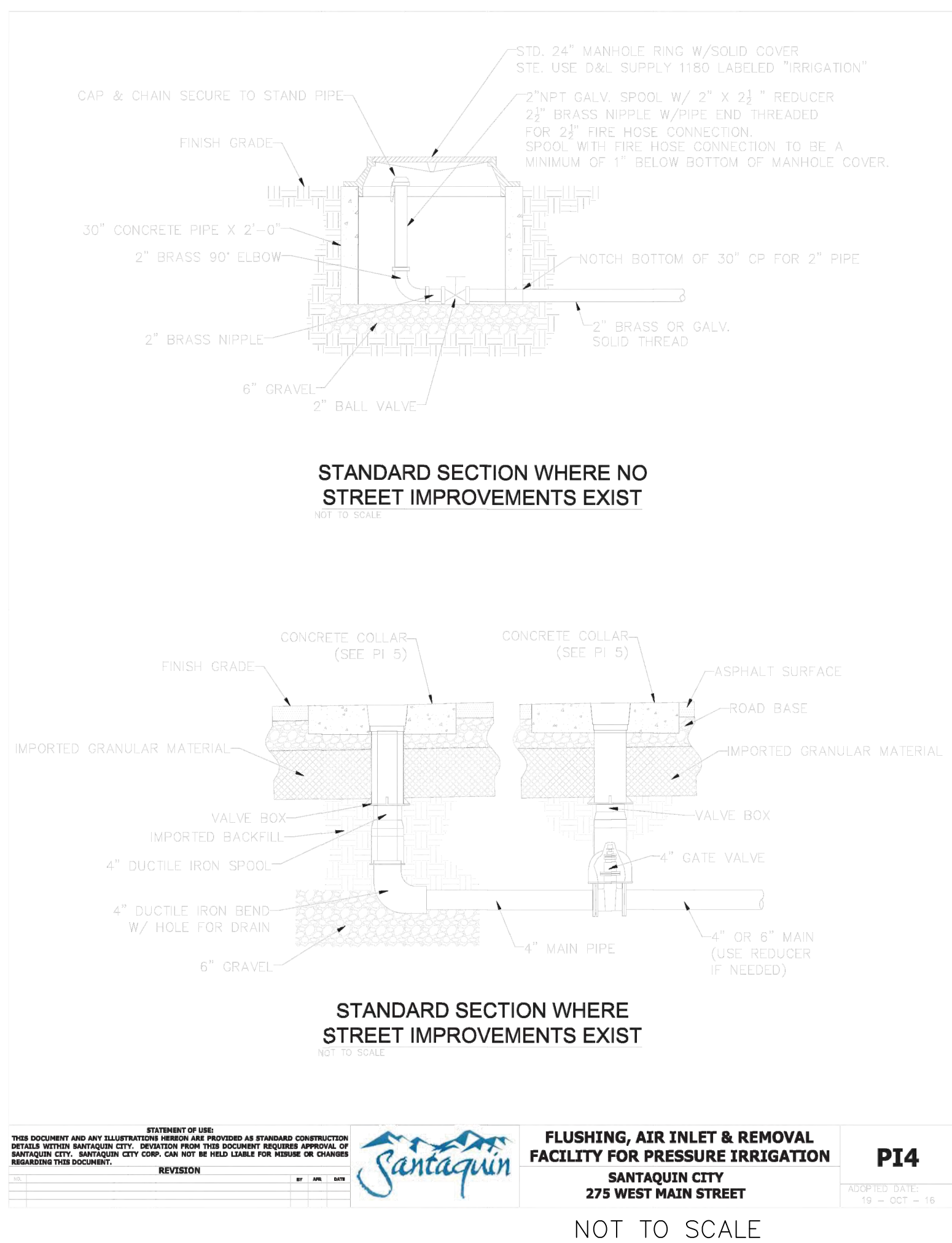
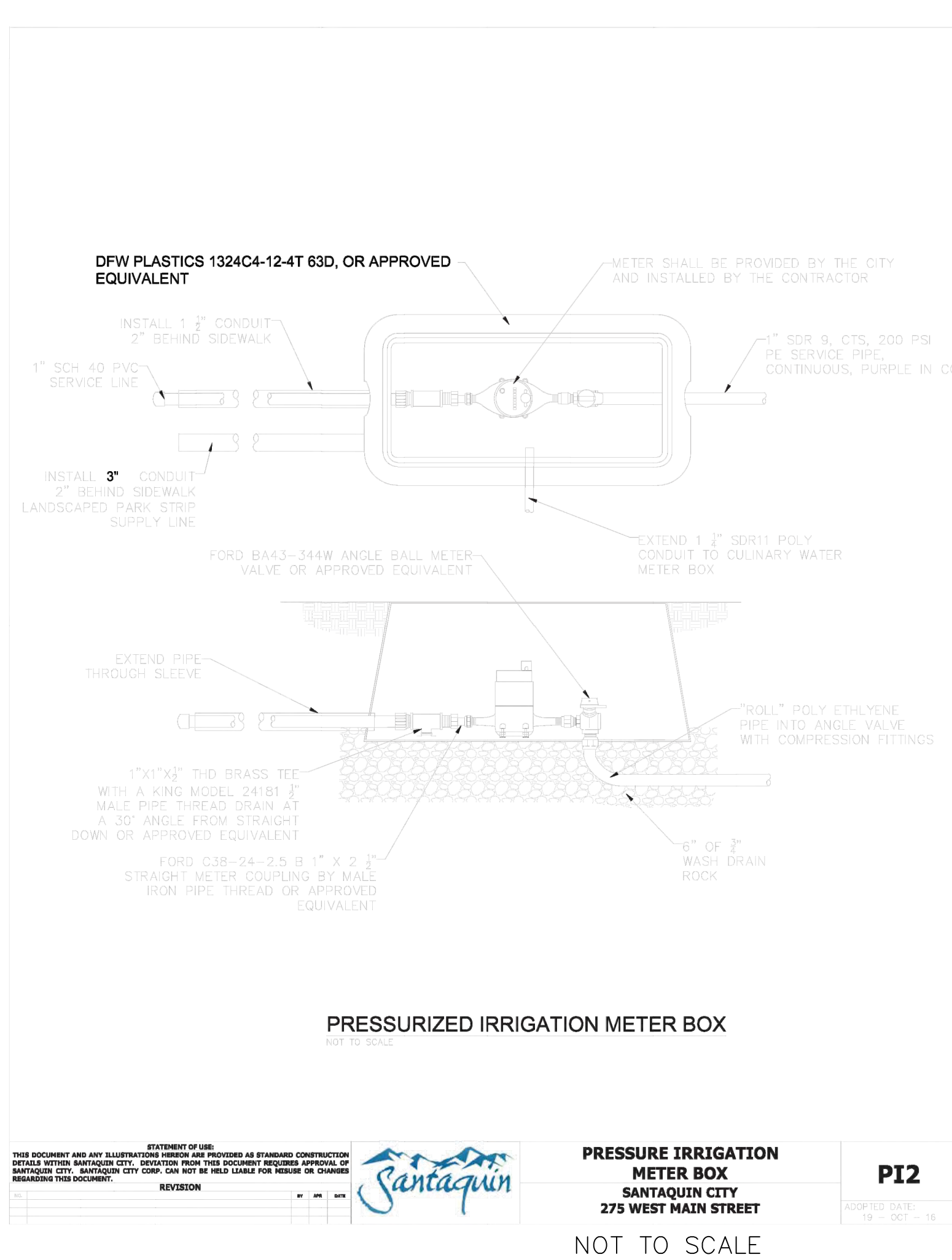
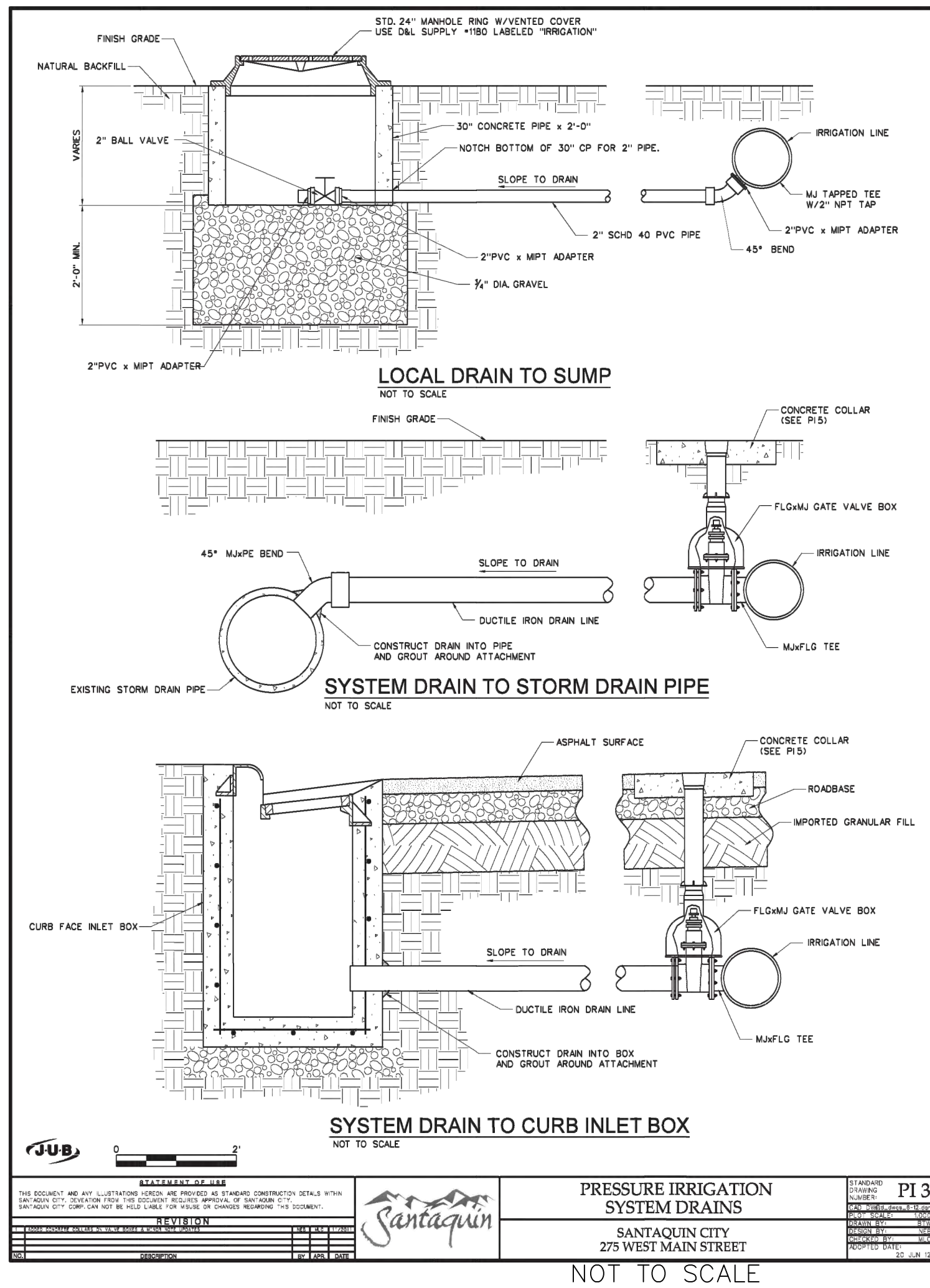
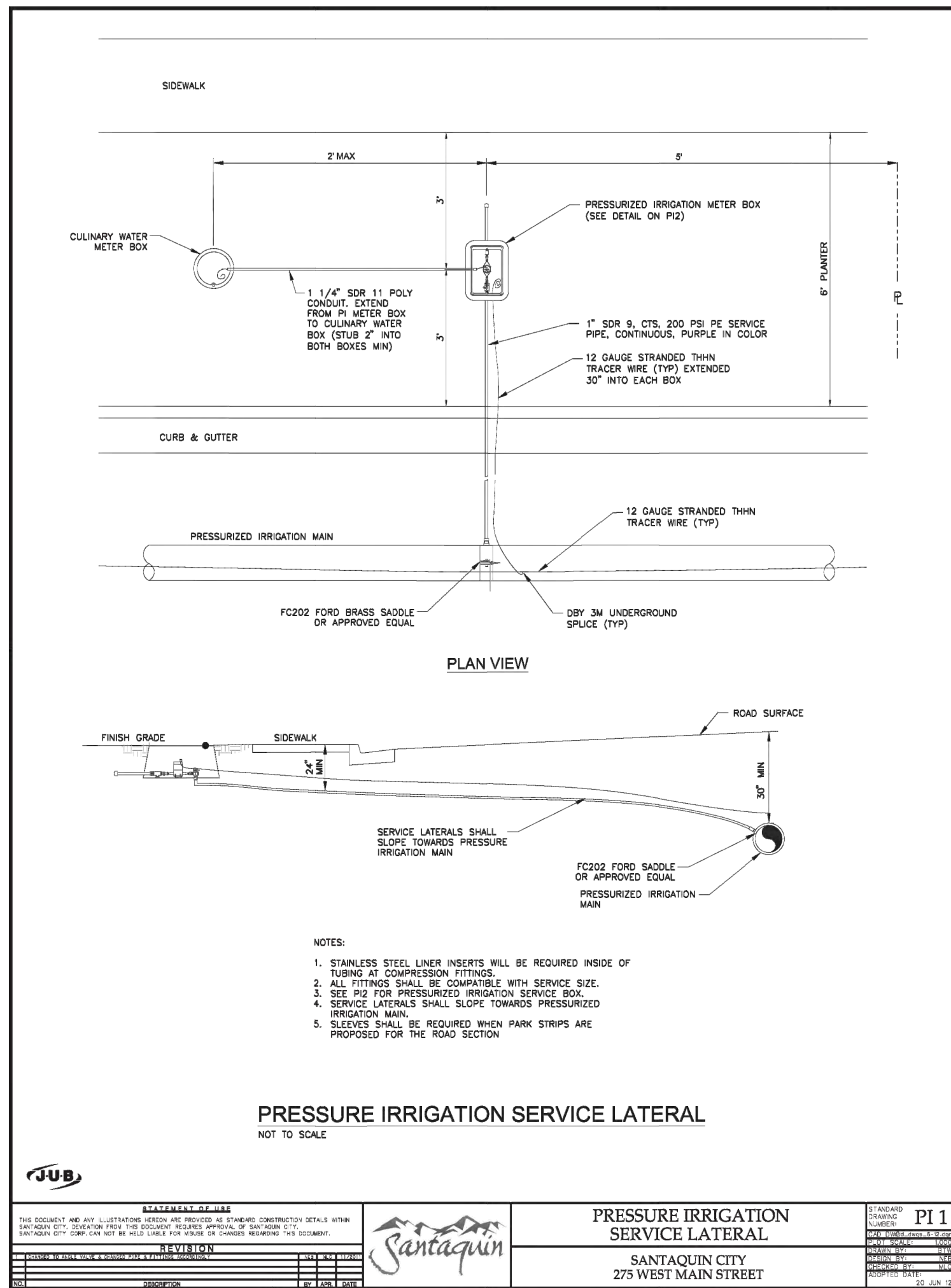
BELLA VISTA SUBDIVISION PHASE 3 WATER DETAIL

SHEET NO. **D3**

DATE	2-8-21	DESCRIPTION	DATE	APP'D
SURVEY BY:	GPW			
DRAWN BY:	GPW			
DESIGNED BY:	GPW			
CHECKED BY:	GPW			
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



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-8-21
SURVEY BY:	GPW
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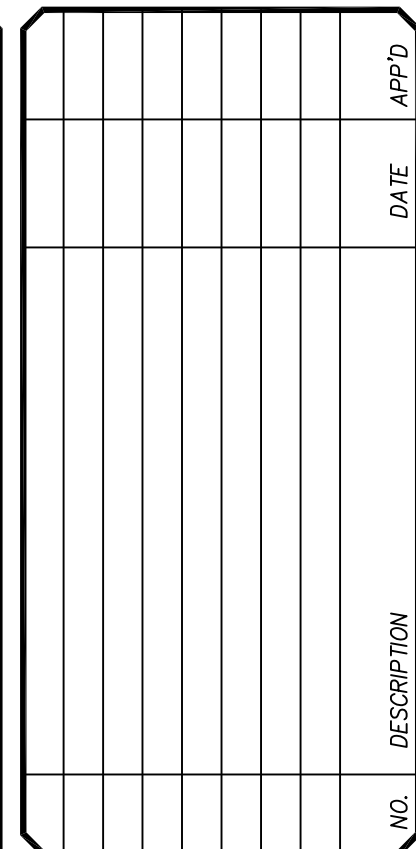
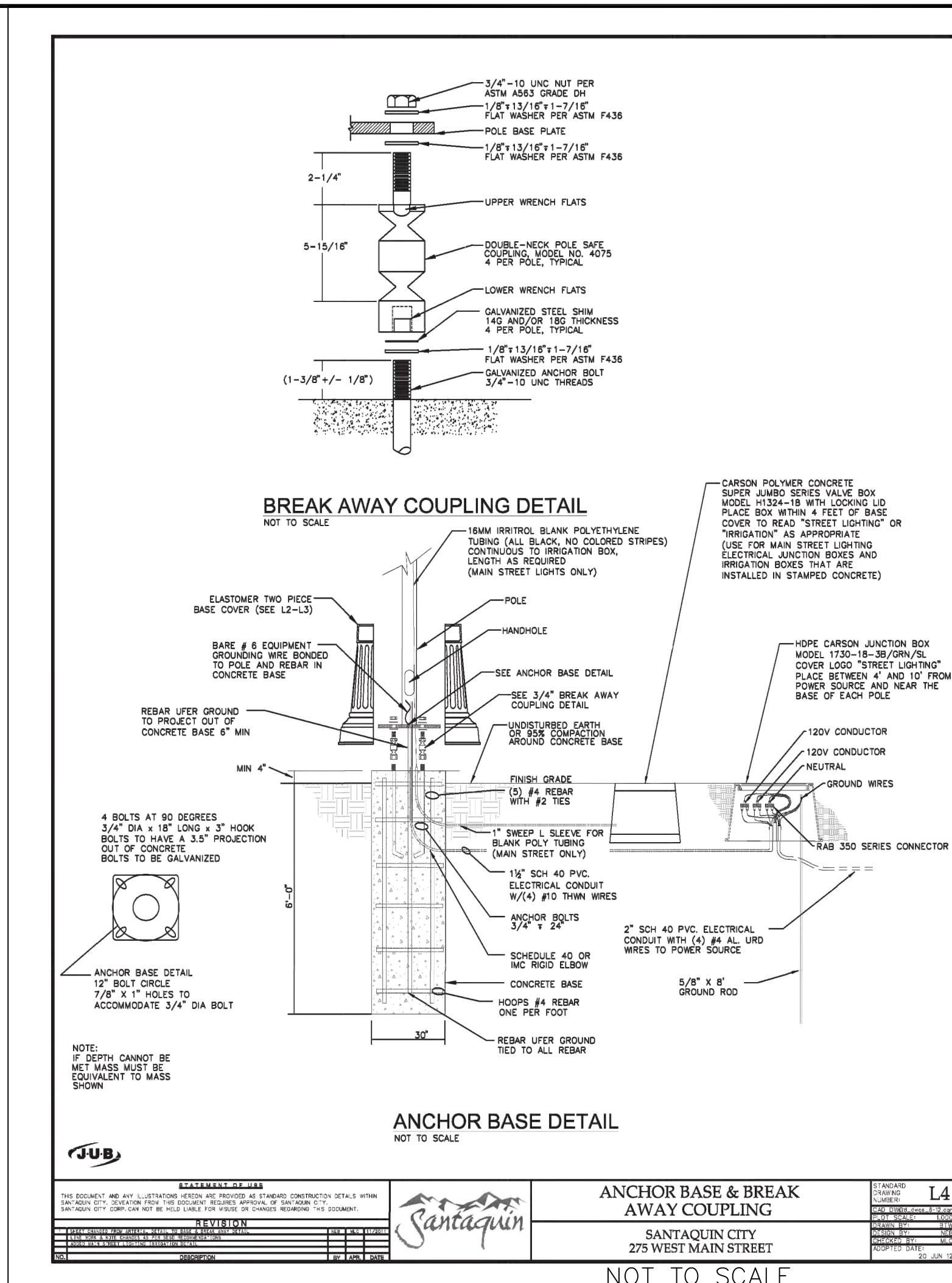
BELLA VISTA SUBDIVISION
PHASE 3
IRRIGATION WATER DETAILS

7-10-2026

SANTAQUIN
CITY



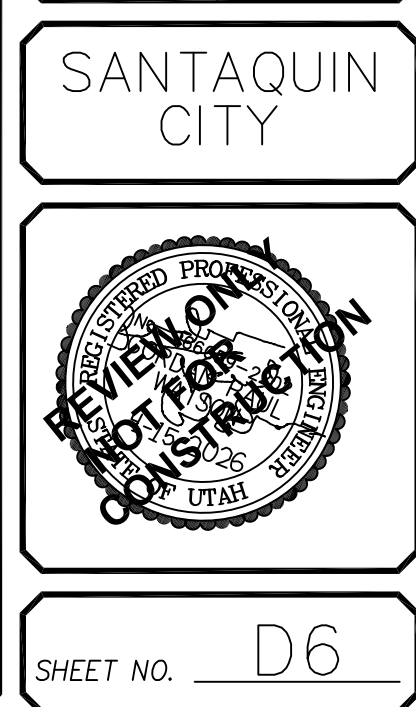
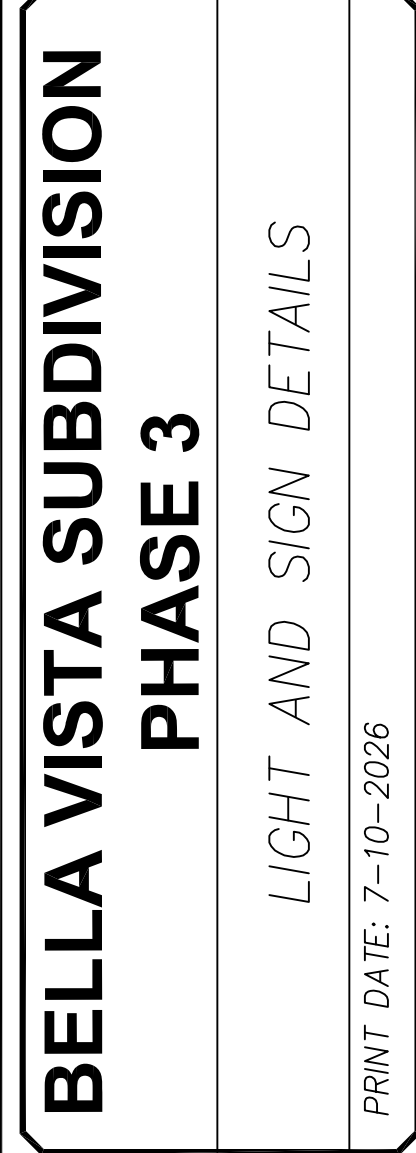
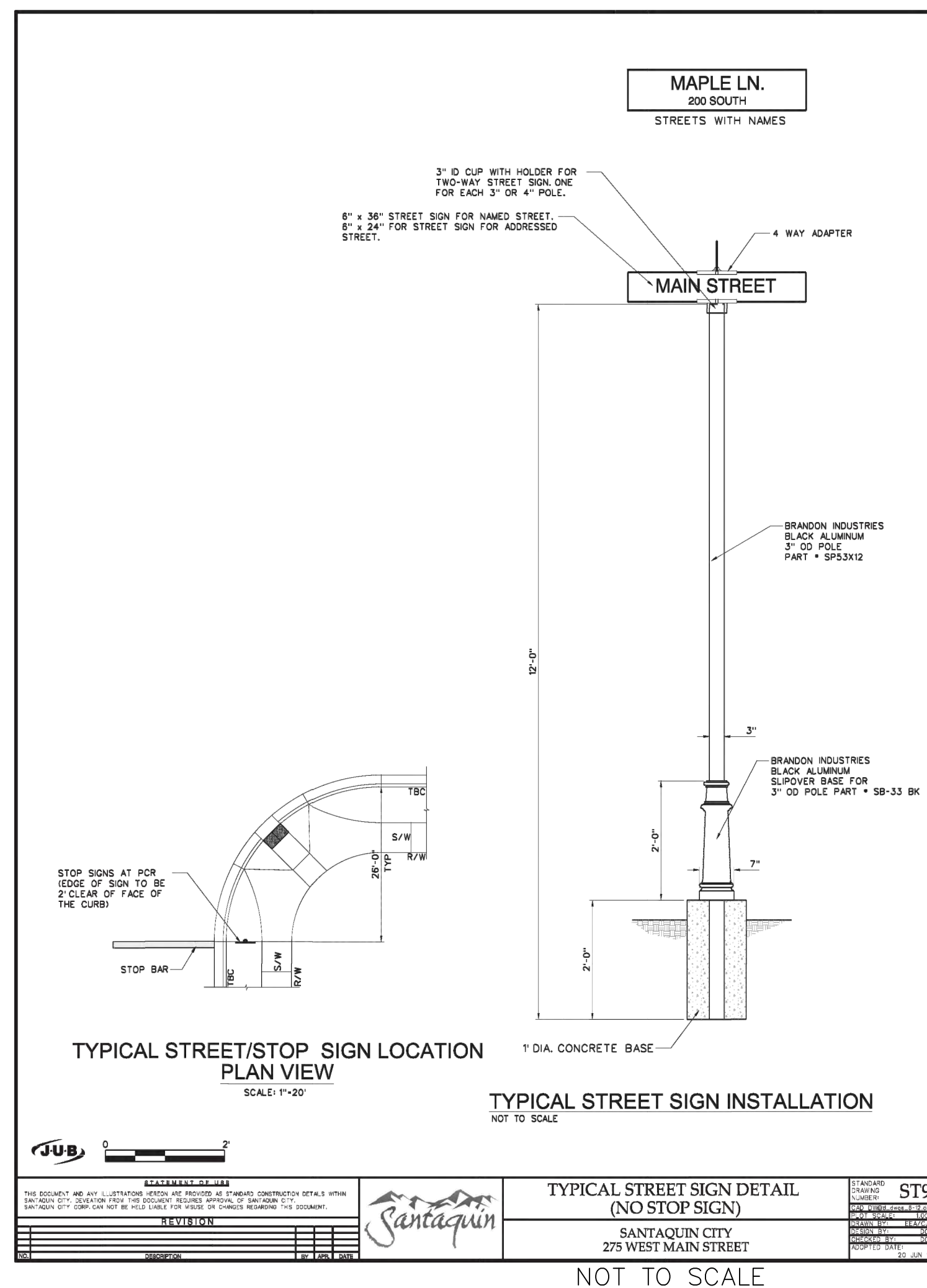
SHEET NO. **D5**



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paul@gatewayconsultingllc.com

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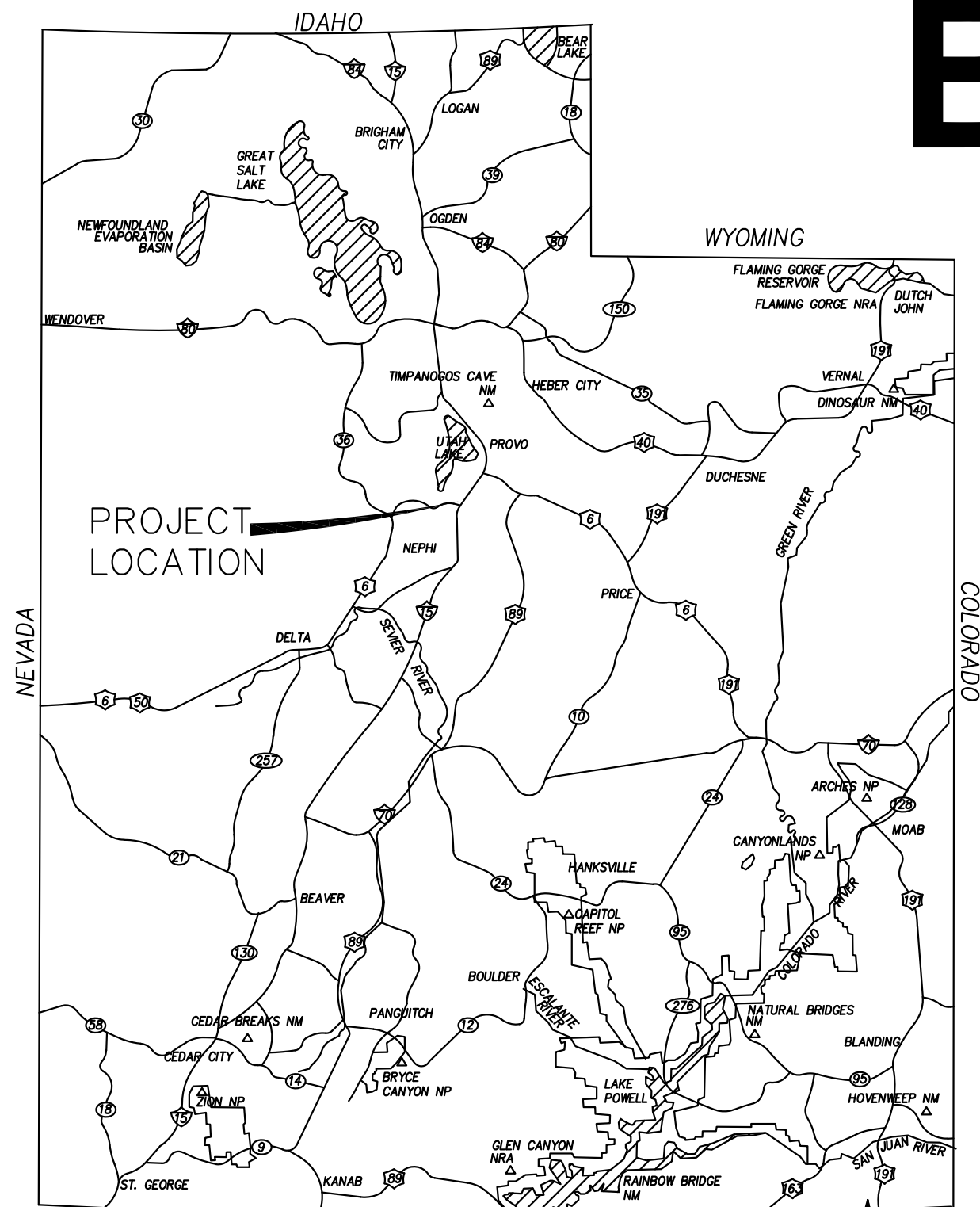
SITE DEVELOPMENT CONSTRUCTION PLANS

BELLA VISTA SUBDIVISION PRELIMINARY PHASE 4

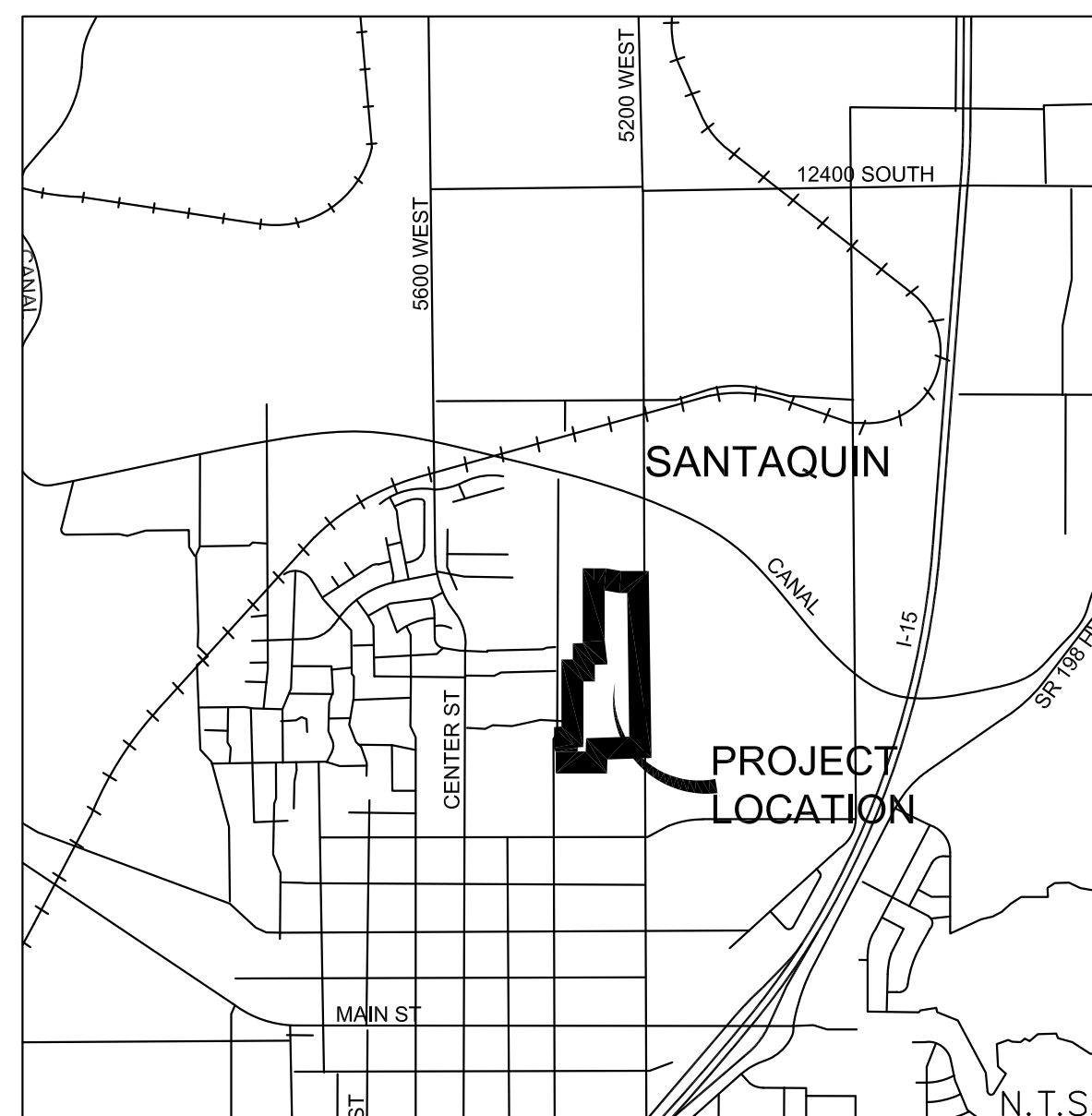
LOCATION

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

JULY 10, 2026

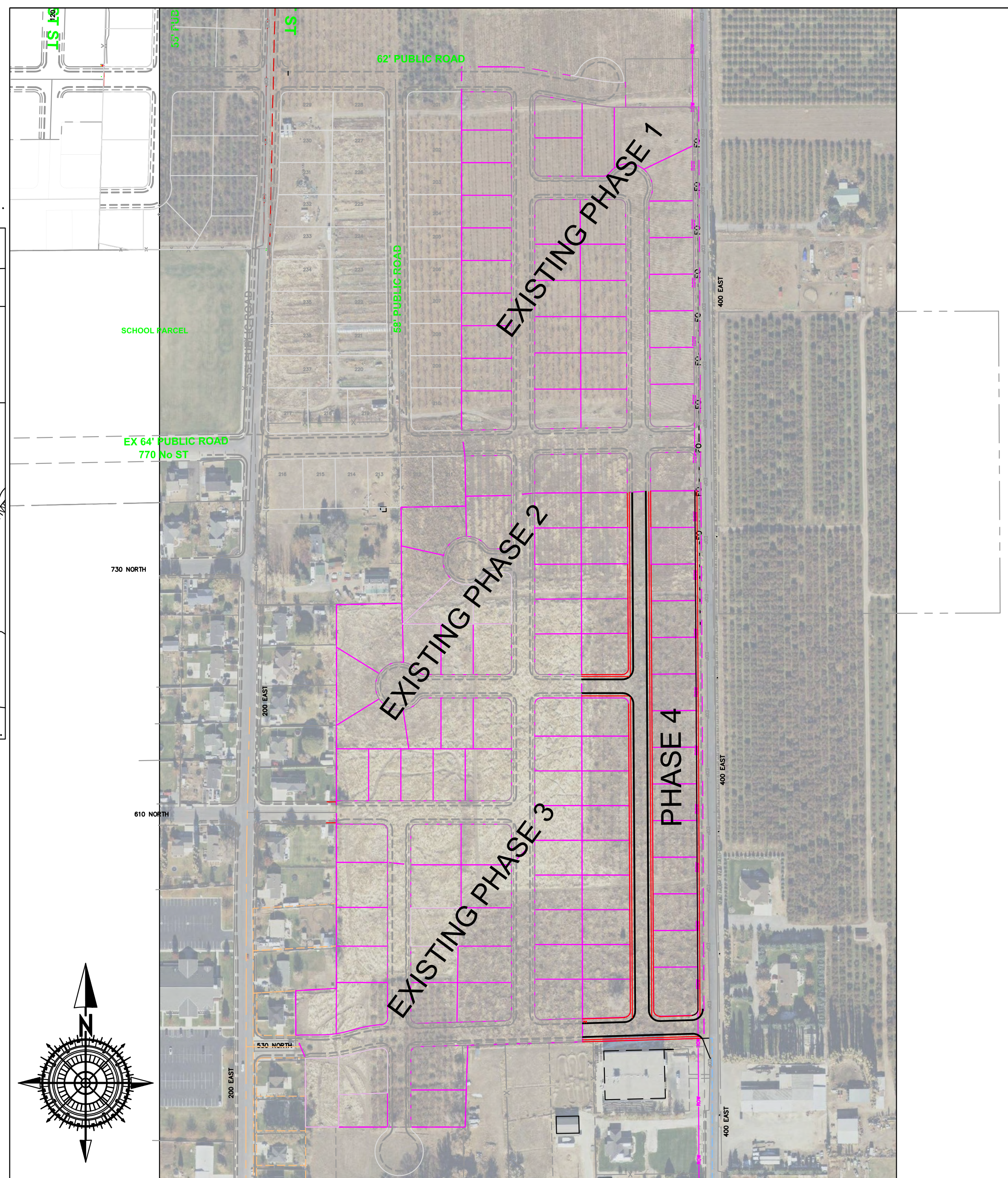


VICINITY MAP



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

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



OVERALL BOUNDARY DESCRIPTION:

Beginning at a point that is 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 S 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.

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'.

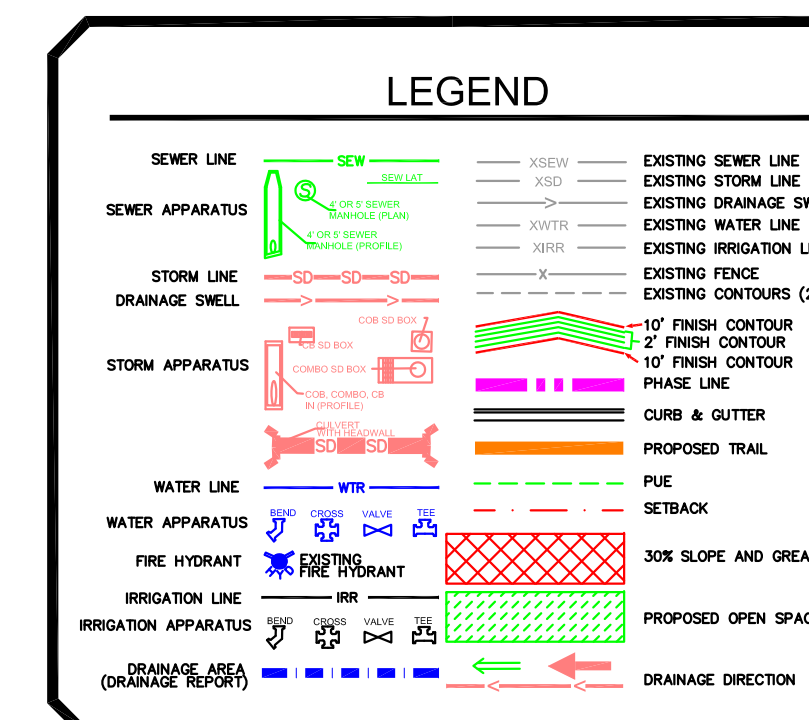
NOTE:

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

NOTE:

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

ZONE	R-10
LOTS	28
ACREAGE	9.37 ac.
ACREAGE LOTS	30.49 ac.
ACREAGE ROW	2.74 ac.
DENSITY	2.99 lots/ac.

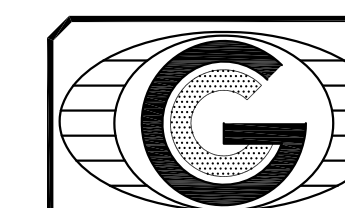


N.T.S.

REVISIONS

#	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS

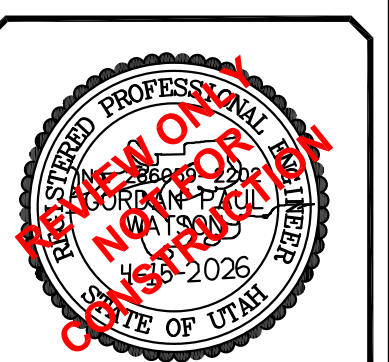
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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT



SHEET NO. 1

CONSTRUCTION NOTES

Construction Notes

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

NOTE:

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

MISC CONSTRUCTION NOTES

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

GENERAL NOTES:

- 1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: SANTAQUIN CITY STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERE TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), THE M.U.I.C.D. MANUAL FOR STRIPING AND LAND DISTURBANCE, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.
- 2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT SANTAQUIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.
- 3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
- 4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- 5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
- THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
- 7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SANTAQUIN CITY AND UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
- 8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- 9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

- 10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
- 12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
- 13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- 14) THE CONTRACTOR AGREES THAT:
 - A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
 - B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
 - C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
 - D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
 - E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
 - F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
- 15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- 16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.
- 17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTRODS MAY BE DONE BY AWAIAHAW 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-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF CONDUITS, CONDUCTORS, CONDUIT BOXES, CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

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

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

- 24) BENCHMARK: 4759.858
ELEVATION: NORTH-EAST CORN SEC 36, T9S, R1E, SLB&M
FOUND 3" BRASS CAP

CLEARING AND GRADING NOTES:

- 1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SANTAQUIN CITY STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.
- 2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.
- 3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY SANTAQUIN CITY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.
- 4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF CMT ENGR. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY, AND THE PRESENCE, LEVEL, AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION.

DEWATERING NOTES:

- 1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN OPERATIONS. A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
- 2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.
- 3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
- 4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. CITY UTILITIES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

UNDERGROUND UTILITIES:

- 1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES, PIPELINES AND SEWERS. 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 THE START 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 1-800-862-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES WHOSE WORK IS NOT MEMBERSHIP OF THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- 3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.
- 4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE. SUCH UNDERGROUND INSTALLATIONS ARE LOCATED, THE APPROXIMATE LOCATION OF SUCH UTILITIES, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
- 5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
- 6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:
 - * TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS
 - * TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS

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

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

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

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

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

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

SURFACE IMPROVEMENTS:

- 1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 98 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.
- 2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1 FOOT CONCRETE COLLAR SET 1/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SANTAQUIN CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.
- 3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
- 4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SANTAQUIN CITY DEVELOPMENT GUIDELINES.
- 5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY OF SANTAQUIN, AND POWER CO. TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- 7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.



NO.	DESCRIPTION	DATE	APP'D

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

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

BELLA VISTA SUBDIVISION
PROJECT NOTES AND CONTACT INFORMATION
7-10-2026
PLOT DATE:

CIVIL ENGINEERING * CONSULTING * LAND PLANNING CONSTRUCTION MANAGEMENT

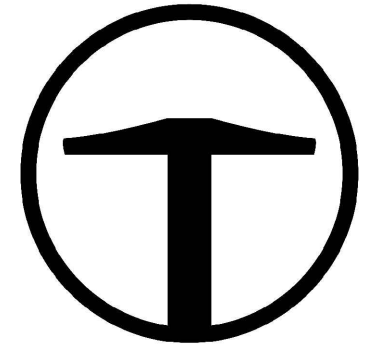
BELLA VISTA SUBDIVISION
PROJECT NOTES AND CONTACT INFORMATION
7-10-2026
PLOT DATE:

SANTAQUIN CITY



SHEET NO. 1A

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



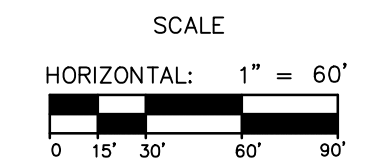
TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

[illegible]

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

DATE SUBMITTED: 2024-11-26

TCC JOB NUMBER: 24-147



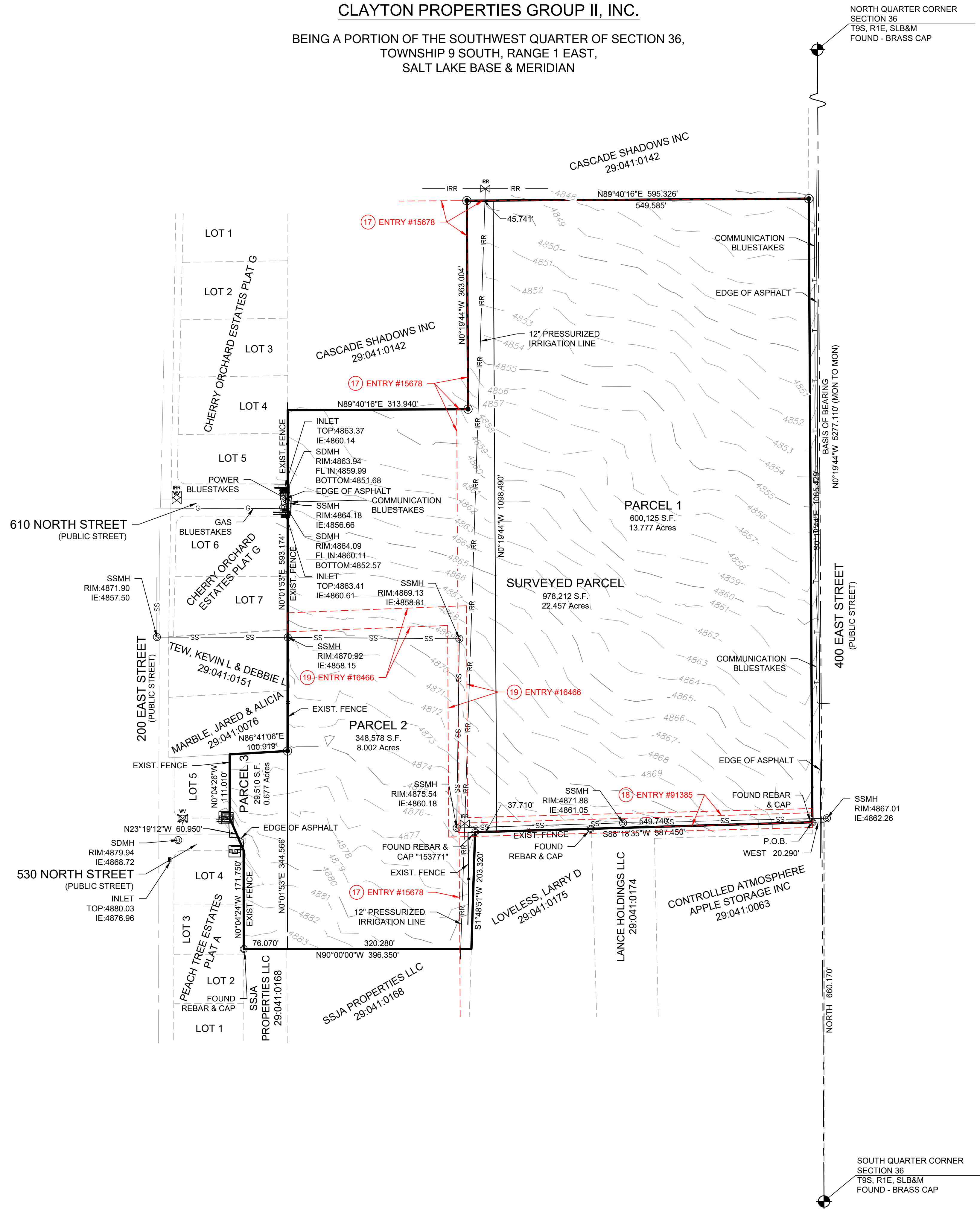
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2

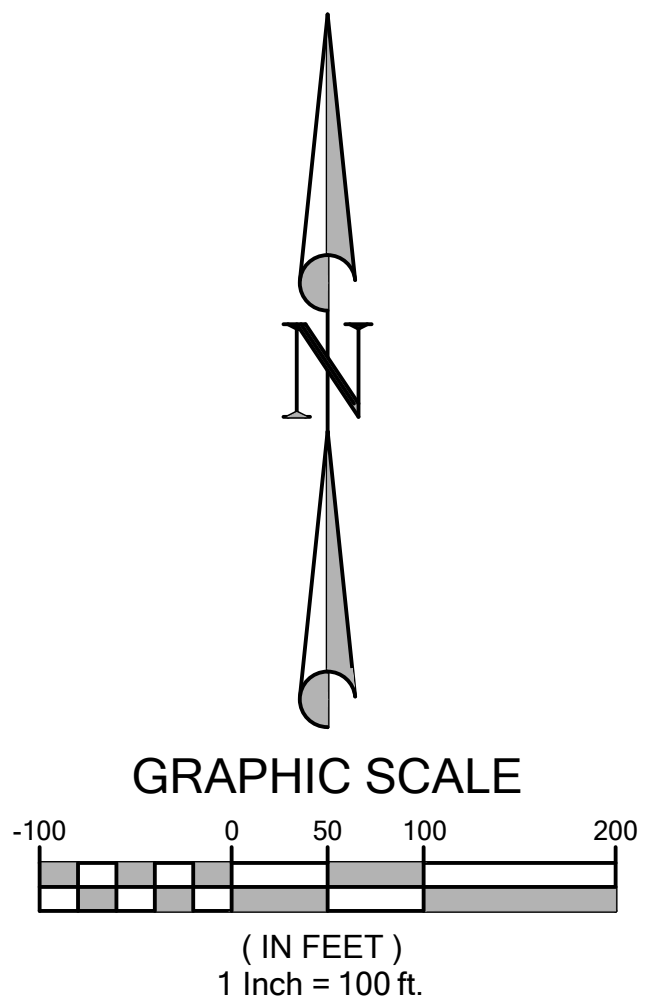
2 OF 2

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

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



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



CITY ENGINEER		DATE
DESIGNED BY	DATE	REV.
OWN BY	DATE	REV.
CONTRACT NO.	DATE	REV.
FILE NAME	DATE	REV.
SIZE	DATE	REV.
ANSI D	DATE	REV.

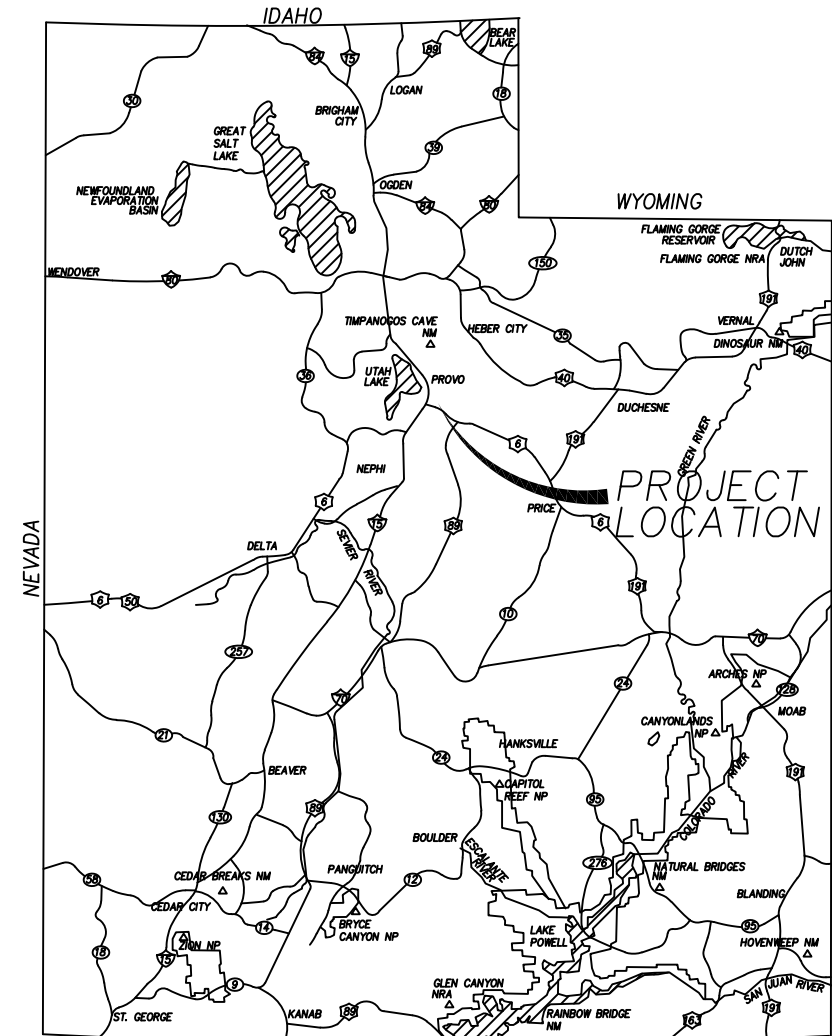
ALTA / NSPS LAND TITLE
SURVEY PREPARED FOR
CLAYTON PROPERTIES
GROUP II, INC.

SHEET NUMBER
2 OF 2
DRAWING NAME
ALTA

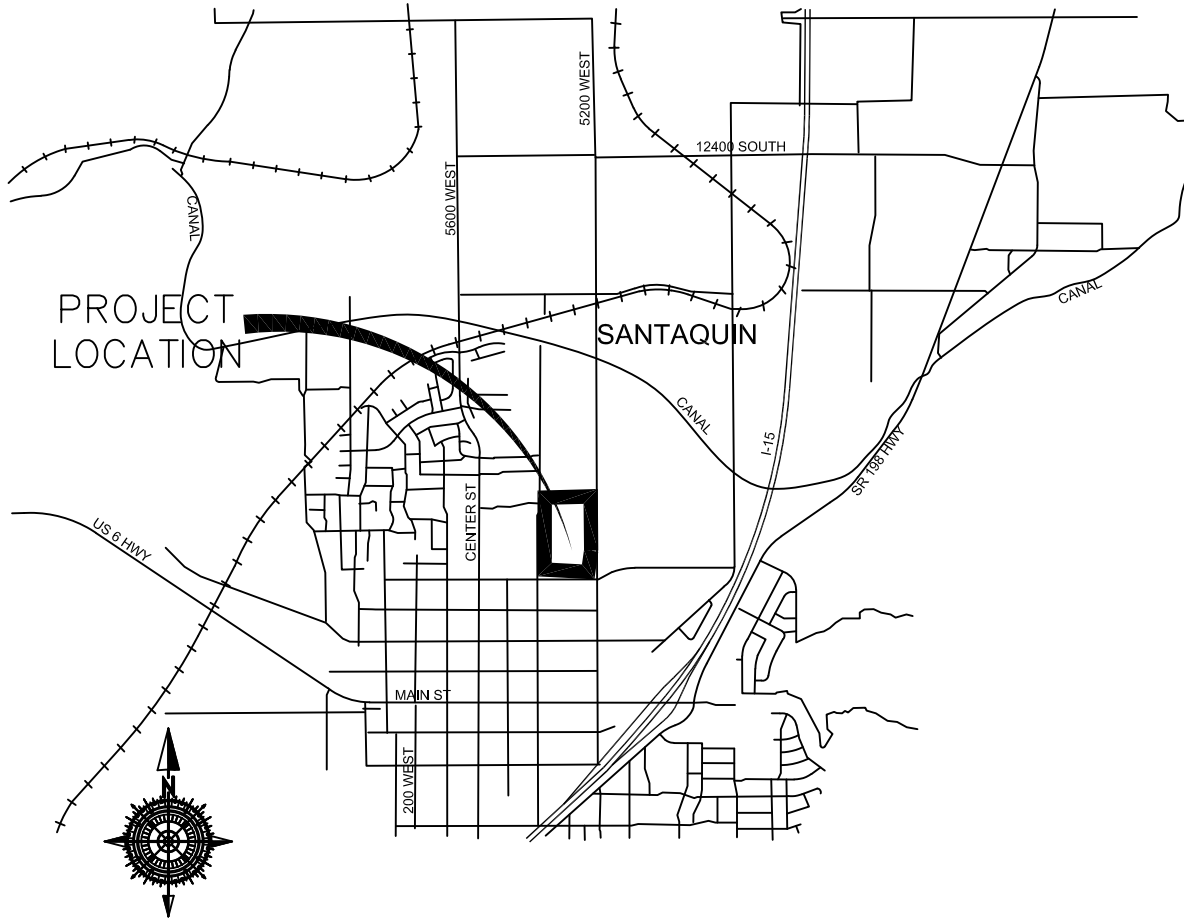
BELLA VISTA SUBDIVISION PHASE 4

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

NOTES:

- 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.
- 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

ROCKY MOUNTAIN POWER

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

Approved this ____ day of ____ 20__

ROCKY MOUNTAIN POWER

Enbridge Gas Utah - Note:

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

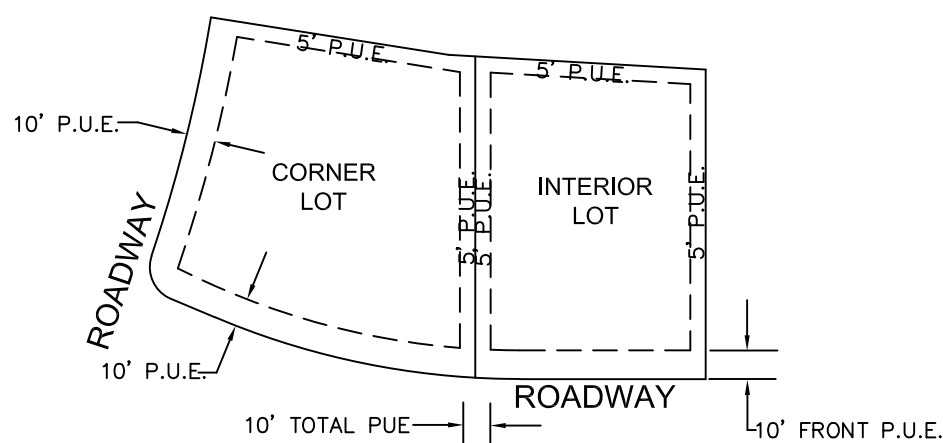
QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ day of ____ 20__

By: _____

Title: _____

TYPICAL LOT P.U.E. DETAILS



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

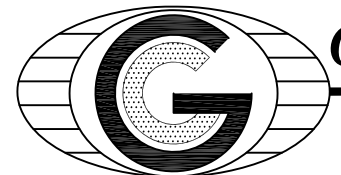
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

SURVEYOR OF RECORD:



PROJECT ENGINEER:



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

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH TALISMAN CIVIL CONSULTANTS AND THAT I HOLD LICENSE NO. 9679988 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, HEARBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ A.D. 20__

APPROVED BY MAYOR

APPROVED CITY ENGINEER
(SEE SEAL BELOW)

ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION

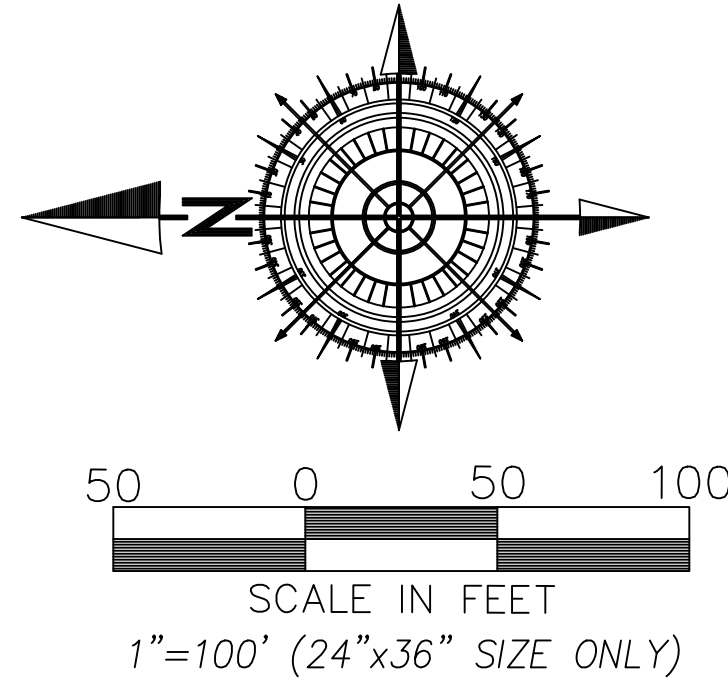
DATE

DIRECTOR, SECRETARY

DATE

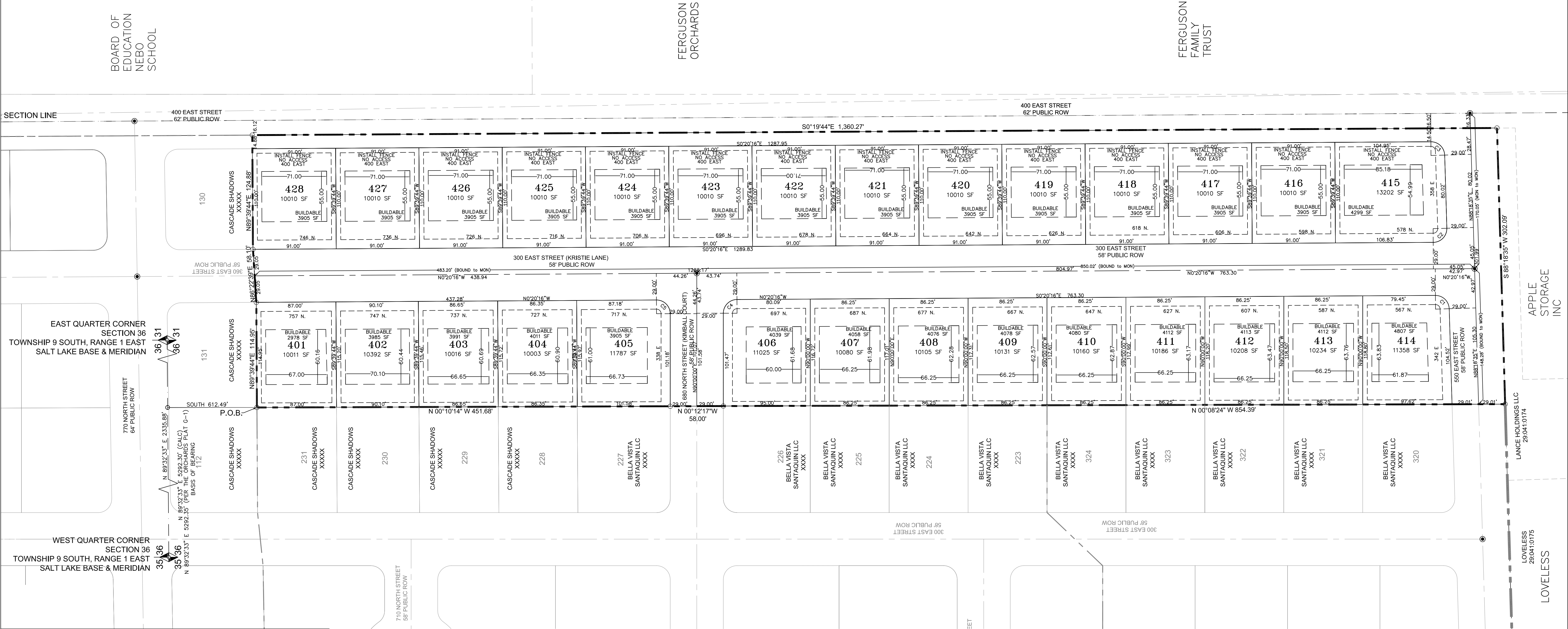
BELLA VISTA SUBDIVISION PHASE 4

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

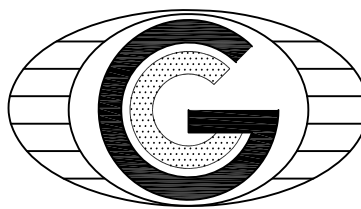
- PHASE BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - P.U.E. LINE
- - - SETBACKS
- ⊙ EXISTING UDOT MONUMENT
- ◊ SECTION CORNER
- ⊙ NEW ROAD MONUMENT
- ⊙ EXISTING REBAR AND CAP



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

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

PROJECT ENGINEER:



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

SURVEYOR OF RECORD:



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.21'	15.00'	20.96'	N43°59'23"E	88°38'51"
C2	23.92'	15.00'	21.46'	S46°00'51"E	91°21'09"
C3	23.21'	15.00'	20.96'	N43°59'09"E	88°38'51"
C4	23.47'	15.00'	21.15'	N45°10'11"W	89°39'49"
C5	23.65'	15.00'	21.28'	N44°49'52"E	90°20'16"

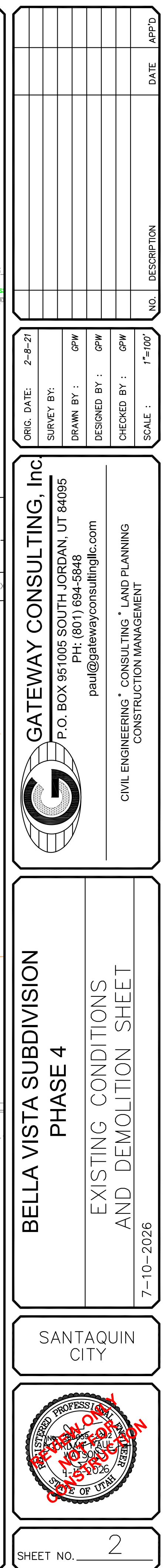
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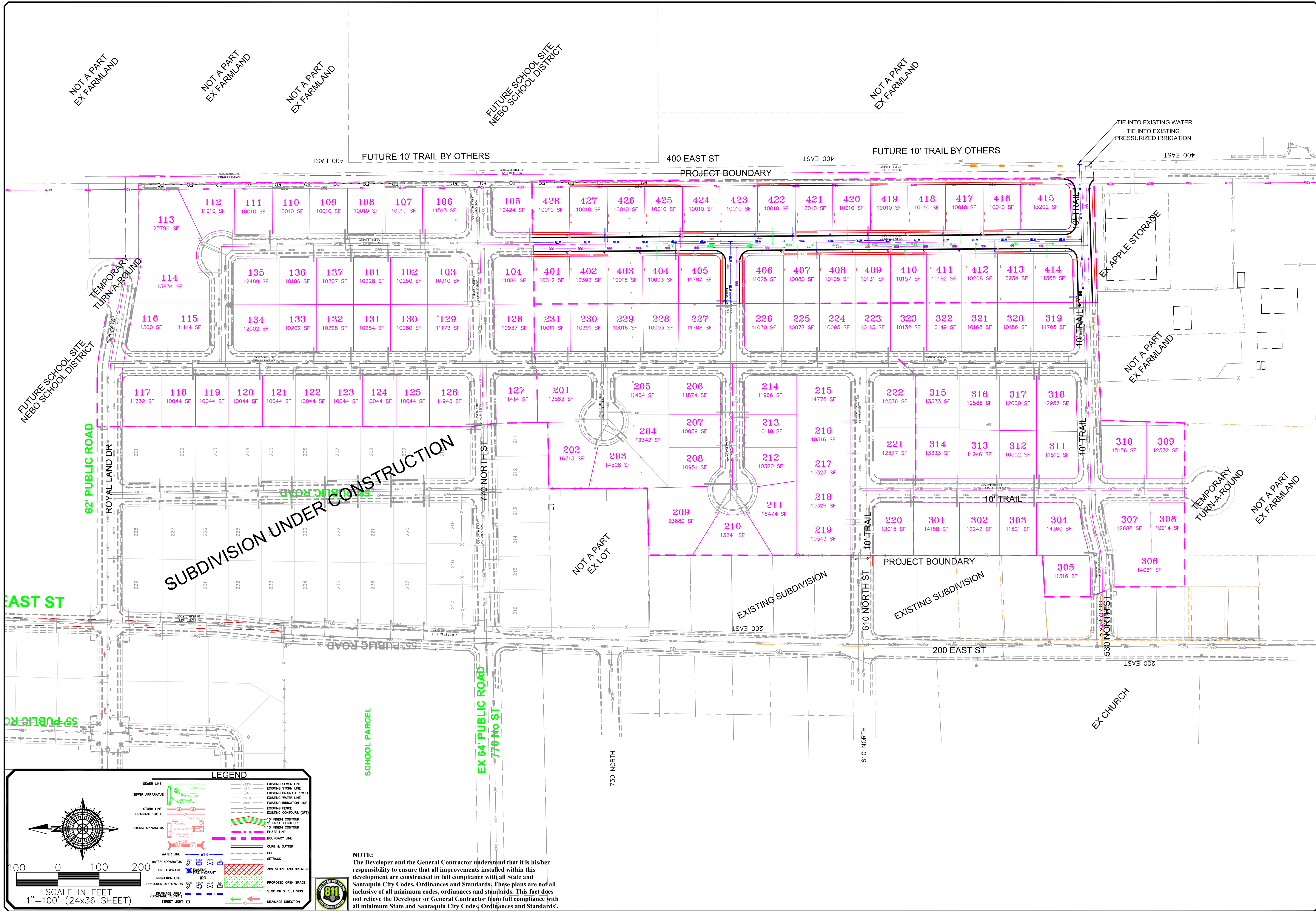
2 / 2

SANTAQUIN CITY RECORDER

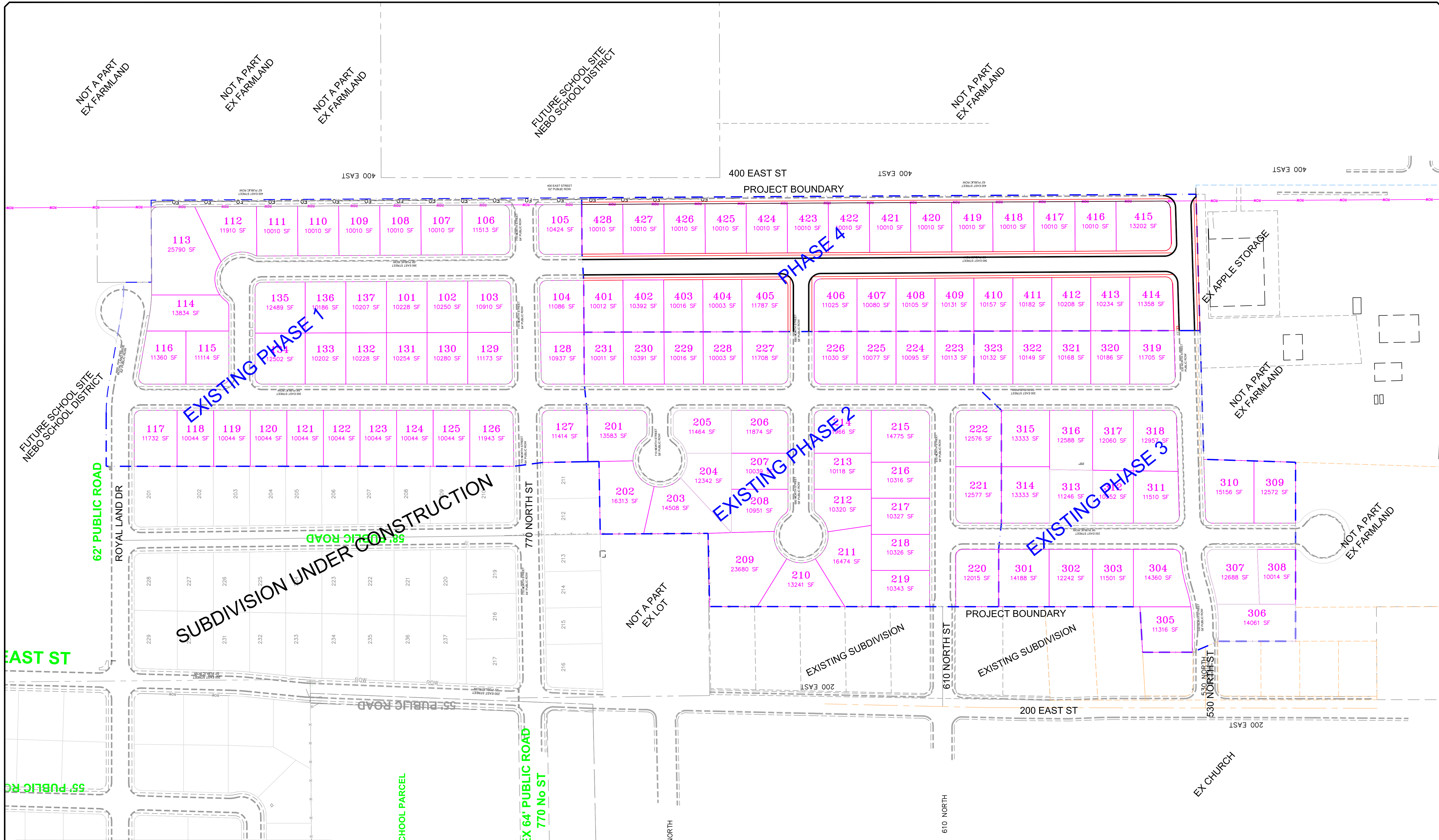
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER









LEGEND

SEWER LINE	EXISTING SEWER LINE
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 (FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	2' FINISH CONTOUR
IRRIGATION APPARATUS	10' FINISH CONTOUR
STREET LIGHT	PHASE LINE
	BOUNDARY LINE
	CURB & GUTTER
	PIPE
	SETBACK
	DOE SLOPE AND GRATER
	PROPOSED OPEN SPACE
	STOP OR STREET SIGN
	DRAINAGE DIRECTION

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 inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards.

NO.	DESCRIPTION	DATE	APP'D

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

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

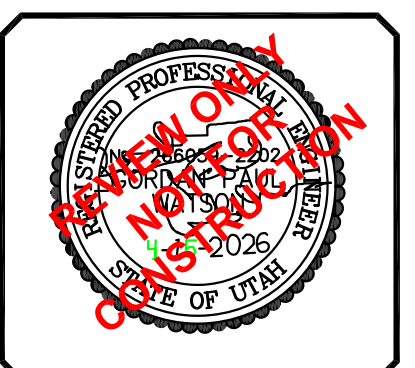
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

**BELLA VISTA SUBDIVISION
PHASE 4**

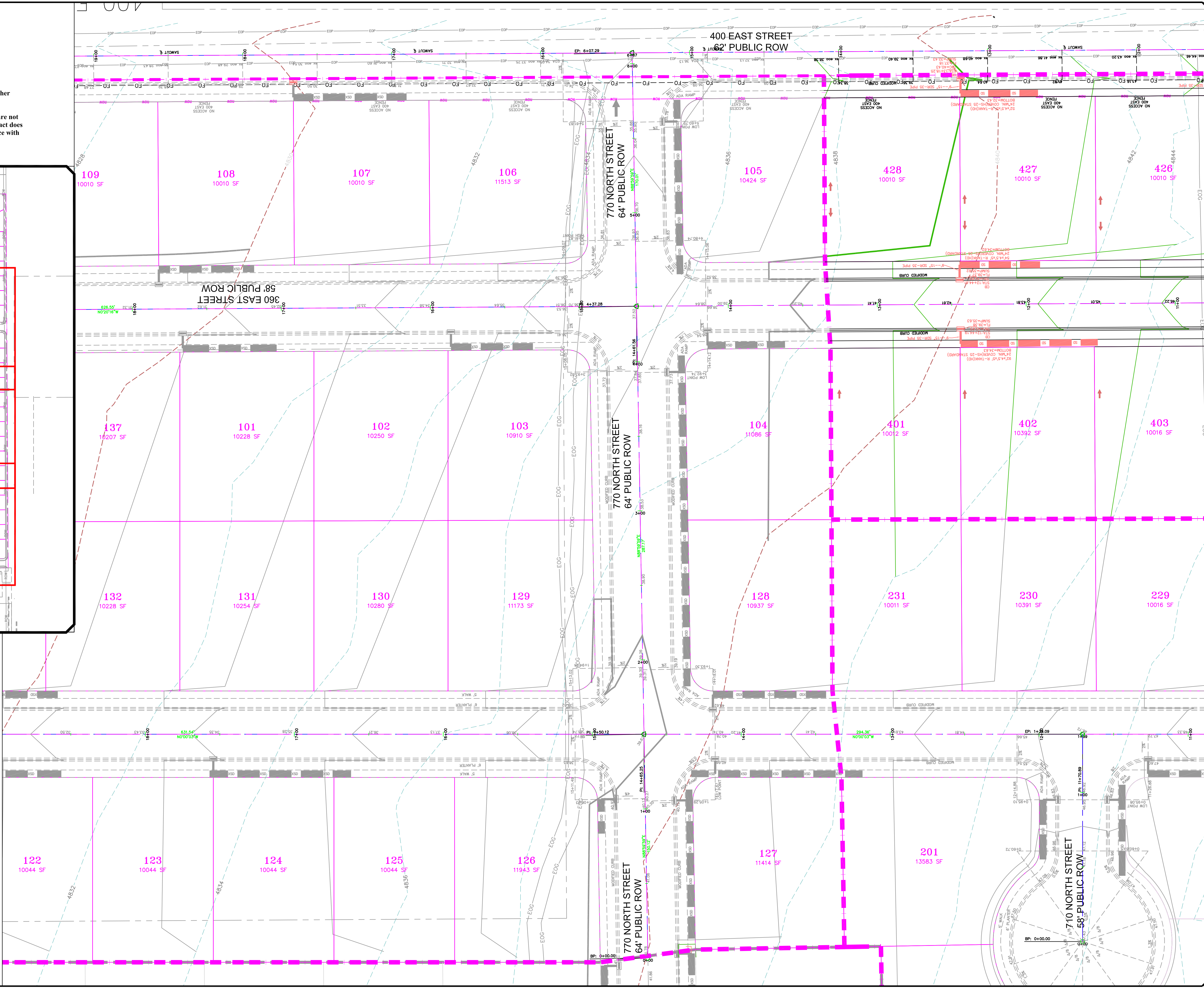
PHASING PLAN

7-10-2026

SANTAQUIN CITY

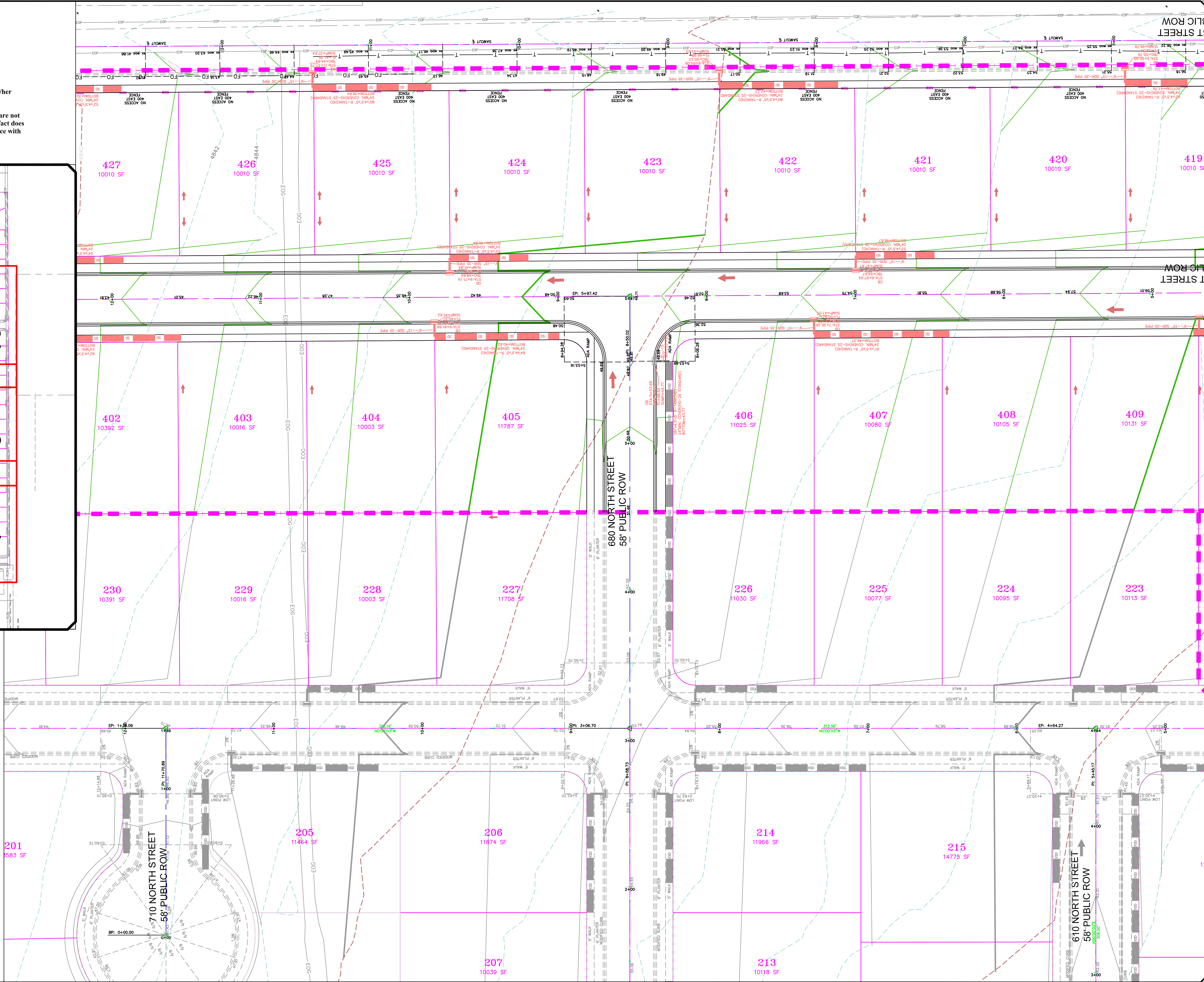
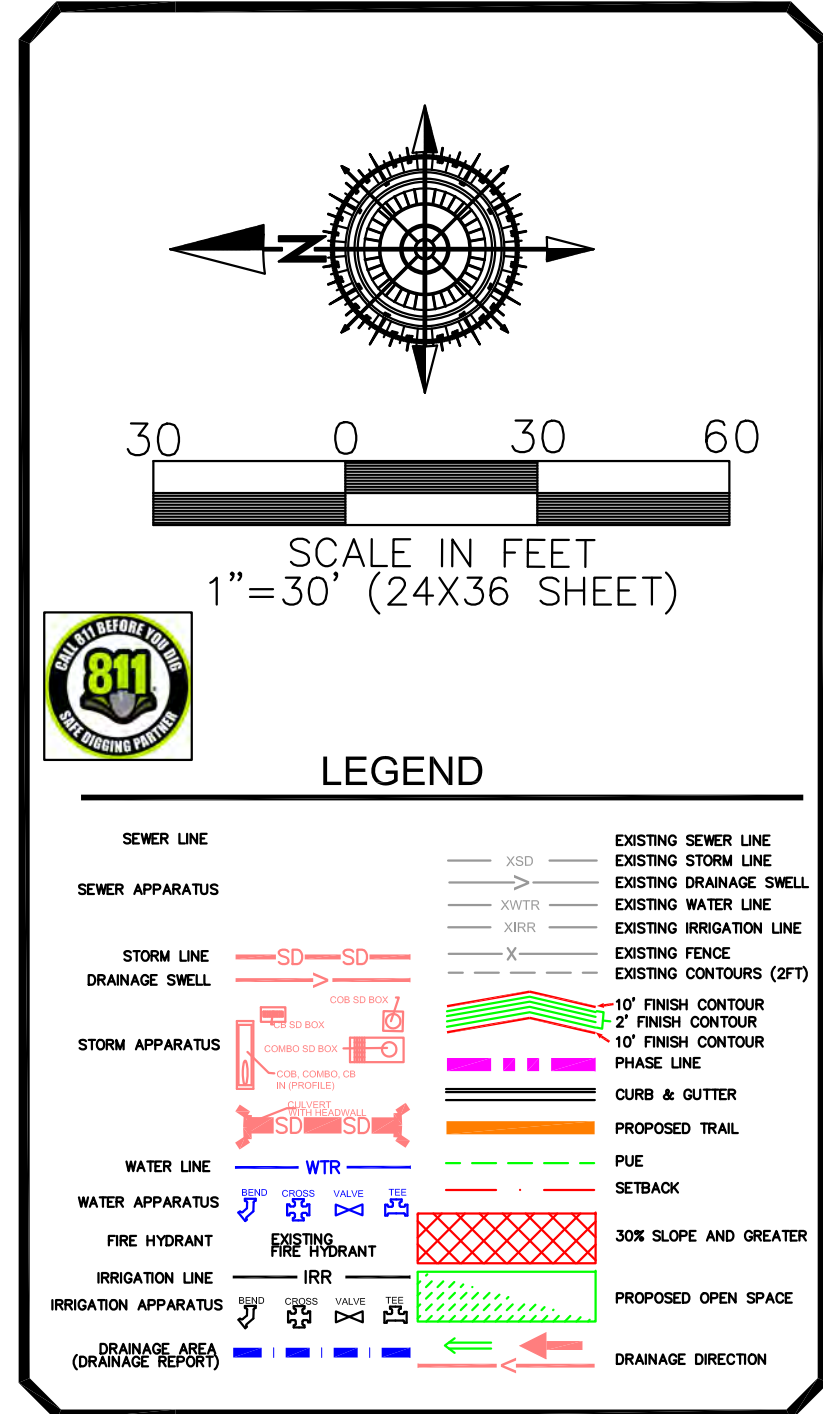
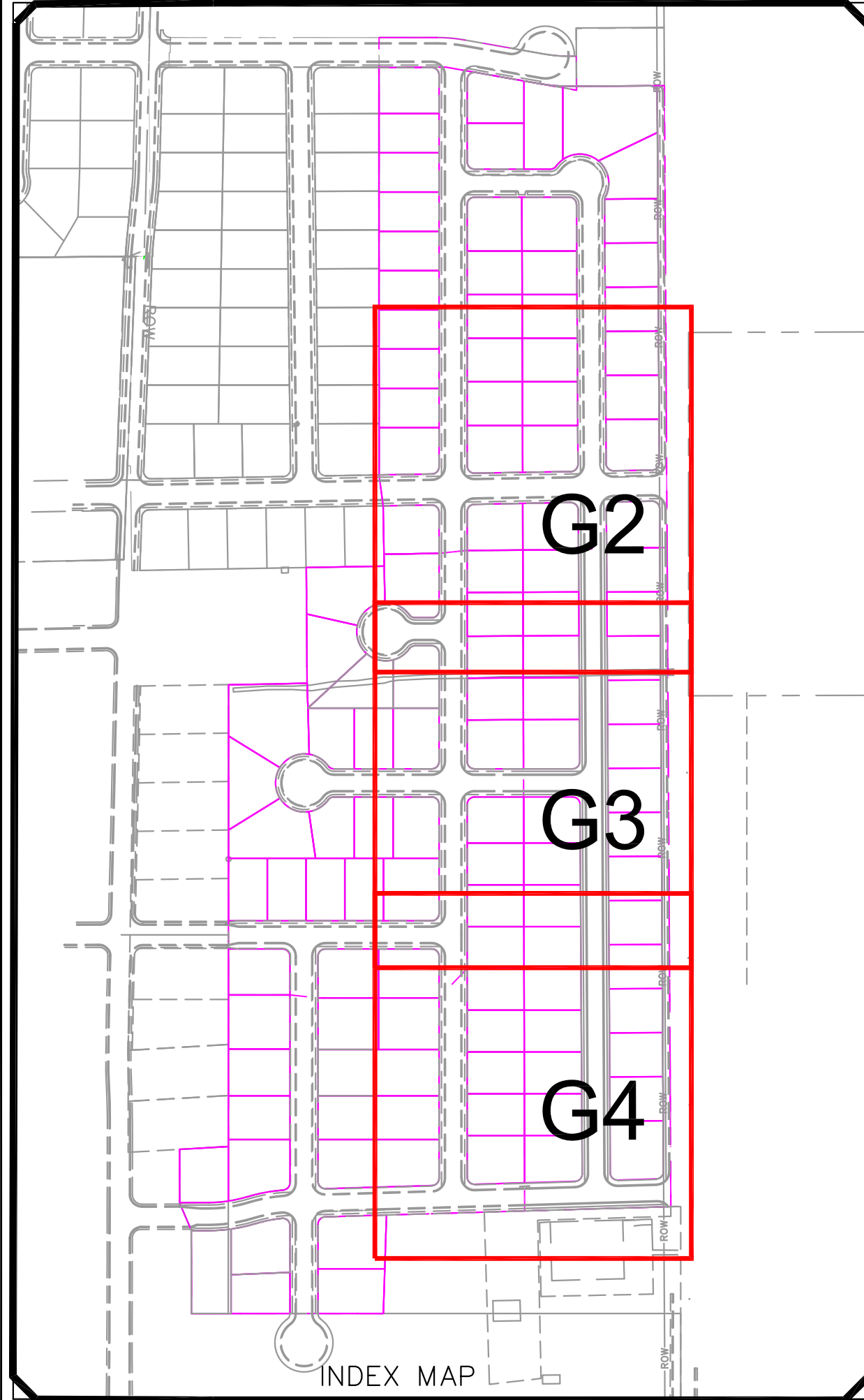


SHEET NO. 4

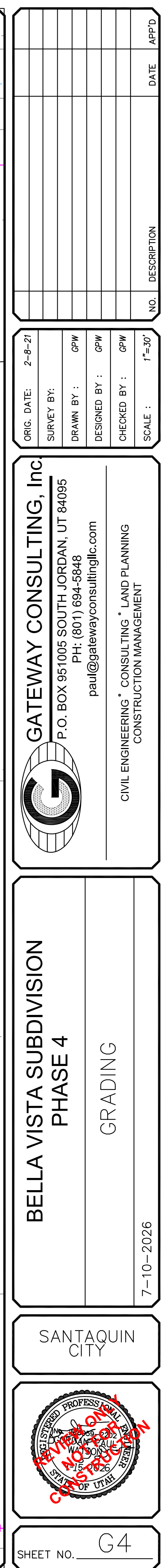


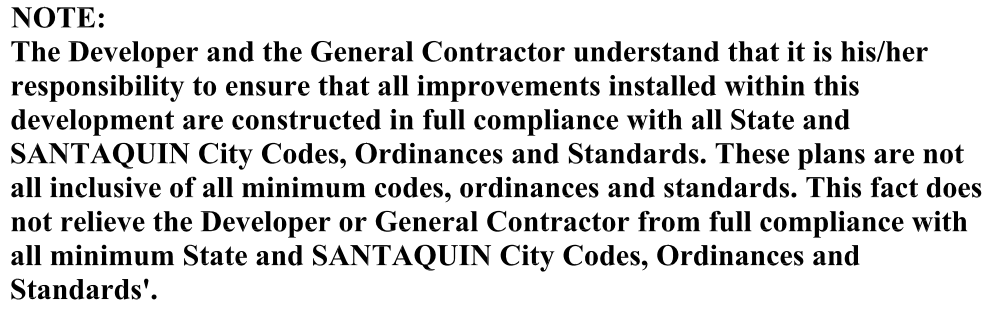
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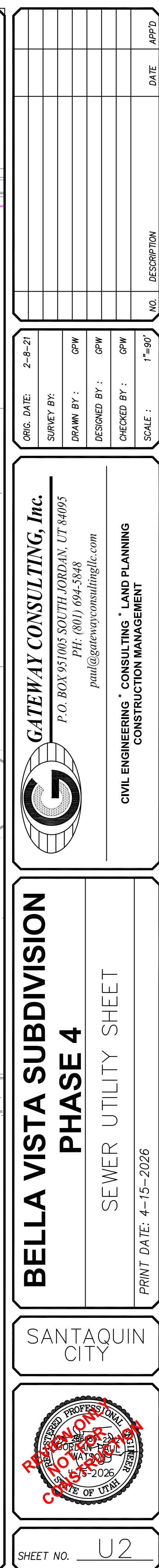


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Bella Vista Subdivision Phase 4		GRADING	
SANTAQUIN CITY		7-10-2026	
SHEET NO. G3		DATE	
NO.		DESCRIPTION	
DATE		APP'D	
ORIG. DATE: 2-8-21		SURVEY BY: GPM	
DRAWN BY: GPM		DESIGNED BY: GPM	
CHECKED BY: GPM		SCALE: 1"=30'	



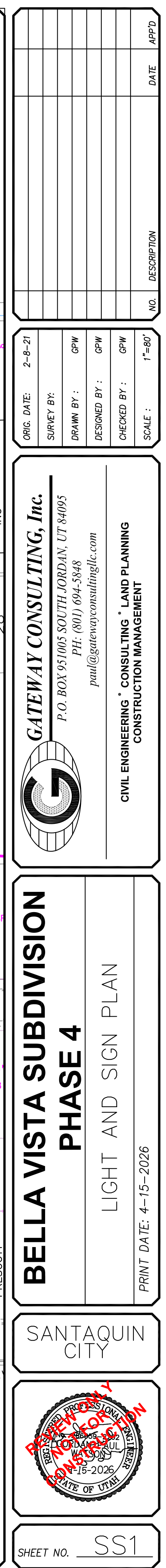


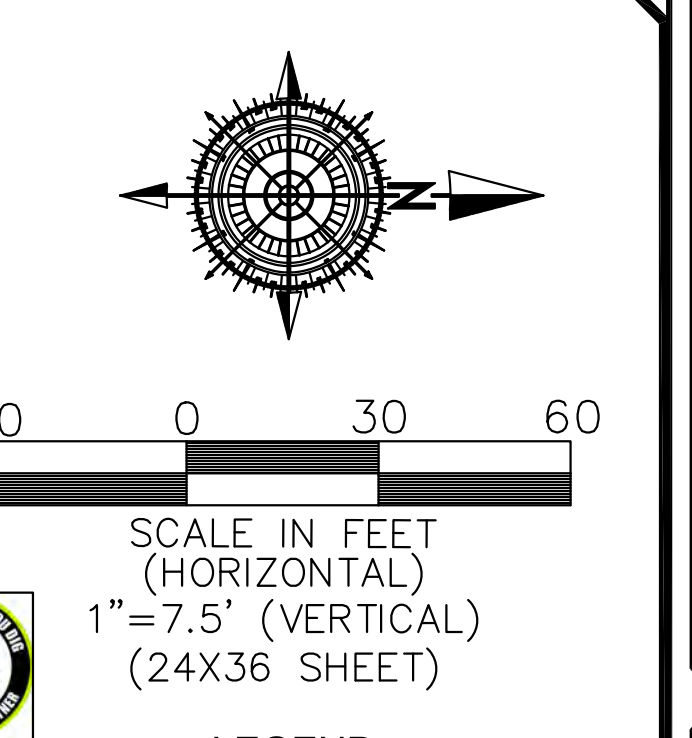
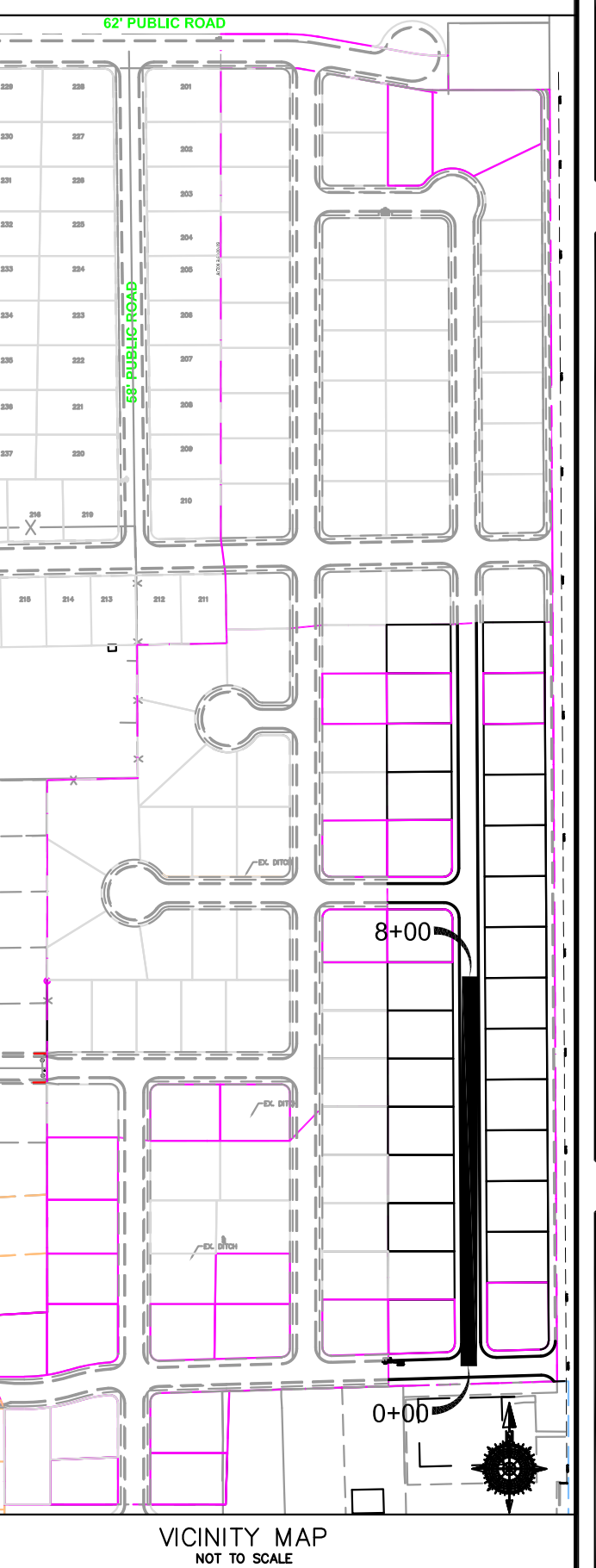
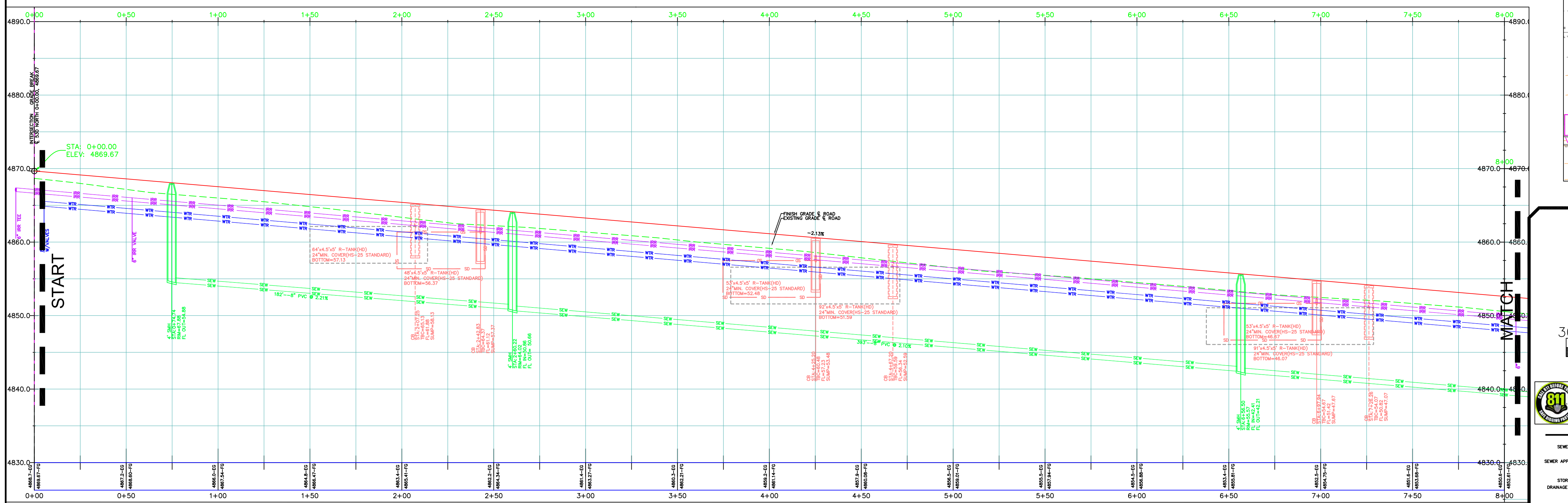
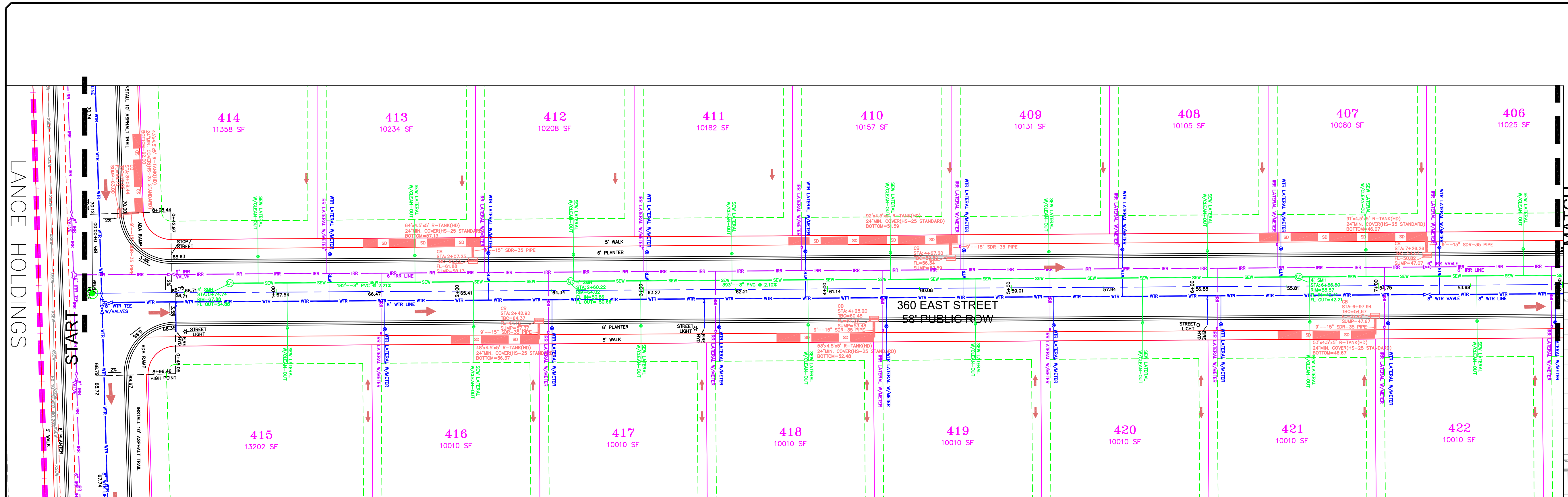
SHEET NO. U1



SHEET NO. U3

 BELLA VISTA SUBDIVISION PHASE 4 IRRIGATION UTILITY SHEET PRINT DATE: 4-15-2026		SANTAQUIN CITY	
			
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ORIG. DATE: 2-8-21 SURVEY BY: DRAWN BY : GPW DESIGNED BY : GPW CHECKED BY : GPW SCALE : 1"=90'		NO. DESCRIPTION DATE APP'D	





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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'

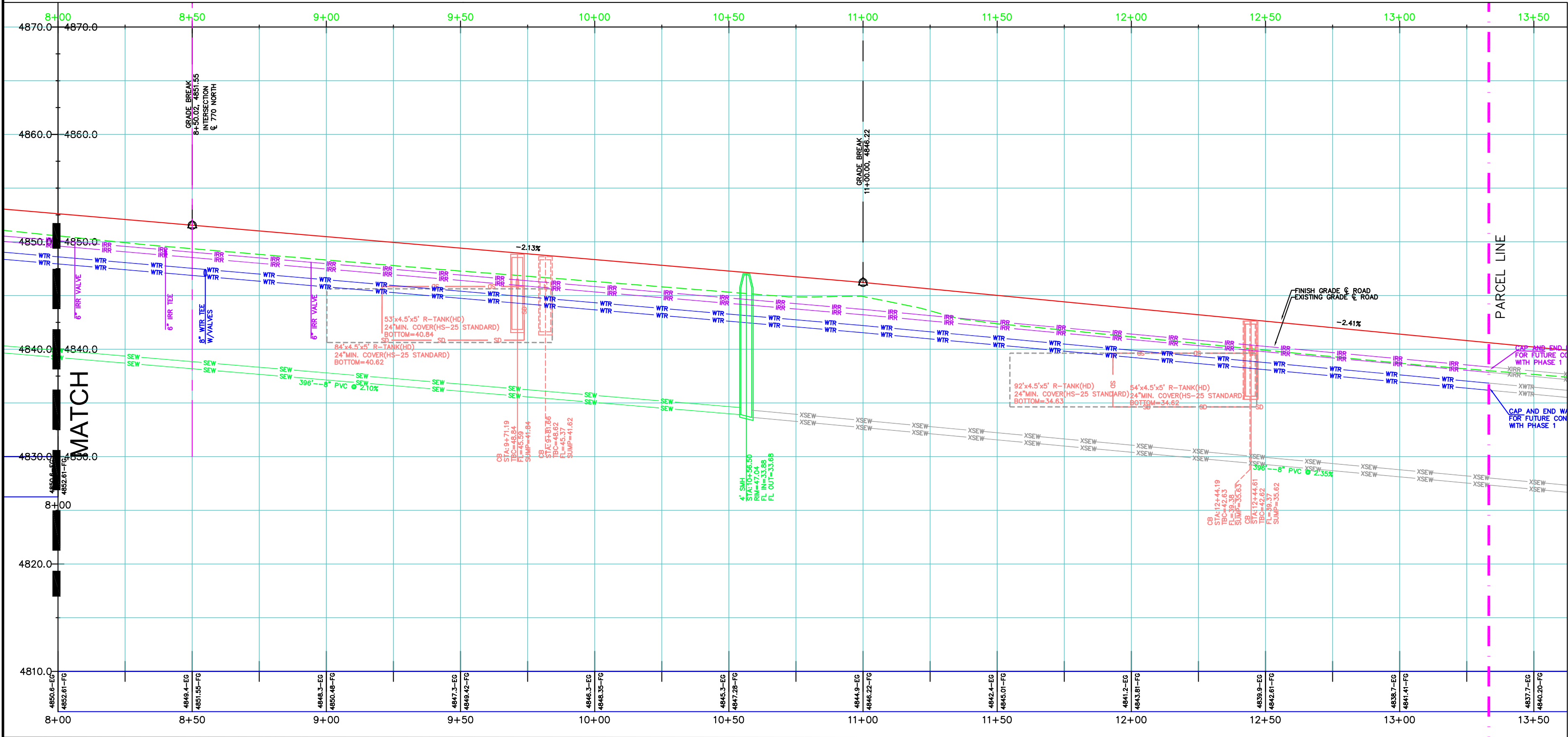
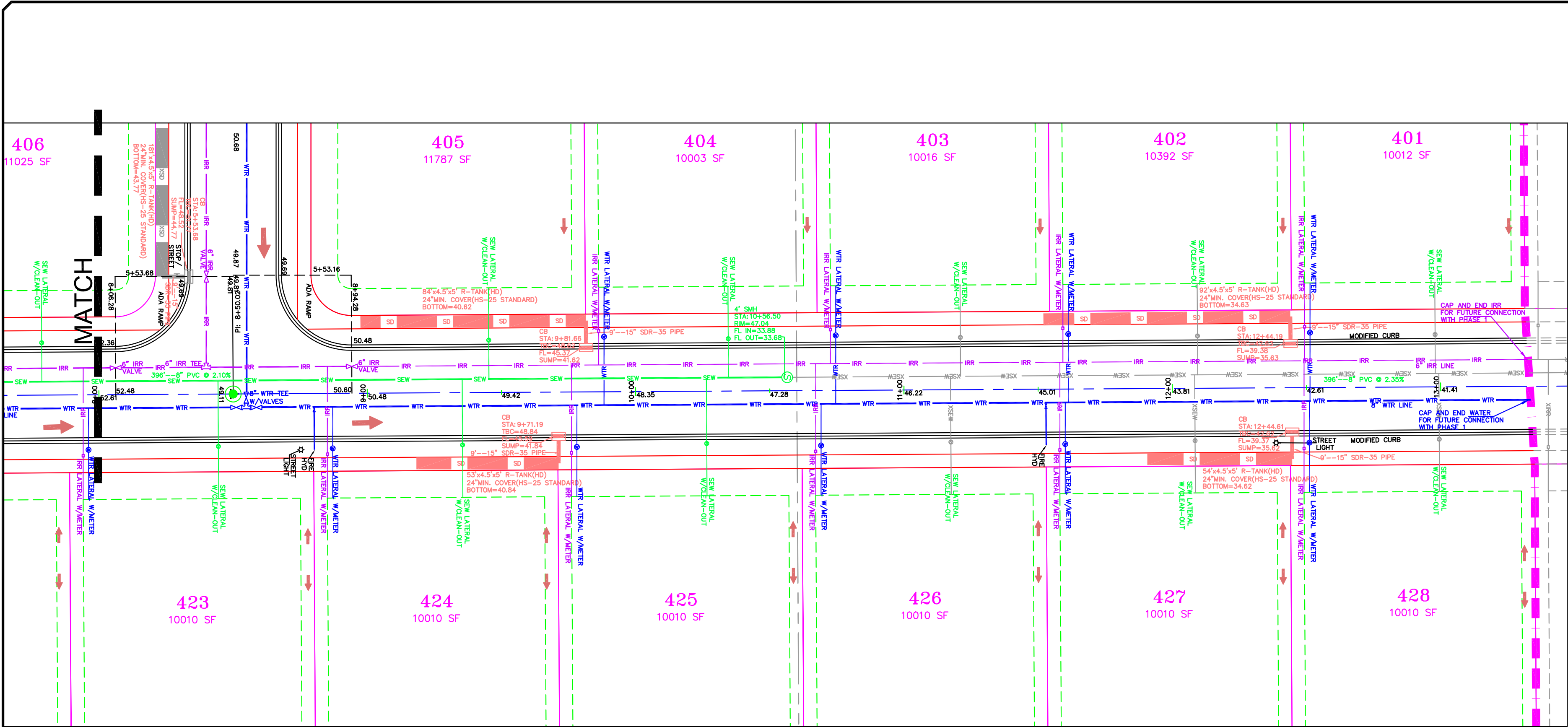
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BELLA VISTA SUBDIVISION
PLAN AND PROFILE
360 EAST (STA: 0+00 to 8+00)
7-10-2026

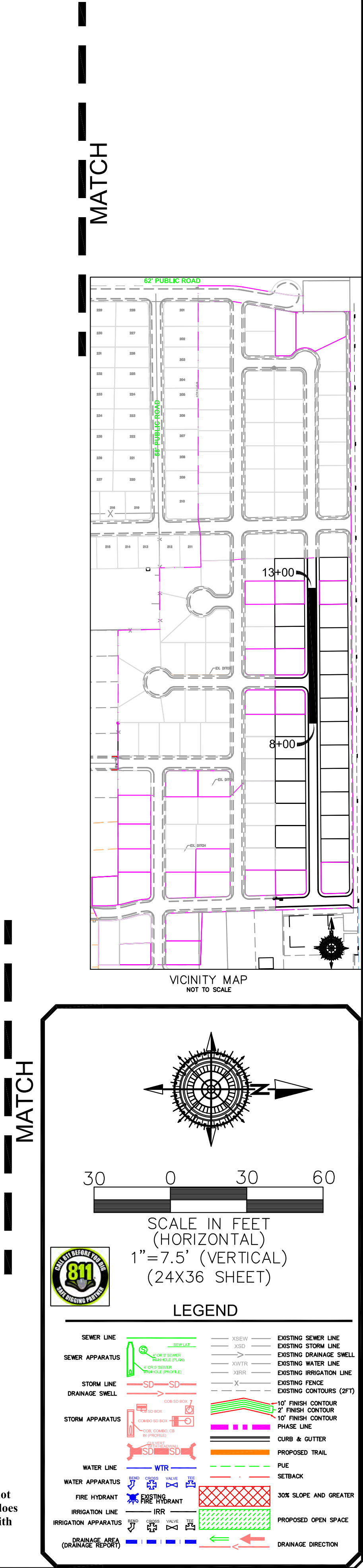
SANTAQUIN CITY



SHEET NO. PP5



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NO.	DESCRIPTION	DATE	APP'D

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

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CONSTRUCTION MANAGEMENT

BELLA VISTA

SUBDIVISION

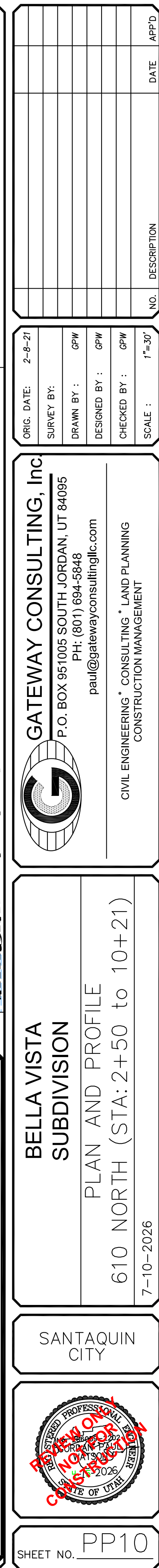
PLAN AND PROFILE

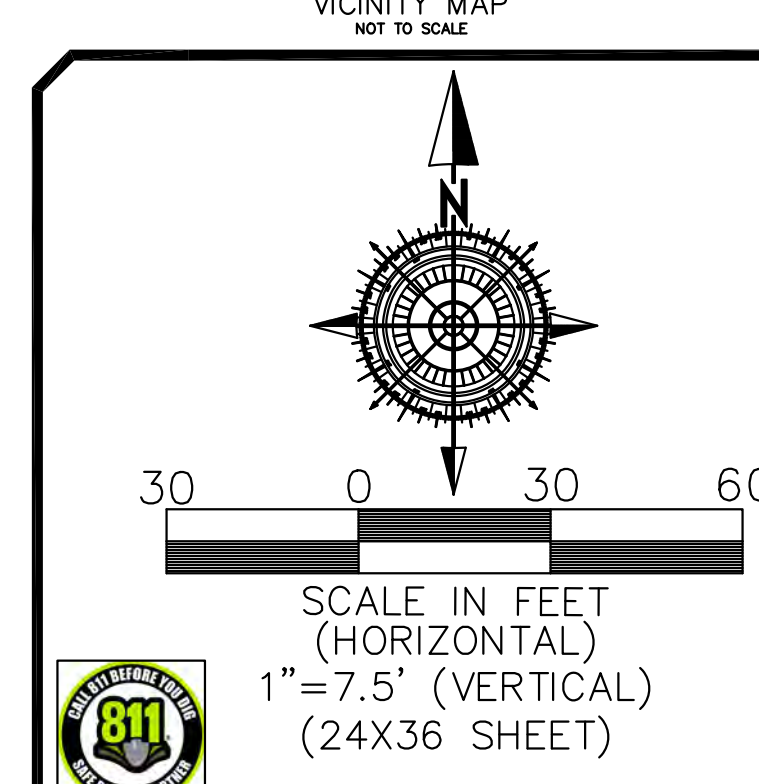
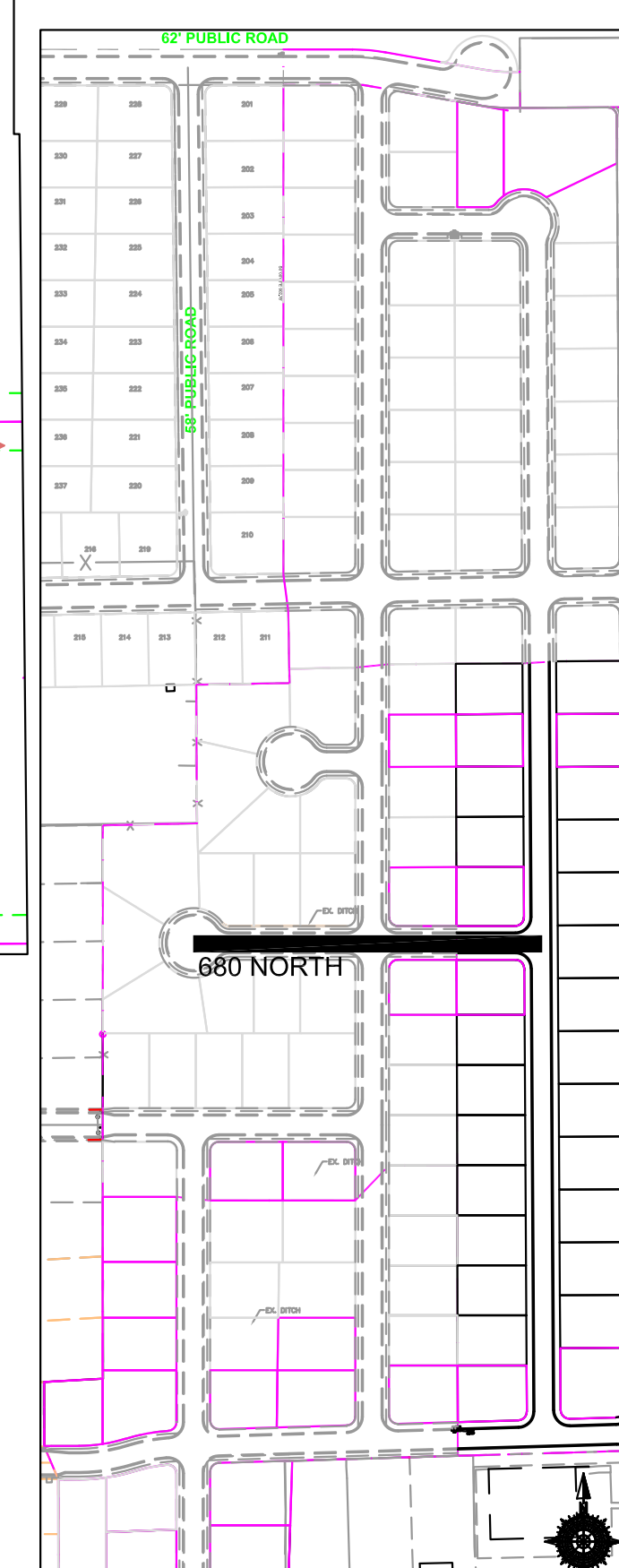
360 EAST (STA: 8+00 to 13+00)

7-10-2026

SANTAQUIN CITY

SHEET NO. PP6



[illegible][illegible]

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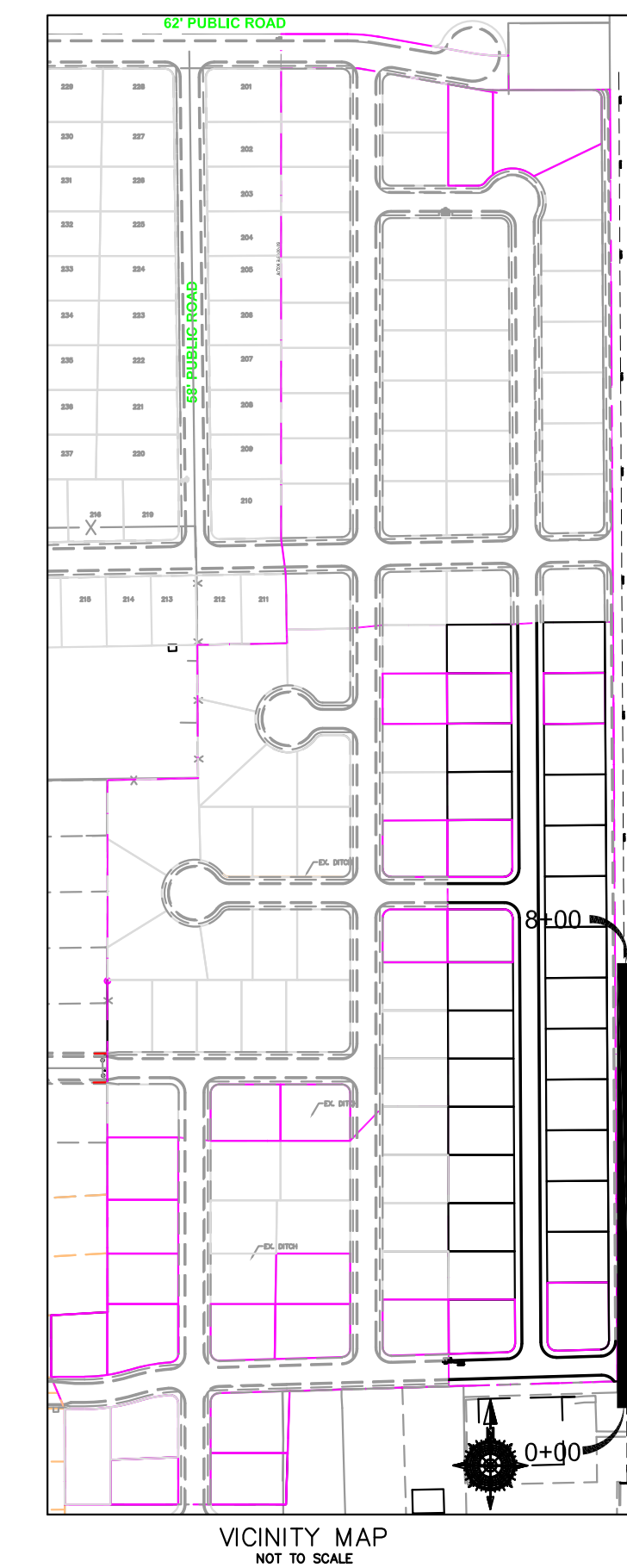
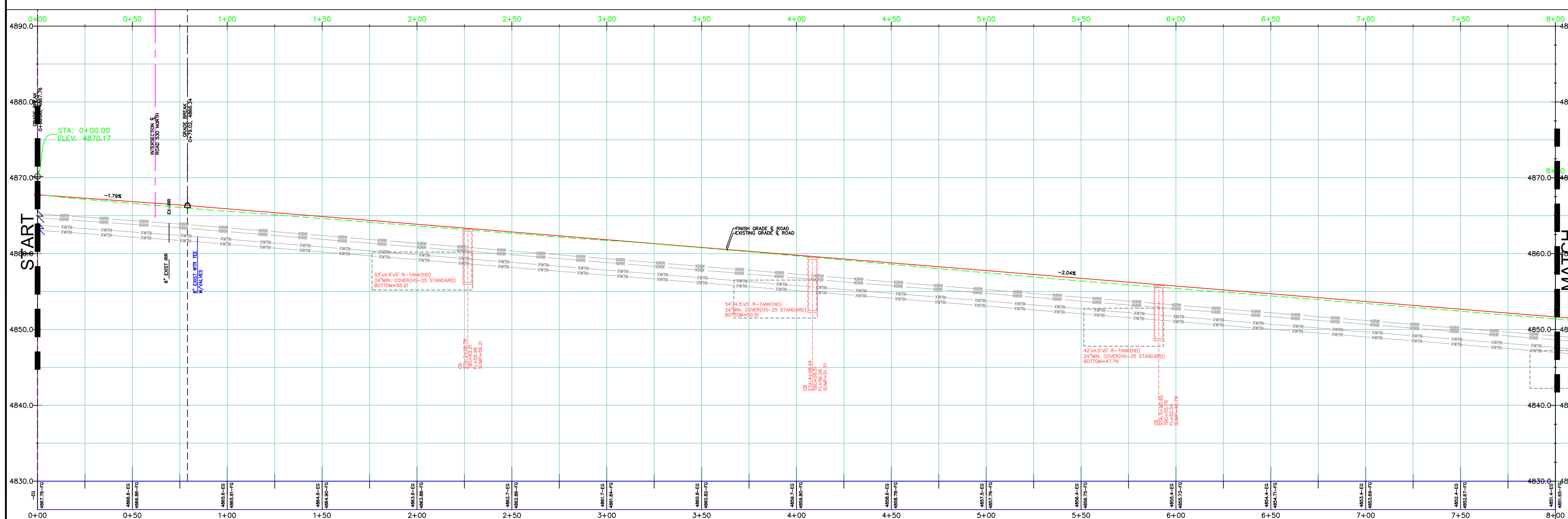
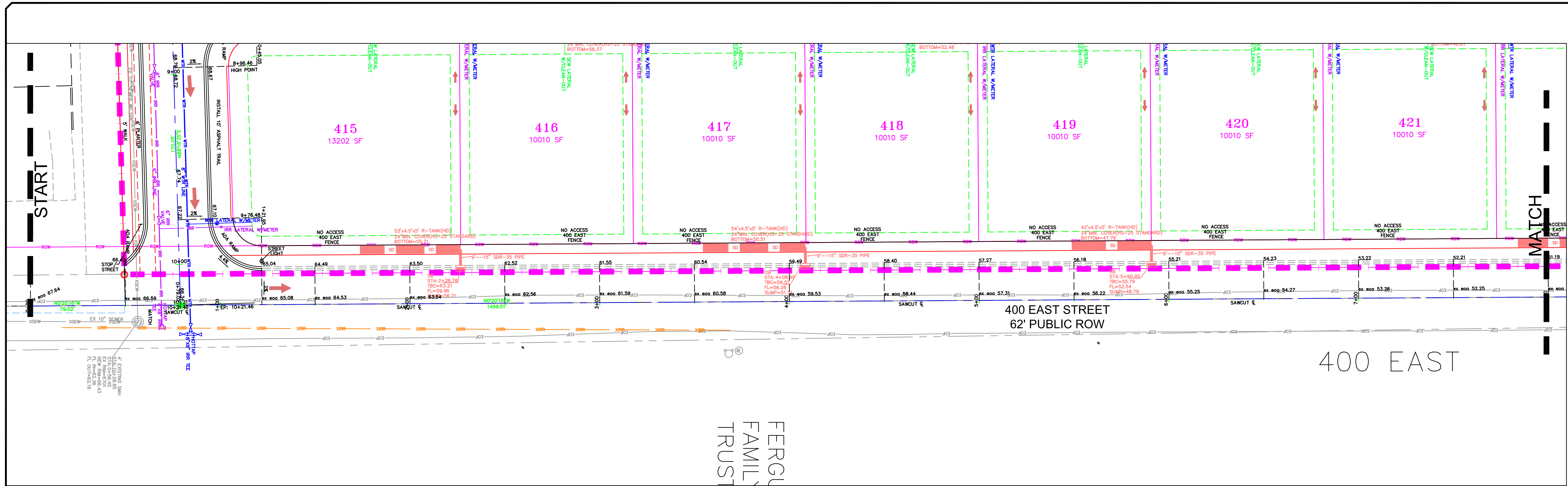
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SANTAQUIN
CITY



SHEET NO. PP12



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

LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING CONTOURS (2 FT)
	10' FINISH CONTOUR
	2' FINISH CONTOUR
	PROPOSED TRAIL
	CURB & GUTTER
	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

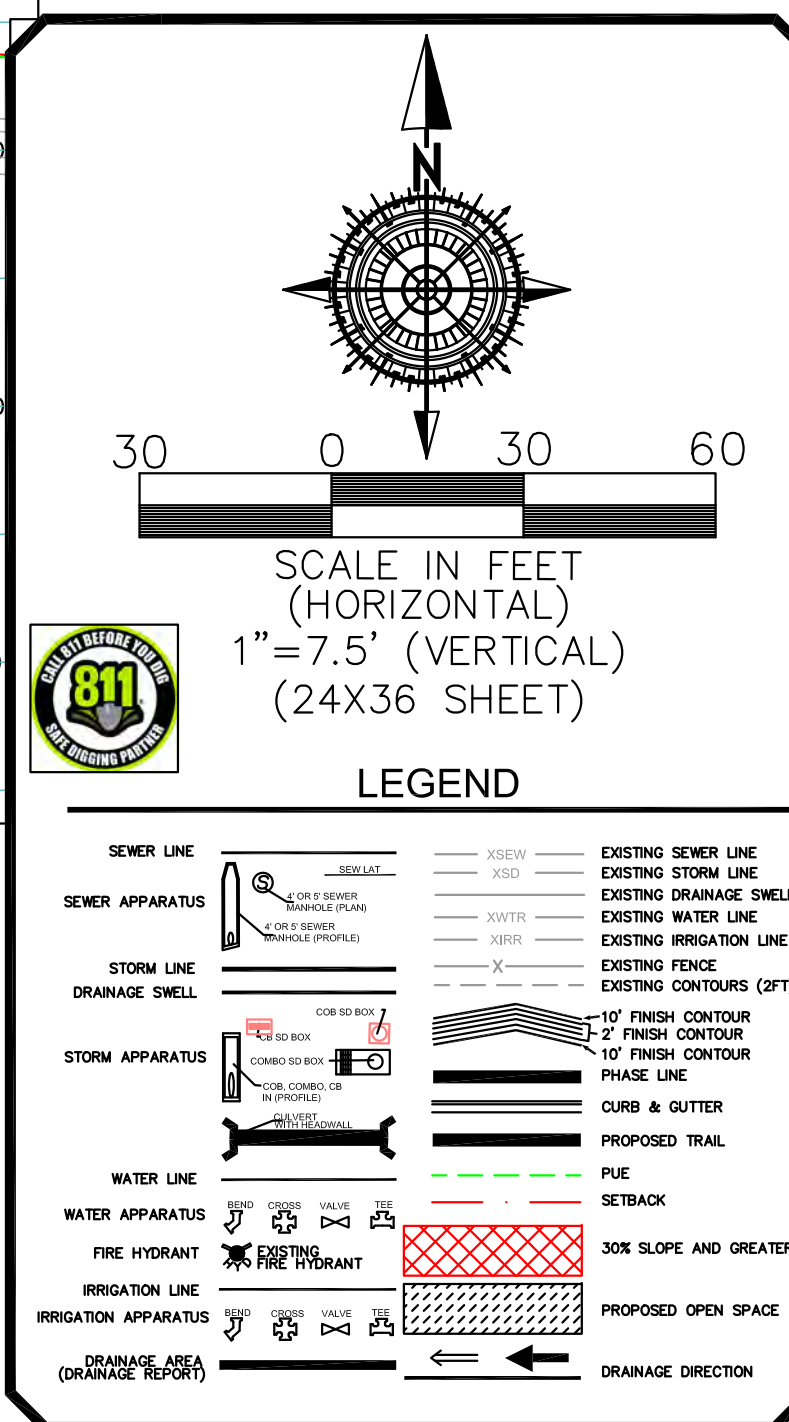
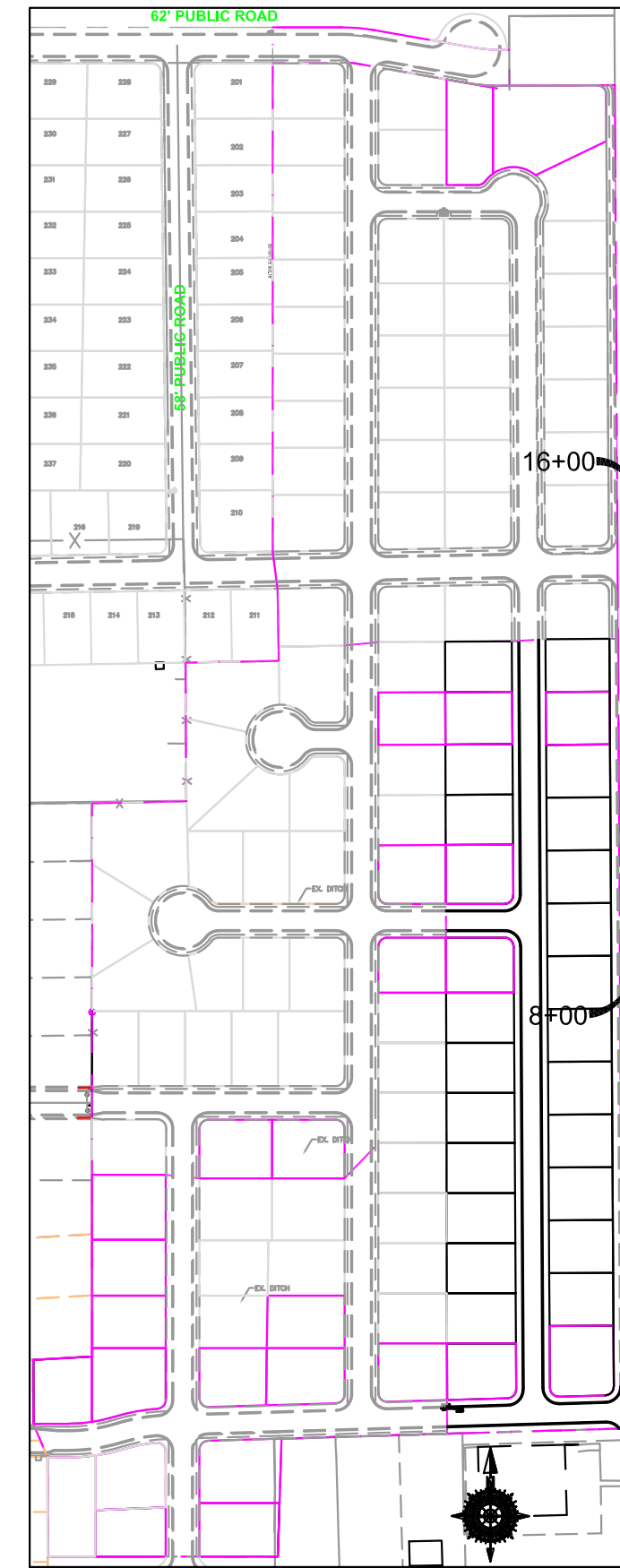
400 EAST (STA: 0+00 to 8+00)

7-10-2026

**SANTAQUIN
CITY**

PP13

SHEET NO.



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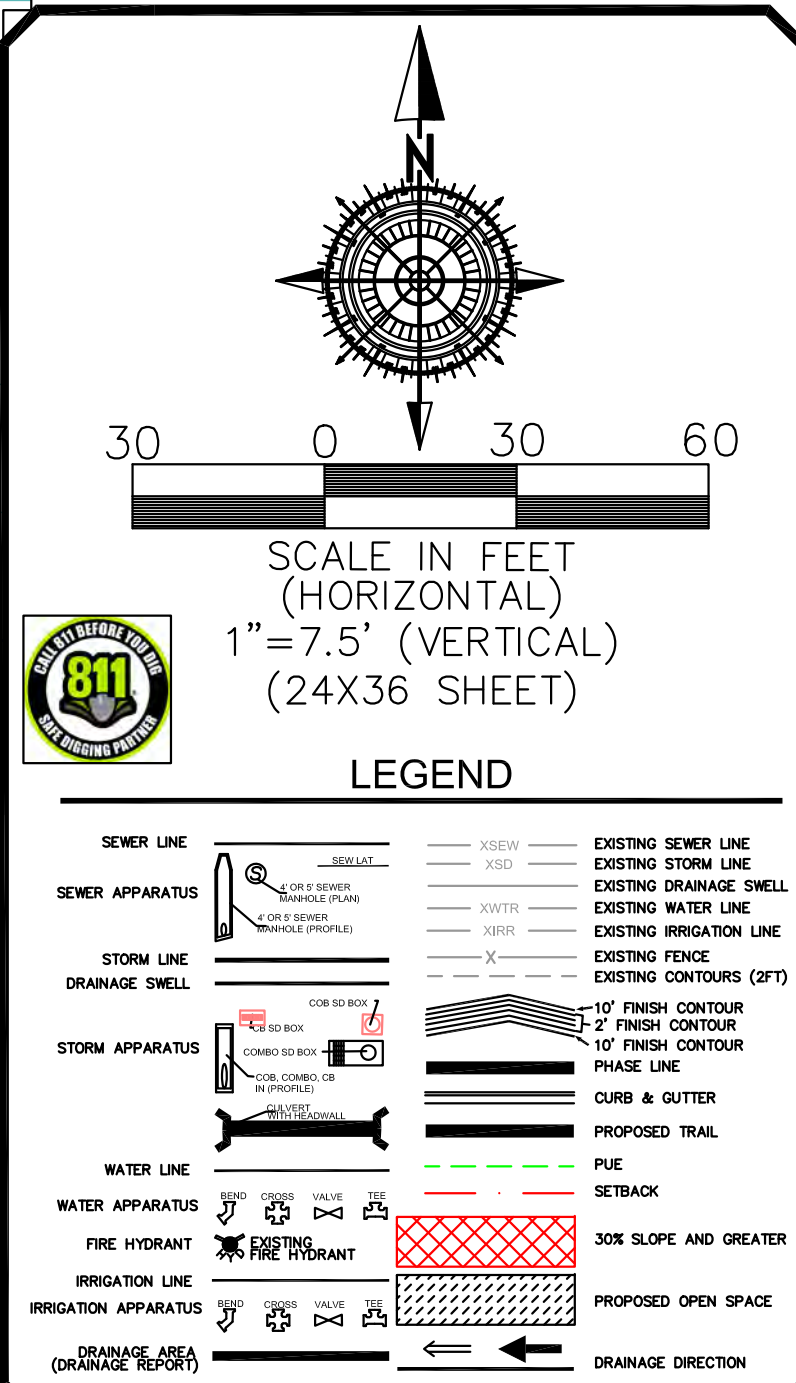
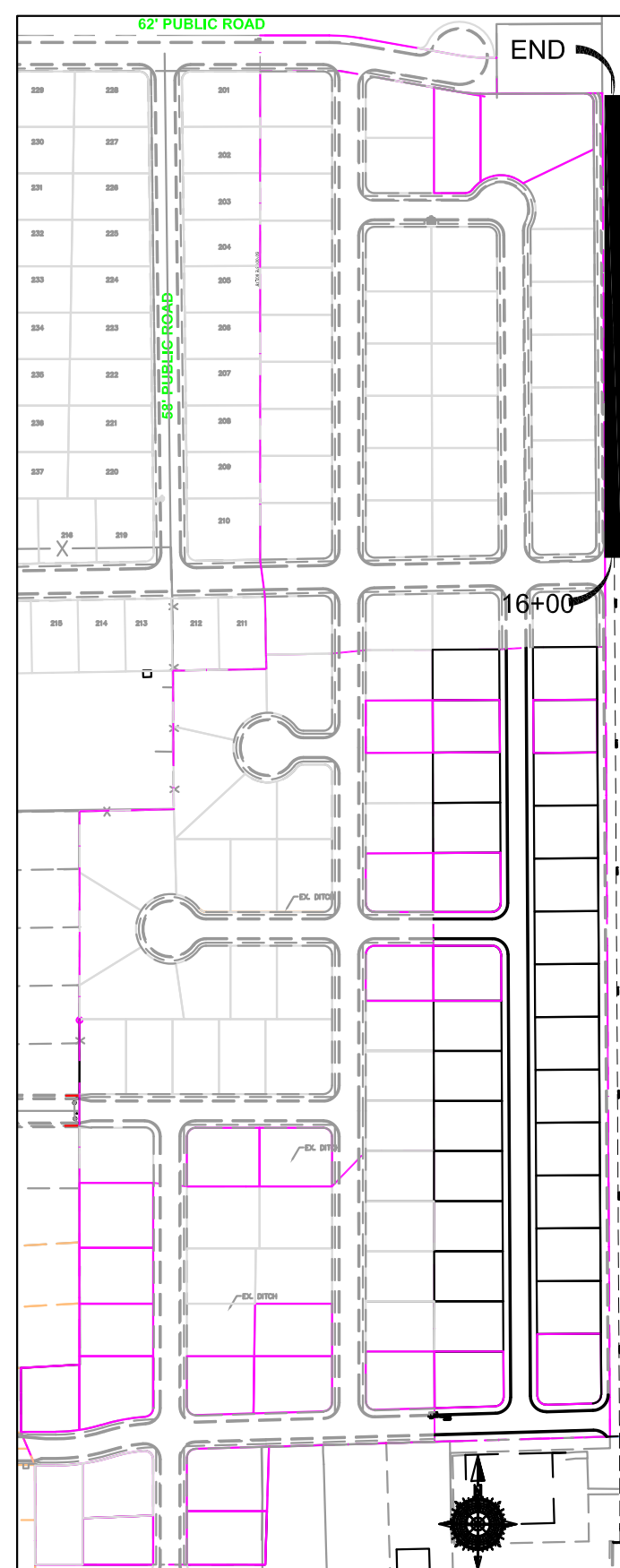
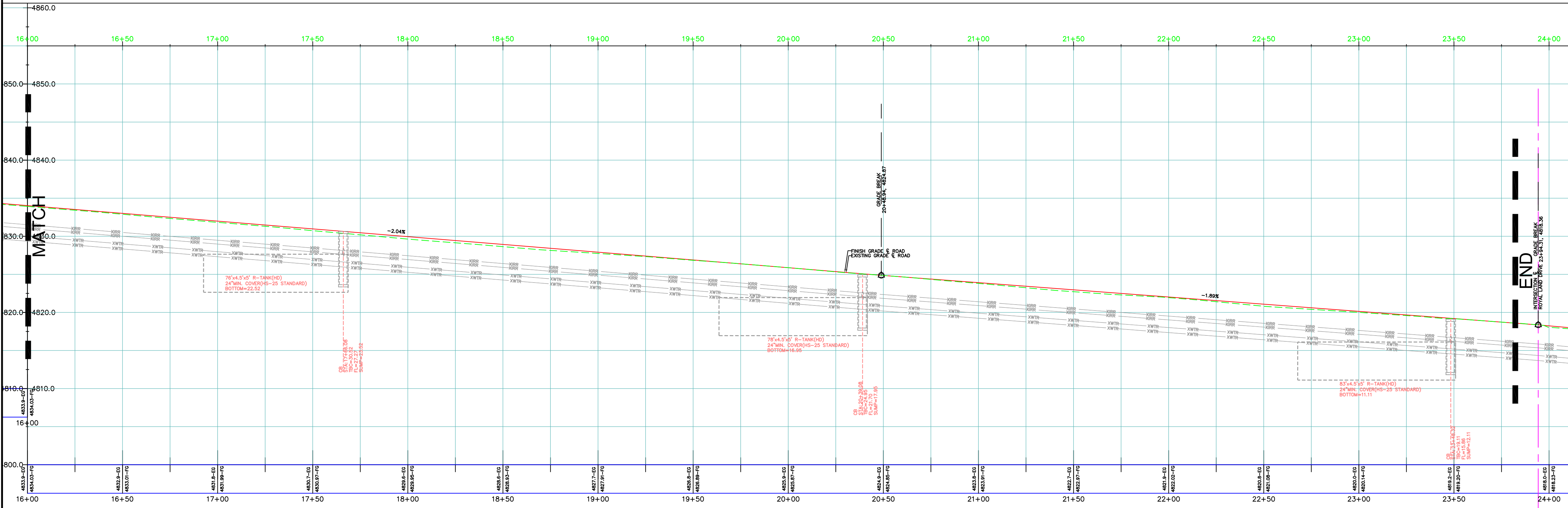
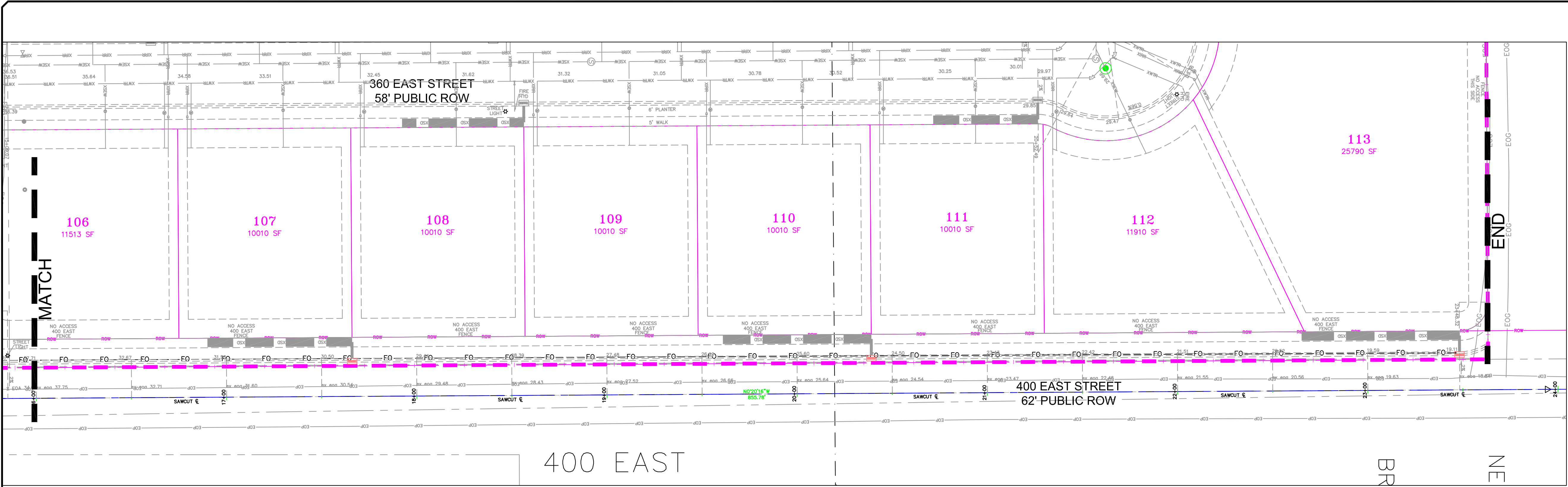
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CONSTRUCTION MANAGEMENT

BELLA VISTA
SUBDIVISION
PLAN AND PROFILE
400 EAST (STA: 8+00 to 16+00)
2006

SANTAQUIN
CITY



SHEET NO. PP14



NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

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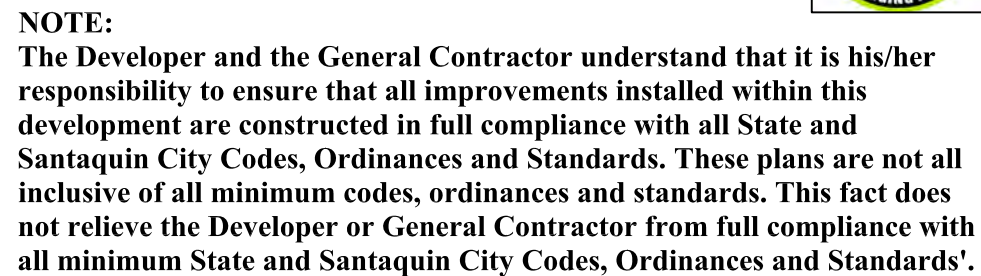
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CONSTRUCTION MANAGEMENT

**BELLA VISTA
SUBDIVISION**
PLAN AND PROFILE
400 EAST (STA: 16+00 to END)
7-10-2026

**SANTAQUIN
CITY**

PAUL J. GENTRY
MECHANICAL ENGINEERING
STATE OF UTAH
LICENSE NO. 12345

SHEET NO. **PP15**



SHEET NO. SWPPP

SILT FENCE DETAIL
NOT TO SCALE

VEHICLE TRACKING DETAIL
NOT TO SCALE

STRAW WATTLE (SILT FENCE ALTERNATIVE)

GUTTER PROTECTION SETUP

INLET PROTECTION BARRIERS
NOT TO SCALE

CONCRETE WASHOUT AREA
NOT TO SCALE

ACME CONCRETE RECYCLING
COMMERCIAL CONCRETE
WASHOUT BIN
OPTION 2

DRAINAGE CHANNEL
PROTECTION
NOT TO SCALE

See SANTAQUIN CITY specifications for further information.

[illegible]

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

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CONSTRUCTION MANAGEMENT**

**BELLA VISTA
SUBDIVISION**

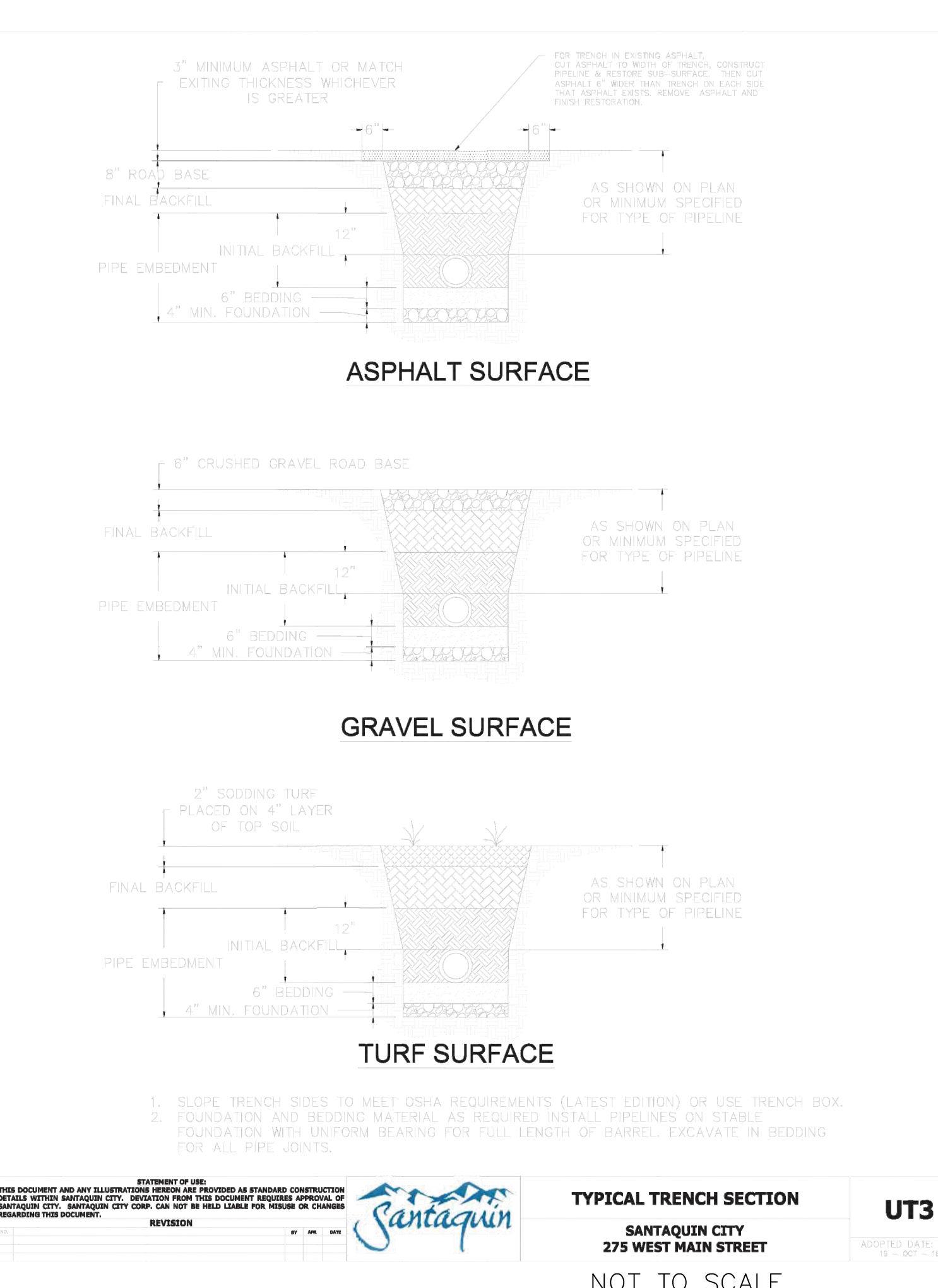
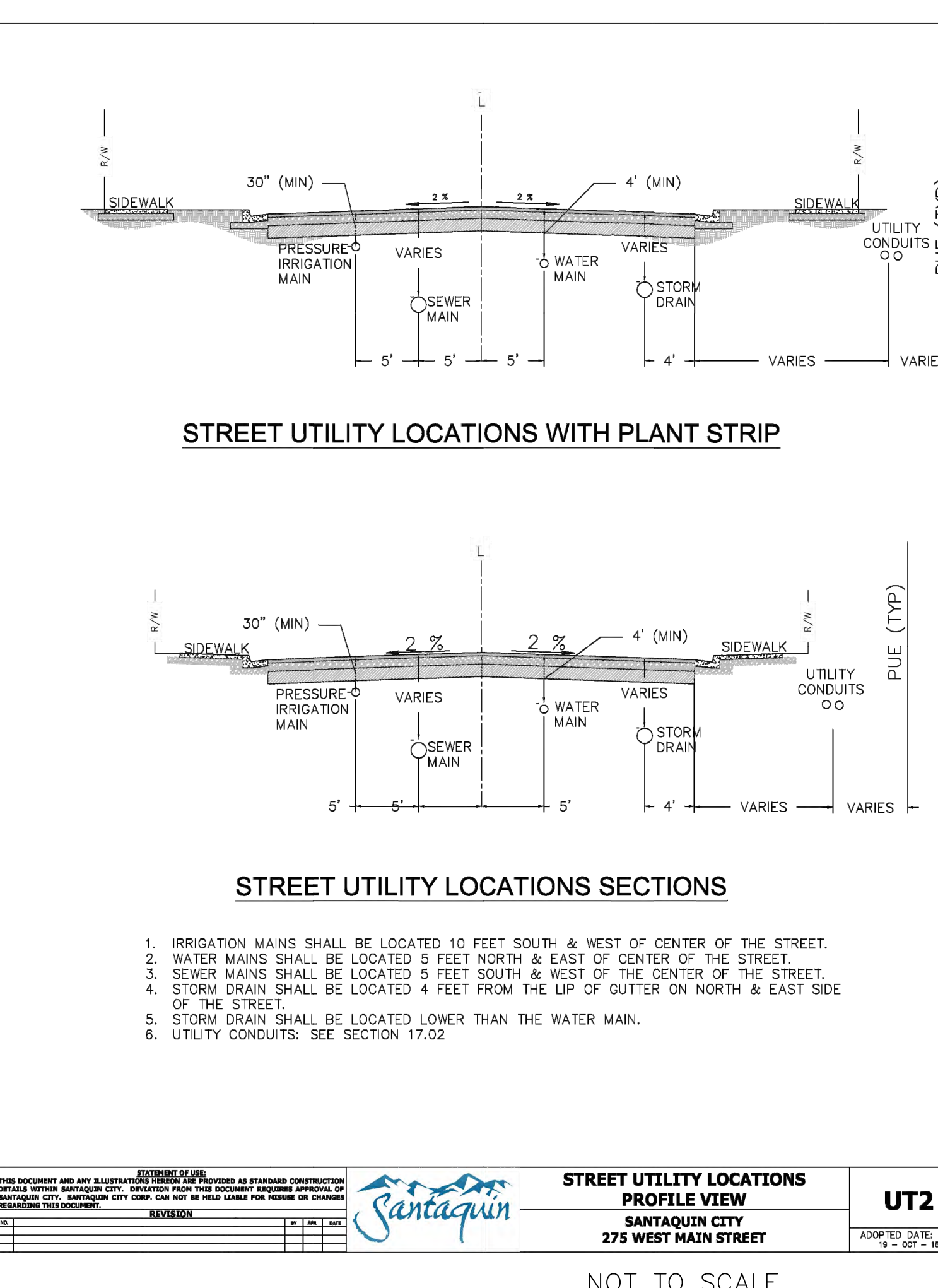
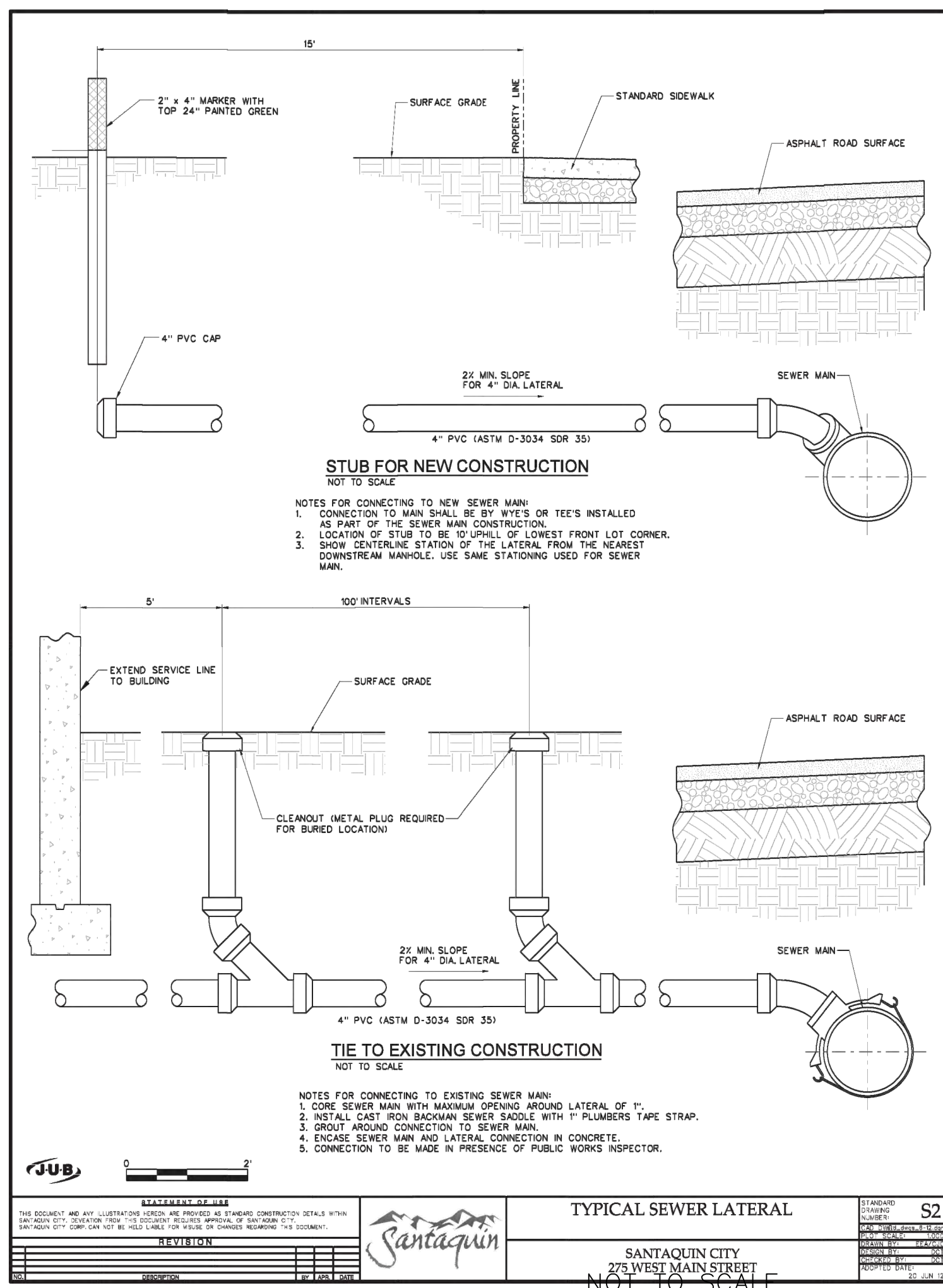
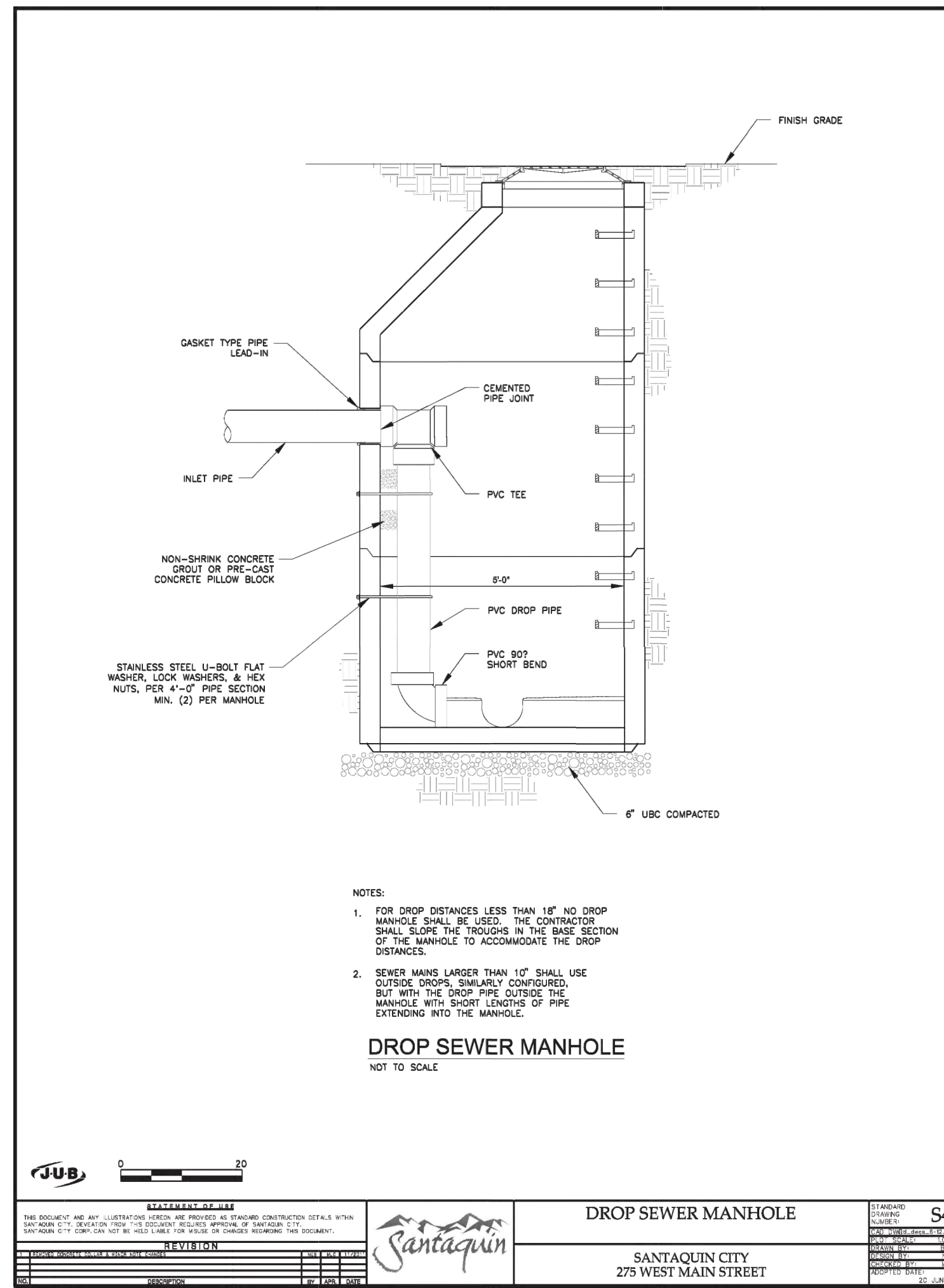
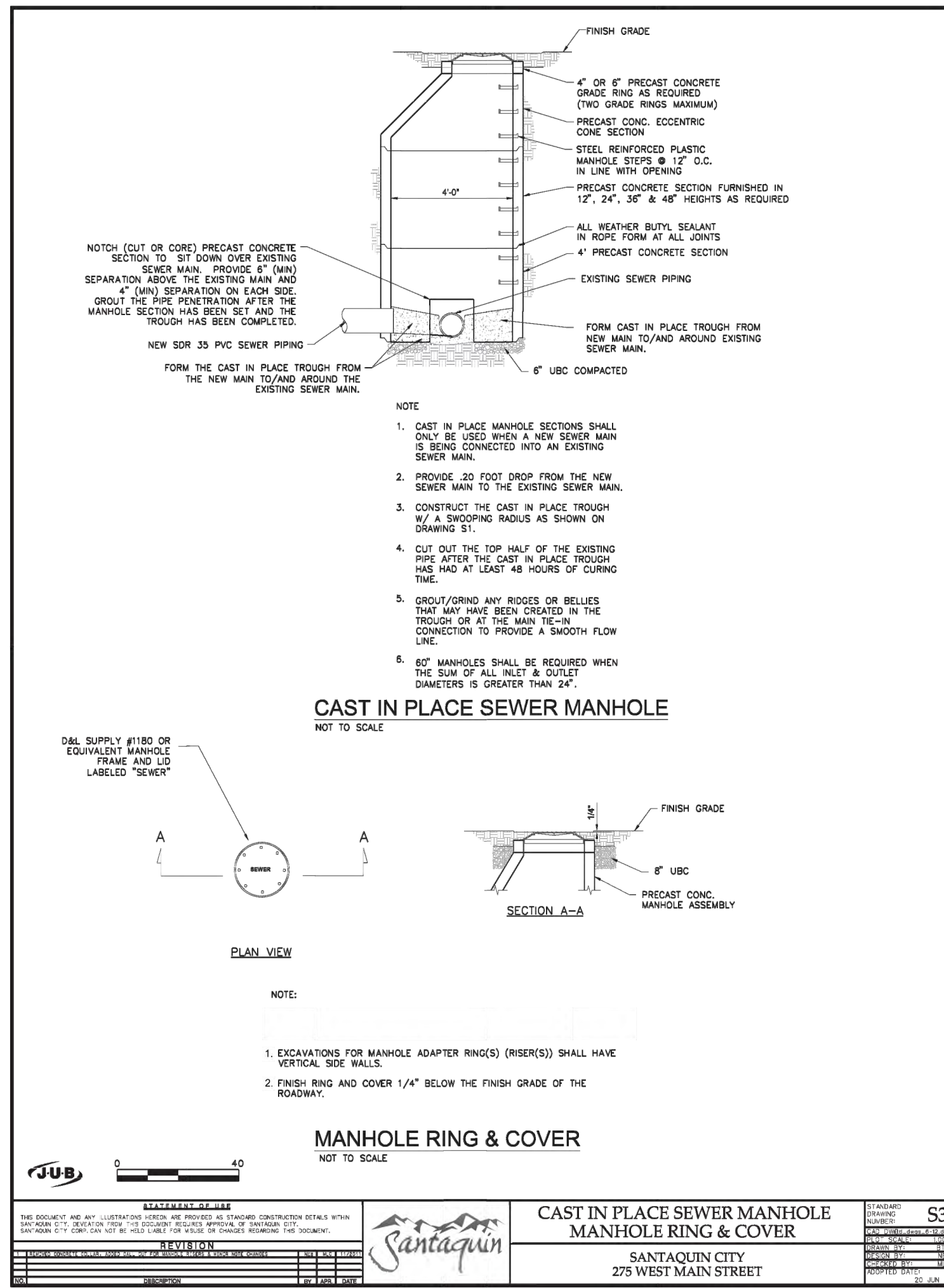
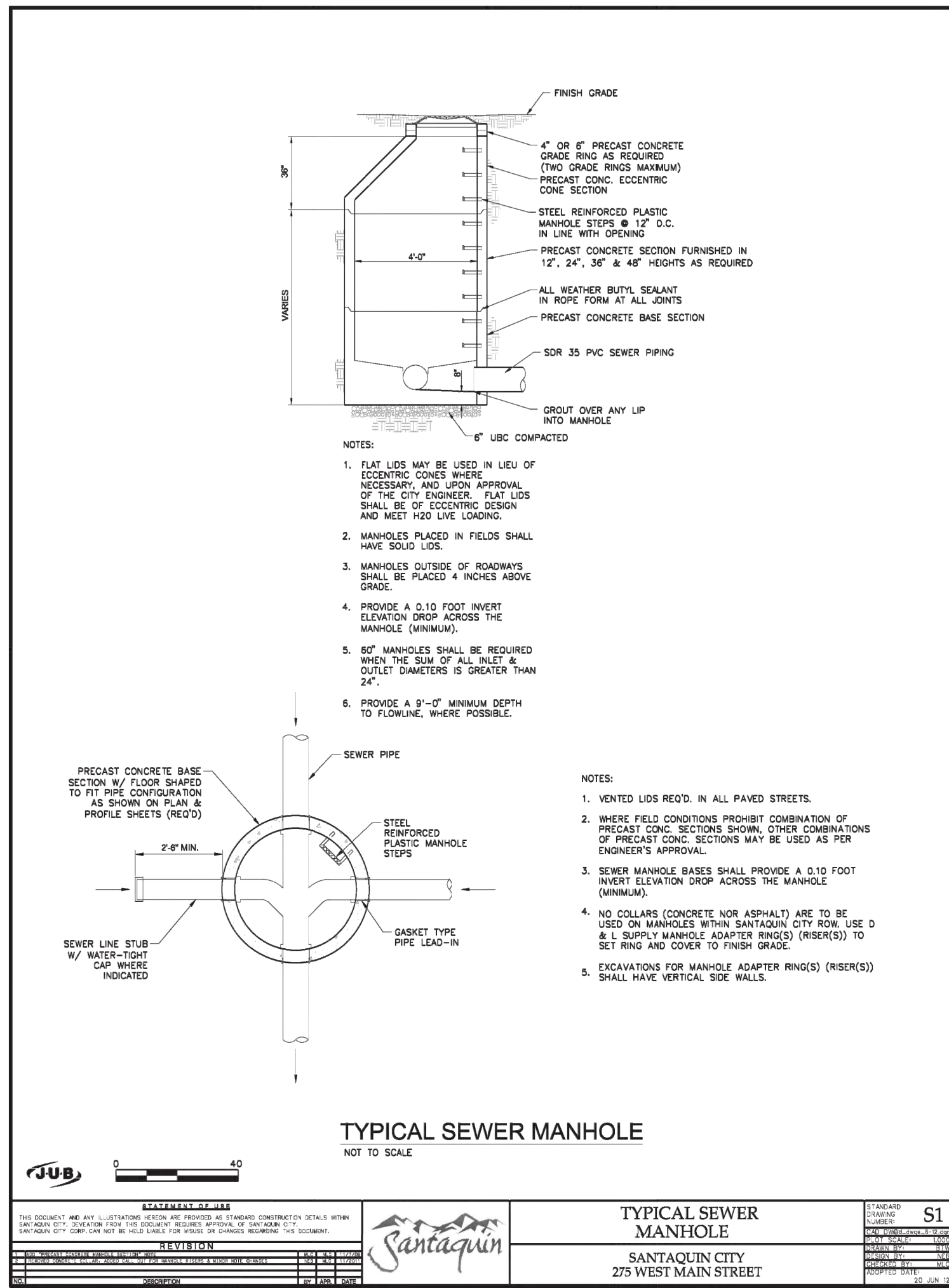
EROSION CONTROL DETAILS and NOTES

3-11-2026

SANTAQUIN
CITY



SHEET NO. ER-2



NO.	DESCRIPTION	DATE	APP'D

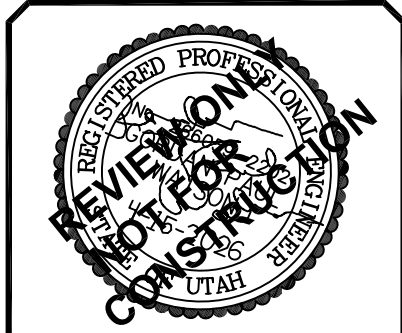
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SURVEY BY:	GPW
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DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	N/A

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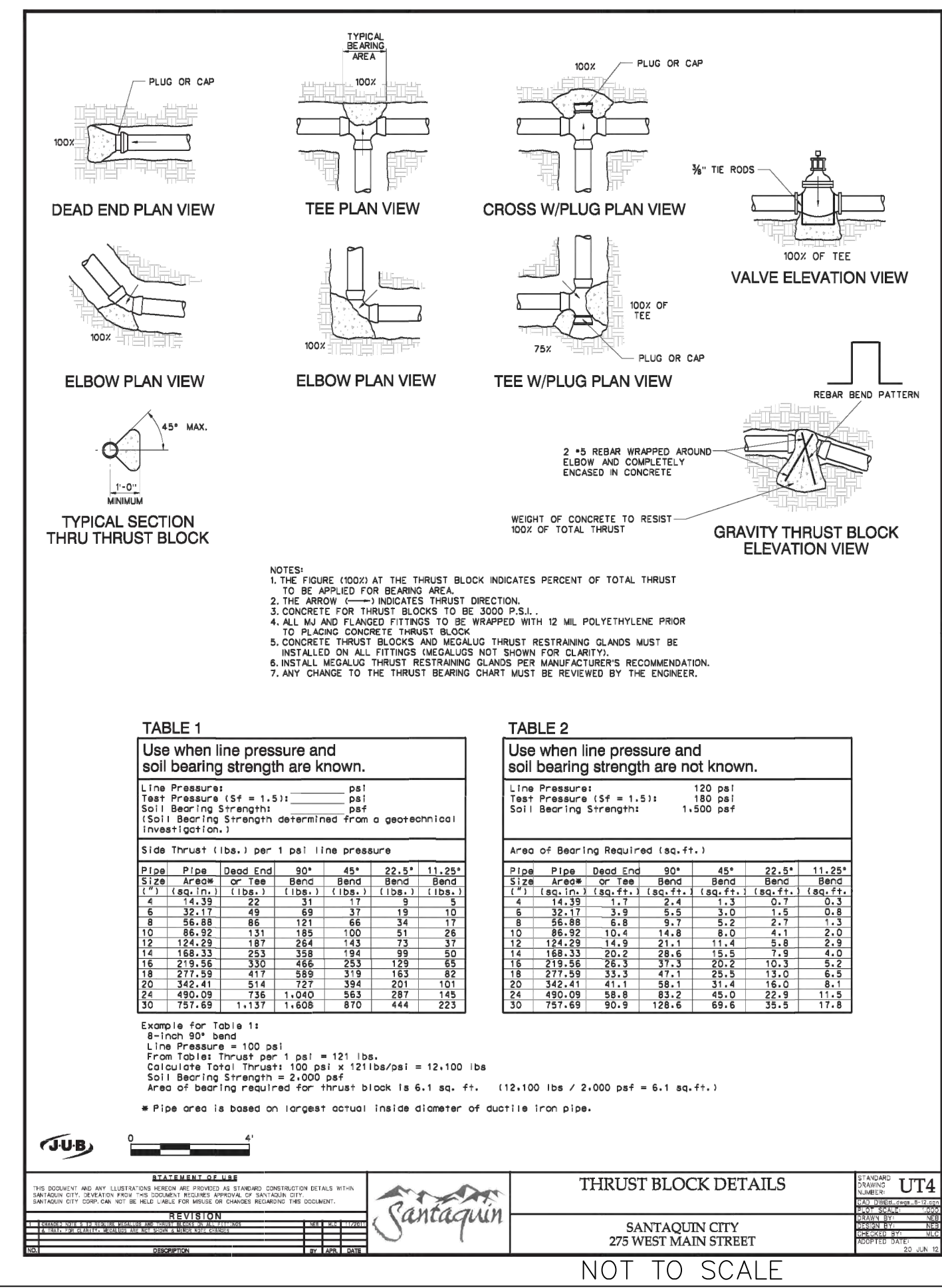
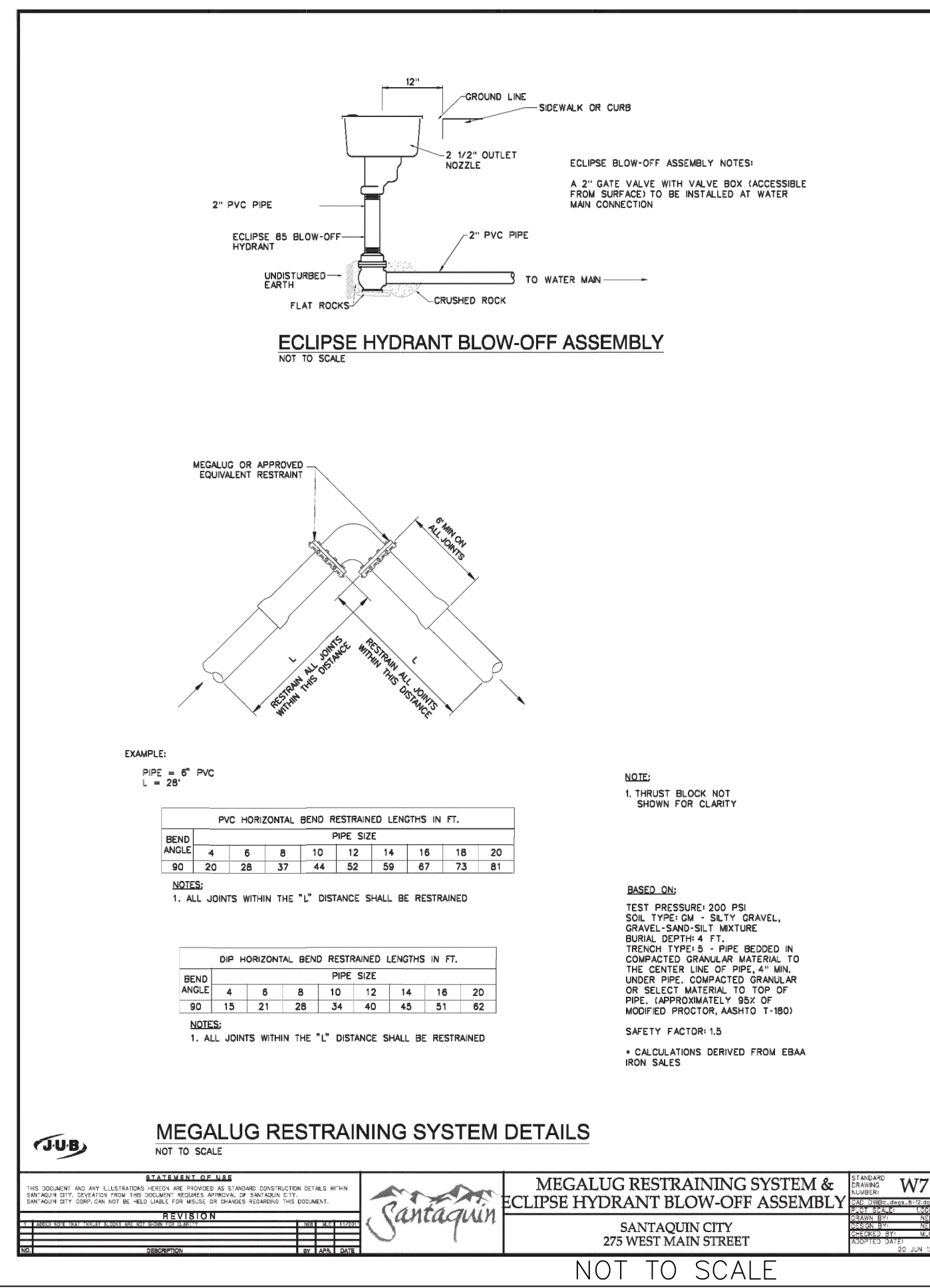
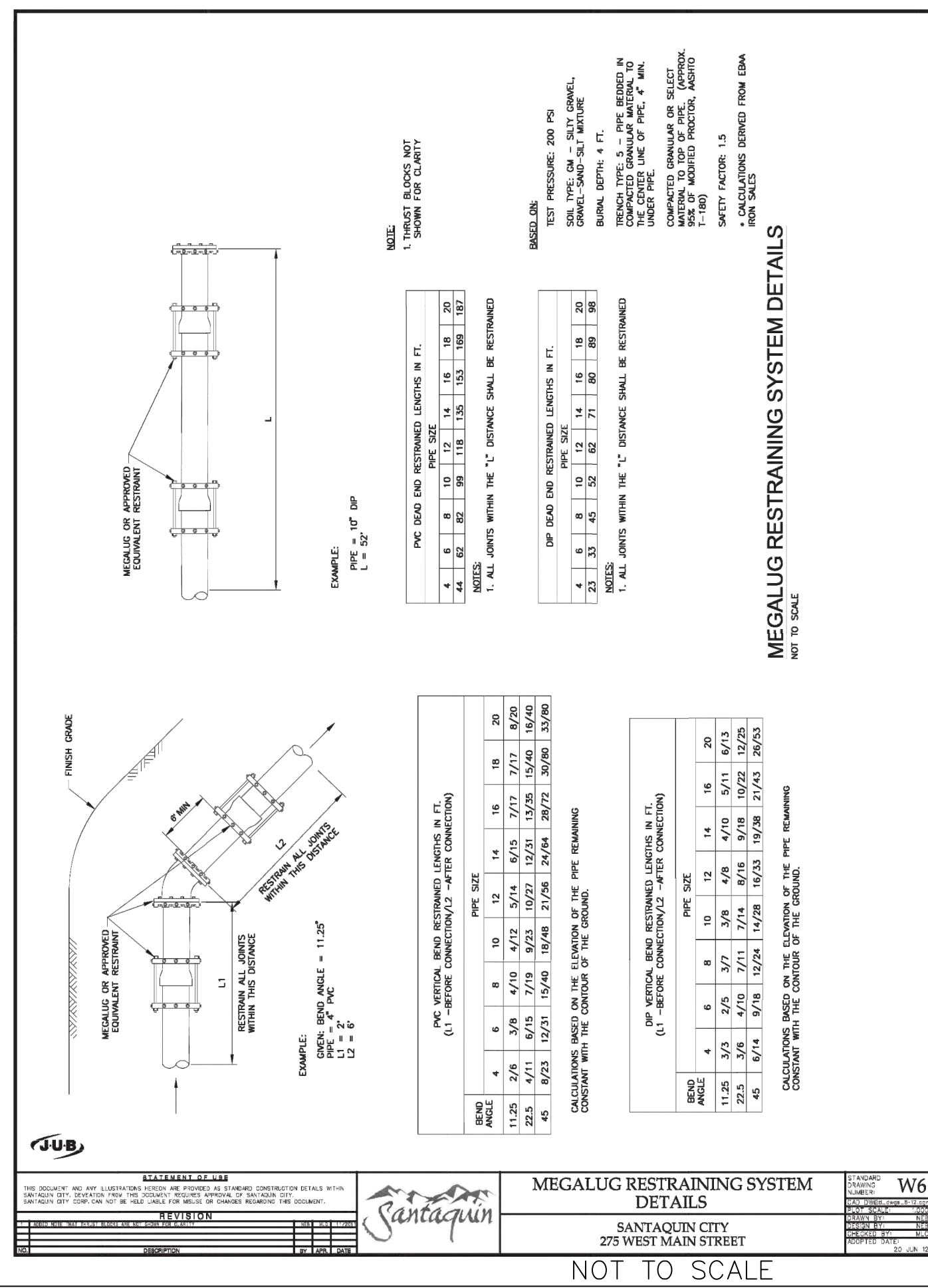
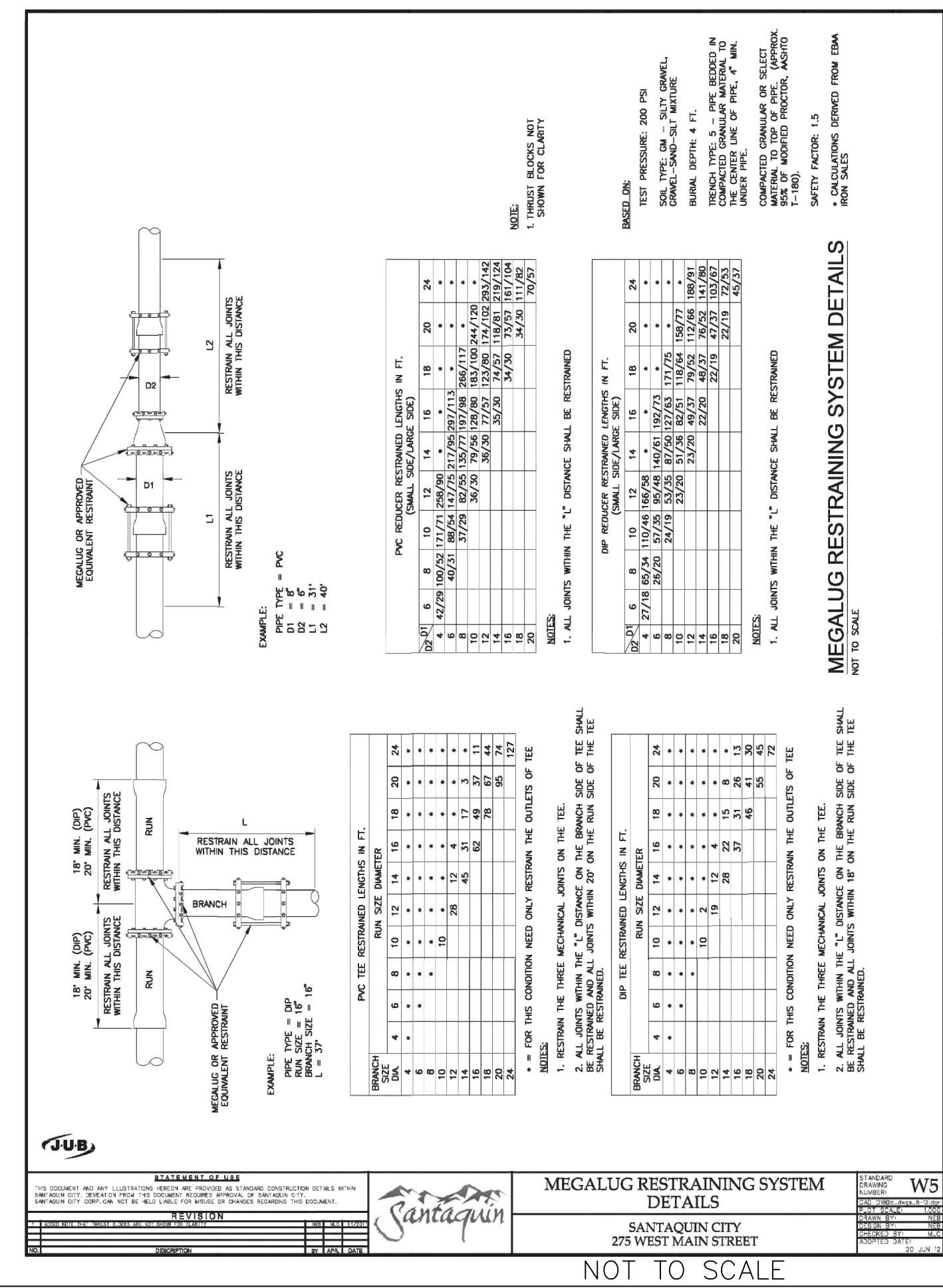
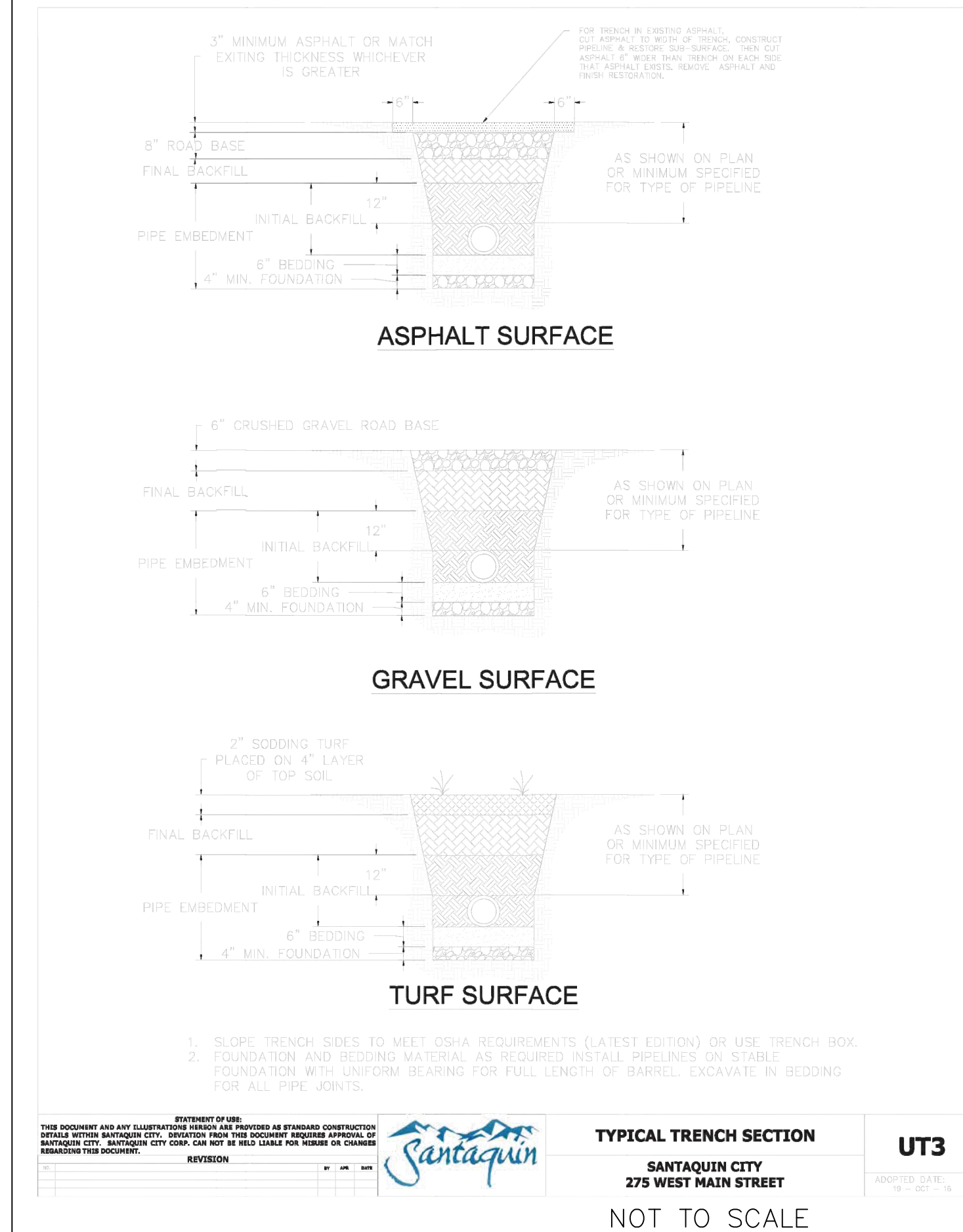
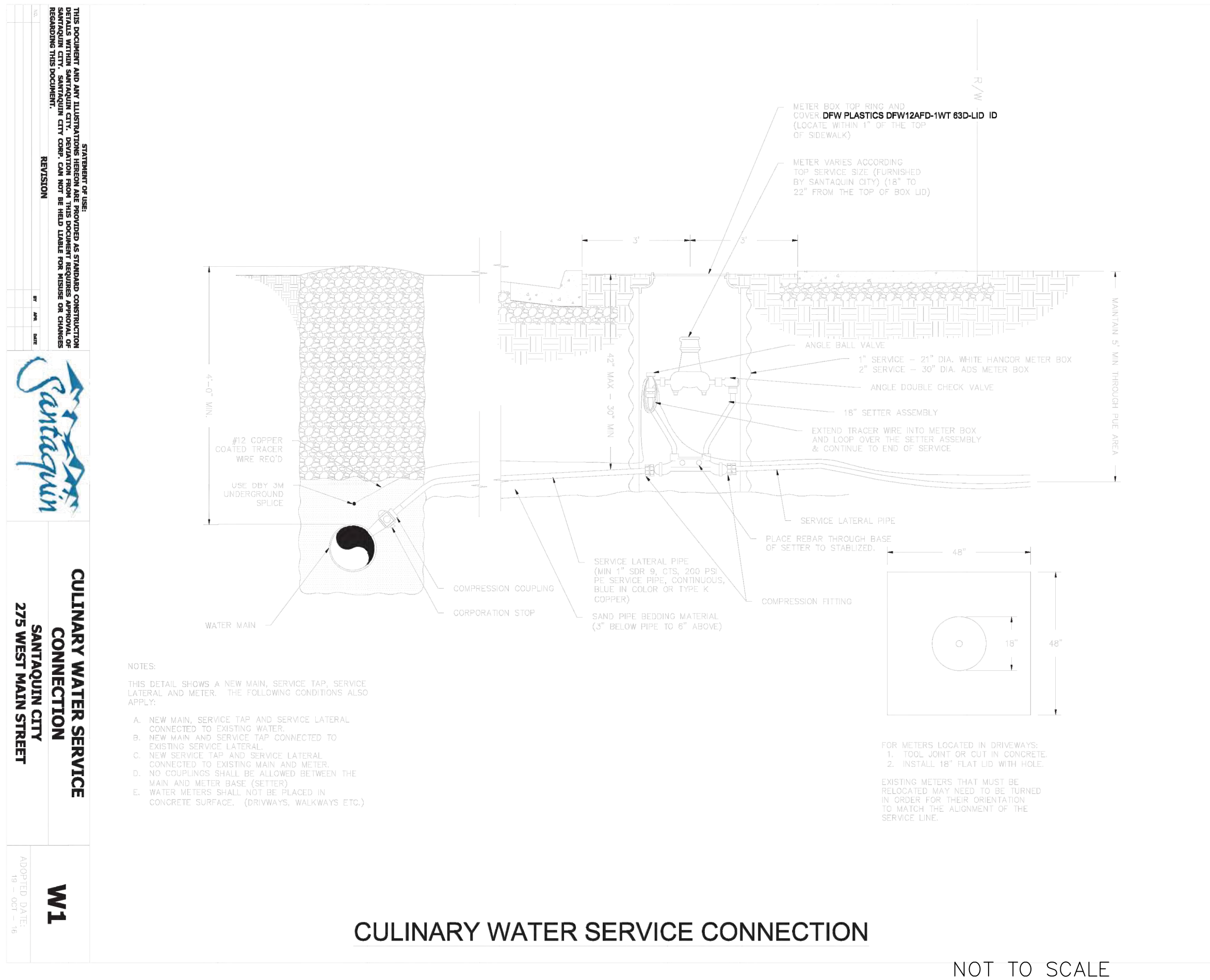
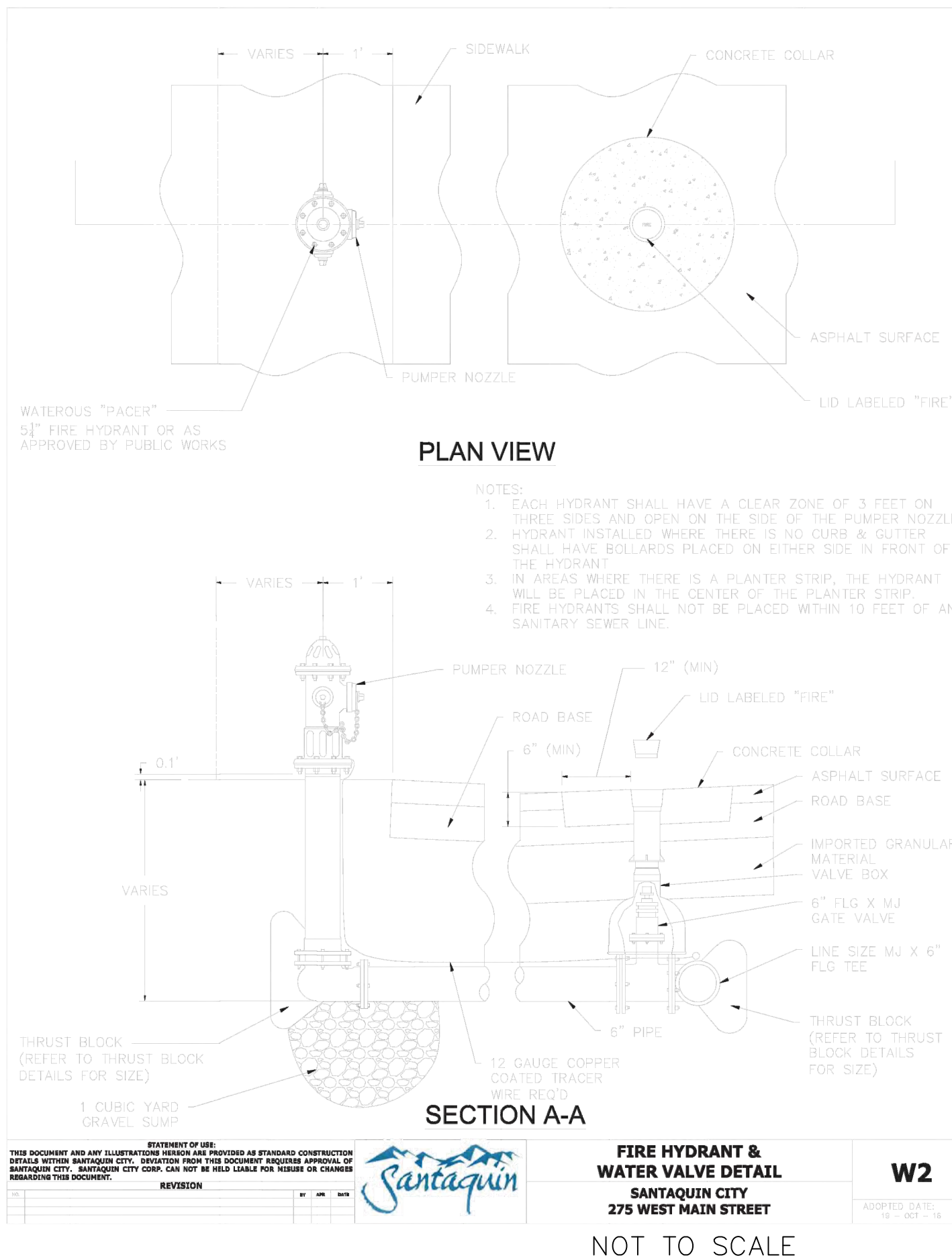
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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PHASE 4
SEWER DETAILS
7-10-2026

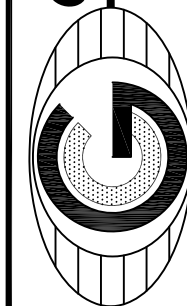
SANTAQUIN
CITY



SHEET NO. **D2**



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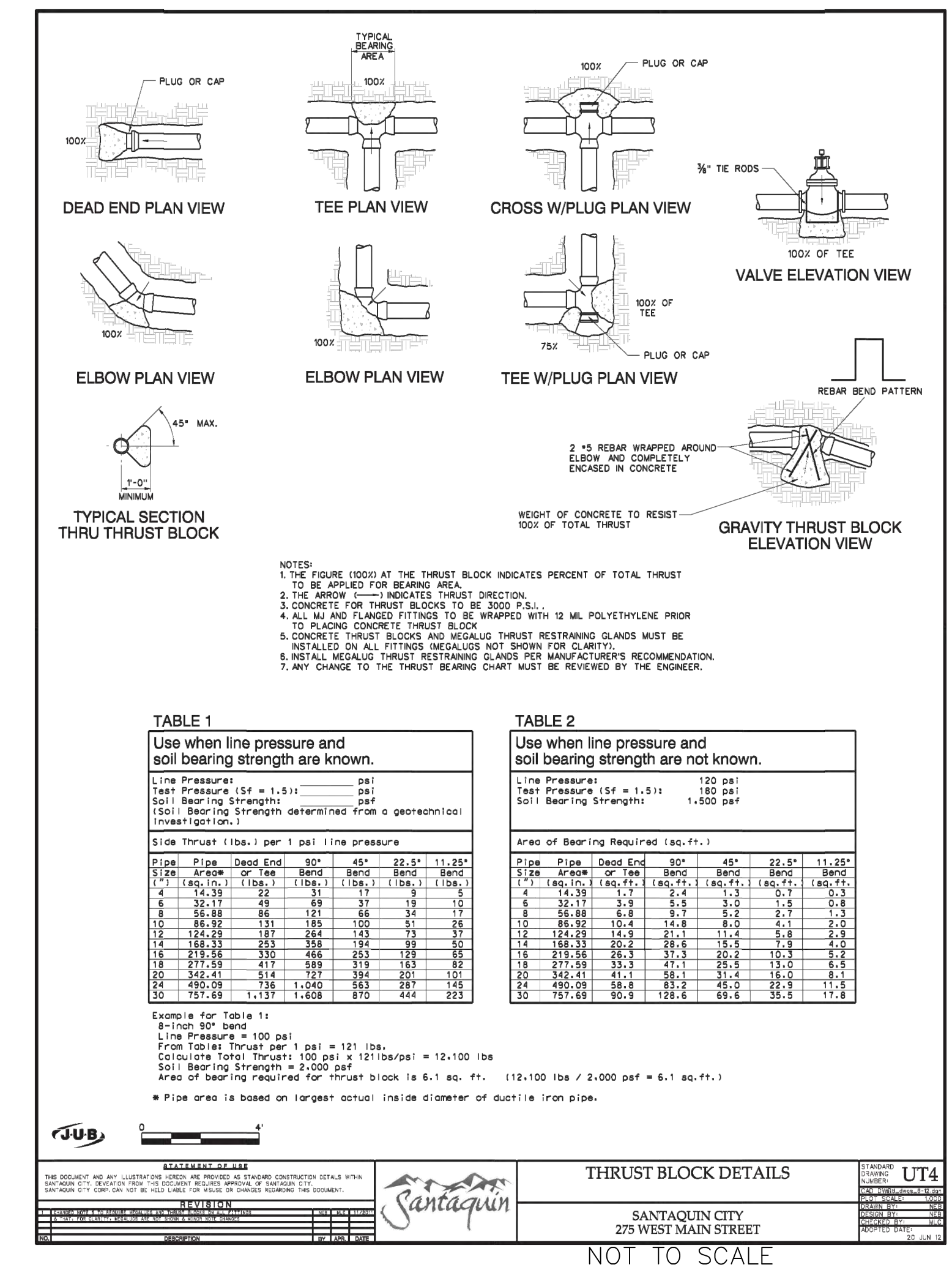
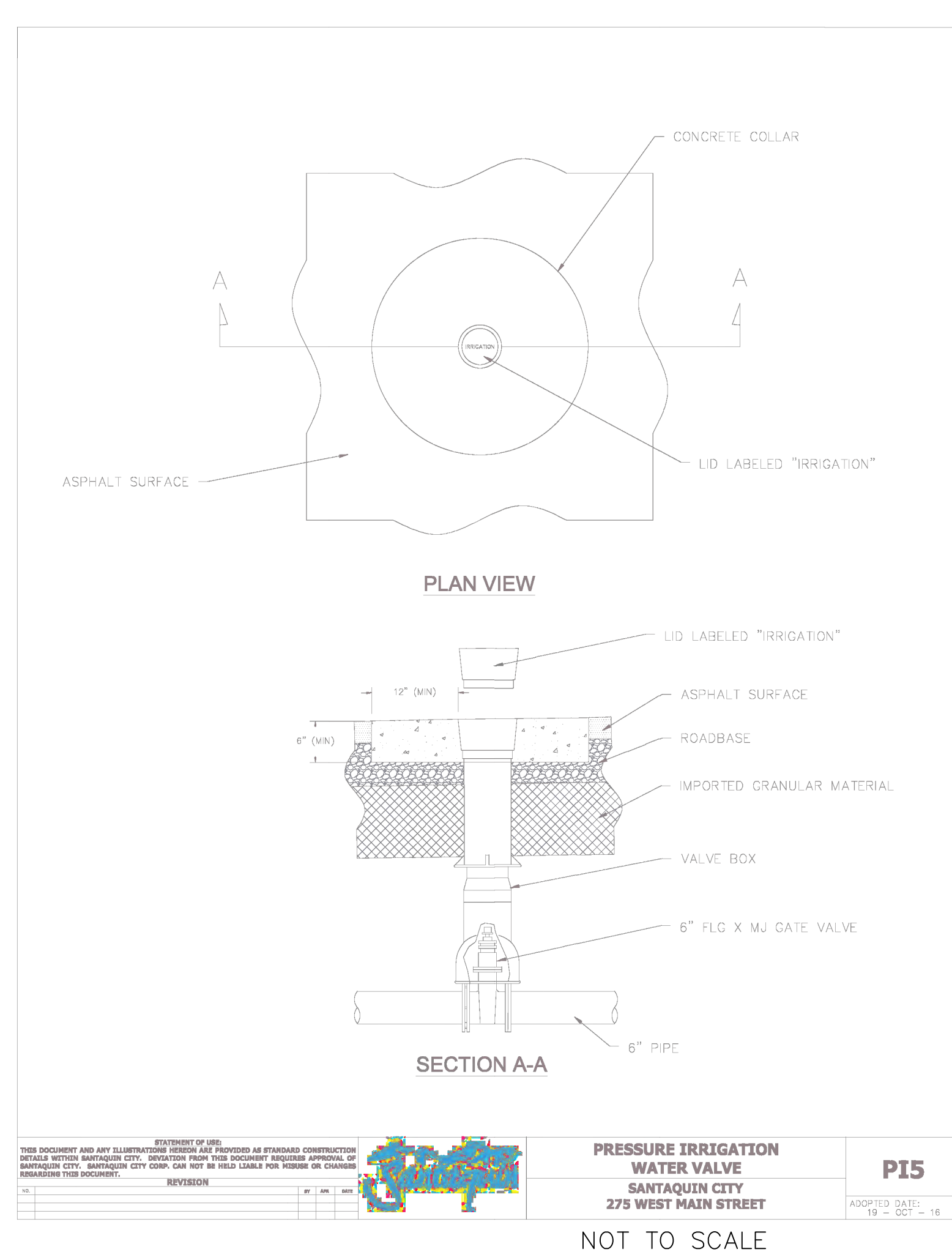
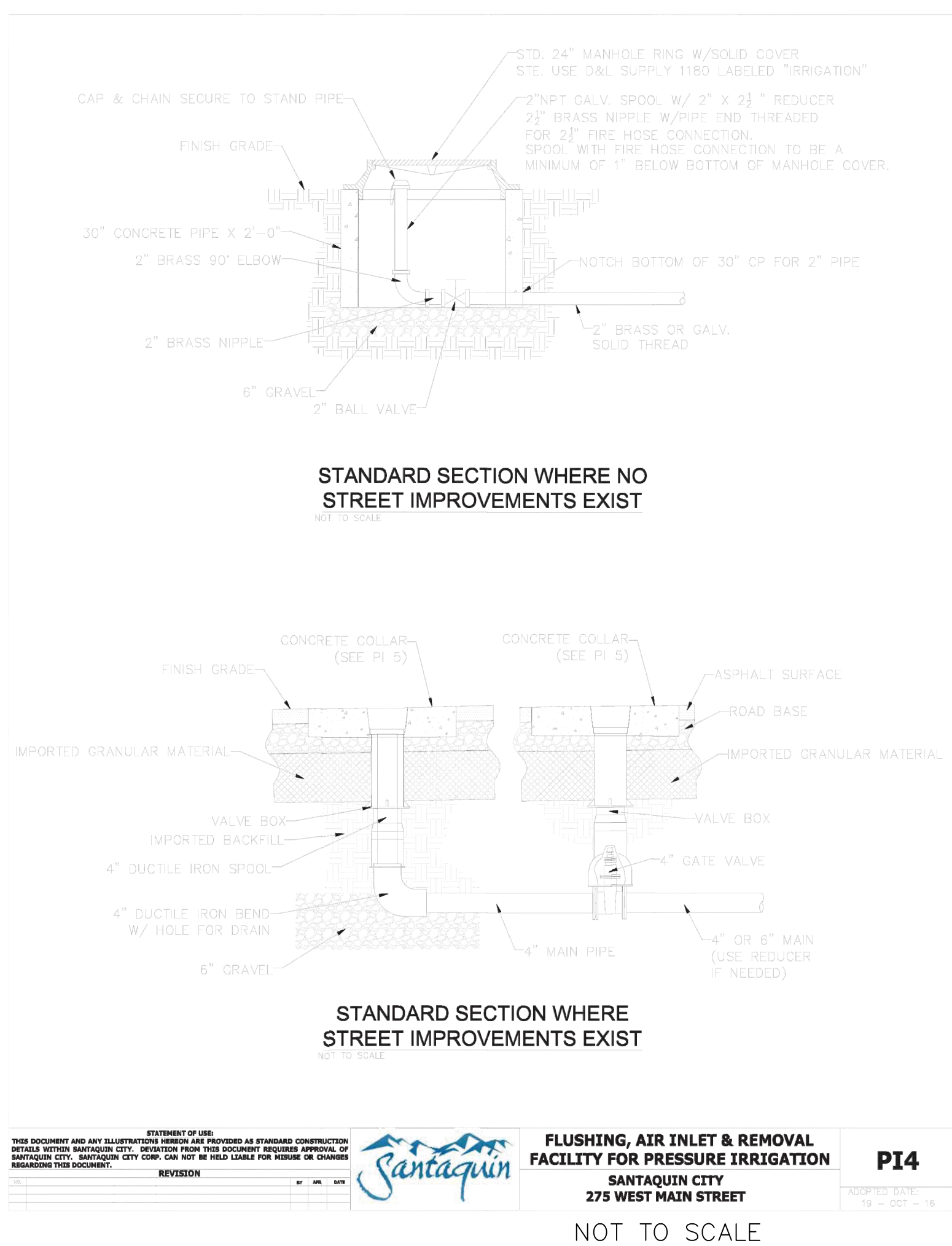
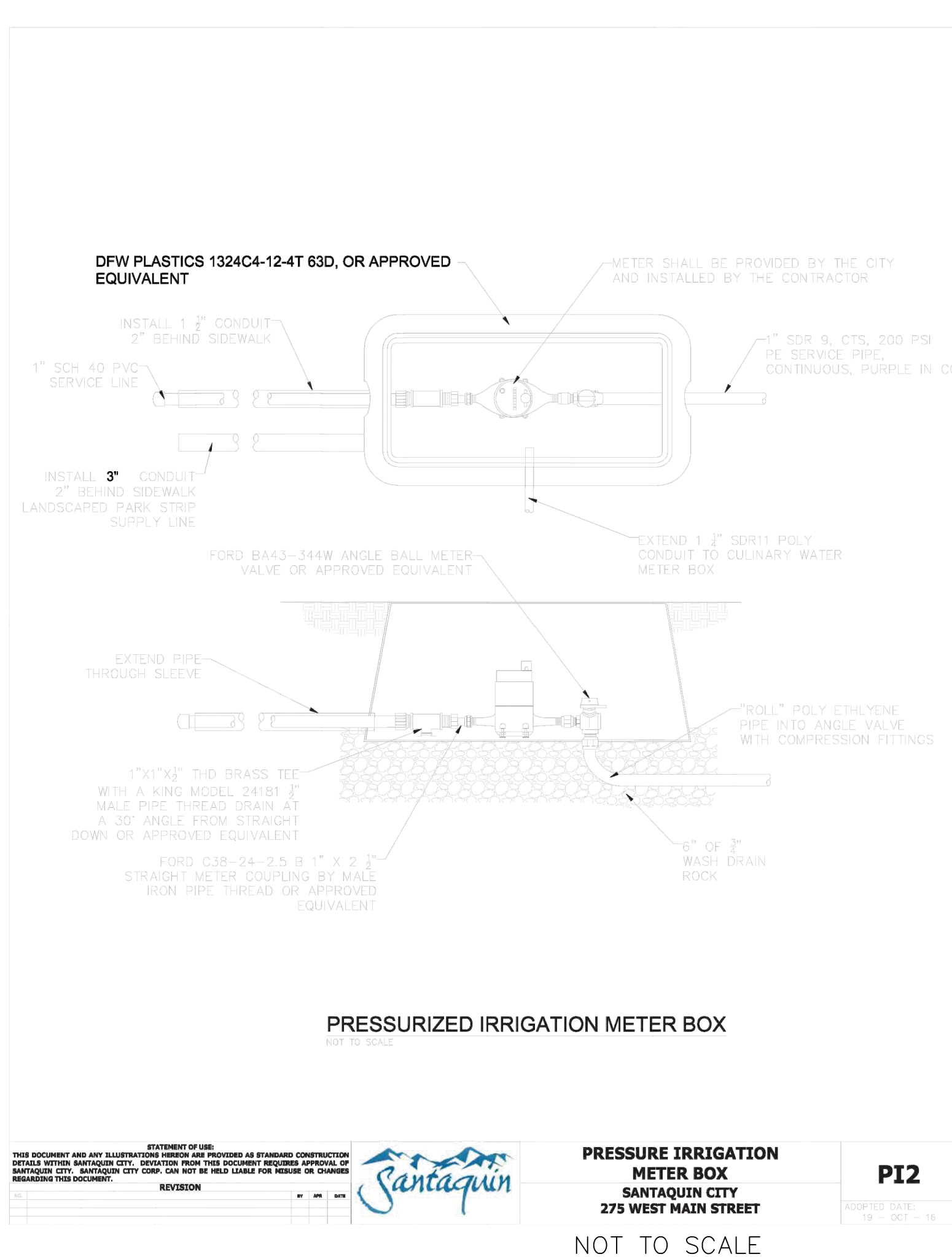
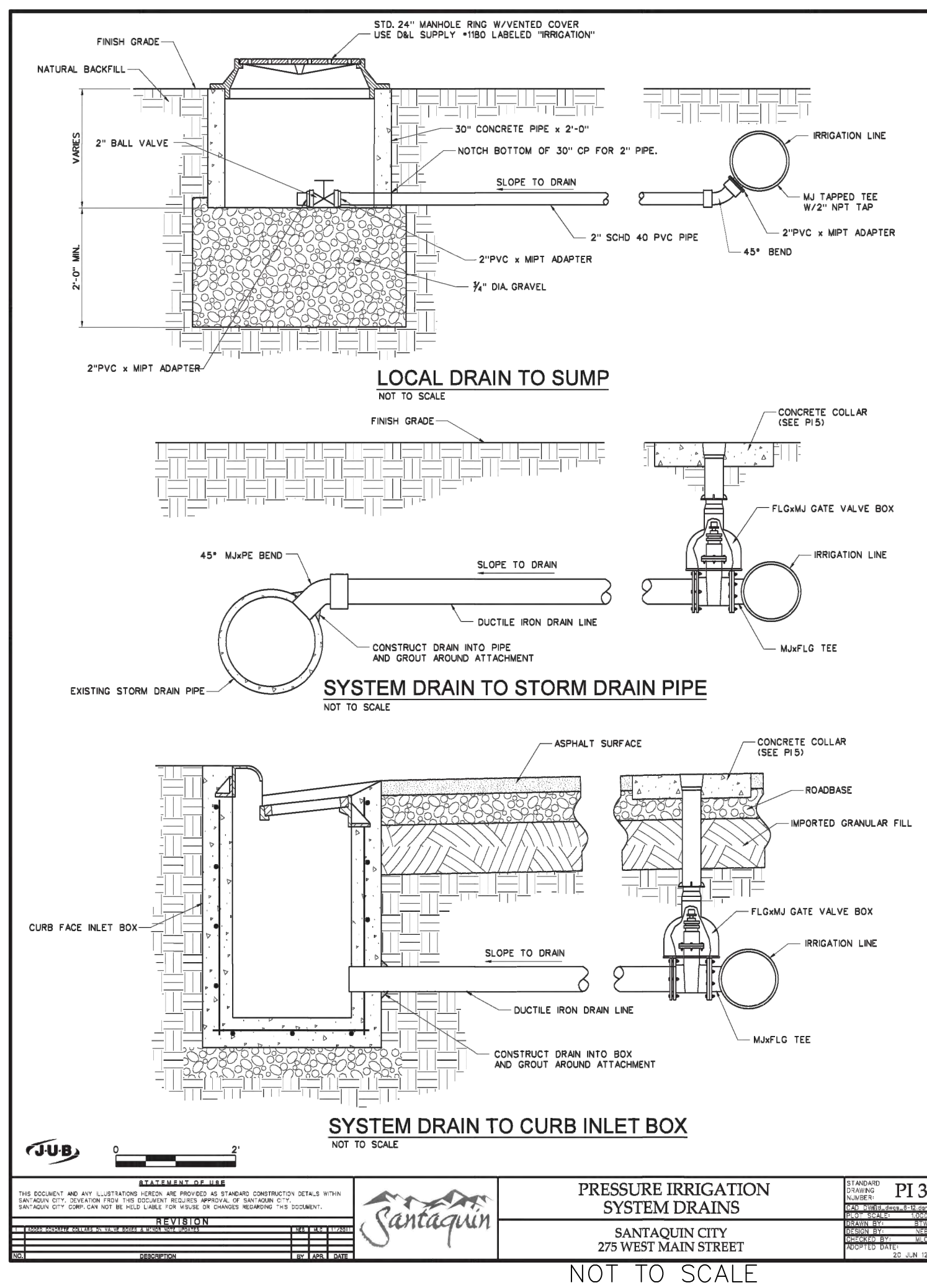
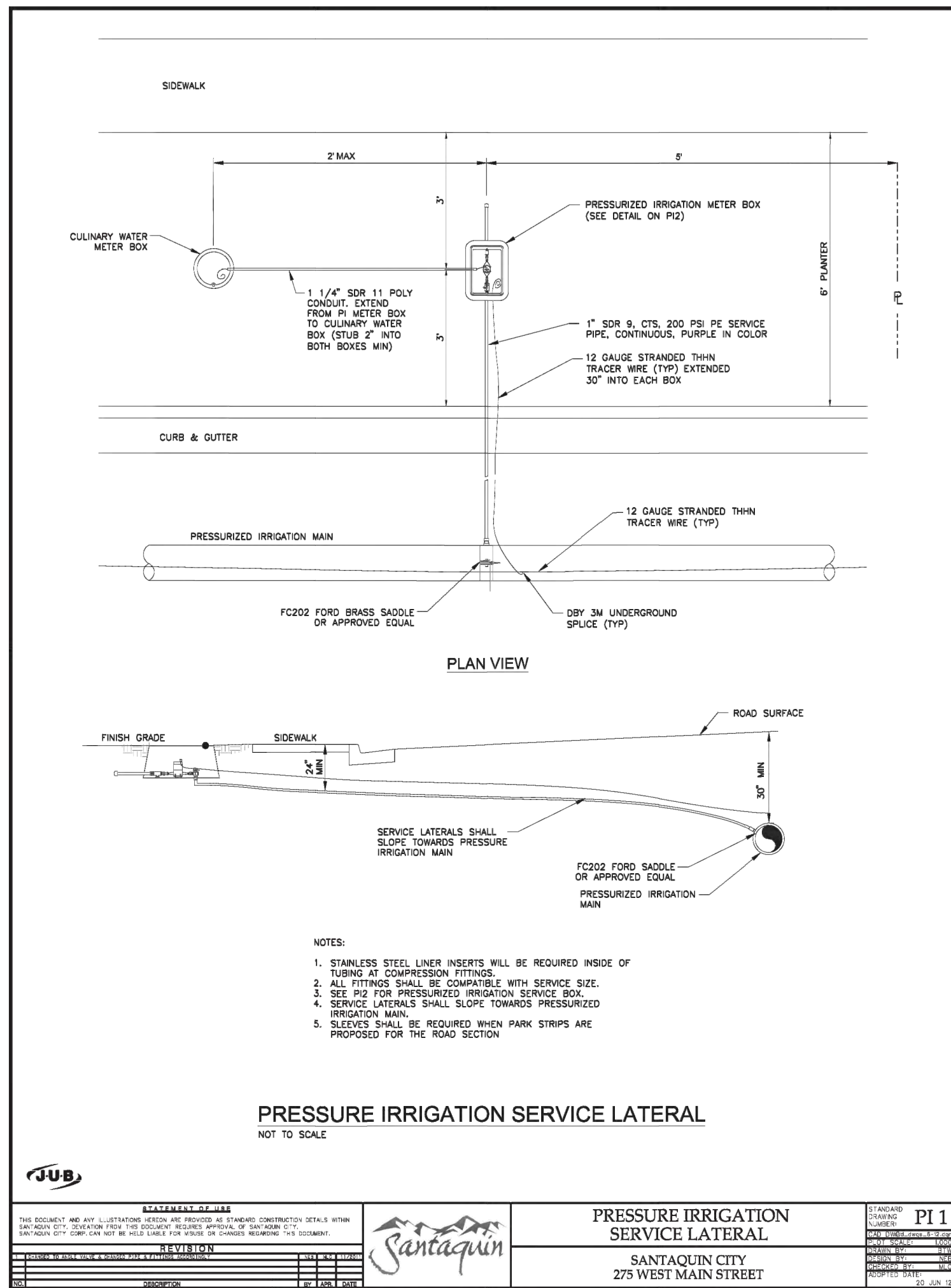
**BELLA VISTA SUBDIVISION
PHASE 4**
WATER DETAIL

SANTAQUIN CITY

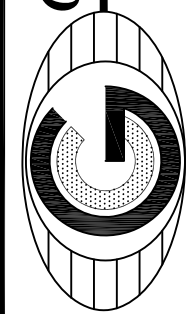


SHEET NO. **D3**

7 10 2026



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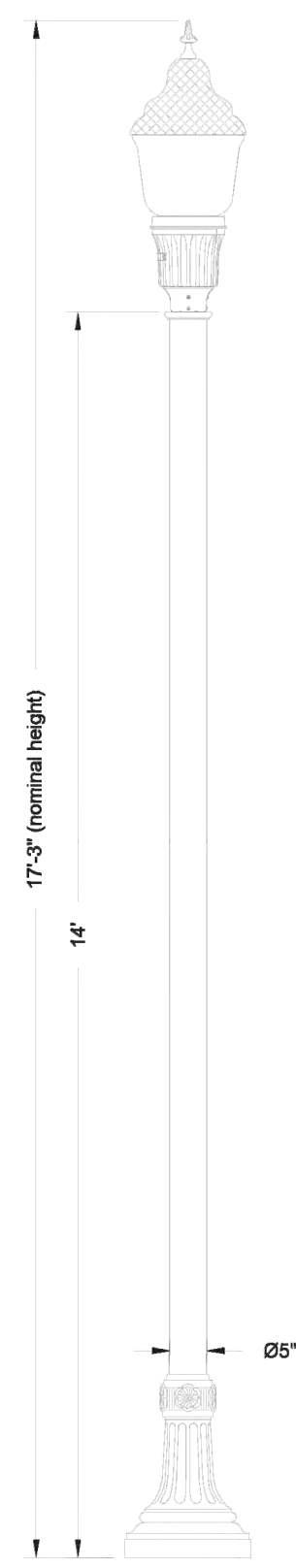
BELLA VISTA SUBDIVISION
PHASE 4
IRRIGATION WATER DETAILS

7-10-2026

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-179-95a or ASTM B29-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

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

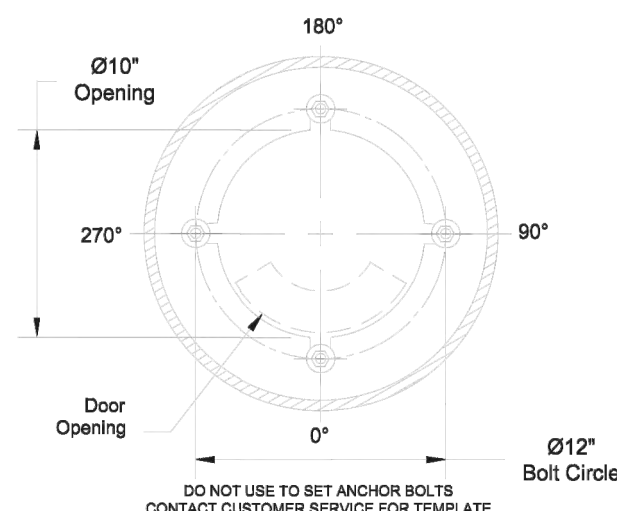
DIMENSIONS
The post shall be 14'-0" in height with a 17' diameter base. The shaft diameter shall be 6". At the top of the post, a 80" x 3" tall lantern with a transitional dome shall be provided for luminaire mounting.

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
- Geniville Premier II LED
- 40W 210mA Driver, 48 CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spot Fix, Full Cover
- NEMA Twilock Photocell/Receptacle
- DTL Twilock Photocell for Solid-State Lighting 120-277V
- 25R Prewired Leads
For complete specifications see LUM_GPD.

Anchorage Detail



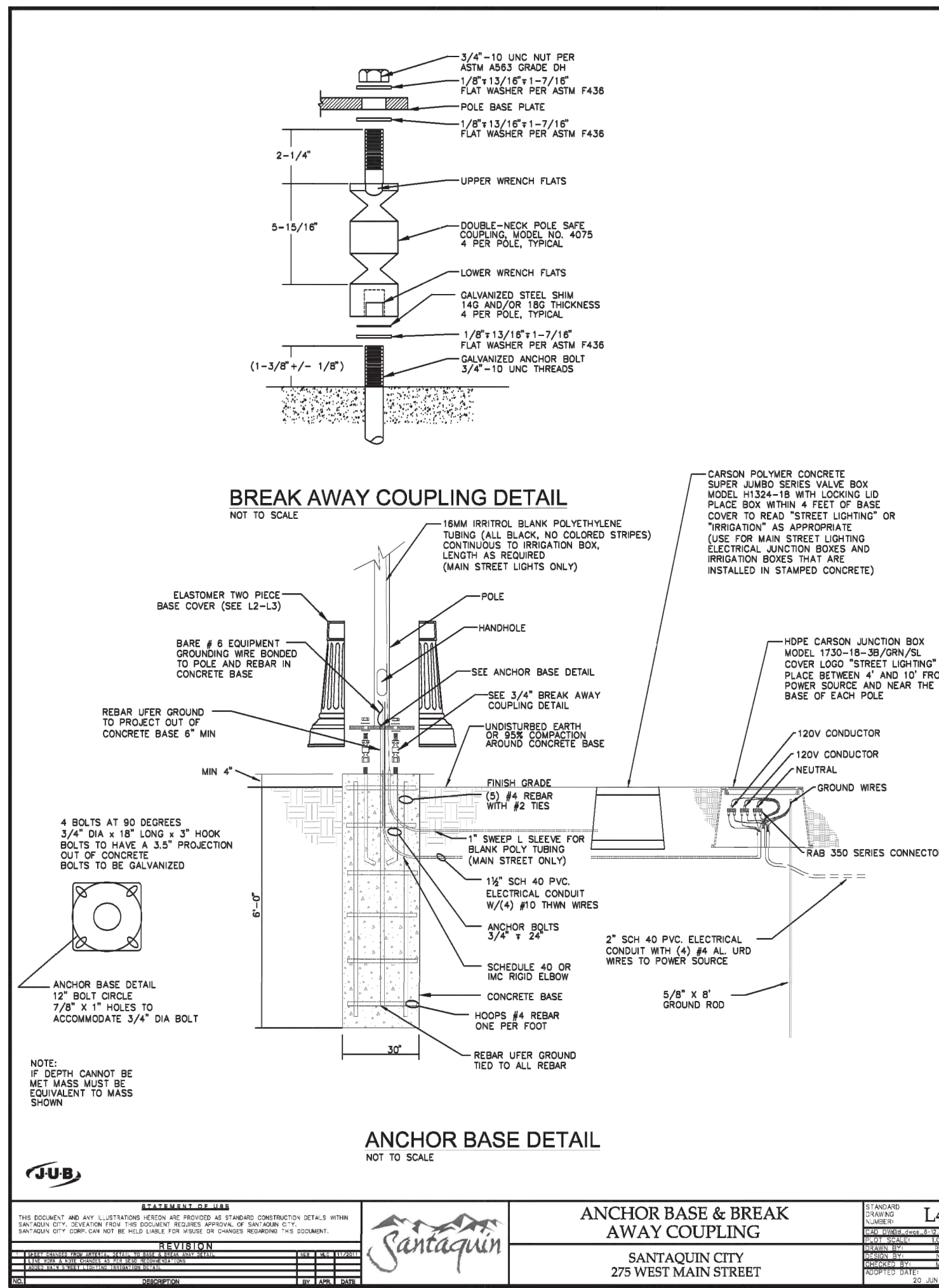
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LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

L1

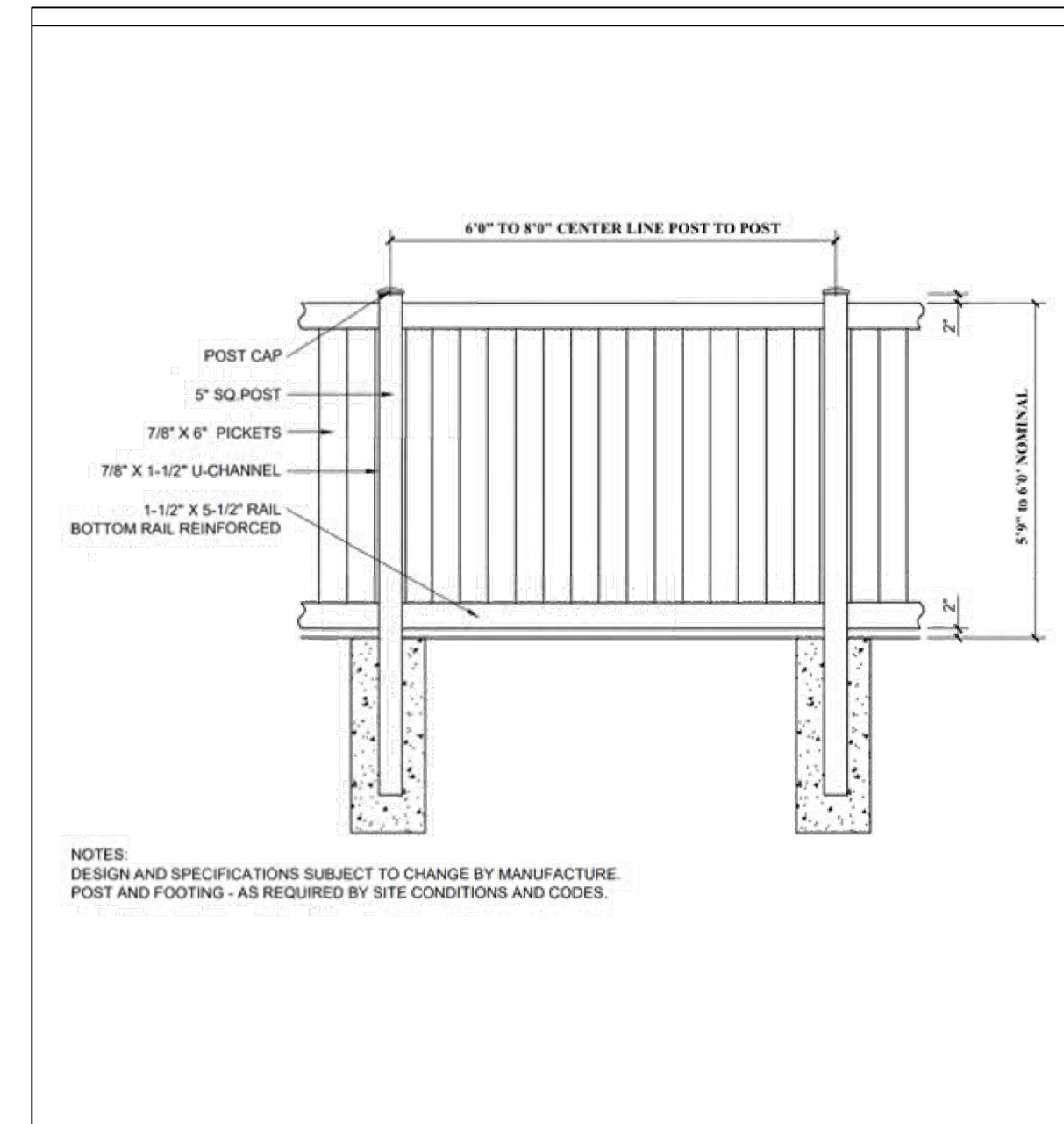
ADOPTED DATE: 19 - OCT - 19

NOT TO SCALE



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

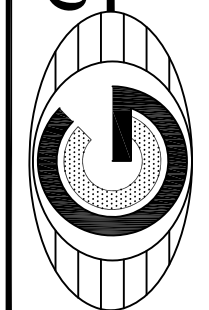
NOT TO SCALE



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

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5948
paul@gatewayconsultingllc.com



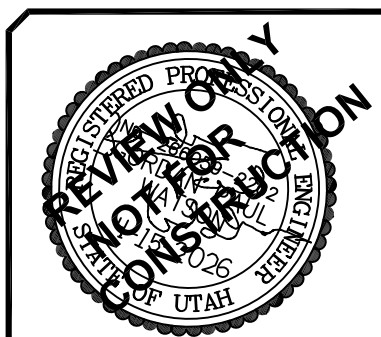
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PHASE 4

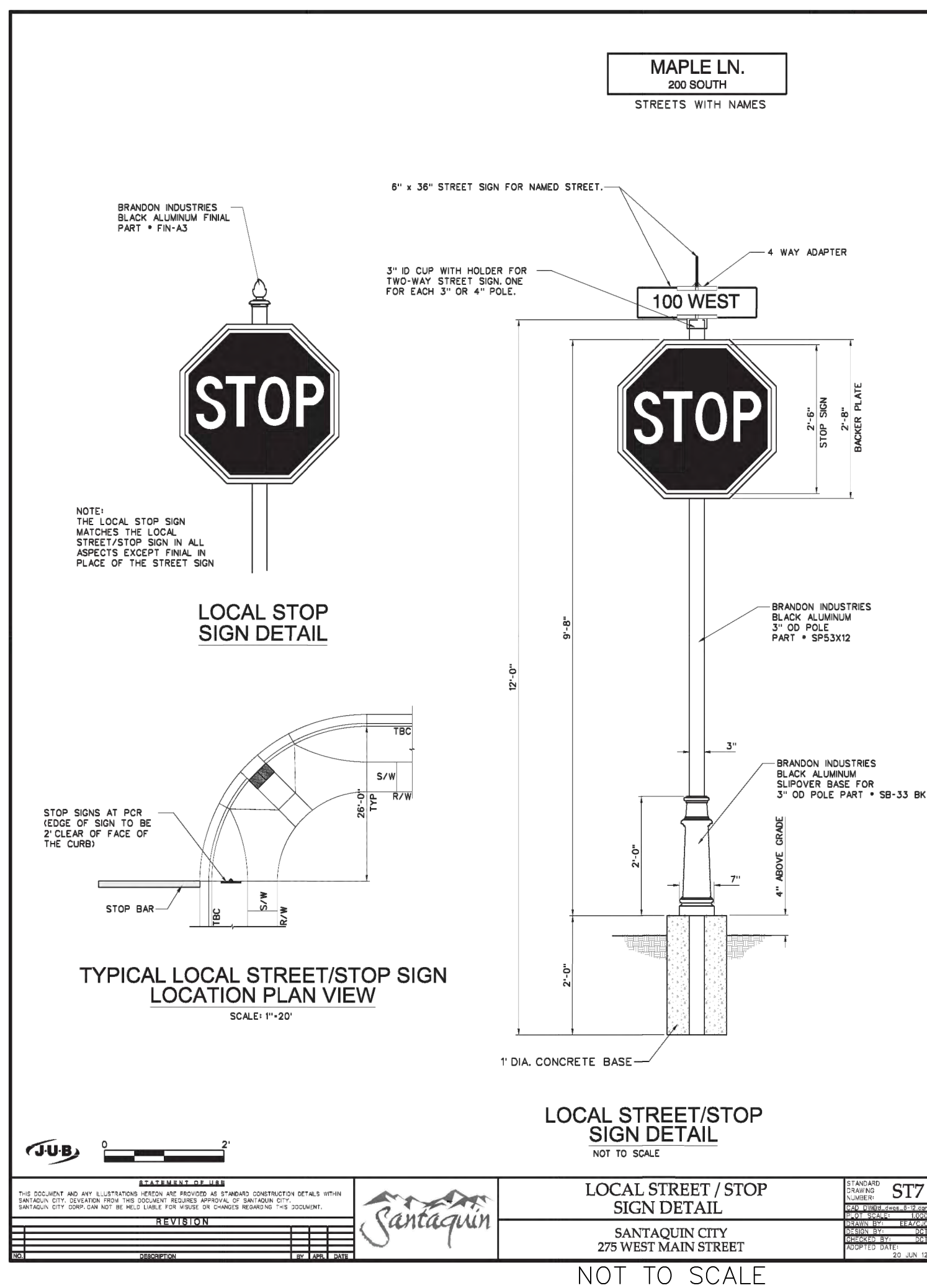
LIGHT AND SIGN DETAILS

PRINT DATE: 7-10-2026

SANTAQUIN CITY



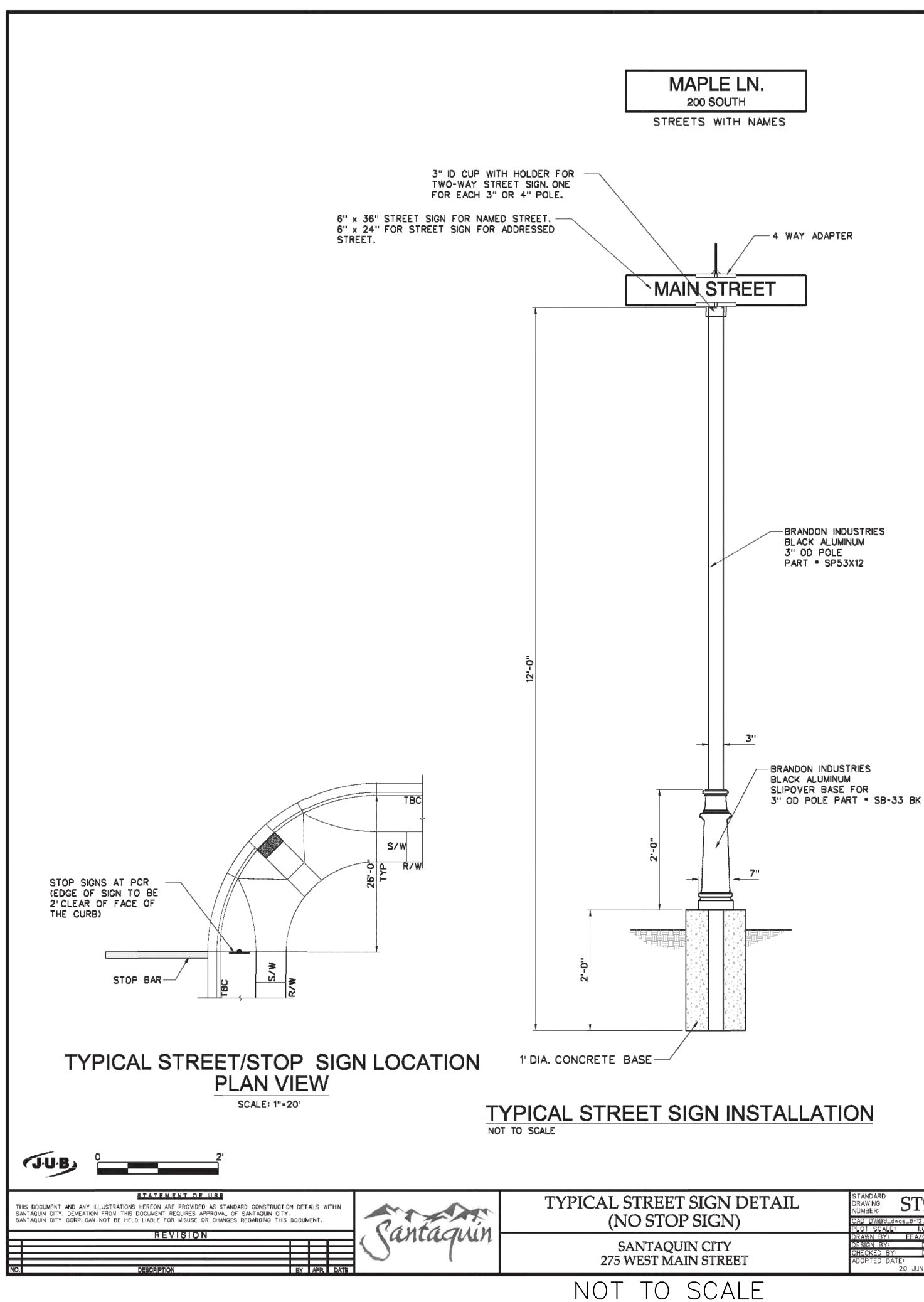
SHEET NO. **D6**



LOCAL STREET/STOP SIGN DETAIL
NOT TO SCALE

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

NOT TO SCALE

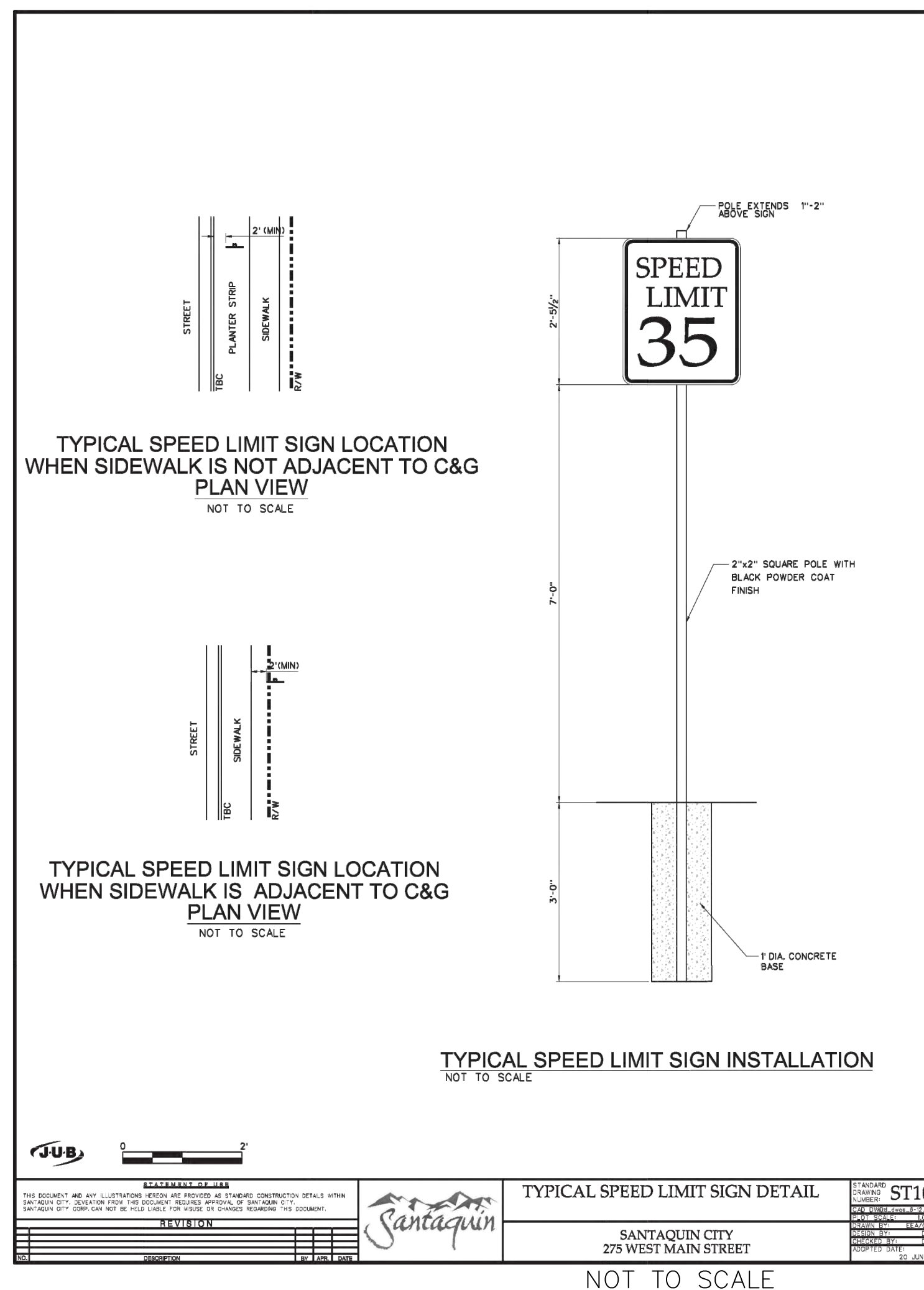


TYPICAL STREET/STOP SIGN LOCATION PLAN VIEW
SCALE: 1\"/>

TYPICAL STREET SIGN INSTALLATION
NOT TO SCALE

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

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

TYPICAL SPEED LIMIT SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

NOT TO SCALE

Santaquin City Development Review Committee
By-Laws and Rules of Procedure
(Date adopted)

This draft is intended to modernize the 2003/2004 bylaws while remaining consistent with Santaquin City Code Title 2, Chapter 2.32.

1. PURPOSE

The Development Review Committee (DRC) serves as the City's interdepartmental technical review body. It coordinates review among City departments, ensures compliance with City ordinances, engineering standards, adopted plans, and state law, identifies issues early in the review process, provides coordinated comments to applicants, and exercises administrative authority specifically delegated by City Code.

2. AUTHORITY

The DRC is established pursuant to Title 2, Chapter 2.32 of the Santaquin City Code. These bylaws supplement, but do not supersede, the City Code. Where a conflict exists, the City Code governs.

3. MEMBERSHIP

Voting membership of the DRC shall consist of seven (7) regular members or their designee, including: City Manager, Community Development Director, City Engineer, Public Works Director, Chief Building Official, Police Chief, and Fire Chief. Non-voting members shall also include the assistant engineer, staff planner, infrastructure inspector, Fire Department plan reviewer, and the local U.S. Post Master.

4. OFFICERS

The City Engineer shall serve as Chair in accordance with City Code and is a designated voting member. The Committee may designate a Vice Chair annually. The Chair shall preside over meetings, establish the order of business, recognize speakers, maintain order, and sign official actions when necessary.

5. MEETINGS

An annual meeting calendar shall be approved by the DRC for each calendar year and may be modified as needed by the Chair. Meetings may occur in person, electronically, or in a hybrid format. Applications determined to be incomplete may be withheld from the agenda until required information has been submitted.

The Chair may establish the order of the agenda and modify the order of business as necessary to facilitate the efficient conduct of the meeting.

Meetings shall generally proceed in the following order:

- Roll Call
- Disclosure of Conflicts of Interest
- Review of Development Applications

- Approval of Minutes
- Other Business
- Adjournment

The Chair may establish reasonable time limits for presentations and discussion when necessary to ensure the efficient conduct of the meeting.

Committee members shall conduct themselves in a professional, respectful, and collaborative manner. Discussion shall remain focused on applicable City ordinances, engineering standards, adopted policies, and other applicable regulations. Applicants and their representatives shall be afforded a reasonable opportunity to present their application and respond to questions from the Committee.

The Chair maintains order during meetings and may limit repetitive, disruptive, or irrelevant discussion.

6. APPLICATION REVIEW

Each department shall review applications within its area of expertise and provide written comments whenever reasonably possible prior to the meeting. Comments should identify applicable code sections, required revisions, and recommended conditions of approval. The Community Development Department shall issue consolidated review comments to the applicant.

7. QUORUM AND VOTING

A quorum shall consist of four voting members. Approval of an item requires four affirmative votes as required by City Code. Members with a conflict of interest shall disclose the conflict and abstain from discussion and voting. Designees of voting members may vote in their member's absence.

8. ACTIONS

When authorized by City Code, the DRC may approve, approve with conditions, continue, recommend approval, recommend denial, or deny an application. Conditions shall be reasonably related to compliance with adopted City standards.

9. RECORDS

The Community Development Department shall maintain agendas, minutes, decisions, conditions of approval, and other official records in accordance with the City's records retention schedule.

10. APPEALS

Appeals of DRC decisions shall be processed in accordance with Chapters 2.08 and 2.32 of the Santaquin City Code and applicable Utah law.

11. AMENDMENTS

These bylaws may be amended in accordance with City policy and applicable law provided amendments remain consistent with Chapter 2.32 of the Santaquin City Code.

APPENDIX A. GUIDING PRINCIPLES

The DRC should provide consistent and predictable review, coordinate comments between departments, resolve internal conflicts before comments are issued to applicants, focus comments on adopted regulations rather than personal preference, and promote timely, efficient development review while protecting the public health, safety, and welfare.

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DRC Members in Attendance: City Engineer Jon Lundell, Community Development Director Morgan Brim, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Lieutenant Mike Wall and City Manager Norm Beagley.

Excused: Fire Marshall Allen Duke

Others in Attendance: City Planner Aspen Elmer, Engineer Megan Wilson, Deputy City Recorder Gwen Butters and other members of the public.

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

NEW BUSINESS

1. Apple Hollow Plat B-5 Preliminary Plan Review

The final phase of the Orchards townhome development is located west of Center Street and includes completion of Ginger Gold Road and the connection of 260 West to 90 West. All roadways will be public and constructed to City standards.

The DRC requested commercial-grade weed barrier beneath cobble areas and a landscaping table confirming required landscaping and live plant material percentages.

Addressing corrections are to be incorporated into the plans. The applicant will also need to add the pressurized irrigation drain, show applicable manholes and crossings, identify and protect existing City utility lines, and provide a storm drain easement between Units 79 and 80.

Coordination with the Central Utah Water Conservancy District will be required for any necessary encroachment permit. A construction baseline will also be established for previously installed utilities and improvements.

No further comments from the DRC Committee were received.

Beagley made a motion to conditionally approve the Apple Hollow Plat B-5 Final Plan Review, subject to completion of all redline comments and addressing revisions. Callaway seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
City Manager Norm Beagley	Yes

The motion passed.

2. Bella Vista Phase 1 Final Review

The DRC reviewed the resubmittal for the four-phase Bella Vista residential development west of 400 East, focusing on phasing, roadway connectivity, utilities, and improvements along 400 East.

Addressing corrections will be incorporated into the applicable plats. The City and developer will coordinate construction of Phases 1 and 4 where feasible to minimize future road cuts and coordinate improvements along 400 East. Any changes to the approved phasing plan or extension of 530 North will return to the DRC for approval.

Coordination will continue with Nebo School District regarding the extension of Royal Land Drive to 400 East. Corner-lot driveways should access side streets where practical to improve traffic flow.

Plans will accurately reflect existing water infrastructure and ensure proper utility and sewer sequencing. The applicant will also provide additional details for protecting stormwater infiltration galleries during construction and consider alternative systems.

No further comments from the DRC Committee were received.

Beagley made a motion to conditionally approve the Bella Vista Phase 1 Final Review, subject to the completion of all redline comments. Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
City Manager Norm Beagley	Yes

The motion passed.

3. Bella Vista Phase 2 Final Review

No further comments from the DRC Committee were received.

Beagley made a motion to conditionally approve the Bella Vista Phase 2 Final Review, subject to the completion of all redline comments. Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
City Manager Norm Beagley	Yes

The motion passed.

4. Bella Vista Phase 3 Final Review

No further comments from the DRC Committee were received.

Beagley made a motion to table the Bella Vista Phase 3 Final Review pending a minor phasing change and further review of the 530 North connections. Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
City Manager Norm Beagley	Yes

The motion passed.

5. Bella Vista Phase 4 Final Review

No further comments from the DRC Committee were received.

Beagley made a motion to table the Bella Vista Phase 4 Final Review pending resolution of the phasing and roadway-connection issues. Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
City Manager Norm Beagley	Yes

The motion passed.

6. Santaquin Retail Site Plan Review

The DRC reviewed a proposed six-unit commercial development at the northeast corner of Main Street and 300 West, consisting of five retail units and a smaller building on the south portion of the property.

The applicant is required to revise the plans to correct the parking count, provide the required setbacks and drive-through queuing, correct the plan references, and address parking stall dimensions.

Landscaping will need to be adjusted to maintain required sight-distance triangles. The applicant is also required to coordinate pressurized irrigation and water service, consider a future fire service line, maintain required utility separation, and address storm drain and landscaping redlines.

Fire access widths will need to be increased to meet requirements, and a right-turn-only sign was requested at the 300 West exit if the roadway remains one-way. Coordination with UDOT is required for Main Street access, and a cross-access agreement should be obtained if the connection to the adjoining property is retained.

No further comments from the DRC Committee were received.

Beagley made a motion to table the Santaquin Retail Site Plan Review allowing the applicant to complete the required revisions and coordination. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
Assistant City Manager Jason Bond	Yes

The motion passed.

MEETING MINUTES APPROVAL - August 11, 2026

Brim made a motion to approve the DRC meeting minutes from August 11, 2026. Callaway seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
City Manager Norm Beagley	Yes

The motion passed.

ADJOURNMENT

Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:55 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder

DRAFT