

# MEMO



To: Mayor Hunsaker and City Council  
From: Jason Bond, Community Development Director  
Date: March 12, 2021  
RE: **Orchard Hills Townhomes II Preliminary Plan**

Zone: RC
Size: 1.64 Acres
Residential: 19
Commercial: 5

The Orchard Hills Townhomes II Subdivision is located at approximately 166 East and 400 South and is in the Residential Commercial (RC) zone. The project is on 1.64 acres and will create 19 townhomes and 5 commercial units. The subdivision is a continuation of the Orchard Hills Townhomes project.

The main floor of the townhomes along Highland Drive will be used as commercial and the upper floor will be used as residential. The RC zone allows for this type of mixed-use development. The site is meeting the residential and commercial parking requirements. A tot lot was installed with Orchard Hills Townhomes I Subdivision and a pavilion will be installed in Orchard Hills Townhomes II Subdivision. The entire project meets the amenities, landscaping and open space requirements. The buildings with just townhomes will be identical to the buildings that are already there. However, the building with commercial units was reviewed and has received approval from the Architectural Review Committee (ARC).

The Development Review Committee reviewed the preliminary plan on September 22, 2020 and forwarded a positive recommendation to the Planning Commission.

The Planning Commission reviewed the preliminary plan on November 24, 2020 and made the following motion:

**Motion:** Commissioner Gunnell motioned to recommend preliminary approval for the Orchard Hills II townhomes; with the condition that all Engineering, Planning and Zoning redlines are addressed, and that ARC approval is obtained prior to the City Council Review. Commissioner Tolman Seconded.

Roll Call: Commissioner Curtis, Aye; Commissioner Adcock, Aye; Commissioner Tolman, Aye; Commissioner Gunnell, Aye; Commissioner Wood, Aye. The motion passed unanimously 5 to 0.

After the City Council reviews and approves the preliminary plan, the Development Review Committee (DRC) will still need to approve the final plat before any lots are recorded. The Development Review Committee may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060).

**Recommended Motion:** “Motion to approve the Orchard Hills Townhomes II Subdivision Preliminary Plan with the following condition:

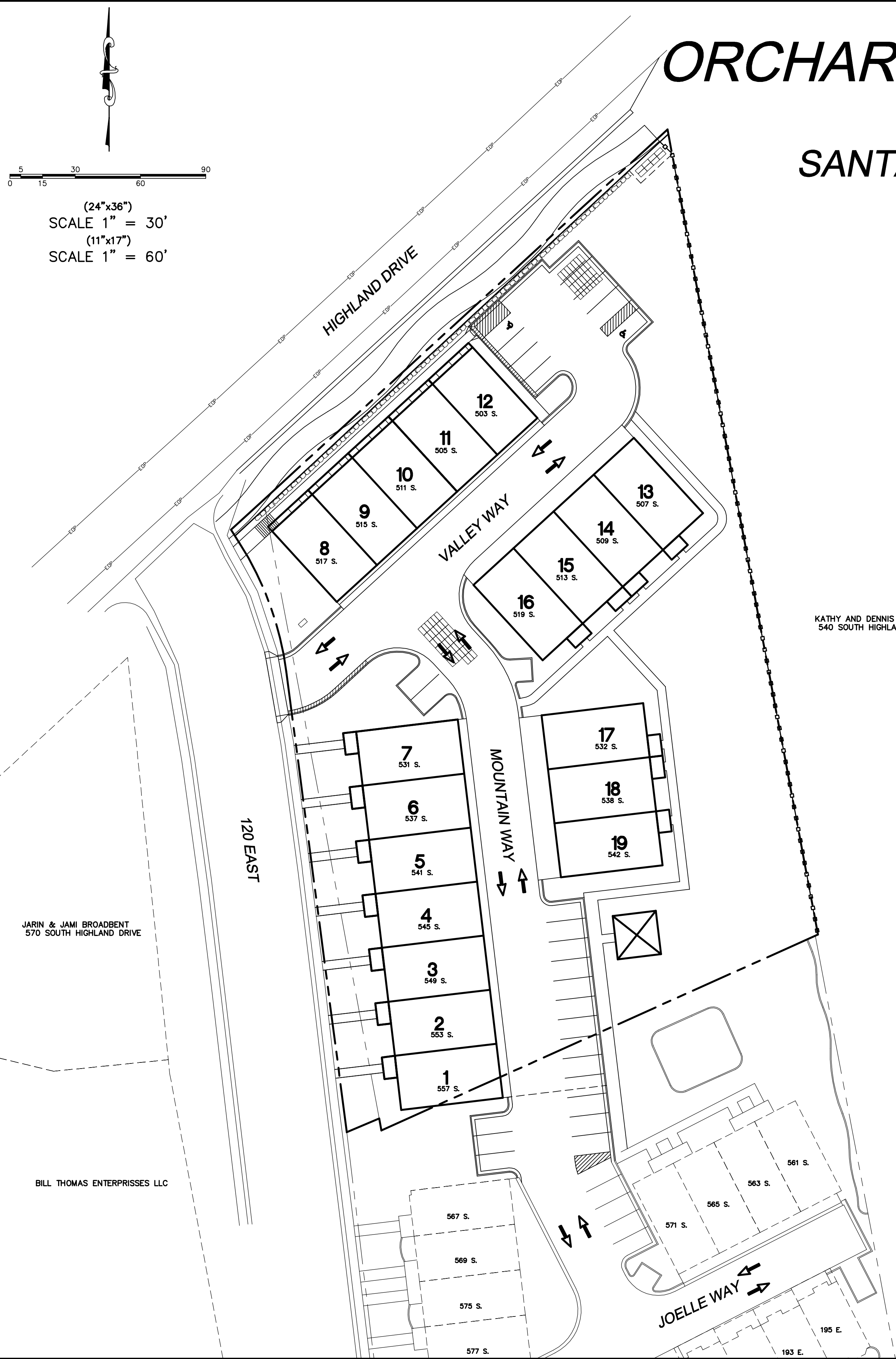
- All planning, zoning and engineering redlines be addressed.

**Exhibits:**

1. Zoning and Location Map
2. Subdivision Plans
3. Color Rendering of the Building with Commercial Units







# ORCHARD HILLS TOWNHOMES II

## SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET

NOVEMBER 2020

### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4A	DETAIL SHEET
4B	DETAIL SHEET
5	FIRE PLAN
6A	FINAL PLAT (1 OF 2)
6B	FINAL PLAT (2 OF 2)
S1	RECORD OF SURVEY (BY OTHERS)
L1	LANDSCAPING PLAN (BY OTHERS)

**BOUNDARY DESCRIPTION:**  
COMMENCING AT A POINT WHICH LIES SOUTH 87°08'54" WEST ALONG THE SECTION LINE 1373.59 FEET & SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 10°34'55" EAST 376.33 FEET TO THE NORTHERLY BOUNDARY OF ORCHARD HILLS TOWNHOMES; THENCE SOUTH 65°50'33" WEST 219.78 ALONG SAID BOUNDARY LINE; THENCE NORTH 10°34'47" WEST 294.71 FEET ALONG 120 EAST ROAD RIGHT-OF-WAY BOUNDARY; THENCE NORTH 47°28'27" EAST 251.75 TO THE POINT OF BEGINNING. CONTAINING 1.71 ACRES OF LAND.

#### OVERALL PARKING TABLE

TOTAL # UNITS=37  
PARKING REQ'D=90  
PARKING PROVIDED=91  
GARAGE PARKING=57 (20)2-CAR (17)1-CAR  
STALLS=34

#### DENSITY TABLE

ZONING CLASSIFICATION=RC  
NUMBER OF UNITS=20  
ACREAGE=1.71 ACRES  
PARCEL SIZE SF=74,413  
BUILDING AREA SF=22,252  
PARKING LOT AREA SF=18,129  
LANDSCAPE AREA IN SF=33,326  
LANDSCAPE AREA BEHIND FRONT SETBACK SF=24,264

#### GENERAL NOTES

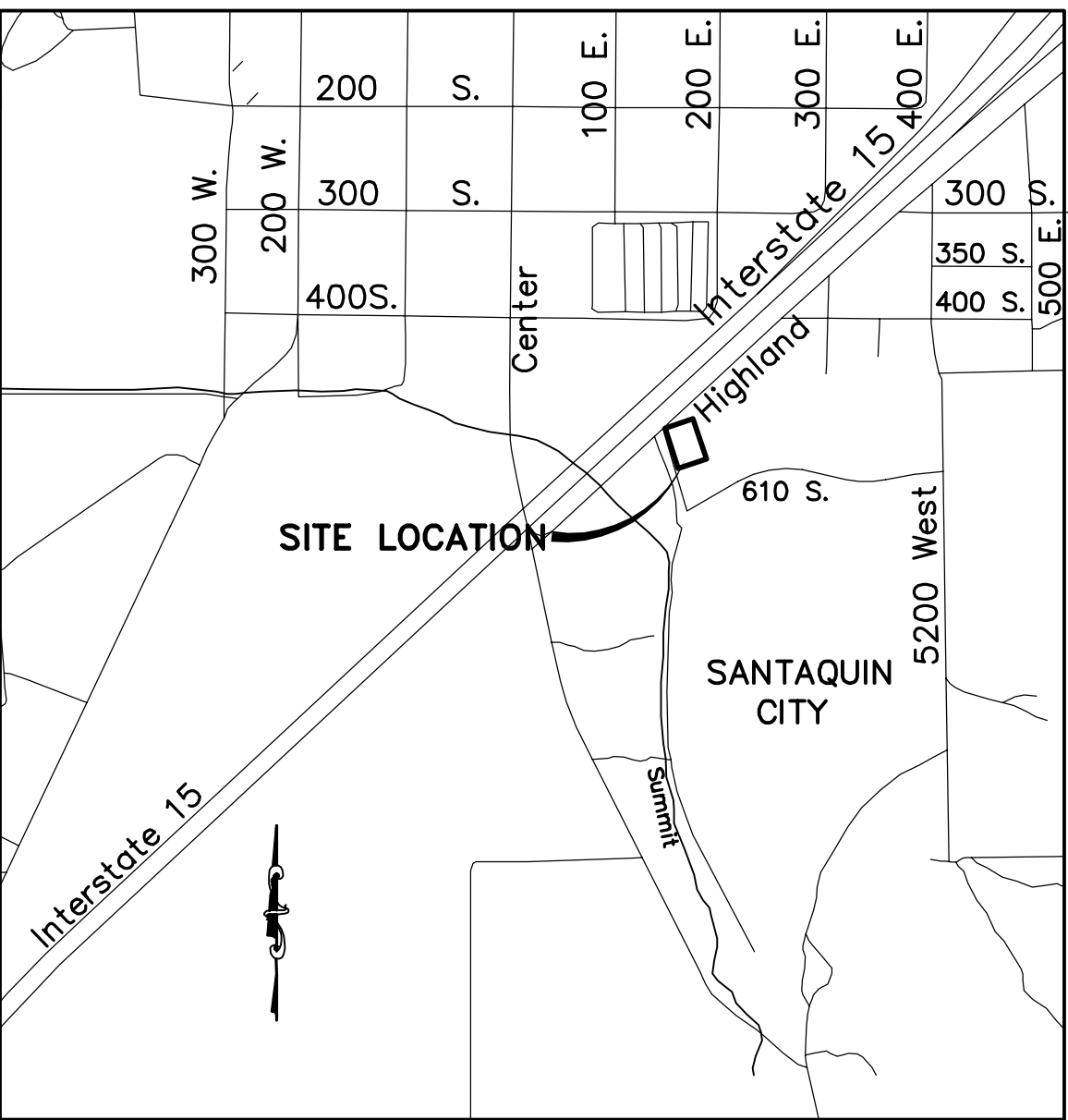
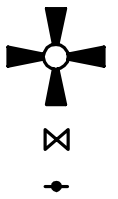
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.  
2. GARAGES TO BE 24'X24' WITH A 20' GARAGE DOOR TO COUNT AS 2 PARKING STALLS FOR PHASE 2.

#### NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.  
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.  
3. SUBDIVISION IS LOCATED NEXT TO ACTIVE AGRICULTURE OPERATIONS.

#### LEGEND

LEGEND APPLIES TO ALL SHEETS



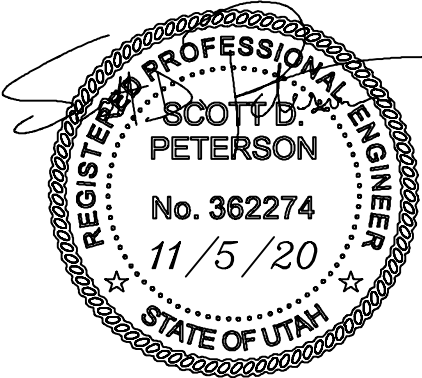
VICINITY MAP  
-NTS-



ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

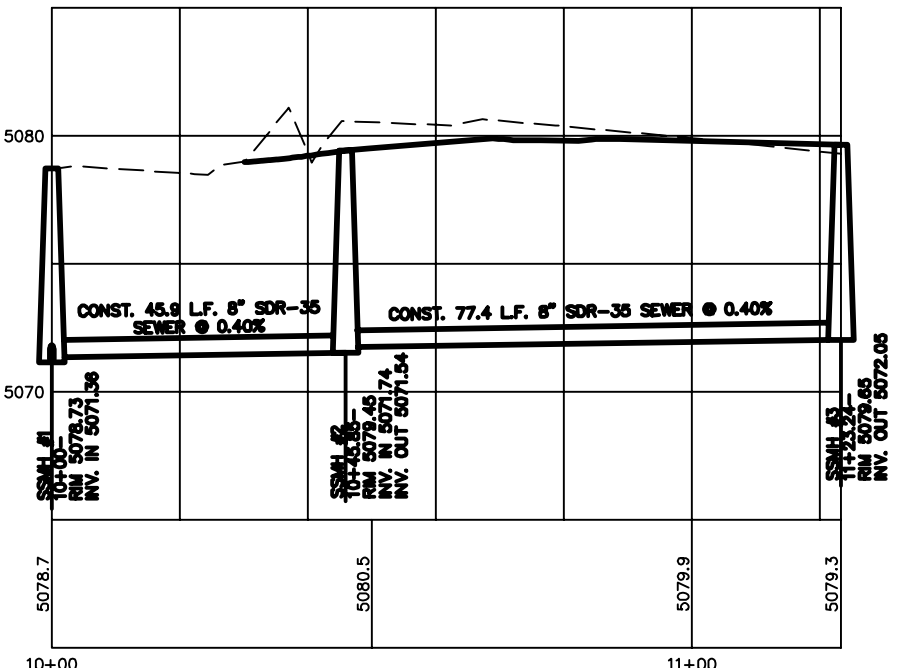
OWNER/DEVELOPER  
JOHN SMILEY  
391 NORTH MAIN  
SPANISH FORK, UT 84660







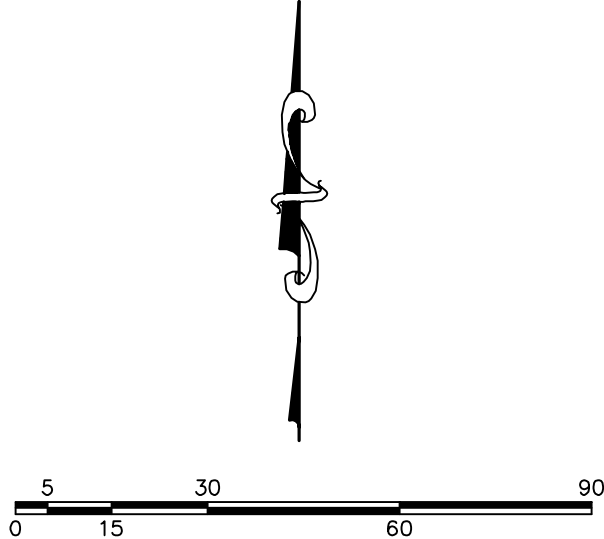
- NOTES:
1. ALL POWER TO BE INSTALLED UNDERGROUND.
  2. FIRE SPRINKLERS NOT REQUIRED. DESIGN WILL BE TOWNHOMES WITH FULL FIRE RATED SEPERATIONS (FOUNDATIONS TO ROOF) BUILT BETWEEN EACH UNIT.
  3. NO COMMON ATTIC SPACES.
  4. HOA WILL BE REQUIRED IF PROJECT IS NOT WHOLLY OWNED BY A SINGLE ENTITY.
  5. ALL UNITS TO HAVE EXTERIOR LIGHTING, ONE AT FRONT PORCH AND TWO ON GARAGE.
  6. BUILDINGS WILL REQUIRE APPROVAL BY SANTAQUIN CITY ARCHITECTURAL REVIEW COMMITTEE.
  7. HVAC EQUIPMENT TO SIT BETWEEN GARAGES.
  8. 2" MASTER METER SERVICE LATERAL WILL NEED A CURB-STOP VALVE 1' BEHIND ROW PRIOR TO WATER METER MANIFOLD WITHIN THE VAULTS CONTAINING THE 1" CULINARY WATER METERS TYP.
  9. EXISTING CURB GUTTER, ASPHALT AND SIDEWALK TO BE REMOVED.
  10. EX. DRIVE APPROACH TO BE REMOVED AND CURB, GUTTER AND SIDEWALK TO BE INSTALLED.
  11. 4" MASTER METER SERVICE LATERAL PER SANTAQUIN CITY.
  12. REMOVE EXISTING CATCH BASIN, RELOCATE EXISTING SUMP TO SUMP#1.
  13. CONTRACTOR TO LOCATE EXISTING UNDERGROUND POWER. IT MAY NEED TO BE RELOCATED.
  14. PROPOSED MAILBOX LOCATION.
  15. CONST. ADA ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
  16. EXISTING BILLBOARD TO BE REMOVED.
  17. SAM-SPM COMMERCIAL PARKING ONLY.
  18. A 2" ASPHALT OVERLAY MUST BE PLACED 15' TO EITHER DIRECTION FROM THE PROPOSED ASPHALT CUTS.



SEWER PROFILE

**DENSITY TABLE**  
ZONING CLASSIFICATION=RC  
NUMBER OF UNITS=19  
ACREAGE=1.71 ACRES  
ACREAGE TO BE DEDICATED FOR STREET ROW=706 SF (0.02 ACRES)  
PARCEL SIZE SF=74,413  
BUILDING AREA SF=22,252  
PARKING LOT AREA SF=18,129  
LANDSCAPE AREA IN SF=33,326  
LANDSCAPE AREA BEHIND FRONT SETBACK SF=24,264  
COMMERCIAL SF=3000 SF

**OVERALL PARKING TABLE**  
TOTAL # UNITS=36  
PARKING REQ'D=90  
PARKING PROVIDED=91  
GARAGE PARKING=57 (20)2-CAR (17)1-CAR  
STALLS=34



OWNER/DEVELOPER  
JOHN SMILEY  
391 NORTH MAIN  
SPANISH FORK, UT 84660

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

ORCHARD HILLS TOWNHOMES II

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

SITE PLAN

SANTAQUIN, UTAH

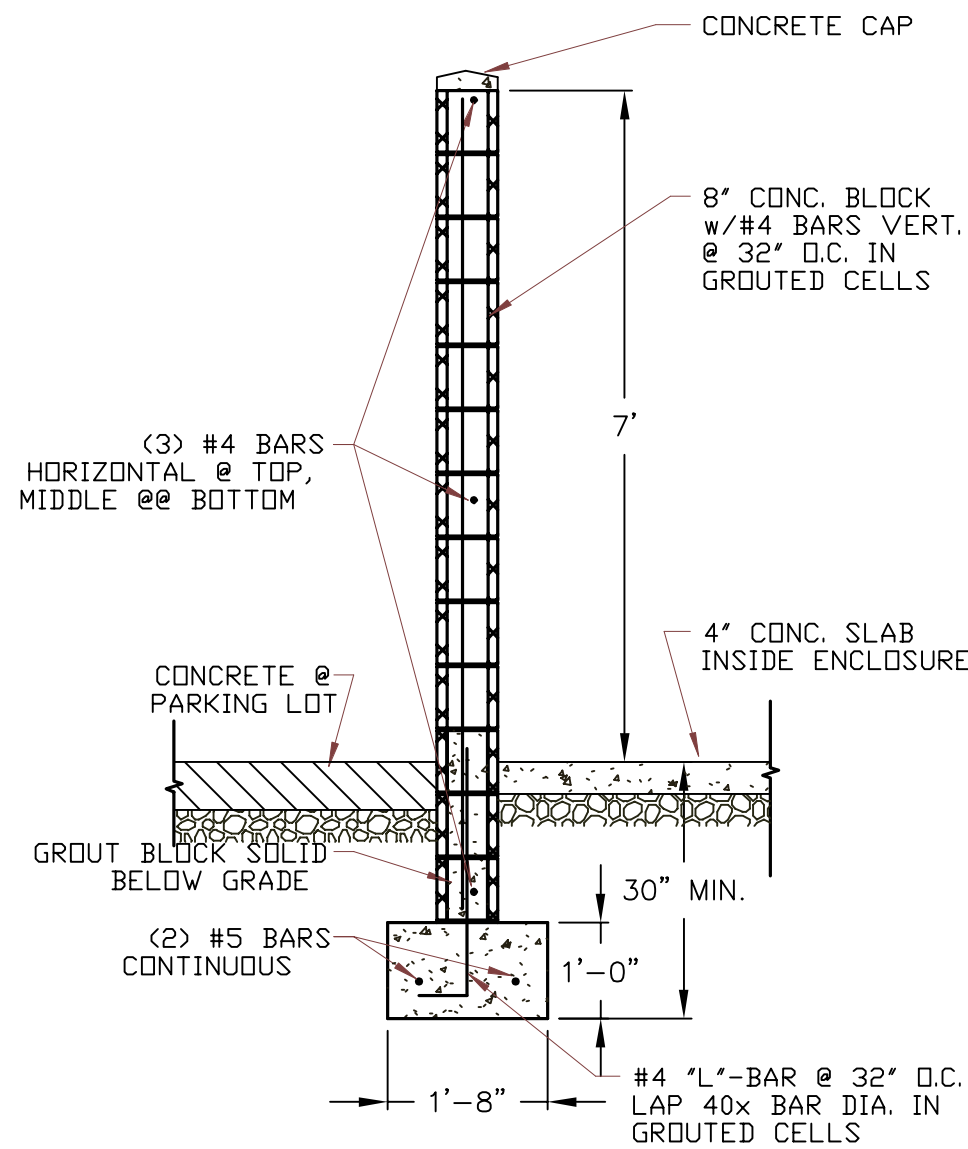
SHEET NO.

2

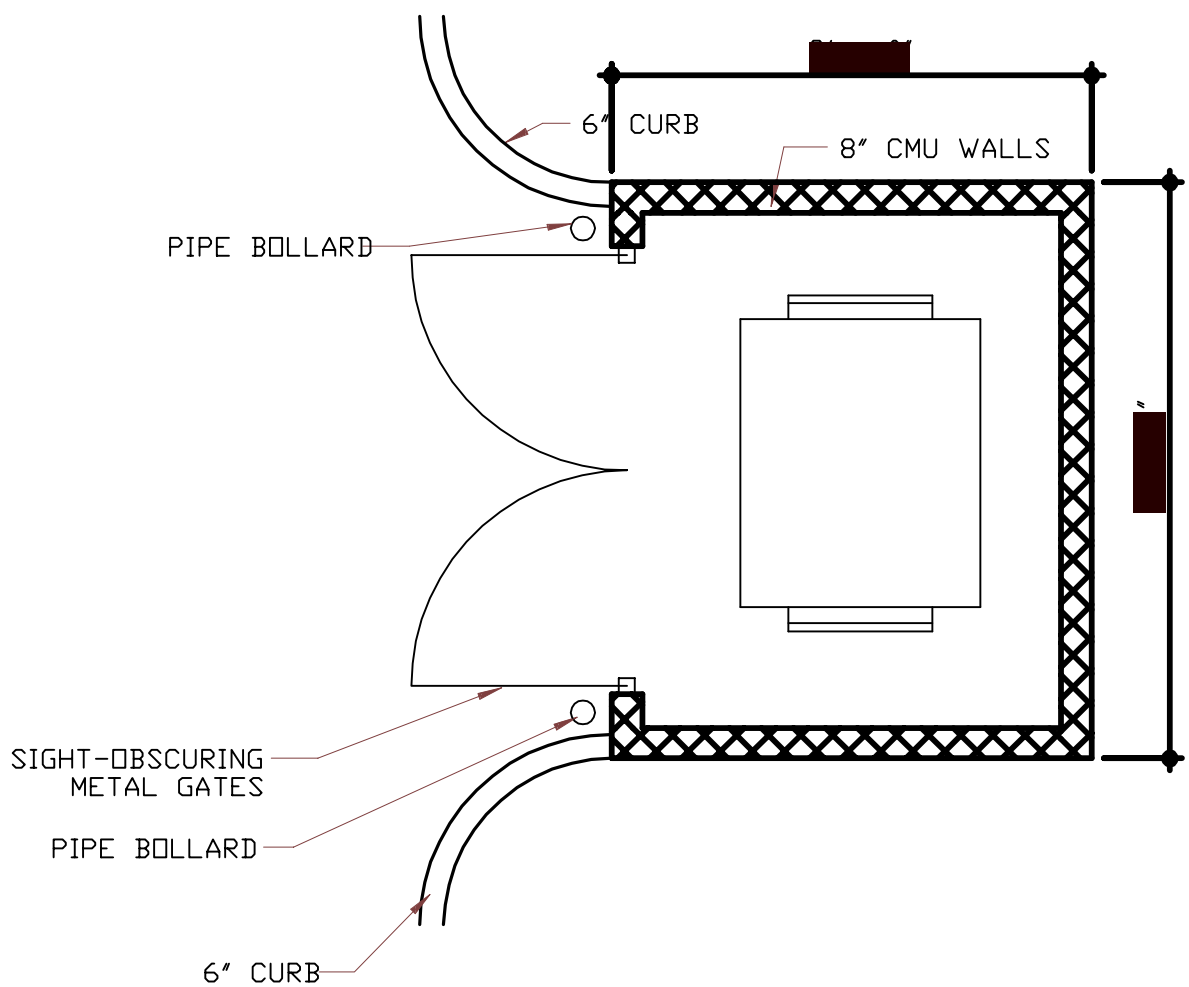
NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

2/2/2020 2:00-10:06 Orchard Hills PRELIMINARY PRELIMINARY UTILITY PLANS 11/5/2019 1:18:18 PM MST

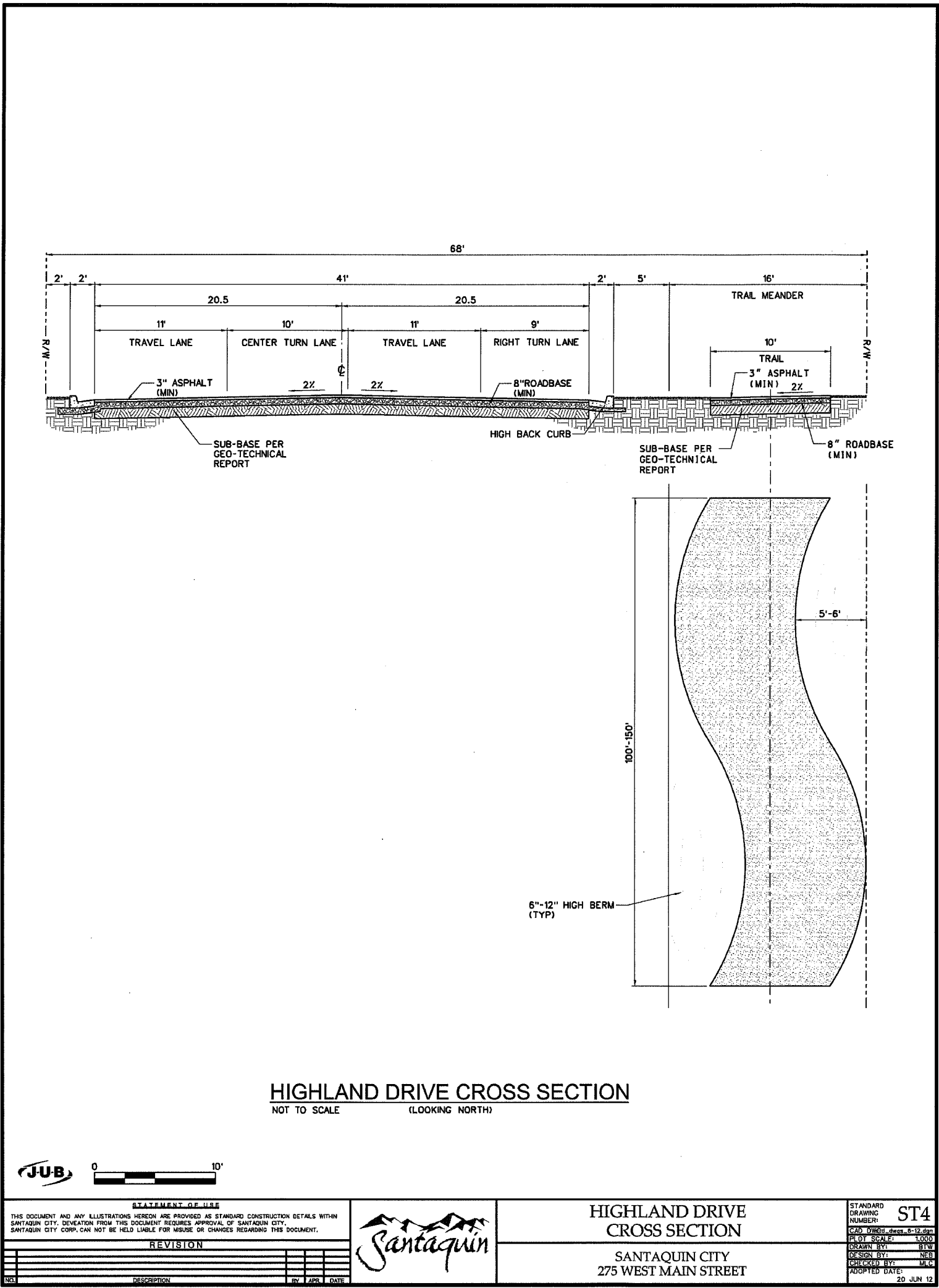
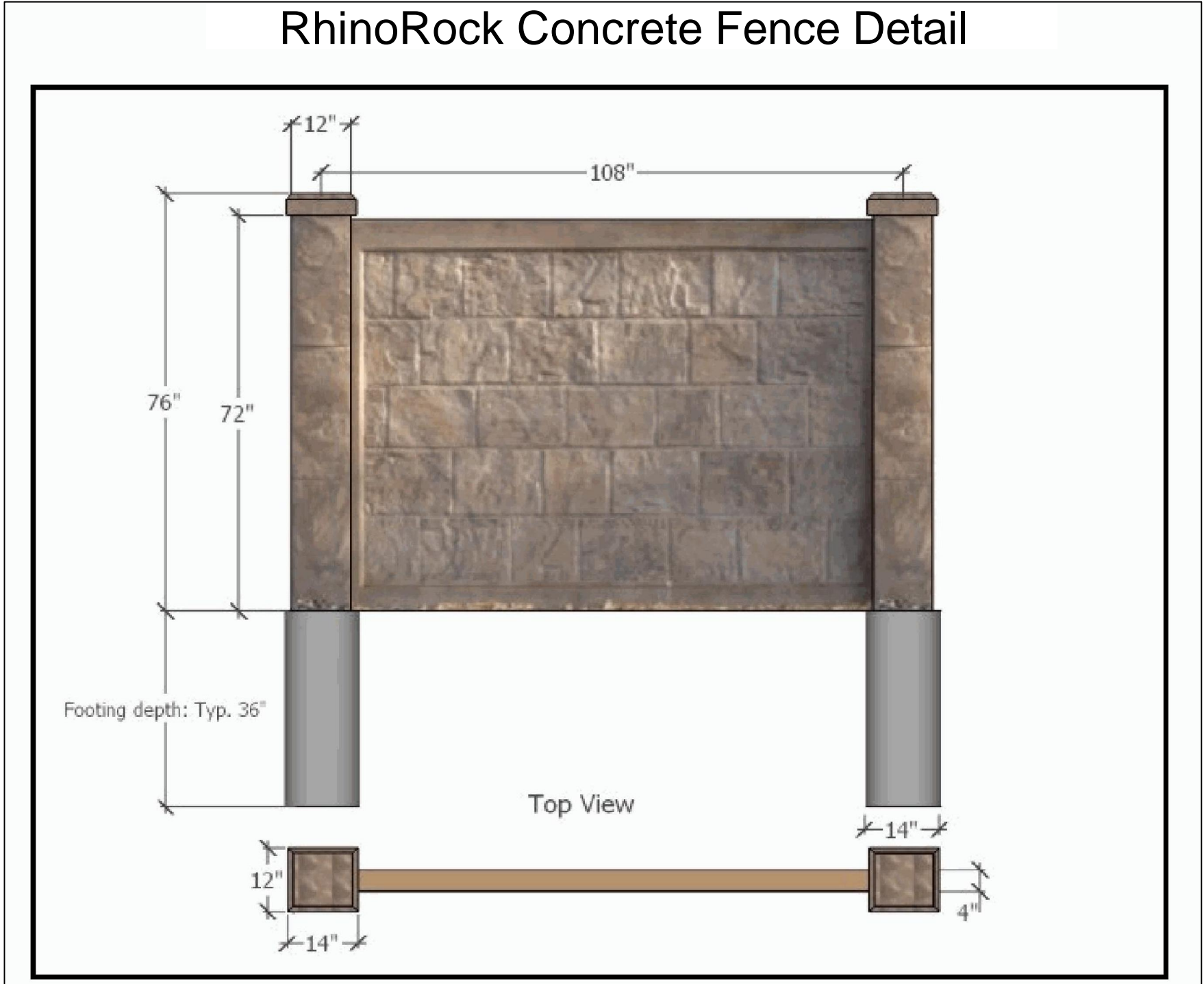




DUMPSTER WALL



DUMPSTER ENCLOSURE



SHEET NO.  
**4B**

DETAIL SHEET

SANTAQUIN, UTAH

ORCHARD HILLS TOWNHOMES II

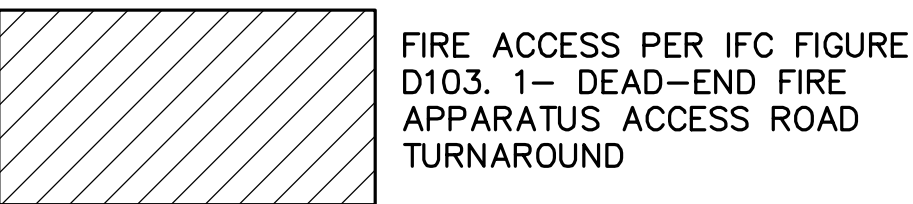
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

**ATLAS**  
**ENGINEERING**  
**L.L.C.**

REVISIONS  
NO. BY DATE  
1 1 11/15/2020  
2 1 11/15/2020  
3 1 11/15/2020  
4 1 11/15/2020  
5 1 11/15/2020  
6 1 11/15/2020  
7 1 11/15/2020  
8 1 11/15/2020  
9 1 11/15/2020  
10 1 11/15/2020  
11 1 11/15/2020  
12 1 11/15/2020

20' x 20' Laminated Wood Forestview Pavilion Shown w/Asphalt Shingles





12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		
NO.	REVISIONS	BY DATE
20-006	Revised Hills Pharmacy EPI	MINAPX 05-11-06 PL/AN/KSG

## ORCHARD HILLS TOWHNOMES II



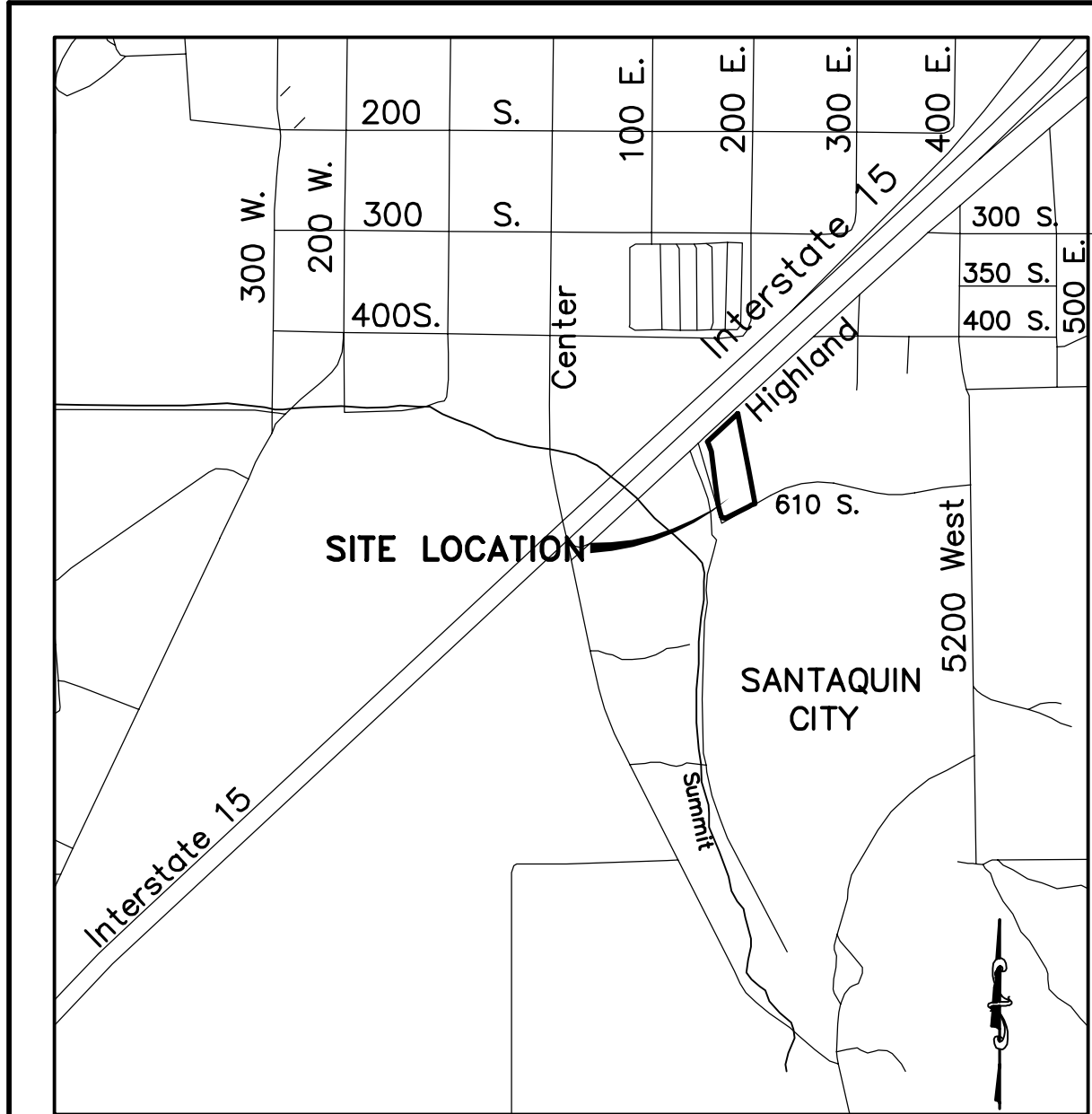
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FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

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SHEET NO.

# FIRE PLAN

SANTAQUIN, UTAH



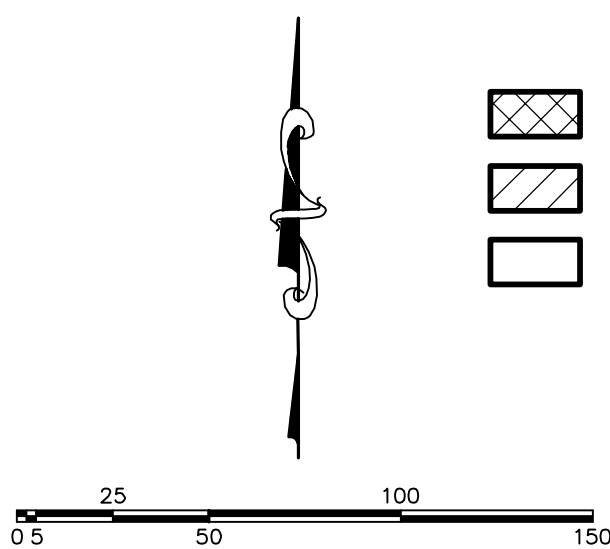
VICINITY MAP  
-NTS-

LEGEND

- FOUND BRASS CAP  
SET 5/8" IRON PIN  
CALCULATED POINT, NOT SET  
PROPERTY BOUNDARY  
RIGHT-OF-WAY LINE  
LOT LINE  
SECTION LINE  
EASEMENT  
CENTERLINE  
PROPOSED LOT NUMBERS  
ADDRESSES

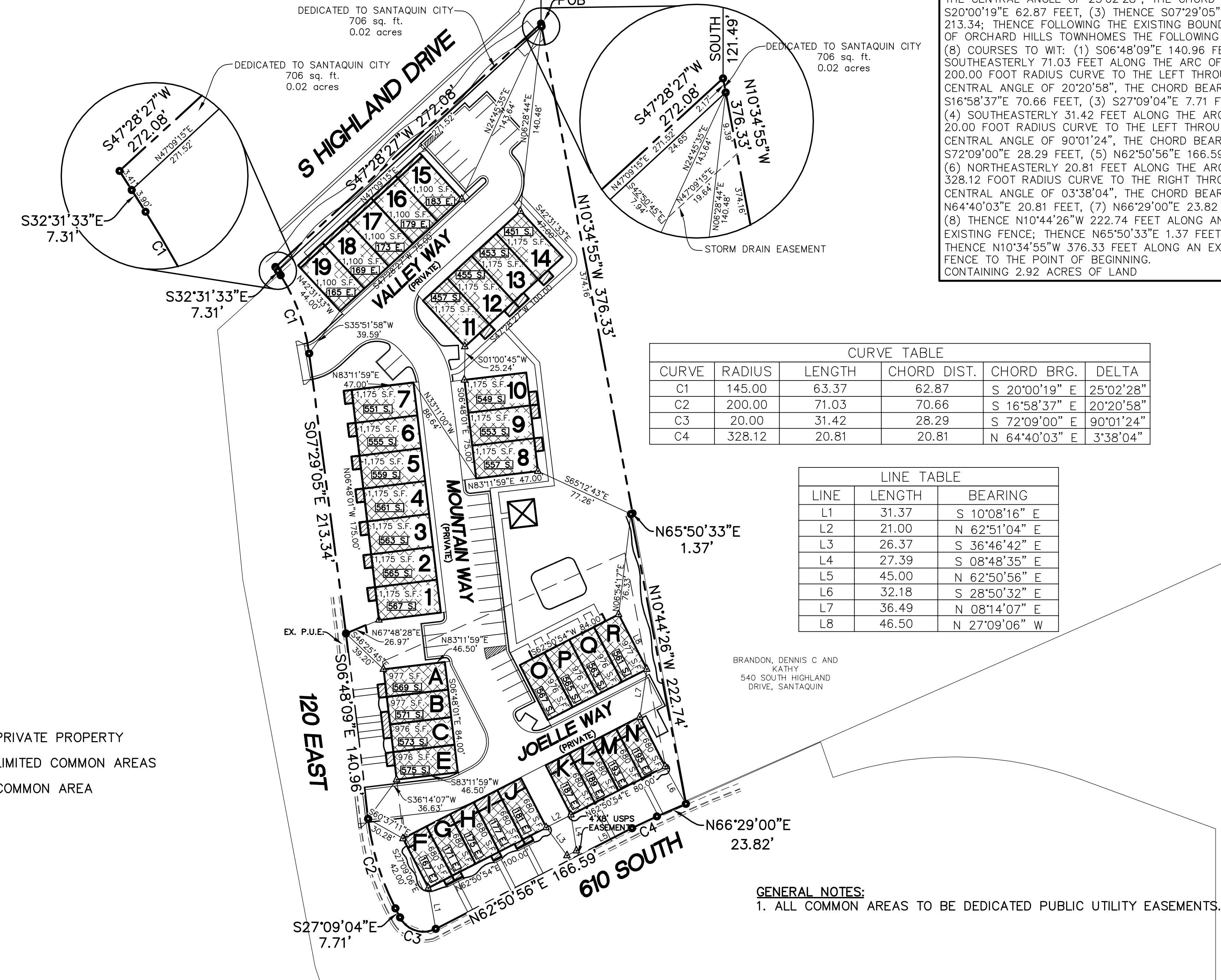
ENGINEER CONTACT INFO:  
ATLAS ENGINEERING  
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 EAST 800 NORTH  
SUITE A  
SPANISH FORK, UT 84660

SURVEYOR CONTACT INFO:  
BARRY PRETTYMAN  
PHONE: 801-423-1040  
946 EAST 800 NORTH  
SUITE B  
SPANISH FORK, UTAH 84660



(24"x36")  
SCALE 1" = 50'  
(11"x17")  
SCALE 1" = 100'

NORTHWEST CORNER OF  
SECTION 12, TOWNSHIP 10  
SOUTH, RANGE 1 EAST, SLB&M



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S87°07'54"W 1373.60 FEET ALONG THE SECTION LINE AND SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S47°28'27"W 272.08 FEET ALONG THE SOUTH LINE OF HIGHLAND DRIVE; THENCE ALONG THE EAST LINE OF 120 EAST STREET THE FOLLOWING THREE (3) COURSES TO WIT: (1) S32°31'33"E 7.31 FEET, (2) THENCE SOUTHEASTERLY 63.37 FEET ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°02'28", THE CHORD BEARS S20°00'19"E 62.87 FEET, (3) THENCE S07°29'05"E 213.34; THENCE FOLLOWING THE EXISTING BOUNDARY OF ORCHARD HILLS TOWNHOMES THE FOLLOWING EIGHT (8) COURSES TO WIT: (1) S06°48'09"E 140.96 FEET, (2) SOUTHEASTERLY 71.03 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°20'58", THE CHORD BEARS S16°58'37"E 70.66 FEET, (3) S27°09'04"E 7.71 FEET, (4) SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°01'24", THE CHORD BEARS S72°09'00"E 28.29 FEET, (5) N62°50'56"E 166.59 FEET, (6) NORTHEASTERLY 20.81 FEET ALONG THE ARC OF A 328.12 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°38'04", THE CHORD BEARS N64°40'03"E 20.81 FEET, (7) N66°29'00"E 23.82 FEET, (8) THENCE N10°44'26"W 222.74 FEET ALONG AN EXISTING FENCE; THENCE N65°50'33"E 1.37 FEET; THENCE N10°34'55"W 376.33 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 2.92 ACRES OF LAND

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	145.00	63.37	62.87	S 20°00'19" E	25°02'28"
C2	200.00	71.03	70.66	S 16°58'37" E	20°20'58"
C3	20.00	31.42	28.29	S 72°09'00" E	90°01'24"
C4	328.12	20.81	20.81	N 64°40'03" E	3°38'04"

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.37	S 10°08'16" E
L2	21.00	N 62°51'04" E
L3	26.37	S 36°46'42" E
L4	27.39	S 08°48'35" E
L5	45.00	N 62°50'56" E
L6	32.18	S 28°50'32" E
L7	36.49	N 08°14'07" E
L8	46.50	N 27°09'06" W

BRANDON, DENNIS C AND  
KATHY  
540 SOUTH HIGHLAND  
DRIVE, SANTAQUIN

GENERAL NOTES:  
1. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 2020.

OWNER: JOHN SMILEY OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY COMMISSION NUMBER \_\_\_\_\_ NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

APPROVED BY MAYOR \_\_\_\_\_

APPROVED \_\_\_\_\_ ATTEST  
ENGINEER (SEE SEAL) CLERK-RECORDER

ORCHARD HILLS TOWNHOMES PLAT 'B'

BEING AN AMENDMENT OF  
ORCHARD HILLS TOWNHOMES  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

DOMINION ENERGY COMPANY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED \_\_\_\_\_

DOMINION ENERGY REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

CENTURYLINK REPRESENTATIVE

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ORCHARD HILLS TOWNHOMES P.U.D. HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE ORCHARD HILLS TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORCHARD HILLS TOWNHOMES P.U.D., WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

ROCKY MOUNTAIN POWER REPRESENTATIVE

CENTRACOM APPROVAL

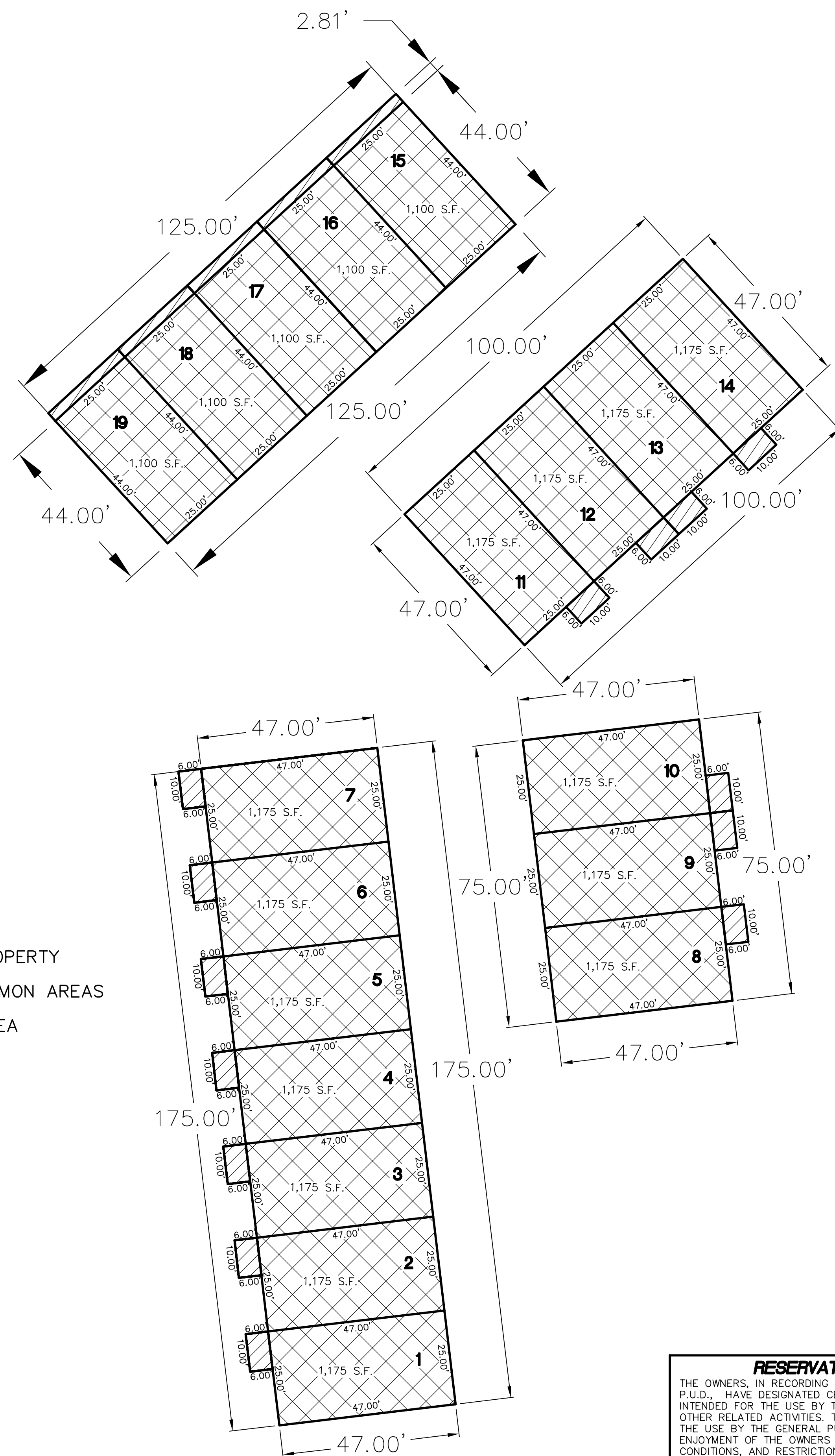
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

CENTRACOM REPRESENTATIVE

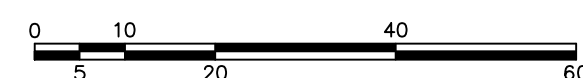
Z:\2020\20-006 Orchard Hills Ph2\CADD\PRELIMINARY\FINAL

PLAT.dwg 11/5/2020 1:58:16 PM MST





- PRIVATE PROPERTY
- LIMITED COMMON AREAS
- COMMON AREA



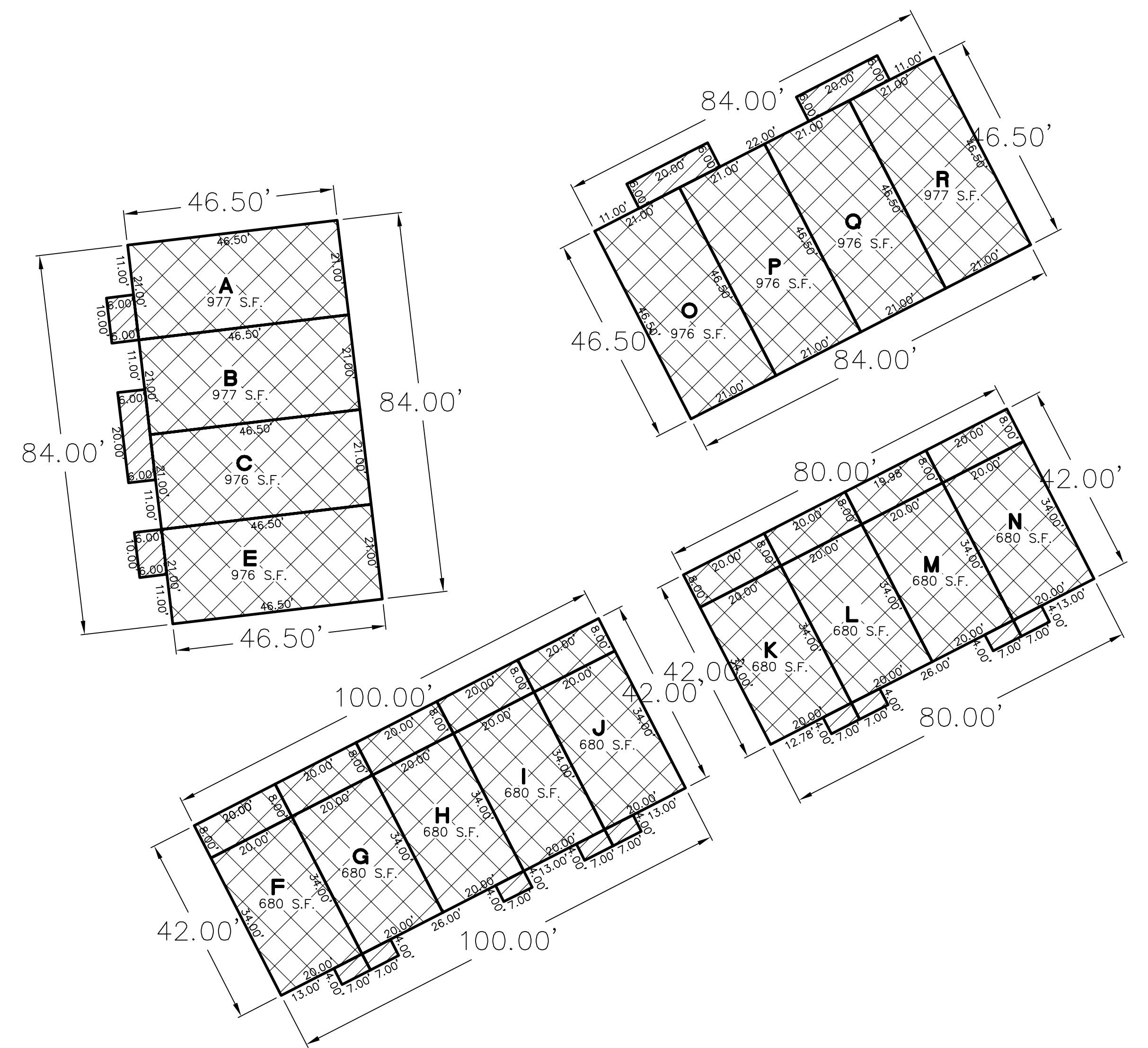
-24"x36"-  
SCALE 1" = 20'  
-11"x17"-  
SCALE 1" = 40'

#### RESERVATION OF COMMON AREAS

THE OWNERS, IN RECORDING THIS PLAT ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE AND COMMON AREAS INTENDED FOR THE USE BY THE OWNERS OF SAID P.U.D. FOR INGRESS, RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF SAID P.U.D., SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

#### UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN ON THIS PLAT OF ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DO HEREBY OFFER AND CONVEY TO SANTAQUIN CITY, ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREA MARKED "PUBLIC UTILITIES EASEMENT" (P.U.E.) AND "PRIVATE STREET" ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.



#### ORCHARD HILLS TOWNHOMES PLAT 'B'

BEING AN AMENDMENT OF  
ORCHARD HILLS TOWNHOMES  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
A RESIDENTIAL SUBDIVISION

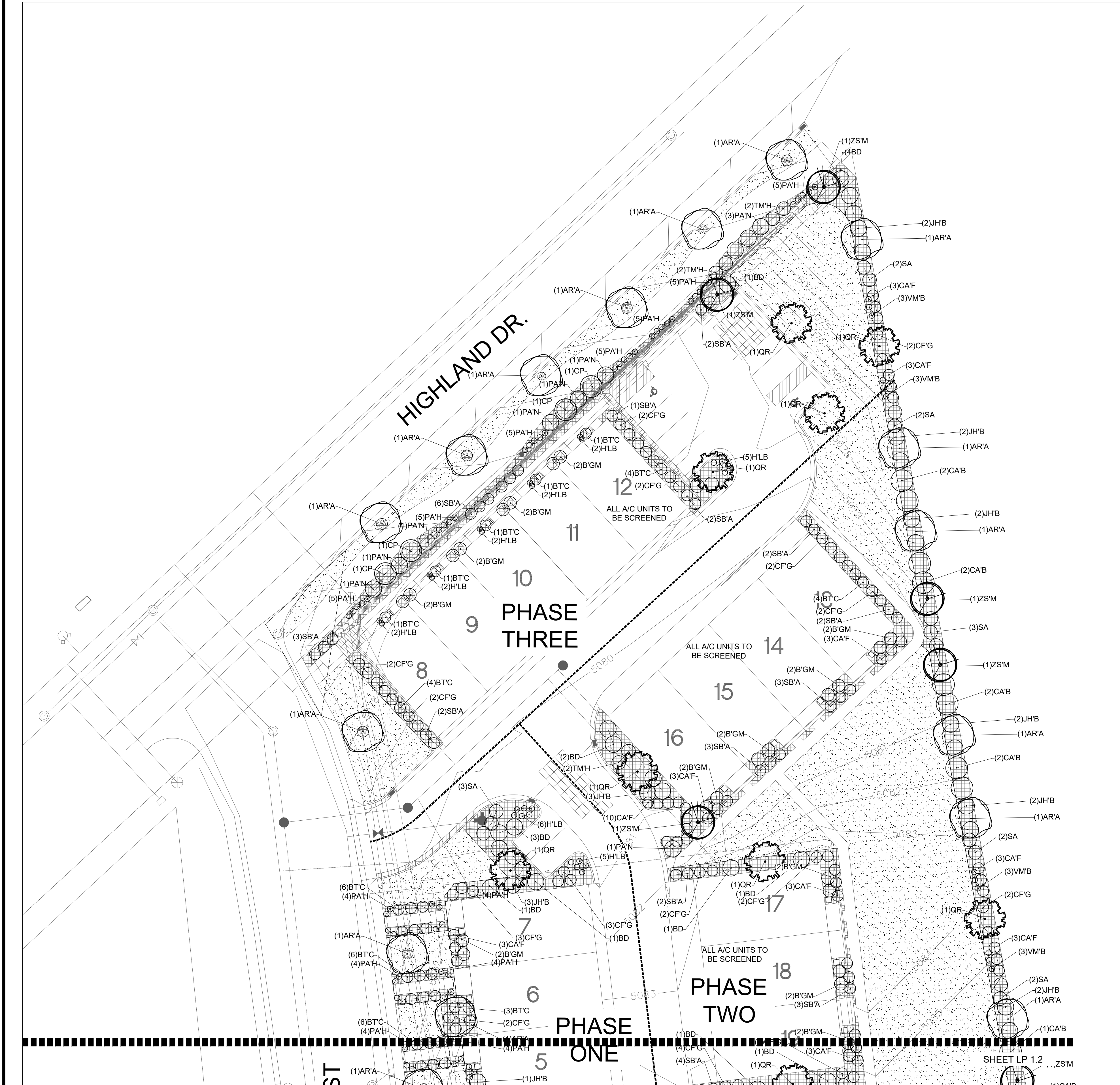
LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 2 OF 2









TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA	8	2" CAL.	LOW	
CP	PRUNUS X CERASIFERA	CHERRY PLUM	4	2" CAL.	MODERATE	
AR'A	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	21	2" CAL.	LOW	
QR	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	11	2" CAL.	LOW	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	26	5 GAL.	MODERATE	
BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	68	1 GAL.	LOW	
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	20	1 GAL.	LOW	
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	10	5 GAL.	MODERATE	
BD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	17	5 GAL.	HIGH	
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE	10	5 GAL.	HIGH	
SB'A	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	36	1 GAL.	LOW	
TMH	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	8	5 GAL.	MODERATE	
SA	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	23	5 GAL.	HIGH	
CF'G	CARAGANA FRUTEX 'GLOBOSA'	GLOBE PEASHRUB	45	5 GAL.	MODERATE	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	43	1 GAL.	HIGH	
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	30	1 GAL.	HIGH	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HLB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	45	1 GAL.	HIGH	
VMB	VINCA MINOR 'BOWLES'	COMMON PERIWINKLE	16	1 GAL.	HIGH	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3/4" OQUIRRH GRAVEL 3" DEPTH (DOWN 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	10,511 SQ.FT. (97.3 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	25,711 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW
	BROWN BARK MULCH	142 SQ. FT.	LOCATED IN TREE RINGS

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION
11-04-2020		UT20039	
NO.	REVISION	DATE	
1	XXXX	XX-XX-XX	
2			
3			
4			
5			
6			
7			

BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

# ORCHARD HILLS TOWNHOMES

## 120 EAST AND HIGHLAND DR SANTAQUIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT	
Developer / Property Owner:	ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660
Client / Engineer:	ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566

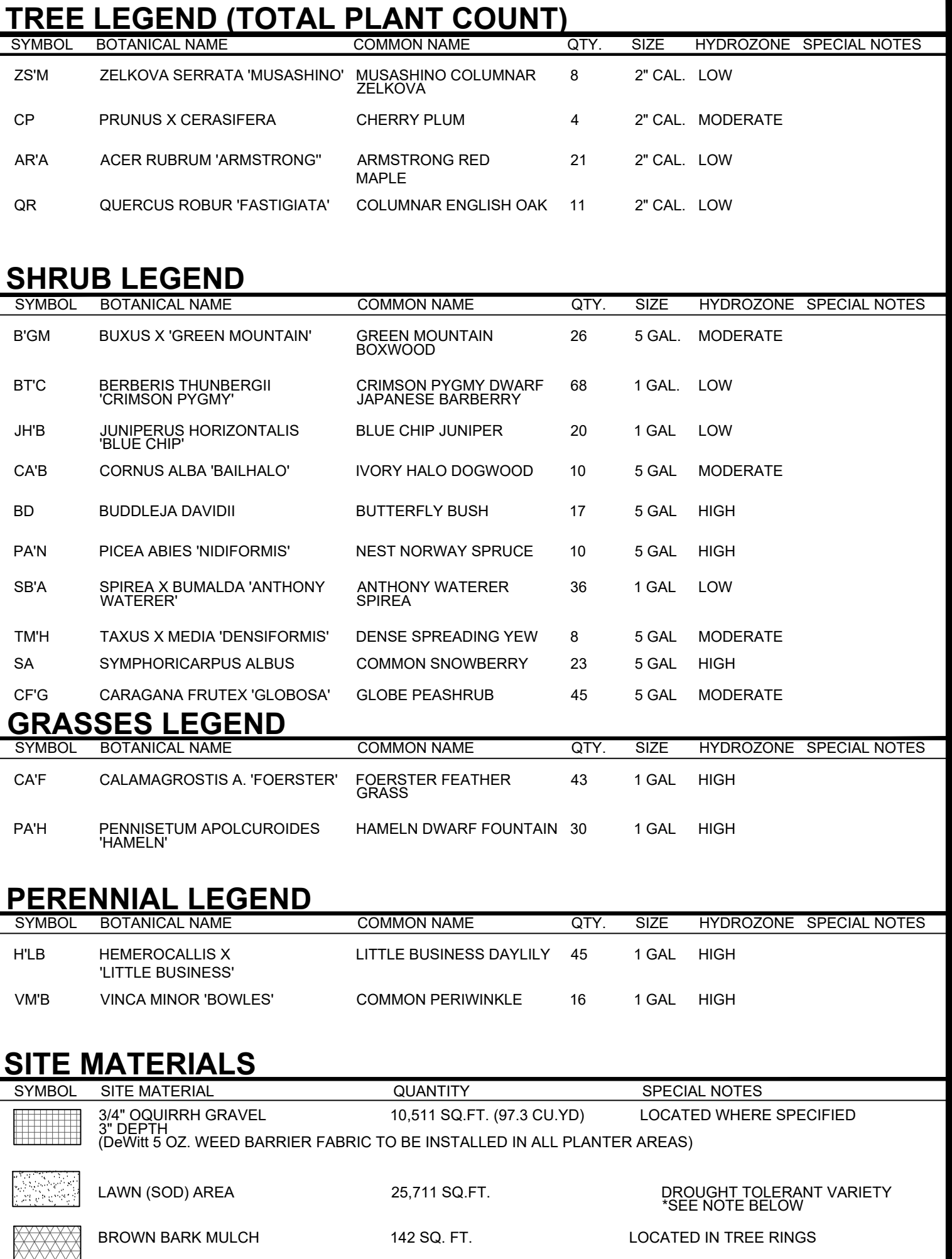
PKJ  
DESIGN GROUP  
Landscape Architecture • Planning & Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 960-2698  
www.pkjdesigngroup.com

JTA  
Landscape Architect  
No. 12345  
Exp. 12/31/2025  
STATE OF UTAH

PM: JTA  
DRAWN: KBA  
CHECKED: TM  
PLOT DATE: 11/4/2020

LANDSCAPE PLAN  
PRELIMINARY PLANS NOT  
FOR CONSTRUCTION  
LP-101









SHRUB LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES	
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	26	5 GAL.	MODERATE		
BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERY	68	1 GAL.	LOW		
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BD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	17	5 GAL.	HIGH		
PAN	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE	10	5 GAL.	HIGH		
SB'A	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	36	1 GAL.	LOW		
TM'H	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	8	5 GAL.	MODERATE		
SA	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	23	5 GAL.	HIGH		
CF'G	CARAGANA FRUTEX 'GLOBOSA'	GLOBE PEASHRUB	45	5 GAL.	MODERATE		

GRASSES LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	43	1 GAL	HIGH	
PA'H	PENNISETUM APOLCUIROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	30	1 GAL	HIGH	

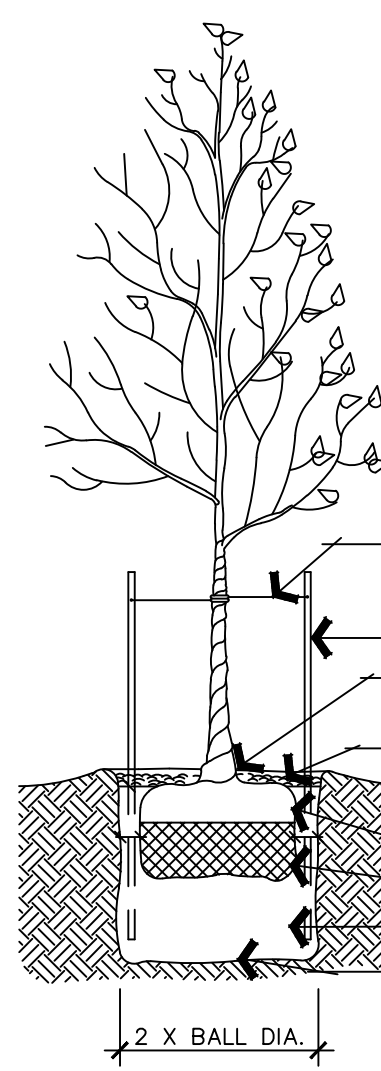
PERENNIAL LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HLB	HEMEROCALLIS X "LITTLE BUSINESS"	LITTLE BUSINESS DAYLILY	45	1 GAL	HIGH	
VMB	VINCA MINOR 'BOWLES'	COMMON PERIWINKLE	16	1 GAL	HIGH	

SITE MATERIALS			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3/4" QUIRRH GRAVEL 3" DEPTH	10,511 SQ.FT. (97.3 CU.YD)	LOCATED WHERE SPECIFIED
	WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)		
	LAWN (SOD) AREA	25,711 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW
	BROWN BARK MULCH	142 SQ. FT.	LOCATED IN TREE RINGS

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP		
11-04-2020			UT20039			<div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</div></div> <div><div></div><div>N</div></div> <div><div>0'10'20'40'80'</div><div>GRAPHIC SCALE: 1" = 20'</div></div>			ORCHARD HILLS TOWNHOMES  120 EAST AND HIGHLAND DR SANTAQUIN, UTAH			<div>Developer / Property Owner:</div> <div>ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660</div> <div>Client / Engineer:</div> <div>ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566</div>			<div><div><div></div><div>PKJ</div><div>DESIGN GROUP</div><div>Landscape Architecture &amp; Planning &amp; Visualization</div></div><div>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div></div>			<div><div><div></div><div>STATE OF UTAH</div><div>PROFESSIONAL ENGINEER</div><div>12560</div><div>JTA</div><div>ARCHITECT</div><div>12560</div><div>KBA</div><div>STATE OF UTAH</div></div><div>PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 11/4/2020</div></div> <div>LANDSCAPE PLAN</div> <div>PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-102</div>		
NO.	REVISION	DATE																		
1	XXXX	XX-XX-XX																		
2																				
3																				
4																				
5																				
6																				
7																				



1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL MULCH A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

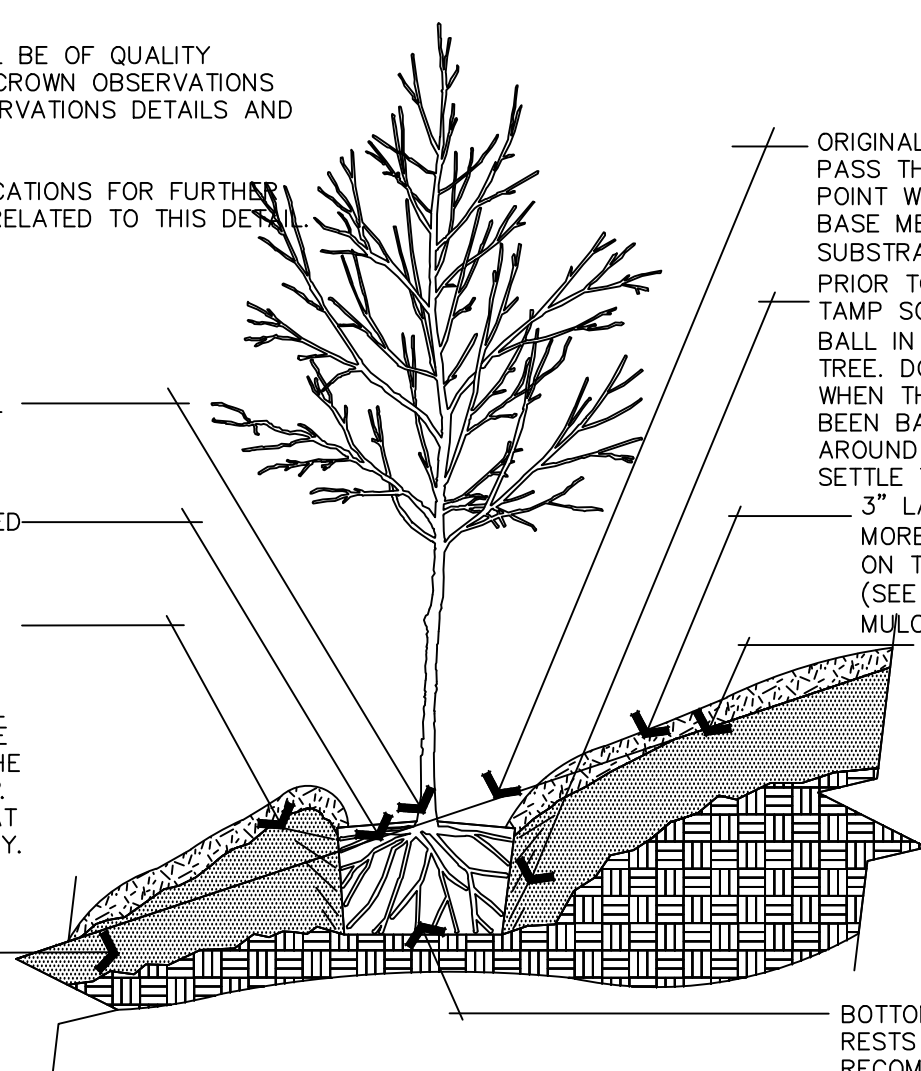


**A DECIDUOUS TREE PLANTING DETAIL**

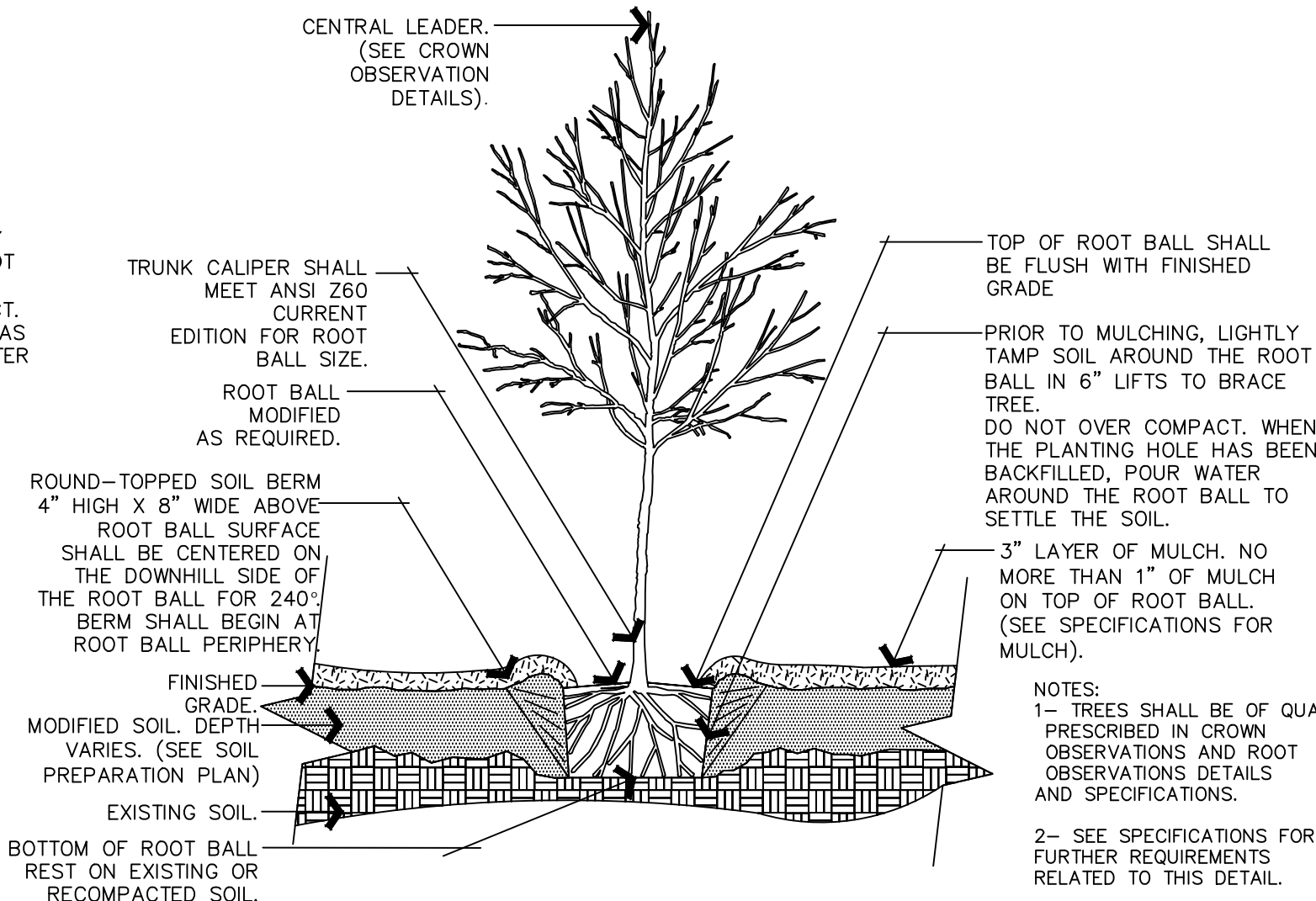
NOT TO SCALE

PKJ DESIGN GROUP

NOTES:  
1- TREES SHALL BE OF QUALITY  
PRESCRIBED IN CROWN OBSERVATIONS  
AND ROOT OBSERVATIONS DETAILS AND  
SPECIFICATIONS.  
2- SEE SPECIFICATIONS FOR FURTHER  
REQUIREMENTS RELATED TO THIS DETAIL

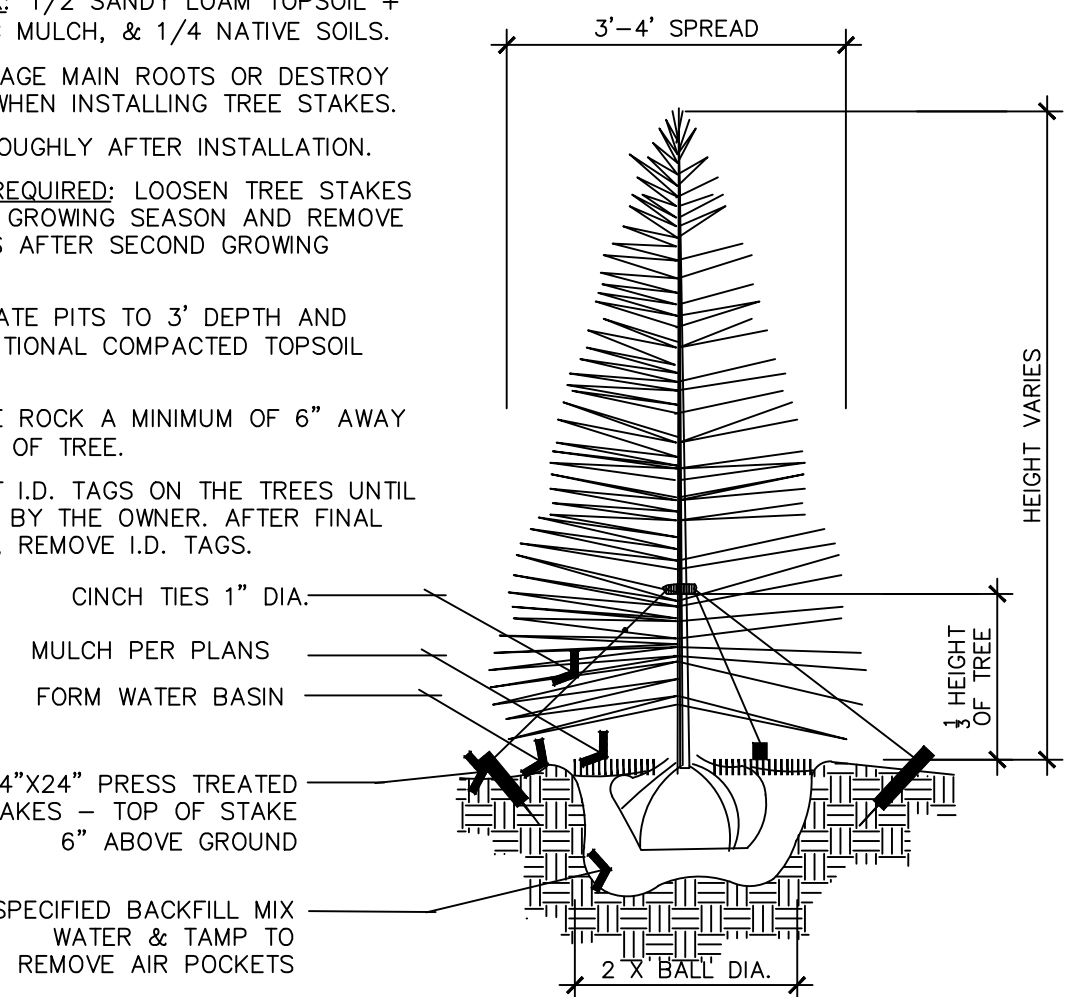


**B** TREE ON SLOPE 5% (20:1) TO 50% (2:1) NOT TO SCALE PKJ DESIGN GROUP



C TREE w/ BERM (EXISTING SOIL MODIFIED)  
NOT TO SCALE

1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

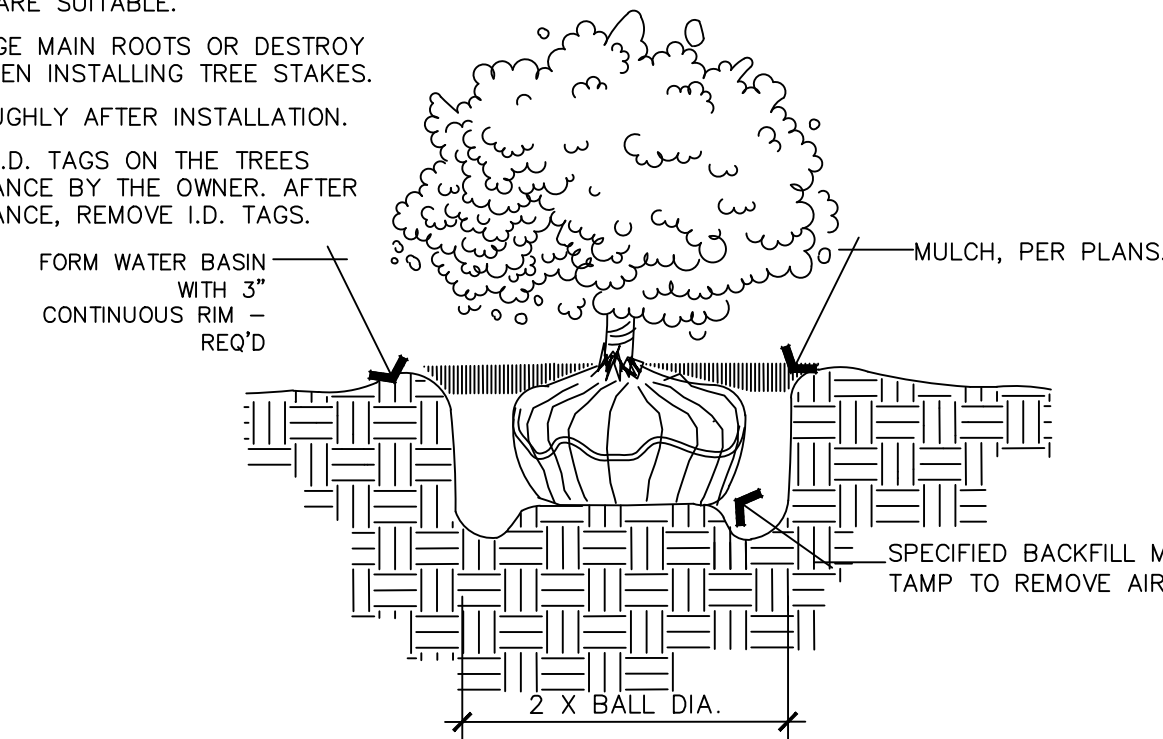


**D** EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

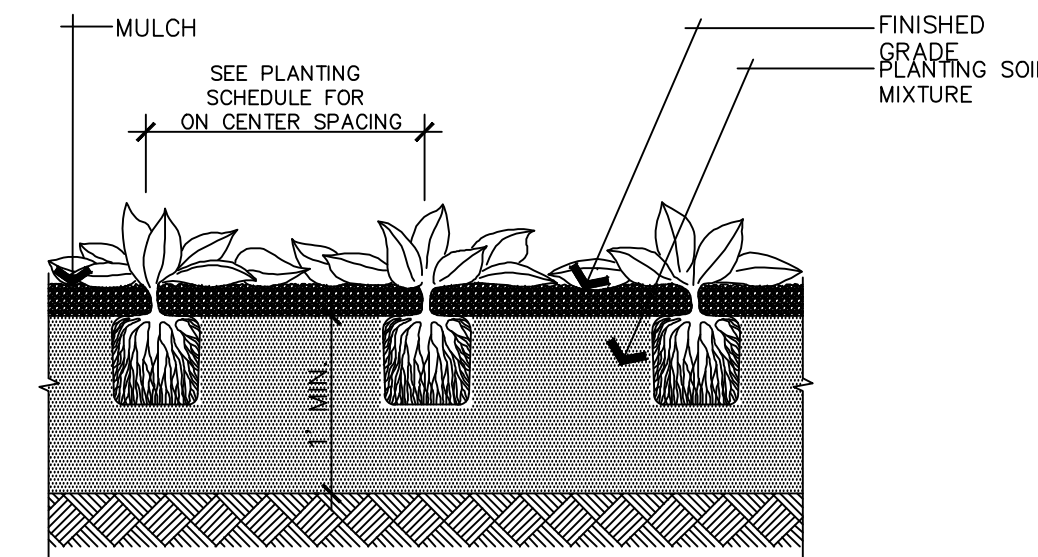
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
5. WATER THOROUGHLY AFTER INSTALLATION.
6. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



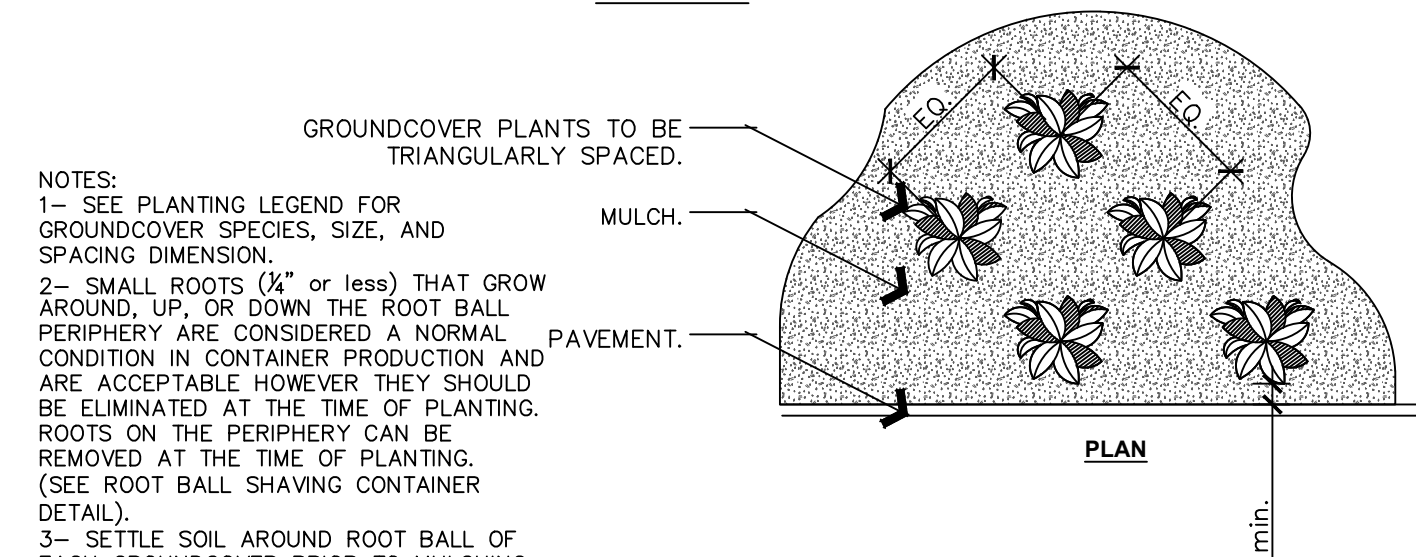
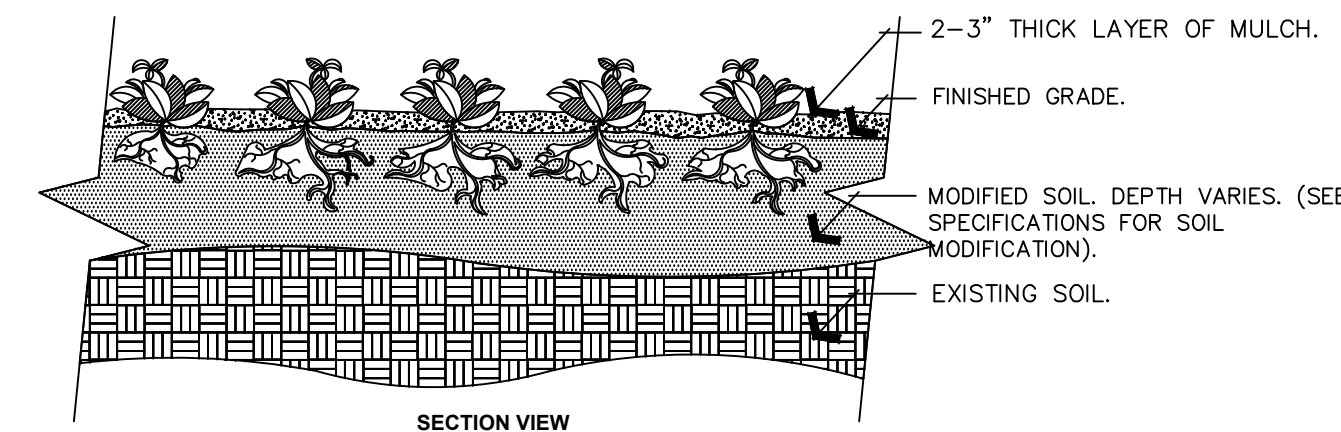
SHRUB PLANTING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



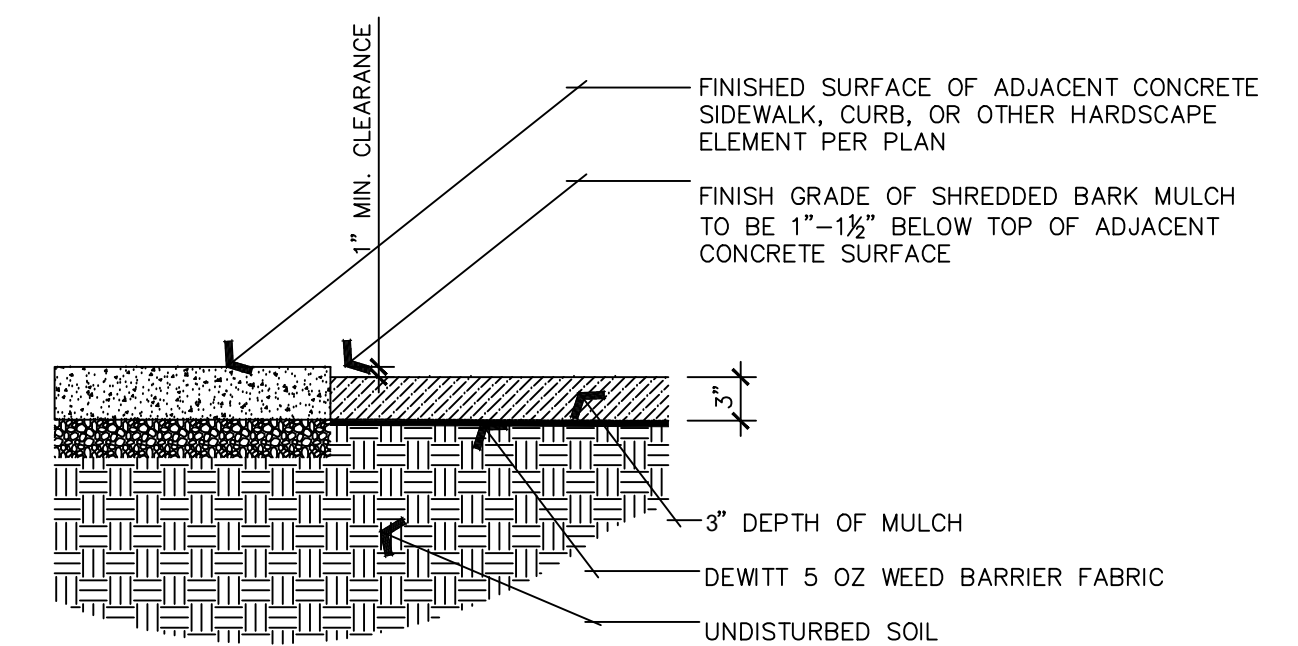
PERENNIAL PLANTING



**G** **GROUND COVER**

NOT TO SCALE

PKJ DESIGN GROUP

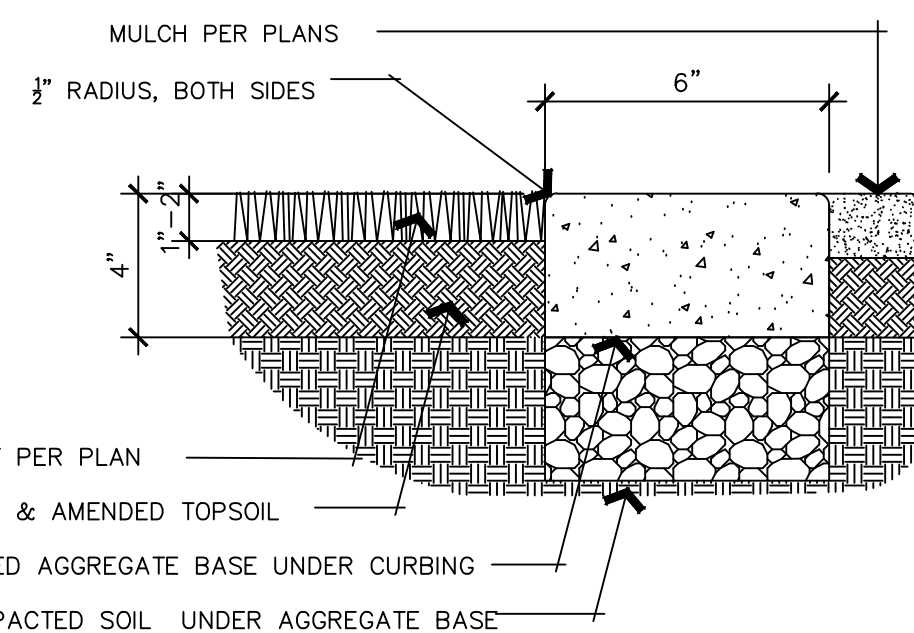


**MULCH DETAIL**

NOT TO SCALE

PKJ DESIGN GROUP

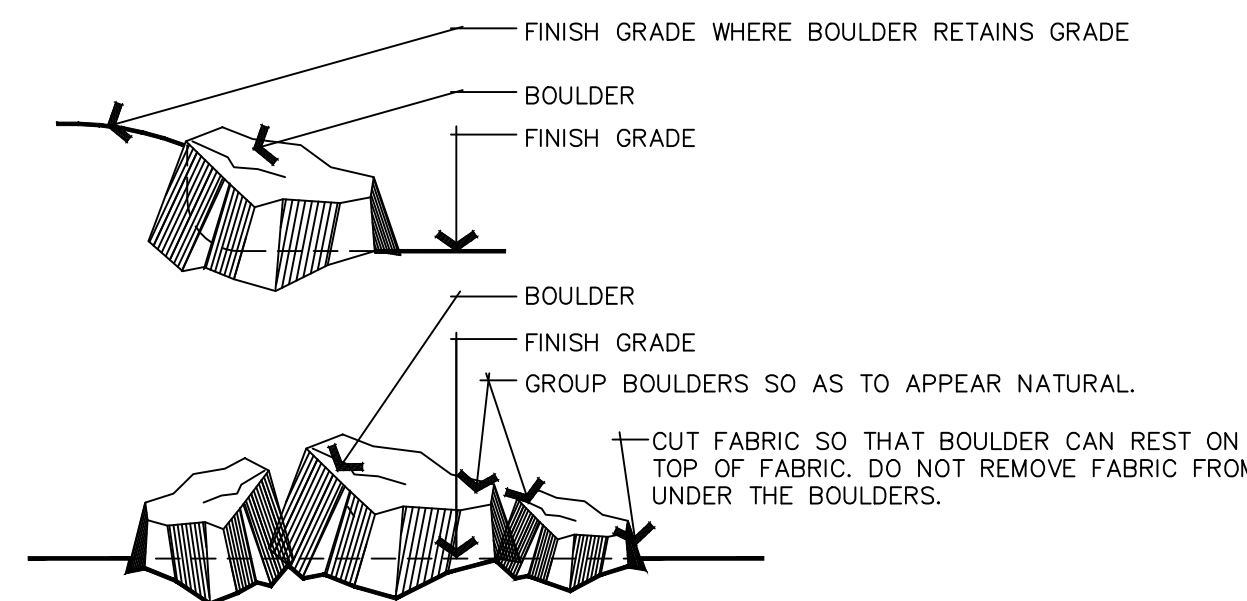
1. PROVIDE CONTROL JOINT IN CONCRETE EDGE AT 10' INTERVALS, PROVIDE EXPANSION JOINTS EVERY 30'.



CONCRETE MOWCURB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

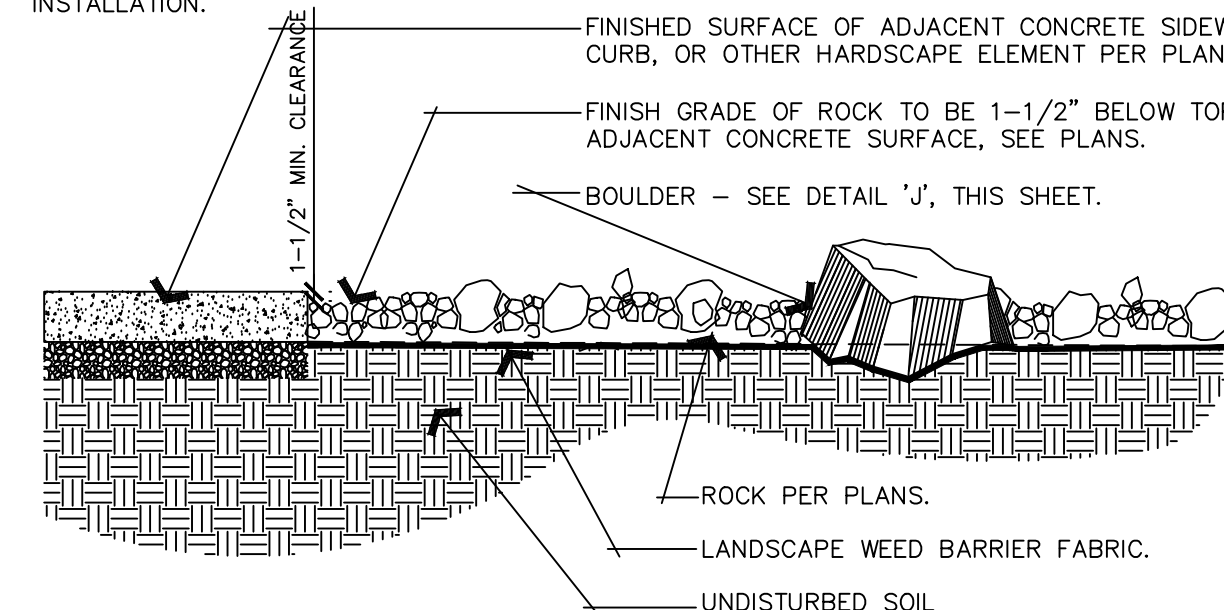


NOTE:  
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE  
TOTAL MASS OF EACH BOULDER IS BELOW FINISH  
GRADE.

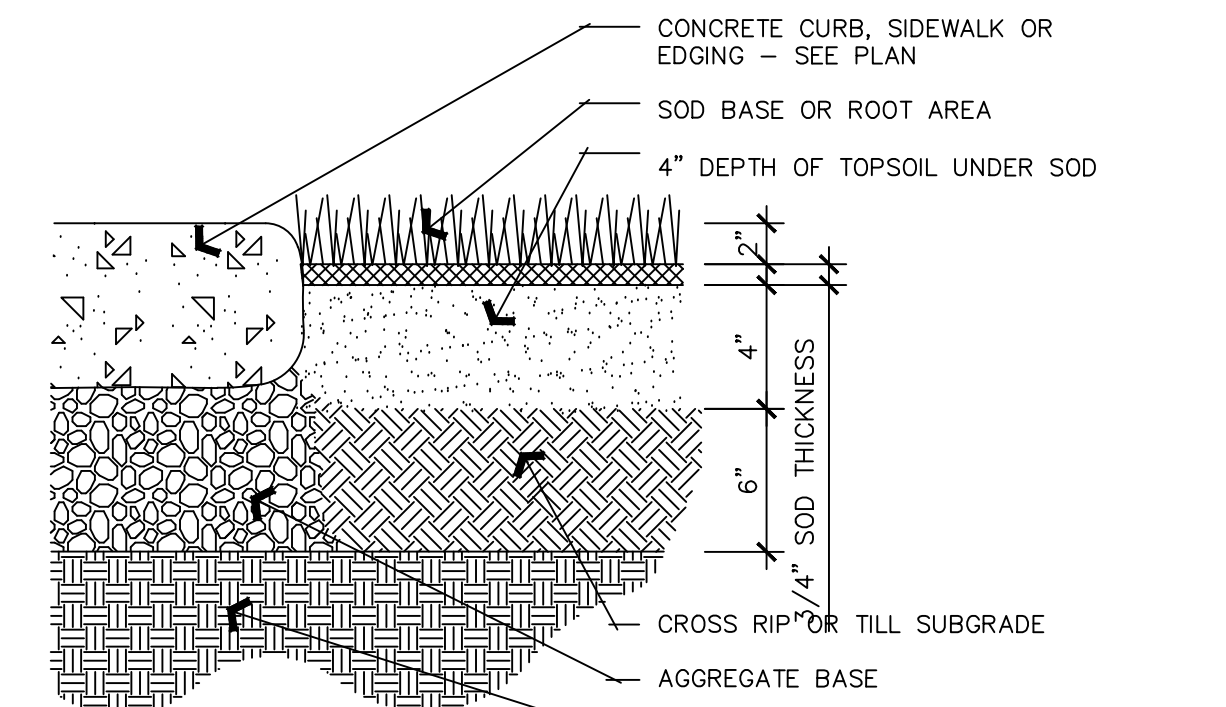
BOULDER PLACEMENT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



COBBLE ROCK AND WEED BARRIER DETAIL



1. ENSURE FINISH GRADE IS 1" - 2" BELOW TOP OF CURB, WALK, OR EDGING.
2. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2" - 2 1/2".

**SOD LAYING DETAIL**

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP					
11-04-2020			UT20039			<div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org</div></div>			<div>ORCHARD HILLS TOWNHOMES</div> <div>120 EAST AND 610 SOUTH SANTAQUIN, UTAH</div>			Developer / Property Owner:			ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660			<div><div><div></div><div>PKJ</div></div><div>DESIGN GROUP</div><div>Landscape Architecture • Planning &amp; Visualization</div><div>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div></div>			<div><div><div>62462</div><div>JTA</div><div>12/31/2020</div><div>STATE OF UTAH</div></div><div>PRELIMINARY PLANS NOT FOR CONSTRUCTION</div><div>LP-501</div></div>		
Client / Engineer:			ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566																				
NO.	REVISION	DATE																PM: JTA					
1	XXXX	XX-XX-XX																DRAWN: KBA					
2																		CHECKED: TM					
3																		PLOT DATE: 11/4/2020					
4																							
5																							
6																							
7																							



Exhibit 3: Color Rendering of the Building with Commercial Units

