



DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 27, 2026, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Apple Grove Condominiums Preliminary Plan Minor Change

A review of a proposed minor change to the phasing plan of the Apple Grove Condominiums Preliminary Plan.

2. Santaquin Vet Clinic Site Plan

A review of a proposed site plan located at approximately 350 North Summit Ridge Parkway

3. Ahlin A Bar Ranch Preliminary Subdivision

A preliminary plan review of a proposed 4 lot subdivision located at approximately 1200 South 100 West

MEETING MINUTES APPROVAL

4. January 13, 2026

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY:

A handwritten signature in blue ink, appearing to read 'Stephanie Christensen', is displayed within a light gray rectangular box.

Stephanie Christensen, City Recorder

THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

FINAL PLAT SANTAQUIN, UTAH COUNTY, UTAH JANUARY 2026 -INDEX OF PLAN SHEETS-

GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT.
- A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SANTAQUIN CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
- ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF THE ORCHARDS PLAT F-6 WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH ORCHARDS F-6.
- ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- 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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- TOWNHOME GARAGE SHALL BE 24'X24' WITH A 20' GARAGE DOOR.

ROADWAY/STORM DRAIN

- ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
- ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HDPE STORM DRAIN PIPE, OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SANTAQUIN IRRIGATION COMPANY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN IRRIGATION COMPANY.
- ALL IRRIGATION CORNERS (ANGLE POINTS) SHALL HAVE A PRE CAST - REINFORCED CONCRETE MANHOLE, WITH A WATERTIGHT SOLID MANHOLE COVER.
- ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT TRAP.

SEWER

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SANTAQUIN CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SANTAQUIN CITY.
- FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SANTAQUIN CITY.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.

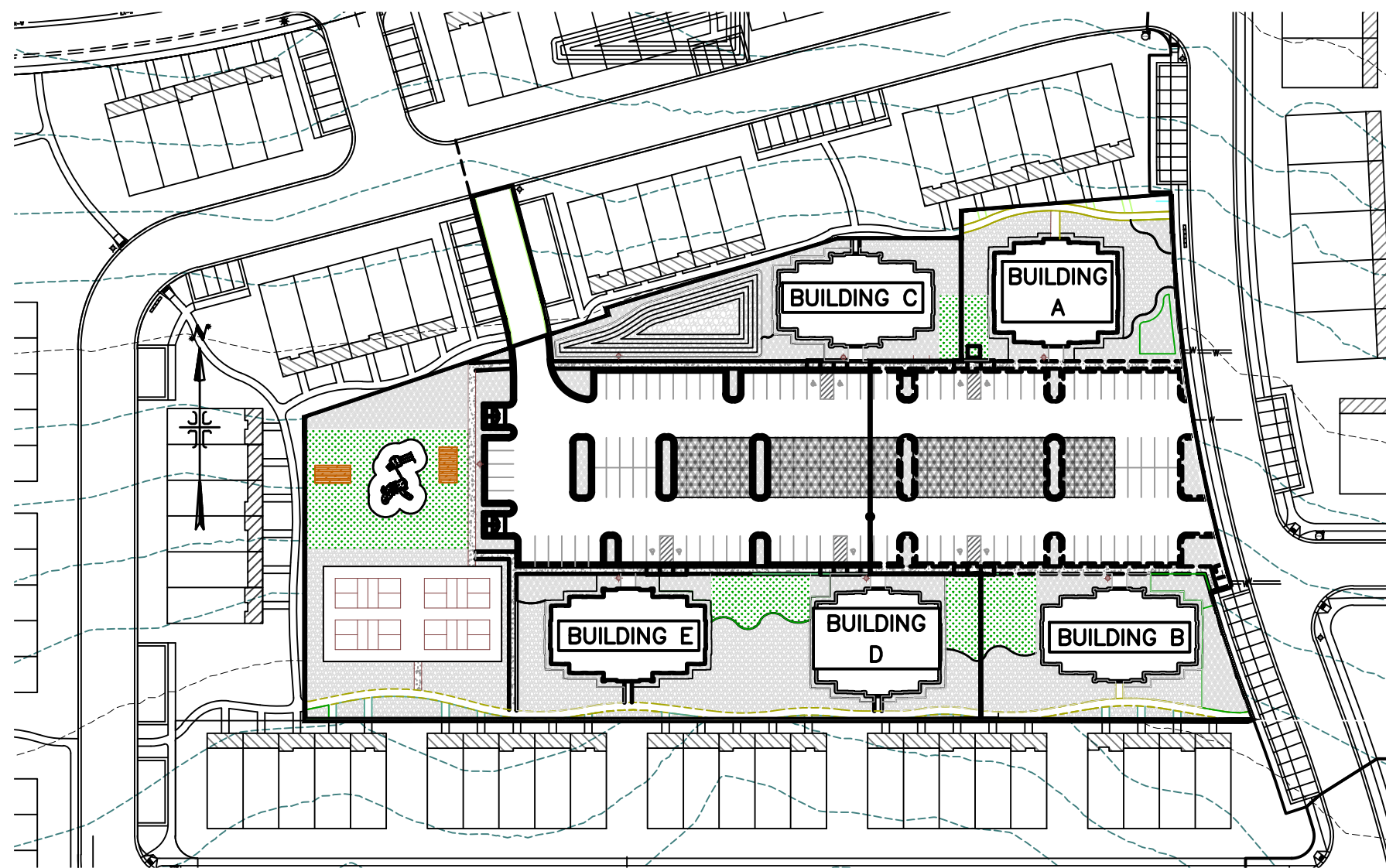
WATER

- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST SANTAQUIN CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
- CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
- WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.
- WATERLINES TO BE BEDDED AS PER SANTAQUIN CITY DIVISION 3A SECTION 3A.04 SUB-SECTION E.
- ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE C-900 PVC PIPE AS PER SANTAQUIN CITY STANDARDS.

PARKING

PARKING REQUIRED =	135 STALLS
PARKING PROVIDED =	166 STALLS
PHASE A=	82 STALLS
PHASE B=	84 STALLS
ADA PARKING =	9 STALLS
COVERED PARKING REQUIRED=	00 STALLS
COVERED PARKING PROVIDED=	60 STALLS

SHEET	DESCRIPTION
1	COVER SHEET
	FINAL PLATS FOR THE ORCHARDS @
	APPLE GROVE CONDOMINIUM A, B, C, D,& E
SP-01	OVERALL SITE PLAN
SP-01-A	SITE PLAN PHASE A
SP-01-B	SITE PLAN PHASE B
UT-01	UTILITY LAYOUT
GR-01	GRADING & DRAINAGE
LS-01	LANDSCAPE/AMENITIES PHASING PLAN
LS-02	LANDSCAPE PLAN
DT-01	DETAILS
DT-02	DETAILS



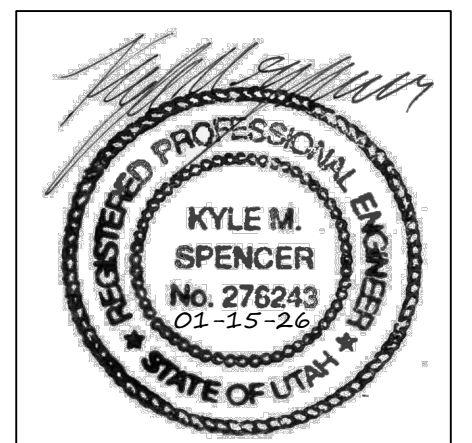
VICINITY MAP
-NTS-

TABULATIONS APPLE HOLLOW AT THE ORCHARDS B

ZONE:	R-10 PUD ZONE
PROJECT AREA:	4.18± ACRES
# OF UNITS:	60 LOTS
DENSITY:	14.35 UNITS/ACRE
OPEN SPACE:	1.90 ACRES±
TOTAL ACRES IN ROAD:	X.XX ACRES±

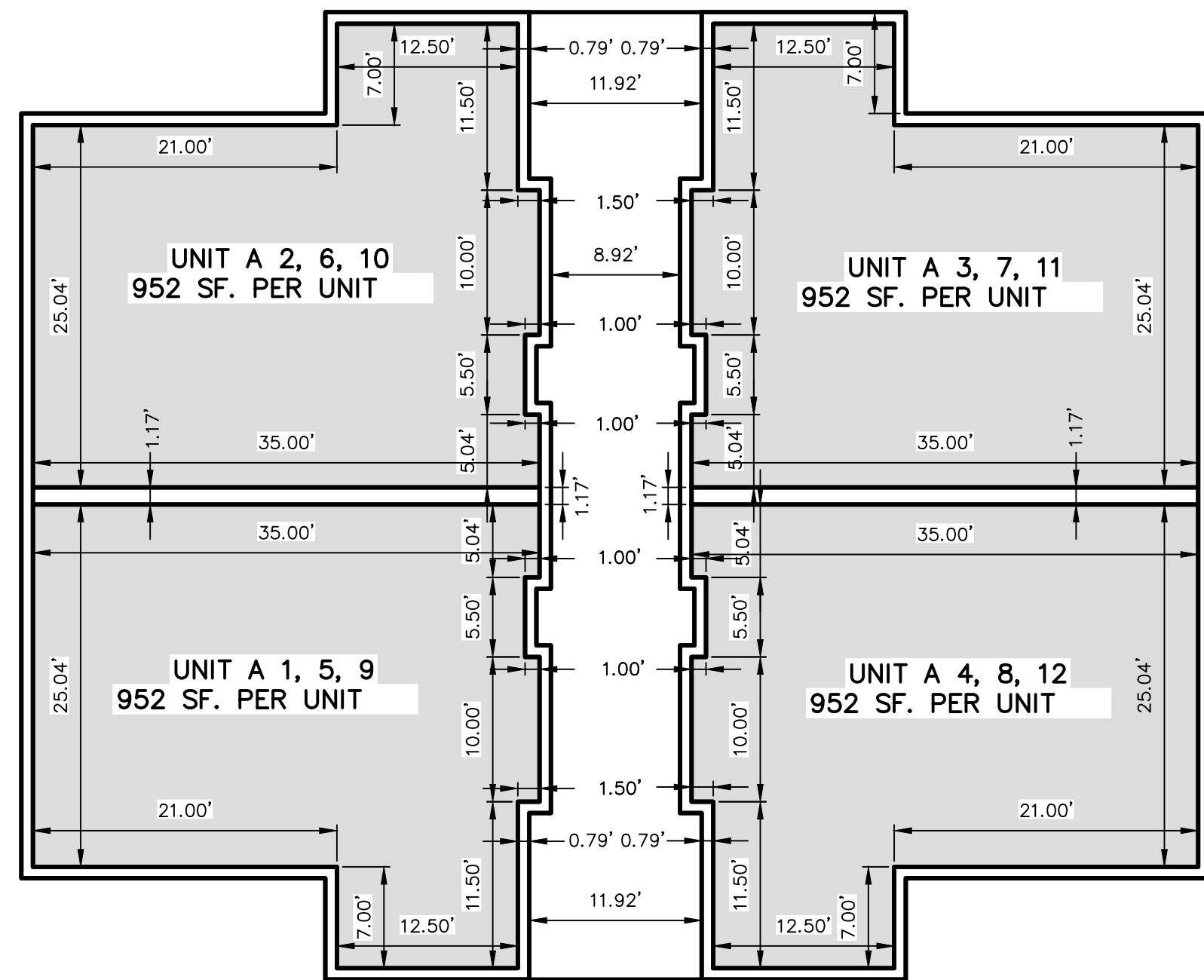
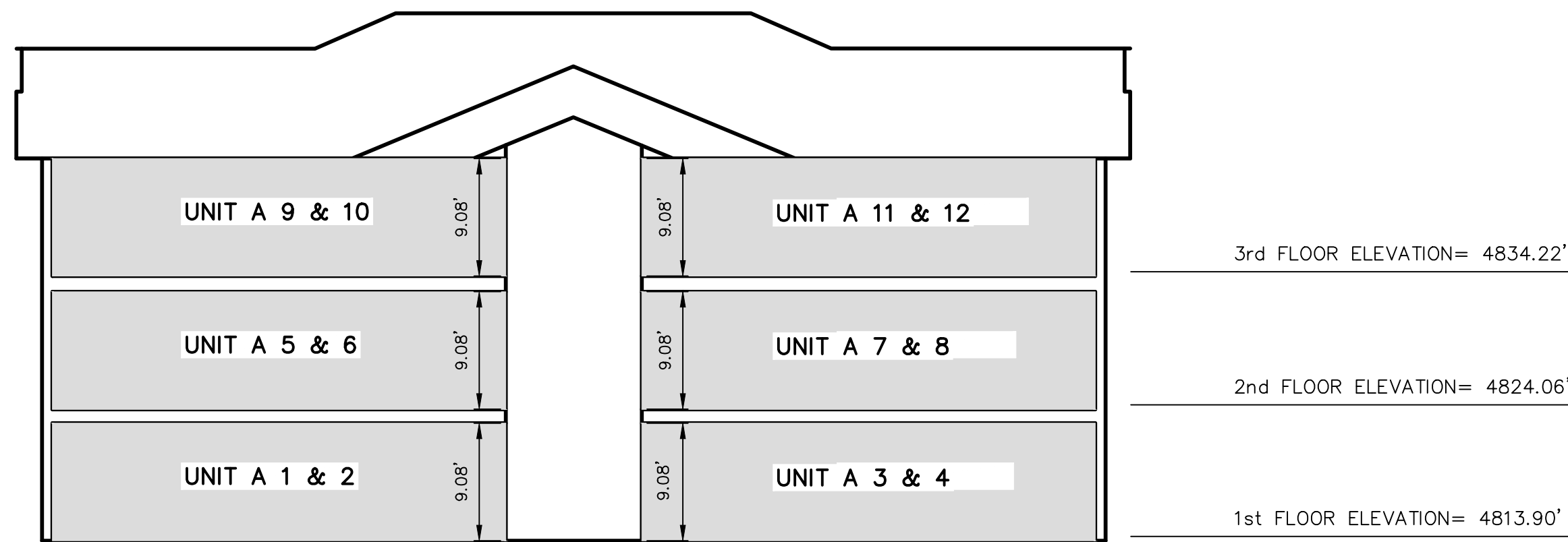
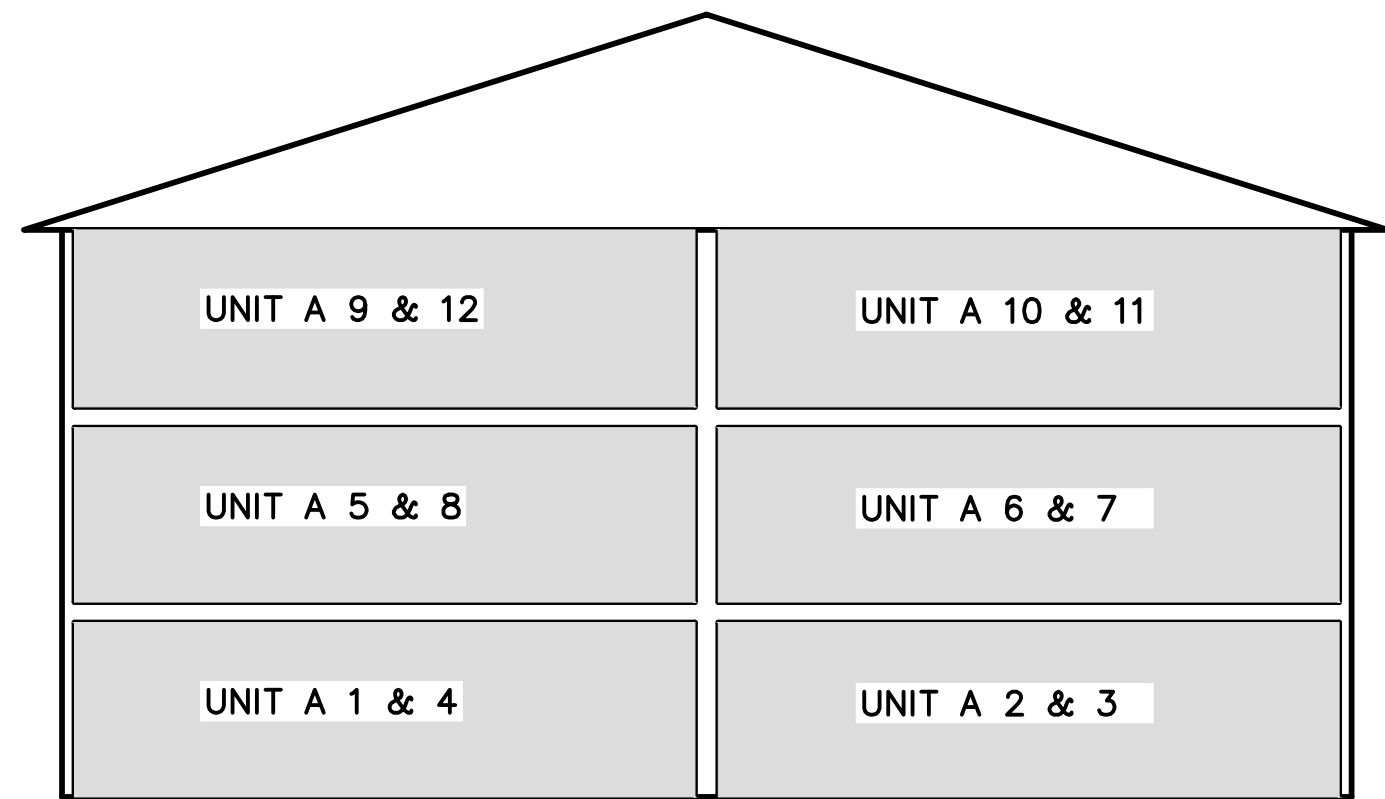
ENGINEER
NORTHERN ENGINEERING
KYLE SPENCER
kspencer@neiutah.com
TEL: 801-802-8992

DEVELOPER
REVERE HOMES
JOHN CALDWELL (MANAGER)
470 N. 2450 W.
TREMONTON, UTAH 84337
(801)-427-1733



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992



ADDRESS TABLE	
UNIT	ADDRESS
A-1	1013 NORTH 120 EAST UNIT A-1
A-2	1013 NORTH 120 EAST UNIT A-2
A-3	1013 NORTH 120 EAST UNIT A-3
A-4	1013 NORTH 120 EAST UNIT A-4
A-5	1013 NORTH 120 EAST UNIT A-5
A-6	1013 NORTH 120 EAST UNIT A-6
A-7	1013 NORTH 120 EAST UNIT A-7
A-8	1013 NORTH 120 EAST UNIT A-8
A-9	1013 NORTH 120 EAST UNIT A-9
A-10	1013 NORTH 120 EAST UNIT A-10
A-11	1013 NORTH 120 EAST UNIT A-11
A-12	1013 NORTH 120 EAST UNIT A-12

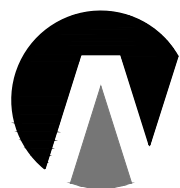
COMMON AREA & P.U.E.

PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

BUILDING D

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 1/15/2026 8:43 AM				



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE ORCHARDS @ APPLE
GROVE CONDOMINIUM A

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
2 OF 2



COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

SHEET NO.
2 OF 2

*THE ORCHARDS @ APPLE
GROVE CONDOMINIUM B*



VICINITY MAP

—NTS—

NOTES:

- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 3) NBOBU - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5) ANY PARKING OR BUILD. LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.
- 6) 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.

DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 ____

By: _____

Title - _____

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- STORM DRAINAGE EASEMENT

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20 ____, BY THE ROCKY MOUNTAIN POWER COMPANY.

BY: _____ TITLE: _____

CENTRACOM ACCEPTANCE

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

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

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

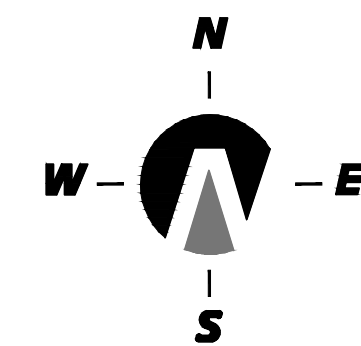
BY: _____ TITLE: _____

K:\3-20-031-00 Apple Hollow\CAD\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM BUILDING C.dwg 1/15/2026 8:34 AM

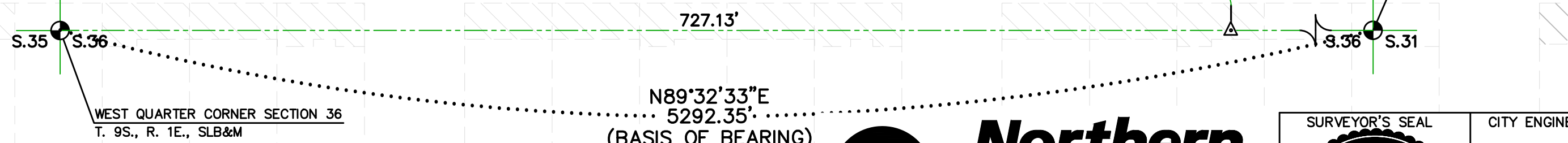
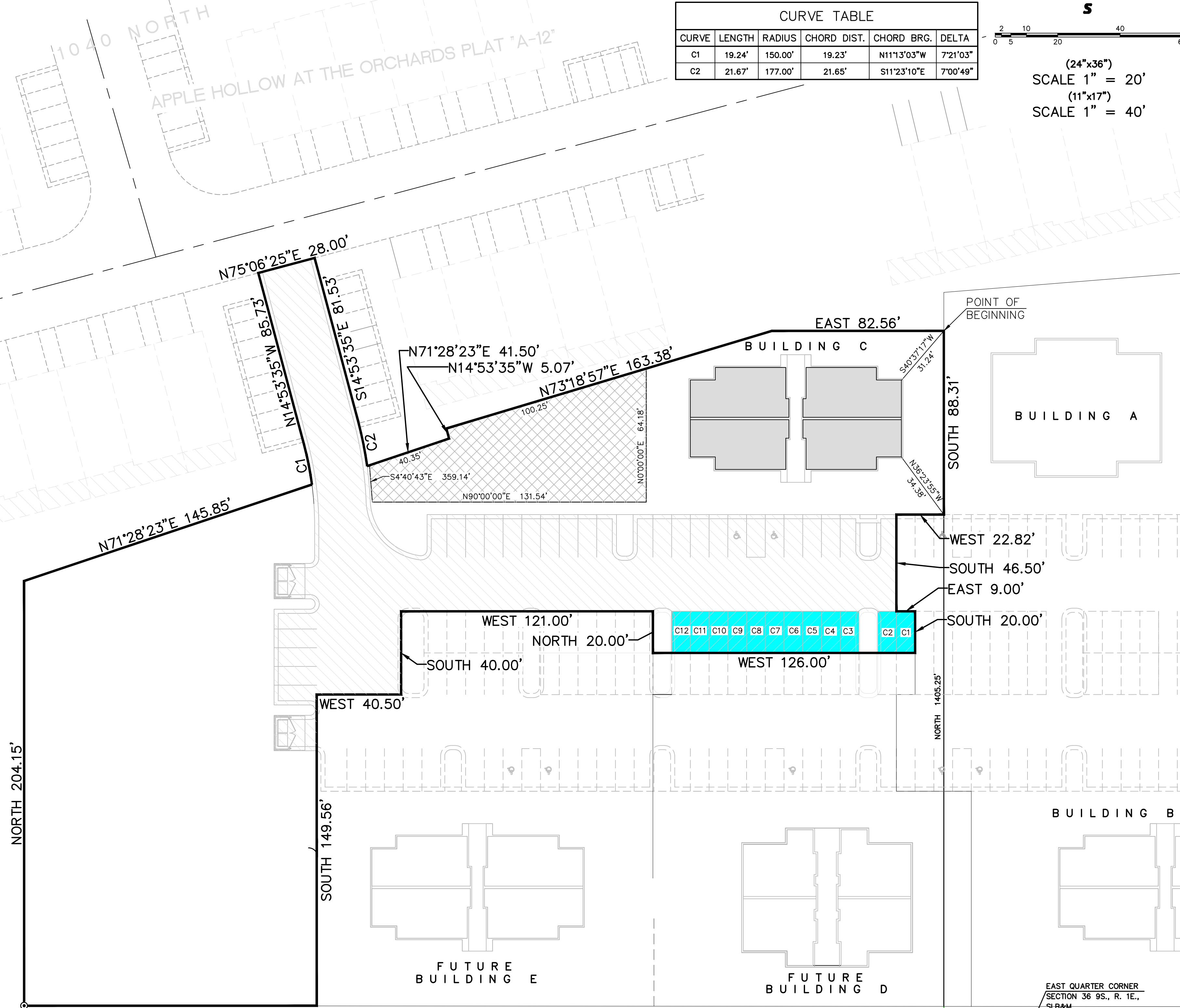
THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

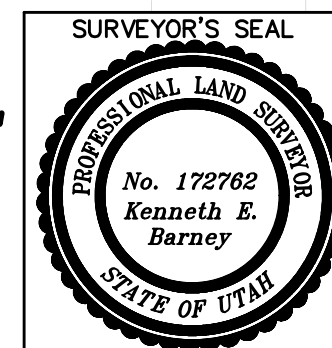
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	19.24'	150.00'	19.23'	N11°13'03"W	721°03"
C2	21.67'	177.00'	21.65'	S11°23'10"E	700°49"



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



Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992



CITY ENGINEER SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER SEAL

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762, IN ACCORDANCE WITH TITLE 59, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT C" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISES OF TWO (2) PAGES, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 727.13 FEET; THENCE NORTH A DISTANCE OF 1405.25 FEET TO THE REAL POINT OF BEGINNING THENCE SOUTH A DISTANCE OF 88.31 FEET; THENCE WEST A DISTANCE OF 22.82 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 126.00 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 121.00 FEET; THENCE SOUTH A DISTANCE OF 40.00 FEET; THENCE WEST A DISTANCE OF 40.50 FEET; THENCE SOUTH A DISTANCE OF 149.56 FEET; THENCE WEST A DISTANCE OF 140.59 FEET; THENCE NORTH A DISTANCE OF 204.15 FEET; THENCE N.71°28'23"E. A DISTANCE OF 145.85 FEET; TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 19.24 FEET HAVING A CENTRAL ANGLE OF 721°03" AND A CHORD THAT BEARS N.11°13'03"W. A DISTANCE OF 19.23 FEET; THENCE N.14°53'35"W. A DISTANCE OF 85.73 FEET; THENCE N.75°06'25"E. A DISTANCE OF 28.00 FEET; THENCE S.14°53'35"E. A DISTANCE OF 81.53 FEET TO A POINT OF CURVATURE OF A 177.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 21.67 FEET HAVING A CENTRAL ANGLE OF 07°00'49" AND A CHORD THAT BEARS S.11°23'10"E. A DISTANCE OF 21.65 FEET; THENCE N.71°28'23"E. A DISTANCE OF 41.50 FEET; THENCE N.14°53'35"W. A DISTANCE OF 5.07 FEET; THENCE N.73°18'57"E. A DISTANCE OF 163.38 FEET; THENCE EAST A DISTANCE OF 82.56 FEET; TO THE REAL POINT OF BEGINNING

CONTAINING 71,044 sq.ft. OR 1.63 ACRES MORE OR LESS.

OWNER'S DEDICATION

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

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

BY: _____

BY: _____

JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, IN THE YEAR 20 ____ BEFORE ME, _____, PERSONALLY APPEARED JOHN CALDWELL, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OWNER _____ [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF REVERE HOMES, _____ A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF SANTAQUIN, 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 BY _____

APPROVED _____ ATTEST
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

1 OF 2

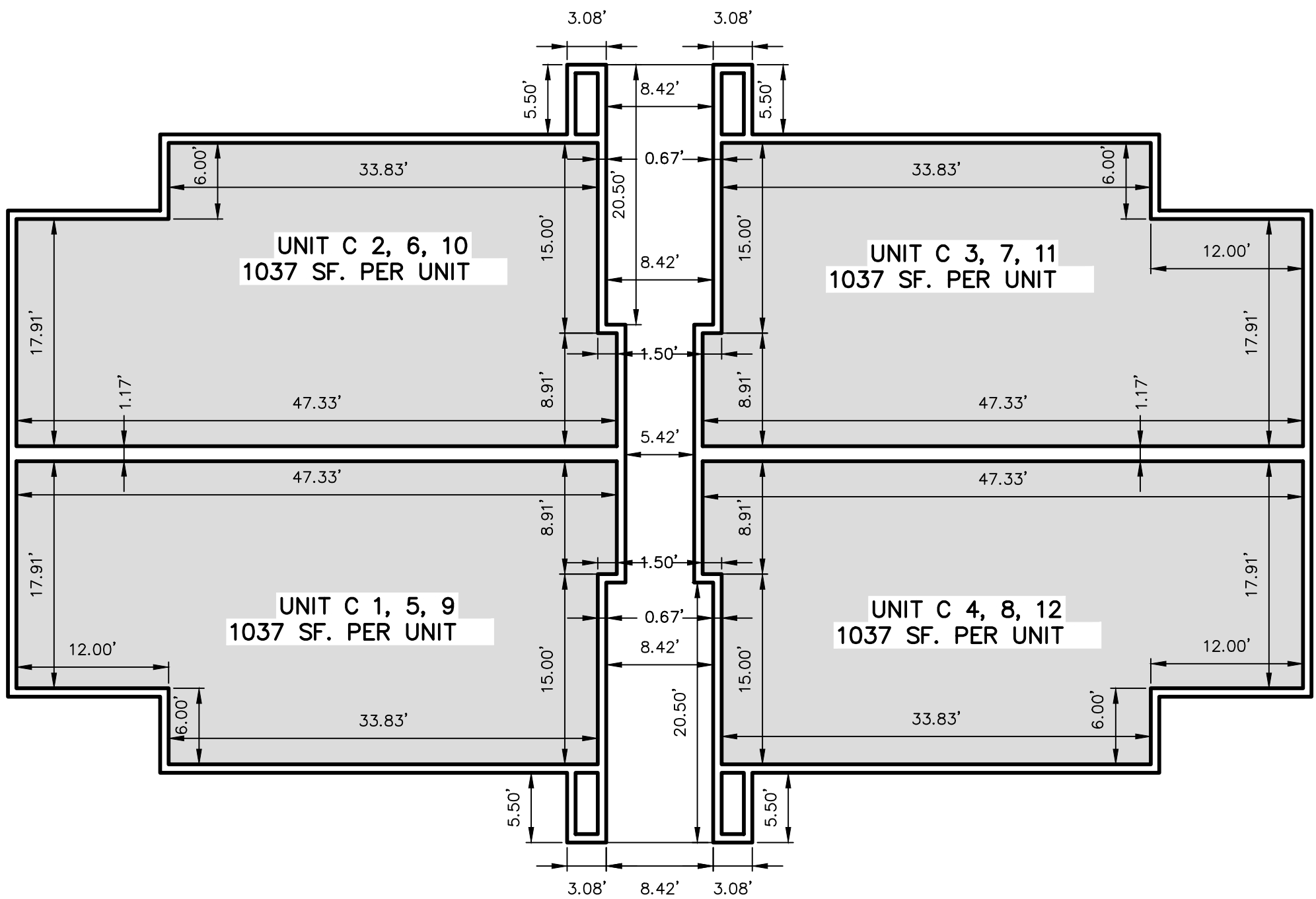
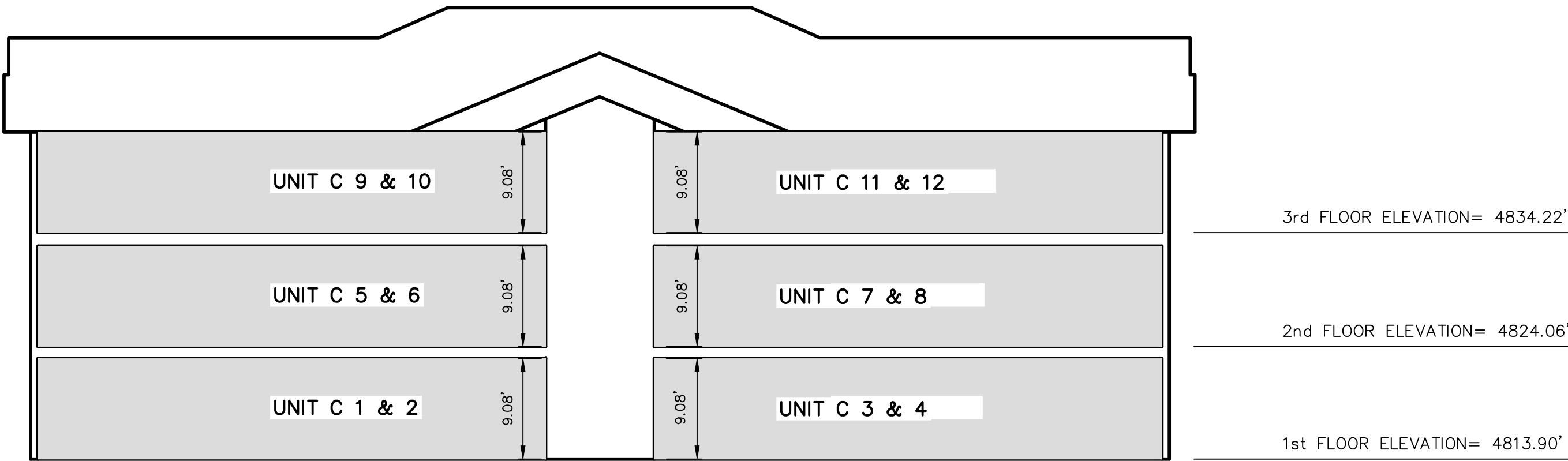
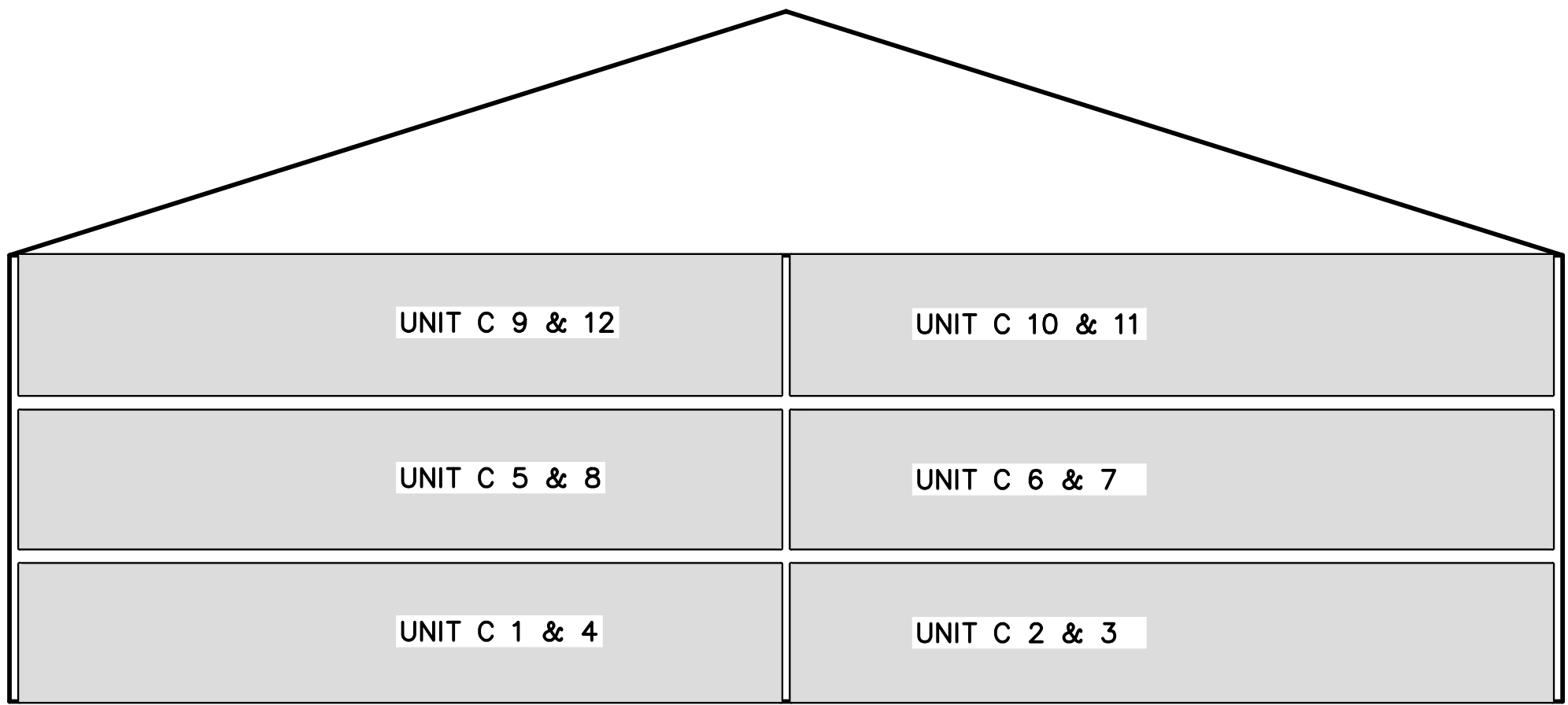
THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

UNIT ADDRESSING (SEE SHEET 2 OF 2)



ADDRESS TABLE	
UNIT	ADDRESS
C-1	1011 NORTH 120 EAST UNIT C-1
C-2	1011 NORTH 120 EAST UNIT C-2
C-3	1011 NORTH 120 EAST UNIT C-3
C-4	1011 NORTH 120 EAST UNIT C-4
C-5	1011 NORTH 120 EAST UNIT C-5
C-6	1011 NORTH 120 EAST UNIT C-6
C-7	1011 NORTH 120 EAST UNIT C-7
C-8	1011 NORTH 120 EAST UNIT C-8
C-9	1011 NORTH 120 EAST UNIT C-9
C-10	1011 NORTH 120 EAST UNIT C-10
C-11	1011 NORTH 120 EAST UNIT C-11
C-12	1011 NORTH 120 EAST UNIT C-12

	COMMON AREA & P.U.E.
	PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

BUILDING C

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 1/15/2026 8:43 AM



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

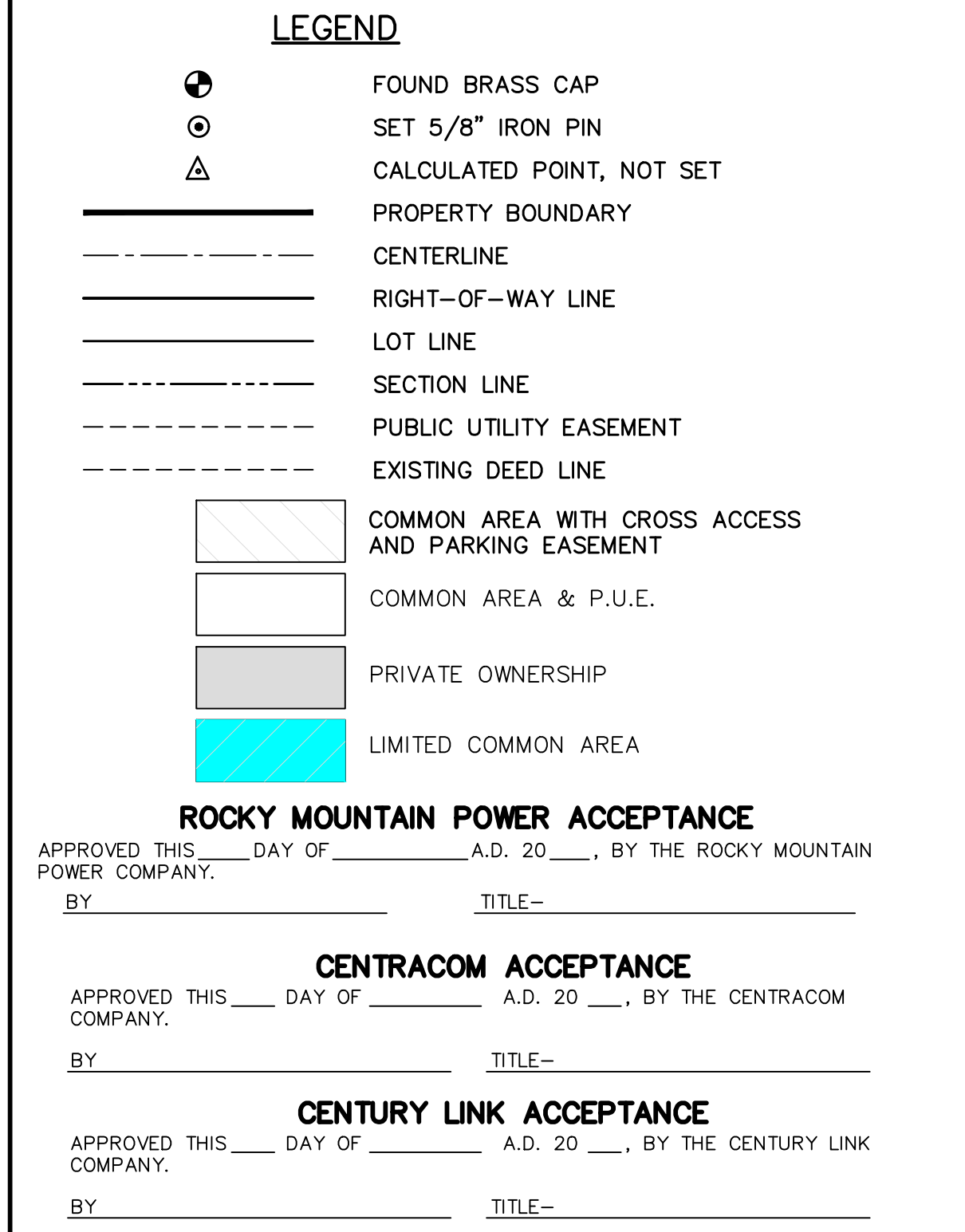
THE ORCHARDS @ APPLE
GROVE CONDOMINIUM C

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
2 OF 2



DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E, ALONG THE 1/4 SECTION LINE A DISTANCE OF 740.31 FEET; THENCE NORTH A DISTANCE OF 1080.78 FEET TO THE REAL POINT OF BEGINNING.

THENCE WEST A DISTANCE OF 153.00 FEET; THENCE NORTH A DISTANCE OF 169.56 FEET; THENCE EAST A DISTANCE OF 126.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 36.00 FEET; THENCE SOUTH A DISTANCE OF 103.06 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 23,729 sq.ft. OR 0.55 ACRES MORE OR LESS.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____, PERSONALLY APPEARED JOHN CALDWELL,
WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A OWNER _____, [MEMBER
WITH MANAGEMENT AUTHORITY] [MANAGER] OF REVERE HOMES _____, A UTAH
LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING
AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF SANTAQUIN, 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 BY _____

APPROVED _____ ATTEST _____

CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

1 OF 2

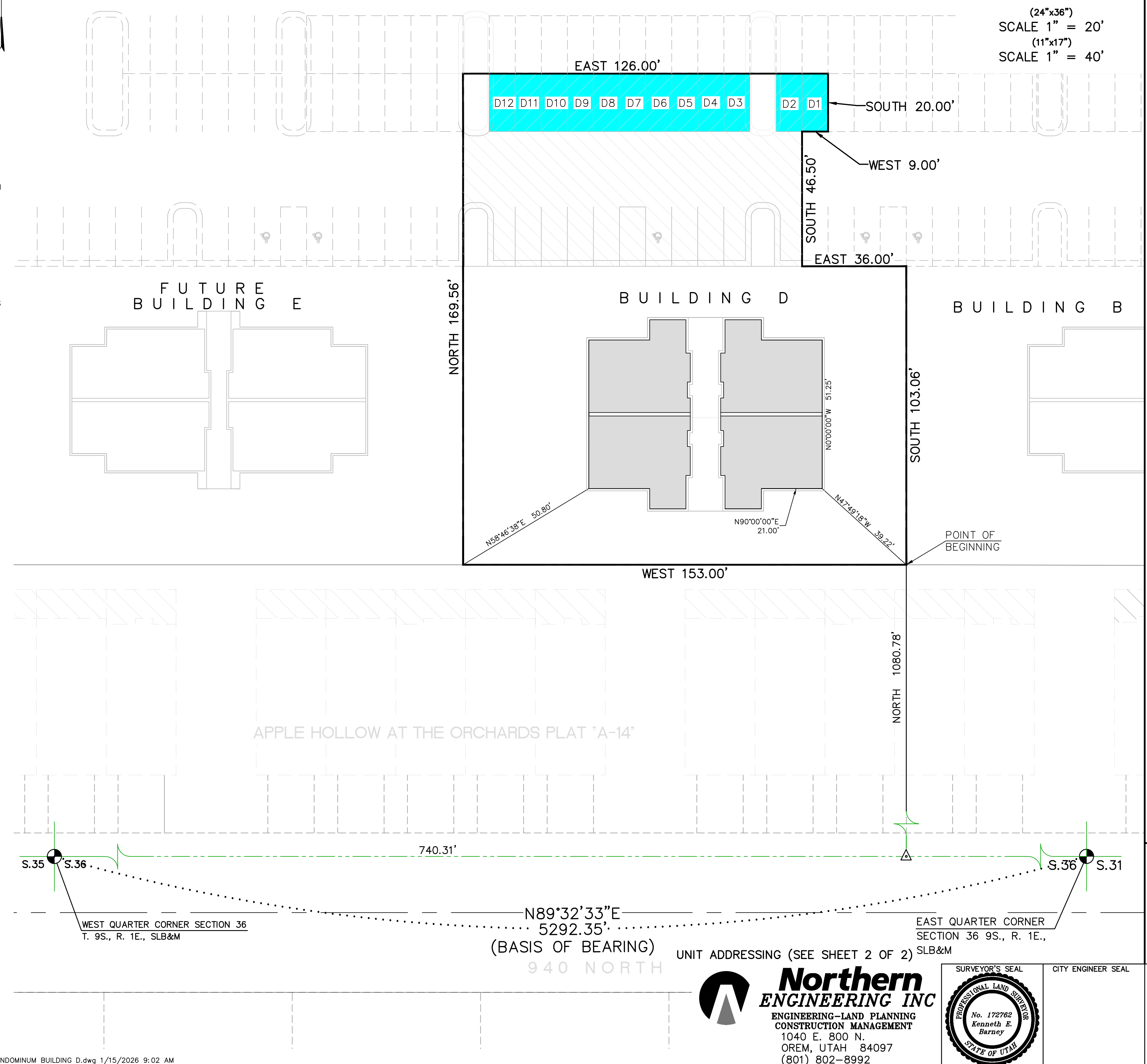
***THE ORCHARDS @ APPLE
GROVE CONDOMINIUM D***

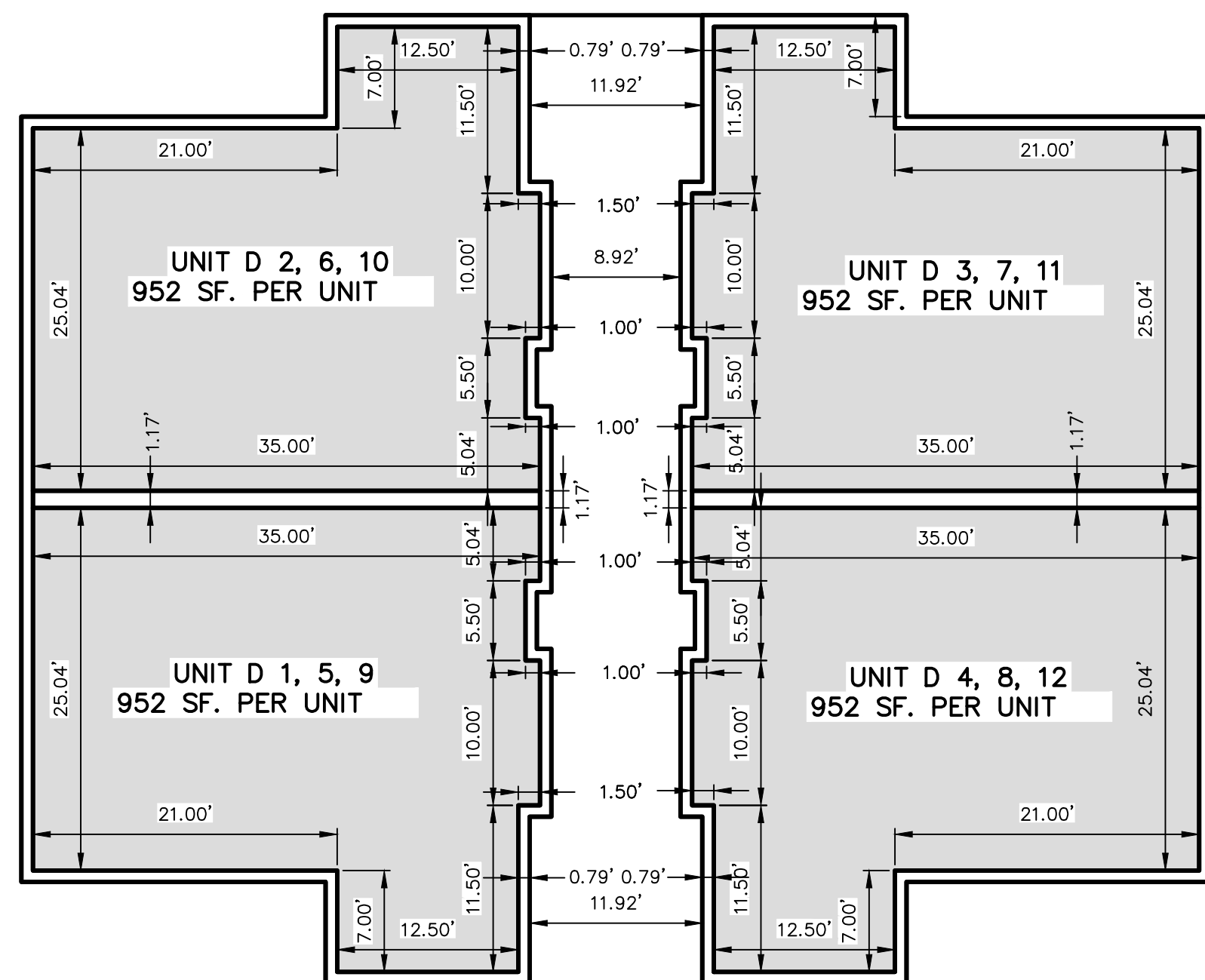
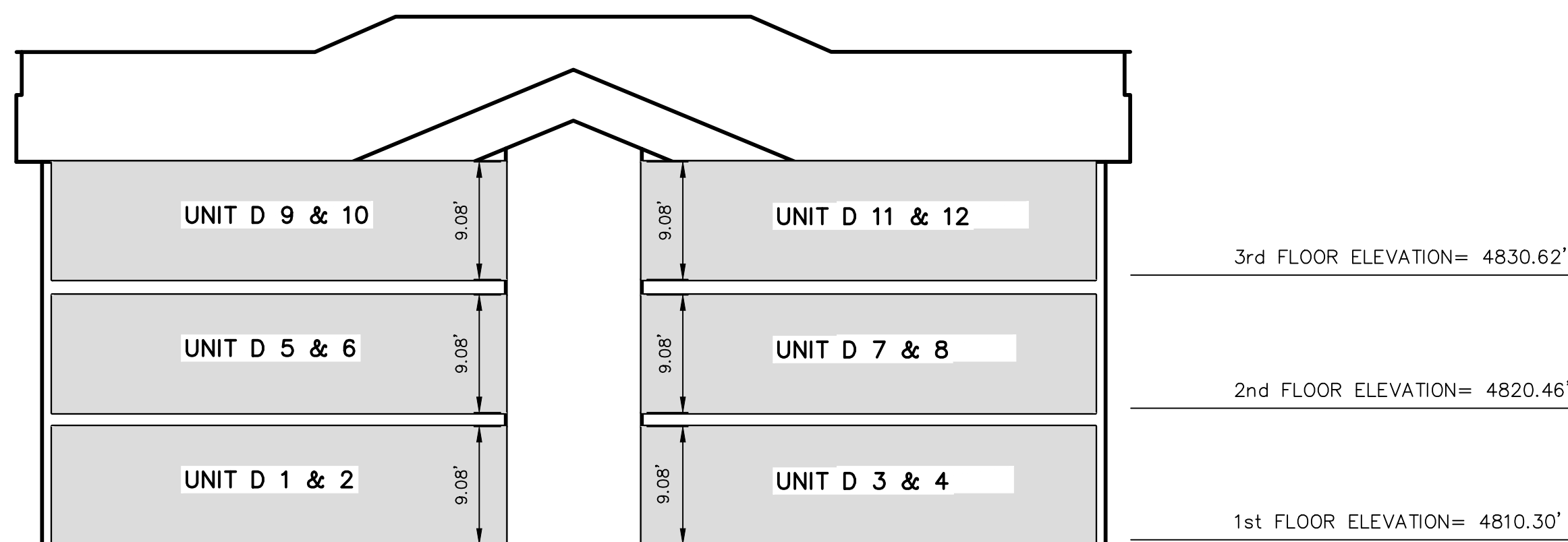
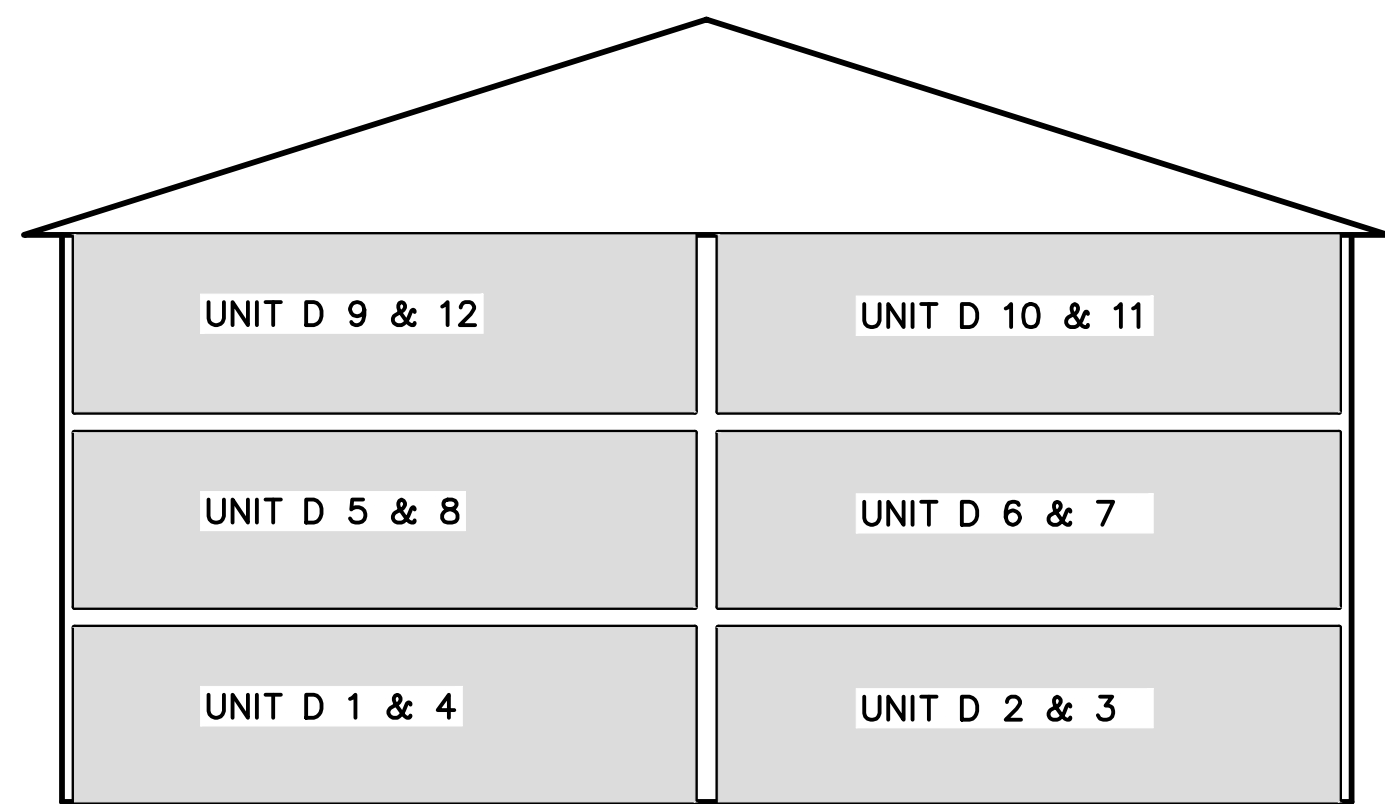
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP
9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN
 SCALE: 1" = 30 FEET
 UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER SEAL
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ADDRESS TABLE	
UNIT	ADDRESS
D-1	983 NORTH 120 EAST UNIT D-1
D-2	983 NORTH 120 EAST UNIT D-2
D-3	983 NORTH 120 EAST UNIT D-3
D-4	983 NORTH 120 EAST UNIT D-4
D-5	983 NORTH 120 EAST UNIT D-5
D-6	983 NORTH 120 EAST UNIT D-6
D-7	983 NORTH 120 EAST UNIT D-7
D-8	983 NORTH 120 EAST UNIT D-8
D-9	983 NORTH 120 EAST UNIT D-9
D-10	983 NORTH 120 EAST UNIT D-10
D-11	983 NORTH 120 EAST UNIT D-11
D-12	983 NORTH 120 EAST UNIT D-12

COMMON AREA & P.U.E.

PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 1/15/2026 8:43 AM				



Northern

ENGINEERING INC

ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.

OREM, UTAH 84097

(801) 802-8992

*THE ORCHARDS @ APPLE
GROVE CONDOMINIUM D*

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
2 OF 2



VICINITY MAP

—NTS—

NOTES:

- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 3) NBCBU — NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5) ANY PARKING OR BUILD LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.
- 6) 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.

DOMINION ENERGY UTAH — NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 _____

By— _____

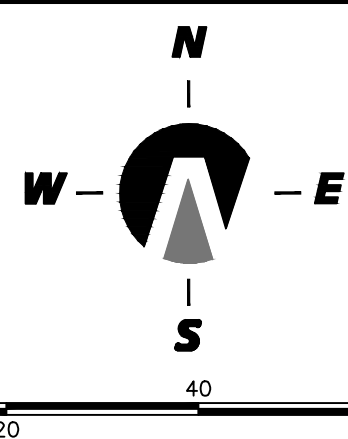
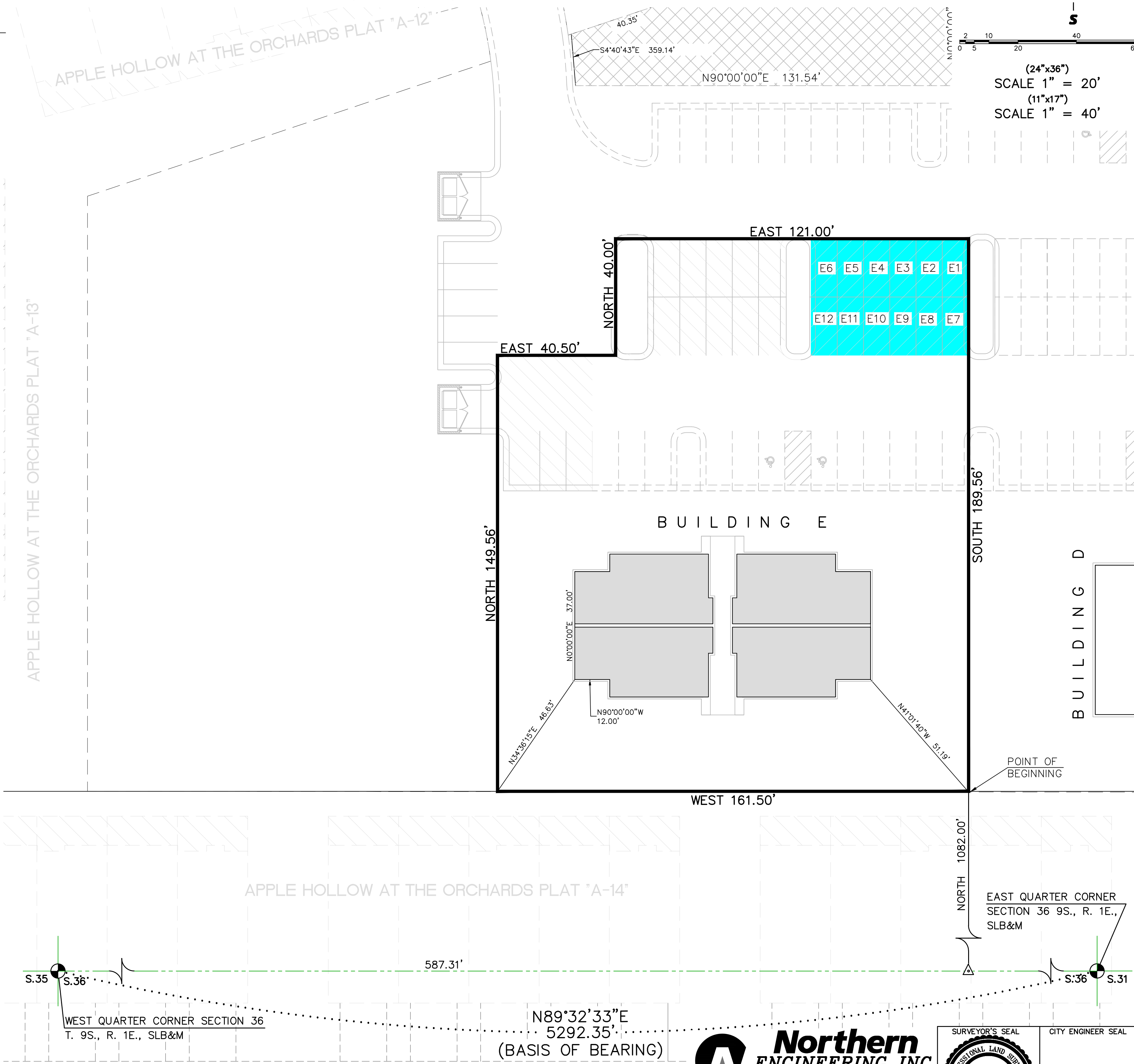
Title — _____

LEGEND

	FOUND BRASS CAP
	SET 5/8" IRON PIN
	CALCULATED POINT, NOT SET
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	PUBLIC UTILITY EASEMENT
	EXISTING DEED LINE
	COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
	COMMON AREA & P.U.E.
	PRIVATE OWNERSHIP
	LIMITED COMMON AREA
	STORM DRAINAGE EASEMENT

THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP
9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



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

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762, IN ACCORDANCE WITH TITLE 59, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT E" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISES OF TWO (2) PAGES, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT,

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 587.31 FEET; THENCE NORTH A DISTANCE OF 1082.00 FEET TO THE REAL POINT OF BEGINNING

THENCE N.89°57'22"W. A DISTANCE OF 161.50 FEET; THENCE NORTH A DISTANCE OF 149.56 FEET; THENCE EAST A DISTANCE OF 40.50 FEET; THENCE NORTH A DISTANCE OF 40.00 FEET; THENCE EAST A DISTANCE OF 121.00 FEET; THENCE SOUTH A DISTANCE OF 189.56 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 28,994 sq.ft. OR 0.67 ACRES MORE OR LESS.

OWNER'S DEDICATION

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

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

BY: _____

BY: _____

JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____, PERSONALLY APPEARED JOHN CALDWELL, _____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A OWNER _____ [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF REVERE HOMES, _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF SANTAQUIN, 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 BY _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE ROCKY MOUNTAIN POWER COMPANY.
BY _____ TITLE— _____

CENTRACOM ACCEPTANCE

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

CENTURY LINK ACCEPTANCE

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

1 OF 2

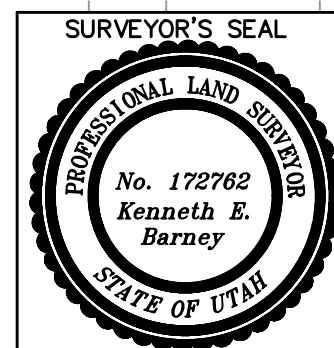
THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP
9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET



CITY ENGINEER SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

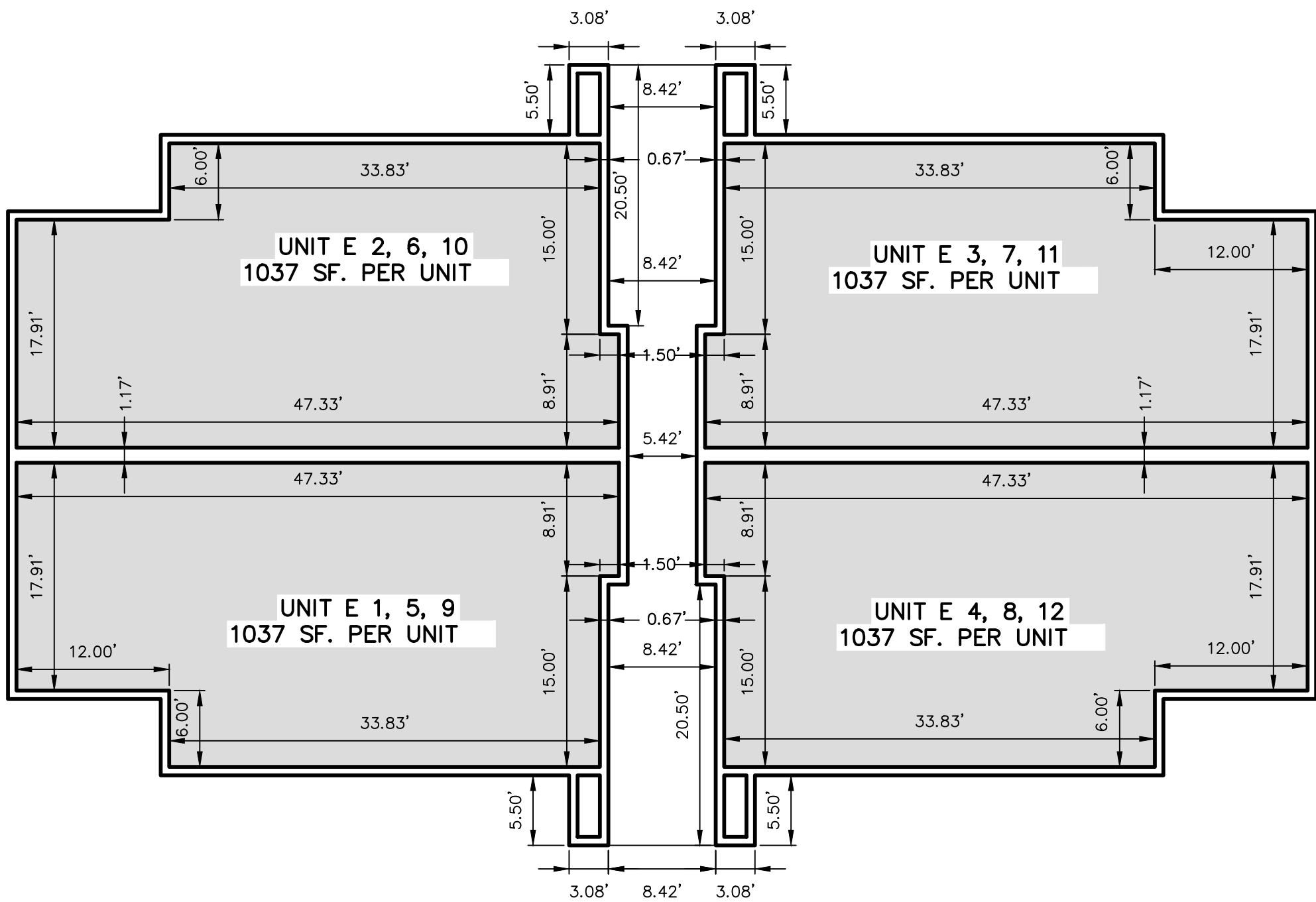
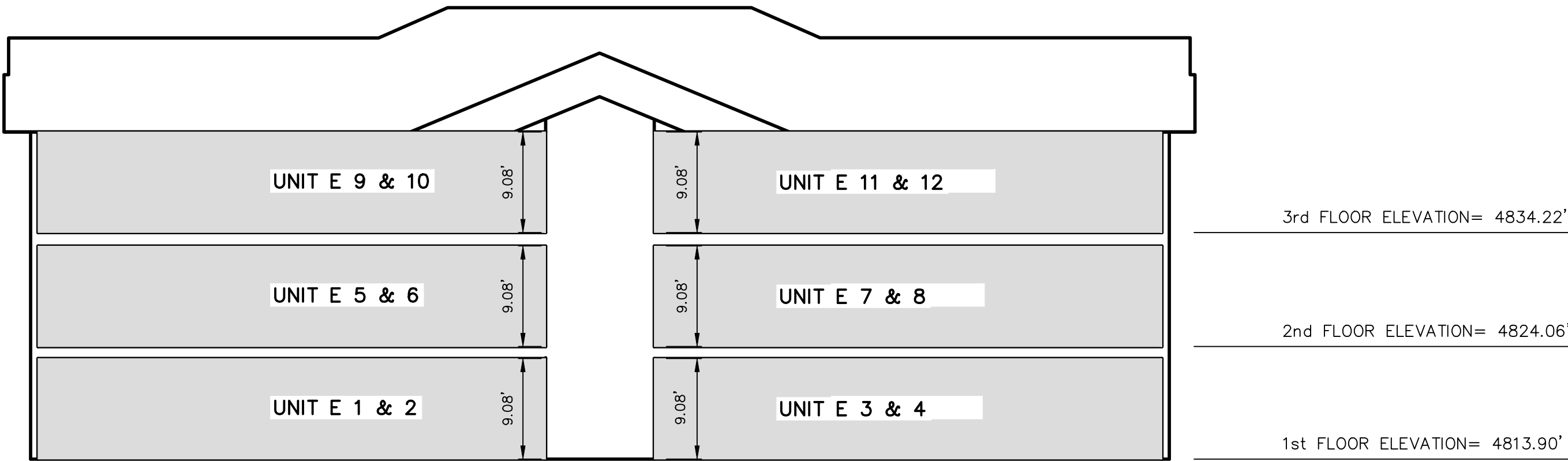
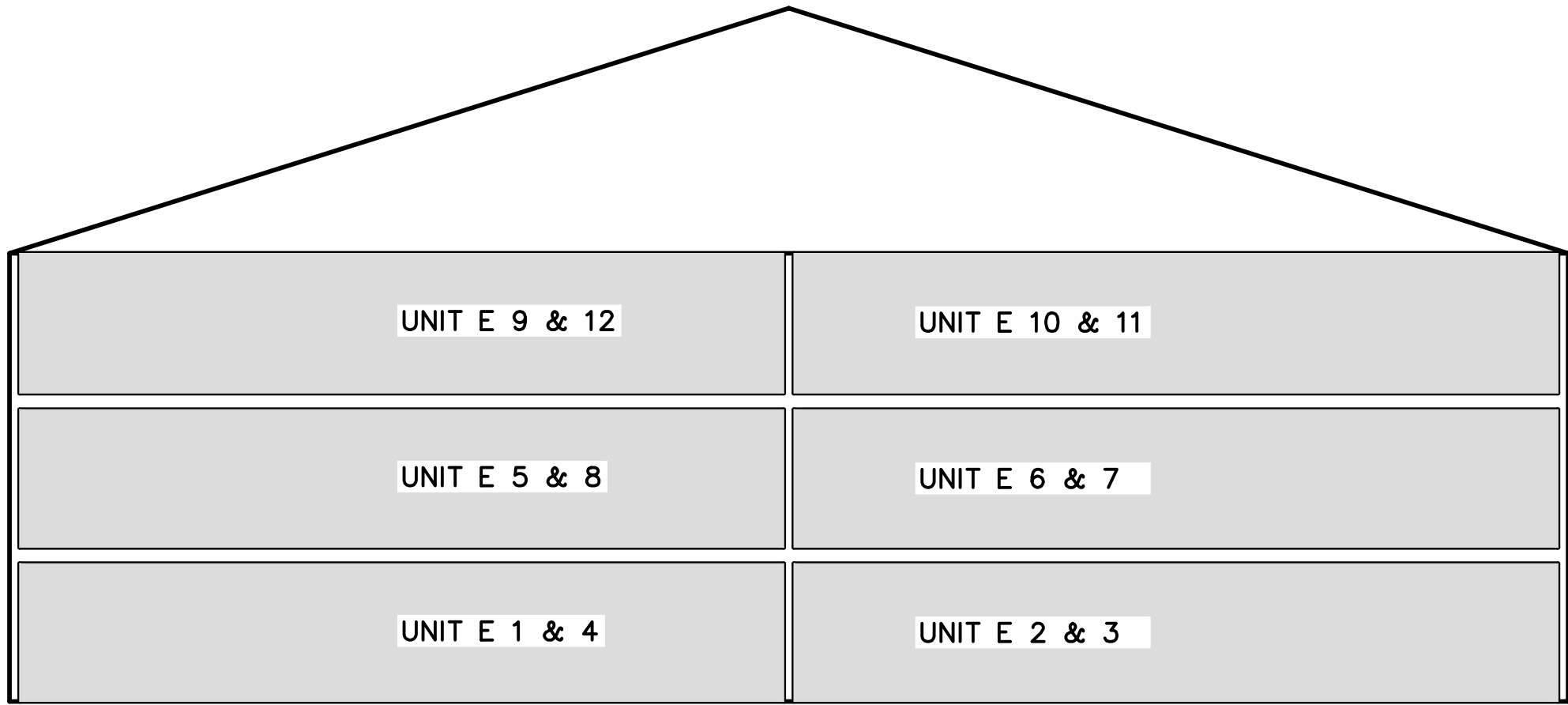
UTAH COUNTY RECORDER SEAL



**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

940 NORTH

UNIT ADDRESSING (SEE SHEET 2 OF 2)



ADDRESS TABLE	
UNIT	ADDRESS
E-1	981 NORTH 120 EAST UNIT E-1
E-2	981 NORTH 120 EAST UNIT E-2
E-3	981 NORTH 120 EAST UNIT E-3
E-4	981 NORTH 120 EAST UNIT E-4
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E-6	981 NORTH 120 EAST UNIT E-6
E-7	981 NORTH 120 EAST UNIT E-7
E-8	981 NORTH 120 EAST UNIT E-8
E-9	981 NORTH 120 EAST UNIT E-9
E-10	981 NORTH 120 EAST UNIT E-10
E-11	981 NORTH 120 EAST UNIT E-11
E-12	981 NORTH 120 EAST UNIT E-12

COMMON AREA & P.U.E.

PRIVATE OWNERSHIP

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BUILDING E

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 1/15/2026 8:43 AM



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE ORCHARDS @ APPLE
GROVE CONDOMINIUM E

CONDO PLAT FLOOR PLAN & SECTIONS

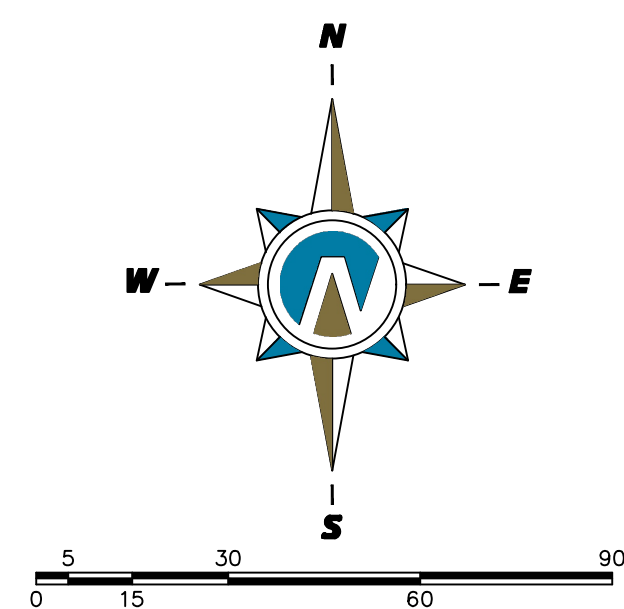
SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.

2 OF 2

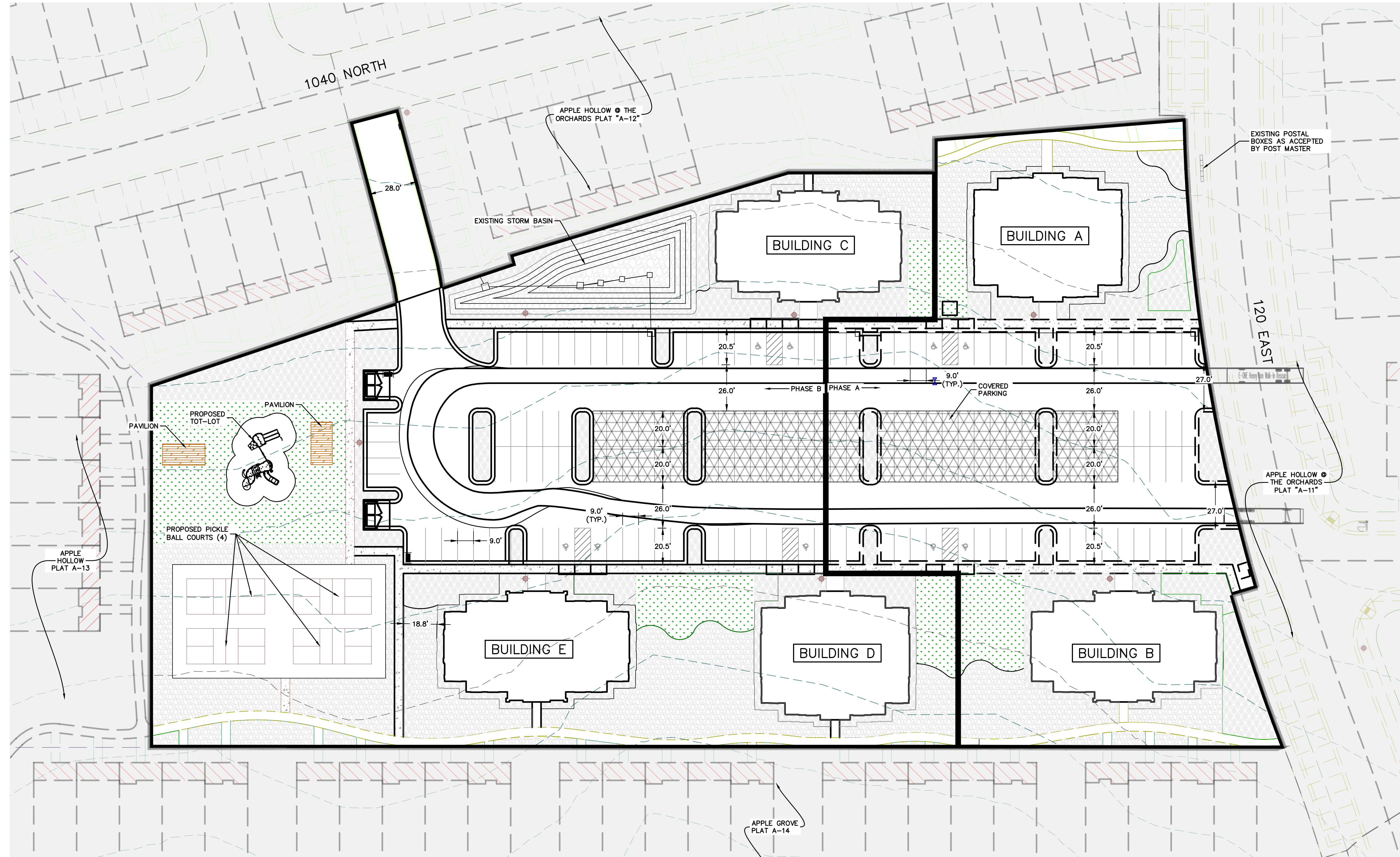
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
JANUARY, 2026



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



NOTES:
- LANDSCAPE/AMENITIES PHASING PLAN FOR EACH BUILDING PHASE.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

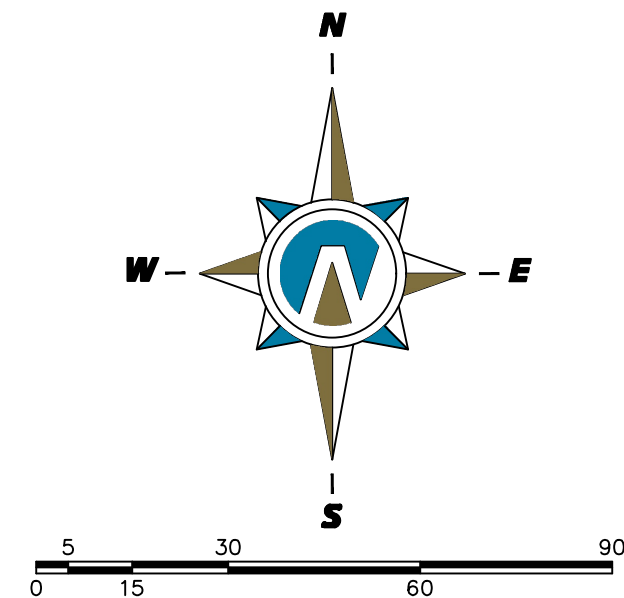
THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

OVERALL SITE PLAN
SANTAQUIN, UTAH

JOB NO.
3-20-031
SHEET NO.
SP-01

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\1-14-2026 CITY COMMENT UPDATED\Apple Hollow Grove Apartments 1-5 Sheets.dwg 1/15/2026 4:27 PM

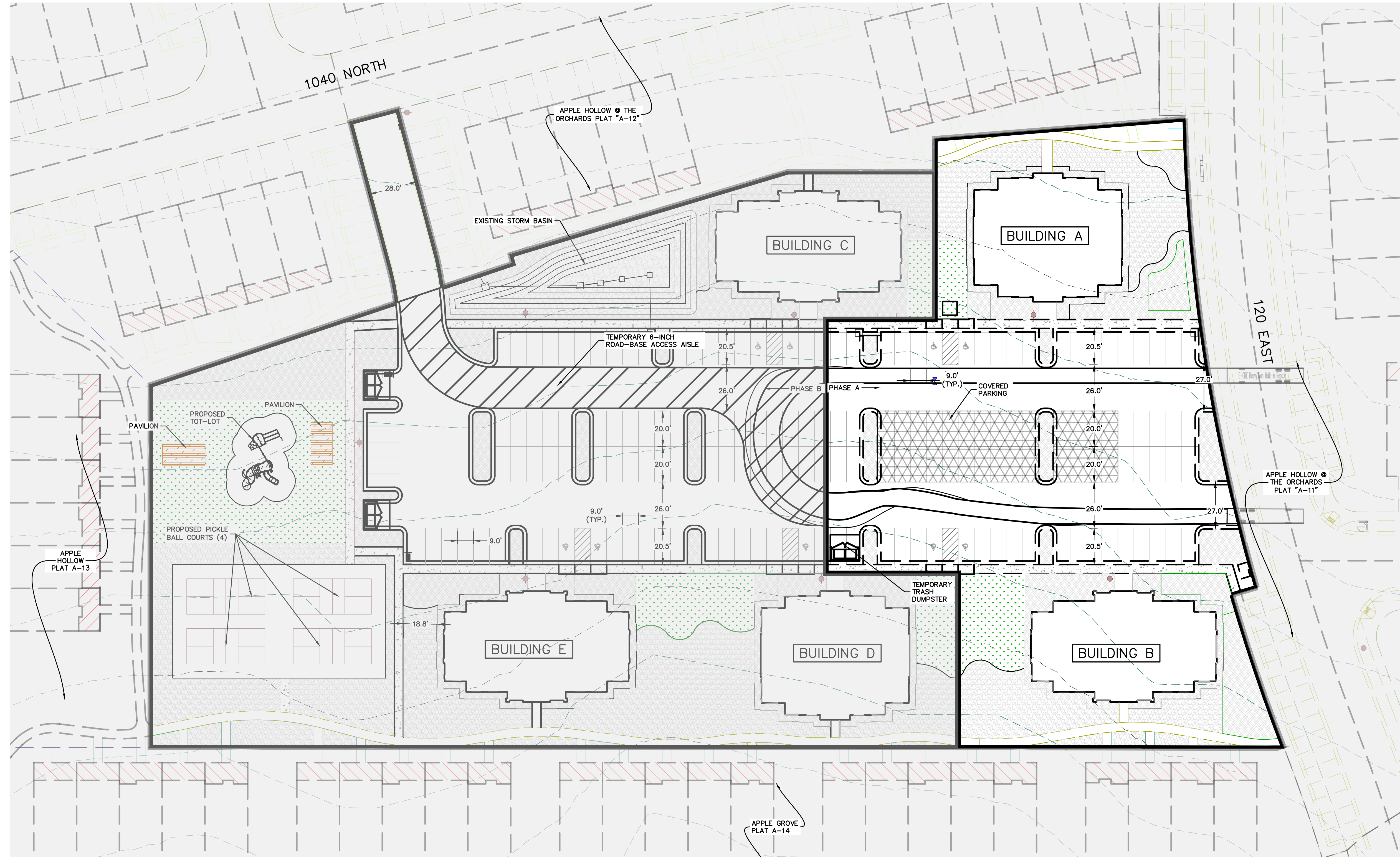
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
PHASE A SITE PLAN – BUILDINGS A & B
SANTAQUIN, UTAH
JANUARY, 2026



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



NOTES:
- LANDSCAPE/AMENITIES PHASING PLAN FOR EACH BUILDING PHASE.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
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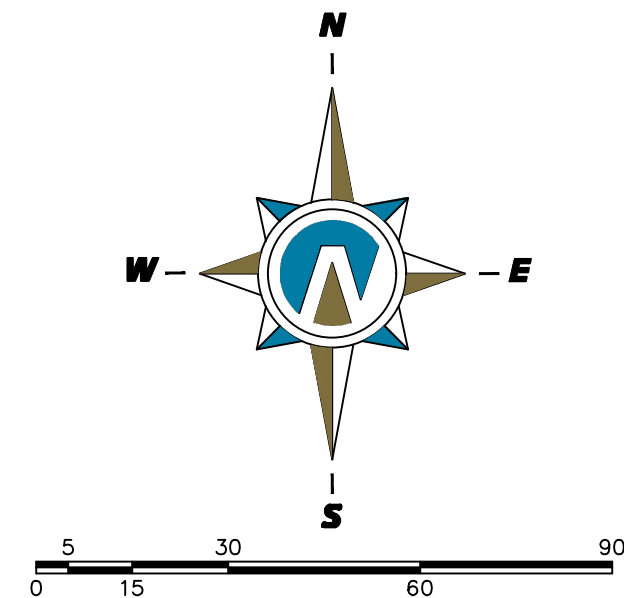
Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

SITE PLAN PHASE A	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. SP-01-A

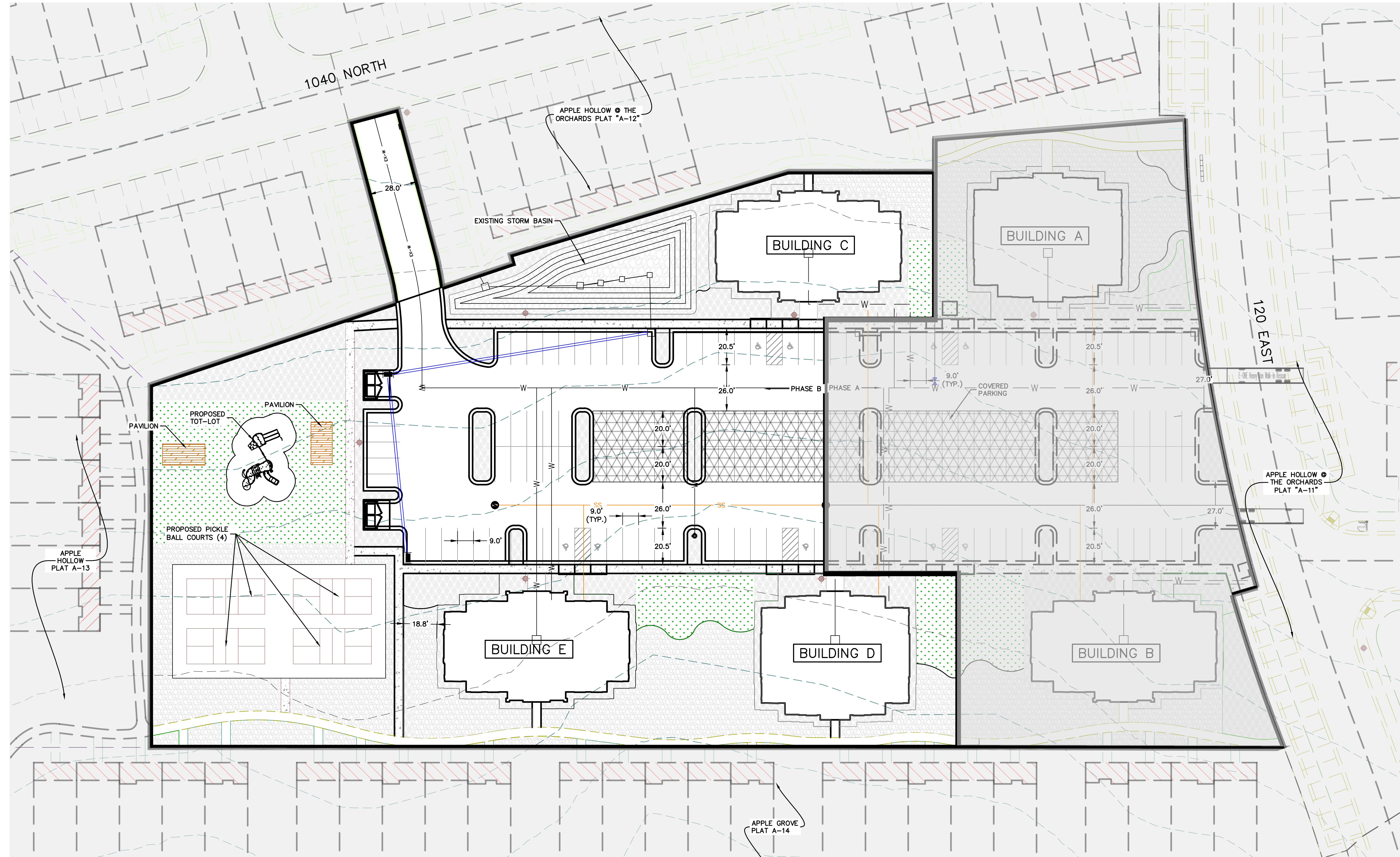
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
PHASE B SITE PLAN – BUILDINGS C,D,&E
SANTAQUIN, UTAH
JANUARY, 2026



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



NOTES:
-LANDSCAPE/AMENITIES PHASING PLAN FOR EACH BUILDING PHASE.
-TEMPORARY ITEMS TO BE REMOVED AND/OR RELOCATED.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:		DATE:
4			DRAWN BY:		DATE:
3			CHECKED BY:		DATE:
2			APPROVED:		DATE:
1			COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\1-14-2026 CITY COMMENT UPDATED\Apple Hollow Grove Apartments 1-5 Sheets.dwg 1/15/2026 8:44 AM

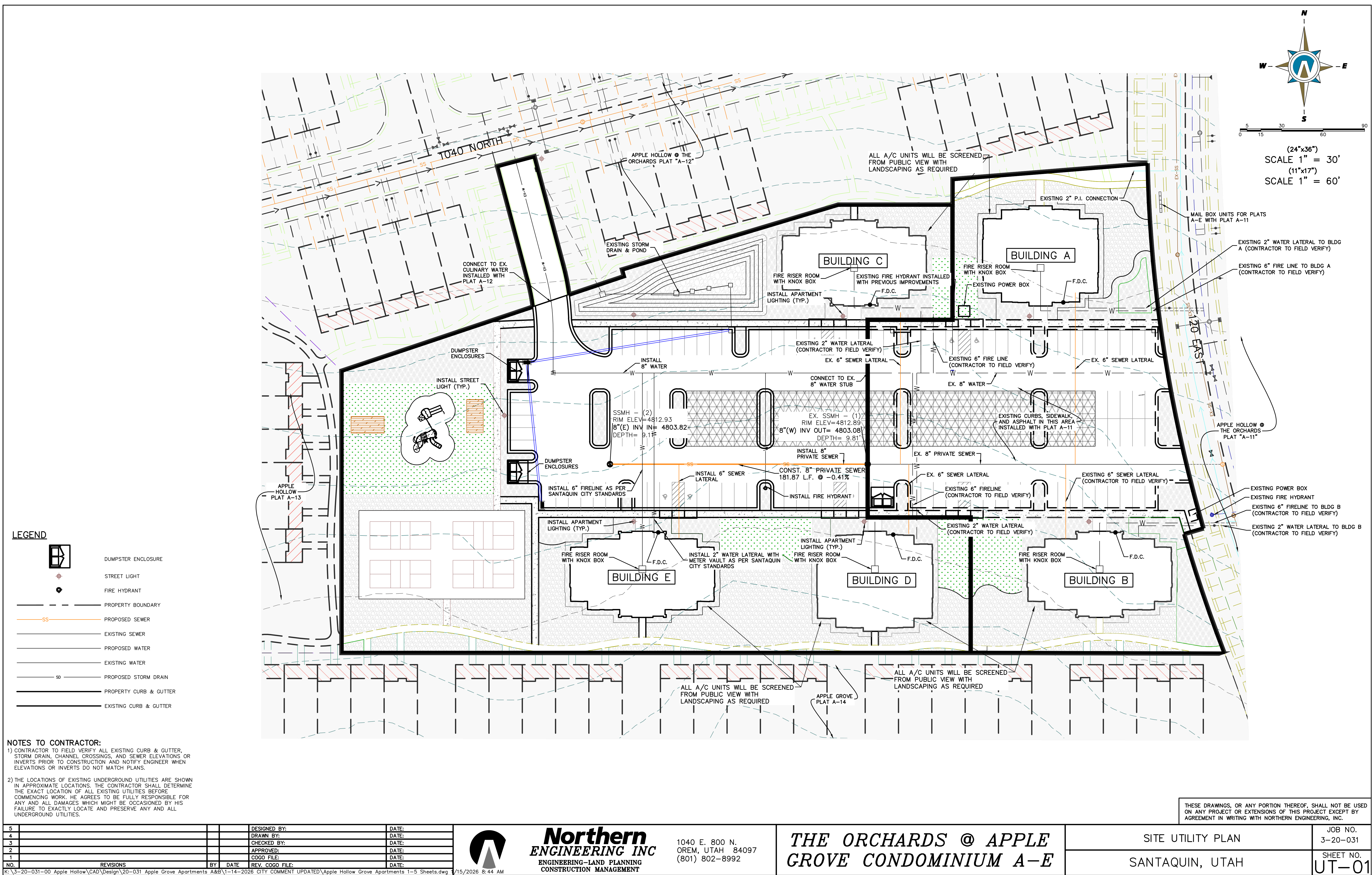


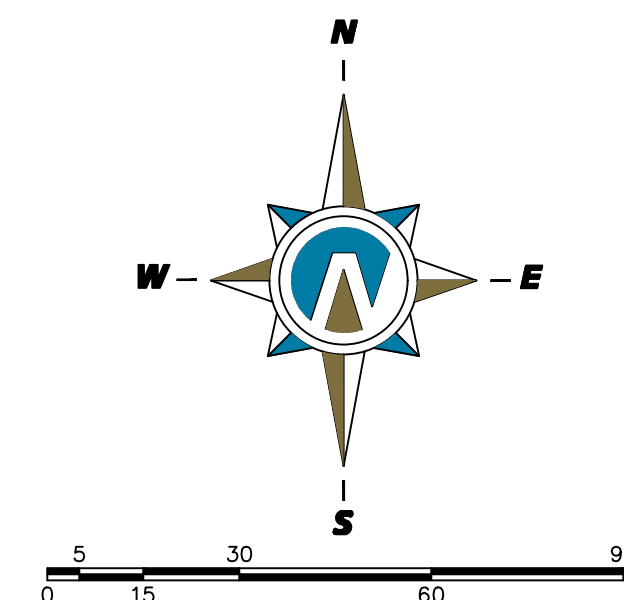
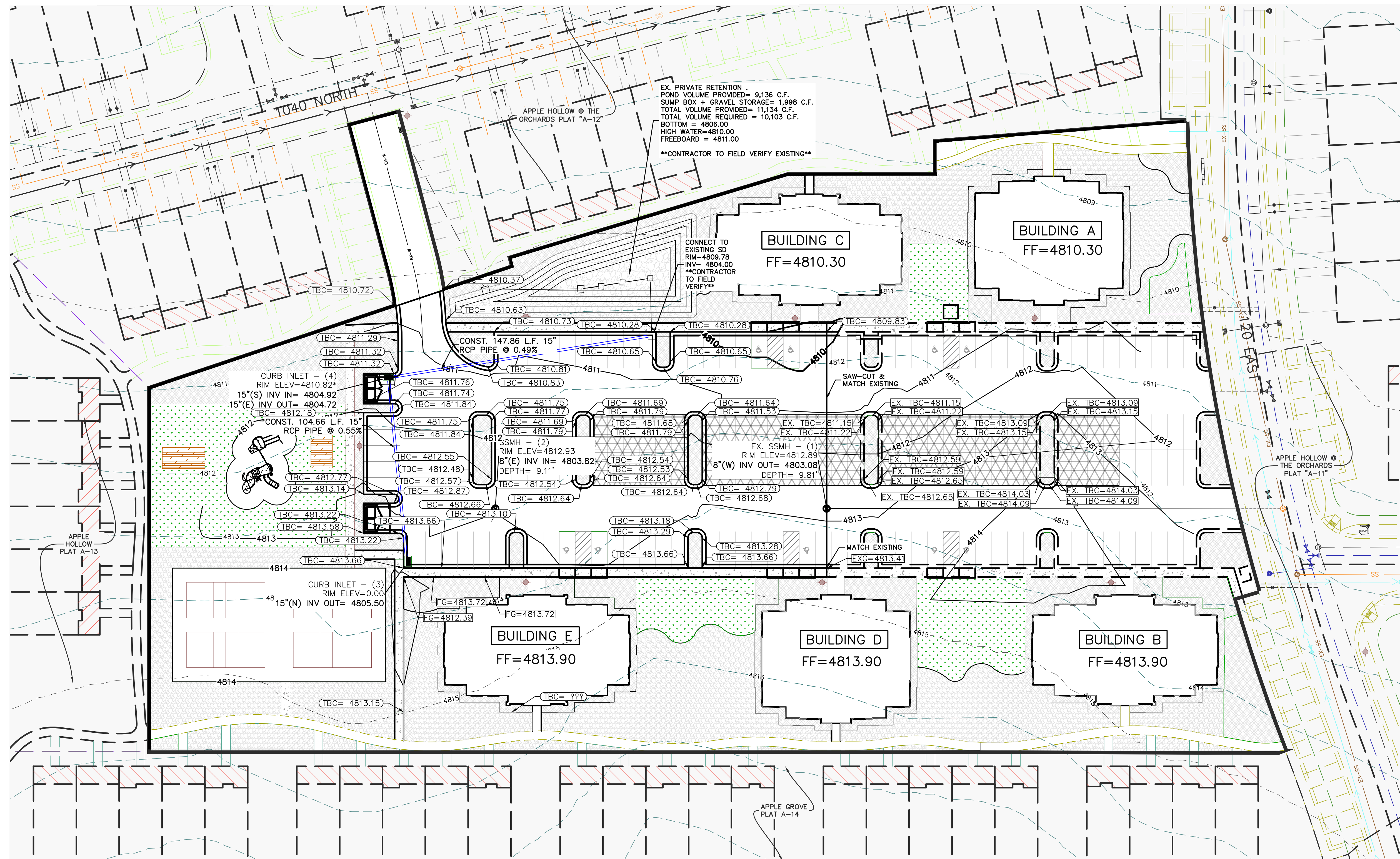
Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

SITE PLAN PHASE B	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. SP-01-B





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

NOTES:
 1) 2% MAX GRADE FOR ALL ADA PARKING SPACES AND ACCESS AISLE.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5				DESIGNED BY:		DATE:
4				DRAWN BY:		DATE:
3				CHECKED BY:		DATE:
2				APPROVED:		DATE:
1				COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:		DATE:



Northern
ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

THE ORCHARDS @ APPLE
GROVE CONDOMINIUM A-E

SITE GRADING AND DRAINAGE PLAN

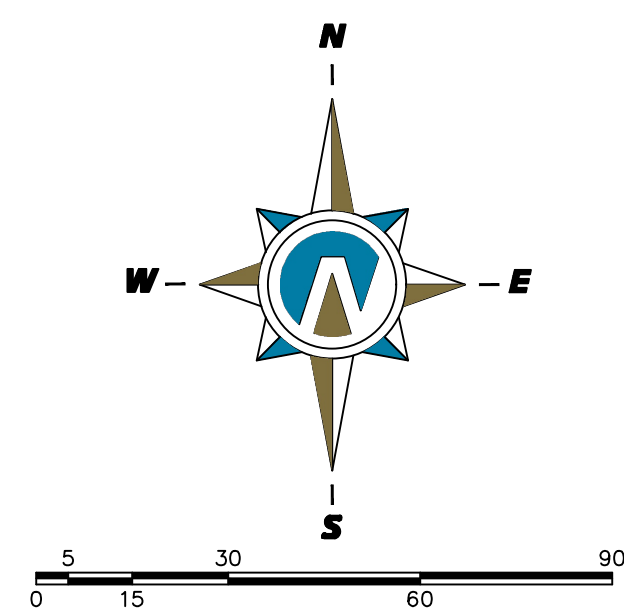
SANTAQUIN, UTAH

JOB NO.
 3-20-031

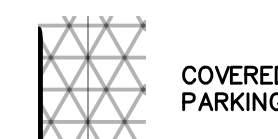
SHEET NO.
GR-01

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\1-14-2026 CITY COMMENT UPDATED\Apple Hollow Grove Apartments 1-5 Sheets.dwg 1/15/2026 8:44 AM

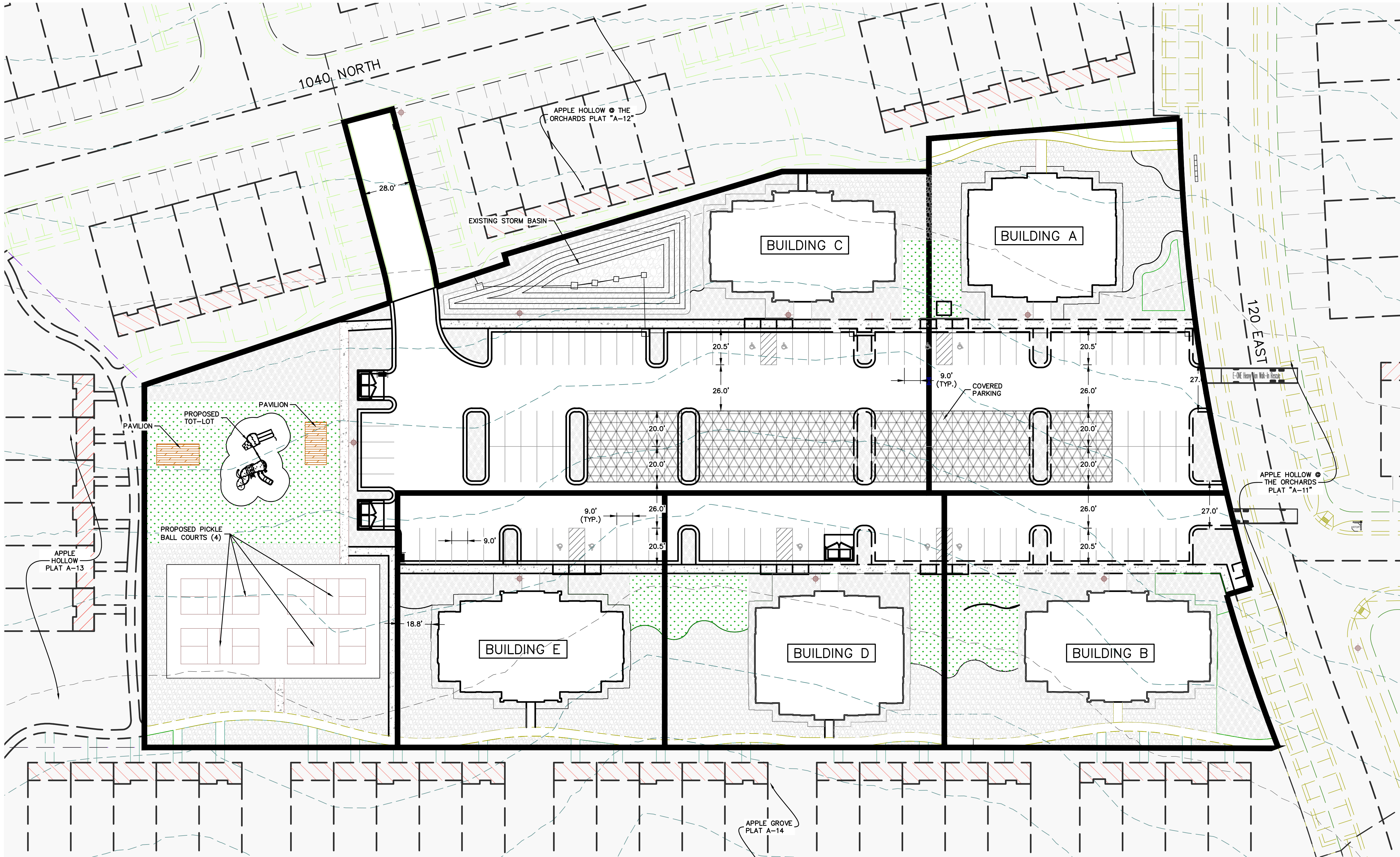
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
JANURAY, 2025



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



NOTES:
- LANDSCAPE/AMENITIES PHASING PLAN FOR EACH BUILDING PHASE.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5				DESIGNED BY:		DATE:
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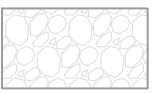
Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT


1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992


THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E


LANDSCAPE/AMENITIES PHASING PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. LS-01


LANDSCAPING LEGEND:


- 


DETENTION BASIN LANDSCAPE ROCK: 4-6" TAN CRUSHED ROCK AT 8" TO 12" THICK PLACED OVER DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS AS REQUIRED. (SEE NOTE 14)
- 


LANDSCAPE ROCK: TWO TO FOUR INCH (2" TO 4") DECORATIVE COBBLE ROCK. A SAMPLE OF THE PROPOSED MATERIAL MUST BE SUBMITTED TO AND APPROVED BY SANTAQUIN CITY PRIOR TO PLACING. COBBLE ROCK MULCH SHALL BE INSTALLED TO AN AVERAGE DEPTH OF FOUR INCHES (4") AND SHALL COMPLETELY COVER ALL PLANTER STRIP AREA. PRIOR TO INSTALLATION OF COBBLE ROCK, MULCH, A MIRAFI 600 (OR APPROVED EQUIVALENT) FABRIC MUST BE APPLIED TO THE PLANTER STRIP AREA. (SEE NOTE 14)
- 


262± HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS, 1-GAL.
- 

139± CALAMAGROSTIS X ACUTIFLORA FOERSTER / FEATHER REED GRASS, 1-GAL.
- 

67± EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH, 5-GAL.
- 

261± RHAMNUS FRANGULA COLUMNARIS / ALDER BUCKTHORN, 5-GAL.
- 

31± TILIA AMERICAN REDMUND / REDMUND AMERICAN LINDEN, 2" - 2.5" CAL.
- 

34± ACER FREEMAN / AUTUMN BLAZE MAPLE, 2" - 2.5" CAL.
- 

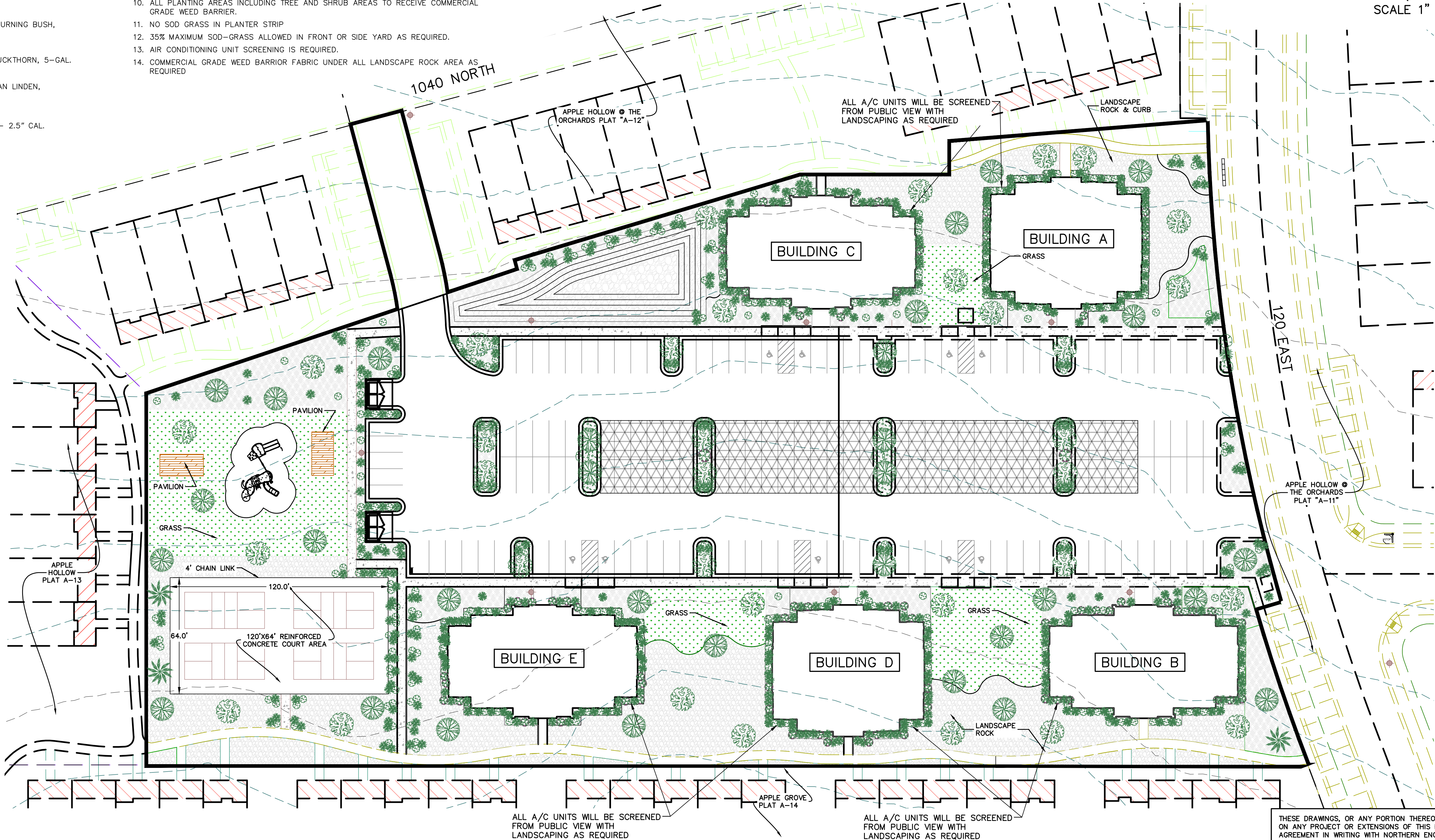
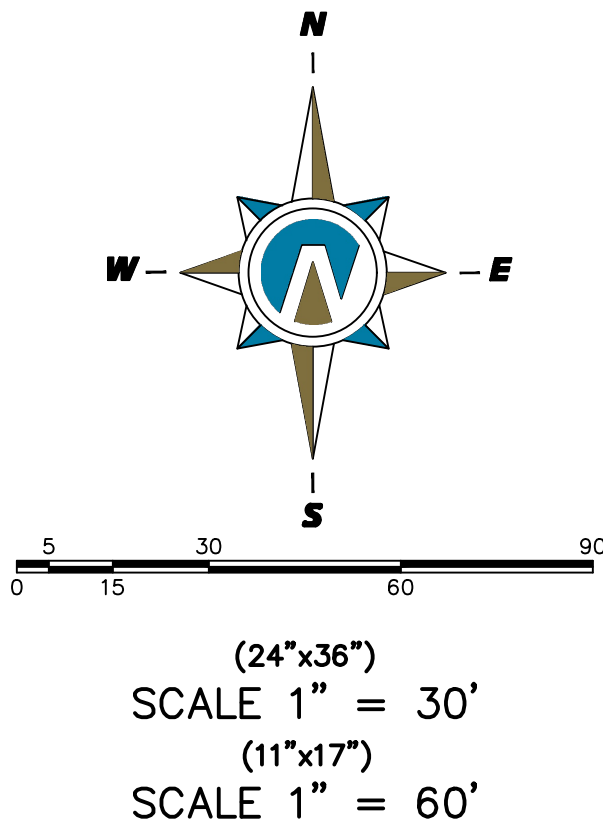
3± PICEA PUNGENS / COLORADO "BLUE" SPRUCE, 2" - 2.5" CAL. (6' MIN HEIGHT)
- 797 = TOTAL TREES & PLANTS

LANDSCAPE DATA TABLE:

OVERALL AREA	=	181,814	S.F.	(100%)
BUILDINGS	=	26,792	S.F.	(15%)
HARD SURFACE	=	77,553	S.F.	(43%)
AMENITIES (PAVILION & COURTS)	=	9,860	S.F.	(5%)
LANDSCAPE AREA	=	67,495	S.F.	(37%)
- LANDSCAPE ROCK	=	25,536	S.F.	(38%)
- GRASS-SOD PLANT BASE	=	13,500	S.F.	(20%)
- SHRUB BEDS	=	28,459	S.F.	(42%)

NOTES:

- STANDARD PLANTING PLAN FOR PLANTER AREAS ALONG GINGER GOLD ROAD. CONTRACTOR TO GET CITY APPROVAL PRIOR TO INSTALLATION.
- ALL LANDSCAPING TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS AND MEET THE CONDITIONS OF THE ARCHITECTURAL REVIEW COMMITTEE.
- IRRIGATION TO BE DESIGNED BY OTHERS AND SUBMITTED TO CITY FOR APPROVAL BEFORE INSTALLATION.
- GROUP TREES IN CLUSTERS AND VARIETY ALTERNATING BETWEEN GROUPS OF THREE.
- TREES SHALL NOT BE PLANTED LESS THAN 5-FT FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED NEXT TO HARDSCAPE SURFACE.
- CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
- ALL TREES UP TO 2.5" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6' AND TALLER SHALL BE TRIPLE STAKED OR GUYED.
- NO PLANT MATERIAL SHALL BE PLANTED WITHIN 1-FT OF ANY WALK EDGE.
- ALL PLANTING AREAS INCLUDING TREE AND SHRUB AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER.
- NO SOD GRASS IN PLANTER STRIP
- 35% MAXIMUM SOD-GRASS ALLOWED IN FRONT OR SIDE YARD AS REQUIRED.
- AIR CONDITIONING UNIT SCREENING IS REQUIRED.
- COMMERCIAL GRADE WEED BARRIER FABRIC UNDER ALL LANDSCAPE ROCK AREA AS REQUIRED



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THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

LANDSCAPE PLAN
SANTAQUIN, UTAH

JOB NO.
3-20-031
SHEET NO.
LS-02

Sub-section B. Trees that are Prohibited in Park Strips

The following trees are prohibited in park strips:

1. Aspen
2. Poplar
3. American Elm
4. Birch
5. Russian Olive
6. Black Locust
7. Siberian Elm
8. Boxelder
9. Silver Maple
10. Cottonwood
11. Tree of Heaven
12. Honey Locust (Thorned)
13. Willow
14. Pin oak
15. Evergreen
16. Western Catalpa
17. Idaho Locust
18. Fruit and nut bearing trees
19. Horse Chestnut
20. Poplar

Evergreen Trees (pines, fir, spruce, etc.) are also prohibited in park strips, except as noted in Sub-section C.

Sub-section C. Tree Substitutions for Unique Environments

Table 20-2 identifies trees suitable as substitutions for unique environments:

TABLE 20-2 Tree Substitutions for Unique Environments

Botanical Name	Common Name	Use in Unique Environment
<i>Pinus ponderosa</i>	Jack Pine Tree	Planted in locations with variable soil types & low air
<i>Abies balsamea</i>	Black Spruce	Planted in locations with variable soil types & low air
<i>Thuja occidentalis</i>	Blue Spruce	Planted in locations with variable soil types & low air
<i>Juniperus horizontalis</i>	Rocky Mountain Juniper	Planted in locations with variable soil types & low air
<i>Juniperus communis</i>	Common Juniper	Planted in locations with variable soil types & low air
<i>Juniperus horizontalis</i>	Rocky Mountain Juniper	Planted in locations with variable soil types & low air
<i>Juniperus communis</i>	Common Juniper	Planted in locations with variable soil types & low air

Pine, Fir, Spruce, Cedar are suitable where extra planting width and proper sight distance are available. Accent trees are suitable at key intersections (200-300 ft) with specific type approved during site plan review.

Sub-section D. Streetscape Substitutions

Table 20-3 lists acceptable streetscape tree substitutions. Note that the desired effect of individual planting themes in the plan may be seriously affected by substitutions. The substitute trees are listed in descending order of preference.

Substitutions require the approval of the Public Works Director.

Sub-Section E. Tree and Shrub Installation:

The work to be performed under this section shall consist of furnishing all materials, labor, equipment and plants necessary for the proper planting of all trees and shrubs.

References

1. ANNE: American Associations of Nurserymen, Inc.
2. ANSI Z60.1: American Standard for Nursery Stock.
3. FS O-F-241: Fertilizers, Mixed Commercial.

Quality Assurance

1. Perform work in conformity with applicable requirements of AAN.
2. Provide plants that are declared free of disease and insect pests.

Product Delivery, Storage, and Handling

1. Exercise care in digging, transporting, handling, and packing of all plants.
2. Handle plants so roots are protected at all times. If delivery is in open vehicles, cover entire load without causing overheating.
3. Deliver plant material immediately prior to placement. Keep plant material moist.
4. Protect root balls from sun and wind by covering with soil or other suitable material if not planted immediately on delivery.
5. Store fertilizer in a weatherproof location such that its effectiveness will not be impaired.

Acceptance

1. Plants in which the ball of earth surrounding roots (root ball) has been cracked or broken are not acceptable.
2. Plants in which burlap, staves, and ropes required in connection with transplanting are not intact upon delivery are not acceptable.
3. Heeled in stock from cold storage are not acceptable.

Samples

1. Submit samples of the materials listed below to the City for inspection and approval prior to the beginning of work.
2. Begin delivery of materials only after the City approves samples. All materials furnished for the work shall conform in every respect to the approved samples. Any non-conforming materials will be rejected.

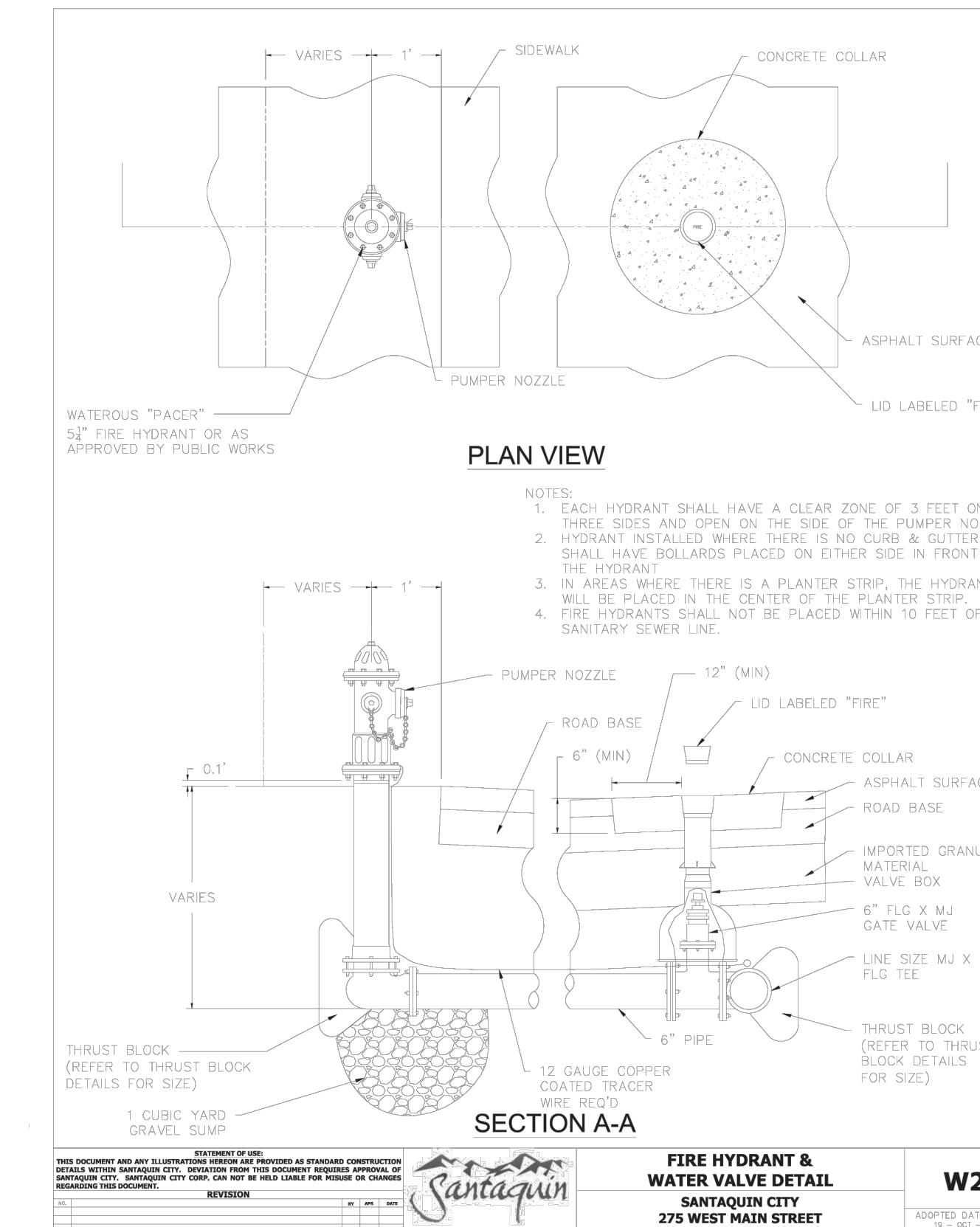
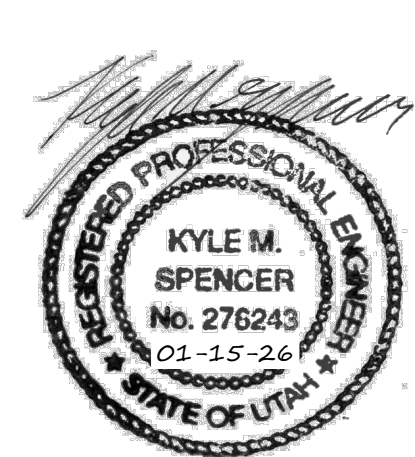
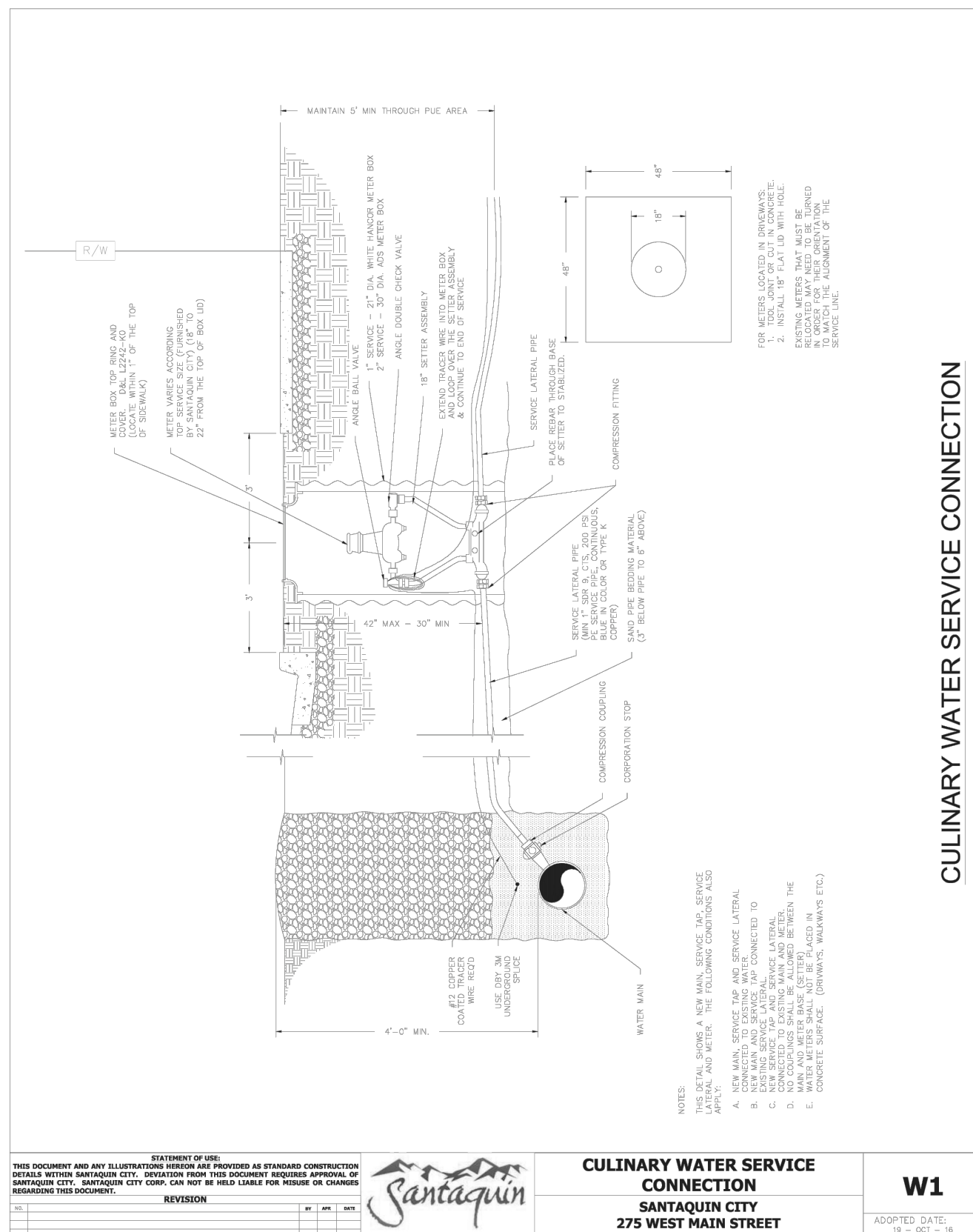
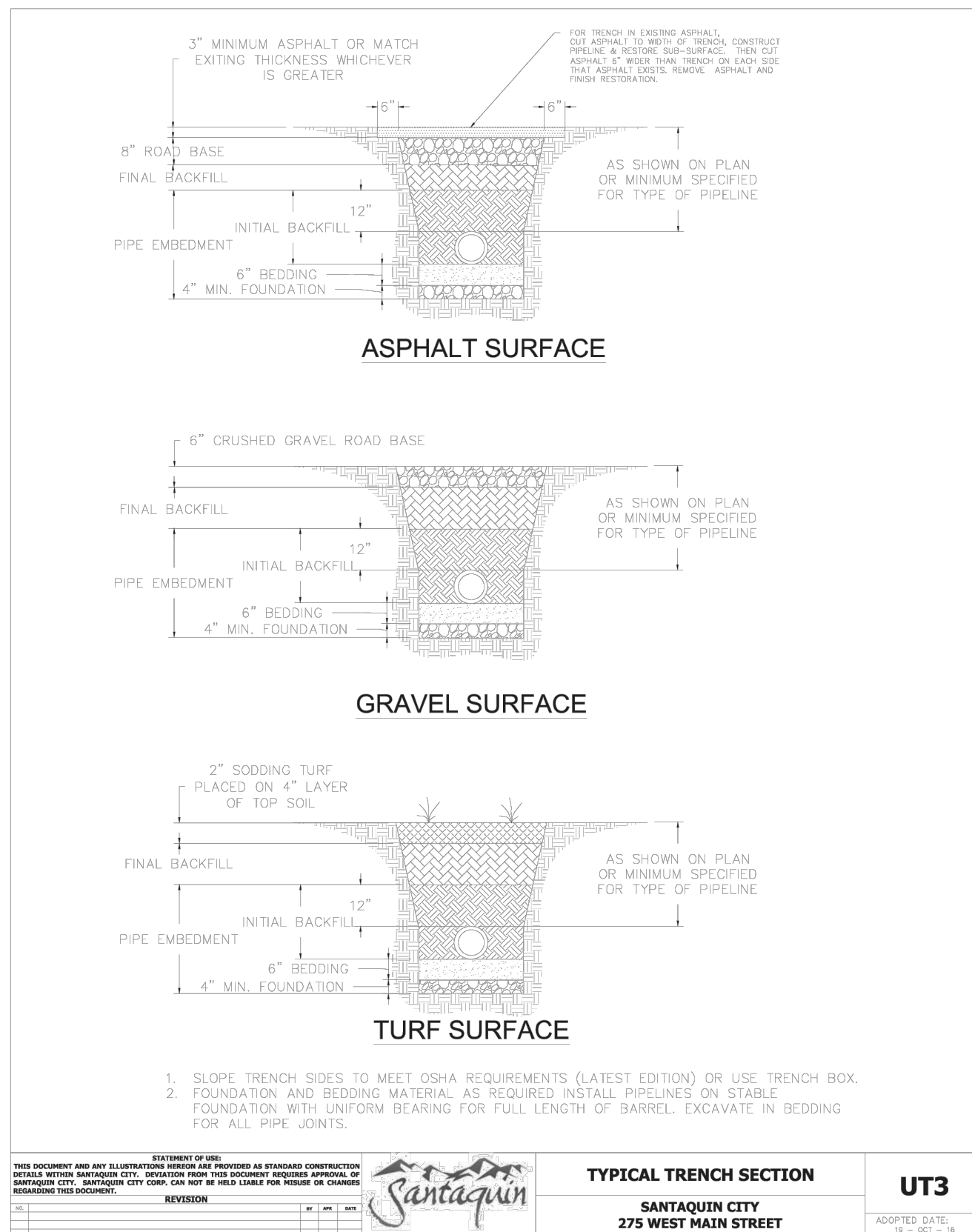
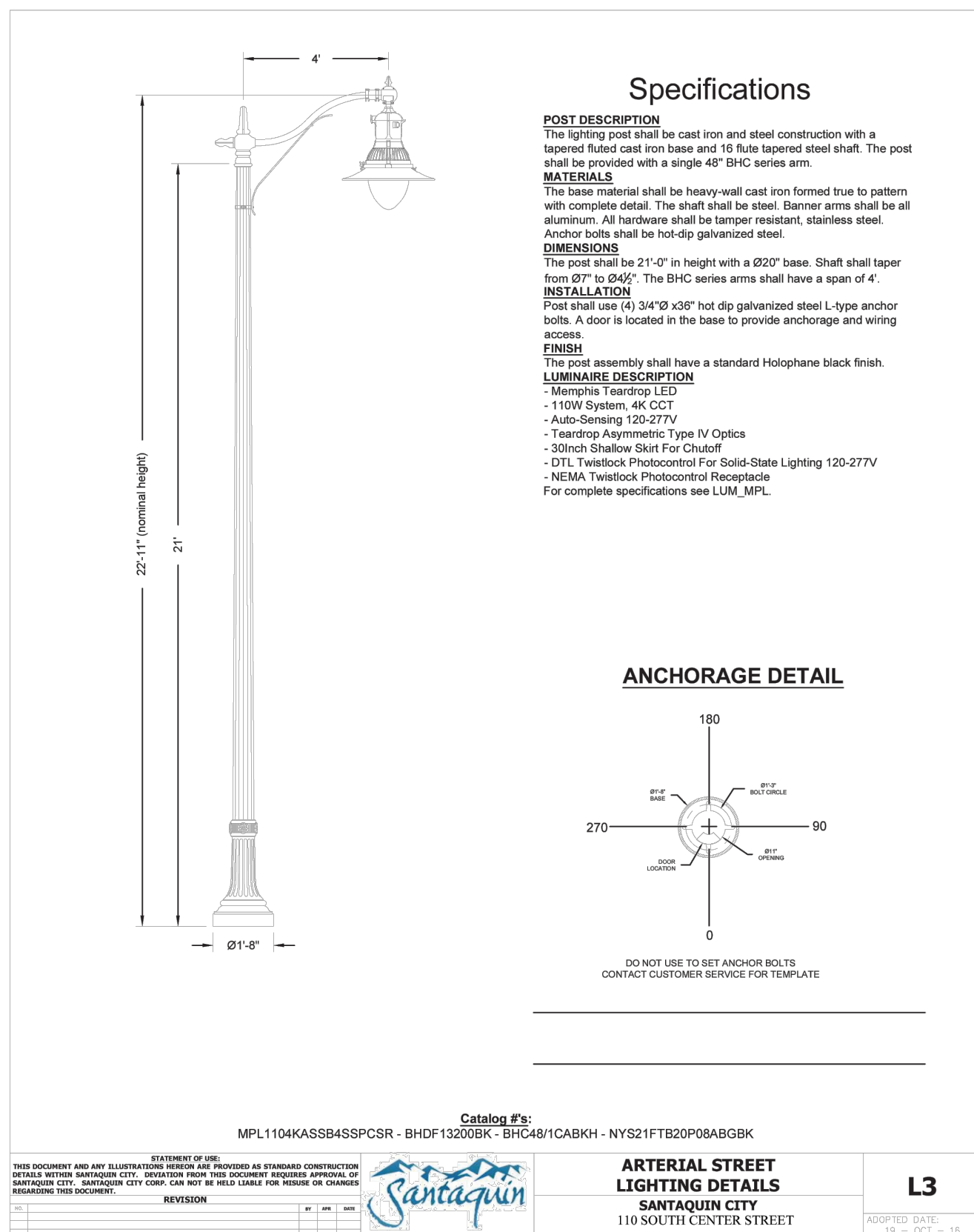
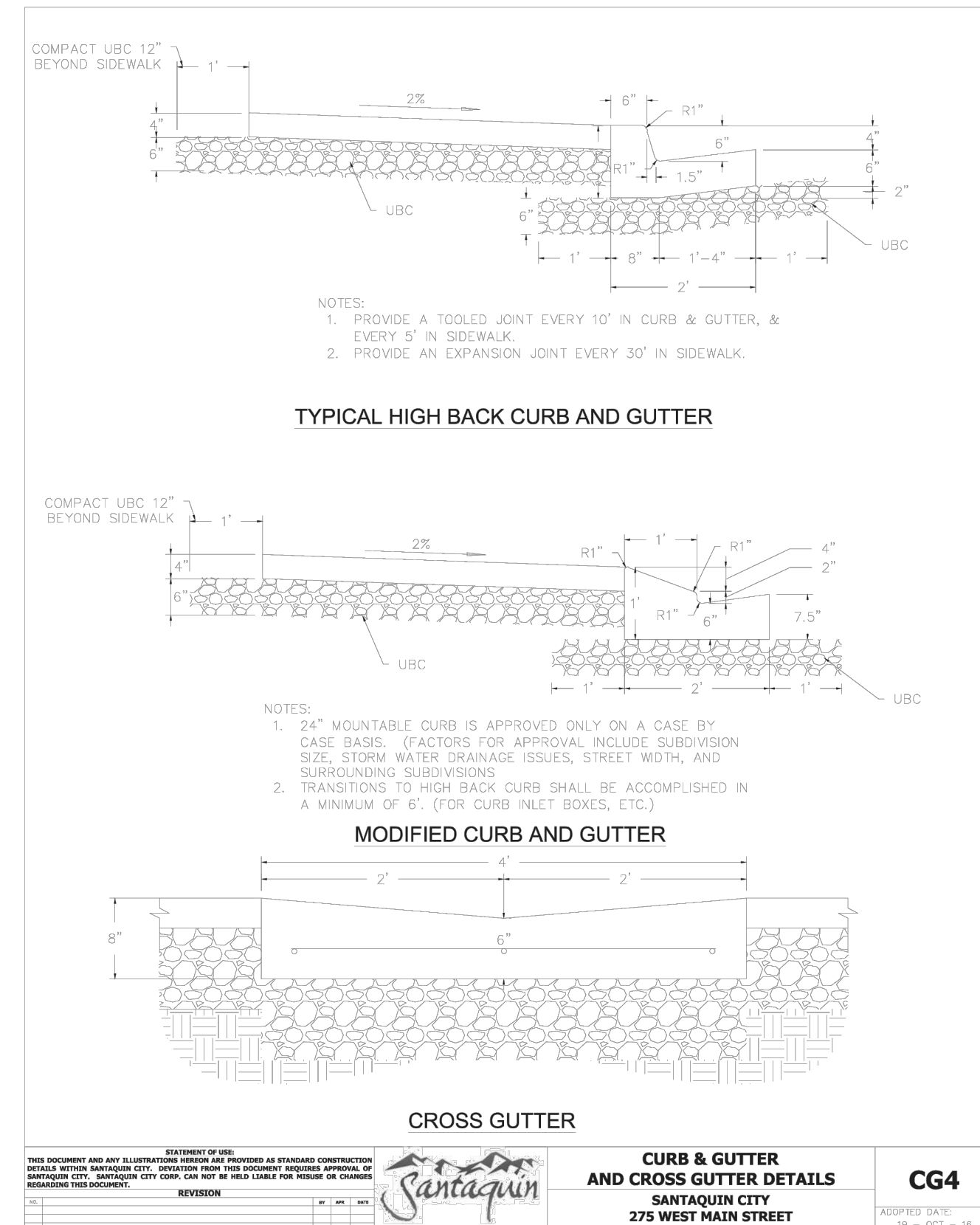
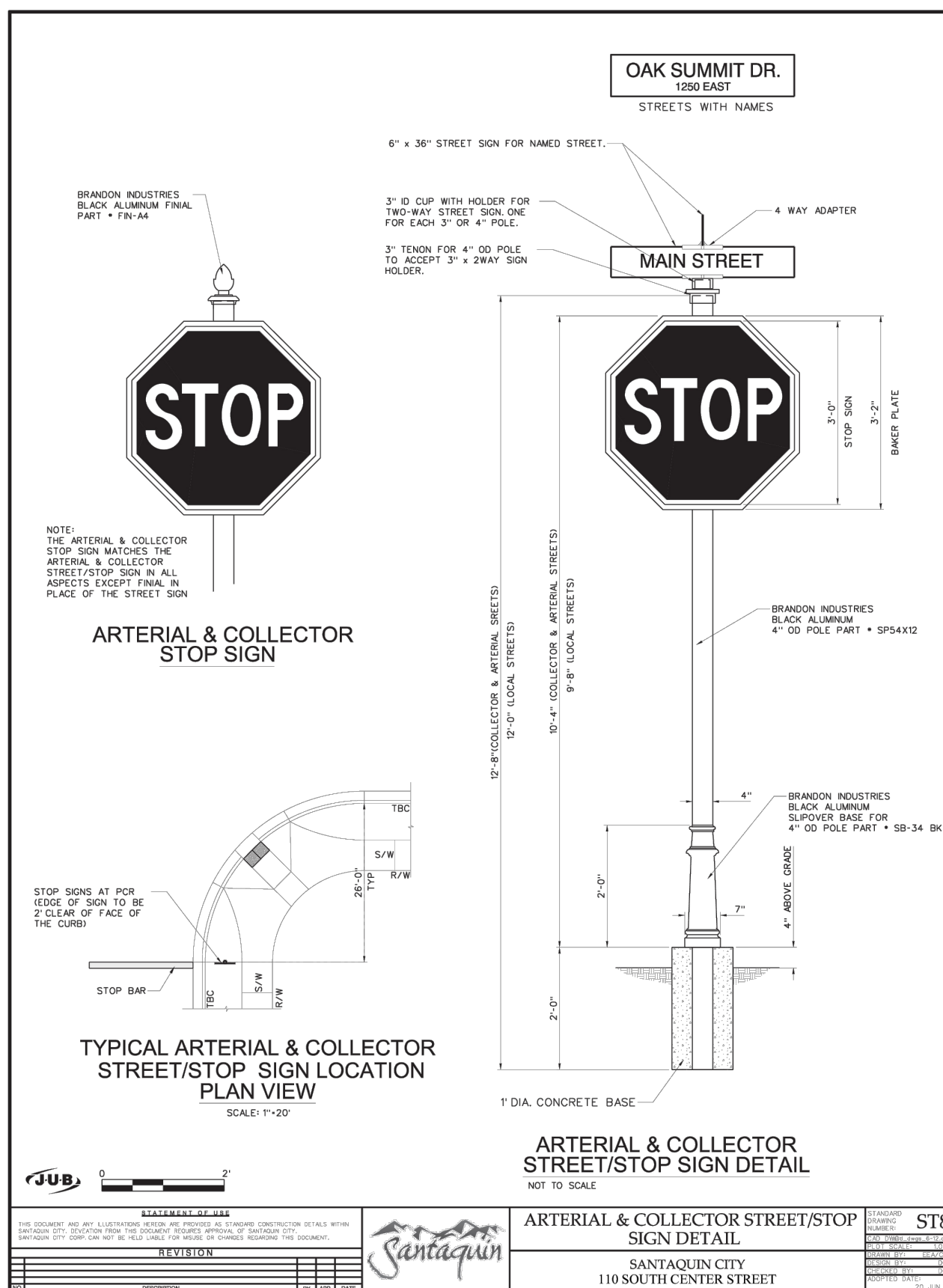
General

1. Provide plants of normal growth and uniform height, according to species, with straight canes and well developed leaders, roots, and tops.
2. Provide plants of sizes indicated. The size stated in each case shall be interpreted to mean dimensions of plant as it stands in its mature position in the nursery without straightening of any branches or leaders.
3. Provide legible labels attached to all plants, specimens, bundles, boxes, bales, or other containers indicating botanical genus, species, and size of each.
4. Plants cut back from larger sizes to meet specifications shall be rejected.
5. Balled and burlapped deciduous shrubs may be acceptable in lieu of container grown deciduous shrubs only if there is a demonstrated significant shortage of container grown stock.

Plants

1. All plants shall comply with federal and state laws requiring inspection for plant disease and infestations.

Any inspection certificates required by law shall accompany each delivery of plants and such certificate shall be given to the City. All plants shall be subject to inspection and approval at the place of growth or upon



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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**APPLE HOLLOW @
THE ORCHARDS "B-2"**

DETAILS
SANTAQUIN, UTAH

JOB NO.
3-20-031
SHEET NO.
DT-01



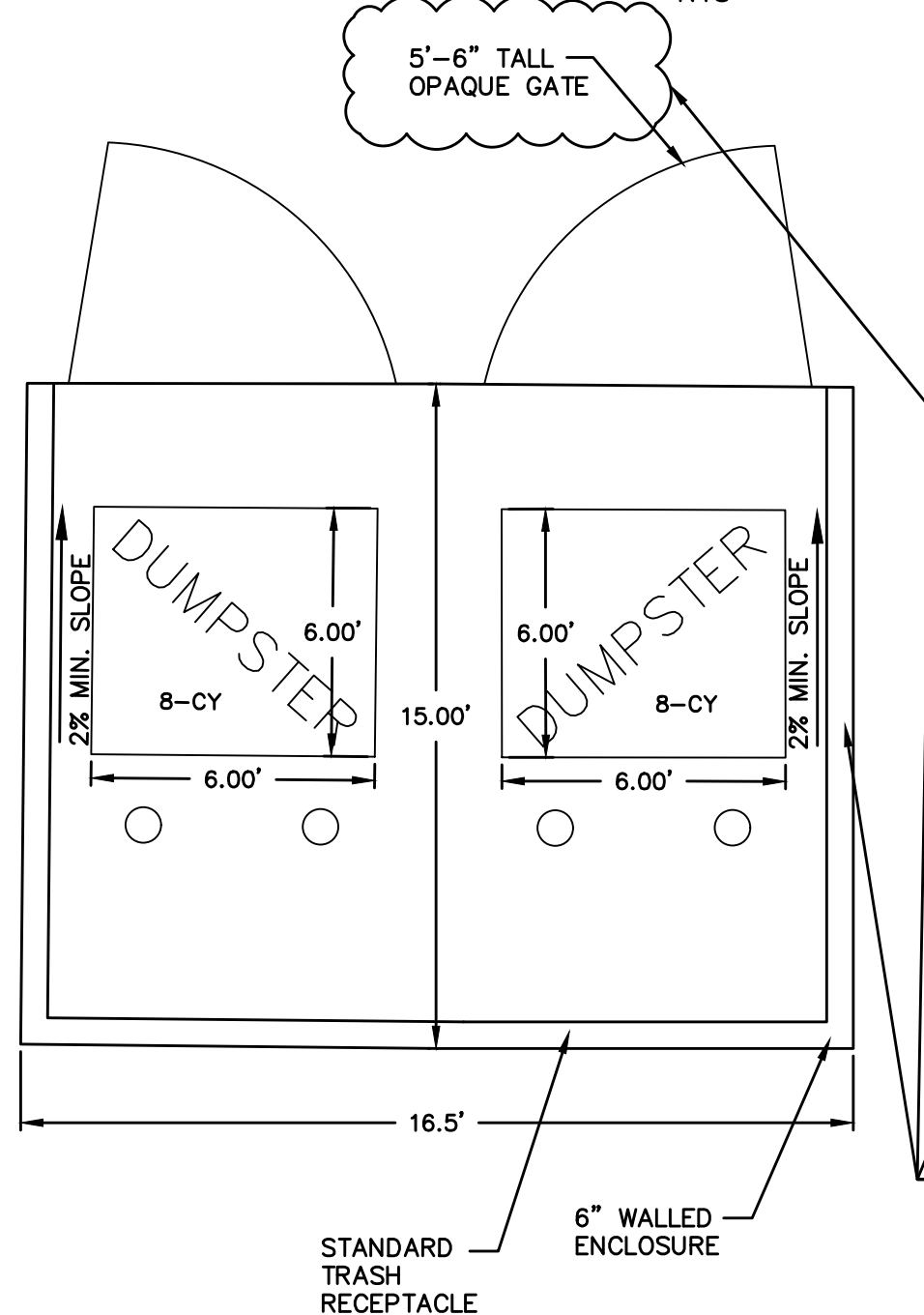
From Fifthroom.com

24'X12' PAVILION DETAIL
PROPOSED PAVILION OR EQUIVALENT
WITH 4 PICNIC TABLES OR EQUIVALENT
-NTS-



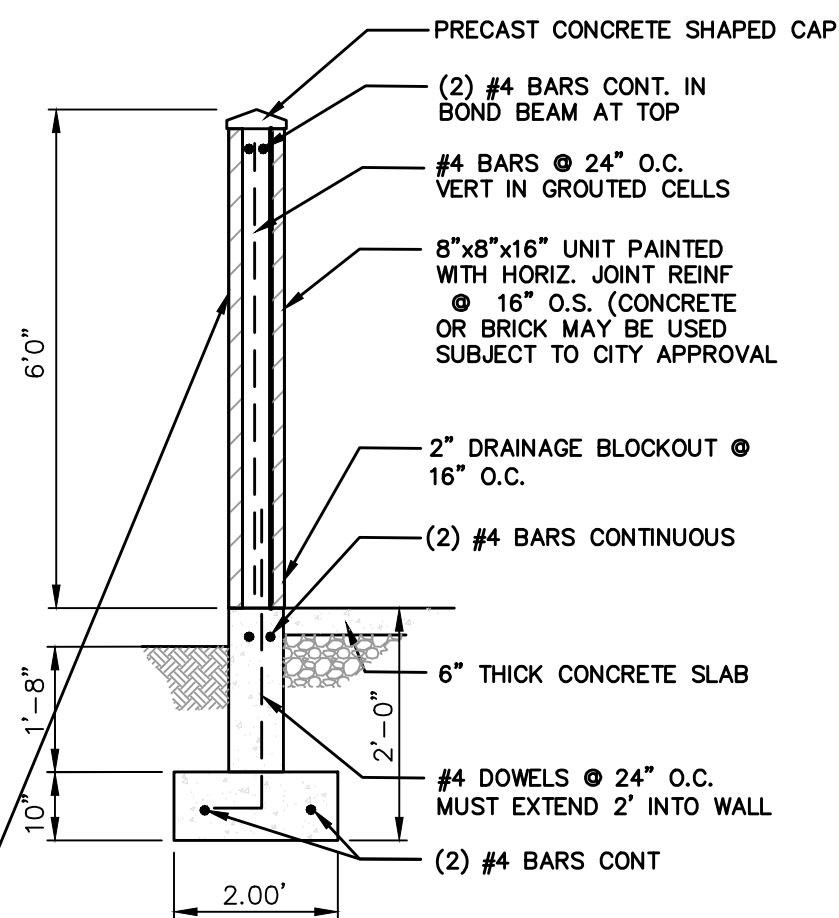
From MVPPlaygrounds.com

PLAYGROUND DETAIL
PROPOSED OR EQUIVALENT
-NTS-



STANDARD TRASH RECEPTACLE

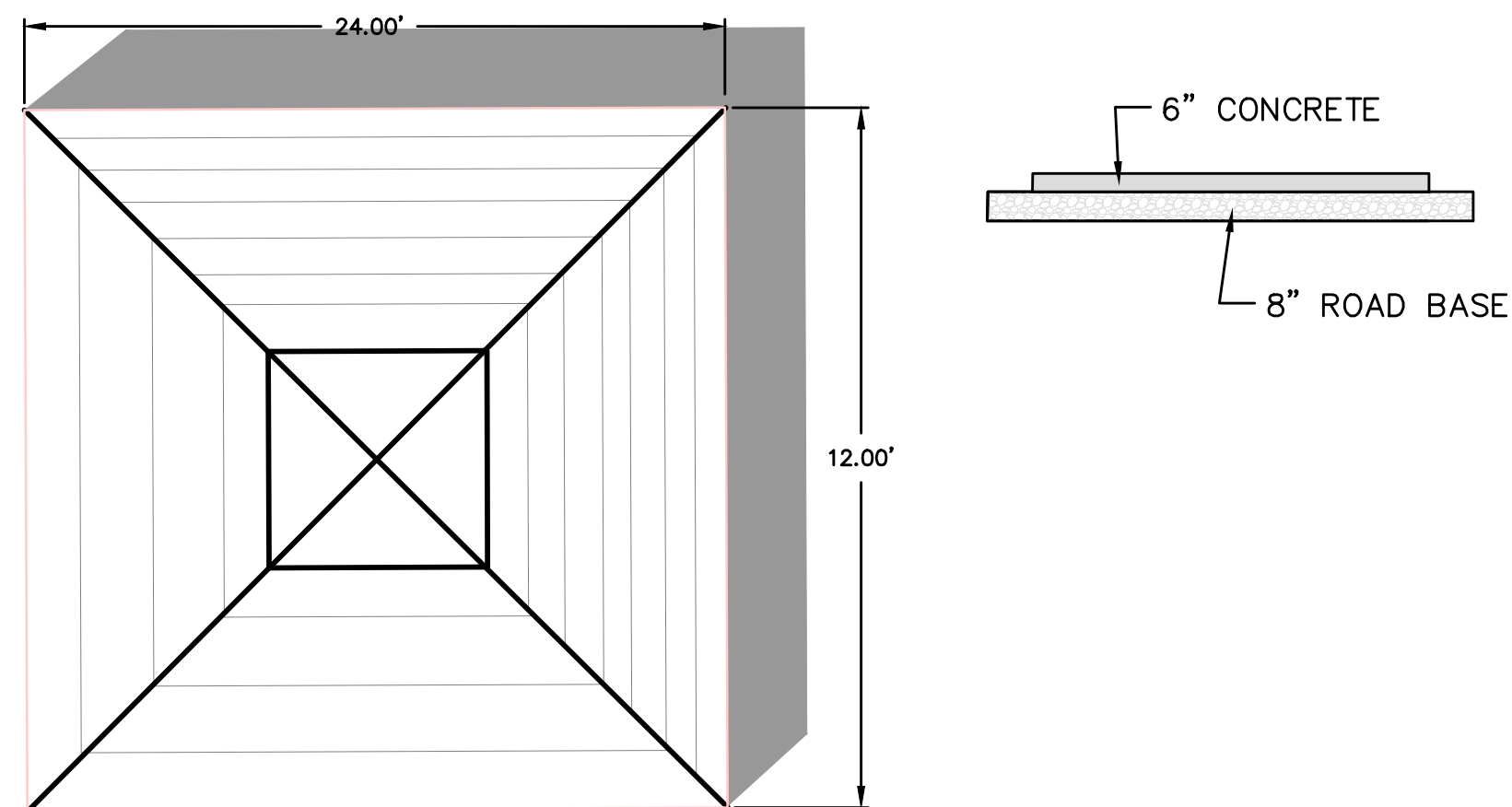
DUMPSTER



TRASH ENCLOSURE
WALL DETAIL

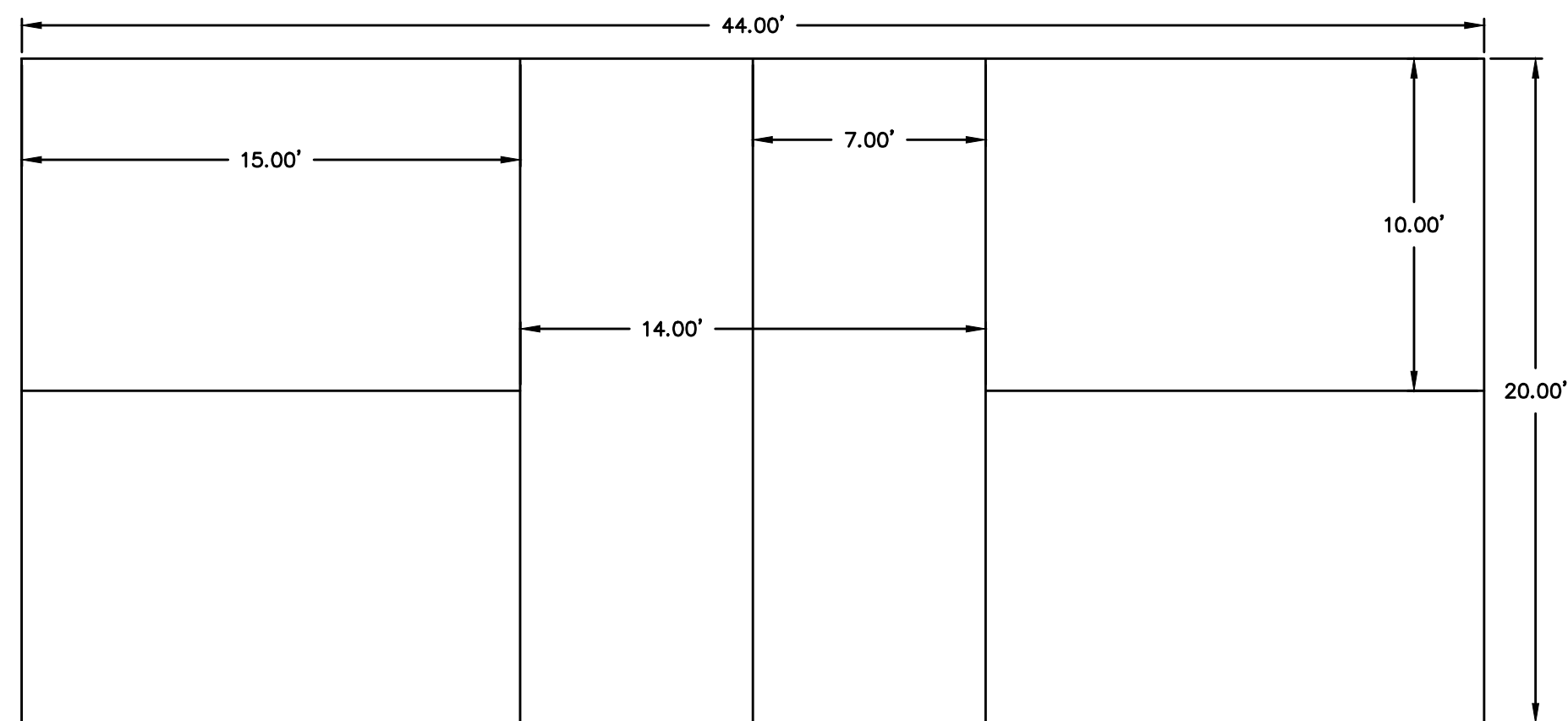
NOTES:

- USE SAME ARCHITECTURAL ELEMENTS AND TYPE OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURES.
- ALTERNATE DESIGNS MAY BE USED AS APPROVED BY THE BUILDING OFFICIAL.

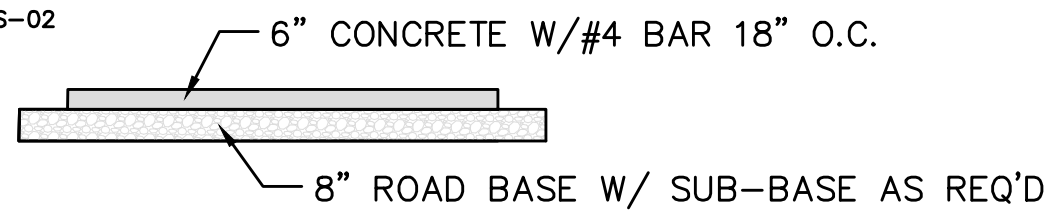


NOTE: 6" DECORATIVE MASONRY WALL STAINED & TREATED ON BOTH SIDES W/ANTI-GRAFFITI SEALANT

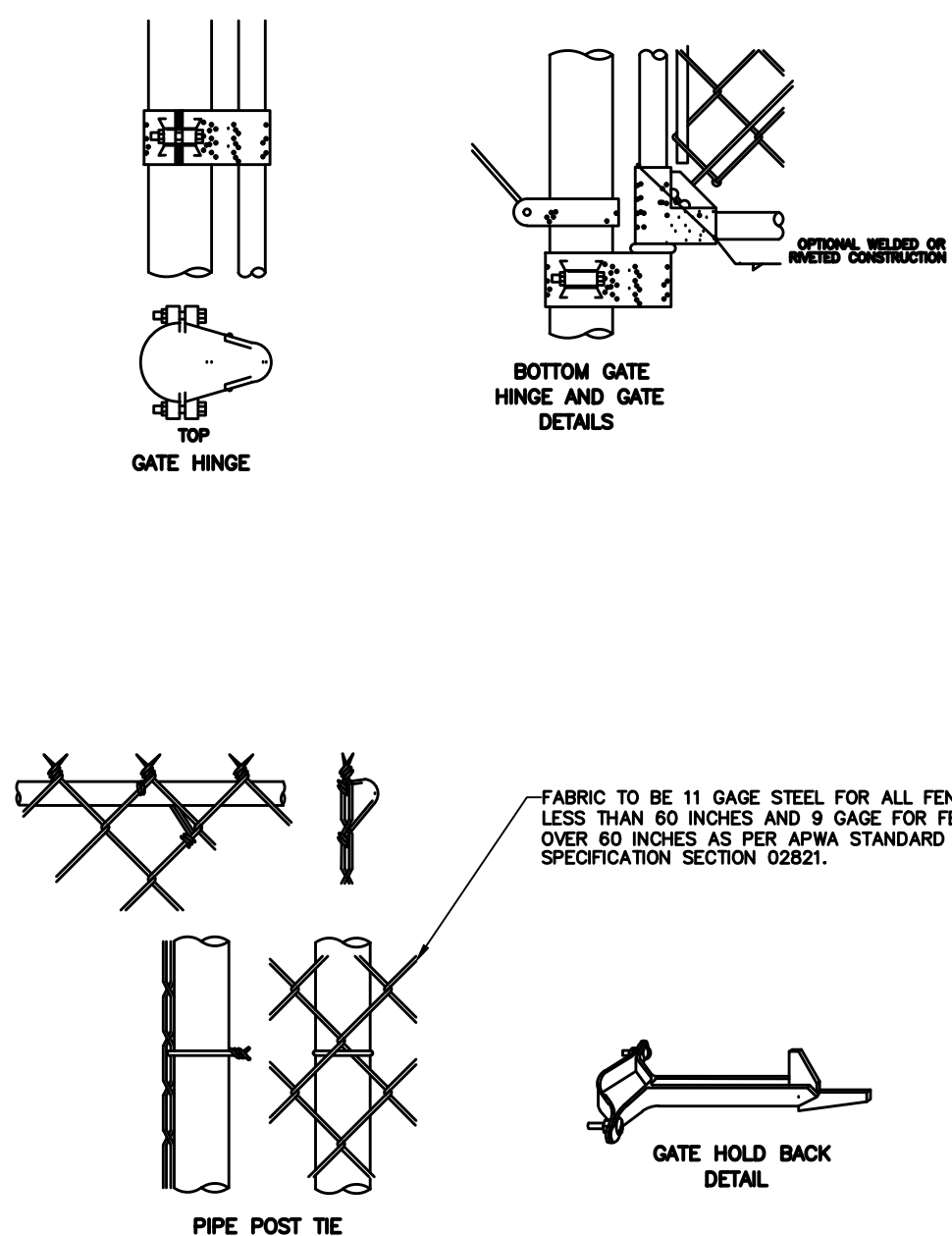
FENCE DETAIL
PROPOSED OR EQUIVALENT
-NTS-



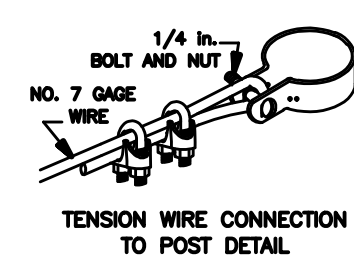
PICKLE BALL COURT
*REINFORCED CONCRETE COURT AREA 120'X64' AS SHOWN ON LANDSCAPE PLAN LS-02
PROPOSED
-NTS-



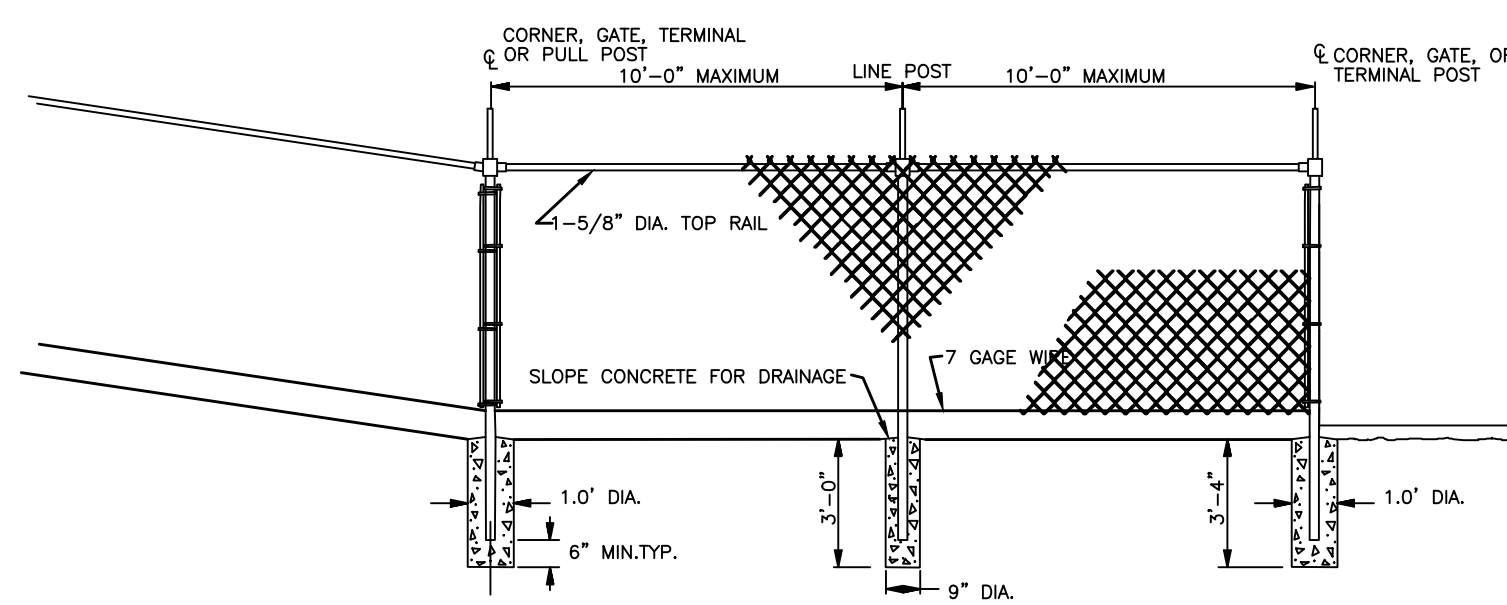
4' CHAIN LINK FENCE
-NTS-



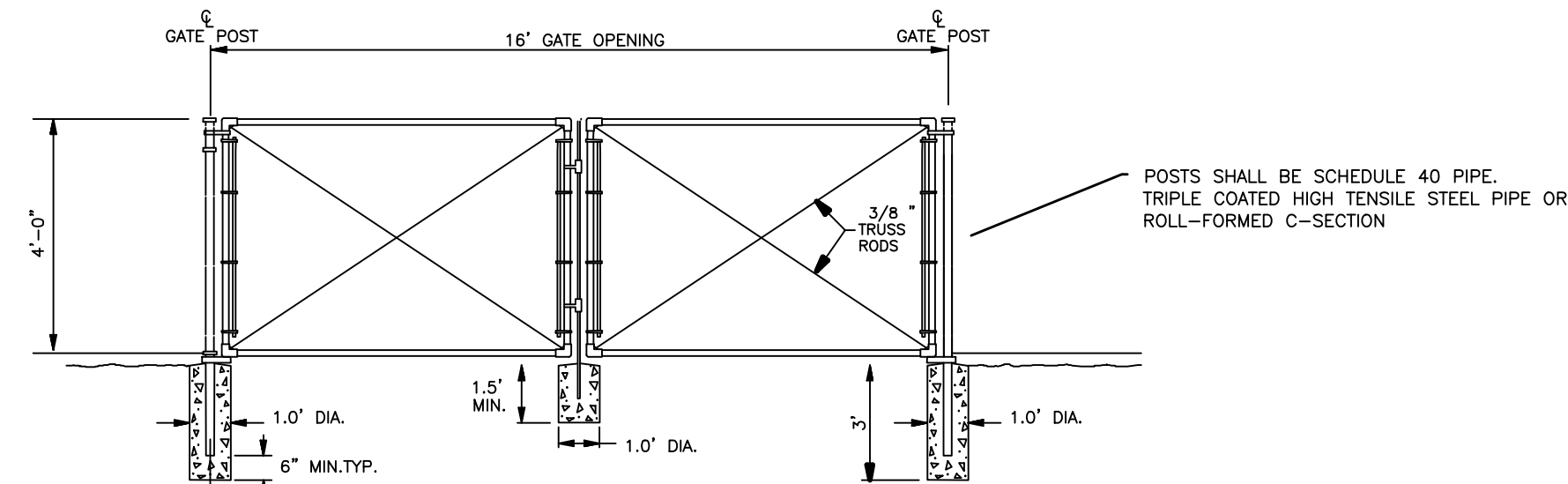
GATE HOLD BACK
DETAIL



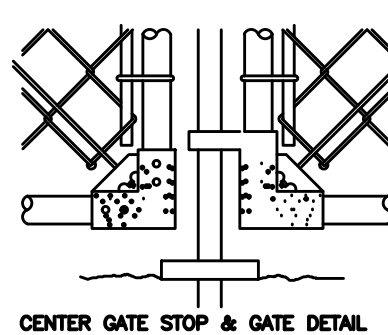
TENSION WIRE CONNECTION
TO POST DETAIL



TYPICAL DOUBLE BAY SEGMENT



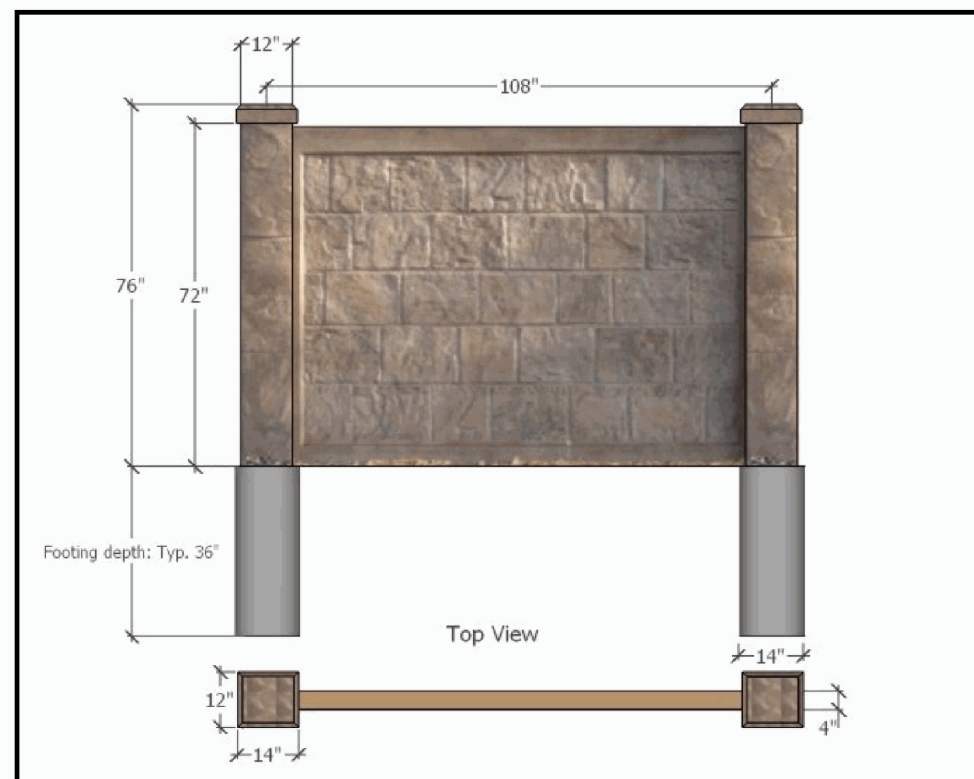
4' CHAIN LINK FENCE
-NTS-



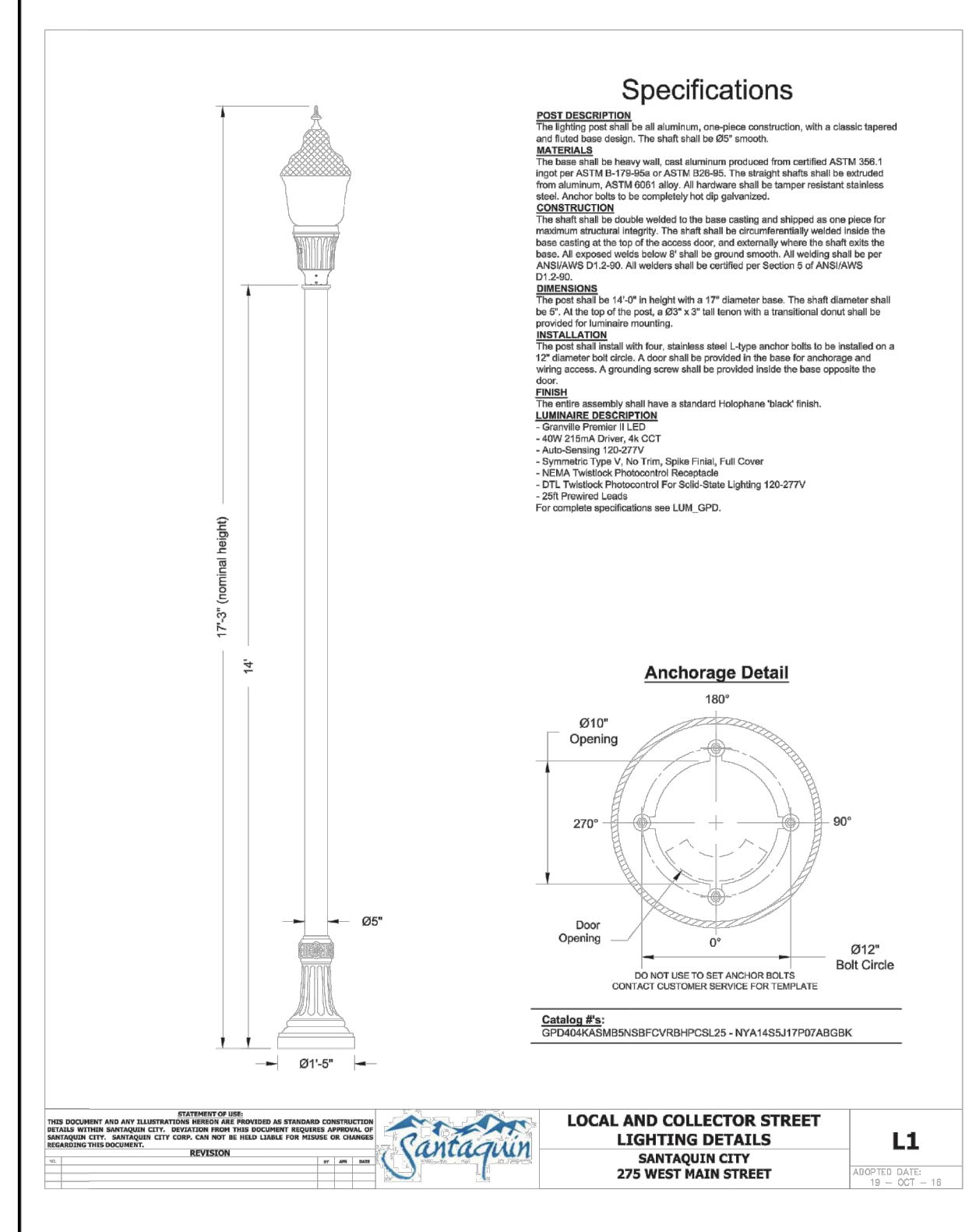
CENTER GATE STOP & GATE DETAIL



RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimensions of Panel	182 cm x 239 cm	72"x102"
Weight of Panel	105 kg	230 lbs
Weight per area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume		4-4.50%
Compressive Strength of proprietary concrete mix design	4x10 ³ N/m ²	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 ³ - 1.4x10 ⁴ N/m ²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion		<4%
Combustibility of glass fiber reinforced concrete shell		Non-combustible
Freeze/thaw performance		200 freeze thaw cycles with no damage
Derby, fungus, or mushroom attack		none
Termite food source		none



Specifications

POLE DESCRIPTION
The pole shall be all aluminum, seamless construction, with a clean, tapered and a smooth finish. The shaft shall be 60" smooth.

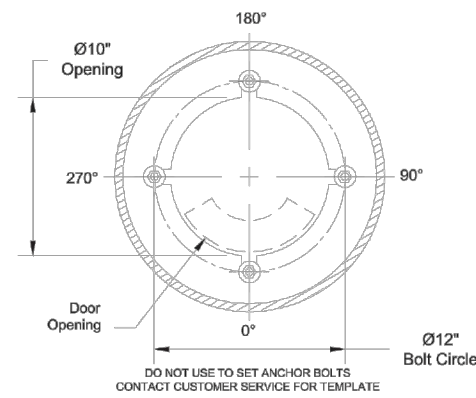
MATERIALS
The pole shall be heavy wall, steel, and shall be provided with a minimum of 1/4" thick steel plate for mounting of the pole. The shaft shall be 60" smooth.

CONSTRUCTION
The pole shall be constructed to be free of any welds or joints. The pole shall be constructed to be free of any welds or joints.

INSTALLATION
The pole shall be installed in a concrete base. The pole shall be installed in a concrete base.

ANCHORAGE DETAIL
The pole shall be anchored in a concrete base. The pole shall be anchored in a concrete base.

Anchorage Detail



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The pole shall be anchored in a concrete base. The pole shall be anchored in a concrete base.

ANCHORAGE DETAIL
The pole shall be anchored in a concrete base. The pole shall be anchored in a concrete base.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&P\DETAILS APPLE GROVE APARTMENTS.dwg 1/15/2026 8:27 AM



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

APPLE HOLLOW @
THE ORCHARDS
"B-PHASE 2"

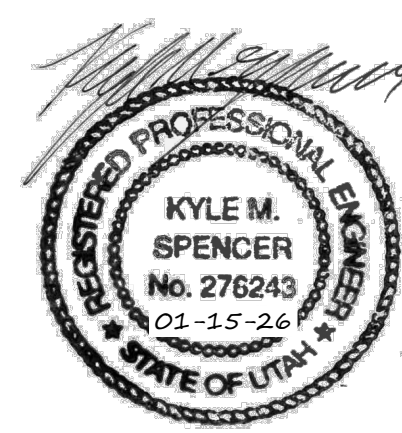
DETAILS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
DT-02

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



SANTAQUIN VET CLINIC

SITE PLAN

SANTAQUIN, UTAH

PRELIMINARY PLAN SET

MAY 2025

-SHEET INDEX-

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

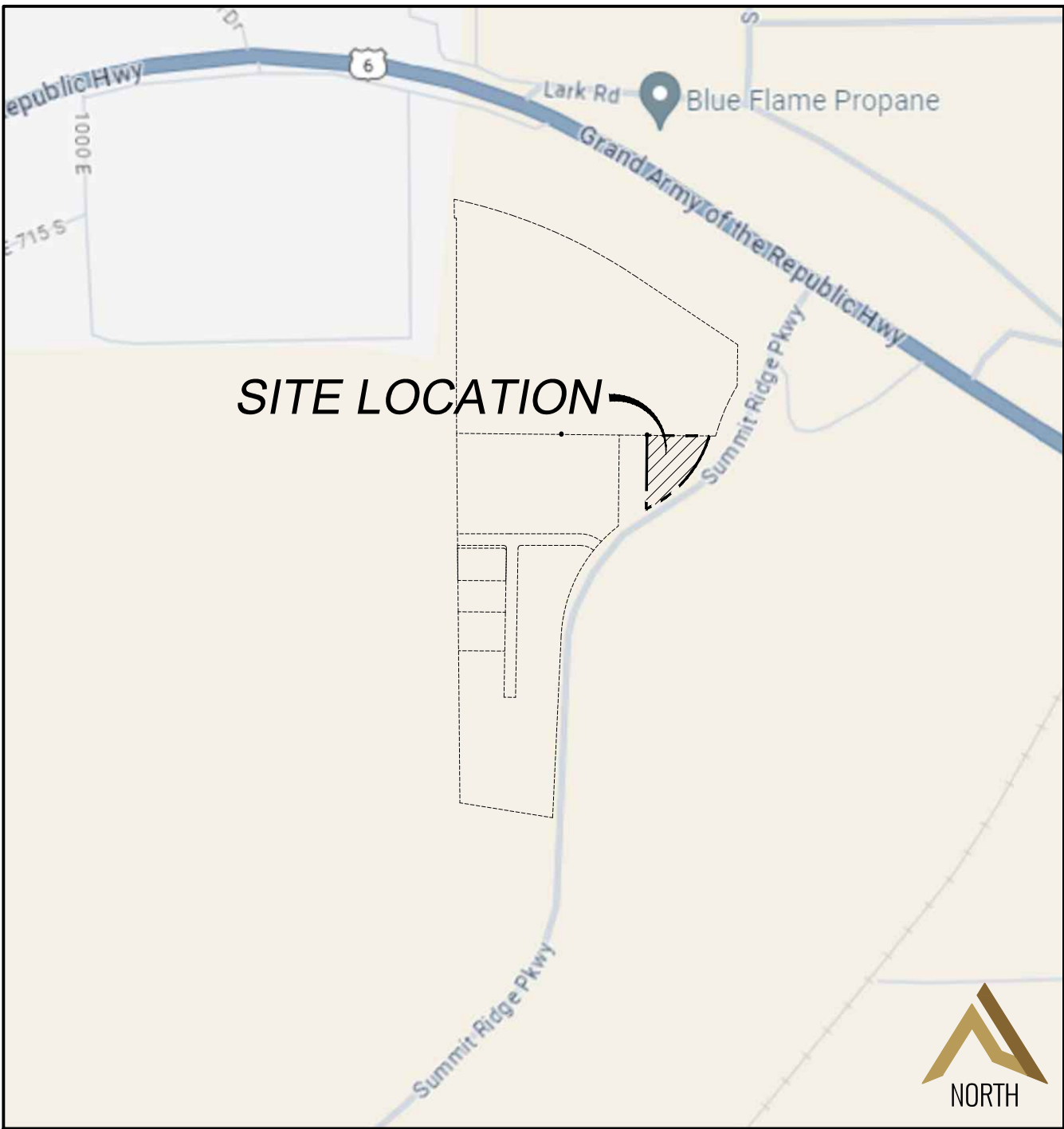
DATA TABLE
TOTAL ACREAGE= 1.95 ACRES
BUILDINGS = 2
ACREAGE OF BUILDINGS = 0.28
ACREAGE OF DRIVEWAY AND PARKING= 0.88
ACREAGE OF OPEN SPACE/ POND= 0.79
% OF OPEN SPACE = 40.51%
ZONING= I-1
PARKING STALLS PROVIDED: 42 STALLS

- GENERAL NOTES:**
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES, AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
 - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

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

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

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



VICINITY MAP
-NTS-

LEGEND

(APPLIES TO ALL SHEETS)

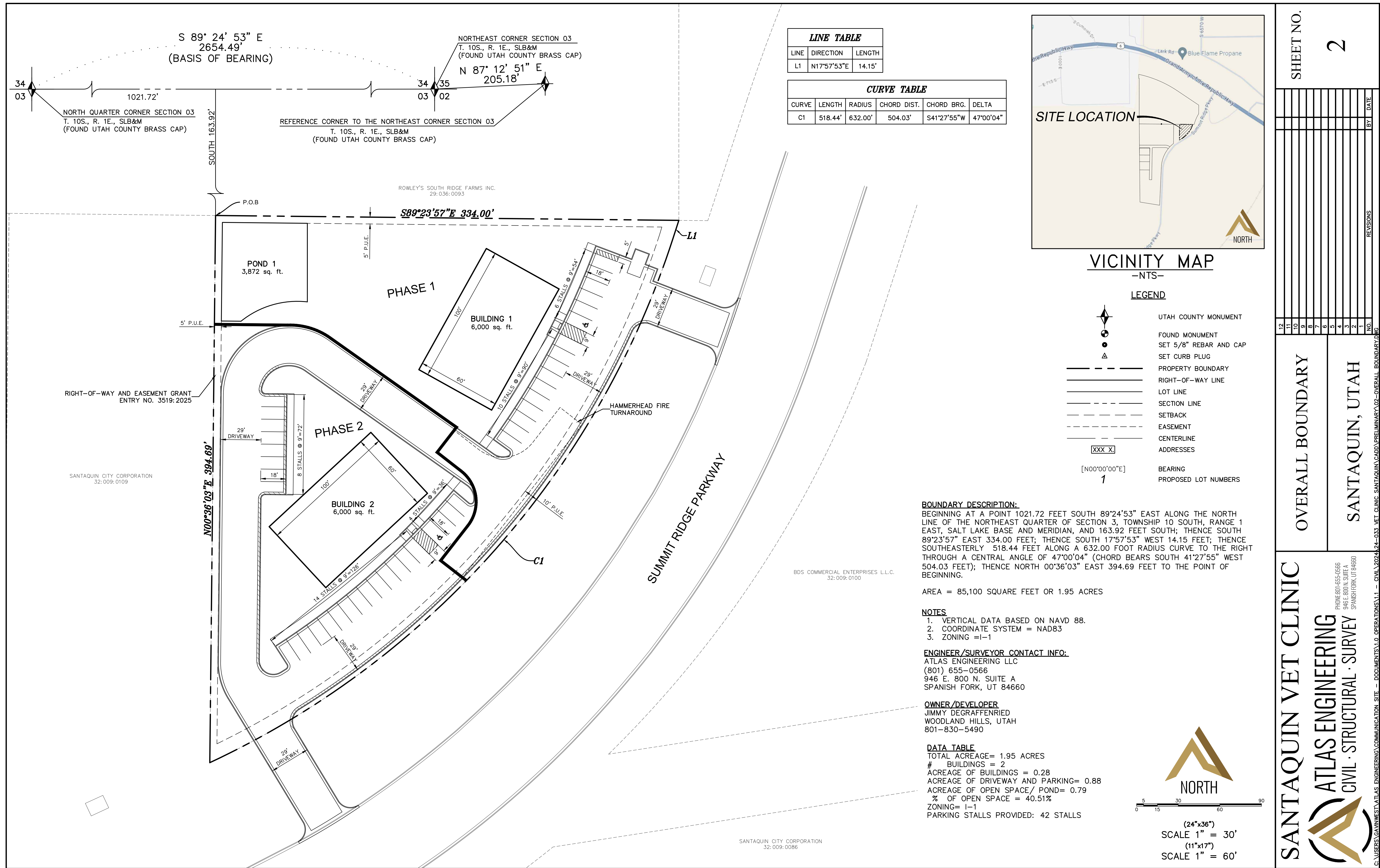
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING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

SANTAQUIN VET CLINIC



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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







SANTAQUIN VET CLINIC

ATLAS ENGINEERING

CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-6565

946 E. 800 N. SUITE A

SPRINGVILLE, UT 84607

DRAINAGE PLAN

SANTAQUIN, UTAH

SHEET NO.

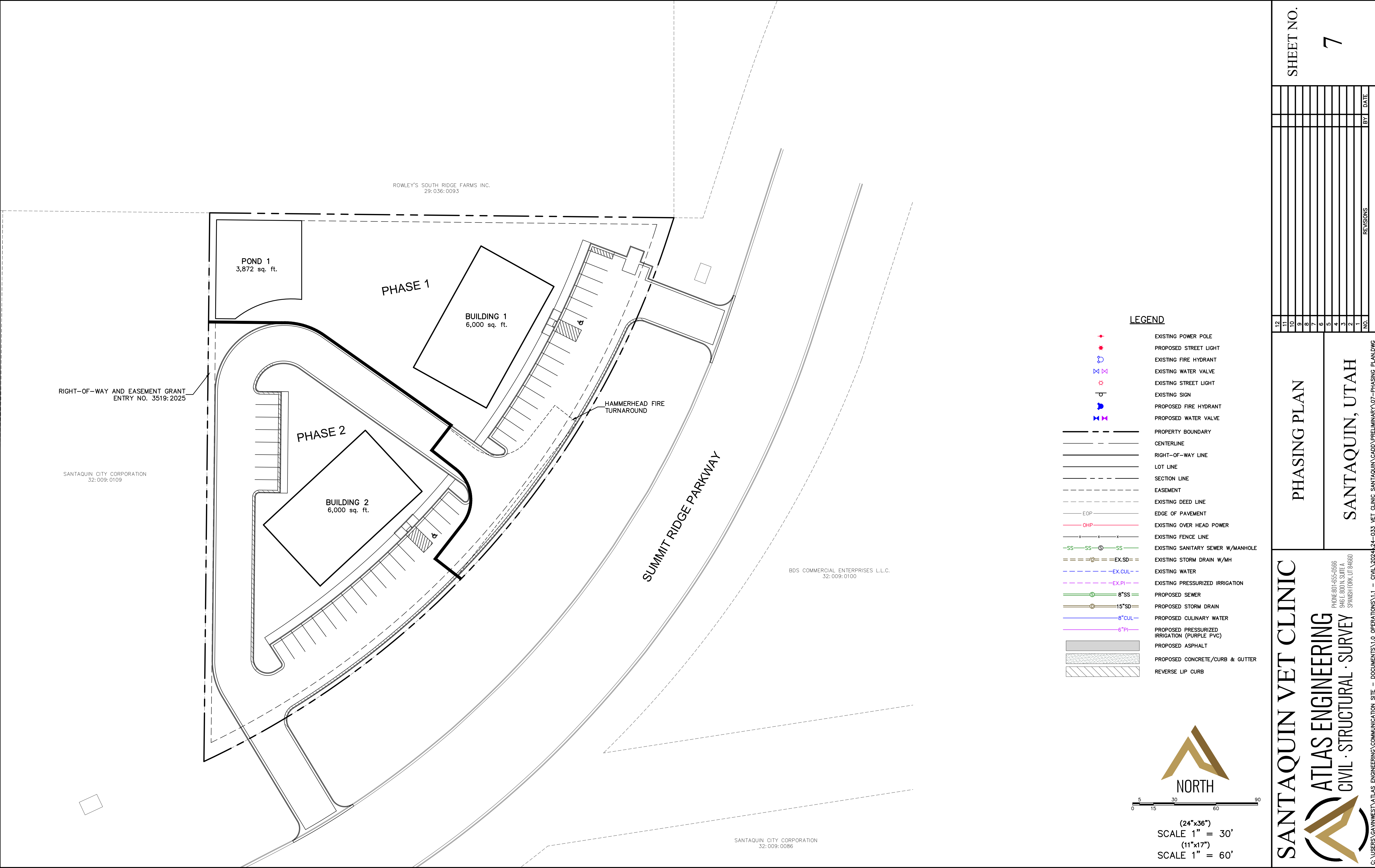
4

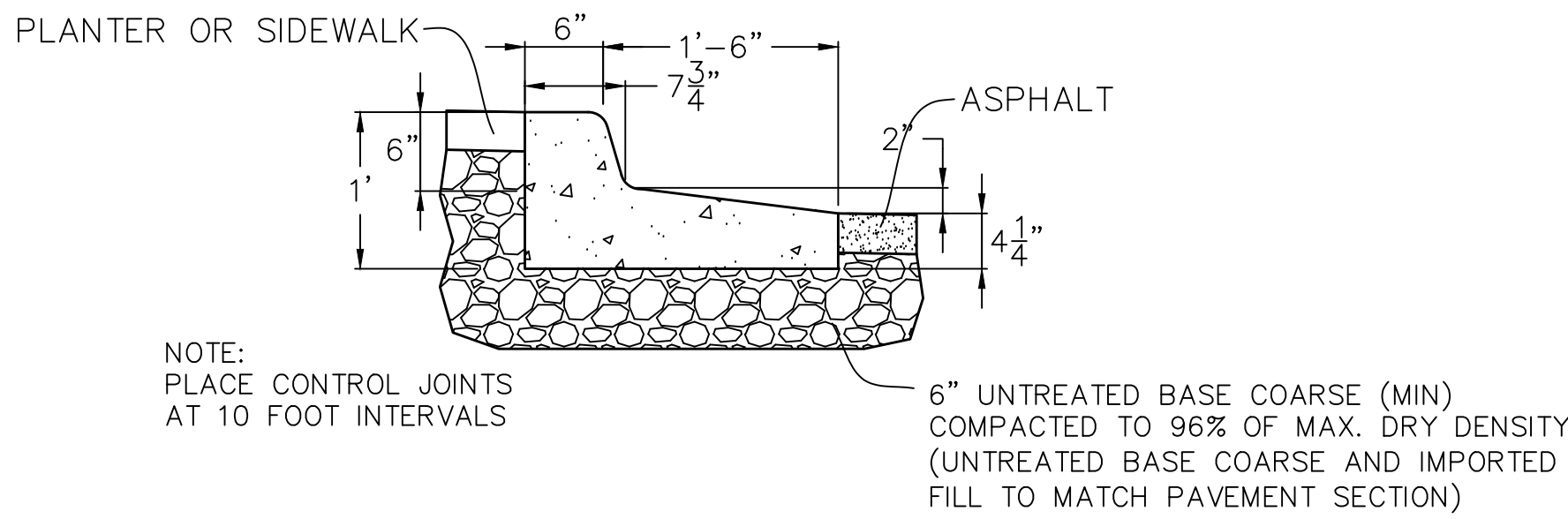
REVISIONS		BY	DATE
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G:\USERS\GAVIN\WEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN\CADD\PRELIMINARY\04-DRAINAGE PLANDWG



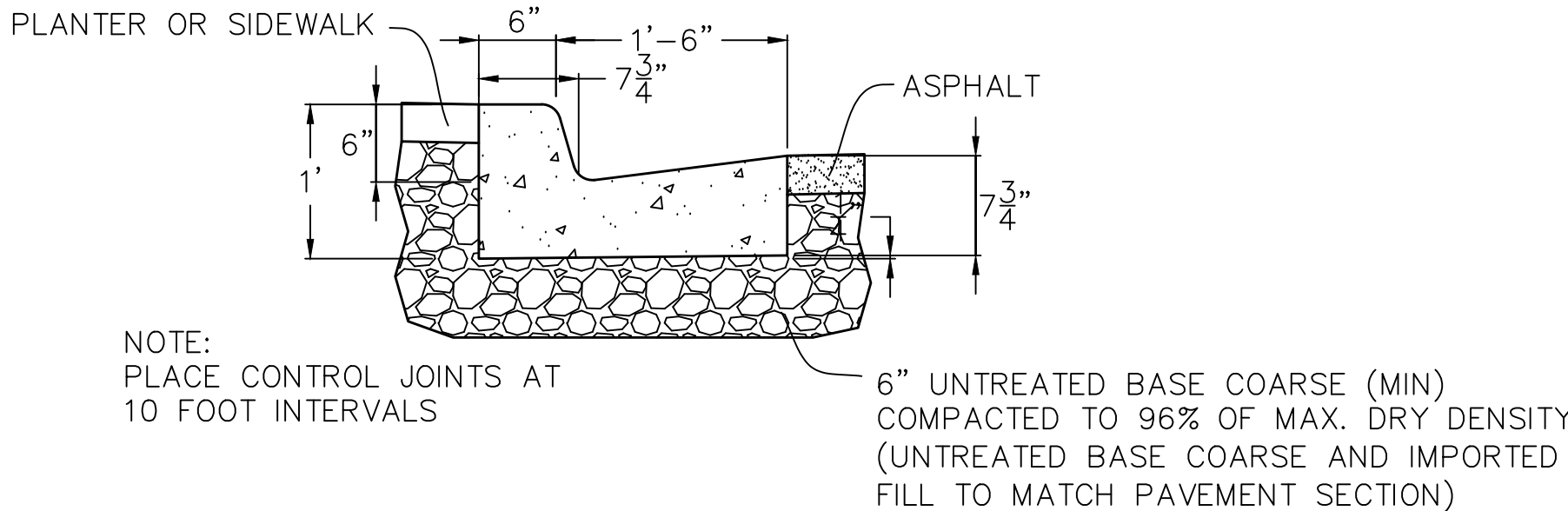






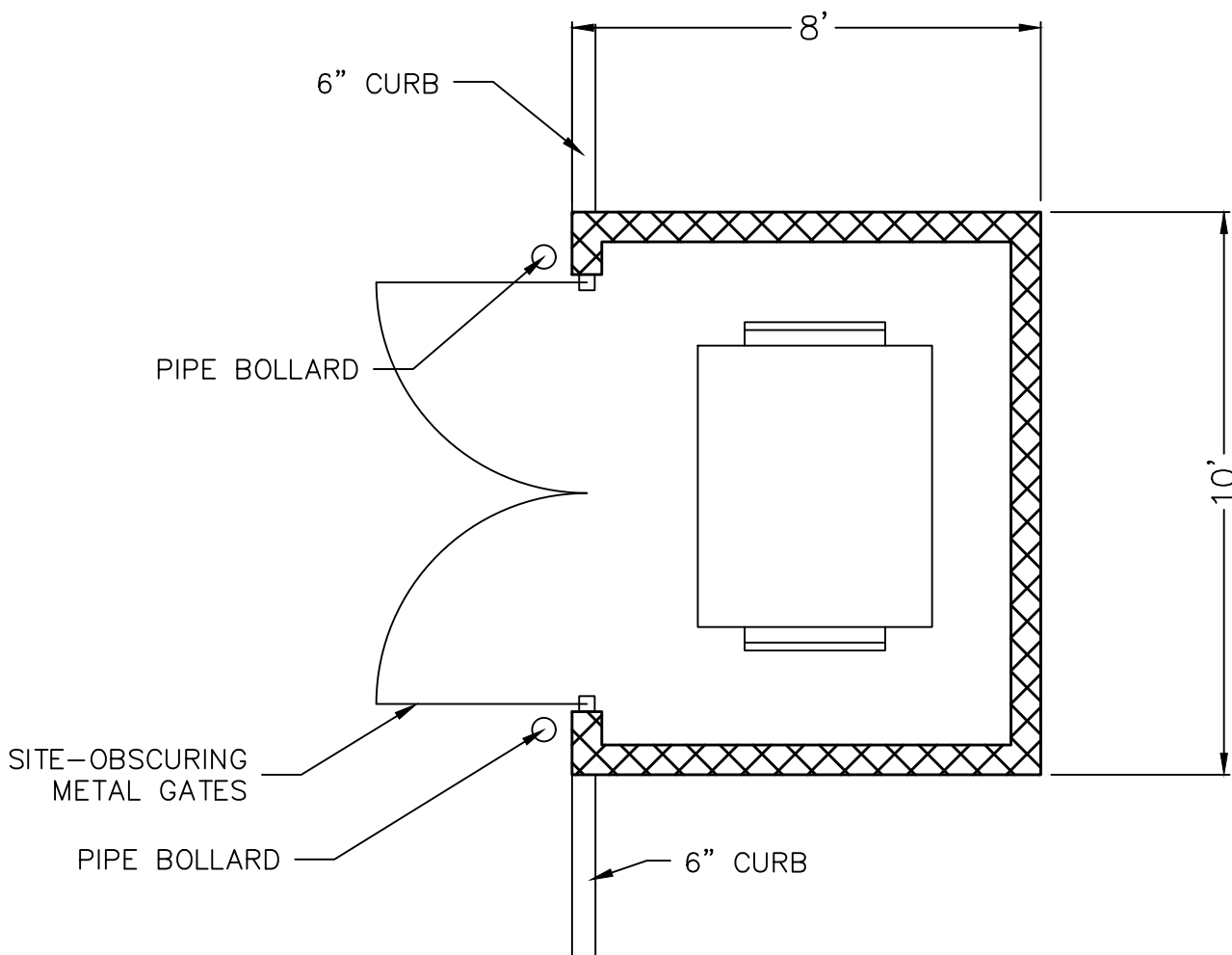
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
-NTS-



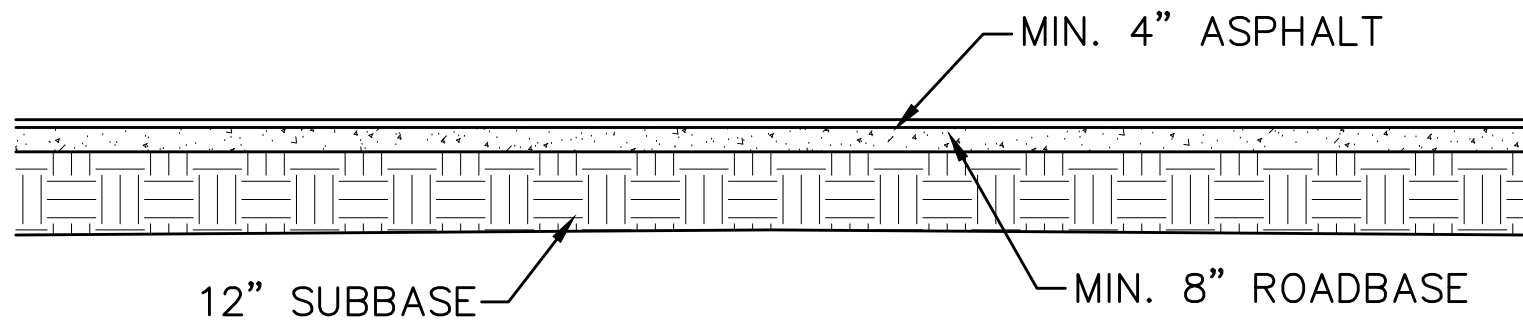
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
-NTS-



DUMPSTER ENCLOSURE

SCREENED ON THREE (3) SIDES WITH STEEL SIDING AND TRIM
MATCHING EXTERIOR OF BUILDING AND HAVING A HEIGHT OF AT
LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL
SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



PARKING LOT CROSS SECTION

-NTS-

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

SHEET NO.		DT-01	
12		NO.	
11		1	
10		2	
9		3	
8		4	
7		5	
6		6	
5		7	
4		8	
3		9	
2		10	
1		11	
BY		DATE	
REVISIONS			
DETAIL SHEET		SANTAQUIN, UTAH	
SANTAQUIN VET CLINIC		ATLAS ENGINEERING CIVIL · STRUCTURAL · SURVEY	
PHONE 801-655-0565 946 E. 800 N. SUITE A SPANISH FORK, UT 84660		C:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN\CADD\PRELIMINARY\DT-01.DWG	

RECORD OF SURVEY

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

PROPERTY DESCRIPTION

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

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

AREA = 85,100 SQUARE FEET OR 1.95 ACRES

NARRATIVE

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

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

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

NOTES

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

CERTIFICATION

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

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

LEGEND

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



SHEET NO.

1 OF 1

REVISIONS

NO. DATE

RECORD OF SURVEY

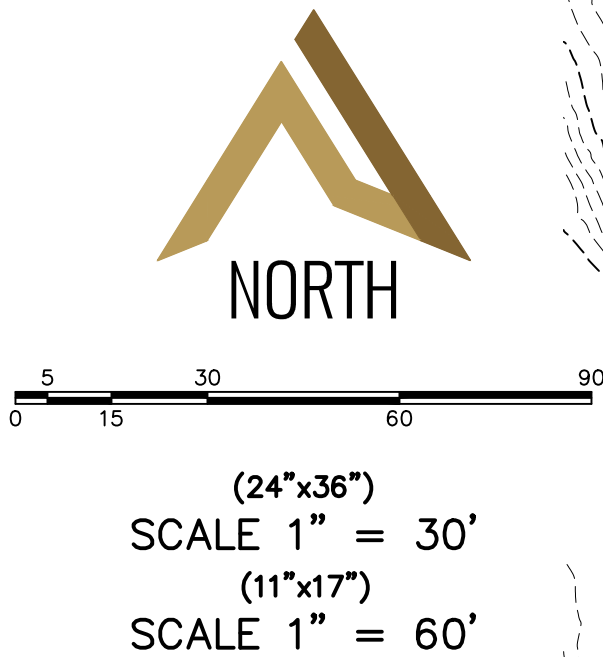
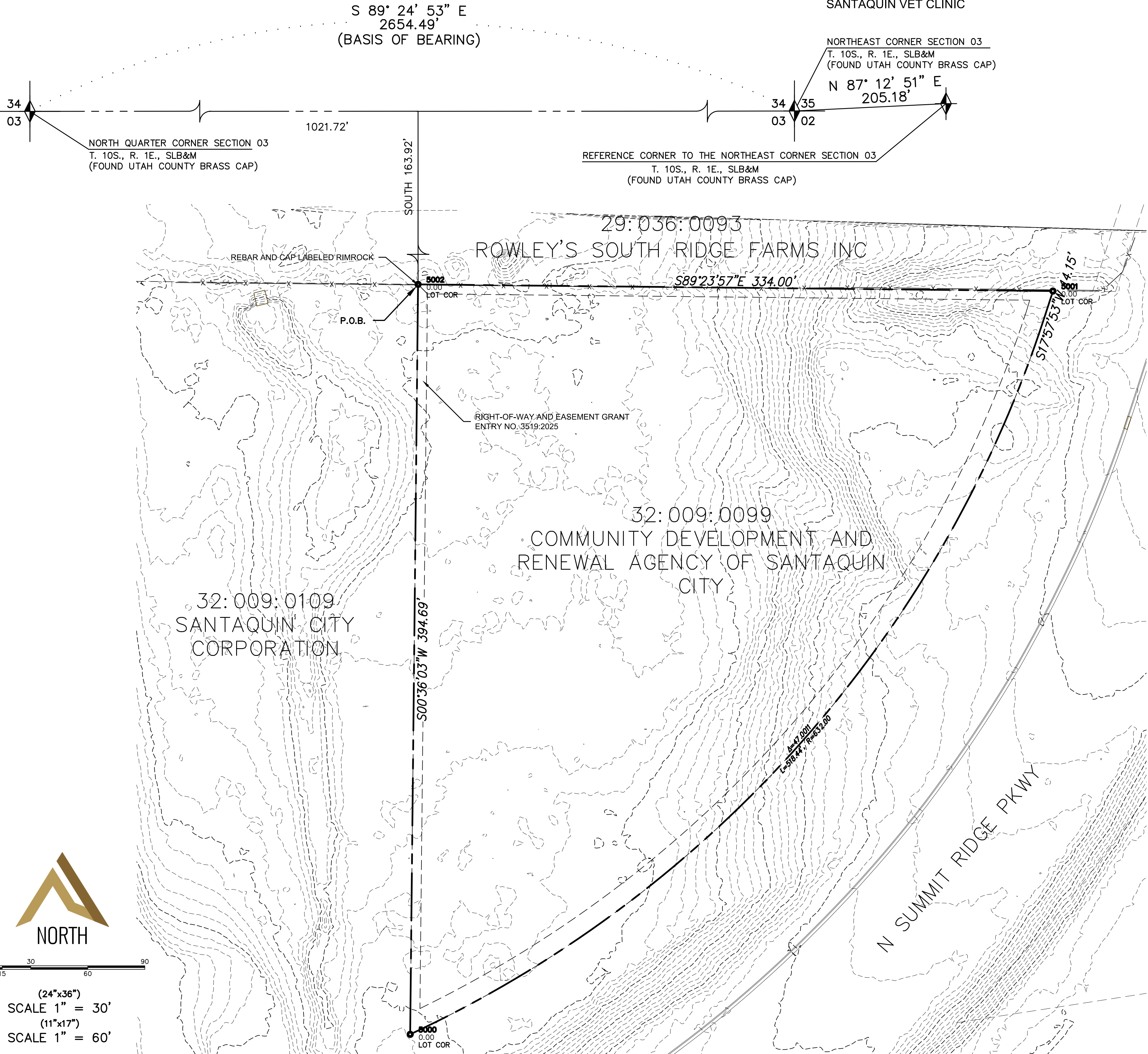
SANTAQUIN, UTAH

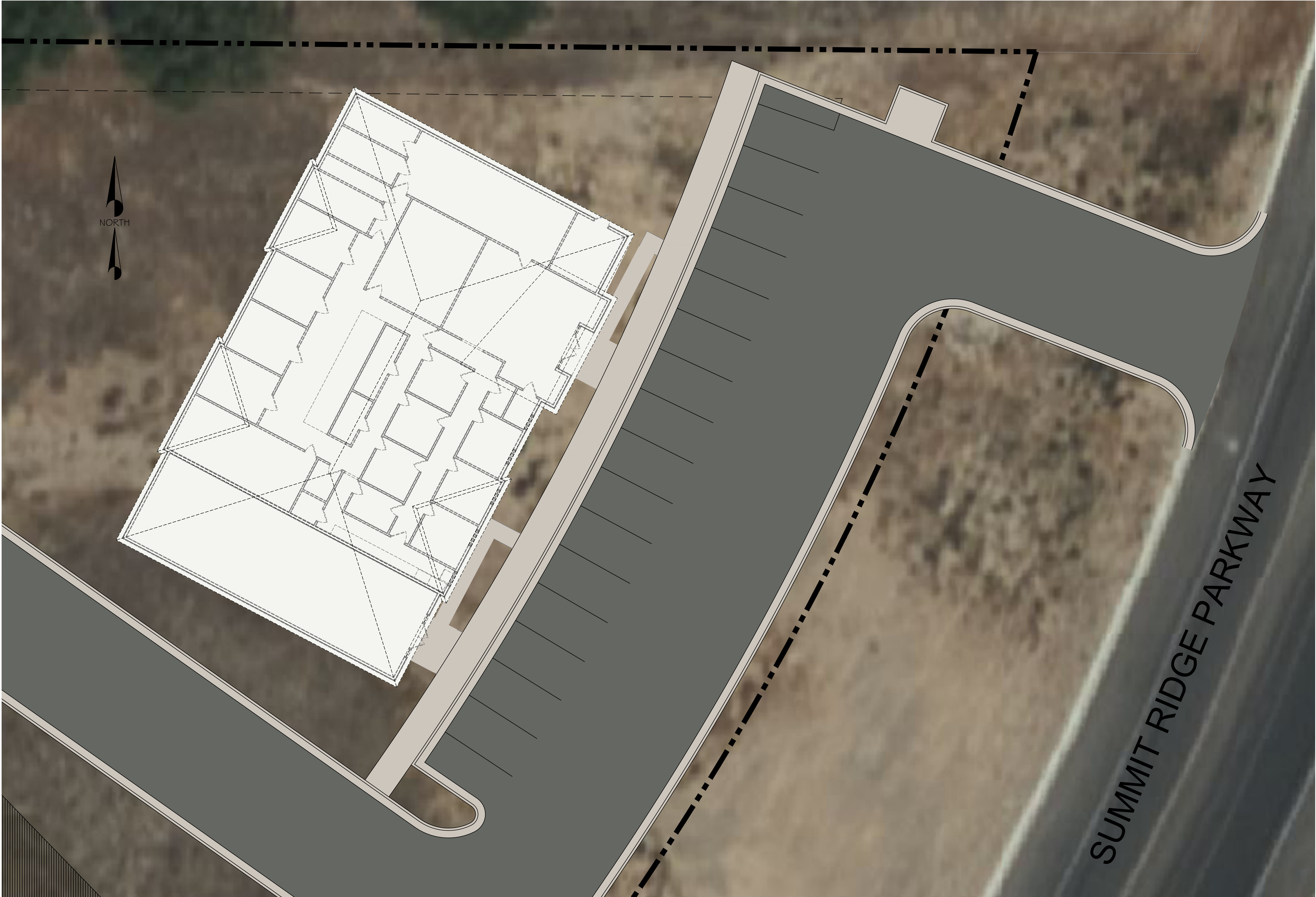
SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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

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SITE PLAN
SCALE: 3/32"= 1'=0"

NOTES:

1. REFER TO RECORDED SUBDIVISION PLAT MAP FOR LEGAL BOUNDARY DESCRIPTION
2. VERIFY ALL LOT DIMENSIONS, DISTANCE AND BEARINGS SHOWN ON THIS PLAN
3. SLOPE FINISH GRADE AWAY FROM BLDG @ 6" MIN. IN FIRST 10' (TYPICAL AROUND PERIMETER OF BLDG)
4. ACTUAL CONSTRUCTION WILL COMPLY WITH APPLICABLE LOCAL ORDINANCES & STATE CONSTRUCTION CODE
5. ROCK RETAINING WALLS WILL NOT EXCEED 4' IN HEIGHT. ANY ROCK RETAINING WALL OVER 4' IN HEIGHT MUST BE ENGINEERED.
6. WATER SERVICE TO HOME NEEDS TO BE 1.5" LINE

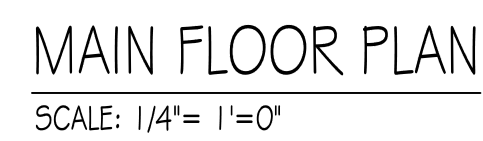
SWPPPNOTES:

1. CONSTRUCT A 2" FRACTURED ROCK TRACKING PAD ONCE THE FOUNDATION IS BACKFILLED. ALL VEHICLES WILL ACCESS THE SITE THROUGH THIS POINT TO PREVENT SPREADING DEBRIS.
2. INSTALL A 3" CURB CUT ACROSS THE PARK STRIP FROM PROPERTY LINE TO PROPERTY LINE AFTER THE FOUNDATION IS BACKFILLED TO ENSURE PROPER DRAINAGE.
3. INSTALL PERIMETER SEDIMENT CONTROLS PERPENDICULAR TO DOWNHILL SLOPES NEAR PROPERTY LINES TO PREVENT SEDIMENT RUNOFF.
4. PLACE SEDIMENT BAGS IN THE GUTTER NEAR THE DOWNSTREAM PROPERTY LINE AND PROTECT INLETS TO CAPTURE SEDIMENT BEFORE IT ENTERS DRAINS.
5. DESIGNATE A WASHOUT AREA FOR CONCRETE, STUCCO, AND PAINT, AND TRAIN SUBCONTRACTORS TO USE IT TO AVOID CONTAMINATION.
6. USE A WATERTIGHT CONTAINER UNDER THE HOPPER OF A CONCRETE PUMP TRUCK TO CATCH SPILLS AND WASHOUT WATER FOR PROPER DISPOSAL.
7. POSITION THE PORTABLE TOILET BEHIND THE SIDEWALK OR AT LEAST 8' FROM THE CURB/EDGE OF ASPHALT AND ENSURE IT IS PROPERLY ANCHORED.
8. INSTALL A PERIMETER FENCE, IF NEEDED, TO LIMIT ACCESS TO THE SITE THROUGH THE TRACKING PAD.
9. REGULARLY REMOVE AND PROPERLY CONTAIN ALL GARBAGE WITHIN A DESIGNATED DUMPSTER.
10. SWEEP STREETS AND GUTTERS AT THE END OF EACH WORKDAY OR AS NECESSARY TO MAINTAIN CLEANLINESS.
11. IMPLEMENT MEASURES, SUCH AS WATER SPRAYING, TO MINIMIZE DUST ON SITE AND PREVENT AIR POLLUTION.

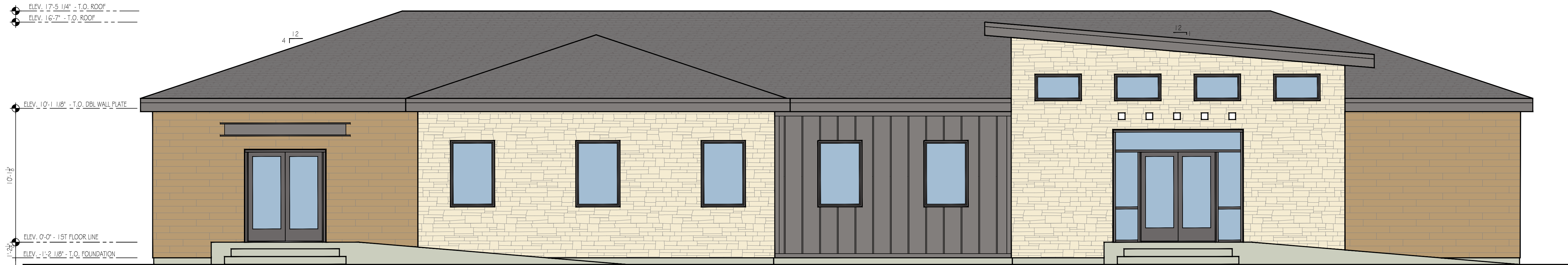
VETERINARIAN OFFICE
PRELIMINARY SITE PLAN

WORBILD DESIGN
280 N 400 E ST, SANTAQUIN UT
801-529-5971

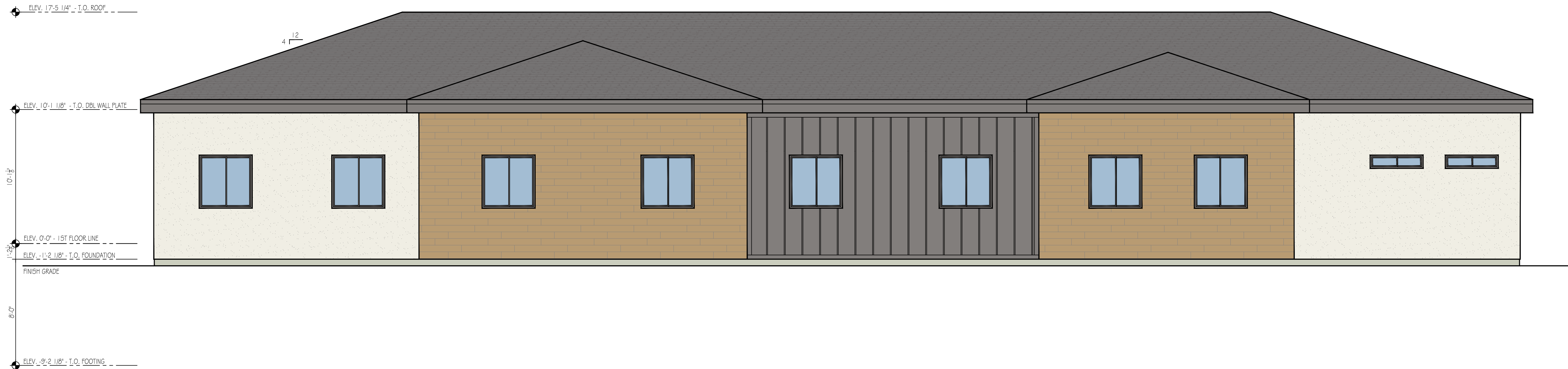
SCALE:	3/32" = 1'-0"
DRAWN BY:	BTS
DATE:	3/31/25
REV:	
JOB NO.	WD-08
DRAWING No.	SKO



<u>SQUARE FOOTAGE</u>	
VETERINARIAN	= 5290 SQ.FT.
UNFINISHED / RENTAL	= 1260 SQ.FT.
TOTAL	= 6560 SQ.FT.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

WORBILD DESIGN
280 N 400 E ST, SANTAQUIN UT
801-529-5971

FISHER - VETERINARIAN OFFICE
PRELIMINARY ELEVATION

SCALE:	1/4" = 1'-0"
DRAWN BY:	BT5
DATE:	02/26/25
REV:	
JOB NO.	WD-17
DRAWING No.	SK2

AHLIN A BAR RANCH

SANTAQUIN, UTAH COUNTY, UTAH

OCTOBER 2025

–INDEX OF PLAN SHEETS–

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SANTAQUIN CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF THE VINCENT RIDGE WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH VINCENT RIDGE.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. 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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HOPE STORM DRAIN PIPE, OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SANTAQUIN CITY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN CITY.
5. ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT TRAP.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SANTAQUIN CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SANTAQUIN CITY.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SANTAQUIN CITY.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.

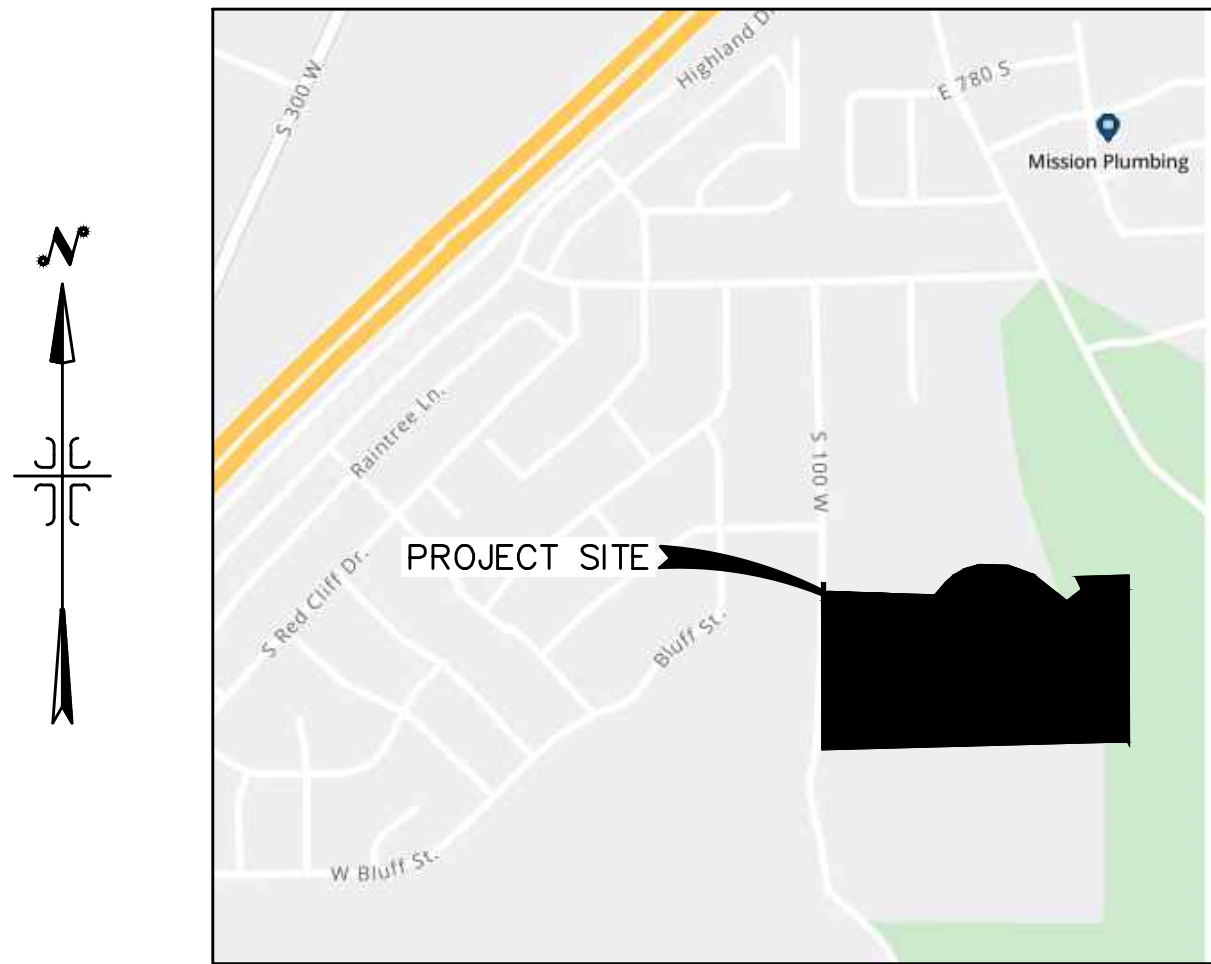
WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST SANTAQUIN CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.
7. WATERLINES TO BE BEDDED AS PER SANTAQUIN CITY DIVISION 3A SECTION 3A.04 SUB-SECTION E.
8. ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE C-900 PVC PIPE AS PER SANTAQUIN CITY STANDARDS.

SHEET	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	UTILITY INDEX SHEET
4	GRADING & DRAINAGE
PP-01	PLAN & PROFILE 100 WEST
PP-02	PLAN & PROFILE 100 WEST
DT-01	DETAILS
DT-02	DETAILS

TABULATIONS

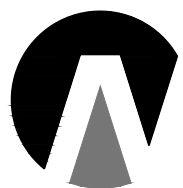
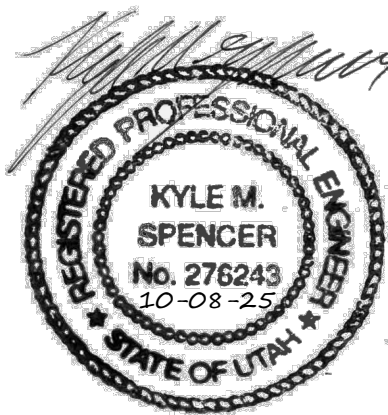
ZONE:	R-43		
PROJECT AREA:	948,664 SQ.FT	21.78 ACRES	100%
TOTAL ACREAGE IN LOTS:	835,457 SQ. FT.	19.18 ACRES	88.07%
FUTURE LOT A:	99,478 SQ. FT.	2.28 ACRES	10.49%
RIGHT-OF-WAY AREA:	13,728 SQ.FT.	0.32 ACRES	1.45%
LOTS:	3 LOTS		
DENSITY:	6.39 ACRES PER UNIT		



VICINITY MAP
–NTS–

ACCEPTANCE

SIGNATURE:	DEVELOPER	DATE
SIGNATURE:	CITY ENGINEER	DATE
SIGNATURE:	COMMUNITY DEV. DIRECTOR	DATE
SIGNATURE:	PUBLIC WORKS	DATE
SIGNATURE:	BUILDING DEPARTMENT	DATE
SIGNATURE:	POLICE DEPARTMENT	DATE
SIGNATURE:	FIRE DEPARTMENT	DATE



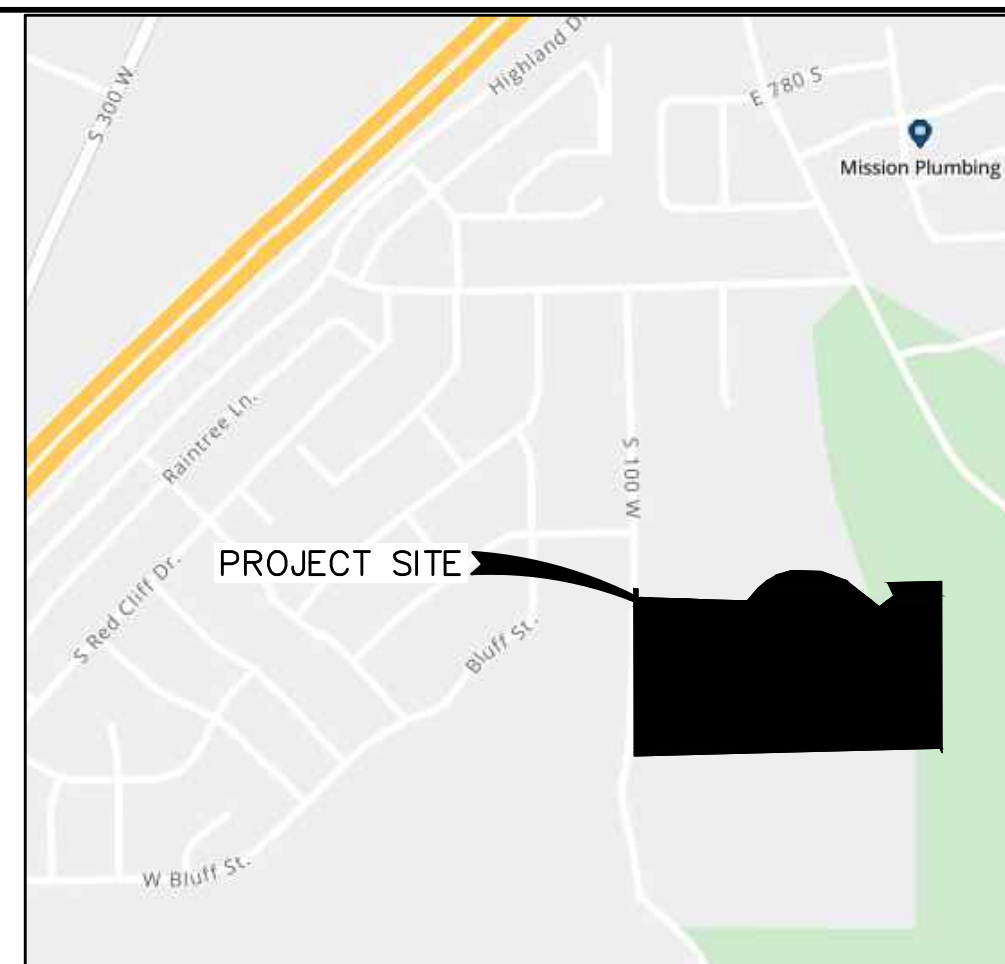
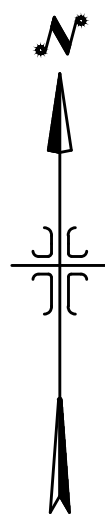
**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

AHLIN A BAR RANCH PLAT A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE
BASE AND MERIDIAN

ULTIMATE GIFT LLC
32:018:0332



VICINITY MAP
—NTS—

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE, ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCEL'S 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE, ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE, ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 00°04'51" WEST ALONG THE SECTION LINE 587.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N. 00°04'51" W. ALONG SECTION LINE 724.40 FEET; THENCE N. 88°32'22" E. 17.87 FEET; THENCE S. 00°17'00" E. 37.99 FEET; THENCE S. 88°10'00" E. 9.86 FEET; THENCE N. 00°04'33" W. 1.76 FEET; THENCE ALONG A FENCE LINE AND A B/LA AGREEMENT ON FILE AS ENTRY NUMBER 1746:2017 AND THE FOLLOWING COURSES AND DISTANCES: S. 87°55'02" E. 271.49 FEET, S. 88°25'42" E. 192.58 FEET; N. 40°13'21" E. 73.15 FEET; N. 49°54'14" E. 47.88 FEET; N. 59°59'50" E. 53.78 FEET; N. 74°10'55" E. 66.97 FEET; S. 88°03'38" E. 127.22 FEET; S. 70°16'31" E. 113.87 FEET; S. 51°43'13" E. 183.72 FEET; N. 52°41'34" E. 78.81 FEET; N. 24°39'40" W. 61.93 FEET; THENCE ALONG THE QUARTER SECTION LINE N. 88°32'22" E. 234.12 FEET; THENCE ALONG THE QUARTER SECTION LINE AND THE WEST LINE OF UTAH STATE DEPARTMENT OF NATURAL SERVICE DEED # 7023:1972 S. 00°08'06" E. 742.50 FEET; THENCE ALONG AN EXISTING FENCE LINE N. 29°13'52" W. 20.12 FEET; THENCE S. 88°33'10" W. 1327.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 948,664 sq. ft. OR 21.78 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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____.

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____

APPROVED _____ CITY ENGINEER (SEE SEAL)

ATTEST _____ CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING COMMISSION _____

COMMUNITY DEVELOPMENT DIRECTOR _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE ROCKY MOUNTAIN POWER COMPANY.

BY _____

TITLE—

CENTURY LINK ACCEPTANCE

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

BY _____

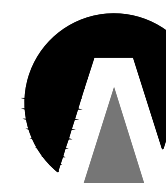
TITLE—

CENTRACOM ACCEPTANCE

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

BY _____

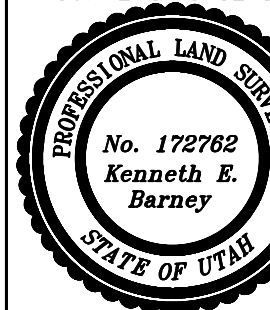
TITLE—



**Northern
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ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL



CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP

LEGEND

- FOUND BRASS CAP
- ⊙ SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- /// PUBLIC ROADWAY DEDICATED TO SANTAQUIN CITY

AHLIN FARMS LC
32:018:0239

ENBRIDGE GAS UTAH — NOTE:

Questar Gas Company dba Enbridge Gas Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Enbridge Gas Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department 8010-366-8532

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this _____ day of _____, 20 ____

By— _____

Title — _____

10 40 160 240
0 20 80 160 240

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

GORMLEY
32: 326: 0554

HARMON
32: 326: 0555

WINEGAR
32: 326: 0556

DUTSUN
32: 326: 0557

SANTAQUIN CITY
32:017:0153

100 WEST PUBLIC ROADWAY
DEDICATED TO SANTAQUIN
CITY
13728 sq.ft.
0.32 ac.

N00°04'51"W
2622.96'
(BASIS OF BEARING)

N0°04'51"W 724.40'

P.O.B.

SOUTHWEST CORNER SECTION 12
T. 10S., R. 1E., SLB&M

S.11 S.12
S.11 S.12
S.14 S.13

WEST QUARTER CORNER SECTION 12
T. 10S., R. 1E., SLB&M

HEINER
32:018:0112

MANZANARES
32:018:0159

KL ENTERPRISES
32:018:0150

CHRISTENSEN
56:835:0002

A
99478 sq. ft.
2.28 ac.

5
13728 sq. ft.
0.32 ac.

1215 S.

1239 S.

1257 S.

2
1317.94'
3.03 ac.

1
134085 sq. ft.
3.08 ac.

1317.94'

1318.04'

S88°33'10"W 1327.36'

N29°13'52"W 20.12'

S88°03'38"E 127.22'

S70°16'31"E 113.87'

S51°43'13"E 183.72'

N24°39'40"W 61.93'

N88°32'22"E 234.12'

N52°41'34"E 78.81'

N74°10'55"E 66.97'

N59°59'50"E 53.78'

N49°54'14"E 47.88'

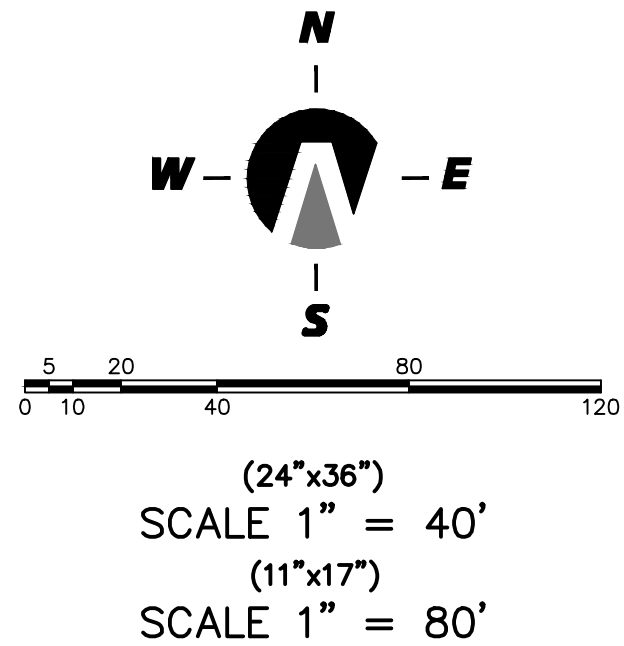
N40°13'21"E 73.15'

S88°25'42"E 192.58'

S87°55'02"E 271.49'

S0°17'00"E 37.99'

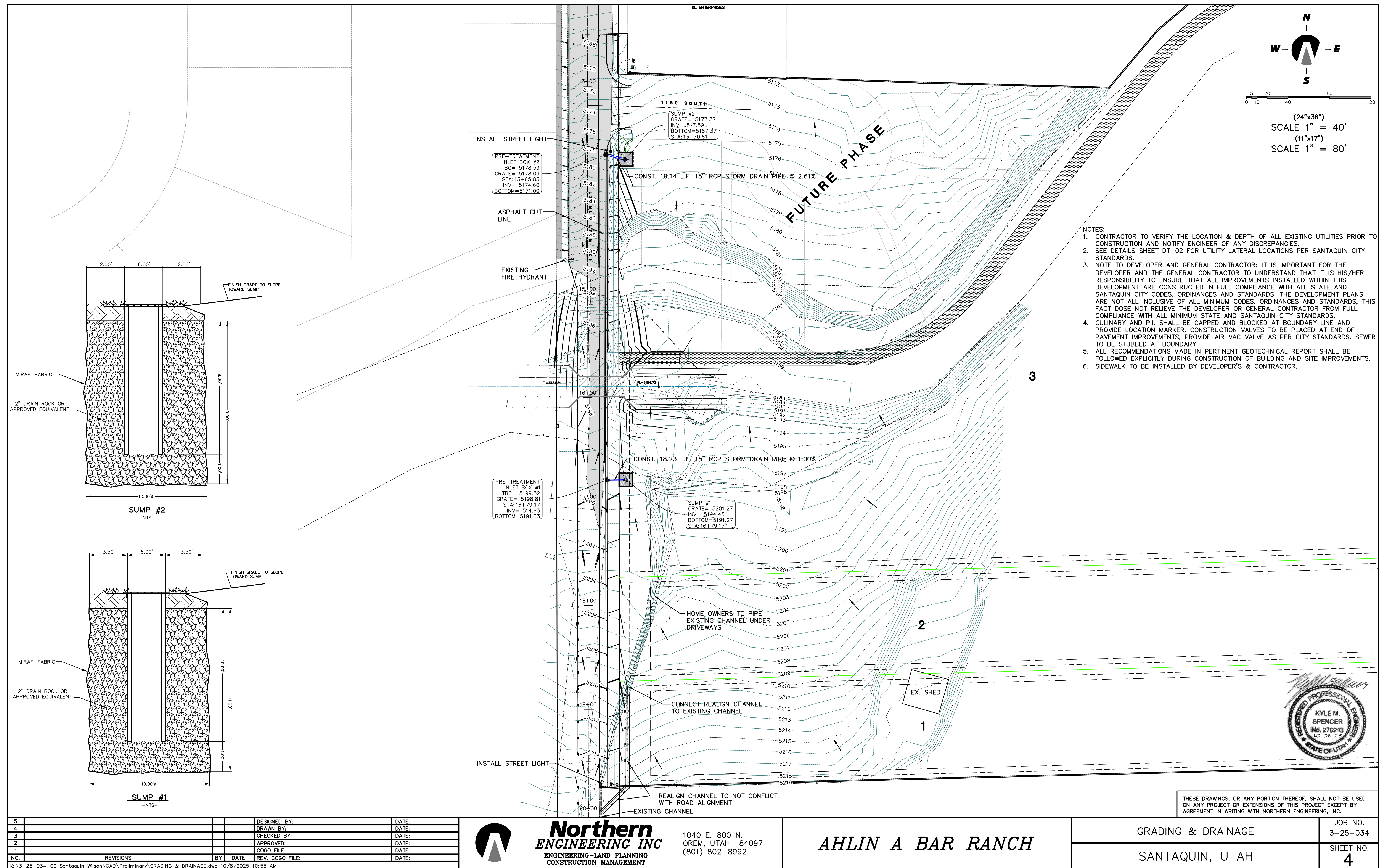
S88°10'00"E 9.86'



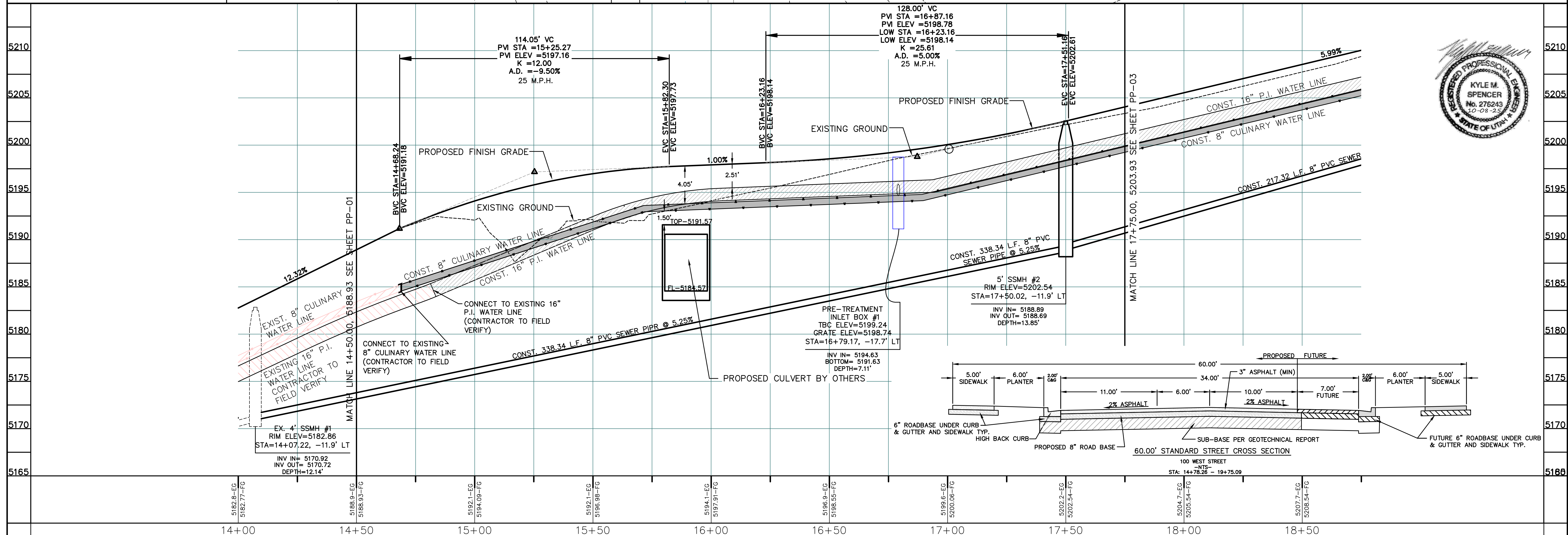
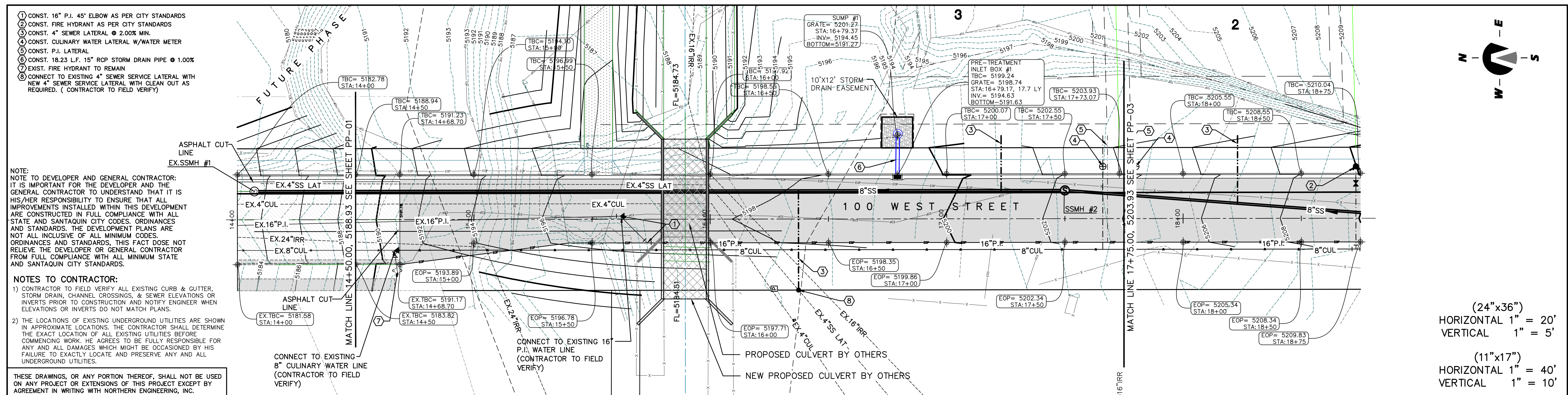
1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. SEE DETAILS THIS SHEET FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
3. NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO 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. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS, THIS PLAN DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
4. CULINARY AND P.I. SHALL BE CAPPED AND BLOCKED AT BOUNDARY LINE AND PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC VALVE AS PER CITY STANDARDS. SEWER TO BE STUBBED AT BOUNDARY.
5. ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
6. SIDEWALK & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

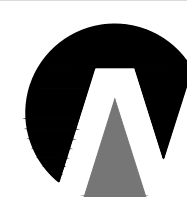
K:\3-25-034-00 Santaquin Wilson\CAD\Preliminary\UTILITY PLAN.dwg 10/8/2025 10:54 AM







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1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:



Northern
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 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

AHLIN A BAR RANCH

100 WEST STREET P&P

SANTAQUIN, UTAH

JOB NO.
3-25-034

SHEET NO.
PP-02

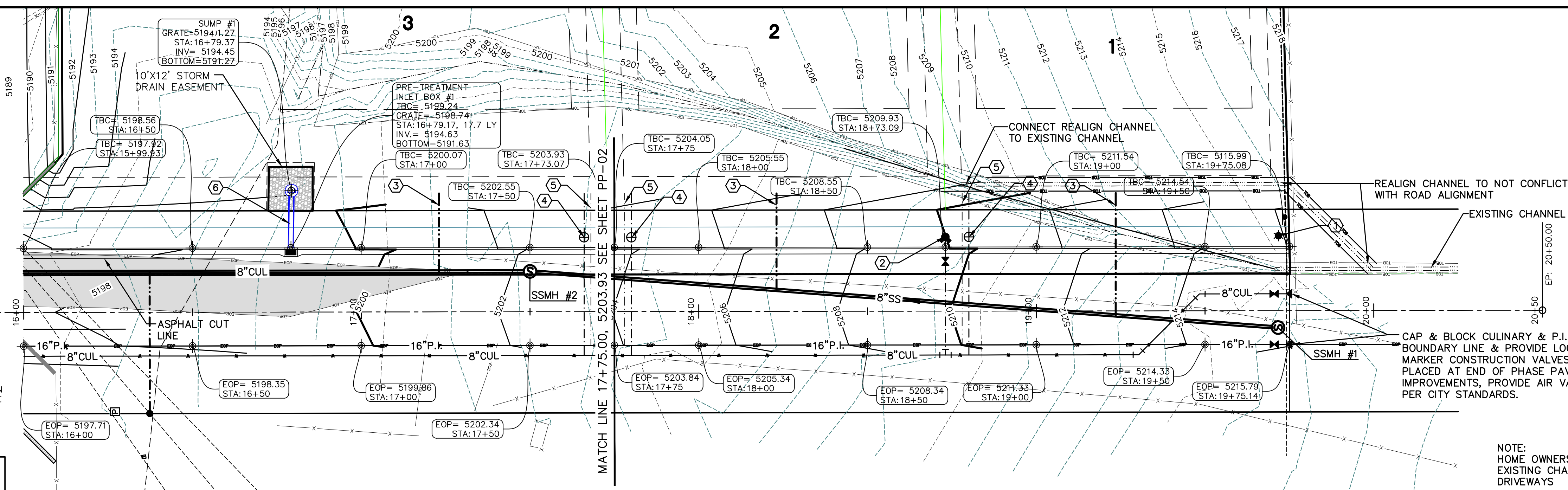
- ① CONST. STREET LIGHT AS PER CITY STANDARDS
 ② CONST. FIRE HYDRANT AS PER CITY STANDARDS
 ③ CONST. SEWER LATERAL
 ④ CONST. CULINARY WATER LATERAL W/WATER METER
 ⑤ CONST. P.I. LATERAL
 ⑥ CONST. 18.23 L.F. 15" RCP STORM DRAIN PIPE @ 1.00%

NOTE:
 NOTE TO DEVELOPER AND GENERAL CONTRACTOR:
 IT IS IMPORTANT FOR THE DEVELOPER AND THE
 GENERAL CONTRACTOR TO 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. THE DEVELOPMENT 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 STANDARDS.

NOTES TO CONTRACTOR:

- 1) 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.
- 2) 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.

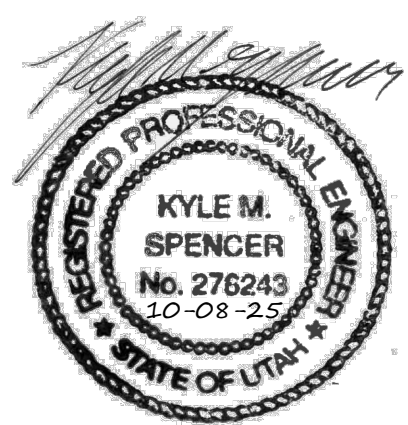
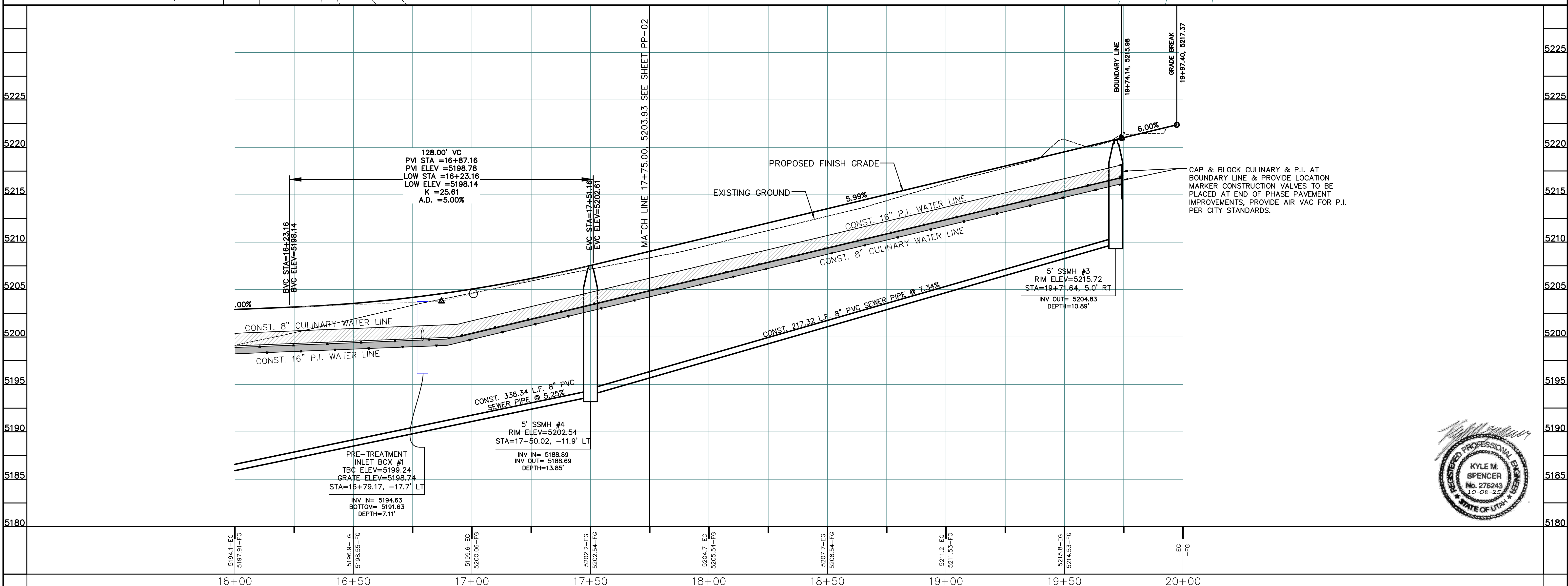
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
 ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
 AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



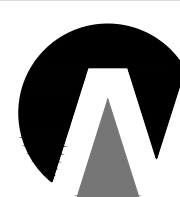
(24"x36")
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'

(11"x17")
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'

NOTE:
 HOME OWNERS TO PIPE
 EXISTING CHANNEL UNDER
 DRIVEWAYS



5	DESIGNED BY:	DATE:
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3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:



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AHLIN A BAR RANCH

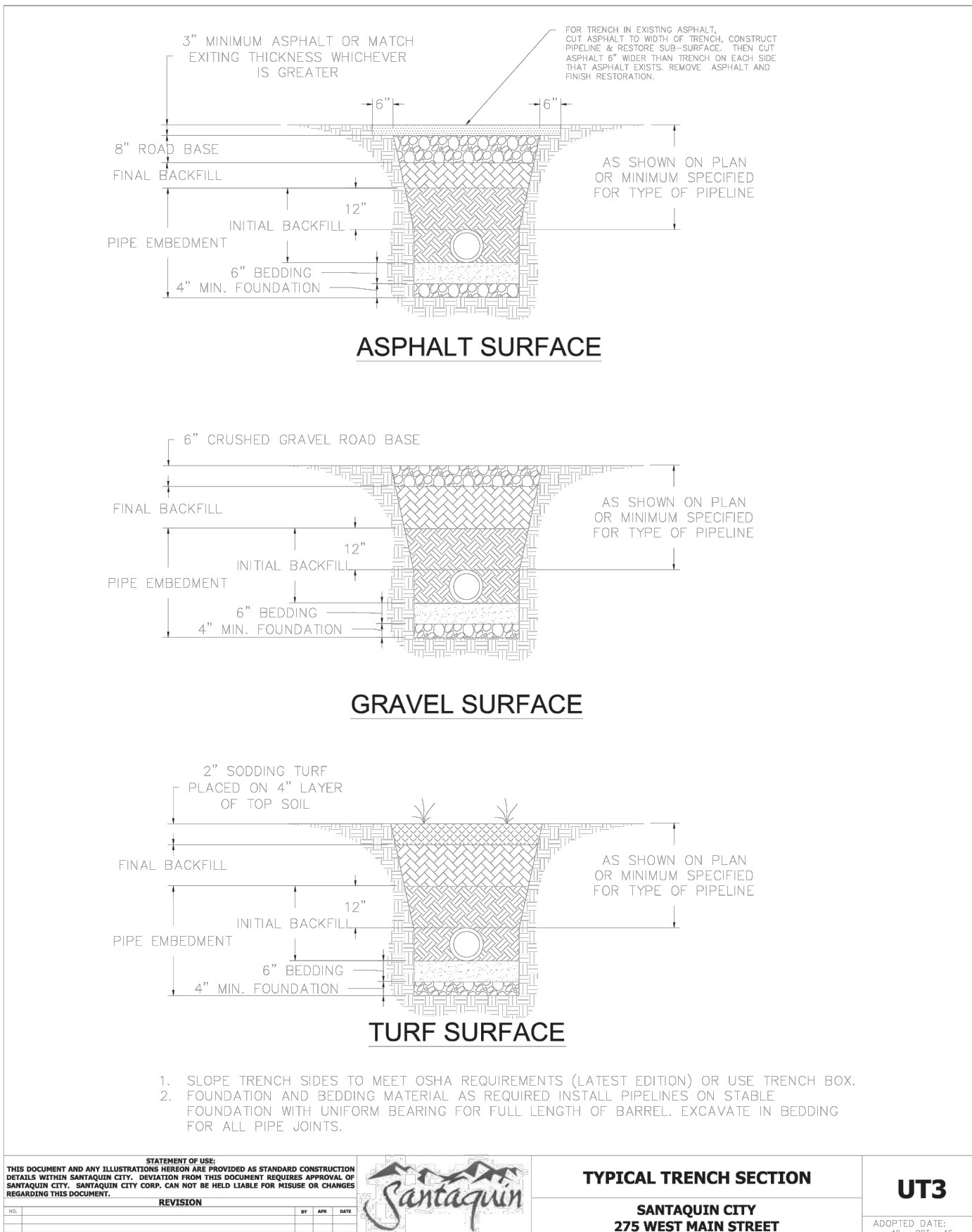
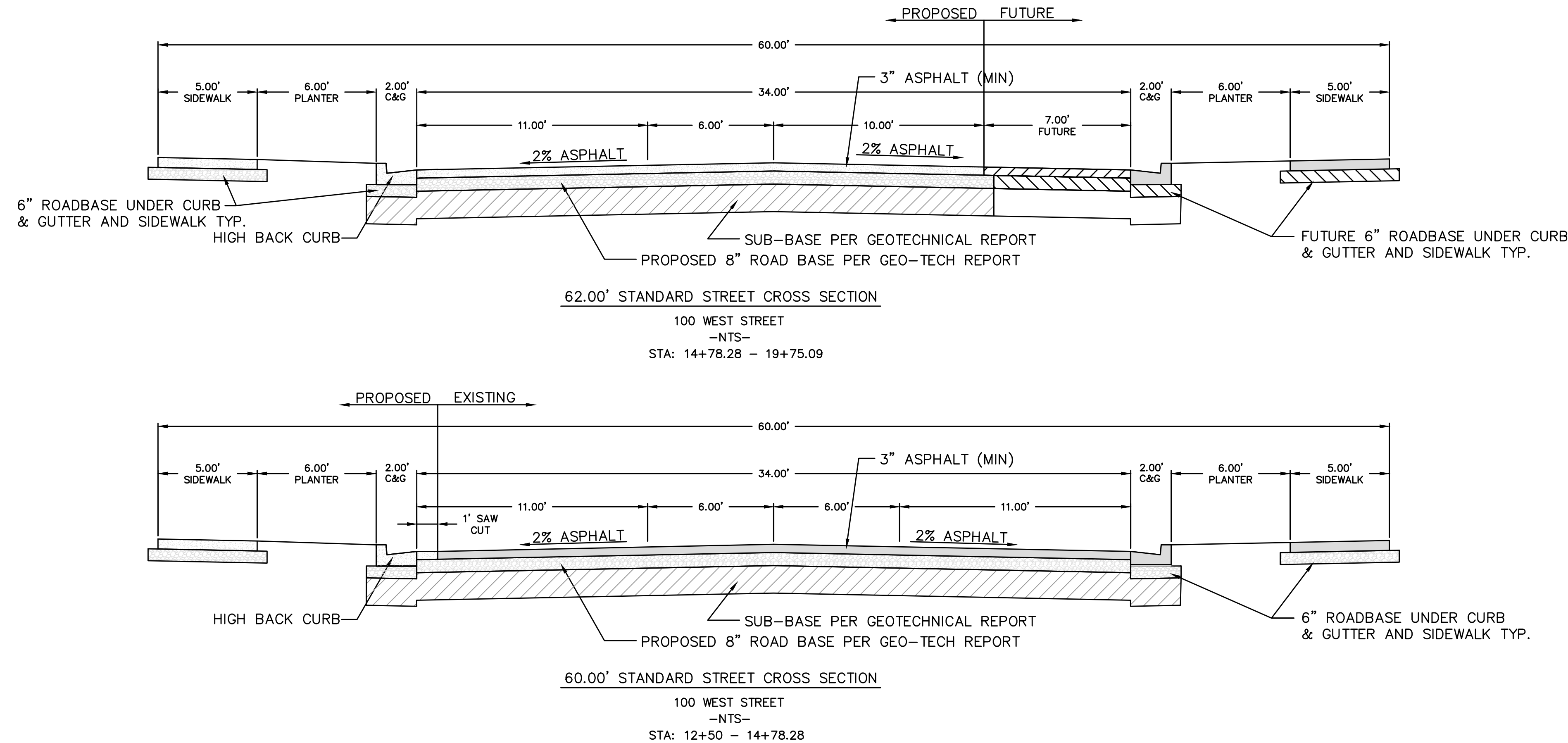
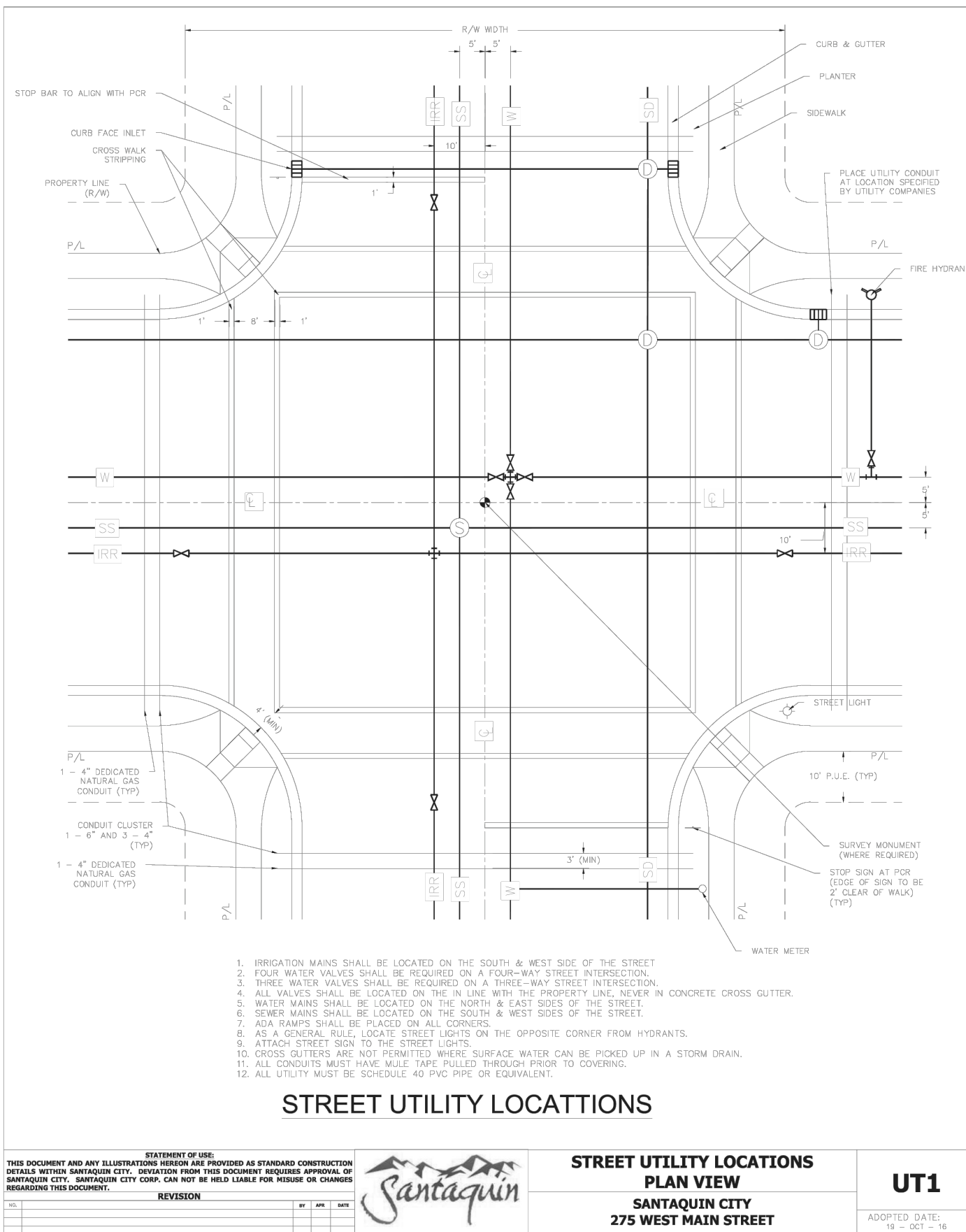
100 WEST STREET P&P STA:17+75 - 20+00

SANTAQUIN, UTAH

JOB NO.
 3-25-034

SHEET NO.
PP-03

AT SUCH A TIME THAT THE REMAINING RIGHT OF WAY IMPROVEMENTS ARE MADE, THE DEVELOPER RESPONSIBLE FOR THE REMAINING RIGHT OF WAY IMPROVEMENTS SHALL INSTALL COMPLETE ROAD SURFACING AS WELL AS APPLY A ONE INCH (1") OVERLAY TO THE ORIGINAL HALF PLUS TEN FEET (10') PORTION OF THE ROAD, BRINGING THE ENTIRE ROAD SURFACE TO THREE INCHES (3") TOTAL THICKNESS.



5			DESIGNED BY:		DATE:
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NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



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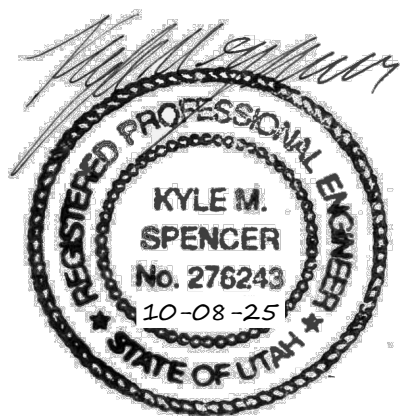
AHLIN A BAR RANCH

SANTAQUIN, UTAH

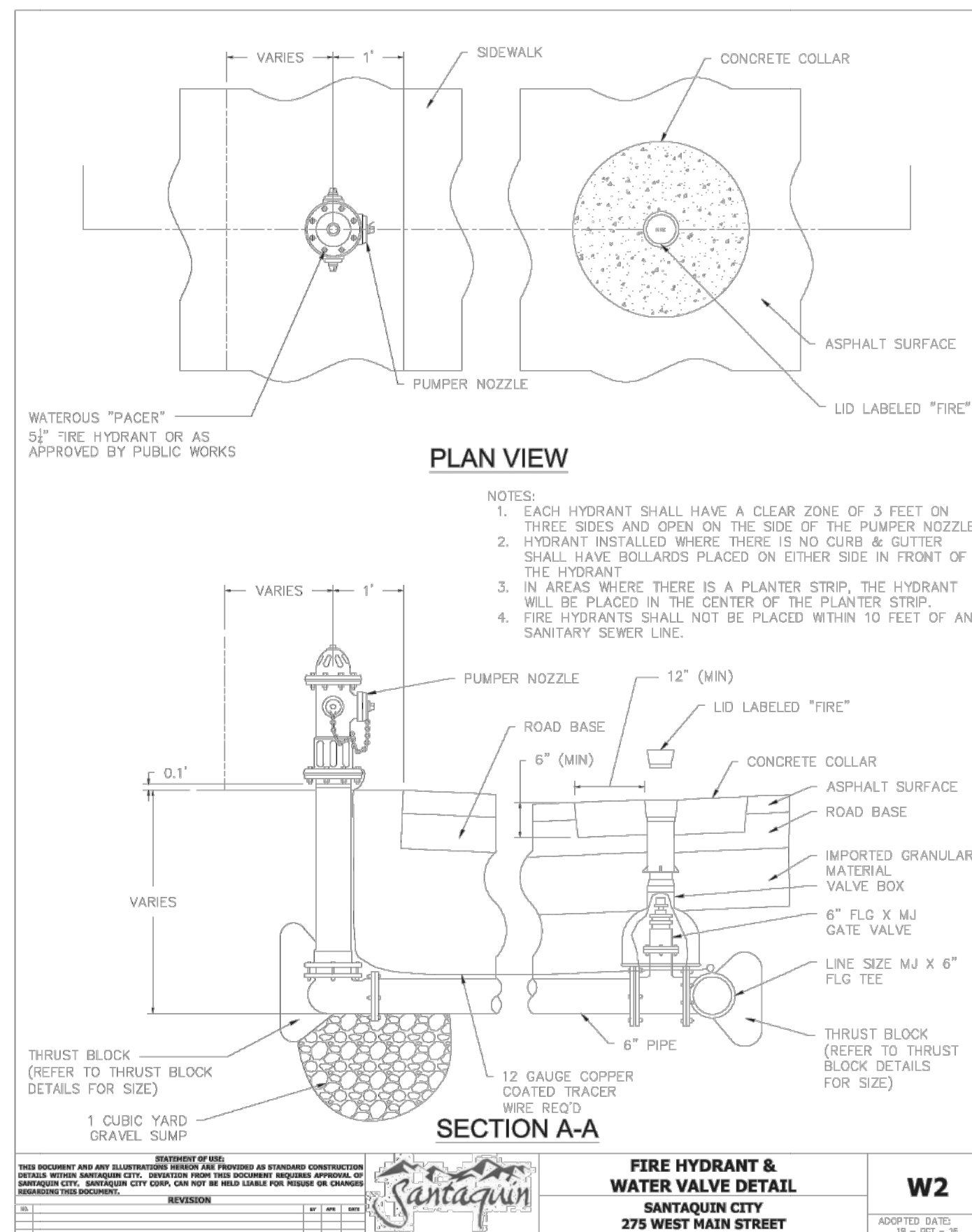
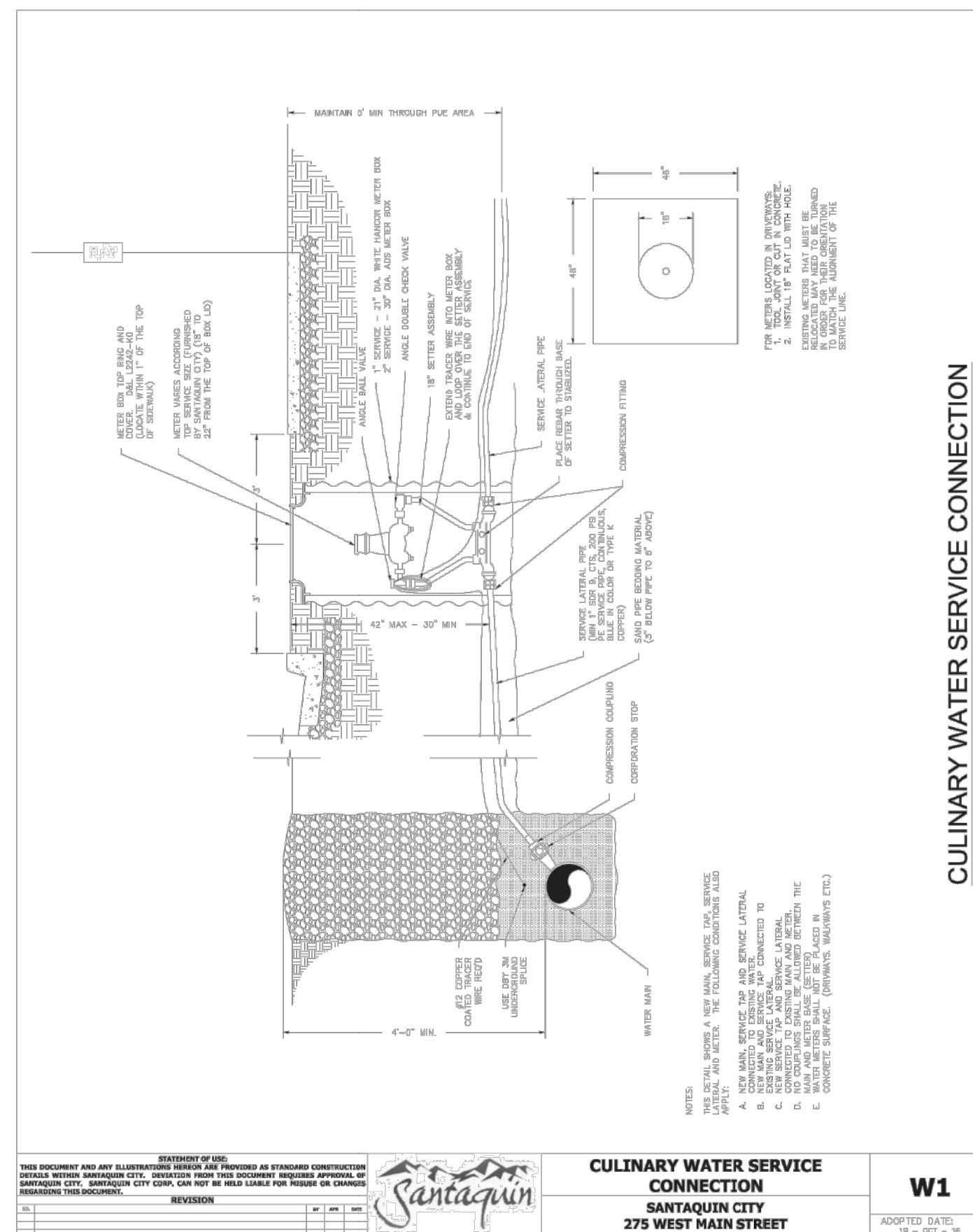
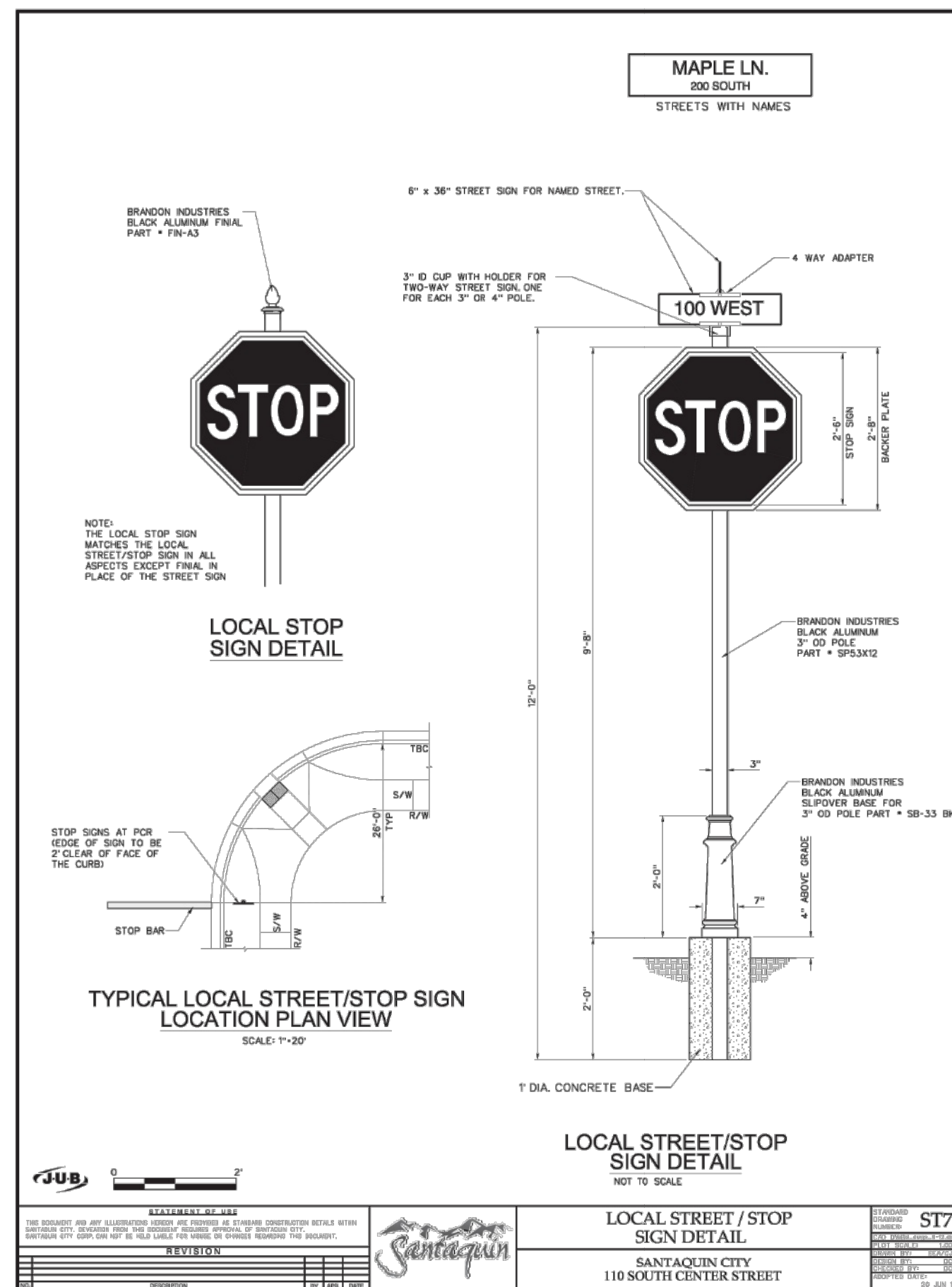
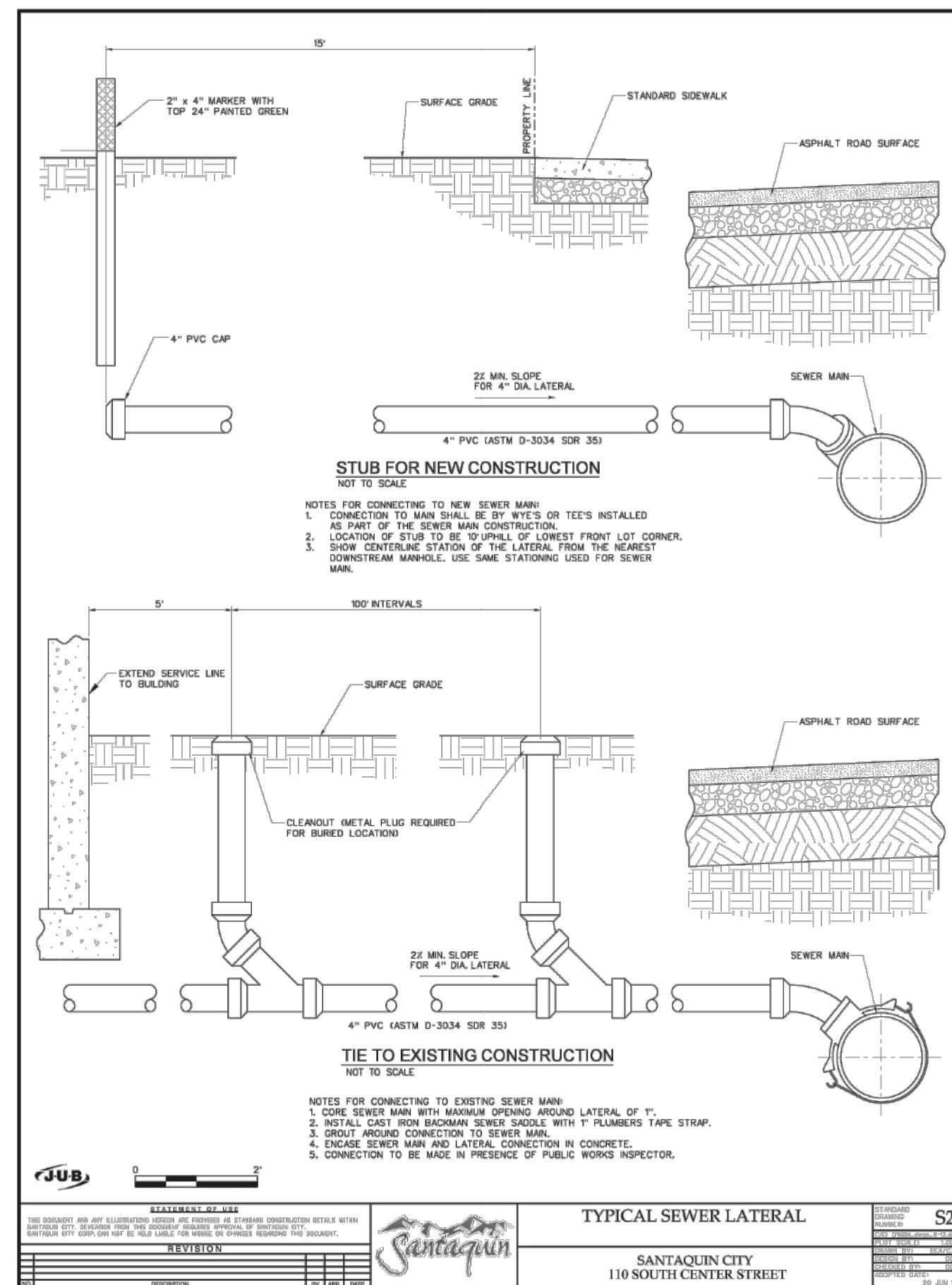
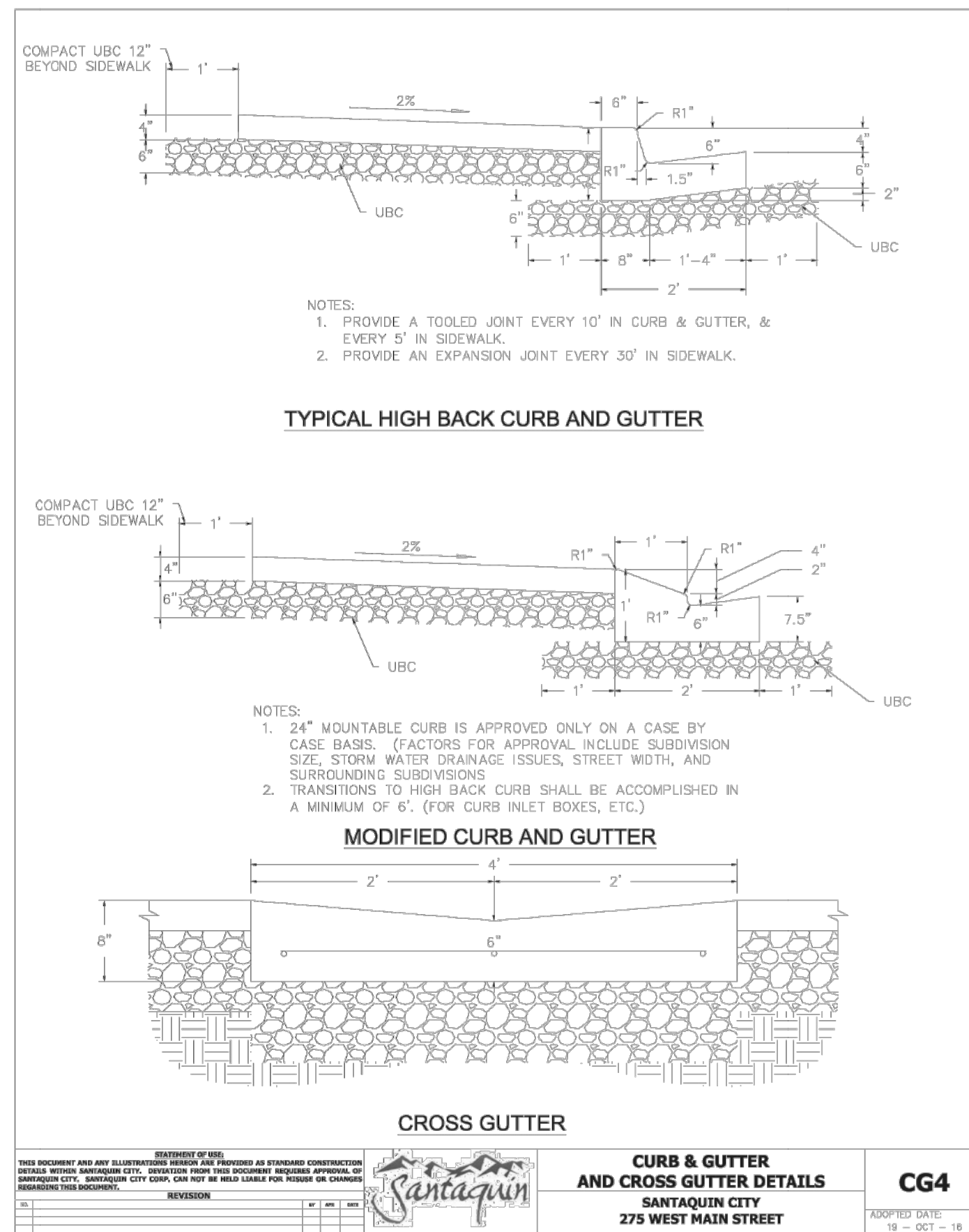
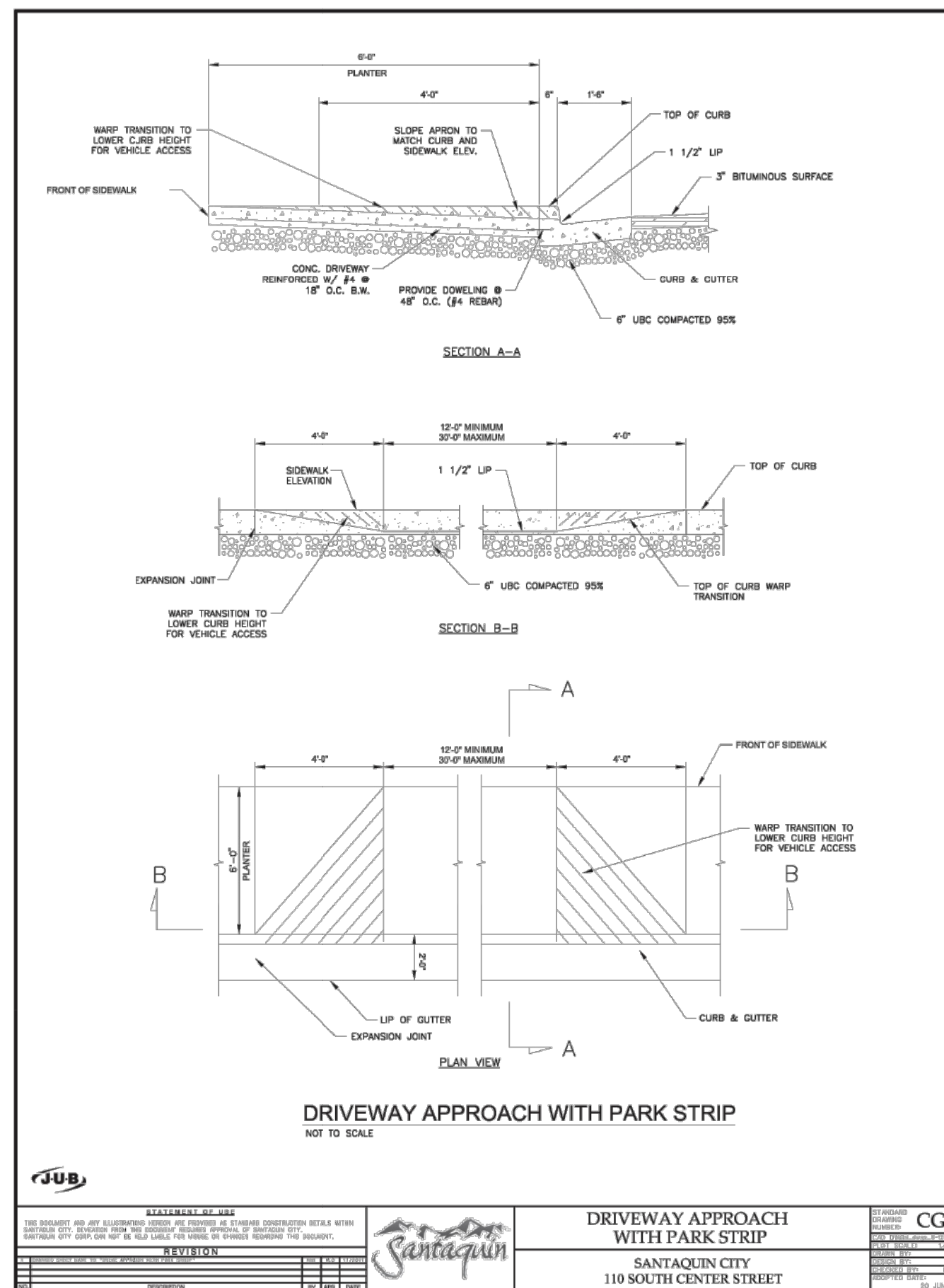
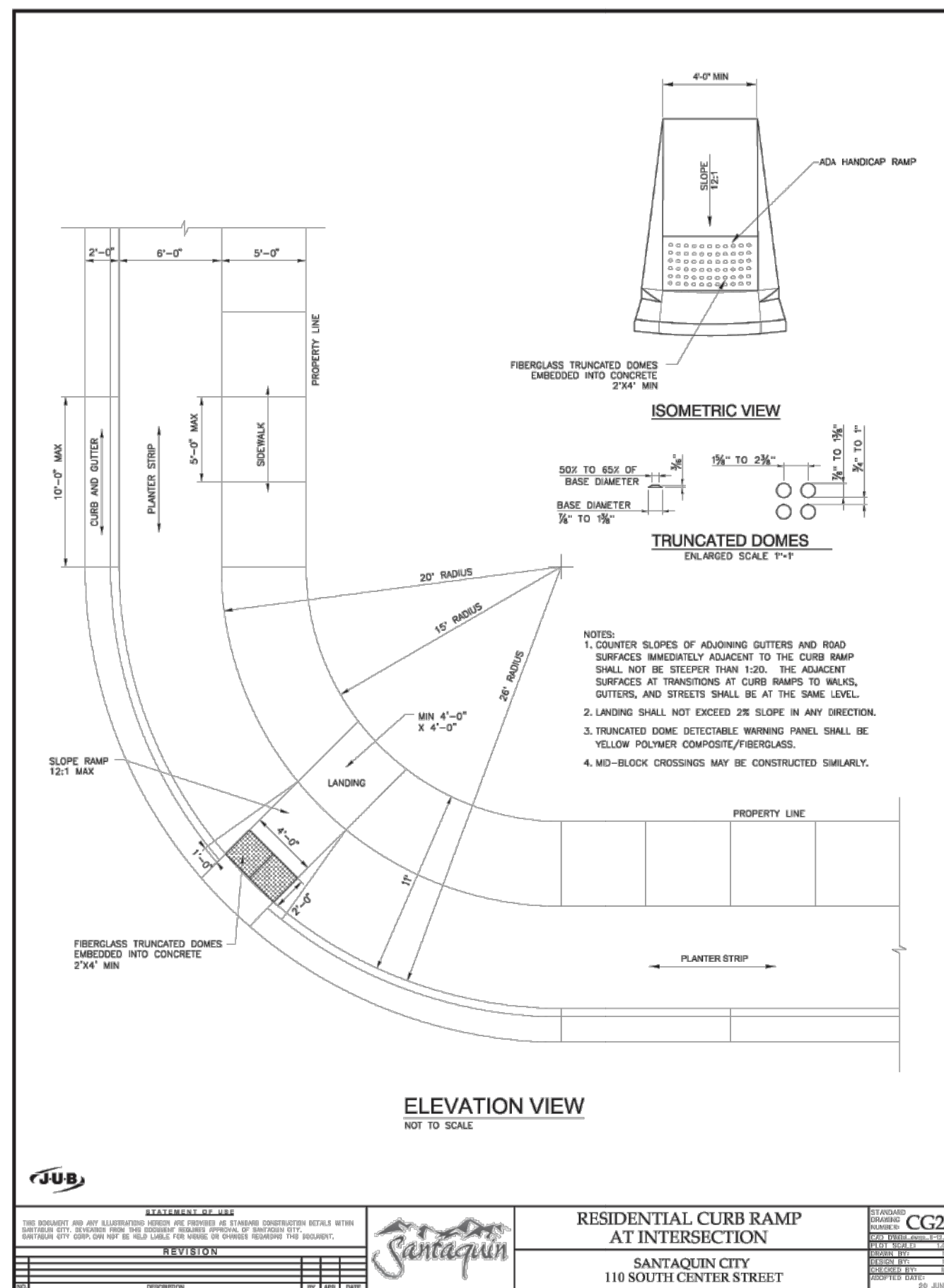
DETAILS

JOB NO.
3-25-034

SHEET NO.
DT-01



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



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5		DESIGNED BY:	DATE:
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1		REV. COGO FILE:	DATE:



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AHLIN A BAR RANCH

DETAILS
SANTAQUIN, UTAH

JOB NO.
3-25-034
SHEET NO.
DT-02



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, City Planner Aspen Elmer, Assistant City Manager Jason Bond, Fire Marshall Allen Duke and Police Lieutenant Mike Wall.

Others in Attendance: Deputy City Recorder Gwen Butters, Engineer Megan Wilson and Fire Chief Ryan Lind

NEW BUSINESS

1. Tanner Flats Phase 4 Final

A final plat review for phase 4 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

City Engineer Lundell introduced the agenda item stating that it does have primary approval and the DRC is the final review body for this application. The DRC is the final approval body for this application.

Each DRC member was given the opportunity to present questions regarding this application.

City planner Elmer stated the USPS acknowledgement is needed. Also stated was the plat sheet acceptance will need a modification removing the legislative body as the acceptors to the DRC committee. City Engineer Lundell added that the PLSS Private Land Survey Certificate will need to be included. This comes from the Utah County Surveyors Office confirming that there are no monuments on this site.

Building Official Spadafora stated that address for Lot 75 is incorrect. City Engineer Lundell acknowledged the correction needed.

Public Works Director Callaway stated that the PI should drain to the north. This would be a matter of construction to make sure it has slope enough to make this happen. City Engineer Lundell acknowledged and noted the concern.

Assistant City Manager Bond questioned if there is required fencing against the railroad tracks as it appears that they have one line intended between the first phase and the future park. City Engineer Lundell notes that this will be verified through the development agreement and states that our city code does not indicate that fencing is required.

City Engineer Lundell added that Lot 88 has an enclosure error that will need to be reviewed.

No other DRC members had comments.

Police Lieutenant Wall made a motion to approve the Tanner Flats Phase 4 Final if all the red lines are addressed. Public Works Director Callaway seconded the motion.

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

The motion passed.

2. Apple Grove Condominiums Final

A final review of a 60-unit condominium development located at approximately 1000 North 120 East

City Engineer Lundell introduced the agenda item and stated that there have been multiple revisions to the development agreement that have been previously approved by the city council. The preliminary plan was reviewed as well and received approval from the planning commission. This application includes five (5) apartment buildings with 12 units each, totaling 60 units. As per the phase sheets included, construction would begin with phase A and B, proceeding in alphanumeric order. It was stated that there were some initial review questions regarding how the site would be no phasing plan was provided. As a result, the applicants will need to address this as it was approved as a single phase.

Assistant City Manager Bond stated that the applicants will need to have the infrastructure and improvements done before they can get one Certificate of Occupancy. It is typically anticipated that one building will be completed and a C of O issued. It was encouraged that the applicant complete each phase so that a C of O may be issued while they are working on another building.

Applicant, Kyle Spencer from Northern Engineering asked for confirmation whether the packet included SP-01 (landscaping.) It was confirmed that it did. He explained SP-01 on the South side of building C. It was stated that the buildings will be numbered as A-E and confirmed that the plan is to construct in alphanumeric order. It was explained that, as the preliminary plan and final condo plats were prepared, each building stands on it's own plat. To amend a condo plat creates the need to "start over" and it was decided to keep each building within it's own plat. Phase A, the parking lot and the basic infrastructure is already built, including a portion of covered parking. The intent was to have building A and B concurrently together because the infrastructure is in place. When constructing building C, the plan is to complete the infrastructure, including sewer, water, parking lot, asphalt, curb, gutter and landscaping. It was noted that portions of the storm drain system had been installed with previous phases. Construction on building D and E will follow.

Assistant City Manager Bond states that the plan shows the outline for the parking lot and inquires what the plan is for the landscaping and amenities and states that more clarification is needed.

Building official Spadafora questioned if the development agreement indicates when the amenities must go in. Assistant City Manager Bond believes that it was not indicated within the development agreement.

Applicant Spencer refers to item LS-01 as its intent was to show the plan. Assistant City Manager Bond states that the phasing must be consistent in order to be able to issue C of O. Applicant Spencer stated understanding. John Caldwell from Revere Homes noted that this was the intent of each separate plat for each building, stating that each are stand-alone phases and will be recorded as separate plats. Assistant City Manager Bond questioned if what was being viewed is reflective of the plats being discussed. City Engineer Lundell confirmed that it was.

Discussion between Assistant City Manager Bond and Applicant Spencer continued in an effort to understand the building phases, including the plan for dumpster enclosures. Assistant City Manager Bond then questioned if there was a phasing plan with the preliminary review. City Engineer Lundell stated that it was not the typical phasing plan and was not as clear as plans submitted in the past.

City Planner Elmer referred to the landscaping sheet and stated the rule regarding grass areas cannot be less than 8 feet wide at its narrowest point. This plan shows a strip around the retention pond that needs to be adjusted. City Engineer Lundell included that this rule may impact some of the grass areas in front of the buildings as well. Assistant City Manager Bond gave design suggestions regarding these grass areas that may be more appealing and livable for residents.

City Planner Elmer states that this plan needs a PLS certificate and USPS acknowledgement. Also noted was that, throughout the entire plan, the sheets say “preliminary” when they should say “final.”

Building Official Spadafora notes that the addresses for each building and unit were completed, however they are not being reflected on the sheets being reviewed and will need to be included in the plat sheets. City Engineer Lundell confirmed that addressing will be coming off of 120 East because this is where the frontage is.

Public Works Director Callaway, indicated that a sewer lateral going to building B was not shown. Applicant Spencer confirmed that it will be coming off of 120 East. City Engineer Lundell notes that, because building of the surrounding area began 5+ years ago, a sewer lateral has been built and verification is needed to confirm that it is going to that property.

Fire Marshall Duke presented a concern that, based on the current plan, fire apparatus may not be able to back out of the property and that a space to turn around may be needed. It was suggested that a compacted road be laid to manage the weight and aid the proposed turnaround. Building Official Spadafora questioned if the fire riser room locations were an issue. Fire Marshall Duke confirmed that they were satisfactorily located. Fire Chief Lind agreed and gave a suggestion in regards to the turnaround noting that if a road through the property were extended, it would be also useful for staging and delivery of materials.

Assistant City Manager Bond reminded the applicant that staging of materials cannot be done on 120 East as it will affect the residents and their building process.

City Engineer Lundell listed the red line items that need addressing and added that the plat sheets need to include space for the city engineers to stamp. Clarification is also needed in regard to the size of the concrete pad for the pickle ball court. The current plan shows the planned striping and the actual pad size needs to be on the site plan.

Assistant City Manager Bond states that, due to the red lines and proposed changes, it is unclear on what phase of the project could be approved. City Engineer Lundell indicated that each phase will need to be individually presented for approval and suggests a motion to table the review until the changes can be made. Assistant City Manager Bond agrees.

Assistant City Manager Bond made a motion to table the application for the Apple Grove Condominiums Final and suggests that each phase be submitted for review. Building Official Randy Spadafora seconded the motion.

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

The motion passed.

MEETING MINUTES APPROVAL

3. October 28, 2025

City Planner Aspen Elmer made a motion to approve the DRC meeting minutes from October 28, 2025. Fire Marshall Allen Duke seconded the motion.

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

The motion passed.

ADJOURNMENT

Engineer Jon Lundell made a motion to adjourn the meeting.

The meeting was adjourned at 10:33 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder