



## **CITY COUNCIL REGULAR MEETING**

Tuesday, May 03, 2022, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

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### **MEETING PARTICIPATION**

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Santaquin City Channel <https://bit.ly/2P7ICfQ>

Comments may be submitted to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org) for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:  
<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

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### **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**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **INVOCATION / INSPIRATIONAL THOUGHT**

### **DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

### **CONSENT AGENDA (MINUTES, BILLS, ITEMS)**

#### **Minutes**

- [1.](#) City Council Minutes 04-19-2022

#### **Bills**

- [2.](#) City Expenditures and Bills - 04/15/22 to 04/17/22 - \$1,362,560.05

### **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

#### **Recognitions**

3. Volunteer of the Month - Kenneth Coon

#### **Public Forum**

### **BUILDING PERMIT & BUSINESS LICENSE REPORT**

- [4.](#) 2022 Building Permit and Business License Council Report

### **NEW BUSINESS**

#### **Resolutions**

- [5.](#) Resolution 05-01-2022 – A Resolution Approving the Tentative Budget for FY2022-2023 for Santaquin City, and its suborganizations (Community Development Agency, Local Building Authority, and Santaquin Water District)

6. Resolution 05-02-2022 – A Resolution Approving an Employment Agreement with Norm Beagley to become the Santaquin City Manager
7. Resolution 05-03-2022 – A Resolution Approving Appointment to the Central 911 Dispatch District Board

#### **Discussion & Possible Action**

8. Vistas West Preliminary Subdivision, a proposed 95-lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane.
9. Contract #2 for Summit Ridge Booster Pump Station & Pipeline Installation
10. Reallocation of 2021-22 RAP Tax Dollars - Prospector View Park & Trailhead
11. Potential Utah County Parks Grant Uses (\$5970.)
12. Out of State Training for John Bradley (2022 National Recreation and Parks Association Conference in Arizona)

#### **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

#### **REPORTS BY MAYOR AND COUNCIL MEMBERS**

**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)

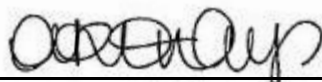
**EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

#### **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 was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY:



Amalie R Ottley, City Recorder



## **CITY COUNCIL REGULAR MEETING**

Tuesday, April 19, 2022 at 7:00 PM

Court Room/Council Chambers (2<sup>nd</sup> floor) and Online

### **MINUTES**

Mayor Olson called the meeting to order at 7:00 p.m.

#### **ROLL CALL**

Councilors present included Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway.

Others present via Zoom included City Manager Reeves, Assistant Manager Beagley, Operations Manager Marker, Community Development Director Bond

Various members of the public were also present.

**PLEDGE OF ALLEGIANCE** was led by Doug Rohbock.

An Invocation was offered by Councilor Art Adcock.

#### **DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

There were no declarations of potential conflicts offered by any of the councilors.

#### **RECOGNITIONS**

Before addressing the Consent Agenda, Mayor Olson wished to recognize a member of the Youth City Council sitting in the audience. Councilor Montoya introduced Youth Councilor Sabrina Collins.

Mayor Olson also recognized Thor Mongie on behalf of the Chamber of Commerce. Simple Nutrition was not present to accept recognition for Business of the Month. (Item #5.)

#### **CONSENT AGENDA (MINUTES, BILLS, ITEMS)**

1. Council Regular Meeting Minutes – April 5, 2022
2. Council Work Session Minutes – April 5, 2022
3. Special Council Meeting Minutes – April 8, 2022
4. City Expenses for March 31 to April 14, 2022 totaling \$1,107,692.59

Councilor Mecham moved to approve the Consent Agenda items consisting of the April 5<sup>th</sup>, 2022 Work and Regular Council Minutes, April 8<sup>th</sup> Council Minutes, and City Expenses from March 13<sup>th</sup> to April 14<sup>th</sup>, 2022. Councilor Siddoway seconded.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

## **PUBLIC FORUM**

Jody Reid brought a written statement to share with the City Council (see attached.) Ms. Reid made suggestions on how the city could better communicate with the residents and discussed with the mayor a positive way to move forward.

Brendan Bowen addressed the City Council as well echoing Ms. Reid's thoughts on making the website more user friendly. Mr. Bowen addressed the recent appearance of representatives from Mike Lee's office in Santaquin City. Mayor Olson agreed that it was frustrating that notice was not provided by Mike Lee's representatives stating they would be present in Santaquin on that day. Mr. Bowen expressed his appreciation to the City Council for their hard work.

Denise Rohbock inquired about future communications being sent through the city telephone broadcast system. Mrs. Rohbock expressed her well wishes to City Manager Ben Reeves on his future away from Santaquin. Mrs. Rohbock commented about the decision-making process of finding a new city manager.

## **NEW BUSINESS**

### **6. Ordinance 04-02-2022 Amendment to I-1 Industrial Zone to Allow for Heavy Commercial.**

Mayor Olson introduced the Amendment to the I-1 Industrial Zone to Allow for Heavy Commercial where any landscaping supply type companies would be able to come into a city I-1 Industrial Zone. Community Development Director Jason Bond added his synopsis of the change in the land use table adding Heavy Commercial to the City's I-1 Industrial Zone.

Councilor Mecham pointed out that a unanimous recommendation for the proposed change came from the Planning Commission.

Councilor Mecham motioned to approve the ordinance amending the Santaquin City Code Land Use Table in the I-1 Industrial Zone to Permit Heavy Commercial Uses, providing for codifications, correction of Scrivener's errors, severability, and an effective date of 04/20/2022 for the ordinance.

Motion seconded by Councilor Montoya.

Councilor Adcock	Yes
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Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

## 7. Resolution 04-02-2022 Foothill Development Reimbursement Indemnification Addendum.

Mayor Olson introduced the Resolution to Amend the Foothill Development Agreement. City Manager Reeves confirmed the solidification of the city reimbursing the current developer for the booster pump station project.

Counsel Brett Rich addressed the need to fix a typo in Paragraph (E) but otherwise positively recommended the addendum to the City Council.

Councilor Siddoway motioned to accept Resolution 04-02-2022 Approving an Amendment to the Ahlin Property Development Agreement Regarding the Clarification and Modification of Certain Development Parameters Between Santaquin City and DR Horton, INC. including the revision in Paragraph (E) changing “Their” to “Third.”

Motion seconded by Councilor Montoya.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

## DISCUSSION & POSSIBLE ACTION

### 8. Change Order – Harvest View Park Phase II

Mayor Olson established the reasons for the Change Order to Harvest View Park as increased costs for fuel and project materials. Assistant City Manager Beagley agreed that the increased cost of the project is in harmony with the best interests of the city and not from any malicious intent by the contractor.

Councilor Mecham motioned to approve the updated Change Order #2 for Contractor Stratton and Bratt LLC to increase the original contract price by \$163,565.55 along with the noted time extension for the Harvest View Park Phase 2 improvements. Motion seconded by Councilor Montoya.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### **9. City Manager Job Description and Recruitment Next Steps**

Mayor Olson updated the council on continuing discussions regarding any changes needed to the current City Manager Job Description. Mayor Olson addressed the need to appoint an Interim City Manager.

Councilor Mecham assured members of the public that the City Council is taking their time to properly appoint a new City Manager the right way.

Councilor Mecham motioned to appoint Assistant City Manager Norm Beagley as the Interim City Manager. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### **REPORTS OF OFFICERS, STAFF, BOARDS AND COMMITTEES**

There was no update from City Manager Reeves.

Assistant City Manager Norm Beagley updated the City Council on the status of site plan, building permit, etc. for the new Murdock Ford site. Mr. Beagley asked if the City Council would consider issuing a Development Agreement Amendment to allow Murdock Ford to install a temporary sign larger than what would normally be allowed by current city code. The above stated agreement would first be considered in a Special Planning Commission meeting.

Community Development Director Bond affirmed that any potential amendments must go through the legislative process of first receiving a recommendation from Planning Commission and then approval from the City Council.

The proposed Development Agreement Amendment for a temporary sign to be placed at the new Murdock Ford site will move forward per Council & Mayor direction to staff.

Community Development Director Jason Bond reported on the General Plan status. Director Bond mentioned that the city will be looking at updating and reviewing land use tables in the current city code. Mayor Olson stated he is onboard with updating the code where time allows.

Operations Manager Dennis Marker extended appreciation to City Recorder Ottley for her good work and tenacity in learning her new duties. He also pointed out new legislative changes to Utah State Law that will change how votes are recorded in future minutes. Mr. Marker confirmed Mayor Olson's inquiry about current processes in updating the city code. Departmental meetings will be held in the future to address code enforcement within the city.

Operations Manager Marker reported on the new goal-oriented Employee Evaluation Program. Mayor Olson agreed with Mr. Marker's commendation of Santaquin's employees and their future success in the city.

Assistant Manager Beagley offered the city's help in addressing city code concerns with members of the public as the city code can be difficult to navigate. Director Bond echoed Mr. Beagley's sentiments in offering staff assistance with city code questions should they arise from members of the public.

Councilor Montoya reported on the activities of the Youth City Council. Youth Councilor Sabrina Collins presented her positive experience with the council in the recent Easter festivities. Councilor Montoya also reported on the Library Board Meeting, patronage, and the award of grant monies.

Councilor Adcock reported on his participation in the Easter festivities. Councilor Adcock had concerns with large vehicles and semi-trucks parking on residential neighborhood roads. Lastly, Councilor Adcock reminded the council of the Utah Great Shakeout happening on Thursday April 21<sup>st</sup>, 2022.

Councilor Siddoway inquired if the city considered increasing recycling bin pickups. City Manager Reeves reported that due to the actual cost of recycling the increase in pickups would be an increased cost to all city residents. Councilor Siddoway also asked if recycling material is being taken to a recycling facility. Mayor Olson and Manager Reeves both confirmed that all recycling bin material is taken to a sorting facility where about 30% of ineligible recycling items are sorted out and taken to a landfill.

There was no update from Councilor Mecham.

Councilor Hathaway reminded the public and council of the upcoming Community Services Board meeting on Thursday, April 21<sup>st</sup> as well as a Mountain Nebo Water Agency meeting on May 9<sup>th</sup>, 2022.

Mayor Olson asked Assistant City Manager Beagley to give an update on the Main Street Widening Project. Mayor Olson and Assistant City Manager Beagley also spoke to the general transportation study from MAG, UDOT, Utah County, and Payson City. Mayor Olson spoke about the many meetings being held to assist transportation issues in the city. Mayor Olson reported on meetings he held to discuss Santaquin Canyon opening to the public. Mayor Olson also reported on regular meetings with CUP to address property negotiations and water delivery from CUP along the railroad right-of-way to make sure local water needs are being met. Mayor Olson recognized Greg Fowkes' contribution of solar lights and Utah Power and Light's contribution of 6 old power poles to the City for the canyon bike bridge. Utah County Commissioners have recently met with the mayor to address the county line issue between Juab and Utah Counties.

Councilor Mecham moved to enter into an Executive Session to discuss the character, professional competence, or physical or mental health of an individual. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

Executive Session entered at 8:45 p.m.  
Executive Session adjourned at 10:21 p.m.

## **ADJOURNMENT**

Regular City Council Meeting adjourned at 10:22 p.m.

ATTEST:

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**Daniel M. Olson, Mayor**

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**Amalie R. Ottley, City Recorder**

Dear Mayor and Council Members,

It's great to see you all, and thanks for all the great work you've been doing. I don't think anyone had any idea just how much would land on your plate right off the bat, but I'm grateful that you're demonstrating being up to the task.

I'm also grateful to Nicci McNeff for her efforts to address communication issues in our city, but I wanted to share a different viewpoint tonight.

I don't think the heart of the communication problem involves worrying about getting all the information out to all the citizens. A lot of people truly don't care and they're fine.

The problem is that the information a lot of people want and need is not being put out there and finding it is both difficult and time consuming. Here's where I believe the real problems lie and how they could easily be addressed:

–**Earlier Agenda Postings:** When something controversial comes up, people don't have much time to talk to their neighbors about it or contact others they know might be affected, because the meeting agendas are posted just before the weekend, only a few days before meetings (or sometimes even the day before...). To restore public trust, agenda postings need to be made earlier.

–**Better Public Notices:** When public notices are required, it's often really difficult to determine what's being considered and whether it deserves attention. "We're considering a change" with no details of what the change actually is isn't very helpful. If public notices were worded so that it was easy to see what was going on and why (with maps—when applicable—that would make it easy for residents to know where things were happening), many resident concerns would be alleviated.

–**Reaching Out with Meeting Summaries:** Some of the Council Members and a past Planning Commission Member have been great at posting meeting summaries on social media that have been extremely valuable and welcomed by residents. These summaries have already done a lot to ease the disconnect many residents have felt in the past. Thanks to all those who have made these important efforts! And if each council member would post their own interpretation on the city's social media or wherever they choose so that people could come to look for it, that would be even better.

–**Devote Some Newsletter Space to What's Been Happening/Coming Up in the Council:** The Mayor has done a great job moving in this direction, giving a deeper look into what's ahead for the city. But there could also be sort of a "Council Corner" section, where meeting summaries could be made, along with notes on dissenting votes in matters not decided unanimously, with Council Members briefly explaining their positions. This would help residents see the complexity of many decisions, and recognize all the hard work Council Members do for our community.

–**Make the City Code User Friendly:** Have you ever tried to find something specific in the City Code? The search function is inadequate, bringing up way too many hits, instead of narrowing where someone might look for the info they need. A more user friendly code experience would help residents search for the information they need and help everyone be better informed as to the laws in our city.

–**Use the Assemble App:** Several cities in the county use this very inexpensive app in order to poll residents occasionally when hearing resident opinions would help the Council to make better, more informed decisions. Sure, everyone won't participate, but those who care a lot certainly will and their input can be useful and easy to obtain.

–Jody Reid, Dave Reid, Jessica Mitchell, Melonie Smith, Leroy Kinder, Nell Morgan

**SANTAQUIN CITY CORPORATION**  
Check Register  
CHECKING - ZIONS - 04/15/2022 to 04/27/2022

Payee Name	Payment Date	Amount	Description	Ledger Account
ALL PRO SECURITY, LLC	4/27/2022	\$ 264.00	Bailiff Services for Jury Trial	1043310 - PROFESSIONAL & TECHNICAL
ALL STAR ELITE SPORTS	4/27/2022	\$ 379.53	Youth Soccer Official Shirts	6140610 - SOCCER EXPENSE
ANDREASEN, REBECCA	4/20/2022	\$ 18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
AUSTIN, CHRISTIAN	4/20/2022	\$ 18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
AXON ENTERPRISES, INC	4/20/2022	\$ 2,619.00	Taser Year 4 pmt	1054705 - EQUIPMENT ROTATION PROGRAM
BAKER, ZACHARY	4/20/2022	\$ 18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
BELL, MARK	4/20/2022	\$ 18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
BEST DEAL SPRINGS	4/20/2022	\$ 267.92	Hoses for air hose reels in fire bays	1051300 - BUILDINGS & GROUND MAINTENANCE
BIG O' TIRES - SANTAQUIN	4/20/2022	\$ 82.99	Oil Change/Tire Rot, Shaw	1054250 - EQUIPMENT MAINTENANCE
BLU LINE DESIGNS	4/27/2022	\$ 6,391.00	Capital Facility Plan Update	5740730 - CAPITAL FACILITY PLAN UPDATE
BLU LINE DESIGNS	4/27/2022	\$ 2,527.50	Capital Facility Plan Update	5740730 - CAPITAL FACILITY PLAN UPDATE
		\$ 8,918.50		
BLUE TO GOLD, LLC	4/27/2022	\$ 447.00	Adv Search & Seizure- Lerwill, Beckstead, Miller	1054230 - EDUCATION, TRAINING & TRAVEL
BOBERG, KELLI	4/20/2022	\$ 18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
BOND, JASON	4/27/2022	\$ 248.00	2022 UCMA Conference in St . George	1078230 - EDUCATION, TRAINING & TRAVEL
BONNEVILLE INDUSTRIAL SUPPLY CO	4/27/2022	\$ 173.13	Safety Harness's and equipment	5140240 - SUPPLIES
BONNEVILLE INDUSTRIAL SUPPLY CO	4/27/2022	\$ 173.13	Safety Harness's and equipment	5440240 - SUPPLIES
BONNEVILLE INDUSTRIAL SUPPLY CO	4/27/2022	\$ 173.14	Safety Harness's and equipment	5240240 - SUPPLIES
BONNEVILLE INDUSTRIAL SUPPLY CO	4/27/2022	\$ 115.00	Batteries for drill	5440240 - SUPPLIES
BONNEVILLE INDUSTRIAL SUPPLY CO	4/27/2022	\$ 115.01	Batteries for drill	5140240 - SUPPLIES
		\$ 749.41		
BRAITHWAITE, ABBY	4/20/2022	\$ 18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
BROADBENT, ADA	4/27/2022	\$ 400.00	2022 Scholarship Award	1041670 - YOUTH CITY COUNCIL EXPENSES
BSN SPORTS	4/20/2022	\$ 4,775.37	Soccer Goals	6140740 - CAPITAL VEHICLE & EQUIPMENT
BUTTERFIELD CONSTRUCTION	4/20/2022	\$ 8,000.00	Landscape Bond release 1012 South Vista Ridge road	1022450-648 - (BOND-LANDSCAPE)[Plat B-Lot 148]Vistas at SR
CARQUEST AUTO PARTS STORES	4/27/2022	\$ 167.09	CV axles for 2011 explorer	1060250 - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	4/27/2022	\$ 167.09	CV axles for 2011 explorer	5140250 - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	4/27/2022	\$ 167.10	CV axles for 2011 explorer	5240550 - WRF - EQUIPMENT MAINTENANCE
		\$ 501.28		
CARTER'S COACH WORKS	4/20/2022	\$ 178.00	Vehicle Tow to SQPD	1054250 - EQUIPMENT MAINTENANCE
CENTURYLINK	4/20/2022	\$ 177.15	Land Line PS Facility - Elevator/PD Emergency	4340240 - TELEPHONE & INTERNET
CENTURYLINK	4/27/2022	\$ 66.30	Land Line - Museum Alarm	4340240 - TELEPHONE & INTERNET
		\$ 243.45		
CHEMTECH-FORD, INC	4/20/2022	\$ 20.00	Bac-T testing by Chemtech	1022450-633 - (INSP)santaquin Estates
CHEMTECH-FORD, INC	4/20/2022	\$ 80.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	4/20/2022	\$ 125.00	Culinary water testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	4/27/2022	\$ 80.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	4/27/2022	\$ 125.00	Water quality testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
		\$ 430.00		
CHEN, SI	4/20/2022	\$ 18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
CHILD SUPPORT SERVICES/ORS	4/15/2022	\$ 140.31	Garnishment - Child Support	1022420 - GARNISHMENTS
CHILD, TANNER	4/27/2022	\$ 30.00	FUEL PURCHASE	1060260 - FUEL
DAY, JOHN	4/20/2022	\$ 18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
DEPARTMENT OF HEALTH CARE FINANCING	4/27/2022	\$ 2,067.04	State Medicaid Assesment	7657300 - STATE MEDICAID ASSESSMENT
DIVISION OF OCCUPATIONAL & PROFESSIONAL LICENSING	4/27/2022	\$ 2,038.01	Building Permit State Fees 3rd Quarter	1068320 - BUILDING PERMIT STATE FEES
DIVISION OF WASTE MANAGEMENT AND RADIATION CONTROL	4/20/2022	\$ 128.10	Solid Waste quarterly report	1062240 - SUPPLIES
EFTPS	4/19/2022	\$ 5,068.46	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	4/19/2022	\$ 11,953.90	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	4/19/2022	\$ 21,671.76	Social Security Tax	1022210 - FICA PAYABLE
		\$ 38,694.12		
ELLSWORTH PAULSEN CONSTRUCTION COMPANY	4/27/2022	\$ 711,505.11	Ellsworth Paulsen progress payment for city hall.	4140704 - NEW CITY HALL - SITE WORK & CONSTRUCTION

EPIC ENGINEERING	4/20/2022	\$	1,014.33	Epic Engineering Testing for Foothill Village Plat J	1022450-501 - (INSP) [Plat J]FOOTHILL VILLAGE
EPIC ENGINEERING	4/20/2022	\$	1,014.33	Epic Engineering Testing for Foothill Village Plat O	1022450-503 - (INSP) [Plat O]FOOTHILL VILLAGE
EPIC ENGINEERING	4/20/2022	\$	1,014.34	Epic Engineering Testing for Foothill Village Plat P	1022450-505 - (INSP) [Plat P]FOOTHILL VILLAGE
EPIC ENGINEERING	4/20/2022	\$	5,993.50	Epic Engineering Testing for City Hall Construction	4140704 - NEW CITY HALL - SITE WORK & CONSTRUCTION
EPIC ENGINEERING	4/27/2022	\$	1,531.00	Epic Engineering Test for Falcon Ridge	1022450-535 - (INSP)FALCON RIDGE
EPIC ENGINEERING	4/27/2022	\$	2,607.80	Epic Engineering Testing for the City Hall construction	4140704 - NEW CITY HALL - SITE WORK & CONSTRUCTION
EPIC ENGINEERING	4/27/2022	\$	5,972.80	Epic Engineering testing for the Summit Ridge PI Tank	4140705-002 - SR TANK & BOOSTER - Construction
EPIC ENGINEERING	4/27/2022	\$	708.00	Epic Engineering Testing Services for Santaquin Estates	1022450-633 - (INSP)santaquin Estates
EPIC ENGINEERING	4/27/2022	\$	226.33	Epic Engineering Testing for Foothill Village Plat O	1022450-503 - (INSP) [Plat O]FOOTHILL VILLAGE
EPIC ENGINEERING	4/27/2022	\$	226.33	Epic Engineering Testing for Foothill Village Plat P	1022450-505 - (INSP) [Plat P]FOOTHILL VILLAGE
EPIC ENGINEERING	4/27/2022	\$	226.34	Epic Engineering Testing for Foothill Village Plat J	1022450-501 - (INSP) [Plat J]FOOTHILL VILLAGE
		\$	20,535.10		
Ewell, Leah	4/19/2022	\$	137.60	Direct deposit returned - cut check	1015800 - SUSPENSE
Ewell, Leah	4/15/2022	\$	(137.60)	Direct deposit returned - cut check	1015800 - SUSPENSE
FILLMORE, LINDA	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
FORENSIC NURSING SERVICES, INC	4/20/2022	\$	210.00	22SQ00804, 22SQ00839	1054311 - PROFESSIONAL & TECHNICAL
GONZALES, GENEVIE	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
GREENHALGH CONSTRUCTION	4/27/2022	\$	1,335.00	House Demo haul off	4140704 - NEW CITY HALL - SITE WORK & CONSTRUCTION
HENRY SCHEIN	4/20/2022	\$	449.50	EMS Supplies	7657242 - EMS - SUPPLIES
HENRY SCHEIN	4/27/2022	\$	1,189.90	EMS Supplies	7657242 - EMS - SUPPLIES
		\$	1,639.40		
HG UTAH 1, LLC	4/20/2022	\$	50,919.00	SR IF Distribution for 3rd, 4th qtr of 2021 & 1st qtr of 2022	1022830 - SR PARKWAY COLLATERAL ESCROW
HODGSON, DEPUTY TOM	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
HOME DEPOT	4/20/2022	\$	419.84	Sakrete for new signs	1022531 - STREET SIGNS (NEW DEVELOPMENT)
HUGHES, BRONWYN	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
HUMPHRIES INC	4/20/2022	\$	197.89	Oxygen supplies	7657242 - EMS - SUPPLIES
INDUSTRIAL SUPPLY	4/27/2022	\$	34.78	gloves for crew	1060240 - SUPPLIES
INDUSTRIAL SUPPLY	4/27/2022	\$	34.78	gloves for crew	5140240 - SUPPLIES
INDUSTRIAL SUPPLY	4/27/2022	\$	34.78	gloves for crew	5440240 - SUPPLIES
INDUSTRIAL SUPPLY	4/27/2022	\$	34.98	gloves for crew	5240240 - SUPPLIES
		\$	139.32		
INTERMOUNTAIN CONCRETE SPECIALTIES	4/27/2022	\$	(213.30)	Concrete for m return	1070310 - FIELD MAINTENANCE EXPENDITURES
INTERMOUNTAIN FARMERS, INC.	4/27/2022	\$	260.38	Spray for curbs and sidewalks	1060240 - SUPPLIES
INTERMOUNTAIN FARMERS, INC.	4/27/2022	\$	260.38	Spray for lawns	1070300 - PARKS GROUNDS SUPPLIES
INTERMOUNTAIN FARMERS, INC.	4/27/2022	\$	260.38	Spray for lawns and weeds	1051300 - BUILDINGS & GROUND MAINTENANCE
INTERMOUNTAIN FARMERS, INC.	4/27/2022	\$	260.39	Spray for lawns and weeds	1077300 - CEMETERY GROUNDS MAINTENANCE
INTERMOUNTAIN FARMERS, INC.	4/27/2022	\$	65.59	Spray supplies	1070300 - PARKS GROUNDS SUPPLIES
		\$	1,107.12		
JCM CONSULTING, INC	4/20/2022	\$	90.00	Evaluation Software - Scoring Units	1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP
JOHNSON TIRE SERVICE	4/20/2022	\$	1,004.80	Tires for ACO Truck	1054250 - EQUIPMENT MAINTENANCE
LERWILL, AUSTIN	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
LIANG, TIAN	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
LIND, RYAN	4/20/2022	\$	317.25	Tuition Reimbursement	7657230 - FIRE - EDUCATION, TRAINING & TRAVEL
LOWE, DEPUTY ROGER	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
LUNDELL, JON	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
MACEYS - SANTAQUIN	4/20/2022	\$	30.92	SENIORS	7540480 - FOOD
MACEYS - SANTAQUIN	4/20/2022	\$	87.09	JURY TRIAL SUPPLIES	1041240 - SUPPLIES
MACEYS - SANTAQUIN	4/20/2022	\$	129.97	EMPLOYEE BIRTHDAY CARDS AND GIFTS	1043480 - EMPLOYEE RECOGNITIONS
MACEYS - SANTAQUIN	4/20/2022	\$	45.09	SENIOR FOOD	7540480 - FOOD
		\$	293.07		
MERRELL, D RAY	4/21/2022	\$	28.82	Refund: 203004 - MERRELL, D RAY	5113110 - ACCOUNTS RECEIVABLE
MOTOROLA SOLUTIONS, INC	4/27/2022	\$	136.51	Radio Charger	7657250 - FIRE - EQUIPMENT MAINTENANCE
MOUNTAIN ALARM	4/27/2022	\$	48.40	Alarm at Public Safety	1051300 - BUILDINGS & GROUND MAINTENANCE

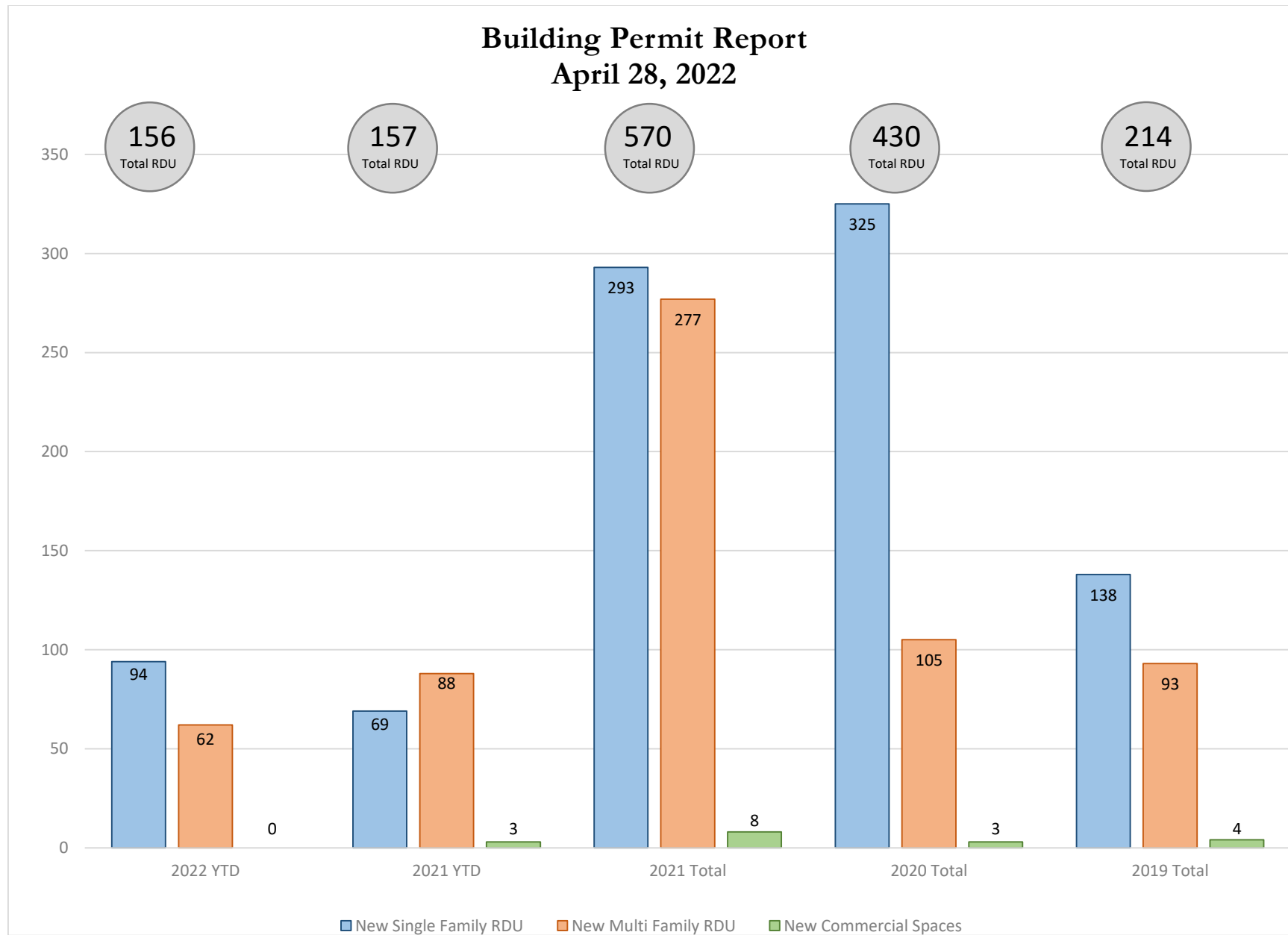
MOUNTAINLAND SUPPLY	4/20/2022	\$	1,525.51	MXU's	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	4/20/2022	\$	1,525.51	MXU's	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	4/20/2022	\$	1,525.52	MXU's	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	4/20/2022	\$	32.24	Parts to repair air vacs SCIC	5440751 - SUMMIT CREEK IRR REPAIR EXPENSES
MOUNTAINLAND SUPPLY	4/27/2022	\$	11.30	Nipples for air vents SCIC pipe	5440751 - SUMMIT CREEK IRR REPAIR EXPENSES
MOUNTAINLAND SUPPLY	4/27/2022	\$	11.30	3 nipple for air vent on SCIC pipe"	5440751 - SUMMIT CREEK IRR REPAIR EXPENSES
MOUNTAINLAND SUPPLY	4/27/2022	\$	26.01	Hydrant wrench for Denny's truck	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	4/27/2022	\$	657.79	Meter parts	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	4/27/2022	\$	657.79	Meter parts	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	4/27/2022	\$	657.79	Meter parts	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	4/27/2022	\$	(1,035.33)	Returns for water isolation valve in Public Safety building	1051300 - BUILDINGS & GROUND MAINTENANCE
MOUNTAINLAND SUPPLY	4/27/2022	\$	502.40	supplies	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	4/27/2022	\$	502.40	supplies	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	4/27/2022	\$	502.41	supplies	5440242 - METERS & MXU'S
		\$	7,102.64		
MUNICIPAL EMERGENCY SERVICES	4/20/2022	\$	2,463.07	HiViz Coats	7657244 - UNIFORMS
MURDOCK FORD	4/20/2022	\$	161.20	Battery for Moos	1054250 - EQUIPMENT MAINTENANCE
MURDOCK FORD	4/20/2022	\$	75.91	Beckstead Oil Change/Tire Rot	1054250 - EQUIPMENT MAINTENANCE
MURDOCK FORD	4/20/2022	\$	207.95	Battery for PD Truck	1054250 - EQUIPMENT MAINTENANCE
		\$	445.06		
NEBO LODGE #45	4/15/2022	\$	18.00	FOP Dues (Nebo Lodge #45)	1022425 - FOP DUES
NIELSEN & SENIOR, ATTORNEYS	4/27/2022	\$	21,934.29	Criminal Prosecution	1042331 - LEGAL - PROSECUTION
NIELSEN & SENIOR, ATTORNEYS	4/27/2022	\$	7,423.86	Civil - April 2022	1043331 - LEGAL
		\$	29,358.15		
NORTHWEST FENCE & SUPPLY	4/20/2022	\$	65.00	Tension bars for field 1 fence	6640720 - RAP TAX EXPENSE
NORTHWEST FENCE & SUPPLY	4/20/2022	\$	255.00	Fencing for field 3	6640720 - RAP TAX EXPENSE
NORTHWEST FENCE & SUPPLY	4/27/2022	\$	382.20	parts for field three fence	6640720 - RAP TAX EXPENSE
NORTHWEST FENCE & SUPPLY	4/27/2022	\$	62.40	Fence supply for field three	6640720 - RAP TAX EXPENSE
		\$	764.60		
OLSEN, CHANDLER	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
OWEN EQUIPMENT	4/20/2022	\$	305.93	Parts for vac truck	5240240 - SUPPLIES
OWEN EQUIPMENT	4/20/2022	\$	305.93	Parts for vac truck	5440240 - SUPPLIES
OWEN EQUIPMENT	4/20/2022	\$	305.94	Parts for vac truck	5140240 - SUPPLIES
		\$	917.80		
PAYSON AUTO SUPPLY - NAPA	4/20/2022	\$	131.45	Tools for water truck	4241058 - VEHICLE PURCHASES
PAYSON AUTO SUPPLY - NAPA	4/27/2022	\$	7.07	Handle for sweeper truck	1060250 - EQUIPMENT MAINTENANCE
		\$	138.52		
PEDIATRIC EMERGENCY STANDARDS, INC.	4/27/2022	\$	315.00	HandTevy Peds Training	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
RASMUSSEN, CADEN	4/27/2022	\$	600.00	2022 Scholarship Award	1041670 - YOUTH CITY COUNCIL EXPENSES
REEVES, BENJAMIN	4/27/2022	\$	388.63	UCMA CONFERENCE	1043230 - EDUCATION, TRAINING AND TRAVEL
REVCO	4/27/2022	\$	515.38	Copier Contract - Main Office	4340300 - COPIER CONTRACT
REVCO	4/27/2022	\$	170.05	Copier Lease - CD	4340300 - COPIER CONTRACT
		\$	685.43		
ROCK MOUNTAIN TECHNOLOGY	4/21/2022	\$	42,669.67	Technology For New City Hall	4140704-003 - NEW CITY HALL - FF&E
ROCKY MOUNTAIN AIR SOLUTIONS	4/27/2022	\$	136.80	Gas for torch	5240520 - WRF - SUPPLIES
ROCKY MOUNTAIN AIR SOLUTIONS	4/27/2022	\$	136.81	Gas for torch	1060240 - SUPPLIES
ROCKY MOUNTAIN AIR SOLUTIONS	4/27/2022	\$	136.81	Gas for torch	5140240 - SUPPLIES
ROCKY MOUNTAIN AIR SOLUTIONS	4/27/2022	\$	136.81	Gas for torch	5440240 - SUPPLIES
		\$	547.23		
ROCKY MOUNTAIN POWER	4/20/2022	\$	338.22	1100 S CANYON RD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	4/20/2022	\$	13.42	1250 S CANYON RD WATER METERING STATION	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	4/20/2022	\$	5.59	80 W 770 N	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/20/2022	\$	18.58	154 E 950 S	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/20/2022	\$	34.12	1055 S RED BARN VIEW DR	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/20/2022	\$	47.82	415 TRAVERTINE WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/20/2022	\$	18.23	1026 E MAIN STREET	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/20/2022	\$	14.09	1000 N CENTER PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/20/2022	\$	391.62	1215 N CENTER ST - PUBLIC WORKS BLDG SITE	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	4/20/2022	\$	591.64	10 W GINGER GOLD ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	4/20/2022	\$	11,043.88	1215 N CENTER WATER TREATMENT PLANT	5240500 - WRF - UTILITIES
ROCKY MOUNTAIN POWER	4/20/2022	\$	19.33	115 W 860 N - STRONGBOX	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/20/2022	\$	19.49	1269 S RED CLIFF DR	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/20/2022	\$	36.88	1595 S LONGVIEW RD	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	0.01	1200 S 100 W ITEM 53 CONTRACT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	0.01	6650 W 13800 S HAYFIELD PUMP	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	4.45	49 E MAIN ST SQUASHHEAD PARK LIGHTS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	9.22	300 W 100 S CALLAWAY BALL PARK FIELD	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	10.44	STREETLIGHTS ITEM 38	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	10.58	ITEM 65 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	12.09	961 N 120 E LIGHTING	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	14.47	1100 W HIGHWAY 6 PARKWAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	14.53	310 N ORCHARD LANE CITY PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	14.87	1200 S 100 W AHLIN POND	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	16.28	94 N HIGHWAY 198	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	17.04	500 E MAIN ST STREETLIGHT CONTRACT	1060270 - UTILITIES - STREET LIGHTS



ROCKY MOUNTAIN POWER	4/21/2022	\$	18.45	398 N CHERRY LANE EAST SIDE PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	19.15	500 E MAIN STRETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	20.21	313 W 100 S BOWERY CENTENNIAL PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	20.52	80 E 300 S VETERANS MONUMENT CEMETERY	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	20.91	250 S 450 W FAIRGROUNDS ANNOUNCERS/RV	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	21.35	250 S 450 W FAIRGROUNDS SPRINKLERS/PEDESTALS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	26.55	280 W 750 N NORTH PARK	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	27.88	168 E 610 S ORCHARD HILLS CONCESSION PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	28.62	49 E MAIN ST SQUASHHEAD PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	28.71	451 E MAIN ST STOP SIGN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	29.97	STREETLIGHTS ITEM 35	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	32.64	ITEM 46 - STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	36.34	290 W 800 N NORTH PARK	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	38.06	313 W 100 S REST ROOMS CENTENNIAL PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	42.44	1431 SUMMI RIDGE PKWY STREETLIGHT PEDESTAL	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	42.91	1003 S RED CLIFF DR LIGHTING	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	48.75	1390 SUMMIT RIDGE PKWY SPRINKLING SYSTEM	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	49.37	392 N 200 W PUMP VAULT	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	53.18	STREETLIGHTS ITEM 36	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	54.26	190 S 400 W REC CENTER CONTRACT	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	57.93	STREETLIGHTS ITEM 32	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	58.72	592 SUMMIT RIDGE LIGHTING SOCCER FIELD	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	59.26	1102 W FOX RUN AVE LIGHTING	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	59.47	21 S CENTER ST CITY OWNED WELL	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	85.82	400 E Main Street	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	96.89	LATE FEES	1043501 - BANK AND SERVICE CHARGES
ROCKY MOUNTAIN POWER	4/21/2022	\$	117.42	250 S 450 W FAIRGROUNDS ARENA UPGRADE	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	146.04	ITEM 66 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	161.87	STREETLIGHTS ITEM 37	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	4/21/2022	\$	164.14	705 SUNSET DR SUNSET TRAILS PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	176.48	1100 S 145 W FOOTHILL BOOSTERS CONTRACT	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	183.03	98 S CENTER ST LIBRARY	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	210.53	1100 S 145 W FOOTHILL BOOSTERS METER	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	214.67	1005 S CENTER ST CHLORI	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	255.86	190 E 400 S NEW CULINARY WELL (SPLIT)	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	255.86	190 E 400 S NEW CULINARY WELL (SPLIT)	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	267.43	45 W 100 S SENIORS & MUSEUM	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	311.43	250 S 450 W FAIRGROUNDS ARENA CONTRACT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	354.95	592 SUMMIT RIDGE PKWY SOCCER FIELD CONTRACT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	355.63	910 E 70 N EAST CULINARY WELL (SPLIT)	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	355.64	910 E 70 N EAST CULINARY WELL (SPLIT)	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	421.24	190 S 400 W REC CENTER METERS	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	1,857.12	275 W MAIN ST CITY BLDG	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	4/21/2022	\$	3,680.90	STREETLIGHTS ITEM 33	1060270 - UTILITIES - STREET LIGHTS
		\$	23,285.50		
ROYLANCE, MEGAN	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
SALT LAKE COMMUNITY COLLEGE - FOOD SERVICE	4/27/2022	\$	64.16	Cadet Meals- Moos	1054230 - EDUCATION, TRAINING & TRAVEL
SANTAQUIN CITY UTILITIES	4/15/2022	\$	790.00	Utilities	1022350 - UTILITIES PAYABLE
SANTAQUIN MARKET ACE	4/20/2022	\$	17.18	Water Hose Reels parts	7657240 - FIRE - SUPPLIES
SANTAQUIN MARKET ACE	4/20/2022	\$	81.58	tools and sprinkler parts	1070300 - PARKS GROUNDS SUPPLIES
		\$	98.76		
SISAM, AMIE	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
SKAGGS PUBLIC SAFETY UNIFORM	4/20/2022	\$	454.62	Holsters x 3	1054740 - CAPITAL-VEHICLES & EQUIPMENT
SKM INC	4/27/2022	\$	6,918.00	Spare PLC for SCADA	5140750 - CAPITAL PROJECTS
SMART FIELD	4/27/2022	\$	1,326.25	Youth Soccer Field Painting	6140610 - SOCCER EXPENSE
SPEED-E CRETE CONCRETE LLC	4/20/2022	\$	487.00	Concrete for mow strip field 1	6640720 - RAP TAX EXPENSE
SPEED-E CRETE CONCRETE LLC	4/27/2022	\$	235.00	Concrete for field three fence	6640720 - RAP TAX EXPENSE
SPEED-E CRETE CONCRETE LLC	4/27/2022	\$	925.00	Concrete for field three fence	6640720 - RAP TAX EXPENSE
SPEED-E CRETE CONCRETE LLC	4/27/2022	\$	743.00	Concrete for field three	6640720 - RAP TAX EXPENSE
		\$	2,390.00		
SPRINT SOLUTIONS, INC	4/20/2022	\$	58.87	MARCH 2022 JARED SHEPHERD	1068280 - TELEPHONE
SPRINT SOLUTIONS, INC	4/20/2022	\$	73.87	MARCH 2022 GREGG HIATT	5440280 - TELEPHONE
		\$	132.74		
STAPLES	4/20/2022	\$	49.16	Copy Paper	1043240 - SUPPLIES
STAPLES	4/20/2022	\$	6.42	Office Supplies	1043240 - SUPPLIES
STAPLES	4/27/2022	\$	8.07	Office Supplies	1043240 - SUPPLIES
STAPLES	4/27/2022	\$	30.87	Office Supplies for new Admin Asst	5140240 - SUPPLIES
		\$	94.52		
STEM Supplies	4/20/2022	\$	1,282.23	Library Grant Funds	7240600 - LIBRARY-CLEF FUNDS (STATE GRANT)
				Stratton and Bratt Progress payment for the Harvest View	
STRATTON & BRATT	4/27/2022	\$	276,435.95	Park Phase 2	5740514 - HARVEST VIEW PARK - PHASE II

STRINGHAM'S HARDWARE	4/20/2022	\$	21.98	INSPECTIONS - BLDG DEPT	1068240 - SUPPLIES
STRINGHAM'S HARDWARE	4/20/2022	\$	29.97	PUBLIC BLDGS - SUPPLIES	1051240 - SUPPLIES
STRINGHAM'S HARDWARE	4/20/2022	\$	39.72	SUMMIT CREEK IRRIGATION REPAIRS	5440751 - SUMMIT CREEK IRR REPAIR EXPENSES
STRINGHAM'S HARDWARE	4/20/2022	\$	75.86	SEWER	5240240 - SUPPLIES
STRINGHAM'S HARDWARE	4/20/2022	\$	96.47	MUSEUM	6340240 - SUPPLIES
STRINGHAM'S HARDWARE	4/20/2022	\$	121.84	FIRE DEPT	7657250 - FIRE - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	4/20/2022	\$	125.13	WRF	5240520 - WRF - SUPPLIES
STRINGHAM'S HARDWARE	4/20/2022	\$	185.48	P/I	5440240 - SUPPLIES
STRINGHAM'S HARDWARE	4/20/2022	\$	247.10	STREETS	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	4/20/2022	\$	270.62	PUBLIC BLDGS & GROUND MAINTENANCE	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	4/20/2022	\$	338.38	PARKS/GROUNDS MAINTENANCE	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	4/20/2022	\$	800.84	WATER	5140240 - SUPPLIES
		\$	2,353.39		
STUDIO EIGHT DESIGNS	4/27/2022	\$	298.00	Disc Golf Tournament Shirts	6140700 - FUTURE PROGRAMS
SUMMIT CREEK RODEO CLUB	4/27/2022	\$	3,125.00	Rodeo Club Contract 50%	6240260 - RODEO EXPENSE
SYMBOL ARTS, LLC	4/20/2022	\$	2,883.95	Years of Service Coins	1043480 - EMPLOYEE RECOGNITIONS
TANNER, BRUCE	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
TANUVSAS, MATTHEW & MALIA *	4/20/2022	\$	10.45	Refund: 1408725 - TANUVSAS, MATTHEW & MALIA *	5113110 - ACCOUNTS RECEIVABLE
THACKER, TATE	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
THOMSON REUTERS - WEST	4/20/2022	\$	220.42	Online/Software Subscription March 1-31	1054311 - PROFESSIONAL & TECHNICAL
TIPLER, CODY	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
TOWN OF GENOLA	4/20/2022	\$	3,540.90	GENOLA COURT FINES & FEES MARCH 2022	1022430 - COURT FINES AND FORFEITURES
TOWN OF GOSHEN	4/20/2022	\$	148.18	GOSHEN COURT FINES & FEES MRCH 2022	1022430 - COURT FINES AND FORFEITURES
UTAH COUNTY EMS COUNCIL	4/20/2022	\$	175.00	EMS Council Membership Dues	7657210 - BOOKS, SUBSCRIPTIONS, MEMBERSHIPS
UTAH COUNTY LODGE #31	4/15/2022	\$	169.20	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES
UTAH DEPARTMENT OF TRANSPORTATION	4/27/2022	\$	1,249.31	Santaquin City match for ATP	1078330 - ACTIVE TRANSPORTATION PLAN UPDATE
UTAH STATE RETIREMENT	4/20/2022	\$	37.19	Post Retirement (After 7/2010)	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	4/20/2022	\$	873.51	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	4/20/2022	\$	1,054.30	457	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	4/20/2022	\$	1,066.50	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	4/20/2022	\$	1,201.50	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	4/20/2022	\$	5,313.88	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	4/20/2022	\$	25,393.84	Retirement	1022300 - RETIREMENT PAYABLE
		\$	34,940.72		
UTAH STATE TREASURER	4/20/2022	\$	4,860.50	SANTAQUIN COURT MARCH 2022	1042610 - STATE RESTITUTION
UTAH VALLEY UNIVERSITY	4/27/2022	\$	115.00	Fire Certifications	7657230 - FIRE - EDUCATION, TRAINING & TRAVEL
UTAH WATER USERS ASSOCIATION	4/27/2022	\$	100.00	Water users dues	5140210 - BOOKS, SUBSCRIPTIONS & MEMBERS
VALUE PROPOSITION ENTERPRISES, INC (BIG T RECREATION)	4/27/2022	\$	10,567.00	Volley ball poles and nets, picnic tables, and corn hole boards.	6640720 - RAP TAX EXPENSE
WALMART BRC - GE CAPITAL RETAIL BANK	4/27/2022	\$	57.20	DRINKS FOR CHIEFS LUNCH	1054240 - SUPPLIES
WALMART BRC - GE CAPITAL RETAIL BANK	4/27/2022	\$	86.80	TOTES FOR SHIRTS	1054706 - K-9 EXPENDITURES
WALMART BRC - GE CAPITAL RETAIL BANK	4/27/2022	\$	234.40	SENIORS	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	4/27/2022	\$	273.99	LITTLE MISS GIFT BAGS	6240482 - LITTLE MISS/JR. MISS
WALMART BRC - GE CAPITAL RETAIL BANK	4/27/2022	\$	856.71	TEEN EASTER EGG HUNT/DANCE	6240800 - EASTER EGG EVENT EXPENSE
WALMART BRC - GE CAPITAL RETAIL BANK	4/27/2022	\$	1,135.54	EASTER EGG HUNT SUPPLIES	6240800 - EASTER EGG EVENT EXPENSE
		\$	2,644.64		
WOODLAND, RUSS	4/20/2022	\$	18.50	WITNESS FEE	1042310 - PROFESSIONAL & TECHNICAL
WPA ARCHITECTURE, PC	4/20/2022	\$	33,271.00	March 1- March 31 2022	4140704-002 - NEW CITY HALL - ARCHITECTURAL SERVICES
ZIONS BANK-CASH	4/27/2022	\$	460.00	RAP TAX Art Festival Talent Show	6640720 - RAP TAX EXPENSE
<b>Sum of Checks for Period</b>		<b>\$</b>	<b>1,362,560.05</b>		

## Building Permit Report April 28, 2022



### New Business Licenses

<b>Name</b>	<b>Owner</b>	<b>Address</b>	<b>Description</b>	<b>BL#</b>
Evergreen Family Services	Erika Cain	1371 Sageberry Dr.	Mental health services	BL-4573
Skyscape LLC	Siaosi Langi	1681 S Windemere Dr.	Concrete services	BL-4574
Mental Solace	Susan Stone	362 E. 100 N.	Hypnotherapy	BL-4575



## **RESOLUTION 05-01-2022**

**ADOPTION OF THE TENTATIVE FY2022/2023 BUDGET FOR  
SANTAQUIN CITY AND ITS THREE SUB-ORGANIZATIONS:  
SANTAQUIN CITY COMMUNITY DEVELOPMENT AND RENEWAL  
AGENCY, SANTAQUIN CITY LOCAL BUILDING AUTHORITY,  
AND THE SANTAQUIN WATER DISTRICT**

**BE IT HEREBY RESOLVED:**

**SECTION 1:** The attached documents represent the Tentative Budget for Santaquin City Corporation and its three sub-organizations: Santaquin City Community Development and Renewal Agency, Santaquin City Local Building Authority, and the Santaquin Water District for the Fiscal Year 2022/2023.

**SECTION 2:** This Resolution shall become effective upon passage.

Approved on the 3<sup>rd</sup> day of May 2022.

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Daniel M. Olson, Mayor

Attest:

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Amalie R. Ottley, City Recorder

## RESOLUTION NO. 05-02-2022

### A RESOLUTION OF THE SANTAQUIN CITY COUNCIL AUTHORIZING AN EMPLOYMENT CONTRACT FOR THE CITY MANAGER POSITION

**WHEREAS**, Santaquin City (hereinafter the “City”) is a municipality and political subdivision of the State of Utah; authorized by Utah law to employ a City Manager to perform such duties on behalf of the City as may be established by ordinance; and

**WHEREAS**, the City previously adopted an ordinance authorizing the employment of a City Manager and establishing certain duties and responsibilities of the same; and

**WHEREAS**, the City accepted the resignation of Benjamin A. Reeves, previous City Manager of Santaquin City, effective May 18, 2022; and

**WHEREAS**, pursuant to Section 1.24.080 of the Santaquin City Code, a City Manager may be appointed by a majority of the City Council, including the Mayor. Additionally, pursuant to Section 2.1(C) of the Santaquin Employee Policies and Procedure Handbook, *“The Mayor, or designee, shall have the discretion to fill vacancies through appropriate methods including, but not limited to promotion, transfer, posting, advertising, and other methods...”*; and

**WHEREAS**, the Santaquin City Council hired Norman E. Beagley (hereinafter called “Beagley”) to be the Assistant City Manager on December 17, 2019, and is pleased with the service he has rendered on behalf of the citizens of Santaquin City and its elected leaders; and

**WHEREAS**, the City considers Beagley to be the most qualified individual to assume the position of Santaquin City Manager and desires to promote Beagley to be the Santaquin City Manager; and

**WHEREAS**, Beagley desires to accept this new position within the City under certain terms and conditions; and

**WHEREAS**, the parties now desire to enter into this Agreement in order to establish the terms and conditions of Beagley’s employment with the City as the Santaquin City Manager.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, to authorize the acceptance of the “Santaquin City Manager Employment Agreement,” a copy of which is attached hereto, effective May 19, 2022.

PASSED AND APPROVED this \_\_\_\_ day of May 2022.

SANTAQUIN CITY COUNCIL

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Daniel M. Olson, Mayor

ATTEST:

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Amalie R. Ottley, City Recorder

## **SANTAQUIN CITY MANAGER EMPLOYMENT AGREEMENT**

This Agreement, made and entered into this \_\_\_\_ day of May, 2022, by and between **Santaquin City**, a fourth-class city and political subdivision of the State of Utah (hereinafter called “City”) and **Norman E. Beagley**, (hereinafter called “Beagley”).

### **WITNESSETH:**

**WHEREAS**, Santaquin City (hereinafter the “City”) is a municipality and political subdivision of the State of Utah; authorized by Utah law to employ a City Manager to perform such duties on behalf of the City as may be established by ordinance; and

**WHEREAS**, the City previously adopted an ordinance authorizing the employment of a City Manager and establishing certain duties and responsibilities of the same; and

**WHEREAS**, the City accepted the resignation of Benjamin A. Reeves, previous City Manager of Santaquin City, effective May 18, 2022; and

**WHEREAS**, pursuant to Section 1.24.080 of the Santaquin City Code, a City Manager may be appointed by a majority of the City Council, including the Mayor. Additionally, pursuant to Section 2.1(C) of the Santaquin Employee Policies and Procedure Handbook, “The Mayor, or designee, shall have the discretion to fill vacancies through appropriate methods including, but not limited to promotion, transfer, posting, advertising, and other methods...”; and

**WHEREAS**, the Santaquin City Council hired Norman E. Beagley to be the Assistant City Manager on December 17<sup>th</sup>, 2019, and is pleased with the service he has rendered on behalf of the citizens of Santaquin City and its elected leaders; and

**WHEREAS**, the City Council considers Beagley to be the most qualified individual to assume the position of Santaquin City Manager and desires to promote Beagley to be the Santaquin City Manager; and

**WHEREAS**, Beagley desires to accept this new position within the City under certain terms and conditions; and

**WHEREAS**, the parties now desire to enter into this Agreement in order to establish the terms and conditions of Beagley’s employment with the City as the Santaquin City Manager, effective May 19, 2022.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, to authorize the acceptance of:

1. **EMPLOYMENT.** The City agrees to employ Beagley and Beagley agrees to be employed by the City, in the capacity of City Manager. In his capacity as City Manager,



Beagley shall report directly to the Mayor concerning those duties for which the Mayor has authority pursuant to state law and/or local ordinance. Beagley shall report directly to the City Council concerning those duties for which the City Council has authority pursuant to state law and/or local ordinance and City Council.

2. **TERM.**

- a. The City Manager shall serve at the pleasure of the City Council and nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the governing body to terminate the services of the City Manager at any time, subject to the provisions set forth elsewhere in this Agreement. This Agreement continues for an indefinite term, until termination with notice as provided herein.
- b. Nothing in the Agreement shall prevent, limit or otherwise interfere with the right of the City Manager to resign at any time from his position with the City subject to the provisions set forth elsewhere in this agreement.

3. **DUTIES.** During the term of this Agreement, Beagley, as City Manager for the City, shall perform those duties designated in section 1.24.080 of the Santaquin City Code, and such additional duties as may be assigned to him from time to time by the Mayor and/or City Council. Beagley shall at all times faithfully, diligently and conscientiously perform all of the duties that may be required of and from him pursuant to the express and implied terms of this Agreement in a professional, competent and ethical manner.

4. **TIME AND EFFORT.** Beagley shall devote whatever time is necessary to satisfactorily perform the duties of City Manager, but it is agreed that Beagley shall work, on average, a minimum of forty (40) hours per week. Beagley is an exempt employee and, therefore, does not qualify and is not entitled to receive overtime compensation or compensatory time off.

5. **SALARY.** In consideration of his promotion to City Manager and for assuming additional duties under the terms of this Agreement, effective May 19, 2022, Beagley's salary shall be increased by 7.0% from his current salary, plus cost of living increases as the same may be from time to time approved by the City Council for other City employees, less applicable federal and state tax withholdings and other deductions required by law or authorized by Beagley, payable in substantially equal installments bi-weekly (every other week) in accordance with the City's regular payroll schedule. In addition, the City may in its sole discretion, upon the favorable performance review of Beagley by the City, increase the salary of Beagley from time to time. The City agrees to conduct at least one annual evaluation of Beagley.

6. **BENEFITS.** Beagley shall be eligible to participate in the benefit programs of the City that are available to all other regular, full-time employees.
- a. **Health, Disability and Life Insurance Benefits.** The City agrees to provide and to pay the premiums for health, hospitalization, surgical, vision, dental, and comprehensive medical insurance for Beagley and his dependents on the same terms and conditions that such insurance benefits are provided to all other full-time employees of Santaquin City.
  - b. **Vacation.** Beagley shall be credited annually with Twenty (20) days annual vacation. Employee agrees to plan his vacations around the needs of the City in consultation with the Mayor.
  - c. **Sick Leave.** Beagley shall accrue sick leave equal to the highest annual accrual provided to all other employees pursuant to the Santaquin City Employee Policies and Procedures Handbook.
  - d. **Holidays.** Beagley shall receive paid time off for State and Federal holidays in the same manner as provided to all other full-time employees pursuant to the Santaquin City Employee Policies and Procedures Handbook.
  - e. **Retirement.** The City agrees to ensure that all retirement contributions are made on Beagley's behalf in the same manner as provided to all other full-time employees pursuant to the Santaquin City Employee Policies and Procedures Handbook.
7. **REIMBURSEMENT OF EXPENSES.** The City shall reimburse Beagley for reasonable expenses necessarily incurred by him in connection with the work performed by Beagley for or on behalf of the City upon presentment of an expense reimbursement request containing a detailed itemization of the expenses for which reimbursement is sought, together with receipts or other appropriate documentation relating to those expenses.
- a. City, subject to the prior approval and discretion of the City Council, agrees to budget for and to pay for professional licensing, dues and subscriptions of Beagley necessary for continuation and full participation in national, regional, state, or local associations and organizations necessary and desirable for Beagley's continued professional participation, growth, and advancement, and for the good of the City. The provision shall include, but not be limited to Beagley's licensing as a professional engineer.

- b. City, subject to the prior approval and discretion of the City Council, agrees to provide Beagley a six-hundred-dollar (\$600.00) monthly automobile mileage stipend to cover all costs incurred while traveling to and from official City business, excluding travel in excess of one hundred (100) miles in distance (one way) for any single business item. This stipend is not intended to cover normal commute mileage, which is the sole responsibility of Beagley.
  - c. City, subject to the prior approval and discretion of the City Council, agrees to budget for and to pay for travel and subsistence expenses of Beagley for professional and official travel, meetings, and occasions to adequately continue the professional development of Beagley and to pursue necessary official functions for the City, which exceeds one hundred (100) miles in distance. Mileage reimbursement shall be administered in accordance with the Santaquin City Employee Policies and Procedures Handbook.
- 8. **TECHNOLOGY.** The City shall provide Beagley with a computer, software, fax/modem and cell phone required for Beagley to perform the job and to maintain communication. Use of such equipment shall be in accordance with the Santaquin City Employee Policies and Procedures Handbook.
- 9. **COVENANT NOT TO DISCLOSE CONFIDENTIAL OR PROPRIETARY INFORMATION.** Beagley acknowledges that, as City Manager, he has received and will continue to receive confidential or proprietary information of the City, including such information that may be originated by or imparted to him from time to time in the course of Beagley's employment. Beagley agrees that he shall not at any time, whether during the time that he is employed by the City or at any time thereafter, disclose to any person or entity or use any confidential or proprietary information in any manner whatsoever without the prior written consent of the Mayor or City Council. Upon the request of the City while Beagley is employed by the City, or upon the termination of Beagley's employment with the City, Beagley will turn over to the City all documents, papers or other materials in Beagley's possession, custody or control which may contain or be derived from confidential or proprietary information of the City. The term "confidential or proprietary information" shall include, without limitation, all trade secrets, financial information, customer information, litigation strategy, and all other information involving or reasonably related to the business of the City, and any tangible article which embodies such confidential or proprietary information.
- 10. **OUTSIDE ACTIVITIES.** The employment provided for by this Agreement shall be the Employee's primary employment. However, the City recognizes that certain outside consulting or teaching opportunities provide indirect benefits to the City and the community. As such, Beagley may elect to accept limited teaching, consulting or other

business opportunities with the understanding that such arrangement must neither interfere with nor cause a conflict of interest with his responsibilities under this Agreement. Prior to any such acceptance of any additional outside employment activity, Beagley shall obtain the written consent of the Mayor for each such activity, which consent shall not be unreasonably withheld.

**11. REMEDIES FOR BREACH OF THE COVENANT NOT TO DISCLOSE**

**CONFIDENTIAL OR PROPRIETARY INFORMATION.** In the event of a breach or threatened breach by Beagley of the provisions of the covenant not to disclose confidential or proprietary information, a court of competent jurisdiction may issue a restraining order or an injunction against Beagley, restraining or enjoining him from taking, copying, using, disclosing, giving, selling, or transferring to any other person or entity any of the City's confidential or proprietary information. In addition, the City shall be entitled to any and all other remedies available to the City at law or in equity, and no action by the City in pursuing a given remedy shall constitute an election to forego other remedies.

**12. ADHERENCE TO CITY POLICIES.** Beagley agrees to comply with the provisions of the Santaquin City Employee Policies and Procedures Handbook, to the extent that such policies and procedures are not contrary to or inconsistent with the terms of this Agreement. To the extent that any provisions in the City's personnel policies and procedures are contrary to or inconsistent with the terms of the Agreement, the terms of this Agreement shall apply.

**13. TERMINATION.** For the purpose of this Agreement, termination shall occur when:

- a. A supermajority (4 out of 6 votes with the Mayor participating in the vote) of the governing body members vote to terminate Beagley at a duly authorized public meeting.
- b. If the City Council, citizens or legislature amend(s) any provision of the Santaquin City Code or the Utah Code pertaining to the role, powers, duties, authority, responsibilities of the position of City Manager that substantially changes the form of government, Beagley shall have the right to declare that such amendments constitute termination.
- c. If the City reduces the base salary, compensation or any other financial benefit of Beagley, unless it is applied in no greater percentage than the average reduction of all department heads, such action shall constitute a breach of this Agreement and will be regarded as termination.

- d. If Beagley resigns pursuant to an offer to accept resignation authorized by a majority of the governing body, then Beagley may declare a termination as of the date of the offer.
  - e. Breach of contract declared by either party after a 30-day cure period for either Beagley or the City. Written notice of a breach of contract shall be provided in accordance with the provisions of paragraph 17.
14. **SEVERANCE PAY.** Except in the case of removal for cause or Beagley's voluntary resignation, which nullify Beagley's entitlement to severance, the City shall cause Beagley, upon his removal, to be paid any unpaid balance of his salary, vacation, and sick time in accordance with the Santaquin City Employee Policy and Procedures Handbook, due through the date of his removal together with his salary at the same rate for one (1) calendar month per one (1) full year of service for the City performed by Beagley, following the date of his removal, up to a maximum of twelve (12) months of severance pay. Severance shall be paid in a lump sum, within thirty (30) days of termination unless otherwise agreed to by the City and by Beagley. Apart from the severance payment of salary there are no other payments, benefits or entitlements pertaining to severance unless otherwise agreed to by the City and by Beagley.
15. **OTHER AGREEMENTS.** Beagley warrants that, to the best of his knowledge, the execution and delivery of this Agreement and the performance of his duties hereunder will not violate the term of any other agreement to which he is a party or by which he is bound.
16. **BONDING.** The City shall bear the full cost of any fidelity or other bonds required of Beagley under any law or ordinance including errors and omissions insurance premiums.
17. **NOTICES.** Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:
- a) **CITY:** Santaquin City, 275 West Main Street, Santaquin, Utah 84655
  - b) **BEAGLEY:** Norman E. Beagley, 983 North 3580 East, Genola, Utah 84655

Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice in the course of transmission in the United States Postal Service.

## 18. MISCELLANEOUS.

- a. **Attorney's Fees and Costs.** In the event that either party commences an action to enforce the terms of this Agreement, or to recover for its breach, the prevailing party shall be entitled to recover from the non-prevailing party his or its attorney's fees and costs incurred therein.
- b. **Headings.** The headings used herein are inserted for convenience only and shall not be construed as having any substantial significance or meaning whatsoever.
- c. **Assignability.** The rights and duties under this Agreement are not assignable by either party.
- d. **Binding Effect.** Subject to the provisions of paragraph 14, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their agents,.
- e. **Entire Agreement.** This Agreement sets forth the entire agreement between and among the parties regarding the specific subject matter of this Agreement, and this Agreement supersedes and terminates all prior agreements, representations and understandings, written or oral, pertaining thereto. All obligations shall commence upon the effective date of this Agreement. Any modifications, amendments, or changes to this Agreement will be binding upon the parties only if agreed upon in writing by the parties.
- f. **Effect of Waiver.** No waiver by any party of any breach of any term or provision of this Agreement shall be construed to be, nor be, a waiver of any preceding, concurrent or succeeding breach of the same, or of any other term or provision hereof.
- g. **Unenforceable Provisions.** In the event that any part of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the remaining parts herein shall nevertheless continue to be valid and enforceable as though the invalid or unenforceable part(s) had not been included herein.
- h. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Utah.

**SANTAQUIN CITY**

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**Daniel M. Olson, Mayor**

ATTEST:

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Amalie R. Ottley, City Recorder

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**Norman E. Beagley,  
City Manager**

# Santaquin City Resolution 05-03-2022

## A RESOLUTION APPROVING A BOARD MEMBER AND AN ALTERNATE BOARD MEMBER TO THE CENTRAL UTAH 911 DISPATCH BOARD TO REPRESENT SANTAQUIN CITY

**WHEREAS**, the City of Santaquin is a fourth class city in the State of Utah with the responsibility of providing dispatch services for its public safety personnel; and

**WHEREAS**, the City of Santaquin joined Central Utah 911 Dispatch as a means of providing dispatch services to its public safety personnel; and

**WHEREAS**, the Central Utah 911 Dispatch is a public safety communications center answering 9-1-1 emergency calls for police, fire and emergency medical needs throughout Utah and Juab Counties. The communications center provides dispatch services to participating counties, cities, towns and unincorporated areas of Utah and Juab Counties; and

**WHEREAS**, to provide governance to the Central Utah 911 Dispatch Board each community appoints a representative to participate on the board; and

**WHEREAS**, the Central Utah 911 Dispatch Board desires to have the appointment of a representative from Santaquin City and an alternate representative passed by a Resolution of the Santaquin City Council;

**NOW THEREFORE**, be it resolved by the City Council of Santaquin City to accept Mayor Olson's appointment of City Manager Norm Beagley as the voting board member and Police Chief Rodney Hurst as the alternate voting board member (voting in the absence of Manager Beagley) of the Central Utah 911 Dispatch Board.

**ADOPTED AND PASSED** by the City Council of Santaquin City, Utah, this 3<sup>rd</sup> day of May 2022.

SANTAQUIN CITY

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Daniel M. Olson, Mayor

Attest

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Amalie R. Ottley, City Recorder



# MEMO



To: Mayor Olson and City Council Members

From: Ryan Harris, Staff Planner

Date: April 28, 2022

RE: **Vistas West at Summit Ridge Subdivision Preliminary Major Change Review**

Zone: PC Size: 48.19 Acres Lots: 95
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The Vistas West at Summit Ridge Subdivision is located at approximately Crest Dale Lane and Vista Ridge Drive. The preliminary plan for Vistas West was approved by the City Council on October 18, 2017. Since then, there have been an extension for the preliminary approval, and they have been approved to do mass grading.

On February 21, 2022, the applicant submitted final plans for all 5 phases of Vistas West. Staff started reviewing the plans and saw that there were some changes to the plans. During the original preliminary review, they were required to provide storm retention. The final plans showed that they removed 3 lots in phase 3 and replaced the lots with a storm retention basin to meet the storm retention requirements. They added the 3 lots to different phases in the development. They had to reduce the size of several lots to be able to fit the additional lots lost due to the retention basin.

[Santaquin City Code 11.20.090](#) states:

“Changes From Approved Preliminary Plats: It is recognized that through the final review process the design of street grades, **stormwater facilities**, and utilities may necessitate changes from preliminary plats approved by the City Council.

1. Minor Changes: The Development Review Committee may, in their discretion, approve minor changes from approved preliminary plats. The types of minor changes contemplated by this section include legal description mistakes, minor boundary changes, reduction of the number of parcels, modifications to road alignments and items that should have been included on the preliminary plat. In such a case, the Community Development Director shall provide written notice to the Planning Commission and City Council of such changes at each body's next meeting.
2. Major Changes: Major changes from approved preliminary plats, including an increase in the total lots within the development, **reduction of approved lot sizes**, change of public open space locations, elimination or increase in the number of roads, **shall be submitted for review by the Planning Commission and City Council.**

Due to the reduction of approved lot sizes the change to the preliminary plan is considered a major change and is required to be reviewed by the Planning Commission and City Council.

The proposed subdivision is in the Summit Ridge Development and is subject to the Summit Ridge Development Agreement and Santaquin City Code. All lot sizes meet the requirements of the Development Agreement and Santaquin City Code. The smallest lot is 11,107 square feet (.25 acres) and the largest lot is 34,002 square feet (.78 acres).

The storm retention basin will be in phase 3 of the development and is 1.63 acres. Part of the retention basin will be improved with a pavilion, tot lot, and grass. Phase 3 of the preliminary plans (Attachment 1) has an exhibit (Sheet LS-01) that shows a concept plan of the park. This is not the final plans for the park and landscaping. Final plans for the park and landscaping are required when final plans are submitted. The exhibit in the preliminary plans will give us a good idea of what the improvements will look like.

After reviewing the plans, the Planning Commission made the following motion:

Commissioner McNeff made a motion to make a positive recommendation to the City Council to approve the Vistas West at Summit Ridge Subdivision Preliminary Plan. Commissioner Lance seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Hoffman, Yes; Commissioner Nixon, Yes; Commissioner Weight, Yes; Commissioner McNeff, Yes; Commissioner Romero, Yes. The vote passed unanimously in favor.

After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning.

**Recommended Motion:** “Motion to approve the Vistas West @ Summit Ridge Preliminary Plan with the following condition:

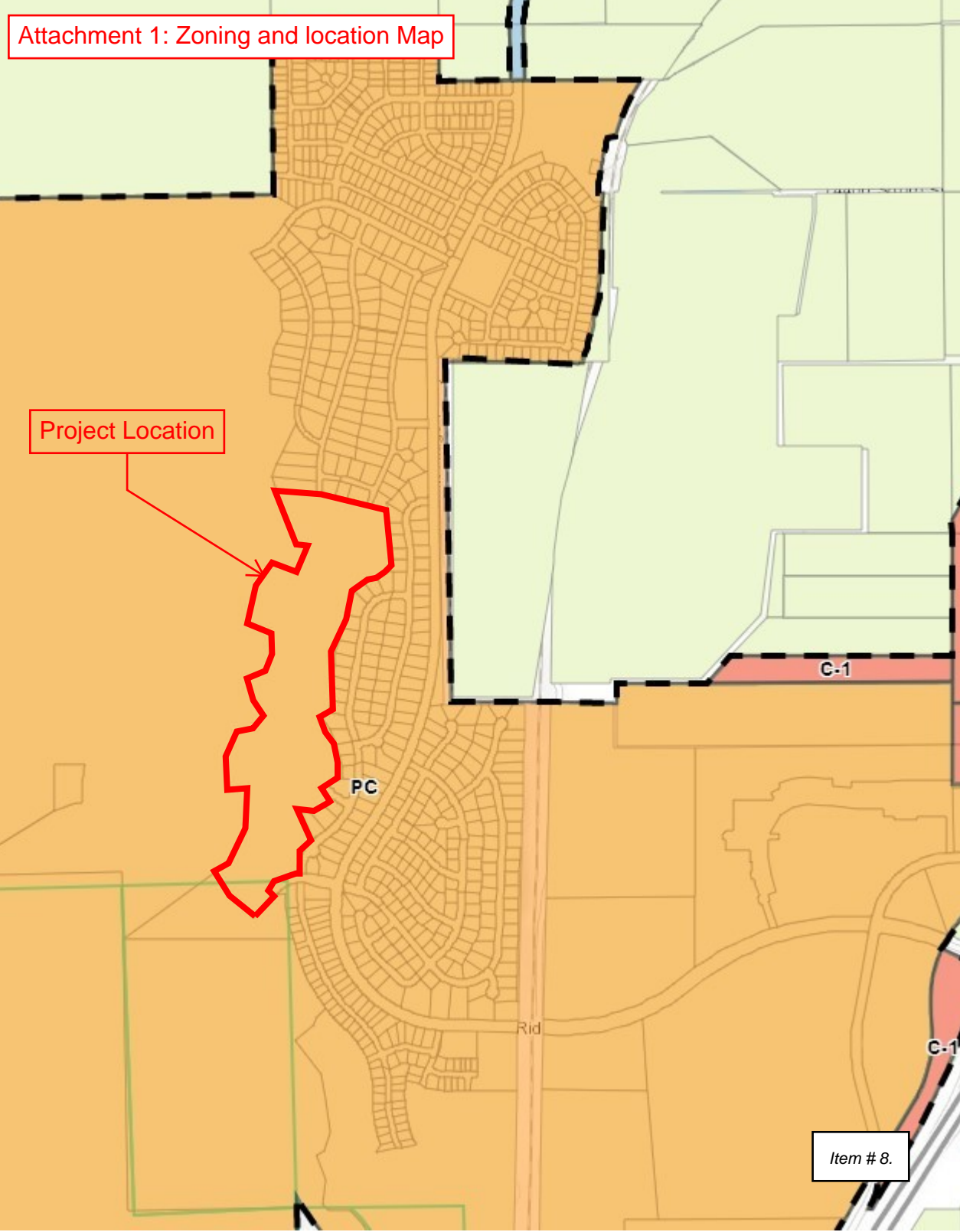
1. All planning and engineering comments be addressed.

**Attachments:**

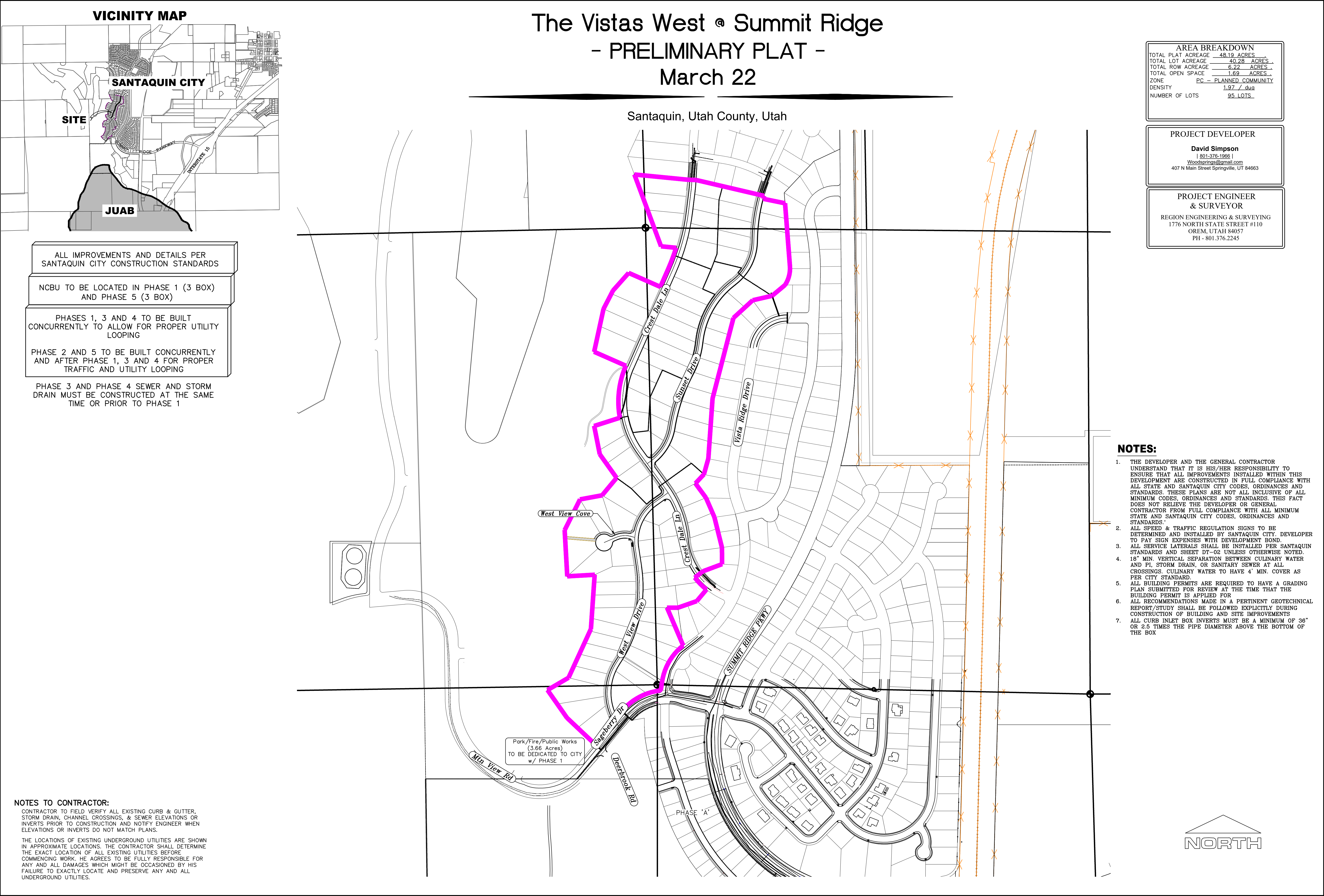
1. Zoning and Location Map
2. Preliminary Plans

Attachment 1: Zoning and location Map

Project Location









TITLE DESCRIPTION

A PARCEL OF LAND IN THE SOUTHERN PORTION OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE ALONG SAID SECTION LINE SOUTH 89° 05' 23" WEST FOR A DISTANCE OF 200.98 FEET AND SOUTH 157.24 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 39° 29' 43" WEST FOR A DISTANCE OF 245.43 FEET TO A POINT ON A LINE; THENCE NORTH 46° 40' 43" WEST FOR A DISTANCE OF 230.22 FEET TO A POINT ON A LINE; THENCE NORTH 34° 58' 36" WEST FOR A DISTANCE OF 196.81 FEET TO A POINT ON A LINE; THENCE NORTH 59° 34' 28" EAST FOR A DISTANCE OF 141.33 FEET TO A POINT ON A LINE; THENCE NORTH 24° 39' 14" EAST FOR A DISTANCE OF 311.57 FEET TO A POINT ON A LINE; THENCE NORTH 03° 56' 17" EAST FOR A DISTANCE OF 315.48 FEET TO A POINT ON A LINE; THENCE SOUTH 86° 47' 00" WEST FOR A DISTANCE OF 159.30 FEET TO A POINT ON A LINE; THENCE NORTH 03° 13' 01" WEST FOR A DISTANCE OF 268.44 FEET TO A POINT ON A LINE; THENCE NORTH 26° 32' 16" EAST FOR DISTANCE OF 199.53 FEET TO A POINT ON A LINE; THENCE NORTH 79° 31' 09" EAST FOR A DISTANCE OF 130.22 FEET TO A POINT ON A LINE; THENCE NORTH 39° 45' 10" EAST FOR A DISTANCE OF 132.00 FEET TO A POINT ON A LINE; THENCE NORTH 35° 29' 00" WEST FOR A DISTANCE OF 168.34 FEET TO A POINT ON A LINE; THENCE NORTH 11° 13' 00" WEST FOR A DISTANCE OF 167.42 FEET TO A POINT ON A LINE; THENCE NORTH 72° 16' 35" EAST FOR A DISTANCE OF 156.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 33° 42' 36", HAVING A RADIUS OF 524.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 06° 33' 58" EAST FOR A DISTANCE OF 304.16 FEET TO A POINT ON THE INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 66° 15' 00" WEST FOR A DISTANCE OF 200.87 FEET TO A POINT ON A LINE; THENCE NORTH 12° 19' 23" EAST FOR A DISTANCE OF 255.06 FEET TO A POINT ON A LINE; THENCE NORTH 27° 19' 22" EAST FOR A DISTANCE OF 120.23 FEET TO A POINT ON A LINE; THENCE NORTH 41° 38' 48" EAST FOR A DISTANCE OF 136.61 FEET TO A POINT ON A LINE; THENCE SOUTH 66° 15' 00" EAST FOR A DISTANCE OF 200.80 FEET TO A POINT ON A LINE; THENCE NORTH 22° 47' 50" EAST 199.56 FEET TO A POINT ON A LINE; THENCE NORTH 18° 23' 54" EAST FOR A DISTANCE OF 45.13 FEET TO A POINT ON A LINE; THENCE NORTH 84° 25' 20" WEST FOR A DISTANCE OF 87.88 FEET TO A POINT ON A LINE; THENCE NORTH 20° 21' 00" WEST FOR A DISTANCE OF 444.77 FEET TO A POINT ON A LINE; THENCE SOUTH 84° 25' 20" EAST FOR A DISTANCE OF 310.67 FEET TO A POINT ON A LINE; THENCE SOUTH 87° 58' 56" EAST FOR A DISTANCE OF 49.07 FEET TO A POINT ON A LINE; THENCE SOUTH 76° 51' 00" EAST FOR A DISTANCE OF 405.30 FEET TO A POINT ON A LINE; THENCE SOUTH 11° 34' 14" WEST FOR A DISTANCE OF 17.63 FEET TO A POINT ON A LINE; THENCE SOUTH 78° 25' 46" EAST FOR A DISTANCE OF 127.69 FEET TO A POINT ON A LINE; THENCE SOUTH 04° 26' 00" EAST FOR A DISTANCE OF 366.03 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 37° 42' 01", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 14° 25' 00" WEST FOR A DISTANCE OF 113.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 50° 11' 00" WEST FOR A DISTANCE OF 98.31 FEET TO A POINT ON A LINE; THENCE SOUTH 77° 04' 00" WEST FOR A DISTANCE OF 115.22 FEET TO A POINT ON A LINE; THENCE SOUTH 47° 28' 27" WEST FOR A DISTANCE OF 151.76 FEET TO A POINT ON A LINE; THENCE SOUTH 14° 32' 00" WEST FOR A DISTANCE OF 483.46 FEET TO A POINT ON A LINE; THENCE SOUTH 04° 00' 00" WEST FOR A DISTANCE OF 349.19 FEET TO A POINT ON A LINE; THENCE SOUTH 15° 39' 00" WEST FOR A DISTANCE OF 95.30 FEET TO A POINT ON A LINE; THENCE SOUTH 43° 02' 20" WEST FOR A DISTANCE OF 72.26 FEET TO A POINT ON A LINE; THENCE SOUTH 36° 14' 25" EAST FOR A DISTANCE OF 103.37 FEET TO A POINT ON A LINE; THENCE SOUTH 23° 32' 07" EAST FOR A DISTANCE OF 122.67 FEET TO A POINT ON A LINE; THENCE SOUTH 13° 56' 44" EAST FOR A DISTANCE OF 182.42 FEET TO A POINT ON A LINE; THENCE SOUTH 00° 19' 24" EAST FOR A DISTANCE OF 95.97 FEET TO A POINT ON A LINE; THENCE SOUTH 69° 30' 14" WEST FOR A DISTANCE OF 118.52 FEET TO A POINT ON A LINE; THENCE SOUTH 51° 58' 00" WEST FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 55' 18", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44° 29' 39" EAST FOR DISTANCE OF 96.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 39° 56' 39" WEST FOR A DISTANCE OF 87.60 FEET TO A POINT ON A LINE; THENCE SOUTH 70° 43' 21" WEST FOR A DISTANCE OF 116.32 FEET TO A POINT ON A LINE; THENCE SOUTH 89° 50' 37" WEST FOR A DISTANCE OF 62.79 FEET TO A POINT ON A LINE; THENCE SOUTH 23° 07' 06" EAST FOR A DISTANCE OF 238.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 18' 23", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 30° 11' 58" WEST FOR A DISTANCE OF 243.53 FEET; THENCE SOUTH 08° 32' 47" WEST FOR A DISTANCE OF 39.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 73° 40' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45° 22' 17" WEST FOR A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 43' 19", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 60° 51' 25" WEST FOR A DISTANCE OF 247.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 50° 26' 43" EAST A DISTANCE OF 8.55 FEET TO THE POINT OF BEGINNING.

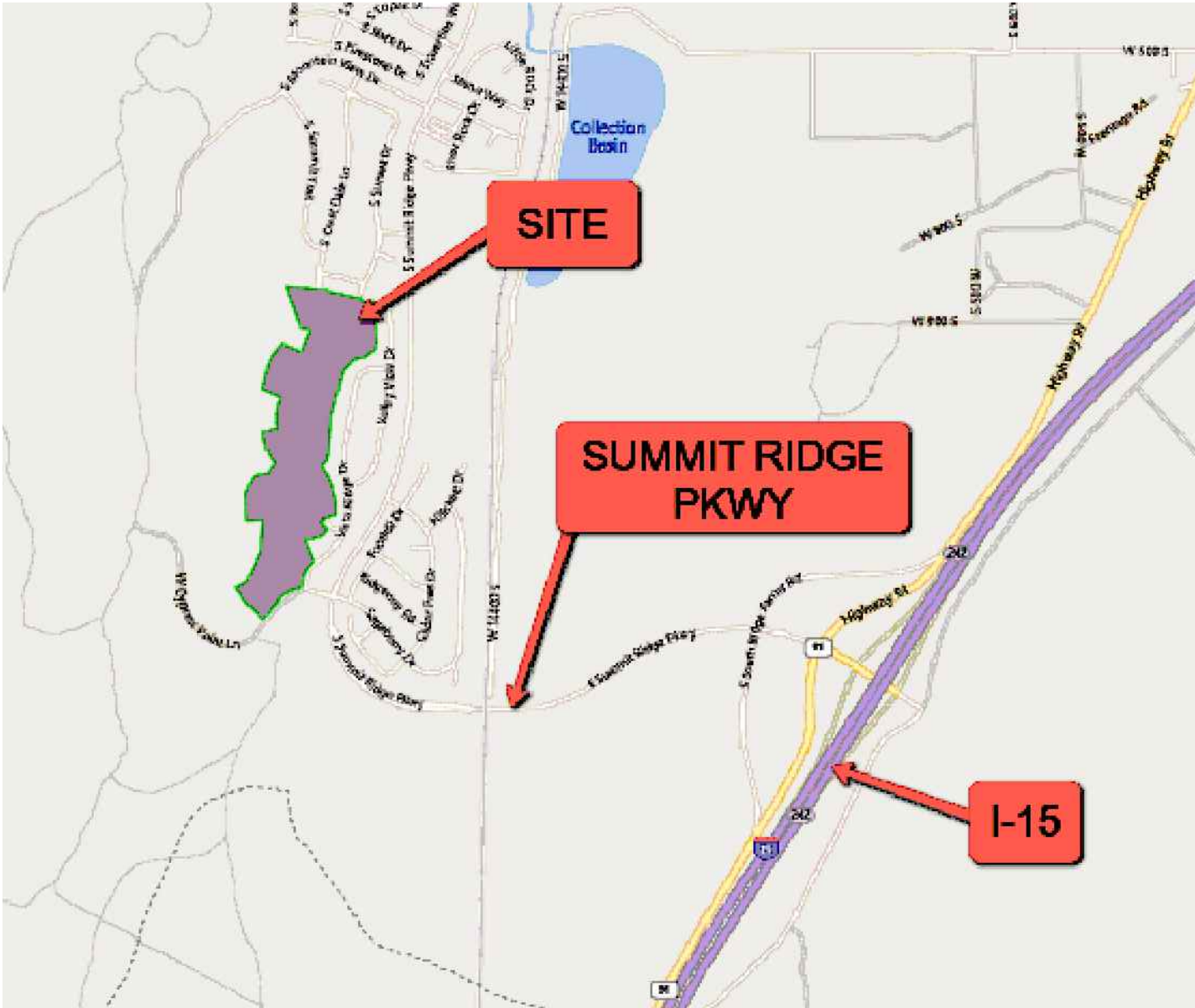
ITEMS CORRESPONDING TO SCHEDULE B-II

1-8. GENERAL EXCEPTIONS, NOT PLOTTED

9. MECHANICS' AND/OR MATERIALMEN'S LIEN CLAIMS IF EITHER WORK IS STARTED, ANY MATERIAL DELIVERED OR SERVICE RENDERED, PRIOR TO THE RECORDATION OF THE SECURITY INSTRUMENT TO BE INSURED.  
LOSS OF PRIORITY UNDER THIS PROVISION MAY JEOPARDIZE THE COMPANY'S ABILITY TO INSURE UNDER AN ALTA OWNER'S OR LENDERS POLICY.  
THE STATE CONSTRUCTION REGISTRY DISCLOSES THE FOLLOWING PRELIMINARY NOTICE(S): (A) ENTRY NO. 9256871, FILED JANUARY 3, 2022, BY GSH GEOTECHNICAL, INC.. (SURVEYOR NOTES: THIS DOCUMENT CALLS OUT PARCELS 32:015:0035 AND 32:0022:0007. THESE PARCELS LIE TO THE WEST AND SOUTH OF THIS PARCEL, BUT DO NOT INCLUDE IT. DOES NOT AFFECT THIS PARCEL, NOT SHOWN ON PLAT)
10. RIGHTS OF WAY IN FAVOR OF UTAH POWER AND LIGHT COMPANY FOR THE SANTAQUIN TINTIC TRANSMISSION LINE, AS DISCLOSED IN THAT CERTAIN WARRANTY DEED, RECORDED ON FEBRUARY 10, 1913, AS ENTRY NO. 821, IN BOOK 137, AT PAGE 79, UTAH COUNTY RECORDER'S OFFICE.(SURVEYOR NOTES: THIS IS A BLANKET EASEMENT OVER THE SOUTHERN PORTION OF THIS PROPERTY THAT FALLS IN SECTION 15, SHOWN ON PLAT)
11. THE TERMS, CONDITIONS, EFFECTS, AND STIPULATIONS OF A GRANT OF EASEMENT AND AGREEMENT DATED JANUARY 18, 2001, BY AND BETWEEN SOUTH COUNTY DEVELOPMENT, LC AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION. SAID GRANT OF EASEMENT AND AGREEMENT WAS RECORDED ON JANUARY 25, 2001, AS ENTRY NO. 6254:2001 IN THE UTAH COUNTY RECORDER'S OFFICE.  
(A) TERMINATION AND AMENDMENT TO GRANT OF EASEMENT AND AGREEMENT, RECORDED ON SEPTEMBER 4, 2002, AS ENTRY NO. 102768:2002 IN THE UTAH COUNTY RECORDER'S OFFICE. (SURVEYOR NOTES: THIS EASEMENT IS LOCATED IN THE SOUTHERLY PORTION OF THIS PROPERTY, SHOWN ON PLAT)
12. A TEMPORARY CONSTRUCTION EASEMENT IN FAVORS OF SANTAQUIN CITY FOR A NON-EXCLUSIVE AND TEMPORARY RIGHT-OF-WAY AND EASEMENT TO FACILITATE THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN THE SUMMIT RIDGE PLANNED COMMUNITY. SAID TEMPORARY CONSTRUCTION EASEMENT WAS RECORDED ON DECEMBER 5, 2001, AS ENTRY NO. 126549:2001, UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON DECEMBER 24, 2001 AS ENTRY NO. 225902 IN BOOK 430 AT PAGE 892 IN THE JUAB COUNTY RECORDER'S OFFICE) (SURVEYOR NOTES: THIS IS A BLANKET EASEMENT OVER SECTIONS 9, 10, 15 & 16, NOT SHOWN ON PLAT)
13. AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY KNOWN AS ORDINANCE NO. 12-1-2000 WHICH WAS RECORDED ON DECEMBER 26, 2000 AS ENTRY NO. 102458:2000 IN THE UTAH COUNTY RECORDER'S OFFICE.  
(A) FIRST AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED ON OCTOBER 31, 2006 AS ENTRY NO. 144933:2006 IN THE UTAH COUNTY RECORDER'S OFFICE AND THEN RECORDED ON OCTOBER 31, 2006 AS ENTRY NO. 00245622 IN BOOK 0499 AT PAGE 0125 IN THE JUAB COUNTY RECORDER'S OFFICE.  
(B) SECOND AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE RECORDED ON APRIL 21, 2020 AS ENTRY NO. 52340:2020 IN THE UTAH COUNTY RECORDER'S OFFICE.  
(C) AGREEMENT OF EXPIRATION OF ANNEXATION AND DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE RECORDED ON DECEMBER 18, 2020 AS ENTRY NO. 202292:2020 IN THE UTAH COUNTY RECORDER'S OFFICE.(SURVEYOR NOTES: ALL OF PROPERTY INCLUDED IN DESCRIPTION
14. THE RIGHTS OF TENANTS AND/OR PARTIES IN POSSESSION OF THE SUBJECT LAND UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.(SURVEYOR NOTES: NOT A SURVEY MATTER)
15. MATTERS AS SET FORTH ON THE CERTAIN SURVEY FOR LGI HOMES UTAH, A UTAH LIMITED LIABILITY COMPANY, PRO-TITLE AND ESCROW, INC., AND FIRST AMERICAN TITLE COMPANY, PREPARED BY ROBBIN J. MULLEN, DATED DECEMBER 14, 2021, AS PROJECT NO. UNKNOWN. (SURVEYOR NOTES: THIS SURVEY IS A PORTION OF THAT LARGER SURVEY)
16. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (SURVEYOR NOTES: NOT PLOTTABLE, NOT SHOWN ON PLAT)
17. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE PUBLIC RECORDS. (SURVEYOR NOTES: NOT PLOTTABLE, NOT SHOWN ON PLAT)
18. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES, RECORDED ON SEPTEMBER 1, 2006 AS ENTRY NO. 15136:2006 IN THE UTAH COUNTY RECORDER'S OFFICE.  
(A) FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON AUGUST 14, 2019 AS ENTRY NO. 77782:2019 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON AUGUST 14, 2019 AS ENTRY NO. 291619 IN BOOK 591 AT PAGE 16 IN THE JUAB COUNTY RECORDER'S OFFICE)  
(B) SECOND AMENDMENT TO RESIDENTIAL DESIGN GUIDELINES FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON SEPTEMBER 1, 2020 AS ENTRY NO. 132794:2020 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON SEPTEMBER 1, 2020 AS ENTRY NO. 295982 IN BOOK 600 AT PAGE 1135 IN THE JUAB COUNTY RECORDER'S OFFICE)  
(C) SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 2 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON FEBRUARY 8, 2021 AS ENTRY NO. 23190:2021 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON FEBRUAY 8, 2021 AS ENTRY NO. 298710 IN BOOK 605 AT PAGE 1623 IN THE JUAB COUNTY RECORDER'S OFFICE)  
(D) SECOND SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 3 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON SEPTEMBER 17, 2021 AS ENTRY NO. 161723:2021 IN THE UTAH COUNTY RECORDER'S OFFICE. (SURVEYOR NOTES: THIS DOCUMENT INCLUDES ALL OF THIS PROPERTY. THE EASEMENTS ARE NOT DESCRIBED SO CANNOT BE PLOTTED, NOT SHOWN ON PLAT)
- 19-26. VARIOUS EXCEPTIONS THAT DO NOT HAVE SPECIFIC EASEMENTS TO PLOT. NOT PLOTTABLE, NOT SHOWN.

THE VISTAS WEST AT SUMMIT RIDGE

LOCATED IN THE WEST ½ OF SECTION 15, NE ¼ SECTION 16, E½ OF SECTION 9 AND THE W½ OF SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santiquin, Utah County, UT



Vicinity Map

based upon Title Commitment No. 38268-P FROM PRO-TITLE AND ESCROW, INC, bearing an effective date of February 3, 2022, 7:30 am.

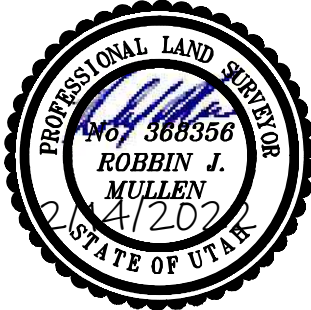
Surveyor's Certification

To PRO-TITLE AND ESCROW, INC.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on December 14, 2021.

*[Signature]*

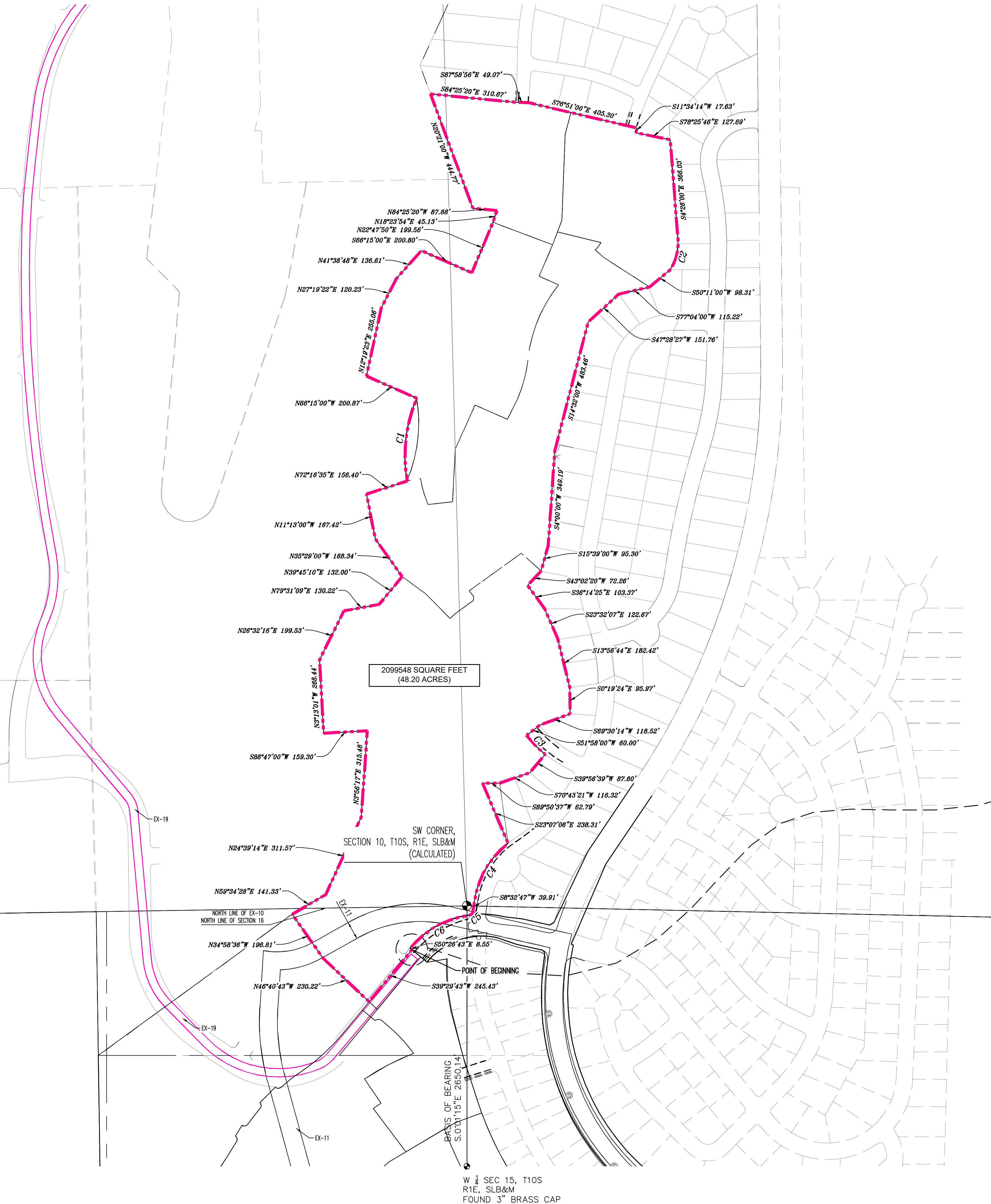
Surveyor's signature



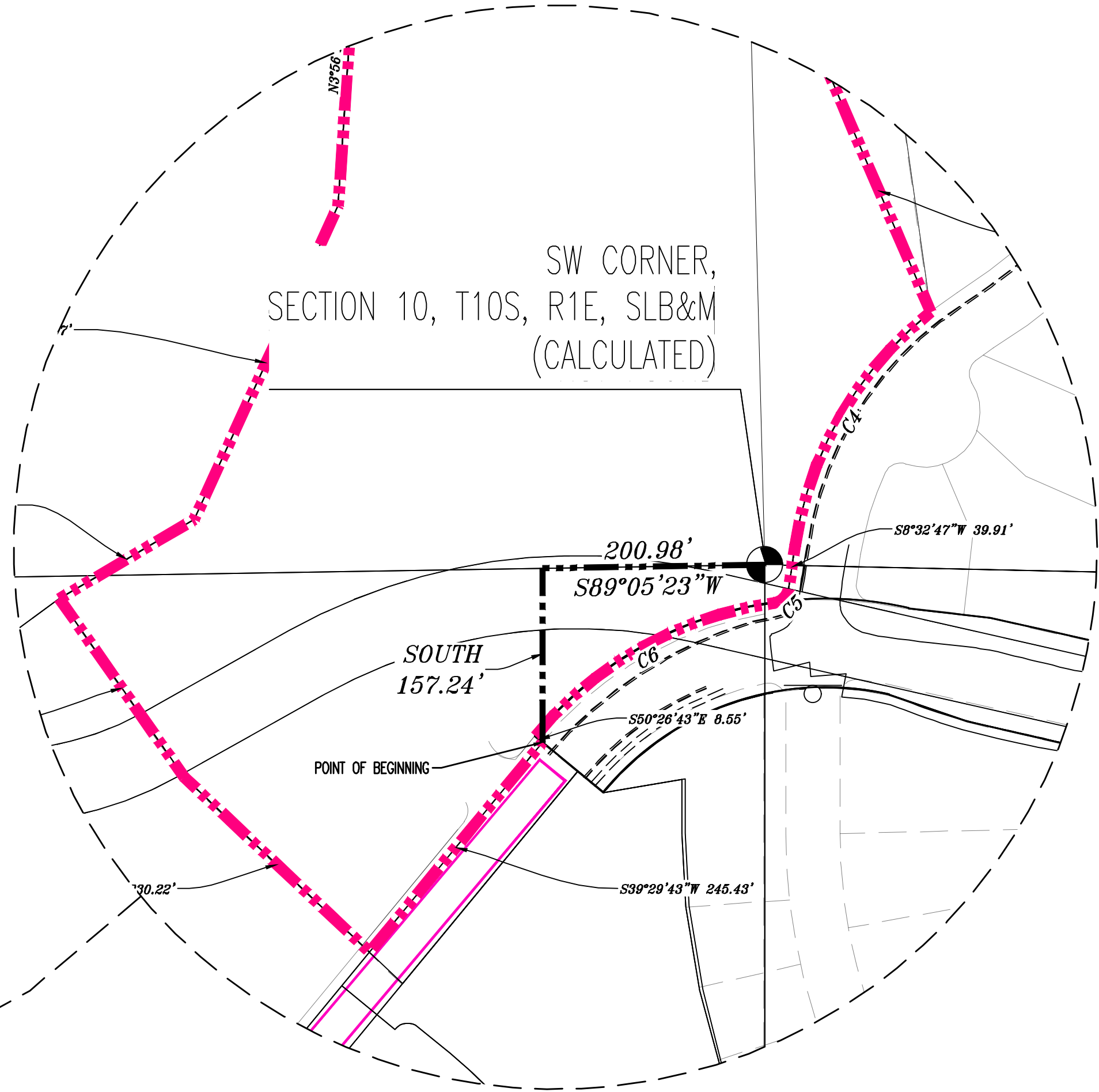
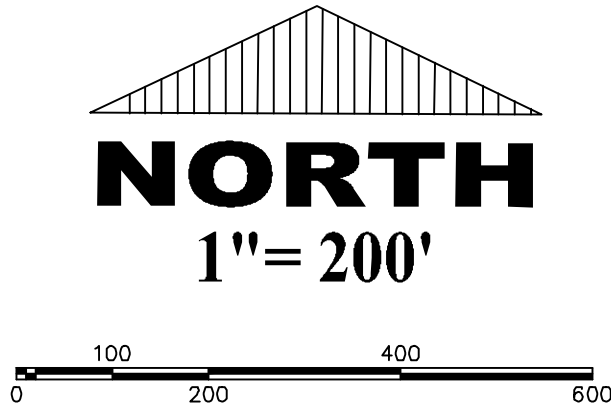
Robbin J. Mullen  
1776 North State St. #110  
Orem, UT 84057  
(801) 367-5274

Surveyor License #:368356  
Date of last revision:Jan. 06, 2022





CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C2	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C3	96.98'	430.00'	96.77'	S44°29'39"E	12°55'18"
C4	249.43'	330.00'	243.53'	S30°11'58"W	43°18'23"
C5	19.29'	15.00'	17.99'	S45°22'17"W	73°40'17"
C6	253.52'	340.00'	247.69'	S60°51'25"W	42°43'19"



Legend of Symbols & Abbreviations

- FENCE

IRON PIN SET

RIGHT OF WAY

CENTERLINE

FOUND MONUMENT

SIGN

MEASURED

RECORDED

FLAGPOLE

ADA PARKING

REC. RECORDED

CALC. CALCULATED

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

ACCESS POINT OF ACCESS
- POWER POLE

LIGHT POLE

TRANSFORMER

ELECTRIC METER

GAS VALVE

GAS METER

WATER METER

WATER VALVE

HYDRANT

WATER MANHOLE

STORM MANHOLE

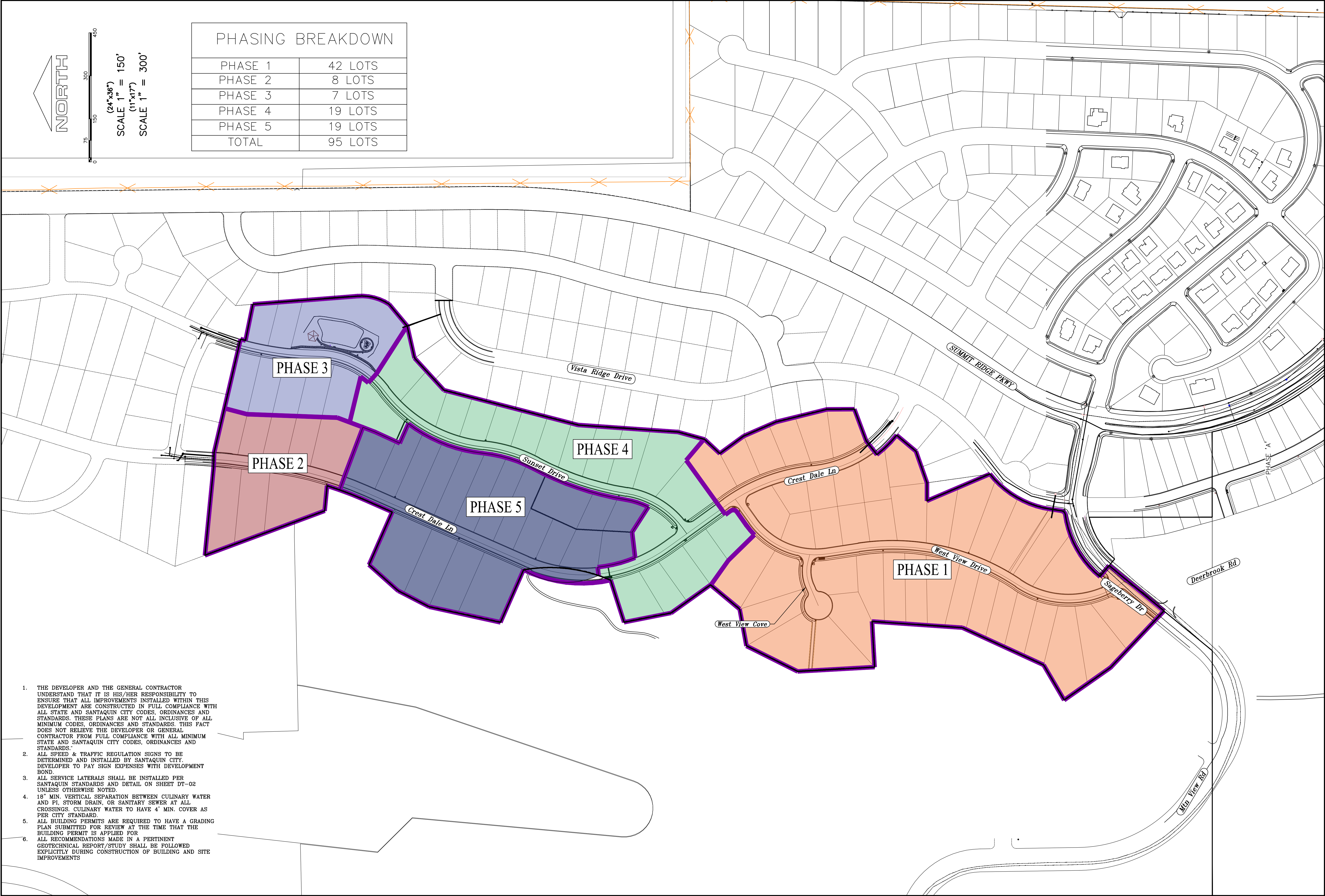
CATCH BASIN (SQUARE)

CATCH BASIN (ROUND)




SANITARY MANHOLE

SANITARY CLEANOUT





C:\Users\SHERRIN\OneDrive\REGION PROJECTS\REGION ENGINEERING PROJECTS\2020\2020\_002\_VISTAS WEST - SANTAQUIN\2\_SHEET FILES\PHASE 1\PH-01



region  
Engineering  
& Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**THE VISTAS WEST @ SUMMIT RIDGE**

**PHASE 1**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022

PROJECT #

REVISIONS:

1	
2	
3	

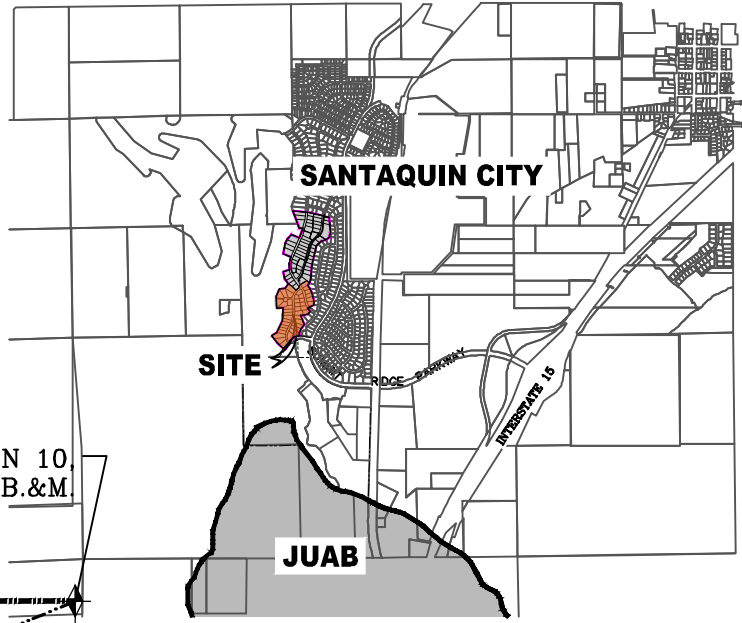
SHEET NAME:  
PHASE PLAN

SHEET:  
PH-01



THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1

VICINITY MAP



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23"W. A DISTANCE OF 236.39 FEET ALONG THE SECTION LINE AND NORTH 1205.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, T10S, R1E, S.L.B.&M. TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE S 44° 32' 11" E FOR A DISTANCE OF 127.68 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 08° 23' 13", HAVING A RADIUS OF 296.50 FEET, AND WHOSE LONG CHORD BEARS N 50° 19' 24" E FOR A DISTANCE OF 43.36 FEET, THENCE N 54° 31' 00" E FOR A DISTANCE OF 52.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 21' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 09° 20' 30" E FOR A DISTANCE OF 21.28 FEET, THENCE N 35° 50' 00" W FOR A DISTANCE OF 23.05 FEET TO A POINT ON A LINE, THENCE N 54° 10' 00" E FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE, THENCE N 54° 10' 00" E FOR A DISTANCE OF 173.44 FEET TO A POINT ON A LINE, THENCE S 48° 33' 10" E FOR A DISTANCE OF 97.14 FEET TO A POINT ON A LINE, THENCE S 43° 02' 20" W FOR A DISTANCE OF 72.26 FEET TO A POINT ON A LINE, THENCE S 36° 14' 25" E FOR A DISTANCE OF 103.37 FEET TO A POINT ON A LINE, THENCE S 23° 32' 07" E FOR A DISTANCE OF 122.67 FEET TO A POINT ON A LINE, THENCE S 13° 56' 44" E FOR A DISTANCE OF 182.42 FEET TO A POINT ON A LINE, THENCE S 00° 19' 24" E FOR A DISTANCE OF 95.97 FEET TO A POINT ON A LINE, THENCE S 69° 30' 14" W FOR A DISTANCE OF 118.52 FEET TO A POINT ON A LINE, THENCE S 51° 58' 00" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 55' 18", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 29' 39" E FOR A DISTANCE OF 96.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE, THENCE S 39° 56' 39" W FOR A DISTANCE OF 87.60 FEET TO A POINT ON A LINE, THENCE S 70° 43' 21" W FOR A DISTANCE OF 116.32 FEET TO A POINT ON A LINE, THENCE S 89° 50' 37" W FOR A DISTANCE OF 52.79 FEET TO A POINT ON A LINE, THENCE S 23° 07' 08" E FOR A DISTANCE OF 238.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 18' 23", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS S 30° 11' 58" W FOR A DISTANCE OF 243.53 FEET, THENCE S 08° 32' 42" E FOR A DISTANCE OF 39.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 73° 40' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 22' 17" W FOR A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 43' 19", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS S 60° 51' 25" W FOR A DISTANCE OF 247.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE, THENCE S 49° 56' 41" E FOR A DISTANCE OF 8.50 FEET TO A POINT ON A LINE, THENCE S 39° 29' 43" W FOR A DISTANCE OF 245.35 FEET TO A POINT ON A LINE, THENCE N 48° 40' 43" W FOR A DISTANCE OF 230.17 FEET TO A POINT ON A LINE, THENCE N 03° 56' 17" E FOR A DISTANCE OF 315.48 FEET TO A POINT ON A LINE, THENCE S 86° 47' 00" W FOR A DISTANCE OF 159.30 FEET TO A POINT ON A LINE, THENCE N 03° 13' 00" W FOR A DISTANCE OF 268.44 FEET TO A POINT ON A LINE, THENCE N 28° 32' 16" E FOR A DISTANCE OF 198.55 FEET TO A POINT ON A LINE, THENCE N 79° 31' 09" E FOR A DISTANCE OF 130.22 FEET TO A POINT ON A LINE, THENCE N 39° 45' 10" E A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING CONTAINING 20.50 ACRES OF LAND AND 42 LOTS

AREA BREAKDOWN

TOTAL PLAT ACREAGE	20.50 ACRES
TOTAL LOT ACREAGE	18.09 ACRES
TOTAL ROW ACREAGE	2.35 ACRES
TOTAL OPEN SPACE	0.06 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.05 / A/C
NUMBER OF LOTS	42 LOTS

PROJECT DEVELOPER

David Simpson  
1801-376-1966  
Woodspings@gmail.com  
407 N Main Street Springville, UT 84663

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

LEGEND

FOUND SECTION COR. AS NOTED  
SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
FOUND CLASS 1 STREET MONUMENT  
SET STREET MONUMENT

PROPERTY BOUNDARY  
CENTERLINE  
RIGHT-OF-WAY LINE  
LOT LINE  
SECTION LINE  
PUBLIC UTILITY EASEMENT  
CALCULATED POINT (NOT SET)  
NDCBU  
(4'x8' POSTAL EASEMENT)

AREA DEDICATED TO SANTIQUIN CITY AS PUBLIC RIGHT OF WAY  
AREA DEDICATED TO SANTIQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE HOA)

BASIS OF BEARING

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 19, T10S, R1E, S.L.B.&M. WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



(24"x36")  
SCALE 1" = 80'  
(11"x17")  
SCALE 1" = 160'

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

DOMINION ENERGY COMPANY

BY- \_\_\_\_\_

TITLE- \_\_\_\_\_

SHEET 1 of 2

P.O.B.

NORTH  
1205.38'

SW CORNER OF SECTION 10  
T10S, R1E, S.L.B.&M.

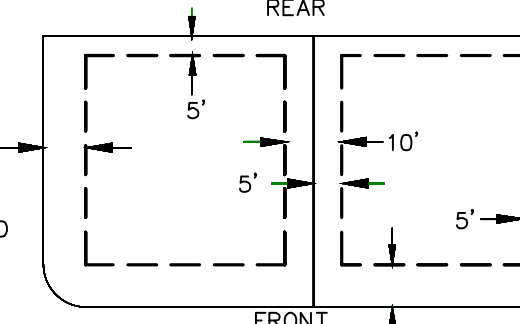
236.39'

S.89°05'23"W.

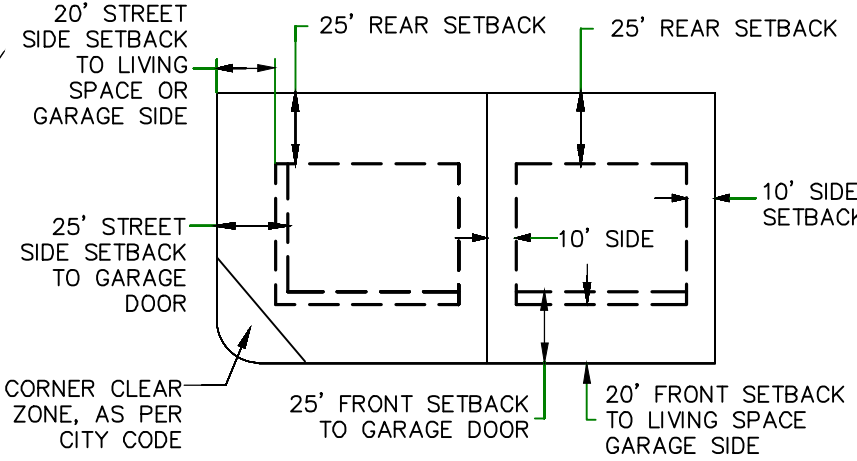
2704.70'

SECTION TIE

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
2. #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.
3. PROPOSED RESIDENTIAL ADDRESS.
4. AREA IN PARENTHESES DENOTES BUILDABLE AREA.
5. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTIQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS 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 MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER \_\_\_\_\_

CENTRACOM \_\_\_\_\_

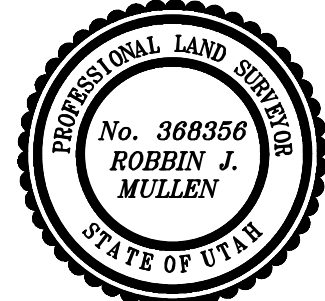
CENTURY LINK \_\_\_\_\_

LINE	LENGTH	DIRECTION
L1	57.85'	N54°31'00"E
L2	23.05'	N35°50'00"W
L3	75.82'	N66°46'31"E
L4	24.68'	S75°09'22"E
L5	25.80'	S35°50'00"E

INSTALL  
"PRIVATE PROPERTY  
- NO TRESPASSING"  
SIGN AT END OF OPEN SPACE

32-015-0038  
UTAH SUMMIT PARTNERS LLC

32-022-0007  
UTAH SUMMIT PARTNERS LLC



DATE

OWNERS DEDICATION

SURVEYOR

(See Seal Below)

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ 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 \_\_\_\_\_, A.D. 20 \_\_\_\_\_

APPROVED MAYOR OF SANTIQUIN

ENGINEER  
(See Seal Below)

ATTEST

CLERK-RECORDER  
(See Seal Below)

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

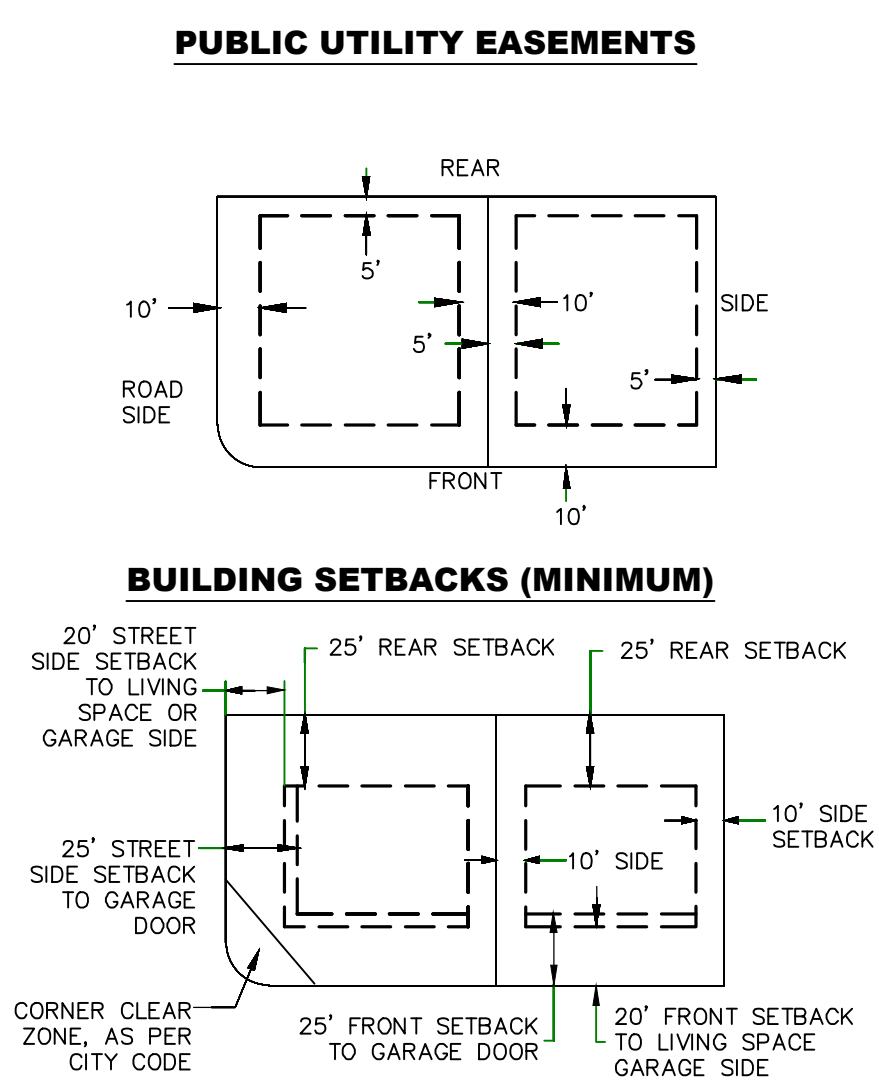


THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	43.40'	296.50'	43.36'	N50°19'24"E	8°23'13"
C2	23.65'	15.00'	21.28'	N9°20'30"E	90°21'00"
C3	96.98'	430.00'	96.77'	S44°29'39"E	12°55'18"
C4	249.43'	330.00'	243.53'	S30°11'58"W	43°18'23"
C5	19.29'	15.00'	17.99'	S45°22'17"W	73°40'17"
C6	253.52'	340.00'	247.69'	S60°51'25"W	42°43'19"
C7	230.85'	405.50'	227.74'	S21°05'05"E	32°37'03"
C8	283.69'	605.07'	281.10'	S19°10'50"E	26°51'47"
C9	34.01'	605.07'	34.00'	S34°13'20"E	3°13'13"
C10	86.37'	130.00'	84.79'	N85°48'34"E	38°04'06"
C11	32.33'	320.00'	32.32'	S34°04'52"E	5°47'21"
C12	363.38'	320.00'	344.17'	S1°20'40"W	65°03'44"
C13	579.15'	780.00'	565.94'	S12°36'16"W	42°32'33"
C14	62.24'	275.00'	62.11'	S2°10'58"E	12°58'06"
C15	241.02'	275.00'	233.38'	S29°24'33"W	50°12'55"
C47	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C48	45.57'	801.50'	45.56'	S32°14'49"W	3°15'27"
C49	78.06'	801.50'	78.03'	S27°49'41"W	5°34'49"
C50	81.28'	801.50'	81.24'	S22°07'58"W	5°48'37"
C51	72.72'	801.50'	72.69'	S16°37'42"W	5°11'54"
C52	79.04'	801.50'	79.00'	S11°12'15"W	5°39'00"
C53	101.17'	801.50'	101.10'	S4°45'48"W	7°13'56"
C54	95.52'	801.50'	95.47'	S2°16'02"E	6°49'43"
C55	41.76'	801.50'	41.76'	S7°10'27"E	2°59'07"
C56	37.89'	253.50'	37.85'	S4°23'08"E	8°33'46"
C57	127.49'	253.50'	126.15'	S14°18'14"W	28°48'56"
C58	114.17'	253.50'	113.21'	S41°36'51"W	25°48'19"
C59	44.43'	26.00'	39.22'	N76°31'46"W	97°54'27"
C60	81.26'	591.69'	81.20'	N23°38'21"W	7°52'09"
C61	122.85'	591.69'	122.63'	N13°45'23"W	1°15'347"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C62	21.01'	591.69'	21.01'	N6°47'27"W	2°02'05"
C63	74.13'	419.00'	74.03'	N9°50'40"W	10°08'13"
C64	97.99'	419.00'	97.77'	N21°36'47"W	13°24'01"
C65	66.56'	419.00'	66.49'	N32°51'49"W	9°06'04"
C66	129.25'	370.00'	128.59'	S27°19'30"E	20°00'51"
C67	80.99'	370.00'	80.83'	S11°02'49"E	12°32'31"
C68	87.43'	640.50'	87.36'	S9°36'11"E	7°49'15"
C69	95.41'	640.50'	95.32'	S17°46'51"E	8°32'05"
C70	89.23'	640.50'	89.16'	S26°02'22"E	7°58'56"
C71	64.87'	640.50'	64.84'	S32°55'55"E	5°48'10"
C73	62.39'	430.00'	62.34'	S46°47'54"E	8°18'48"
C74	34.58'	430.00'	34.57'	S40°20'15"E	4°36'30"
C75	29.35'	330.00'	29.34'	S49°18'17"W	5°05'46"
C76	100.15'	330.00'	99.76'	S38°03'46"W	17°23'16"
C77	116.19'	330.00'	115.59'	S19°16'55"W	20°10'26"
C78	71.20'	340.00'	71.07'	S76°13'08"W	11°59'53"
C80	3.74'	330.00'	3.74'	S8°52'15"W	0°38'55"
C81	182.32'	340.00'	180.14'	S54°51'28"W	30°43'26"
C82	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C85	30.67'	15.00'	25.60'	N81°55'50"W	117°08'54"
C86	251.23'	298.50'	243.88'	N0°45'17"E	48°13'21"
C87	90.90'	296.50'	90.54'	S37°20'50"W	17°33'54"
C88	82.65'	146.00'	81.55'	S82°59'31"W	32°26'00"
C89	23.05'	15.00'	20.85'	S55°10'37"W	88°03'48"
C90	90.14'	296.50'	89.80'	S19°51'19"W	17°25'10"
C91	52.71'	50.00'	50.30'	N81°54'37"W	60°24'08"
C92	16.10'	15.00'	15.34'	N82°28'01"W	61°30'55"
C93	36.94'	50.00'	36.10'	S46°43'30"W	42°19'38"
C94	15.40'	50.00'	15.34'	S16°44'06"W	17°39'10"
C95	45.36'	50.00'	43.82'	S18°04'55"E	51°58'52"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C96	81.63'	50.00'	72.86'	N89°09'26"E	93°32'26"
C97	43.20'	296.50'	43.16'	S4°29'34"E	8°20'54"
C98	20.44'	15.00'	18.90'	S39°21'46"E	78°05'19"
C99	69.28'	114.00'	68.21'	N84°11'03"E	34°49'03"
C100	16.10'	15.00'	15.34'	N36°01'04"E	61°30'55"
C101	32.40'	50.00'	31.84'	N23°49'25"E	37°07'37"
C102	81.47'	758.50'	81.43'	S5°35'23"E	6°09'15"
C103	75.03'	758.50'	75.00'	S0°19'17"W	5°40'04"
C104	75.03'	758.50'	75.00'	S5°59'20"W	5°40'04"
C105	121.52'	758.50'	121.39'	S13°24'45"W	9°10'46"
C106	75.03'	758.50'	75.00'	S20°50'10"W	5°40'04"
C107	75.03'	758.50'	75.00'	S26°30'14"W	5°40'04"
C108	14.94'	341.50'	14.94'	S32°37'19"W	2°30'26"
C109	60.07'	758.50'	60.06'	S31°36'24"W	4°32'17"
C110	75.15'	341.50'	75.00'	S25°03'50"W	12°36'31"
C111	75.15'	341.50'	75.00'	S12°27'19"W	12°36'31"
C112	58.57'	341.50'	58.50'	S1°14'15"W	9°49'38"
C113	55.78'	341.50'	55.72'	S8°21'20"E	9°21'32"
C114	17.99'	15.00'	16.93'	S5°08'01"W	68°43'23"
C115	96.52'	341.50'	96.20'	S21°07'55"E	16°11'37"



THE VISTAS WEST @ SUMMIT RIDGE PHASE 1		
UTAH COUNTY, UTAH		
SCALE: 1" = 80 FEET		
NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
This form approved by Utah County and the municipalities therein.		



1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- ① RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL (SEE DETAIL ON DT-01)
- ⑪ SPLIT RAIL (3 RAIL) FENCING - TO BE PLACED AT  
PROPERTY LINE

LEGEND

- EXISTING CONTOUR MAJOR  
--- EXISTING CONTOUR MINOR  
--- EXISTING DEED LINE  
--- SD  
--- SS  
--- EXISTING STORM MAIN  
--- EXISTING SEWER MAIN  
--- EXISTING WATER MAIN  
--- EXISTING PI MAIN  
--- EXISTING CONCRETE  
--- PI/WAT/SEWER LATERAL  
--- PROPOSED ASPHALT  
--- PROPOSED CONCRETE  
--- PROPOSED CURB & GUTTER  
--- PROPOSED LOT LINE  
--- BOUNDARY LINE  
--- RIGHT OF WAY LINE  
--- PROPOSED STORM MAIN  
--- PROPOSED CUL MAIN  
--- PROPOSED PI MAIN  
--- PROPOSED SEWER MAIN  
--- PROPOSED WAT/PI/SEWER  
SERVICE LATERALS  
--- RESIDENTIAL STREET LIGHT  
--- PROPOSED VALVE (WAT/PI)  
--- PROPOSED SEWER MANHOLE  
--- PROPOSED STORM INLET/MANHOLE  
--- PROPOSED ADA RAMP  
--- PROPOSED STOP/STREET SIGN  
--- PROPOSED FIRE HYDRANT  
--- FOUND SECTION COR. AS NOTED  
--- SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
--- FOUND CLASS I STREET MONUMENT  
--- SET STREET MONUMENT  
--- CENTERLINE  
--- RIGHT-OF-WAY LINE  
--- LOT LINE  
--- PUBLIC UTILITY EASEMENT  
--- SECTION LINE

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

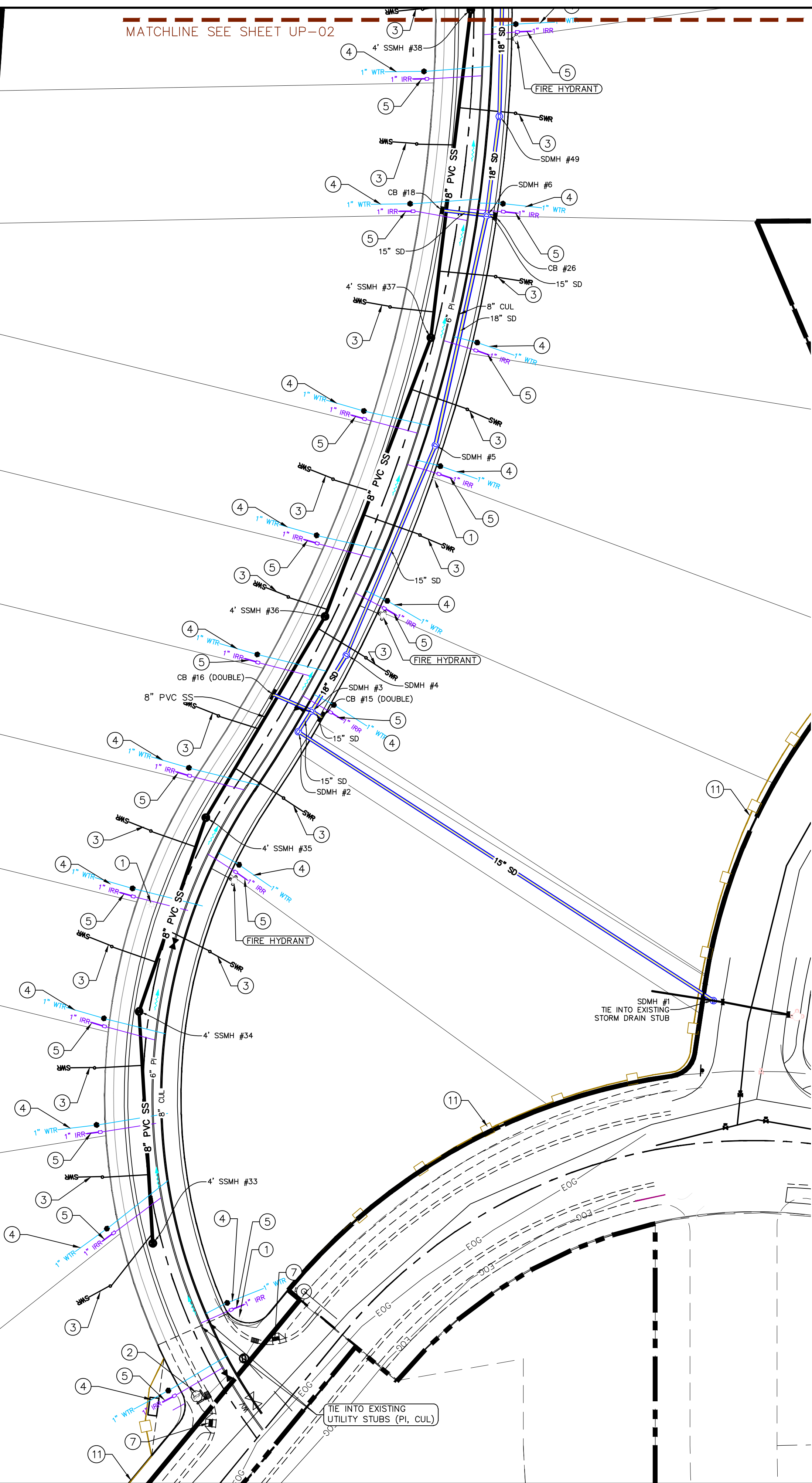
NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

MATCHLINE SEE SHEET UP-02



Engineering  
& Surveying  
**region**  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022  
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

UTILITY PLANS

SHEET:

UP-01



1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- ① RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL (SEE DETAIL ON DT-01)
- ⑪ SPLIT RAIL (3 RAIL) FENCING - TO BE PLACED AT  
PROPERTY LINE
- ⑫ 6' TAN VINYL FENCE (DROP 3' @ SETBACK LINES) ALONG ADJOINING PRIVATE  
PROPERTY  
ADJOINING PROPERTY OWNERS TO OWN/MAINTAIN FENCE  
--FENCE TO BE INSTALLED FULLY ON LOT OWNER PROPERTY (OFFSET FROM  
PROPERTY LINE 12")

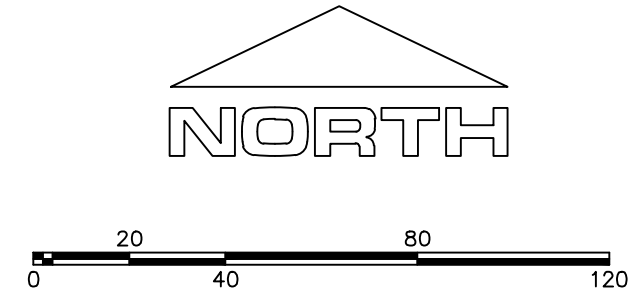
#### LEGEND

- EXISTING CONTOUR MAJOR  
--- EXISTING CONTOUR MINOR  
--- EXISTING DEED LINE  
SD EXISTING STORM MAIN  
SS EXISTING SEWER MAIN  
--- EXISTING WATER MAIN  
--- EXISTING PI MAIN  
--- EXISTING CONCRETE  
PI/WAT/SEWER LATERAL  
--- PROPOSED ASPHALT  
--- PROPOSED CONCRETE  
--- PROPOSED CURB & GUTTER  
--- PROPOSED LOT LINE  
--- BOUNDARY LINE  
--- RIGHT OF WAY LINE  
--- PROPOSED STORM MAIN  
--- PROPOSED CUL MAIN  
--- PROPOSED PI MAIN  
--- PROPOSED SEWER MAIN  
--- PROPOSED WAT/PI/SEWER  
SERVICE LATERALS  
☆ RESIDENTIAL STREET LIGHT  
x PROPOSED VALVE (WAT/PI)  
● PROPOSED SEWER MANHOLE  
● PROPOSED STORM INLET/MANHOLE  
● PROPOSED ADA RAMP  
● PROPOSED STOP/STREET SIGN  
● PROPOSED FIRE HYDRANT  
● FOUND SECTION COR. AS NOTED  
● SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
● FOUND CLASS 1 STREET MONUMENT  
● SET STREET MONUMENT  
--- CENTERLINE  
--- RIGHT-OF-WAY LINE  
--- LOT LINE  
--- PUBLIC UTILITY EASEMENT  
--- SECTION LINE

#### NOTES TO CONTRACTOR:

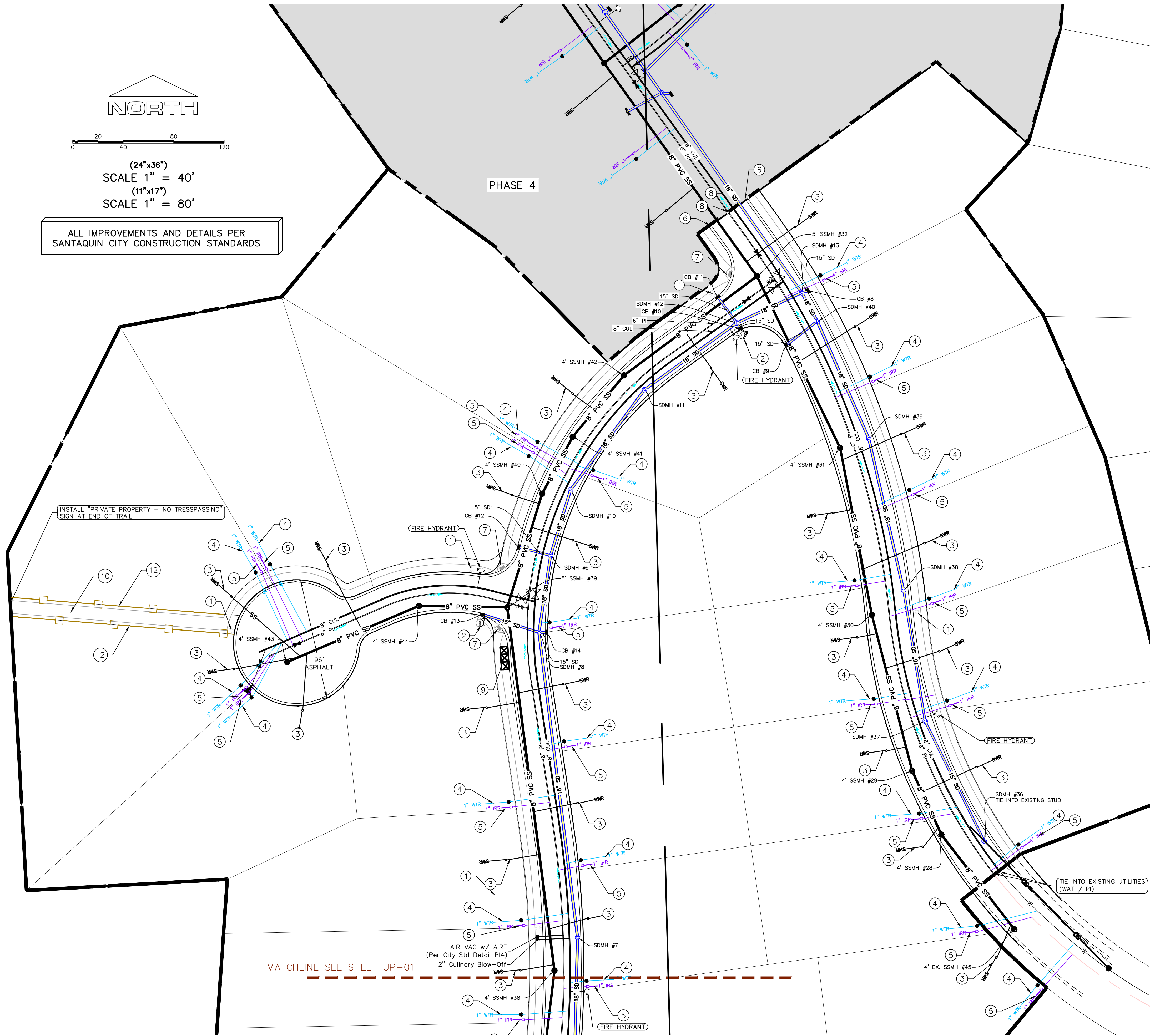
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



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& Surveying

**region**

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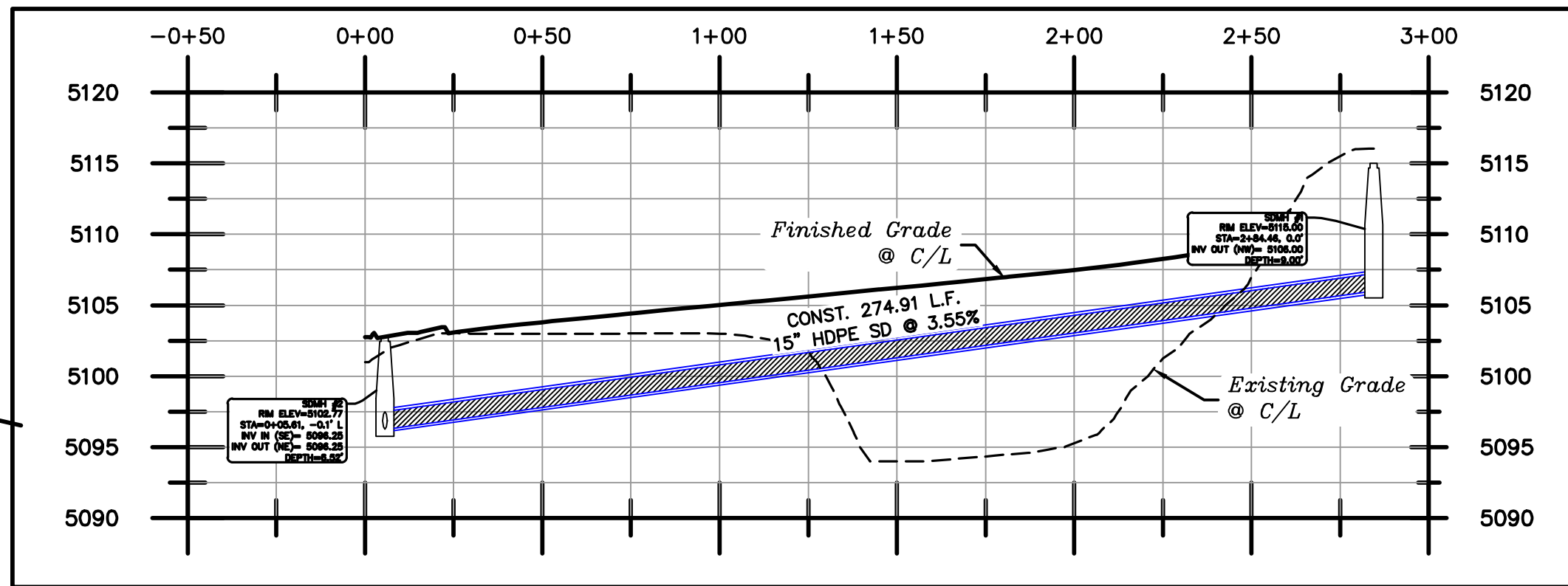
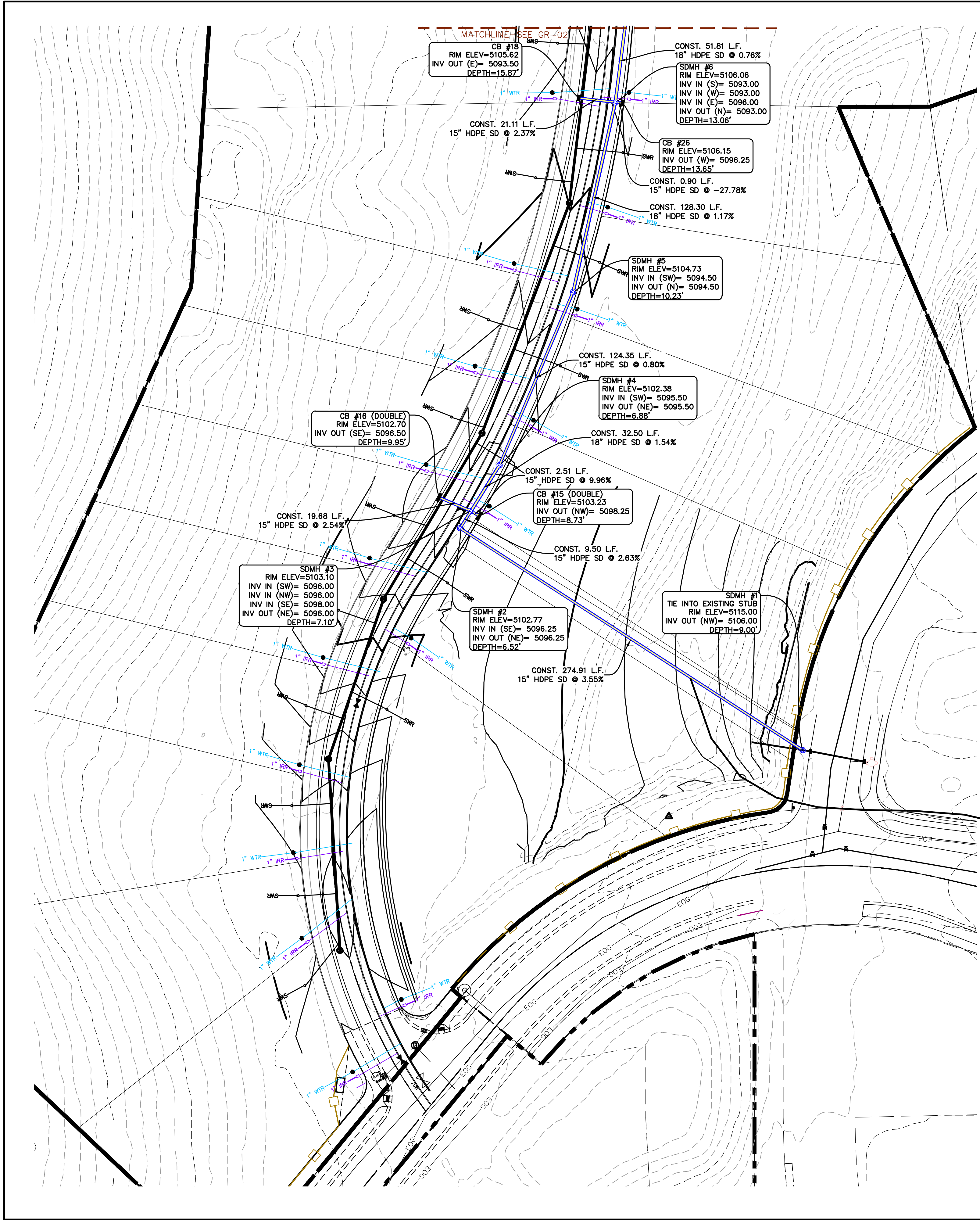


**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #
REVISIONS:
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3

SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-02





1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FL. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

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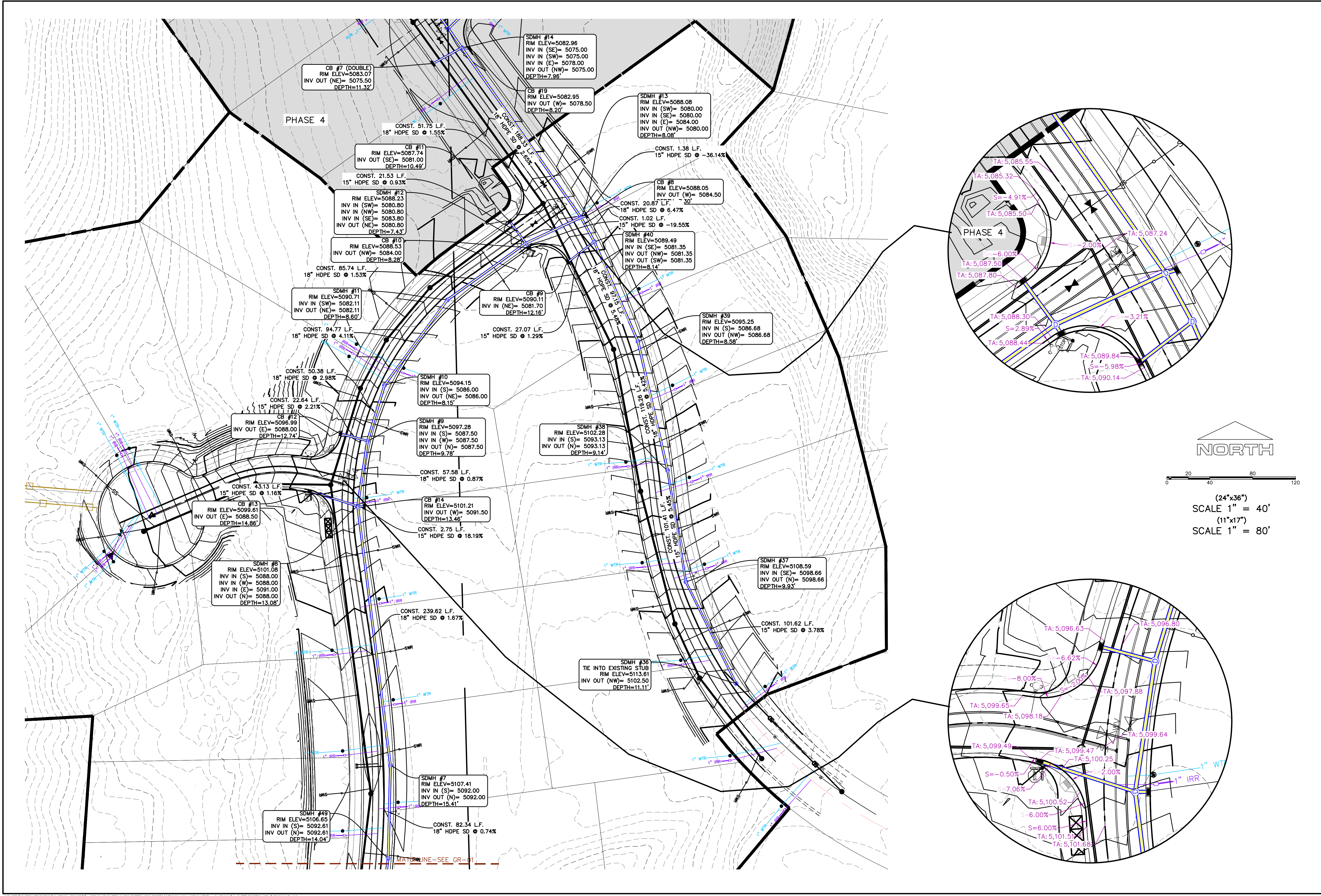
**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022  
PROJECT #  
REVISIONS:  

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SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**





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region

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THE VISTAS WEST @ SUMMIT RIDGE

PHASE 1

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

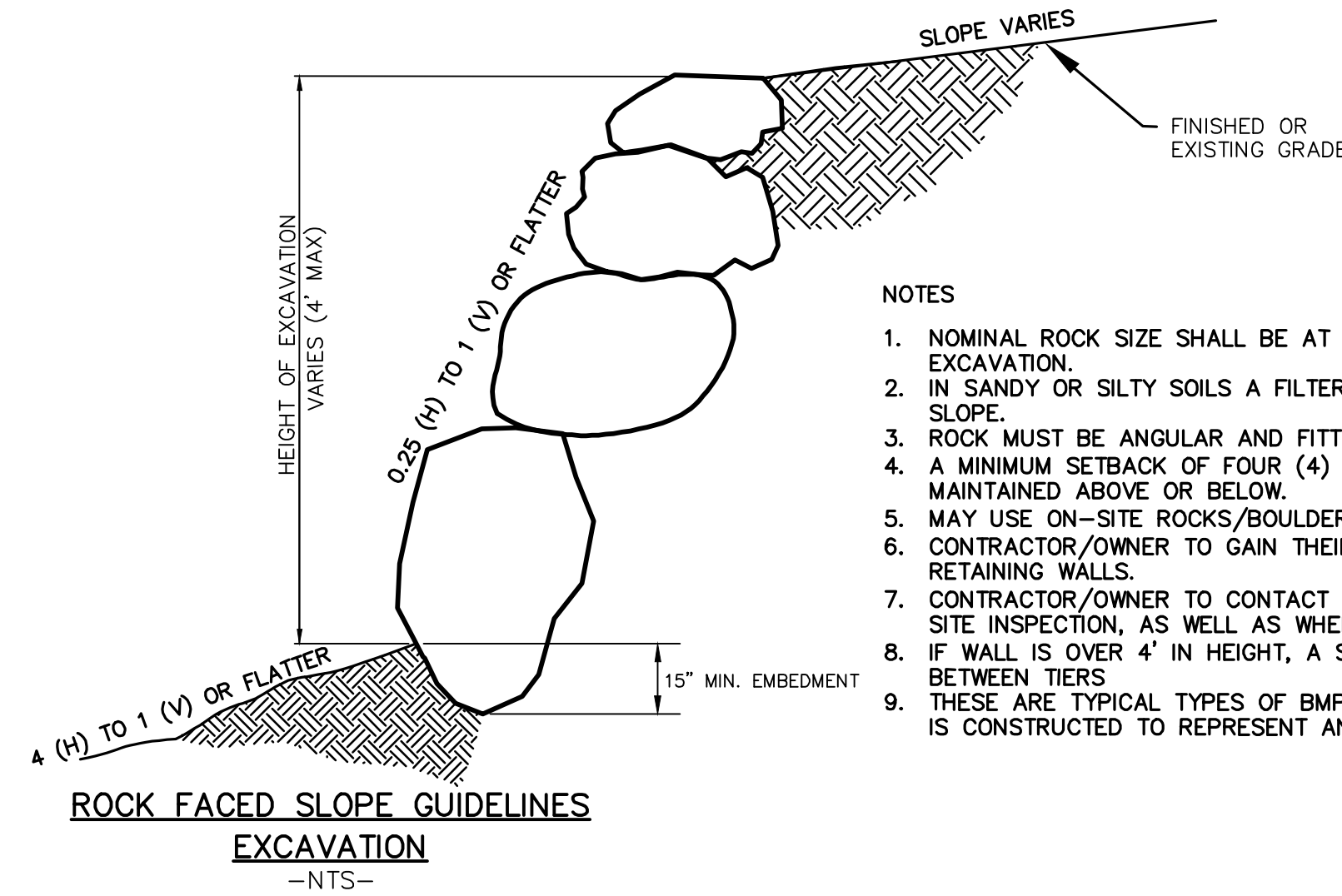
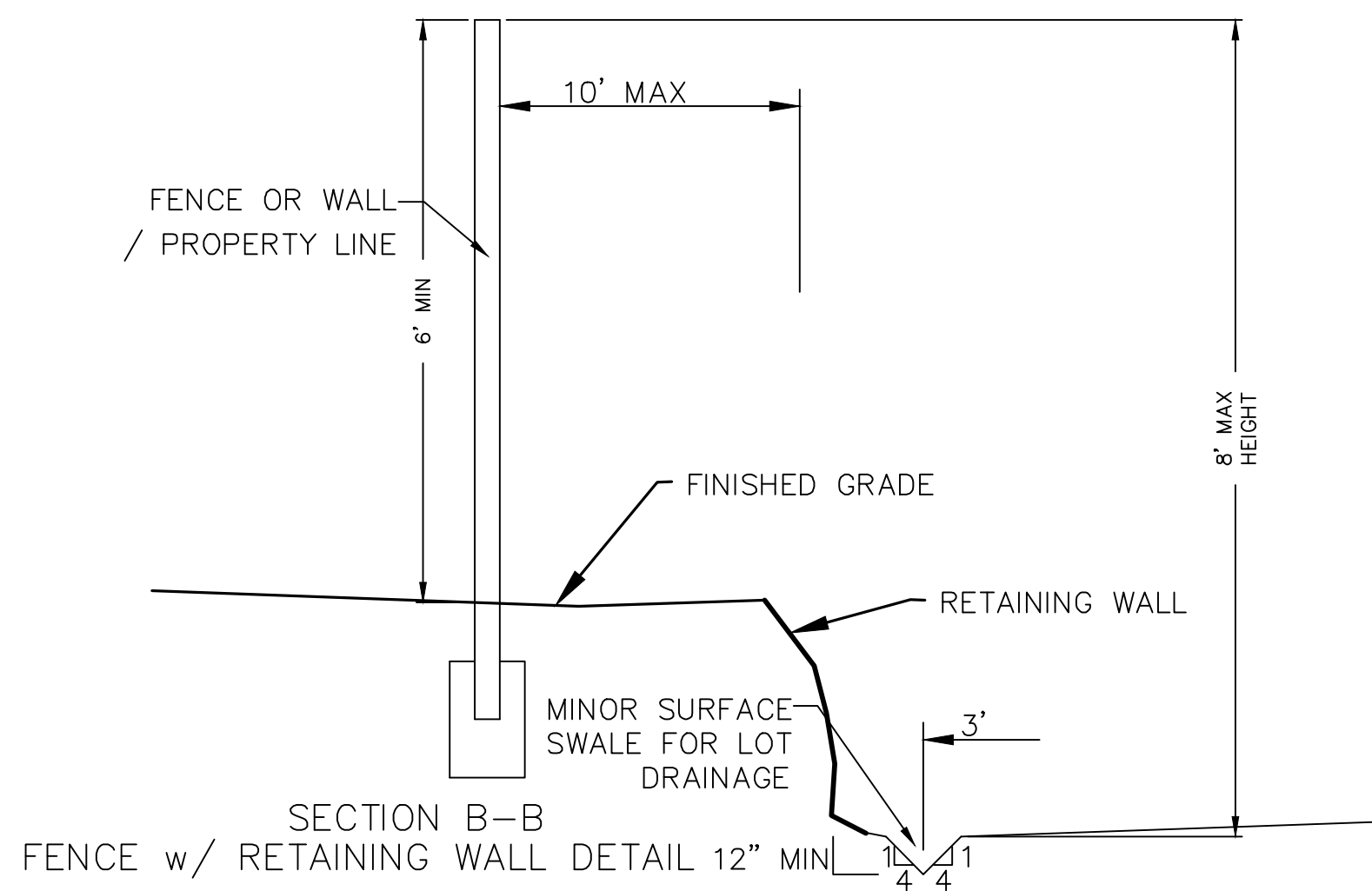
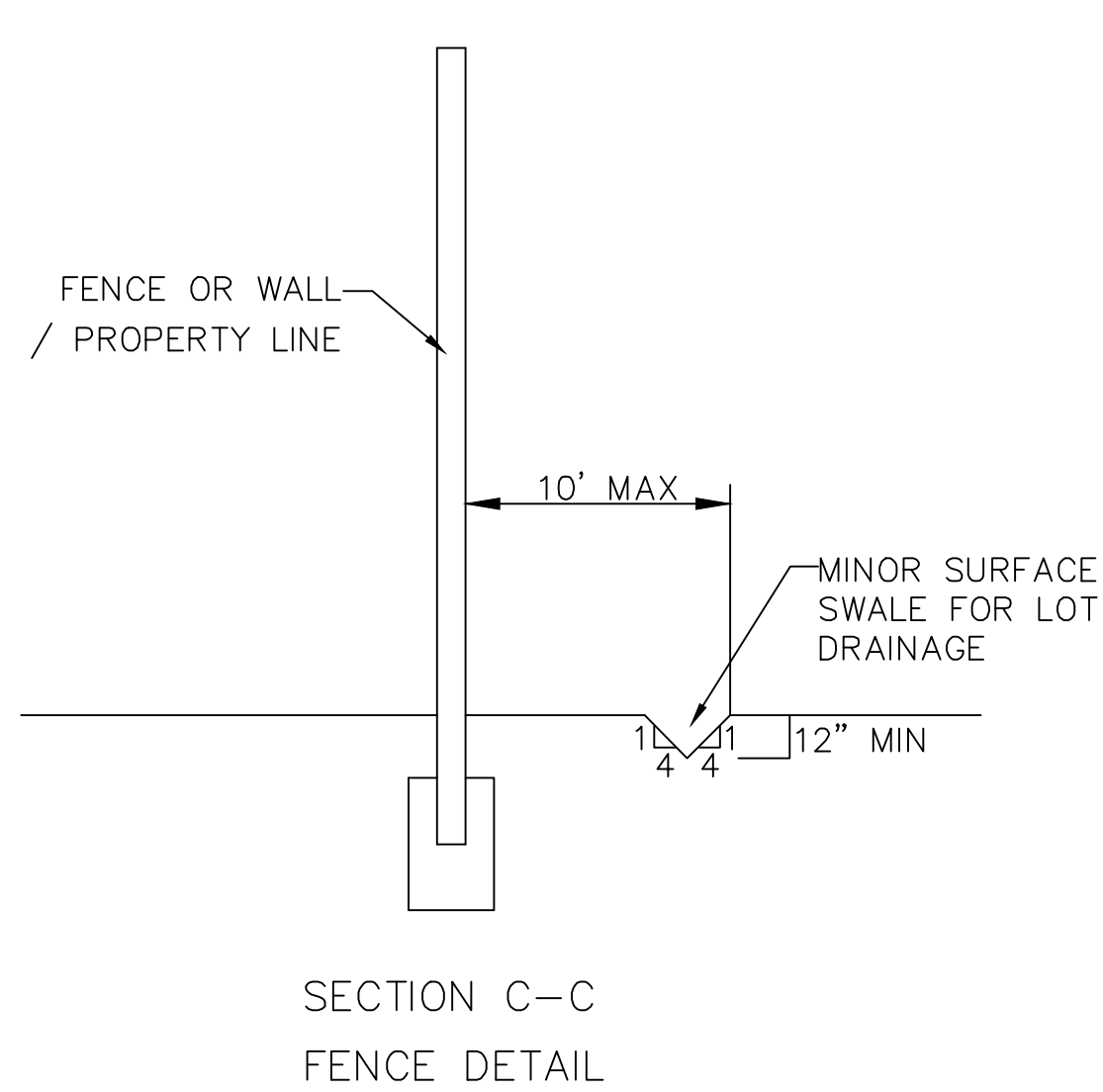
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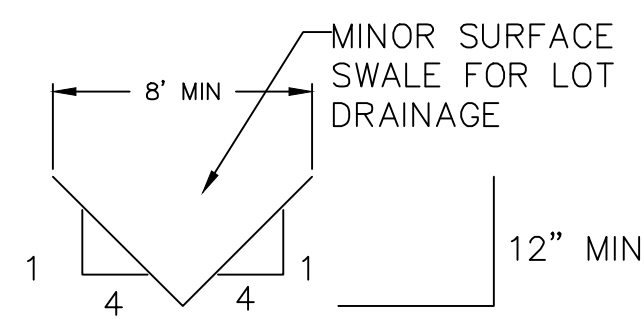
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GRADING PLANS

SHEET:  
GR-02

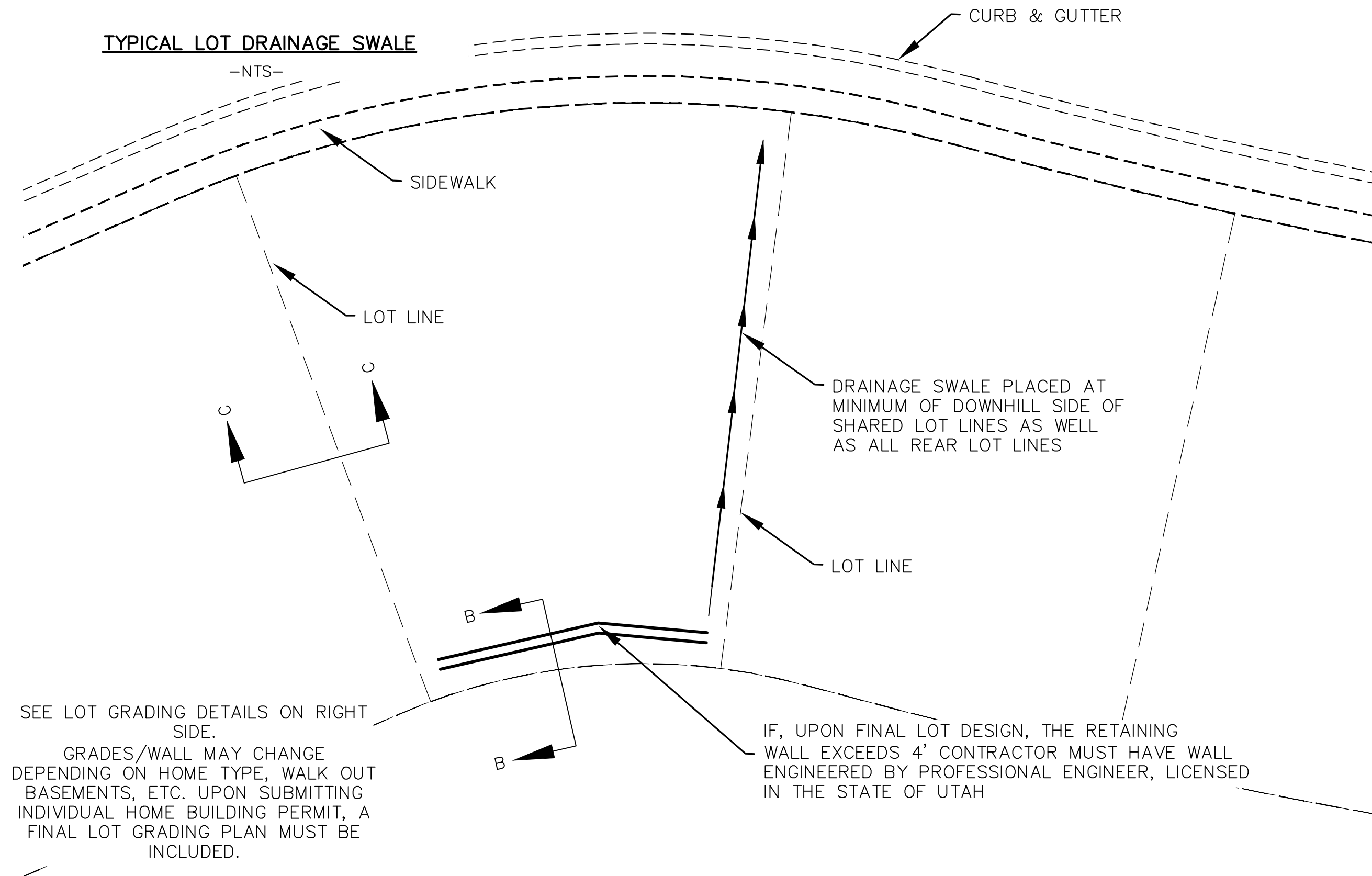




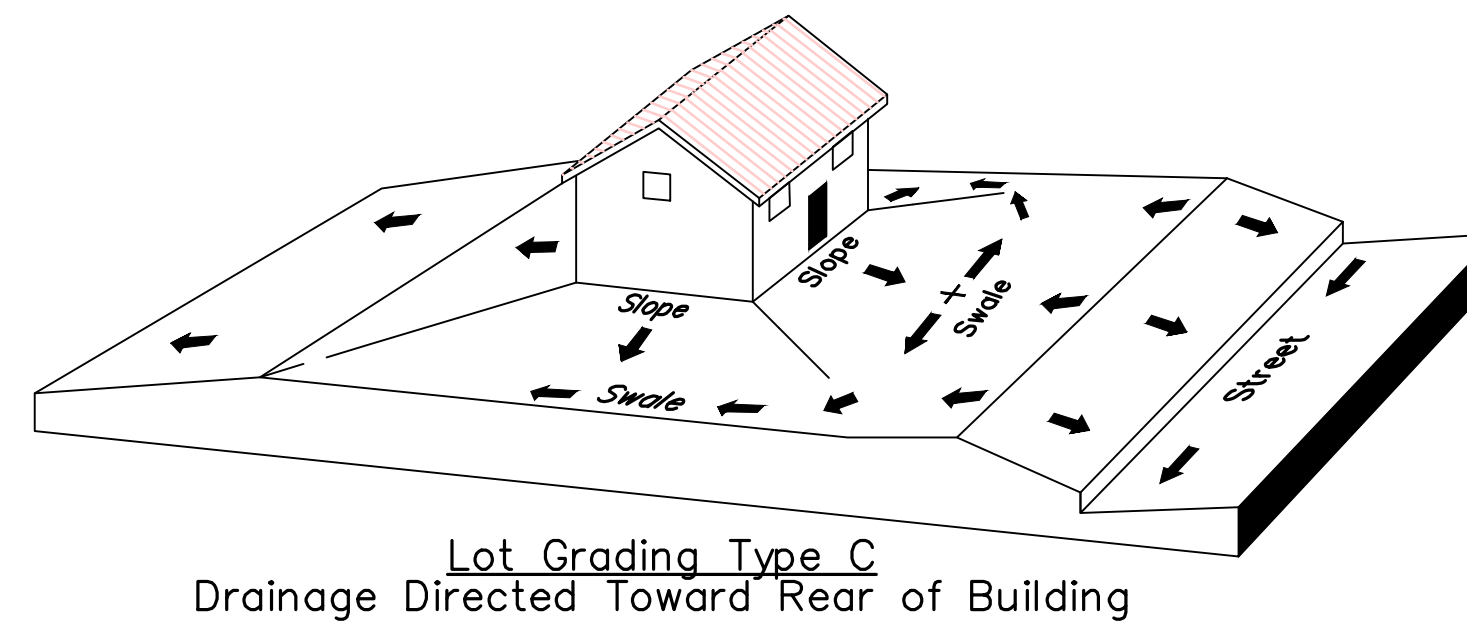
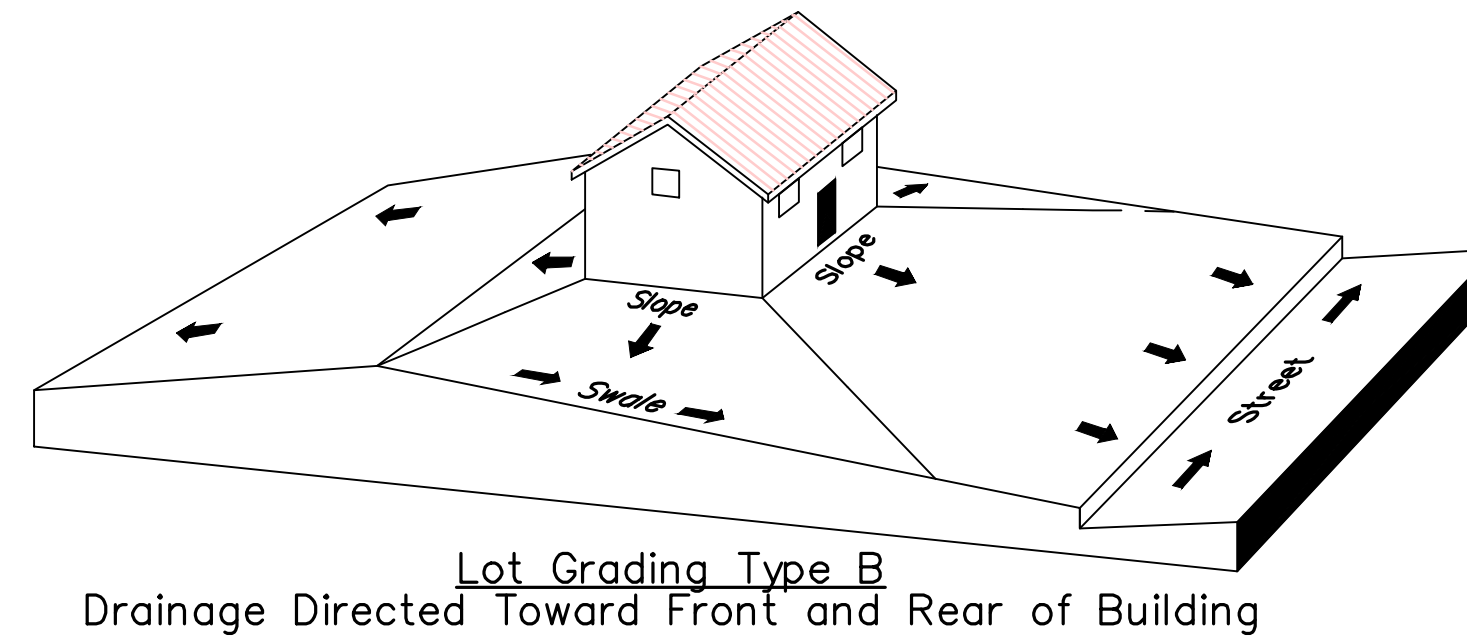
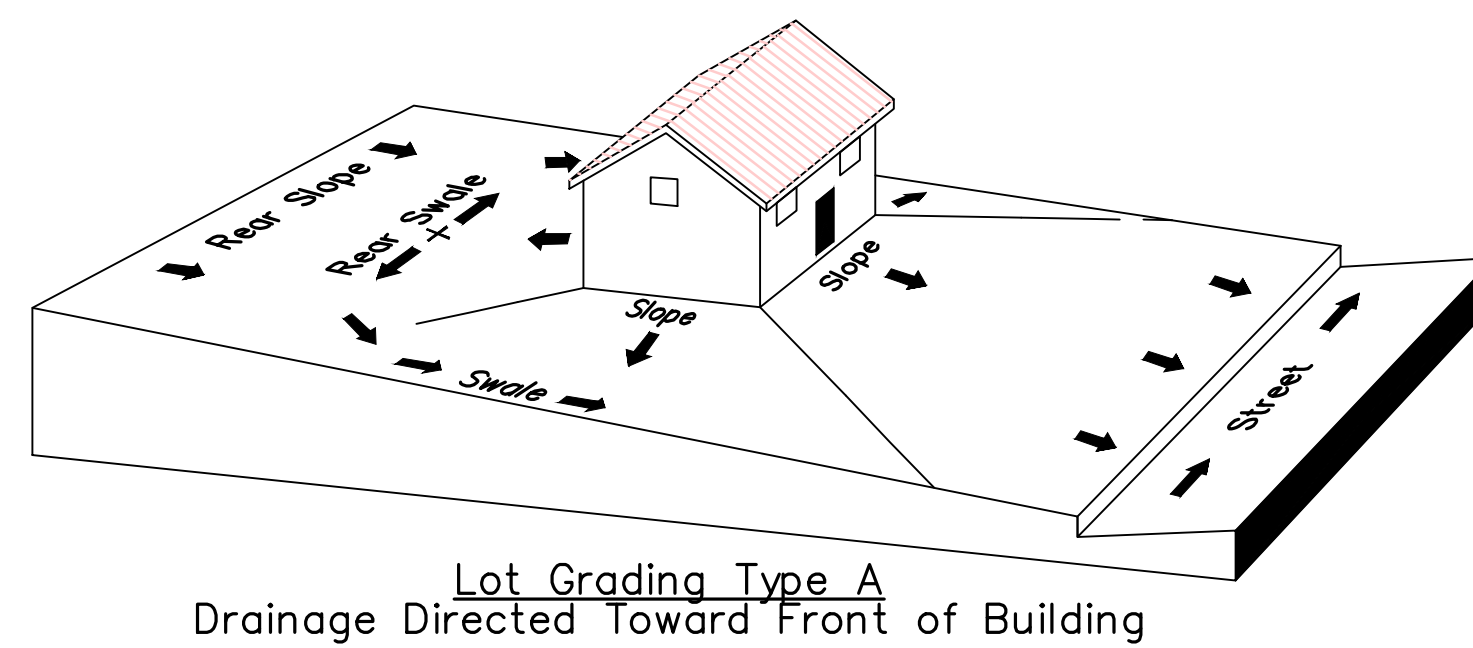
- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
  3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
  4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
  5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLYS
  6. CONTRACTOR/OWNER TO GAIN THEIR OWN STRUCTURAL ENGINEER AND DESIGN FOR ALL RETAINING WALLS.
  7. CONTRACTOR/OWNER TO CONTACT REGION ENGINEERING AFTER FIRST WALL IS PLACED FOR SITE INSPECTION, AS WELL AS WHEN FINAL PRODUCT IS COMPLETED
  8. IF WALL IS OVER 4' IN HEIGHT, A SECOND TIER MUST BE PLACED WITH A 5' LANDING IN BETWEEN TIERS
  9. THESE ARE TYPICAL TYPES OF BMP STORM DRAINAGE MEASURES. NOTHING ON THIS SHEET IS CONSTRUCTED TO REPRESENT AN APPROVED INDIVIDUAL LOT GRADING PLAN.



TYPICAL LOT DRAINAGE SWALE  
-NTS-



TYPICAL LOT GRADING  
-NTS-



\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\*

- Lot Drainage -**
- At minimum, 50% of roof drains shall drain towards the street.
  - All side downspouts are to be diverted toward the front or rear of the lot.
  - Yards to be positively graded away from all window wells
  - HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
  - All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
  - All lots shall meet the International Building Code standards and drain away from the structure.

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

region  
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& Surveying  
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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022

PROJECT #

REVISIONS:

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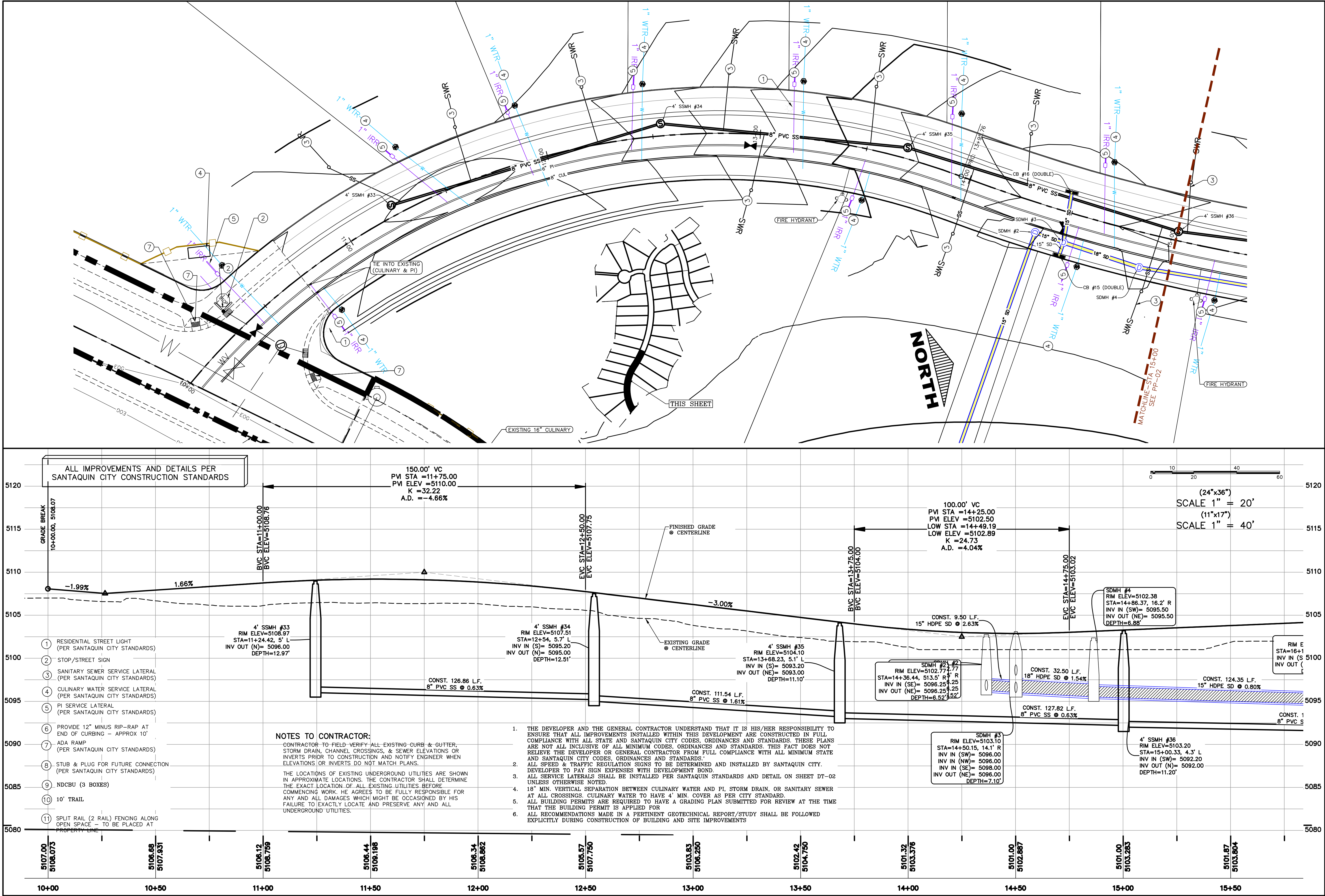
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GRADING PLANS

SHEET:

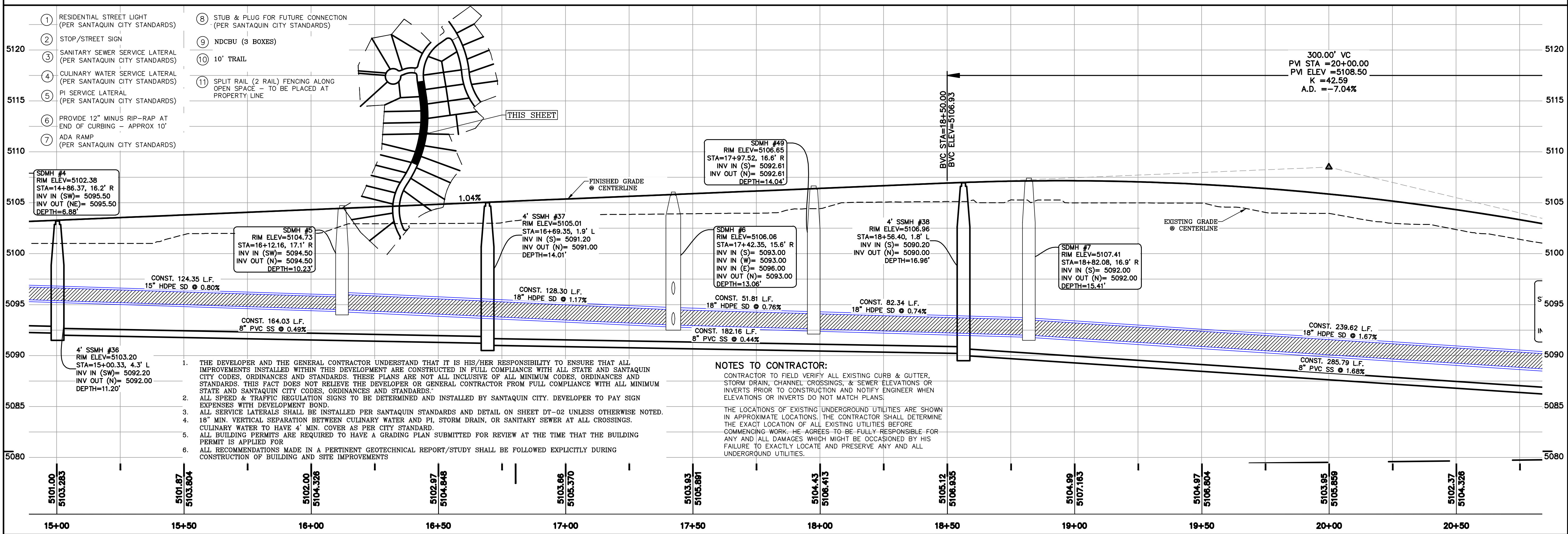
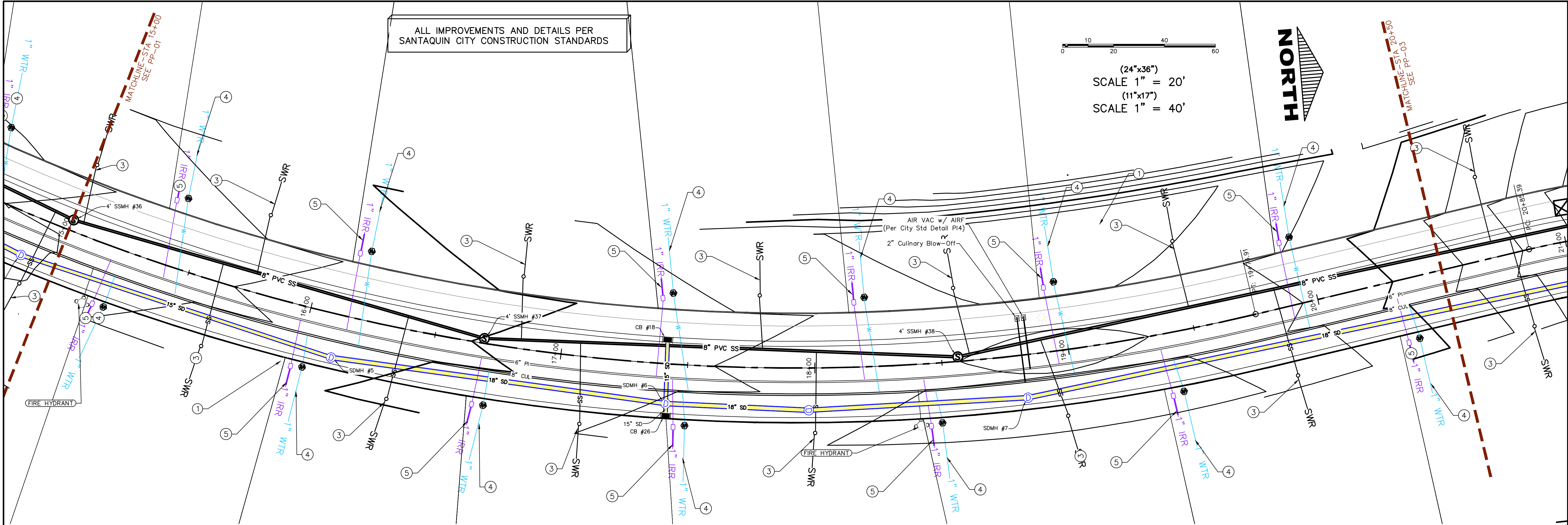
GR-03





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& Surveying  
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Orem, UT 84057  
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187025  
Donald L. Tigner  
Professional Engineer  
UT 187025  
4/17/2022

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

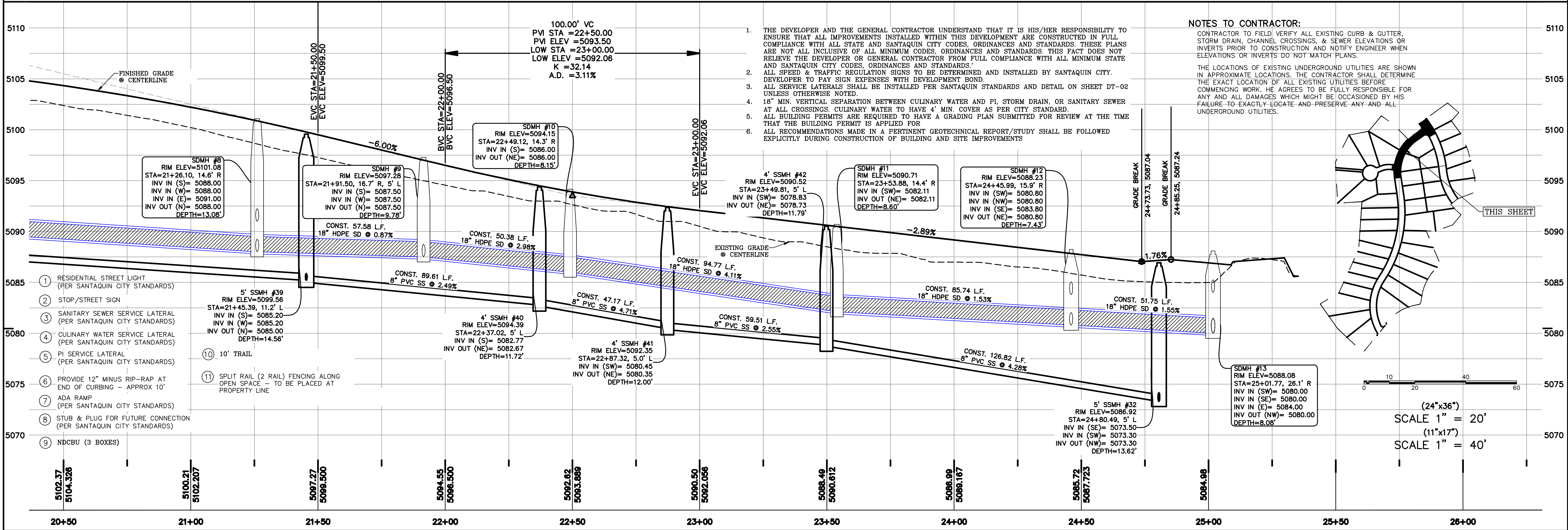
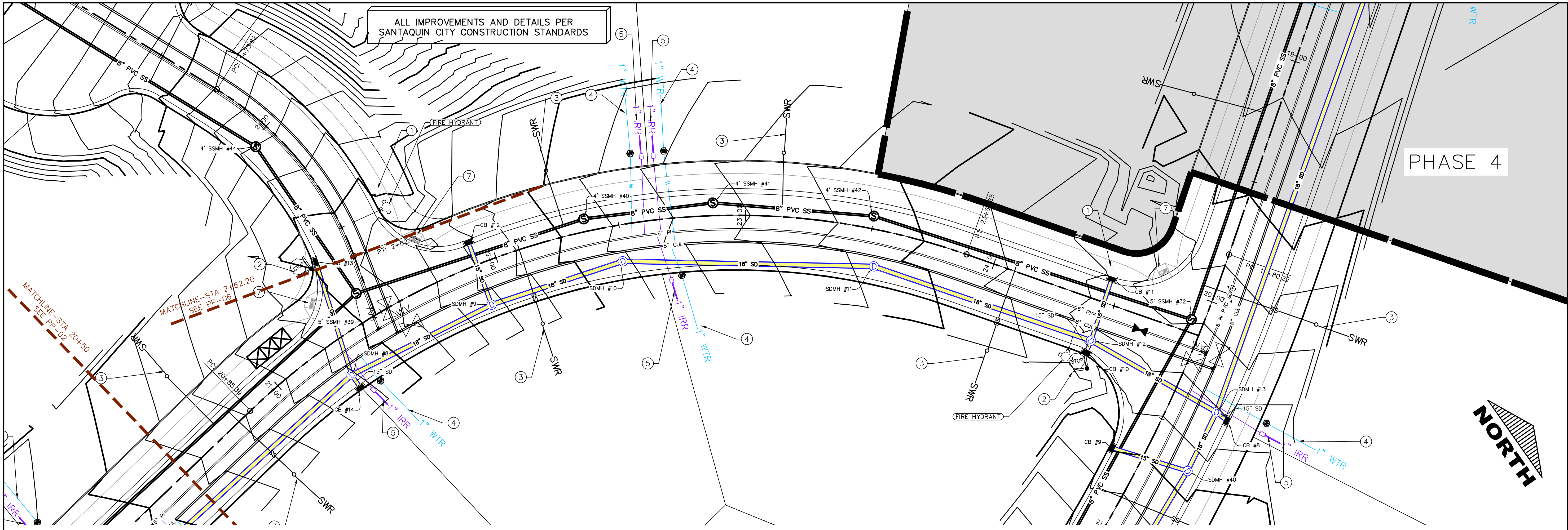
DATE: 4.19.2022  
PROJECT #

REVISIONS:

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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-02





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DATE: 4.19.2022

PROJECT #

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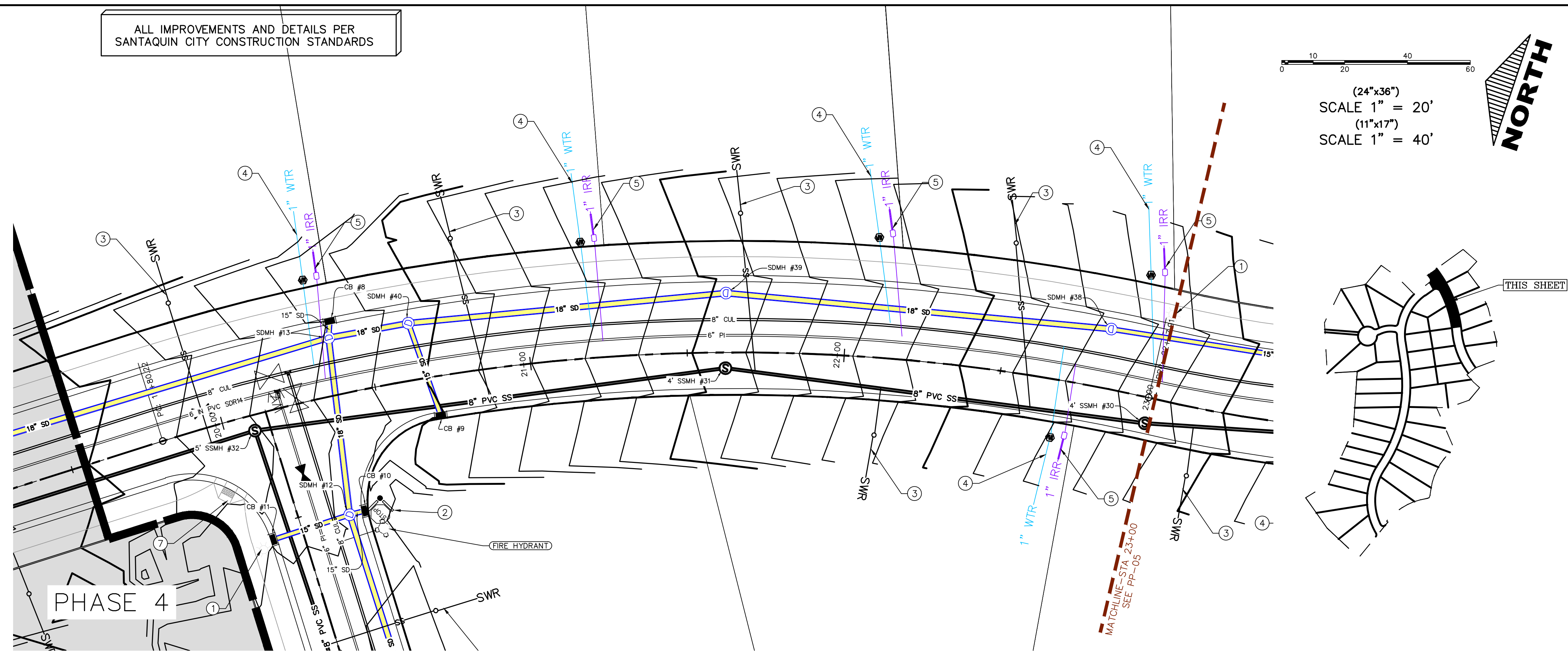
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PLAN & PROFILE

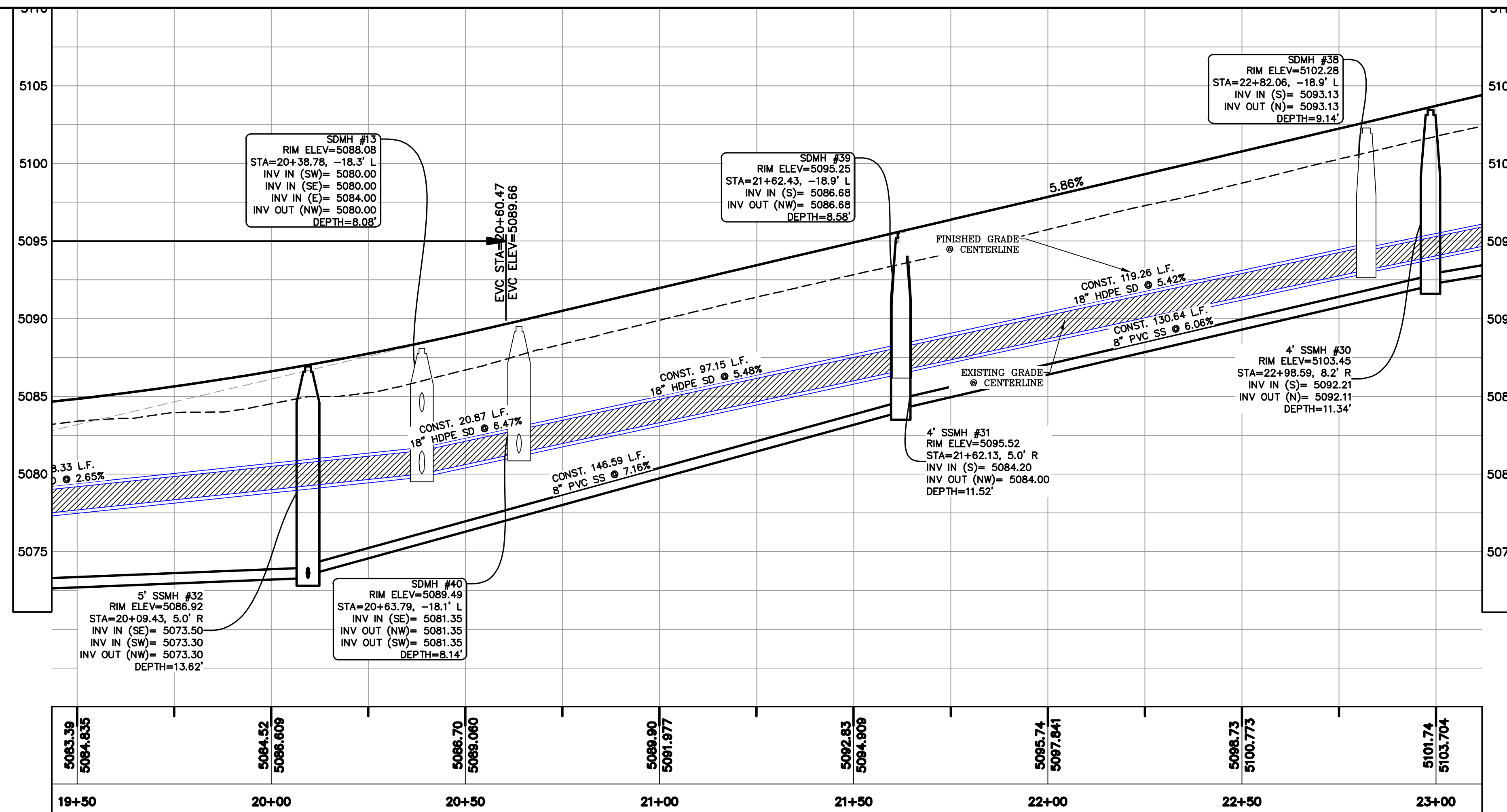
SHEET:

PP-03





- ① RESIDENTIAL STREET LIGHT  
(PER SANTIQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTIQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTIQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL  
(PER SANTIQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING – APPROX 10'
- ⑦ ADA RAMP  
(PER SANTIQUIN CITY STANDARDS)
- ⑧ STUB + PLUG FOR FUTURE CONNECTION  
(PER SANTIQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG  
OPEN SPACE – TO BE PLACED AT  
PROPERTY LINE



1. 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 SANTOQUIN CITY CODES, ORDINANCES AND STANDARDS. ALL PLANS ARE NOT ALL IN COMPLIANCE WITH ALL STATE AND SANTOQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTOQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTOQUIN CITY DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LOTS SHALL BE INSTALLED PER SANTOQUIN STANDARDS AND DETAIL ON SHEET D7-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANTARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS AND ACQUISITION TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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DATE:4.19.2022


PROJECT #

REVISIONS:

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SHEET NAME:  
PLAN & PROFILE

SHEET: PP-04



**region**  
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& Surveying

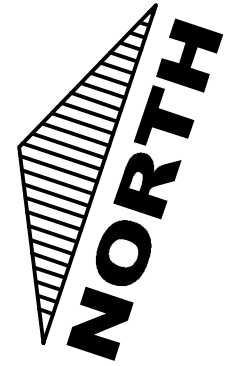
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P: 801.376.2245  
[regiondesignllc.com](http://regiondesignllc.com)

**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



A line drawing of a stylized, abstract figure, possibly a person or a creature, with a grid-like pattern on its body. The figure is composed of various geometric shapes, including rectangles and triangles. A label "THIS SHEET" with a pointer indicates a specific section of the grid.



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& Surveying

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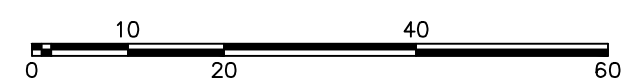
**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANTYQUIN SEWER AT ALL CROSSINGS. CULINARY WATER TO BE COVERED BY 12" MIN. COVER AT ALL CROSSINGS.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'

DATE:4.19.2022

PROJECT #

REVISIONS:



SHEET NAME:

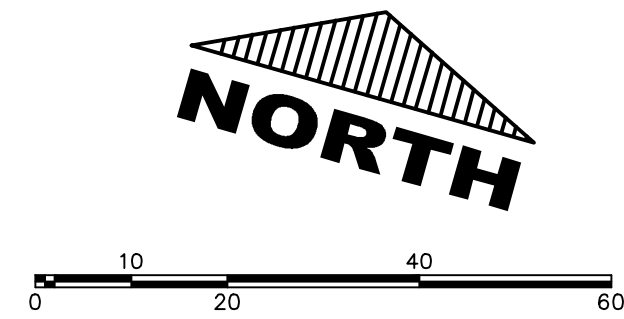
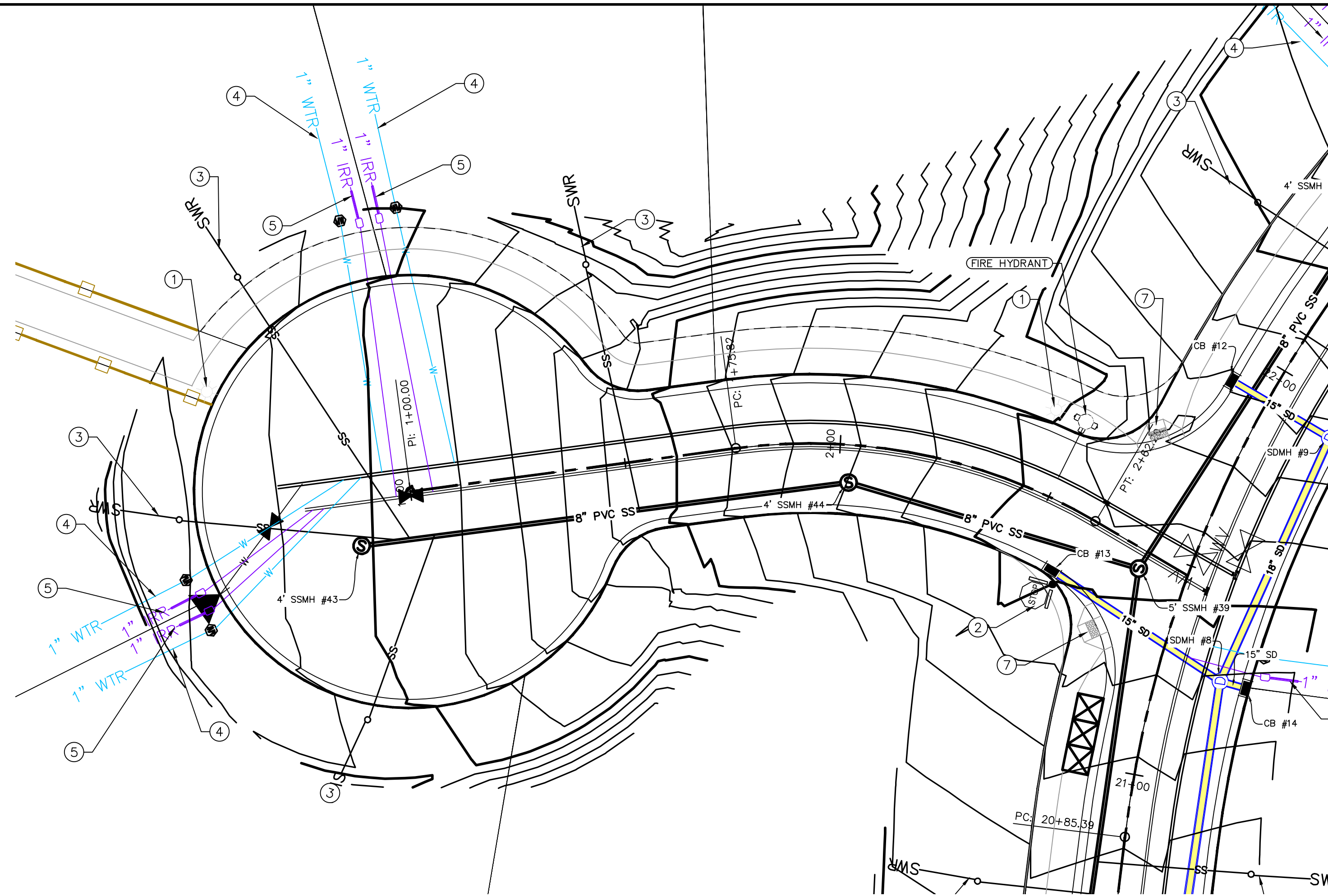
PLAN &amp; PROFILE

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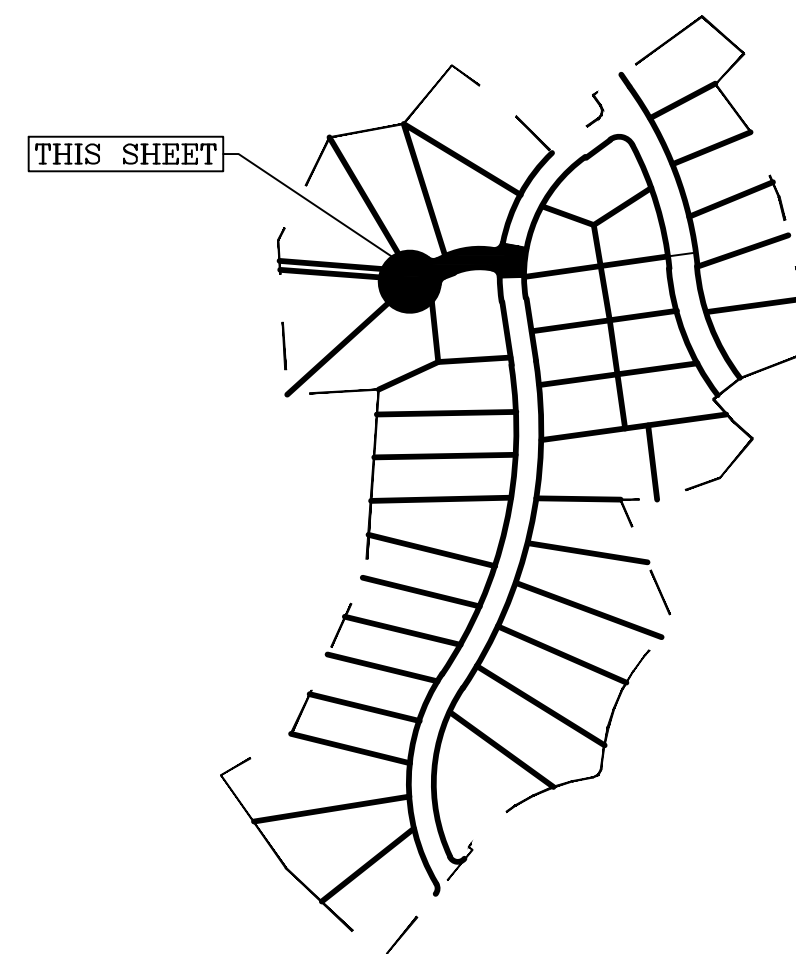
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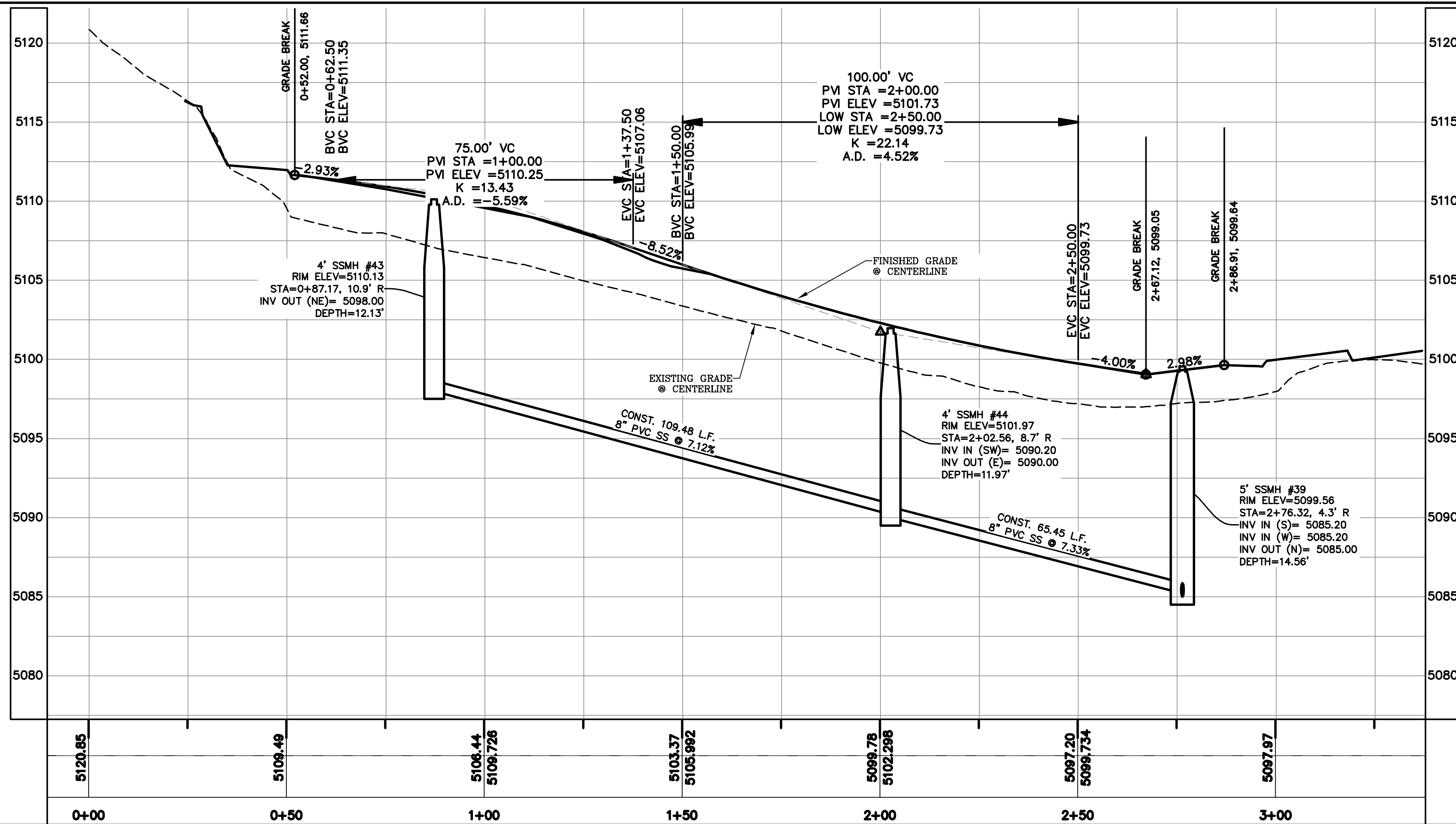
ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



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



- 1 RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL  
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- 6 PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
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(PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION  
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OPEN SPACE - TO BE PLACED AT  
PROPERTY LINE



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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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SHEET NAME:

PLAN & PROFILE

SHEET:

PP-06

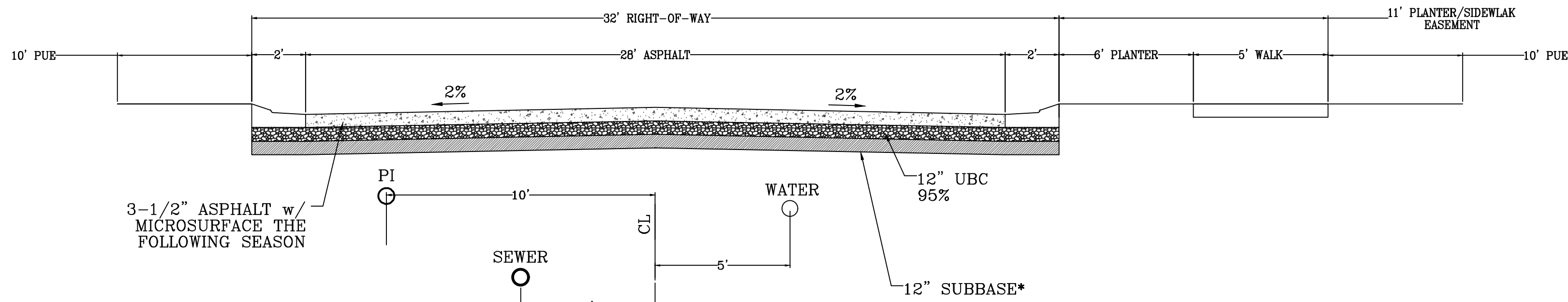
region  
Engineering  
& Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1

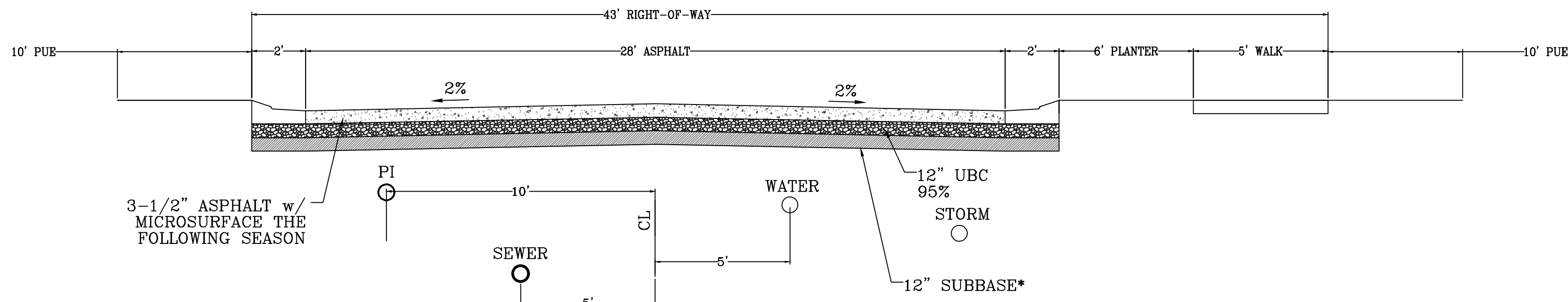
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN





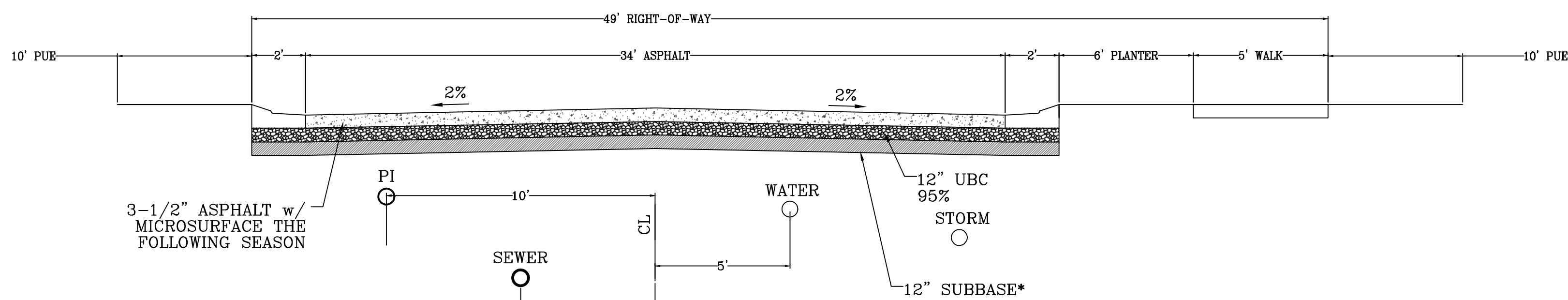
**CUL-DE-SAC ROADWAY  
Typical Road Section**

LOOKING NORTH AND WEST  
500 ADT



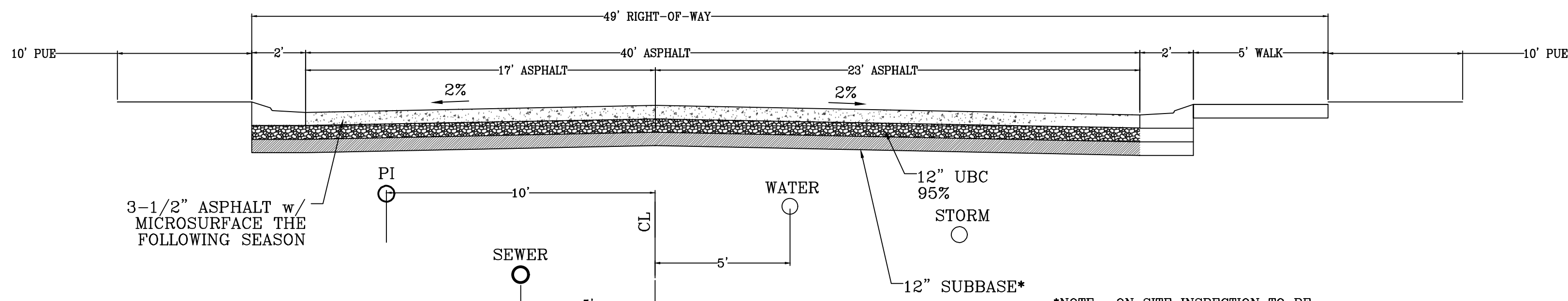
**MINOR RESIDENTIAL ROADWAY  
Typical Road Section**

LOOKING NORTH AND WEST  
500 ADT



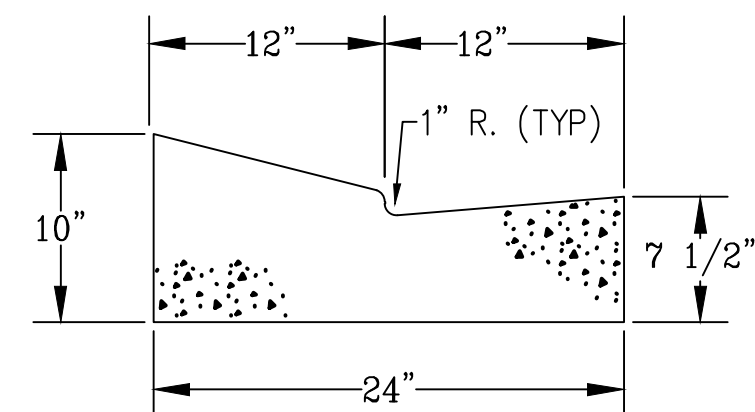
**MAJOR RESIDENTIAL ROADWAY  
Typical Road Section**

LOOKING SOUTH AND WEST  
1500 ADT



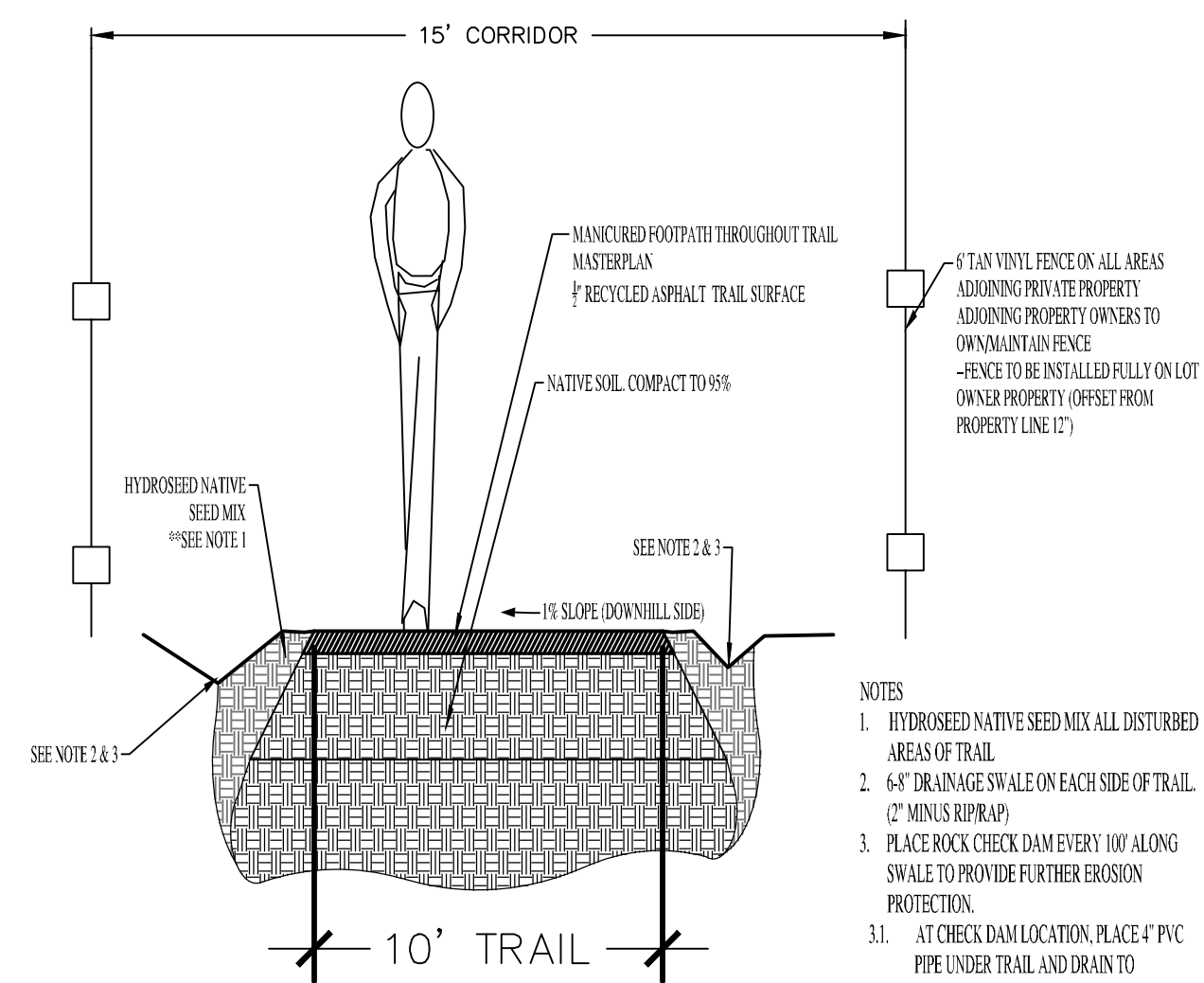
**MAJOR RESIDENTIAL ROADWAY  
Modified Road Section**

LOOKING SOUTH AND WEST  
⊙ OPEN SPACE BUMP OUT



**MODIFIED HIGH BACK CURB**

\*NOTE: ON SITE INSPECTION TO BE  
CONDUCTED BY GEOTECHNICAL  
ENGINEER TO DETERMINE ADEQUACY OF  
EXISTING MATERIAL



**TRAIL CORRIDOR**

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
  2. 64" DRAINAGE SWALE ON EACH SIDE OF TRAIL (12" MINUS RIBBON)
  3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
  - 3.1. AT CHECK DAM LOCATION, PLACE 4" PVC PIPE UNDER TRAIL AND DRAIN TO DOWNHILL SIDE



**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

TYPICAL DETAILS

SHEET:

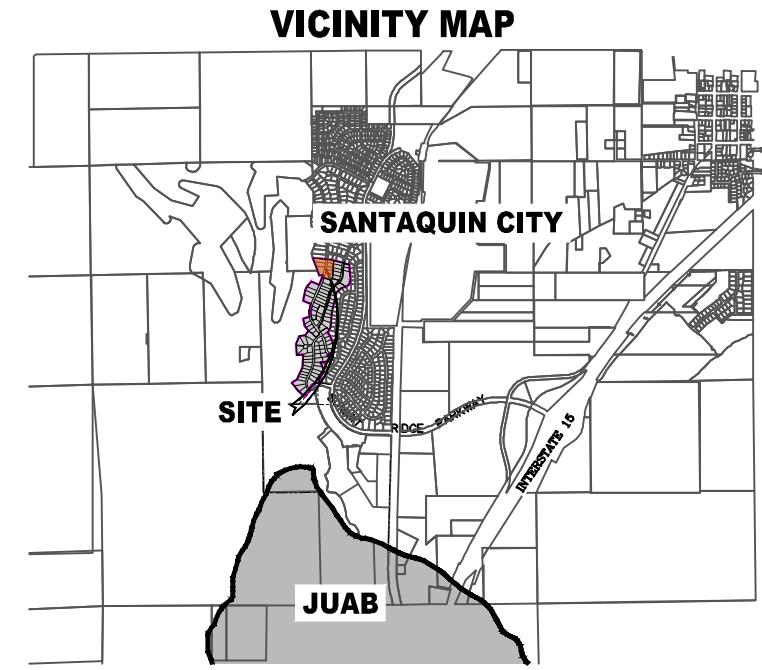
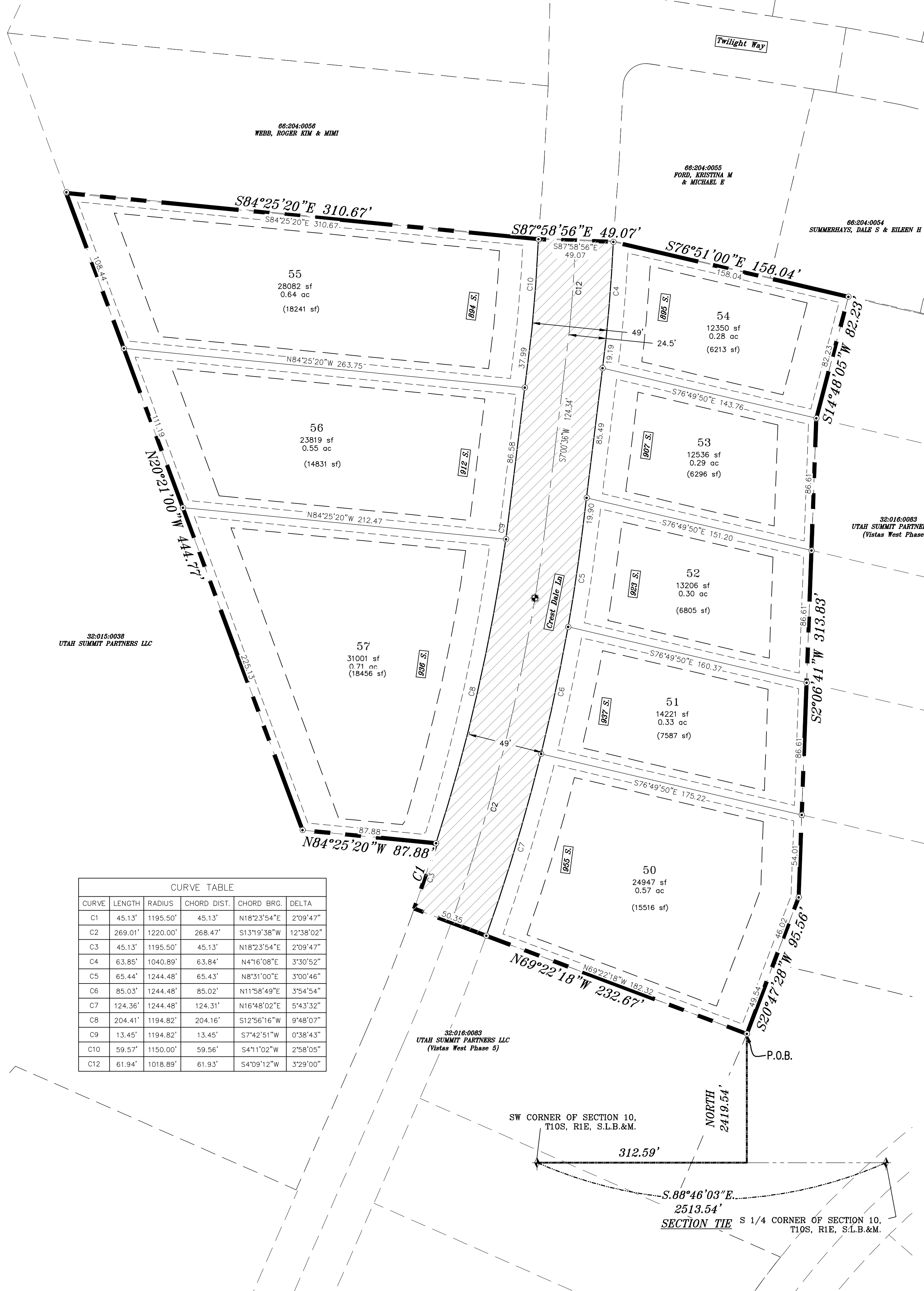
DT-01







THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2



AREA BREAKDOWN

TOTAL PLAT ACREAGE	4.19 ACRES
TOTAL LOT ACREAGE	3.68 ACRES
TOTAL ROW ACREAGE	0.51 ACRES
TOTAL OPEN SPACE	0.51 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.91 / du
NUMBER OF LOTS	8 LOTS

PROJECT DEVELOPER

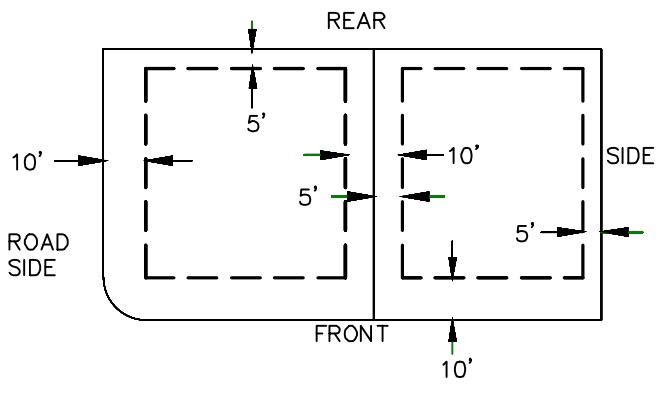
David Simpson  
801-376-1966 |  
woodsprings@gmail.com  
407 N Main Street Springville, UT 84663

PROJECT ENGINEER  
& SURVEYOR

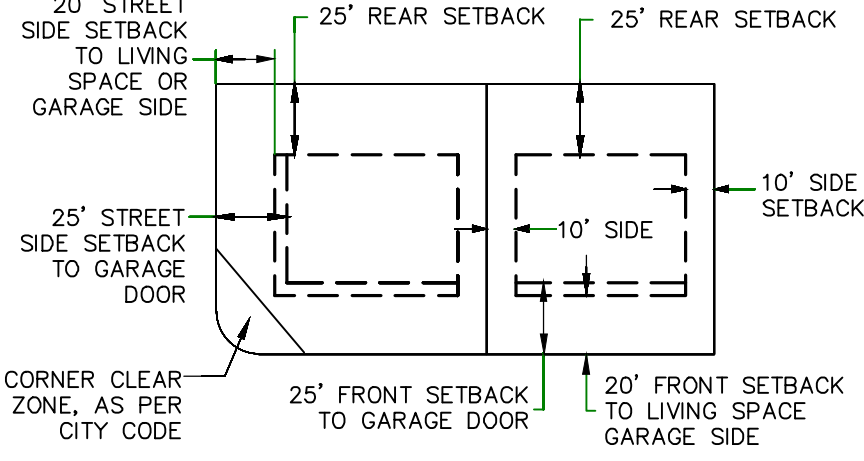
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

VISTAS WEST PHASE 1, 3, 4, 5 & 6 SEWER  
AND STORM DRAIN MUST BE CONSTRUCTED AT  
THE SAME TIME AS OR PRIOR TO PHASE 2

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



- NOTES:
1. @ ... TYPE II MONUMENT (ALUMINUM CAP 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. XXXX ... PROPOSED RESIDENTIAL ADDRESS  
3. (XXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
  4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS 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 MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

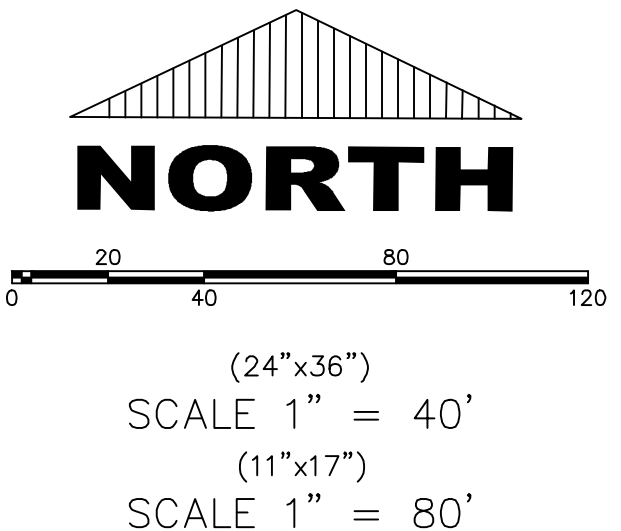
ROCKY MTN POWER \_\_\_\_\_  
CENTRACOM \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN.
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU
- (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE HOA)

BASIS OF BEARING

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, S1/4B&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_  
DOMINION ENERGY COMPANY  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

VISTAS WEST - PHASE 2

BEGINNING AT A POINT ON A LINE THAT IS S.88°46'03"E. A DISTANCE OF 312.59 FEET ALONG THE SECTION LINE AND NORTH 2419.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 69° 22' 18" W FOR A DISTANCE OF 232.67 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 09' 47", HAVING A RADIUS OF 1195.50 FEET, AND WHOSE LONG CHORD BEARS N 18° 23' 54" E FOR A DISTANCE OF 45.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 84° 25' 20" W FOR A DISTANCE OF 87.88 FEET TO A POINT ON A LINE.

THENCE, N 20° 21' 00" W FOR A DISTANCE OF 444.77 FEET TO A POINT ON A LINE.

THENCE, S 84° 25' 20" E FOR A DISTANCE OF 310.67 FEET TO A POINT ON A LINE.

THENCE, S 87° 58' 56" E FOR A DISTANCE OF 49.07 FEET TO A POINT ON A LINE.

THENCE, S 76° 51' 00" E FOR A DISTANCE OF 158.04 FEET TO A POINT ON A LINE.

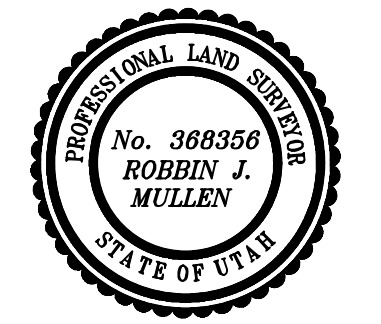
THENCE, S 14° 48' 05" W FOR A DISTANCE OF 82.23 FEET TO A POINT ON A LINE.

THENCE, S 02° 06' 41" W FOR A DISTANCE OF 313.83 FEET TO A POINT ON A LINE.

THENCE, S 20° 47' 28" W FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE.

THENCE S 20° 47' 28" W A DISTANCE OF 49.54 FEET TO THE POINT OF BEGINNING

CONTAINING 4.19 ACRES OF LAND AND 8 LOTS



DATE \_\_\_\_\_ OWNERS DEDICATION \_\_\_\_\_ SURVEYOR (See Seal Below)

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_ S.S.

COUNTY OF UTAH \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ 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 \_\_\_\_\_, A.D. 20 \_\_\_\_\_

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST \_\_\_\_\_

ENGINEER (See Seal Below) \_\_\_\_\_ CLERK-RECORDER (See Seal Below) \_\_\_\_\_

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2

UTAH COUNTY, UTAH		
SCALE: 1" = 40 FEET		
NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
This form approved by Utah County and the municipalities therein.		



1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- ① RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG  
OPEN SPACE TO BE PLACED AT  
PROPERTY LINE

#### LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- SD EXISTING STORM MAIN
- SS EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- 1" WTR 1" IRR 1" WTR
- PROPOSED WAT/PI/SEWER  
SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE

#### NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

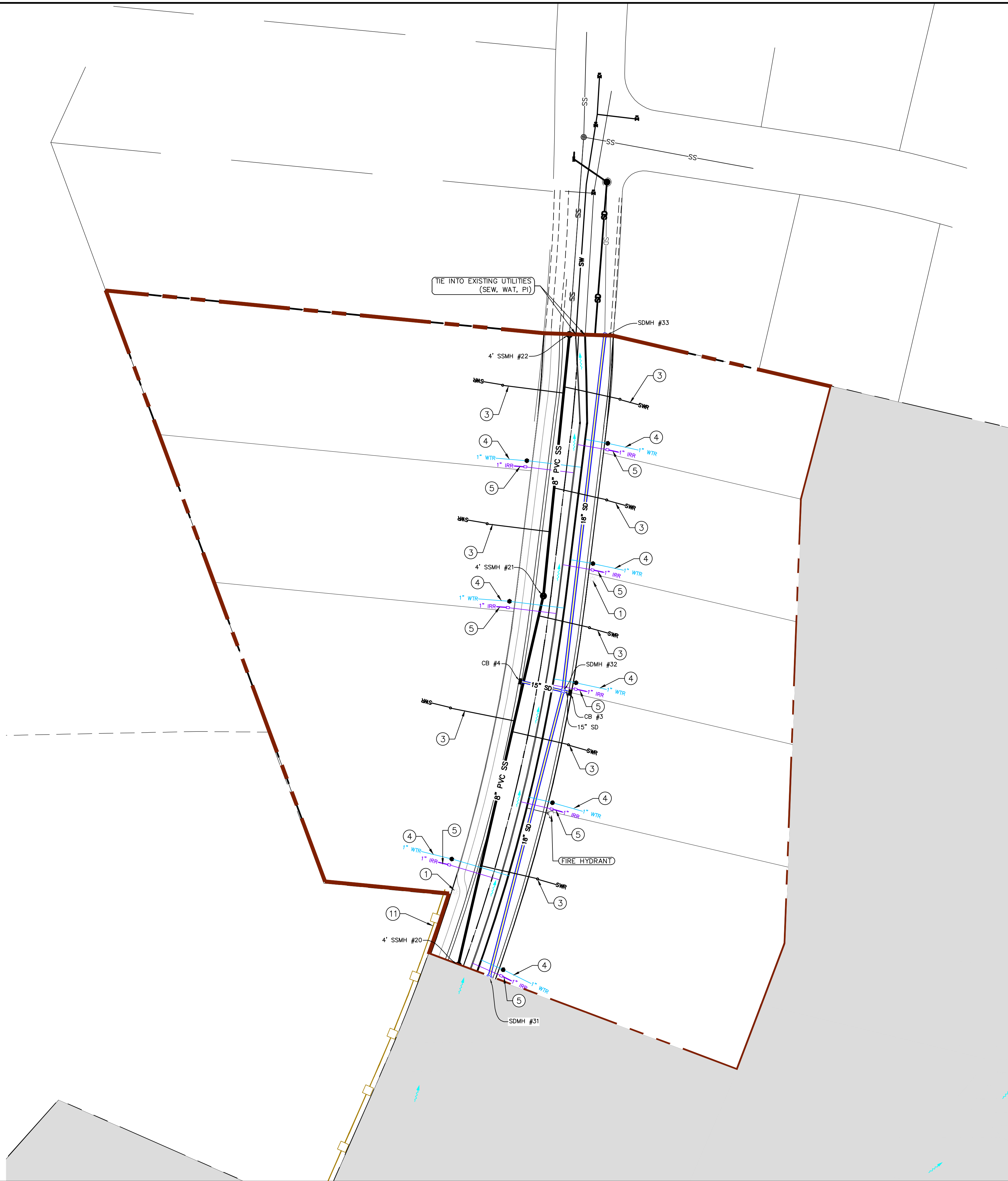
NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'

(11"x17")  
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



DATE: 4.19.2022  
PROJECT #

REVISIONS:

1	
2	
3	

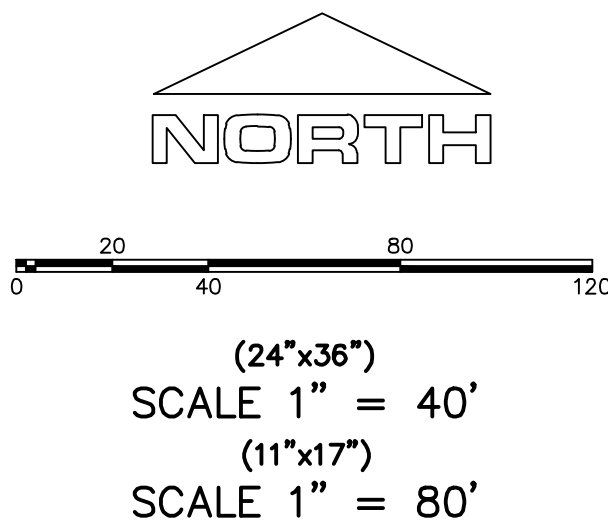
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UTILITY PLANS

SHEET:  
UP-01





1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX



Engineering & Surveying

region

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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

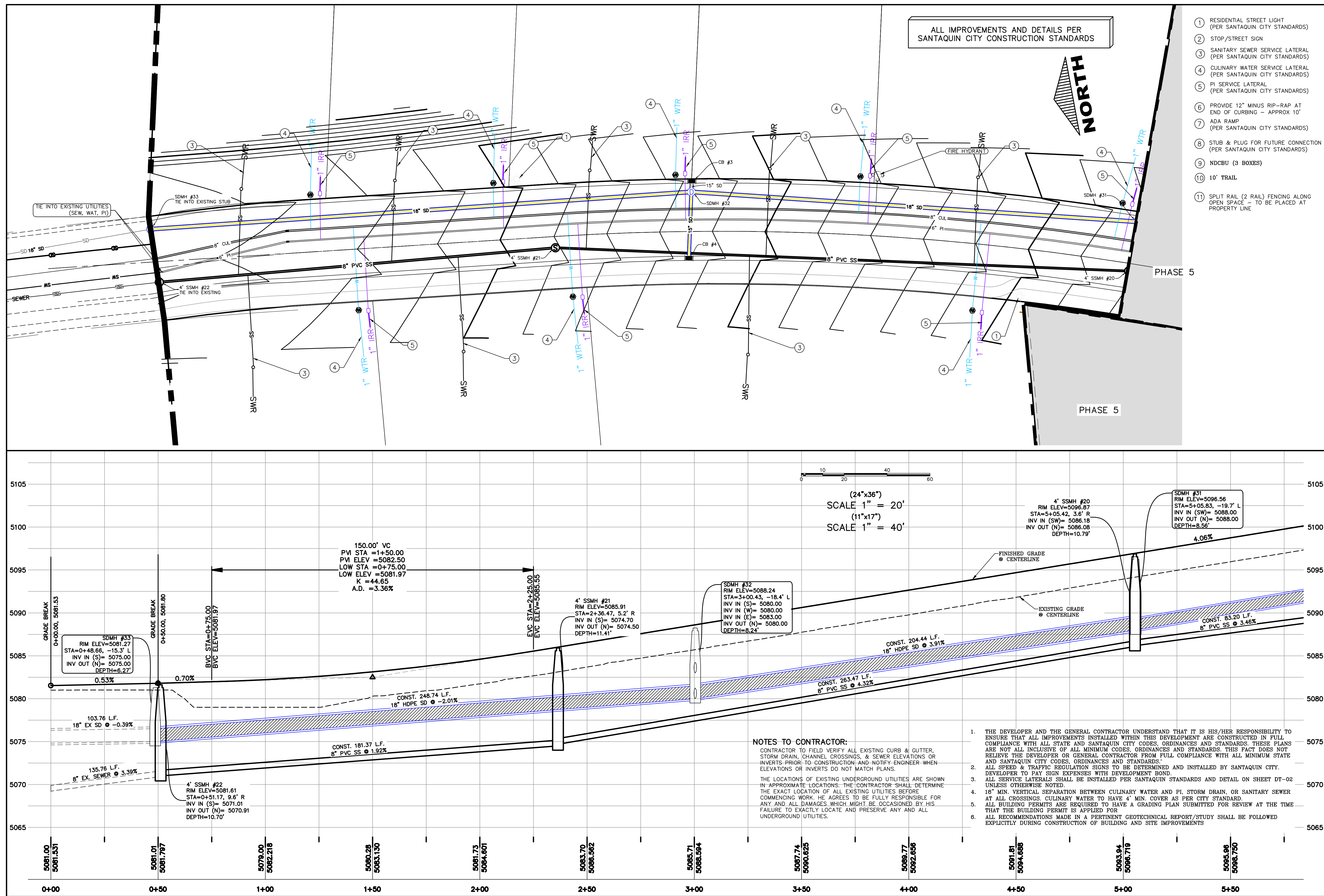
SHEET NAME:

GRADING PLANS

SHEET:

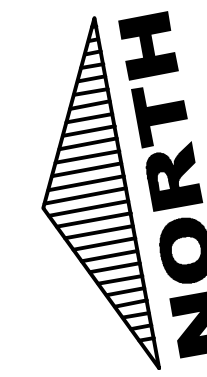
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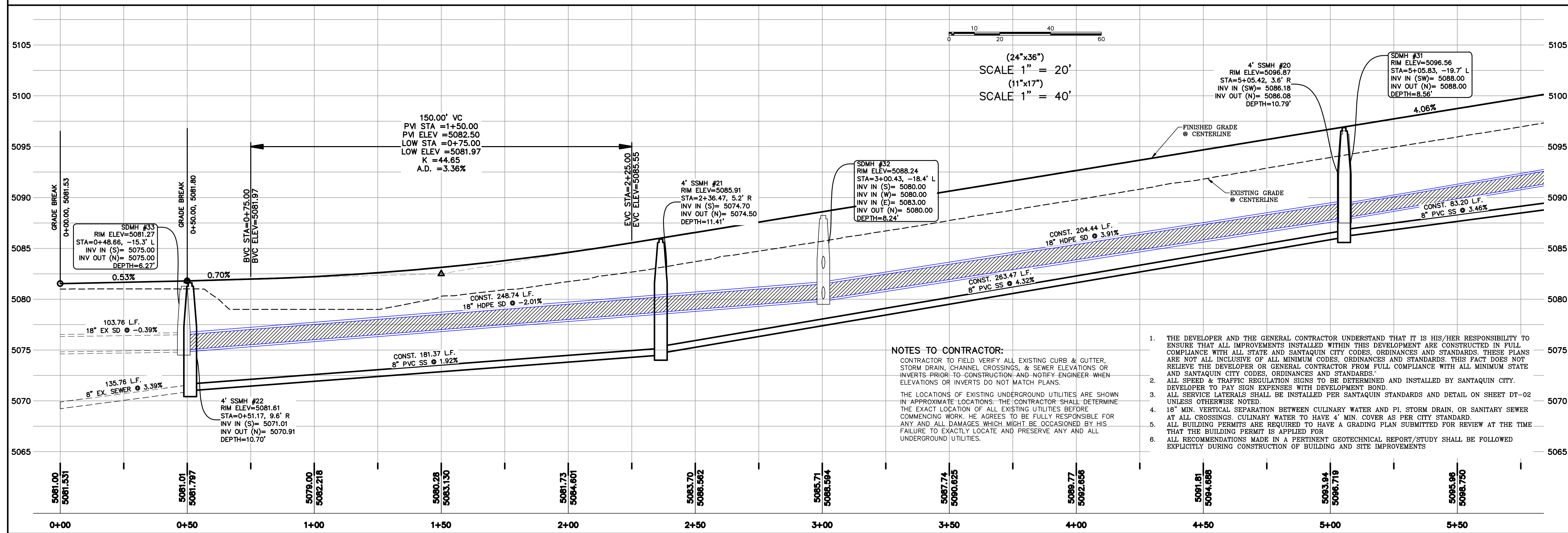
- ① RESIDENTIAL STREET LIGHT  
(PER SANTAUQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTAUQUIN CITY STANDARDS)
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(PER SANTAUQUIN CITY STANDARDS)
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- ⑦ ADA RAMP  
(PER SANTAUQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAUQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG  
OPEN SPACE – TO BE PLACED AT  
PROPERTY LINE

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



## PHASE 5

PHASE 5



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

$$\text{SCALE } 1'' = 20'$$

(11"x17")

SCALE 1" = 40

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION-AND-NOTIFY-ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

1. 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 SANTAUQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS SHALL BE THE BASIS FOR ALL IMPROVEMENTS TO BE INSTALLED. THE DEVELOPER SHALL BE RESPONSIBLE TO RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAUQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAUQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES TO BE DETERMINED BY THE CITY.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAUQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. ALL VERTICAL CONNECTION BETWEEN CULINARY WATER AND PL. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS, CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERMIT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.



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**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2**

## PHASE 2

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4/19/2021

PROJECT :

REVISIONS

1
2
3

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1

SHEET NAME:

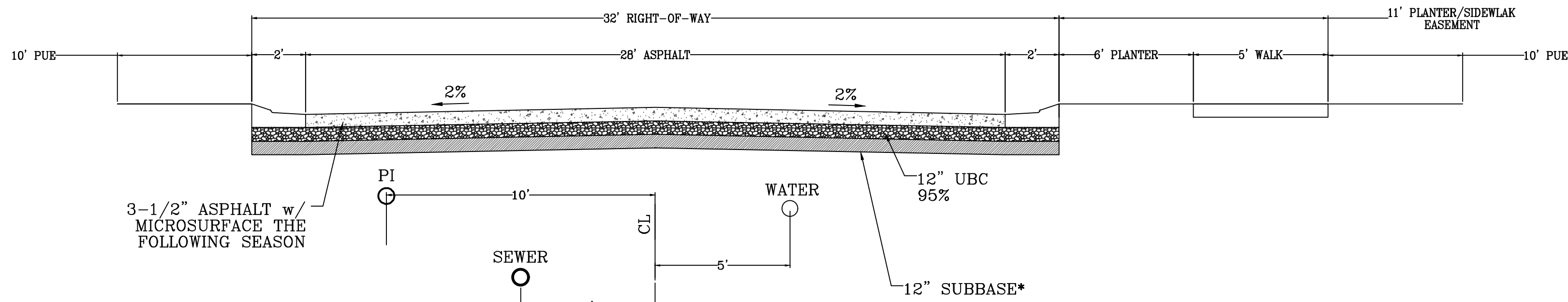
PLAN &amp; PROFILE

SHEET:

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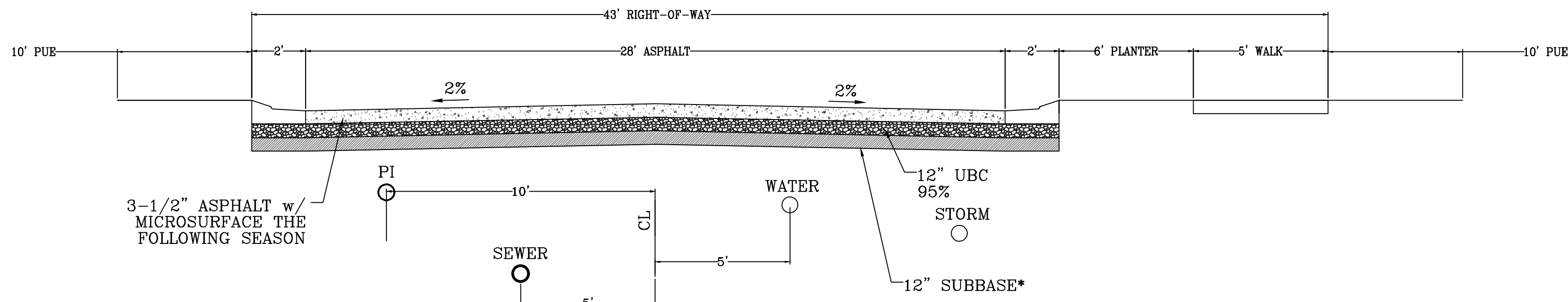
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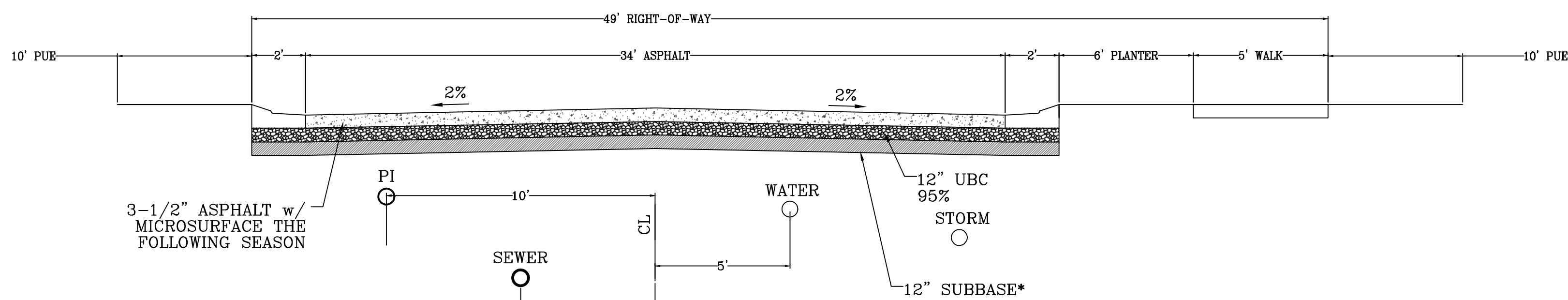
**CUL-DE-SAC ROADWAY**  
**Typical Road Section**

LOOKING NORTH AND WEST  
500 ADT



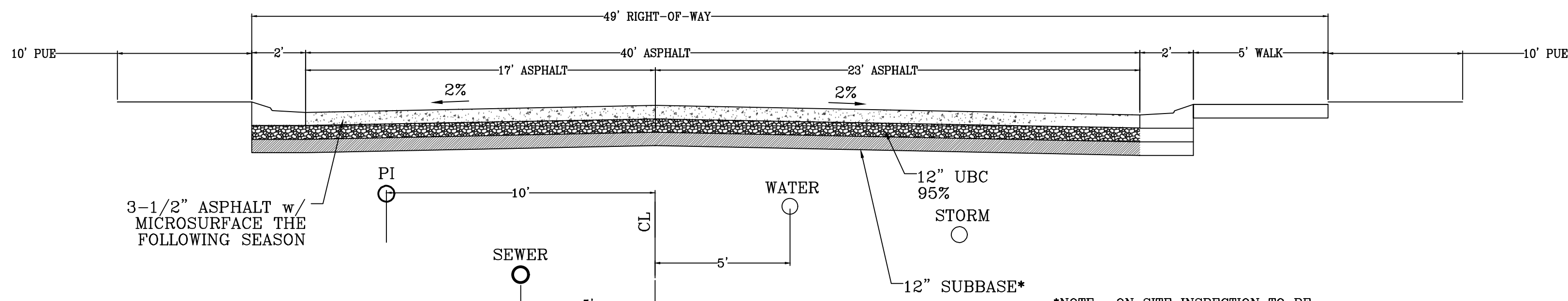
**MINOR RESIDENTIAL ROADWAY**  
**Typical Road Section**

LOOKING NORTH AND WEST  
500 ADT



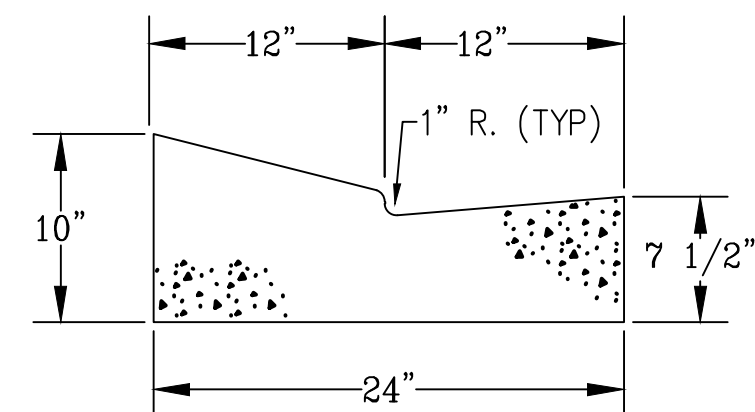
**MAJOR RESIDENTIAL ROADWAY**  
**Typical Road Section**

LOOKING SOUTH AND WEST  
1500 ADT



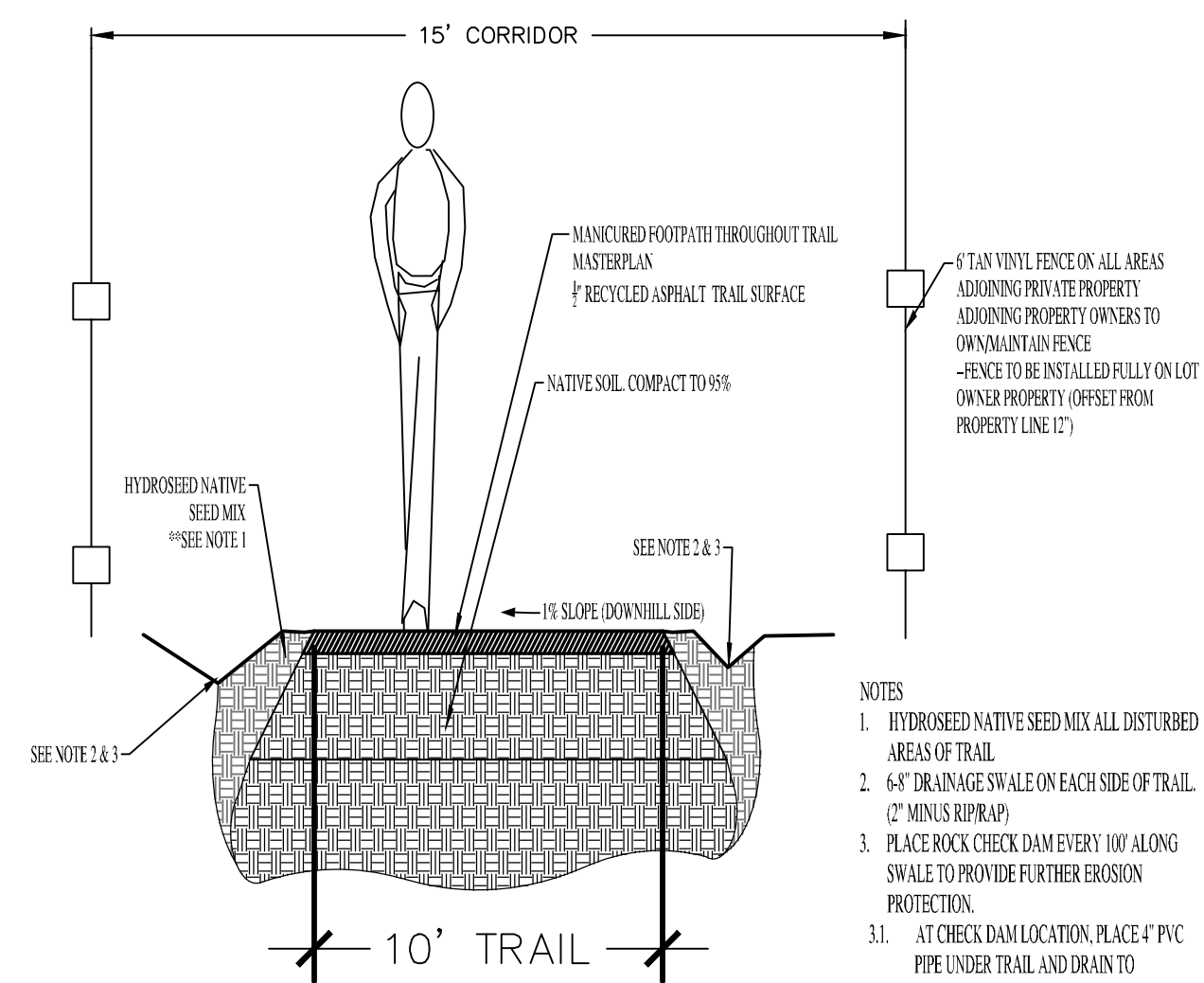
**MAJOR RESIDENTIAL ROADWAY**  
**Modified Road Section**

LOOKING SOUTH AND WEST  
⊙ OPEN SPACE BUMP OUT



**MODIFIED HIGH BACK CURB**

\*NOTE: ON SITE INSPECTION TO BE  
CONDUCTED BY GEOTECHNICAL  
ENGINEER TO DETERMINE ADEQUACY OF  
EXISTING MATERIAL



**TRAIL CORRIDOR**

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
  2. 6\"/>
  3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
  - 3.1. AT CHECK DAM LOCATION, PLACE 4\"/>



**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 2**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

TYPICAL DETAILS

SHEET:

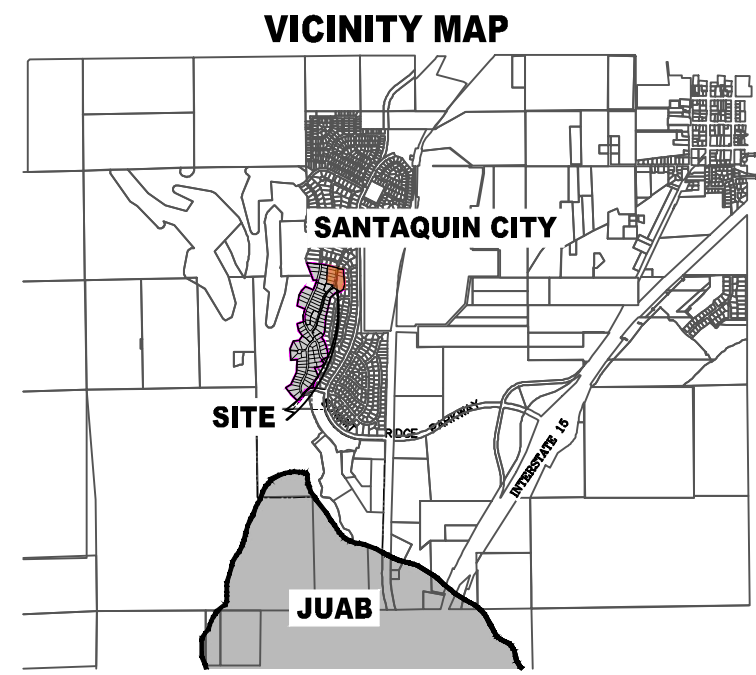
DT-01







THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3



AREA BREAKDOWN

TOTAL PLAT ACREAGE	4.61 ACRES
TOTAL LOT ACREAGE	2.50 ACRES
TOTAL ROW ACREAGE	0.48 ACRES
TOTAL OPEN SPACE	1.63 ACRES
ZONE	EC - PLANNED COMMUNITY
DENSITY	1.52 / duq
NUMBER OF LOTS	7 LOTS

PROJECT DEVELOPER

David Simpson  
801-376-1966 |  
Woodriffs@gmail.com  
407 N Main Street Springville, UT 84663

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

LEGEND

FOUND SECTION COR. AS NOTED  
SET 5/8" IRON PIN.  
TO BE SET AT ALL LOT CORNERS  
FOUND CLASS 1 STREET MONUMENT  
SET STREET MONUMENT

PROPERTY BOUNDARY  
CENTERLINE  
RIGHT-OF-WAY LINE  
LOT LINE  
SECTION LINE  
PUBLIC UTILITY EASEMENT  
CALCULATED POINT (NOT SET)  
NDCBU  
(4'x8' POSTAL EASEMENT)

AREA DEDICATED TO  
SANTAQUIN CITY AS PUBLIC  
RIGHT OF WAY

AREA DEDICATED TO SANTAQUIN CITY AS  
PUBLIC OPEN SPACE  
(TO BE IMPROVED BY THE DEVELOPER AND  
MAINTAINED BY THE HOA)

BASIS OF BEARING

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON  
THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10  
AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH  
THE BEARING BEING S89°05'23"W ALONG SAID LINE.

NORTH

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF  
CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS  
DOMINION 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 DOMINION'S RIGHT OF WAY DEPARTMENT AT  
1-800-366-8532.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

DOMINION ENERGY COMPANY

BY- \_\_\_\_\_

TITLE- \_\_\_\_\_

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD  
CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY  
AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND  
DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND  
THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND  
THAT THIS IS TRUE AND CORRECT.

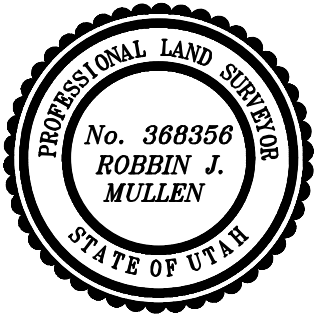
Boundary Description

VISTAS WEST - PHASE 3

BEGINNING AT A POINT ON A LINE THAT IS S 88°46'03"E, A DISTANCE OF 866.13 FEET ALONG THE SECTION LINE AND NORTH  
2273.06 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 57°18'07" W FOR A DISTANCE OF 197.27 FEET TO A POINT ON A LINE.  
THENCE, N 48°13'00" W FOR A DISTANCE OF 43.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06°58'44", HAVING A RADIUS OF 278.50 FEET, AND WHOSE LONG  
CHORD BEARS N 38°17'38" E FOR A DISTANCE OF 33.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE, N 78°21'01" W FOR A DISTANCE OF 163.42 FEET TO A POINT ON A LINE.  
THENCE, N 20°47'28" E FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE.  
THENCE, N 02°06'41" E FOR A DISTANCE OF 313.83 FEET TO A POINT ON A LINE.  
THENCE, N 14°48'05" E FOR A DISTANCE OF 82.23 FEET TO A POINT ON A LINE.  
THENCE, S 78°51'00" E FOR A DISTANCE OF 247.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01°00'45", HAVING A RADIUS OF 1000.00 FEET, AND WHOSE LONG  
CHORD BEARS S 15°22'01" W FOR A DISTANCE OF 17.67 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE, S 78°25'46" E FOR A DISTANCE OF 128.86 FEET TO A POINT ON A LINE.  
THENCE, S 04°28'00" E FOR A DISTANCE OF 366.03 FEET TO THE BEGINNING OF A CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 37°42'01", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG  
CHORD BEARS S 14°25'00" W FOR A DISTANCE OF 113.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE S 50°11'00" W A DISTANCE OF 98.31 FEET TO THE POINT OF BEGINNING

CONTAINING 4.61 ACRES OF LAND AND 7 LOTS



DATE \_\_\_\_\_ OWNERS DEDICATION \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(See Seal Below)

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_ S.S. \_\_\_\_\_

COUNTY OF UTAH \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ PERSONALLY APPEARED BEFORE  
ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED  
TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_  
A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND  
THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_  
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 \_\_\_\_\_, A.D. 20 \_\_\_\_

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST \_\_\_\_\_

ENGINEER (See Seal Below) \_\_\_\_\_ CLERK-RECORDER (See Seal Below) \_\_\_\_\_

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3

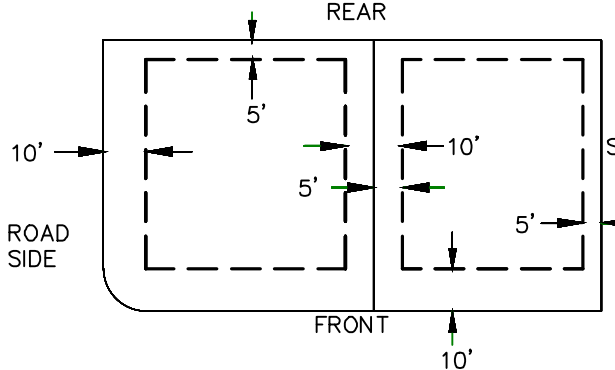
UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

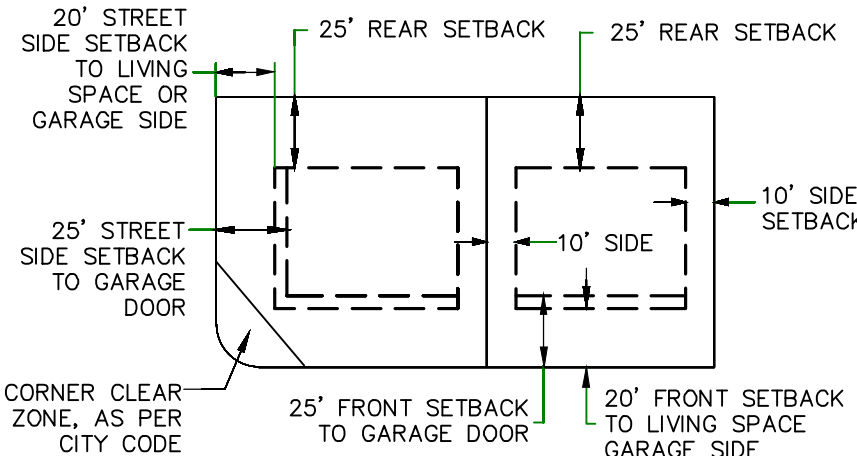
NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP 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. XXXXJ - PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESS DENOTES BUILDABLE AREA
4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL  
AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF  
SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND  
ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY.  
PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY  
EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH  
NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS  
MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY  
IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND  
OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL  
OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS  
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 MAY REQUIRE  
THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT  
THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH  
STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY  
PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY  
OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE  
WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH  
FACILITIES IN THE PUE.

ROCKY MTN POWER \_\_\_\_\_

CENTRACOM \_\_\_\_\_

CENTURY LINK \_\_\_\_\_

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	33.92'	278.50'	33.90'	N38°17'38"E	6°58'44"
C2	17.67'	1000.00'	17.67'	S15°22'01"W	1°00'45"
C3	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C4	215.60'	300.00'	210.99'	N21°11'43"E	41°10'34"
C5	271.14'	1021.50'	270.35'	N8°12'42"E	15°12'30"
C6	231.05'	321.50'	226.11'	S21°11'43"W	41°10'34"
C7	88.31'	1000.00'	88.28'	S3°08'14"W	5°03'34"
C8	80.44'	1000.00'	80.42'	S7°58'17"W	4°38'32"
C9	80.02'	1000.00'	80.00'	S12°34'06"W	4°35'06"
C10	82.29'	1043.00'	82.27'	S13°30'02"W	4°31'14"
C11	85.26'	1043.00'	85.24'	S8°53'54"W	4°41'01"
C12	86.08'	1043.00'	86.05'	S4°11'32"W	4°43'43"
C13	63.75'	278.50'	63.61'	S7°09'54"W	1°06'55"
C14	22.22'	1043.00'	22.22'	S1°13'04"W	1°13'14"
C15	102.47'	278.50'	101.90'	S24°15'49"W	21°04'55"

UTAH SUMMIT PARTNERS LLC  
(Vistas West Ph 4)

SW CORNER OF SECTION 10,  
T10S, R1E, S.L.B.&M.

NORTH  
2273.06'

P.O.B.

S 1/4 CORNER OF SECTION 10,  
T10S, R1E, S.L.B.&M.



1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- ① RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)

NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

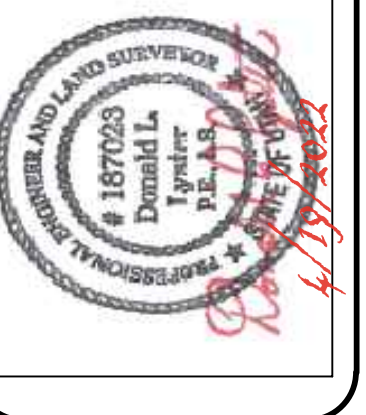
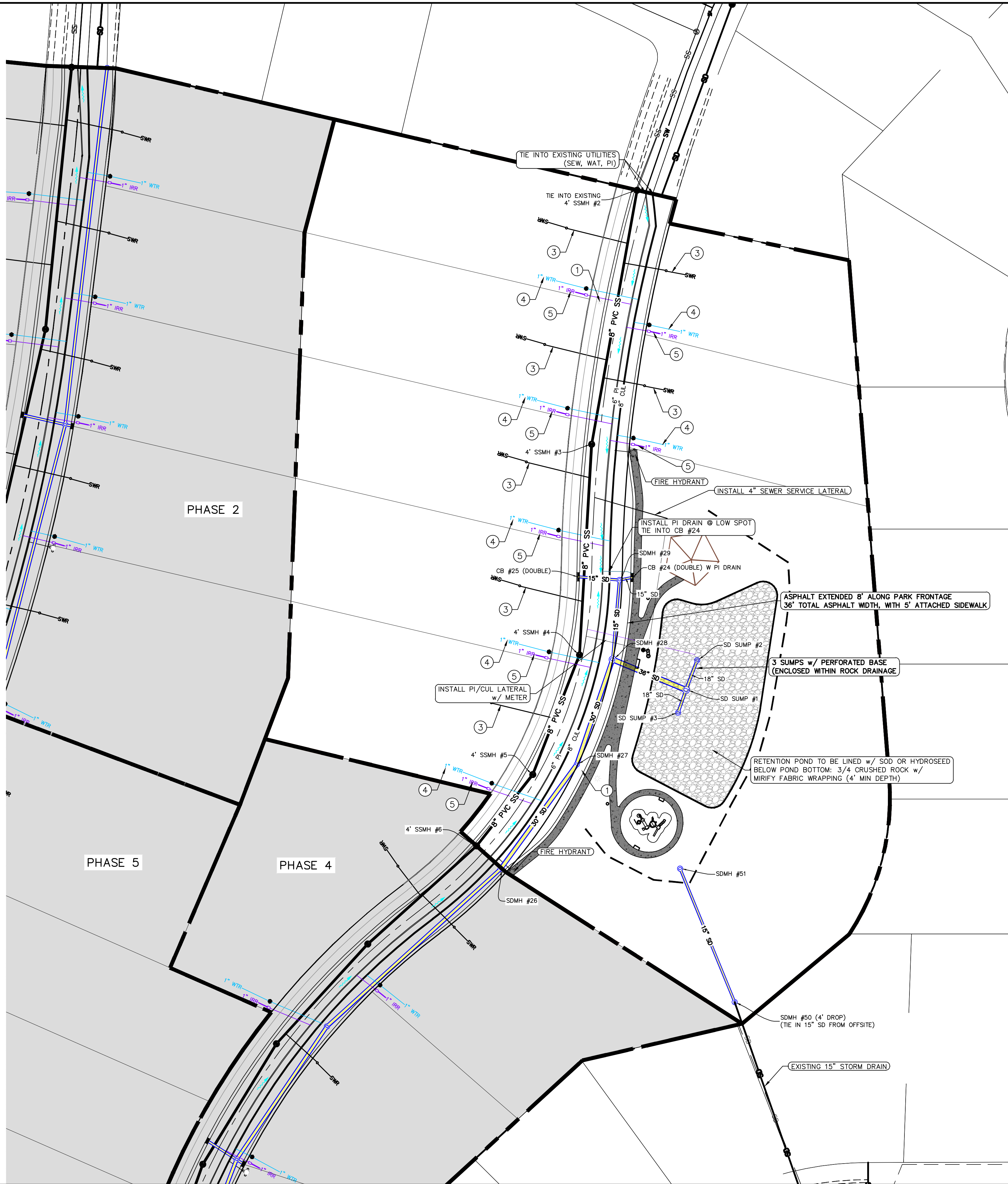
#### LEGEND

- EXISTING CONTOUR MAJOR  
EXISTING CONTOUR MINOR  
EXISTING DEED LINE  
EXISTING STORM MAIN  
EXISTING SEWER MAIN  
EXISTING WATER MAIN  
EXISTING PI MAIN  
EXISTING CONCRETE  
PI/WAT/SEWER LATERAL  
PROPOSED ASPHALT  
PROPOSED CONCRETE  
PROPOSED CURB & GUTTER  
PROPOSED LOT LINE  
BOUNDARY LINE  
RIGHT OF WAY LINE  
PROPOSED STORM MAIN  
PROPOSED CUL MAIN  
PROPOSED PI MAIN  
PROPOSED SEWER MAIN  
PROPOSED WAT/PI/SEWER  
SERVICE LATERALS  
RESIDENTIAL STREET LIGHT  
PROPOSED VALVE (WAT/PI)  
PROPOSED SEWER MANHOLE  
PROPOSED STORM INLET/MANHOLE  
PROPOSED ADA RAMP  
PROPOSED STOP/STREET SIGN  
PROPOSED FIRE HYDRANT  
FOUND SECTION COR. AS NOTED  
SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
FOUND CLASS I STREET MONUMENT  
SET STREET MONUMENT  
CENTERLINE  
RIGHT-OF-WAY LINE  
LOT LINE  
PUBLIC UTILITY EASEMENT  
SECTION LINE

#### NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



#### THE VISTAS WEST @ SUMMIT RIDGE PHASE 3

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

1  
2  
3

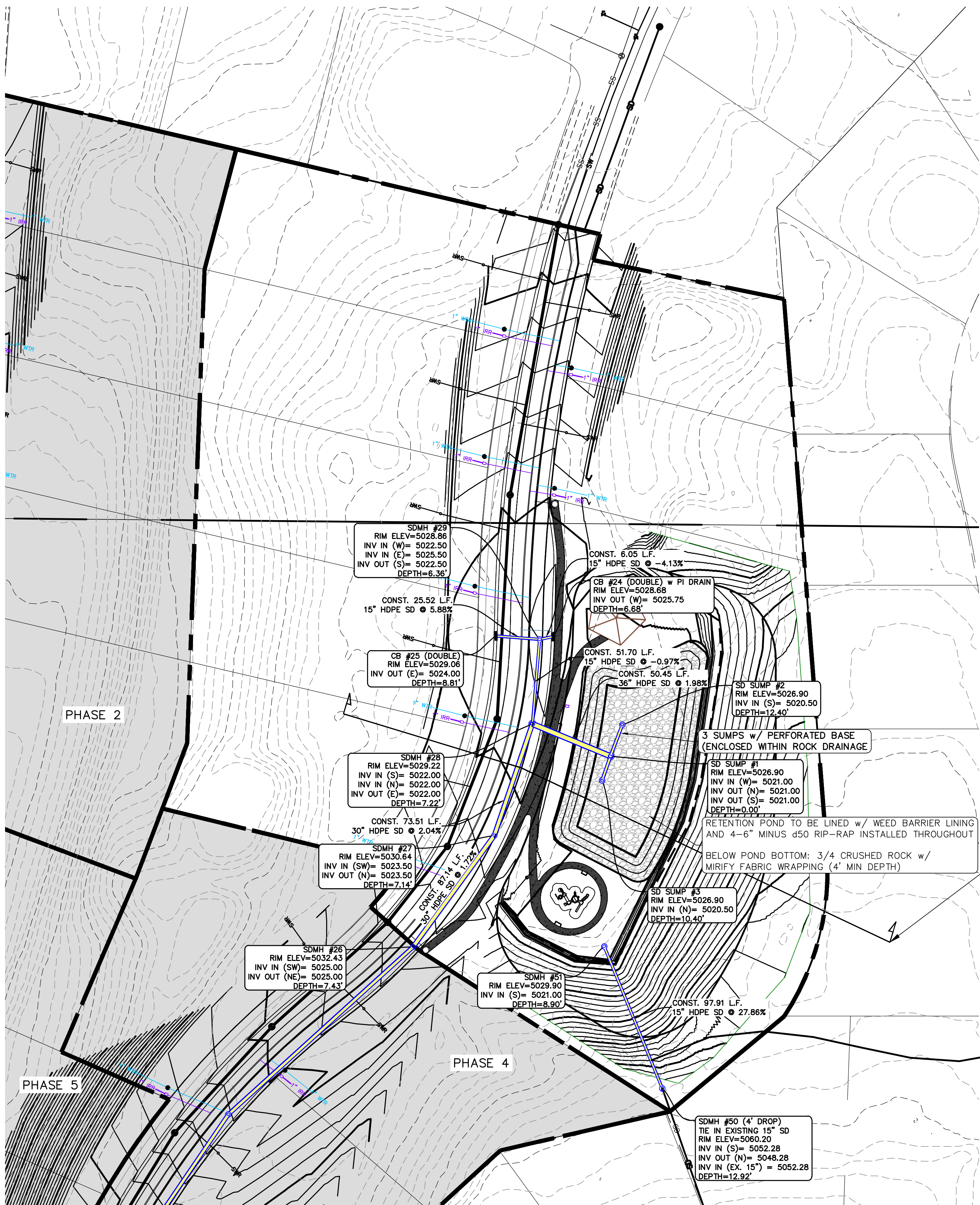
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UTILITY PLANS

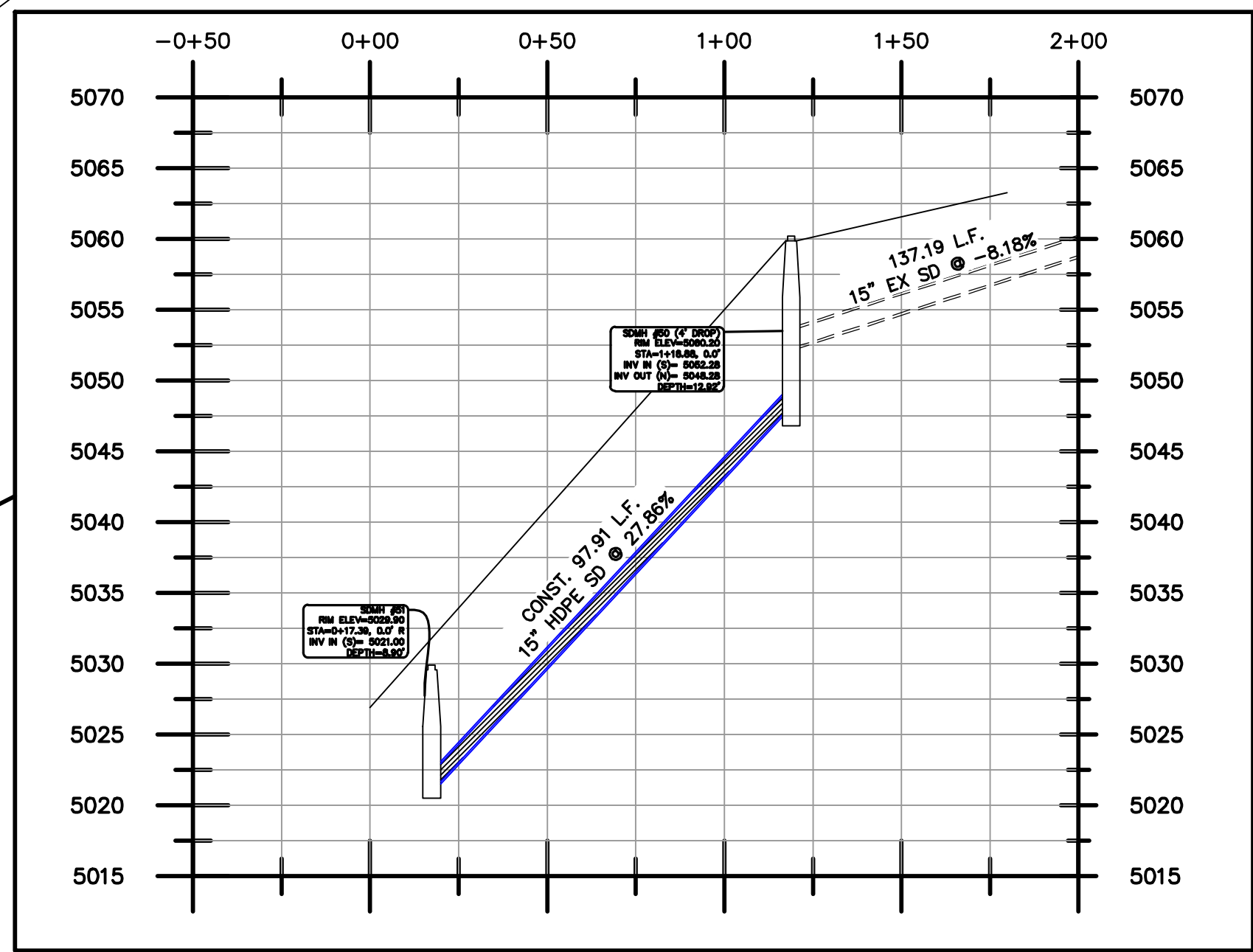
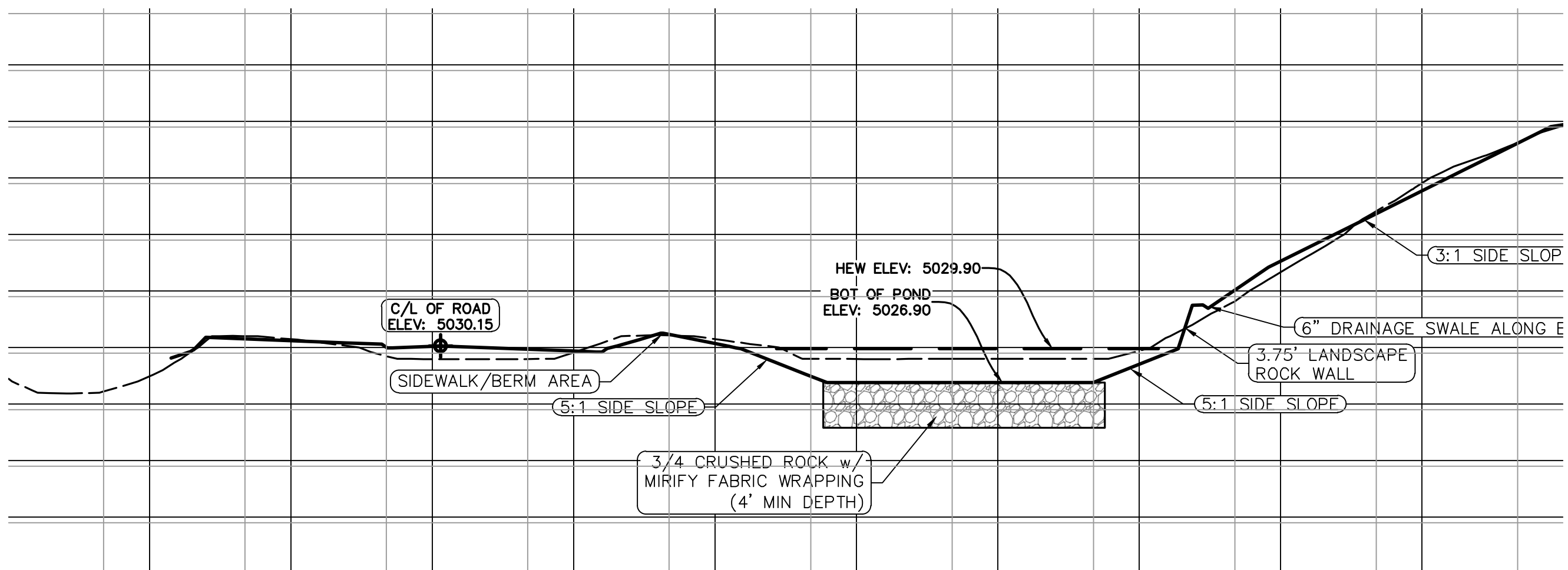
SHEET:

UP-01





1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.



NORTH

20 40 80 120

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

Engineering & Surveying  
**region**  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

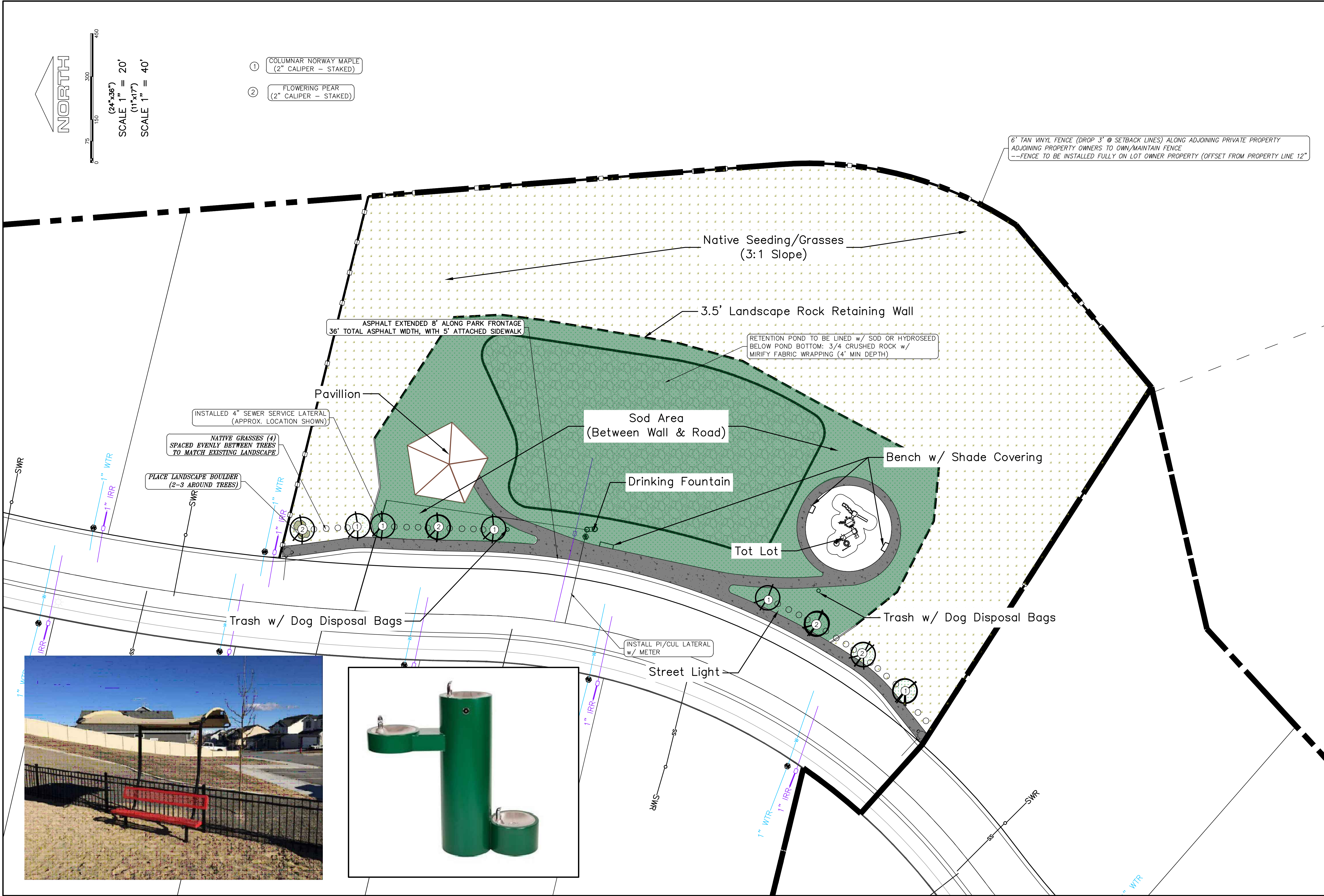
**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 3**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022  
PROJECT #  
REVISIONS:  
1  
2  
3  
SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**









region  
Engineering & Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

Professional Engineer  
#187025  
Donald L. Taylor  
4/17/2022

**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 3**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022  
PROJECT #

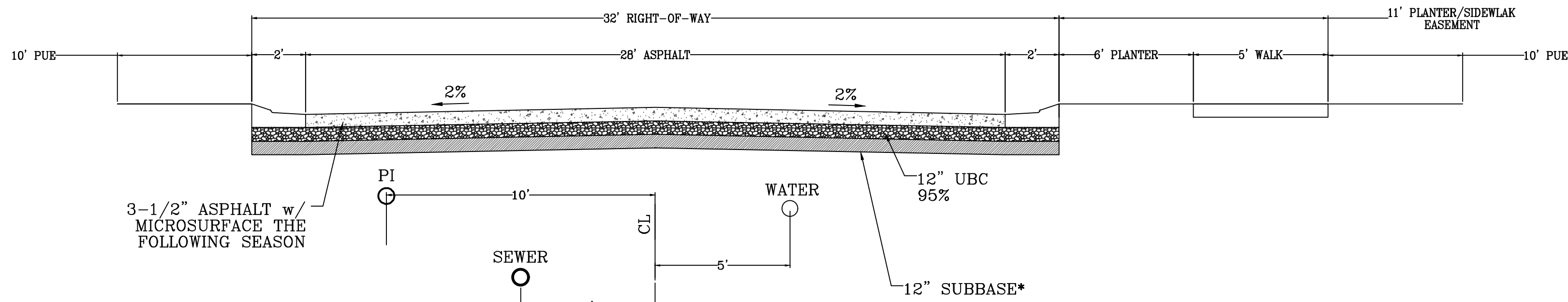
REVISIONS:

1	
2	
3	

SHEET NAME:  
LANDSCAPE PLANS

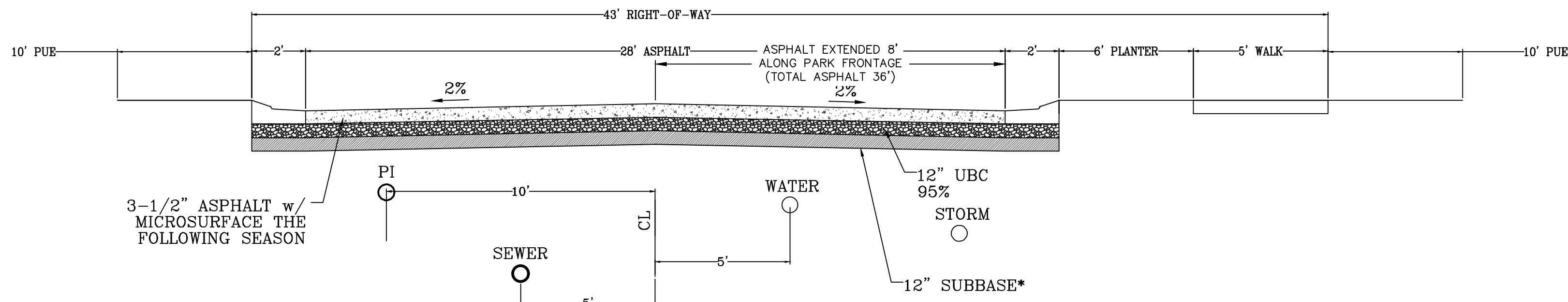
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LS-01





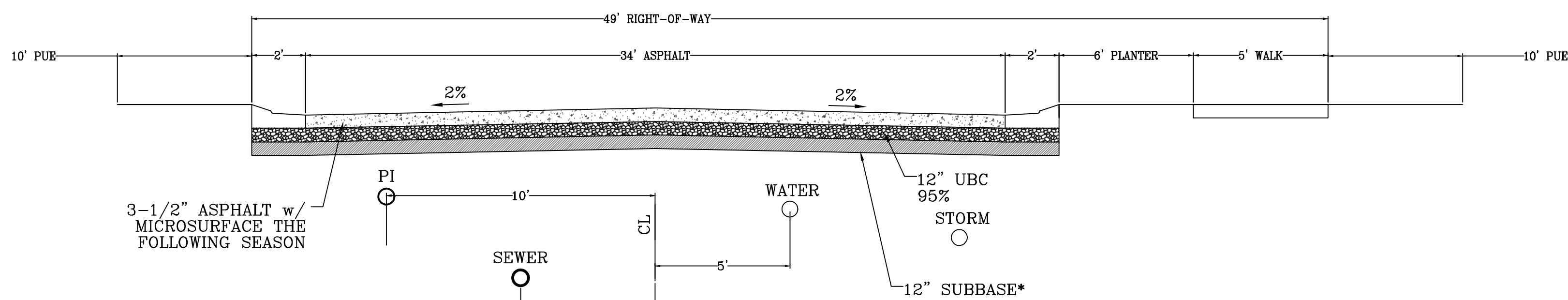
**CUL-DE-SAC ROADWAY  
Typical Road Section**

LOOKING NORTH AND WEST  
500 ADT



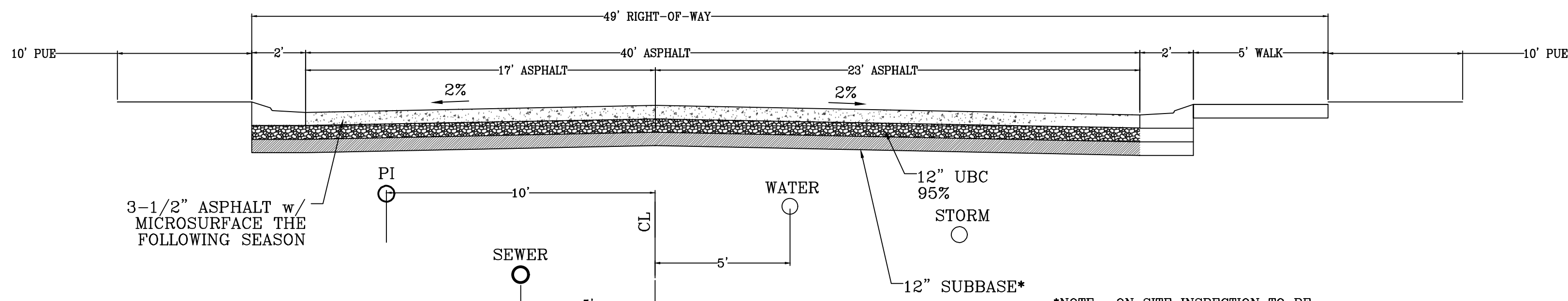
**MINOR RESIDENTIAL ROADWAY  
Typical Road Section**

LOOKING NORTH AND WEST  
500 ADT



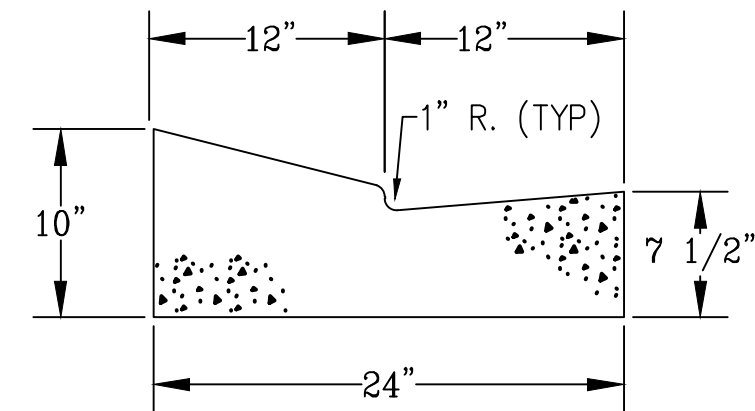
**MAJOR RESIDENTIAL ROADWAY  
Typical Road Section**

LOOKING SOUTH AND WEST  
1500 ADT



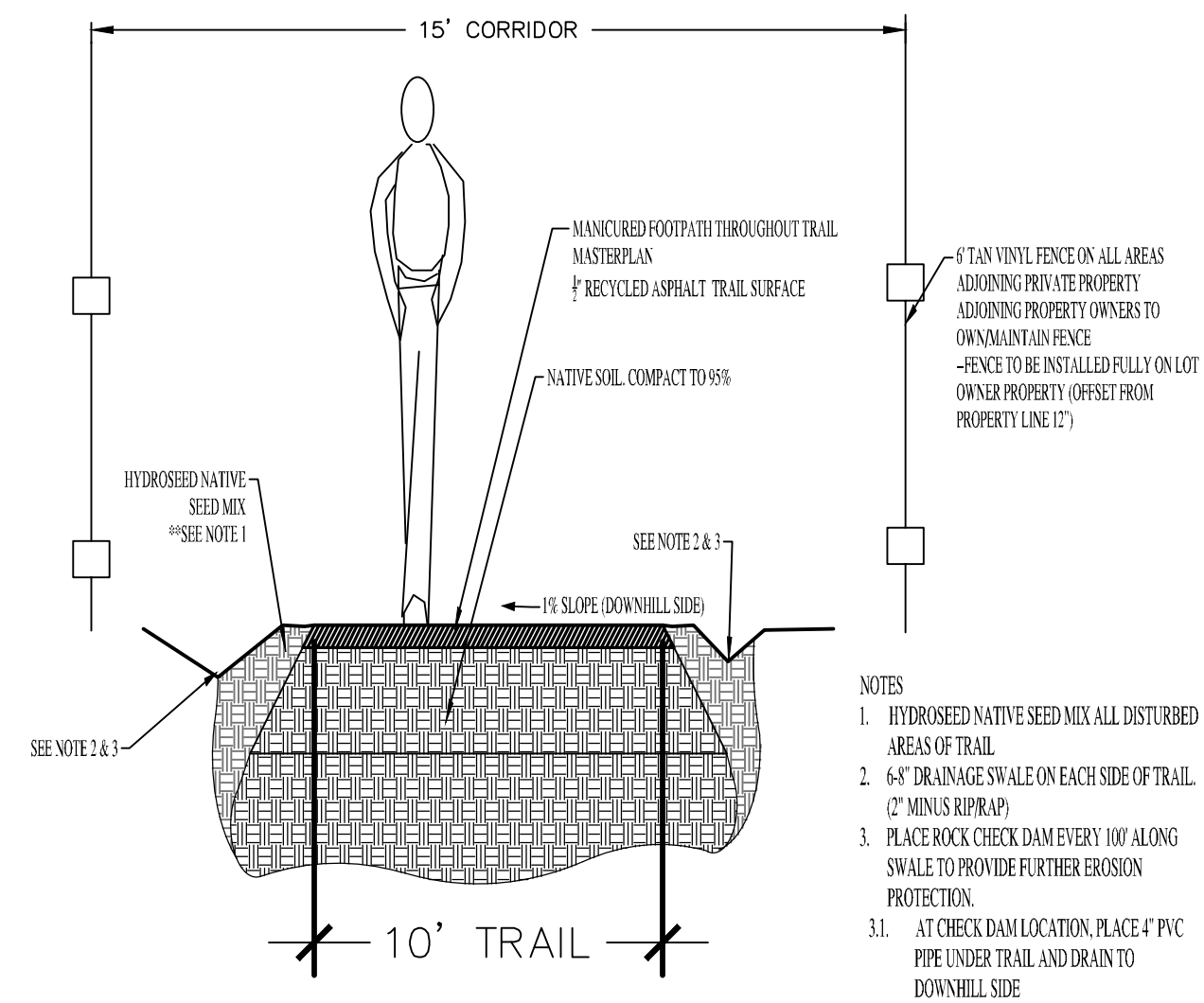
**MAJOR RESIDENTIAL ROADWAY  
Modified Road Section**

LOOKING SOUTH AND WEST  
⊙ OPEN SPACE BUMP OUT



**MODIFIED HIGH BACK CURB**

\*NOTE: ON SITE INSPECTION TO BE  
CONDUCTED BY GEOTECHNICAL  
ENGINEER TO DETERMINE ADEQUACY OF  
EXISTING MATERIAL



**TRAIL CORRIDOR**

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
  2. 6\"/>
  3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
  - 3.1. AT CHECK DAM LOCATION, PLACE 4\"/>

region  
Engineering  
& Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

1

2

3

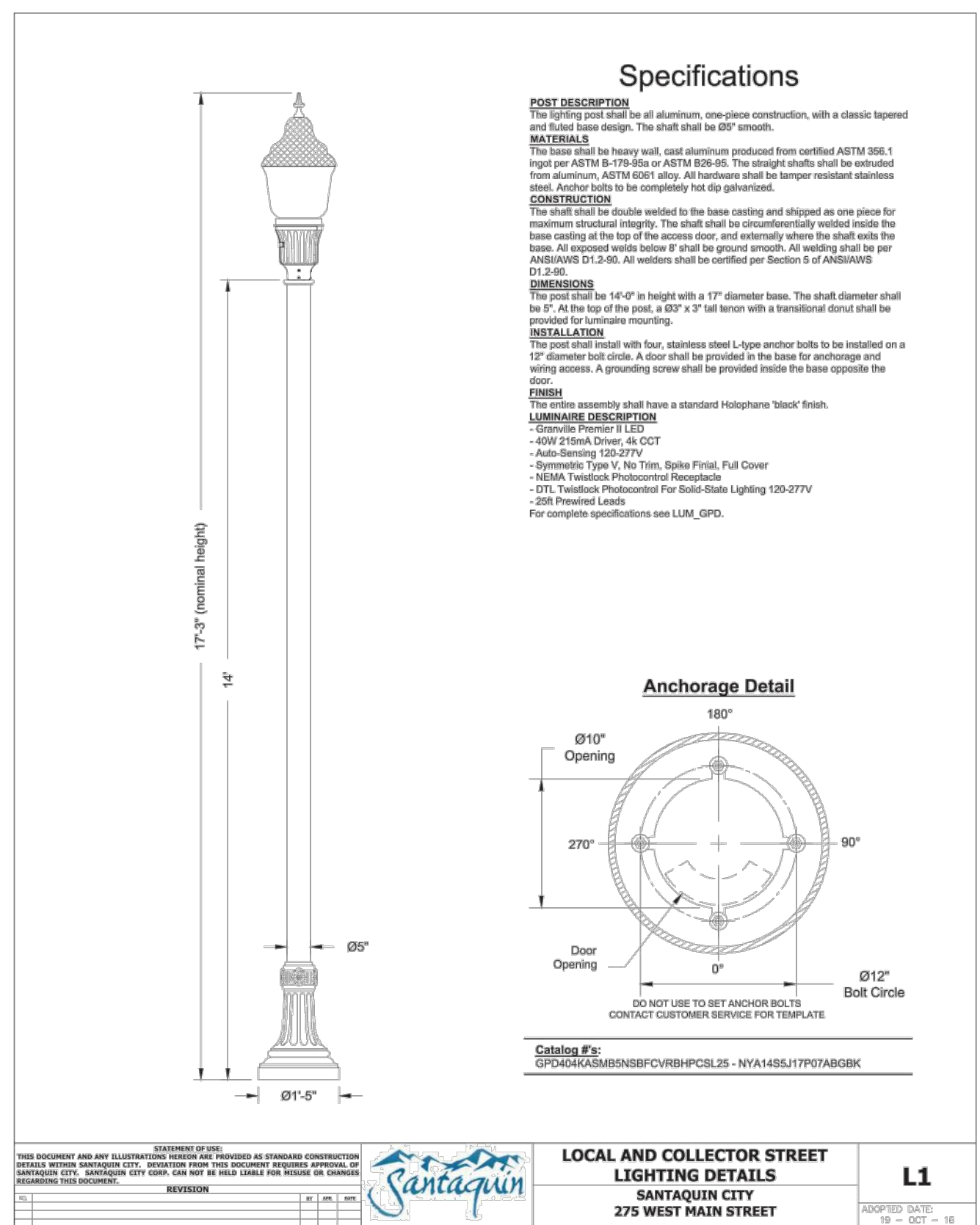
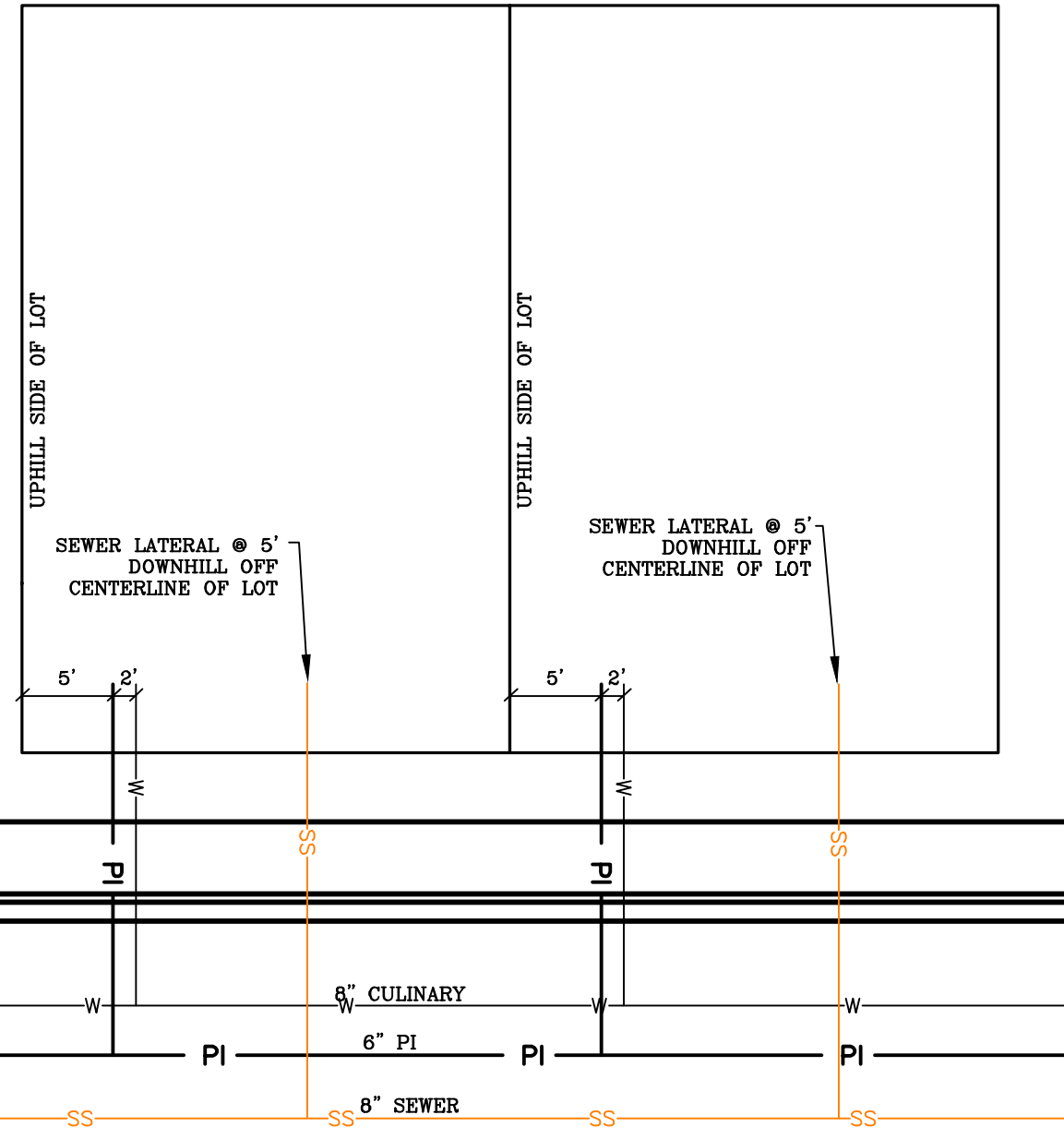
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TYPICAL DETAILS

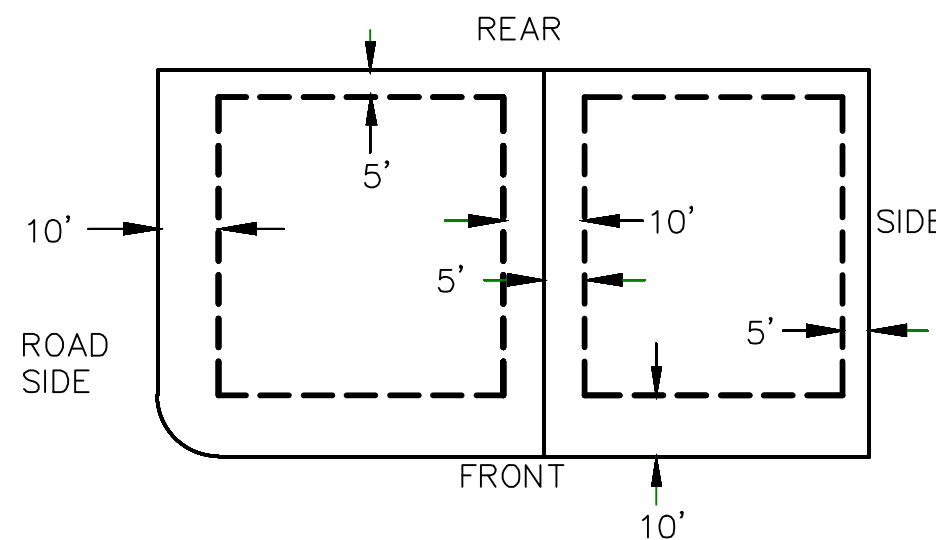
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DT-01

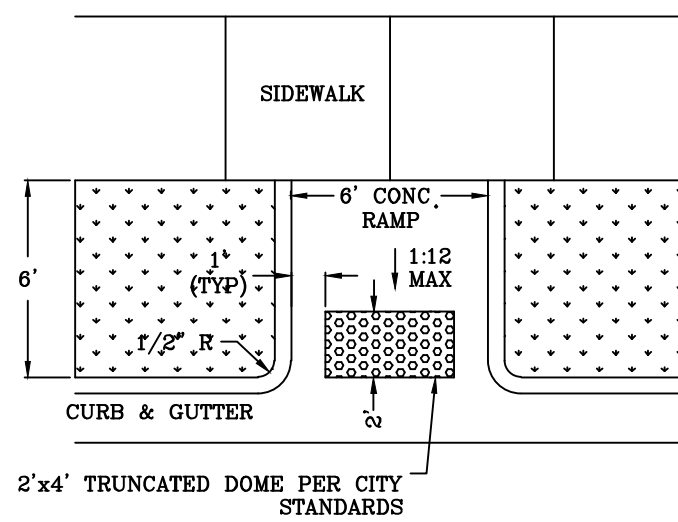
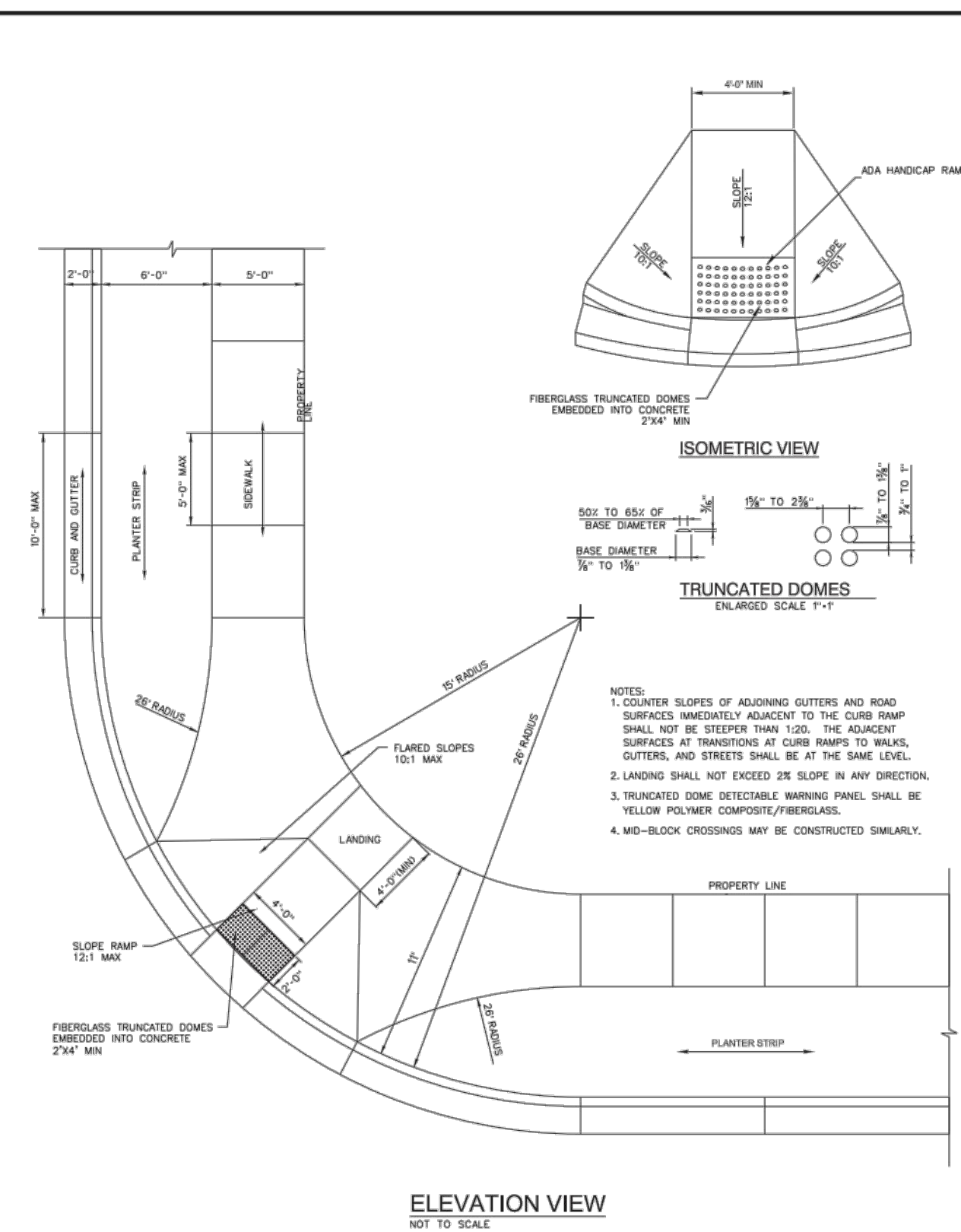
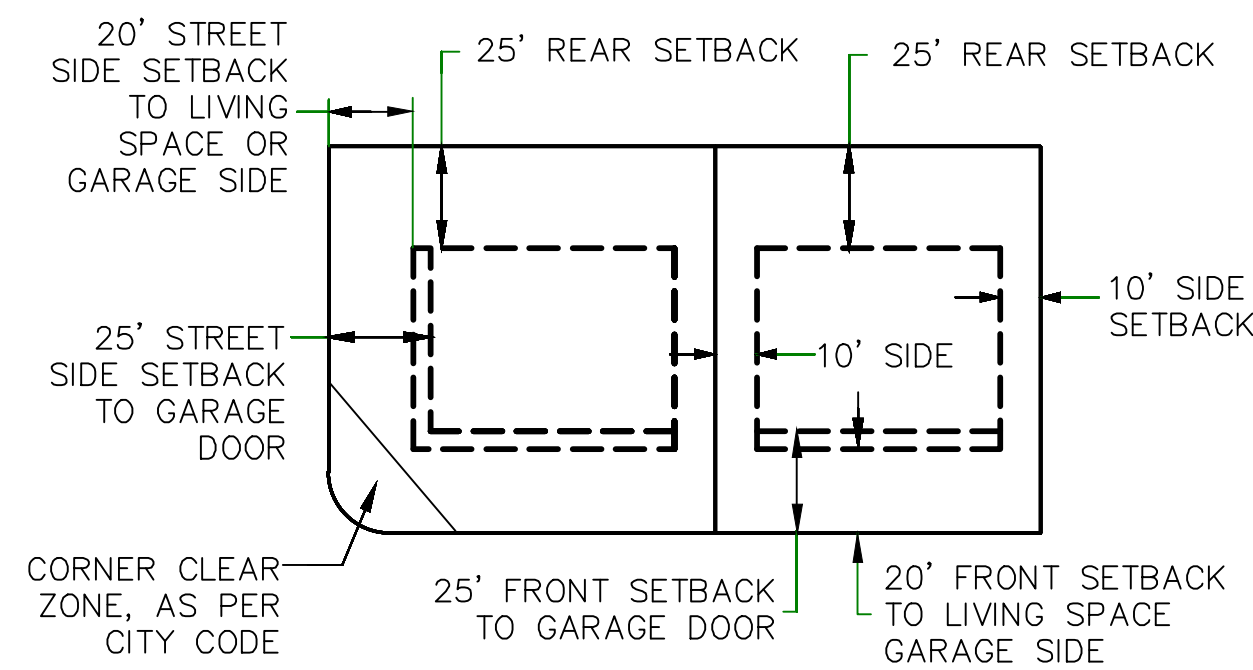




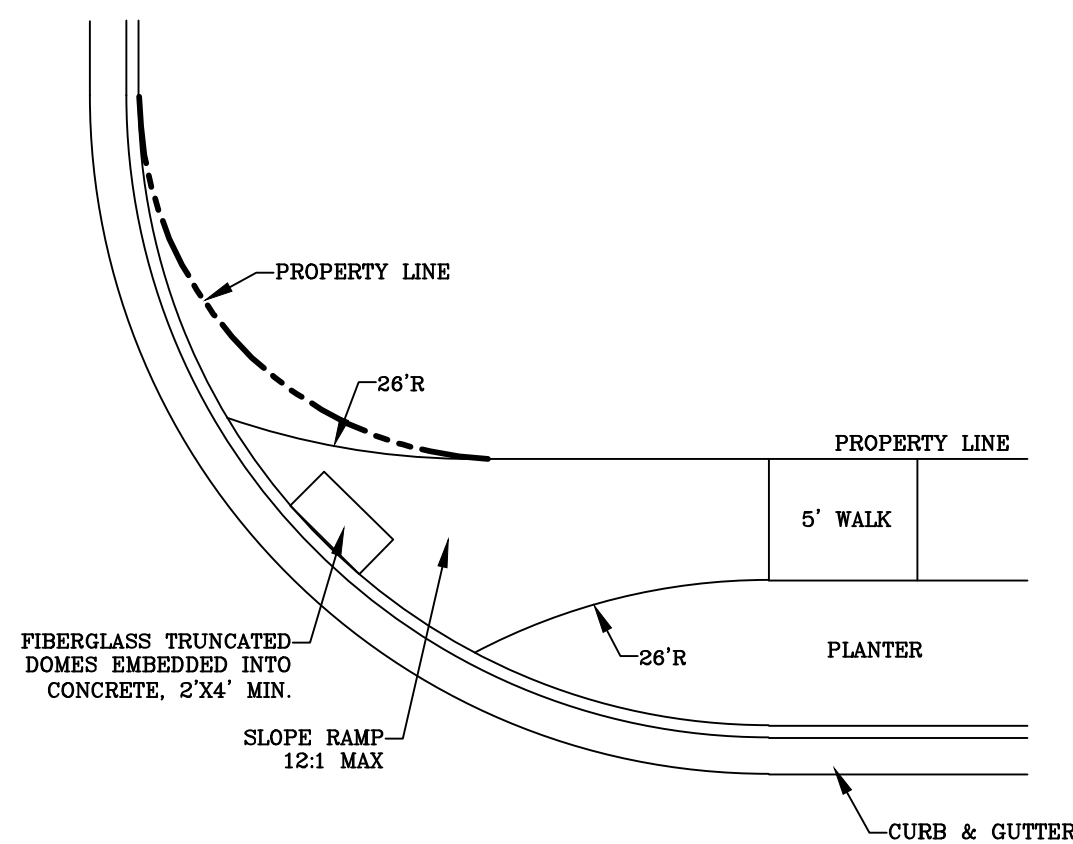
## PUBLIC UTILITY EASEMENTS



## BUILDING SETBACKS (MINIMUM)



## MID-BLOCK RAMP DETAIL



## RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

region  
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1776 N. State St. #110  
Orem, UT 84057  
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regiondesignllc.com



THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

TYPICAL DETAILS

SHEET:

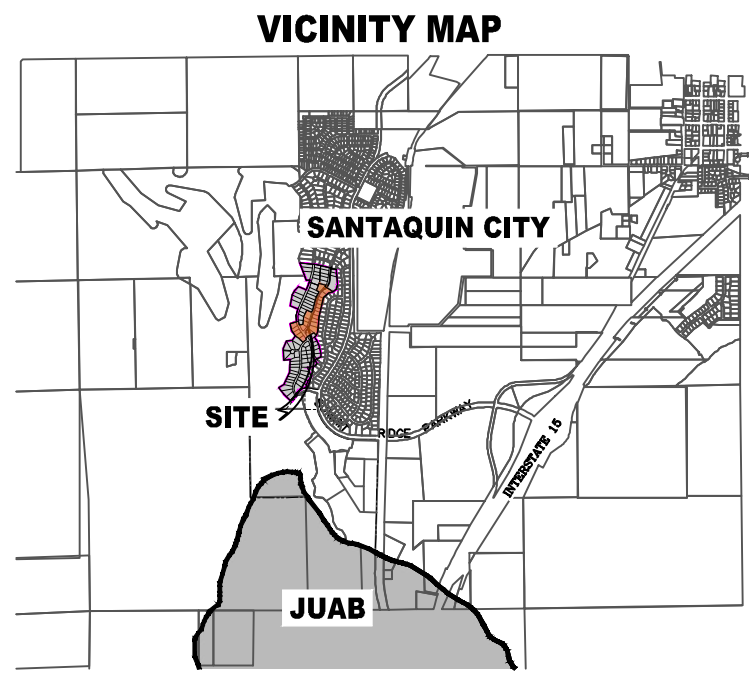
DT-02



THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	98.88'	475.50'	98.70'	S16°14'46"E
C2	185.40'	478.50'	184.24'	N17°02'28"E
C3	298.76'	521.50'	294.69'	N22°21'12"E
C4	33.92'	278.50'	33.90'	S38°17'38"W
C5	23.65'	15.00'	21.28'	S9°20'30"W
C6	43.40'	296.50'	43.36'	S50°19'24"W
C7	222.92'	500.00'	221.08'	S23°03'40"E
C8	236.05'	300.00'	230.01'	N31°37'31"E
C9	332.60'	1000.00'	331.07'	N18°36'45"E
C10	193.73'	500.00'	192.52'	N17°02'28"E
C11	411.07'	500.00'	399.59'	N29°29'38"E
C12	58.97'	300.00'	58.88'	N47°24'53"E
C13	90.10'	978.50'	90.07'	S15°57'33"W
C14	90.16'	978.50'	90.13'	S21°14'12"W
C15	72.83'	978.50'	72.81'	S26°00'31"W
C16	18.09'	521.50'	18.09'	S27°08'50"W
C17	90.24'	521.50'	90.12'	S21°11'48"W
C18	90.78'	521.50'	90.66'	S11°15'10"W
C19	2.95'	521.50'	2.95'	S6°06'14"W
C20	87.89'	478.50'	87.76'	S11°12'12"W
C21	90.32'	478.50'	90.19'	S21°52'21"W
C22	151.81'	478.50'	151.17'	S36°22'07"W
C23	63.38'	478.50'	63.33'	S49°15'06"W
C24	63.20'	321.50'	63.10'	S47°24'53"W
C25	54.75'	278.50'	54.66'	N47°24'53"E
C26	129.99'	521.50'	129.65'	N45°54'20"E
C27	177.38'	1021.50'	177.16'	N20°30'08"E
C28	86.76'	1021.50'	86.73'	N13°05'40"E
C29	28.12'	1021.50'	28.12'	N9°52'22"E
C30	83.32'	278.50'	83.01'	N17°39'18"E
C31	119.53'	278.50'	118.62'	N38°31'16"E
C32	24.44'	15.00'	21.82'	S82°30'30"E
C33	113.12'	475.50'	112.85'	S29°01'06"E
C34	103.79'	524.50'	103.62'	N15°57'28"W
C35	76.15'	524.50'	76.09'	N25°47'11"W
C36	53.89'	524.50'	53.87'	N32°53'23"W
C37	22.38'	15.00'	20.36'	S6°55'01"W
C38	124.74'	321.50'	123.95'	S38°33'09"W
C39	84.84'	321.50'	84.39'	S19°53'46"W
C40	18.35'	321.50'	18.35'	S10°43'09"W
C41	72.36'	978.50'	72.35'	S11°12'10"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	83.00'	S35°50'00"E
L2	24.10'	N54°10'00"E
L3	147.96'	S35°50'00"E



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	10.22 ACRES
TOTAL LOT ACREAGE	8.46 ACRES
TOTAL ROW ACREAGE	1.76 ACRES
TOTAL OPEN SPACE	1.76 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.15 / d.u.
NUMBER OF LOTS	22 LOTS

PROJECT DEVELOPER	
David Simpson	
801-376-1966	
Woodsrings@gmail.com	
407 N Main Street Springville, UT 84663	

PROJECT ENGINEER & SURVEYOR	
REGION ENGINEERING & SURVEYING	
1776 NORTH STATE STREET #110	
OREM, UTAH 84057	
PH - 801.376.2245	

## LEGEND

FOUND SECTION COR. AS NOTED  
SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS

FOUND CLASS 1 STREET MONUMENT

SET STREET MONUMENT

PROPERTY BOUNDARY

CENTERLINE

RIGHT-OF-WAY LINE

LOT LINE

SECTION LINE

PUBLIC UTILITY EASEMENT

CALCULATED POINT (NOT SET)

NDCBU  
(4'x8' POSTAL EASEMENT)

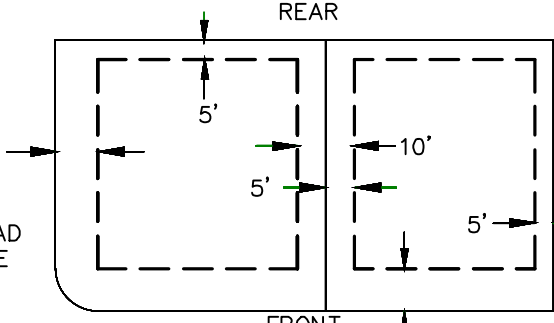
AREA DEDICATED TO  
SANTAQUIN CITY AS PUBLIC  
RIGHT OF WAY

AREA DEDICATED TO SANTAQUIN CITY  
PUBLIC OPEN SPACE  
(TO BE IMPROVED BY THE DEVELOPER  
MAINTAINED BY THE HOA)

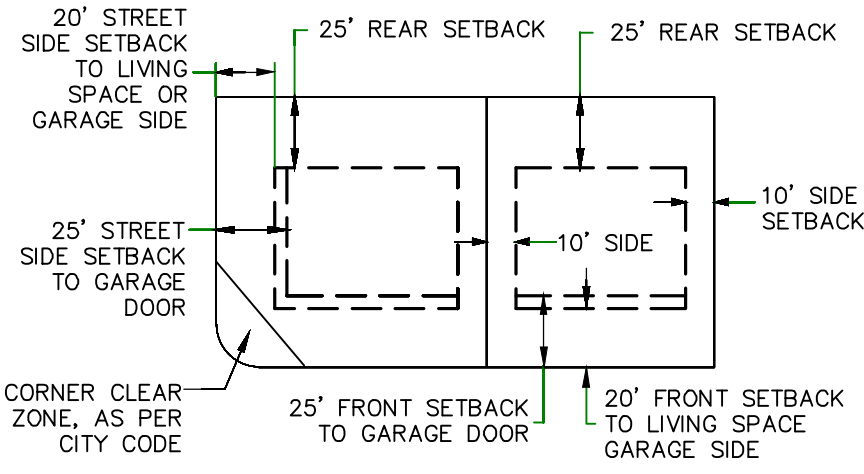
## BASIS OF BEARING

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, S.L.B.&M. WITH THE BEARING BEING S89°05'23" W. ALONG SAID LINE.

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



- NOTES:**
- TYPE II MONUMENT (ALUMINUM CAP 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.
  - PROPOSED RESIDENTIAL ADDRESS.
  - AREA IN PARENTHESIS DENOTES BUILDABLE AREA.
  - THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS 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 MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERS WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER \_\_\_\_\_  
CENTRACOM \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

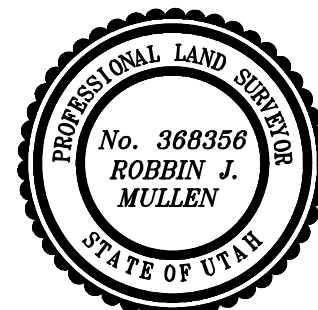
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_  
DOMINION ENERGY COMPANY  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

VISTAS WEST - PHASE 4  
BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23\"/>



OWNERS DEDICATION

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_  
COUNTY OF UTAH \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ 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 \_\_\_\_\_, A.D. 20 \_\_\_\_

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_  
ATTEST \_\_\_\_\_  
ENGINEER (See Seal Below) \_\_\_\_\_ CLERK-RECORDER (See Seal Below) \_\_\_\_\_

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4

UTAH COUNTY, UTAH		
SCALE: 1" = 80 FEET		
NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
This form approved by Utah County and the municipalities therein.		



1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- ① RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑤ P.I. SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG  
OPEN SPACE TO BE PLACED AT  
PROPERTY LINE

NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

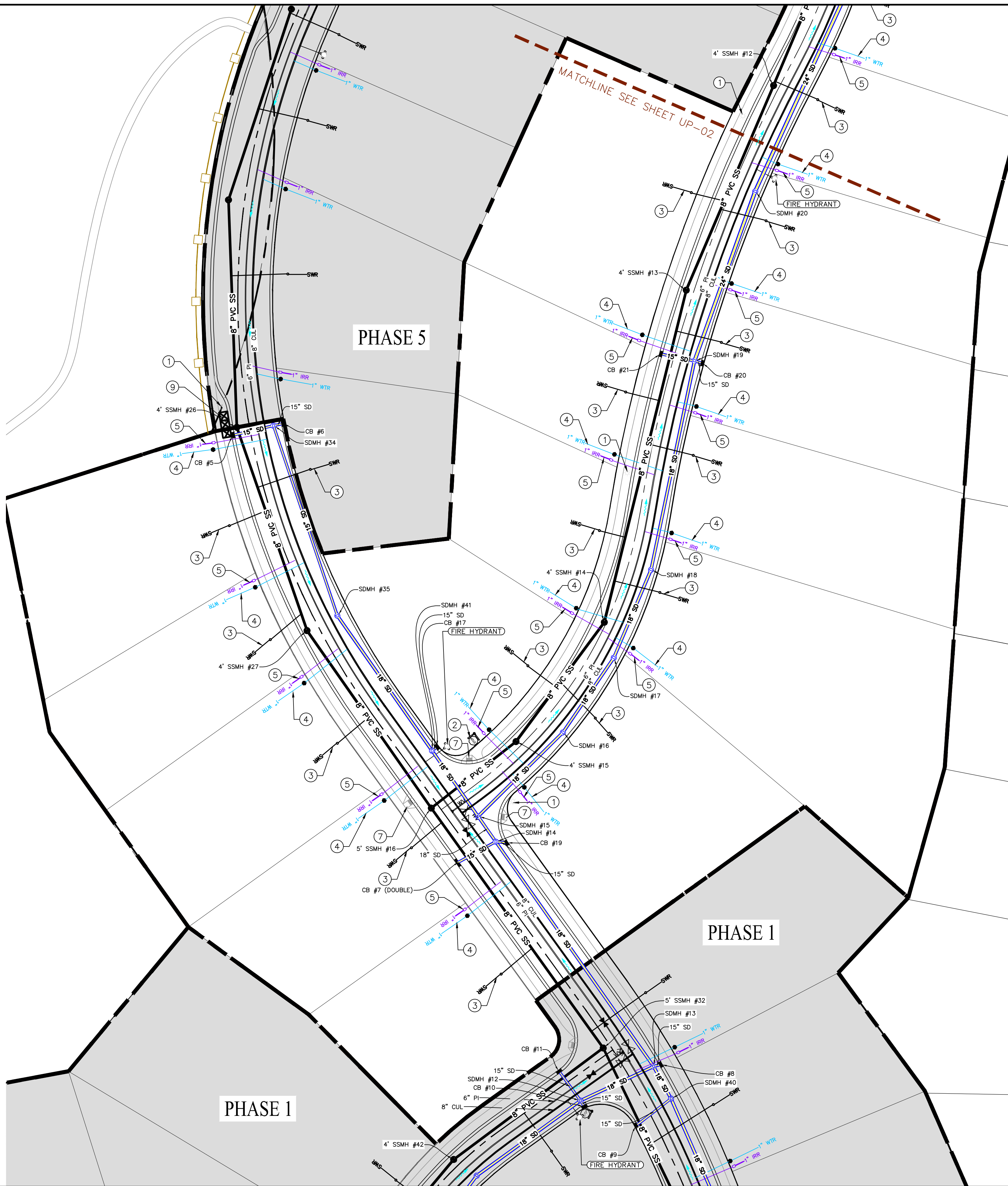
#### LEGEND

- EXISTING CONTOUR MAJOR  
----- EXISTING CONTOUR MINOR  
----- EXISTING DEED LINE  
SD ----- EXISTING STORM MAIN  
SS ----- EXISTING SEWER MAIN  
----- EXISTING WATER MAIN  
----- EXISTING P.I. MAIN  
----- EXISTING CONCRETE  
PI/WAT/SEWER LATERAL  
PROPOSED ASPHALT  
PROPOSED CONCRETE  
PROPOSED CURB & GUTTER  
PROPOSED LOT LINE  
----- BOUNDARY LINE  
----- RIGHT OF WAY LINE  
----- PROPOSED STORM MAIN  
----- PROPOSED CUL MAIN  
----- PROPOSED P.I. MAIN  
----- PROPOSED SEWER MAIN  
----- PROPOSED WAT/PI/SEWER  
SERVICE LATERALS  
RESIDENTIAL STREET LIGHT  
PROPOSED VALVE (WAT/PI)  
PROPOSED SEWER MANHOLE  
PROPOSED STORM INLET/MANHOLE  
PROPOSED ADA RAMP  
PROPOSED STOP/STREET SIGN  
PROPOSED FIRE HYDRANT  
FOUND SECTION COR. AS NOTED  
SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
FOUND CLASS I STREET MONUMENT  
SET STREET MONUMENT  
----- CENTERLINE  
----- RIGHT-OF-WAY LINE  
----- LOT LINE  
----- PUBLIC UTILITY EASEMENT  
----- SECTION LINE

#### NOTES TO CONTRACTOR:

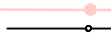















CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





- ① RESIDENTIAL STREET LIGHT  
(PER SANTQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL  
(PER SANTQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING – APPROX 10'
- ⑦ ADA RAMP  
(PER SANTQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG  
OPEN SPACE – TO BE PLACED AT  
PROPERTY LINE

-----	EXISTING CONTOUR MAJOR
-----	EXISTING CONTOUR MINOR
-----	EXISTING DEED LINE
-----	EXISTING STORM MAIN
-----	EXISTING SEWER MAIN
-----	EXISTING WATER MAIN
-----	EXISTING PI MAIN
-----	EXISTING CONCRETE
	PI/WAT/SEWER LATERAL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
=====	PROPOSED CURB & GUTTER
=====	PROPOSED LOT LINE
-----	BOUNDARY LINE
-----	RIGHT OF WAY LINE
=====	PROPOSED STORM MAIN
=====	PROPOSED SULL MAIN
=====	PROPOSED PI MAIN
=====	PROPOSED SEWER MAIN
	PROPOSED WAT/PI/SEWER SERVICE LATERALS
	RESIDENTIAL STREET LIGHT
	PROPOSED VALVE (WAT/PI)
	PROPOSED SEWER MANHOLE
	PROPOSED STORM INLET/MANHOLE
	PROPOSED ADA RAMP
	PROPOSED STOP/STREET SIGN
	PROPOSED FIRE HYDRANT
	SET SECTION COR. AS NOTED
	5/8" IRON PIN
	TO BE SET AT ALL LOT CORNERS
	FOUND CLASS I STREET MONUMENT
	SET STREET MONUMENT
-----	CENTERLINE
-----	RIGHT-OF-WAY LINE
-----	LOT LINE
-----	PUBLIC UTILITY EASEMENT
-----	SECTION LINE

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

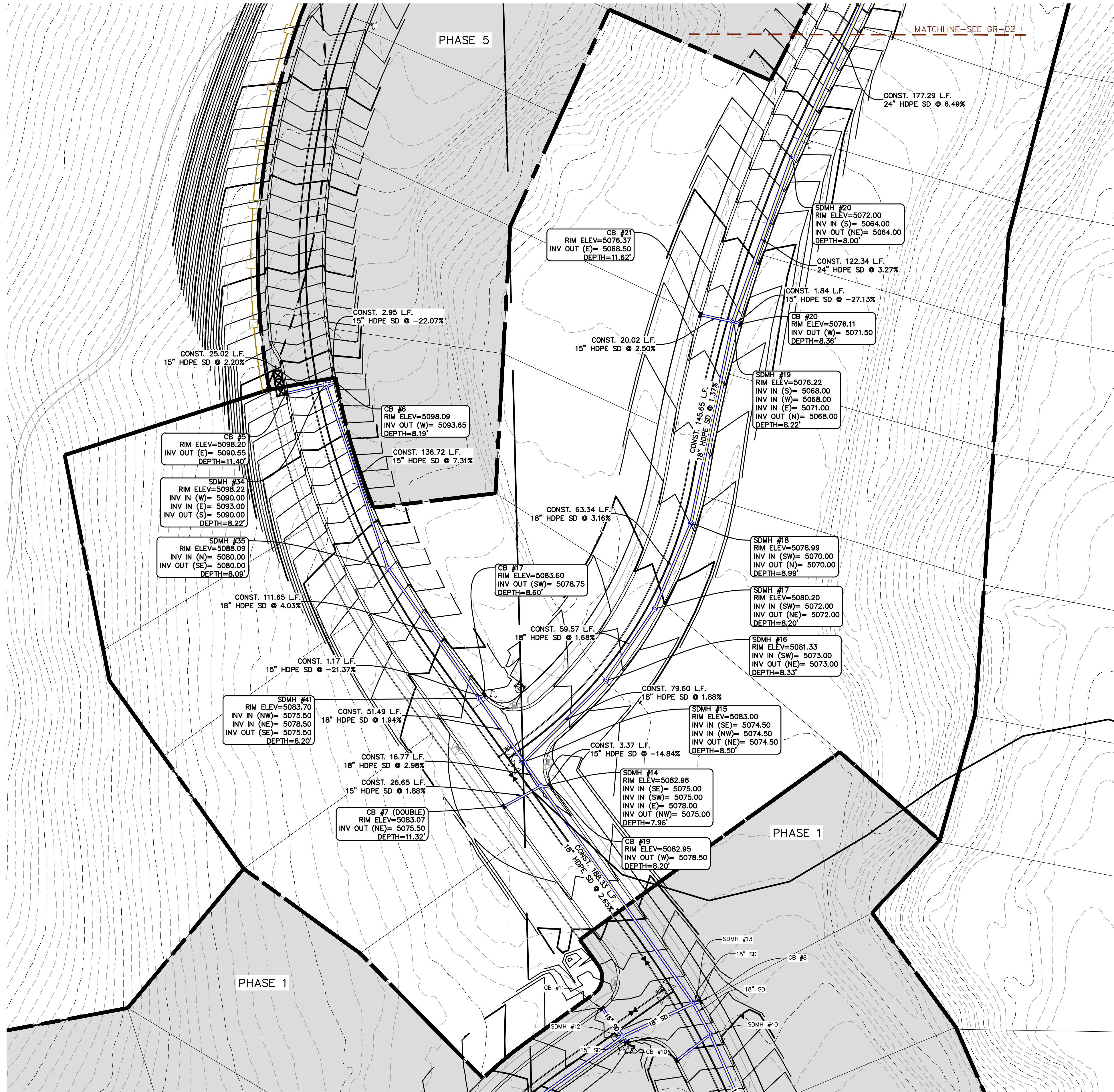
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**THE VISTAS WEST © SUMMIT RIDGE  
PHASE 4**

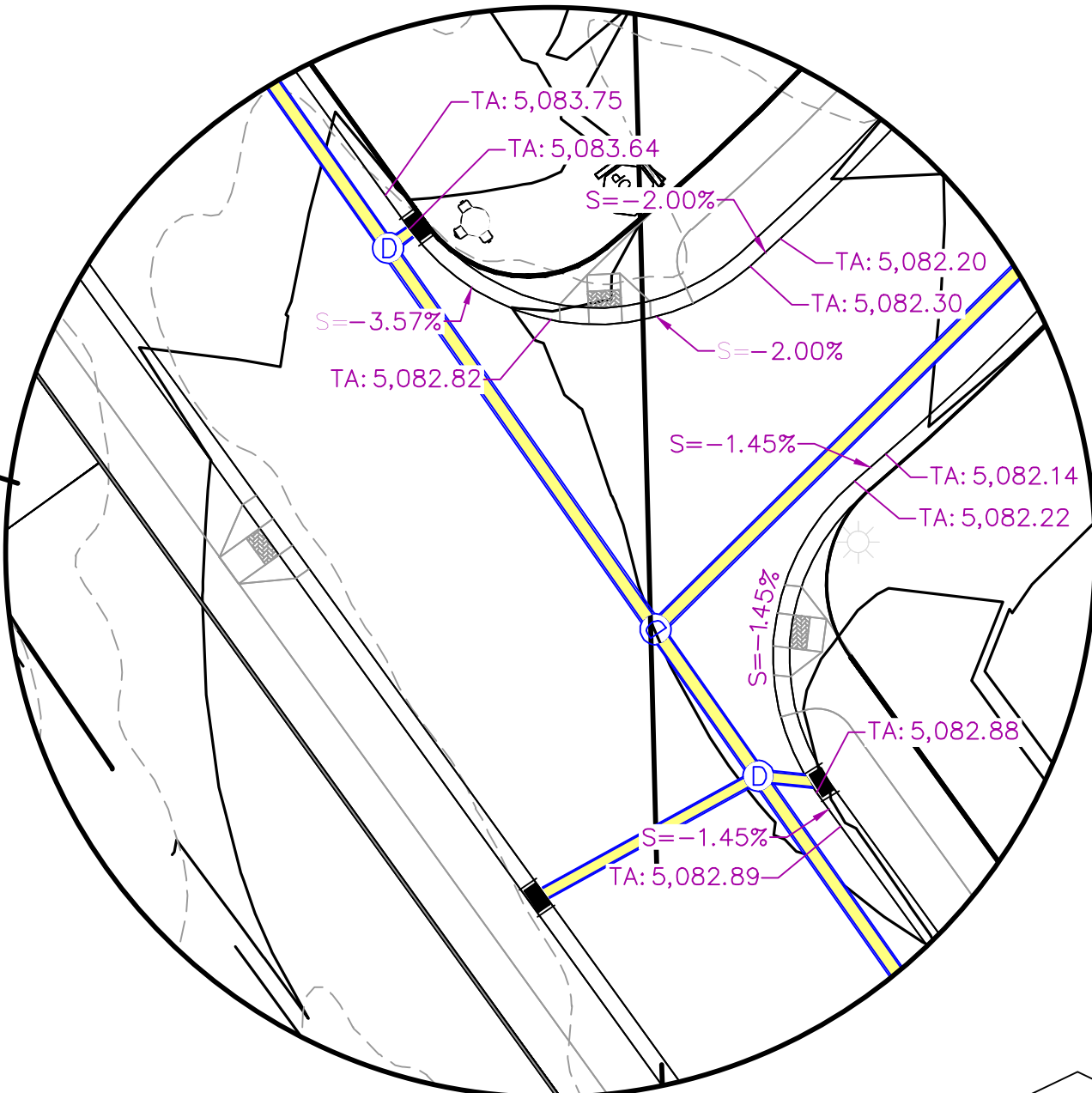
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN

UP-02





1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FL. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.



(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

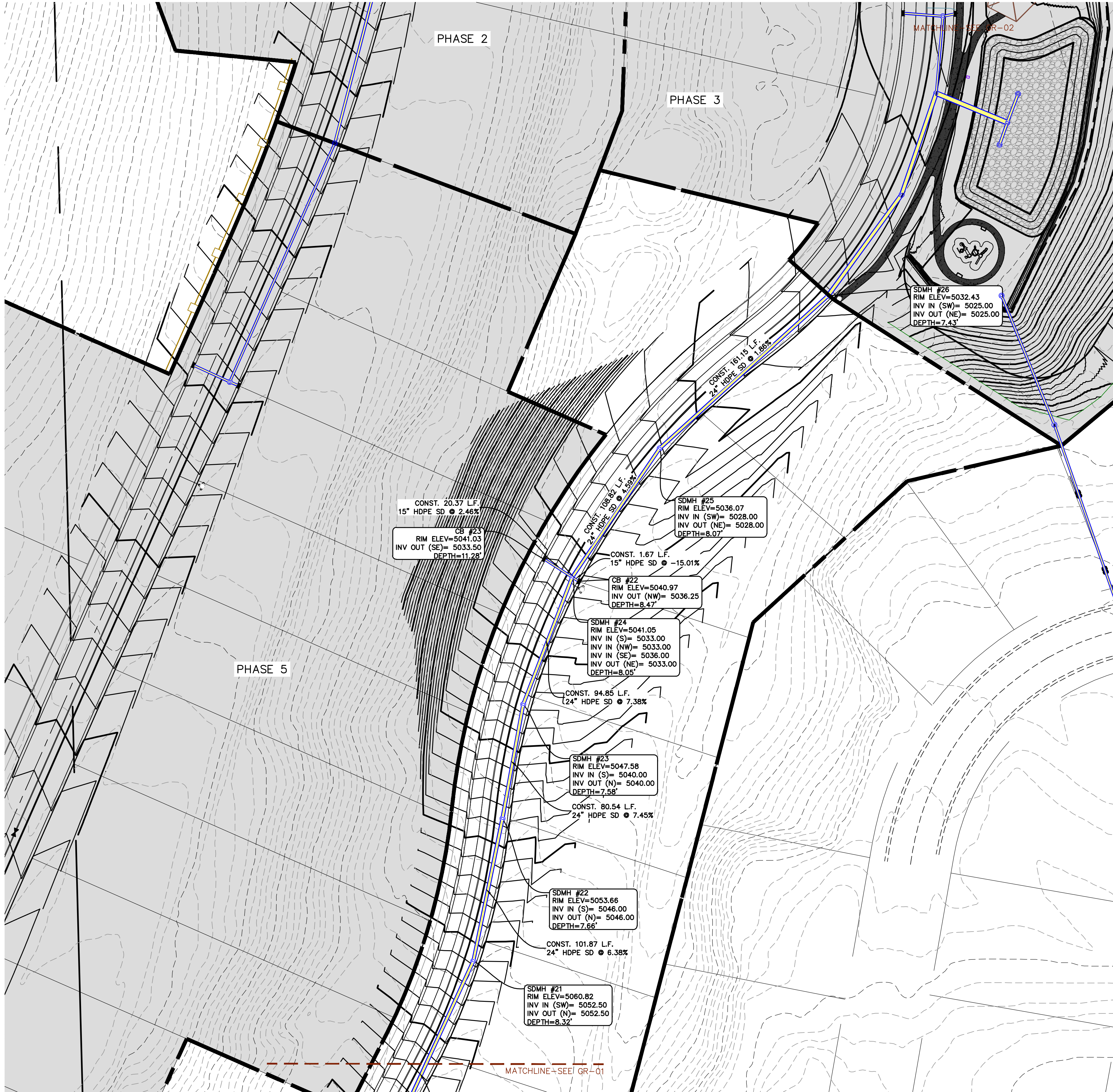
Engineering & Surveying  
**region**  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

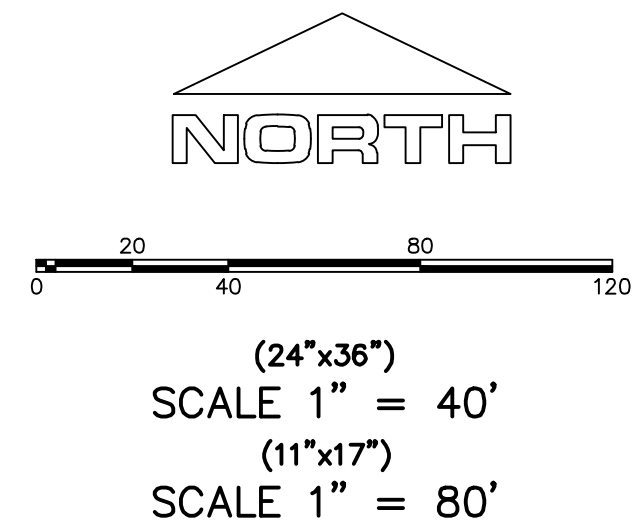
DATE: 4.19.2022	
PROJECT #	
REVISIONS:	
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SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**







1. 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.
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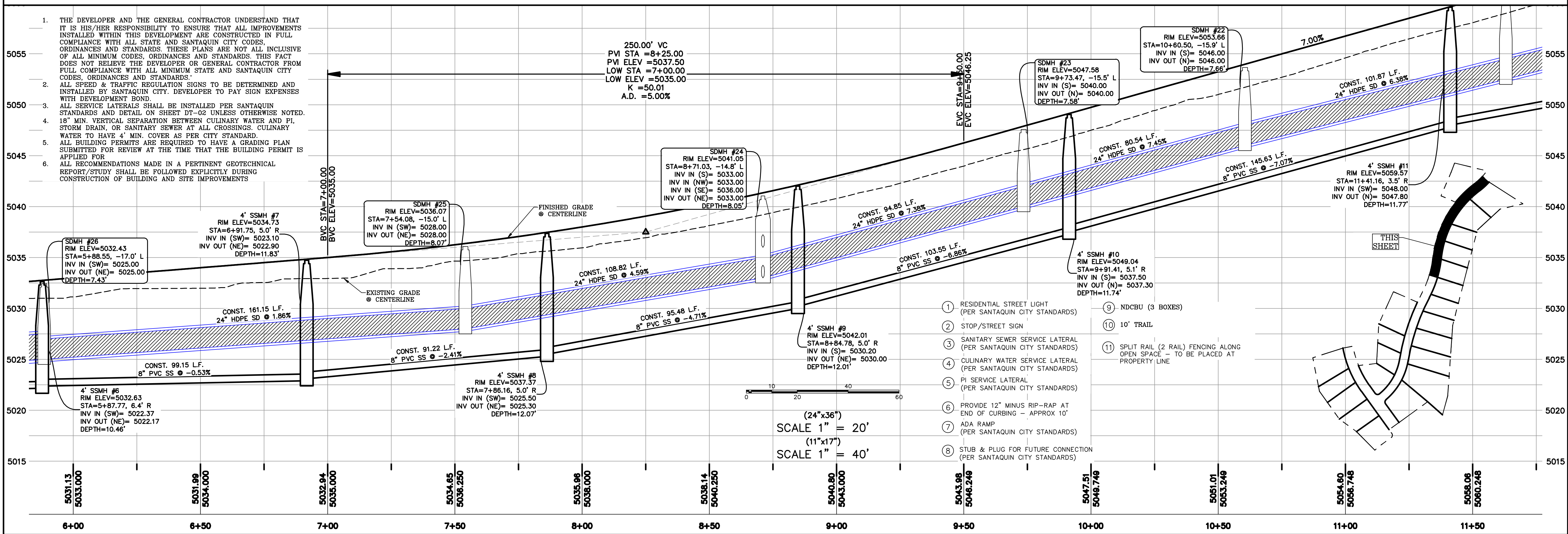
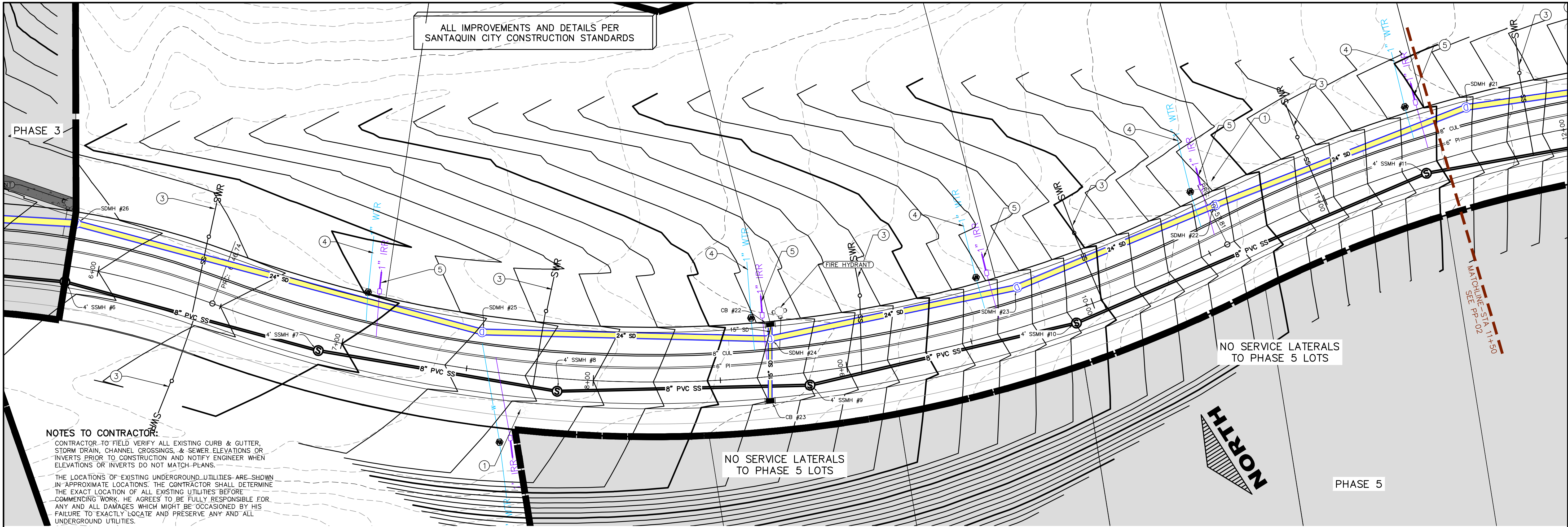


**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022	
PROJECT #	
REVISIONS:	
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SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-02**





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DATE: 4.19.2022  
PROJECT #

REVISIONS:

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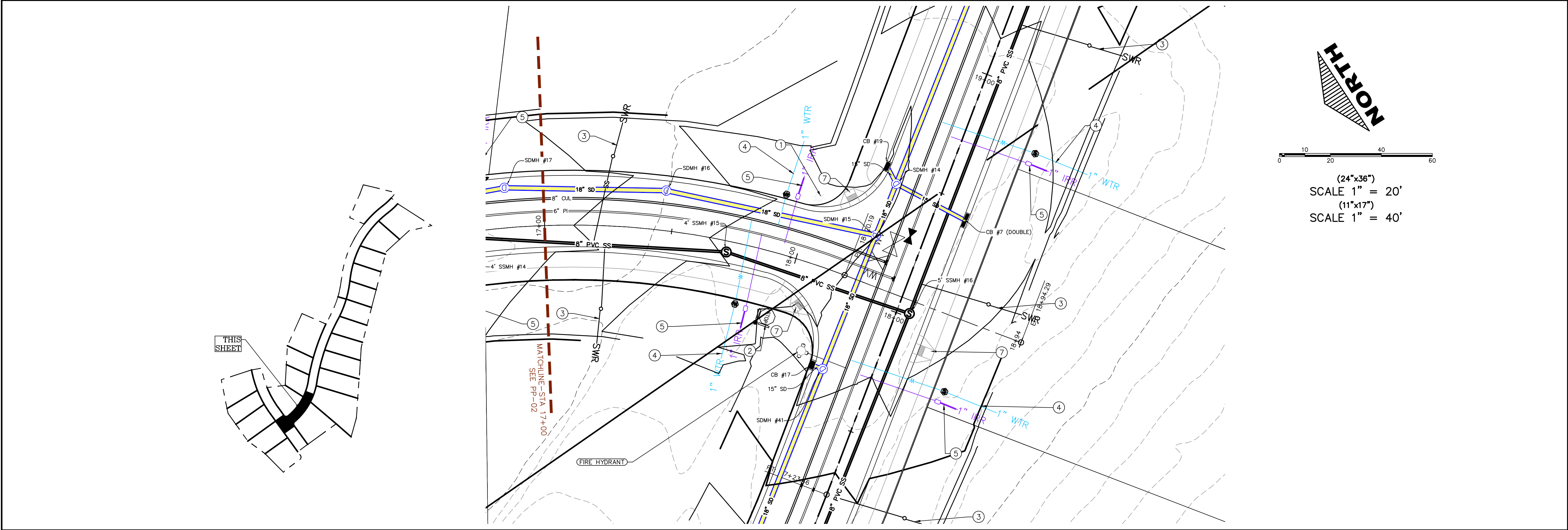
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PLAN & PROFILE

SHEET:  
PP-01









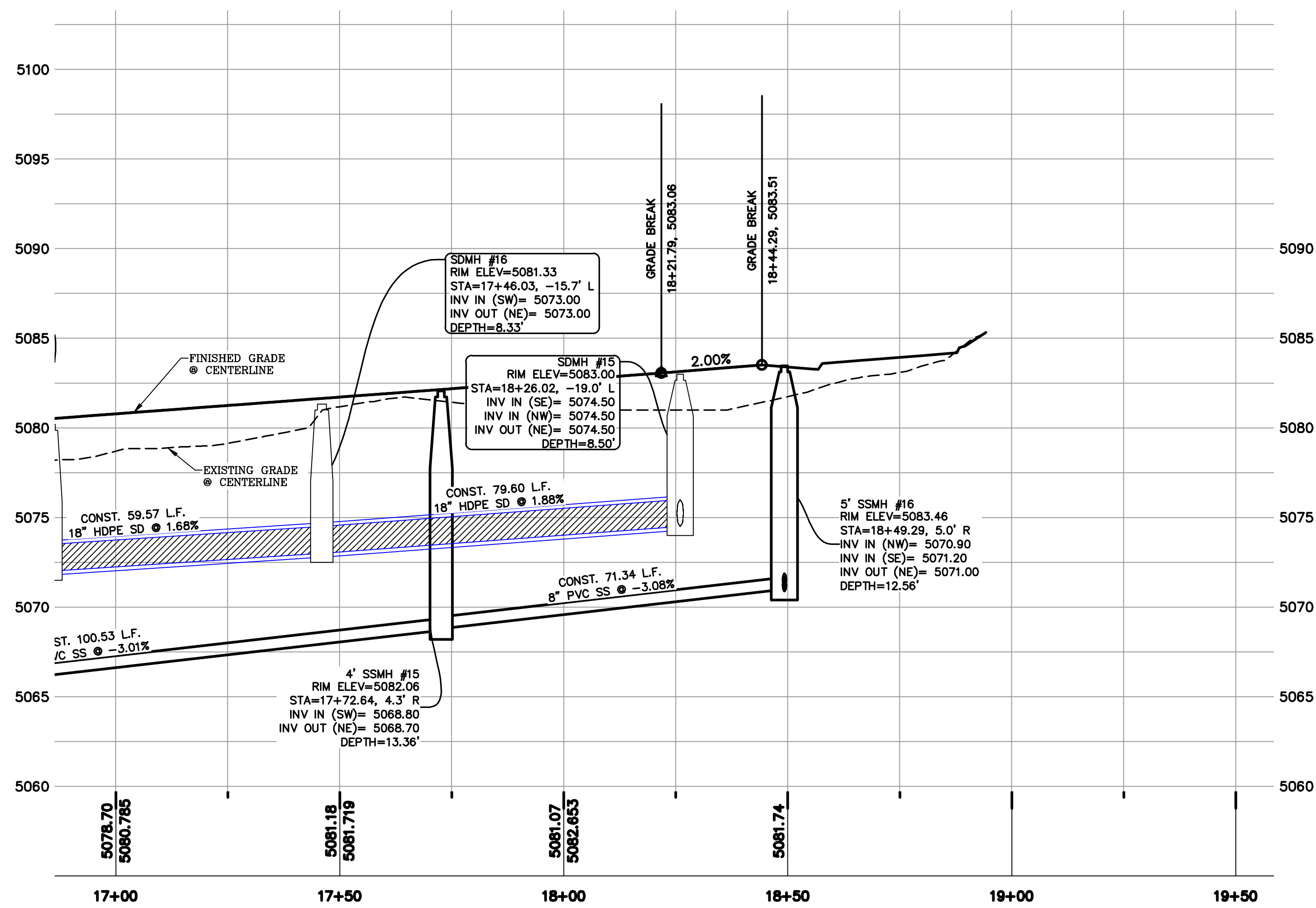
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- 6.

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

#### NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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- ① RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG  
OPEN SPACE - TO BE PLACED AT  
PROPERTY LINE

Engineering  
& Surveying

**region**

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

#### THE VISTAS WEST @ SUMMIT RIDGE PHASE 4

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022

PROJECT #

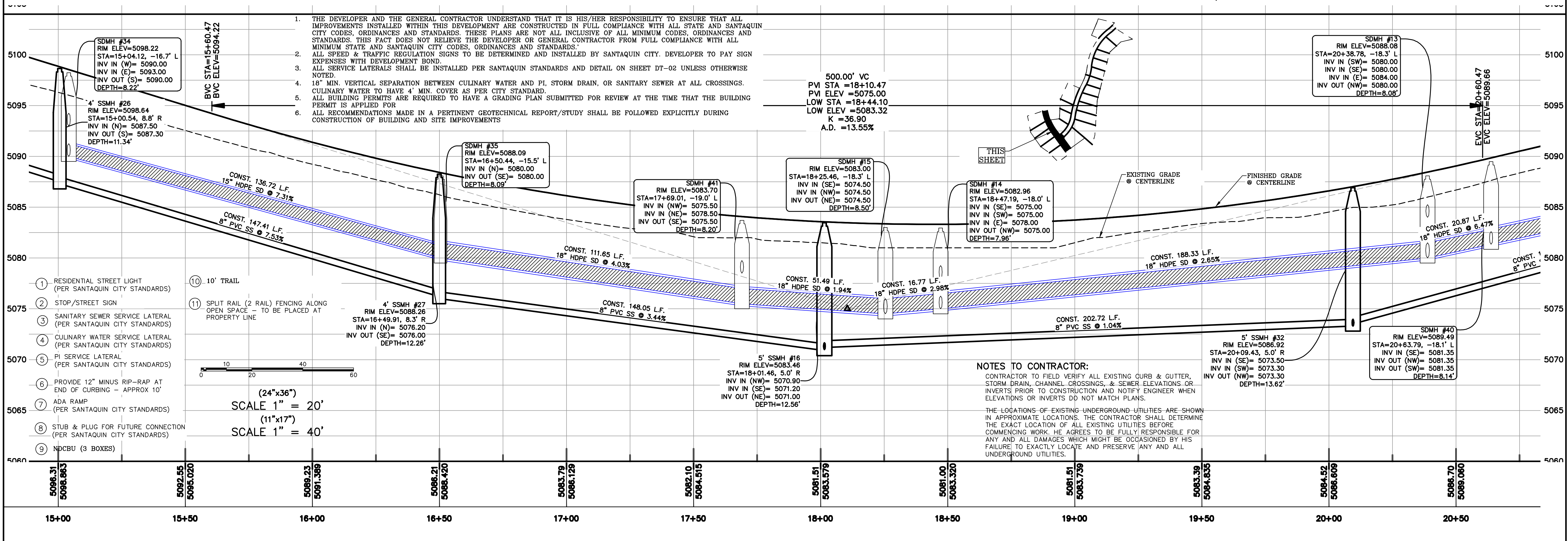
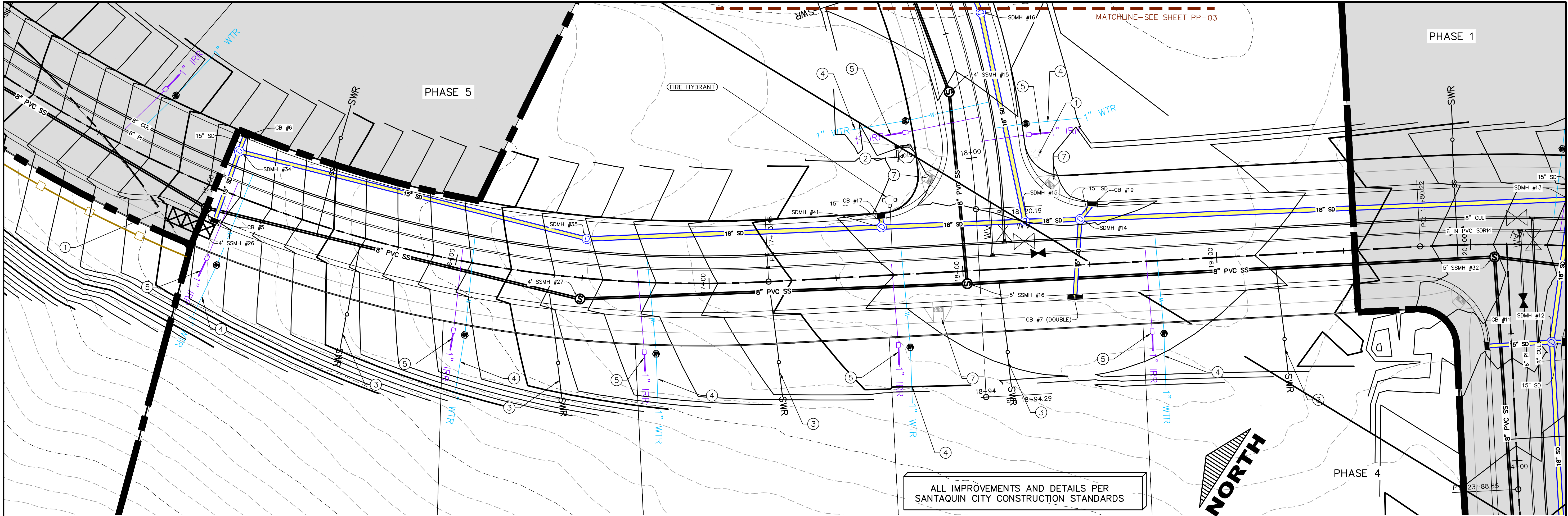
REVISIONS:

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- 3

SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-03





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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

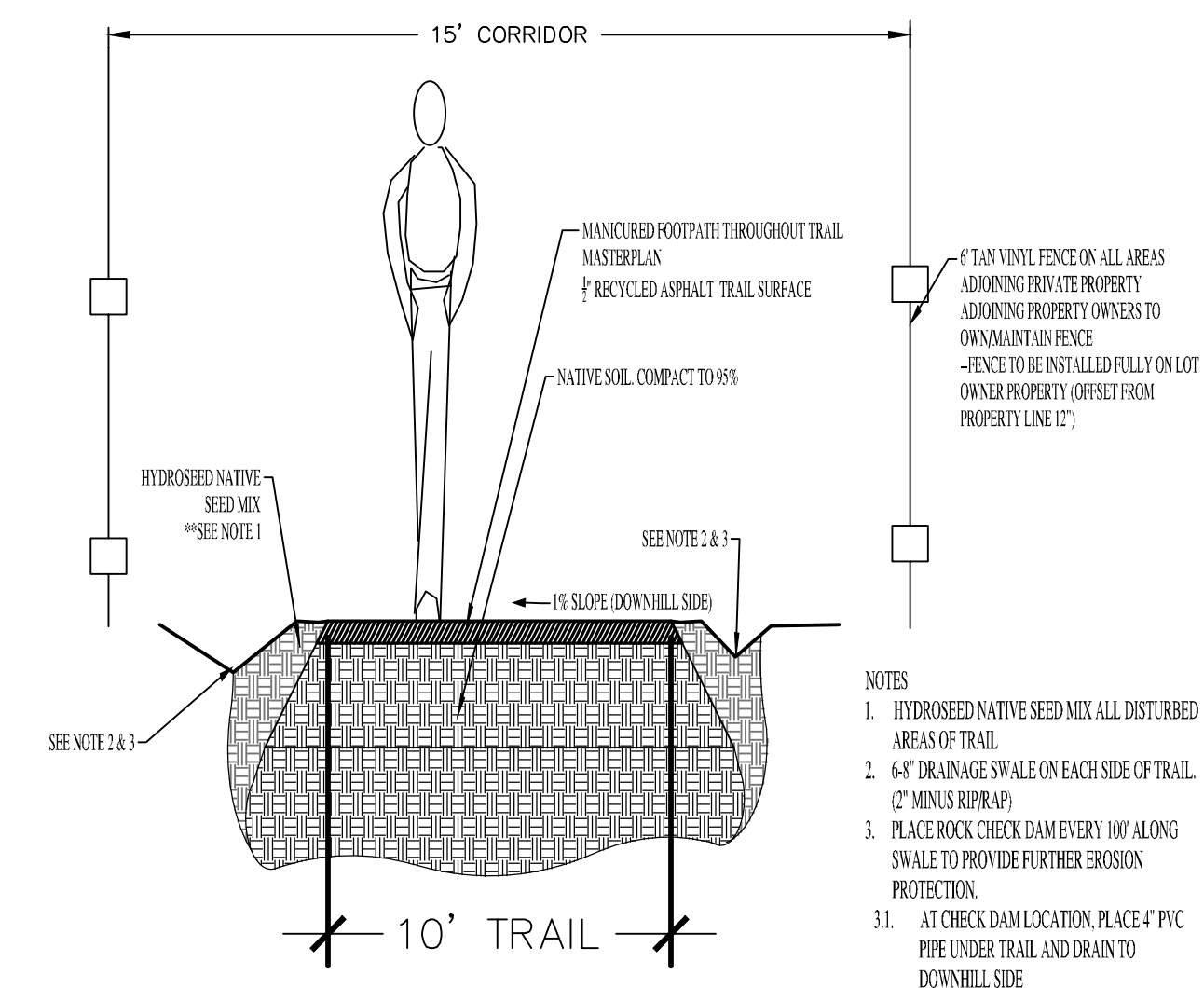
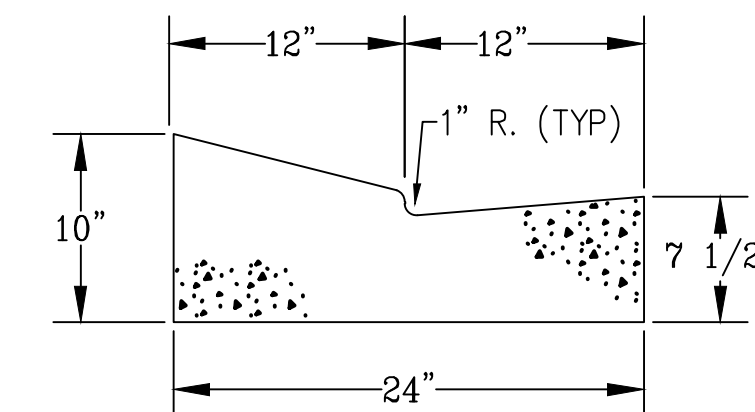
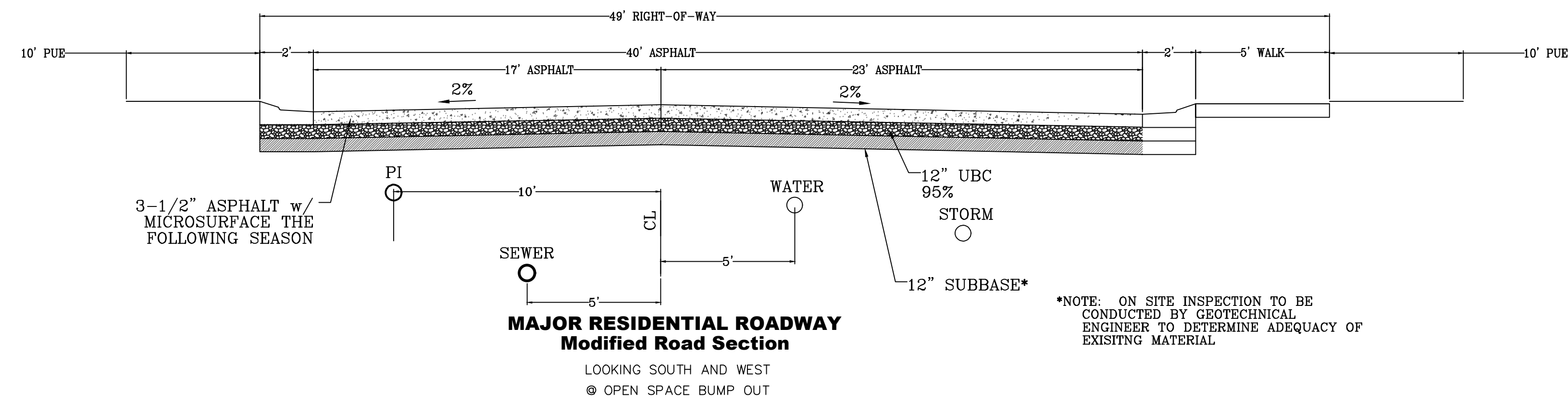
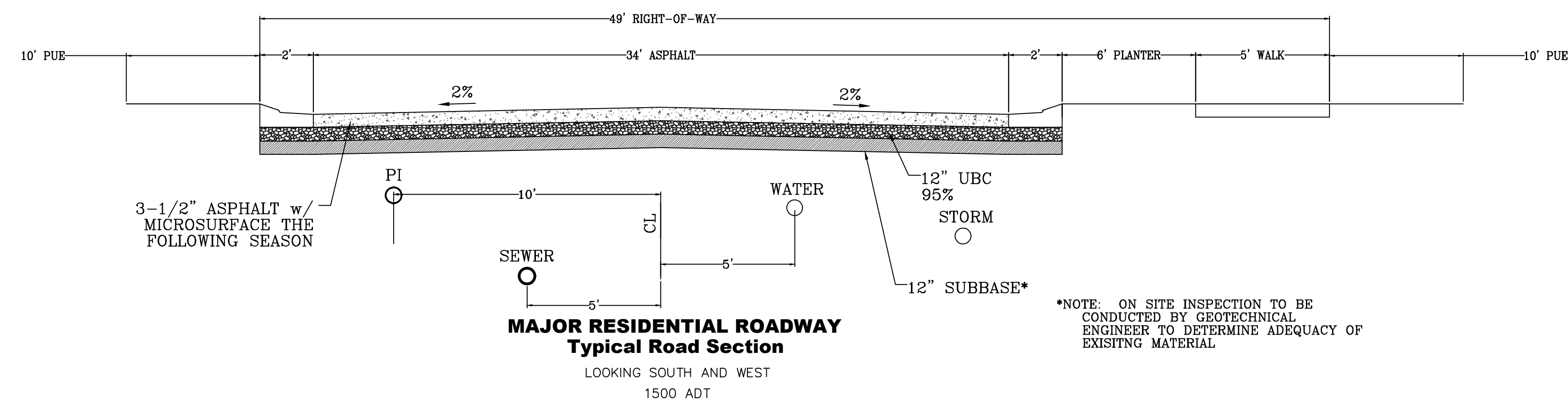
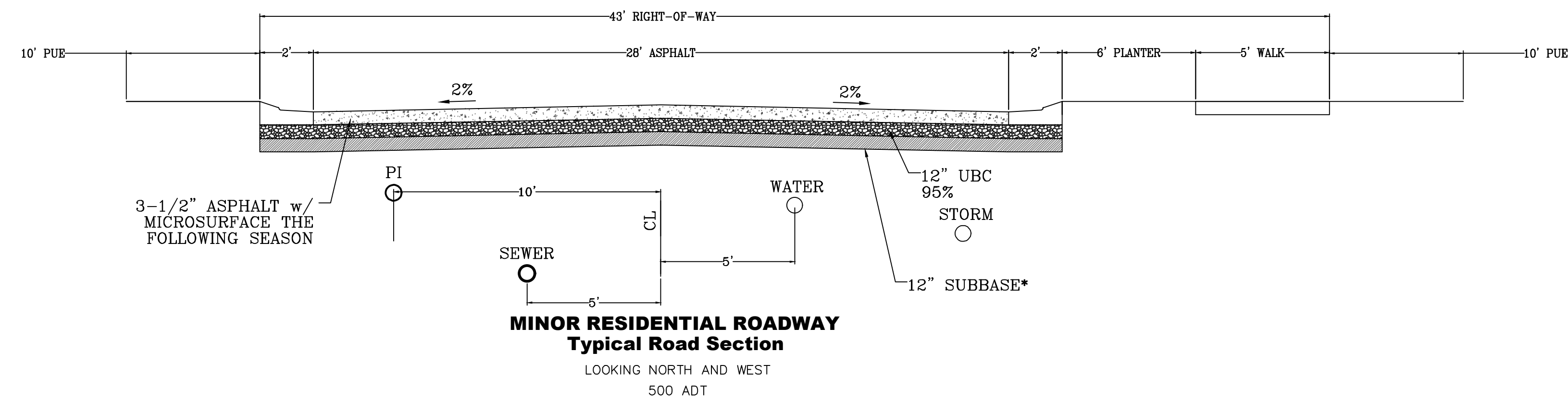
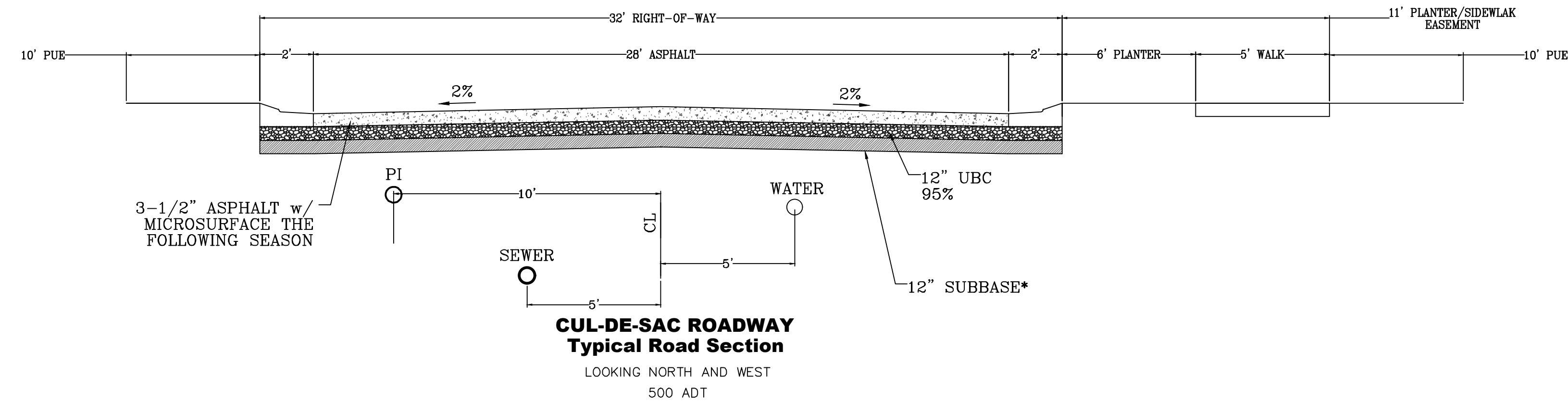
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SHEET NAME

PLAN & PROFILE

SHEET: PP-04






\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL

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EXISTING MATERIAL



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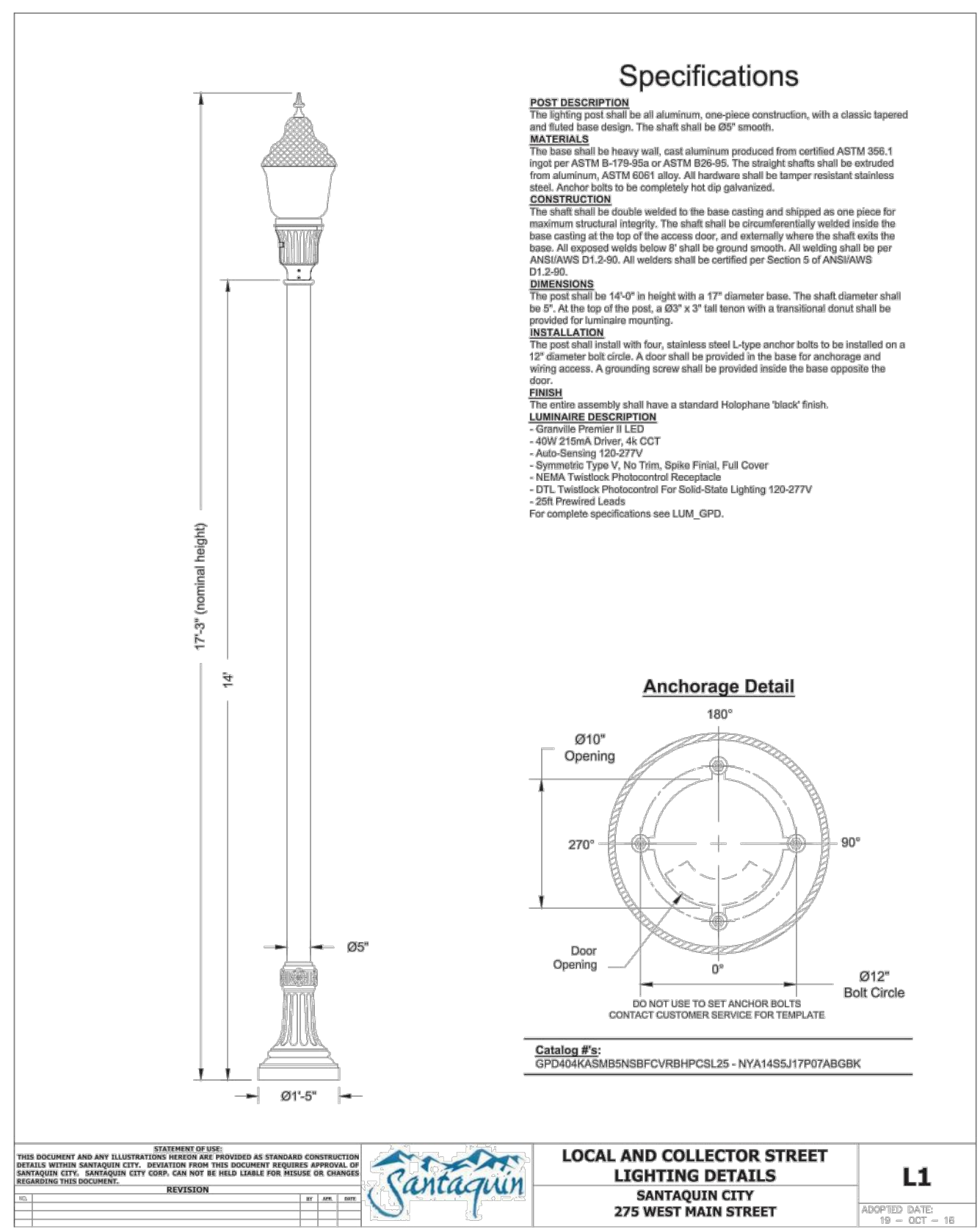
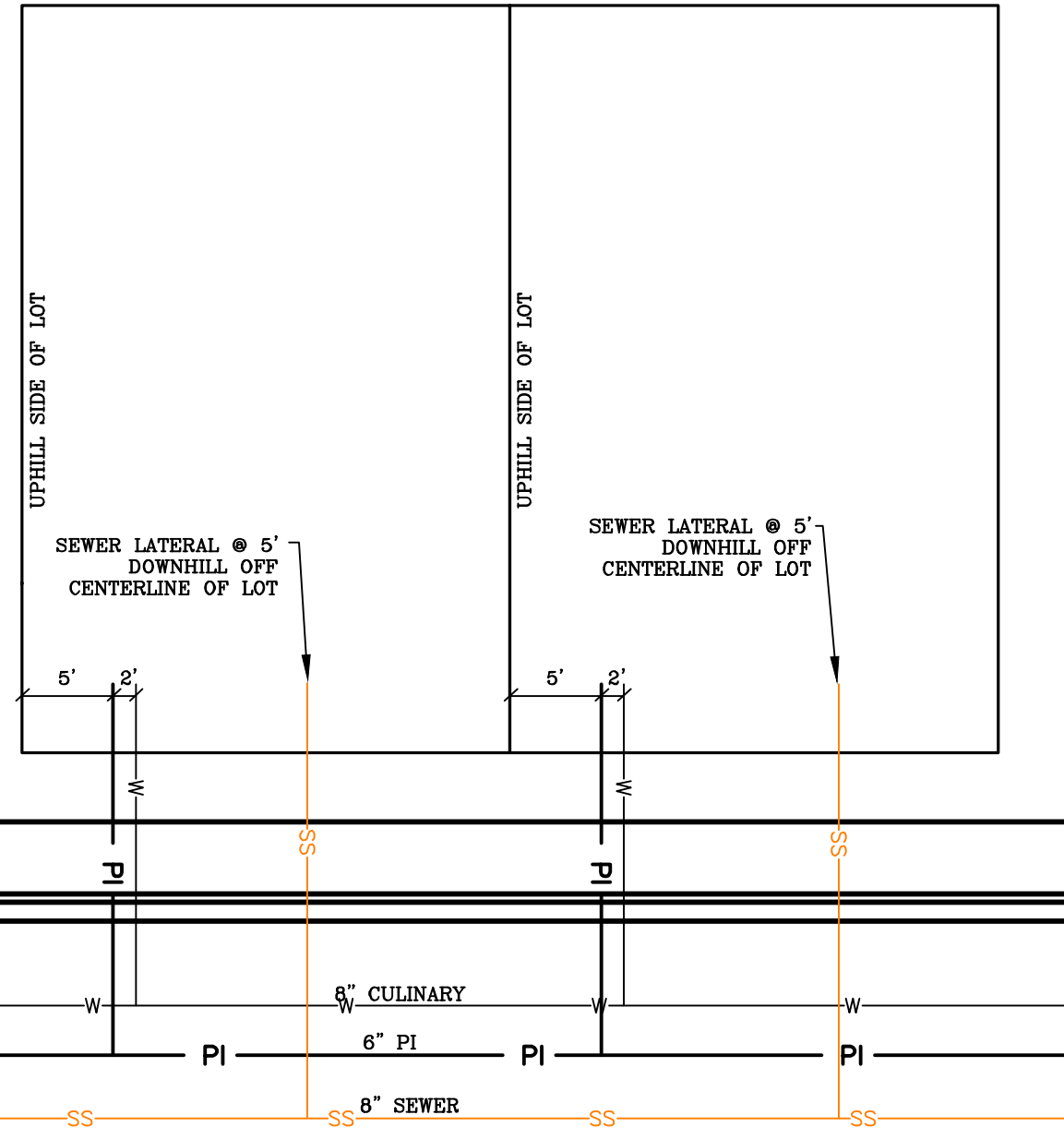


***THE VISTAS WEST © SUMMIT RIDGE  
PHASE 4***  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

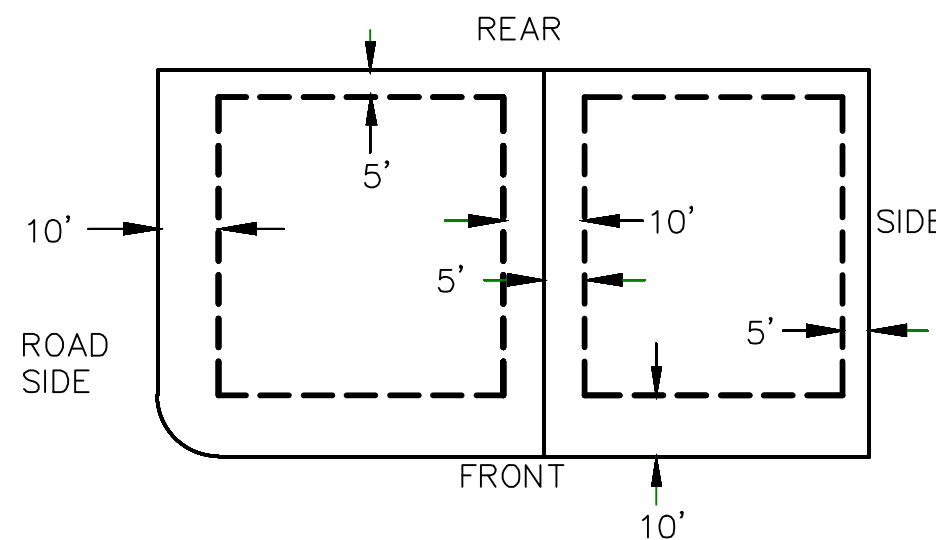
DATE: 4.19.2022	
PROJECT #	
REVISIONS:	
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SHEET NAME:	TYPICAL DETAILS
SHEET:	DT-01

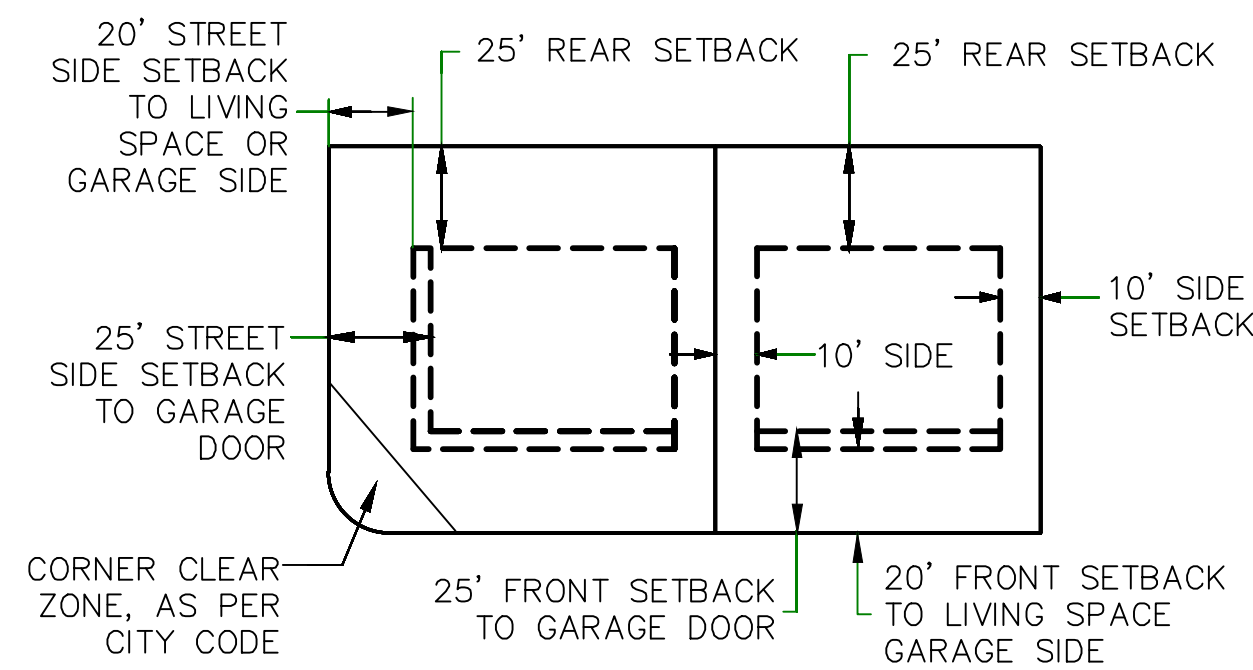




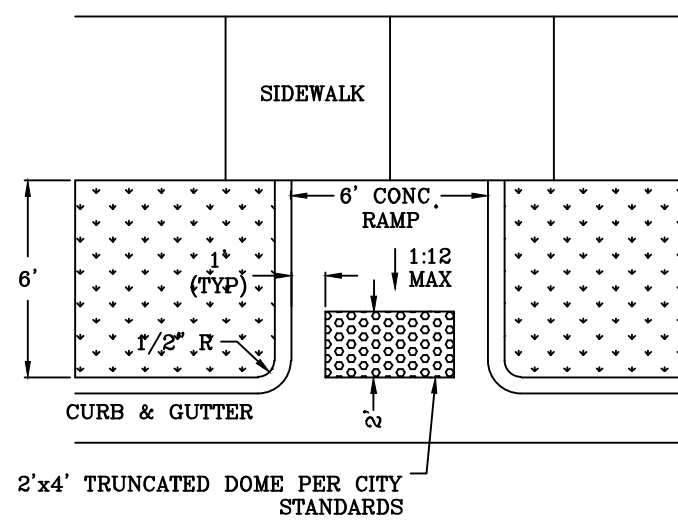
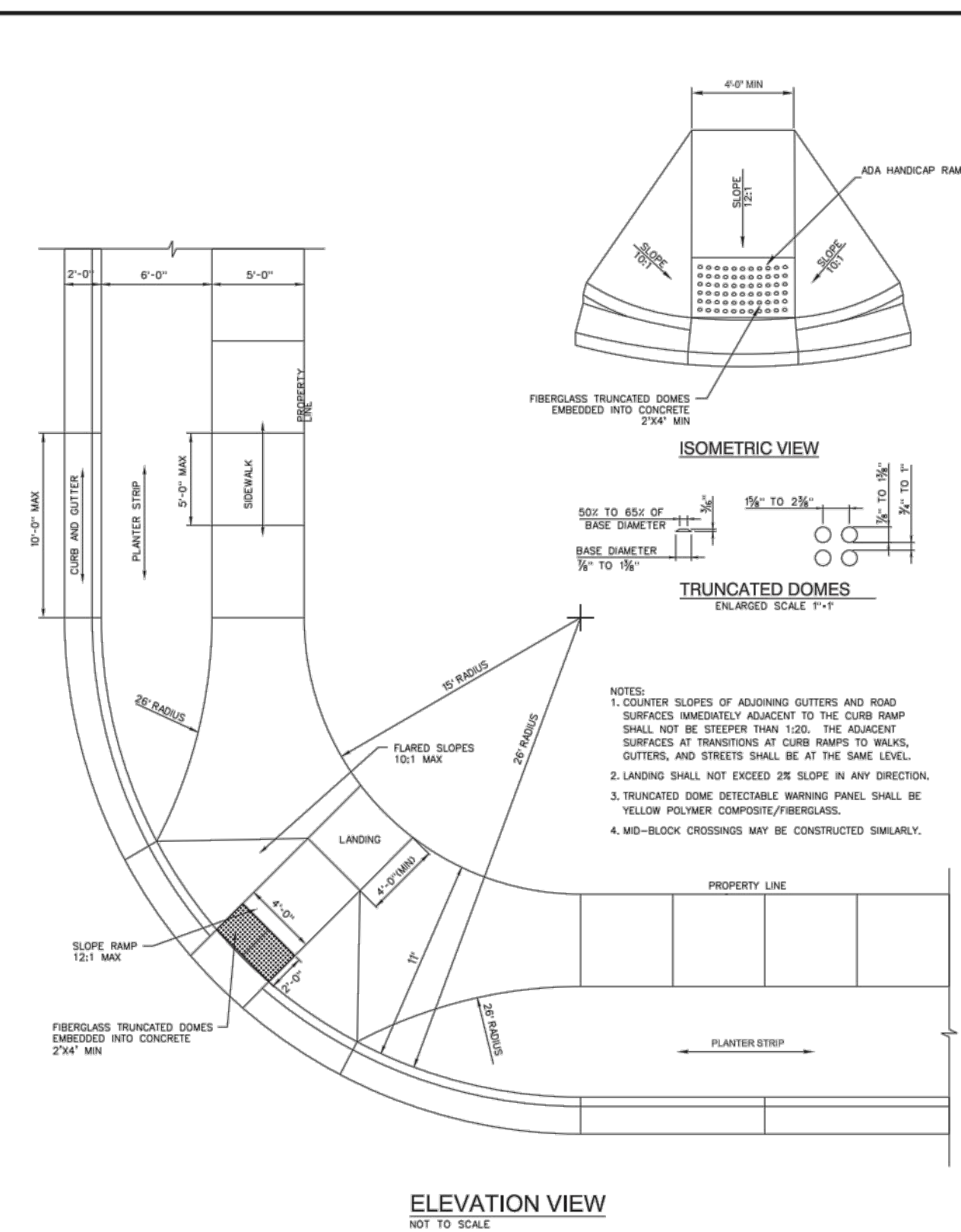
## PUBLIC UTILITY EASEMENTS



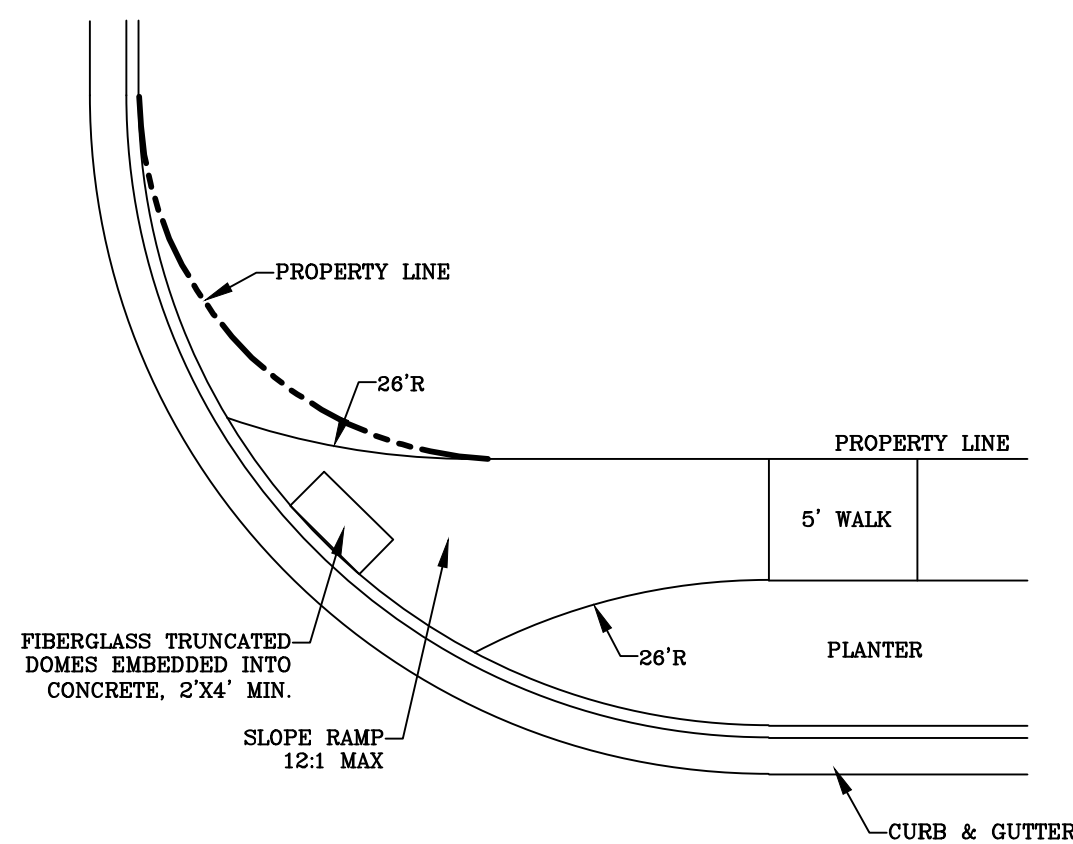
## BUILDING SETBACKS (MINIMUM)



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



## MID-BLOCK RAMP DETAIL



## RAMP DETAIL

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**THE VISTAS WEST @ SUMMIT RIDGE PHASE 4**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

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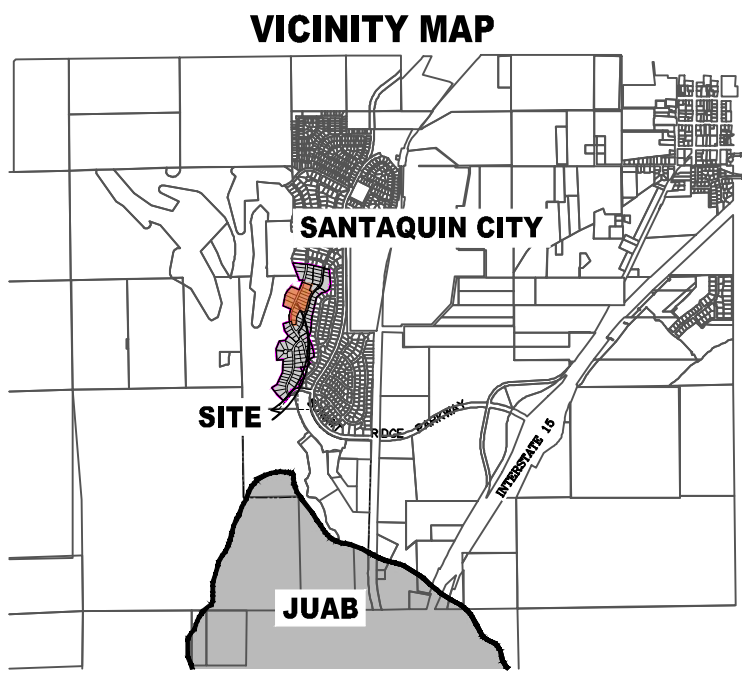
SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-02



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	298.76'	521.50'	294.69'	S22°21'12"W	32°49'25"
C2	185.40'	478.50'	184.24'	S17°02'28"W	22°11'57"
C3	98.88'	475.50'	98.70'	N16°14'46"W	11°54'52"
C4	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C5	89.10'	1195.50'	89.08'	N21°36'54"E	4°16'13"
C6	87.43'	1220.00'	87.41'	S21°41'49"W	4°06'21"
C7	297.04'	500.00'	292.70'	S6°43'50"W	34°02'20"
C8	27.61'	478.50'	27.61'	S26°29'16"W	3°18'22"
C9	75.21'	478.50'	75.13'	S20°19'54"W	9°00'21"
C10	76.91'	478.50'	76.83'	S11°13'27"W	9°12'34"
C11	5.66'	478.50'	5.66'	S6°16'50"W	0°40'40"
C12	71.75'	521.50'	71.69'	S9°52'58"W	7°52'57"
C13	75.45'	521.50'	75.38'	S17°58'07"W	8°17'22"
C14	75.14'	521.50'	75.07'	S26°14'27"W	8°15'18"
C15	76.43'	521.50'	76.36'	S34°34'00"W	8°23'48"
C16	3.01'	524.50'	3.01'	N23°35'08"E	0°19'43"
C17	36.17'	475.50'	36.16'	S8°06'35"E	4°21'29"
C18	134.68'	475.50'	134.23'	S2°11'00"W	16°13'41"
C19	86.01'	475.50'	85.89'	S15°28'46"W	10°21'50"
C20	25.63'	475.50'	25.63'	S22°12'20"W	3°05'19"
C21	88.76'	1244.48'	88.74'	S21°42'24"W	4°05'12"

# THE VISTAS WEST @ SUMMIT RIDGE PHASE 5



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	8.67 ACRES
TOTAL LOT ACREAGE	7.55 ACRES
TOTAL ROW ACREAGE	1.12 ACRES
TOTAL OPEN SPACE	1.00 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.85 / duq
NUMBER OF LOTS	16 LOTS

PROJECT DEVELOPER	
David Simpson	
801-376-1966	
Woodsp@rings@gmail.com	
407 N Main Street Springville, UT 84663	

PROJECT ENGINEER & SURVEYOR	
REGION ENGINEERING & SURVEYING	
1776 NORTH STATE STREET #110	
OREM, UTAH 84057	
PH - 801.376.2245	

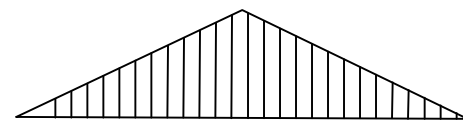
LEGEND	
FOUND SECTION COR. AS NOTED	
SET 5/8" IRON PIN.	
TO BE SET AT ALL LOT CORNERS	
FOUND CLASS 1 STREET MONUMENT	
SET STREET MONUMENT	

PROPERTY BOUNDARY	
CENTERLINE	
RIGHT-OF-WAY LINE	
LOT LINE	
SECTION LINE	
PUBLIC UTILITY EASEMENT	
CALCULATED POINT (NOT SET)	
NDCBU	
(4'x8' POSTAL EASEMENT)	

AREA DEDICATED TO SANTIQUIN CITY AS PUBLIC RIGHT OF WAY	
AREA DEDICATED TO SANTIQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE HOA)	

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



SCALE 1" = 80'  
SCALE 1" = 160'

## DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

DOMINION ENERGY COMPANY

BY- \_\_\_\_\_

TITLE- \_\_\_\_\_

SHEET 1 of 1

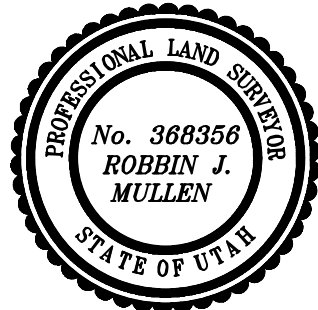
## Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

## Boundary Description

### VISTAS WEST - PHASE 5

BEGINNING AT A POINT ON A LINE THAT IS S.88°46'03"E. A DISTANCE OF 312.59 FEET ALONG THE SECTION LINE AND NORTH 2419.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, S 23° 13' 09" W FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE; THENCE, S 66° 15' 00" E FOR A DISTANCE OF 17.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 32° 49' 25", HAVING A RADIUS OF 521.50 FEET, AND WHOSE LONG CHORD BEARS S 22° 21' 12" W FOR A DISTANCE OF 294.69 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 11' 57", HAVING A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS S 17° 02' 28" W FOR A DISTANCE OF 184.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 26° 48' 32" W FOR A DISTANCE OF 47.49 FEET TO A POINT ON A LINE; THENCE, N 66° 15' 00" W FOR A DISTANCE OF 128.25 FEET TO A POINT ON A LINE; THENCE, S 24° 29' 08" W FOR A DISTANCE OF 173.45 FEET TO A POINT ON A LINE; THENCE, S 03° 10' 35" W FOR A DISTANCE OF 194.78 FEET TO A POINT ON A LINE; THENCE, S 83° 16' 45" W FOR A DISTANCE OF 89.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 54' 52", HAVING A RADIUS OF 475.50 FEET, AND WHOSE LONG CHORD BEARS N 16° 14' 46" W FOR A DISTANCE OF 98.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 79° 42' 40" W FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 33° 42' 36", HAVING A RADIUS OF 524.50 FEET, AND WHOSE LONG CHORD BEARS N 06° 33' 58" E FOR A DISTANCE OF 304.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 12° 19' 23" E FOR A DISTANCE OF 255.06 FEET TO A POINT ON A LINE; THENCE, N 27° 19' 22" E FOR A DISTANCE OF 120.23 FEET TO A POINT ON A LINE; THENCE, N 41° 38' 48" E FOR A DISTANCE OF 136.61 FEET TO A POINT ON A LINE; THENCE, S 66° 15' 00" E FOR A DISTANCE OF 200.80 FEET TO A POINT ON A LINE; THENCE, N 23° 45' 00" E FOR A DISTANCE OF 110.52 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 16' 13", HAVING A RADIUS OF 1195.50 FEET, AND WHOSE LONG CHORD BEARS N 21° 36' 54" E FOR A DISTANCE OF 89.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 69° 22' 18" E A DISTANCE OF 232.67 FEET TO THE POINT OF BEGINNING CONTAINING 8.67 ACRES OF LAND AND 16 LOTS



DATE

## OWNERS DEDICATION

SURVEYOR  
(See Seal Below)

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

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

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ 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 \_\_\_\_\_, A.D. 20 \_\_\_\_\_

APPROVED MAYOR OF SANTIQUIN

ATTEST

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

# THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- ① RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑤ P.I. SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG  
OPEN SPACE TO BE PLACED AT  
PROPERTY LINE

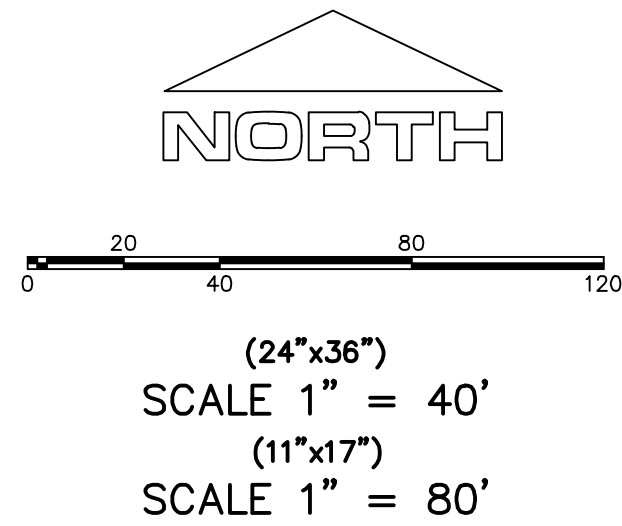
#### LEGEND

- EXISTING CONTOUR MAJOR  
----- EXISTING CONTOUR MINOR  
----- EXISTING DEED LINE  
SD ----- EXISTING STORM MAIN  
SS ----- EXISTING SEWER MAIN  
----- EXISTING WATER MAIN  
----- EXISTING P.I. MAIN  
----- EXISTING CONCRETE  
----- P.I./WAT./SEWER LATERAL  
----- PROPOSED ASPHALT  
----- PROPOSED CONCRETE  
----- PROPOSED CURB & GUTTER  
----- PROPOSED LOT LINE  
----- BOUNDARY LINE  
----- RIGHT OF WAY LINE  
----- PROPOSED STORM MAIN  
----- PROPOSED CUL MAIN  
----- PROPOSED P.I. MAIN  
----- PROPOSED SEWER MAIN  
----- PROPOSED WAT./PI/SEWER  
SERVICE LATERALS  
----- RESIDENTIAL STREET LIGHT  
----- PROPOSED VALVE (WAT./PI)  
----- PROPOSED SEWER MANHOLE  
----- PROPOSED STORM INLET/MANHOLE  
----- PROPOSED ADA RAMP  
----- PROPOSED STOP/STREET SIGN  
----- PROPOSED FIRE HYDRANT  
----- FOUND SECTION COR. AS NOTED  
----- SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
----- FOUND CLASS I STREET MONUMENT  
----- SET STREET MONUMENT  
----- CENTERLINE  
----- RIGHT-OF-WAY LINE  
----- LOT LINE  
----- PUBLIC UTILITY EASEMENT  
----- SECTION LINE

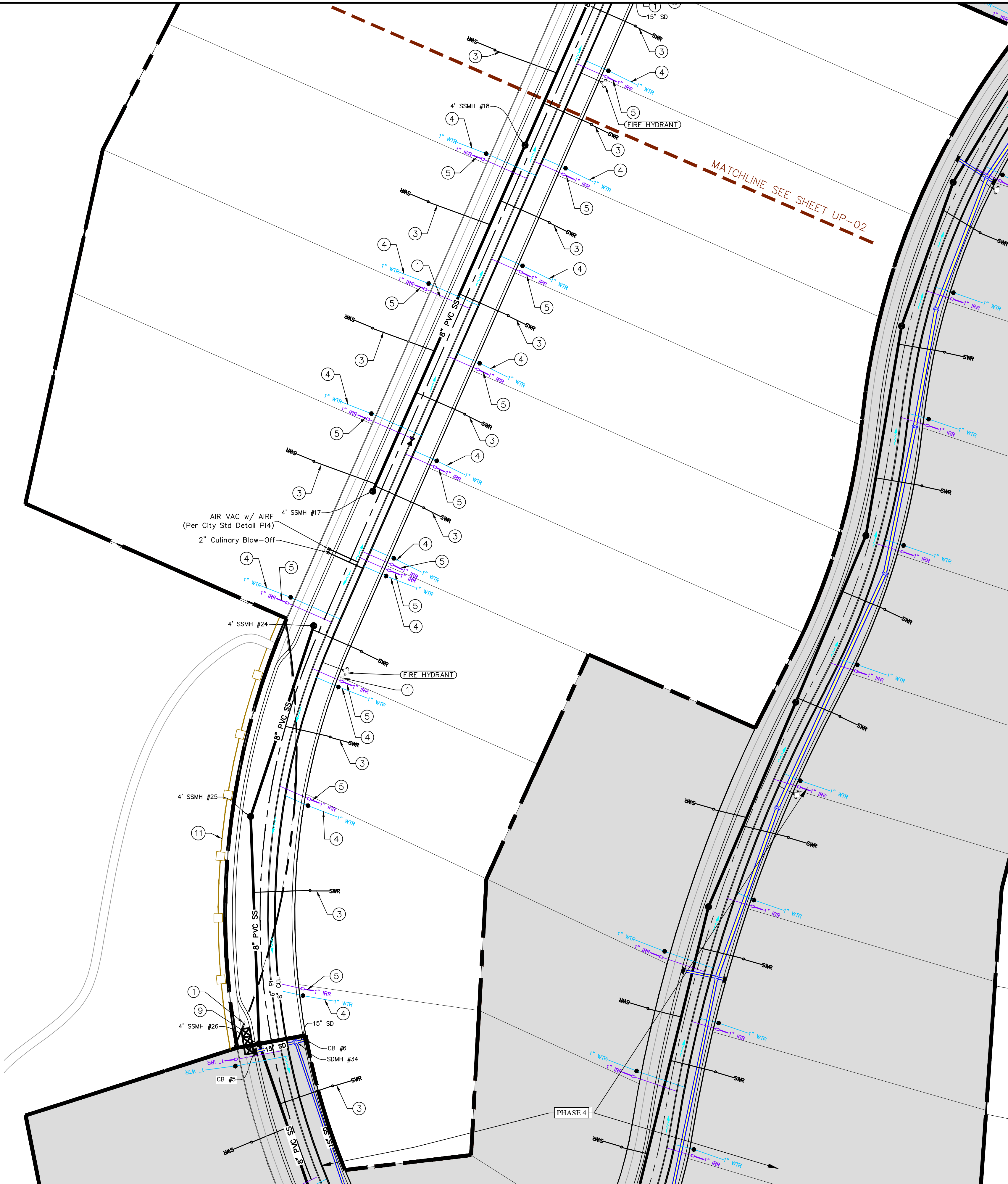
#### NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS





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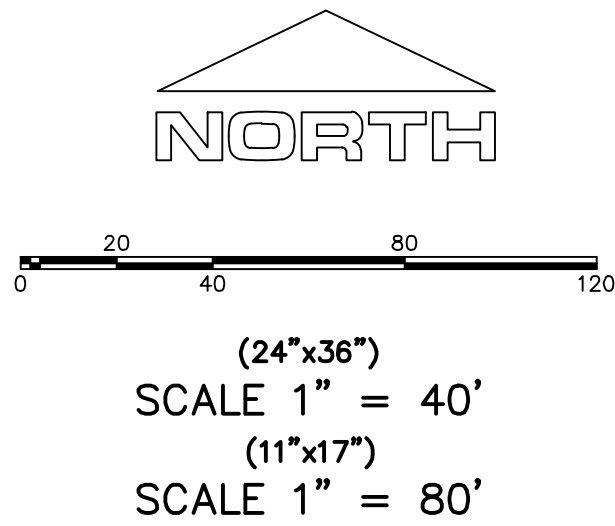
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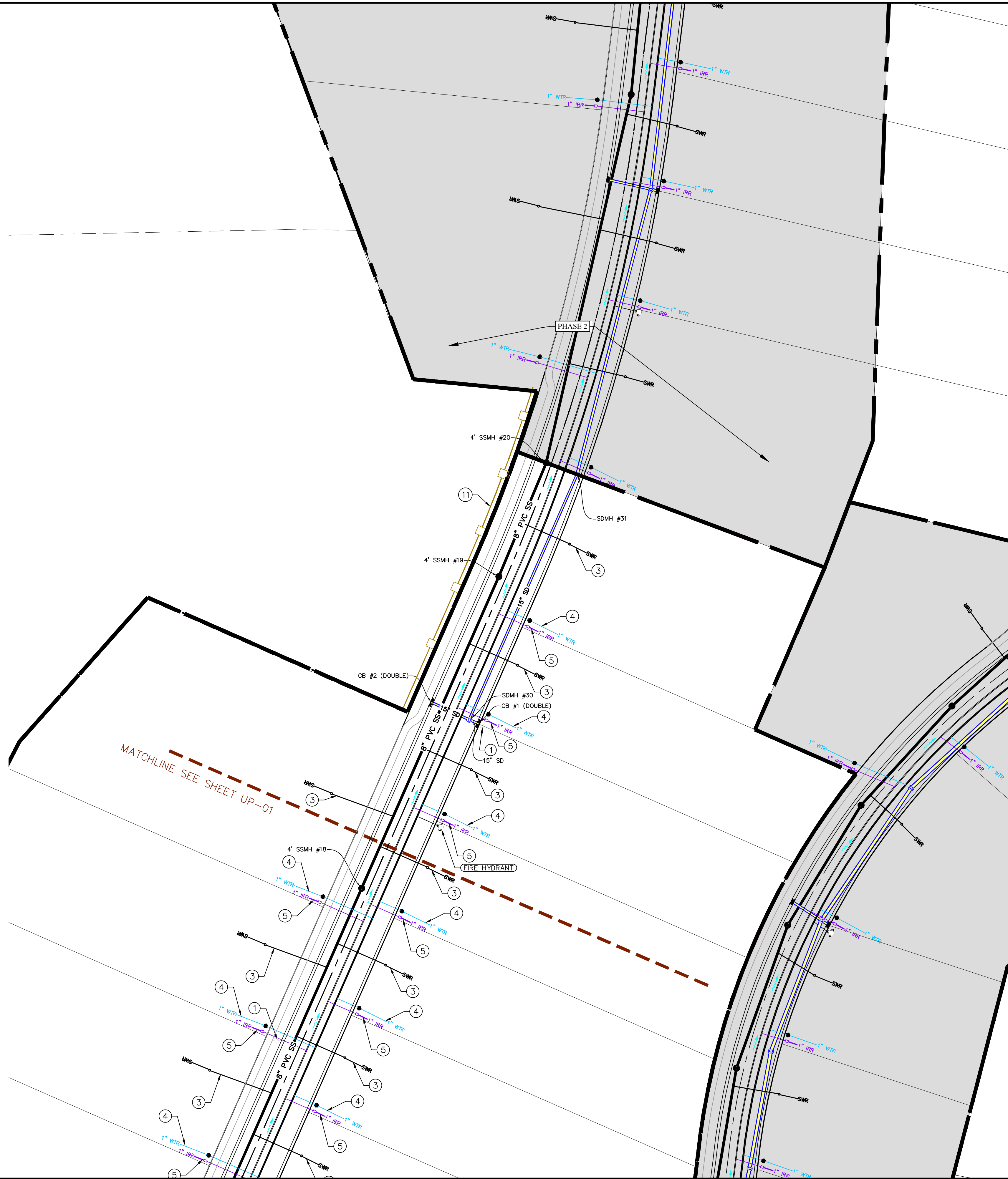
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ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



### THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

- 1  
2  
3

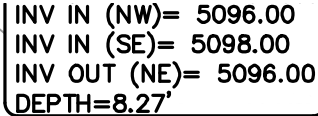
SHEET NAME:



UTILITY PLANS

SHEET:

UP-02





- region** *Engineering & Surveying*
- 1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com
- 
- 
- DAVID L. TAYLOR  
18700  
Mechanical Engineering  
State of Utah  
Professional Engineer
- 4/15/2013 10:56 AM

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

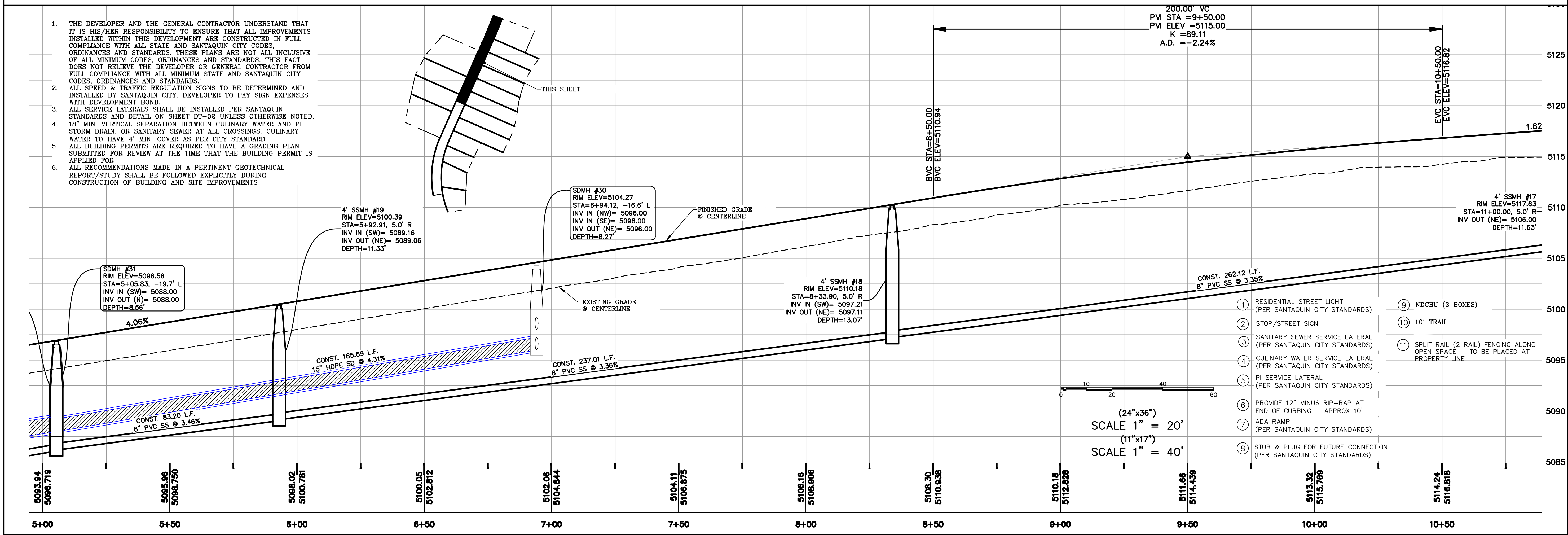
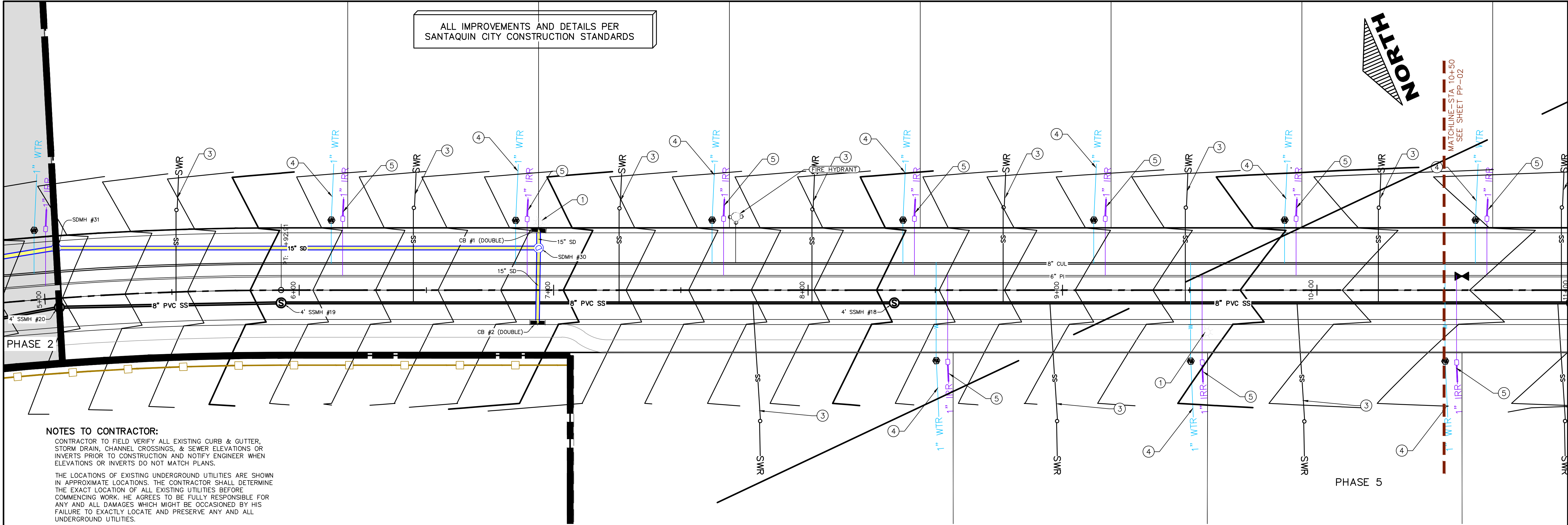
SHEET NAME:  
GRADING PLANS  
SHEET:  
GR-01

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'









C:\USERS\SHERRING\WORKBOX\2\_REGION PROJECTS\2\_REGION ENGINEERING PROJECTS\2020\2020\_002\_VISTAS WEST - SANTAQUIN\2\_SHEET FILES\PHASE 5\PP-01

region  
Engineering  
& Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

PROFESSIONAL LAND SURVEYOR  
# 187025  
Donald L. Tye  
UTAH  
4/19/2022

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 5

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022

PROJECT #

REVISIONS:

1	
2	
3	


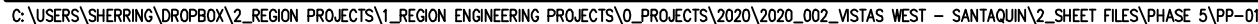
SHEET NAME:

PLAN & PROFILE

SHEET:

PP-01





## PHASE 4

- |    |  |  |
|----|--|--|
| 1  | RESIDENTIAL STREET LIGHT<br>(PER SANTAQUIN CITY STANDARDS)                         |  |
| 2  | STOP/STREET SIGN   |  |
| 3  | SANITARY SEWER SERVICE LATERAL<br>(PER SANTAQUIN CITY STANDARDS)                   |  |
| 4  | CULINARY WATER SERVICE LATERAL<br>(PER SANTAQUIN CITY STANDARDS)                   |  |
| 5  | PI SERVICE LATERAL<br>(PER SANTAQUIN CITY STANDARDS)                               |  |
| 6  | PROVIDE 12" MINUS RIP-RAP AT<br>END OF CURBING - APPROX 10'                        |  |
| 7  | ADA RAMP<br>(PER SANTAQUIN CITY STANDARDS)   |  |
| 8  | STUB & PLUG FOR FUTURE CONNECTION<br>(PER SANTAQUIN CITY STANDARDS)                |  |
| 9  | NDCBU (3 BOXES)  |  |
| 10 | RAIL   |  |
| 11 | SPILT RAIL (2 RAIL) FENCING ALONG<br>OPEN SPACE - TO BE PLACED AT<br>PROPERTY LINE |  |

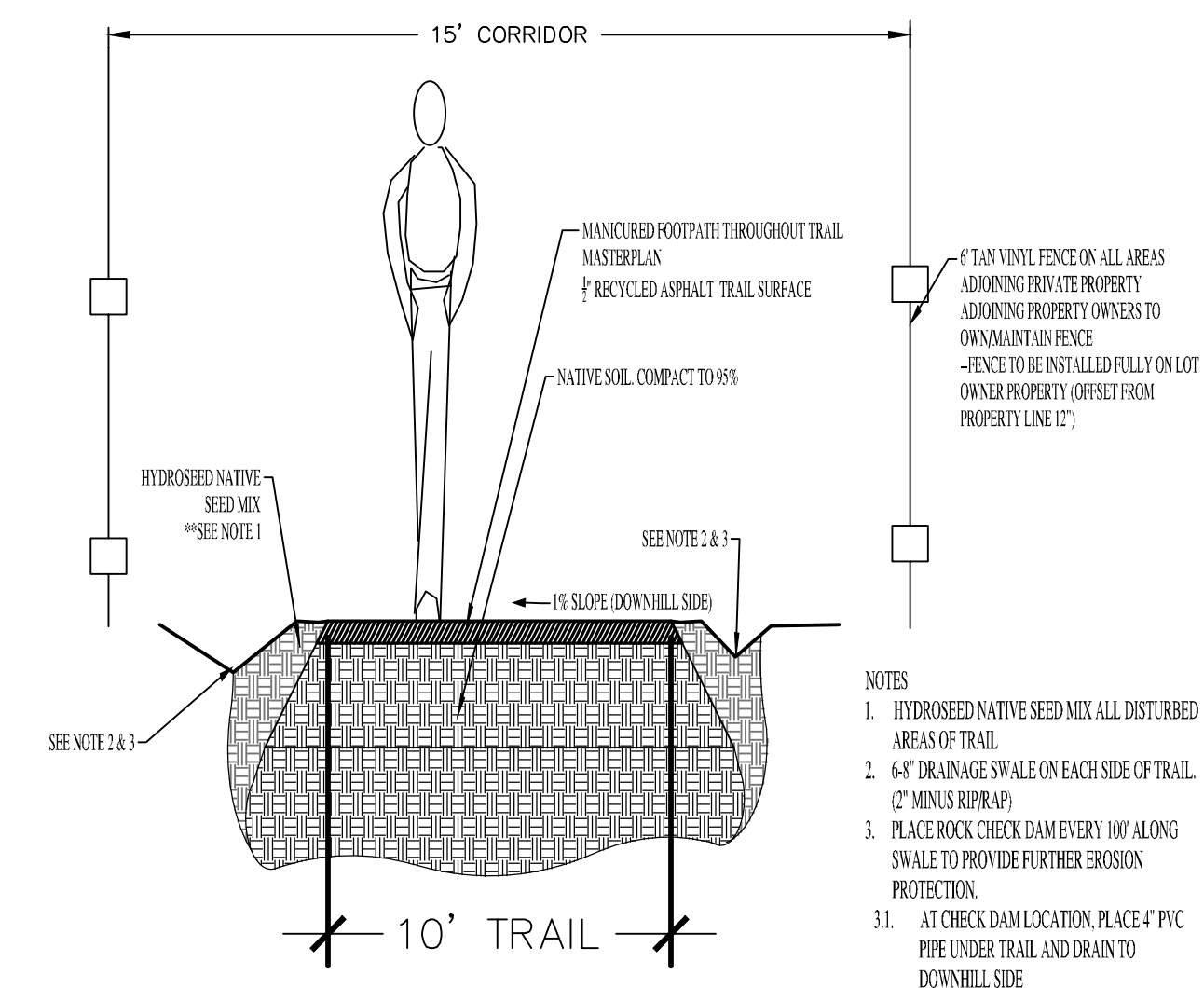
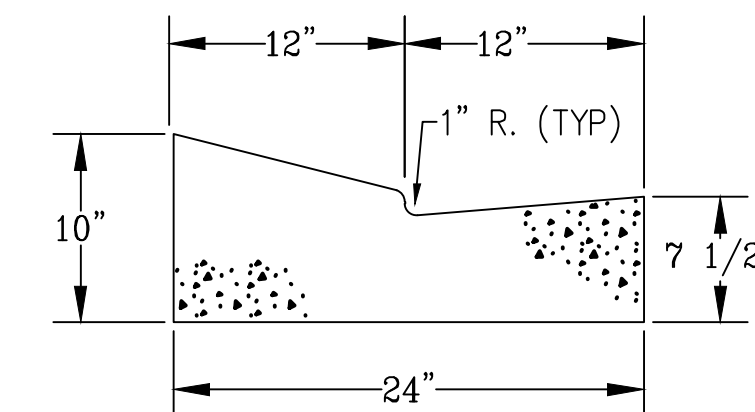
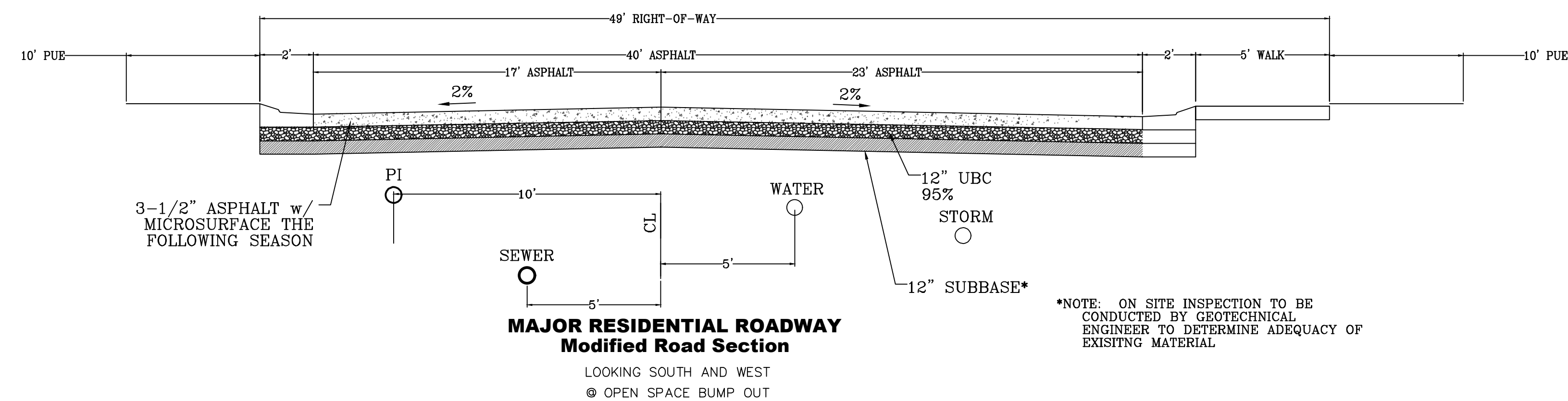
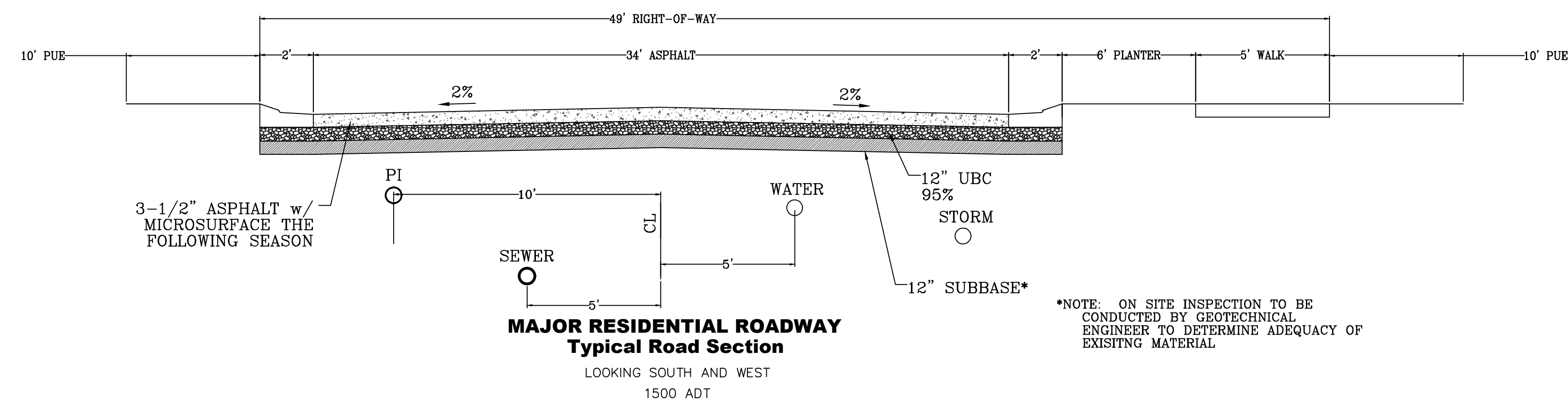
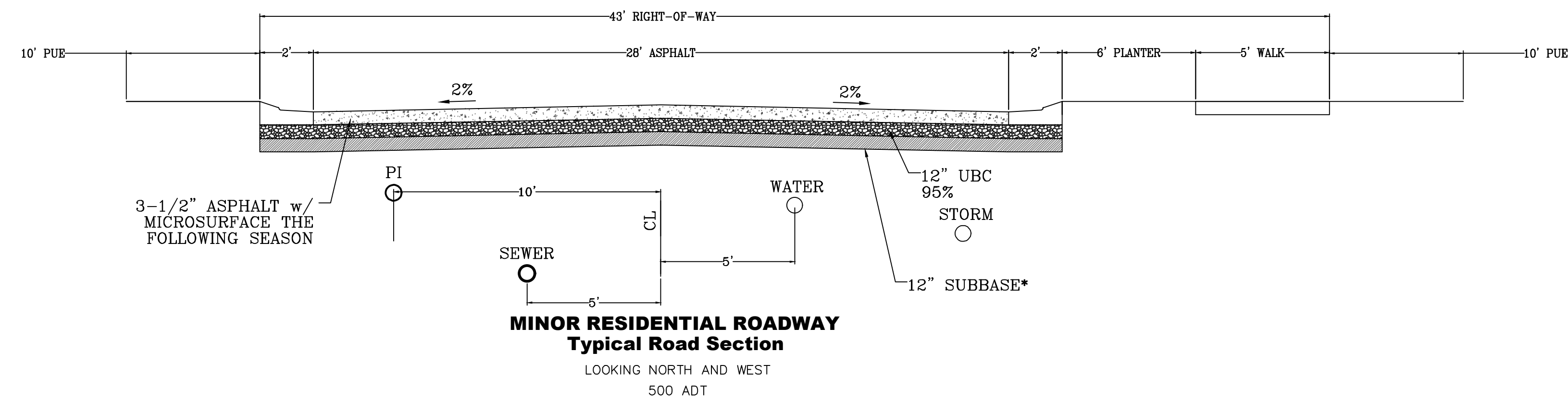
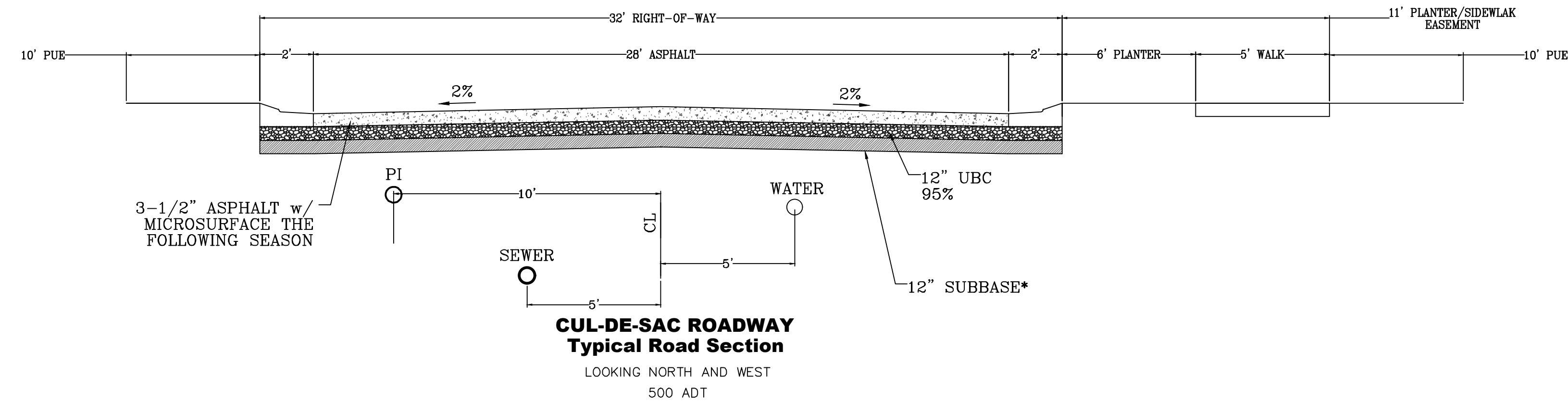
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(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PP-02






\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL

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\*NOTE: ON SITE INSPECTION TO BE  
CONDUCTED BY GEOTECHNICAL  
ENGINEER TO DETERMINE ADEQUACY OF  
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***THE VISTAS WEST © SUMMIT RIDGE  
PHASE 5***  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01









**MEMORANDUM**

**April 29, 2022**

---

**To:** Santaquin City Mayor and City Council  
**From:** Norm Beagley, P.E., Assistant City Manager  
**RE:** **Summit Ridge Pressure Irrigation Booster Pump Station and Pipeline Installation**

---

Mayor and Council Members,

As previously presented and discussed in several city council meetings, there is a need to construct an irrigation booster pump station and to install the remaining pipeline to the new pressure irrigation water pressure irrigation tank in Summit Ridge that is nearly completed. This new booster pump facility will be located near the north end of the Summit Ridge development on currently vacant land.

As discussed previously, these new facilities will increase the capacity of our water systems in the Summit Ridge area. They will create irrigation water access to irrigation water sources for Summit Ridge while also relieving the existing heavy summer demands on our culinary water system. Since we are contractually obligated to provide these new facilities to serve the future phases of the Summit Ridge Planned Community Development, which was approved in 2000, the costs for these new facilities will be paid by future residents of the upcoming phases of development through impact fees.

VanCon, Inc. has been working diligently to construct the tank and some of the pipeline under the previously approved Guaranteed Maximum Price (GMP) Change Order #1. Construction of the tank is going well and it should be operational within the next couple of weeks, just in time for the hot summer months ahead.

VanCon's proposed GMP for Change Order #2 for the booster pump station and installation of the remaining pipeline is attached for your review.

We have sufficient funds to cover the costs for this change order and we are currently within the allocated budget for the overall tank, pipeline, and booster pump station project.

I am happy to answer any questions you may have on this item.

**Recommended Motion:** Motion to approved Guaranteed Maximum Price Change Order #2 in an amount not to exceed \$2,659,608.59 for the VanCon, Inc. contract.



Change Order No. No.2

Date of Issuance: 04-19-2022	Effective Date:	04-19-2022
Owner: Santaquin City Corporation	Owner's Contract No.:	N/A
Contractor: VanCon, Inc.	Contractor's Project No.:	N/A
Engineer: Hansen, Allen and Luce	Engineer's Project No.:	N/A
Project: Santaquin City Zone 11 West Pressurized Irrigation System Project	Contract Name: Santaquin City Zone 11 West Pressurized Irrigation System Project	

The Contract is modified as follows upon execution of this Change Order:

Description: This Change Order covers the proposed Guaranteed Maximum Price (GMP) to construct the pressure irrigation booster pump station and all appurtenances and to install all of the remaining 16-Inch and 24-inch project pipelines in an amount not to exceed **\$2,659,608.59**.

Attachments: ***GMP 2 Santaquin Zone 11 West Pipeline Pump Station 4-28-22 from VanCon, Inc.***

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price:  <b>\$ 320,000</b>	Original Contract Times: Substantial Completion: <b>May 31, 2022</b> Ready for Final Payment: <b>June 30, 2022</b> dates
Increase from previously approved Change Orders No. to No. <u>1</u> :  <b>\$ 4,678,396.11</b>	Increase from previously approved Change Orders No. to No. <u>1</u> : Substantial Completion: <b>May 31, 2022</b> Ready for Final Payment: <b>June 30, 2022</b> dates
Contract Price prior to this Change Order:  <b>\$ 4,998,396.11</b>	Contract Times prior to this Change Order: Substantial Completion: <b>May 31, 2022</b> Ready for Final Payment: <b>June 30, 2022</b> dates
Increase of this Change Order:  <b>\$ 2,659,608.59</b>	Increase of this Change Order: Substantial Completion: <b>April 30, 2023</b> Ready for Final Payment: <b>May 15, 2023</b> dates
Contract Price incorporating this Change Order:  <b>\$ 7,658,004.70</b>	Contract Times with all approved Change Orders: Substantial Completion: <b>April 30, 2023</b> Ready for Final Payment: <b>May 15, 2023</b> dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: _____	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)			Contractor (Authorized Signature)	
Title: _____	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: _____	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____



# Santaquin Zone 11 West CMGC #2 Pipeline & Pump Station



## VanCon Inc.

1825 North Mountain Springs Pkwy

Springville, UT 84663

Contact: Clint Bastian

Phone: 801-491-8898

Fax: 801-491-8883

Quote To: Santaquin City

Job Name:

Date of Plans: 3-22-22

Revision Date:

Phone:

Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Reconfiguration of Existing Tank Site Piping	1.00	LS	65,000.00	65,000.00
2	Tank Backfill Import Material Credit	1.00	LS	-266,000.00	-266,000.00
3	Mine Native Material & Haul to Tank Replace Item 2	1.00	LS	103,900.00	103,900.00
4	Fuel Surcharge Backfill Tank Only from GMP 1	1.00	LS	3,586.00	3,586.00
5	16 Inch Waterline Materials less Pipe	1.00	LS	32,750.00	32,750.00
6	16 Inch Waterline Installation	1.00	LS	170,000.00	170,000.00
7	24 Inch Waterline Materials less Pipe	1.00	LS	154,500.00	154,500.00
8	24 Inch Waterline Installation	1.00	LS	518,700.00	518,700.00
9	Asphalt Paving	1.00	LS	91,820.00	91,820.00
10	Pump Station Complete	1.00	LS	1,525,518.00	1,525,518.00
12	Fuel Surcharge Pipeline & Pumpstation from GMP 1	1.00	LS	25,217.00	25,217.00
12	Markup 7%	1.00	LS	169,749.16	169,749.16
13	Contingency 2.5%	1.00	LS	64,868.43	64,868.43
<b>GRAND TOTAL</b>					<b>\$2,659,608.59</b>



## Santaquin Zone 11 West CMGC Breakdown

	Original 9-1-2021	GMP 1 12-9-2021	GMP 2 4-28-2022	Variance from Original to GMP 1 & GMP 2
Mobilization	\$ 165,000.00	\$ 170,000.00	\$ -	\$ 5,000.00
Pipeline	\$ 3,400,000.00	\$ 2,014,690.55	\$ 1,057,987.00	\$ (327,322.45)
Tank	\$ 1,135,000.00	\$ 2,081,000.00	\$ (158,514.00)	\$ 787,486.00
Pump Station	\$ 1,220,000.00	\$ -	\$ 1,525,518.00	\$ 305,518.00
Design/Management Fee	\$ 320,000.00			\$ (320,000.00)
Markup 7%	\$ 414,400.00	\$ 298,598.34	\$ 169,749.37	\$ 53,947.71
Contingency 2.5%	\$ 148,000.00	\$ 114,107.22	\$ 64,868.51	\$ 30,975.73
				\$ 535,604.99
Subtotal	\$ 6,802,400.00	\$ 4,678,396.11	\$ 2,659,608.88	

GMP Subtotal	\$ 7,338,004.99
Design Management Fee	\$ 320,000.00
<b>Total GMP</b>	<b>\$ 7,658,004.99</b>



Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub- Contract	Total
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**BID ITEM = 10** CLIENT# = 1  
Description = Reconfiguration of Exisiting Tank Site P Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

**2400 IPL Waterline Materials** **Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 6319**

21611	16" MJ 11.25 B@107.75%	1.00	1.00 EA	882.360		951			951
21612R	16" x 12" MJ R@107.75%	1.00	1.00 EA	713.120		768			768
216BFV	16" MJ Butterf@107.75%	1.00	1.00 EA	14,033.140		15,121			15,121
216DIP	16" DIP Pipe@107.75%	1.00	182.00 LF	60.930		11,949			11,949
216FA	16" Flange Ada@107.75%	1.00	1.00 EA	857.260		924			924
216FP	16" Flange Pac@107.75%	1.00	1.00 EA	59.850		64			64
\$29,776.71				[ ]		29,777			29,777

**2400.1 IPL Install Waterline** **Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 6319**

<u>PWPL</u>	Water Pipe Laying Crew		50.00 CH	<b>Prod:</b>	<b>0.2000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	8.00
8EX200	200 Series Trackhoe	1.50	75.00 HR	141.020			10,577		10,577
8L70	70 Series Loader	0.50	25.00 HR	104.600			2,615		2,615
8MCW	Compaction Wheel	1.00	50.00 HR	48.280			2,414		2,414
8MGB	Gravel Bin	1.00	50.00 HR	36.110			1,806		1,806
8MTB	Trench Boxes	1.00	50.00 HR	6.750			338		338
8MTP	Trench Plates	1.00	50.00 HR	1.500			75		75
8TPU	Pickup Trucks	2.00	100.00 HR	23.710			2,371		2,371
FP	Foreman Pipe	1.00	50.00 MH	38.000	4,492				4,492
OP	Operator	1.00	50.00 MH	27.000	3,847				3,847
PI	Pipelay	1.00	50.00 MH	24.000	3,523				3,523
PL	Pipelay Lead	1.00	50.00 MH	26.000	3,653				3,653
\$35,709.33	200.0000 MH/LS	200.00 MH		[ 6325 ]	15,515		20,195		35,709

=====> **Item Totals: 10 - Reconfiguration of Exisiting Tank Site P**  
\$65,486.04 200.0000 MH/LS 200.00 MH [ 6325 ] 15,515 29,777 20,195 **65,486**  
65,486.040 1 LS 15,514.83 29,776.71 20,194.50 65,486.04

**BID ITEM = 20** CLIENT# = 2  
Description = Tank Backfill Import Material Credit Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

**2700.150.1 SG Fill for Tank Backfill (Less Pipe Spo** **Quan: -17,500.00 CY Hrs/Shft: 10.00 Cal: 510 WC: 6217**

2AGB	Granular Backf@107.75%	1.00	-33,250.00 TON	1.000		-35,828			-35,828
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\*\*Unreviewed

**2750.150.1 H Haul in Tank Fill Material** **Quan: -33,250.00 TON Hrs/Shft: 10.00 Cal: 510 WC: 6217**

<u>HT</u>	Hauling Truck & Pup Crew		-1,231.48 CH	<b>Prod:</b>	<b>270.0000 US</b>	Lab Pcs:	1.00	Eqp Pcs:	1.00
8TTP	Dump Truck & Pup	1.00	-1,231.48 HR	109.700			-135,094		-135,094
DR	Driver	1.00	-1,231.48 MH	28.000	-95,521				-95,521
\$-230,613.10	0.0370		-1,231.48	[ ]	-95,521		-135,094		-230,614

\*\*Unreviewed

=====> **Item Totals: 20 - Tank Backfill Import Material Credit**  
\$-266,439.98 -1,231.4800 -1,231.48 [ ] -95,521 -35,828 -135,094 **-266,441**  
-266,439.979 1 LS -95,519.74 -35,826.87 -135,093.34 -266,439.97

**BID ITEM = 30** CLIENT# = 3  
Description = Mine Native Material & Haul to Tank Repl Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000



Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub- Contract	Total
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**BID ITEM = 30** CLIENT# = 3  
Description = Mine Native Material & Haul to Tank Repl Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

**2000 SWC Mine Native Material & Haul to Tank Quan: 22,500.00 CY Hrs/Shift: 10.00 Cal: 510 WC: 6217**

<u>EX</u>	Excavation Crew Small	100.00	CH	Prod: 2,250.0000 US	Lab Pcs:	3.00	Eqp Pcs:	5.00	
8EX400	400 Series Trackhoe	1.00	100.00 HR	266.270			26,627		26,627
8TPU	Pickup Trucks	2.00	200.00 HR	23.710			4,742		4,742
8TRT	Rock Truck 30 Ton	2.00	200.00 HR	237.420			47,484		47,484
FP	Foreman Pipe	1.00	100.00 MH	38.000	8,984				8,984
OL	Foreman Earthwork	1.00	100.00 MH	36.000	8,280				8,280
OP	Operator	1.00	100.00 MH	27.000	7,694				7,694
\$103,810.92	0.0133 MH/CY	300.00	MH	[ 0.494 ]	24,958		78,853		103,811

=====> **Item Totals: 30 - Mine Native Material & Haul to Tank Repl**  
\$103,810.92 300.0000 MH/LS 300.00 MH [ 11110 ] 24,958 78,853 **103,811**  
103,810.920 1 LS 24,957.92 78,853.00 103,810.92

**BID ITEM = 40** CLIENT# = 4  
Description = Fuel Surcharge Backfill Tank Only from G Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

**2000 SWC Fuel Surcharge Quan: 3,328.00 GAL Hrs/Shift: 10.00 Cal: 510 WC: 6217**

3FUEL	Fuel@107.75%	1.00	3,328.00 GAL	1.000		3,586			3,586
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=====> **Item Totals: 40 - Fuel Surcharge Backfill Tank Only from G**  
\$3,585.92 [ ] 3,586 **3,586**  
3,585.920 1 LS 3,585.92 3,585.92

**BID ITEM = 50** CLIENT# = 5  
Description = 16 Inch Waterline Materials less Pipe Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

**2400 IPL Waterline Materials Quan: 1.00 LS Hrs/Shift: 10.00 Cal: 510 WC: 6319**

214MLD	14" Megalug DI@107.75%	1.00	1.00 EA	191.160		206			206
214TG	14" Trany Gask@107.75%	1.00	1.00 EA	46.440		50			50
21614R	16" x 14" MJ R@107.75%	1.00	1.00 EA	774.630		835			835
21622	16" MJ 22.5 Be@107.75%	1.00	3.00 EA	882.360		2,852			2,852
21645	16" MJ 45 Bend@107.75%	1.00	1.00 EA	919.980		991			991
21690	16" MJ 90 Bend@107.75%	1.00	1.00 EA	1,286.780		1,387			1,387
216BP	16" MJ Bolt Pa@107.75%	1.00	1.00 EA	84.000		91			91
216MLD	16" Megalug DI@107.75%	1.00	13.00 EA	257.890		3,612			3,612
216PG	16" MJ Plug@107.75%	1.00	1.00 EA	661.770		713			713
216T	16" MJ Tee@107.75%	1.00	1.00 EA	1,803.200		1,943			1,943
22AIRV	Air Vent Galv @107.75%	1.00	2.00 EA	500.000		1,078			1,078
22POLY	2" HDPE Poly @107.75%	1.00	100.00 LF	2.110		227			227
3MISCP	Miscellaneous @107.75%	1.00	1.00 LS	1,500.000			1,616		1,616
\$15,600.70				[ ]		13,984	1,616		15,601

**3000 CNC Concrete Materials Quan: 1.00 LS Hrs/Shift: 10.00 Cal: 510 WC: 5213**

2CKBA	Thrust Block, @107.75%	1.00	8.00 EA	250.000		2,155			2,155
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**2700.150 SG Sand & Gravel Quan: 3,200.00 TON Hrs/Shift: 10.00 Cal: 510 WC: 4000**

2ABS	Bedding Sand@107.75%	1.00	3,200.00 TON	4.350		14,999			14,999
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\*\*Unreviewed



Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub- Contract	Total
<b>BID ITEM = 50</b> CLIENT# = 5									
Description =	16 Inch Waterline Materials less Pipe		Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
====>	<b>Item Totals: 50 - 16 Inch Waterline Materials less Pipe</b>								
\$32,754.50				[ ]	31,138	1,616			<b>32,755</b>
32,754.500	1 LS				31,138.25	1,616.25			32,754.50

<b>BID ITEM = 60</b> CLIENT# = 6									
Description =	16 Inch Waterline Installation		Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000

2400.1	IPL Install Waterline				Quan: 4,687.00 LF	Hrs/Shft: 10.00	Cal: 510	WC: 6319			
<u>PWPL</u>	Water Pipe Laying Crew			156.23	CH	<b>Prod:</b>	<b>300.0000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	8.00
8EX200	200 Series Trackhoe	1.50	234.35	HR		141.020			33,048		33,048
8L70	70 Series Loader	0.50	78.12	HR		104.600			8,171		8,171
8MCW	Compaction Wheel	1.00	156.23	HR		48.280			7,543		7,543
8MGB	Gravel Bin	1.00	156.23	HR		36.110			5,641		5,641
8MTB	Trench Boxes	1.00	156.23	HR		6.750			1,055		1,055
8MTP	Trench Plates	1.00	156.23	HR		1.500			234		234
8TPU	Pickup Trucks	2.00	312.47	HR		23.710			7,409		7,409
FP	Foreman Pipe	1.00	156.23	MH		38.000	14,036				14,036
OP	Operator	1.00	156.23	MH		27.000	12,020				12,020
PI	Pipelayer	1.00	156.23	MH		24.000	11,008				11,008
PL	Pipelayer Lead	1.00	156.23	MH		26.000	11,413				11,413
\$111,578.80	0.1333 MH/LF		624.92	MH		[ 4.217 ]	48,478		63,101		111,579

2400.2	IPL 16" Fittings L&E				Quan:	8.00 EA	Hrs/Shft:	10.00	Cal: 510	WC: 6217	
PF	Pipe Fitting Crew Large				11.42	CH	Prod:	7.0000 US	Lab Pcs:	3.00	Eqp Pcs: 2.00
8EX200	200 Series Trackhoe	1.00	11.43	HR			141.020			1,612	1,612
8TPU	Pickup Trucks	1.00	11.43	HR			23.710			271	271
FP	Foreman Pipe	1.00	11.43	MH			38.000	1,027			1,027
PI	Pipelayer	1.00	11.43	MH			24.000	805			805
PL	Pipelayer Lead	1.00	11.43	MH			26.000	835			835
\$4,550.11	4.2862 MH/EA		34.29	MH		[ 138.303 ]	2,667		1,883		4,550
**Unreviewed											

2610	PT Pressure Test				Quan:	25.00 HR	Hrs/Shft:	10.00	Cal: 510	WC: 6319		
<u>PT</u>	Pressure Testing Crew				25.00	CH	<b>Prod:</b>	<b>10.0000 US</b>	Lab Pcs:	2.00	Eqp Pcs:	**Unreviewed
8PTP	Trash Pumps	0.50	12.50	HR			27.595			345		345
8TPU	Pickup Trucks	1.00	25.00	HR			23.710			593		593
8TWT	Water Truck	0.25	6.25	HR			102.890			643		643
FP	Foreman Pipe	1.00	25.00	MH			38.000	2,246				2,246
PI	Pipelayer	1.00	25.00	MH			24.000	1,762				1,762
\$5,588.33	2.0000 MH/HR		50.00	MH			[ 68.2 ]	4,008		1,581		5,588

2750.150	H Hauling				Quan:	3,200.00 TON	Hrs/Shft:	10.00	Cal:	510	WC:	4000	
													**Unreviewed
HT	Hauling Truck & Pup Crew			128.00	CH	Prod:	250.0000 US	Lab Pcs:	1.00	Eqp Pcs:	1.00		
8TTP	Dump Truck & Pup		1.00	128.00	HR	109.700			14,042		14,042		
DR	Driver		1.00	128.00	MH	28.000	9,928				9,928		
\$23,969.92	0.0400 MH/TON			128.00	MH	[ 1.232 ]	9,928		14,042		23,970		

2760.150	HO Haul Onsite			Quan:	213.00	LOA Hrs/Shft:	10.00	Cal: 510	WC: 4000	
										**Unreviewed
HO	Haul Off Truck Only		142.00	CH	Prod:	15.0000	US	Lab Pcs:	1.00	Eqp Pcs: 1.00
8TED	End Dump		1.00	142.00	HR	94.070			13,358	13,358
DR	Driver		1.00	142.00	MH	28.000	11,014			11,014
\$24,372.17	0.6666	MH/LOAD	142.00	MH	[ 20.533 ]	11,014			13,358	24,372



Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 60 CLIENT# = 6</b>										
Description =	16 Inch Waterline Installation		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
====> Item Totals:	60 - 16 Inch Waterline Installation									
\$170,059.33	979.2100 MH/LS	979.21 MH	[ 30890.51 ]	76,095				93,964		<b>170,059</b>
170,059.330	1 LS			76,095.05				93,964.28		170,059.33

<b>BID ITEM = 70 CLIENT# = 7</b>										
Description =	24 Inch Waterline Materials less Pipe		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000

**2400 IPL Irrigation Pipe Laying Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 6229**

2242SAD	24" x 2" Saddl@107.75%	1.00	3.00 EA	350.000		1,131				1,131
22445	24" MJ 45 Bend@107.75%	1.00	7.00 EA	2,206.760		16,644				16,644
22490	24" MJ 90 Bend@107.75%	1.00	1.00 EA	3,325.950		3,584				3,584
224BFV	24" MJ Butterf@107.75%	1.00	1.00 EA	13,352.940		14,388				14,388
224FP	24" Flange Pac@107.75%	1.00	6.00 EA	195.540		1,264				1,264
224MLD	24" Megalug DI@107.75%	1.00	8.00 EA	576.630		4,971				4,971
224SAD	24" x 3" Saddl@107.75%	1.00	1.00 EA	450.000		485				485
224SL	24" MJ Sleeve@107.75%	1.00	2.00 EA	1,736.510		3,742				3,742
224T2	24" Flg Tee@107.75%	1.00	1.00 EA	6,852.500		7,384				7,384
22BV	2" Ball Valve@107.75%	1.00	3.00 EA	150.000		485				485
22MA	2" Male Adapte@107.75%	1.00	7.00 EA	150.000		1,131				1,131
22POLY	2" HDPE Poly @107.75%	1.00	100.00 LF	2.110		227				227
230RCP	30" RCP@107.75%	1.00	8.00 LF	50.000		431				431
236CASINGSP	36 Inch Casing@107.75%	1.00	24.00 EA	285.000		7,370				7,370
236ENDSEALS	36 Inch End Se@107.75%	1.00	2.00 EA	250.000		539				539
23AVA	3" Air Vac Ass@107.75%	1.00	1.00 EA	2,000.000		2,155				2,155
2AIRRELEASE	Air Realses@107.75%	1.00	3.00 EA	750.000		2,424				2,424
2AIRV	Air Valve Manh@107.75%	1.00	1.00 EA	2,500.000		2,694				2,694
2DT	Detect Tape@107.75%	1.00	7.00 EA	100.000		754				754
2POLYS	Polywrap - 20@107.75%	1.00	7,542.00 LF	0.480		3,901				3,901
2SUMP	Sump Manhole@107.75%	1.00	2.00 EA	1,500.000		3,233				3,233
2TW	Tracer Wire@107.75%	1.00	7,500.00 LF	0.250		2,020				2,020
2VB	Valve Box Asse@107.75%	1.00	4.00 EA	125.000		539				539
3MISCP	Miscellaneous @107.75%	1.00	1.00 LS	2,500.000			2,694			2,694
\$84,189.59				[ ]		81,496	2,694			84,190

**3000 CNC Concrete Materials Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 5213**

2CKBA	Thrust Block, @107.75%	1.00	15.00 EA	250.000		4,041				**Unreviewed 4,041
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**2700.150 SG Sand & Gravel Quan: 10,000.00 TON Hrs/Shft: 10.00 Cal: 510 WC: 4000**

2ABS	Bedding Sand@107.75%	1.00	5,000.00 TON	4.350		23,436				**Unreviewed 23,436
2ARB	Road Base Stat@107.75%	1.00	5,000.00 TON	7.950		42,831				42,831
\$66,266.26				[ ]		66,266				66,266

====> Item Totals:	70 - 24 Inch Waterline Materials less Pipe									
\$154,496.48				[ ]		151,803	2,694			<b>154,496</b>
154,496.480	1 LS					151,802.73	2,693.75			154,496.48

<b>BID ITEM = 80 CLIENT# = 8</b>										
Description =	24 Inch Waterline Installation		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000

**2400.1 IPL 24 Inch Install Quan: 6,000.00 LF Hrs/Shft: 10.00 Cal: 510 WC: 6217**

\*\*Unreviewed

Item # 9.



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub- Contract	Total
<b>BID ITEM = 80 CLIENT# = 8</b>										
Description =	24 Inch Waterline Installation			Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
<u>PWPL</u>	Water Pipe Laying Crew		300.00	CH	<b>Prod:</b>	<b>200.0000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	8.00
8EX200	200 Series Trackhoe	1.50	450.00	HR	141.020			63,459		63,459
8L70	70 Series Loader	0.50	150.00	HR	104.600			15,690		15,690
8MCW	Compaction Wheel	1.00	300.00	HR	48.280			14,484		14,484
8MGB	Gravel Bin	1.00	300.00	HR	36.110			10,833		10,833
8MTB	Trench Boxes	1.00	300.00	HR	6.750			2,025		2,025
8MTP	Trench Plates	1.00	300.00	HR	1.500			450		450
8TPU	Pickup Trucks	2.00	600.00	HR	23.710			14,226		14,226
FP	Foreman Pipe	1.00	300.00	MH	38.000	26,952				26,952
OP	Operator	1.00	300.00	MH	27.000	23,082				23,082
PI	Pipelay	1.00	300.00	MH	24.000	21,139				21,139
PL	Pipelay Lead	1.00	300.00	MH	26.000	21,916				21,916
\$214,256.00	0.2000 MH/LF		1,200.00	MH	[ 6.325 ]	93,089		121,167		214,256
<b>2400.2 IPL Install Pipe in Casing Quan: 171.00 LF Hrs/Shft: 10.00 Cal: 510 WC: 6217</b>										
<u>PWPL</u>	Water Pipe Laying Crew		50.00	CH	<b>Prod:</b>	<b>34.2000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	8.00
8EX200	200 Series Trackhoe	1.50	75.00	HR	141.020			10,577		10,577
8L70	70 Series Loader	0.50	25.00	HR	104.600			2,615		2,615
8MCW	Compaction Wheel	1.00	50.00	HR	48.280			2,414		2,414
8MGB	Gravel Bin	1.00	50.00	HR	36.110			1,806		1,806
8MTB	Trench Boxes	1.00	50.00	HR	6.750			338		338
8MTP	Trench Plates	1.00	50.00	HR	1.500			75		75
8TPU	Pickup Trucks	2.00	100.00	HR	23.710			2,371		2,371
FP	Foreman Pipe	1.00	50.00	MH	38.000	4,492				4,492
OP	Operator	1.00	50.00	MH	27.000	3,847				3,847
PI	Pipelay	1.00	50.00	MH	24.000	3,523				3,523
PL	Pipelay Lead	1.00	50.00	MH	26.000	3,653				3,653
\$35,709.33	1.1695 MH/LF		200.00	MH	[ 36.988 ]	15,515		20,195		35,709
<b>2400.3 IPL Connection to Exisiting Quan: 2.00 EA Hrs/Shft: 10.00 Cal: 510 WC: 6217</b>										
<u>PWPL</u>	Water Pipe Laying Crew		50.00	CH	<b>Prod:</b>	<b>0.4000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	8.00
8EX200	200 Series Trackhoe	1.50	75.00	HR	141.020			10,577		10,577
8L70	70 Series Loader	0.50	25.00	HR	104.600			2,615		2,615
8MCW	Compaction Wheel	1.00	50.00	HR	48.280			2,414		2,414
8MGB	Gravel Bin	1.00	50.00	HR	36.110			1,806		1,806
8MTB	Trench Boxes	1.00	50.00	HR	6.750			338		338
8MTP	Trench Plates	1.00	50.00	HR	1.500			75		75
8TPU	Pickup Trucks	2.00	100.00	HR	23.710			2,371		2,371
FP	Foreman Pipe	1.00	50.00	MH	38.000	4,492				4,492
OP	Operator	1.00	50.00	MH	27.000	3,847				3,847
PI	Pipelay	1.00	50.00	MH	24.000	3,523				3,523
PL	Pipelay Lead	1.00	50.00	MH	26.000	3,653				3,653
\$35,709.33	100.0000 MH/EA		200.00	MH	[ 3162.5 ]	15,515		20,195		35,709
<b>2400.4 IPL Drains Quan: 3.00 EA Hrs/Shft: 10.00 Cal: 510 WC: 6217</b>										
<u>PF</u>	Pipe Fitting Crew Large		30.00	CH	<b>Prod:</b>	<b>1.0000 US</b>	Lab Pcs:	3.00	Eqp Pcs:	2.00
8EX200	200 Series Trackhoe	1.00	30.00	HR	141.020			4,231		4,231
8TPU	Pickup Trucks	1.00	30.00	HR	23.710			711		711
FP	Foreman Pipe	1.00	30.00	MH	38.000	2,695				2,695
PI	Pipelay	1.00	30.00	MH	24.000	2,114				2,114
PL	Pipelay Lead	1.00	30.00	MH	26.000	2,192				2,192
\$11,942.62	30.0000 MH/EA		90.00	MH	[ 968 ]	7,001		4,942		11,943
<b>2400.5 IPL Pumphouse Pipeline Quan: 300.00 LF Hrs/Shft: 10.00 Cal: 510 WC: 6217</b>										
<u>PWPL</u>	Water Pipe Laying Crew		50.00	CH	<b>Prod:</b>	<b>60.0000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	8.00



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit MH/Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub- Contract	Total
<b>BID ITEM = 80 CLIENT# = 8</b>									
Description =	24 Inch Waterline Installation		Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
8EX200	200 Series Trackhoe	1.50	75.00 HR	141.020			10,577		10,577
8L70	70 Series Loader	0.50	25.00 HR	104.600			2,615		2,615
8MCW	Compaction Wheel	1.00	50.00 HR	48.280			2,414		2,414
8MGB	Gravel Bin	1.00	50.00 HR	36.110			1,806		1,806
8MTB	Trench Boxes	1.00	50.00 HR	6.750			338		338
8MTP	Trench Plates	1.00	50.00 HR	1.500			75		75
8TPU	Pickup Trucks	2.00	100.00 HR	23.710			2,371		2,371
FP	Foreman Pipe	1.00	50.00 MH	38.000	4,492				4,492
OP	Operator	1.00	50.00 MH	27.000	3,847				3,847
PI	Pipelay	1.00	50.00 MH	24.000	3,523				3,523
PL	Pipelay Lead	1.00	50.00 MH	26.000	3,653				3,653
\$35,709.33	0.6666 MH/LF	200.00 MH		[ 21.083 ]	15,515		20,195		35,709
<b>2400.6 IPL Fittings Quan: 25.00 EA Hrs/Shft: 10.00 Cal: 510 WC: 6217</b>									
**Unreviewed									
<u>PF</u>	Pipe Fitting Crew Large		50.00 CH	Prod:	5.0000 US	Lab Pcs:	3.00	Eqp Pcs:	2.00
8EX200	200 Series Trackhoe	1.00	50.00 HR	141.020			7,051		7,051
8TPU	Pickup Trucks	1.00	50.00 HR	23.710			1,186		1,186
FP	Foreman Pipe	1.00	50.00 MH	38.000	4,492				4,492
PI	Pipelay	1.00	50.00 MH	24.000	3,523				3,523
PL	Pipelay Lead	1.00	50.00 MH	26.000	3,653				3,653
\$19,904.35	6.0000 MH/EA	150.00 MH		[ 193.6 ]	11,668		8,237		19,904
<b>2910 MP Milling/Pulverize Quan: 3,000.00 LF Hrs/Shft: 10.00 Cal: 510 WC: 5516</b>									
**Unreviewed									
<u>AMC</u>	Asphalt Milling Crew Bomag		30.00 CH	Prod:	1,000.0000 US	Lab Pcs:	1.25	Eqp Pcs:	2.10
8MBZ	Bomag Zipper	1.00	30.00 HR	259.880			7,796		7,796
8TPU	Pickup Trucks	1.00	30.00 HR	23.710			711		711
8TWT	Water Truck	0.10	3.00 HR	102.890			309		309
FD	Foreman Driver	1.00	30.00 MH	31.000	1,383				1,383
PI	Pipelay	0.25	7.50 MH	24.000	528				528
\$10,727.58	0.0125 MH/LF	37.50 MH		[ 0.407 ]	1,911		8,816		10,728
<b>2610 PT Pressure Test Quan: 50.00 HR Hrs/Shft: 10.00 Cal: 510 WC: 6319</b>									
**Unreviewed									
<u>PT</u>	Pressure Testing Crew		50.00 CH	Prod:	10.0000 US	Lab Pcs:	2.00	Eqp Pcs:	1.75
8PTP	Trash Pumps	0.50	25.00 HR	27.595			690		690
8TPU	Pickup Trucks	1.00	50.00 HR	23.710			1,186		1,186
8TWT	Water Truck	0.25	12.50 HR	102.890			1,286		1,286
FP	Foreman Pipe	1.00	50.00 MH	38.000	4,492				4,492
PI	Pipelay	1.00	50.00 MH	24.000	3,523				3,523
\$11,176.64	2.0000 MH/HR	100.00 MH		[ 68.2 ]	8,015		3,161		11,177
<b>2750.150 H Hauling Quan: 10,000.00 TON Hrs/Shft: 10.00 Cal: 510 WC: 4000</b>									
**Unreviewed									
<u>HT</u>	Hauling Truck & Pup Crew		400.00 CH	Prod:	250.0000 US	Lab Pcs:	1.00	Eqp Pcs:	1.00
8TTP	Dump Truck & Pup	1.00	400.00 HR	109.700			43,880		43,880
DR	Driver	1.00	400.00 MH	28.000	31,026				31,026
\$74,906.00	0.0400 MH/TON	400.00 MH		[ 1.232 ]	31,026		43,880		74,906
<b>2760.150 HO Haul Onsite Quan: 400.00 LOA Hrs/Shft: 10.00 Cal: 510 WC: 4000</b>									
**Unreviewed									
<u>HO</u>	Haul Off Truck Only		400.00 CH	Prod:	10.0000 US	Lab Pcs:	1.00	Eqp Pcs:	1.00
8TED	End Dump	1.00	400.00 HR	94.070			37,628		37,628
DR	Driver	1.00	400.00 MH	28.000	31,026				31,026
\$68,654.00	1.0000 MH/LOAD	400.00 MH		[ 30.8 ]	31,026		37,628		68,654
<b>====&gt; Item Totals: 80 - 24 Inch Waterline Installation</b>									
\$518,695.18	2,977.5000 MH/LS	2,977.50 MH		[ 93940 ]	230,280		288,415		518,695



**Direct Cost Report**

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
<b>BID ITEM = 80</b>	CLIENT# = 8									
Description =	24 Inch Waterline Installation		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
518,695.180	1 LS				230,280.42		288,414.76			518,695.18

<b>BID ITEM = 90</b>	CLIENT# = 9									
Description =	Asphalt Paving		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000

**2930 AP Asphalt Prep Trench Patch Quan: 21,000.00 SF Hrs/Shift: 10.00 Cal: 510 WC: 5516**

<u>APLC</u>	Asphalt Prep Crew Large		20.00	CH	<b>Prod: 10,500.0000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	2.60
8LSL	Skid Loader	0.50	10.00	HR	66.750			668	668
8MAM	Asphalt Mill Machine	0.50	10.00	HR	712.980			7,130	7,130
8RDD	Double Drum Roller	0.50	10.00	HR	77.260			773	773
8TPU	Pickup Trucks	1.00	20.00	HR	23.710			474	474
8TWT	Water Truck	0.10	2.00	HR	102.890			206	206
FP	Foreman Pipe	1.00	20.00	MH	38.000	1,797			1,797
OL	Foreman Earthwork	1.00	20.00	MH	36.000	1,656			1,656
OP	Operator	1.00	20.00	MH	27.000	1,539			1,539
PL	Pipelayer Lead	1.00	20.00	MH	26.000	1,461			1,461
\$15,702.54	0.0038 MH/SF		80.00	MH	[ 0.133 ]	6,453		9,250	15,703

**2900 ASPH Asphalt Quan: 1.00 LS Hrs/Shift: 10.00 Cal: 510 WC: 5516**

4MOBA	Asphalt Mob	1.00	2.00	EA	1,200.000			2,400	2,400
4PAV2	Paving 2 Inch Overlay	1.00	60,400.00	SF	0.970			58,588	58,588
4PAVP	Paving 1 Inch Patch	1.00	21,000.00	SF	0.720			15,120	15,120
\$76,108.00					[ ]			76,108	76,108

=====>	<b>Item Totals: 90 - Asphalt Paving</b>								
\$91,810.54	80.0000 MH/LS		80.00	MH	[ 2794 ]	6,453		9,250	76,108 <b>91,811</b>
91,810.540	1 LS					6,452.66		9,249.88	76,108.00 91,810.54

<b>PARENT ITEM = 100</b>	CLIENT# = 10									
Description =	Pump Station Complete		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000

**Listing of Sub-Biditems of Parent Item 100:**

<b>BID ITEM = 110</b>										
Description =	Chainlink Fence		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000

**2060 FE Chainlink Fencing Quan: 1.00 LS Hrs/Shift: 10.00 Cal: 510 WC: 6217**

4FENCECHAIN	Fencing Chainlink	1.00	687.00	LF	55.423			38,076	38,076	**Unreviewed
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<b>BID ITEM = 120</b>										
Description =	Masonry		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000

**4000 MAS Masonry Quan: 1.00 LS Hrs/Shift: 10.00 Cal: 510 WC: 8227**

3MISCMASON	Misc Masonry@107.75%	1.00	1.00	LS	5,000.000			5,388		5,388
4MASONRY	Masonry	1.00	2,274.00	SF	23.650				53,780	53,780
\$59,167.60					[ ]			5,388	53,780	59,168



Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 120</b>										
Description =	Masonry		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
=====>	<b>Item Totals:</b>	<b>120</b>	<b>- Masonry</b>							
	\$59,167.60			[ ]			5,388		53,780	<b>59,168</b>
	59,167.600	1 LS					5,387.50		53,780.10	59,167.60
<b>BID ITEM = 130</b>										
Description =	Framing		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>6100</b>	<b>F Framing</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>		
4FRAMING	Framing	1.00	2,157.00 SF	26.440					57,031	**Unreviewed 57,031
<b>BID ITEM = 140</b>										
Description =	Roofing		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>6200</b>	<b>IN Roofing L&amp;E</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>		
4ROOFING	Roofing	1.00	2,157.00 LS	29.420					63,459	**Unreviewed 63,459
4SNOWGUARDS	Snow Guards	1.00	1.00 LS	400.000					400	400
	\$63,858.94			[ ]					63,859	63,859
=====>	<b>Item Totals:</b>	<b>140</b>	<b>- Roofing</b>							
	\$63,858.94			[ ]					63,859	<b>63,859</b>
	63,858.940	1 LS							63,858.94	63,858.94
<b>BID ITEM = 150</b>										
Description =	Insulation		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>6200</b>	<b>IN Insulation</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>		
4INSULATE	Insulation	1.00	1.00 LS	5,185.000					5,185	**Unreviewed 5,185
<b>BID ITEM = 160</b>										
Description =	Aluminum Siding Ceiling		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>6000</b>	<b>IF Aluminum Siding Ceiling</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>		
4ALUMINCEIL	Aluminum Siding Roof	1.00	1,800.00 SF	1.000					1,800	**Unreviewed 1,800
<b>BID ITEM = 170</b>										
Description =	Skylights		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>6200</b>	<b>IN Skylights</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>		
4SKYLIGHTS	Skylights	1.00	7.00 EA	564.000					3,948	**Unreviewed 3,948



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
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<b>BID ITEM</b>	<b>= 180</b>										
Description =	Sealants		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000	
<b>6200</b>	<b>IN Sealants</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>			
4SEALANTS	Sealants	1.00	1.00 LS		500.000				500		**Unreviewed 500
<hr/>											
<b>BID ITEM</b>	<b>= 190</b>										
Description =	Doors HM		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000	
<b>6300</b>	<b>DAW Door HM</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>			
2DOORSHM	Doors HM@107.75%	1.00	3.00 EA		2,800.670	9,053					**Unreviewed 9,053
4DOORINSTALL	Door Install	1.00	3.00 EA		457.340				1,372		1,372
\$10,425.19					[ ]	9,053			1,372		10,425
=====	<b>Item Totals:</b>	<b>190</b>	<b>- Doors HM</b>								
\$10,425.19					[ ]	9,053			1,372		<b>10,425</b>
10,425.190		1 LS				9,053.17			1,372.02		10,425.19
<hr/>											
<b>BID ITEM</b>	<b>= 200</b>										
Description =	Coiling Door		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000	
<b>6300</b>	<b>DAW Coiling Door</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>			
4COILDR10X10	Coiling Door 10' x 10'	1.00	1.00 LS		9,161.000				9,161		**Unreviewed 9,161
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<b>BID ITEM</b>	<b>= 210</b>										
Description =	HVAC		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000	
<b>7400</b>	<b>HVAC</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5183</b>			
2LOUVER	Louvers@107.75%	1.00	1.00 LS		5,314.420	5,726					**Unreviewed 5,726
2THERMOSTAT	Thermostat@107.75%	1.00	1.00 EA		5,314.420	5,726					5,726
2UNITHEATER	Unit Heaters@107.75%	1.00	2.00 EA		5,314.420	11,453					11,453
3MISCHVAC	MISC HVAC@107.75%	1.00	1.00 LS		5,314.420		5,726				5,726
\$28,631.45					[ ]	22,905	5,726				28,631
<b>7400.1</b>	<b>HVAC L&amp;E</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
<u>PF12</u>	Pipe Fitting with Machine		60.00 CH		<b>Prod:</b>	<b>0.1667 US</b>	Lab Pcs:	3.00	Eqp Pcs:	1.00	**Unreviewed
8TPU	Pickup Trucks	1.00	60.00 HR		23.710			1,423			1,423
FP	Foreman Pipe	1.00	60.00 MH		38.000	5,390					5,390
PL	Pipelayer Lead	2.00	120.00 MH		26.000	8,766					8,766
\$15,579.49	180.0000 MH/LS		180.00 MH		[ 5940 ]	14,157		1,423			15,579
=====	<b>Item Totals:</b>	<b>210</b>	<b>- HVAC</b>								
\$44,210.94	180.0000 MH/LS		180.00 MH		[ 5940 ]	14,157	22,905	5,726	1,423		<b>44,211</b>
44,210.940		1 LS				14,156.89	22,905.16	5,726.29	1,422.60		44,210.94
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Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub- Contract	Total
<b>BID ITEM = 220</b>										
Description =	Electrical		Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	0.000		
<b>3000</b>	<b>CNC Concrete Materials transformer pad</b>		<b>Quan:</b>	<b>5.00 CY</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>		
2C65	Concrete 6.5-B@107.75%	1.00	5.00 CY		166.000	894				894
3MISCC	Miscellaneous @107.75%	1.00	0.50 LS		1,500.000		808			808
\$1,702.46					[ ]	894	808			1,702
<b>3000.2</b>	<b>CNC Transformer pad</b>		<b>Quan:</b>	<b>5.00 CY</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>		
<u>CF2</u>	Concrete Foreman +2 Guys			12.50 CH	<b>Prod:</b>	<b>4.0000 US</b>	Lab Pcs:	3.00	Eqp Pcs:	1.00
8TPU	Pickup Trucks	1.00	12.50 HR		23.710			296		296
FC	Foreman Concrete	1.00	12.50 MH		36.000	1,031				1,031
LC	Concrete Laborer	2.00	25.00 MH		26.000	1,669				1,669
\$2,996.08	7.5000 MH/CY		37.50 MH		[ 242 ]	2,700		296		2,996
<b>7900.2</b>	<b>Instrumentation</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>		
2INST	Instrumentatio@107.75%	1.00	1.00 LS		45,162.000	48,662				**Unreviewed 48,662
<b>7900</b>	<b>ELC Electrical Complete</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6325</b>		
4ELE	Electrical Subcontractor	1.00	1.00 LS		317,420.000			317,420		**Unreviewed 317,420
<b>7900.1</b>	<b>ELC Duct Bank</b>		<b>Quan:</b>	<b>1.00 LF</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>		
<u>EX1</u>	Excavation Crew + Loader			50.00 CH	<b>Prod:</b>	<b>0.2000 US</b>	Lab Pcs:	3.00	Eqp Pcs:	3.00
8EX200	200 Series Trackhoe	1.00	50.00 HR		141.020			7,051		7,051
8L70	70 Series Loader	1.00	50.00 HR		104.600			5,230		5,230
8TPU	Pickup Trucks	1.00	50.00 HR		23.710			1,186		1,186
FP	Foreman Pipe	1.00	50.00 MH		38.000	4,492				4,492
OP	Operator	1.00	50.00 MH		27.000	3,847				3,847
PI	Pipelayer	1.00	50.00 MH		24.000	3,523				3,523
\$25,328.63	150.0000 MH/LF		150.00 MH		[ 4895 ]	11,862		13,467		25,329
<b>2700.150</b>	<b>SG Sand &amp; Gravel</b>		<b>Quan:</b>	<b>1.00 TON</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 4000</b>		
2ABS	Bedding Sand@107.75%	1.00	300.00 TON		4.350	1,406				**Unreviewed 1,406
<b>2750.150</b>	<b>H Hauling</b>		<b>Quan:</b>	<b>300.00 TON</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 4000</b>		
<u>HT</u>	Hauling Truck & Pup Crew			15.87 CH	<b>Prod:</b>	<b>189.0000 US</b>	Lab Pcs:	1.00	Eqp Pcs:	1.00
8TTP	Dump Truck & Pup	1.00	15.87 HR		109.700			1,741		1,741
DR	Driver	1.00	15.87 MH		28.000	1,231				1,231
\$2,971.89	0.0529 MH/TON		15.87 MH		[ 1.629 ]	1,231		1,741		2,972
<b>2760.150</b>	<b>HO Haul Off</b>		<b>Quan:</b>	<b>1.00 LOA</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 4000</b>		
<u>HO</u>	Haul Off Truck Only			1.00 CH	<b>Prod:</b>	<b>10.0000 US</b>	Lab Pcs:	1.00	Eqp Pcs:	1.00
8TED	End Dump	1.00	1.00 HR		94.070			94		94
DR	Driver	1.00	1.00 MH		28.000	78				78
\$171.63	1.0000 MH/LOAD		1.00 MH		[ 30.8 ]	78		94		172
====>	<b>Item Totals:</b>	<b>220</b>	<b>- Electrical</b>							
\$400,658.89	204.3700 MH/LS		204.37 MH		[ 6624.6 ]	15,870	50,963	808	15,598	317,420 <b>400,659</b>
400,658.890	1 LS					15,870.36	50,962.53	808.13	15,597.87	317,420.00 400,658.89



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 230</b>											
Description =	Erosion Control		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000	
<b>2070.2</b>	<b>SFC SWPPP, Inlet Protection, Sub</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
4SWPI	Swppp Inlet Protection Sub	1.00	2.00 EA		100.000				200		**Unreviewed 200
<b>2070.4</b>	<b>SFC SWPPP, Silt Fence, Sub</b>		<b>Quan:</b>	<b>1.00 LF</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
4SWPSF	Swppp Silt Fence Sub	1.00	200.00 LF		2.750				550		**Unreviewed 550
<b>2070.8</b>	<b>SFC Concrete Washout</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
4CONCWASHOU	Concrete Washout	1.00	1.00 LS		500.000				500		**Unreviewed 500
<b>=====&gt; Item Totals: 230 - Erosion Control</b>											
\$1,250.00					[ ]				1,250		<b>1,250</b>
1,250.000		1 LS							1,250.00		1,250.00

<b>BID ITEM = 240</b>											
Description =	Rough Grading		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000	
<b>2010</b>	<b>RG Rough Grading Site</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
<u>EX1</u>	Excavation Crew + Loader		10.00	CH	<b>Prod:</b>	<b>1.0000 US</b>	Lab Pcs:	3.00	Eqp Pcs:	3.00	**Unreviewed
8EX200	200 Series Trackhoe	1.00	10.00 HR		141.020			1,410		1,410	
8L70	70 Series Loader	1.00	10.00 HR		104.600			1,046		1,046	
8TPU	Pickup Trucks	1.00	10.00 HR		23.710			237		237	
FP	Foreman Pipe	1.00	10.00 MH		38.000	898				898	
OP	Operator	1.00	10.00 MH		27.000	769				769	
PI	Pipelayer	1.00	10.00 MH		24.000	705				705	
\$5,065.74	30.0000 MH/LS		30.00 MH		[ 979 ]	2,372		2,693		5,066	
<b>=====&gt; Item Totals: 240 - Rough Grading</b>											
\$5,065.74	30.0000 MH/LS		30.00 MH		[ 979 ]	2,372		2,693		<b>5,066</b>	
5,065.740		1 LS				2,372.44		2,693.30		5,065.74	

<b>BID ITEM = 250</b>											
Description =	Final Grading		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000	
<b>2000</b>	<b>SWC Berm Detail</b>		<b>Quan:</b>	<b>225.00 LF</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
<u>EX1</u>	Excavation Crew + Loader		15.00	CH	<b>Prod:</b>	<b>150.0000 US</b>	Lab Pcs:	3.00	Eqp Pcs:	4.00	
8EX200	200 Series Trackhoe	1.00	15.00 HR		141.020			2,115		2,115	
8L70	70 Series Loader	1.00	15.00 HR		104.600			1,569		1,569	
8MJJ	Jumping Jack/Plate Com	1.00	15.00 HR		5.960			89		89	
8TPU	Pickup Trucks	1.00	15.00 HR		23.710			356		356	
FP	Foreman Pipe	1.00	15.00 MH		38.000	1,348				1,348	
OP	Operator	1.00	15.00 MH		27.000	1,154				1,154	
PI	Pipelayer	1.00	15.00 MH		24.000	1,057				1,057	
\$7,688.00	0.2000 MH/LF		45.00 MH		[ 6.527 ]	3,559		4,129		7,688	
<b>2000.1</b>	<b>SWC UTBC Around Bldg</b>		<b>Quan:</b>	<b>5,200.00 SF</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
<u>GRBS</u>	Grade Sub-grade RB Small		20.00	CH	<b>Prod:</b>	<b>2,600.0000 US</b>	Lab Pcs:	2.00	Eqp Pcs:	2.25	



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub- Contract	Total
<b>BID ITEM = 250</b>										
Description =	Final Grading		Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	0.000		
8LSL	Skid Loader	1.00	20.00 HR		66.750			1,335		1,335
8RSD	Smooth Drum Rollers	0.25	5.00 HR		77.260			386		386
8TPU	Pickup Trucks	1.00	20.00 HR		23.710			474		474
OL	Foreman Earthwork	1.00	20.00 MH		36.000	1,656				1,656
OP	Operator	1.00	20.00 MH		27.000	1,539				1,539
\$5,390.28	0.0076 MH/SF		40.00 MH		[ 0.267 ]	3,195		2,196		5,390
<b>2010 RG Grading Final</b>										
					<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>
										**Unreviewed
<u>GRSW</u>	Grade Sidewalk Crew		10.00	CH	<b>Prod:</b>	<b>1.0000 US</b>	Lab Pcs:	5.10	Eqp Pcs:	4.35
8L70	70 Series Loader	1.00	10.00 HR		104.600			1,046		1,046
8LSL	Skid Loader	1.00	10.00 HR		66.750			668		668
8RSD	Smooth Drum Rollers	0.25	2.50 HR		77.260			193		193
8TPU	Pickup Trucks	2.00	20.00 HR		23.710			474		474
8TWT	Water Truck	0.10	1.00 HR		102.890			103		103
DR	Driver	0.10	1.00 MH		28.000	78				78
OL	Foreman Earthwork	1.00	10.00 MH		36.000	828				828
OP	Operator	2.00	20.00 MH		27.000	1,539				1,539
PI	Pipelayer	2.00	20.00 MH		24.000	1,409				1,409
\$6,337.33	51.0000 MH/LS		51.00 MH		[ 1548.8 ]	3,854		2,484		6,337
<b>2700.150 SG Sand &amp; Gravel</b>										
					<b>Quan:</b>	<b>200.00 TON</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 4000</b>
2ARB	Road Base Stat@107.75%	1.00	200.00 TON		7.950	1,713				1,713
<b>2750.150 H Hauling</b>										
					<b>Quan:</b>	<b>200.00 TON</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 4000</b>
<u>HT</u>	Hauling Truck & Pup Crew		10.58	CH	<b>Prod:</b>	<b>189.0000 US</b>	Lab Pcs:	1.00	Eqp Pcs:	1.00
8TTP	Dump Truck & Pup	1.00	10.58 HR		109.700			1,161		1,161
DR	Driver	1.00	10.58 MH		28.000	821				821
\$1,981.26	0.0529 MH/TON		10.58 MH		[ 1.629 ]	821		1,161		1,981
<b>=====&gt; Item Totals: 250 - Final Grading</b>										
\$23,110.10	146.5800 MH/LS		146.58 MH		[ 4729.16 ]	11,428	1,713	9,969		<b>23,110</b>
23,110.100	1 LS					11,427.66	1,713.23	9,969.21		23,110.10

<b>BID ITEM = 260</b>										
Description =	Excavation/Backfill		Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	0.000		
<b>2080 EXS Excavate Structure</b>										
					<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>
										**Unreviewed
<u>EX1</u>	Excavation Crew + Loader		10.00	CH	<b>Prod:</b>	<b>1.0000 US</b>	Lab Pcs:	3.00	Eqp Pcs:	3.00
8EX200	200 Series Trackhoe	1.00	10.00 HR		141.020			1,410		1,410
8L70	70 Series Loader	1.00	10.00 HR		104.600			1,046		1,046
8TPU	Pickup Trucks	1.00	10.00 HR		23.710			237		237
FP	Foreman Pipe	1.00	10.00 MH		38.000	898				898
OP	Operator	1.00	10.00 MH		27.000	769				769
PI	Pipelayer	1.00	10.00 MH		24.000	705				705
\$5,065.74	30.0000 MH/LS		30.00 MH		[ 979 ]	2,372		2,693		5,066
<b>2080.1 EXS Pump Cans Excavation</b>										
					<b>Quan:</b>	<b>2.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>
										**Unreviewed
<u>EX</u>	Excavation Crew Small		30.00	CH	<b>Prod:</b>	<b>0.6667 US</b>	Lab Pcs:	3.00	Eqp Pcs:	2.25
8EX200	200 Series Trackhoe	0.25	7.50 HR		141.020			1,058		1,058
8EX400	400 Series Trackhoe	0.75	22.50 HR		266.270			5,991		5,991
8MHBT	200 Hydraulic Breaker	0.25	7.50 HR		97.520			731		731



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 260</b>										
Description =	Excavation/Backfill		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
8TPU	Pickup Trucks	1.00	30.00 HR	23.710				711		711
FP	Foreman Pipe	1.00	30.00 MH	38.000	2,695					2,695
PI	Pipelay	2.00	60.00 MH	24.000	4,228					4,228
\$15,414.39	45.0000 MH/EA		90.00 MH	[ 1419 ]	6,923			8,491		15,414
<b>2710 FWF Flowable Fill Quan: 110.00 CY Hrs/Shft: 10.00 Cal: 510 WC: 4000</b>										
2CFF	Flowable Fill@107.75%	1.00	110.00 CY	100.000		11,853				11,853
<b>2800 BFST Backfill Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 6217</b>										
<u>EX2</u>	Excavation Backfill Crew		20.00 CH	<b>Prod:</b>	<b>0.5000 US</b>	Lab Pcs:		3.00	Eqp Pcs:	3.50
8EX200	200 Series Trackhoe	1.00	20.00 HR	141.020				2,820		2,820
8L70	70 Series Loader	0.50	10.00 HR	104.600				1,046		1,046
8MCW	Compaction Wheel	1.00	20.00 HR	48.280				966		966
8TPU	Pickup Trucks	1.00	20.00 HR	23.710				474		474
FP	Foreman Pipe	1.00	20.00 MH	38.000	1,797					1,797
OP	Operator	1.00	20.00 MH	27.000	1,539					1,539
PL	Pipelay Lead	1.00	20.00 MH	26.000	1,461					1,461
\$10,102.87	60.0000 MH/LS		60.00 MH	[ 2002 ]	4,797			5,306		10,103
<b>=====&gt; Item Totals: 260 - Excavation/Backfill</b>										
\$42,435.50	180.0000 MH/LS		180.00 MH	[ 5819 ]	14,092	11,853		16,491		<b>42,436</b>
42,435.500	1 LS				14,092.09	11,852.50		16,490.91		42,435.50
<b>BID ITEM = 270</b>										
Description =	Rock Base		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>2010 RG Grading - 2 Mobilizations Quan: 1.00 SF Hrs/Shft: 10.00 Cal: 510 WC: 6217</b>										
<u>GRSW</u>	Grade Sidewalk Crew		20.00 CH	<b>Prod:</b>	<b>0.5000 US</b>	Lab Pcs:		5.10	Eqp Pcs:	4.35
8L70	70 Series Loader	1.00	20.00 HR	104.600				2,092		2,092
8LSL	Skid Loader	1.00	20.00 HR	66.750				1,335		1,335
8RSD	Smooth Drum Rollers	0.25	5.00 HR	77.260				386		386
8TPU	Pickup Trucks	2.00	40.00 HR	23.710				948		948
8TWT	Water Truck	0.10	2.00 HR	102.890				206		206
DR	Driver	0.10	2.00 MH	28.000	155					155
OL	Foreman Earthwork	1.00	20.00 MH	36.000	1,656					1,656
OP	Operator	2.00	40.00 MH	27.000	3,078					3,078
PI	Pipelay	2.00	40.00 MH	24.000	2,819					2,819
\$12,674.70	102.0000 MH/SF		102.00 MH	[ 3097.6 ]	7,707			4,967		12,675
<b>2700.150 SG Sand &amp; Gravel Quan: 1.00 TON Hrs/Shft: 10.00 Cal: 510 WC: 4000</b>										
2ARB	Road Base Stat@107.75%	1.00	450.00 TON	7.950		3,855				3,855
<b>2750.150 H Hauling Quan: 450.00 TON Hrs/Shft: 10.00 Cal: 510 WC: 4000</b>										
<u>HT</u>	Hauling Truck & Pup Crew		23.80 CH	<b>Prod:</b>	<b>189.0000 US</b>	Lab Pcs:		1.00	Eqp Pcs:	1.00
8TTP	Dump Truck & Pup	1.00	23.81 HR	109.700				2,612		2,612
DR	Driver	1.00	23.81 MH	28.000	1,847					1,847
\$4,458.76	0.0529 MH/TON		23.81 MH	[ 1.63 ]	1,847			2,612		4,459
<b>=====&gt; Item Totals: 270 - Rock Base</b>										
\$20,988.22	125.8100 MH/LS		125.81 MH	[ 3830.95 ]	9,554	3,855		7,579		<b>20,988</b>
20,988.220	1 LS				9,554.04	3,854.76		7,579.42		20,988.22



Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
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PARENT ITEM = 280

Description = Concrete Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

Listing of Sub-Biditems of Parent Item 280:

BID ITEM = 281

Description = Rebar Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

<b>3000</b>	<b>CNC Rebar M&amp;S</b>			<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>5213</b>	
												**Unreviewed
2REBARMTL	Rebar Material@107.75%	1.00	6.30 TONS	1,619.770		10,995						10,995
4REBARSUB	Rebar Labor	1.00	6.30 TONS	1,619.770					10,205			10,205
\$21,199.95				[ ]		10,995			10,205			21,200

<b>3000.1</b>	<b>CNC Rebar Handling L&amp;E</b>			<b>Quan:</b>	<b>1.00 TON</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>6217</b>	
												**Unreviewed
<u>CF</u>	Concrete Foreman + 1 Laborer		3.15 CH	<b>Prod:</b>	<b>3.1746 US</b>	Lab Pcs:	2.00	Eqp Pcs:	2.00			
8MFL	Extended Reach Fork Li	1.00	3.15 HR	76.190				240				240
8TPU	Pickup Trucks	1.00	3.15 HR	23.710				75				75
FC	Foreman Concrete	1.00	3.15 MH	36.000	260							260
LC	Concrete Laborer	1.00	3.15 MH	26.000	210							210
\$784.73	6.3000 MH/TONS		6.30 MH	[ 214.83 ]	470			315				785
=====> Item Totals: 281 - Rebar												
\$21,984.68	6.3000 MH/LS		6.30 MH	[ 214.83 ]	470	10,995		315	10,205			21,985
21,984.680	1 LS				470.06	10,995.40		314.67	10,204.55			21,984.68

BID ITEM = 282

Description = Footings 1.67'x1'x176', 11 CY Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

<b>3000</b>	<b>CNC Concrete M</b>			<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>5213</b>	
												**Unreviewed
2C65	Concrete 6.5-B@107.75%	1.00	11.00 CY	166.000		1,968						1,968
3FORMS	Concrete Form @107.75%	1.00	11.00 CY	30.000				356				356
\$2,323.10				[ ]		1,968		356				2,323

<b>3000.1</b>	<b>CNC Conc L&amp;E</b>			<b>Quan:</b>	<b>11.00 CY</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>6217</b>	
												**Unreviewed
<u>CF3</u>	Concrete Foreman + 3 Guys		22.00 CH	<b>Prod:</b>	<b>5.0000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	2.00			
8TPU	Pickup Trucks	2.00	44.00 HR	23.710				1,043				1,043
FC	Foreman Concrete	1.00	22.00 MH	36.000	1,814							1,814
LC	Concrete Laborer	3.00	66.00 MH	26.000	4,406							4,406
\$7,263.33	8.0000 MH/CY		88.00 MH	[ 250.8 ]	6,220			1,043				7,263
=====> Item Totals: 282 - Footings 1.67'x1'x176', 11 CY												
\$9,586.43	88.0000 MH/LS		88.00 MH	[ 2758.8 ]	6,220	1,968		356	1,043			9,586
9,586.430	1 LS				6,220.09	1,967.52		355.58	1,043.24			9,586.43

BID ITEM = 283

Description = Walls 8"x2'8"x176', 12 CY Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

<b>3000</b>	<b>CNC Concrete M</b>			<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>5213</b>	
												**Unreviewed
2C65	Concrete 6.5-B@107.75%	1.00	12.00 CY	166.000		2,146						2,146
3FORMS	Concrete Form @107.75%	1.00	12.00 CY	30.000				388				388
\$2,534.28				[ ]		2,146		388				2,534



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity	Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
<b>BID ITEM = 283</b>												
Description =	Walls 8"x2'8"x176', 12 CY			Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		0.000
<b>3000.1</b>	<b>CNC Conc L&amp;E</b>			<b>Quan:</b>	<b>12.00 CY</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>6217</b>	
												**Unreviewed
<u>CF4</u>	Concrete Foreman + 4 Guys		21.17	CH		<b>Prod:</b>	<b>5.6667 US</b>	Lab Pcs:	5.00	Eqp Pcs:	2.00	
8TPU	Pickup Trucks	2.00	42.35	HR		23.710			1,004		1,004	
FC	Foreman Concrete	2.00	42.35	MH		36.000	3,493				3,493	
LC	Concrete Laborer	3.00	63.53	MH		26.000	4,241				4,241	
\$8,737.56	8.8233 MH/CY		105.88	MH		[ 291.168 ]	7,733		1,004		8,738	
<b>=====&gt; Item Totals: 283 - Walls 8"x2'8"x176', 12 CY</b>												
\$11,271.84	105.8800 MH/LS		105.88	MH		[ 3494.02 ]	7,733	2,146	388	1,004		<b>11,272</b>
11,271.840	1 LS						7,733.45	2,146.38	387.90	1,004.11		11,271.84

<b>BID ITEM = 284</b>												
Description =	SOG 6"x 1775 SF, 33 CY			Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		0.000
<b>3000</b>	<b>CNC Concrete M</b>			<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>5213</b>	
												**Unreviewed
2C65	Concrete 6.5-B@107.75%	1.00	33.00	CY		166.000	5,903				5,903	
3FORMS	Concrete Form @107.75%	1.00	33.00	CY		30.000		1,067			1,067	
4SAWCUT	Sawcut Floor	1.00	200.00	LF		2.000				400	400	
\$7,369.28						[ ]	5,903	1,067		400	7,369	
<b>3000.1</b>	<b>CNC Conc L&amp;E</b>			<b>Quan:</b>	<b>38.00 CY</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>6217</b>	
												**Unreviewed
<u>CF3</u>	Concrete Foreman + 3 Guys		38.00	CH		<b>Prod:</b>	<b>10.0000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	2.00	
8TPU	Pickup Trucks	2.00	76.00	HR		23.710			1,802		1,802	
FC	Foreman Concrete	1.00	38.00	MH		36.000	3,134				3,134	
LC	Concrete Laborer	3.00	114.00	MH		26.000	7,610				7,610	
\$12,545.74	4.0000 MH/CY		152.00	MH		[ 125.4 ]	10,744		1,802		12,546	
<b>=====&gt; Item Totals: 284 - SOG 6"x 1775 SF, 33 CY</b>												
\$19,915.02	152.0000 MH/LS		152.00	MH		[ 4765.2 ]	10,744	5,903	1,067	1,802	400	<b>19,915</b>
19,915.020	1 LS						10,743.78	5,902.55	1,066.73	1,801.96	400.00	19,915.02

<b>BID ITEM = 285</b>												
Description =	Equipment Pads, 2 CY			Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		0.000
<b>3000</b>	<b>CNC Concrete M included pump can sleeper</b>			<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>5213</b>	
												**Unreviewed
2C65	Concrete 6.5-B@107.75%	1.00	25.00	CY		166.000	4,472				4,472	
3FORMS	Concrete Form @107.75%	1.00	25.00	CY		30.000		808			808	
\$5,279.76						[ ]	4,472	808			5,280	
<b>3000.1</b>	<b>CNC Conc L&amp;E</b>			<b>Quan:</b>	<b>25.00 CY</b>	<b>Hrs/Shift:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>6217</b>	
												**Unreviewed
<u>CF3</u>	Concrete Foreman + 3 Guys		125.00	CH		<b>Prod:</b>	<b>2.0000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	2.00	
8TPU	Pickup Trucks	2.00	250.00	HR		23.710			5,928		5,928	
FC	Foreman Concrete	1.00	125.00	MH		36.000	10,309				10,309	
LC	Concrete Laborer	3.00	375.00	MH		26.000	25,033				25,033	
\$41,268.89	20.0000 MH/CY		500.00	MH		[ 627 ]	35,341		5,928		41,269	
<b>=====&gt; Item Totals: 285 - Equipment Pads, 2 CY</b>												
\$46,548.65	500.0000 MH/LS		500.00	MH		[ 15675 ]	35,341	4,472	808	5,928		<b>46,549</b>



Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 285</b>										
Description =	Equipment Pads, 2 CY		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
46,548.650	1 LS				35,341.39	4,471.63	808.13	5,927.50		46,548.65

<b>BID ITEM = 286</b>										
Description =	Sidewalk & Stoops 165 SF		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000

3000	CNC Concrete M			Quan:	1.00 LS	Hrs/Shft:	10.00	Cal: 510	WC: 5213	
										**Unreviewed
14'x10'x 0.5 = 2.5 CY OHD pad; Mandoor single 6x4x0.5 = 0.5CY; Mandoor Double 10x4x0.5= 1CY Total = 4 CY										
2C65	Concrete 6.5-B@107.75%	1.00	6.00 CY		166.000		1,073			1,073
3FORMS	Concrete Form @107.75%	1.00	6.00 CY		30.000			194		194
4SAW	Conc/ACP Sawing Sub	1.00	100.00 LF		2.000				200	200
\$1,467.14					[ ]		1,073	194	200	1,467

3000.1	CNC Conc L&E			Quan:	1.00 CY	Hrs/Shft:	10.00	Cal:	510	WC:	6217	
	**Unreviewed											
CF4	Concrete Foreman + 4 Guys			10.00	CH	Prod:	1.0000 US	Lab Pcs:	5.00	Eqp Pcs:	2.00	
8TPU	Pickup Trucks	2.00	20.00	HR		23.710			474		474	
FC	Foreman Concrete	2.00	20.00	MH		36.000	1,649				1,649	
LC	Concrete Laborer	3.00	30.00	MH		26.000	2,003				2,003	
\$4,126.21	50.0000	MH/CY	50.00	MH		[ 1650 ]	3,652		474		4,126	

=====>	<b>Item Totals:</b>	<b>286</b>	<b>- Sidewalk &amp; Stoops 165 SF</b>							
\$5,593.35	50.0000 MH/LS		50.00 MH		[ 1650 ]	3,652	1,073	194	474	200
5,593.350	1 LS					3,652.01	1,073.19	193.95	474.20	200.00
										<b>5,593</b>

<b>BID ITEM = 287</b>										
Description =	Pipe Supports		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000

3000	CNC Concrete M			Quan:	1.00 LS	Hrs/Shft:	10.00	Cal: 510	WC: 5213	
**Unreviewed										
2C65	Concrete 6.5-B@107.75%	1.00	2.00 CY		166.000		358			358
3FORMS	Concrete Form @107.75%	1.00	2.00 CY		30.000			65		65
\$422.38					[ ]		358	65		422

3000.1	CNC Conc L&E			Quan:	1.00 CY	Hrs/Shft:	10.00	Cal: 510	WC: 6217		
<u>CF3</u>	Concrete Foreman + 3 Guys			3.00	CH	<b>Prod:</b>	<b>3.3333 US</b>	Lab Pcs:	4.00	Eqp Pcs:	**Unreviewed
8TPU	Pickup Trucks	2.00	6.00 HR			23.710			142		2.00
FC	Foreman Concrete	1.00	3.00 MH			36.000	247				142
LC	Concrete Laborer	3.00	9.00 MH			26.000	601				247
\$990.45	12.0000 MH/CY		12.00 MH		[ 376.2 ]	848			142		601
											990

=====>	<b>Item Totals:</b>	<b>287</b>	<b>- Pipe Supports</b>							
\$1,412.83	12.0000 MH/LS		12.00 MH		[ 376.2 ]	848	358	65	142	
1,412.830	1 LS					848.19	357.73	64.65	142.26	
										<b>1,413</b>

<b>BID ITEM = 288</b>										
Description =	Bollards		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000

<b>5000</b>	<b>MET Metals M</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510</b>	<b>WC:</b>	<b>3365</b>	
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\*\*Unreviewed

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 288</b>										
Description =	Bollards		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
2C65	Concrete 6.5-B@107.75%	1.00	2.00 CY	166.000		358				358
2MPIPEBOLLAR	Pipe Bollards@107.75%	1.00	2.00 EA	704.000		1,517				1,517
\$1,874.85				[ ]		1,875				1,875

<b>5000.1</b>	<b>MET Bollars L&amp;E</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>		
<u>PWWS</u>	Water/Irrig Service Crew		6.00 CH	<b>Prod:</b>	<b>1.6667 US</b>	Lab Pcs:	3.00	Eqp Pcs:	2.50	**Unreviewed
8EXMINI	Mini Series Trackhoe	1.00	6.00 HR	86.300				518		518
8LSL	Skid Loader	0.50	3.00 HR	66.750				200		200
8TPU	Pickup Trucks	1.00	6.00 HR	23.710				142		142
FP	Foreman Pipe	1.00	6.00 MH	38.000	539					539
PI	Pipelayer	1.00	6.00 MH	24.000	423					423
PL	Pipelayer Lead	1.00	6.00 MH	26.000	438					438
\$2,260.46	18.0000 MH/EA		18.00 MH	[ 580.8 ]	1,400			860		2,260
<b>=====&gt; Item Totals: 288 - Bollards</b>										
\$4,135.31	18.0000 MH/LS		18.00 MH	[ 580.8 ]	1,400	1,875		860		<b>4,135</b>
4,135.310	1 LS				1,400.15	1,874.85		860.31		4,135.31

<b>BID ITEM = 289</b>										
Description =	Splash Blocks		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>3000</b>	<b>CNC Splash Blocks M</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>		
2SPASHBLOCKS	Splash Blocks@107.75%	1.00	2.00 EA	100.000		216				216
<b>3000.1</b>	<b>CNC Splash Block L&amp;E</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>		
<u>CF</u>	Concrete Foreman + 1 Laborer		1.00 CH	<b>Prod:</b>	<b>10.0000 US</b>	Lab Pcs:	2.00	Eqp Pcs:	1.00	**Unreviewed
8TPU	Pickup Trucks	1.00	1.00 HR	23.710				24		24
FC	Foreman Concrete	1.00	1.00 MH	36.000	82					82
LC	Concrete Laborer	1.00	1.00 MH	26.000	67					67
\$172.93	2.0000 MH/EA		2.00 MH	[ 68.2 ]	149			24		173
<b>=====&gt; Item Totals: 289 - Splash Blocks</b>										
\$388.43	2.0000 MH/LS		2.00 MH	[ 68.2 ]	149	216		24		<b>388</b>
388.430	1 LS				149.22	215.50		23.71		388.43

<b>BID ITEM = 290</b>										
Description =	Pipe Encasement		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>3000</b>	<b>CNC Concrete M</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>		
20" encasement	3.16x3.16x16'x4=24 CY									**Unreviewed
10" encasement	2.33x2.33x16'x4=13 CY									
14" encasement	2.66x2.66x16'x1=5 CY									
6" encasement	2x2x30x2=9 CY Total 51 CY									
2C65	Concrete 6.5-B@107.75%	1.00	55.00 CY	166.000		9,838				9,838
3FORMS	Concrete Form @107.75%	1.00	55.00 CY	30.000			1,778			1,778
\$11,615.46				[ ]		9,838	1,778			11,615

<b>3000.1</b>	<b>CNC Conc L&amp;E</b>		<b>Quan:</b>	<b>60.00 CY</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>		
<u>CF3</u>	Concrete Foreman + 3 Guys		60.00 CH	<b>Prod:</b>	<b>10.0000 US</b>	Lab Pcs:	3.00	Eqp Pcs:	1.00	**Unreviewed



**Direct Cost Report**

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 290</b>											
Description =	Pipe Encasement				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		0.000
8TPU	Pickup Trucks	1.00	60.00	HR	23.710				1,423		1,423
FC	Foreman Concrete	1.00	60.00	MH	36.000	4,948					4,948
LC	Concrete Laborer	2.00	120.00	MH	26.000	8,010					8,010
\$14,381.23	3.0000 MH/CY		180.00	MH	[ 96.8 ]	12,959			1,423		14,381
<b>=====&gt; Item Totals: 290 - Pipe Encasement</b>											
\$25,996.69	180.0000 MH/LS		180.00	MH	[ 5808 ]	12,959	9,838	1,778	1,423		<b>25,997</b>
25,996.690	1 LS					12,958.63	9,837.58	1,777.88	1,422.60		25,996.69

<b>BID ITEM = 291</b>											
Description =	Pump				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>3000</b>	<b>CNC Concrete Pump</b>				<b>Quan: 1.00 LS</b>	<b>Hrs/Shft: 10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>			
4PUMP	CONCRETE PUMP	1.00	4.00	EA	800.000					3,200	3,200
											**Unreviewed

<b>BID ITEM = 292</b>											
Description =	Trench Drain				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>2400</b>	<b>IPL Irrigation Pipe Laying</b>				<b>Quan: 1.00 LF</b>	<b>Hrs/Shft: 10.00</b>	<b>Cal: 510</b>	<b>WC: 6229</b>			
2TR	Trench Drain@107.75%	1.00	1.00	LS	8,200.000		8,836				8,836
<b>3000</b>	<b>CNC Concrete Materials</b>				<b>Quan: 1.00 LS</b>	<b>Hrs/Shft: 10.00</b>	<b>Cal: 510</b>	<b>WC: 5213</b>			
2C6	Concrete 6-Bag@107.75%	1.00	2.00	CY	166.000		358				358
<b>3000.1</b>	<b>CNC Trench Drain</b>				<b>Quan: 1.00 LS</b>	<b>Hrs/Shft: 10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
<u>CF</u>	Concrete Foreman + 1 Laborer		20.00	CH	<b>Prod: 0.5000 US</b>	Lab Pcs:		2.00	Eqp Pcs:	1.00	
8TPU	Pickup Trucks	1.00	20.00	HR	23.710				474		474
FC	Foreman Concrete	1.00	20.00	MH	36.000	1,649					1,649
LC	Concrete Laborer	1.00	20.00	MH	26.000	1,335					1,335
\$3,458.67	40.0000 MH/LS		40.00	MH	[ 1364 ]	2,984			474		3,459
<b>=====&gt; Item Totals: 292 - Trench Drain</b>											
\$12,651.90	40.0000 MH/LS		40.00	MH	[ 1364 ]	2,984	9,193		474		<b>12,652</b>
12,651.900	1 LS					2,984.47	9,193.23		474.20		12,651.90

**Total of Above Sub-Biditems**

<b>=====&gt; Item Totals: 280 - Concrete</b>											
\$162,685.13	1,154.1800 MH/LS		1,154.18	MH	[ 36755.05 ]	82,501	48,036	4,655	13,489	14,005	162,685
162,685.130	1 LS					82,501.44	48,035.56	4,654.82	13,488.76	14,004.55	162,685.13

<b>BID ITEM = 300</b>											
Description =	Metals				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		0.000

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
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BID ITEM = 300

Description = Metals Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

5000 MET Pipe Supports M Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 3365

2MLINTELS	Metal Lintels@107.75%	1.00	28.00 LF		30.000		905				**Unreviewed 905
2MPIPESUPPOR	Pipe Supports@107.75%	1.00	10.00 EA		700.000		7,543				7,543
3MISC	Miscellaneous @107.75%	1.00	1.00 LS		150.000			162			162
\$8,609.23					[ ]		8,448	162			8,609

5000.1 MET Pipe Supports L&E Quan: 1.00 EA Hrs/Shft: 10.00 Cal: 510 WC: 6217

WC1	Welding Crew Field		30.00 CH		Prod: 0.3333 US	Lab Pcs: 2.00	Eqp Pcs: 2.00				**Unreviewed 2.00
8MWE	Welder	1.00	30.00 HR		42.495		1,275				1,275
8TPU	Pickup Trucks	1.00	30.00 HR		23.710		711				711
WE	Welder	2.00	60.00 MH		31.000	2,889					2,889
\$4,874.65	60.0000 MH/EA		60.00 MH		[ 2046 ]	2,889		1,986			4,875

=====> Item Totals: 300 - Metals

\$13,483.88	60.0000 MH/LS	60.00 MH	[ 2046 ]	2,889	8,448	162	1,986				13,484
13,483.880	1 LS			2,888.50	8,447.60	161.63	1,986.15				13,483.88

BID ITEM = 310

Description = Paint Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

6500 P Painting M Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 5213

2PEPOXY	Paint Epoxy@107.75%	1.00	10.00 GAL		75.000		808				**Unreviewed 808
2PSEALER	Paint Sealer@107.75%	1.00	25.00 GAL		60.000		1,616				1,616
3MISCPAINT	Miscellaneous P@107.75%	1.00	1.00 LS		500.000			539			539
\$2,963.13					[ ]		2,424	539			2,963

6500.1 P Paint L&E Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 6217

CPC	Painting Crew		100.00 CH		Prod: 0.1000 US	Lab Pcs: 2.00	Eqp Pcs: 2.00				**Unreviewed 2.00
8MSL	Scissor Lift	1.00	100.00 HR		14.900		1,490				1,490
8TPUP	Pickup Truck Paint	1.00	100.00 HR		28.670		2,867				2,867
PA	Painter	1.00	100.00 MH		27.000	3,971					3,971
PAF	Painter Foreman	1.00	100.00 MH		36.000	5,313					5,313
\$13,640.88	200.0000 MH/LS		200.00 MH		[ 6930 ]	9,284		4,357			13,641

=====> Item Totals: 310 - Paint

\$16,604.01	200.0000 MH/LS	200.00 MH	[ 6930 ]	9,284	2,424	539	4,357				16,604
16,604.010	1 LS			9,283.88	2,424.38	538.75	4,357.00				16,604.01

BID ITEM = 320

Description = Pipe Interior Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

2400 IPL Material Field M Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 3365

2MPIPEINTER	Steel Pipe Int@107.75%	1.00	1.00 LS		35,000.000		37,713				**Unreviewed 37,713
3MISCP	Miscellaneous @107.75%	1.00	1.00 LS		2,000.000			2,155			2,155
\$39,867.50					[ ]		37,713	2,155			39,868

7100.1 IMP Interior Pipe L&E Quan: 1.00 LS Hrs/Shft: 10.00 Cal: 510 WC: 6217

\*\*Unreviewed



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub- Contract	Total
<b>BID ITEM = 320</b>										
Description =	Pipe Interior		Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	0.000		
<u>PF12</u>	Pipe Fitting with Machine		20.00	CH	<b>Prod:</b>	<b>0.5000 US</b>	Lab Pcs:	3.00	Eqp Pcs:	2.00
8TBT	Boom Truck	1.00	20.00	HR	60.900			1,218		1,218
8TPU	Pickup Trucks	1.00	20.00	HR	23.710			474		474
FP	Foreman Pipe	1.00	20.00	MH	38.000	1,797				1,797
PL	Pipelayer Lead	2.00	40.00	MH	26.000	2,922				2,922
\$6,411.15	60.0000 MH/LS		60.00	MH	[ 1980 ]	4,719		1,692		6,411
<b>7300 PLUM Plumbing</b>										
					<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510 WC: 5183</b>
										**Unreviewed
<u>PF1</u>	Pipe Fitting No Machine		15.00	CH	<b>Prod:</b>	<b>0.6667 US</b>	Lab Pcs:	2.00	Eqp Pcs:	1.00
8TPU	Pickup Trucks	1.00	15.00	HR	23.710			356		356
FP	Foreman Pipe	1.00	15.00	MH	38.000	1,348				1,348
PL	Pipelayer Lead	1.00	15.00	MH	26.000	1,096				1,096
\$2,799.07	30.0000 MH/LS		30.00	MH	[ 1056 ]	2,443		356		2,799
<b>=====&gt; Item Totals: 320 - Pipe Interior</b>										
\$49,077.72	90.0000 MH/LS		90.00	MH	[ 3036 ]	7,162	37,713	2,155	2,048	<b>49,078</b>
49,077.720	1 LS					7,162.37	37,712.50	2,155.00	2,047.85	49,077.72
<b>BID ITEM = 330</b>										
Description =	Pipe Exterior		Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	0.000		
<b>2400 IPL Irrigation Materials</b>										
					<b>Quan:</b>	<b>1.00 LF</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510 WC: 6229</b>
										**Unreviewed
2DT	Detect Tape@107.75%	1.00	2.00	EA	100.000		216			216
2MPIPEEXTBLD	Steel Pipe Ext@107.75%	1.00	1.00	LS	100,000.000		107,750			107,750
2TW	Tracer Wire@107.75%	1.00	500.00	LF	0.250		135			135
3MISCP	Miscellaneous @107.75%	1.00	1.00	LS	2,000.000			2,155		2,155
\$110,255.19					[ ]		108,100	2,155		110,255
<b>2400.1 IPL Steel Pipe Exterior &amp; Set Cans</b>										
					<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510 WC: 3365</b>
										**Unreviewed
<u>PWPL</u>	Water Pipe Laying Crew		100.00	CH	<b>Prod:</b>	<b>0.1000 US</b>	Lab Pcs:	4.00	Eqp Pcs:	7.00
8EX200	200 Series Trackhoe	1.00	100.00	HR	141.020			14,102		14,102
8L70	70 Series Loader	0.50	50.00	HR	104.600			5,230		5,230
8MCW	Compaction Wheel	0.50	50.00	HR	48.280			2,414		2,414
8MGB	Gravel Bin	1.00	100.00	HR	36.110			3,611		3,611
8MTB	Trench Boxes	1.00	100.00	HR	6.750			675		675
8MTP	Trench Plates	1.00	100.00	HR	1.500			150		150
8TPU	Pickup Trucks	2.00	200.00	HR	23.710			4,742		4,742
FP	Foreman Pipe	1.00	100.00	MH	38.000	8,984				8,984
OP	Operator	1.00	100.00	MH	27.000	7,694				7,694
PI	Pipelayer	1.00	100.00	MH	24.000	7,046				7,046
PL	Pipelayer Lead	1.00	100.00	MH	26.000	7,305				7,305
\$61,953.67	400.0000 MH/LS		400.00	MH	[ 12650 ]	31,030		30,924		61,954
<b>2700.150 SG Sand &amp; Gravel</b>										
					<b>Quan:</b>	<b>1.00 TON</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510 WC: 4000</b>
										**Unreviewed
2ABS	Bedding Sand@107.75%	1.00	100.00	TON	4.350		469			469
<b>2750.150 H Hauling</b>										
					<b>Quan:</b>	<b>1.00 TON</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal:</b>	<b>510 WC: 4000</b>
										**Unreviewed
<u>HT</u>	Hauling Truck & Pup Crew		5.29	CH	<b>Prod:</b>	<b>1.8900 US</b>	Lab Pcs:	1.00	Eqp Pcs:	1.00
8TTP	Dump Truck & Pup	1.00	5.29	HR	109.700			580		580
DR	Driver	1.00	5.29	MH	28.000	410				410
\$990.62	5.2900 MH/TON		5.29	MH	[ 162.93 ]	410		580		991

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 330</b>										
Description =	Pipe Exterior		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>=====&gt; Item Totals: 330 - Pipe Exterior</b>										
\$173,668.19	405.2900 MH/LS	405.29 MH		[ 12812.93 ]	31,440	108,569	2,155	31,504		<b>173,668</b>
173,668.190	1 LS				31,439.98	108,568.90	2,155.00	31,504.31		173,668.19

<b>BID ITEM = 340</b>										
Description =	Valves		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		0.000
<b>2400 IPL Valves M</b>										
<b>Quan:</b>					<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6229</b>	
										**Unreviewed
210CV2	10" Check Valv@107.75%	1.00	2.00 EA		7,370.400		15,883			15,883
210GVHW	10" Gate Valve@107.75%	1.00	2.00 EA		2,572.310		5,543			5,543
214BFV2	14" Flg Butter@107.75%	1.00	1.00 EA		6,915.380		7,451			7,451
216BFV2	16" Flg Butter@107.75%	1.00	2.00 EA		10,805.232		23,285			23,285
216BP	16" MJ Bolt Pa@107.75%	1.00	4.00 EA		84.000		362			362
26BP	6" MJ Bolt Pac@107.75%	1.00	6.00 EA		29.000		187			187
26GVHW	6" Gate Valve @107.75%	1.00	1.00 EA		1,035.850		1,116			1,116
26GVNUT	6" Gate Valve @107.75%	1.00	1.00 EA		1,035.854		1,116			1,116
26SURGESING	6" Surge Antic@107.75%	1.00	1.00 EA		11,954.000		12,880			12,880
3MISCVALVE	Misc Valves@107.75%	1.00	1.00 EA		1,000.000			1,078		1,078
\$68,902.86					[ ]		67,825	1,078		68,903

<b>7100.1 IMP Valve 14" - 16" L&amp;E</b>										
<b>Quan:</b>					<b>3.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>	
										**Unreviewed
<u>PF12</u>	Pipe Fitting with Machine		18.00 CH		<b>Prod:</b>	<b>1.6667 US</b>	Lab Pcs:	3.00	Eqp Pcs:	2.00
8TBT	Boom Truck	1.00	18.00 HR		60.900			1,096		1,096
8TPU	Pickup Trucks	1.00	18.00 HR		23.710			427		427
FP	Foreman Pipe	1.00	18.00 MH		38.000	1,617				1,617
PL	Pipelay Lead	2.00	36.00 MH		26.000	2,630				2,630
\$5,770.05	18.0000 MH/EA		54.00 MH		[ 594 ]	4,247		1,523		5,770

<b>7100.2 IMP Valve 10" L&amp;E</b>										
<b>Quan:</b>					<b>4.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>	
										**Unreviewed
<u>PF12</u>	Pipe Fitting with Machine		12.00 CH		<b>Prod:</b>	<b>3.3333 US</b>	Lab Pcs:	3.00	Eqp Pcs:	2.00
8TBT	Boom Truck	1.00	12.00 HR		60.900			731		731
8TPU	Pickup Trucks	1.00	12.00 HR		23.710			285		285
FP	Foreman Pipe	1.00	12.00 MH		38.000	1,078				1,078
PL	Pipelay Lead	2.00	24.00 MH		26.000	1,753				1,753
\$3,846.69	9.0000 MH/EA		36.00 MH		[ 297 ]	2,831		1,015		3,847

<b>7100.3 IMP Valve 6" L&amp;E</b>										
<b>Quan:</b>					<b>3.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>	
										**Unreviewed
<u>PF12</u>	Pipe Fitting with Machine		18.00 CH		<b>Prod:</b>	<b>1.6667 US</b>	Lab Pcs:	3.00	Eqp Pcs:	2.00
8TBT	Boom Truck	1.00	18.00 HR		60.900			1,096		1,096
8TPU	Pickup Trucks	1.00	18.00 HR		23.710			427		427
FP	Foreman Pipe	1.00	18.00 MH		38.000	1,617				1,617
PL	Pipelay Lead	2.00	36.00 MH		26.000	2,630				2,630
\$5,770.05	18.0000 MH/EA		54.00 MH		[ 594 ]	4,247		1,523		5,770

<b>=====&gt; Item Totals: 340 - Valves</b>										
\$84,289.65	144.0000 MH/LS	144.00 MH		[ 4752 ]	11,326	67,825	1,078	4,061		<b>84,290</b>
84,289.650	1 LS				11,325.51	67,825.36	1,077.50	4,061.28		84,289.65



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 350</b>											
Description =	Air Vacs Assemblies		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:			0.000
<b>7100</b>	<b>IMP Air Vac's Only M</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 5183</b>			
22AIRVACS	2" Air Vacs@107.75%	1.00	1.00 EA		1,588.450		1,712				**Unreviewed 1,712
<b>7100.1</b>	<b>2" Airvac &amp; Tree Combined</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
<u>PF12</u>	Pipe Fitting with Machine			10.00 CH	<b>Prod:</b>	<b>1.0000 US</b>	Lab Pcs:	3.00	Eqp Pcs:		1.00
8TPU	Pickup Trucks	1.00	10.00 HR		23.710			237			237
FP	Foreman Pipe	1.00	10.00 MH		38.000	898					898
PL	Pipelayer Lead	2.00	20.00 MH		26.000	1,461					1,461
\$2,596.59	30.0000 MH/EA		30.00 MH		[ 990 ]	2,359		237			2,597
<b>=====&gt; Item Totals: 350 - Air Vacs Assemblies</b>											
\$4,308.14	30.0000 MH/LS		30.00 MH		[ 990 ]	2,359	1,712		237		<b>4,308</b>
4,308.140	1 LS					2,359.49	1,711.55		237.10		4,308.14

<b>BID ITEM = 360</b>											
Description =	14" Flow Meter		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:			0.000
<b>2400</b>	<b>IPL 14" Flow Meter M</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6229</b>			
214FM	14" Flow Meter@107.75%	1.00	1.00 EA		8,837.000		9,522				**Unreviewed 9,522
214FP	14" Flange Pac@107.75%	1.00	2.00 EA		175.000		377				377
\$9,899.00					[ ]		9,899				9,899
<b>7100.1</b>	<b>IMP 14" Flow Meter L&amp;E</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
<u>PF12</u>	Pipe Fitting with Machine			5.00 CH	<b>Prod:</b>	<b>2.0000 US</b>	Lab Pcs:	3.00	Eqp Pcs:		2.00
8TBT	Boom Truck	1.00	5.00 HR		60.900			305			305
8TPU	Pickup Trucks	1.00	5.00 HR		23.710			119			119
FP	Foreman Pipe	1.00	5.00 MH		38.000	449					449
PL	Pipelayer Lead	2.00	10.00 MH		26.000	731					731
\$1,602.79	15.0000 MH/EA		15.00 MH		[ 495 ]	1,180		423			1,603
<b>=====&gt; Item Totals: 360 - 14" Flow Meter</b>											
\$11,501.79	15.0000 MH/LS		15.00 MH		[ 495 ]	1,180	9,899		423		<b>11,502</b>
11,501.790	1 LS					1,179.74	9,899.00		423.05		11,501.79

<b>BID ITEM = 370</b>											
Description =	Pumps		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:			0.000
<b>7500</b>	<b>PUMP Pumps/Motors</b>		<b>Quan:</b>	<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 3724</b>			
2PUMP200HP	Pump 200 HP@107.75%	1.00	2.00 EA		50,650.000		109,151				**Unreviewed 109,151
2PUMPCANS10'	Pump Cans Dept@107.75%	1.00	7.00 EA		12,428.570		93,742				93,742
4PUMPINSTALL	Pump Installation	1.00	2.00 EA		1,200.000				2,400		2,400
\$205,293.24					[ ]		202,893		2,400		205,293
<b>7500.1</b>	<b>PUMP Set Pump Cans</b>		<b>Quan:</b>	<b>1.00 EA</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
<u>EX1</u>	Excavation Crew + Loader			35.00 CH	<b>Prod:</b>	<b>0.2857 US</b>	Lab Pcs:	3.00	Eqp Pcs:		3.00
8EX200	200 Series Trackhoe	1.00	35.00 HR		141.020			4,936			4,936

**Direct Cost Report**

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<b>BID ITEM = 370</b>											
Description =	Pumps				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		0.000
8L70	70 Series Loader	1.00	35.00	HR	104.600				3,661		3,661
8TPU	Pickup Trucks	1.00	35.00	HR	23.710				830		830
FP	Foreman Pipe	1.00	35.00	MH	38.000	3,144					3,144
OP	Operator	1.00	35.00	MH	27.000	2,693					2,693
PI	Pipelaye	1.00	35.00	MH	24.000	2,466					2,466
\$17,730.04	105.0000 MH/EA		105.00	MH	[ 3426.5 ]	8,303			9,427		17,730
<b>=====&gt; Item Totals: 370 - Pumps</b>											
\$223,023.28	105.0000 MH/LS		105.00	MH	[ 3426.5 ]	8,303	202,893		9,427	2,400	<b>223,023</b>
223,023.280	1 LS					8,303.49	202,893.24		9,426.55	2,400.00	223,023.28

**Total of Above Sub-Biditems**

<b>=====&gt; Item Totals: 100 - Pump Station Complete</b>											
\$1,525,513.93	3,070.2300 MH/LS		3,070.23	MH	[ 99166.19 ]	223,918	587,859	22,665	121,285	569,787	<b>1,525,514</b>
1,525,513.930	1 LS					223,917.88	587,859.44	22,664.62	121,285.36	569,786.63	1,525,513.93

<b>BID ITEM = 2500 CLIENT# = 12</b>											
Description =	Fuel Surcharge Pipeline & Pumpstation fro				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
<b>2000</b>	<b>SWC Fuel Surcharge</b>				<b>Quan: 23,404.00 GAL</b>	<b>Hrs/Shft: 10.00</b>	<b>Cal: 510</b>	<b>WC: 6217</b>			
3FUEL	Fuel@107.75%	1.00	23,404.00	GAL	1.000			25,218			**Unreviewed 25,218
<b>=====&gt; Item Totals: 2500 - Fuel Surcharge Pipeline &amp; Pumpstation fro</b>											
\$25,217.81					[ ]			25,218			<b>25,218</b>
25,217.810	1 LS							25,217.81			25,217.81

<b>BID ITEM = 2600</b>												
CLIENT# = 12												
Description =		Markup 7%			Unit =		LS	Takeoff Quan:		1.000	Engr Quan:	1.000
<b>1000.100</b>		<b>GR General Requirements</b>			<b>Quan:</b>		<b>1.00 LS</b>	<b>Hrs/Shft:</b>	<b>10.00</b>	<b>Cal: 510</b>	<b>WC: 8227</b>	
<i>There are no cost resources for this activity.</i>												
=====> Item Totals:		2600		- Markup 7%								
\$0.00						[ ]						
0.000		1 LS										

BID ITEM = 2700										CLIENT# = 13													
Description =		Contingency 2.5%										Unit =		LS		Takeoff Quan:		1.000		Engr Quan:		1.000	
1000.100		GR General Requirements										Quan:		1.00 LS		Hrs/Shft:		10.00		Cal: 510		WC: 8227	
There are no cost resources for this activity.																							
=====> Item Totals:		2700		- Contingency 2.5%																			



**Direct Cost Report**

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
<hr/>										
<b>BID ITEM</b>	<b>= 2700</b>	CLIENT# = 13								
Description =	Contingency 2.5%		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
\$0.00				[ ]						
0.000	1 LS									
<hr/>										
<b>\$2,424,990.67</b>	<b>*** Report Totals ***</b>	6,375.46	MH		481,699	764,750	55,778	476,868	645,895	<b>2,424,991</b>

>>> indicates Non Additive Activity

-----Report Notes:-----

The estimate was prepared with TAKEOFF Quantities.

This report shows TAKEOFF Quantities with the resources.

"Unreviewed" Activities are marked.

Bid Date: 12/10/21 Owner: Engineering Firm:

Estimator-In-Charge:

**JOB NOTES**

Estimate created on: 08/30/2021 by User#: 6 - David

Source estimate used: R:\EST\ESTMAST

\*\*\*\*\*Estimate created on: 12/03/2021 by User#: 10 - Doug G

Source estimate used: R:\EST\21152

\*\*\*\*\*Estimate created on: 12/09/2021 by User#: 2 - Chad

Source estimate used: R:\EST\21187

\*\*\*\*\*Estimate created on: 04/27/2022 by User#: 2 - Chad

Source estimate used: R:\EST\21187CITY

\*on units of MH indicate average labor unit cost was used rather than base rate.

[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

509 5 -9 HOUR DAY

**510 5 -10 HOUR DAY (Default Calendar)**

511 5 - 11 HOUR DAY

610 6 - 10 HOUR

WE WEEKEND



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To: Mayor Olson and City Council  
From: John Bradley, Community Services Director  
Date: May 3, 2022  
**RE: Reallocate RAP TAX dollars to Prospector View Park/Trailhead**

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As part of the 2021-22 RAP TAX allocation, \$6,000 was earmarked for a milled wood fence at Theodore Ahlin Park up by the new outdoor playground. Since that time Parks and Community Services staff have determined that the fence will not be needed.

**Reclamation Status**

RAP Tax committee and Community Services Admin recommends shifting that \$6,000 towards the new Prospector View Park/Trailhead project. These funds could be used for initial project expenses such as porta potty rental, volunteer trail builder tools, water bottles, snacks and other such expenses. It is anticipated that future funds and grant funds will be allocated to the project starting July 1, 2022. These re-allocated funds would assist the project to get off the ground sooner.

**Staff Recommendation**

City staff recommends the City Council approve re-allocating \$6,000 of RAP TAX funds from Theodore Ahlin Park fence to the new Prospector Park/Trailhead project.





## Utah County Commission

Bill Lee  
Tom Sakievich  
Amelia Powers Gardner

100 E Center Street  
Suite 320 HCH  
Provo, UT 84606

801-851-8100  
[www.utahcounty.gov](http://www.utahcounty.gov)

# 2022 Municipal Recreation Grant Application

**Application deadline is May 10, 2022 @ 5:00PM.**

Municipality: SANTAQUIN CITY

Name of Preparer/Contact Person: JOHN BRADLEY

Mailing Address: 275 W. MAIN SANTAQUIN, UT 84655

Phone: 801-754-5805 E-mail: jbradley@santaquin.org

### Grant Amount Requested

(Please refer to this year's funding amount document for your entity's available funding)  
*Any unused funding will automatically be rolled forward into future years*

TOTAL: \$ 5,970<sup>00</sup>

Project Name: RODEO ARENA IMPROVEMENTS/CONCESSION STAND

Project Location: RODEO ARENA & HARVEST VIEW SPORTS PARK

Project Type: (Please check all that apply.)

☐ Tourism Promotion

☒ Tourism Facility

☐ Cultural Facility

☒ Recreational Facility

☐ Convention Facility

**\*\*\*Please submit a detailed project description with application\*\*\***

Date Approved by Municipal Council: MAY 3, 2022

\_\_\_\_\_  
Mayor or Administrator Signature

\_\_\_\_\_  
Date

### FOR COMMISSION OFFICE USE ONLY

Application Received by Commission Office	County Attorney Review	Commission Approval/Agreement #	Agreement Sent to Municipality	Signed Agreement Received by Commission Office	Receipts Received by Commission Office	PO Sent to County Auditor	Funds Paid



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To: Mayor Olson and City Council  
From: John Bradley, Community Services Director  
Date: May 3, 2022  
**RE: Municipal Recreation Grant 2022-23**

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Utah County has made available the 2022-23 Municipal Recreation Grant application. The funding source is the Tourism, Recreation, Culture and Convention Tax.

The amount allocated to Santaquin City is \$5,970. These funds have to be used toward the “development or construction of recreational, cultural facilities or tourism”. Once the City spends the money, Utah County will reimburse the City. The deadline to apply for these funds is May 10, 2022. This grant also requires Mayor signature and City Council approval.

**Recent use Municipal Grant funds:**

2019- Construction documents for Centennial Basketball Court

2020- Improvements to Baseball field Concession Stand

2021- Theodore Ahlin Park: Cement pads at disc golf course, picnic tables & permanent trash can.

**2022 Recommendation:**

\$2600 for Rodeo Arena to purchase new “roping strip chute”. This adds to the Orchard Days rodeo events that bring thousands of people to Santaquin each year.

\$3370 for new permanent tables, refrigerator, and equipment for the new Harvest View Concession Stand. This will provide refreshments for recreation and future tournament visitors from outside of Santaquin.

Total: \$5970

**Staff Recommendation:** Approve grant application utilizing the \$5,970 from 2022 Municipal Recreation Grant for Rodeo Arena and Harvest View Concession stand improvements.





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To: Mayor Olson and City Council  
From: Norm Beagley, Assistant City Manager  
Date: April 29, 2022  
**RE: Community Services Director, John Bradley, Out of State Travel**

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Mayor and Council Members,

Santaquin City's Community Services Director, John Bradley has been selected to be a Presenter at the 2022 National Recreation and Parks Association (NRPA) Conference. The topic will be "Rural Recreation: 10 Keys to a Successful Department". The event will be held in Phoenix, Arizona September 19-23, 2022.

The cost will include conference registration, travel, housing, and meals. The total estimated cost will be \$2,000. The cost of this training can be sufficiently funded by Community Services administrative education, travel, and training funds.

As Past President of Utah Recreation and Parks Association, there is great value in attending national conferences with a desire to bring back "best practices" and new ideas to share with recreation and parks professionals in Utah and specifically with our own departments. The conference offers educational tracks in Recreation Programming, Public Relations & Marketing, Health and Wellness, Equity and Inclusion, Customer Service, Conservation, & Revenue Development. These best practices can be implemented in Santaquin City and the Community Services Department.

**Staff Recommendation**

Staff recommends approval of out of state travel to Community Services Director, John Bradley, so that he can attend the (NRPA) Conference in September of 2022, to Phoenix, Arizona.