



DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 22, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Bella Vista Preliminary Subdivision Plan

A preliminary plan review of a 122-lot subdivision located at approximately 400 E. 610 N.

2. 130 S. St. Church 2-lot Preliminary Subdivision Plan

A preliminary plan review of a 2-lot subdivision located at approximately 130 S. Highland Drive.

MEETING MINUTES APPROVAL

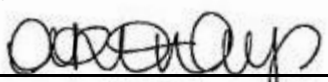
3. July 8th, 2025

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:


Amalie R. Ottley, City Recorder

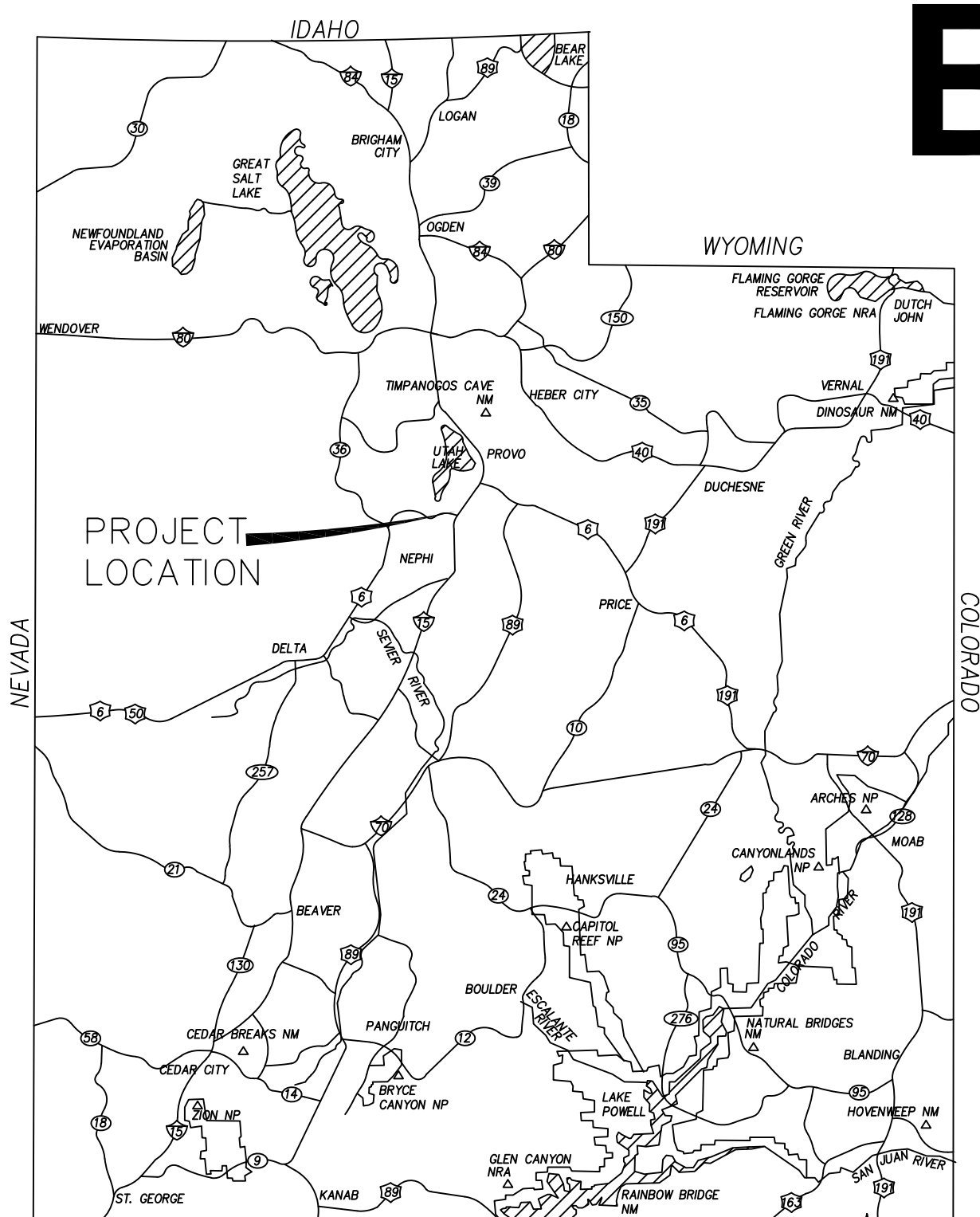
SITE DEVELOPMENT CONSTRUCTION PLANS

BELLA VISTA SUBDIVISION

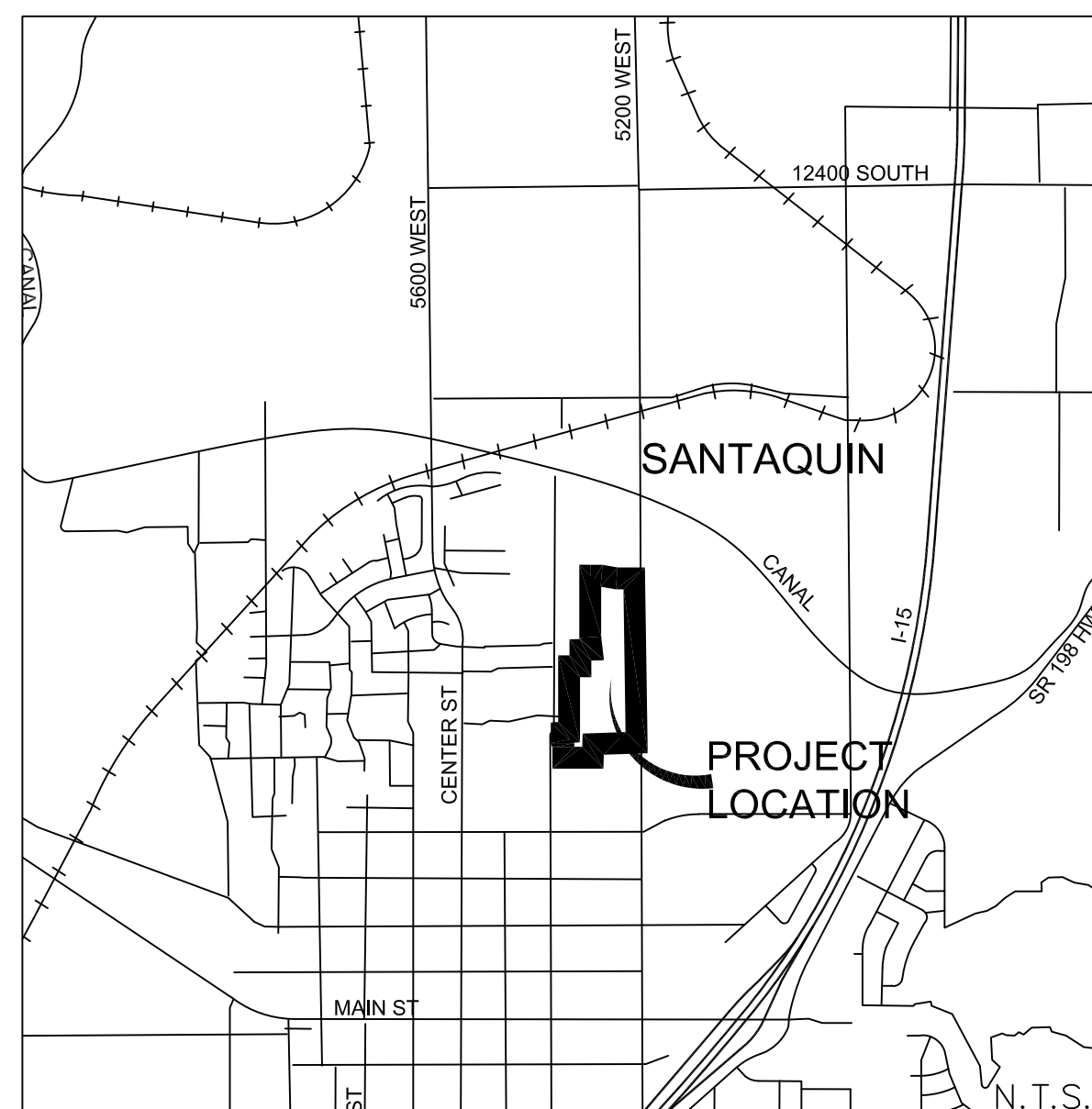
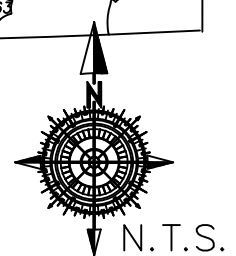
LOCATION

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

PRELIMINARY
JULY 2, 2025

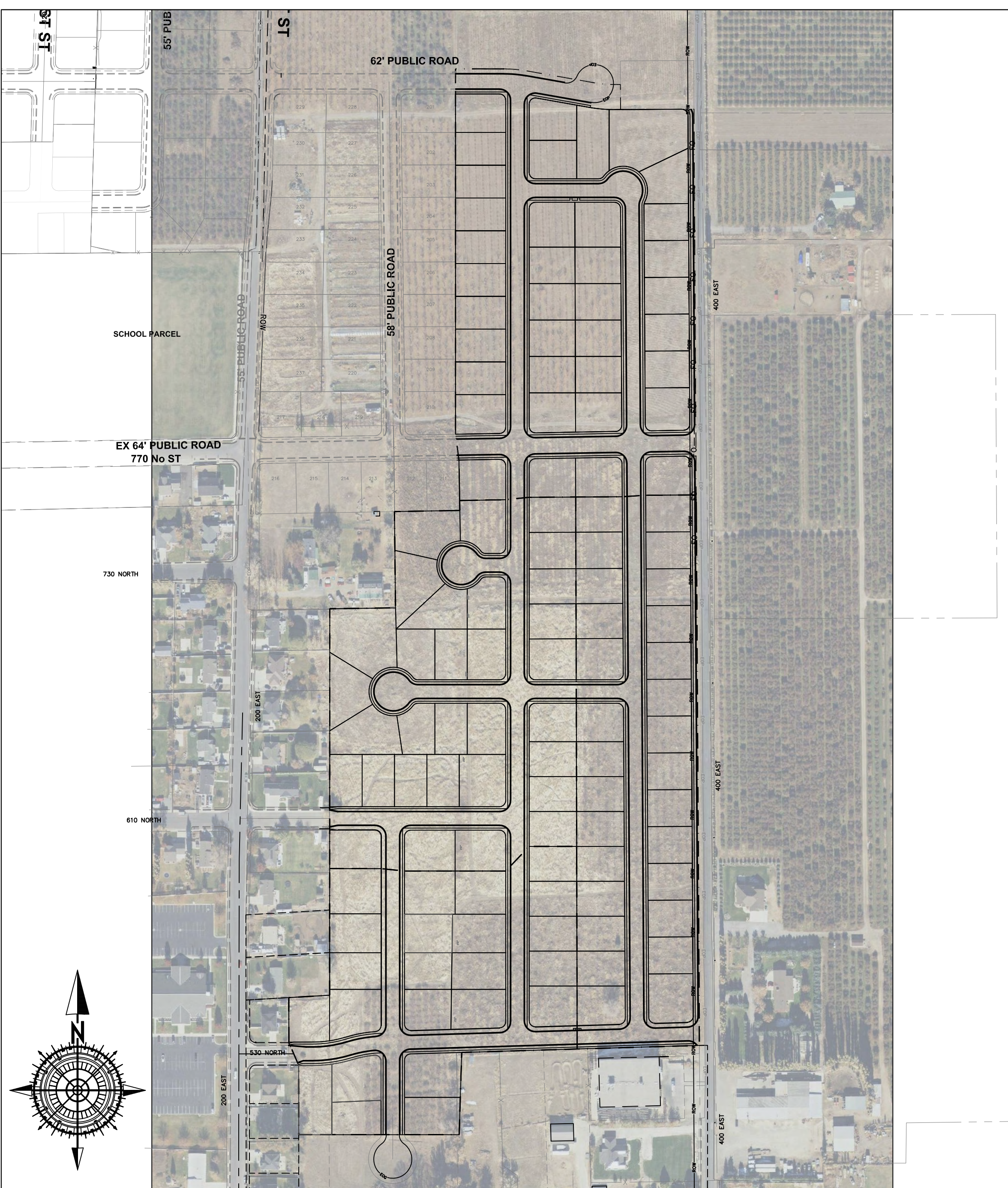


VICINITY MAP



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

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



N.T.S.

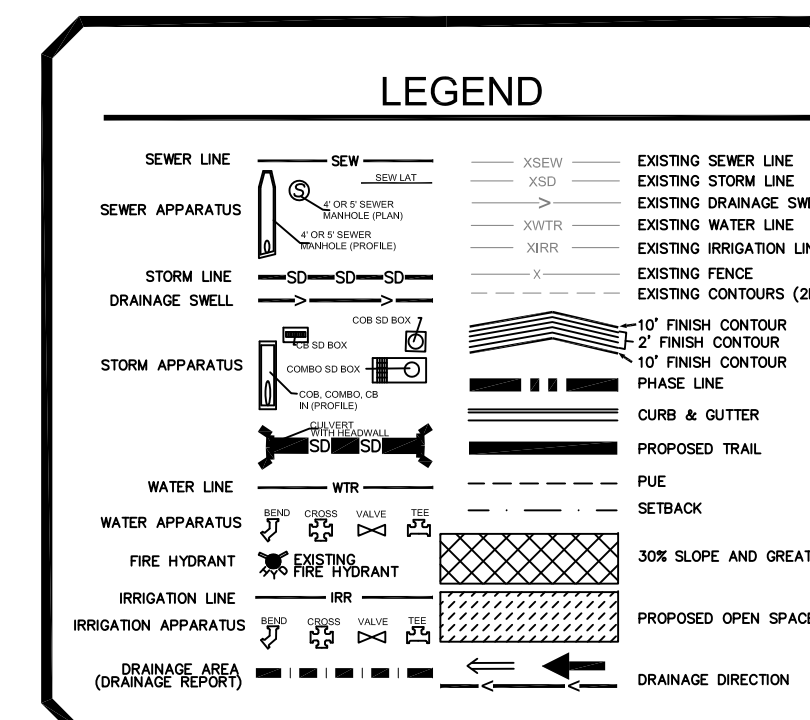
OVERALL BOUNDARY DESCRIPTION:
 BEGINNING at a point that is N 89°32'33" E 2,038.92 feet along the quarter section line and N 00°00'03" W 447.82 feet from the West Quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 119.26 feet, to a point on a 331.00' radius curve to the right, thence along arc of said curve 557.77 feet through a delta of 10°00'00" (chord bears S 85°00'00" E 57.70 feet), thence S 80°00'00" E 169.62 feet to a point on a 269.00' radius curve to the left, thence along arc of said curve 48.47' through a delta of 10°19'23" (chord bears S 00°59'42" E 48.40 feet), thence N 89°40'37" E 15.42 feet, thence S 00°19'44" E 62.02 feet, thence N 89°40'16" E 181.50 feet, thence S 00°19'44" E 231.69 feet, thence S 88°18'35" W 587.45 feet, thence S 01°48'51" W 203.32 feet, thence West 396.35 feet, thence N 00°04'24" W 171.75 feet, thence N 23°19'12" W 60.95 feet, thence N 00°04'26" W 111.01 feet, thence N 86°41'06" E 100.92 feet, thence N 00°01'56" E 593.22 feet, thence N 00°01'53 E 362.01 feet, thence N 89°19'18" E 156.57 feet, thence N 89°40'16" E 5.90 feet, thence N 00°40'59" W 238.01 feet, thence N 88°59'59" E 161.72 feet, thence N 01°00'11" W 124.53 feet, thence N 07°35'03" W 64.42 feet, thence N 00°00'03" W 902.78 feet to the point of BEGINNING. Parcel contains 43.38 ac.

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

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

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

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



| REVISIONS | | | |
|-----------|-------------|------|-----------------|
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| | | | |
| # | DESCRIPTION | DATE | SHEETS AFFECTED |

| INDEX OF SHEETS | |
|-----------------|---------------------------------------|
| 1 | TITLE SHEET |
| 1A | PROJECT NOTES |
| | BOUNDARY SURVEY |
| | PLATS |
| 2 | EXISTING CONDITIONS/DEMOLITION PLAN |
| 3A | OVERALL SITE PLAN |
| 3B | OVERALL SITE PLAN DIMENSIONS |
| 4 | OVERALL PHASE PLAN |
| | |
| G1-G7 | GRADING SHEETS (1"=30') |
| | |
| U1 | CULINARY WATER UTILITY PLAN |
| U2 | SANITARY SEWER UTILITY PLAN |
| U3 | STORM WATER UTILITY PLAN |
| U4 | IRRIGATION UTILITY PLAN |
| | |
| DRAIN | SITE DRAINAGE PLAN |
| | |
| SS1 | LIGHTING / SIGNAGE /STRIPING PLAN |
| | |
| PP1 | ROYAL LAND DRIVE |
| PP2 | 300 EAST STREET |
| PP3 | 300 EAST STREET |
| PP4 | 300 EAST STREET |
| PP5 | 360 EAST STREET |
| PP6 | 360 EAST STREET |
| PP7 | 360 EAST STREET |
| PP8 | 360 EAST STREET |
| PP9 | 610 NORTH/530 NORTH STREET |
| PP10 | 610 NORTH STREET |
| PP11 | 250 EAST STREET |
| PP12 | 680 NORTH 710 NORTH STREET |
| PP13 | 400 EAST STREET |
| PP14 | 400 EAST STREET |
| PP15 | 800 NORTH STREET |
| | |
| | |
| | |
| SWPPP | STORM WATER POLLUTION PREVENTION PLAN |
| ER1-ER2 | EROSION CONTROL NOTES AND DETAILS |
| | |
| D1 | STREET DETAILS |
| D2 | SANITARY SEWER DETAILS |
| D3 | CULINARY WATER DETAILS |
| D4 | STORM WATER DETAILS |
| D5 | PRESSURIZED IRRIGATION DETAILS |
| D6 | STREET LIGHT AND SIGNAGE DETAILS |



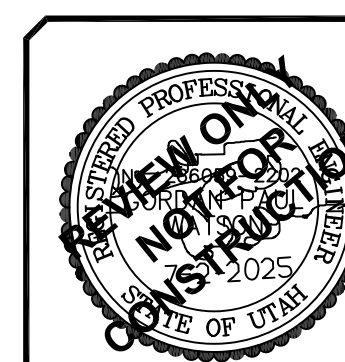
GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT



SHEET NO. 1

SHEET NO. **1/2**

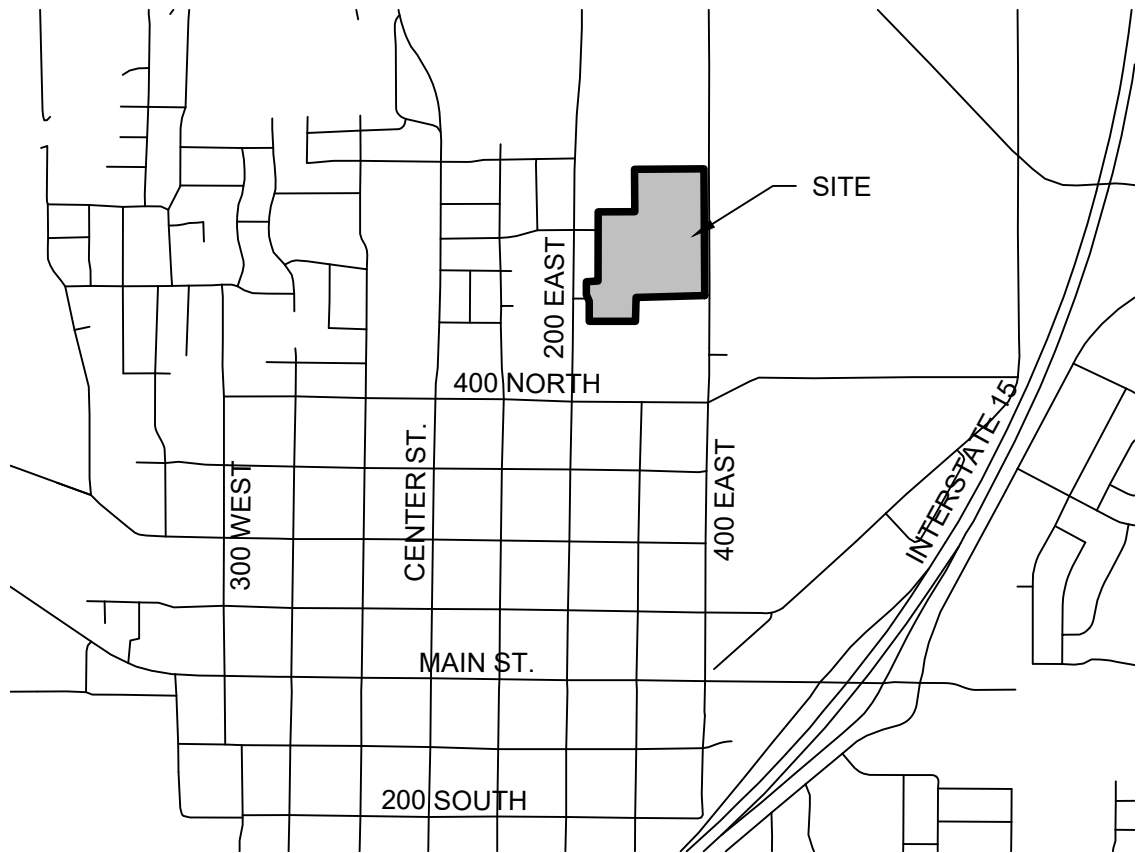


PARCEL 3:
Commencing North 439.65 feet and West 934.22 feet from the South quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°01'53" East 344.59 feet; thence South 86°41'06" West 100.92 feet; thence South 00°04'26" East 111.03 feet; thence South 23°19'12" East 60.95 feet; thence South 00°04'24" East 171.75 feet; thence East 76.07 feet to the point of beginning.

Beginning at a point lying 16.5 feet perpendicularly distant Westerly from the North-South Quarter Section line of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, said point lies North 660.170 feet (Basis of bearings is North 0°19'44" West, between the South Quarter Section line and the North-South Quarter Section line) to the Corner of Section 34, T8S, R1E; said point 20.250 feet from the South Quarter Section line of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and running thence South 88°15'45" West 587.450 feet; thence South 01°49'51" West 203.320 feet; thence West 396.350 feet to the East Line of Peach Tree Estates Plat A; thence along said East Line the following (courses): 1) North 00°04'24" West 171.573 feet; 2) South 23°19'12" West 60.950 feet; 3) North 00°04'26" West 111.010 feet; thence North 88°41'06" West 100.8919 feet; thence North 00°01'53" East 593.174 feet along the East Line and East Line extended of Cherry Orchard Estates Plat G; thence North 89°40'16" East 100.0000 feet; thence North 00°01'53" East 595.0000 feet to the East Line of Peach Tree Estates Plat A; thence along said East Line 16.5 feet perpendicularly distant Westerly from said North-South Quarter Section line; thence along said 16.5 feet perpendicularly distant Westerly line South 01°19'44" East 1085.429 feet to the point of beginning.

Property contains 22.457 acres.

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



VICINITY MAP

AREA

22.457 ACRES MORE OR LESS

ZONING

NOT PROVIDED BY TITLE COMMITMENT

BASIS OF BEARING

NORTH 0°19'44" WEST - BEING THE NORTH-SOUTH QUARTER SECTION LINE
BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF
SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

FLOOD INSURANCE DATA

PER THE FEMA WEBSITE, FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARDS FOR THE SUBJECT PROPERTY. THEREFORE A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME

PARKING STALLS

NO PARKING STALLS WERE OBSERVED AT TIME OF SURVEY

SURVEYORS COMMENTS

1. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED SOLELY ON SUPPLIED DOCUMENTATION SHOWN IN A PRELIMINARY TITLE REPORT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 101763-CAF, EFFECTIVE DATE MARCH 21, 2018, AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY OR MAY NOT BE OF PUBLIC RECORD THAT MIGHT AFFECT THE PROPERTY SHOWN ON THIS SURVEY.
2. ADDRESS:
SANTAQUIN CITY, UTAH COUNTY, UTAH
3. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, AND NO IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. IMPROVEMENTS SHOWN REPRESENT SITE CONDITIONS AT TIME OF SURVEY, BUT MAY BE SUBJECT TO CHANGE.
4. SUBJECT PROPERTY HAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
5. THE SURVEYOR RELIED ON A COMMITMENT FOR TITLE INSURANCE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 101763-CAF, EFFECTIVE DATE MARCH 21, 2018, AND DID NOT RESEARCH CHAIN OF TITLE OR SENIOR RIGHTS.
6. THE SURVEYOR MADE A PRUDENT ATTEMPT TO DISCLOSE ALL RECORD EASEMENTS SHOWN ON SAID COMMITMENT FOR TITLE INSURANCE AS WELL AS LOCATING VISIBLE UTILITY STRUCTURES AND OTHER STRUCTURES BUT DOES NOT WARRANT THEM TO BE ALL INCLUSIVE.
7. A PORTION OF THE PROPERTY HAS ACCESS TO 610 NORTH STREET, 530 NORTH STREET & 400 EAST STREET (PUBLIC STREETS)
8. NEAREST INTERSECTING STREETS SHOWN ON PLANS
9. TAX PARCEL NUMBER: 29-041-0097, 29-041-0096 & 29-041-0146
10. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, VISIBLE STRUCTURES AND BLUE STAKE GROUND MARKINGS, THEREFORE LOCATIONS SHOWN HEREON ARE APPROXIMATE

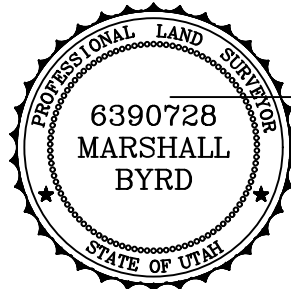
NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/NSPS SURVEY TO SHOW ALL IMPROVEMENTS AND STRUCTURES RELATIVE TO BOUNDARY LINES.

SURVEYOR'S CERTIFICATE

TO: CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION DBA OAKWOOD HOMES
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 24, 2018.



MARSHALL D. BYRD P.L.S. 6390728
STATE OF UTAH
PERIGEE CONSULTING
9089 SOUTH 1300 WEST SUITE 160
WEST JORDAN, UTAH 84088

SCHEDULE "B" ITEMS

3. a) Taxes or assessments that are not shown to existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be ascertained by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, of adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. a) Unpatented mining claims; b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; c) water rights, claims or title to water, whether or not the matters excepted under a), b), or c) are shown by the Public Records.
6. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2018 are accruing as a lien, not yet due and payable under Parcel No. 29-041-0097.
Taxes for 2017 are a lien past due and payable in the amount of \$113.68, plus penalties and interest under Parcel No. 29-041-0097. (affects Parcel 1)
10. Taxes for the year 2018 are accruing as a lien, not yet due and payable under Parcel No. 29-041-0096.
Taxes for 2017 are a lien past due and payable in the amount of \$2,382.23, plus penalties and interest under Parcel No. 29-041-0096. (affects Parcel 2)
11. Taxes for the year 2018 are accruing as a lien, not yet due and payable under Parcel No. 29-041-0146.
Taxes for 2017 are a lien past due and payable in the amount of \$202.14, plus penalties and interest under Parcel No. 29-041-0146. (affects Parcel 3)
12. The herein described property is located within the boundaries of Santaquin City, Utah County, Central Utah Water Conservancy District, Wasatch Mental Health Special Service District, South Utah Valley Animal Special Service District, Santaquin Special Service District, Utah Valley Dispatch Special Service District and Santaquin SSD for Road Maintenance, and is subject to any and all charges and assessments levied thereunder.
13. Resolution 11-01-2004 to Create the Santaquin City, Utah Special Improvement District No. 2004-1, recorded November 22, 2004 as Entry No. 131626:2004
14. Notice of Impending Boundary Action - Santaquin Community Development and Renewal Agency, recorded December 8, 2010 as Entry No. 106902:2010.
Ordinance No. 11-02-2010 Approving the Creation of a Community Development and Renewal Agency, recorded December 8, 2010 as Entry No. 106903:2010.
15. Minerals of whatever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
16. Claim, right, title or interest to water or water rights whether or not shown by the public records.
17. Warranty Deed and Agreements for Easement and Right of Way by and between Wilber E. Shaw and Blanche B. Shaw, husband and wife and W. K. Degraffennied, also known as Willard K. Degraffennied and Ellen W. Degraffennied, husband and wife and Donald O. Armstrong and Alice Armstrong, husband and wife, dated November 23, 1955 and recorded November 26, 1955 as Entry No. 15678 in Book 698 at Page 299.
18. Right-of-Way Easement in favor of Santaquin City Corporation for a construction easement and perpetual easement over, across, under and through said property, recorded December 14, 1993 as Entry No. 91385 in Book 3322 at Page 294.
19. Right of Entry Agreement between Vern Alma Stratton and Pamela K. Stratton and Santaquin City for the construction and maintenance of a sewer line, dated February 24, 1994 and recorded February 28, 1994 as Entry No. 16466 in Book 3379 at Page 333.
20. Notwithstanding those items described herein-above, the land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.
21. Rights of tenants in possession, as tenants only, under unrecorded leases.
22. Taxes for 2017 are a lien past due and payable in the amount of \$113.68, plus penalties and interest under Parcel No. 29-041-0097. (affects Parcel 1)
Taxes for 2017 are a lien past due and payable in the amount of \$2,382.23, plus penalties and interest under Parcel No. 29-041-0096. (affects Parcel 2)
Taxes for 2017 are a lien past due and payable in the amount of \$202.14, plus penalties and interest under Parcel No. 29-041-0146. (affects Parcel 3)

SCHEDULE "B" NOTES

- | | |
|-------------|--|
| ITEMS 1-16: | INFORMATION / BLANKET |
| ITEM 17: | AFFECTS - PLOTTED, SHOWN ON SHEET 2 |
| ITEM 18: | AFFECTS - PLOTTED, SHOWN ON SHEET 2 |
| ITEM 19: | AFFECTS - PLOTTED, SHOWN ON SHEET 2 - RECORDED DOCUMENT APPEARS TO CONTAIN A TYPOGRAPHICAL ERROR. THE RECORDED DESCRIPTION IS INCONSISTANT WITH THE APPARENT INTENT OF THE EASEMENT SHOWN IN THE RECORDED DEED. THE RECORDED DESCRIPTION HEREON, SURVEYOR PLotted TO THE FIELD, SHALL BE FROM NORTH 87°43'37" WEST TO NORTH 87°43'37" EAST, WHICH MATCHED A PORTION OF THE SEWER IMPROVEMENTS FOUND IN THE FIELD. TITLE TO CONFIRM |
| ITEM 20: | AFFECTS PER TITLE REPORT, BLANKET |
| ITEM 21: | AFFECTS PER TITLE REPORT, NOT SURVEY RELATED |
| ITEM 22: | AFFECTS PER TITLE REPORT, NOT SURVEY RELATED |

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9089 SOUTH 1300 WEST, SUITE 160
WEST JORDAN, UT 84088
TEL 801.590.6611 FAX 801.590.6611
WWW.PERIGEECIVIL.COM

| | |
|---------------|------|
| CITY ENGINEER | DATE |
|---------------|------|

[illegible]

| | | | |
|-----------------|-------------|------------------|------|
| DESIGNED BY: MB | | DATE: | REV: |
| OWN BY: | CKD BY: | SOLICITATION NO: | |
| SUBMITTED BY: | | CONTRACT NO: | |
| FILE NAME: | | | |
| SIZE: | PLOTTED BY: | PLOT DATE: | |
| ANS/D | | | |

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

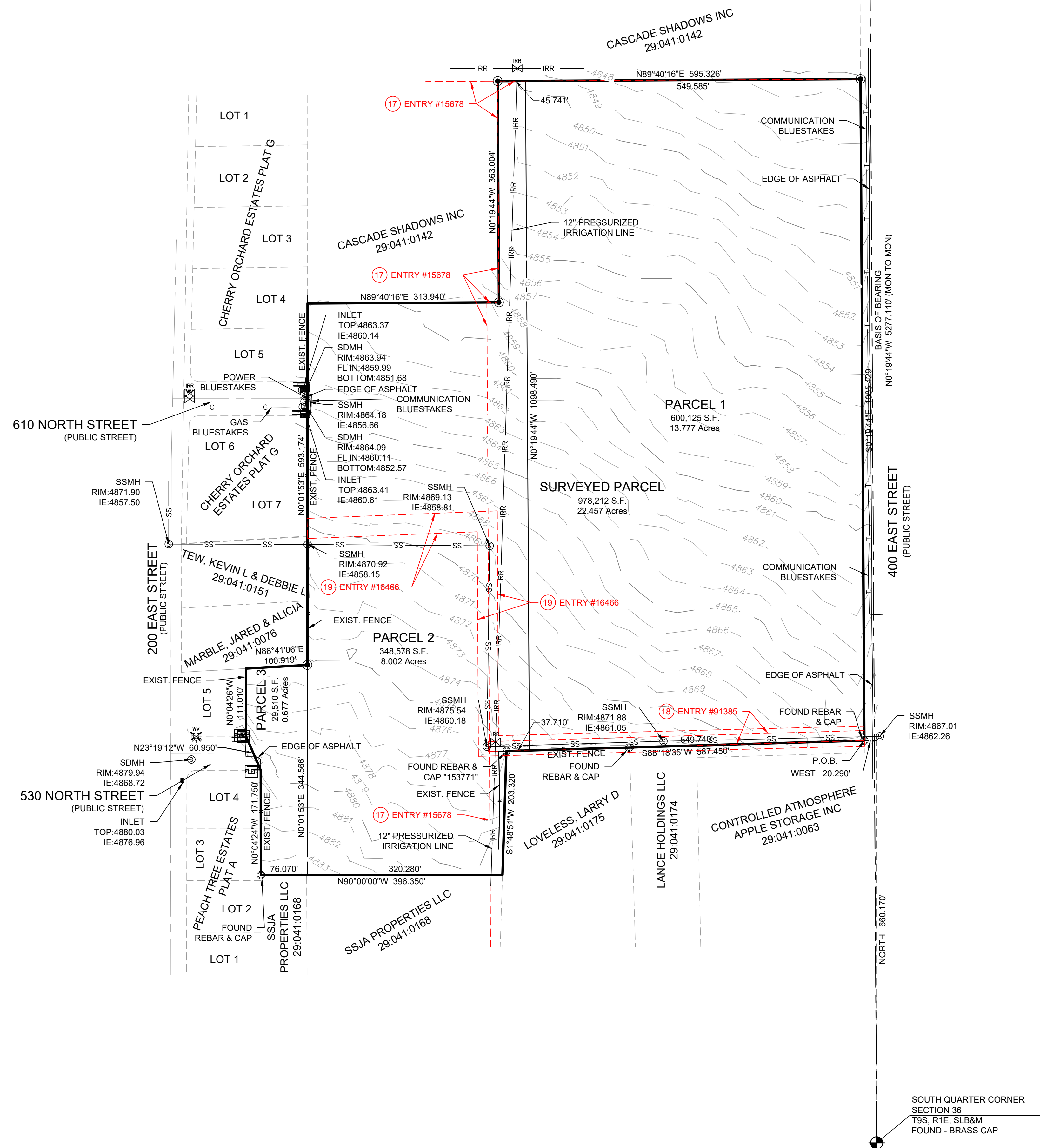
SHEET NUMBER











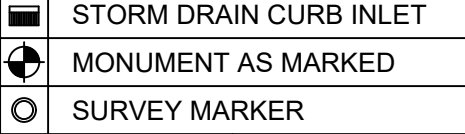
1 OF 2

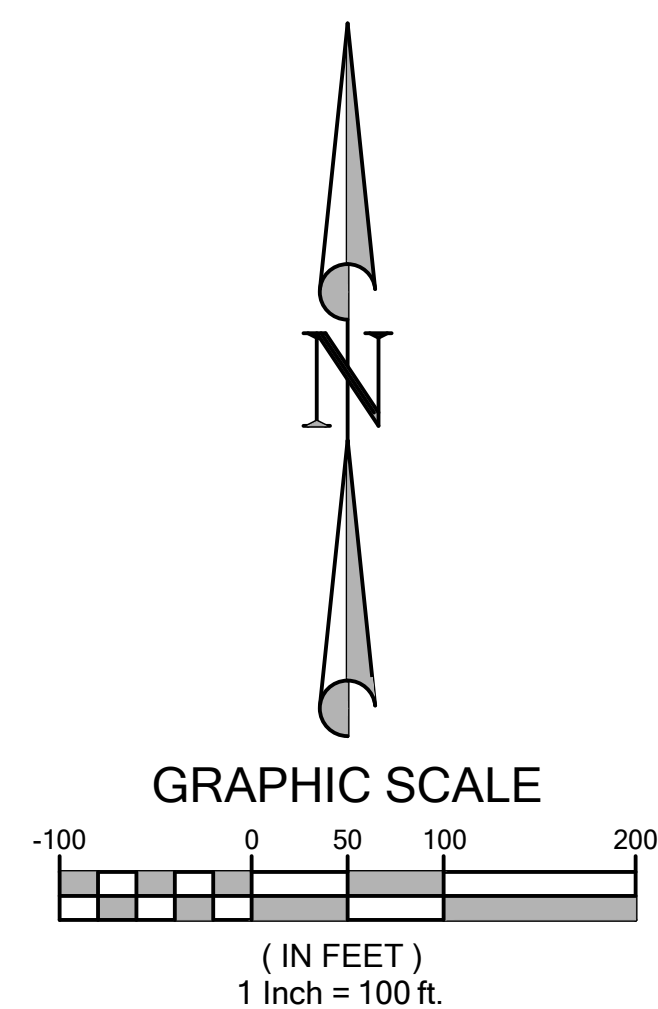
DRAWING NAME
COVER

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


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



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



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801.590.6612
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WEST JORDAN, UT 84088
TEL 801.628.6004 FAX 801.590.6611
WWW.PERIGEECIVIL.COM

| | |
|---------------|------|
| CITY ENGINEER | DATE |
|---------------|------|

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| | | | |
|---------------|-------------|------------------|------------|
| DESIGNED BY: | MB | DATE: | REV: |
| DRAWN BY: | | SOLICITATION NO: | |
| SUBMITTED BY: | | CONTRACT NO: | |
| FILE NAME: | | | |
| SIZE: | PLOTTED BY: | | PLOT DATE: |
| UNSD | | | |

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

SHEET NUMBER

2 OF 2

DRAWING NAME
ALTA

| CURVE TABLE | | | | | |
|-------------|--------|---------|-------------|-------------|------------|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C102 | 23.56' | 15.00' | 21.21' | N45°00'02"W | 89°59'57" |
| C103 | 26.18' | 15.00' | 22.98' | S49°59'58"W | 100°00'03" |
| C104 | 23.56' | 15.00' | 21.21' | S45°00'03"E | 90°00'00" |
| C108 | 4.86' | 15.00' | 4.84' | S18°50'25"W | 18°33'52" |
| C109 | 23.56' | 15.00' | 21.21' | S44°59'57"W | 90°00'00" |
| C110 | 23.47' | 15.00' | 21.15' | N45°10'10"W | 89°39'47" |
| C112 | 2.59' | 15.00' | 2.59' | S4°36'36"W | 9°53'45" |
| C113 | 23.82' | 15.00' | 21.40' | S45°30'02"E | 90°59'58" |
| C114 | 23.30' | 15.00' | 21.03' | N44°29'58"E | 89°00'02" |
| C115 | 23.82' | 15.00' | 21.40' | N45°30'02"W | 90°59'58" |
| C116 | 23.30' | 15.00' | 21.03' | S44°29'58"W | 89°00'02" |
| C117 | 23.87' | 15.09' | 21.46' | N46°00'01"W | 90°39'45" |
| C118 | 23.39' | 15.00' | 21.09' | S44°19'51"W | 89°20'15" |
| C119 | 23.74' | 15.00' | 21.34' | S45°40'09"E | 90°39'45" |
| C120 | 23.39' | 15.00' | 21.09' | N44°19'51"E | 89°20'15" |
| C121 | 23.39' | 15.00' | 21.09' | N44°19'51"E | 89°20'15" |
| C122 | 23.74' | 15.00' | 21.34' | N45°40'09"W | 90°39'45" |
| C123 | 33.81' | 300.00' | 33.79' | N86°46'18"W | 6°27'25" |
| C124 | 18.55' | 300.00' | 18.55' | N81°46'18"W | 3°32'35" |
| C125 | 54.05' | 300.00' | 53.98' | S85°09'42"E | 10°19'23" |
| C130 | 14.16' | 15.00' | 13.64' | N62°57'34"E | 54°04'45" |
| C131 | 19.26' | 60.00' | 19.18' | N45°06'58"E | 18°23'32" |
| C132 | 79.07' | 60.00' | 73.47' | S87°56'10"E | 75°30'14" |
| C133 | 82.00' | 60.00' | 75.77' | S11°01'51"E | 78°18'23" |
| C134 | 12.86' | 331.00' | 12.86' | N89°12'35"W | 2°13'36" |
| C135 | 46.77' | 331.00' | 46.73' | N84°02'54"W | 8°05'47" |
| C136 | 23.56' | 15.00' | 21.21' | N45°19'49"W | 89°59'05" |

NOTES:

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

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

Approved this ____ day of ____ 20____

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

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

QUESTAR GAS COMPANY

By: _____

Title: _____

CENTRACOM ACCEPTANCE

APPROVED THIS ____ DAY OF ____ A.D. 20____
CENTRACOM COMPANY

BY-____ TITLE _____

CENTURY LINK ACCEPTANCE

APPROVED THIS ____ DAY OF ____ A.D. 20____
CENTURY LINK COMPANY

BY-____ TITLE _____

COMCAST ACCEPTANCE

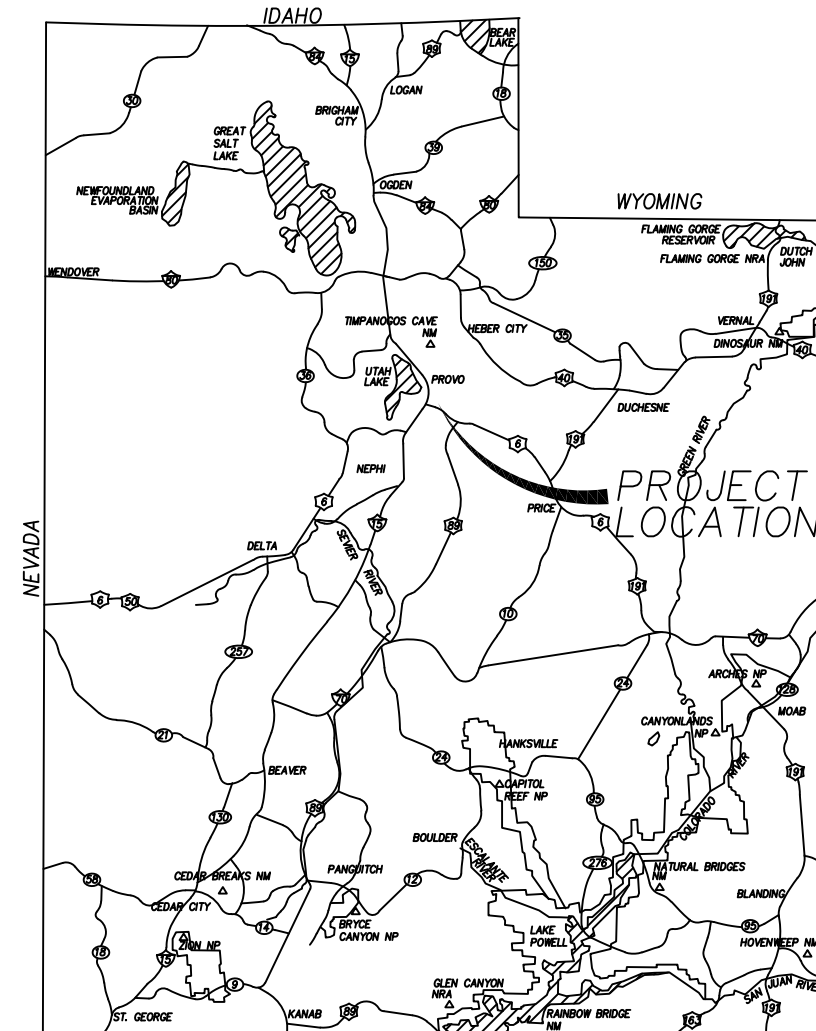
APPROVED THIS ____ DAY OF ____ A.D. 20____
CENTURY LINK COMPANY

BY-____ TITLE _____

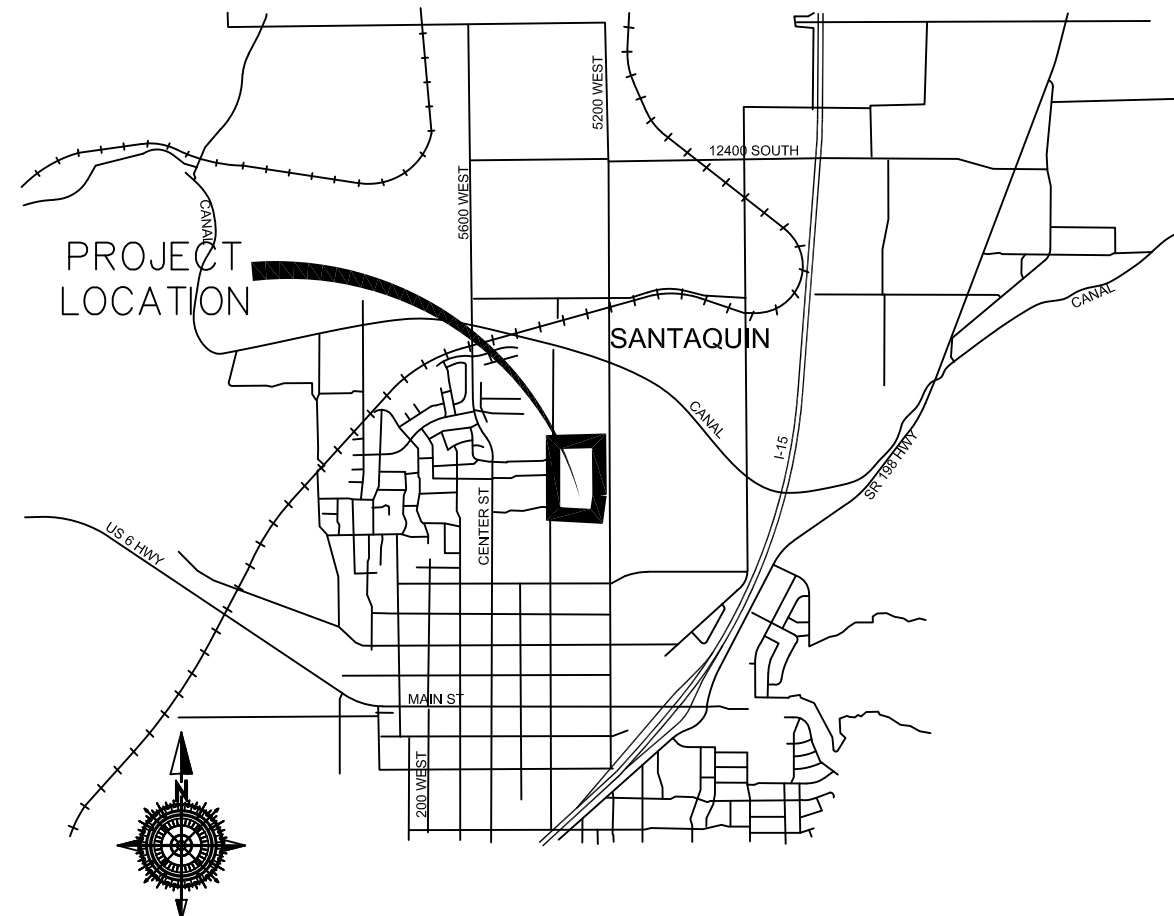
BELLA VISTA SUBDIVISION PHASE 1

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

SCHOOL BOARD ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

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

FOR AND IN BEHALF OF _____

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

CASCADE SHADOWS INC. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

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

FOR AND IN BEHALF OF _____

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

STRATTON ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

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

FOR AND IN BEHALF OF _____

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

STRATTON ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

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

FOR AND IN BEHALF OF _____

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

UTAH COUNTY RECORDER

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

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Parcel contains 13.80 acres and 37 lots.

**PRELIMINARY PLAT
FOR REVIEW ONLY**

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

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

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

BOARD OF EDUCATION NEBO SCHOOL DISTRICT

STRATTON ACRES LLC
ANDREW FLAMM (MANAGER)

CASCADE SHADOWS INC.
KIMBALL STRATTON

KIMBALL T. STRATTON

MARLENE EVENS STRATTON

BELLA VISTA SUBDIVISION PHASE 1

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____

APPROVED _____
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION _____

DATE _____

DIRECTOR, SECRETARY _____

DATE _____

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO

1
2

| CURVE TABLE | | | | | |
|-------------|--------|--------|-------------|-------------|-----------|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C130 | 23.57' | 15.00' | 21.22' | N45°00'28"W | 90°00'50" |
| C131 | 23.56' | 15.00' | 21.21' | N44°59'05"E | 89°59'10" |
| C132 | 14.16' | 15.00' | 13.64' | S62°57'49"E | 54°06'09" |
| C133 | 58.53' | 60.00' | 56.24' | S63°51'33"E | 55°53'37" |
| C134 | 79.16' | 60.00' | 73.54' | N50°23'50"E | 75°35'38" |
| C135 | 64.37' | 60.00' | 61.32' | N18°07'55"W | 61°27'52" |
| C136 | 58.37' | 60.00' | 56.09' | N76°43'57"W | 55°44'11" |
| C137 | 41.33' | 60.00' | 40.52' | S55°39'52"W | 39°28'12" |
| C138 | 14.15' | 15.00' | 13.63' | S62°57'26"W | 54°03'21" |
| C139 | 23.56' | 15.00' | 21.21' | N44°59'58"E | 90°00'03" |
| C140 | 14.16' | 15.00' | 13.64' | S62°57'37"E | 54°04'45" |
| C141 | 47.21' | 60.00' | 46.00' | S58°27'48"E | 45°05'06" |
| C142 | 70.47' | 60.00' | 66.49' | N65°20'44"E | 67°17'50" |
| C143 | 66.39' | 60.00' | 63.05' | N0°00'00"W | 63°23'37" |
| C144 | 69.76' | 60.00' | 65.89' | N65°00'09"W | 66°36'41" |
| C145 | 47.93' | 60.00' | 46.67' | S58°48'23"W | 45°46'15" |
| C146 | 14.16' | 15.00' | 13.64' | S62°57'37"W | 54°04'45" |
| C147 | 23.56' | 15.00' | 21.21' | N45°00'02"W | 89°59'57" |
| C148 | 23.56' | 15.00' | 21.21' | N44°59'58"E | 90°00'03" |
| C149 | 23.56' | 15.00' | 21.21' | N45°00'02"W | 89°59'57" |
| C150 | 23.56' | 15.00' | 21.21' | S44°59'58"W | 90°00'03" |
| C151 | 23.56' | 15.00' | 21.21' | N45°00'02"W | 89°59'57" |
| C152 | 23.56' | 15.00' | 21.21' | S45°00'02"E | 89°59'57" |
| C153 | 23.56' | 15.00' | 21.21' | S44°59'58"W | 90°00'13" |

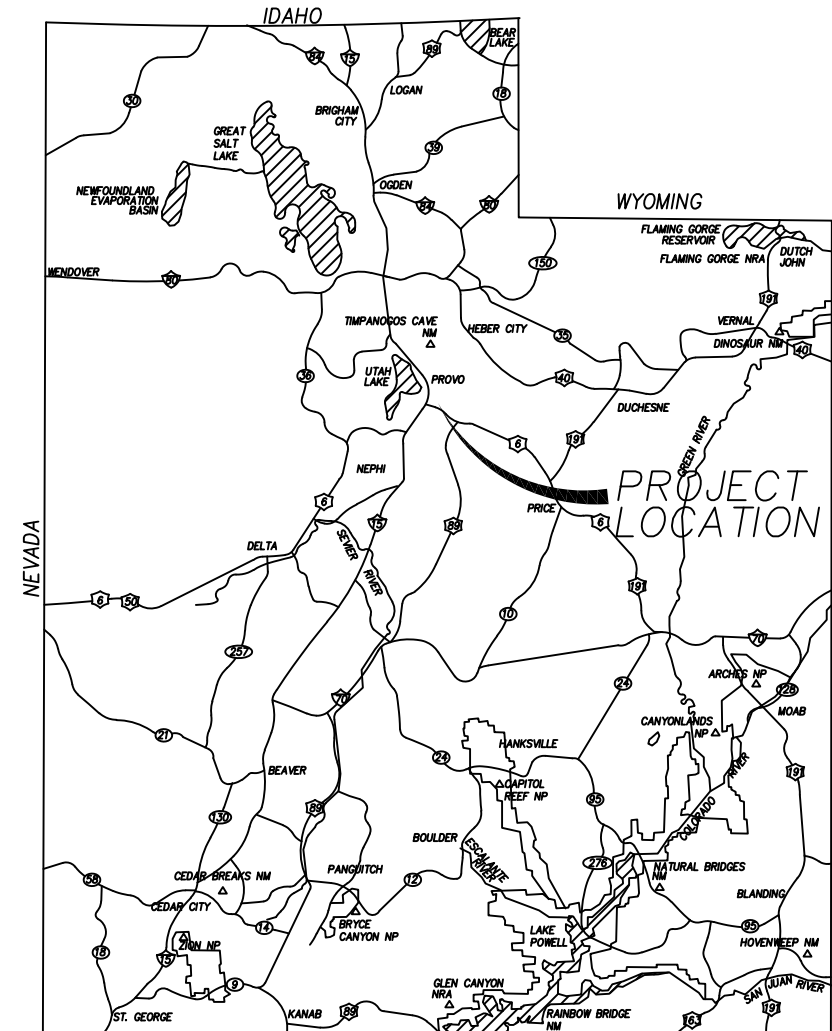
NOTES:

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

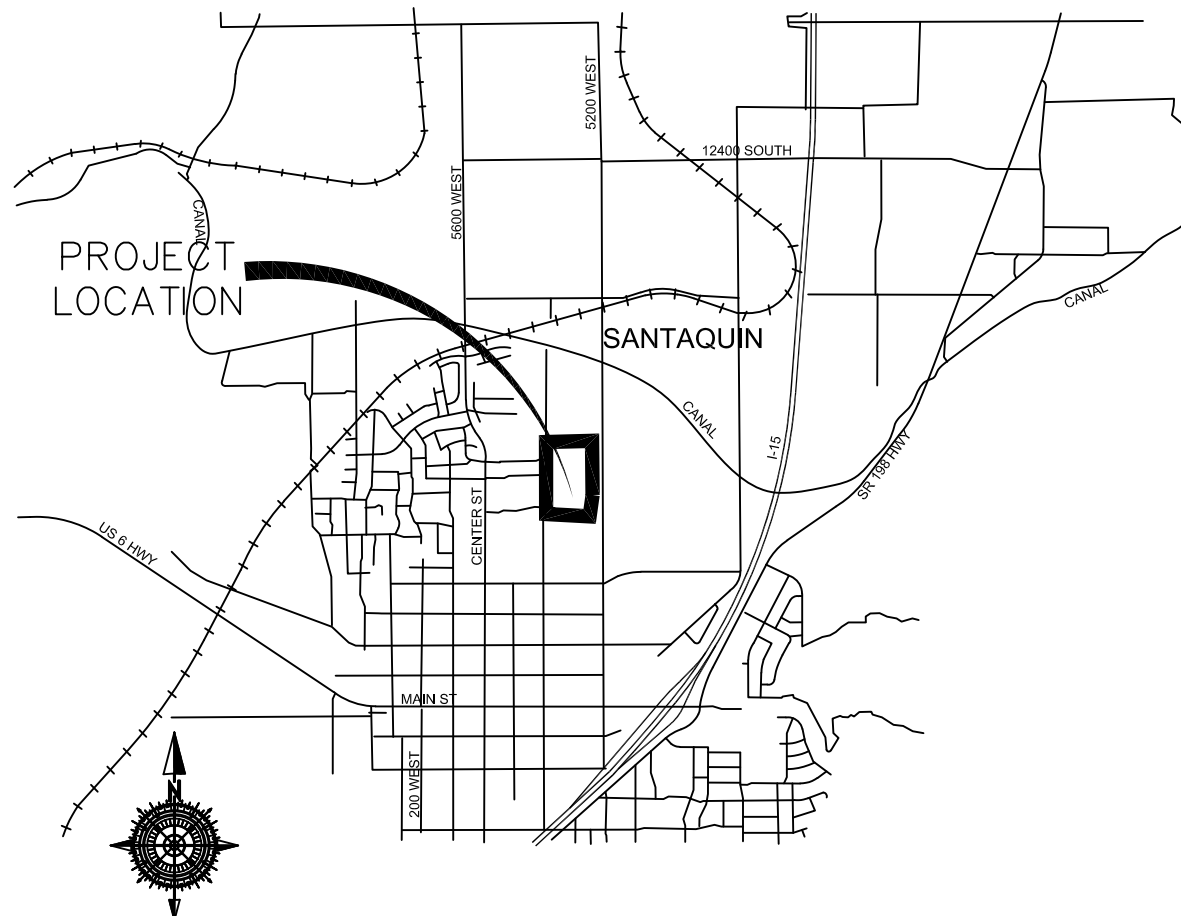
BELLA VISTA SUBDIVISION PHASE 2

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Parcel contains 11.52 acres and 31 lots.

PRELIMINARY PLAT
FOR REVIEW ONLY

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

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

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

BELLA VISTA SANTAQUIN LLC
ANDREW FLAMM (MANAGER)

STRATTON ACRES LLC
ANDREW FLAMM (MANAGER)

BELLA VISTA SUBDIVISION PHASE 2

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____

APPROVED _____
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION _____

DATE _____

DIRECTOR, SECRETARY _____

DATE _____

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO

1
2

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____ 20____

ROCKY MOUNTAIN POWER

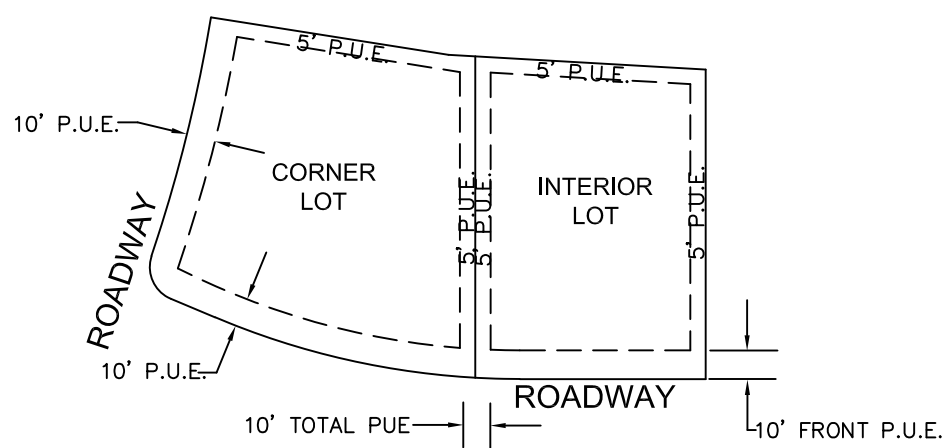
DOMINION ENERGY QUESTAR CORPORATION

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

By: _____

Title _____

TYPICAL LOT P.U.E. DETAILS



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

BELLA VISTA SANTAQUIN LLC. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ S.S.

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

FOR AND IN BEHALF OF _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

STRATTON ACRES LLC ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ S.S.

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

FOR AND IN BEHALF OF _____

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

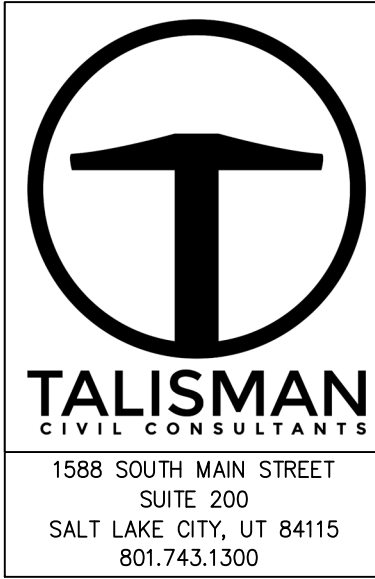
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

UTAH COUNTY RECORDER

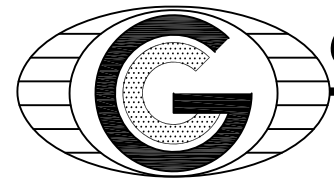
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

SURVEYOR OF RECORD:



PROJECT ENGINEER:



P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

BELLA VISTA SUBDIVISION PHASE 2

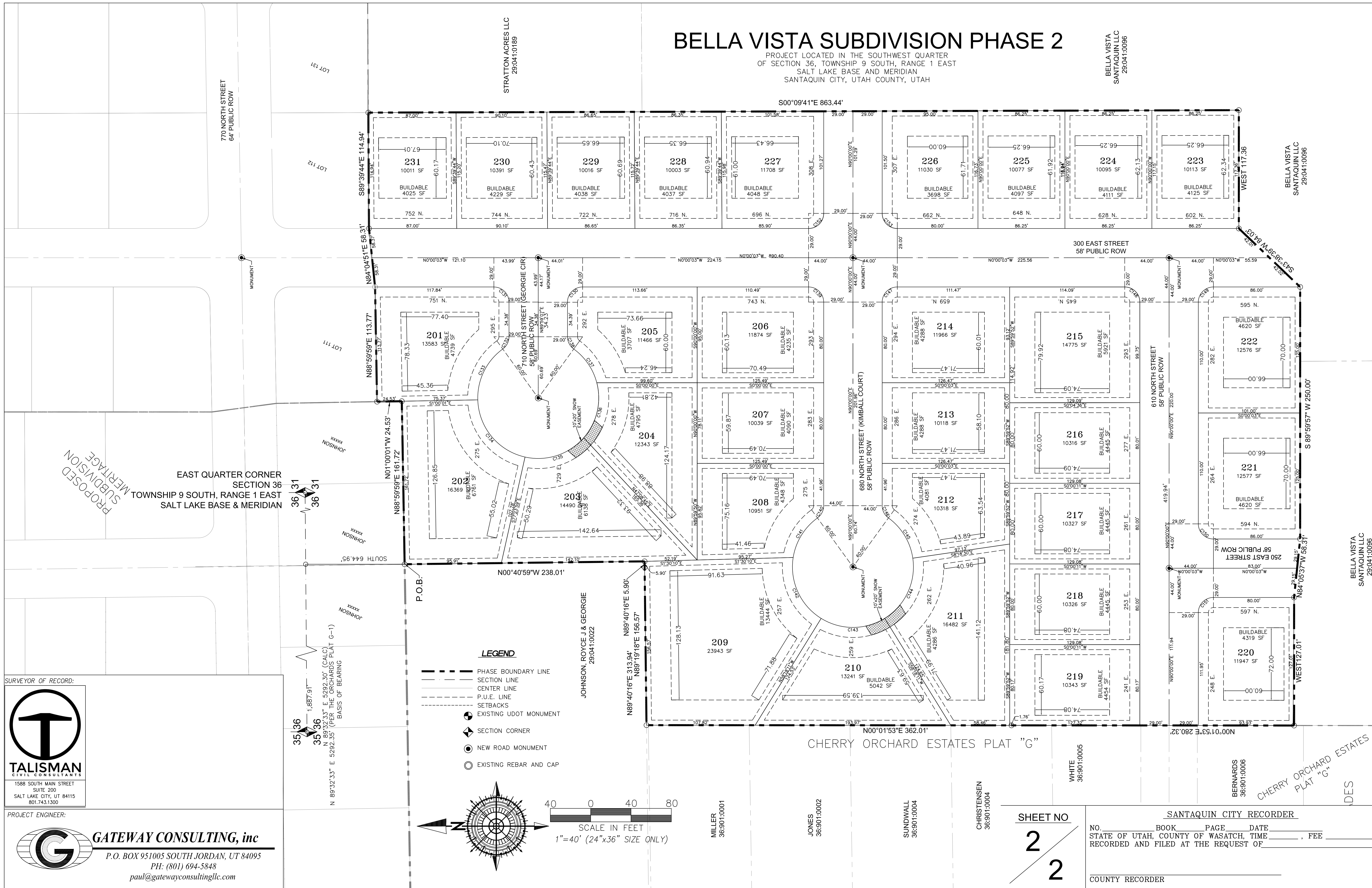
PROJECT LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

BELLA VISTA
SANTAQUIN LLC
29-041:0096

STRATTON ACRES LLC
29-041:0189

BELLA VISTA
SANTAQUIN LLC
29-041:0096

BELLA VISTA
SANTAQUIN LLC
29-041:0096

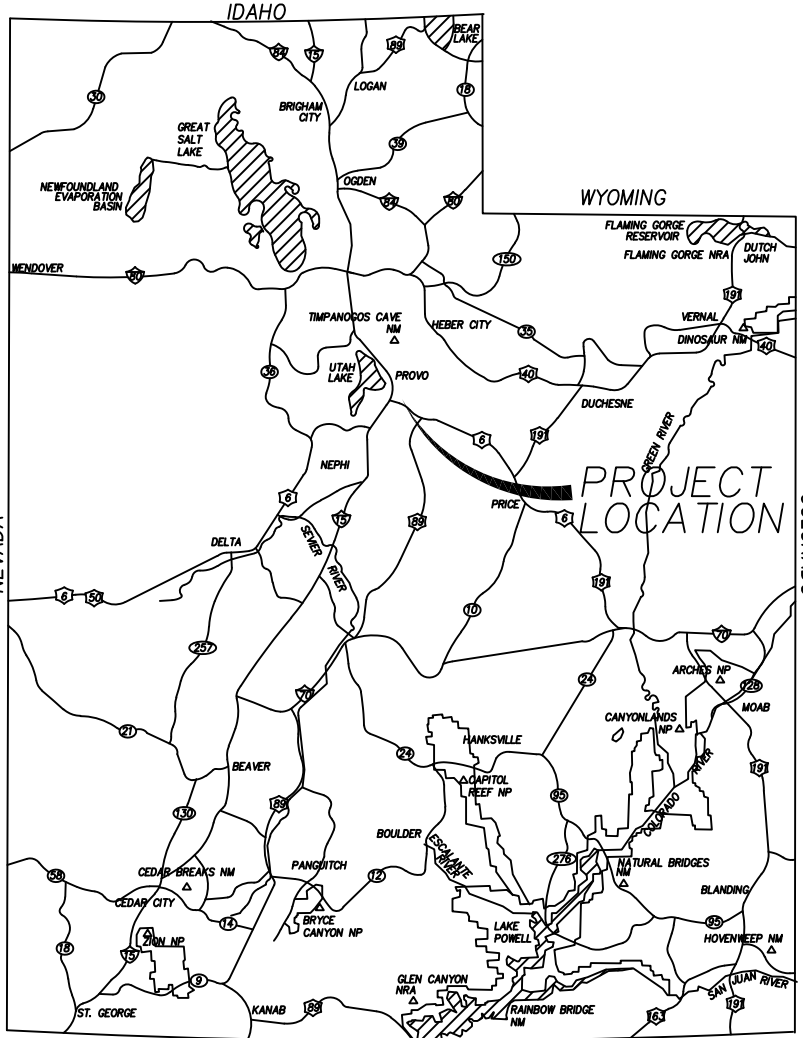


| CURVE TABLE | | | | | |
|-------------|---------|---------|-------------|-------------|------------|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 40.74' | 310.20' | 40.71' | N85°37'11"E | 7°31'28" |
| C2 | 39.99' | 271.00' | 39.96' | N77°05'05"E | 8°27'20" |
| C3 | 89.38' |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

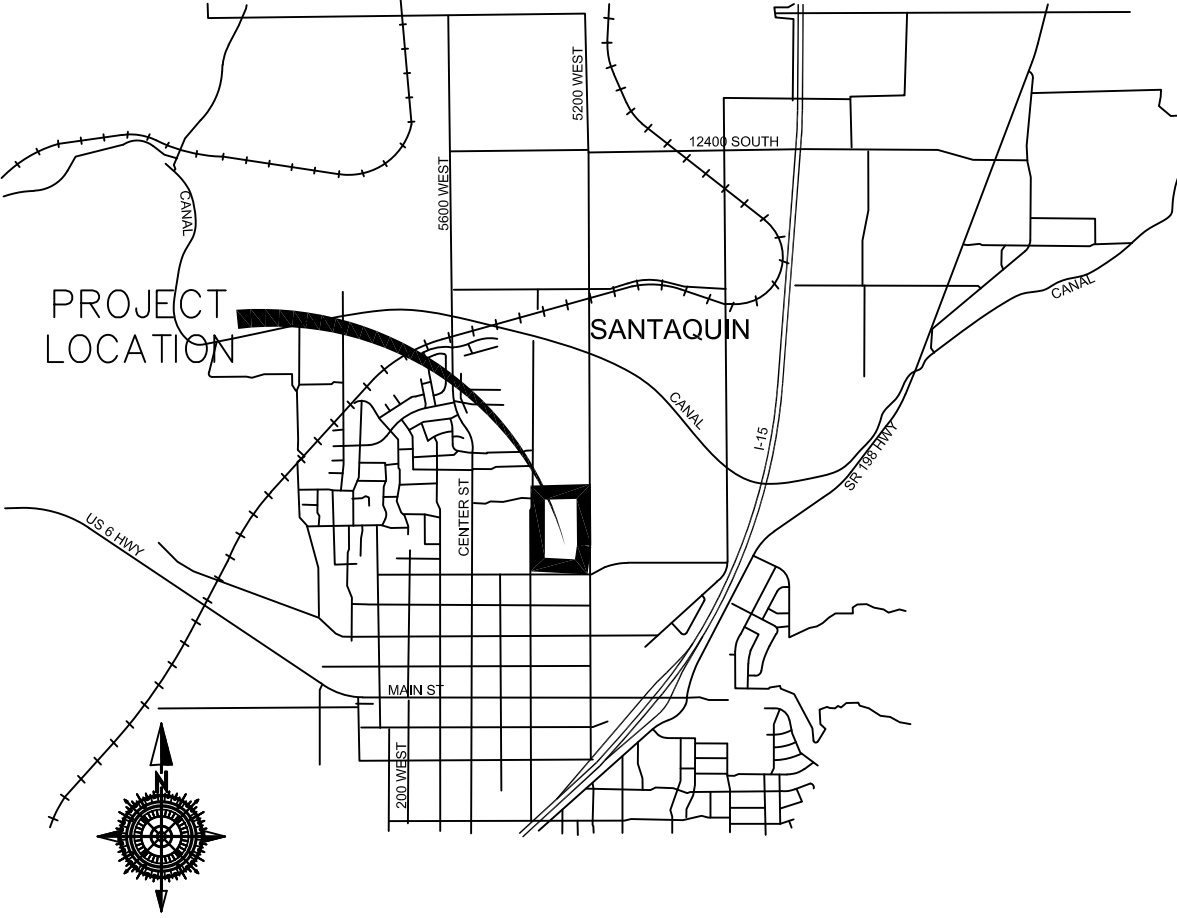
BELLA VISTA SUBDIVISION PHASE 3

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

NOTES:

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Phase contain 8.67 ac and 23 lots.

PRELIMINARY PLAT
FOR REVIEW ONLY

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

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

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

BELLA VISTA SANTAQUIN LLC
ANDREW FLAMM (MANAGER)

BELLA VISTA SUBDIVISION PHASE 3

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____

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

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR, SECRETARY _____ DATE _____

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO

1
2

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____ 20_____

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

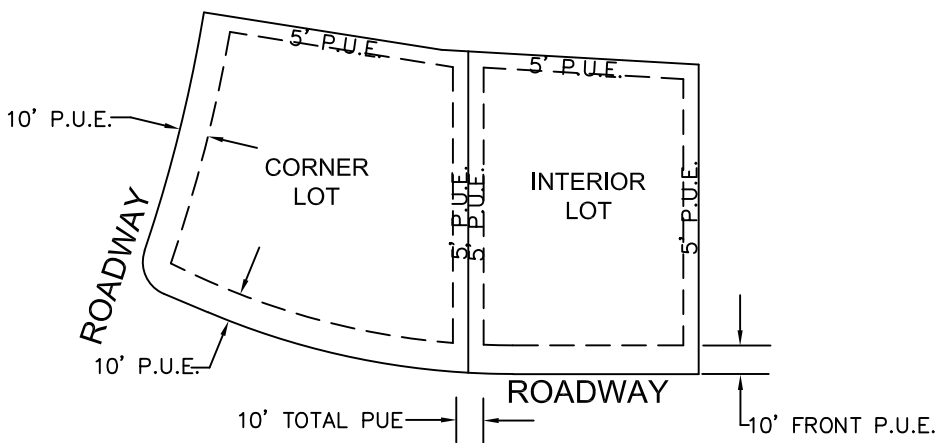
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY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

QUESTAR GAS COMPANY

By: _____

Title _____

TYPICAL LOT P.U.E. DETAILS

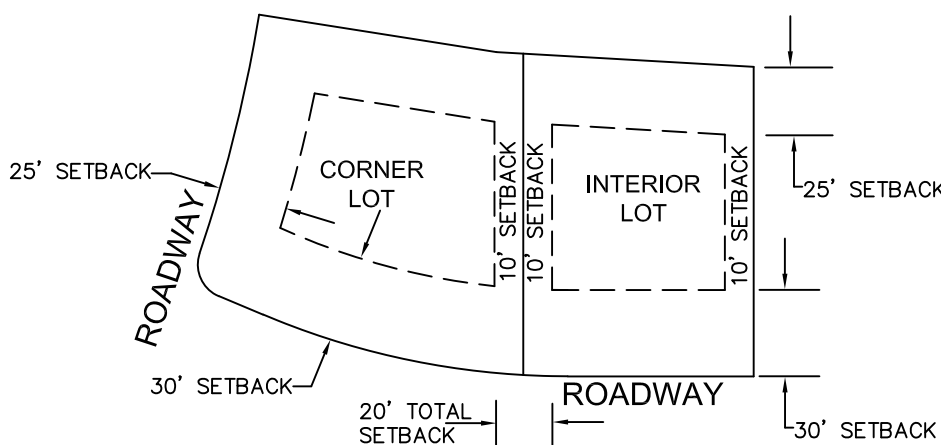


INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

TYPICAL LOT SETBACK DETAILS



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

CASCADE SHADOWS INC. ACKNOWLEDGMENT

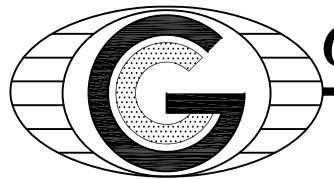
STATE OF UTAH COUNTY OF _____ S.S.
ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME _____
FOR AND IN BEHALF OF _____
WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

SURVEYOR OF RECORD:



PROJECT ENGINEER:



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

UTAH COUNTY RECORDER

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

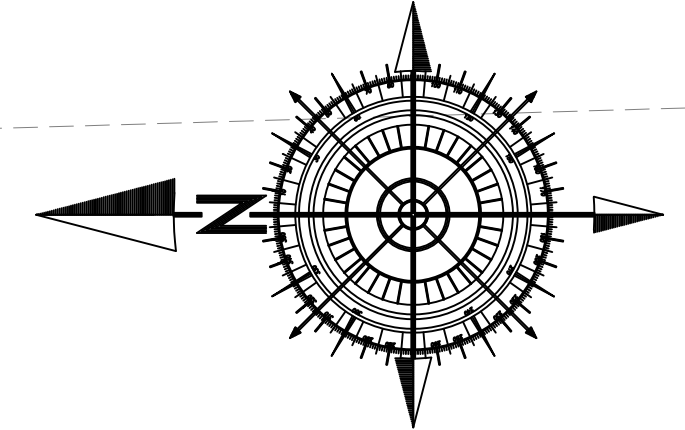
COUNTY RECORDER

BELLA VISTA SUBDIVISION PHASE 3

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

BELLA VISTA
SANTAQUIN LLC
29:041:0097

S 00°08'24" E 500.64'



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

LEGEND

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

300 EAST STREET
58' PUBLIC ROW

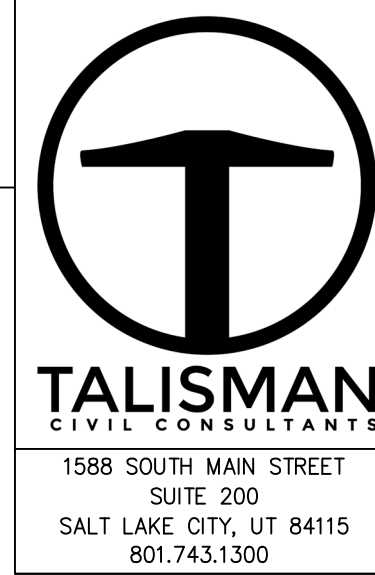
610 NORTH STREET
58' PUBLIC ROW

680 NORTH STREET
58' PUBLIC ROW

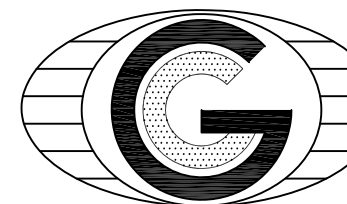
EAST QUARTER CORNER
SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

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

SURVEYOR OF RECORD:

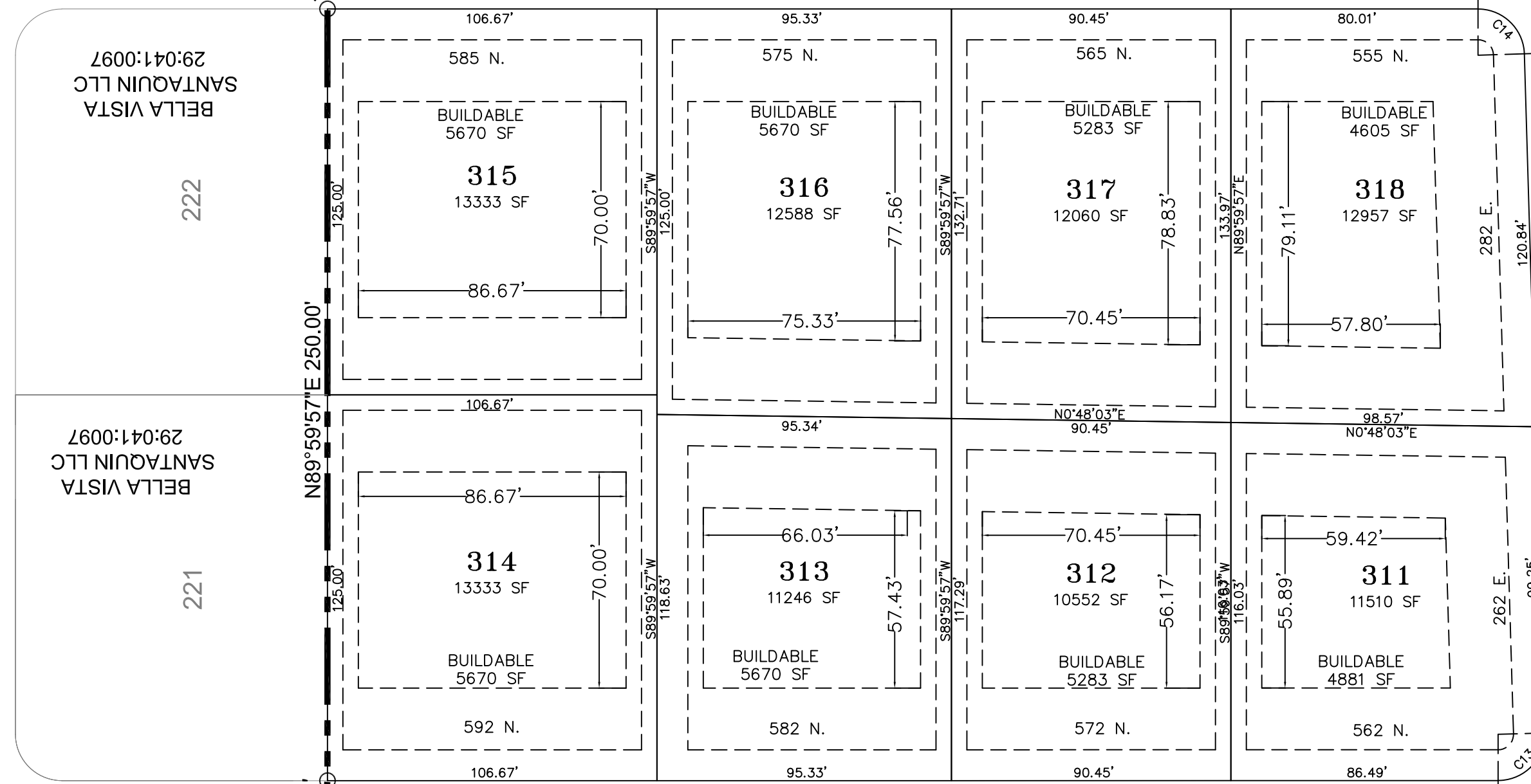
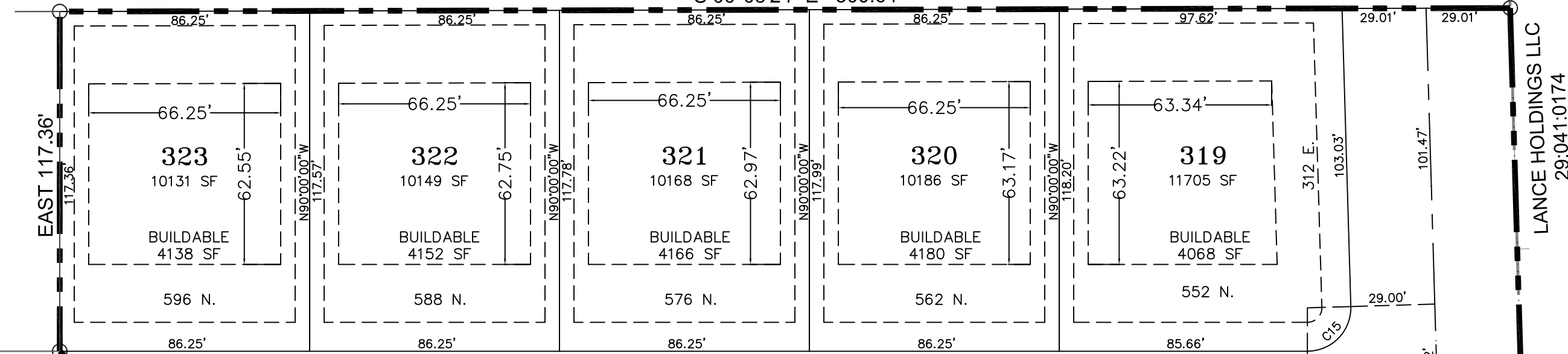


PROJECT ENGINEER:

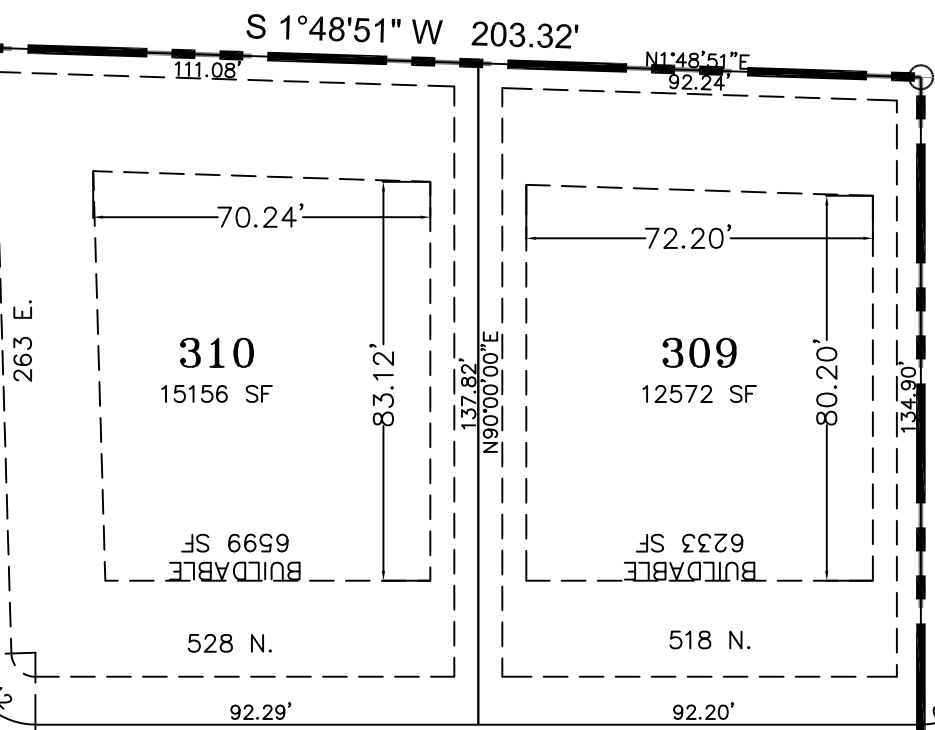


GATEWAY CONSULTING, inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
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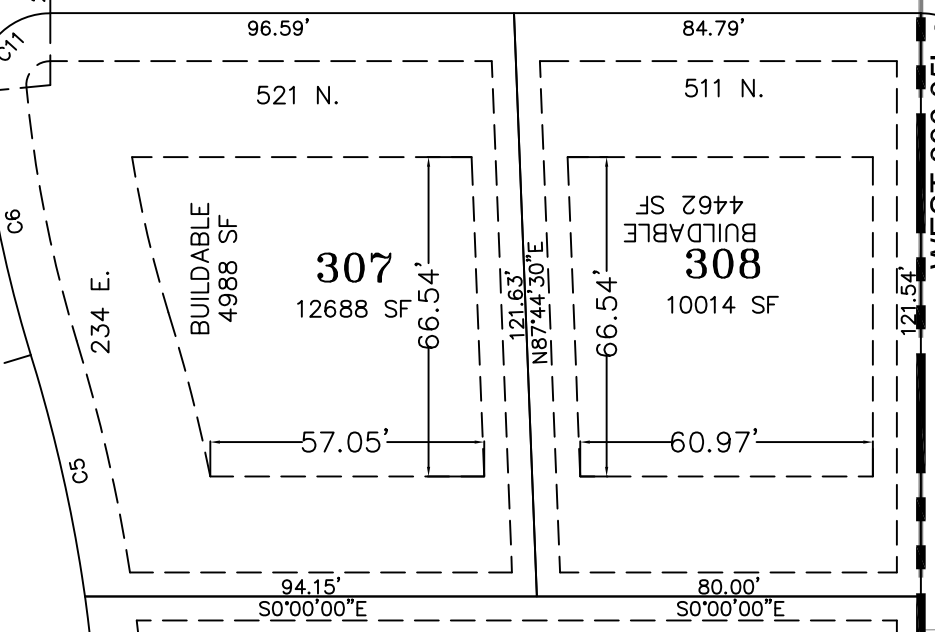
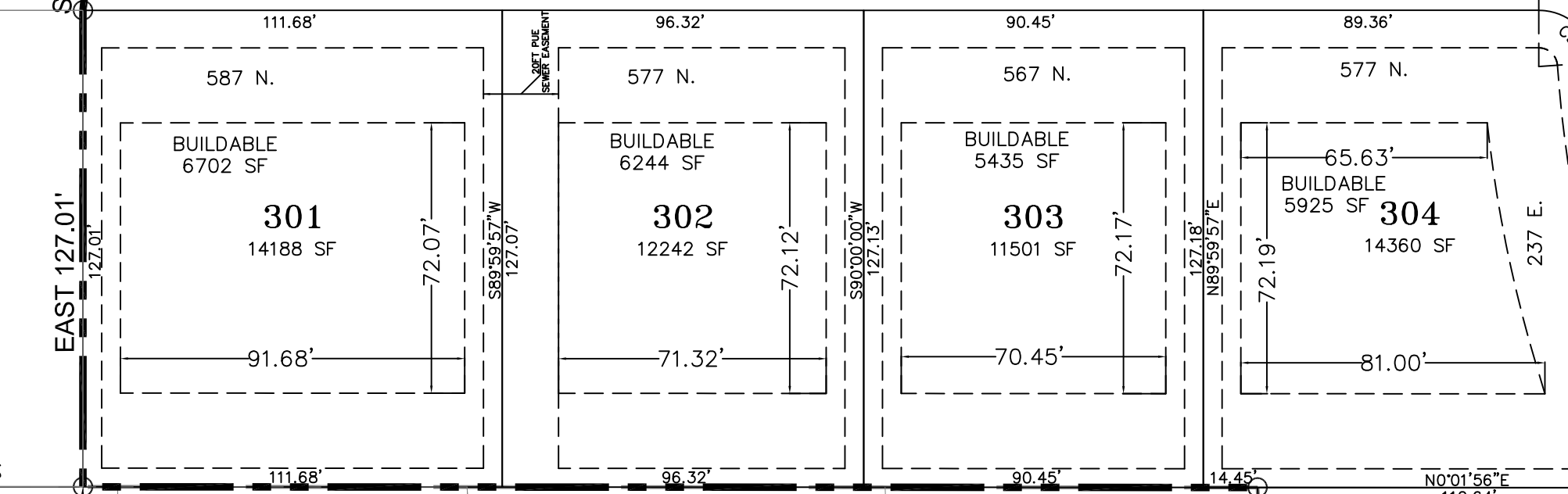
224
BELLA VISTA
SANTAQUIN LLC
29:041:0097



LOVELESS
29:041:0175



220
BELLA VISTA
SANTAQUIN LLC
29:041:0097



STRATTON
29:041:0168

STRATTON
29:041:0168

N 0°04'24" W 171.75'

EACH TREE ESTATES PLAT "A"

PRESCOTT
49:58:0004

STILSON
49:58:0003

WRIGHT
49:58:0002

MARBLE
29:041:0076

VASQUEZ
49:58:0005

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

RHOADES
36:901:0007

BERNARDS
36:901:0006

SHEET NO

2 / 2

SANTAQUIN CITY RECORDER

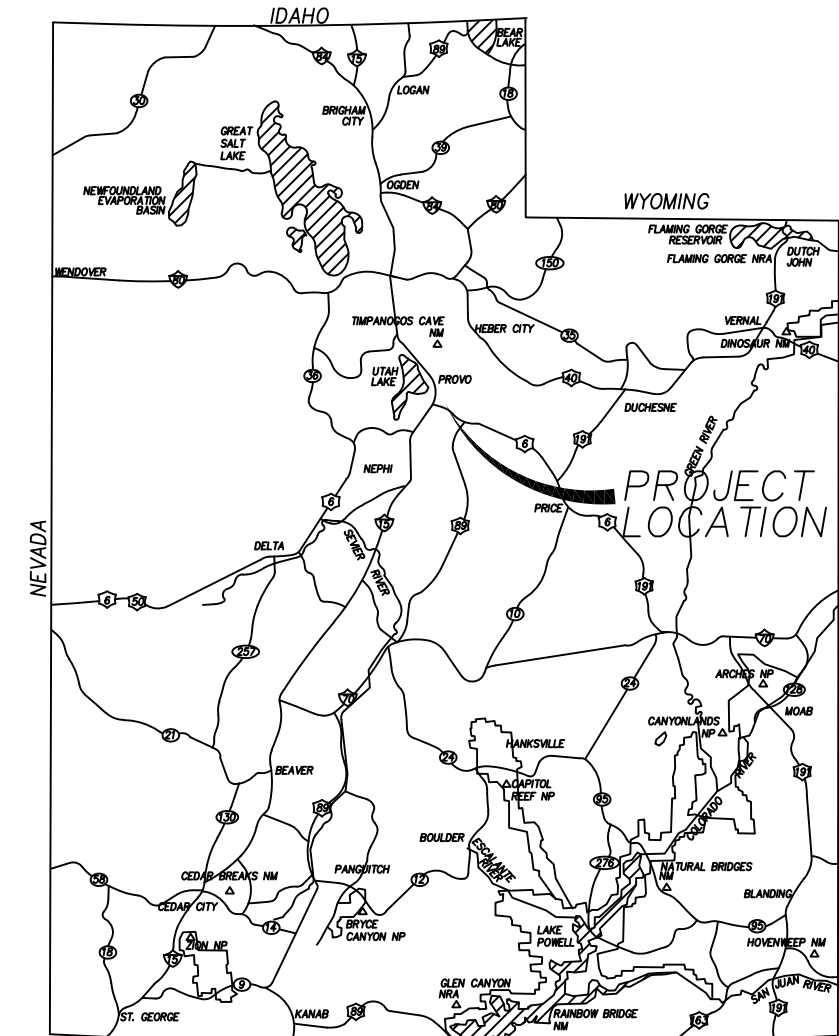
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

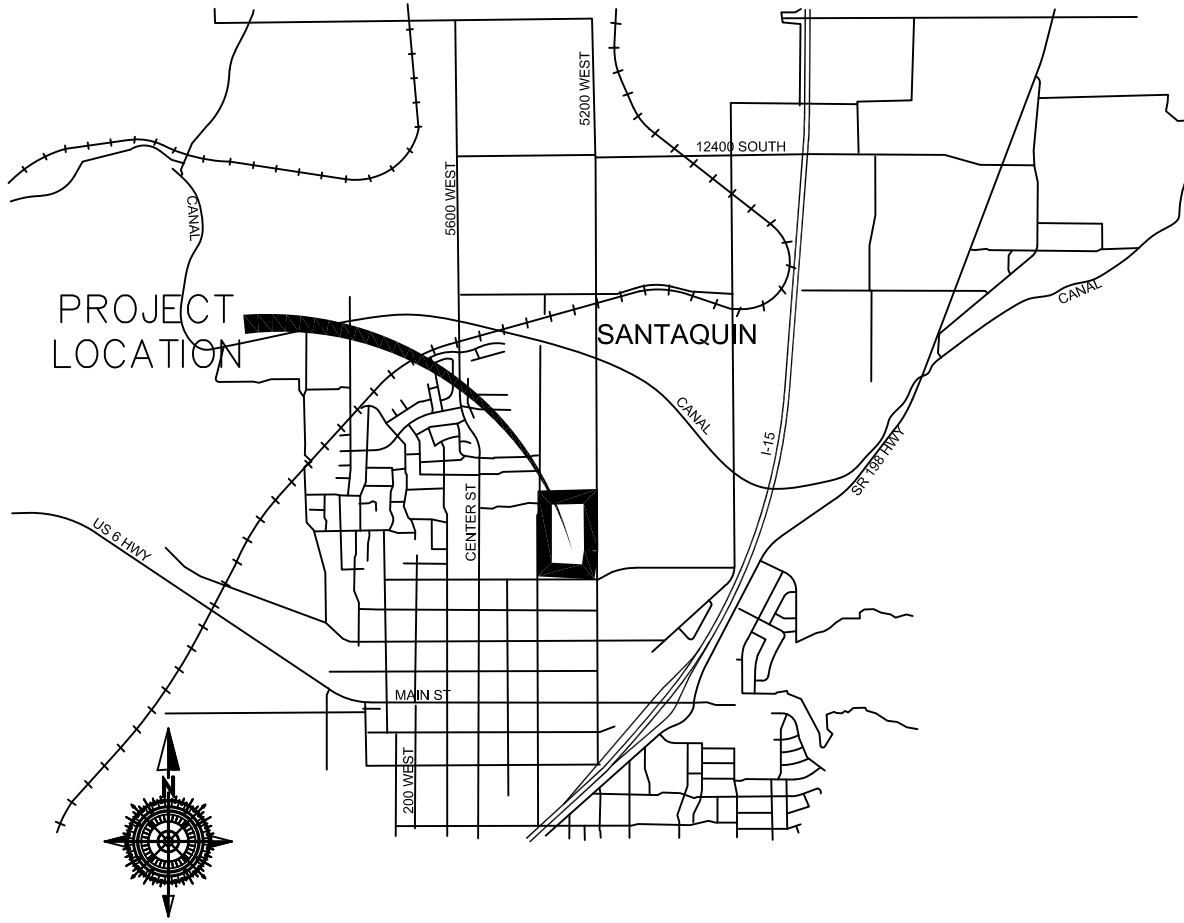
BELLA VISTA SUBDIVISION PHASE 4

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

NOTES:

- ④ TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- NDCBU – NEIGHBORHOOD DELIVERY BOX UNIT.
- ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
- AGRICULTURE PROTECTION AREA
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- PHASE 4 IS REQUIRED TO BE CONSTRUCTED AFTER OR CONCURRENTLY WITH PHASE 1
- NO ACCESS TO 400 EAST FROM LOTS 415-430

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

Approved this ____ day of ____ 20__

ROCKY MOUNTAIN POWER

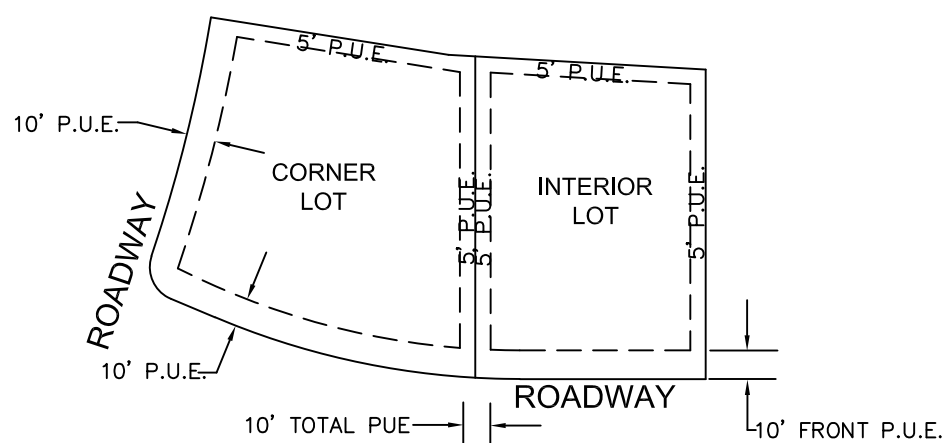
DOMINION ENERGY QUESTAR CORPORATION

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

By _____

Title _____

TYPICAL LOT P.U.E. DETAILS



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

BELLA VISTA SANTAQUIN LLC. ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

STRATTON ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

UTAH COUNTY RECORDER

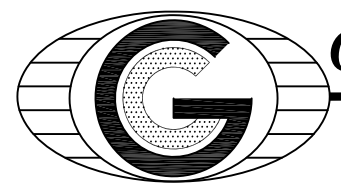
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

SURVEYOR OF RECORD:



PROJECT ENGINEER:



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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Parcel contains 28 lots and 9.37 acres.

**PRELIMINARY PLAT
FOR REVIEW ONLY**

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

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

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

STRATTON ACRES LLC
ANDREW FLAMM (MANAGER)

BELLA VISTA SANTAQUIN LLC
ANDREW FLAMM (MANAGER)

BELLA VISTA SUBDIVISION PHASE 4

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____

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

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR, SECRETARY _____ DATE _____

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

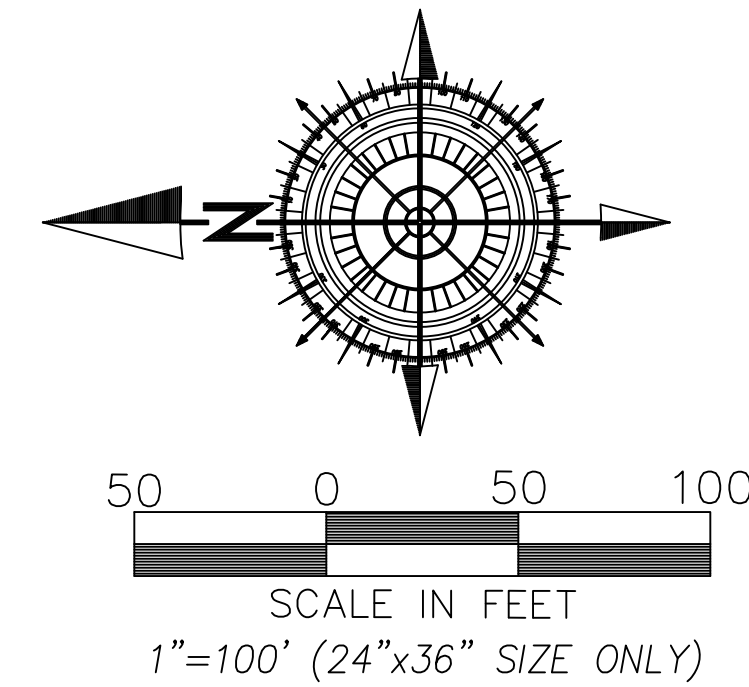
CITY ENGINEER SEAL

SHEET NO

1
2

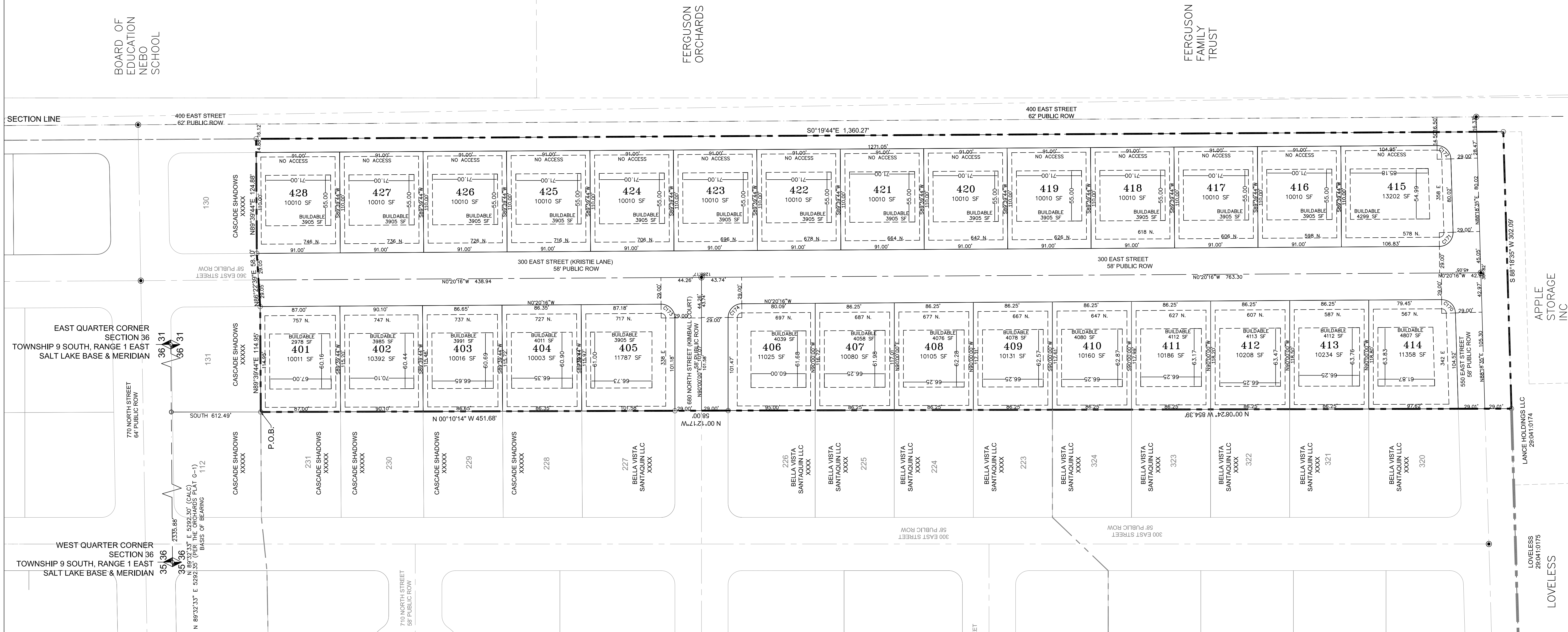
BELLA VISTA SUBDIVISION PHASE 4

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



LEGEND

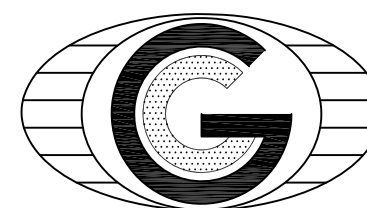
- PHASE BOUNDARY LINE
- - - SECTION LINE
- CENTER LINE
- - - P.U.E. LINE
- - - SETBACKS
- EXISTING UDOT MONUMENT
- ◆ SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP



SURVEYOR OF RECORD:



PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CURVE TABLE

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

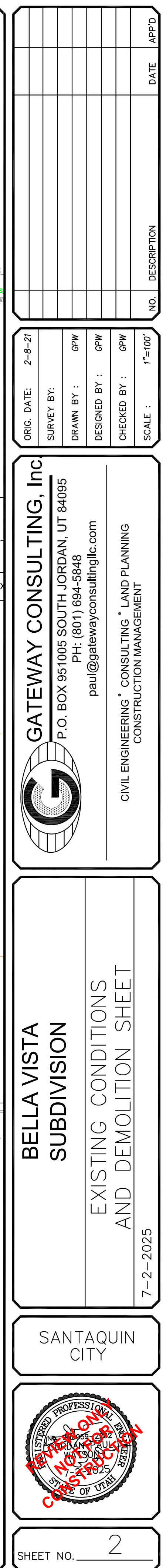
SHEET NO

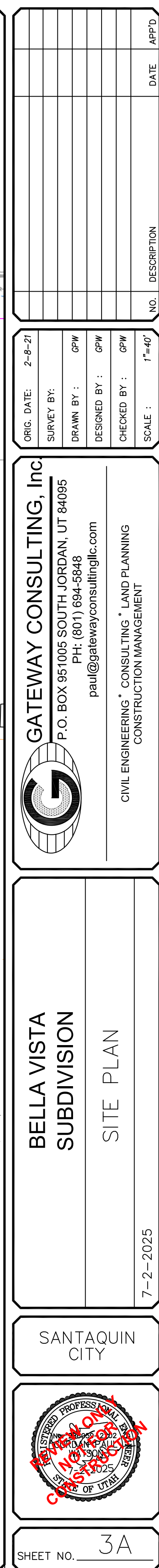
2 / 2

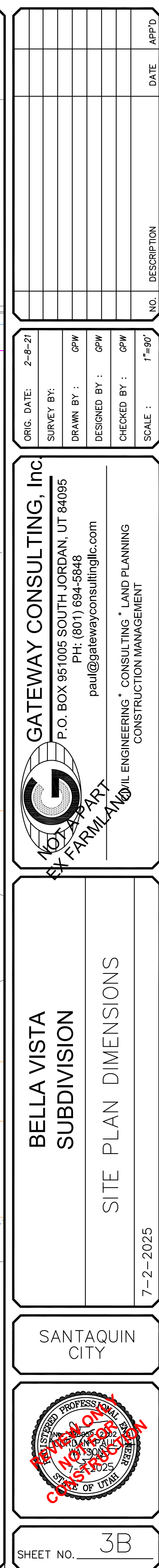
SANTAQUIN CITY RECORDER

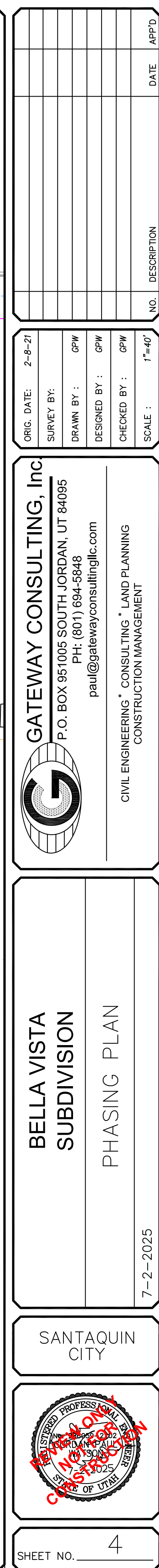
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

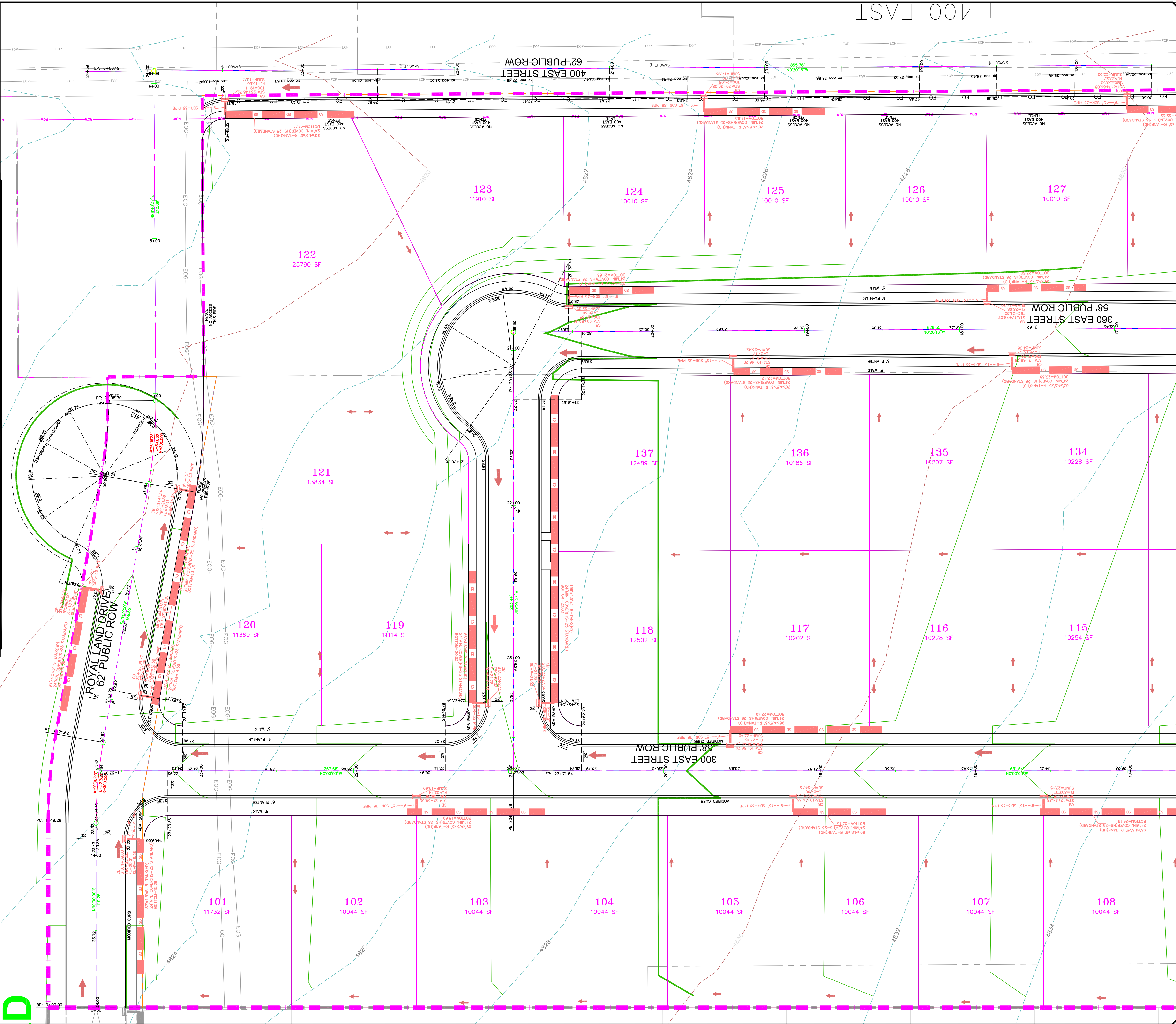
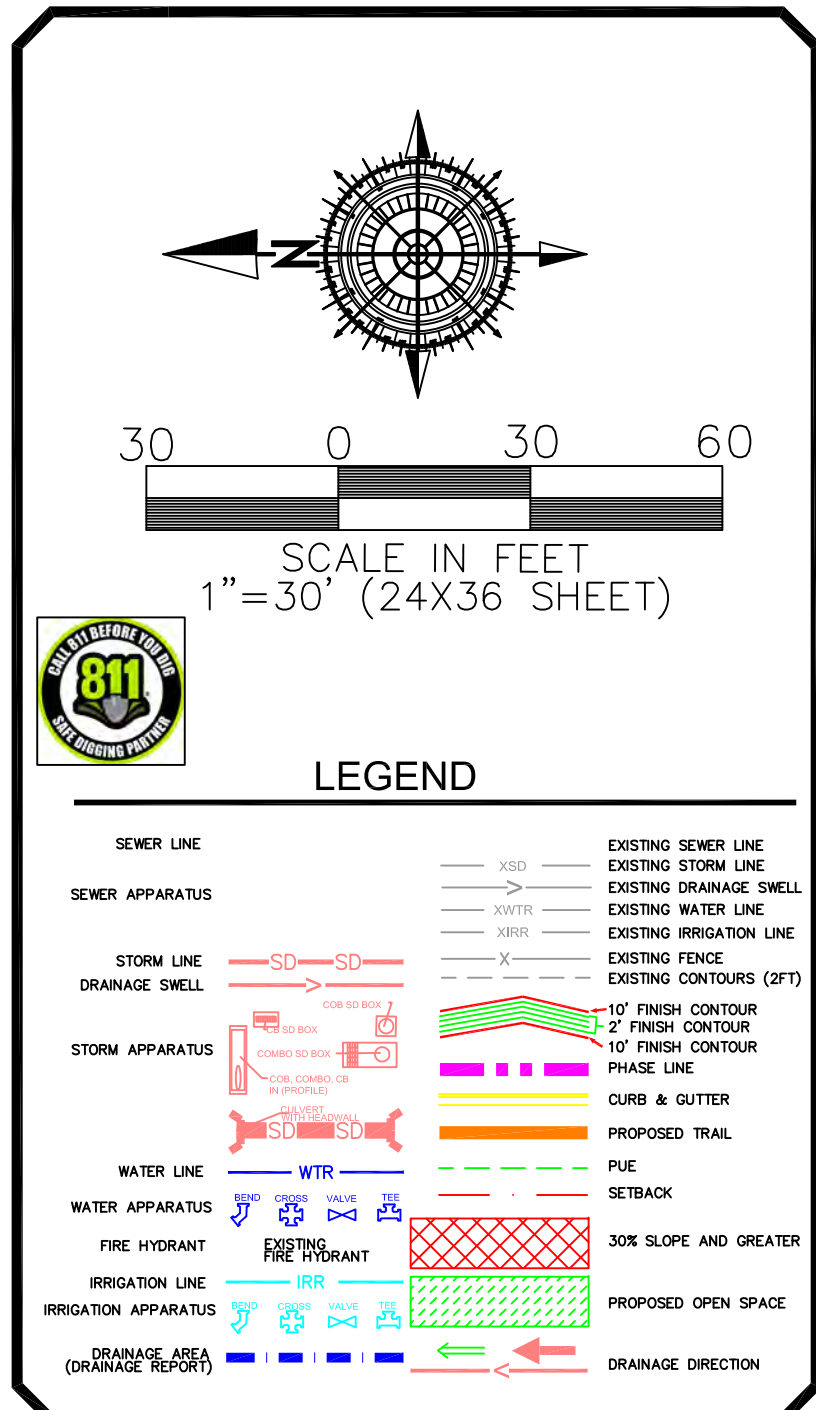
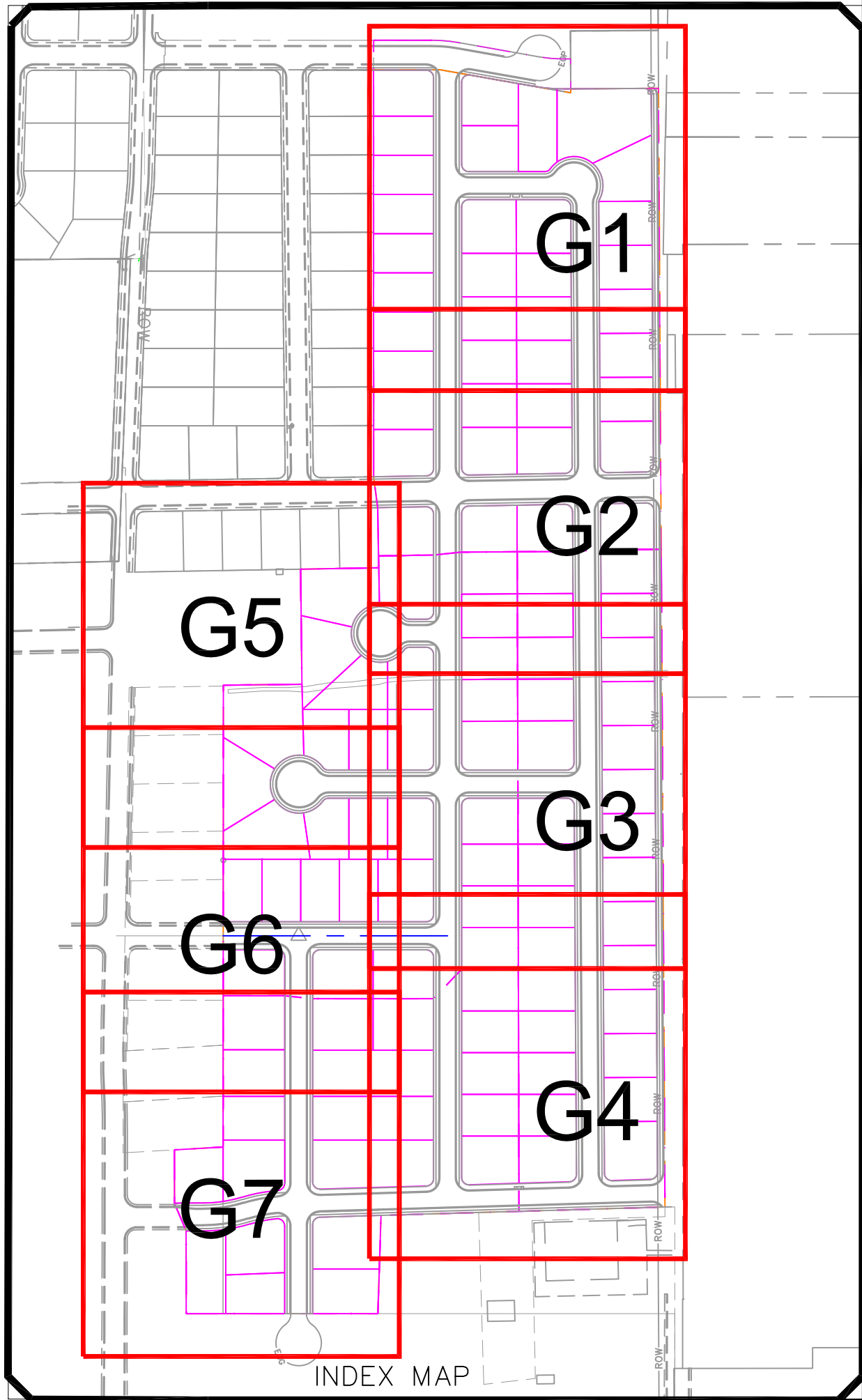








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| | | | |
|---|----------------|---|-----------------|
| GATEWAY CONSULTING, Inc. P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 paul@gatewayconsultingllc.com | | CIVIL ENGINEERING * CONSULTING * LAND PLANNING CONSTRUCTION MANAGEMENT | |
| Bella Vista Subdivision | | Grading | |
| SANTAQUIN CITY | | 7-2-2025 | |
| Professional Engineer Seal | | G1 | |
| ORIG. DATE: 2-8-21 | SURVEY BY: GPM | DRAWN BY: GPM | CHECKED BY: GPM |
| NO. DESCRIPTION | | DATE APP'D | |

INDEX MAP

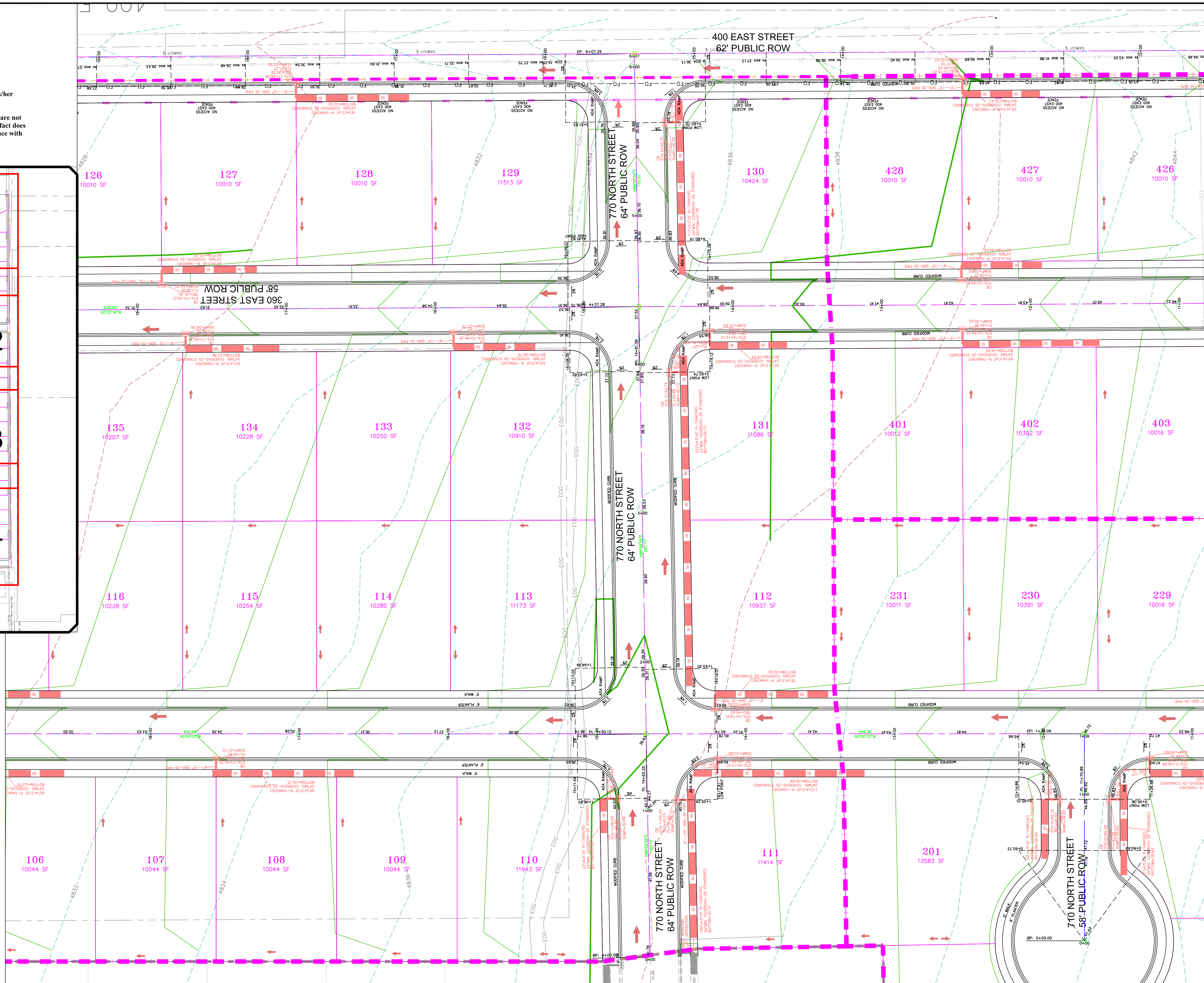


SCALE IN FEET
1"=30' (24X36 SHEET)




SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SHELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE RETURN)

EXISTING SEWER LINE
 EXISTING STORM LINE
 EXISTING WATER LINE
 EXISTING IRRIGATION LINE
 EXISTING SEWERS (PFT)
 10' FINISH CONTOUR
 10' FINISH CONTOUR
 PHASE LINE
 CURB & GUTTER
 PROPOSED TRAIL
 10' FINISH CONTOUR
 SETBACK
 30% SLOPE AND GREATER
 PROPOSED OPEN SPACE
 DRAINAGE DIRECTION

[illegible]

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

GATEWAY CONSULTING, Inc



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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

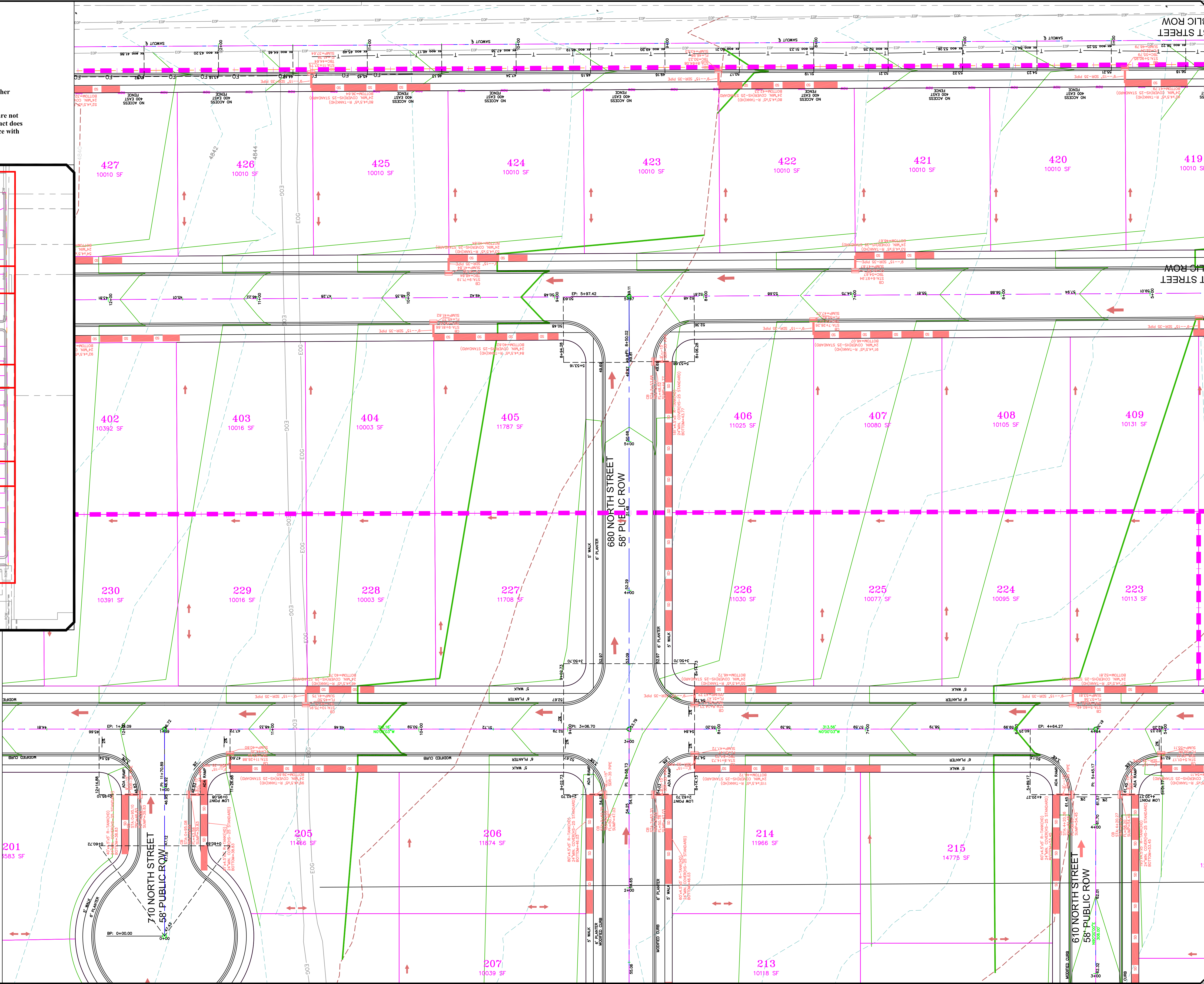
BELLA VISTA
SUBDIVISION

7-2-2025

SANTAQUIN
CITY

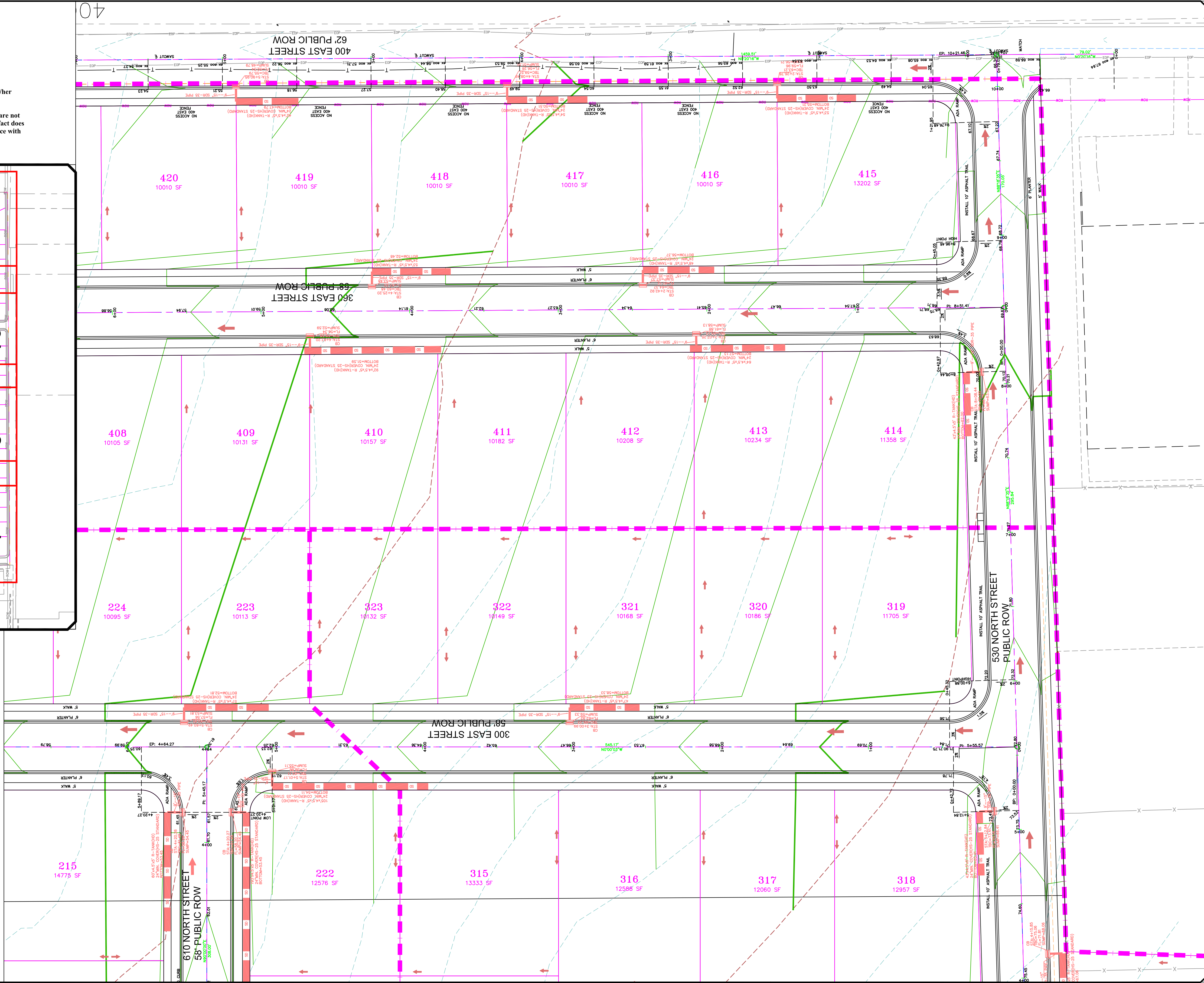
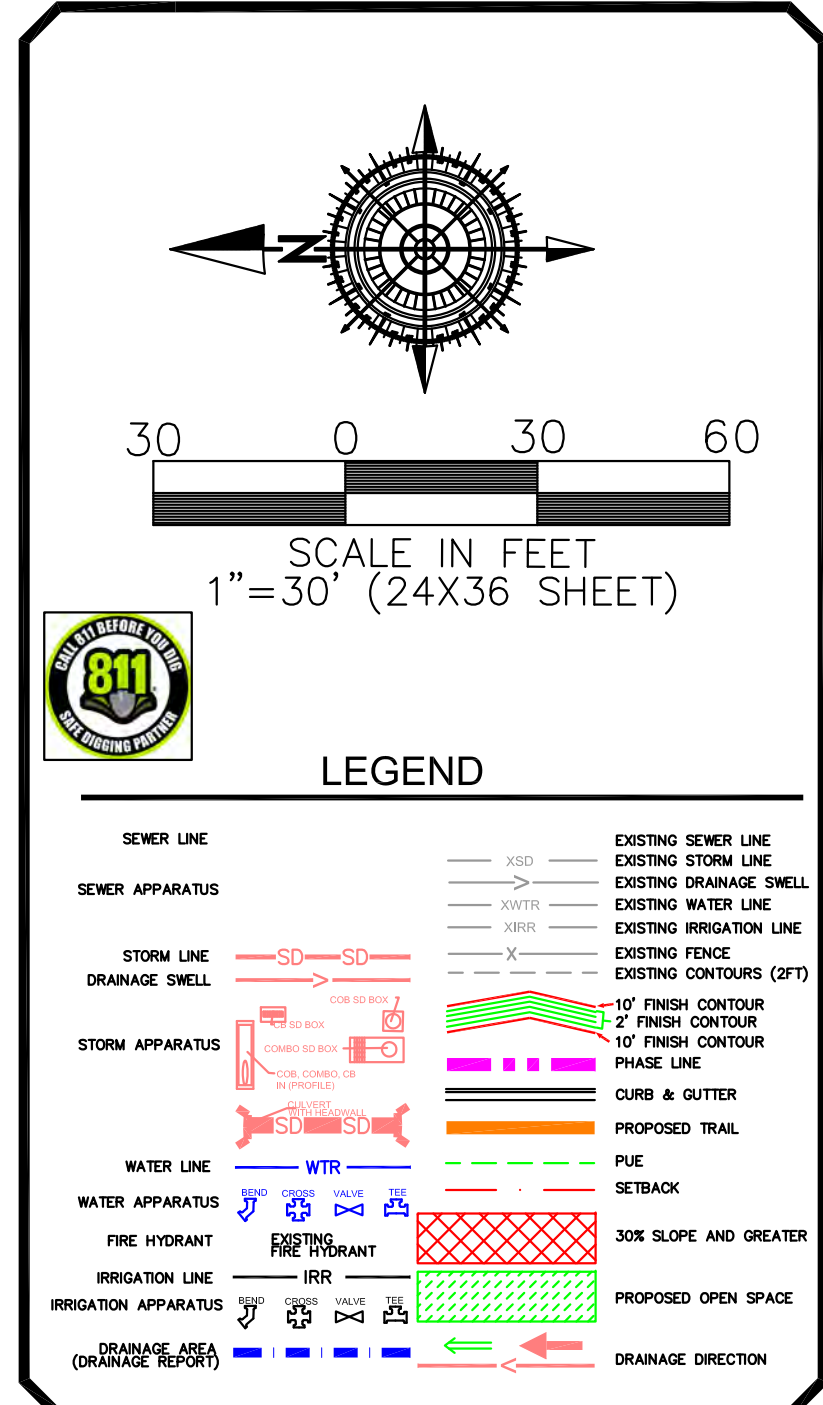
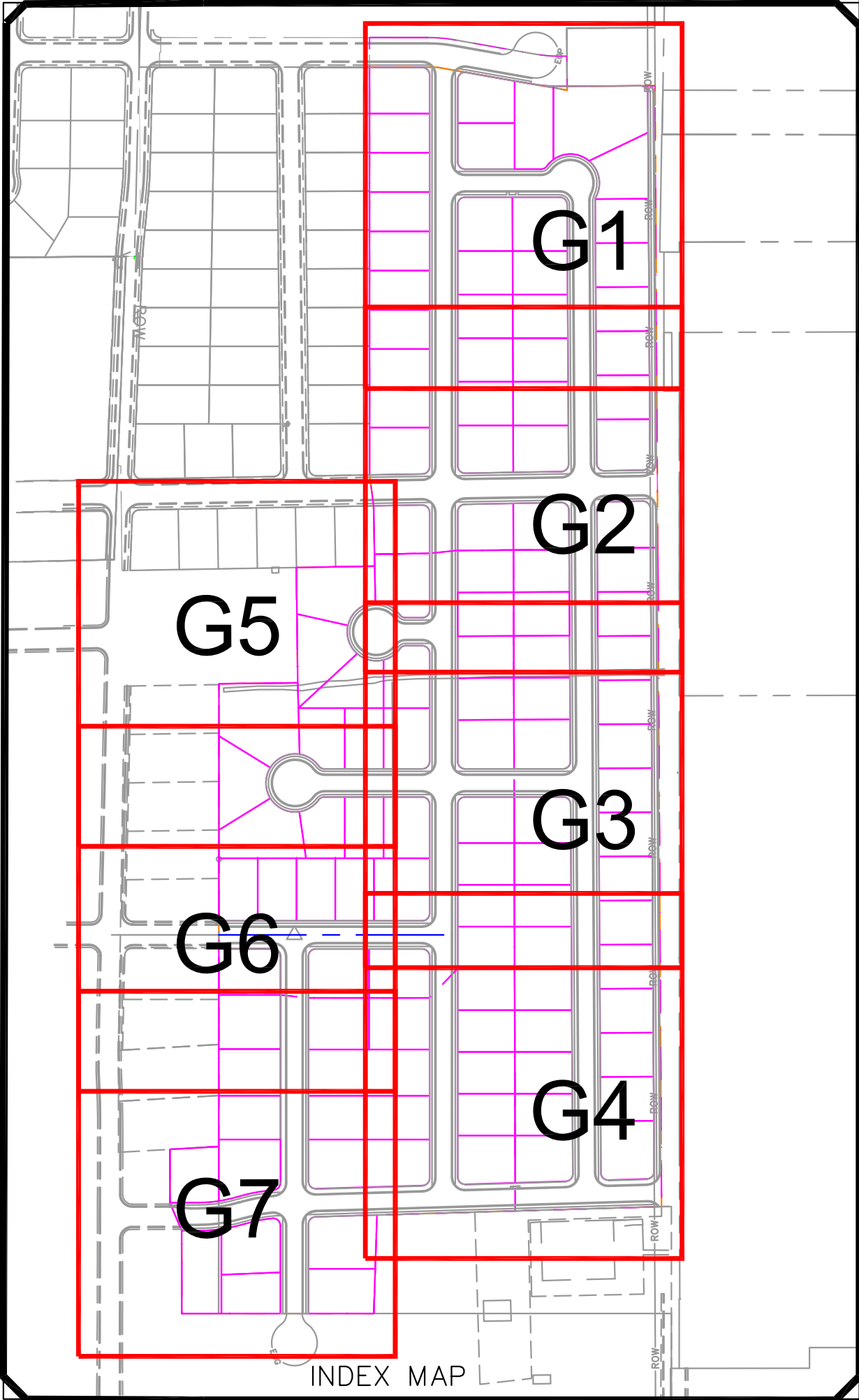
SHEET NO. G2

INDEX MAP



SHEET NO. G3

NOTE:
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| NO. | DESCRIPTION | DATE | APP'D |
|-----|-------------|------|-------|
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|--------------|--------|
| ORIG. DATE: | 2-8-21 |
| SURVEY BY: | GPW |
| DRAWN BY: | GPW |
| DESIGNED BY: | GPW |
| CHECKED BY: | GPW |
| SCALE: | 1"=30' |

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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

GRADING

7-2-2025

SANTAQUIN CITY

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

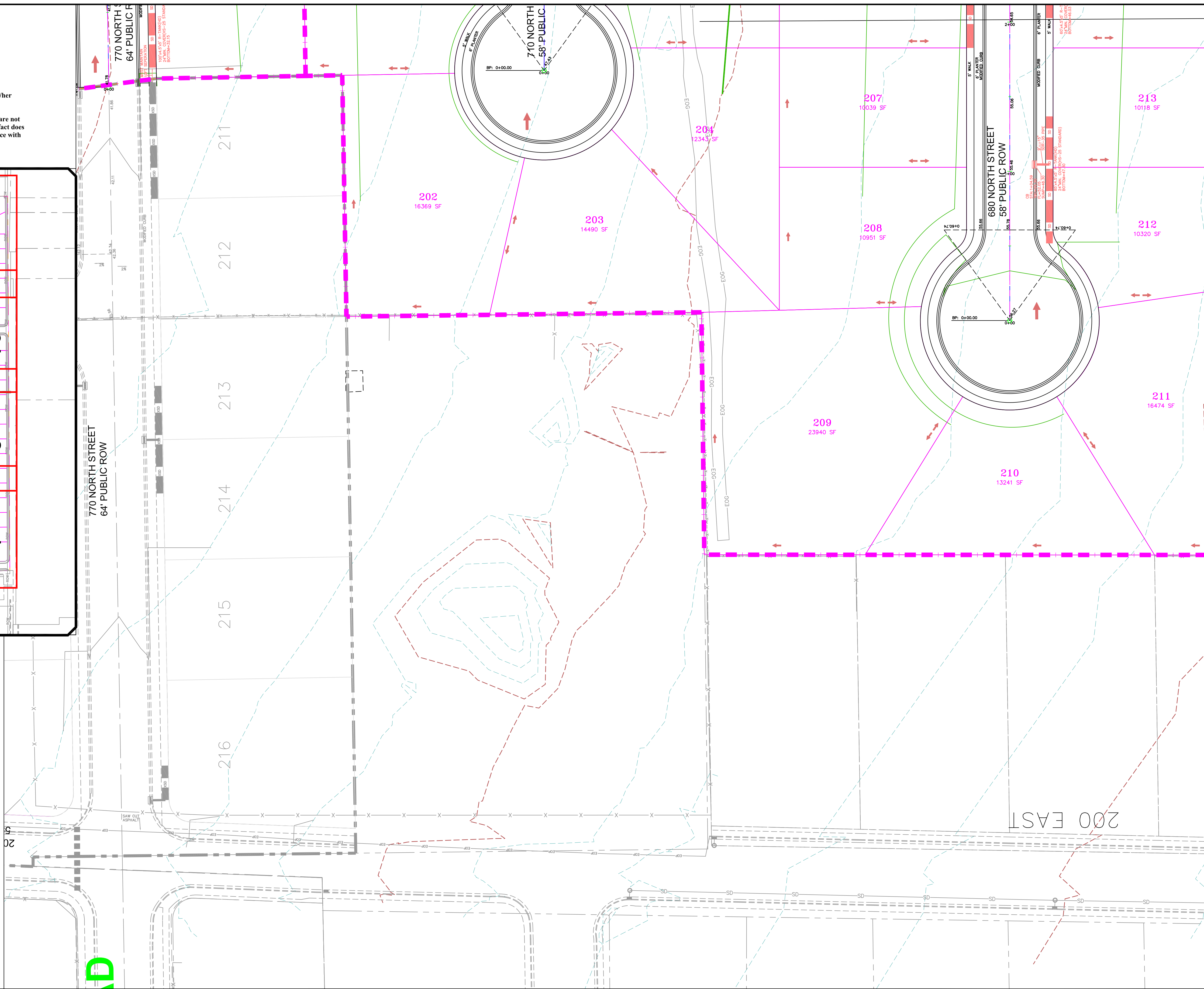
SHEET NO. **G4**

30 0 30 60


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

LEGEND

| | | |
|----------------------|-------|--------------------------|
| SEWER LINE | — ASD | EXISTING SEWER LINE |
| SEWER APPARATUS | — SD | EXISTING STORM LINE |
| | — SD | EXISTING DRAINAGE SHEL |
| | — SD | EXISTING WATER LINE |
| | — SD | EXISTING IRRIGATION LINE |
| STORM LINE | — SD | EXISTING FENCE |
| DRAINAGE SHEL | — SD | EXISTING CONTOURS (FT) |
| | — SD | 15' FINISH CONTOUR |
| | — SD | 2' FINISH CONTOUR |
| STORM APPARATUS | — SD | 10' FINISH CONTOUR |
| | — SD | PHASE LINE |
| | — SD | CURB & GUTTER |
| WATER LINE | — WTR | PROPOSED TRAIL |
| WATER APPARATUS | — WTR | PUE |
| IRRIGATION LINE | — IRR | SEBACK |
| FIRE HYDRANT | — FHR | 30% SLOPE AND GREATER |
| IRRIGATION APPARATUS | — IRR | PROPOSED OPEN SPACE |
| DRAINAGE DIRECTION | — DRD | DRAINAGE DIRECTION |

[illegible]

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

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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

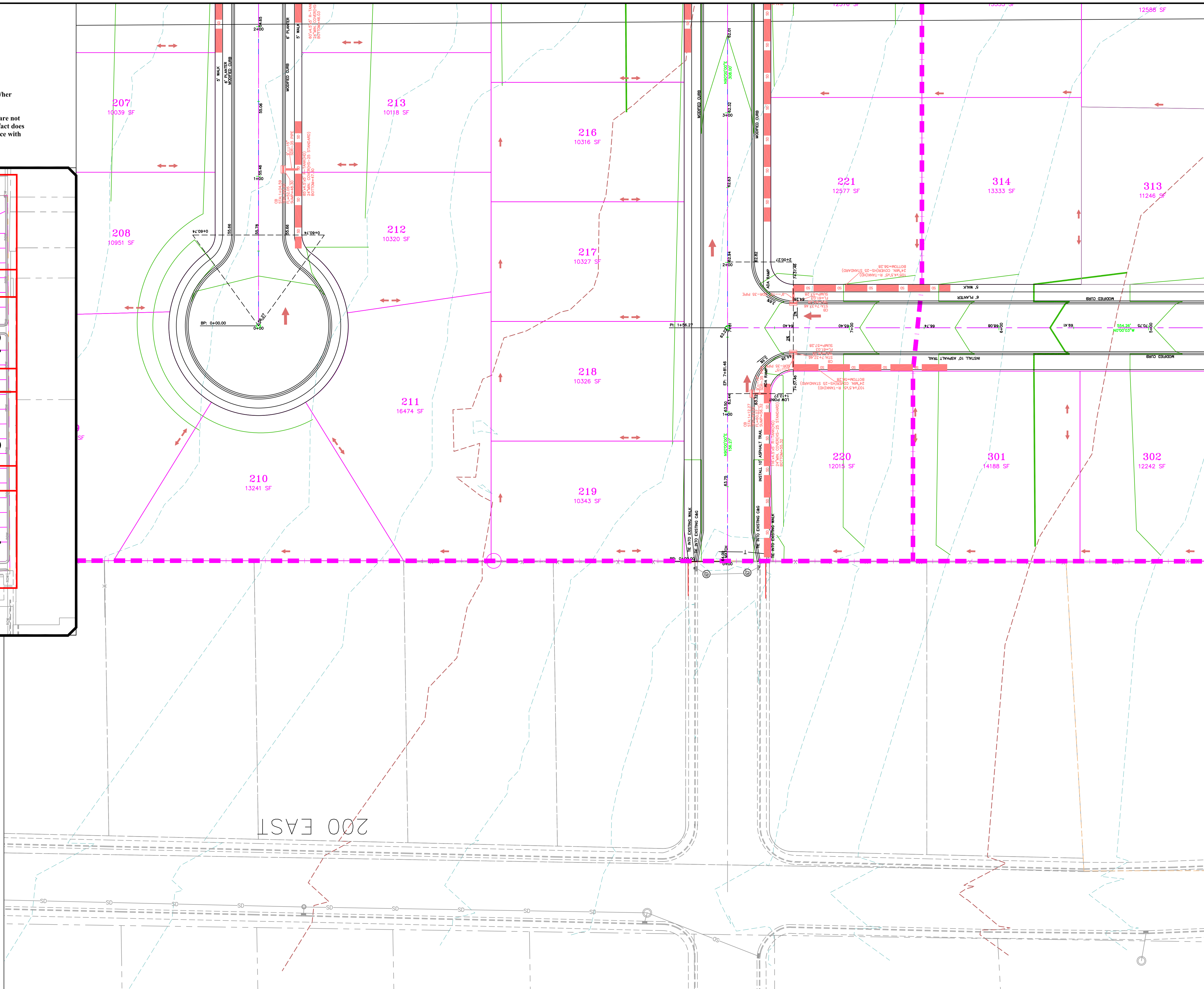
Bella Vista Subdivision

Grading

7-2-2025

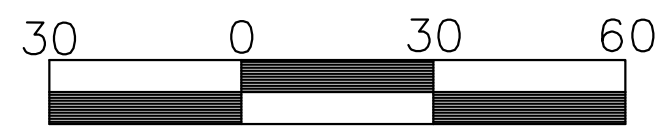
SANTAQUIN
CITY

SHEET NO. G5



SHEET NO. G6

INDEX MAP



SCALE IN FEET
= 30' (24X36 SHEET)



SEWER LINE

SEWER APPARATUS

STORM LINE

DRAINAGE SHELL

STORM APPARATUS

WATER LINE

WTR

WATER APPARATUS

FIRE HYDRANT

IRRIGATION LINE

IRRIGATION APPARATUS

DRAINAGE AREA (DRAINAGE SHELL)

EXISTING STORM LINE

EXISTING STORM LINE

EXISTING DRAINAGE SHELL

EXISTING WATER LINE

EXISTING IRRIGATION LINE

EXISTING FINISH CONTOUR

EXISTING CONTOURS (PT)

10' FINISH CONTOUR

10' FINISH CONTOUR

PHASE LINE

CURB & GUTTER

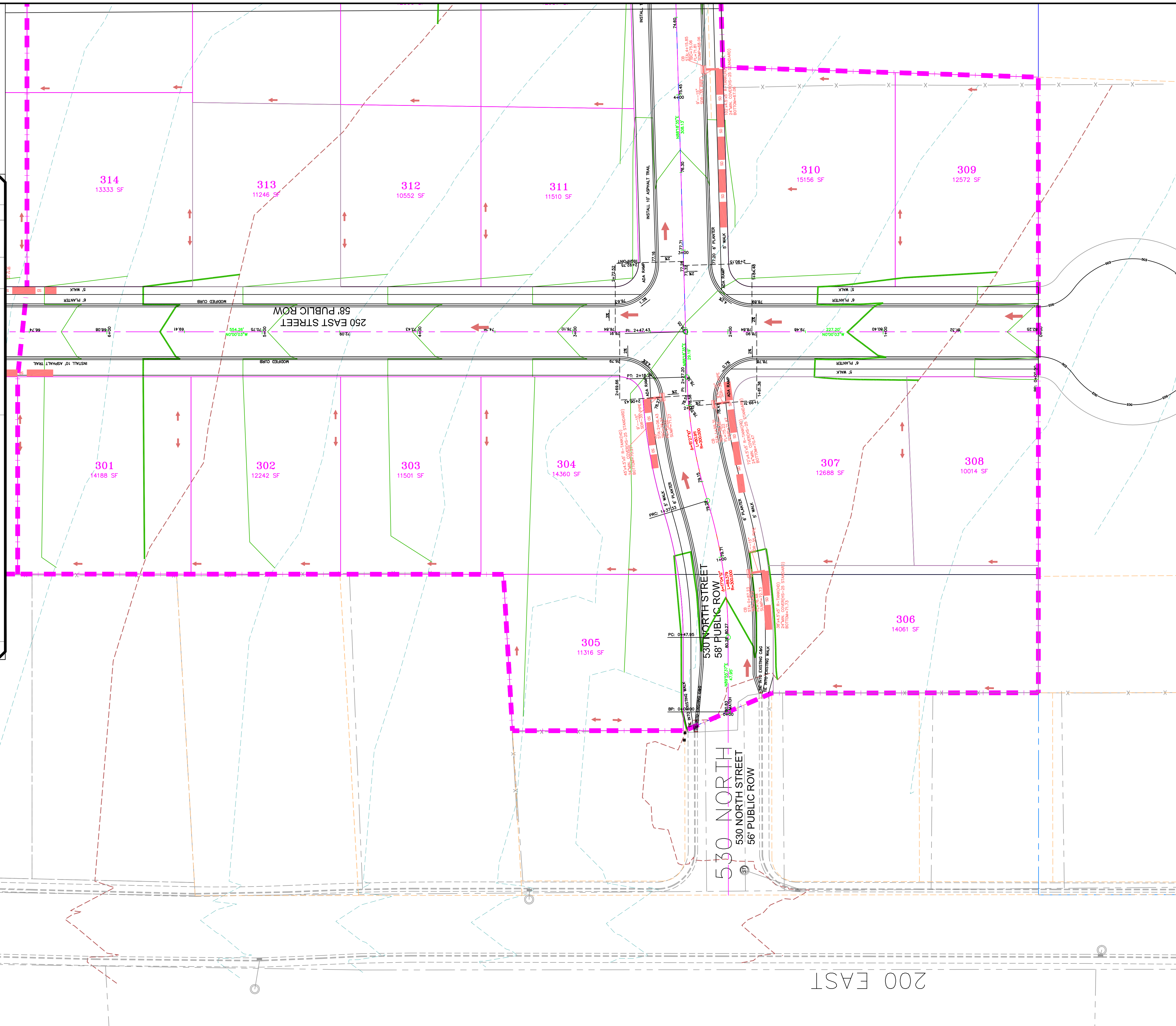
PROPOSED TRAIL

SETBACK

SOIL SLOPE AND GREATER

PROPOSED OPEN SPACE

DRAINAGE DIRECTION

[illegible]

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

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

BELLA VISTA
SUBDIVISION

GRADING

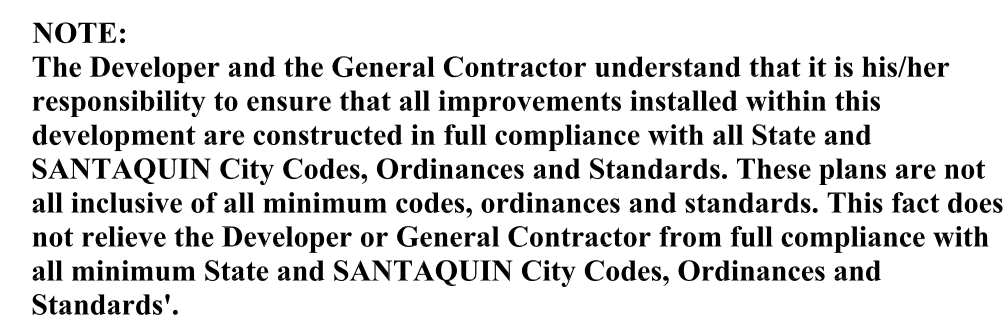
GRADING

7-2-2025

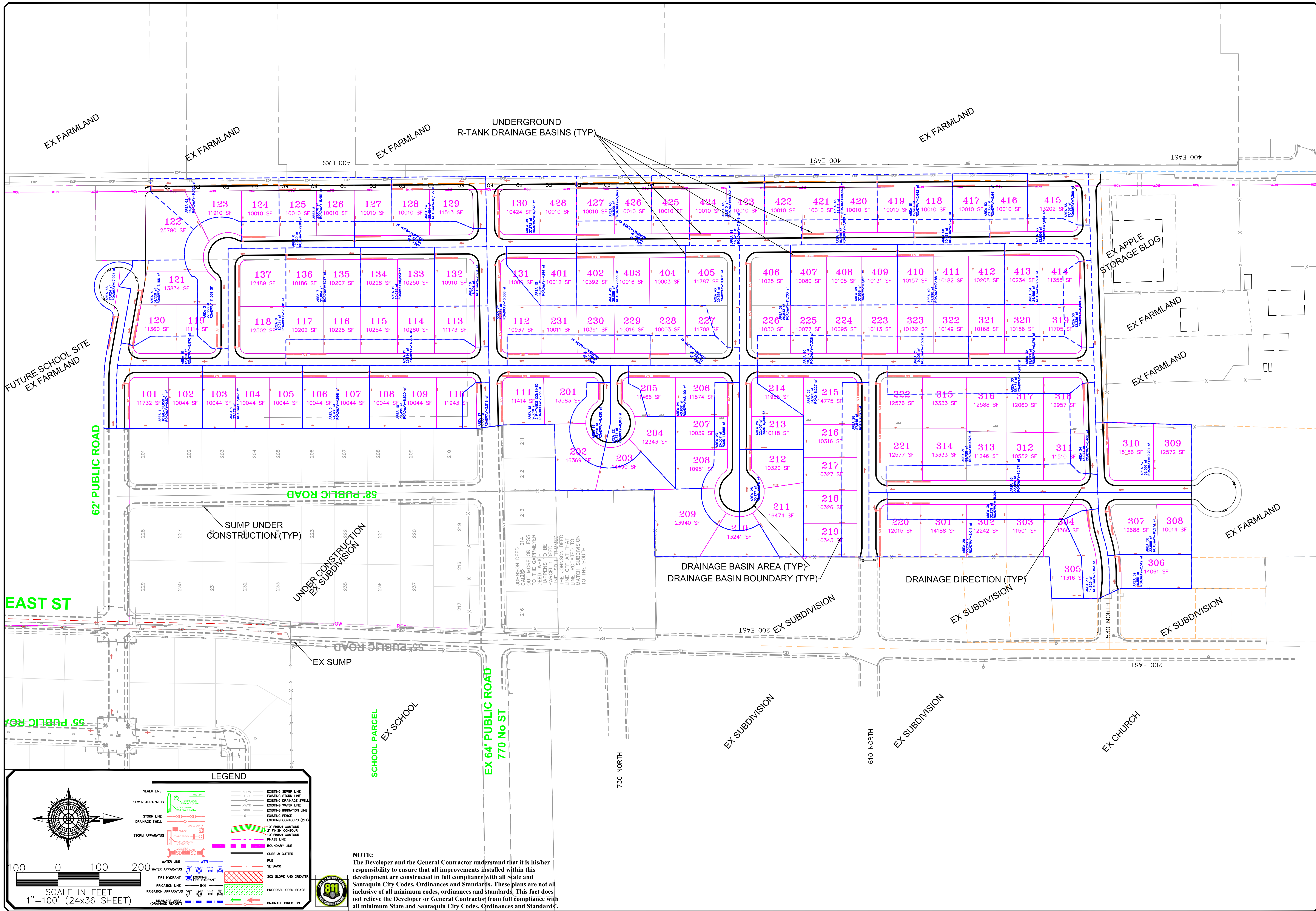
SANTAQUIN
CITY



SHEET NO. G7



SHEET NO. U2



LEGEND

| | |
|----------------------|--------------------------|
| SEWER LINE | EXISTING SEWER LINE |
| SEWER APPARATUS | EXISTING STORM LINE |
| STORM LINE | EXISTING DRAINAGE SHELL |
| STORM APPARATUS | EXISTING WATER LINE |
| WATER LINE | EXISTING IRRIGATION LINE |
| WATER APPARATUS | EXISTING FENCE |
| IRRIGATION LINE | EXISTING CONTOURS (2 FT) |
| IRRIGATION APPARATUS | 10' FINISH CONTOUR |
| DRAINAGE DIRECTION | 2' FINISH CONTOUR |
| | 10' FINISH CONTOUR |
| | PHASE LINE |
| | BOUNDARY LINE |
| | CURB & OUTER |
| | SETBACK |
| | DOE SLOPE AND GREATER |
| | PROPOSED OPEN SPACE |
| | DRAINAGE DIRECTION |

NOTE:
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| | | | | |
|--------------------|-----|-------------|------|-------|
| ORIG. DATE: 2-8-21 | NO. | DESCRIPTION | DATE | APP'D |
| SURVEY BY: GPM | | | | |
| DRAWN BY: GPM | | | | |
| DESIGNED BY: GPM | | | | |
| CHECKED BY: GPM | | | | |
| SCALE: 1"=100' | | | | |

GATEWAY CONSULTING, Inc.
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paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

**BELLA VISTA PH3
SUBDIVISION
DRAINAGE PLAN**

7-2-2025

SANTAQUIN CITY

PROFESSIONAL SEAL
PAUL J. GATEWAY
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 10000

SHEET NO. **DRAIN**

LIC ROAD

EDUCATION
NEBO
SCHOOL

ROYAL LAND DRIVE
62' PUBLIC ROW

OUR DREAM LLC

FUTURE ROAD

NEBO

BROA

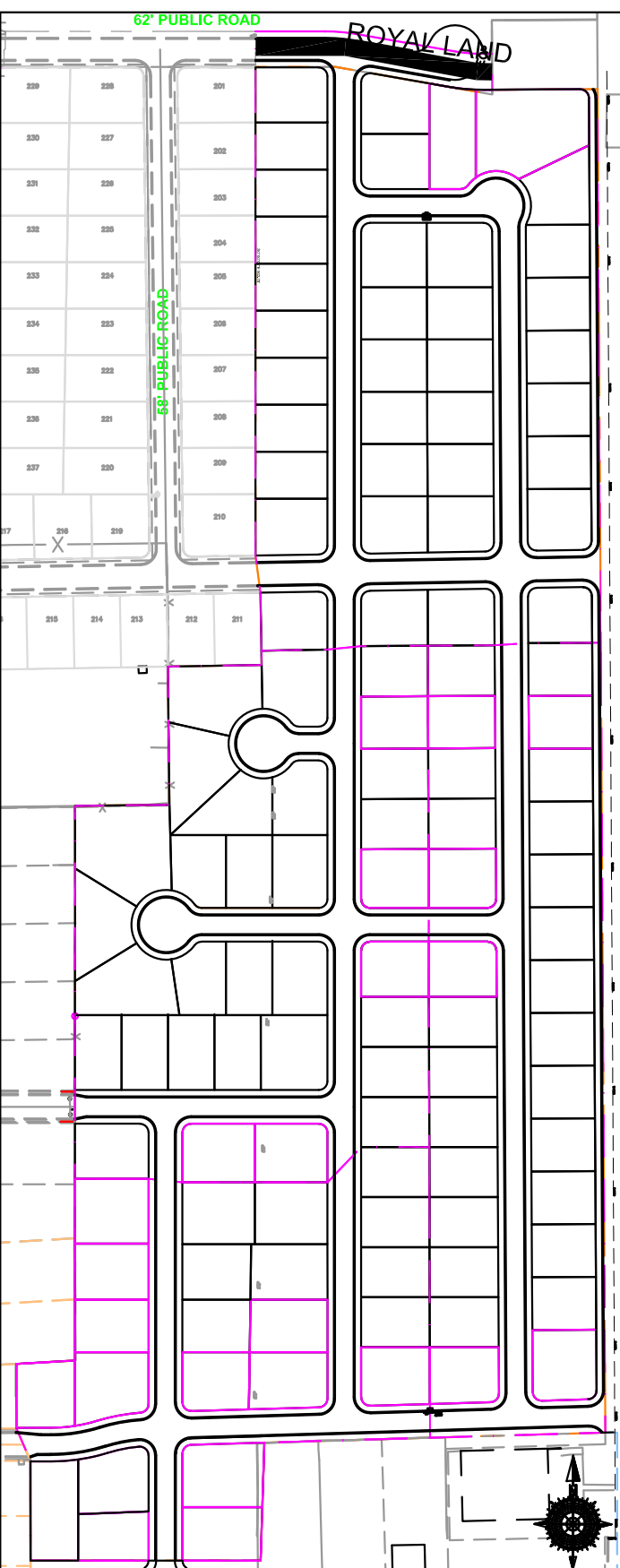
PROPOSED
SUBDIVISION
HERITAGE

201

101
11732 SF

120
11360 SF

122



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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

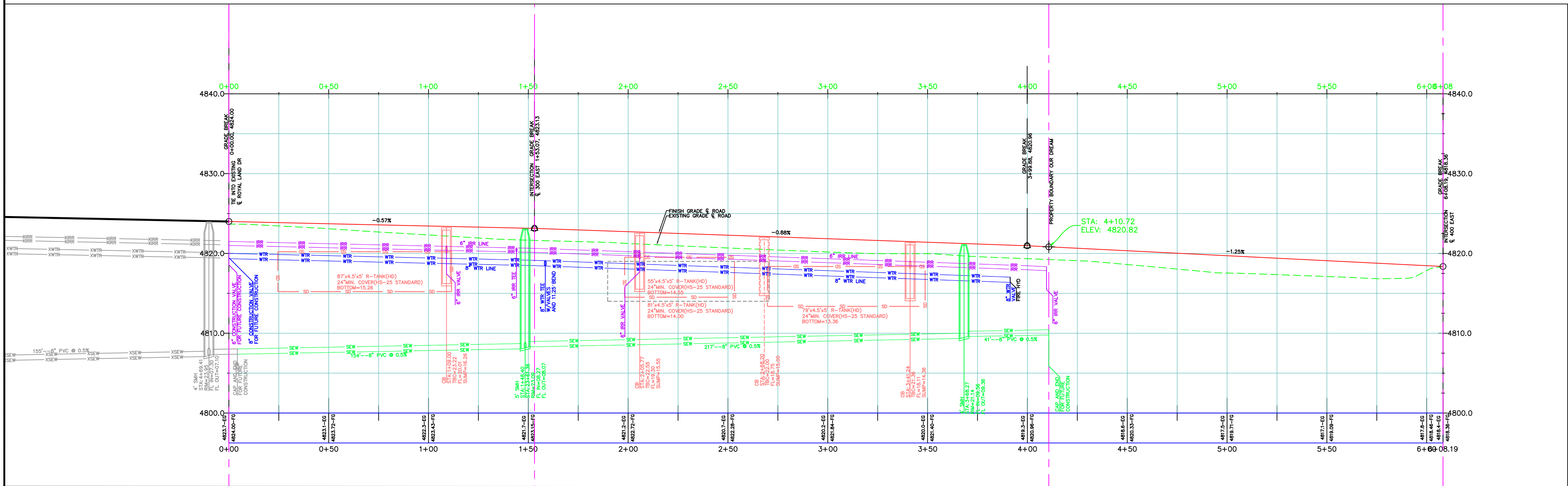
BELLA VISTA
SUBDIVISION
PLAN AND PROFILE
ROYAL LAND DR

7-2-2025

SANTAQUIN
CITY



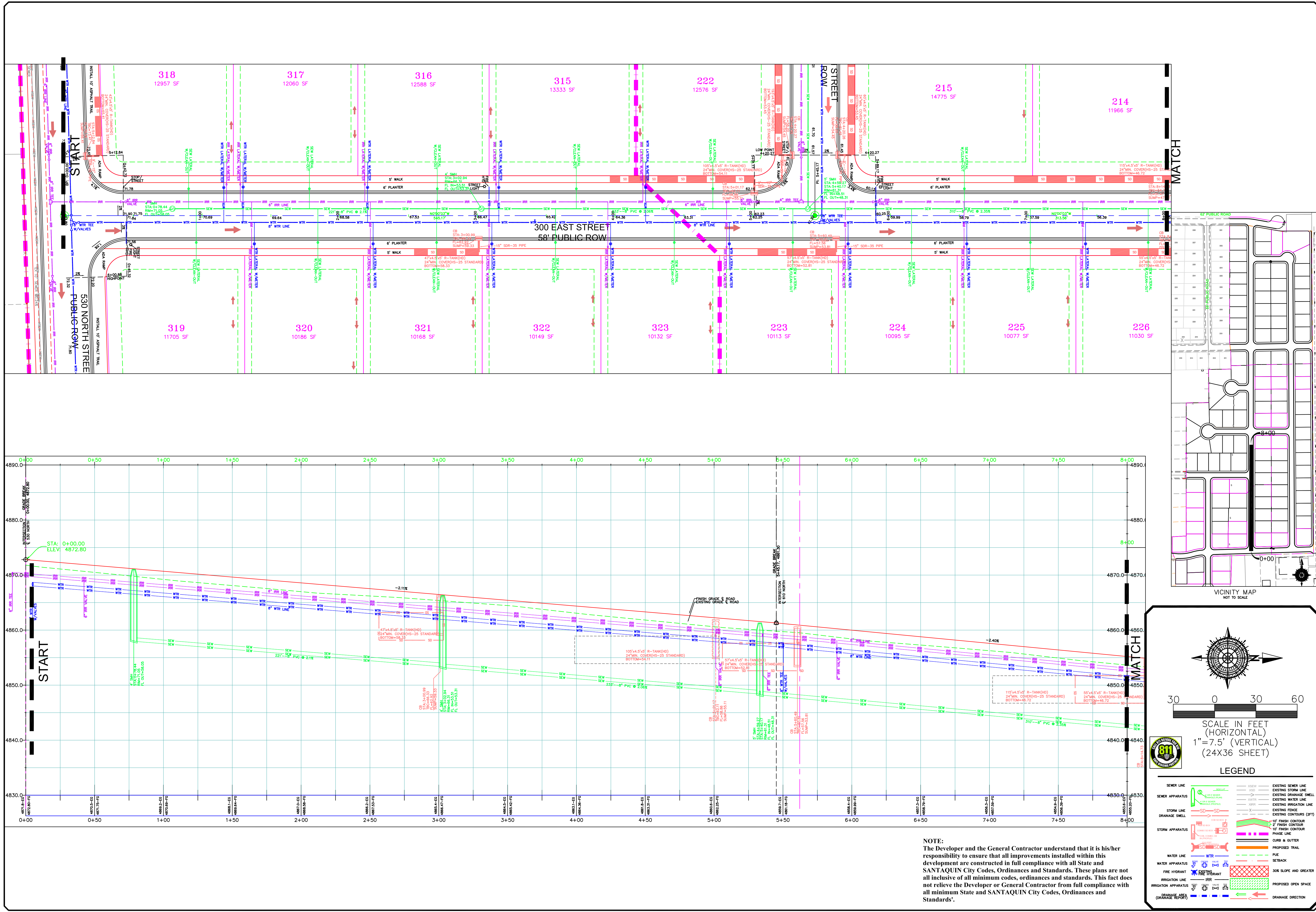
SHEET NO. **PP1**



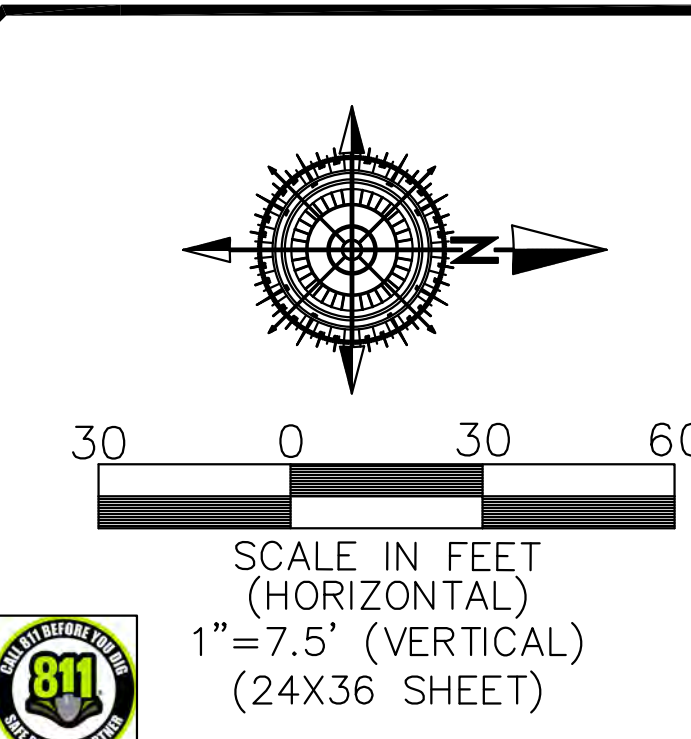
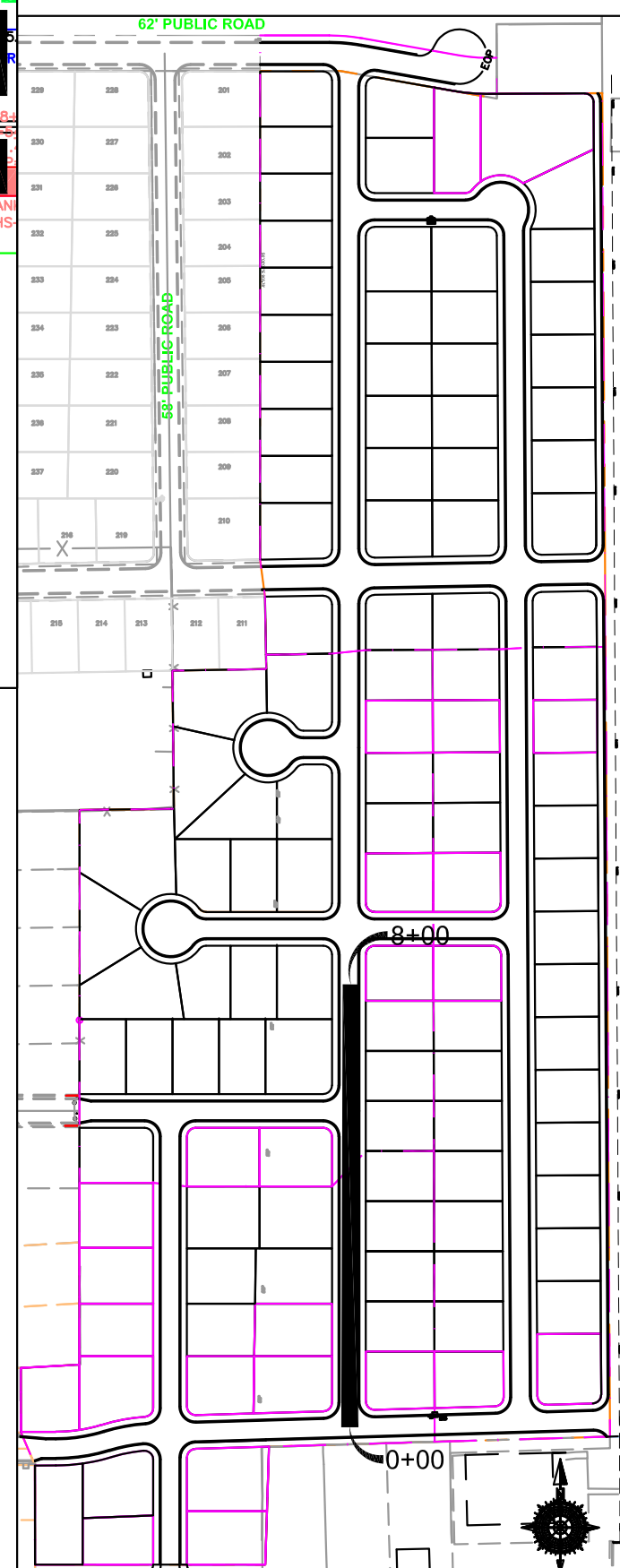
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LEGEND

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



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

ORIG. DATE: 2-6-21

SURVEY BY: OPW

DRAWN BY: OPW

DESIGNED BY: OPW

CHECKED BY: OPW

SCALE: 1"=30'

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING

CONSTRUCTION MANAGEMENT

BELLA VISTA

SUBDIVISION

PLAN AND PROFILE

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

7-2-2025

SANTAQUIN CITY

SEAL

PAUL J. GATEWAY

REGISTERED PROFESSIONAL ENGINEER

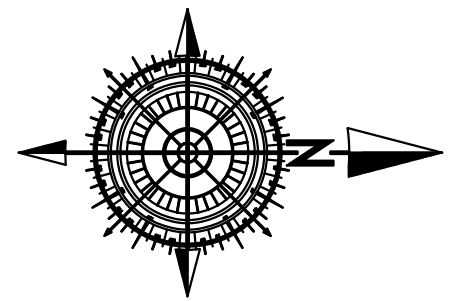
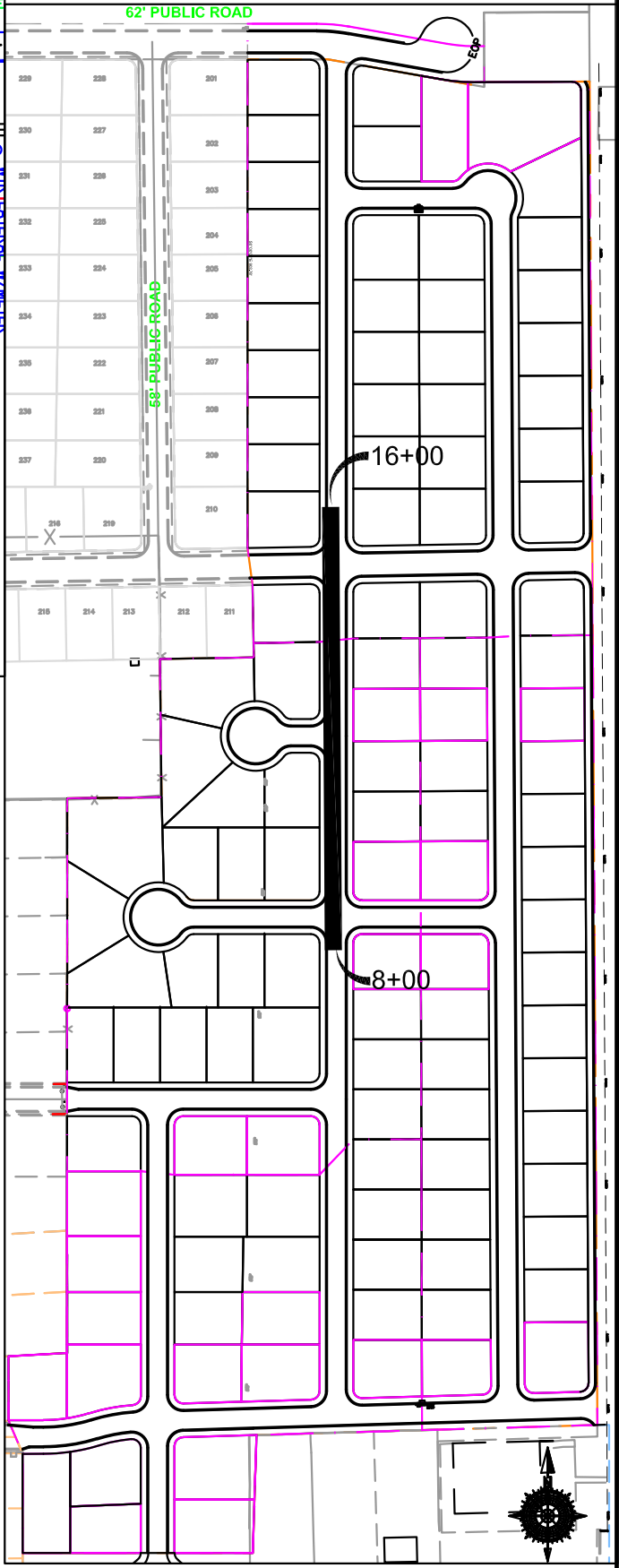
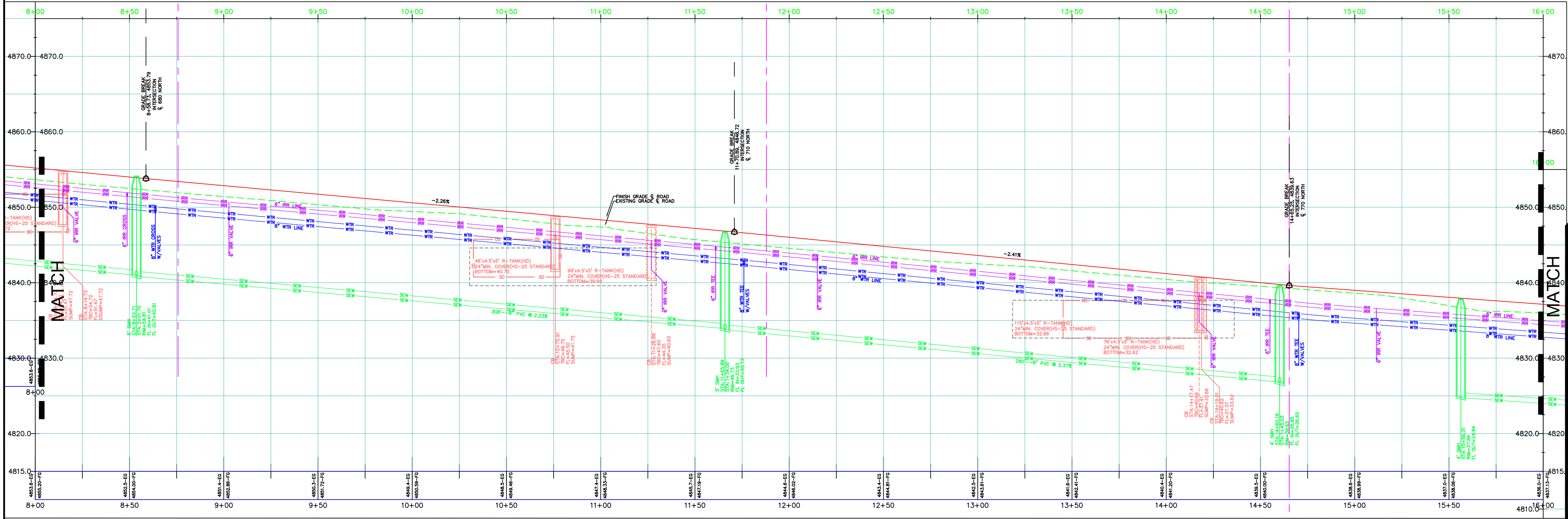
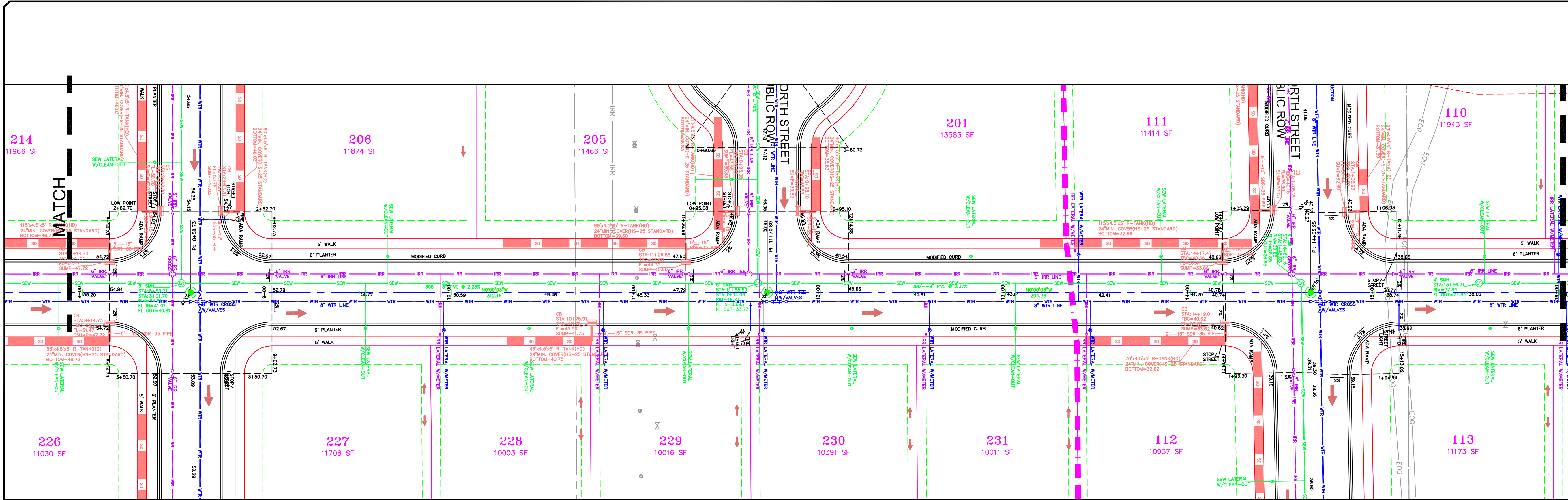
NO. 12345

STATE OF UTAH

SHEET NO. PP2

| NO. | DESCRIPTION | DATE | APP'D |
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34



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

LEGEND

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

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

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

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

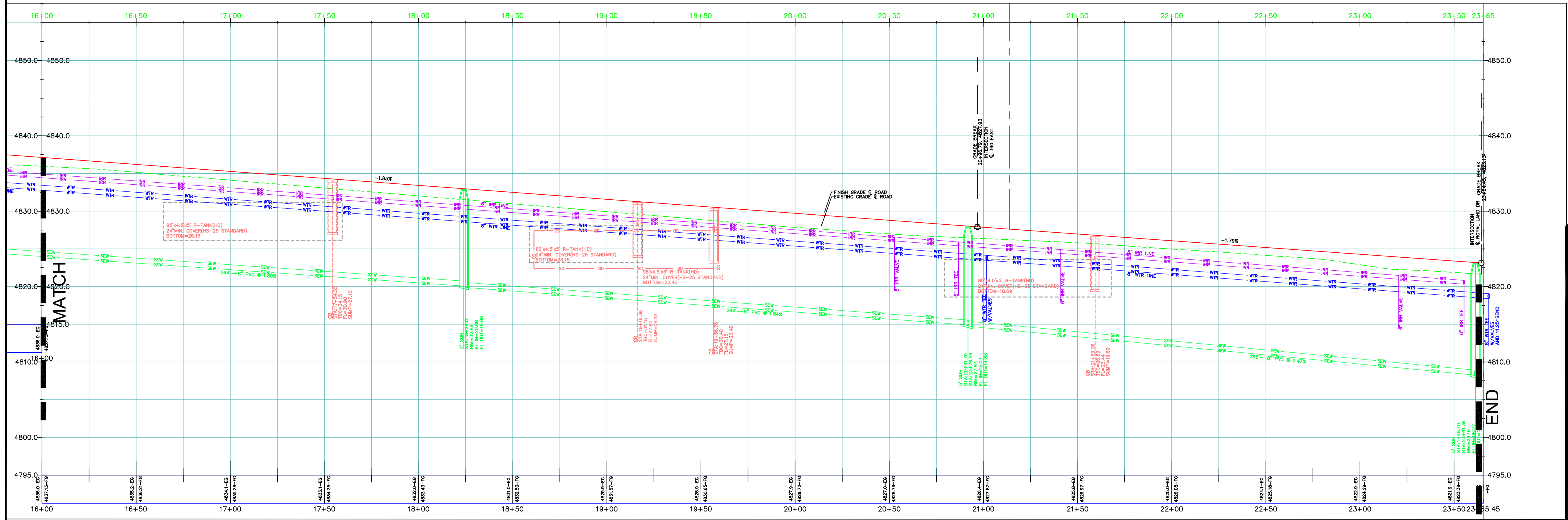
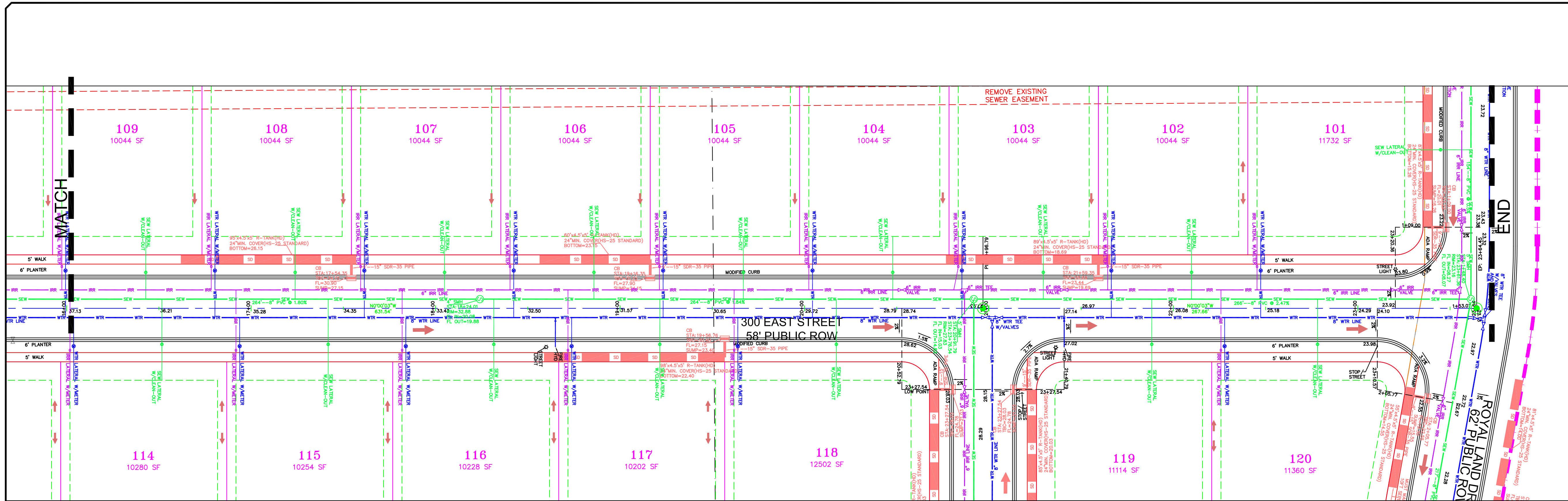
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PLAN AND PROFILE
300 EAST (STA: 8+00 to 16+00)
7-2-2025

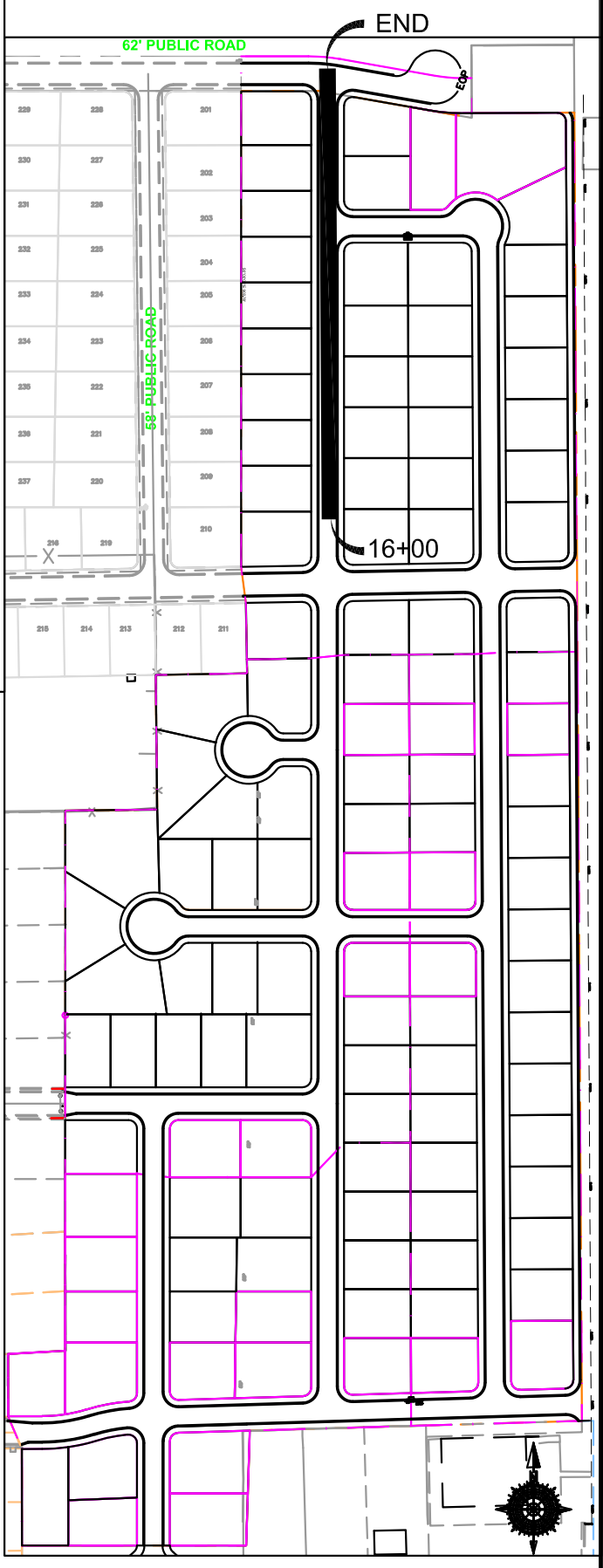
SANTAQUIN CITY

Professional Engineer
Paul J. Gentry
No. 13502
State of Utah

SHEET NO. **PP3**



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



30 0 30 60

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

LEGEND

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

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

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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

**BELLA VISTA
SUBDIVISION**

PLAN AND PROFILE


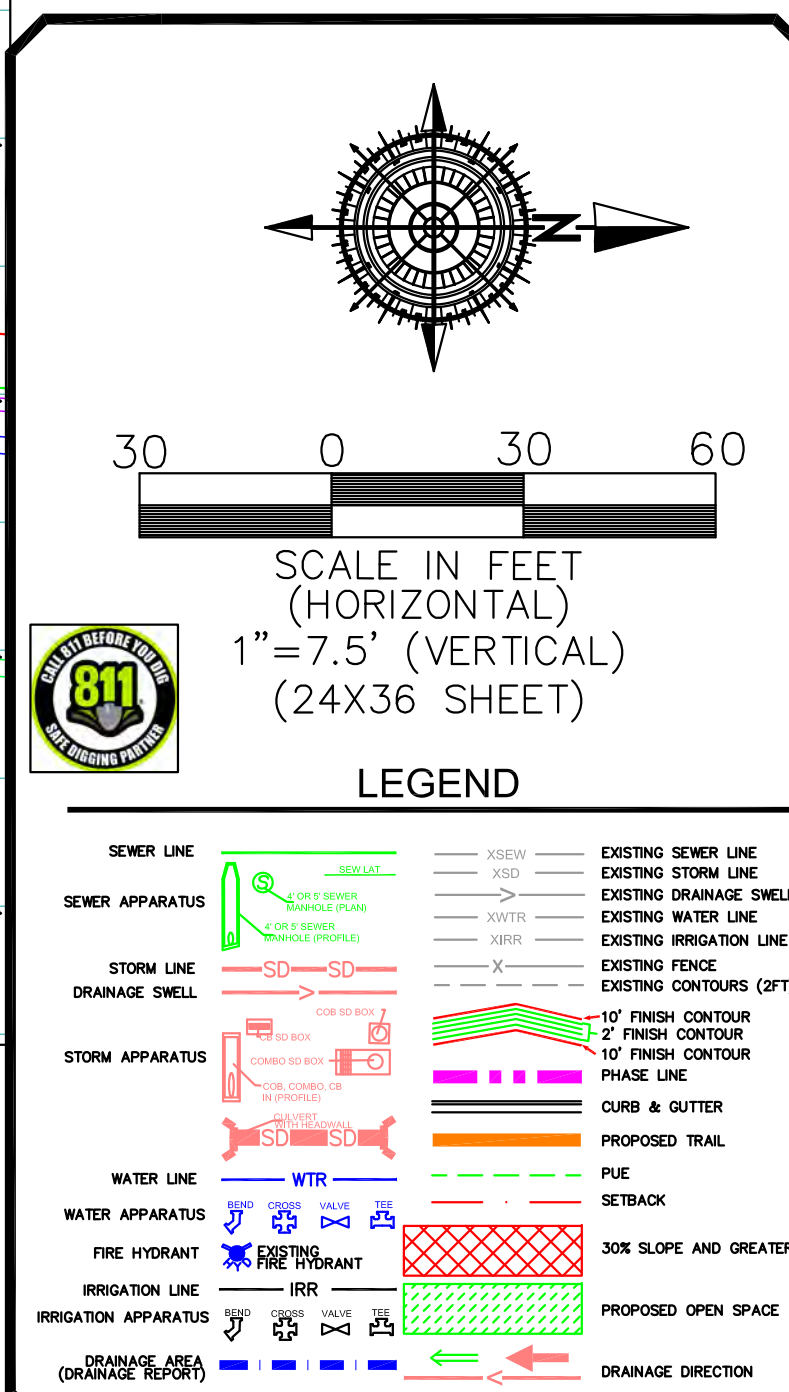
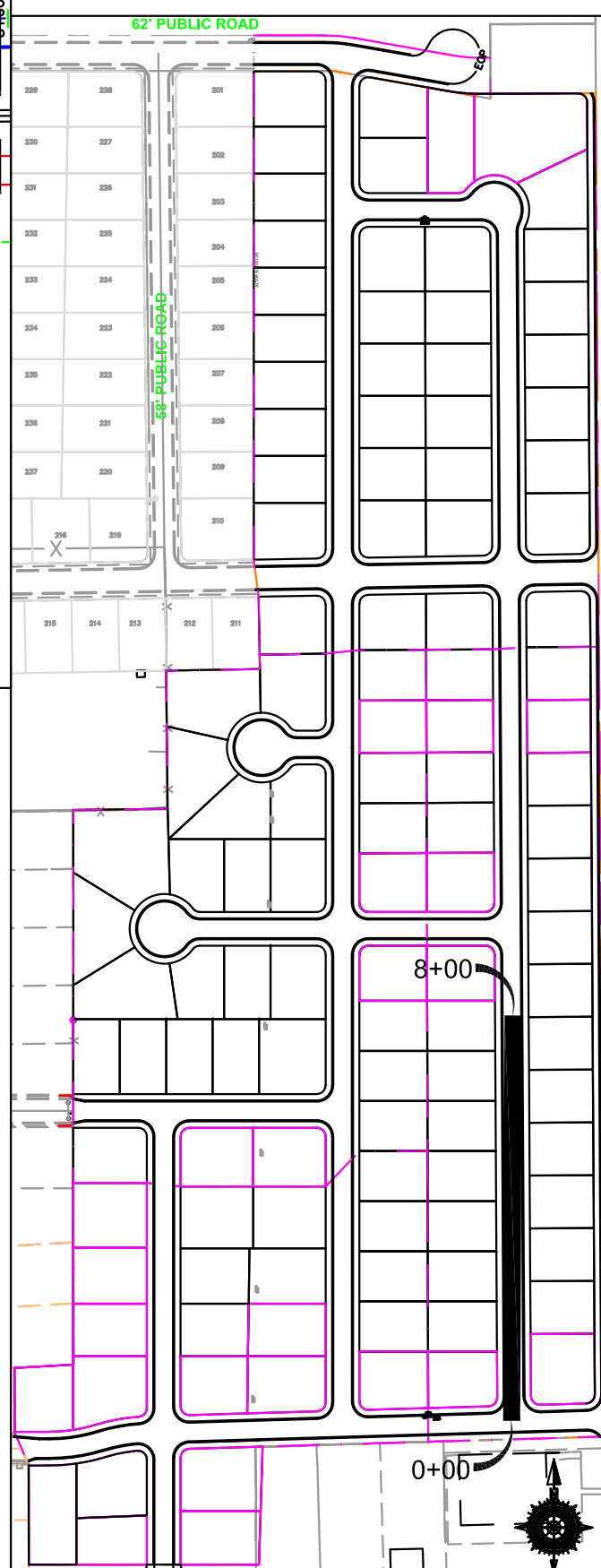
300 EAST (STA: 16+00 to 23+66)

7-2-2025

**SANTAQUIN
CITY**

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

SHEET NO. **PP4**



GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5546
paul@gatewayconsultingllc.com

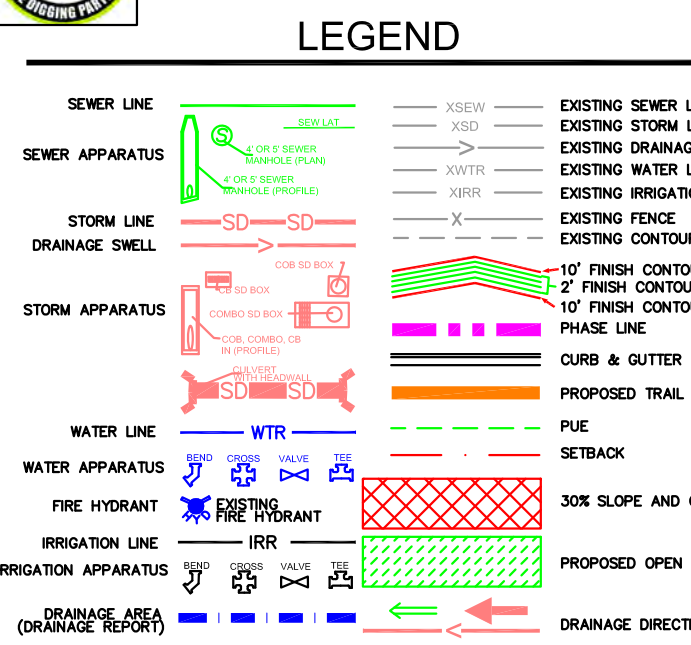
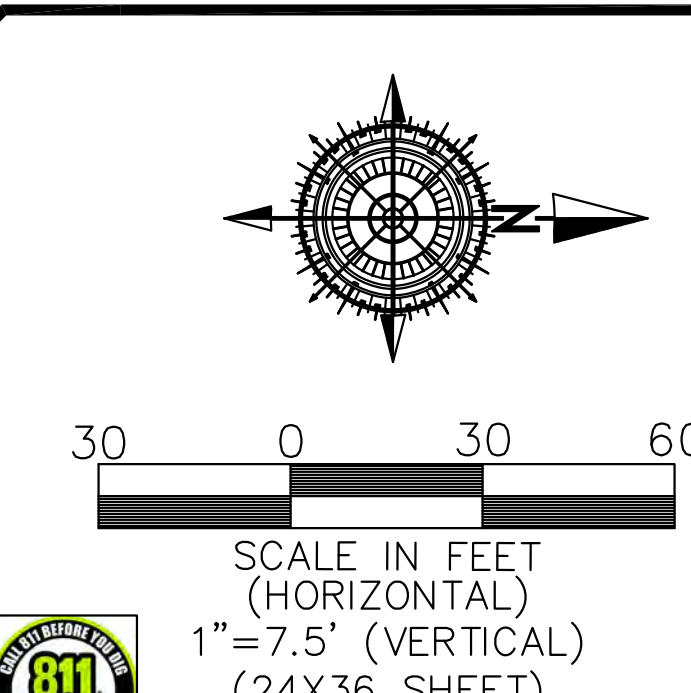
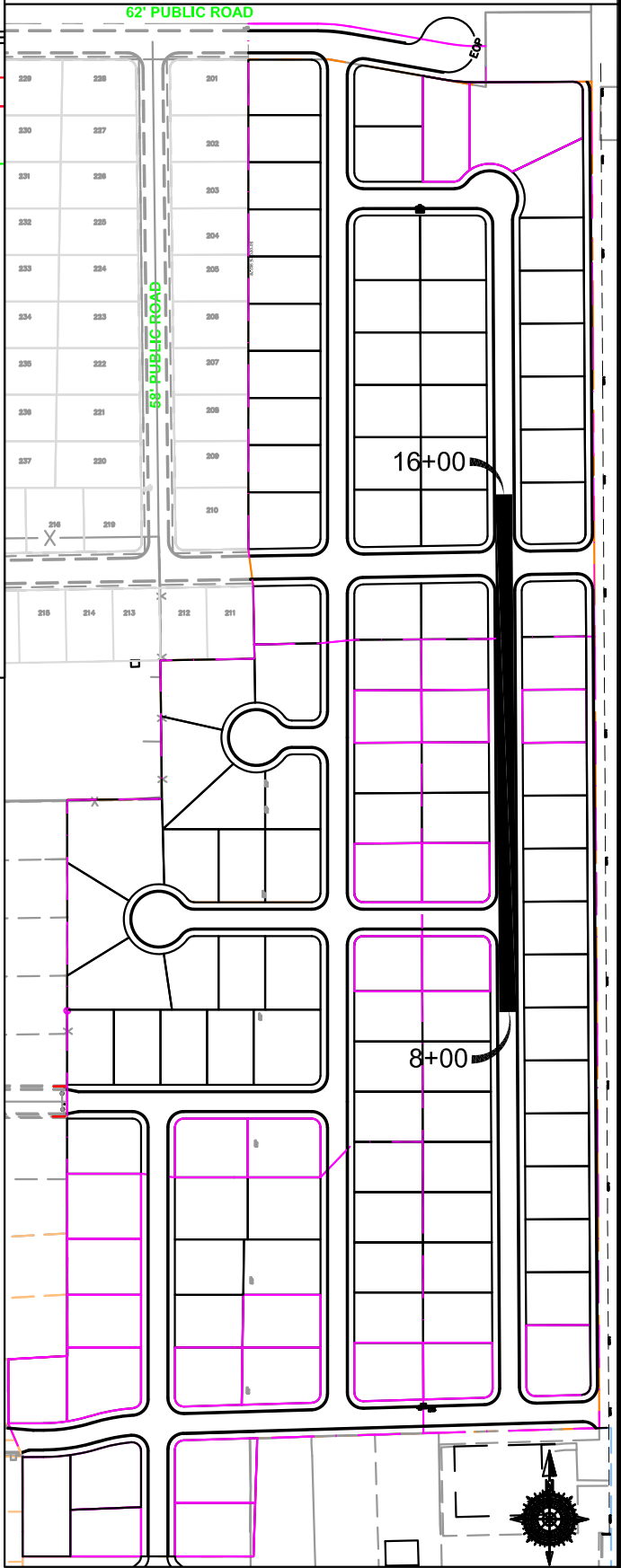
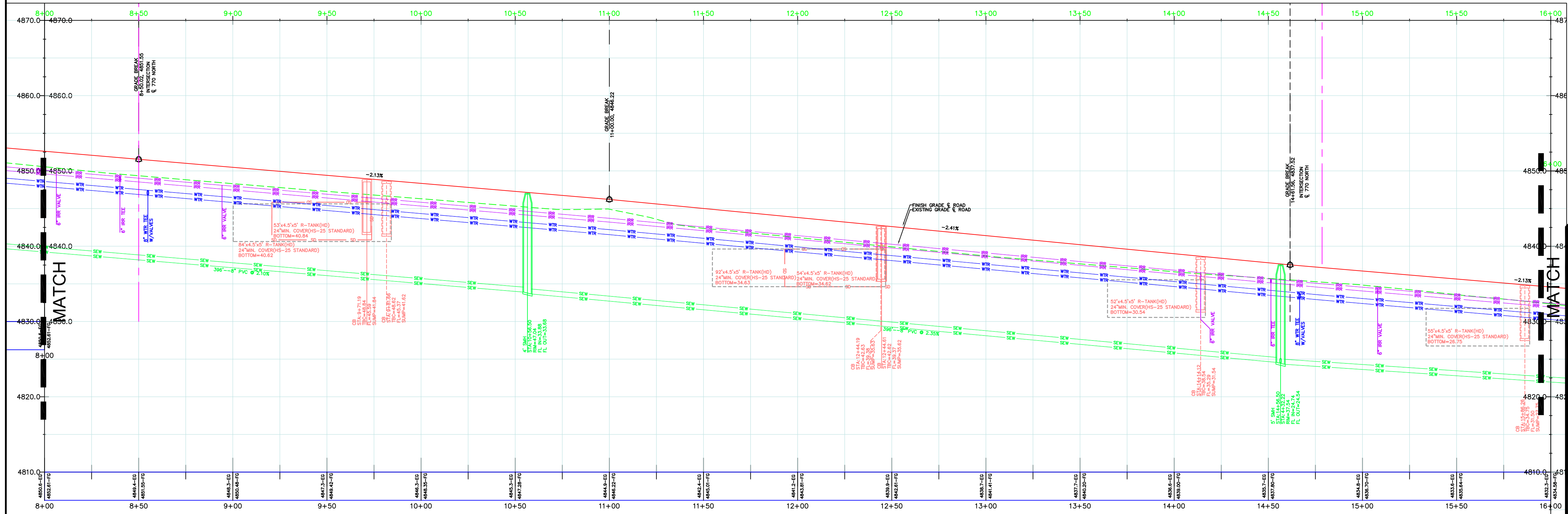
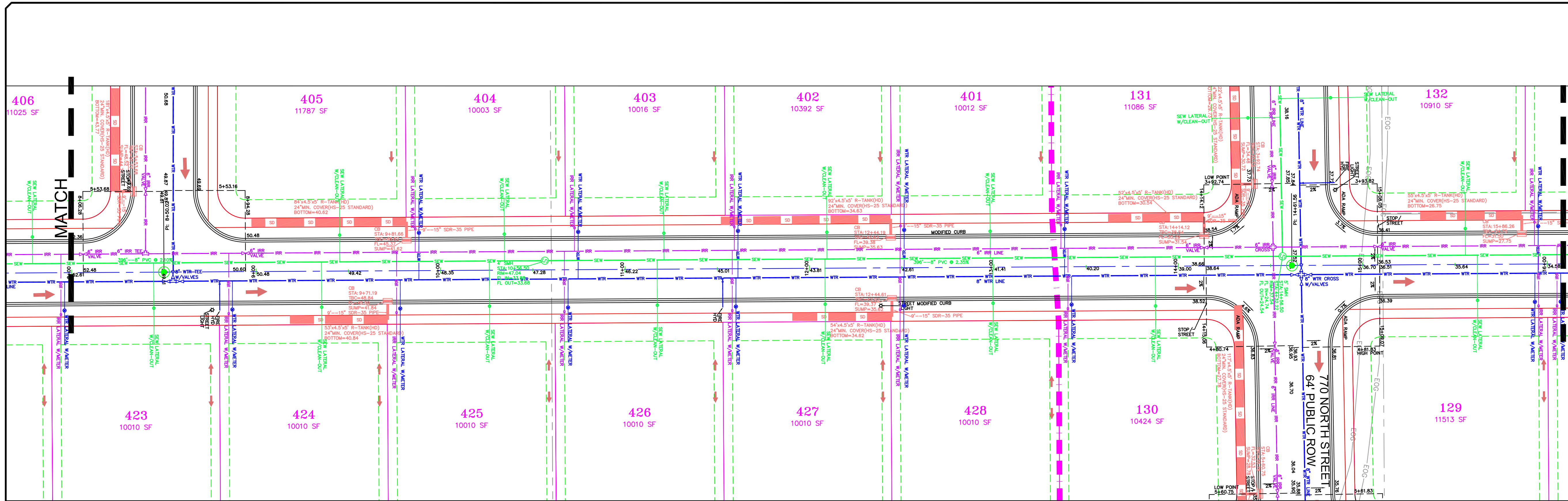
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

SANTAQUIN
CITY



SHEET NO. PP5

[illegible]



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

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

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

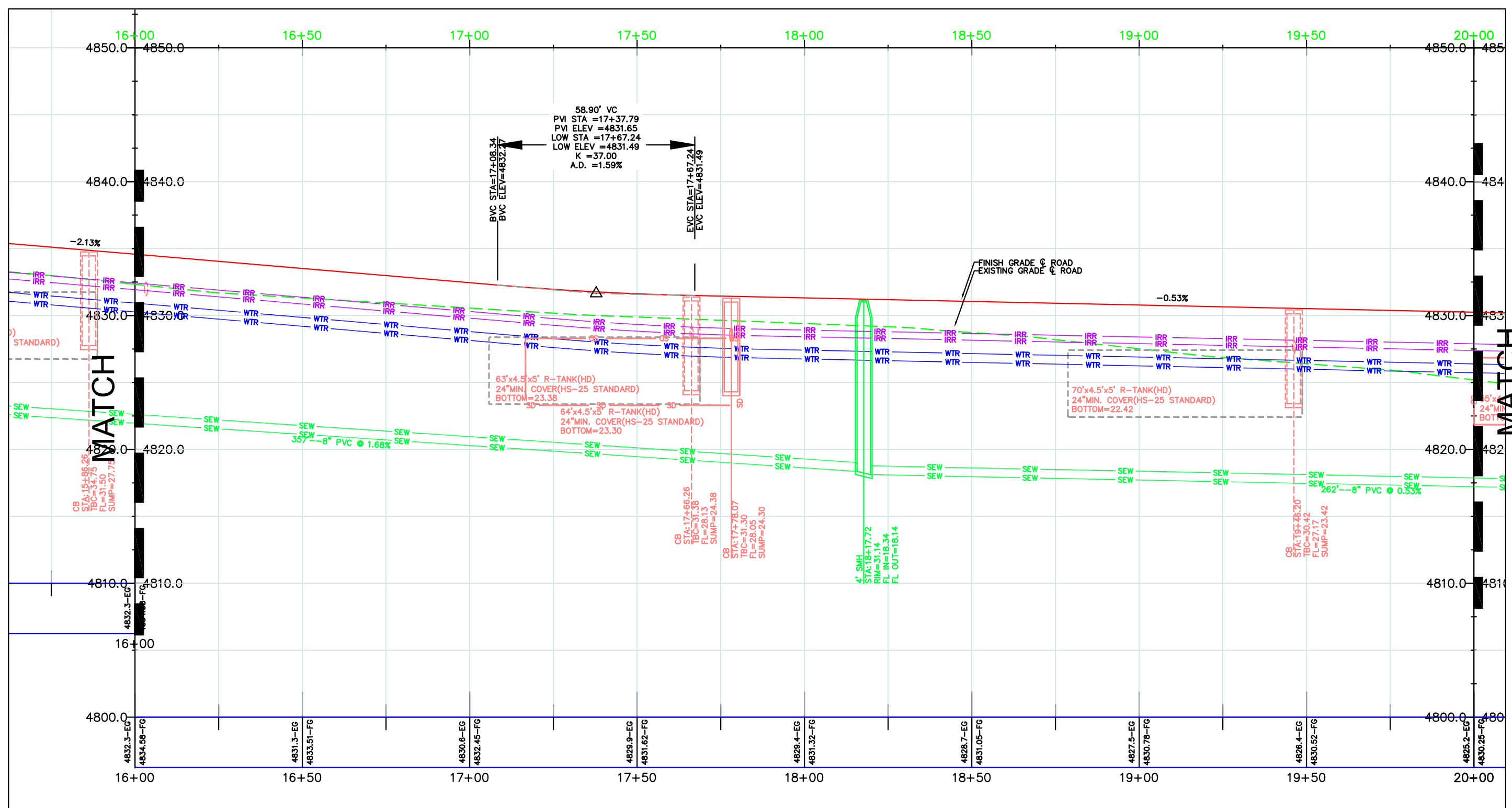
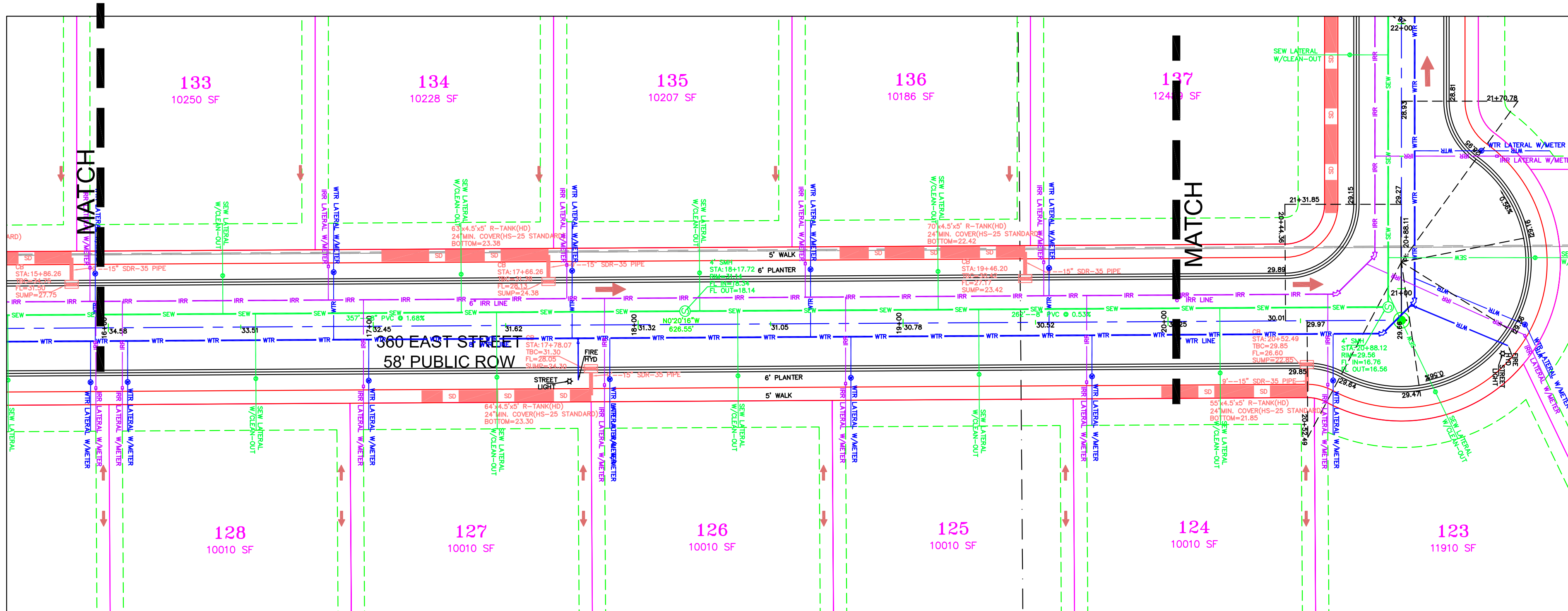
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PLAN AND PROFILE
360 EAST (STA: 8+00 to 16+00)
7-2-2025

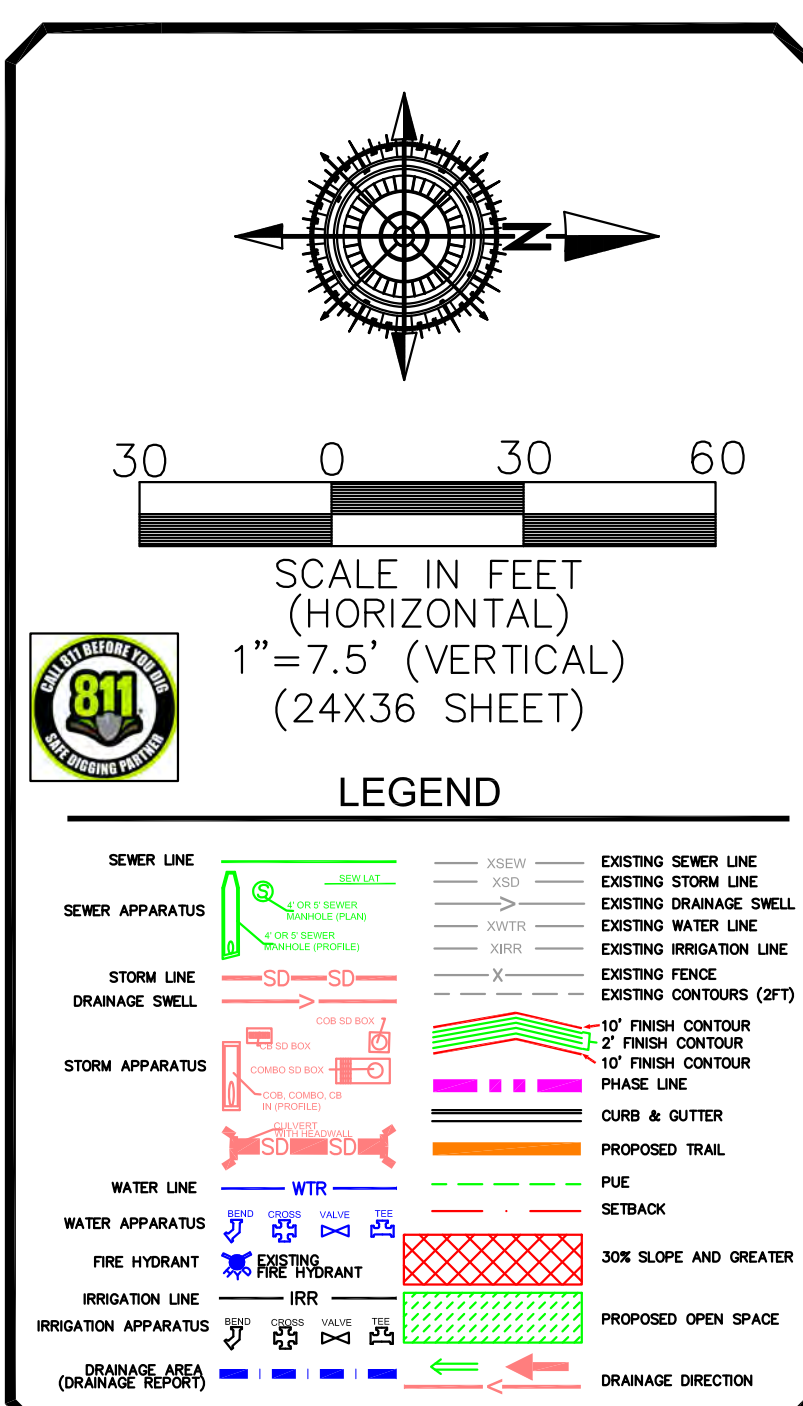
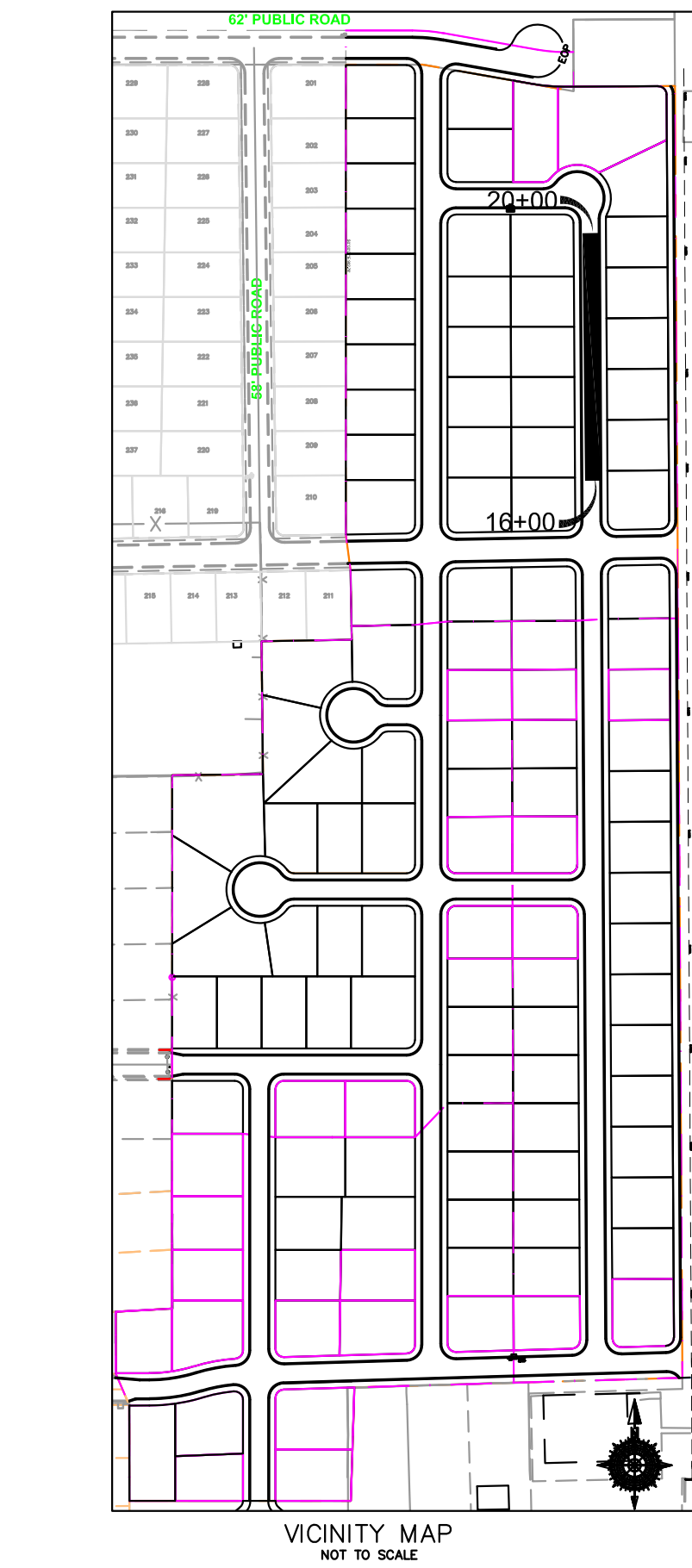
SANTAQUIN CITY

SEAL
Professional Engineer
Paul J. Stoddard
1313013025
State of Utah

SHEET NO. **PP6**



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




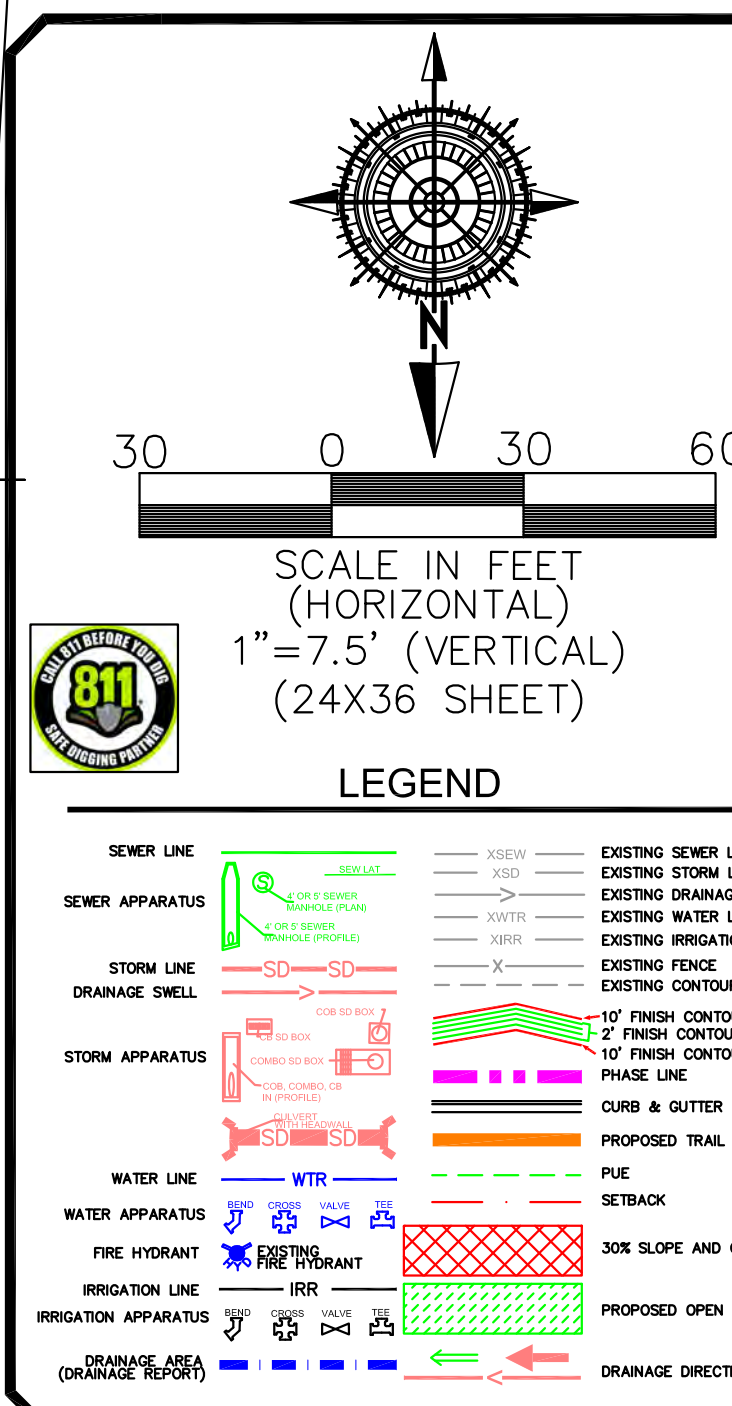
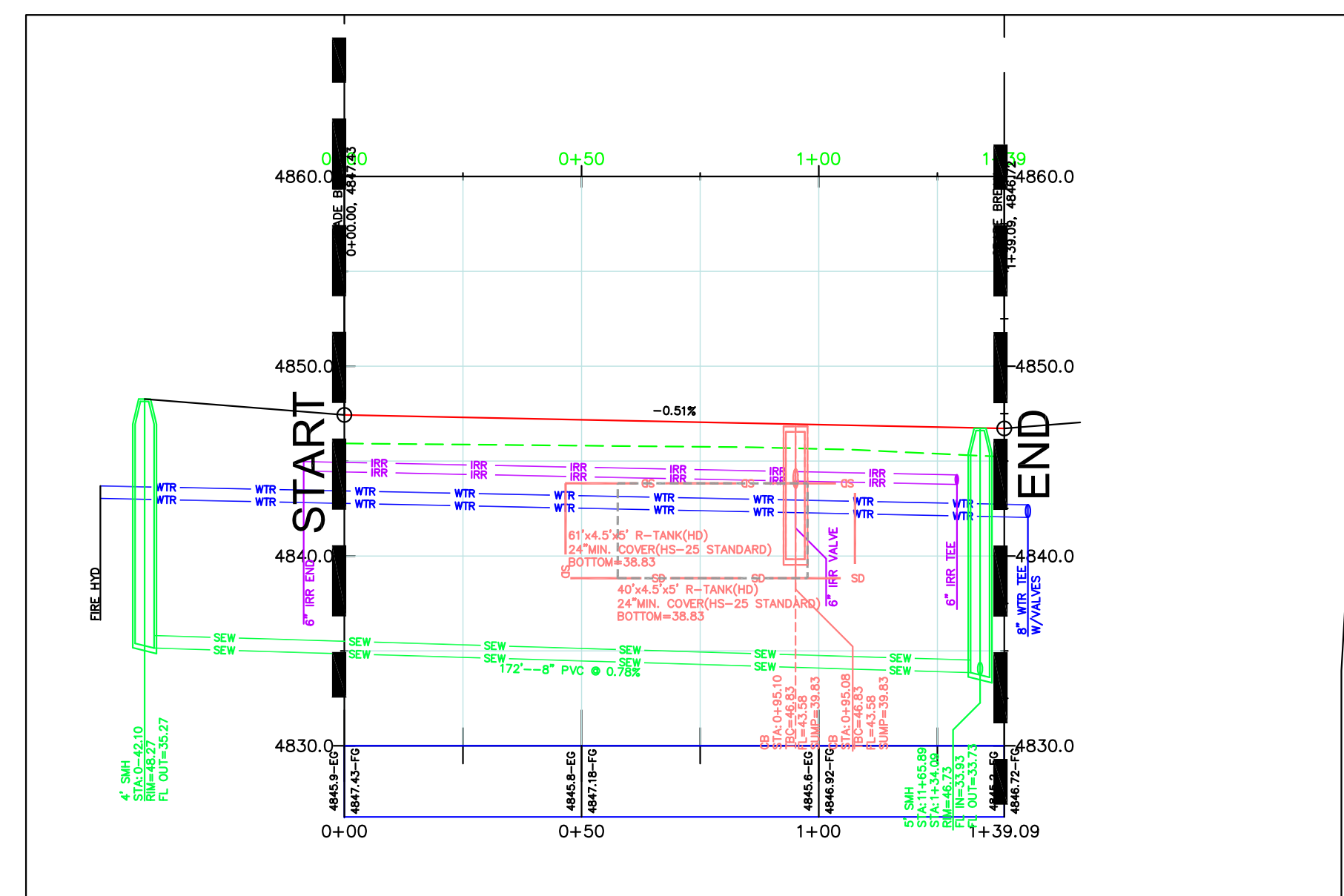
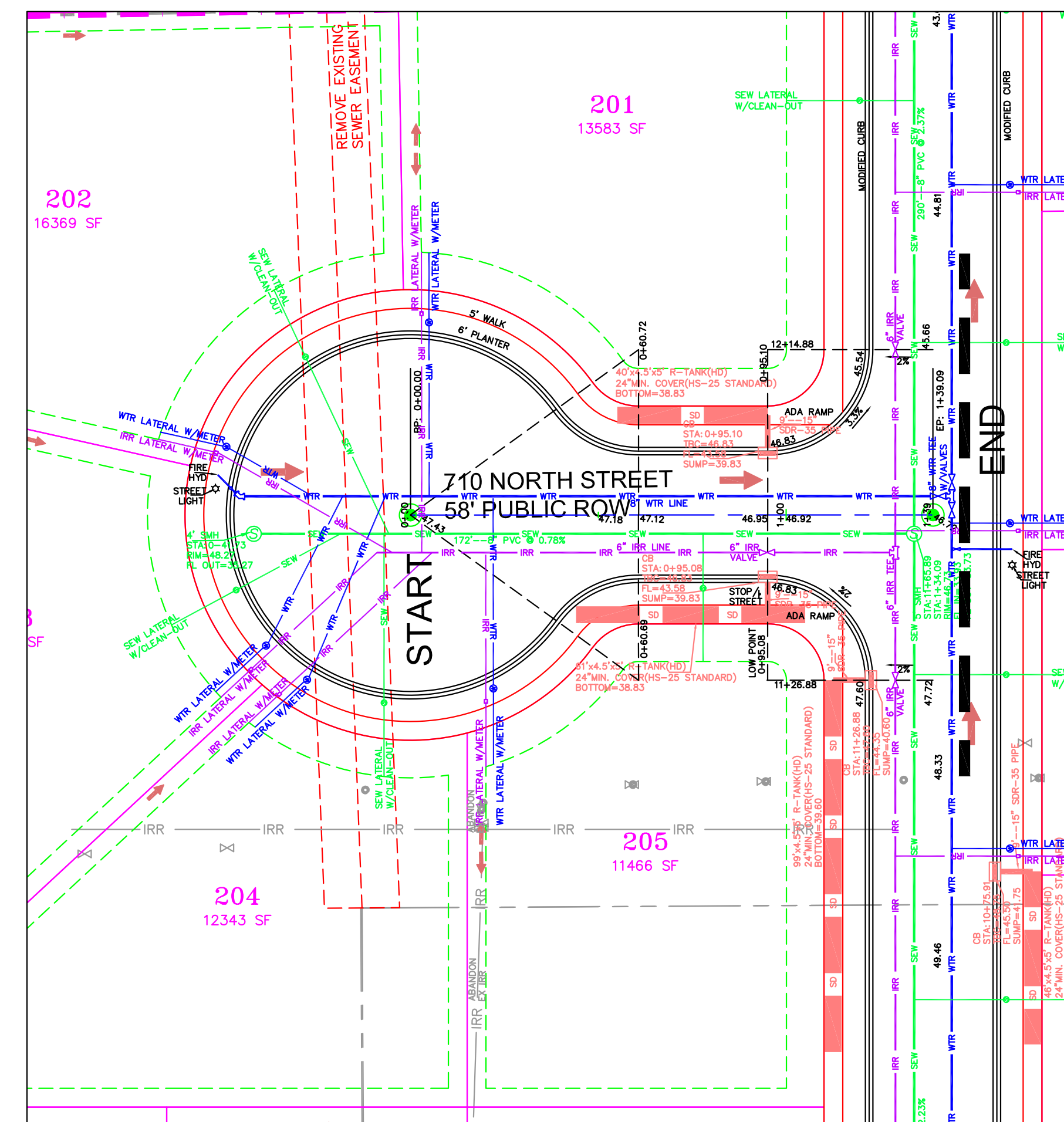
GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PLAN AND PROFILE
360 EAST (STA: 16+00 to 20+00)
7-2-2025

SANTAQUIN CITY
SHEET NO. **PP7**

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



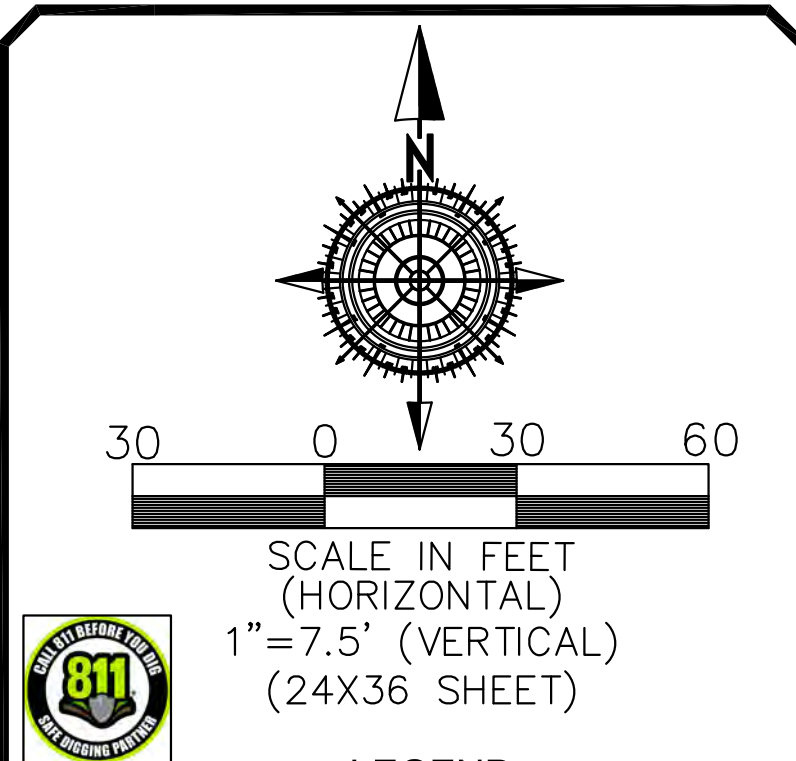
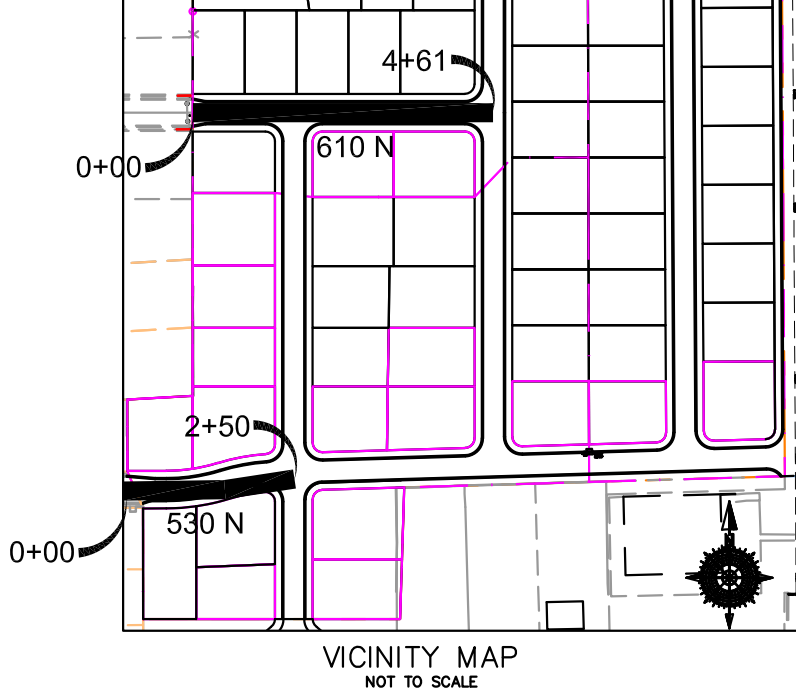
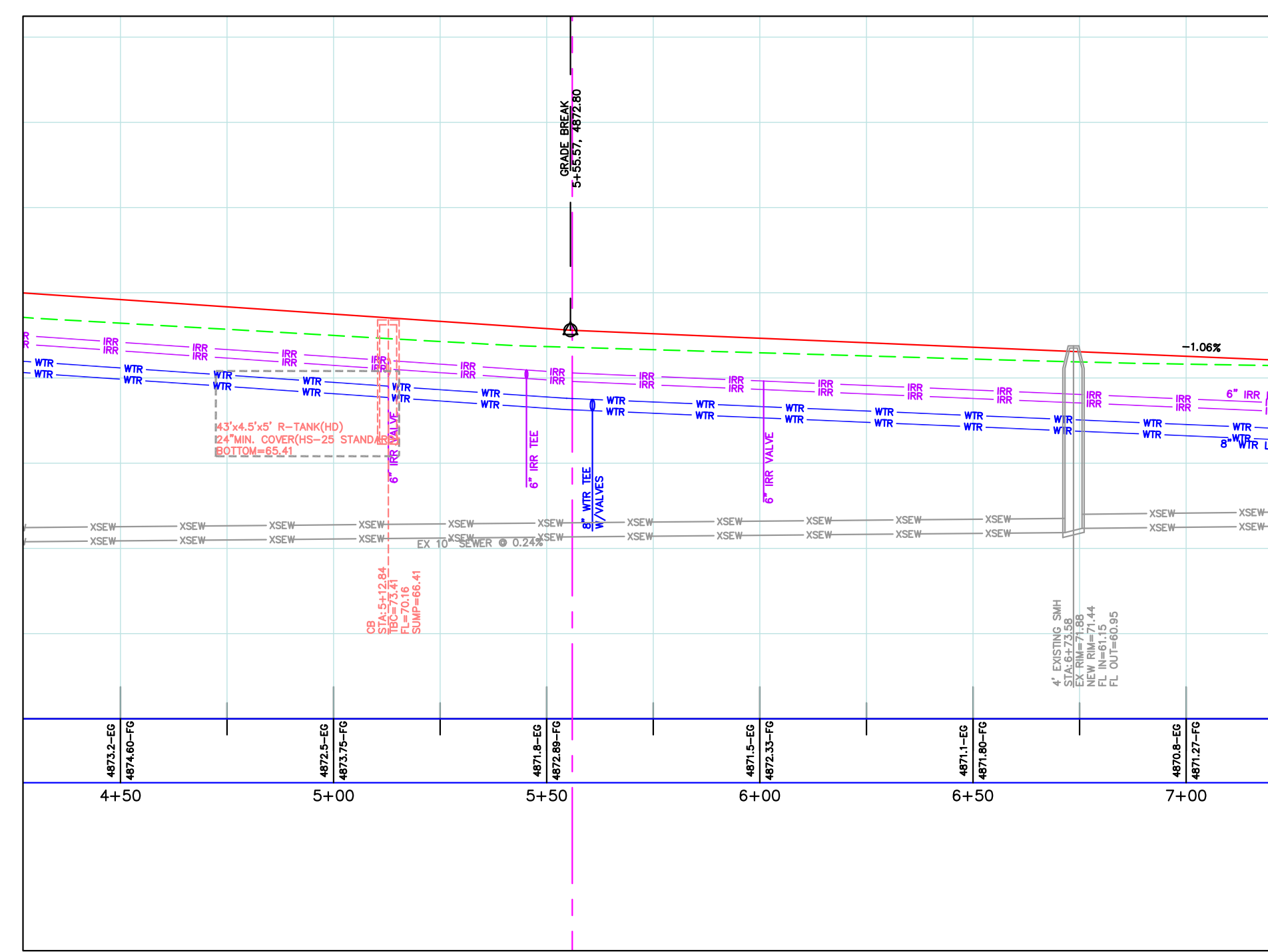
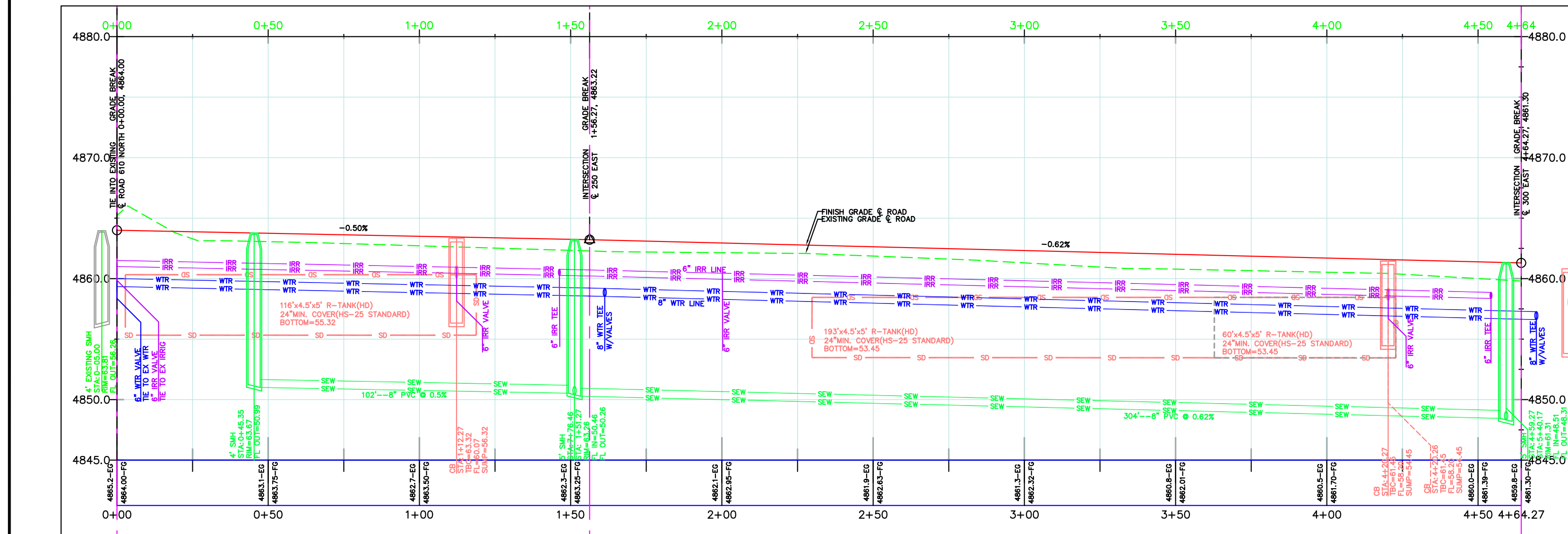
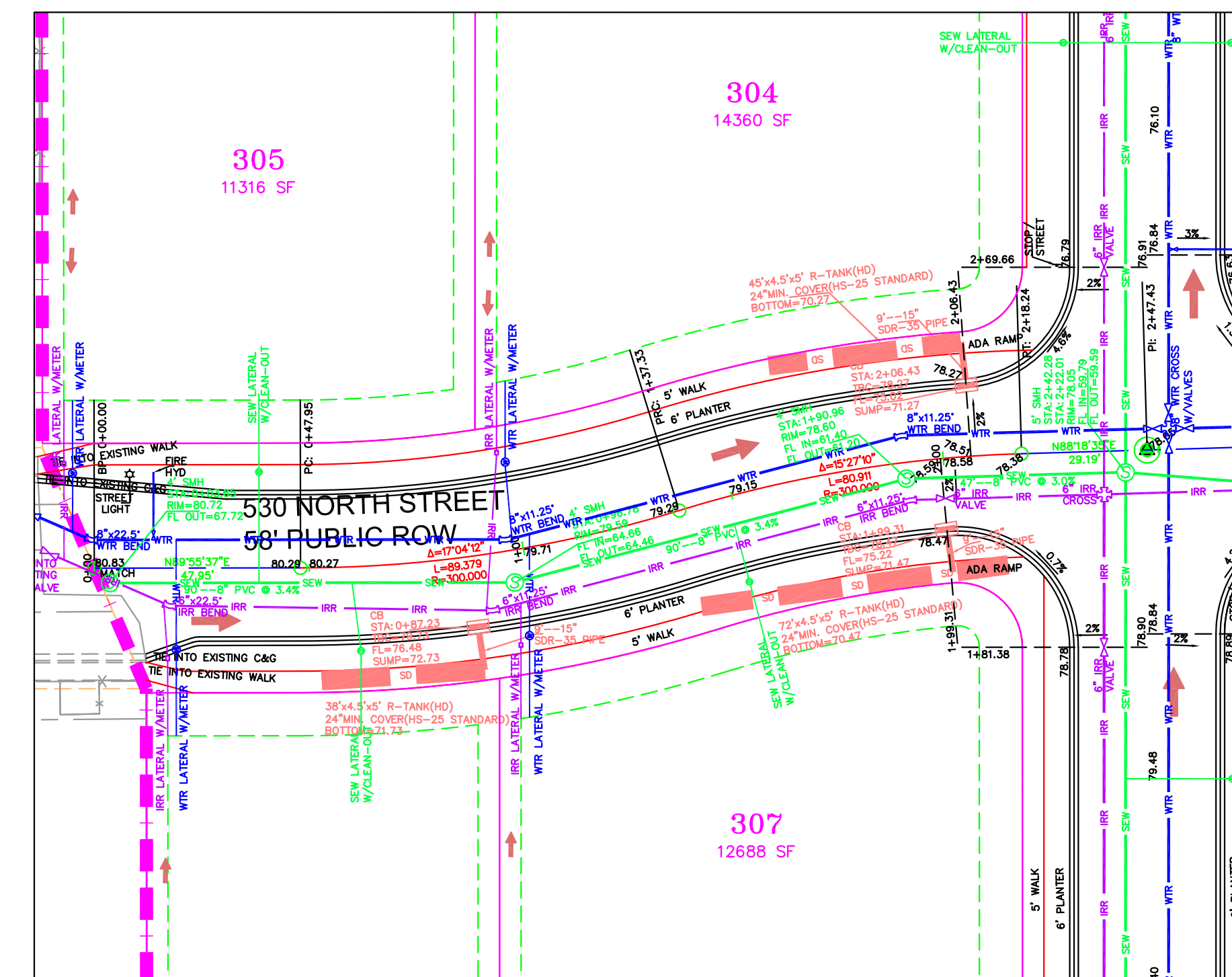
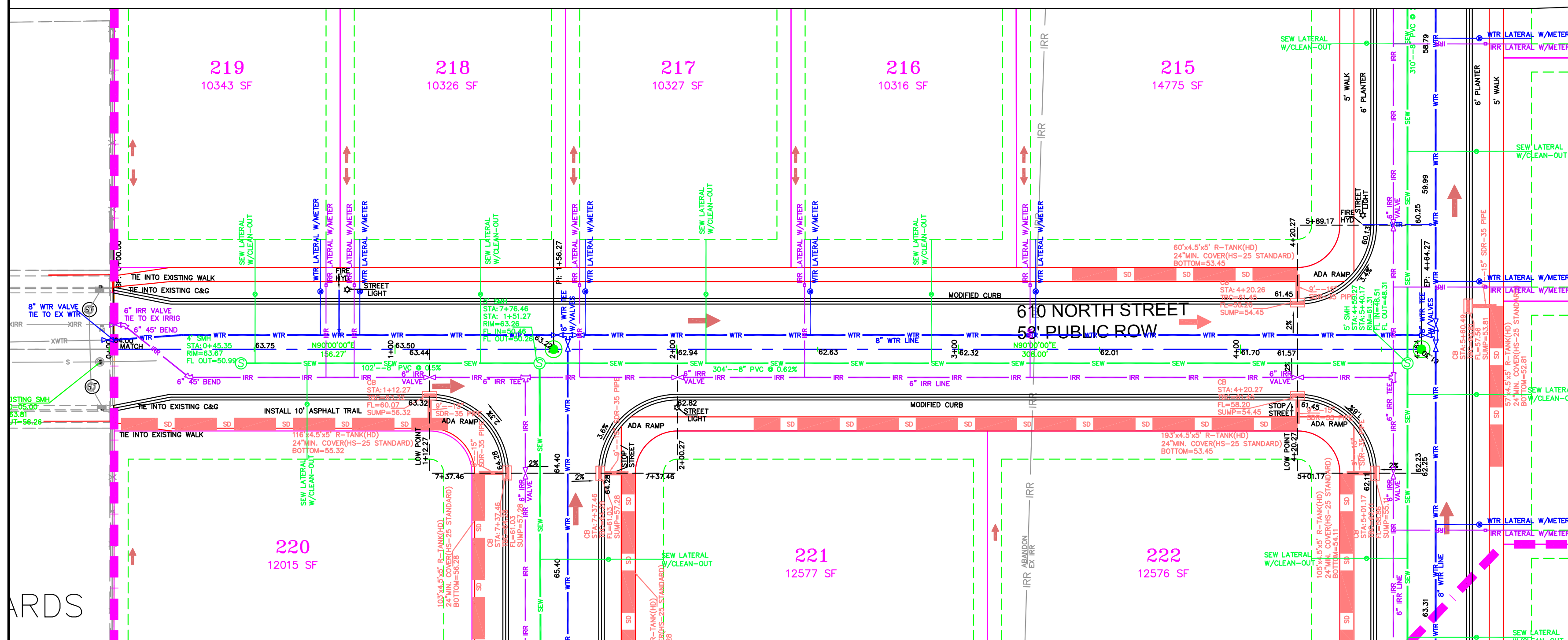
GATEWAY CONSULTING, Inc.
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P.H: (801) 694-5546
paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

SANTAQUIN
CITY



SHEET NO. PP8



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

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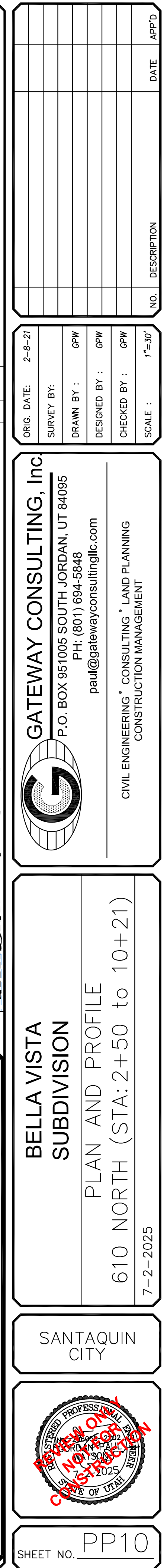
GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PLAN AND PROFILE
610 NORTH
530 NORTH (STA: 0+00 to 2+50)
7-2-2025

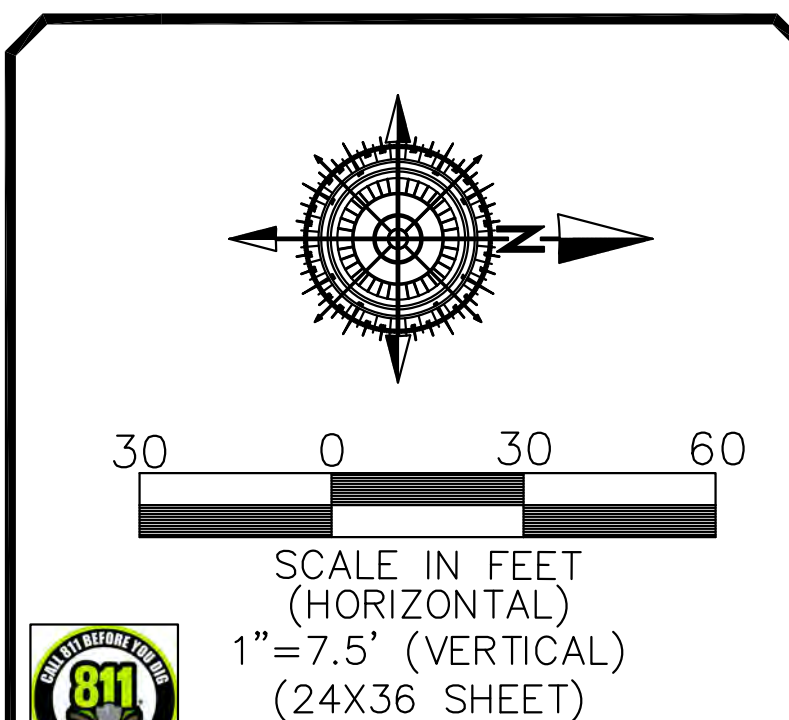
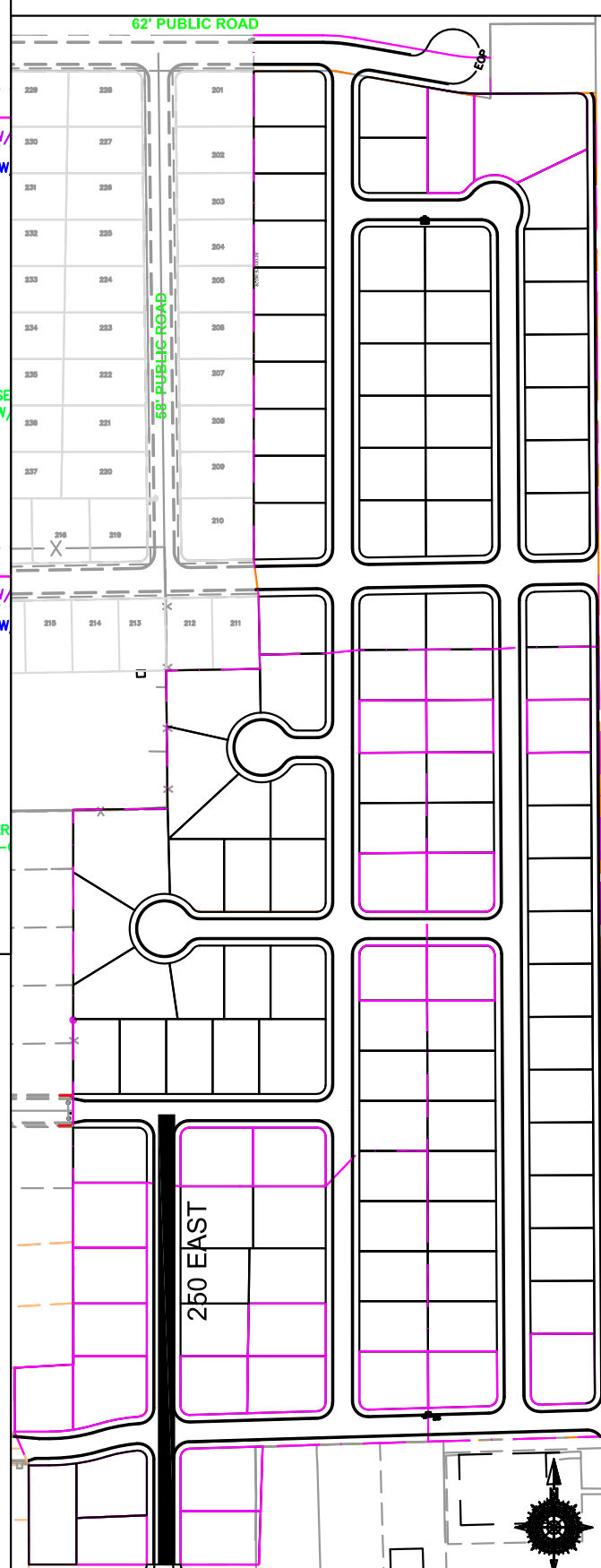
SANTAQUIN CITY
SHEET NO. **PP9**

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



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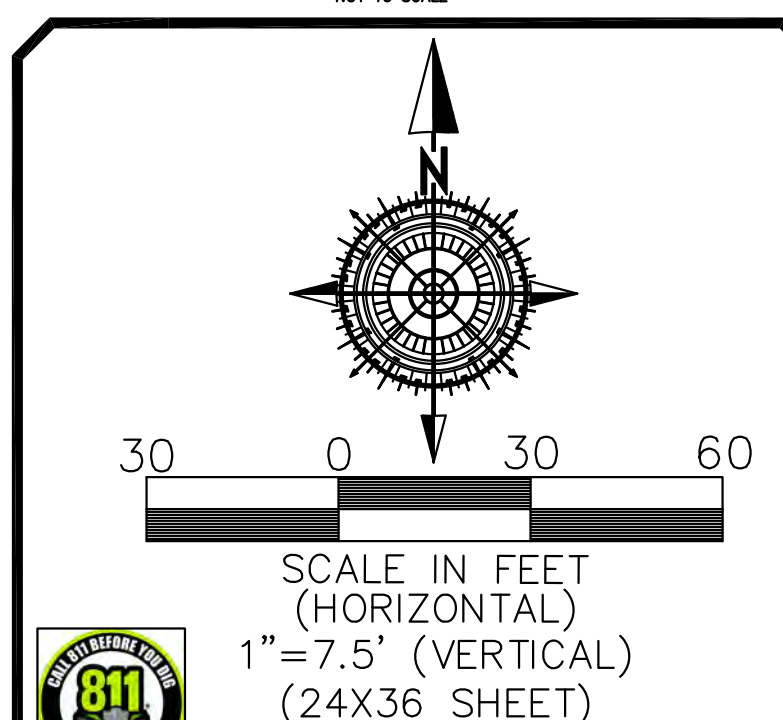
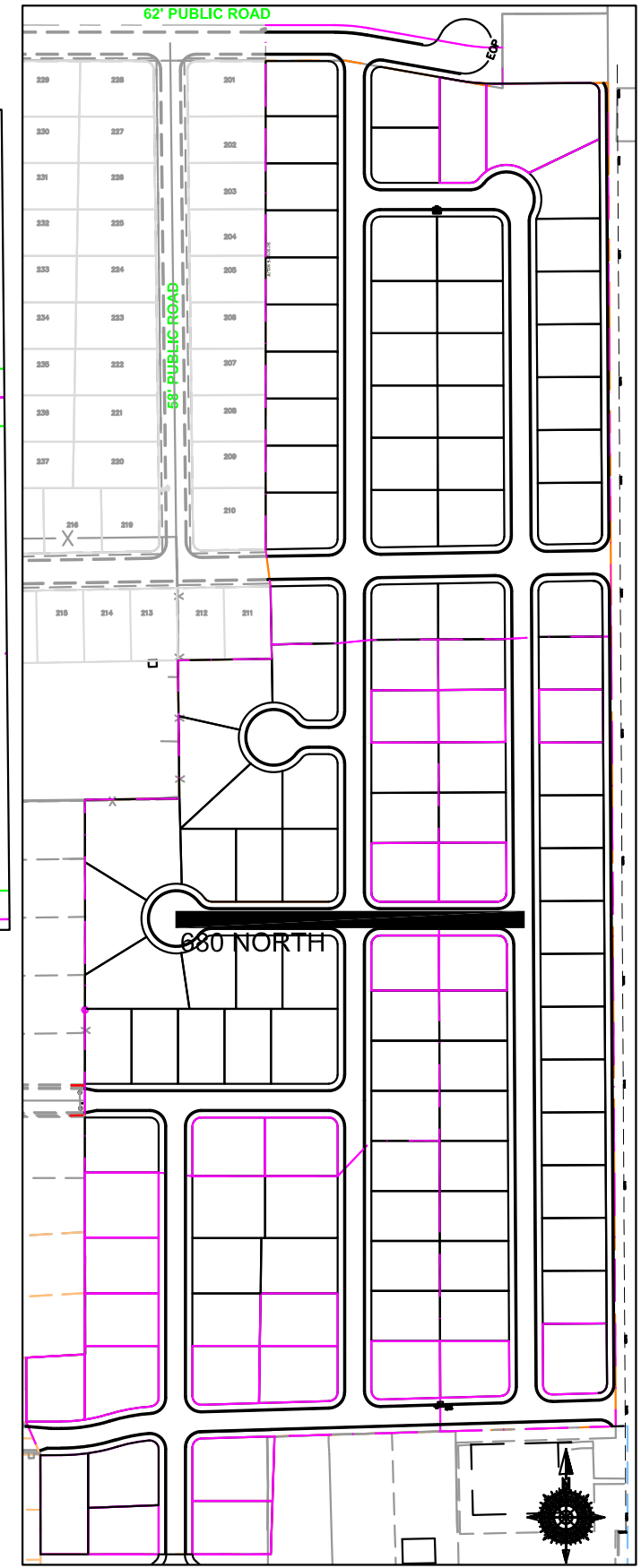
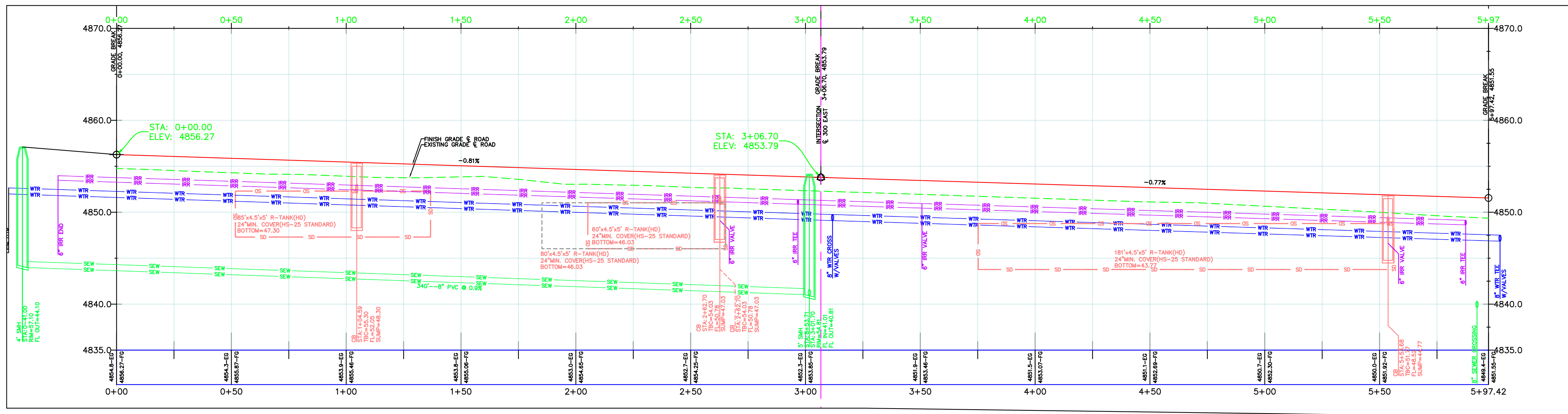
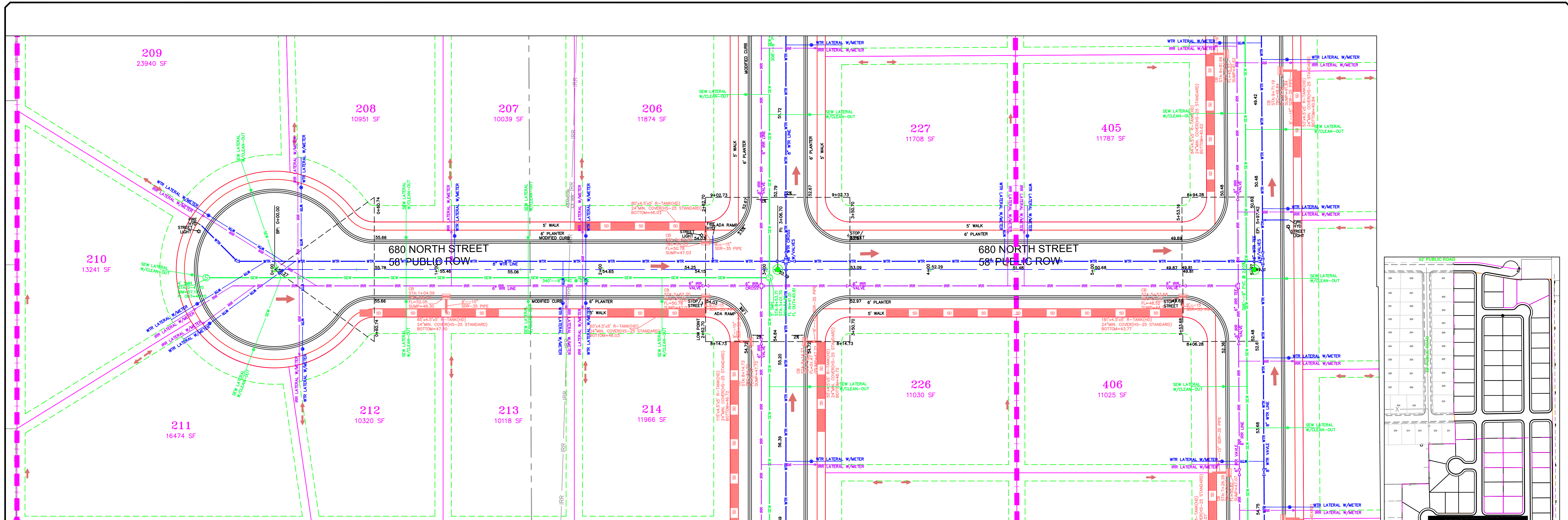
LEGEND

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|------------------------------------|--|----------------|--------------------------|
| SEWER LINE | | SEWER | EXISTING SEWER LINE |
| SEWER APPARATUS | | SEWER | EXISTING STORM LINE |
| | | STORM | EXISTING DRAINAGE SHELL |
| | | WATER | EXISTING WATER LINE |
| STORM LINE | | STORM | EXISTING IRRIGATION LINE |
| DRAINAGE SHELL | | DRAINAGE SHELL | EXISTING FENCE |
| | | DRAINAGE SHELL | EXISTING CONTOURS (PT) |
| STORM APPARATUS | | STORM | 1/2 FINISH CONTOUR |
| | | WATER | 2/3 FINISH CONTOUR |
| | | WATER | 10/12 FINISH CONTOUR |
| | | DRAINAGE SHELL | PHASE LINE |
| | | DRAINAGE SHELL | CURB & CUT |
| | | DRAINAGE SHELL | PROPOSED TRAIL |
| WATER LINE | | WATER | PUE |
| WATER APPARATUS | | WATER | SOE SLOPE |
| FIRE HYDRANT | | FIRE HYDRANT | 3/4 SLOPE AND GREATER |
| IRRIGATION LINE | | IRRIGATION | PROPOSED OPEN SPACE |
| IRRIGATION APPARATUS | | IRRIGATION | |
| DRAINAGE AREA (DRAINAGE REPORT) | | DRAINAGE AREA | DRAINAGE DIRECTION |

**BELLA VISTA
SUBDIVISION**

SHEET NO. PP11

[illegible]



LEGEND

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

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

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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

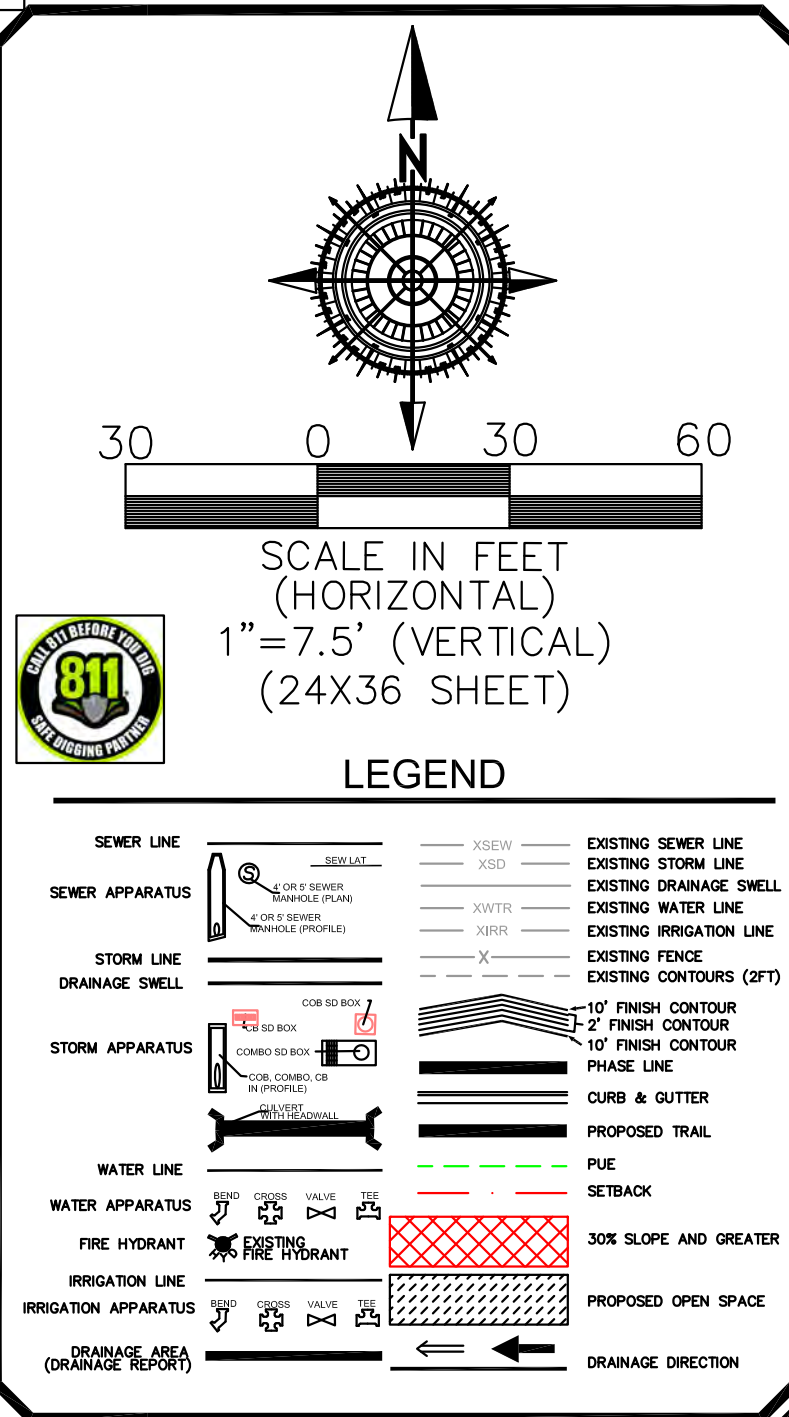
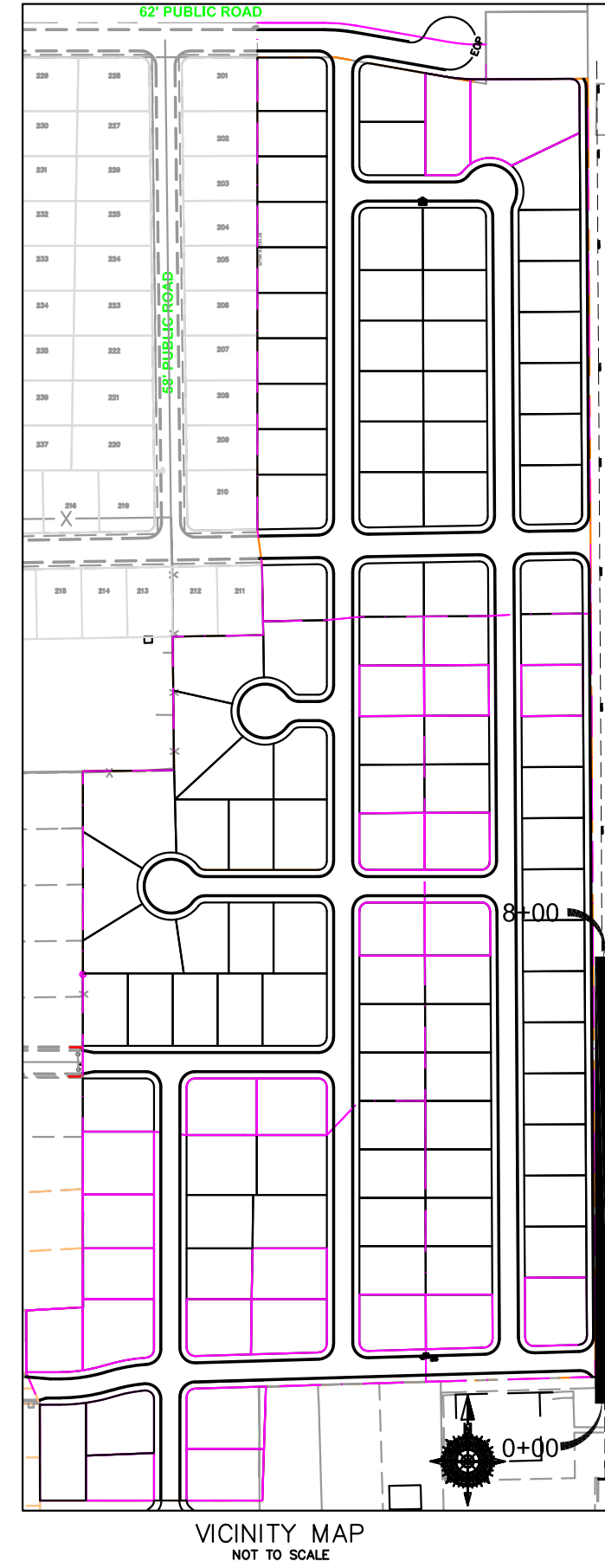
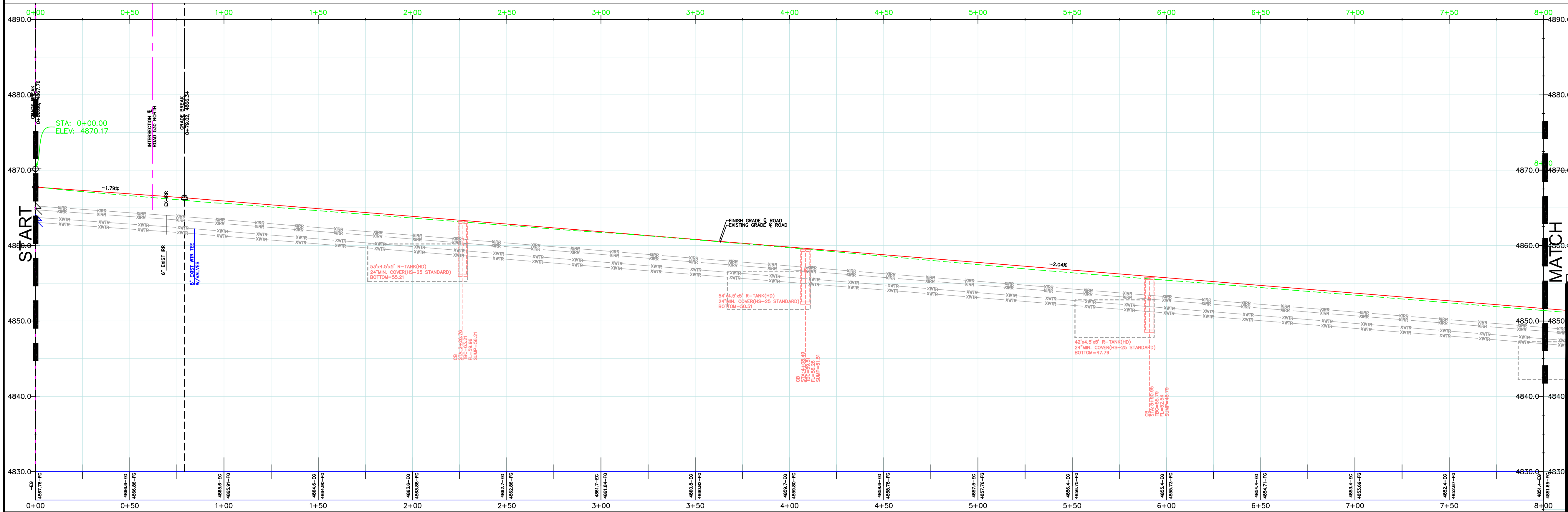
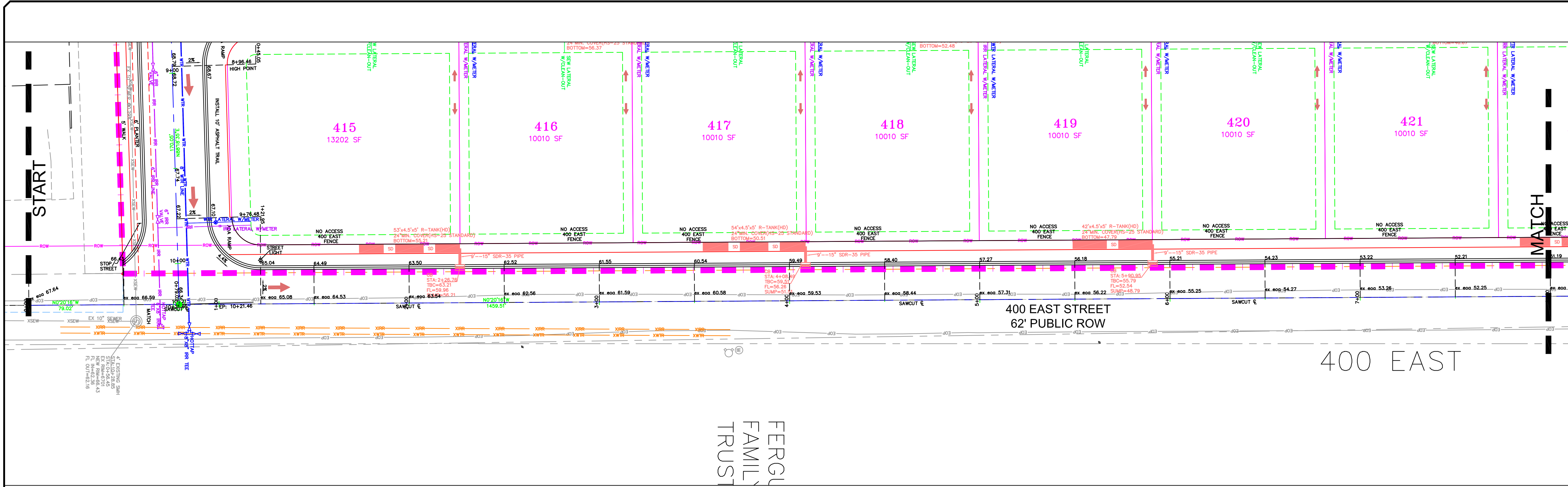
BELLA VISTA SUBDIVISION
PLAN AND PROFILE
680 NORTH
710 NORTH

7-2-2025

SANTAQUIN CITY

SEAL OF THE CITY OF SANTAQUIN
JAN 13 2025
CITY CLERK

SHEET NO. **PP12**



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

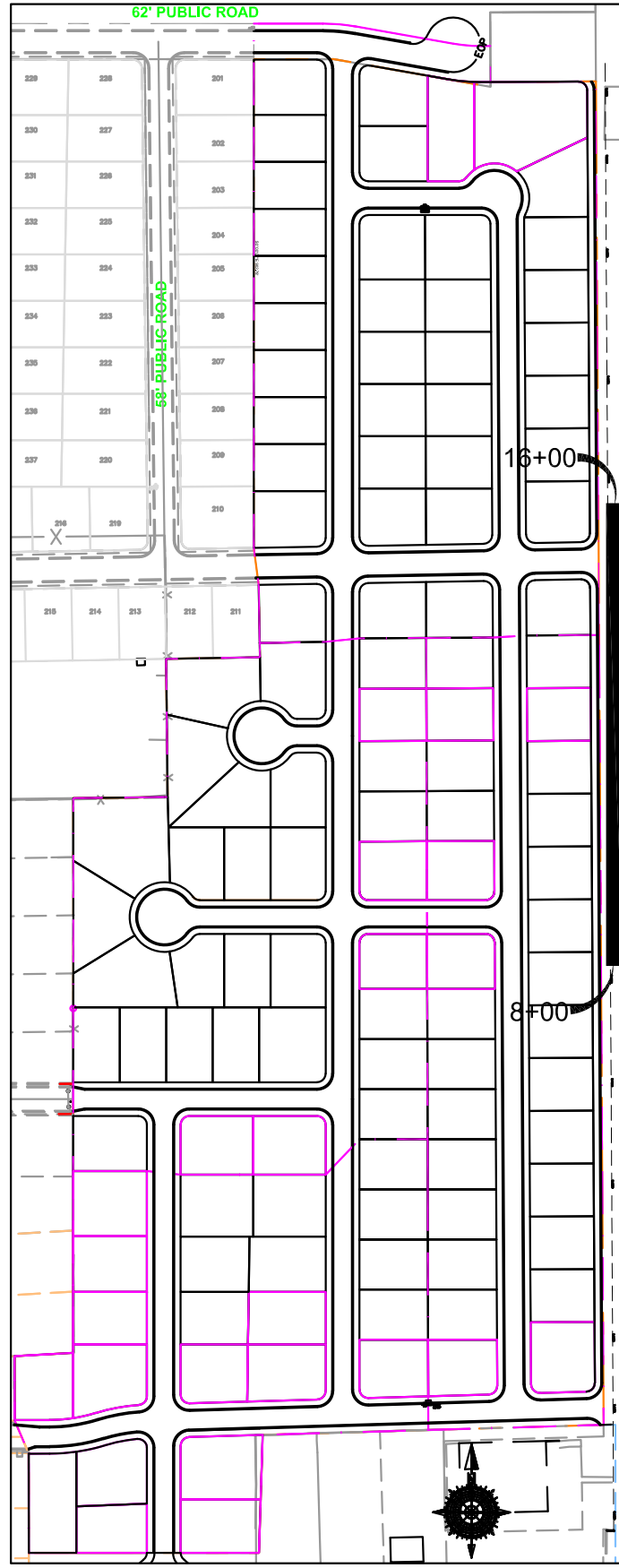
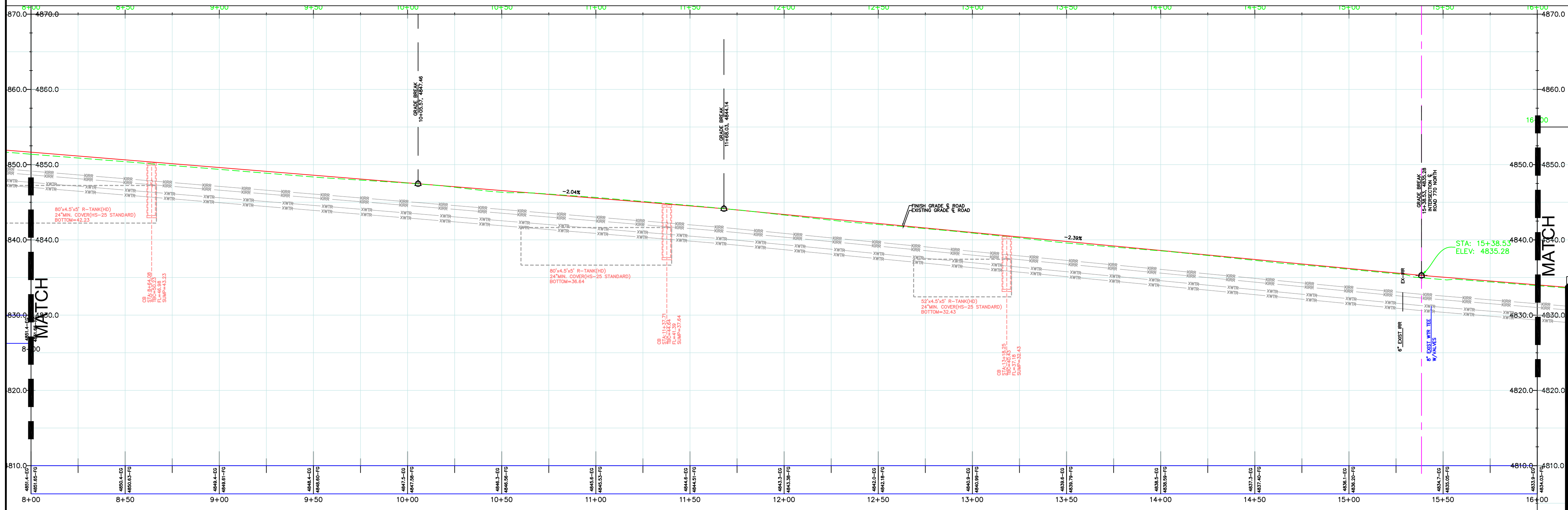
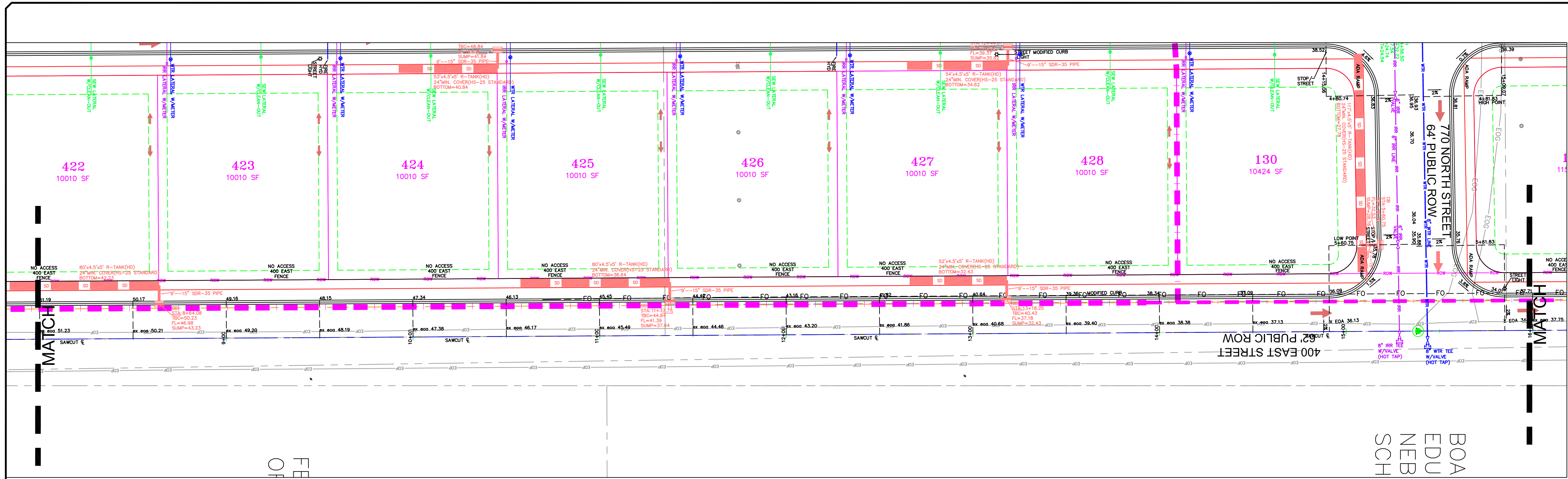
| NO. | DESCRIPTION | DATE | APP'D |
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| ORIG. DATE: 2-6-21 | |
| SURVEY BY: OPW | |
| DRAWN BY: OPW | |
| DESIGNED BY: OPW | |
| CHECKED BY: OPW | |
| SCALE: 1"=30' | |

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PLAN AND PROFILE
400 EAST (STA: 0+00 to 8+00)
7-2-2025

SANTAQUIN CITY
SHEET NO. PP13



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

LEGEND

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

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

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

GATEWAY CONSULTING, Inc

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

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CONSTRUCTION MANAGEMENT

**BELLA VISTA
SUBDIVISION**

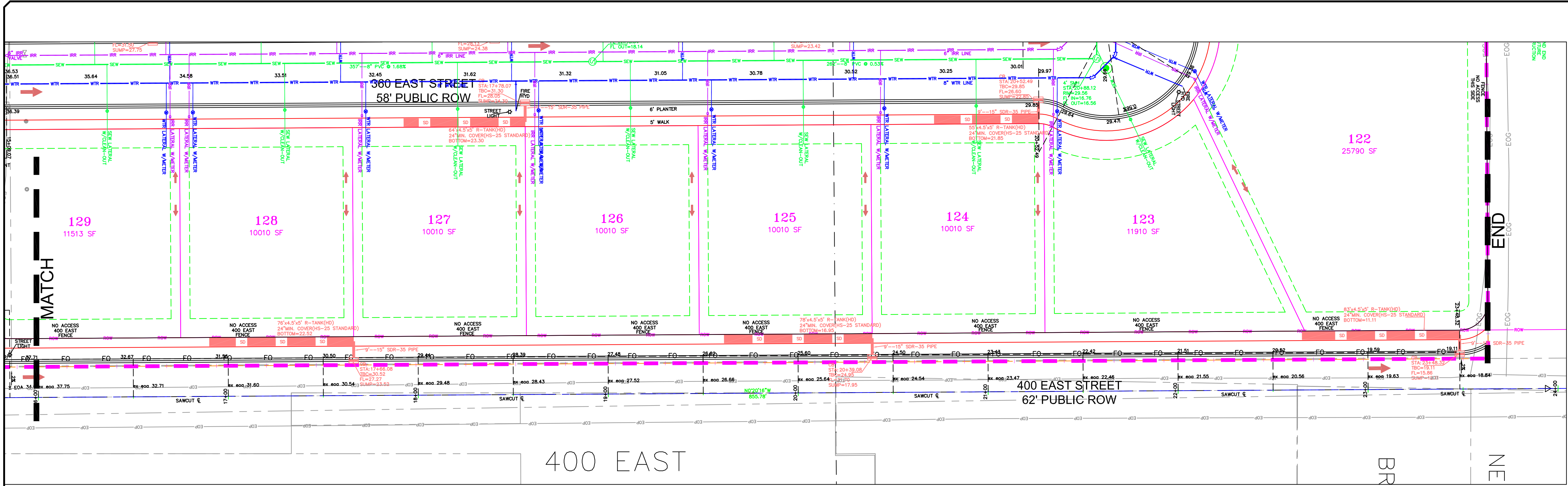
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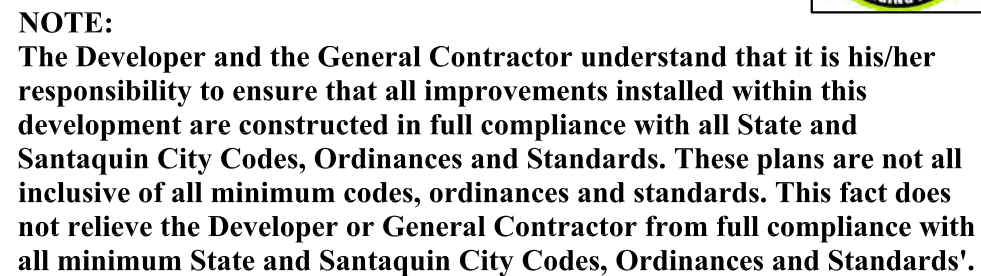
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7-2-2025

SANTAQUIN CITY

SHEET NO. **PP14**

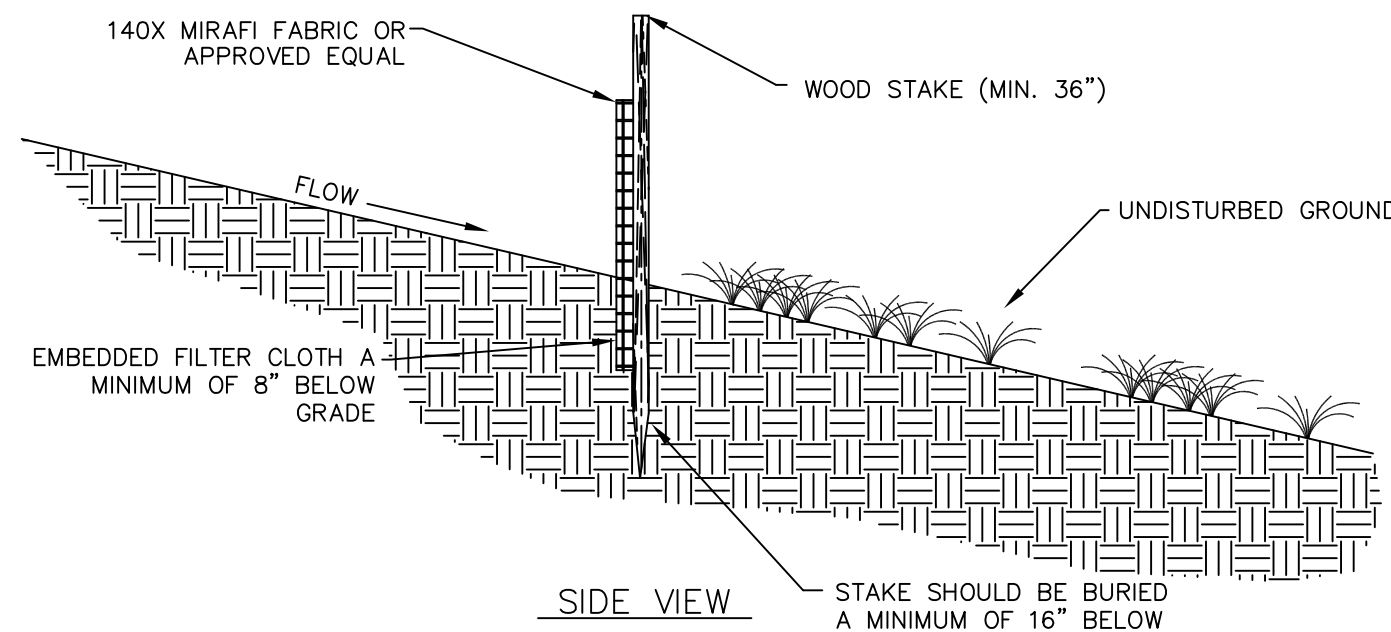
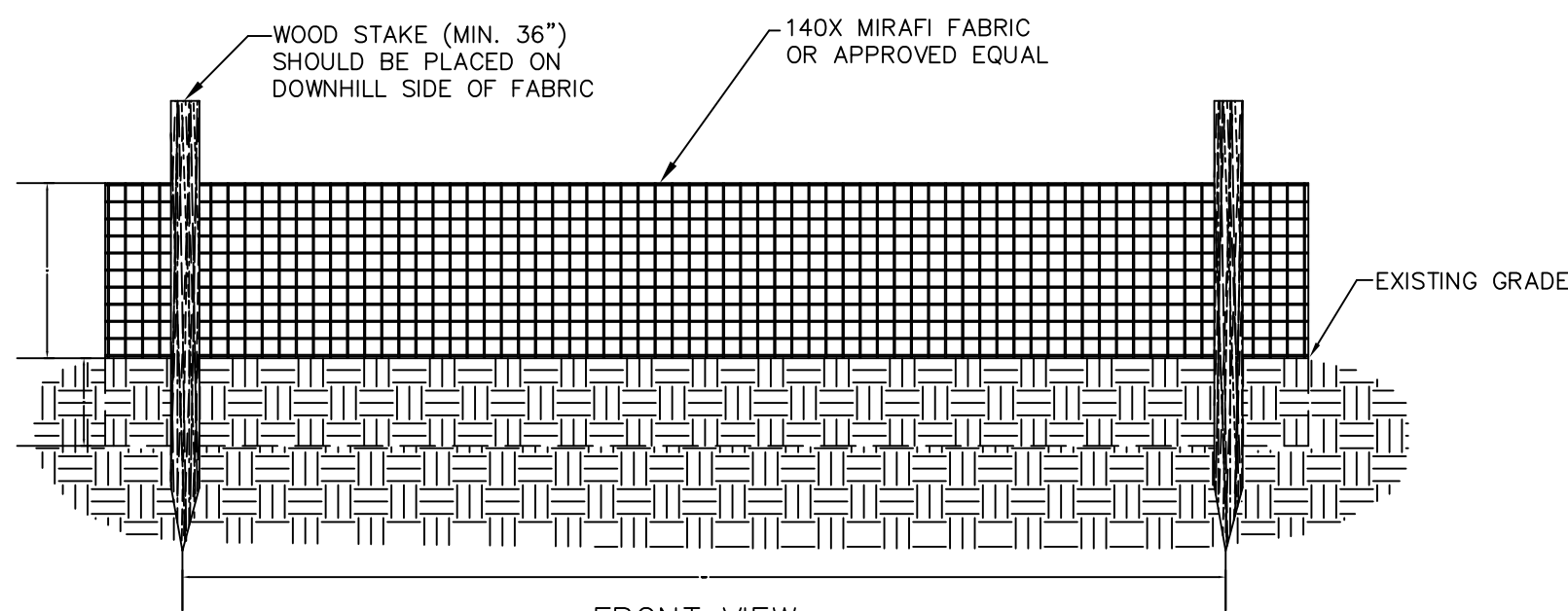




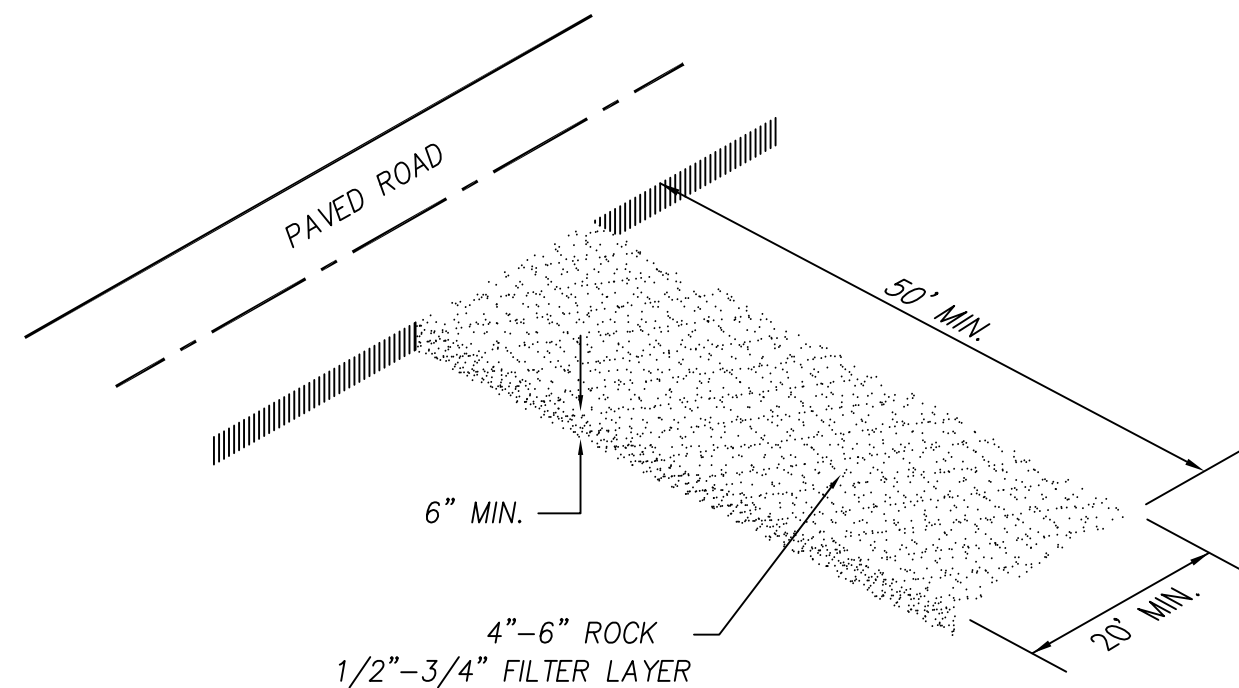
SHEET NO. SWPPP

SHEET NO. SWPPP

7-2-2025

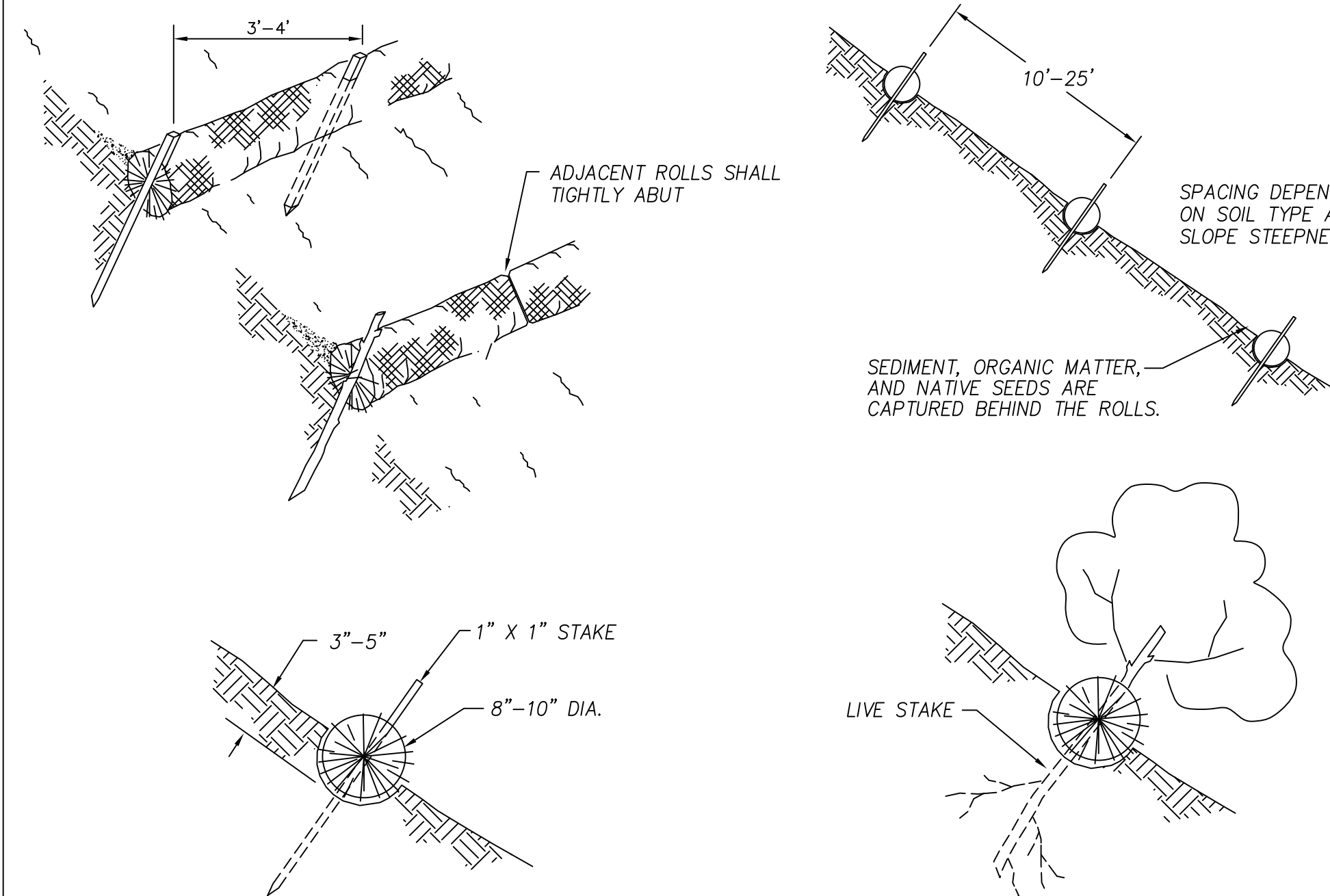


SILT FENCE DETAIL
NOT TO SCALE



- NOTES:**
- 1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
 - 2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)
 - 3-PLACE COURSE AGGREGATE 1 TO 2-1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
 - 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
 - 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

VEHICLE TRACKING DETAIL
NOT TO SCALE



NOTES:

Straw wattles shall be installed as soon as construction will allow or when designated by the Engineer. Straw wattles shall be placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes, in accordance with the Plans, perpendicular to the flow direction and parallel to the slope contour.

The wattles shall be installed at the intervals designated by the Engineer.

Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to 3 inches deep. On loose soils, in high rainfall areas, or on steep slopes, trenches shall be 3 to 5 inches deep, or half the thickness of the wattle.

The wattle shall be install snugly into the trench, abutting adjacent wattles tightly, end to end, without overlapping the ends. Wattles shall be staked at each end and at 4 foot centers along their entire length. When trench conditions require, pilot holes for the stakes shall be driven through the wattle and into the soil using a straight bar. Stakes shall be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

Wattles shall be inspected regularly to ensure they remain thoroughly entrenched and in contact with the soil, and immediately after a runoff producing rainfall.

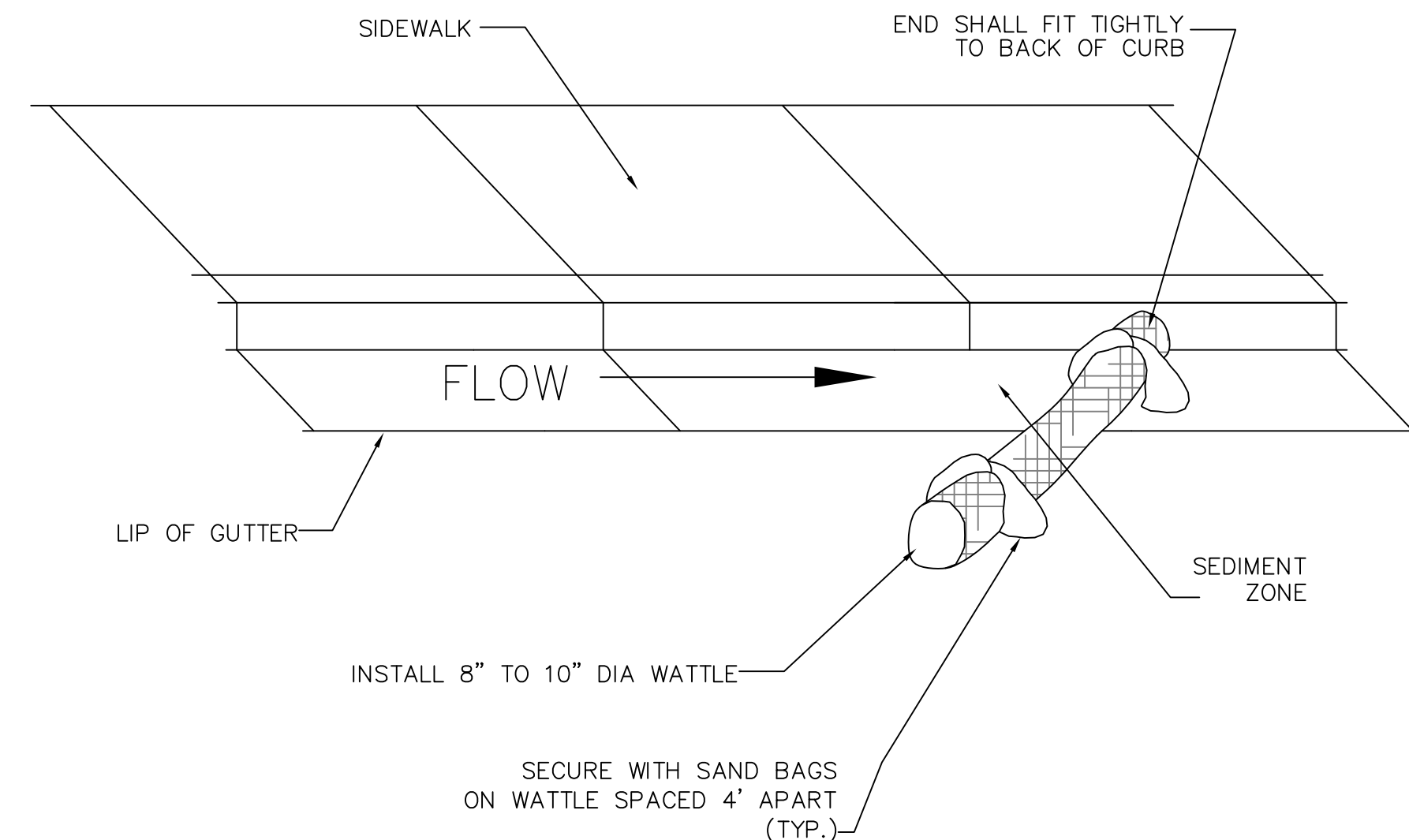
STRAW WATTLE (SILT FENCE ALTERNATIVE)
NOT TO SCALE

NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

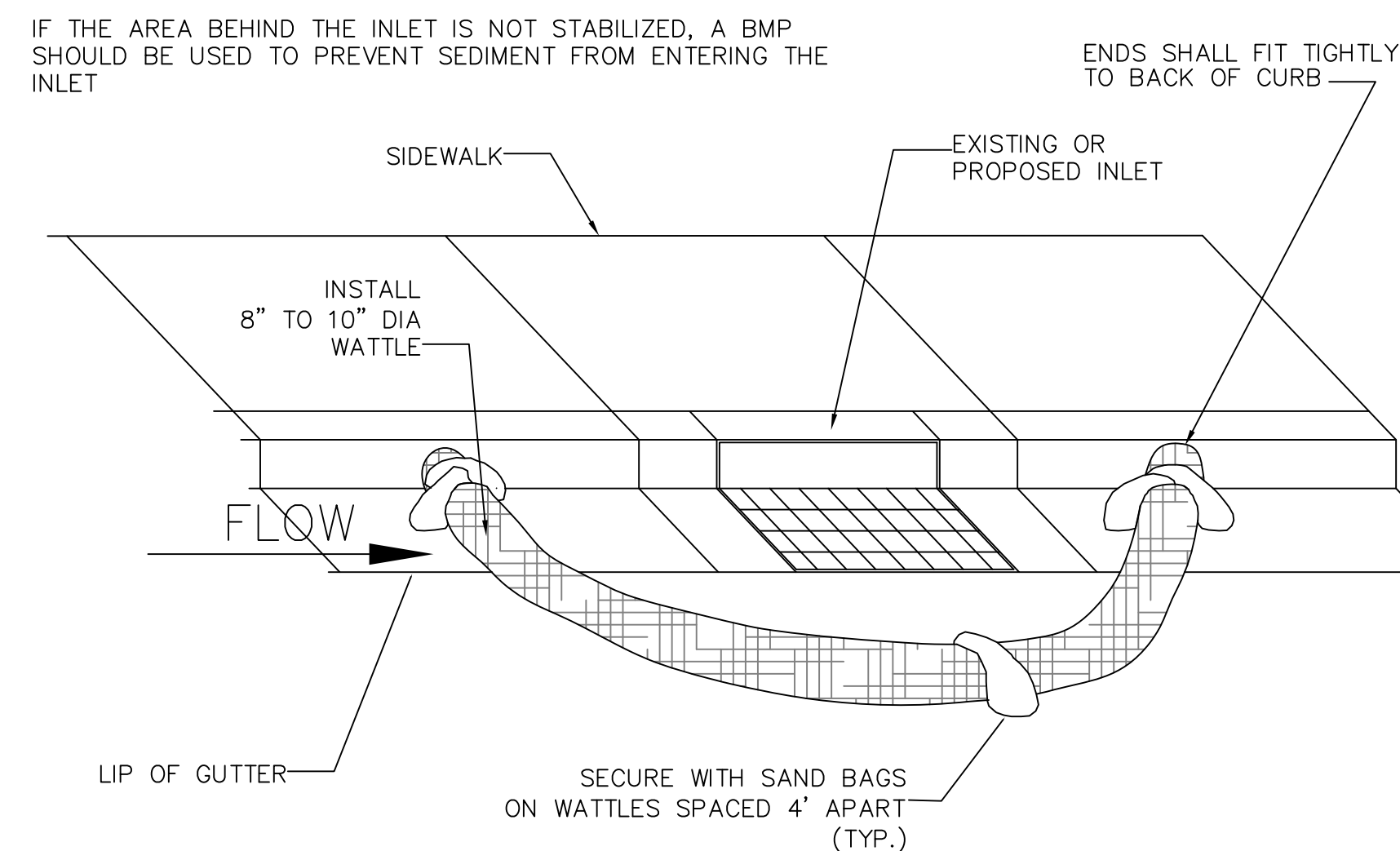
SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

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



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

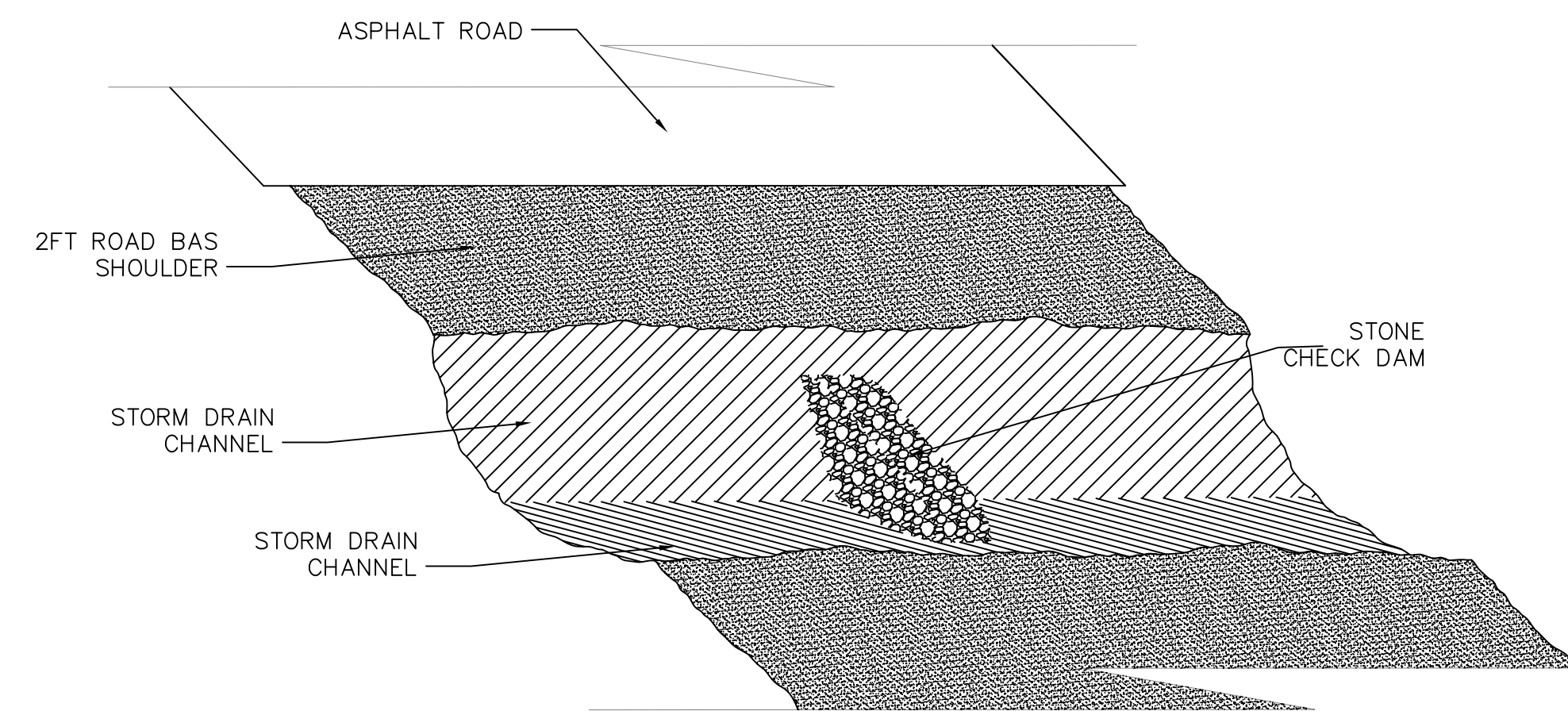
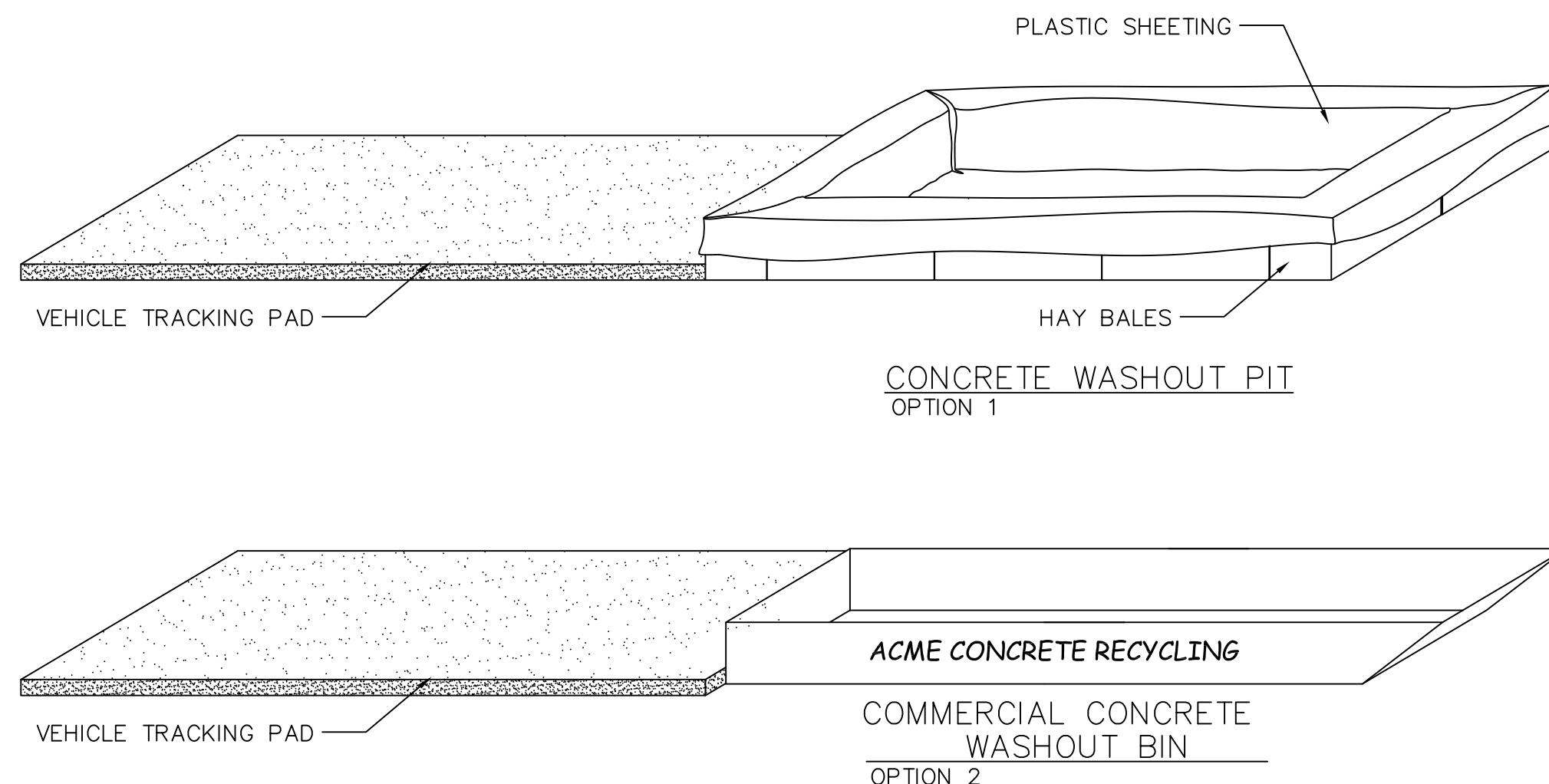
GUTTER PROTECTION SETUP



INLET PROTECTION BARRIERS
NOT TO SCALE

- BMP**
- 1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
 - 2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
 - 3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
 - 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
 - 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.
- USE OF CONCRETE WASHOUT**
- 1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
 - 2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
 - 3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE
 - END OF EACH WORK DAY.
 - 4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
 - 5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

CONCRETE WASHOUT AREA
NOT TO SCALE



- NOTE:**
- 1. PLACE A CHECK DAM AT EVERY 100 LINER FEET OF DRAIN CHANNEL
 - 2. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW LINE OF THE CHANNEL
 - 3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM
 - 4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

See **SANTAQUIN CITY** specifications for further information.

GATEWAY CONSULTING, Inc.
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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
EROSION CONTROL
DETAILS and NOTES

SANTAQUIN
CITY

811
CALL BEFORE YOU DIG
UTAH
7-2-2025
DATE OF UTILITY RELOCATION

SHEET NO. **ER-2**

[illegible]

2-LANE/PARKING BOTH SIDES
62' LOCAL

3-LANE/NO PARKING
60' COLLECTOR

5-LANE/NO PARKING
90' ARTERIAL

NOTES:

1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.1 FOR ADDITIONAL INFORMATION.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.2 FOR ADDITIONAL INFORMATION.
3. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.3 FOR ADDITIONAL INFORMATION.
4. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.4 FOR ADDITIONAL INFORMATION.
5. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.5 FOR ADDITIONAL INFORMATION.
6. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.6 FOR ADDITIONAL INFORMATION.
7. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.7 FOR ADDITIONAL INFORMATION.
8. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.8 FOR ADDITIONAL INFORMATION.
9. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.1.9 FOR ADDITIONAL INFORMATION.
10. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF BICYCLE LANES AT INTERSECTIONS. SEE CHAPTER 10.2.2 FOR ADDITIONAL INFORMATION.

Santitas

STANDARD STREET
CROSS SECTION
SANTITAS CITY
110 SOUTH CENTER STREET

DATE: 10/1/2023

BY: [Signature]

PROJECT: [Blank]

REVISION: [Blank]

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[illegible]

2-LANE MINIMUM ASPHALT WIDTH

58' LOCAL

26' RURAL PRIVATE LANE

NOTES:

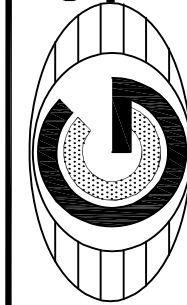
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4. THE DEVELOPMENT REVIEW COMMITTEE (DRCC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.

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SANTAQUIN
CITY

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**BELLA VISTA
SUBDIVISION**

**WATTEWAY CONSULTING, Inc.**

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PH: (801) 694-5848

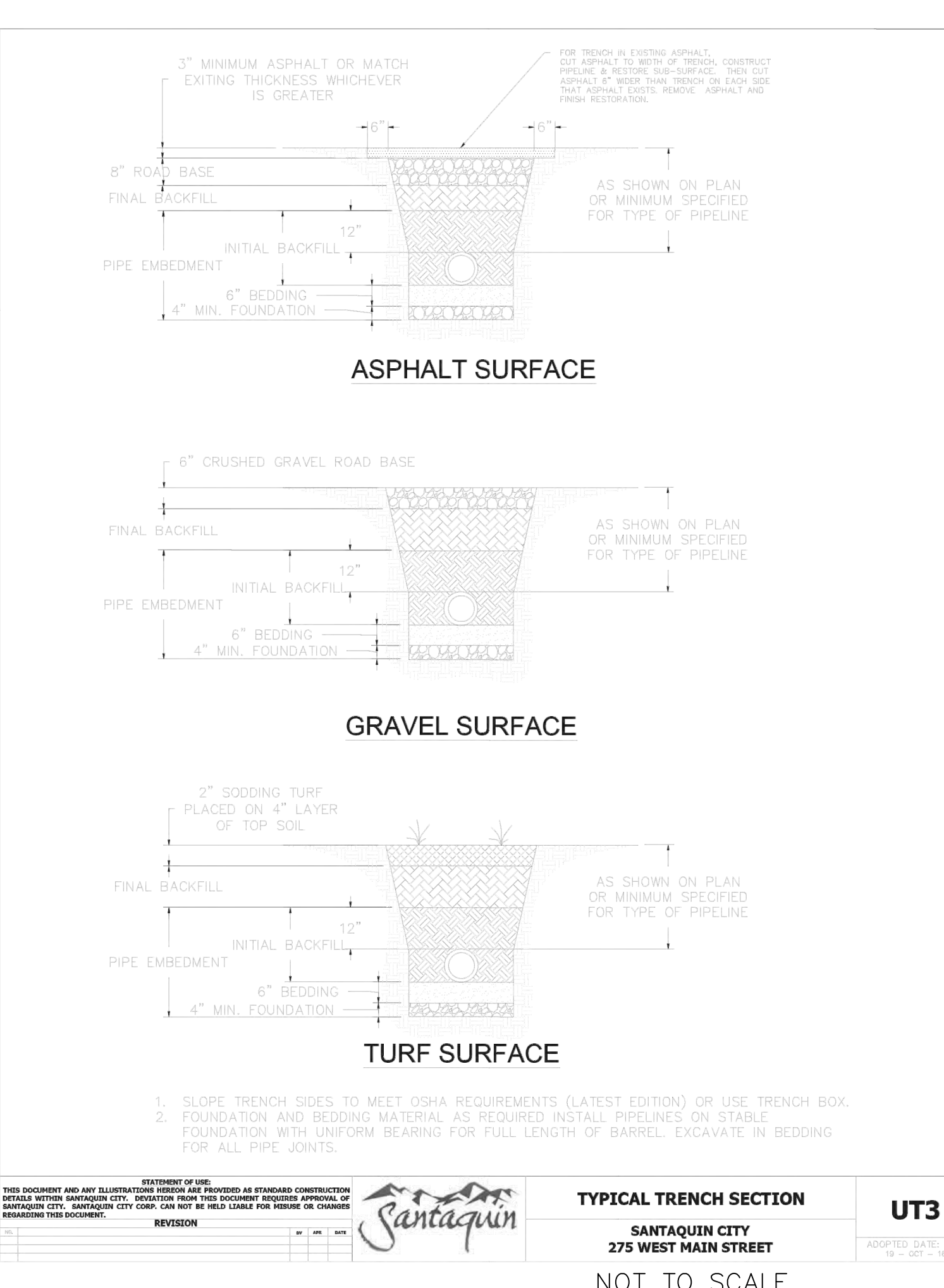
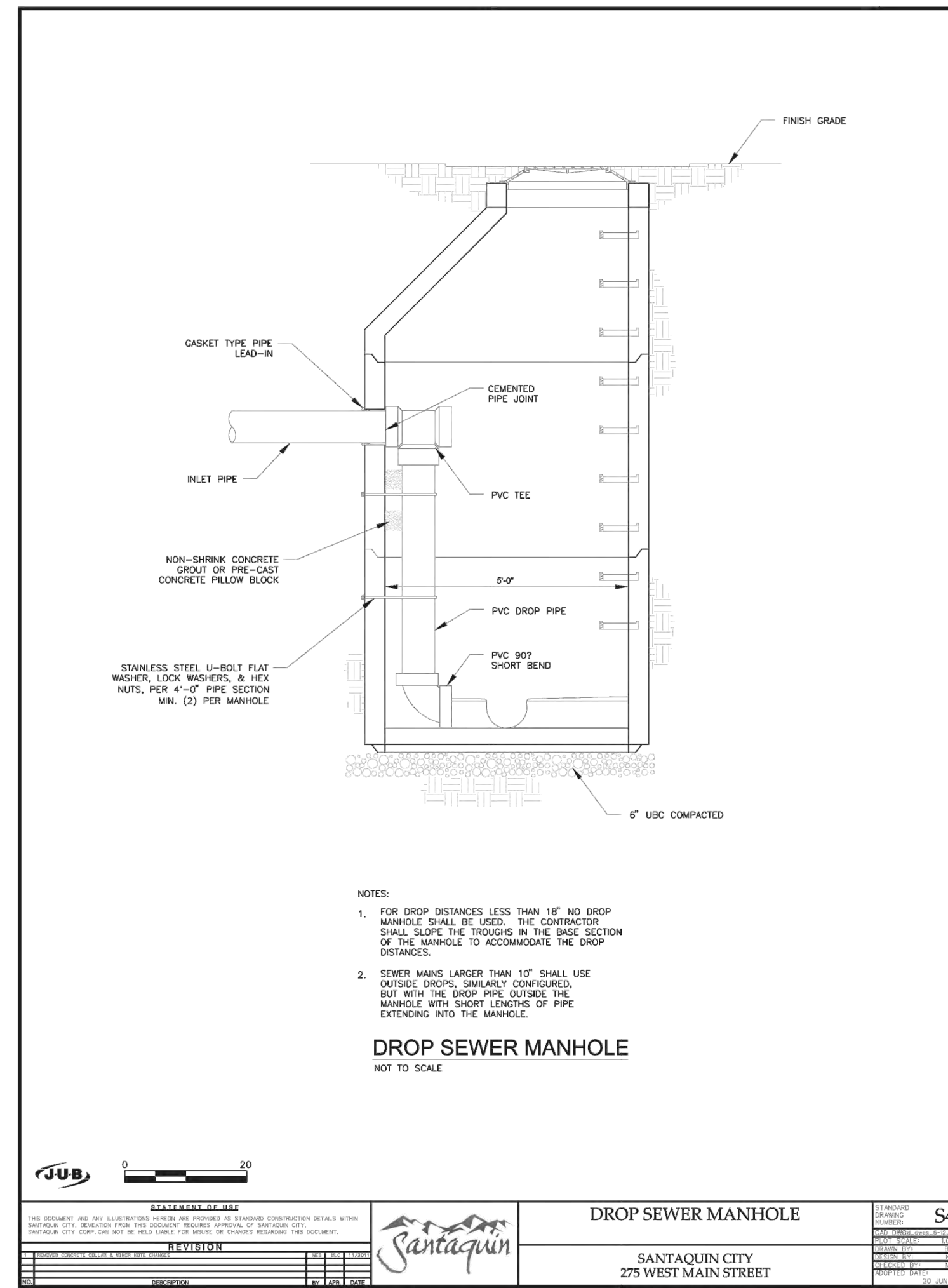
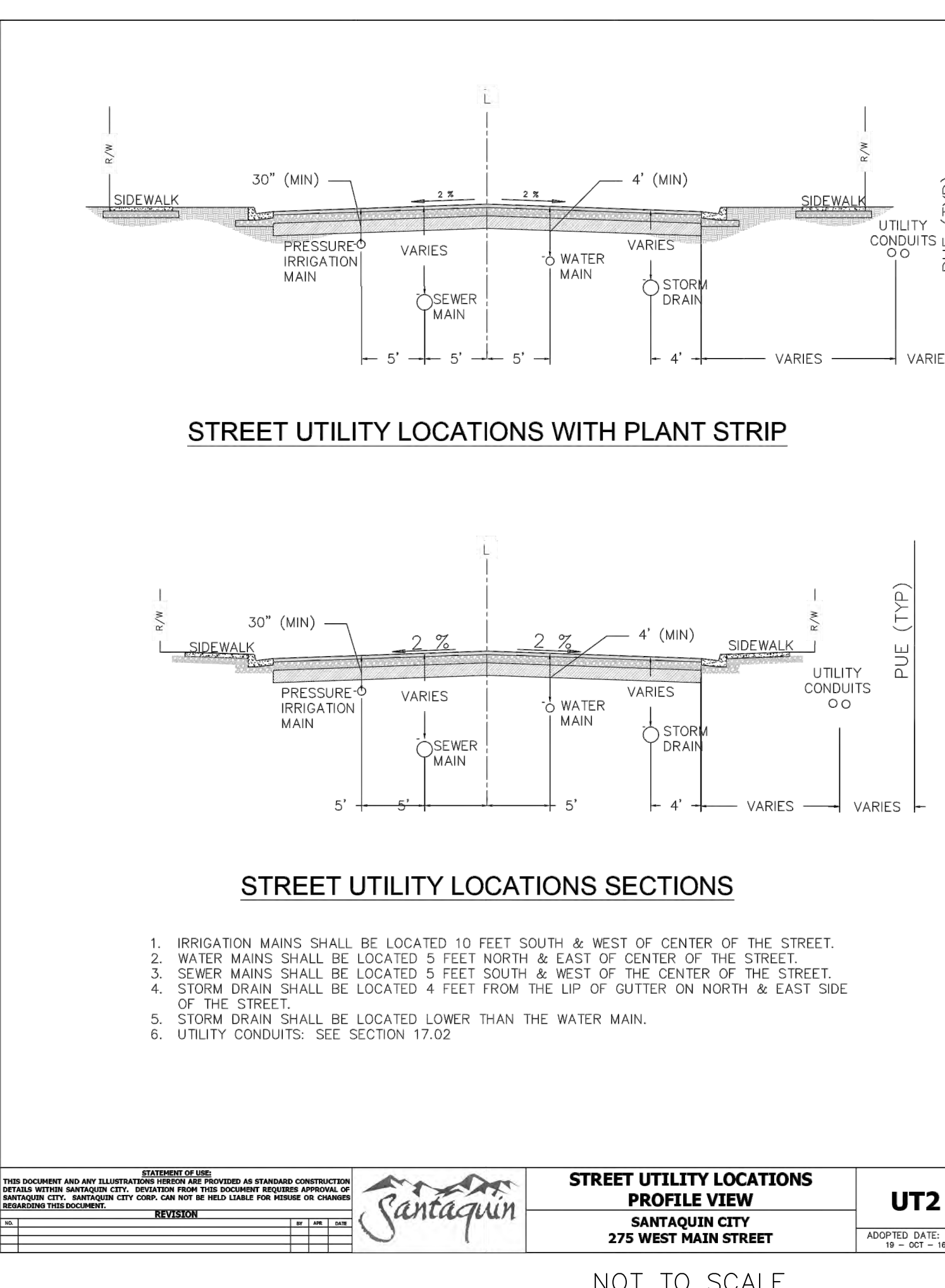
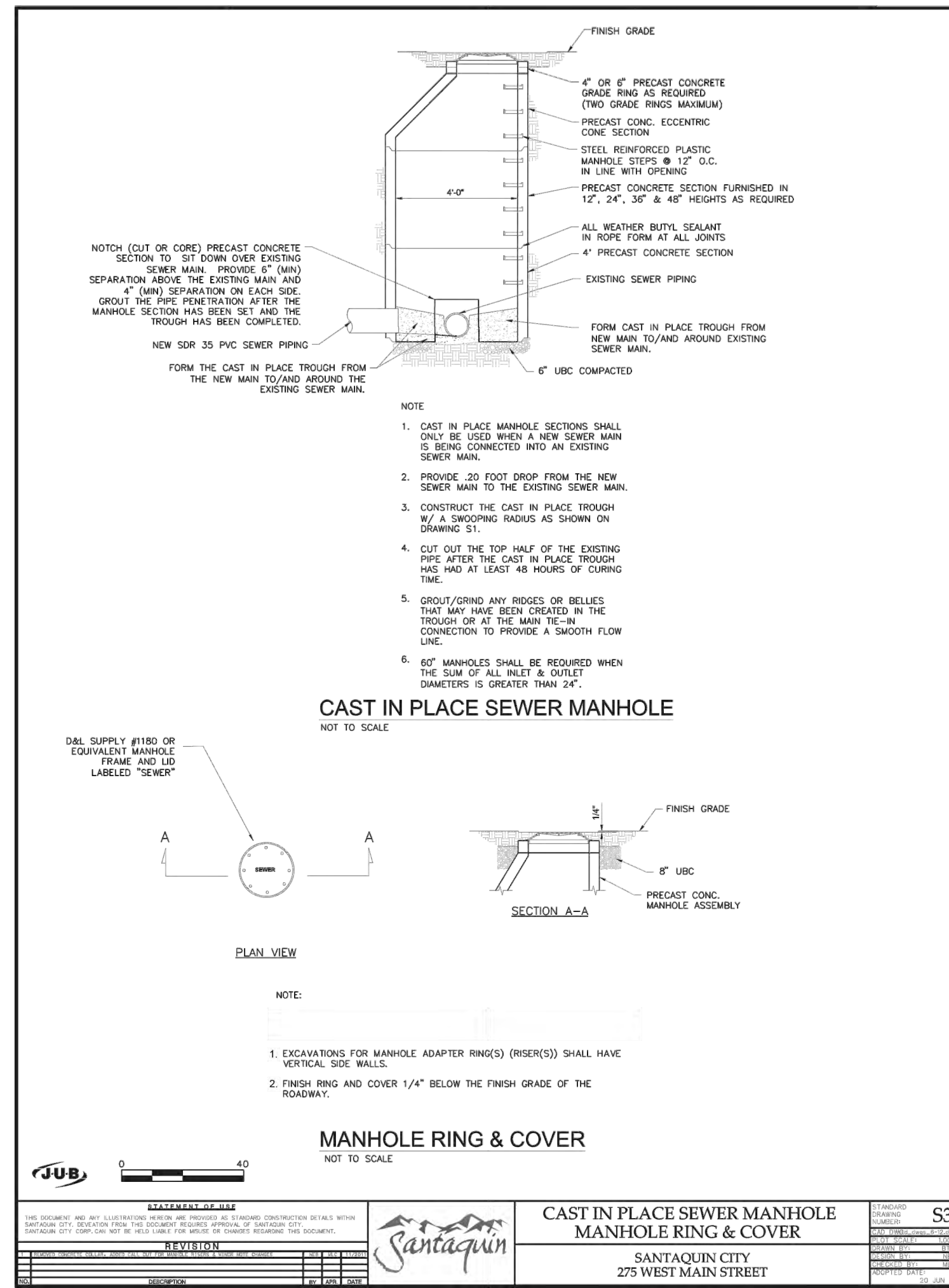
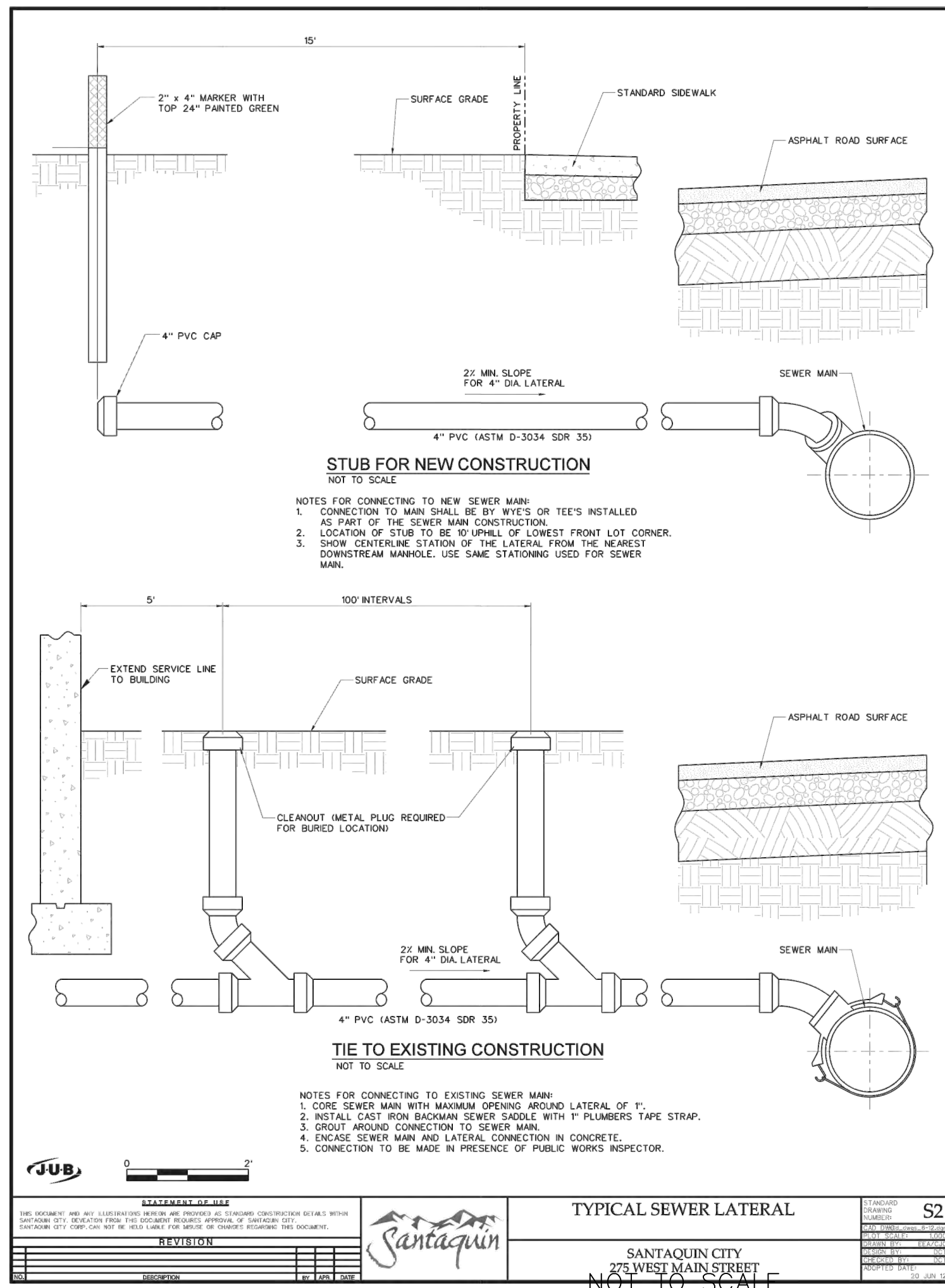
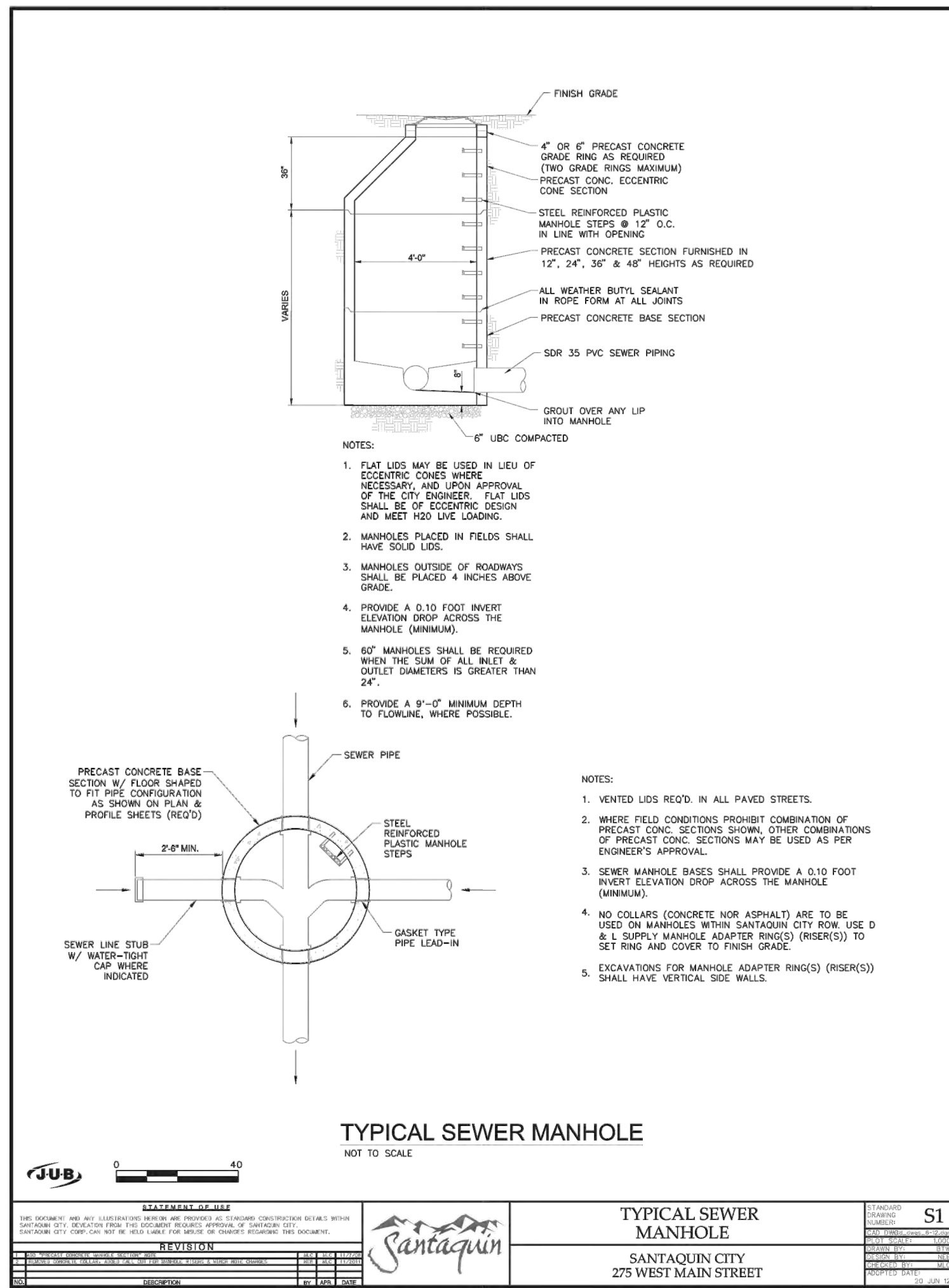
paul@gatewayconsultingllc.com

paul@gatewayconsultingllc.com

CONSULTING: I AND BIANING

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

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

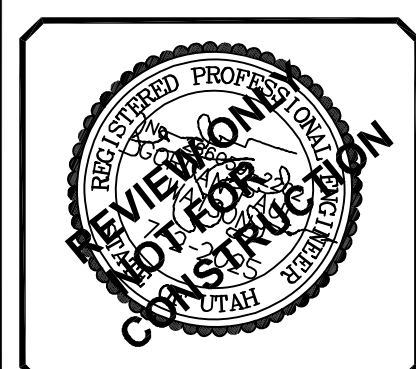
GATEWAY CONSULTING, Inc.
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CONSTRUCTION MANAGEMENT

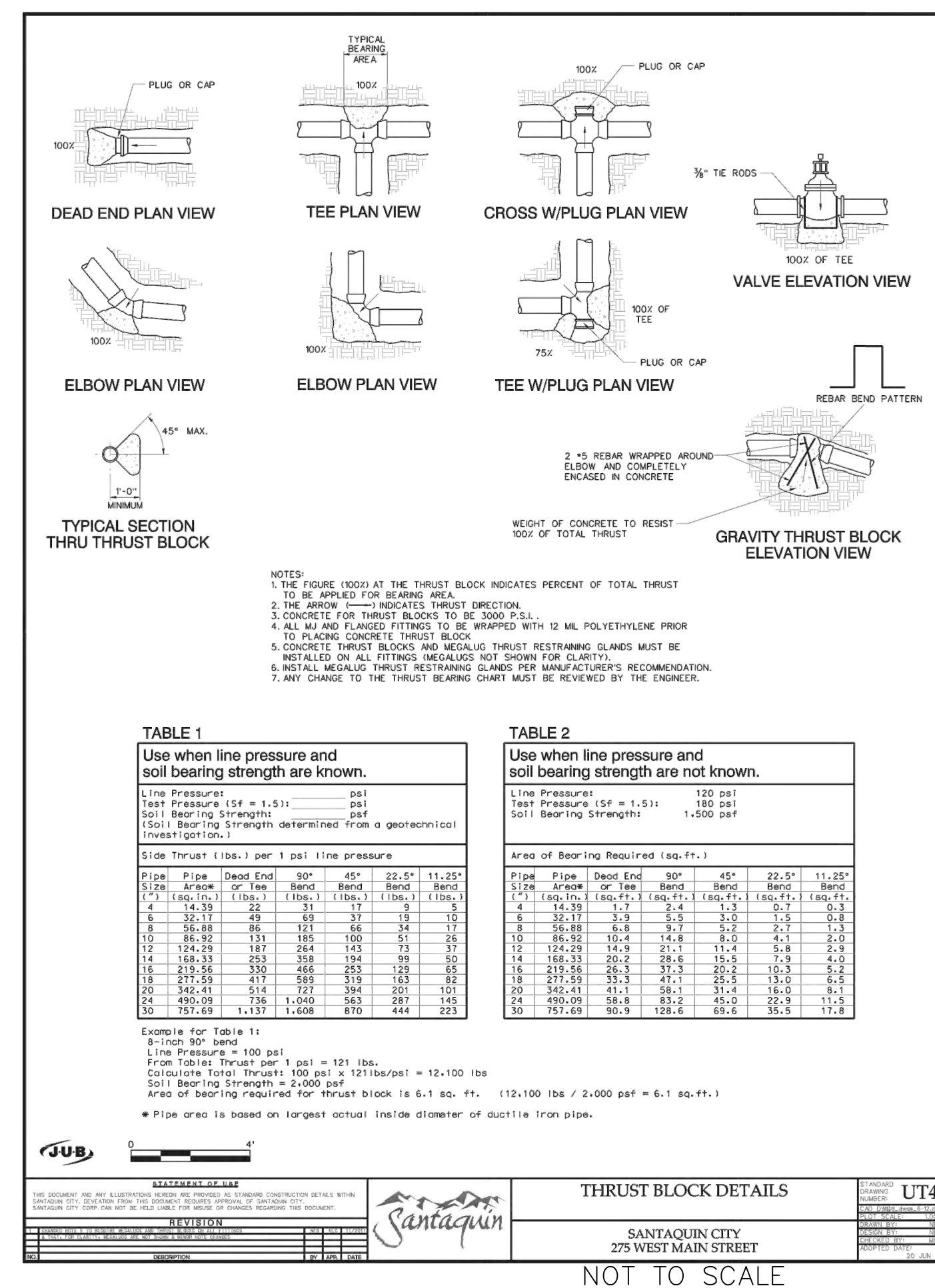
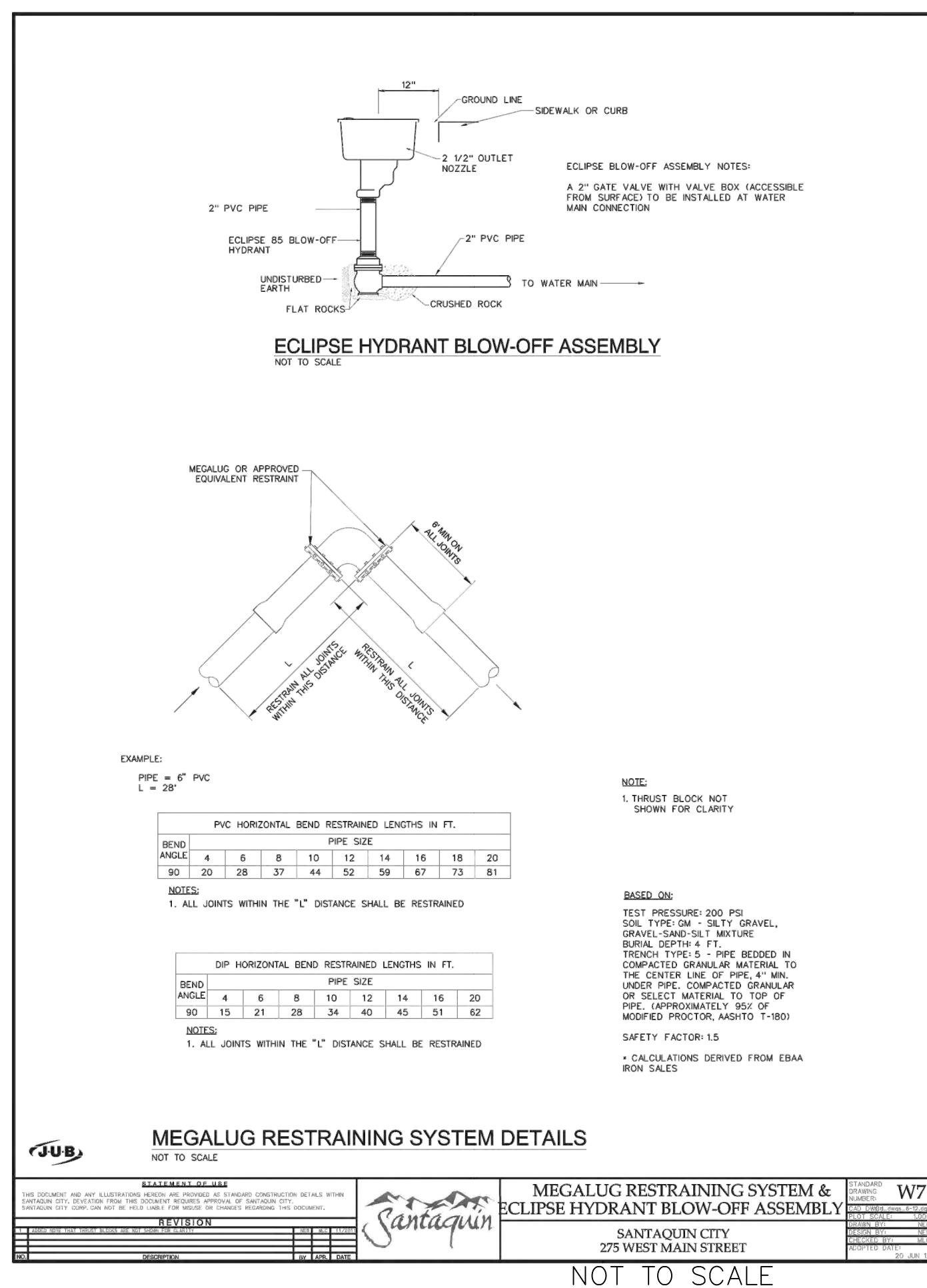
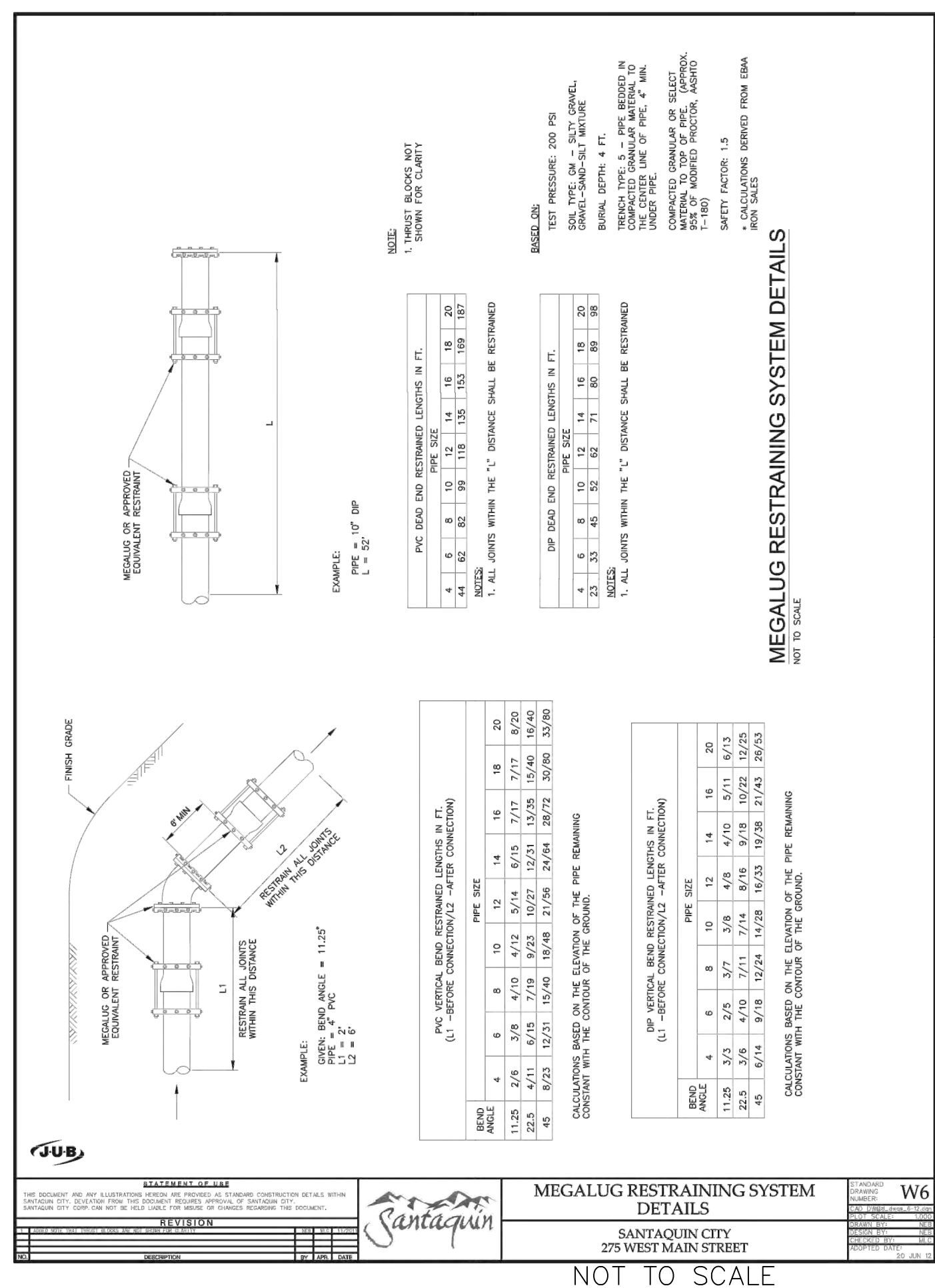
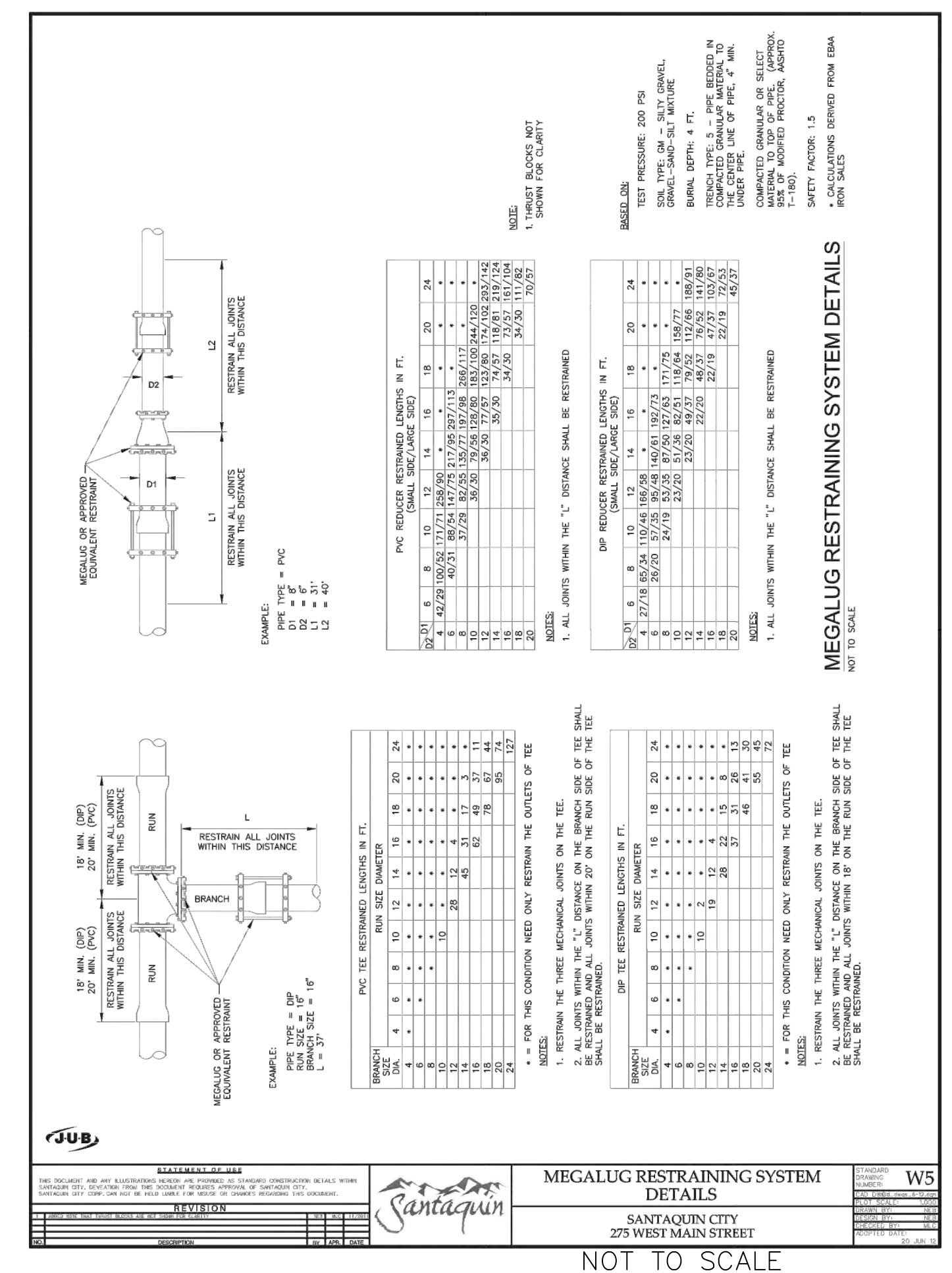
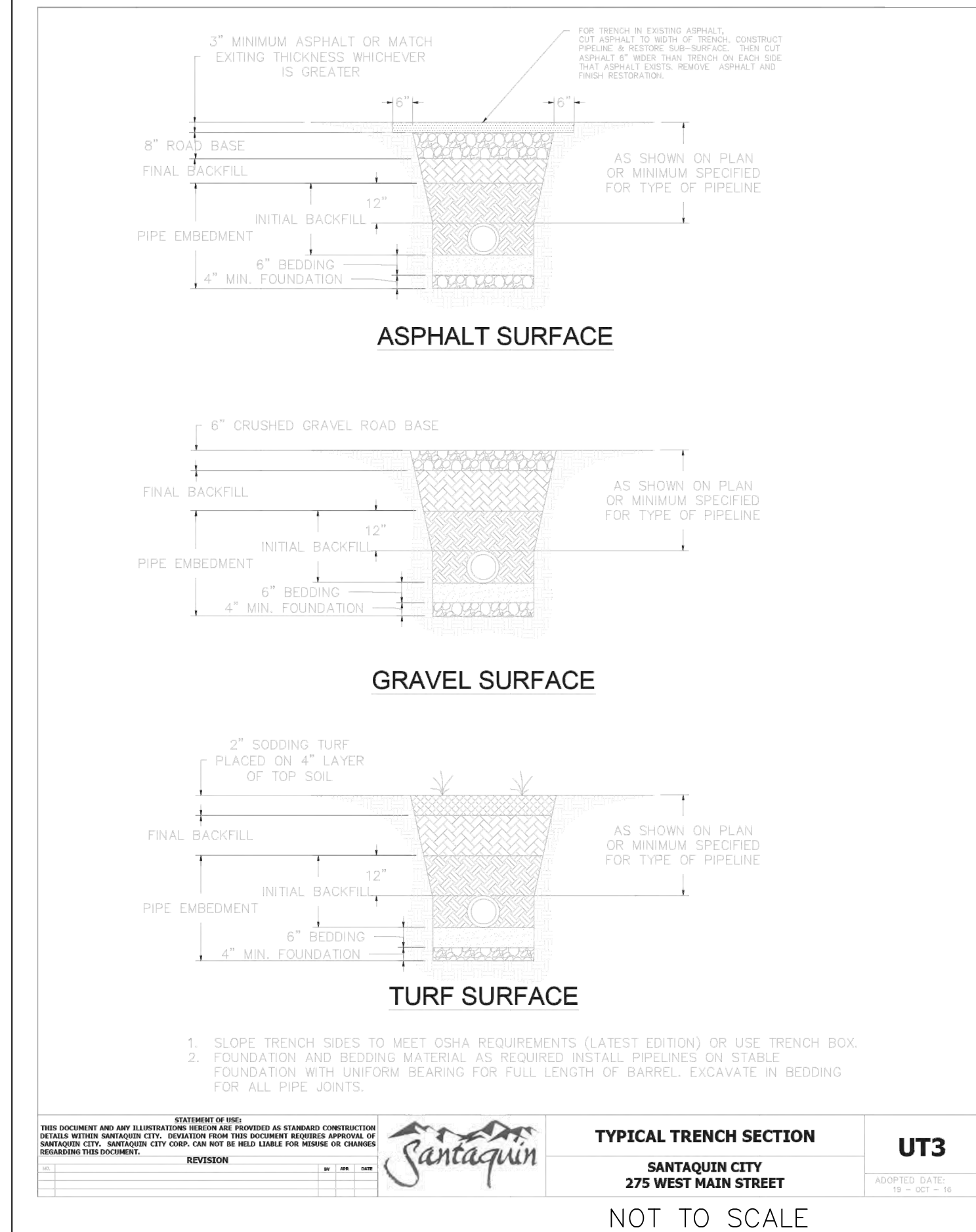
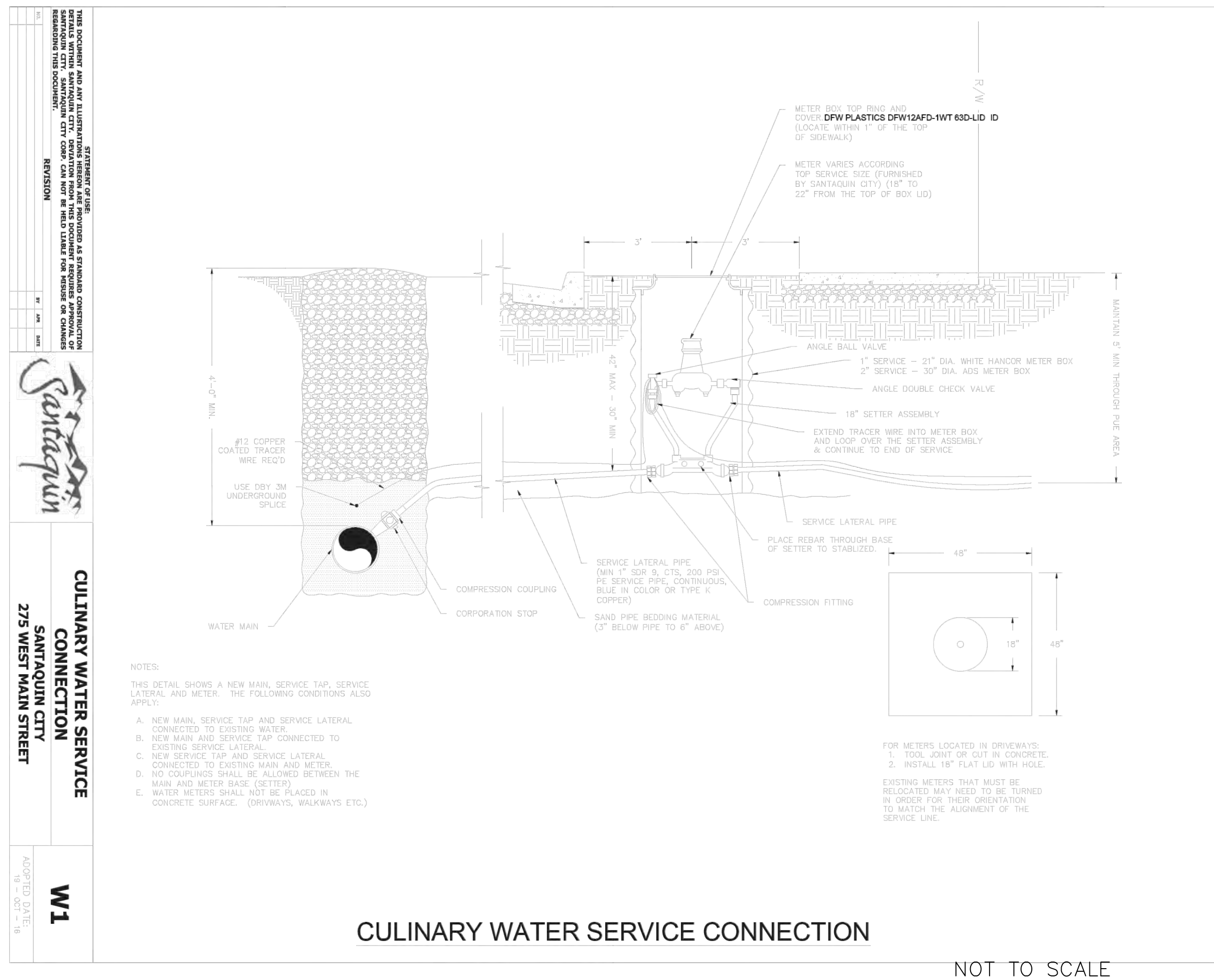
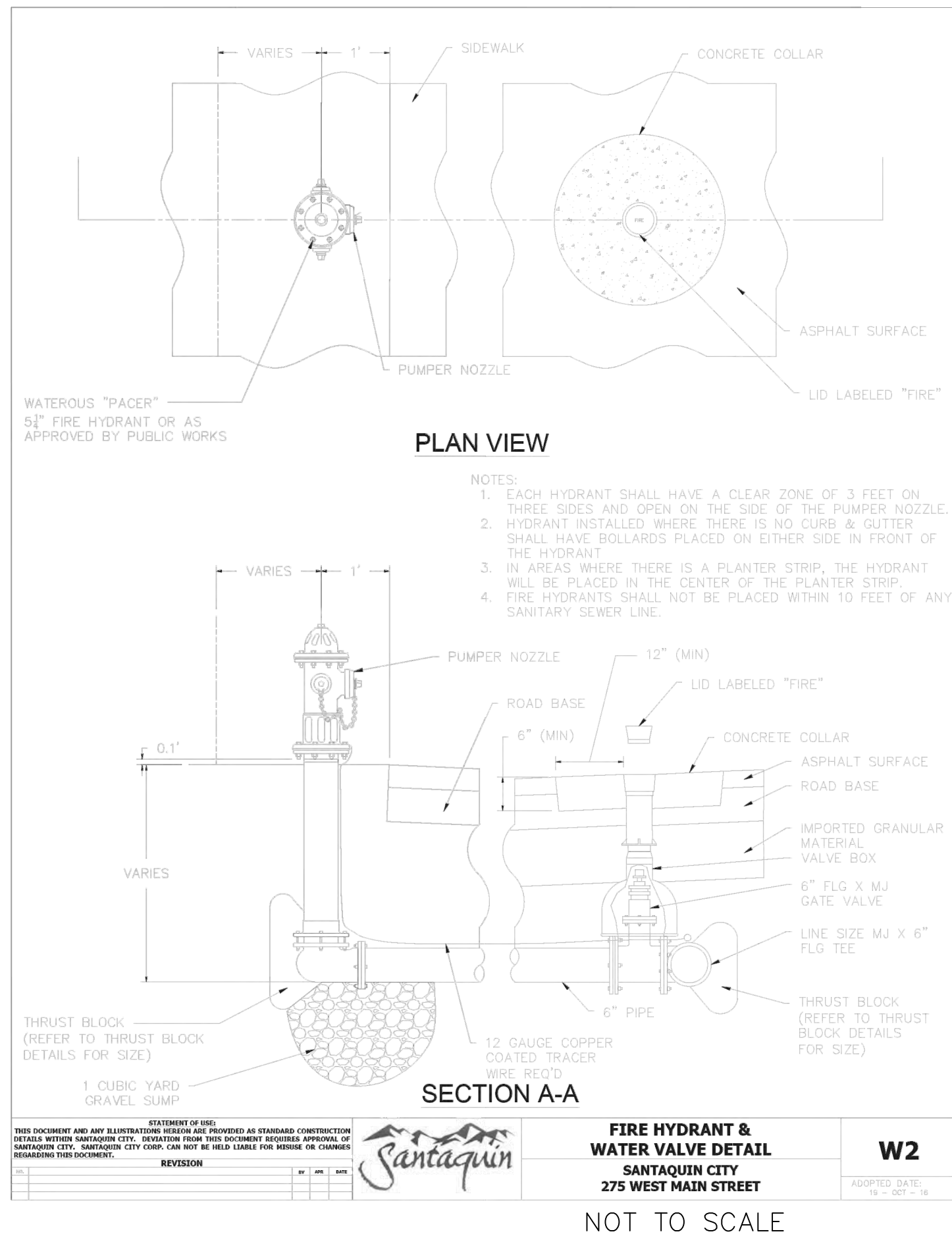
BELLA VISTA SUBDIVISION
SEWER DETAILS

6-3-2025

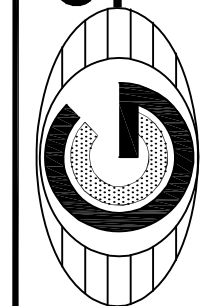
SANTAQUIN CITY



SHEET NO. **D2**



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PH: (801) 694-5848
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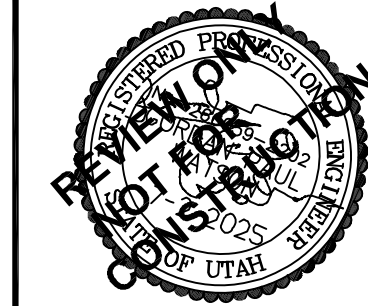


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CONSTRUCTION MANAGEMENT

**BELLA VISTA
SUBDIVISION**

WATER DETAIL

SANTAQUIN CITY

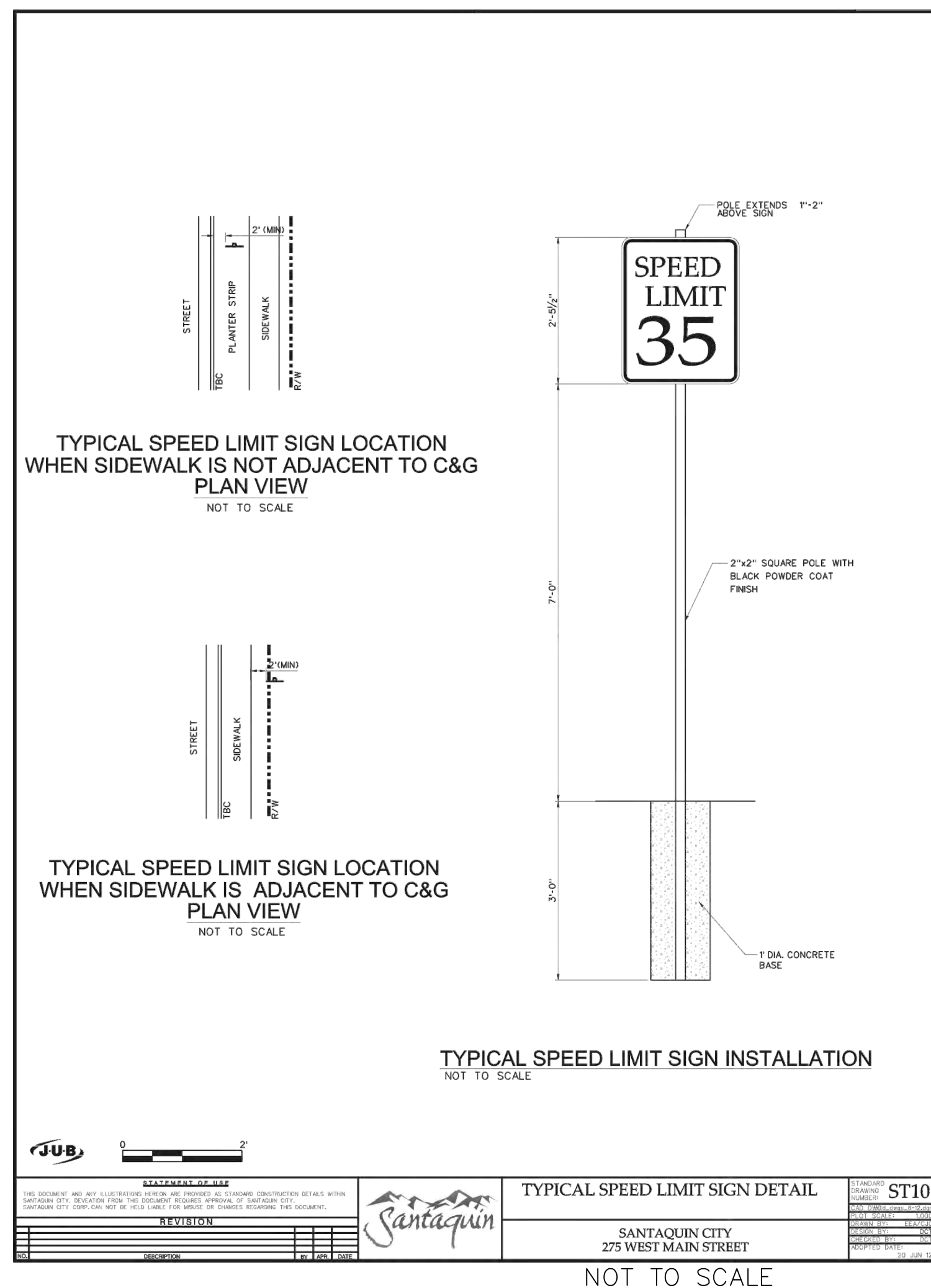
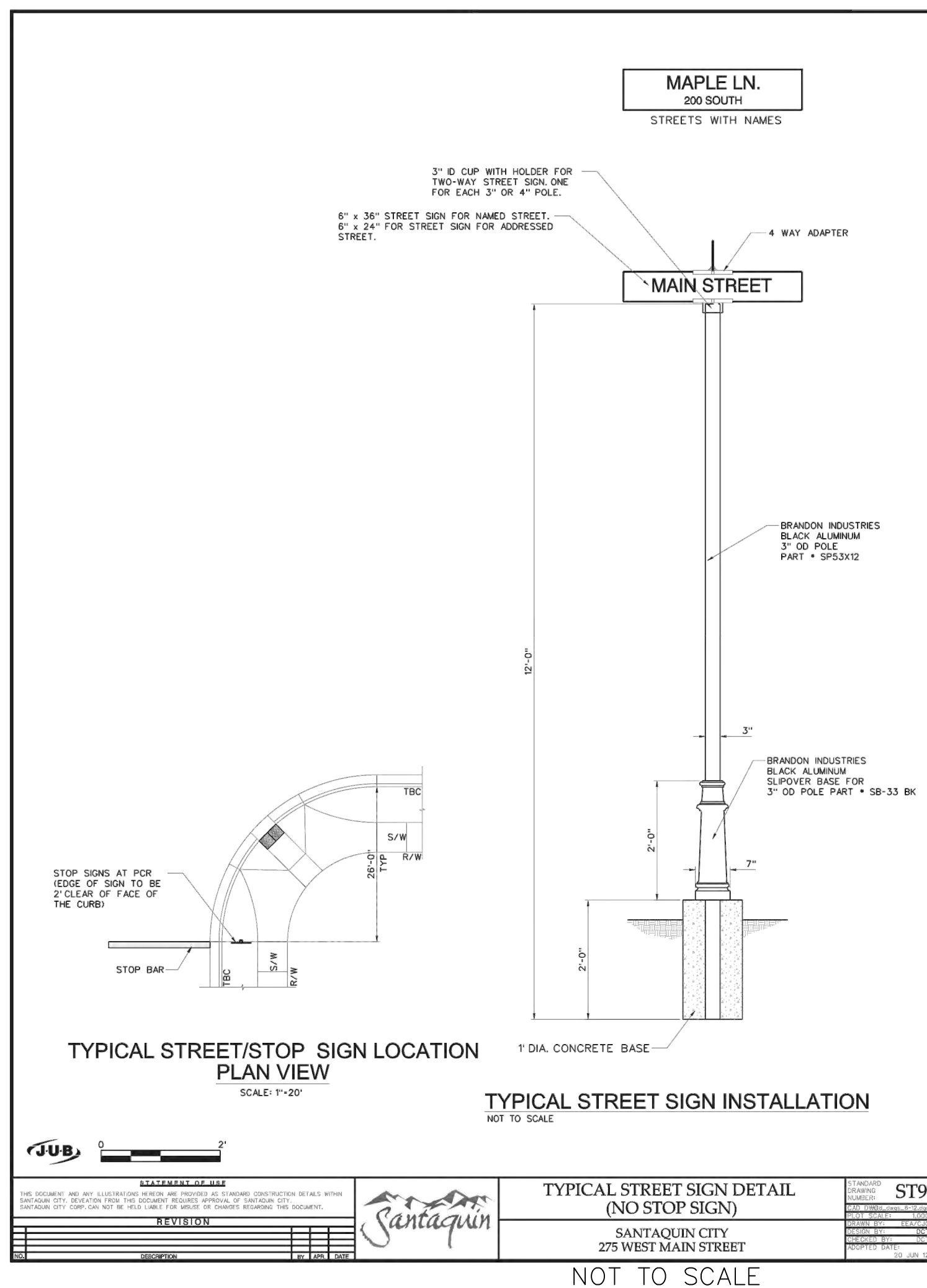
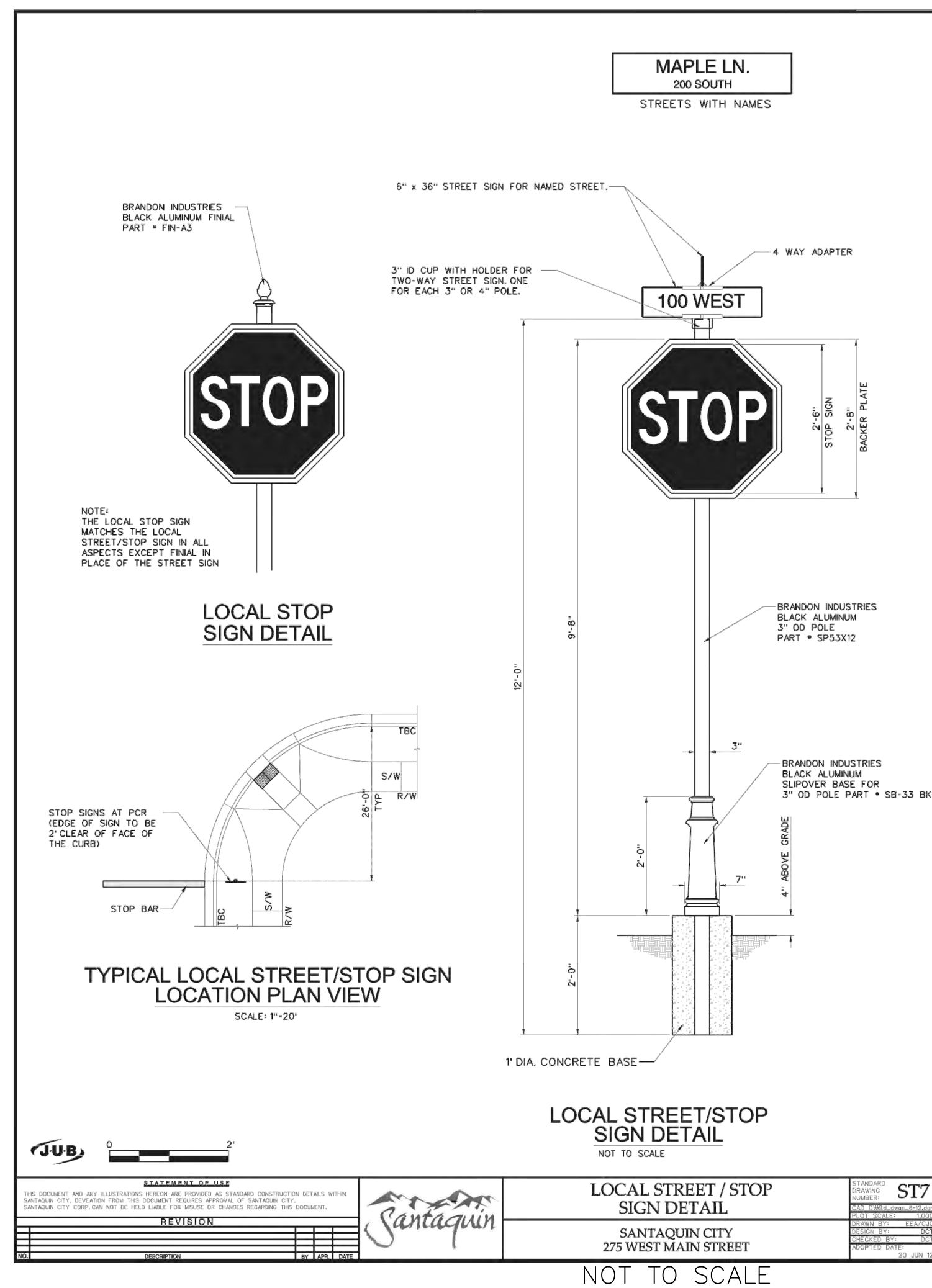
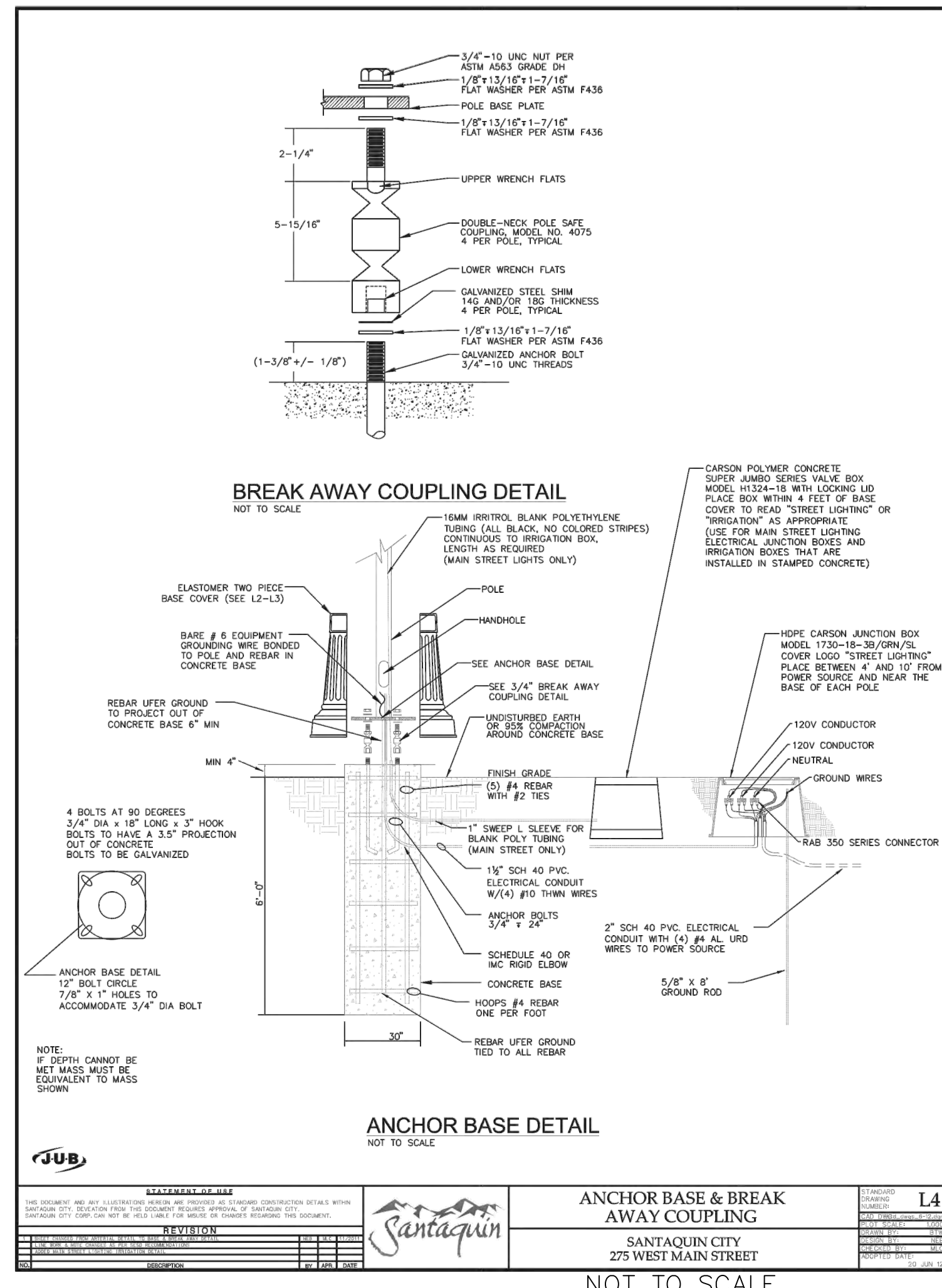
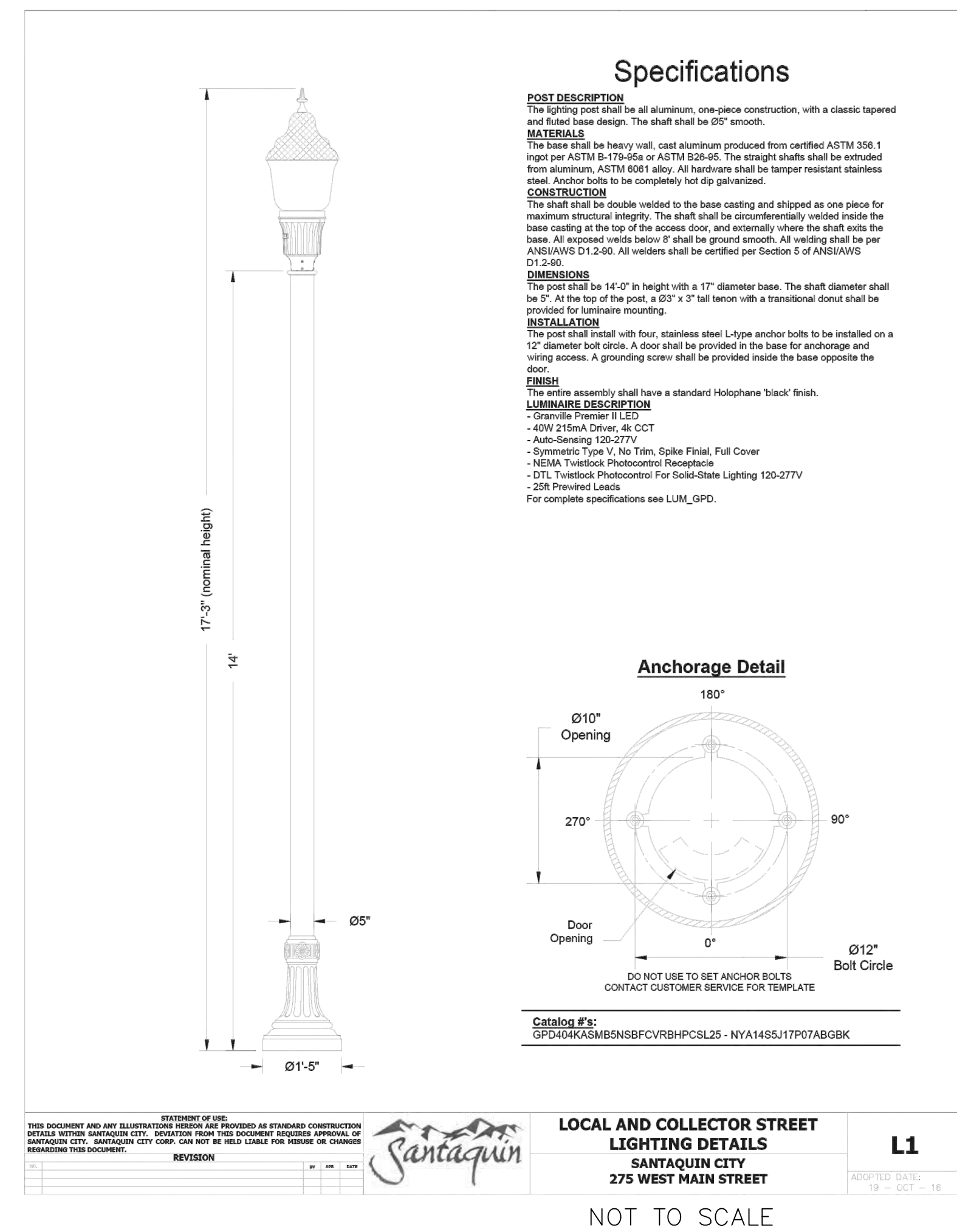


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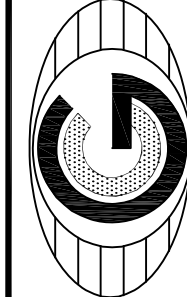
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SHEET NO. D5



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BELLA VISTA SUBDIVISION

LIGHT AND SIGN DETAILS

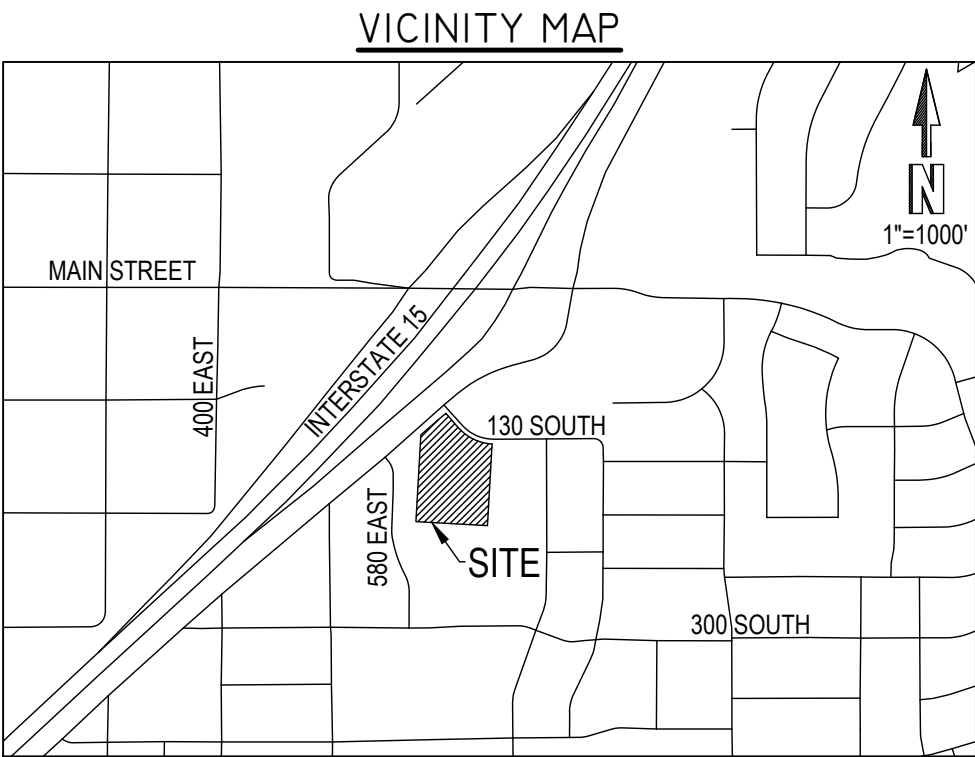
PRINT DATE: 6-3-2025

SANTAQUIN CITY



SHEET NO. **D6**

130 SOUTH STREET CHURCH SUBDIVISION



SHEET INDEX

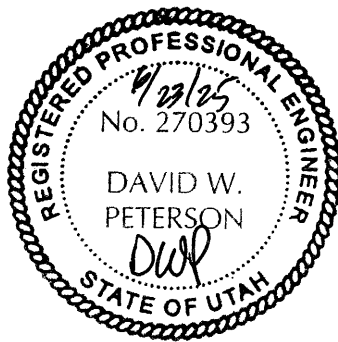
- C1 COVER SHEET
- PLAT
- C2 UTILITY PLAN SHEET
- C3 STORM DRAIN/GRADING PLAN
- C4 HIGHLAND TBC PLAN/PROFILE
- C5 DETAIL SHEET
- C6 DETAIL SHEET

GENERAL NOTES

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

LAND USE TABULATIONS

| | |
|------------------|----------------|
| ZONE: | R-10 |
| NUMBER OF LOTS: | 2 |
| TOTAL AREA: | 9.124 ACRES |
| LOT AREA: | 8.99 ACRES |
| ROAD DEDICATION: | 0.134 ACRES |
| DENSITY: | 0.22 LOTS/ACRE |



| BENCH MARK | REVISIONS | | | 130 SOUTH STREET CHURCH SUBDIVISION | | |
|---|-----------|------|-------------|---|-------------|----------------|
| SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88) | Rev. | Date | Description | THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS | | UTAH |
| | | | | EVANS & ASSOCIATES ARCHITECTURE | | UTAH |
| | | | | 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272 | | UTAH |
| | | | | EXCEL ENGINEERING | | UTAH |
| | | | | David W. Peterson, P.E., License #270393 | | UTAH |
| | | | | 12 West 100 North, Suite 201C, American Fork, UT 84003 | | UTAH |
| | | | | P: (801) 756-4504; david@excelcivil.com | | UTAH |
| | | | | Drawn by: D.W.P. | COVER SHEET | Scale: 1"=20' |
| | | | | Designed by: D.W.P. | | Date: 06/23/25 |
| | | | | Checked by: D.W.P. | | C1 |

ENBRIDGE GAS UTAH ACCEPTANCE

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

Questar Gas Company
dba Enbridge Gas Utah.

Approved this ____ day of _____, 20____. By _____

Title _____

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

- (1) A recorded easement or right-of-way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) Any other provision of law

ROCKY MOUNTAIN POWER

DATE

AGRICULTURAL COMMUNITY NOTE

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.

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 88°58'10" East along section line 887.51 feet and North 1307.43 feet from the South Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along the boundary of Eagle Crest Estates Plat "B" the following two courses and distances: 1) North 53°38'54" East 87.31 feet, and North 3°15'08" East 525.80 feet; thence North 49°16'07" East along the easterly right-of-way line of Highland Drive a distance of 170.75 feet; thence South 40°43'53" East 2.82 feet; thence North 49°16'07" East 0.44 feet; thence along the boundary of Santaquin Ridge Plat "C" the following five courses and distances: 1) South 40°43'53" East 93.03 feet, and 2) along the arc of a 253.00 foot radius curve to the left 219.55 feet through a central angle of 49°43'15" (chord bears South 65°35'30" East 212.73 feet), 3) North 89°32'52" East 221.93 feet, 4) along the arc of a 27.60 foot radius non-tangent curve to the right 34.17 feet through a central angle of 70°56'12" (chord bears South 48°59'17" East 32.03 feet), and 5) South 0°02'21" West 565.18 feet; thence along the boundary of Santaquin Ridge Plat "D" the following three courses and distances: 1) South 0°02'42" West 29.07 feet, 2) South 89°38'01" West 115.52 feet, and 3) South 0°02'21" West 0.15 feet; thence South 89°38'00" West 191.92 feet; thence North 0°23'13" West 90.63 feet; thence South 89°36'47" West 423.77 feet to the point of beginning.

Area = 397,441 sq.ft. or 9.124 Acres, Contains 2 Lot

Basis of Bearing is North 88°58'10" East along Section line from the South Quarter Corner to the Southeast Corner of said Section 1.

OWNER'S DEDICATION

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

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

MARK B. HALES

JOAN B. HALES

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, 20____, BY _____ WHO REPRESENTED THAT SHE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

CHAIRMAN

DIRECTOR / SECRETARY

CENTRACOM ACCEPTANCE

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

BY

TITLE

CENTURY LINK ACCEPTANCE

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

BY

TITLE

PLAT "A"

130 SOUTH STREET CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M

SANTAQUIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor's Seal

Notary Public Seal

City Engineer's Seal

Clerk-Recorder Seal

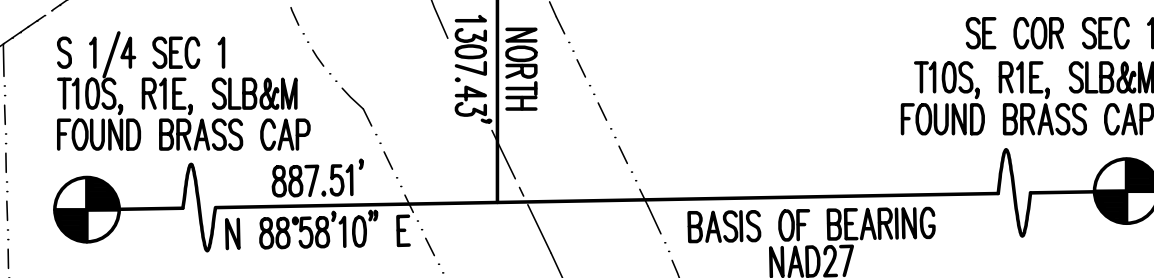
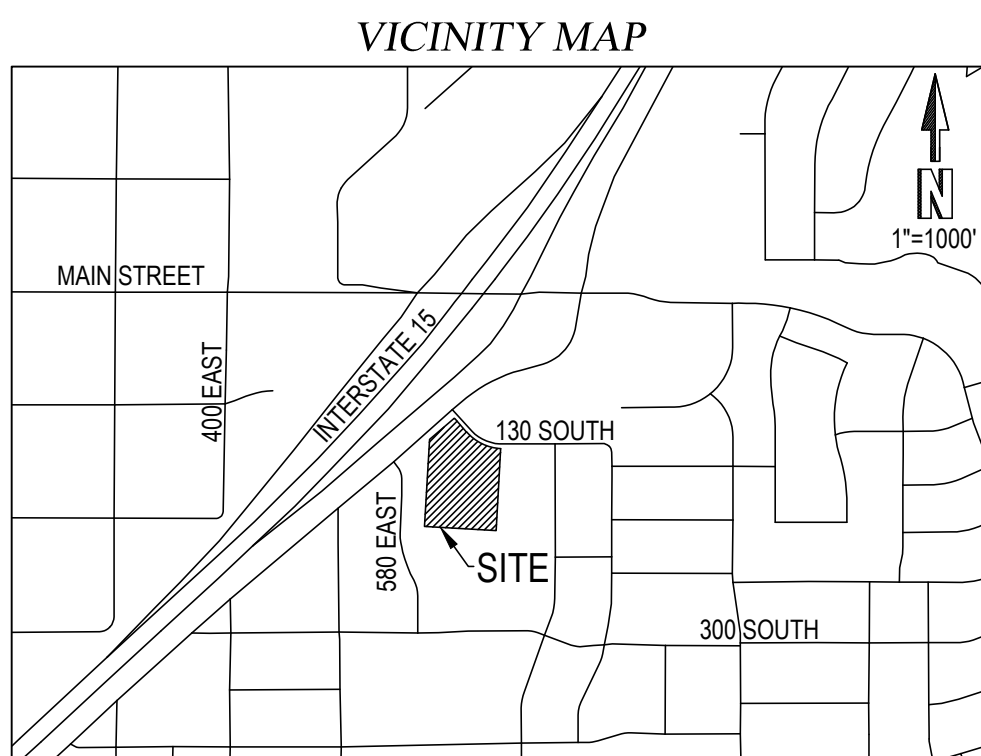
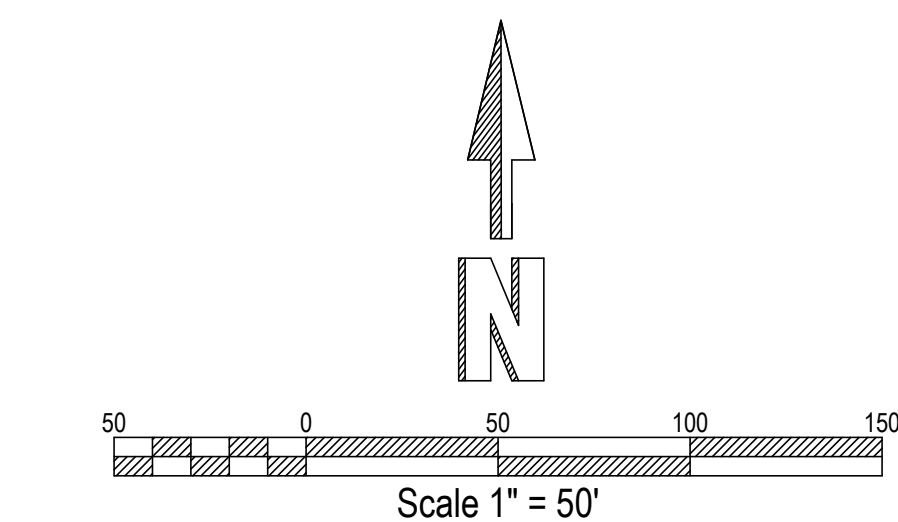
County Recorder Seal

SURVEYOR:

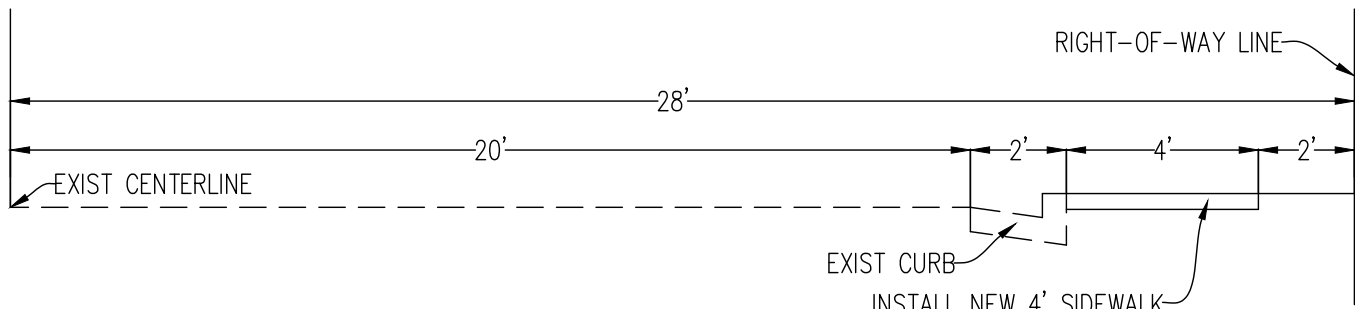
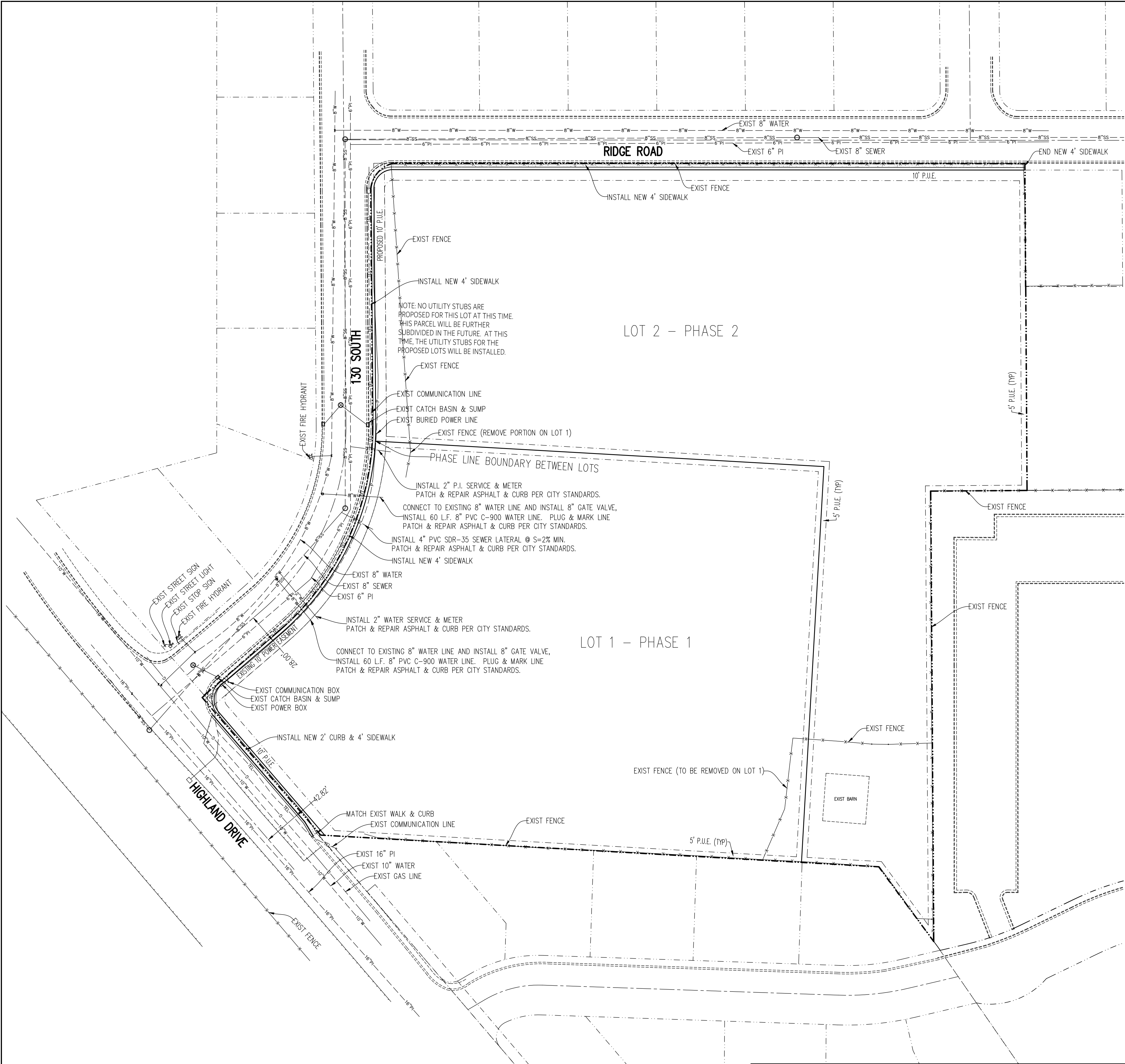
AZTEC
ENGINEERING
732 N. 780 W. AMERICAN FORK, UT 84003
aztecengineering@gmail.com

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|-------|--------|--------|-----------|--------|---------------|
| C1 | 253.00 | 219.55 | 49°43'15" | 212.73 | S 65°35'30" E |
| C2 | 27.60 | 34.17 | 70°56'12" | 32.03 | S 48°59'17" E |
| C3 | 18.00 | 28.27 | 90°00'00" | 25.46 | S 85°43'53" E |
| C4 | 256.00 | 206.82 | 46°17'18" | 201.24 | S 63°52'32" E |
| C5 | 256.00 | 15.34 | 3°25'57" | 15.33 | S 88°44'10" E |
| C6 | 18.00 | 28.43 | 90°29'29" | 25.56 | S 45°12'23" E |
| C7 | 228.00 | 197.86 | 49°43'15" | 191.71 | S 65°35'30" E |

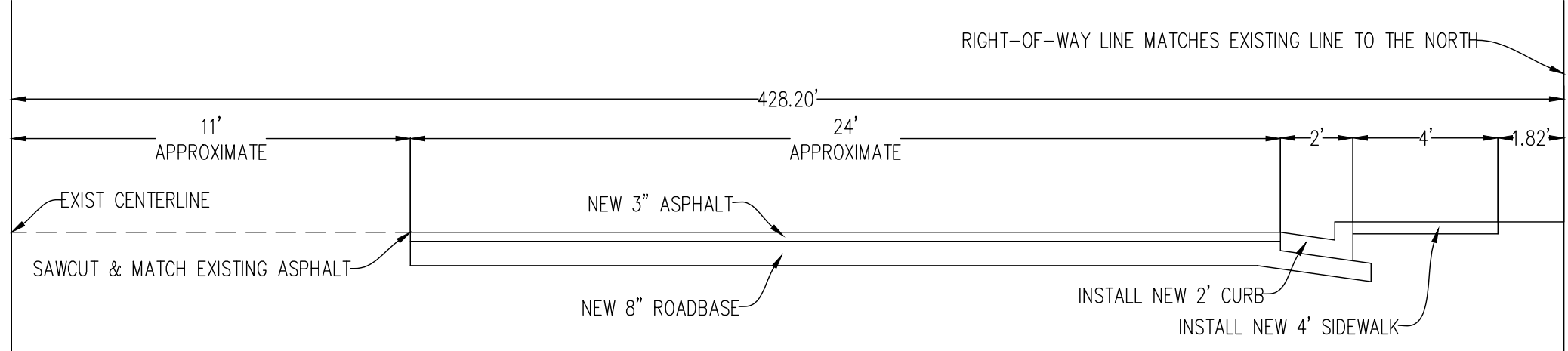
CURVE TABLE



CHURCH OF JESUS CHRIST
52-004-017



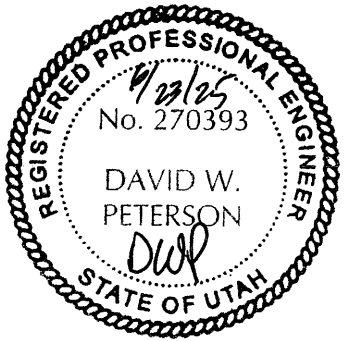
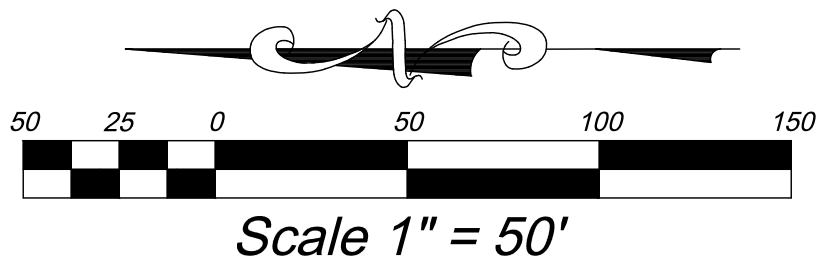
130 SOUTH & RIDGE ROAD 1/2 STREET CROSS-SECTION



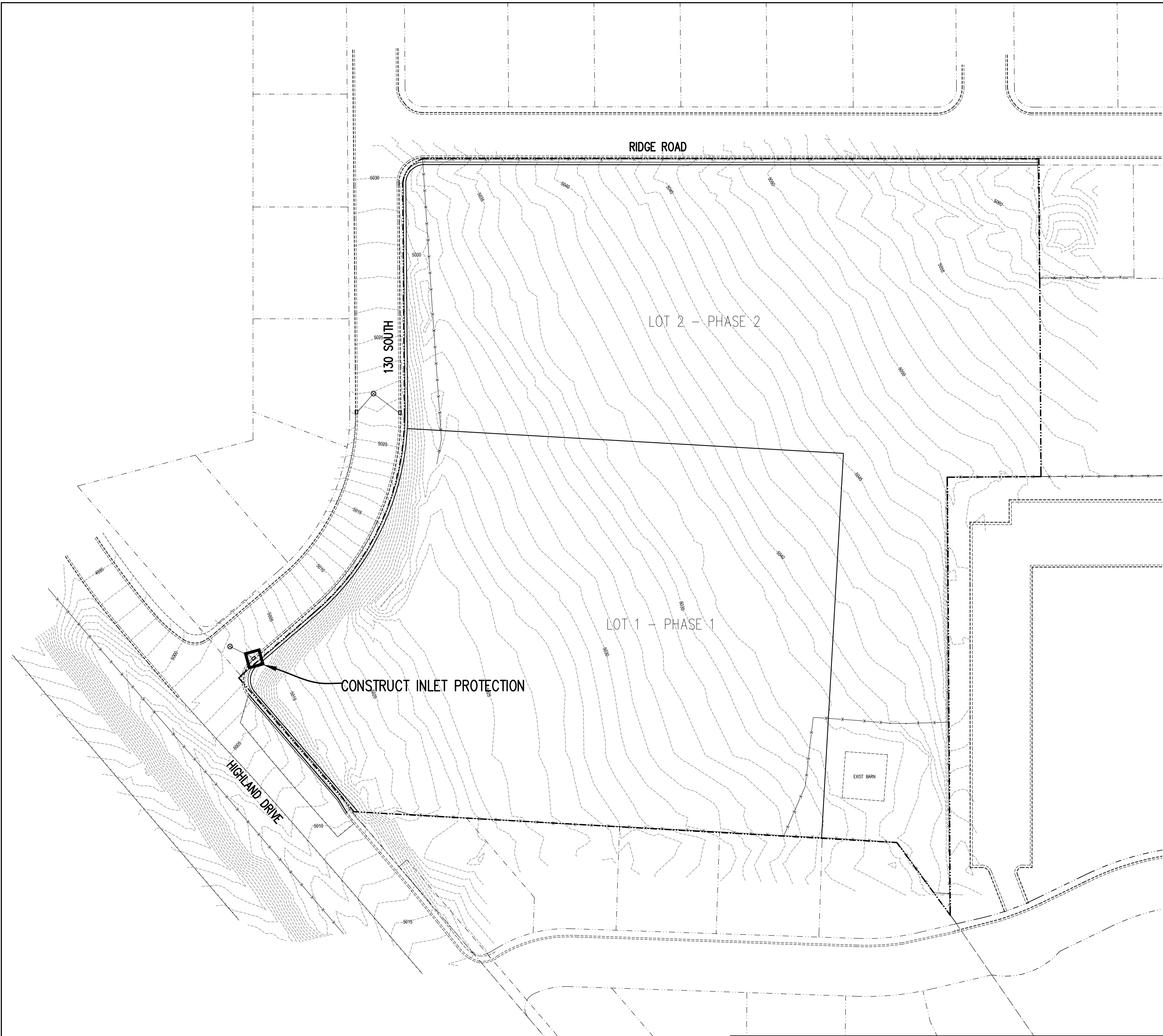
HIGHLAND DRIVE 1/2 STREET CROSS-SECTION

| UTILITY LEGEND | |
|----------------|--------------------------------------|
| | EXIST FIRE HYDRANT |
| | EXIST VALVE |
| | NEW CULINARY WATER VALVE |
| | PRESSURE IRRIG. C900 PVC PURPLE PIPE |
| | EXISTING PI LINE |
| | CULINARY WATER PVC C900 |
| | EXIST CULINARY LINE |
| | SEWER PIPE PVC SDR-35 |
| | EXIST SEWER LINE |
| | EXIST STORM DRAIN PIPE |
| | EXIST BURIED POWER LINE |
| | EXIST COMMUNICATION LINE |
| | EXIST GAS LINE |
| | EXISTING EDGE OF ASPHALT |

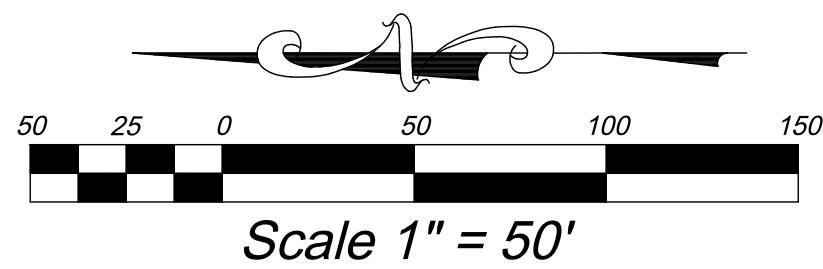
FEMA INFO
FEMA FLOOD MAP 49049C0975F DATED 06/19/20 ZONE X
NOTED AS AN AREA OF MINIMUL FLOOD HAZARD.



| BENCH MARK | | REVISIONS | | THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS | | EVANS & ASSOCIATES ARCHITECTURE | | 130 SOUTH STREET CHURCH SUBDIVISION | | SANTAQUIN, UTAH COUNTY | | UTAH | |
|--|--|-----------|------|---|---|---|--|---|--|------------------------|--|---------------------------------------|--|
| SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88) | | Rev. | Date | Description | EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com | 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272 | | Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P. | | UTILITY PLAN | | Scale: 1"=50' Date: 06/23/25 C2 | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | |



EROSION CONTROL NOTES
INSTALL FILTER FABRIC OR EQUAL INLET PROTECTION OVER STORM DRAIN INLET AT THE INTERSECTION OF 130 SOUTH AND HIGHLAND DRIVE PRIOR TO CONSTRUCTING CURB, SIDEWALK, PAVEMENT AND UTILITIES ON 130 SOUTH. FOLLOWING CONSTRUCTION REMOVE FILTER FABRIC AND CLEAN OUT INLET BOXES AS NEEDED.



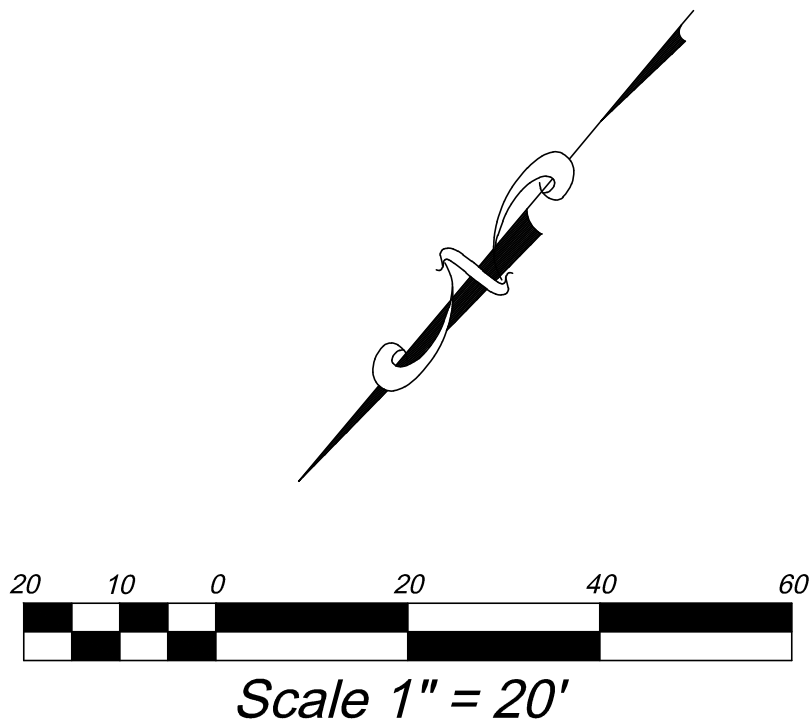
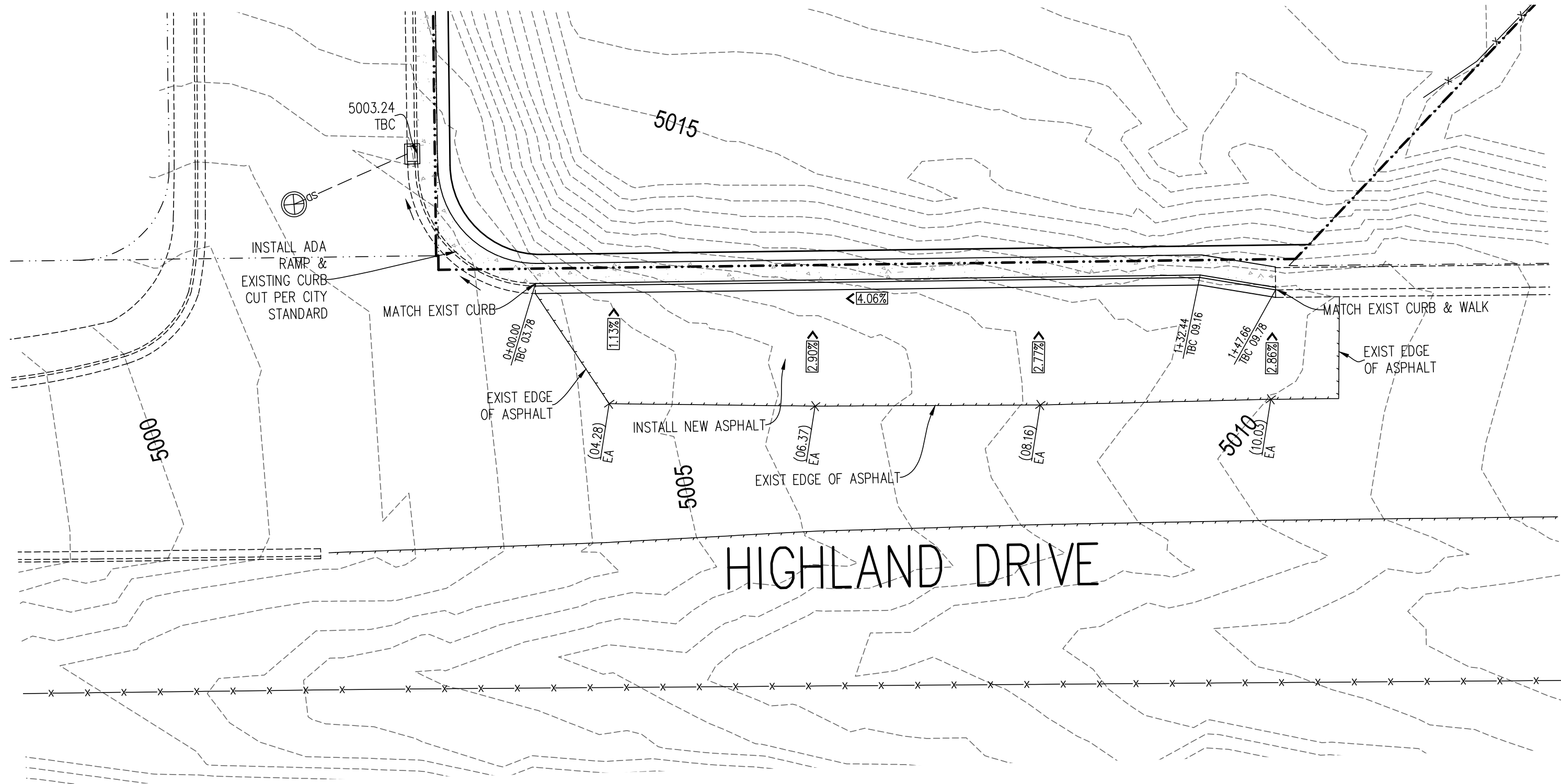
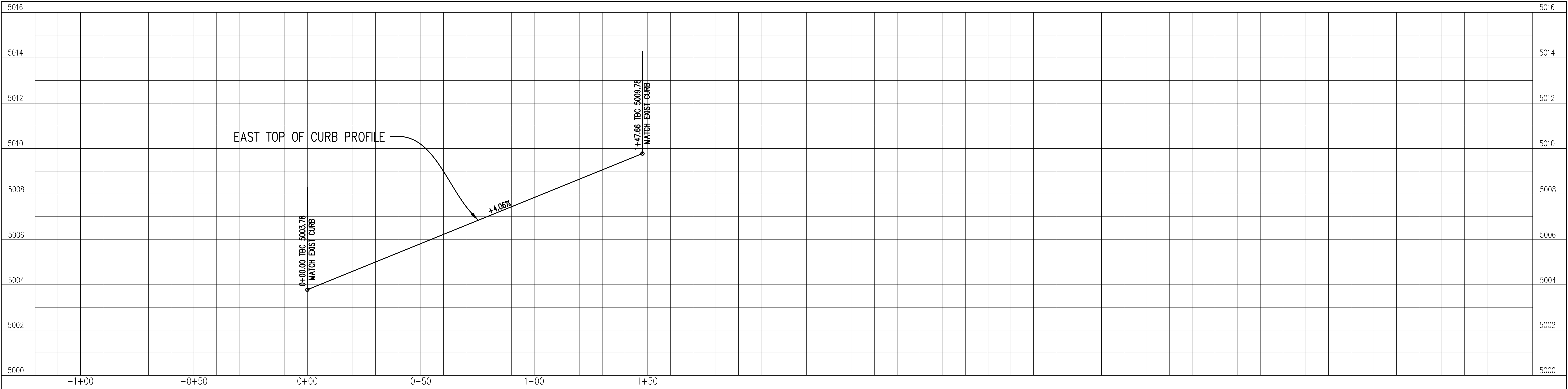
| BENCH MARK | | REVISIONS | | |
|---|--|-----------|------|-------------|
| SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88) | | Rev. | Date | Description |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

EVANS & ASSOCIATES
ARCHITECTURE
11576 SOUTH STATE STREET,
SUITE 103B, DRAPER, UTAH
84020 801-553-8272

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

| 130 SOUTH STREET CHURCH SUBDIVISION | | |
|-------------------------------------|---|-------------------|
| SANTAQUIN, UTAH COUNTY | | UTAH |
| Drawn by: D.W.P. | STORM DRAIN & GRADING PLAN | Scale: 1"=50' |
| Designed by: D.W.P. | | Date: 06/23/25 |
| Checked by: D.W.P. | | C3 |



| BENCH MARK | | REVISIONS | | | 130 SOUTH STREET CHURCH SUBDIVISION | | | |
|---|------|-----------|-------------|--|-------------------------------------|------------------------------|------------------------|-------------------|
| SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88) | Rev. | Date | Description | <div>THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</div> <div>EVANS & ASSOCIATES ARCHITECTURE 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272</div> <div>EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com</div> | SANTAQUIN, UTAH COUNTY | | UTAH | |
| | | | | | Drawn by: D.W.P. | HIGHLAND TBC PLAN/PROFILE | Scale: 1"=20' | |
| | | | | | | | Designed by: D.W.P. | Date: 06/23/25 |
| | | | | | Checked by: D.W.P. | | C4 | |
| | | | | | | | | |
| | | | | | | | | |



DRC Members in Attendance: City Engineer Jon Lundell, Staff Planner Aspen Stevenson, Building Inspector Jared Shepherd, Fire Chief Ryan Lind, Public Works Director Jason Callaway, and Assistant City Manager Jason Bond.

Lieutenant Mike Wall was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, Engineer Megan Wilson, Jimmy DeGraffenreid, Jon Jensen, and other members of the public.

1. Cortland Townhomes Preliminary Plan

A preliminary plan review of the Cortland Townhomes multifamily subdivision located at approximately 200 N and 400 E.

Planner Stevenson pointed out that landscape and irrigation plans need to be submitted to the City.

Building Inspector Shepherd had no comments.

Fire Chief Lind inquired about the ingress and egress to the site. He pointed out that concrete islands in the 400 East entrance either need to be modified to allow emergency vehicles to enter or must be mountable to allow emergency vehicles to drive over the concrete. He also pointed out that some covered parking stalls encroach on the area where fire trucks would be backing out in some areas and need to be shifted. Fire Chief Lind added that fire hydrants need to be added to the interior portion of the site as the hydrants on the exterior roads do not meet the minimum requirements for distance between hydrants. He indicated on the plans where three hydrants need to be added.

Public Works Director Callaway indicated that road cuts for water lines need to be appropriately paved afterward.

Assistant City Manager Bond indicated that the building renderings will need to be reviewed by the Architectural Review Committee.

Engineer Lundell stated that a detailed amenities plan needs to be submitted to the City. He pointed out that the 1.5-inch meter sizing on units may not be adequate to support all of the units in the site. He indicated that a 2-inch meter may be required. Details need to be provided to the City for the south fence on the property. The applicant, Jimmy DeGraffenried, indicated that the masonry fence will likely be similar to that as placed in the Heelis Farms development. Engineer Lundell also pointed out that redlines for storm drainage on the site will be provided to the applicant. He reiterated Public Works Director Jason Callaway's concerns about roadcuts for water lines. He indicated that a minimum 2-inch overlay will need to be paved after any road cuts.

Assistant City Manager Bond made a motion to recommend approval to the Planning Commission of the Cortland Townhomes with the condition that all redlines are addressed prior to being placed on a Planning Commission agenda. Fire Chief Lind seconded the motion.

Lieutenant Mike Wall
Public Works Director Jason Callaway

Absent
Yes

| | |
|-----------------------------------|-----|
| Fire Chief Ryan Lind | Yes |
| Assistant City Manager Jason Bond | Yes |
| Planner Aspen Stevenson | Yes |
| Building Inspector Jared Shepherd | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed.

2. Santaquin Research & Tech (Summit Data) Center Commercial Light Manufacturing Site Plan

A Commercial Light Manufacturing site plan for a proposed technology center located at approximately 1900 S. Frontage Road.

Engineer Lundell discussed that the proposed culinary water which includes fire suppression and flows was reviewed by the engineering firm Hansen, Allen, & Luce. The recommendations from Hansen, Allen, & Luce for connecting the main culinary water line were included in the redlines to be provided to the applicant.

Planner Stevenson pointed out that landscape, photometric, and irrigation plans need to be submitted to the City.

Building Inspector Shepherd had no comments.

Fire Chief Lind indicated that as the building is quite large, that extra riser rooms and corresponding fire hydrants will have to be installed to meet fire code requirements.

Public Works Director Callaway indicated that all lines, private or owned by the City, will need to meet City Code standards and fire flow requirements. Director Callaway discussed with the applicant the sizing of water lines needed for the building's purposes.

The applicant, Jon Jensen, discussed the anticipated number of workers that may be in the building at any given time.

Assistant Manager Bond indicated that formal Architectural Review Committee consideration of the site plan is not required.

Fire Chief Lind encouraged the applicant to label doors in the building in case of emergency so that crews can respond effectively.

Engineer Lundell noted that sewer for the site will be serviced by a private lift station.

Assistant City Manager Bond made a motion to approve the Santaquin Research & Tech (Summit Data) Center Commercial Light Manufacturing Site Plan to include the 40-foot-wide drive access on the condition that all redlines be addressed. Public Works Director Callaway seconded the motion.

| | |
|--------------------------------------|--------|
| Lieutenant Mike Wall | Absent |
| Public Works Director Jason Callaway | Yes |

| | |
|-----------------------------------|-----|
| Fire Chief Ryan Lind | Yes |
| Assistant City Manager Jason Bond | Yes |
| Planner Aspen Stevenson | Yes |
| Building Inspector Jared Shepherd | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed.

Meeting Minutes Approval June 24, 2025

Fire Chief Ryan Lind made a motion to approve the June 24, 2025 meeting minutes. Planner Aspen Stevenson seconded the motion.

| | |
|--------------------------------------|--------|
| Lieutenant Mike Wall | Absent |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind | Yes |
| Assistant City Manager Jason Bond | Yes |
| Planner Aspen Stevenson | Yes |
| Building Inspector Jared Shepherd | Yes |
| City Engineer Jon Lundell | Yes |

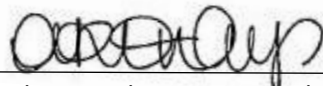
The motion passed.

Adjournment

Fire Chief Lind made a motion to adjourn the meeting.

The meeting was adjourned at 10:29 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder