

MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: January 5, 2024

RE: **Apple Hollow @ The Orchards B Subdivision Preliminary Review**

Zone: R-10PUD
Size: 11.60 Acres
Units: 93

The Apple Hollow @ The Orchards B Subdivision is located at approximately 215 W. and Ginger Gold Road. The project is part of the Orchards Development and is subject to the Orchards Development Agreement. There was an amendment to the Orchards Development Agreement on May 2, 2023. The proposed subdivision must follow the amended development agreement. The amendment created a new site plan for how the subdivision should be laid out and shows the amenities that are required. The proposed subdivision meets the requirements of the amended development agreement and Santaquin City Code.

The proposed development is approximately 11.60 acres and will have five phases. There will be nine single-family lots and 84 townhomes, which follows the development agreement. The townhome portion of the project must meet Santaquin City parking requirements. The driveways will all be at least 20' long, which meets the City Code. The garage sizes will be a minimum of 24' x 24', and the garages will count as two parking stalls for a total of 168 stalls.

There are 29 stalls for guest parking for a total of 197 parking stalls, which meets Santaquin City Code requirements. There will be three pavilions, and each will have four tables. There is also a tot lot and a shuffleboard area. The open space and site plan follow the approved site plan in the development agreement.

On December 12, 2023, the DRC reviewed the preliminary plans for Apple Hollow @ The Orchards B and forwarded a positive recommendation to the Planning Commission, with the condition that redlines be addressed.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots can be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met before the recordation or construction beginning (Santaquin City Code 11-5-6B).

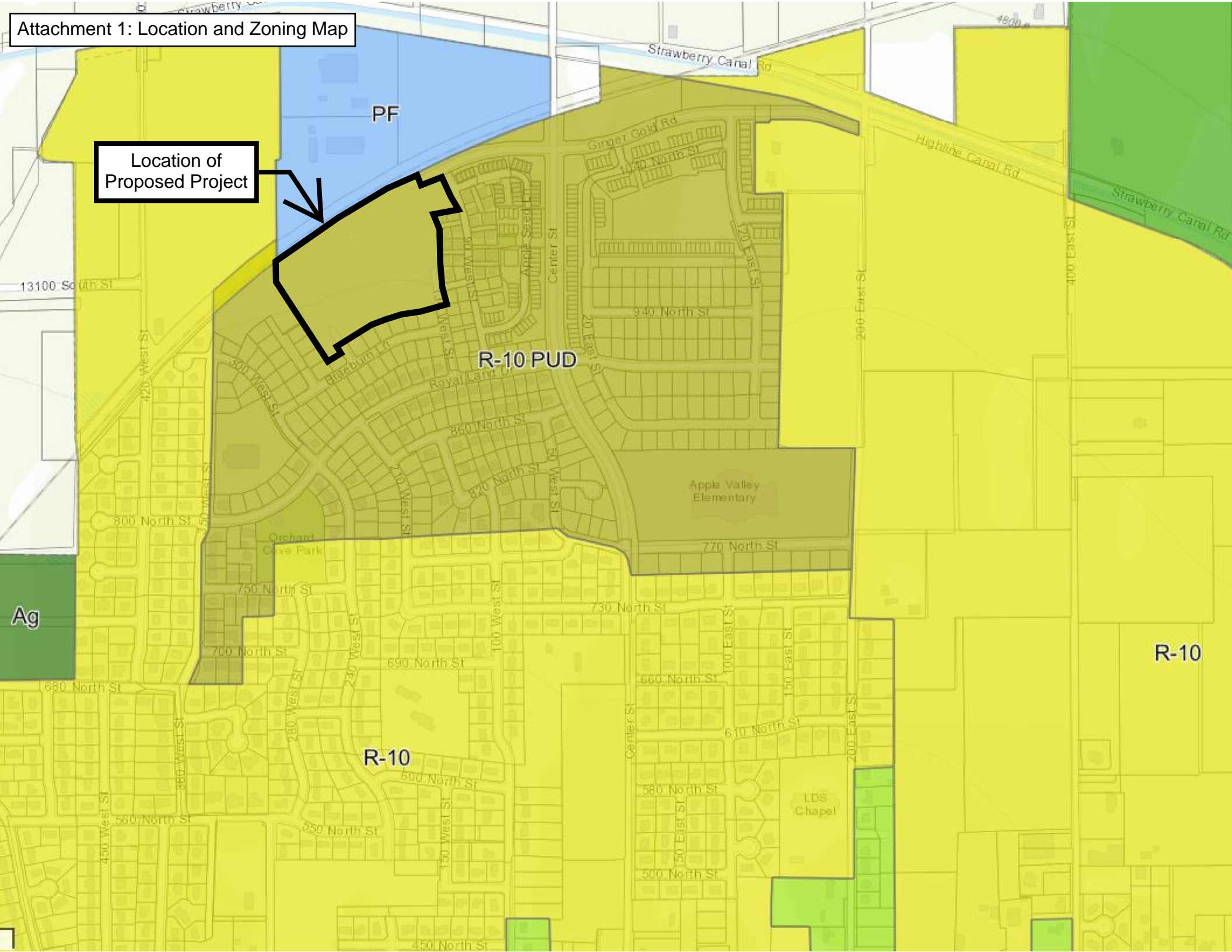
Recommended motion: "Motion to approve the Apple Hollow @ The Orchards B Preliminary Subdivision with the following conditions:

- That all redlines be addressed

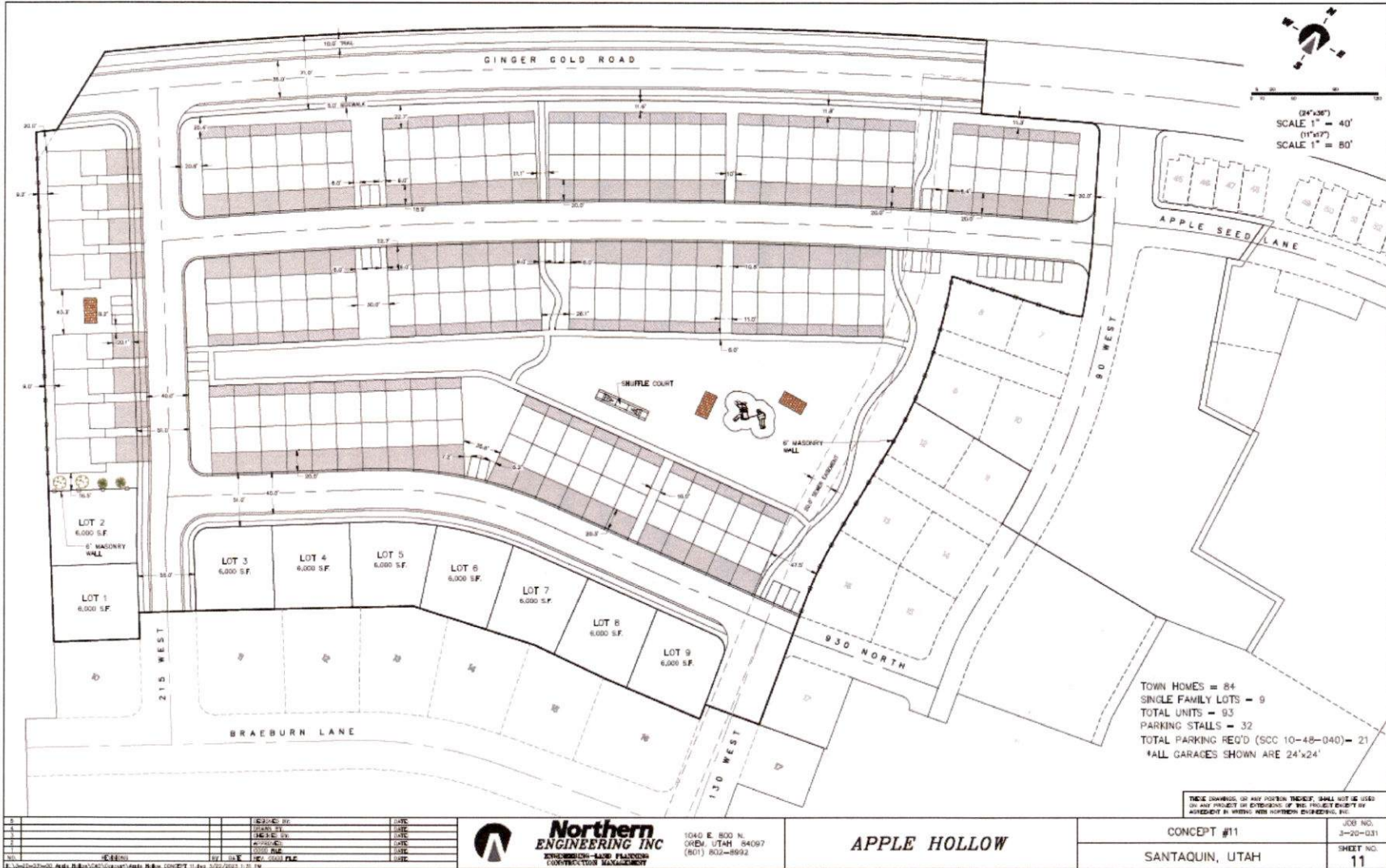
Attachments:

1. Location and Zoning Map
2. Approved Site Plan Exhibit in Development Agreement.
3. Preliminary Plans

Attachment 1: Location and Zoning Map



Attachment 2: Approved Site Plan
Exhibit in Development Agreement



Northern ENGINEERING INC
1040 E. 800 N.
OGEA, UTAH 84097
(801) 802-8992

APPLE HOLLOW

CONCEPT #11
SANTAQUIN, UTAH

JOB NO. 2-20-031
SHEET NO. 11

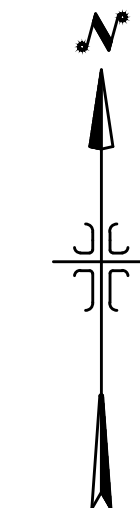
APPLE HOLLOW @ THE ORCHARDS "B"

PRELIMINARY PLAT
SANTAQUIN, UTAH COUNTY, UTAH
DECEMBER 2023

-INDEX OF PLAN SHEETS-

PARKING

TOWNHOME GARAGE PARKING =	168
GUEST PARKING =	29
TOTAL PARKING =	197
TOTAL REQUIRED PARKING =	197



VICINITY MAP
-NTS-

GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT.
- A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SANTAQUIN CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
- ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF THE ORCHARDS PLAT F-6 WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH ORCHARDS F-6.
- ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- TOWNHOME GARAGE SHALL BE 24'X24' WITH A 20' GARAGE DOOR.

ROADWAY/STORM DRAIN

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

SEWER

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

WATER

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

SHEET	DESCRIPTION
1	COVER SHEET
	PRELIMINARY PLAT
SP-01	SITE PLAN
UT-01	UTILITY LAYOUT
GR-01	GRADING & DRAINAGE
GR-02	GRADING & DRAINAGE PHASE B-1
GR-03	GRADING & DRAINAGE PHASE B-2
GR-04	GRADING & DRAINAGE PHASE B-3
PP-01	PLAN & PROFILE GINGER GOLD ROAD
PP-02	PLAN & PROFILE GINGER GOLD ROAD
PP-03	PLAN & PROFILE 980 NORTH
PP-04	PLAN & PROFILE 980 NORTH
PP-05	PLAN & PROFILE 930 NORTH
PP-06	PLAN & PROFILE 215 WEST
PP-07	PLAN & PROFILE 130 WEST
1	STRIPING PLAN
2	FENCING/PHASING PLAN
DT-01	DETAILS



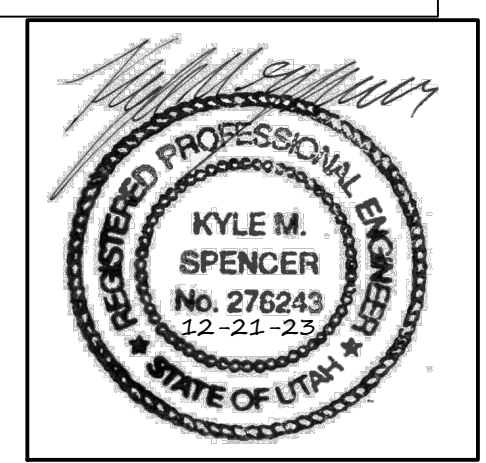
TABULATIONS

APPLE HOLLOW AT THE ORCHARDS B

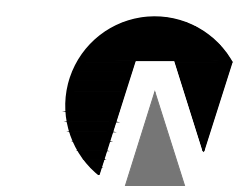
ZONE:	R-10 PUD ZONE
PROJECT AREA:	11.60 ACRES
# OF LOTS:	9 LOTS
NUMBER OF TOWNHOMES:	84 UNITS
NUMBER OF DWELLING UNITS:	93 UNITS
LOT AREA:	1.24 ACRES
TOWNHOME AREA:	2.54 ACRES
COMMON AREA:	2.79 ACRES
LIMITED COMMON AREA:	1.47 ACRES
RIGHT-OF-WAY AREA:	3.56 ACRES
DENSITY:	8.02 UNITS/ACRE

ACCEPTANCE

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



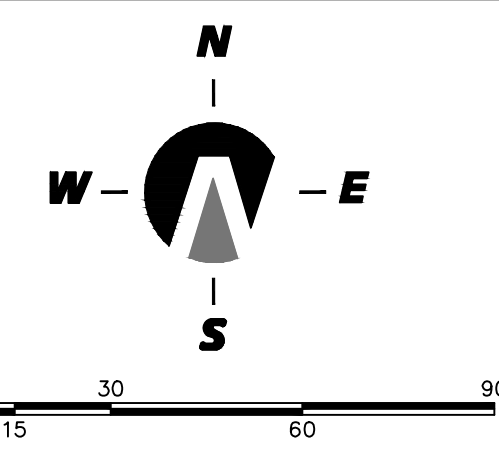
DEVELOPER
REVERE HOMES
JOHN CALDWELL (MANAGER)
470 N. 2450 W.
TREMONTON, UTAH 84337
(801)-427-1733



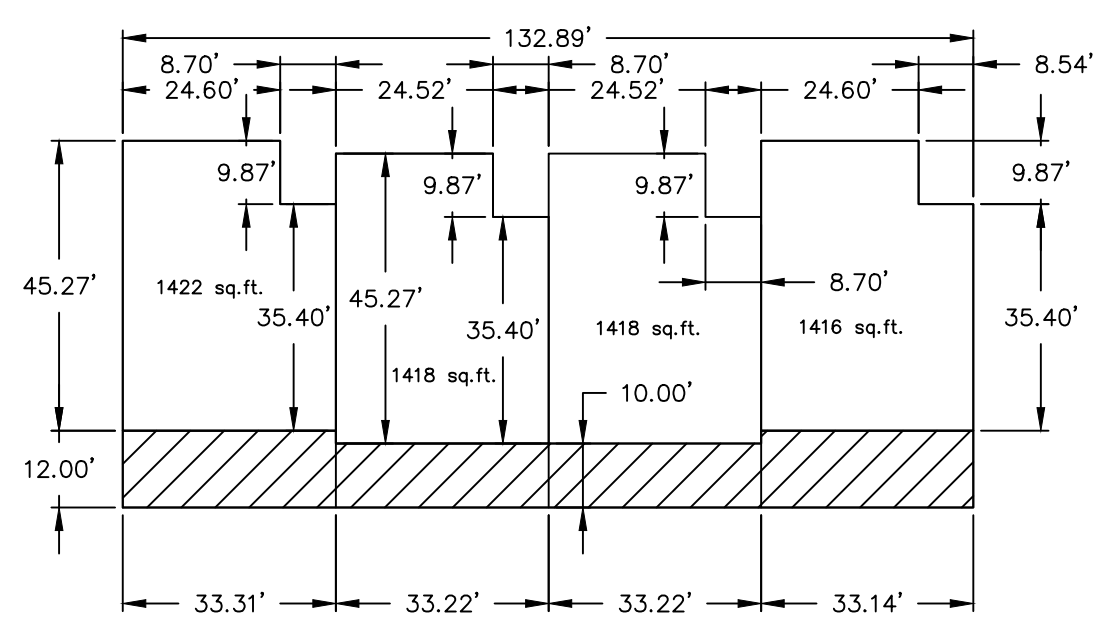
Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW AT THE ORCHARDS PLAT B-1
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

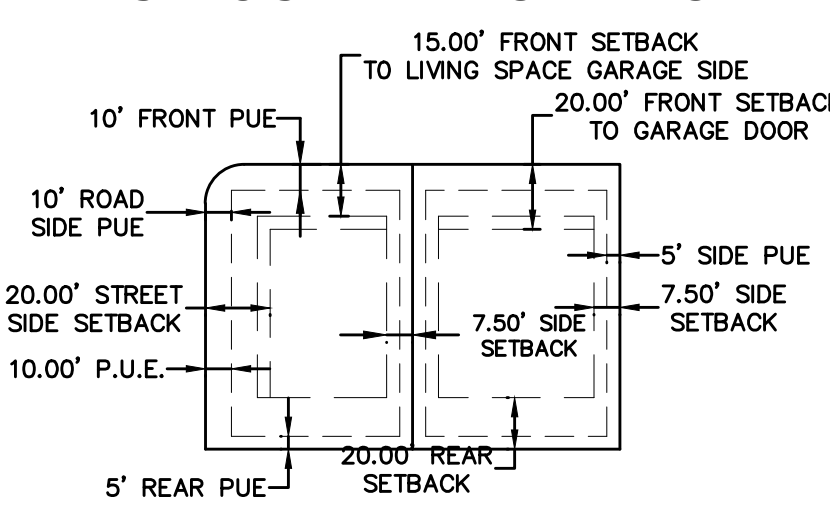


(24"x36")
 SCALE 1" = 30'
 (11"x17")
 SCALE 1" = 60'



BUILDING A & B

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



NOTES:
 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.

SURVEYOR'S CERTIFICATE
 I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-2-3, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.
BOUNDARY DESCRIPTION
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1136.31 FEET; THENCE NORTH A DISTANCE OF 553.11 FEET TO THE REAL POINT OF BEGINNING
 THENCE N.331°17'00"W. A DISTANCE OF 66.50 FEET; THENCE N.30°22'22"W. A DISTANCE OF 53.14 FEET; THENCE S.56°43'00"W. A DISTANCE OF 85.13 FEET; THENCE N.331°17'00"W. ALONG THE EASTERLY LINE OF THE FOLLOWING THREE (3) RECORDED SUBDIVISION PLATS 1) THE ORCHARDS PLAT F-4; 2) THE ORCHARDS PLAT F-5; AND 3) THE ORCHARDS PLAT F-6 A DISTANCE OF 343.56 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID THE ORCHARDS PLAT F-6 THE FOLLOWING TWO (2) COURSES 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 18.99 FEET HAVING A CENTRAL ANGLE OF 0°13'36" AND A CHORD THAT BEARS N.52°15'23"E. A DISTANCE OF 18.99 FEET; 2) THENCE N.00°19'22"E. A DISTANCE OF 89.74 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT OF CURVATURE OF A 4870.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 79.82 FEET HAVING A CENTRAL ANGLE OF 0°56'21" AND A CHORD THAT BEARS N.53°29'40"E. A DISTANCE OF 79.82 FEET; THENCE S.36°02'26"E. A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 22.84 FEET HAVING A CENTRAL ANGLE OF 87°14'34" AND A CHORD THAT BEARS S.10°19'47"W. A DISTANCE OF 20.69 FEET; THENCE S.331°17'00"E. A DISTANCE OF 65.86 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 24.29 FEET HAVING A CENTRAL ANGLE OF 92°47'45" AND A CHORD THAT BEARS S.79°40'52"E. A DISTANCE OF 21.72 FEET; THENCE S.31°10'44"E. A DISTANCE OF 40.15 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 22.82 FEET HAVING A CENTRAL ANGLE OF 87°09'44" AND A CHORD THAT BEARS S.10°17'52"W. A DISTANCE OF 20.68 FEET; THENCE S.331°17'00"E. A DISTANCE OF 176.82 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S.78°17'02"E. A DISTANCE OF 21.21 FEET; THENCE S.331°17'00"E. A DISTANCE OF 51.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S.11°43'00"W. A DISTANCE OF 21.21 FEET; THENCE S.331°17'00"E. A DISTANCE OF 64.37 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE ORCHARDS PLAT D-1 SUBDIVISION PLAT; THENCE ALONG SAID ORCHARDS PLAT D-1 BOUNDARY LINE THE FOLLOWING COURSE: THENCE S.56°55'08"W. A DISTANCE OF 55.00 FEET TO THE REAL POINT OF BEGINNING
 CONTAINING 63,556 sq.ft. OR 1.46 acres MORE OR LESS.

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

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

BY: _____ BY: _____
 JOHN CALDWELL, OWNER REVERE HOMES, LLC

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

NOTARY PUBLIC _____
 NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
 COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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

APPROVED BY MAYOR _____

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

APPLE HOLLOW AT THE ORCHARDS PLAT B-1
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN
 SANTAQUIN _____ UTAH COUNTY, UTAH
 SCALE: 1" = 30 FEET

NOTARY PUBLIC SEAL SURVEYOR'S SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP

LEGEND

- FOUND BRASS CAP
- ⊙ SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING DEED LINE
- ▨ LIMITED COMMON AREA
- ▩ PRIVATE AREA
- COMMON AREA

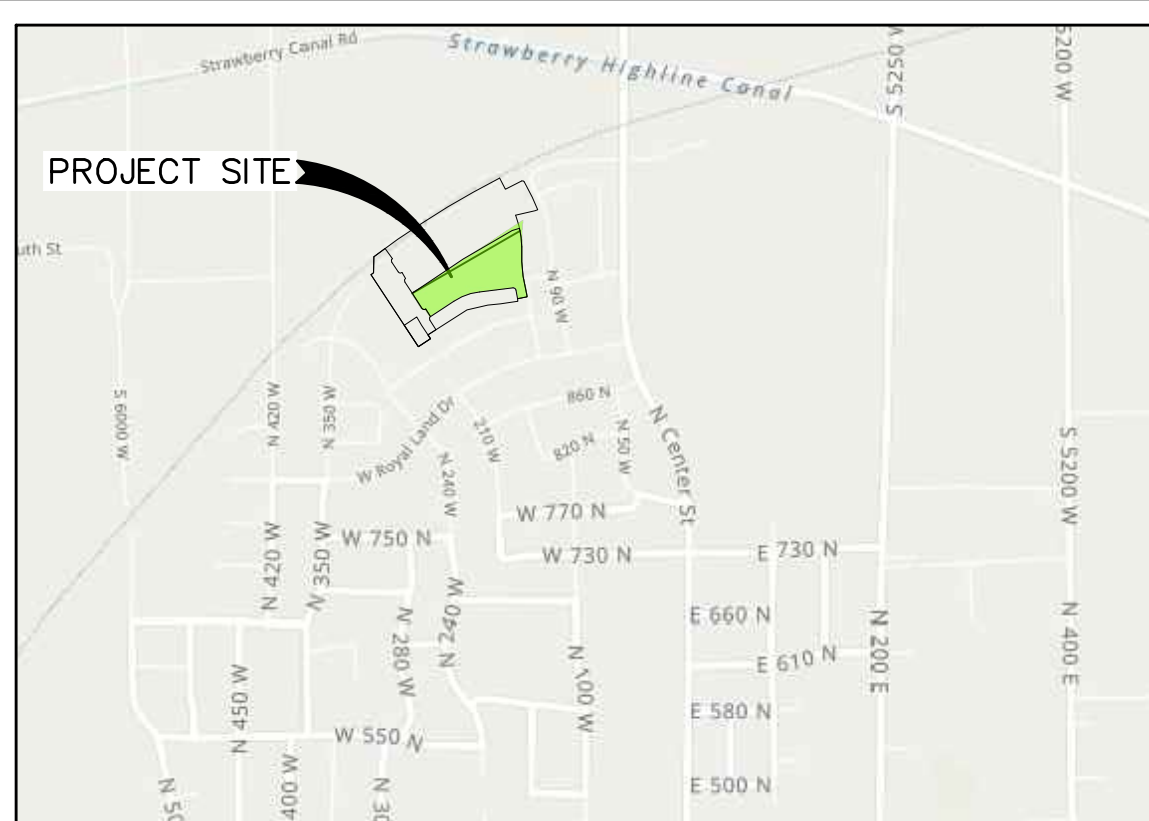
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.84'	15.00'	20.69'	S10°19'47"W	87°14'34"
C2	24.29'	15.00'	21.72'	S79°40'52"E	92°47'45"
C3	22.82'	15.00'	20.68'	S10°17'52"W	87°09'44"
C4	18.99'	4799.00'	18.99'	N52°15'23"E	0°13'36"
C5	23.56'	15.00'	21.21'	S11°43'00"W	90°00'00"
C6	79.82'	4870.00'	79.82'	N53°29'40"E	0°56'21"
C7	23.56'	15.00'	21.21'	S78°17'02"E	90°00'00"
C8	76.96'	4830.00'	76.96'	S53°06'48"W	0°54'46"
C9	32.83'	4830.00'	32.83'	S53°45'53"W	0°23'22"
C10	51.60'	4799.00'	51.60'	S52°41'04"W	0°36'58"
C11	24.54'	15.00'	21.89'	N80°08'43"W	93°43'27"
C13	29.29'	300.00'	29.28'	N30°29'11"W	5°35'38"
C15	29.29'	300.00'	29.28'	N30°29'11"W	5°35'38"



VICINITY MAP

-NTS-

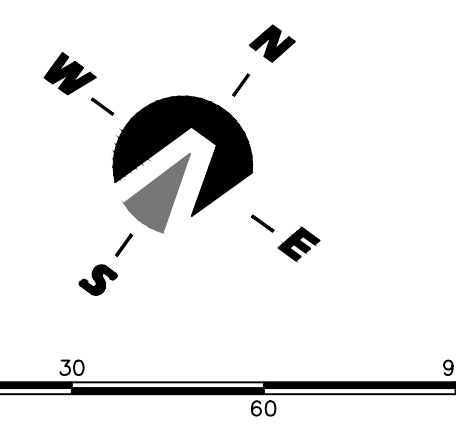


VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	N78°17'00"W	90°00'00"
C2	105.01'	477.50'	104.80'	S6°18'01"E	12°36'02"
C3	80.75'	422.50'	80.62'	S5°28'30"E	10°57'00"
C4	22.50'	15.00'	20.45'	N53°55'37"W	85°56'51"
C5	155.87'	338.50'	154.49'	S69°54'29"W	26°22'57"
C6	169.87'	369.50'	168.38'	N69°53'14"E	26°20'28"
C7	179.35'	389.50'	177.77'	S69°54'29"W	26°22'57"

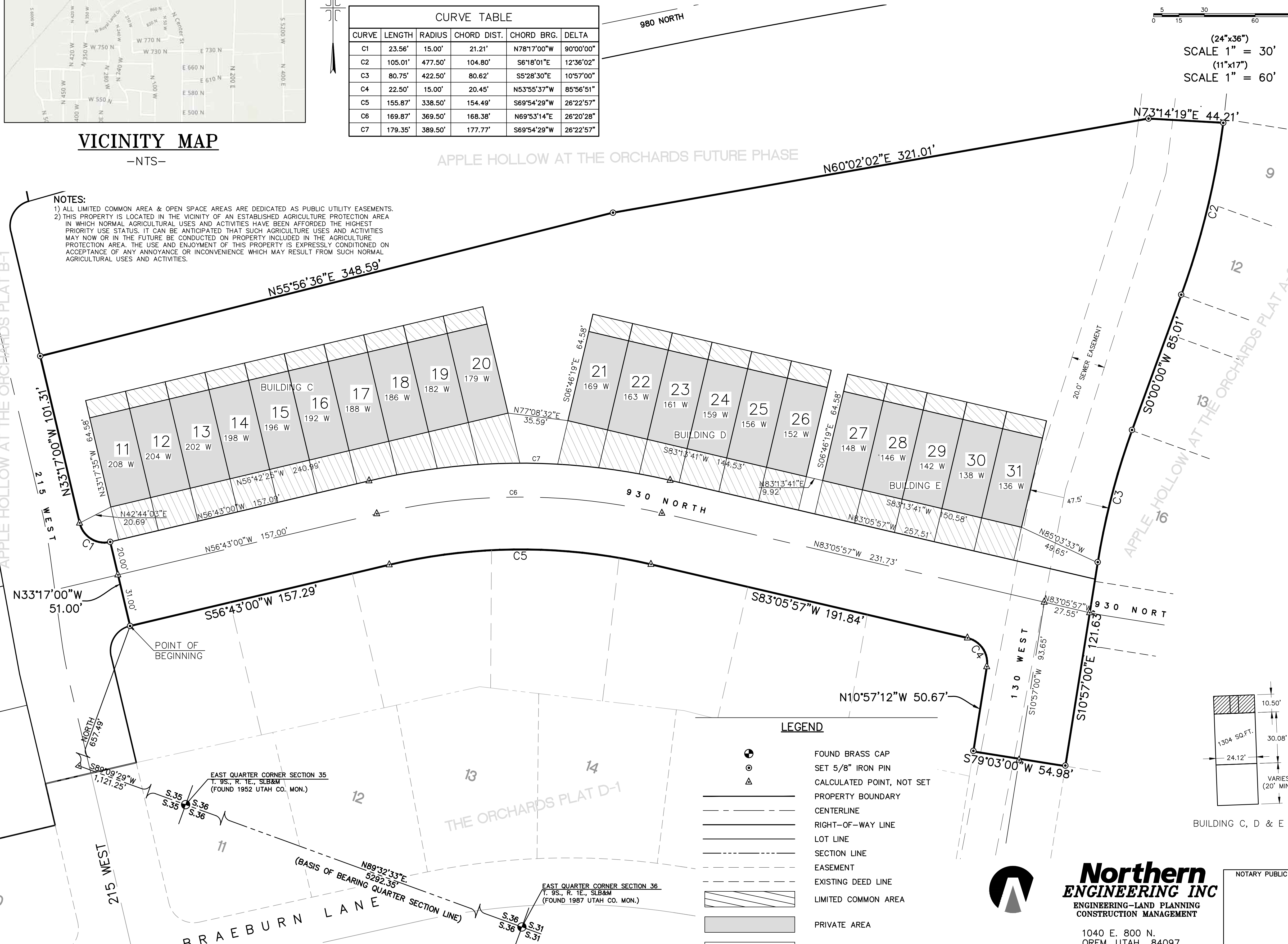
APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B-3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN



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

- NOTES:**
- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
 - 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.



LEGEND

- ⊕ FOUND BRASS CAP
- ⊙ SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING DEED LINE
- ▨ LIMITED COMMON AREA
- ▩ PRIVATE AREA
- COMMON AREA

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

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1121.25 FEET; THENCE NORTH A DISTANCE OF 657.49 FEET TO THE REAL POINT OF BEGINNING
THENCE N.33°17'00"W. A DISTANCE OF 51.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.78°17'00"W. A DISTANCE OF 21.21 FEET; THENCE N.33°17'00"W. A DISTANCE OF 101.31 FEET; THENCE N.55°56'36" E. A DISTANCE OF 348.59 FEET; THENCE N.60°02'02"E. A DISTANCE OF 321.01 FEET; THENCE N.73°14'19"E. A DISTANCE OF 44.21 FEET TO A POINT OF CURVATURE OF A 477.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 105.01 FEET HAVING A CENTRAL ANGLE OF 12°36'02" AND A CHORD THAT BEARS S.06°18'01"E. A DISTANCE OF 104.80 FEET; THENCE S.00°00'00" W. A DISTANCE OF 85.01 FEET TO A POINT OF CURVATURE OF A 422.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 80.75 FEET HAVING A CENTRAL ANGLE OF 10°57'00" AND A CHORD THAT BEARS S.05°28'30"E. A DISTANCE OF 80.62 FEET; THENCE S.10°57'00" E. A DISTANCE OF 121.63 FEET; THENCE S.79°03'00"W. A DISTANCE OF 54.98 FEET; THENCE N.10°57'12"W. A DISTANCE OF 50.67 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 22.50 FEET HAVING A CENTRAL ANGLE OF 85°56'51" AND A CHORD THAT BEARS N.53°55'37"W. A DISTANCE OF 20.45 FEET; THENCE S.83°05'57"W. A DISTANCE OF 191.84 FEET TO A POINT OF CURVATURE OF A 338.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 155.87 FEET HAVING A CENTRAL ANGLE OF 26°22'57" AND A CHORD THAT BEARS S.69°54'29"W. A DISTANCE OF 154.49 FEET; THENCE S.56°43'00" W. A DISTANCE OF 157.29 FEET TO THE REAL POINT OF BEGINNING
CONTAINING 143,858 sq.ft. OR 3.30 acres MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D. 20____.

BY:
JOHN CALDWELL, OWNER REVERE HOMES, LLC
ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF UTAH)

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

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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

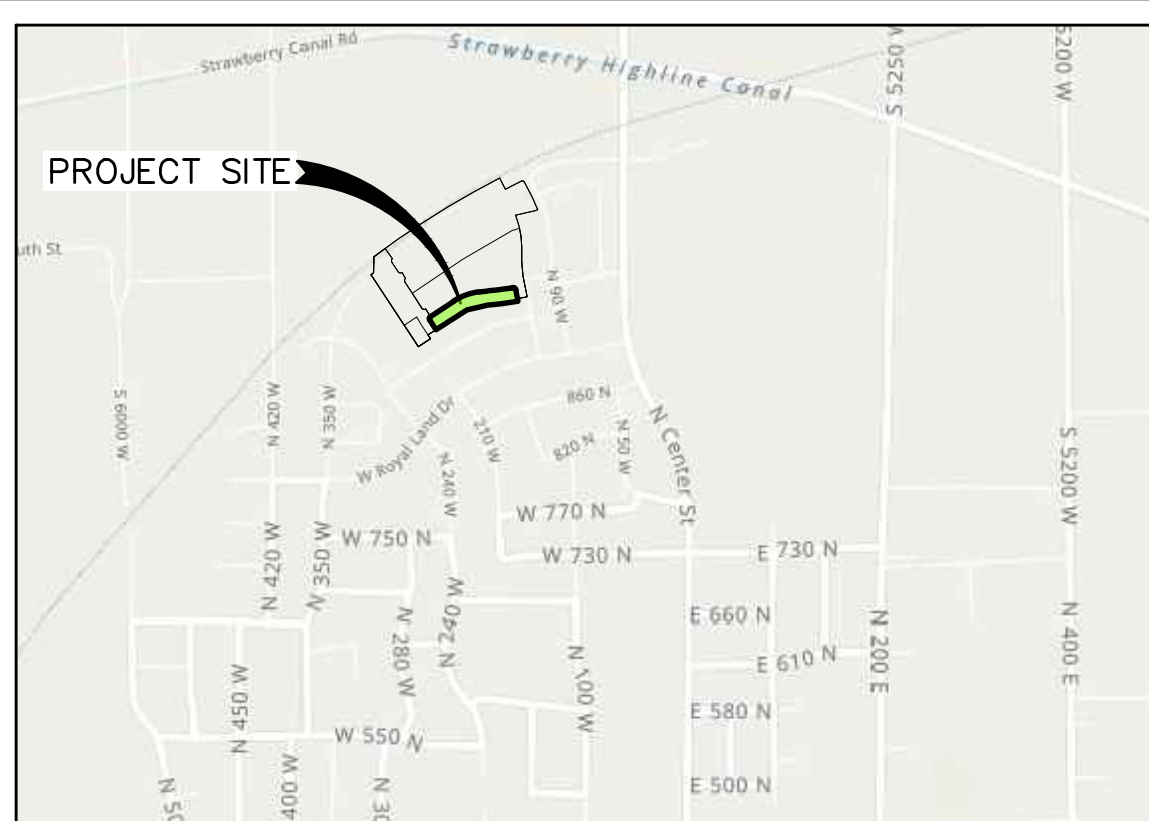
APPROVED BY MAYOR _____
APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B-3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN
SANTAQUIN UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

NOTARY PUBLIC SEAL SURVEYOR'S SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP

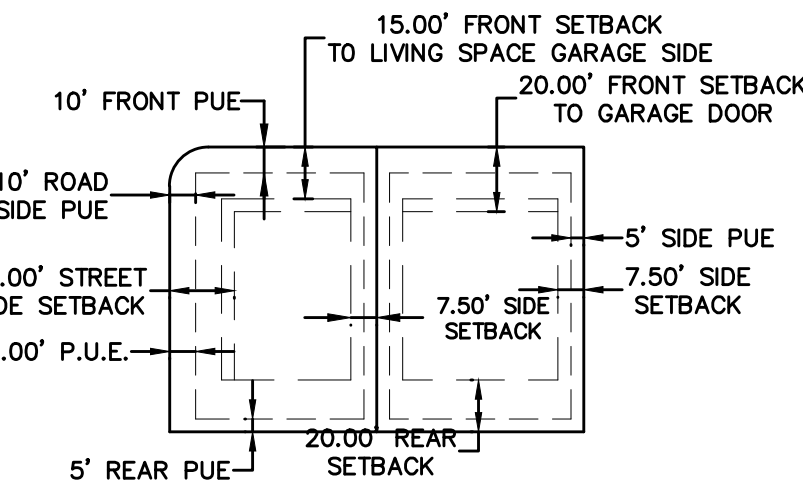
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992



VICINITY MAP

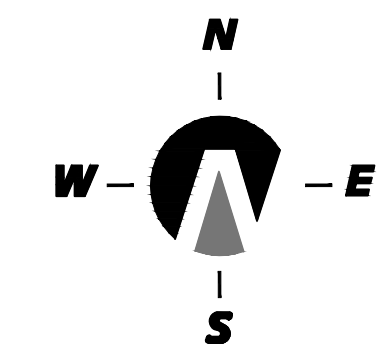
-NTS-

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS

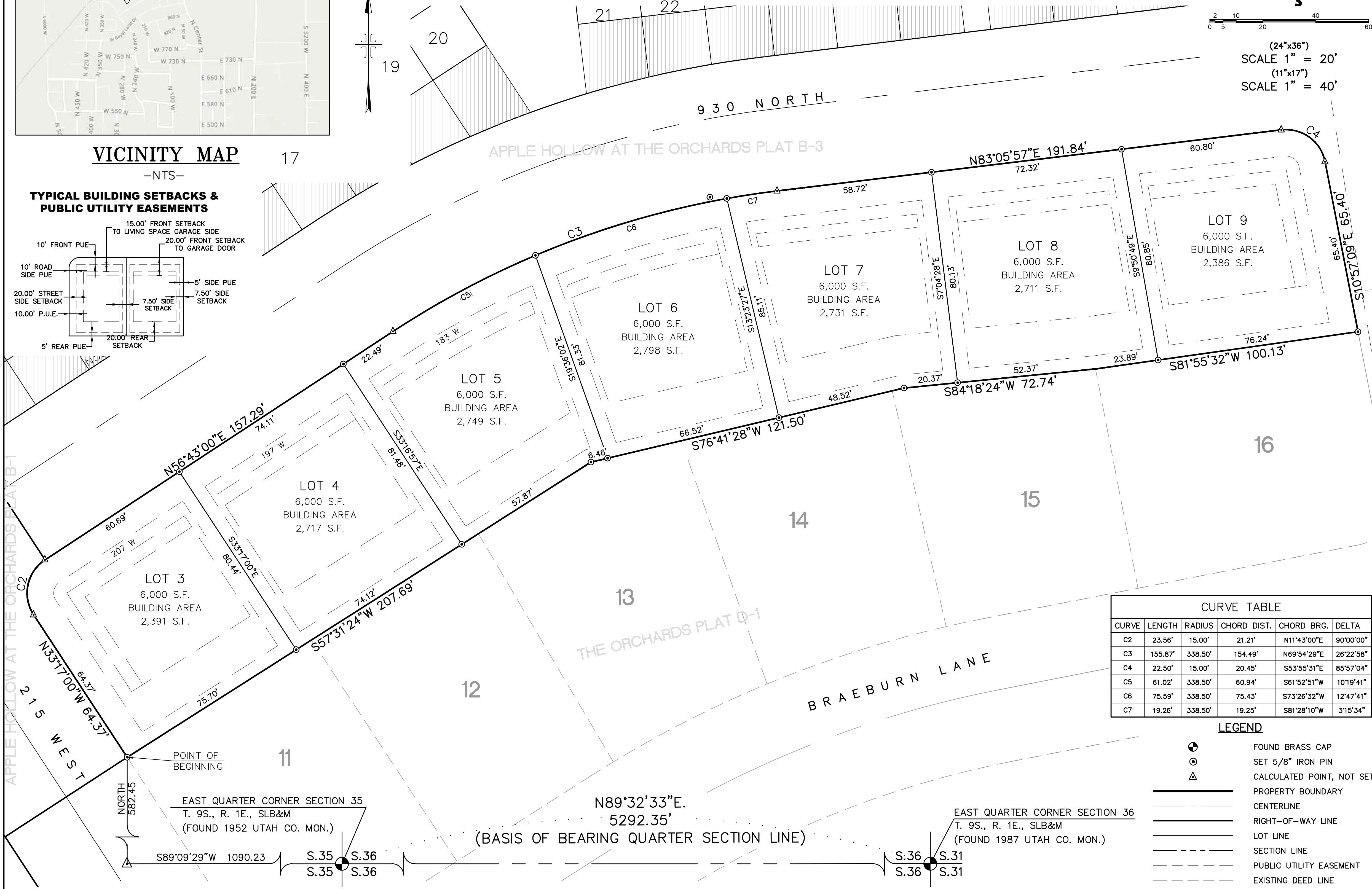


APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B-4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN



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



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C2	23.56'	15.00'	21.21'	N11°43'00"E	90°00'00"
C3	155.87'	338.50'	154.49'	N69°54'29"E	26°22'58"
C4	22.50'	15.00'	20.45'	S53°55'31"E	85°57'04"
C5	61.02'	338.50'	60.94'	S61°52'51"W	101°9'41"
C6	75.59'	338.50'	75.43'	S73°26'32"W	12°47'41"
C7	19.26'	338.50'	19.25'	S81°28'10"W	3°15'34"

- LEGEND**
- FOUND BRASS CAP
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - EXISTING DEED LINE

NOTES:
1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

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

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

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1090.23 FEET; THENCE NORTH A DISTANCE OF 582.45 FEET TO THE REAL POINT OF BEGINNING
THENCE N.33°17'00"W. A DISTANCE OF 64.37 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.11°43'00"E. A DISTANCE OF 21.21 FEET; THENCE N.56°43'00"E. A DISTANCE OF 157.29 FEET TO A POINT OF CURVATURE OF A 338.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 155.87 FEET HAVING A CENTRAL ANGLE OF 26°22'58" AND A CHORD THAT BEARS N.69°54'29"E. A DISTANCE OF 154.49 FEET; THENCE N.83°05'57"E. A DISTANCE OF 191.84 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 22.50 FEET HAVING A CENTRAL ANGLE OF 85°57'04" AND A CHORD THAT BEARS S.53°55'31"E. A DISTANCE OF 20.45 FEET; THENCE S.10°57'09"E. A DISTANCE OF 65.40 FEET; THENCE S.81°55'32"W. A DISTANCE OF 100.13 FEET; THENCE S.84°18'24"W. A DISTANCE OF 76.24 FEET; THENCE S.76°41'28"W. A DISTANCE OF 121.50 FEET; THENCE S.57°31'24"W. A DISTANCE OF 207.69 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 42,000 sq.ft. OR
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: _____ JOHN CALDWELL, OWNER REVERE HOMES, LLC

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

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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

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

APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B-4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

SANTAQUIN UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

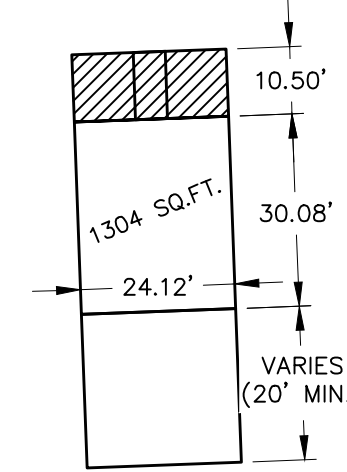
Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

NOTARY PUBLIC SEAL
SURVEYOR'S SEAL
CLERK-RECORDER SEAL
UTAH COUNTY RECORDER STAMP



VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.82'	15.00'	20.68'	N10°17'52"E	87°09'44"
C2	24.29'	15.00'	21.72'	N79°40'52"W	92°47'45"
C3	22.84'	15.00'	20.69'	S10°19'47"W	87°14'34"
C4	764.03'	4870.00'	763.24'	N58°27'31"E	8°59'20"
C5	104.19'	4799.00'	104.19'	N63°33'58"E	1°14'38"
C6	15.41'	10.00'	13.93'	S71°39'15"E	88°19'49"
C7	77.57'	606.50'	77.52'	S23°50'09"E	7°19'42"
C8	77.76'	477.50'	77.67'	S17°16'13"E	9°19'50"
C9	854.35'	4683.31'	853.16'	S59°07'34"W	10°27'08"
C10	840.22'	4703.31'	839.10'	S59°02'19"W	10°14'08"
C11	837.11'	4663.31'	835.99'	S59°01'17"W	10°17'07"
C12	35.05'	4683.31'	35.05'	S53°41'08"W	0°25'44"
C13	19.00'	4683.31'	19.00'	S64°28'06"W	0°13'57"
C14	24.00'	15.00'	21.52'	N18°19'42"E	91°39'23"
C15	24.17'	15.00'	21.64'	N69°40'58"W	92°18'23"

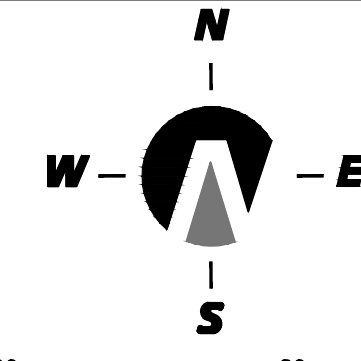


LEGEND

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

BUILDING F, G, H, I, J, K, L, M & N

APPLE HOLLOW AT THE ORCHARDS PLAT B-5
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN



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

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

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

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W ALONG THE 1/4 SECTION LINE A DISTANCE OF 1597.51 FEET; THENCE NORTH A DISTANCE OF 790.66 FEET TO THE REAL POINT OF BEGINNING
THENCE N.33°17'00"W A DISTANCE OF 75.51 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 22.82 FEET HAVING A CENTRAL ANGLE OF 87°09'44" AND A CHORD THAT BEARS N.101°7'52"E. A DISTANCE OF 20.68 FEET; THENCE N.31°04'44"W A DISTANCE OF 40.15 FEET; TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 24.29 FEET HAVING A CENTRAL ANGLE OF 92°47'45" AND A CHORD THAT BEARS N.79°40'52"W. A DISTANCE OF 21.72 FEET; THENCE N.33°17'00"W A DISTANCE OF 65.86 FEET; TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 22.84 FEET HAVING A CENTRAL ANGLE OF 87°14'34" AND A CHORD THAT BEARS N.101°9'47"E. A DISTANCE OF 20.69 FEET; THENCE N.36°02'26"W A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 4870.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 764.03 FEET HAVING A CENTRAL ANGLE OF 08°59'20" AND A CHORD THAT BEARS N.58°27'31"E. A DISTANCE OF 763.24 FEET; THENCE S.27°03'08"E A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 4799.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 104.19 FEET HAVING A CENTRAL ANGLE OF 01°14'38" AND A CHORD THAT BEARS N.63°33'58"E. A DISTANCE OF 104.19 FEET TO A POINT OF REVERSE CURVATURE OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 15.41 FEET HAVING A CENTRAL ANGLE OF 88°19'49" AND A CHORD THAT BEARS S.71°39'15"E. A DISTANCE OF 13.93 FEET; THENCE S.27°30'00"E A DISTANCE OF 99.63 FEET TO A POINT OF CURVATURE OF A 606.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 77.57 FEET HAVING A CENTRAL ANGLE OF 07°19'42" AND A CHORD THAT BEARS S.23°50'09"E. A DISTANCE OF 77.52 FEET; THENCE S.69°49'00"W A DISTANCE OF 15.16 FEET; THENCE S.77°09'00"W A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE OF A 477.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 77.76 FEET HAVING A CENTRAL ANGLE OF 09°19'50" AND A CHORD THAT BEARS S.17°16'13"E. A DISTANCE OF 77.67 FEET; THENCE S.73°14'19"W A DISTANCE OF 44.20 FEET; THENCE S.60°02'02"W A DISTANCE OF 321.01 FEET; THENCE S.55°56'36"W A DISTANCE OF 348.59 FEET TO THE REAL POINT OF BEGINNING
CONTAINING 243,869 sq.ft. OR 5.60 acres MORE OR LESS.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 HERON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: JOHN CALDWELL, OWNER REVERE HOMES, LLC
BY: _____
ACKNOWLEDGMENT

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

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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

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

APPLE HOLLOW AT THE ORCHARDS PLAT B-5
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN
SANTAQUIN UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL SURVEYOR'S SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP

- NOTES:**
- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
 - 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

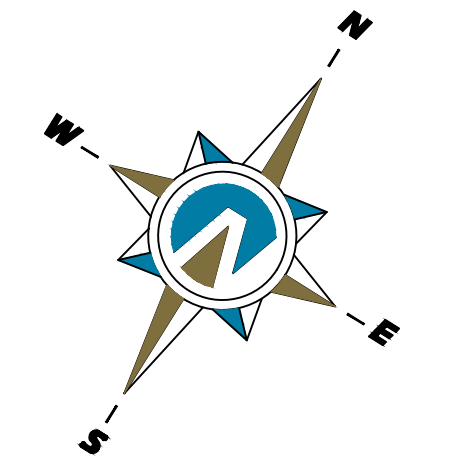
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	21.80'	N39°58'02"E
L2	29.91'	N55°57'57"E
L3	25.39'	N57°12'46"E
L4	11.02'	N60°08'10"E
L5	8.67'	S72°41'24"E
L6	11.34'	N64°09'00"W
L7	30.09'	S55°51'36"W
L8	14.72'	S62°37'41"W
L9	12.47'	S61°06'18"W
L10	36.87'	S61°46'50"W
L11	18.83'	S59°48'37"W

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

APPLE HOLLOW @ THE ORCHARDS "B"

SANTAQUIN, UTAH

DECEMBER, 2023



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



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

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



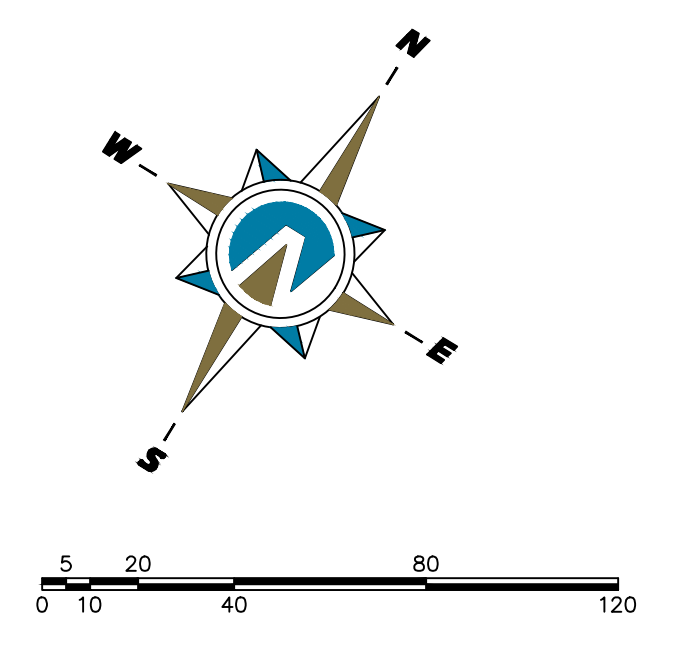
Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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 OREM, UTAH 84097
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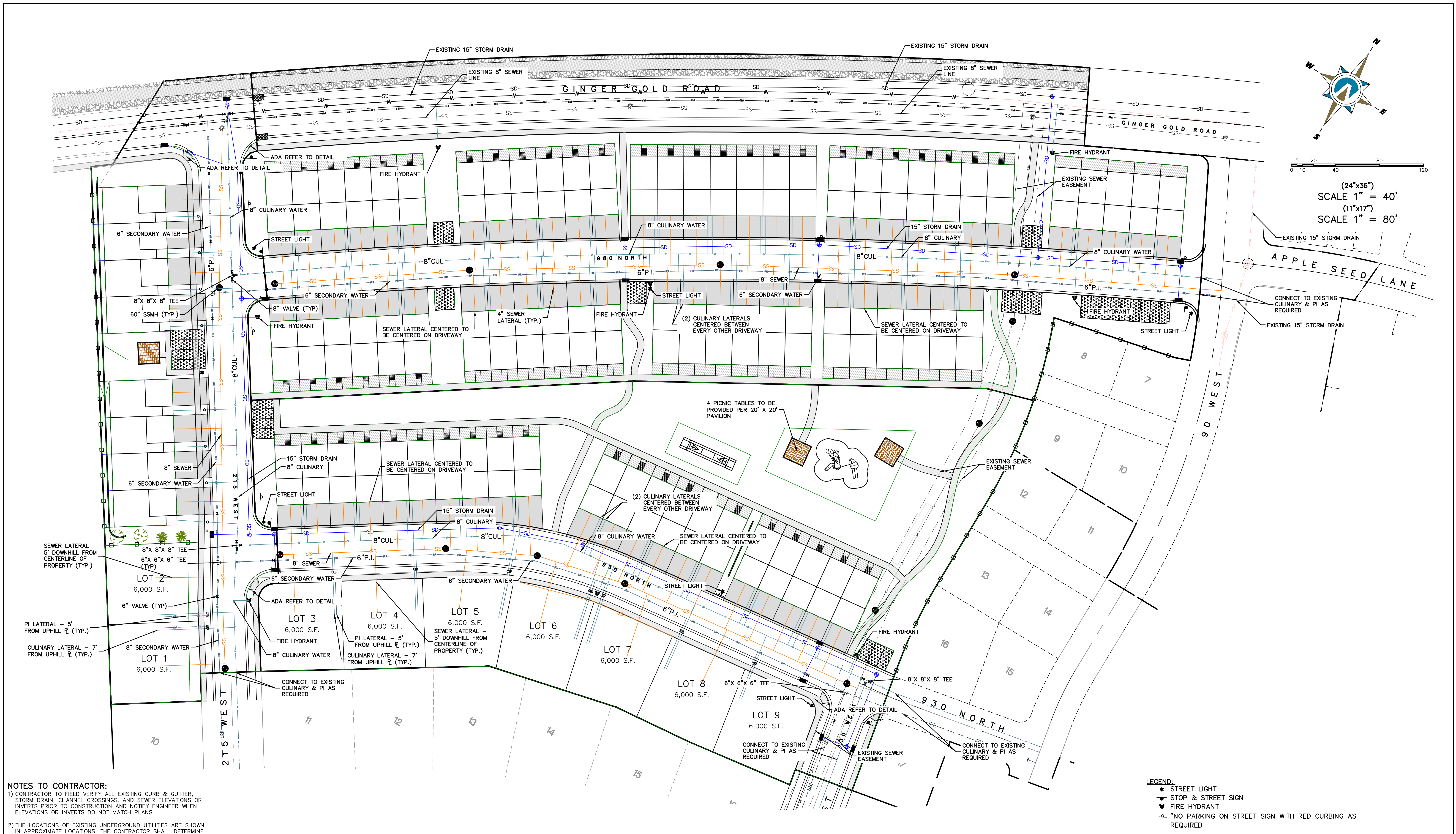
APPLE HOLLOW @ THE ORCHARDS "B"

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

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



NOTES TO CONTRACTOR:
 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & CUTTER, STORM DRAIN, CHANNEL CROSSINGS, AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND:
 * STREET LIGHT
 ■ STOP & STREET SIGN
 ● FIRE HYDRANT
 - "NO PARKING ON STREET SIGN WITH RED CURBING AS REQUIRED"

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

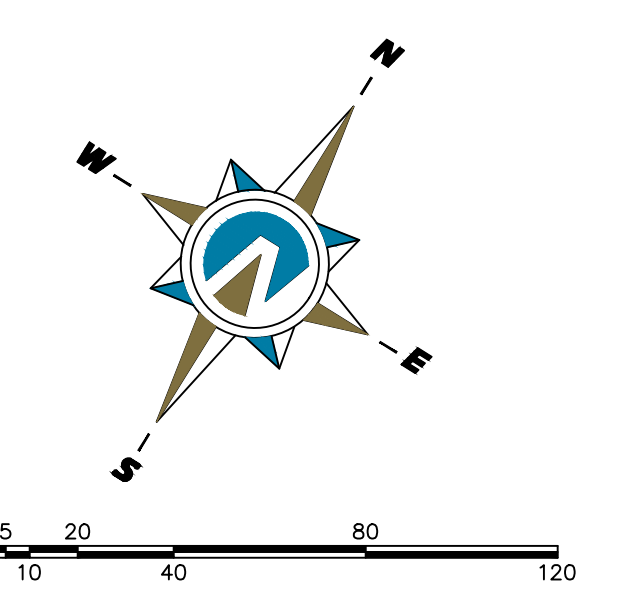
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Northern ENGINEERING INC
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APPLE HOLLOW @ THE ORCHARDS "B"

PRELIMINARY SITE UTILITY PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. UT-01



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



LEGEND:
 TFF= TOP OF FOUNDATION
 FF=FINISHED FLOOR
 GFF=GARAGE FINISHED FLOOR
 BFF=BASEMENT FINISHED FLOOR (IF APPLICABLE)

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

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 ENGINEERING-LAND PLANNING
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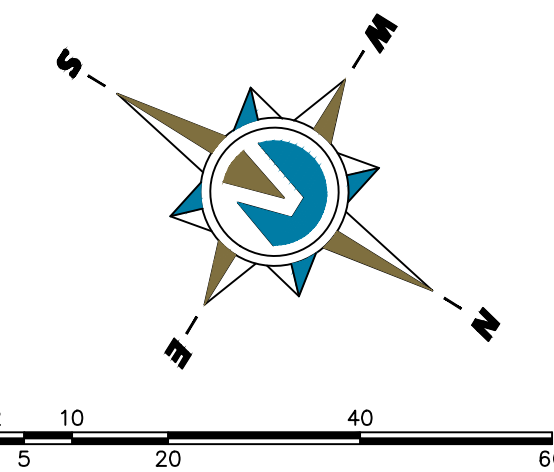
**APPLE HOLLOW @
 THE ORACHARDS "B"**

PRELIMINARY SITE GRADING AND DRAINAGE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. GR-01

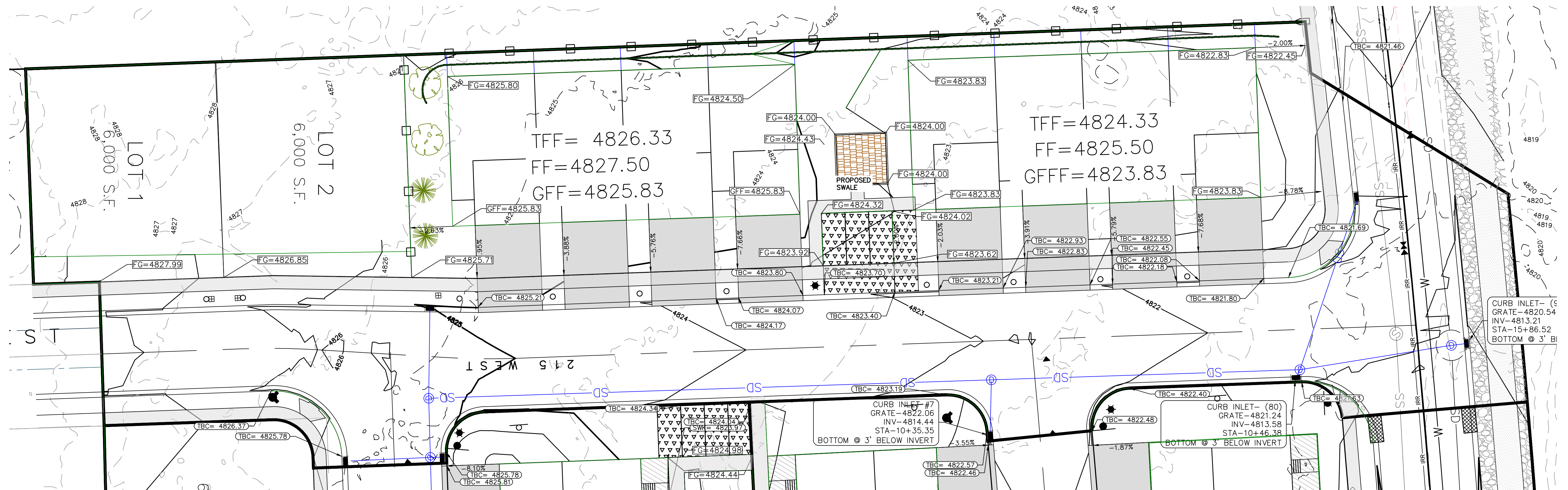
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NOTES:

- NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS, THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
- ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- INSTALL P.I. DRAIN TO CONNECT TO SDMH AS SHOWN AS PER CITY STANDARDS.
- PLACE 10' MINIMUM L.F. OF RIP-RAP ON EAST END OF C&G TO PREVENT EROSION.



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



LEGEND:

- TFF= TOP OF FOUNDATION
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 CONSTRUCTION MANAGEMENT

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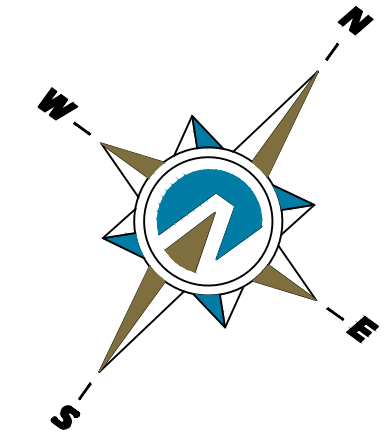
**APPLE HOLLOW @
 THE ORACHARDS "B"**

PRELIMINARY SITE GRADING AND
 DRAINAGE PLAN PHASE B-1
 SANTAQUIN, UTAH

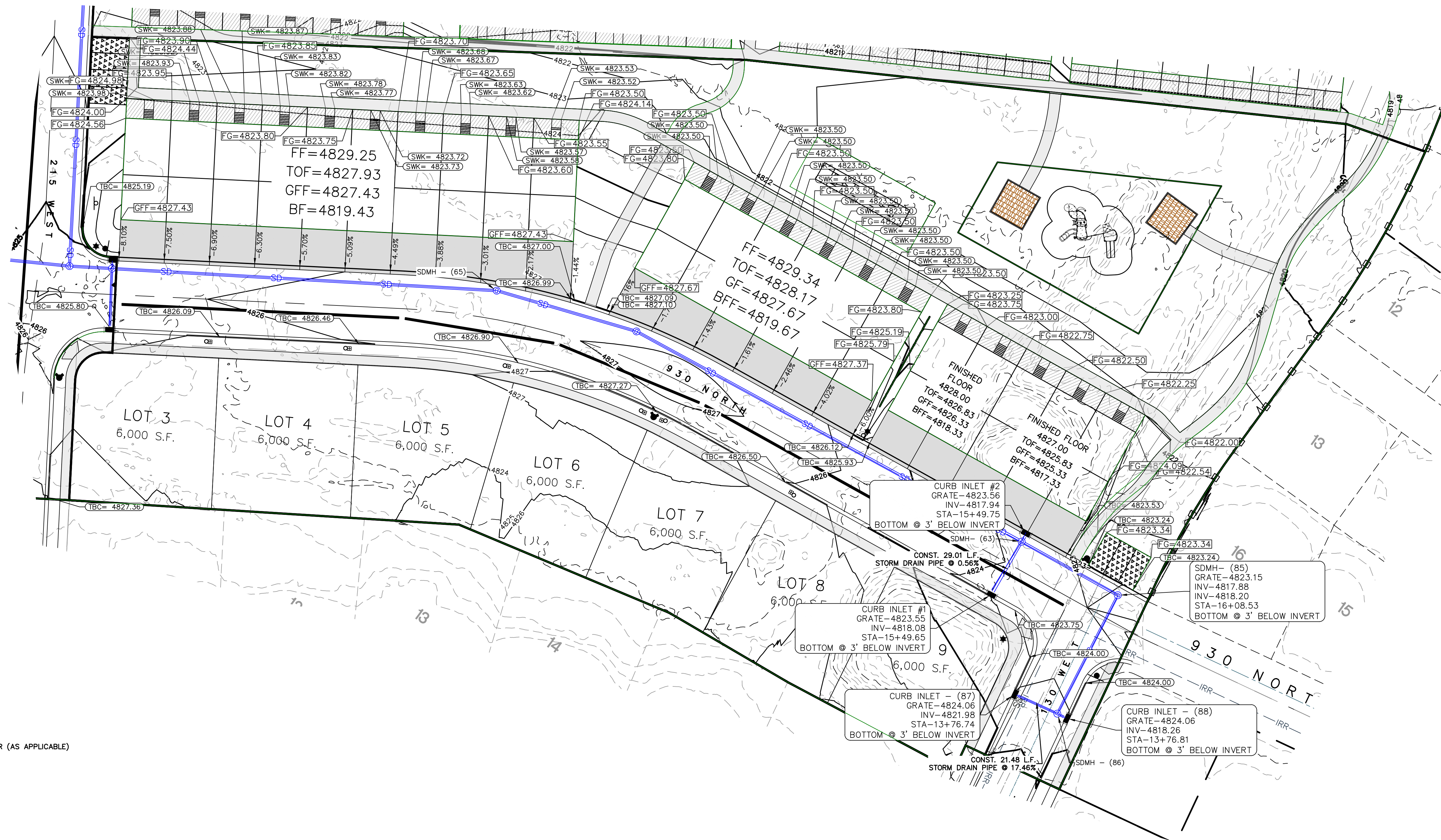
JOB NO.
 3-20-031
 SHEET NO.
GR-02

NOTES:

- NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS, THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
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(24"x36")
 SCALE 1" = 30'
 (11"x17")
 SCALE 1" = 60'



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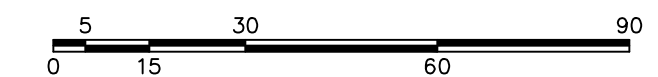
**APPLE HOLLOW @
 THE ORACHARDS "B"**

PRELIMINARY SITE GRADING AND DRAINAGE PLAN PHASE B-2	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. GR-03

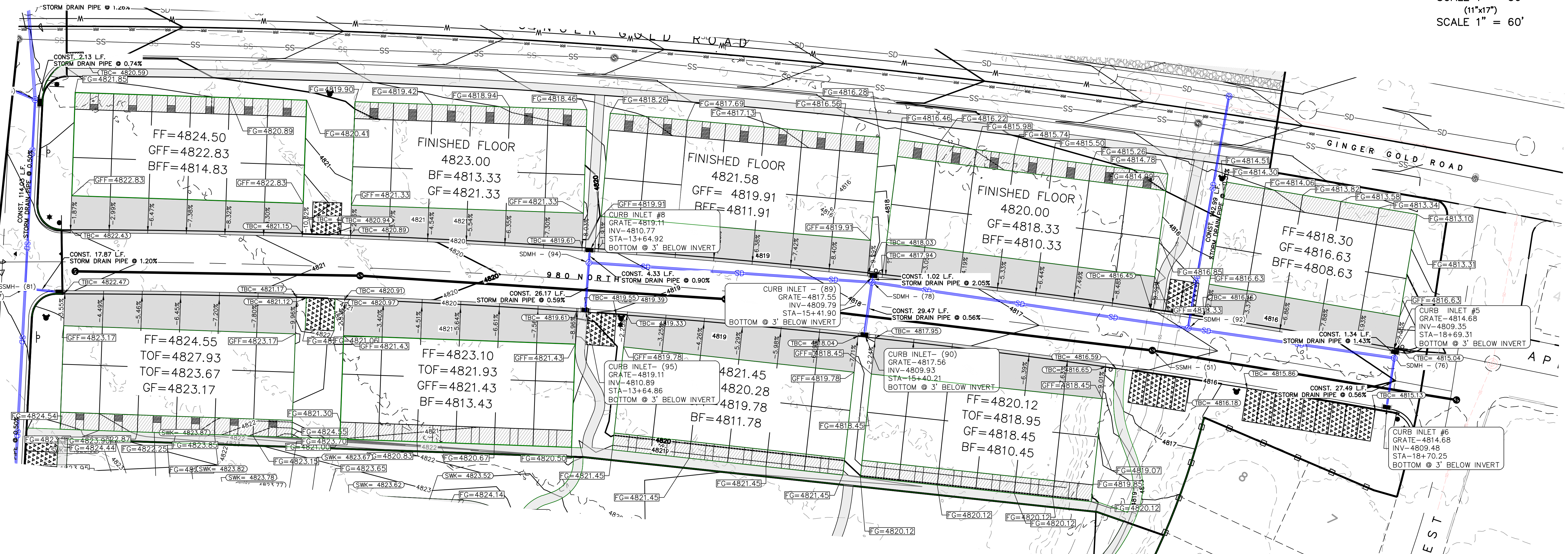
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(11"x17")
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Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

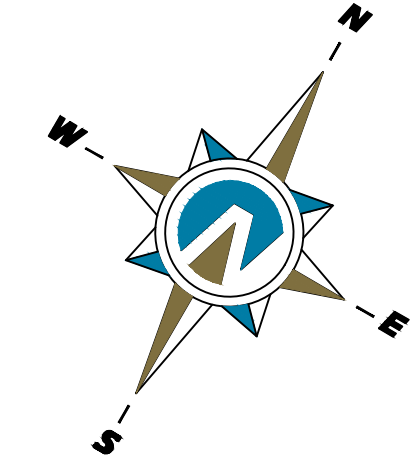
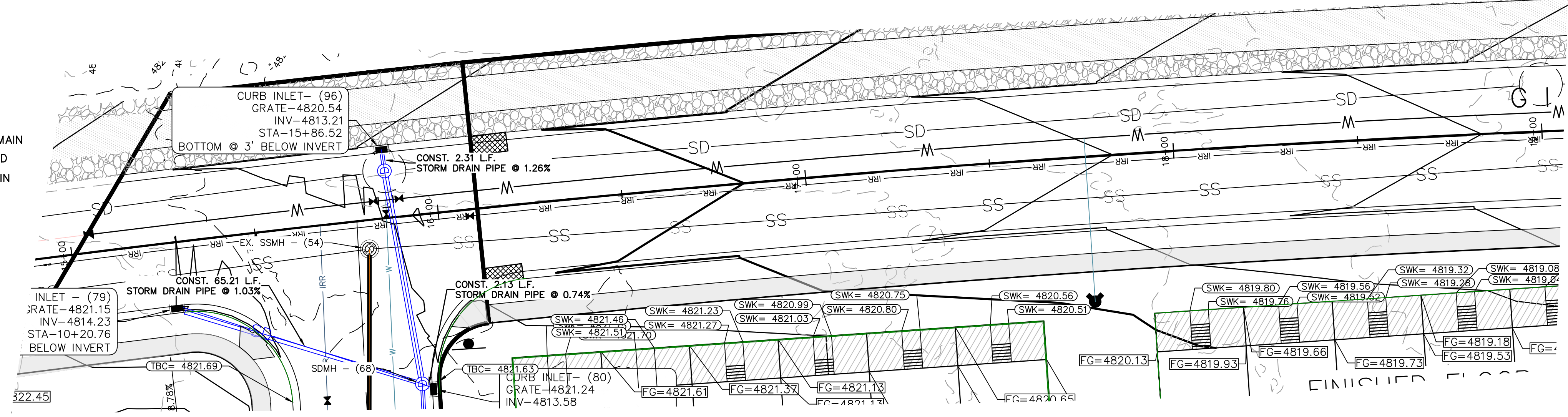
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

APPLE HOLLOW @ THE ORACHARDS "B"

PRELIMINARY SITE GRADING AND DRAINAGE PLAN PHASE B-3	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. GR-04

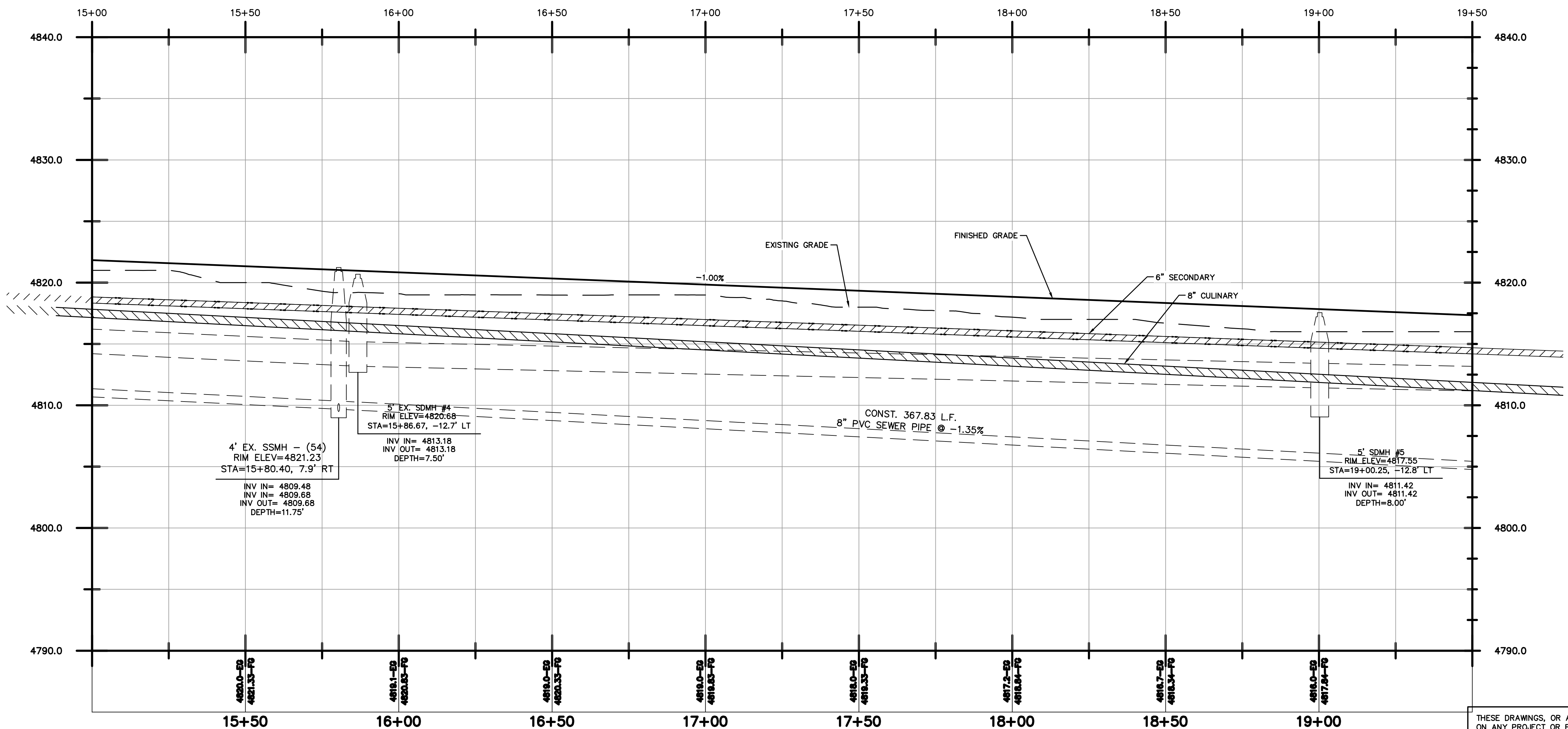
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- NOTES:
- 1 CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
 - 2 CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
 - 3 CONSTRUCT STREET SIGN AS PER CITY STANDARDS
 - 4 CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
 - 5 CONSTRUCT 24" CURB AND GUTTER AS PER CITY STANDARDS
 - 6 CONSTRUCT CULINARY WATER LATERAL WITH METER TO WATER MAIN
 - 7 CONSTRUCT P.I. WATER LATERAL TO LOT AS PER CITY STANDARD
 - 8 CONSTRUCT 4" SEWER LATERAL @ 2% MIN SLOPE TO SEWER MAIN
 - 9 CONSTRUCT XX L.F. 15" RCP STORM DRAIN PIPE @ XX%
 - 10 CONSTRUCT 2" AIR/VACUUM COMBINATION WITH VENT.



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

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



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Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
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 (801) 802-8992

**APPLE HOLLOW @
 THE ORACHARDS "B"**

PRELIMINARY STORM DRAIN PLAN &
 PROFILE — GINGER GOLD ROAD

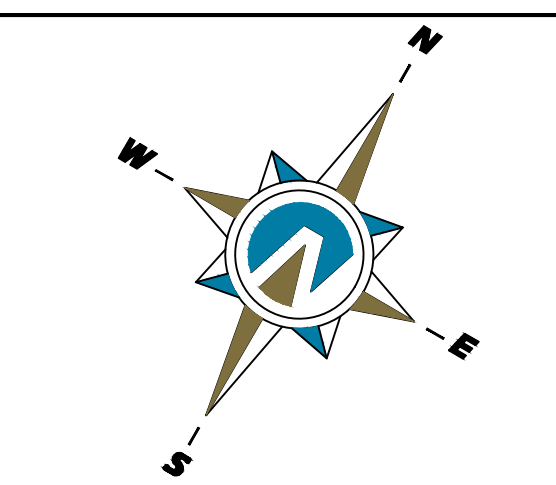
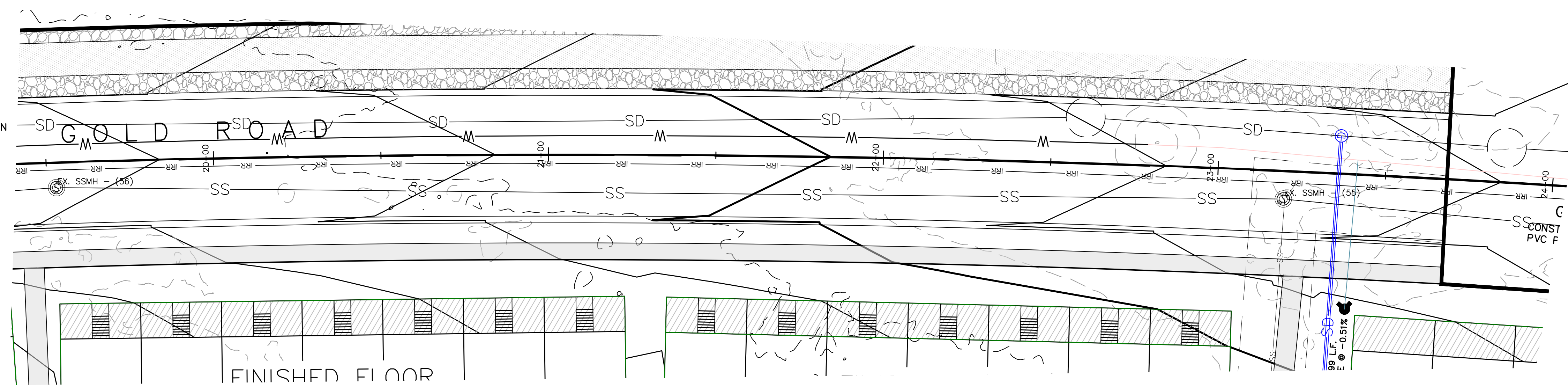
SANTAQUIN, UTAH

JOB NO.
 3-20-031

SHEET NO.
PP-01

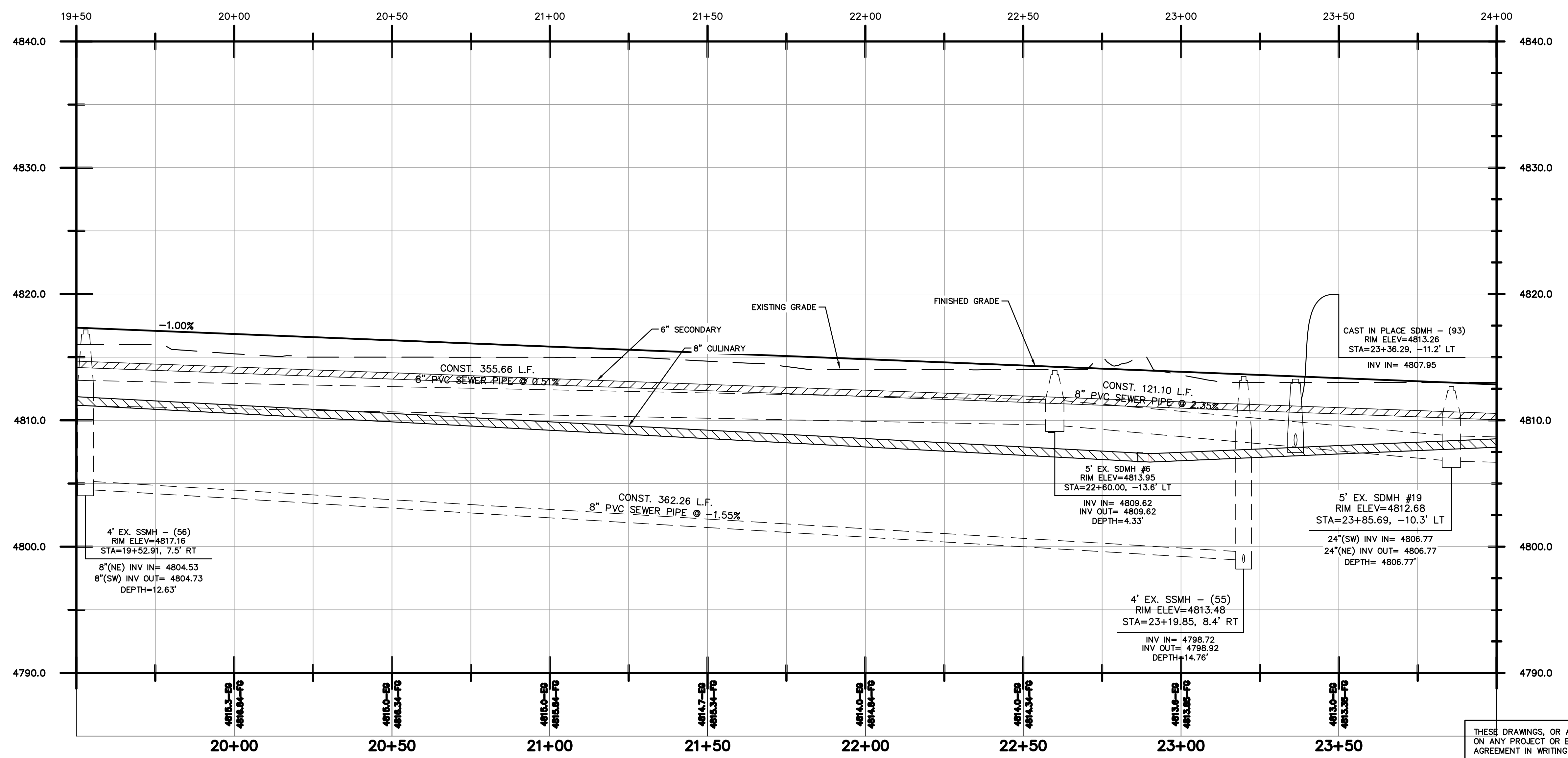
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- NOTES:
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**APPLE HOLLOW @
 THE ORACHARDS "B"**

PRELIMINARY STORM DRAIN PLAN &
 PROFILE — GINGER GOLD ROAD

SANTAQUIN, UTAH

JOB NO.
 3-20-031

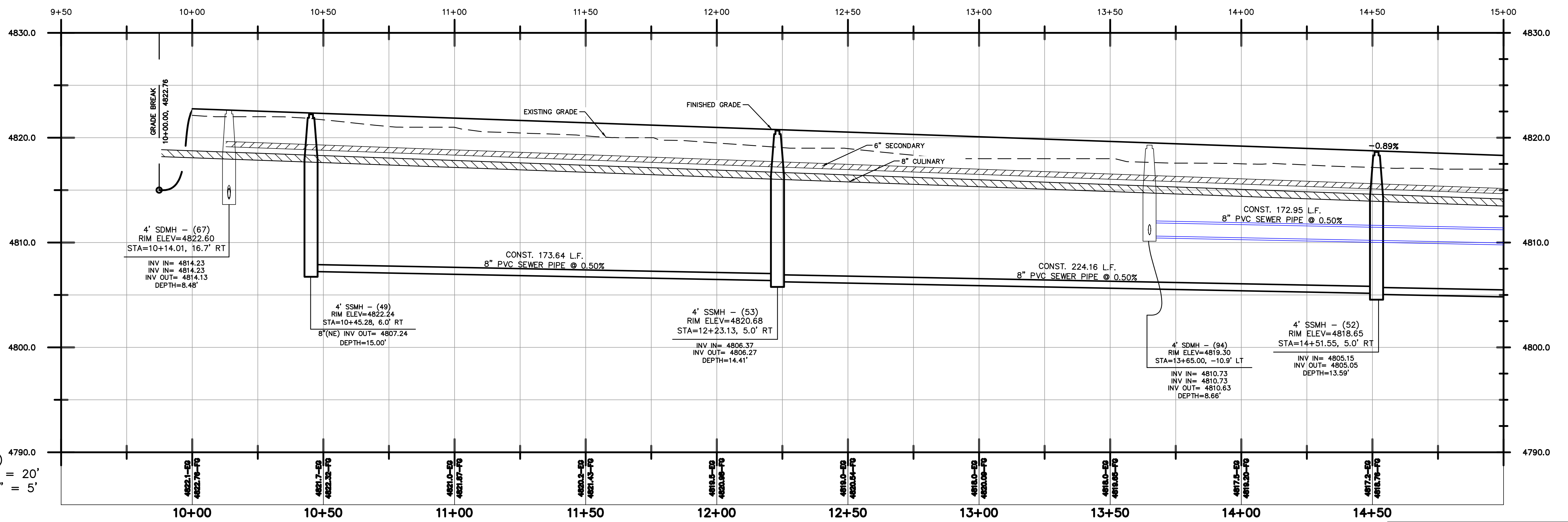
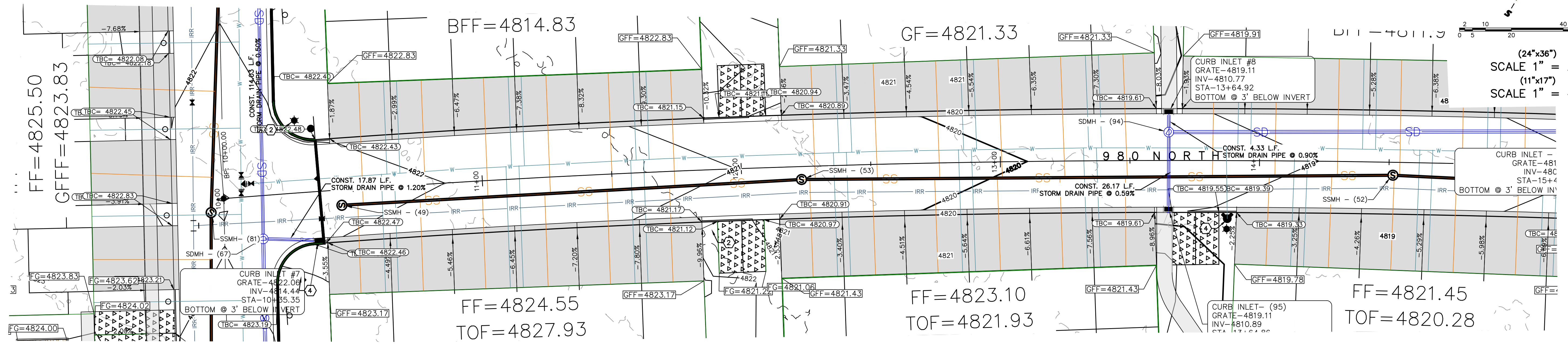
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- NOTES:
- ① CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
 - ② CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
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(24"x36")
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(11"x17")
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(24"x36")
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ENGINEERING-LAND PLANNING
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**APPLE HOLLOW @
THE ORACHARDS "B"**

PRELIMINARY - 980 NORTH
PLAN & PROFILE

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
PP-03

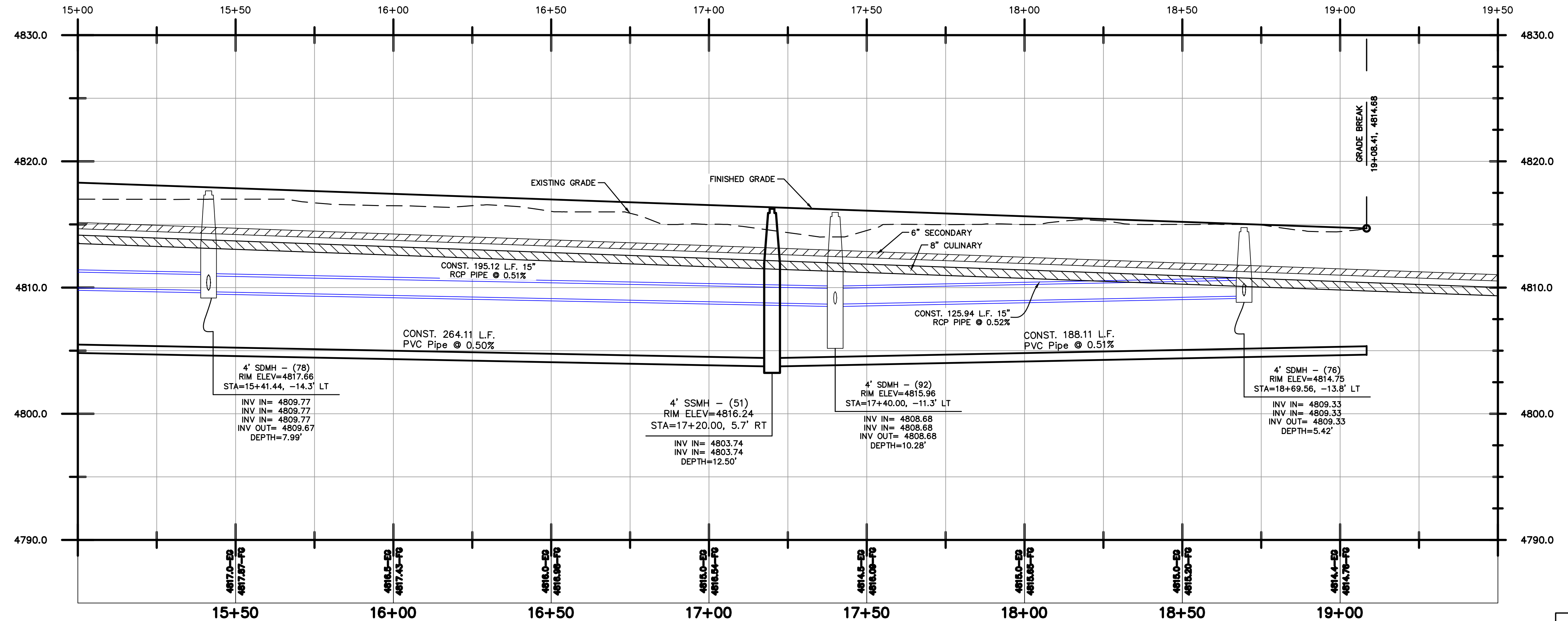
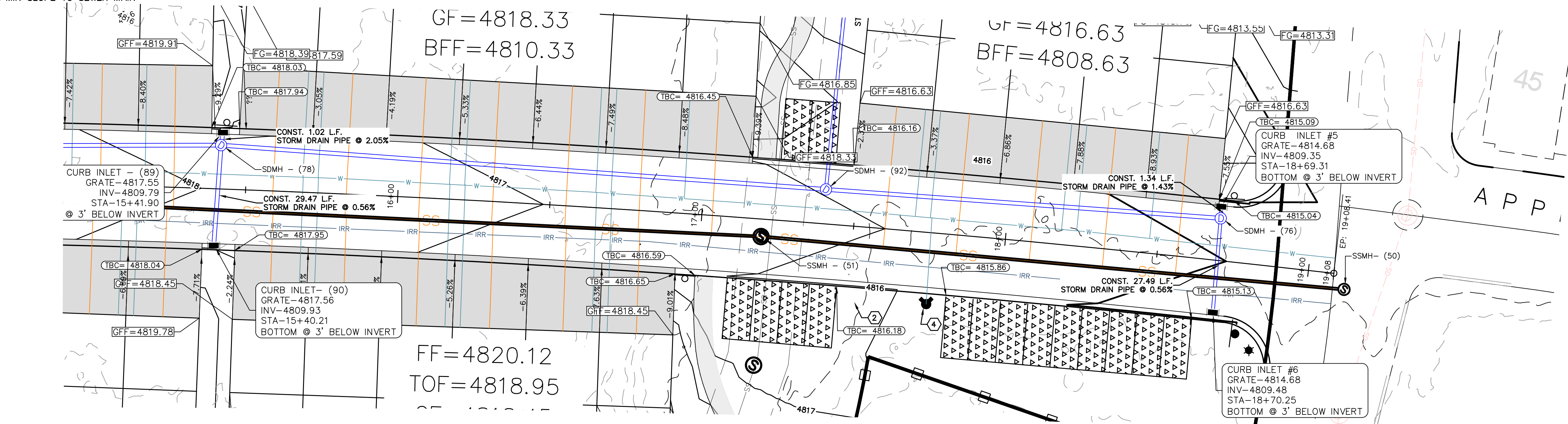
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**APPLE HOLLOW @
 THE ORACHARDS "B"**

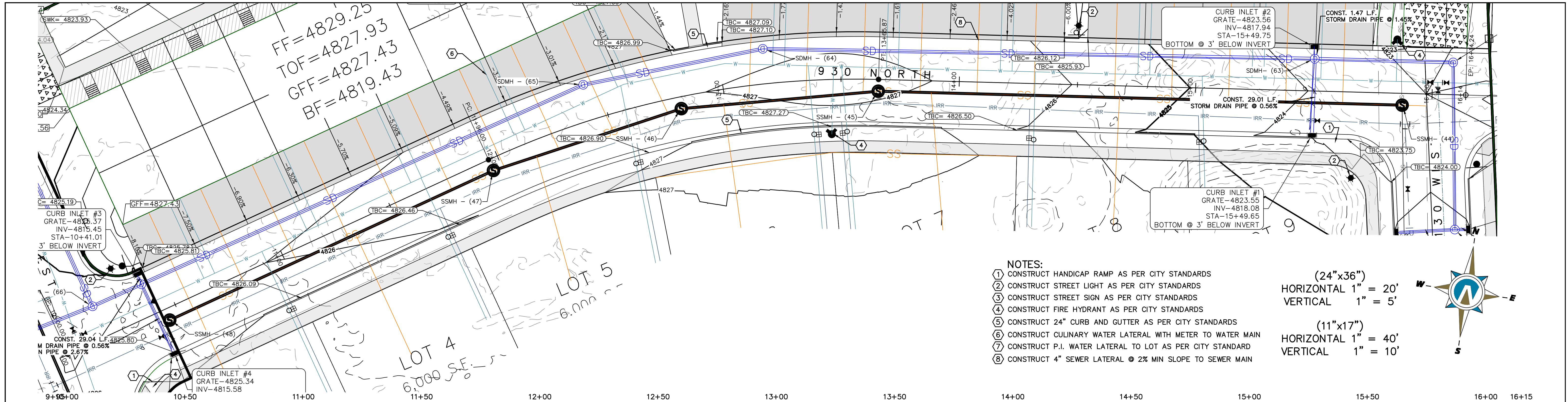
PRELIMINARY 980 NORTH
 PLAN & PROFILE

SANTAQUIN, UTAH

JOB NO.
 3-20-031

SHEET NO.
PP-04

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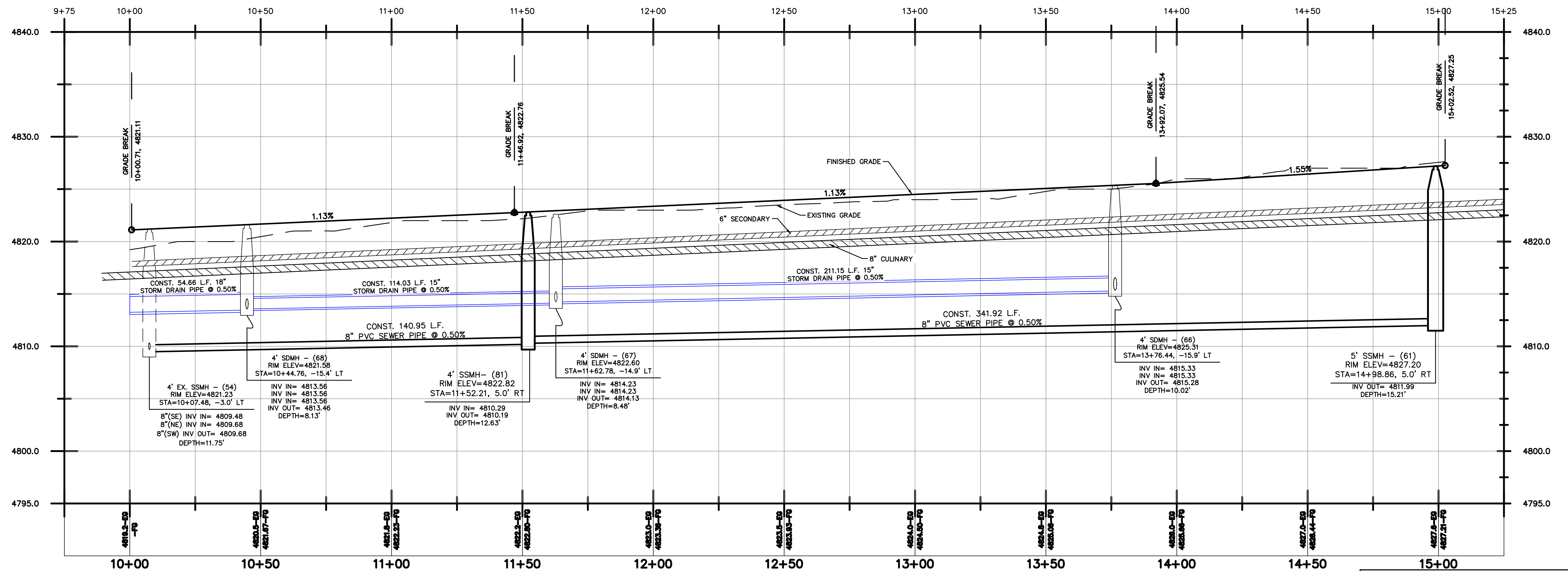
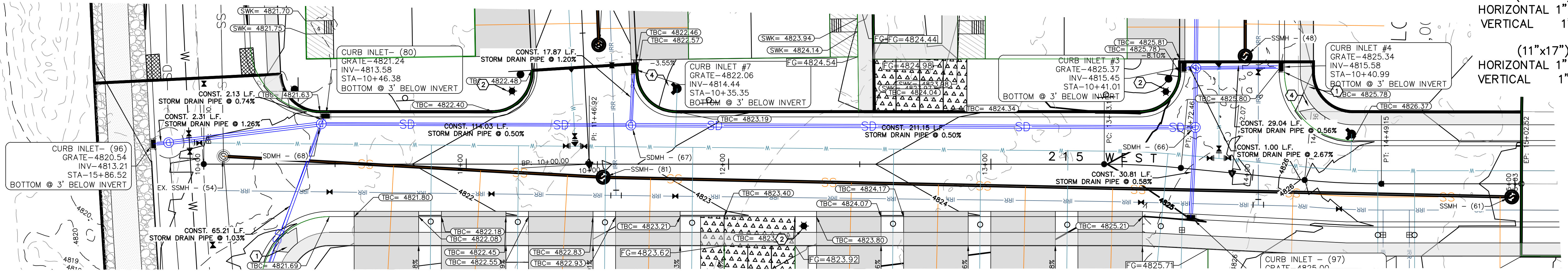


- NOTES:
- ① CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
 - ② CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
 - ③ CONSTRUCT STREET SIGN AS PER CITY STANDARDS
 - ④ CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
 - ⑤ CONSTRUCT 24" CURB AND GUTTER AS PER CITY STANDARDS
 - ⑥ CONSTRUCT CULINARY WATER LATERAL WITH METER TO WATER MAIN
 - ⑦ CONSTRUCT P.I. WATER LATERAL TO LOT AS PER CITY STANDARD
 - ⑧ CONSTRUCT 4" SEWER LATERAL @ 2% MIN SLOPE TO SEWER MAIN



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

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



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

Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

**APPLE HOLLOW @
 THE ORACHARDS "B"**

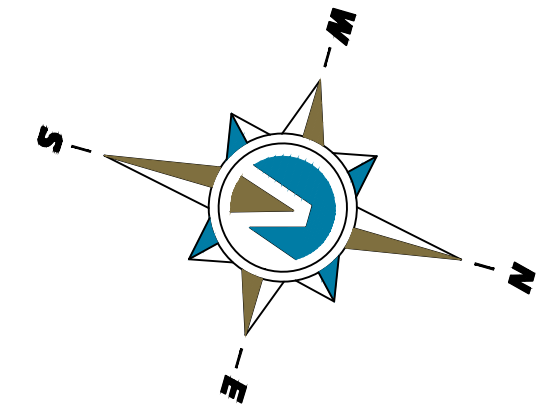
PRELIMINARY - 215 WEST
 PLAN & PROFILE

SANTAQUIN, UTAH

JOB NO.
 3-20-031

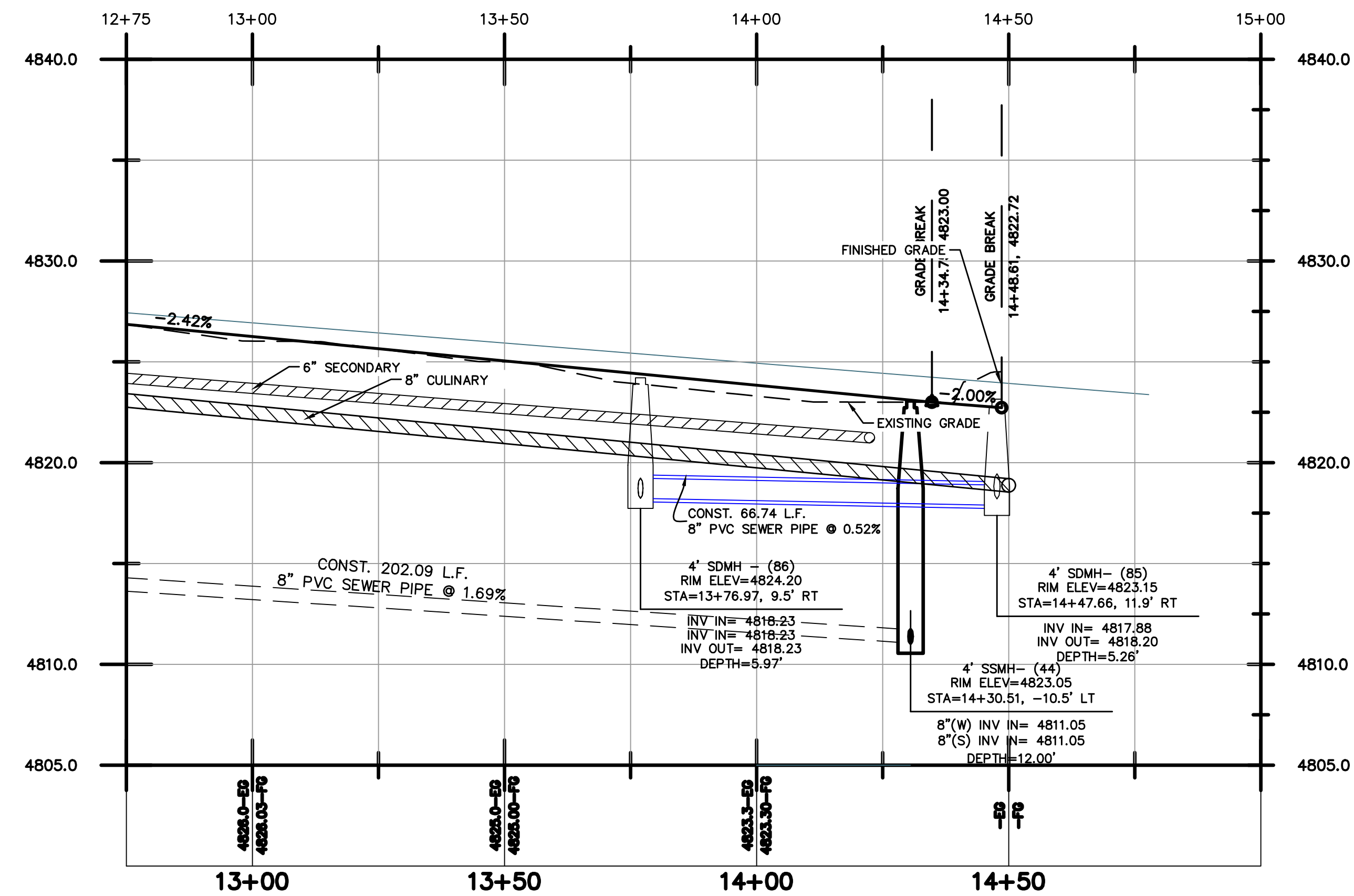
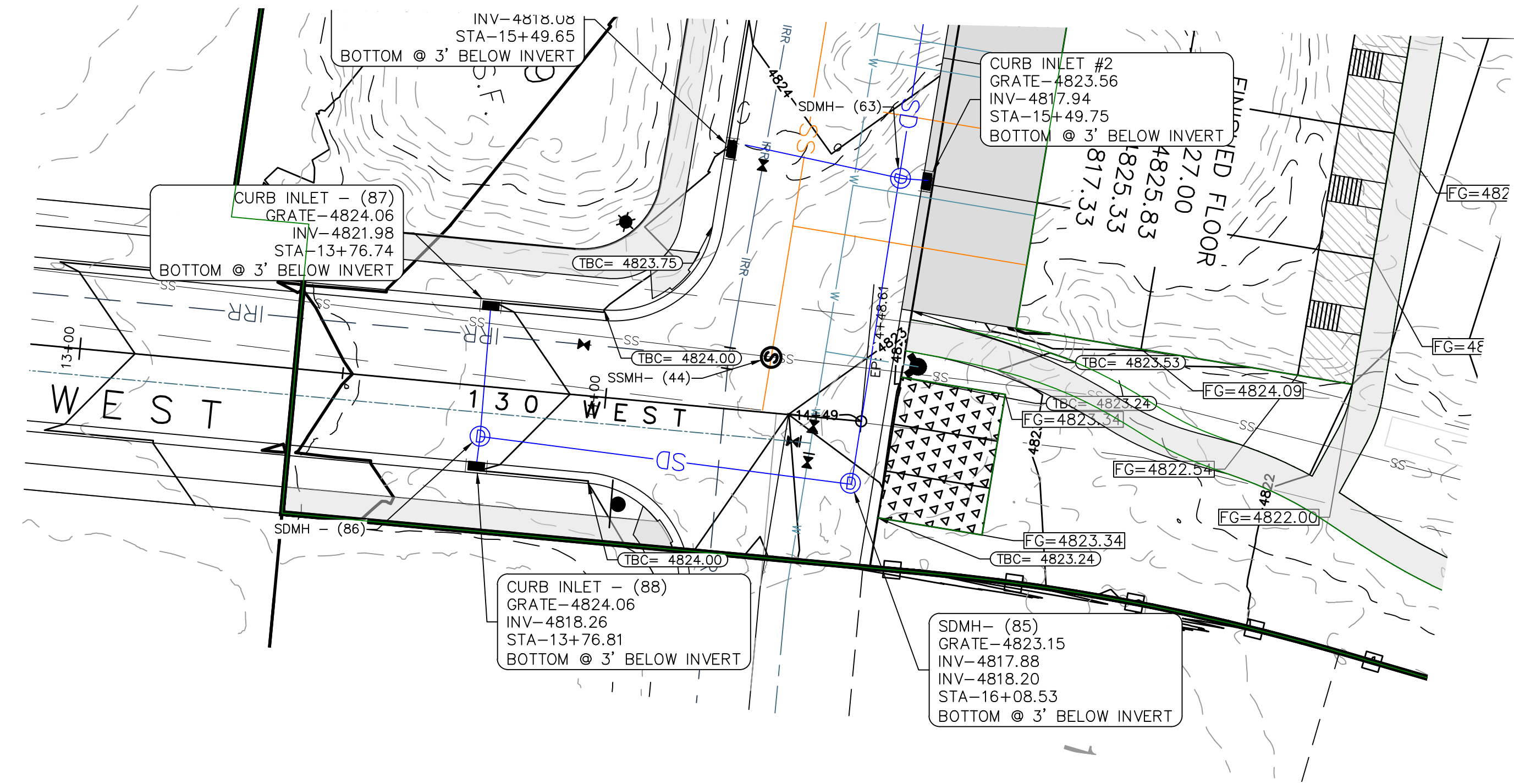
SHEET NO.
PP-06

- NOTES:
- ① CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
 - ② CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
 - ③ CONSTRUCT STREET SIGN AS PER CITY STANDARDS
 - ④ CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
 - ⑤ CONSTRUCT 24" CURB AND GUTTER AS PER CITY STANDARDS
 - ⑥ CONSTRUCT CULINARY WATER LATERAL WITH METER TO WATER MAIN
 - ⑦ CONSTRUCT P.I. WATER LATERAL TO LOT AS PER CITY STANDARD
 - ⑧ CONSTRUCT 4" SEWER LATERAL @ 2% MIN SLOPE TO SEWER MAIN



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

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



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**APPLE HOLLOW @
 THE ORACHARDS "B"**

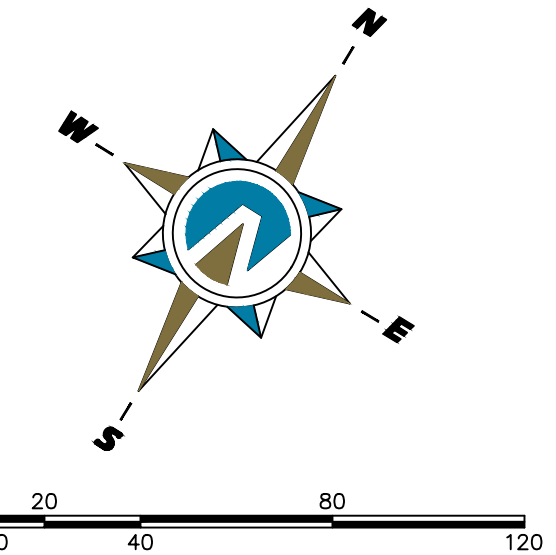
PRELIMINARY — 130 WEST
 PLAN & PROFILE

SANTAQUIN, UTAH

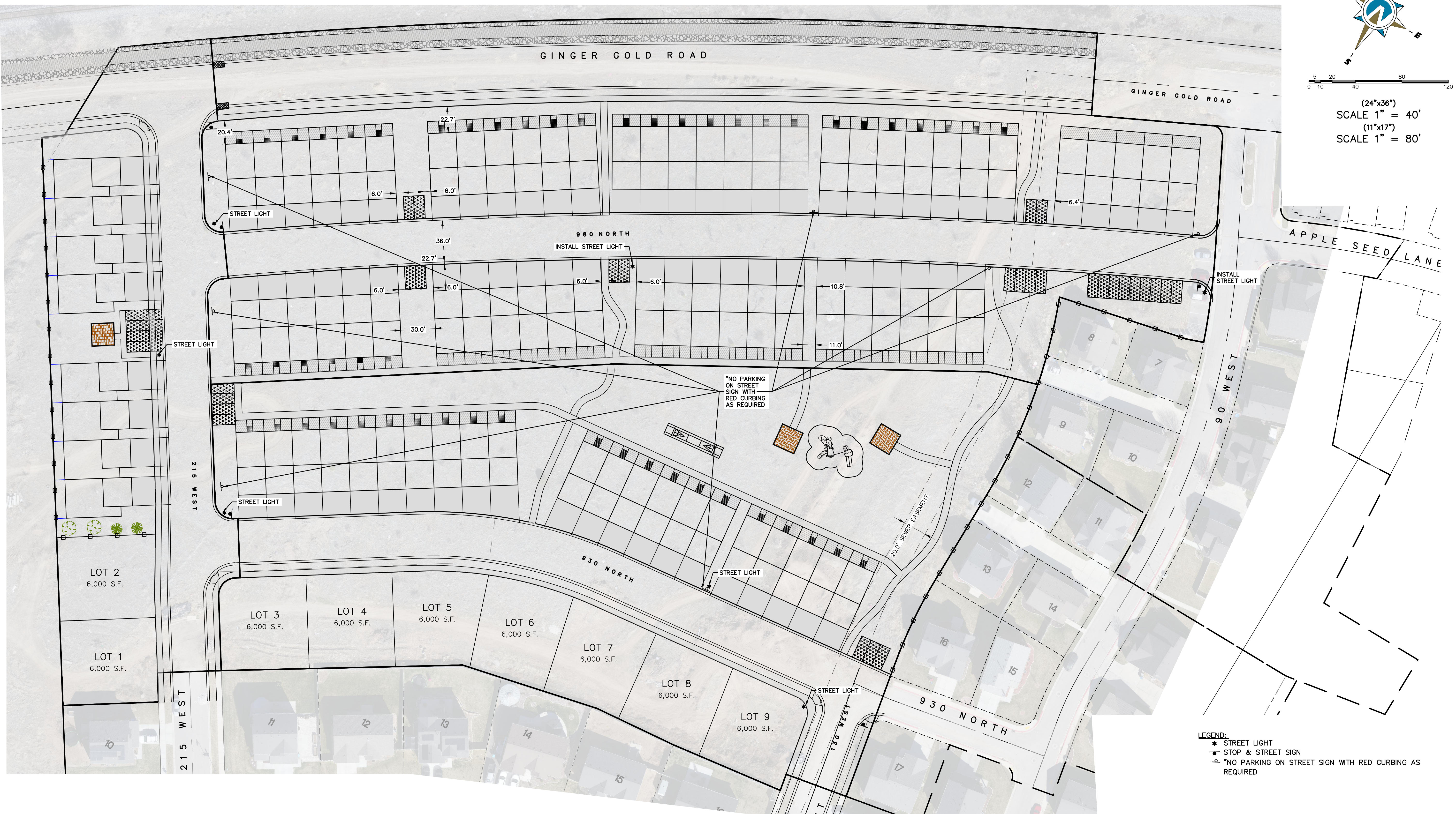
JOB NO.
 3-20-031

SHEET NO.
PP-07

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



- LEGEND:**
- * STREET LIGHT
 - ▲ STOP & STREET SIGN
 - ▬ "NO PARKING ON STREET SIGN WITH RED CURBING AS REQUIRED"

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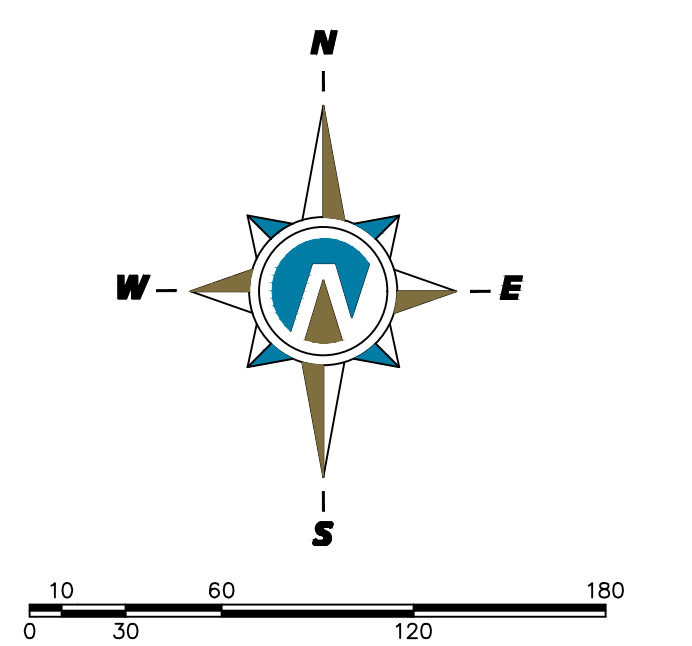
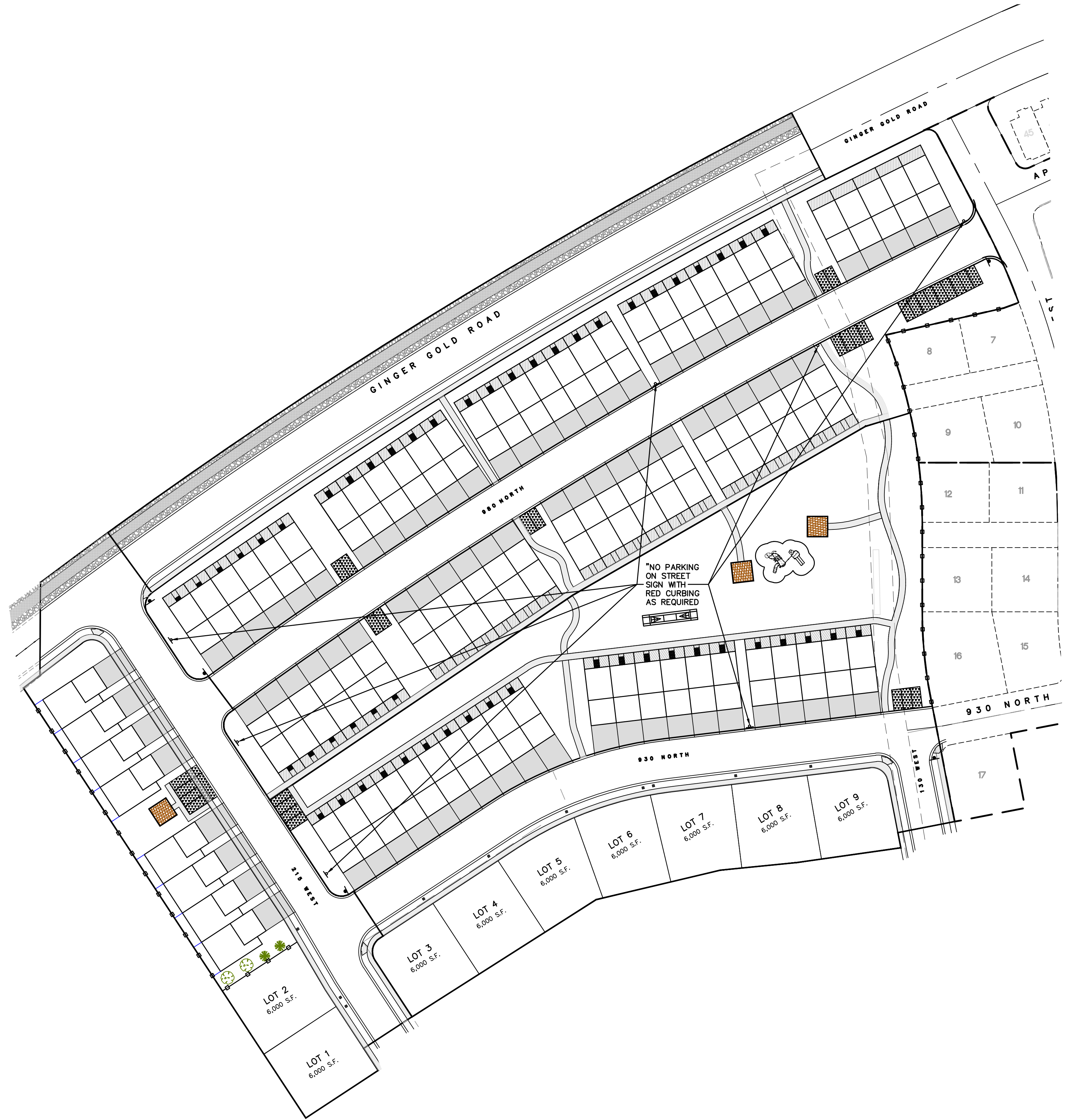
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APPLE HOLLOW @ THE ORACHARDS "B"

PRELIMINARY — SIGNING, STRIPING & LIGHTING PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. 1

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(24"x36")
 SCALE 1" = 60'
 (11"x17")
 SCALE 1" = 120'

RHINOROCK FENCE SPECIFICATIONS

TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	181 cm x 259 cm	72"x102"
Weight of Panel	105 kg	230 lbs
Weight per area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	69-95mm	2.5-3.75"
Plastic fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume		4-4.50%
Compressive Strength of proprietary concrete mix design	4x10 ³ N/m ²	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 ³ - 1.4x10 ⁴ N/m ²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
Ball load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion		<4%
Combustibility of glass fiber reinforced concrete shell		Non-combustible
Freeze/thaw performance		200 freeze thaw cycles with no damage
Derby, fungus, or mushroom attack		none
Termites food source		none

6' CLASSIC PRIVACY FENCE
 ¾ x 1 ½ Panels & 1 ½ x 5 ½ Slotted Rails
 (68" Panel Height)

Available Colors: White, Sandstone & Khaki

Post Centers
 73" Maximum
 with U-Channel

Parts List		
QTY	DESCRIPTION	LENGTH
2	1 ½ x 5 ½ Slotted Rail	72"
6	¾ x 1 ½ T&G	60
2	¾ U-Channel	60 7/8" - Optional
6	#10 - Screw - (5/16" Hex Head)	¾" - for U-Channel

Posts
 5" x 5" - 8' .135 Wall 5" x 5" - 8' .150 Wall
 24" Post Set (Check Local Code Requirements)

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

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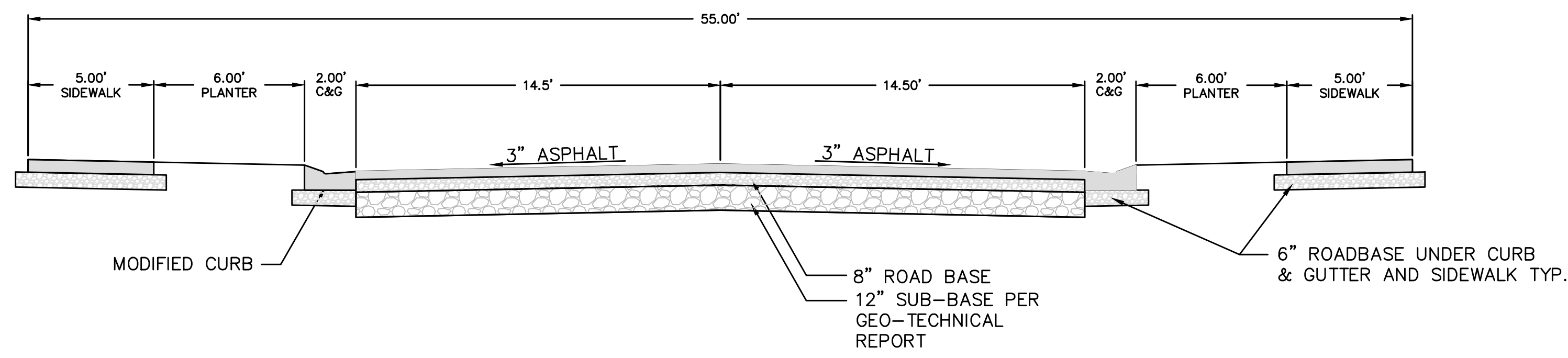
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APPLE HOLLOW @ THE ORACHARDS "B"

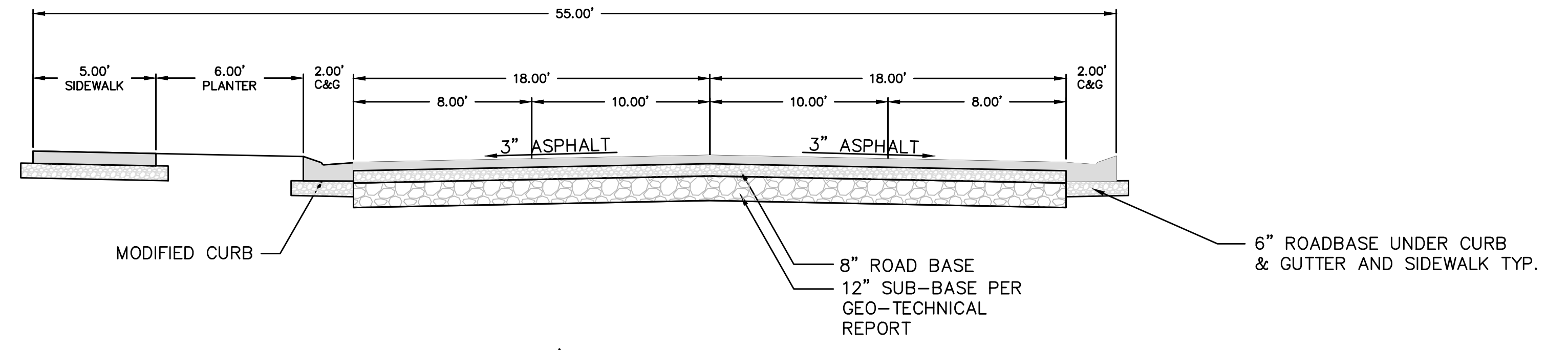
PRELIMINARY – FENCE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. 2

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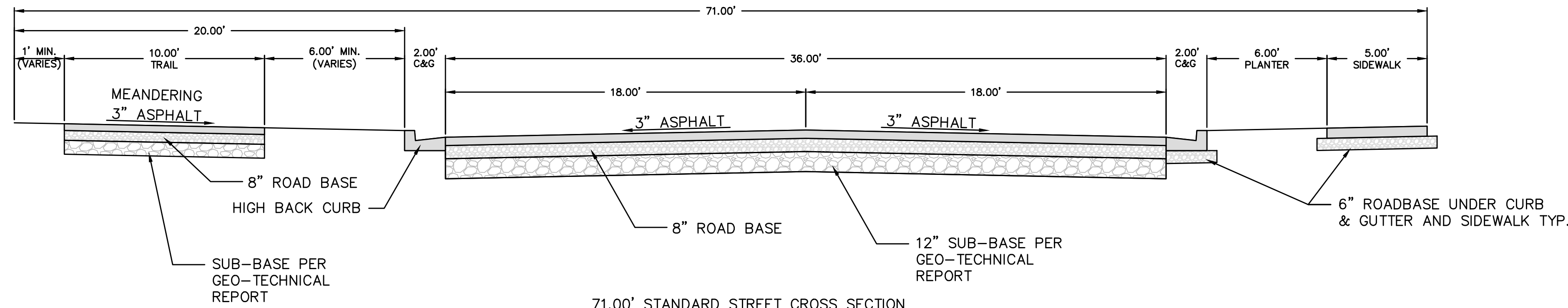
55.00' STANDARD STREET CROSS SECTION

215 WEST STREET
-NTS-
STA: 13+92.07 - 15+02.52



51.00' STANDARD STREET CROSS SECTION

215 WEST STREET
-NTS-
STA: 10+00.00 - 13+92.07



71.00' STANDARD STREET CROSS SECTION

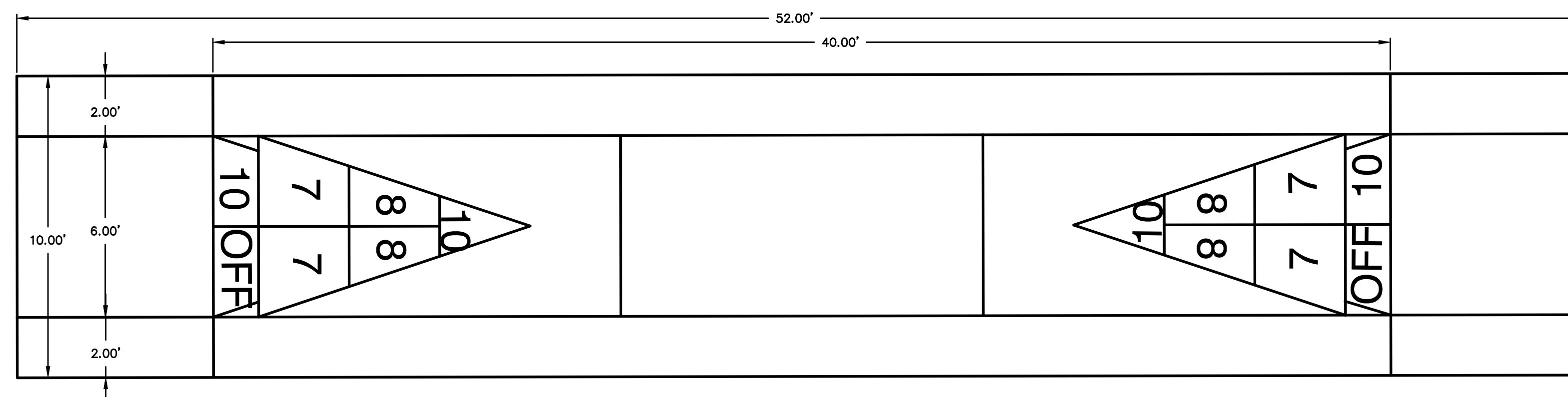
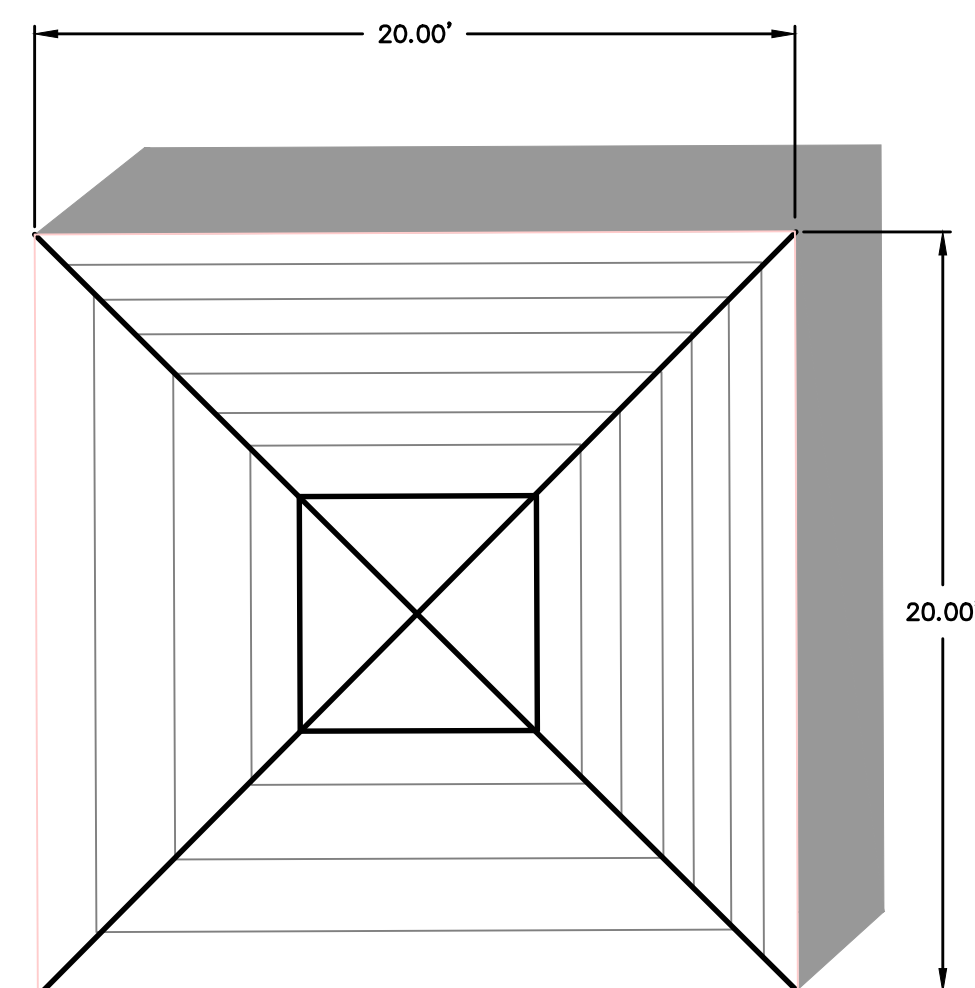
GINGER GOLD ROAD
-NTS-



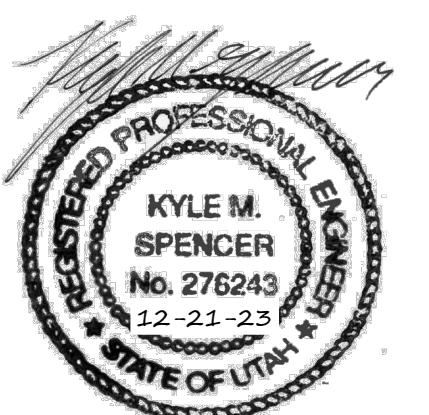
PLAYGROUND DETAIL
PROPOSED OR EQUIVALENT
-NTS-



20'X20' PAVILION DETAIL
PROPOSED PAVILION OR EQUIVALENT
WITH 4 PICNIC TABLES OR EQUIVALENT
-NTS-



SHUFFLEBOARD DETAIL
PROPOSED OR EQUIVALENT
-NTS-



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Northern ENGINEERING INC
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(801) 802-8992

APPLE HOLLOW
@ THE ORCHARDS "B"

DETAILS
SANTAQUIN, UTAH

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