

# APPLE HOLLOW @ THE ORCHARDS "B"

## PHASE 1 SANTAQUIN, UTAH COUNTY, UTAH -INDEX OF PLAN SHEETS-

### GENERAL

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

### 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.

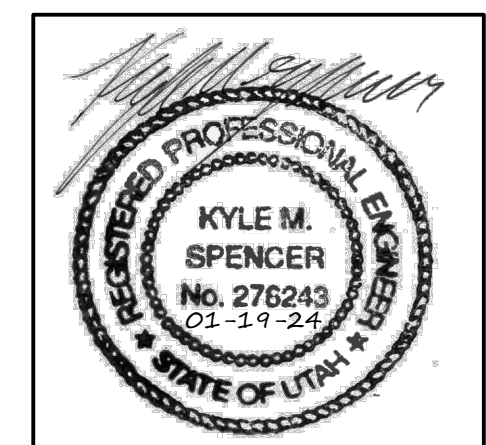
SHEET	DESCRIPTION
1	COVER SHEET FINAL PLAT B-1 FINAL PLAT B-2
SP-01	SITE PLAN/PHASING PLAN
UT-01	UTILITY LAYOUT
GR-01	GRADING & DRAINAGE
LS-01	LANDSCAPING PLAN
PP-01	PLAN & PROFILE 215 WEST
PP-02	PLAN & PROFILE GINGER GOLD ROAD
DT-01	ROW DETAILS
DT-02	DETAILS
DT-03	DETAILS



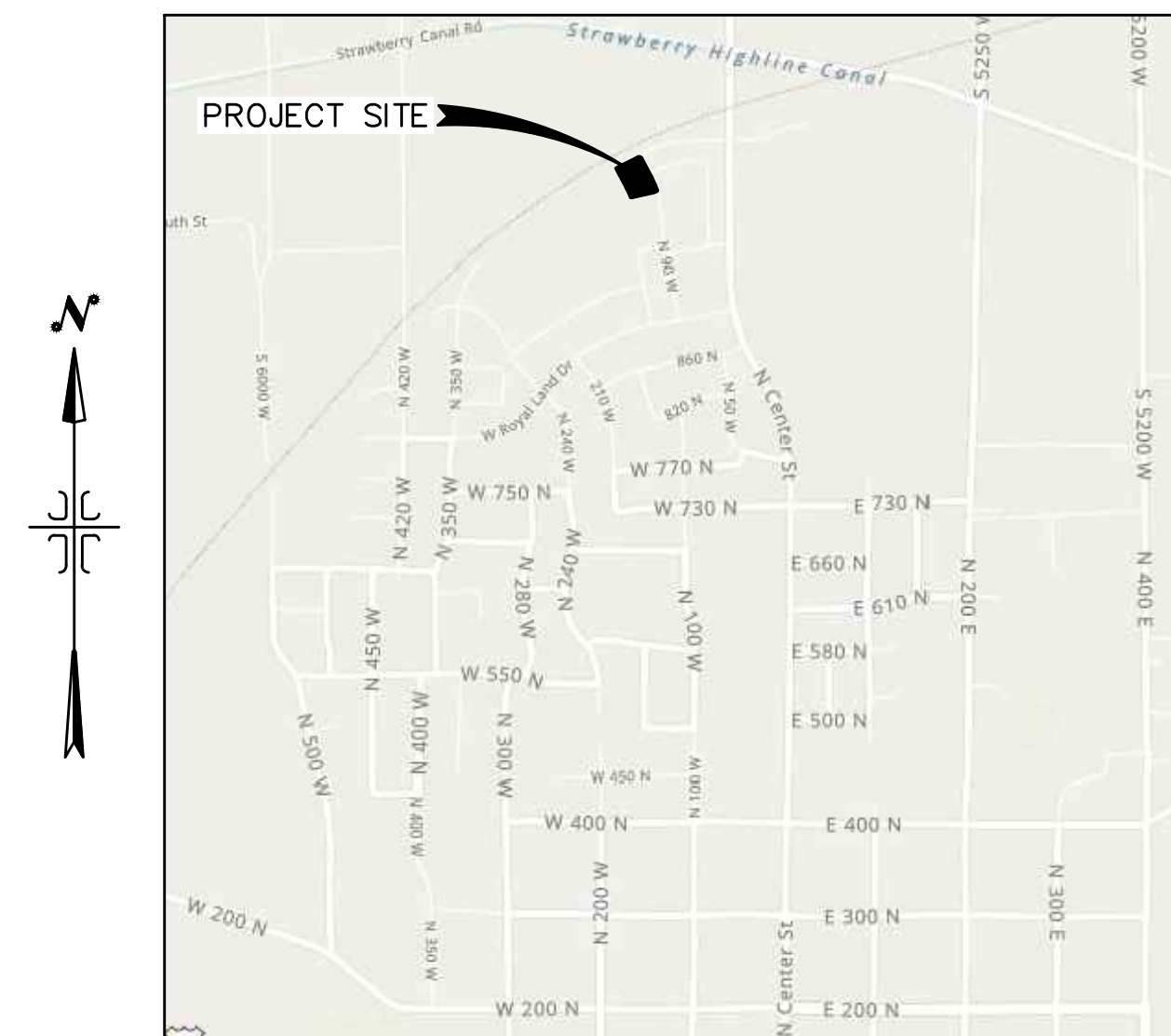
DEVELOPER  
REVERE HOMES  
JOHN CALDWELL (MANAGER)  
470 N. 2450 W.  
TREMONTON, UTAH 84337  
(801)-427-1733



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



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



VICINITY MAP  
-NTS-

TABULATIONS	
APPLE HOLLOW AT THE ORCHARDS B-PHASE 1	
ZONE:	R-10 PUD ZONE
PLAT AREA:	1.73 ACRES
# OF LOTS:	2 LOTS
NUMBER OF TOWNHOMES:	8 UNITS
LOT AREA:	0.28 ACRES
TOWNHOMES AREA:	0.33 ACRES
COMMON AREA:	0.36 ACRES
LIMITED COMMON AREA:	0.03 ACRES
RIGHT-OF-WAY AREA:	0.58 ACRES
DENSITY:	5.78 UNITS/ACRE

### ACCEPTANCE

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPER

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEV. DIRECTOR

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
PUBLIC WORKS

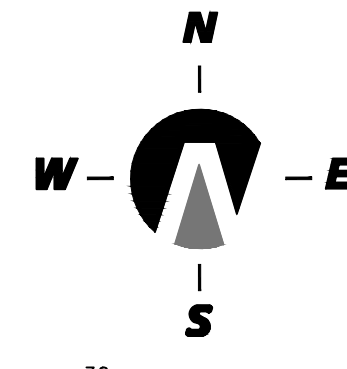
SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
BUILDING DEPARTMENT

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
POLICE DEPARTMENT

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_  
FIRE DEPARTMENT

### APPLE HOLLOW AT THE ORCHARDS PLAT B-1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



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

### 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 1-30-030-0085) 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 FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-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 1 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.33°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.33°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 4799.00-FOOT RADIUS 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; THENCE N.0°01'19"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.33°17'00"E. A DISTANCE OF 65.86 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-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.33°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.33°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.78°17'02"E. A DISTANCE OF 21.21 FEET; THENCE S.33°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 OF 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 SALT LAKE 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  
BY: \_\_\_\_\_

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

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

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF SALT LAKE 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. 20\_\_\_\_.  
APPROVED BY MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

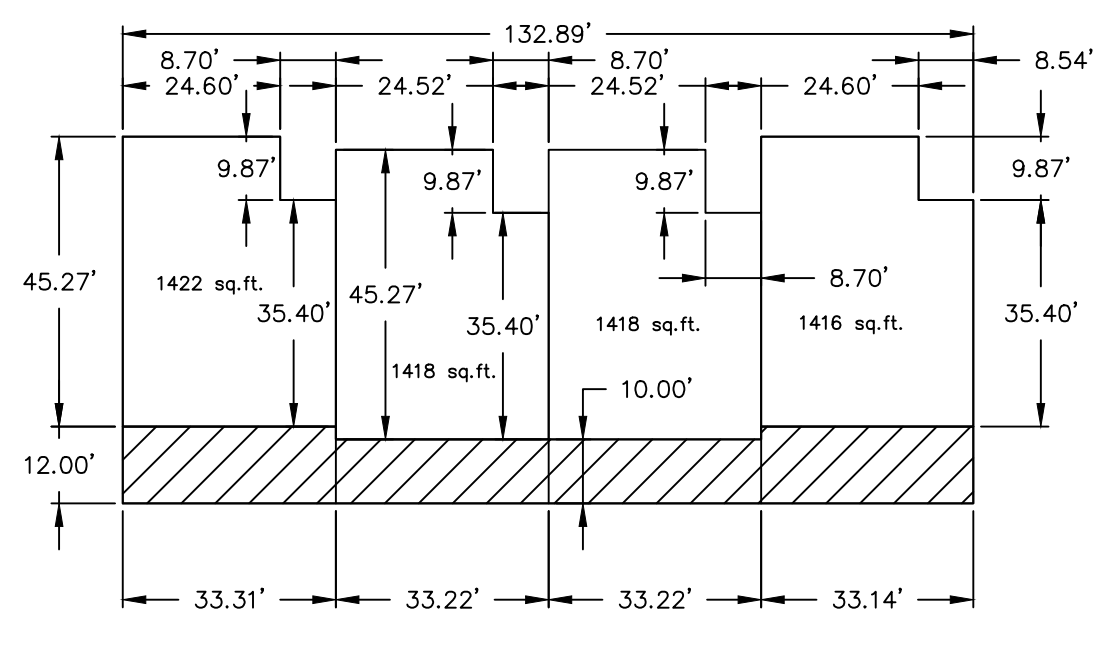
**APPLE HOLLOW AT THE ORCHARDS PLAT B-1**  
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
SANTAQUIN \_\_\_\_\_ UTAH COUNTY, UTAH  
SCALE: 1" = 30 FEET

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 (EXCLUDES PUBLIC ROADWAYS)

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	51.66'	4799.00'	51.66'	S52°40'41"W	0°37'00"
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"



BUILDING A & B

- NOTES:**
- 1) ALL LIMITED COMMON AREA & OPEN SPACE, COMMON AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
  - 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
  - 3) ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCED BEARING SHOWN ON BUILDING.
  - 4) ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMITS.

**DOMINION ENERGY UTAH - NOTE:**  
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 801-366-8532  
QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH  
Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

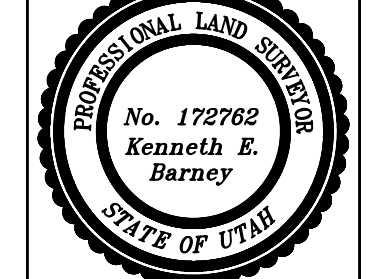
**ROCKY MOUNTAIN POWER ACCEPTANCE**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

DEVELOPER  
REVERE HOMES  
JOHN CALDWELL (MANAGER)  
470 N. 2550 W.  
TREMONTON, UTAH 84037  
(801)-427-1733

**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



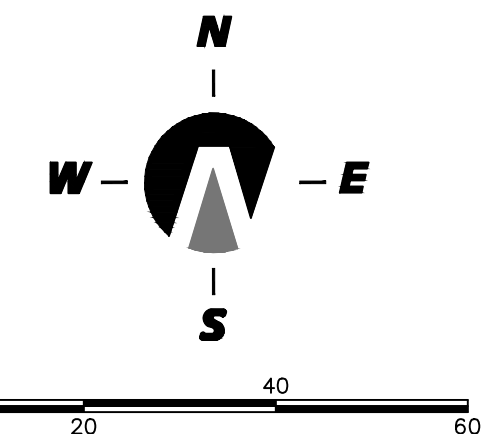
GRID FACTOR: 0.99961  
NAD 27  
STAT PLAN  
COORDINATED

NORTHING	EASTING
A 603525.85	1919958.33
B 604062.05	1918827.58
C 604117.62	1918786.10
D 604163.45	1918759.24
E 604116.75	1918688.10
F 604403.84	1918499.63
G 604415.46	1918514.64
H 604505.17	1918515.15
I 604552.63	1918579.28
J 604495.24	1918621.04
K 604474.89	1918617.33
L 604419.86	1918653.46
M 604415.97	1918674.82
N 604381.64	1918695.60
O 604361.30	1918691.90
P 604213.54	1918788.90
Q 604209.23	1918809.66
R 604166.61	1918837.64
S 604145.85	1918833.33
T 604092.06	1918868.65



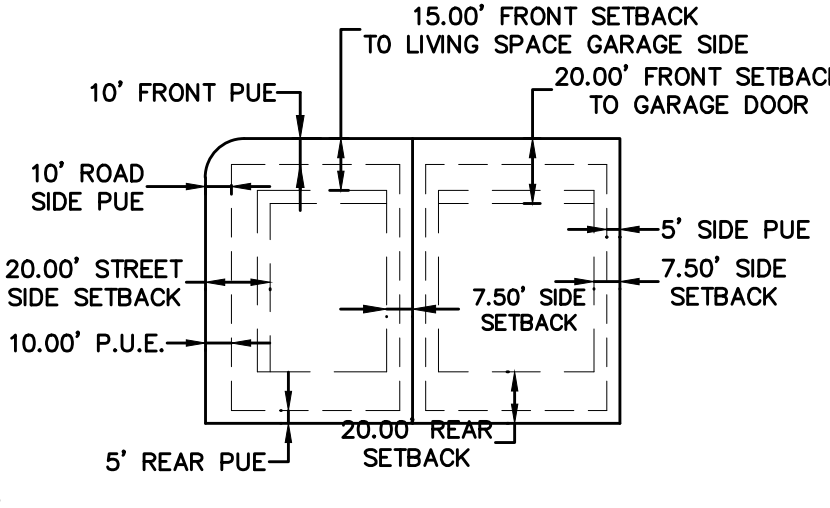
**VICINITY MAP**  
-NTS-  
K:\3-20-031-00 Apple Hollow\GAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE HOLLOW AT THE ORCHARDS FINAL PLAT B-1.dwg 1/16/2024 4:18 PM

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



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

**TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS**



GRID FACTOR: 0.99961

NAD 27 STAT PLAN COORDINATED	
NORTHING	EASTING
A 603525.85	1919958.33
B 603995.79	1918767.50
C 604416.75	1918688.10
D 604163.45	1918759.24
E 604117.62	1918786.10
F 604062.05	1918822.58
G 604040.96	1918836.32

**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

**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.



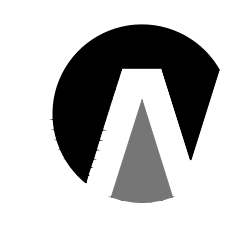
**VICINITY MAP**

-NTS-

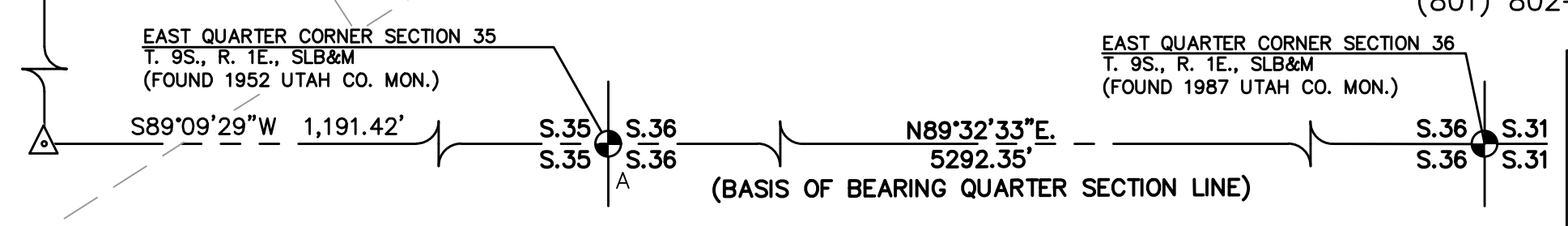
**DOMINION ENERGY UTAH - NOTE:**  
 Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 801-366-8532

QUESTAR GAS COMPANY  
 dba DOMINION ENERGY UTAH  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_  
 Title: \_\_\_\_\_

**DEVELOPER**  
 REVERE HOMES  
 JOHN CALDWELL (MANAGER)  
 470 N. 2550 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



**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 30-030-0002 & 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 54-8a-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 1 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 1191.42 FEET; THENCE NORTH A DISTANCE OF 487.63 FEET TO THE REAL POINT OF BEGINNING  
 THENCE N.33°17'00"W ALONG THE EASTERLY LINE OF THE FOLLOWING TWO (2) RECORDED SUBDIVISION PLATS THE ORCHARDS PLAT F-4; 2) THE ORCHARDS PLAT F-5; AND A DISTANCE OF 144.75 FEET; THENCE N.56°43'00"E A DISTANCE OF 85.14 FEET; THENCE S.30°22'22"E A DISTANCE OF 53.14 FEET; THENCE S.33°17'00"E A DISTANCE OF 66.50 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 TWO (2) COURSES: 1) THENCE S.33°04'52"E A DISTANCE OF 25.18 FEET; 2) THENCE S.56°43'00"W A DISTANCE OF 82.35 FEET TO THE REAL POINT OF BEGINNING  
 CONTAINING 12,004 sq.ft. OR 0.28 acres MORE OR LESS.

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
 JOHN CALDWELL, OWNER REVERE HOMES, LLC

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

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

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE 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 \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

**ROCKY MOUNTAIN POWER ACCEPTANCE**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.  
 BY \_\_\_\_\_ TITLE: \_\_\_\_\_

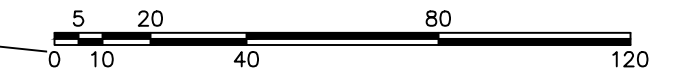
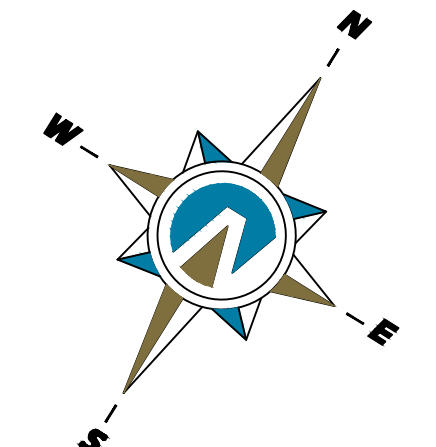
**APPLE HOLLOW AT THE ORCHARDS PLAT B-2**  
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
 SANTAQUIN \_\_\_\_\_ UTAH COUNTY, UTAH  
 SCALE: 1" = 20 FEET

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

# APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

SANTAQUIN, UTAH

JANUARY, 2024



(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.

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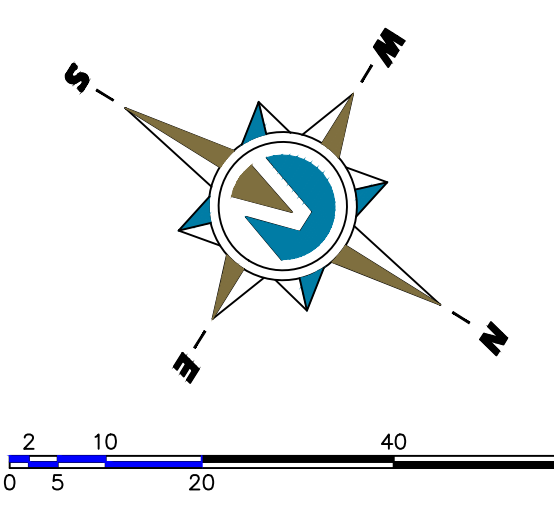
**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

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

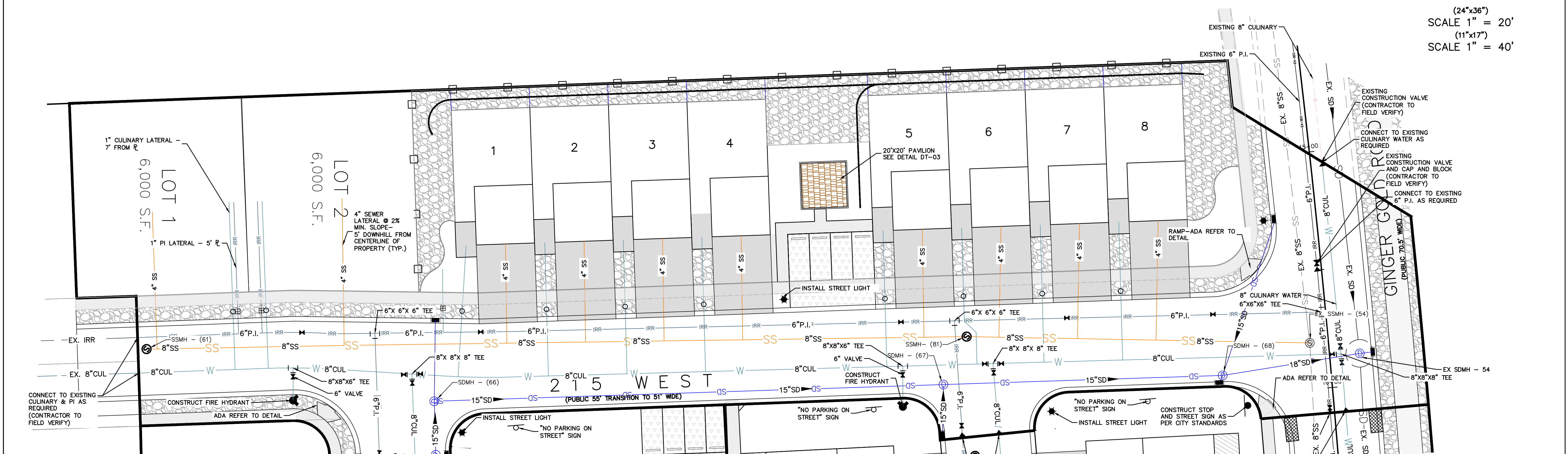
**APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"**

SITE PLAN/PHASING PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. <b>SP-01</b>

K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 SHEET SET PHASE 1.dwg



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



- NOTES:**
- CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - SEE DETAILS SHEET DT-02 FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
  - 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.
  - CULINARY AND P.I. SHALL BE CAPPED AND BLOCKED AT PHASE LINE AND PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PHASE PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC VALVE AS PER CITY STANDARDS. SEWER TO BE STUBBED AT PHASE, STORM DRAIN TO BE CONNECTED TO EXISTING SYSTEM, TEMPORARY TURNAROUND TO BE INSTALLED AS PER CITY STANDARDS.
  - ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
  - EXISTING UNDERGROUND STORM DRAIN INFILTRATION GALLERY TO REMAIN IN-PLACE & NOT BE DAMAGED DURING CONSTRUCTION.
  - PLACE 10' MINIMUM L.F. OF RIP-RAP ON EAST END OF C&G TO PREVENT EROSION.
  - SIDEWALK, TRAIL, & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.

- NOTES TO CONTRACTOR:**
- 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.
  - 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.

CAP & BLOCK CULINARY & P.I. AT PHASE LINE & PROVIDE LOCATION MARKER AS REQUIRED. CONSTRUCTION VALVES TO BE PLACED AT END OF PHASE PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC FOR P.I. PER CITY STANDARDS.

CAP & BLOCK CULINARY & P.I. AT PHASE LINE & PROVIDE LOCATION MARKER AS REQUIRED. CONSTRUCTION VALVES TO BE PLACED AT END OF PHASE PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC FOR P.I. PER CITY STANDARDS.

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NO.	REVISIONS	BY	DATE	REV. COGO FILE:



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

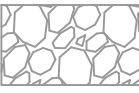







1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"**

SITE UTILITY PLAN— PHASE A	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. <b>UT-01</b>

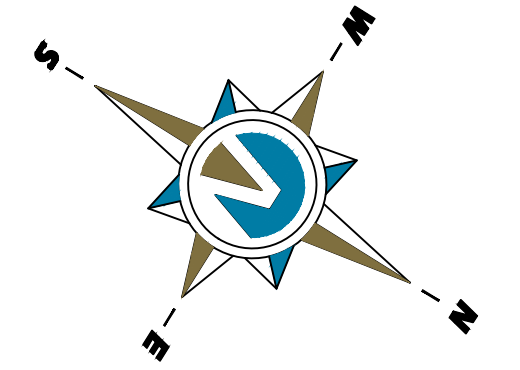
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**LANDSCAPING LEGEND:**

-  LANDSCAPE ROCK: TWO TO FOUR INCH (2" TO 4") DECORATIVE COBBLE ROCK. A SAMPLE OF THE PROPOSED MATERIAL MUST BE SUBMITTED TO AND APPROVED BY SANTAQUIN CITY PRIOR TO PLACING. COBBLE ROCK MULCH SHALL BE INSTALLED TO AN AVERAGE DEPTH OF FOUR INCHES (4") AND SHALL COMPLETELY COVER ALL PLANTER STRIP AREA. PRIOR TO INSTALLATION OF COBBLE ROCK, MULCH, A MIRAFL 600 (OR APPROVED EQUIVALENT) FABRIC MUST BE APPLIED TO THE PLANTER STRIP AREA.
-  HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS, 1-GAL.
-  CALAMAGROSTIS X ACUTIFLORA FOERSTER / FEATHER REED GRASS, 1-GAL.
-  EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH, 5-GAL.
-  RHAMNUS FRANGULA COLUMNARIS / ALDER BUCKTHORN, 5-GAL.
-  TILIA AMERICAN REDMUND / REDMUND AMERICAN LINDEN, 2" - 2.5" CAL.
-  ACER FREEMAN / AUTUMN BLAZE MAPLE, 2" - 2.5" CAL.
-  PICEA PUNGENS / COLORADO "BLUE" SPRUCE, 2" - 2.5" CAL. (6' MIN HEIGHT)

**NOTES:**

1. STANDARD PLANTING PLAN FOR PLANTER AREAS ALONG GINGER GOLD ROAD. CONTRACTOR TO GET CITY APPROVAL PRIOR TO INSTALLATION.
2. ALL LANDSCAPING TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
3. IRRIGATION TO BE DESIGNED BY OTHERS AND SUBMITTED TO CITY FOR APPROVAL BEFORE INSTALLATION.
4. GROUP TREES IN CLUSTERS AND VARIETY ALTERNATING BETWEEN GROUPS OF THREE.
5. TREES SHALL NOT BE PLANTED LESS THAN 5-FT FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED NEXT TO HARDSCAPE SURFACE.
6. CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS.
7. ANY PROPOSED SUBSTITUTIONS OF PLAN SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
8. ALL TREES UP TO 2.5" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6' AND TALLER SHALL BE TRIPLE STAKED OR GUYED.
9. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 1-FT OF ANY WALK EDGE.
10. ALL PLANTING AREAS INCLUDING TREE AND SHRUB AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER.
11. NO SOD GRASS IN PLANTER STRIP
12. 35% MAXIMUM SOD-GRASS ALLOWED IN FROM OR SIDE YARD AS REQUIRED.



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



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**Northern ENGINEERING INC**  
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 CONSTRUCTION MANAGEMENT

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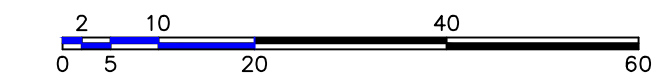
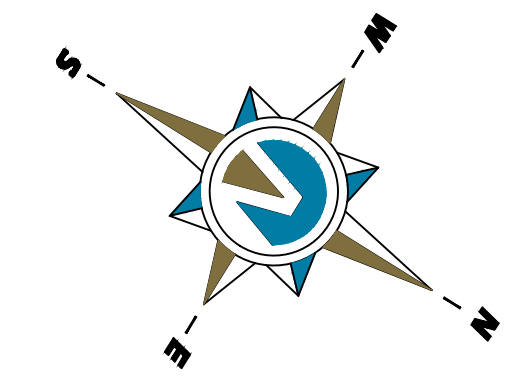
**APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"**

LANDSCAPE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. <b>LS-01</b>

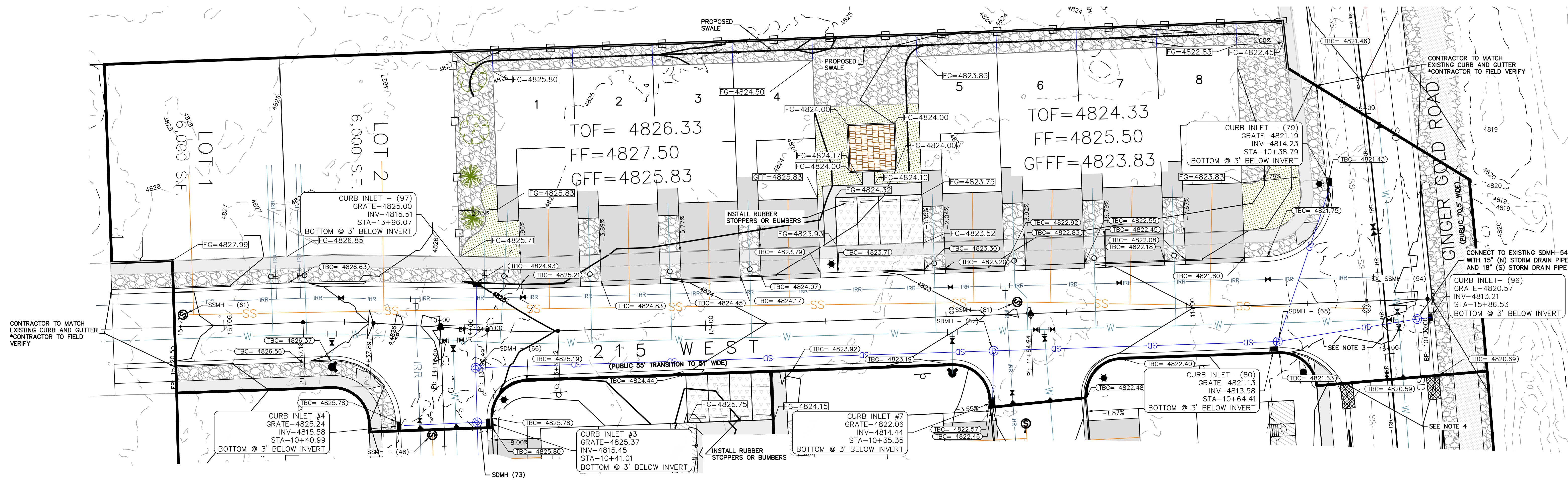
K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 SHEET SET PHASE 1.dwg

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'



CONTRACTOR TO MATCH EXISTING CURB AND GUTTER \*CONTRACTOR TO FIELD VERIFY

CONTRACTOR TO MATCH EXISTING CURB AND GUTTER \*CONTRACTOR TO FIELD VERIFY

CONNECT TO EXISTING SDMH-54 WITH 15" (N) STORM DRAIN PIPE AND 18" (S) STORM DRAIN PIPE

**LEGEND:**  
 TOF= TOP OF FOUNDATION  
 FF=FINISHED FLOOR  
 GFF=GARAGE FINISHED FLOOR  
 BFF= BASEMENT FINISHED FLOOR

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

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

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 CONSTRUCTION MANAGEMENT

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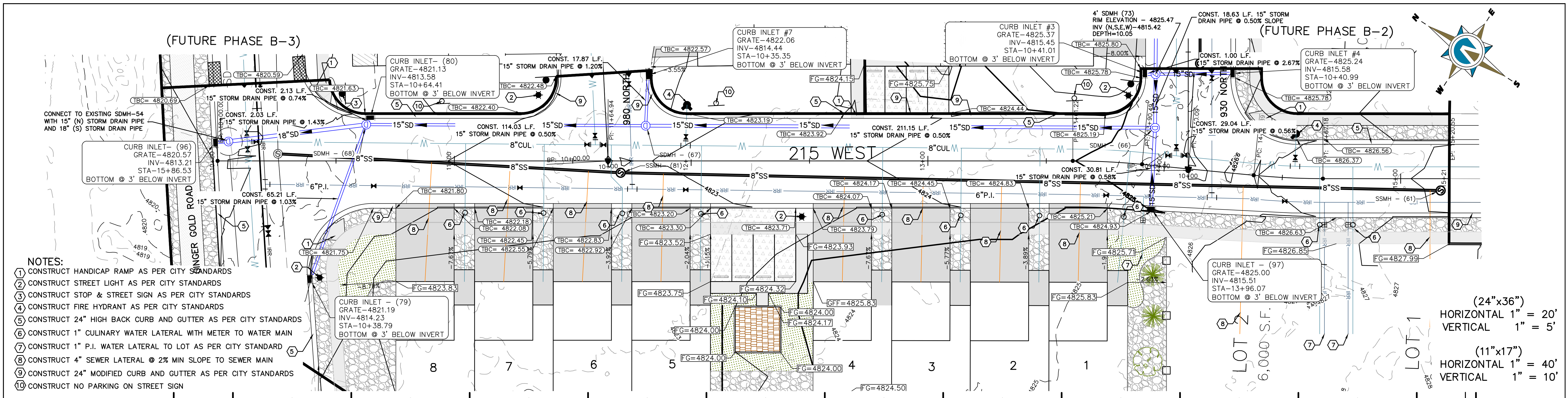
**APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"**

SITE GRADING AND DRAINAGE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. <b>GR-01</b>

K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 SHEET SET PHASE 1.dwg

(FUTURE PHASE B-3)

(FUTURE PHASE B-2)



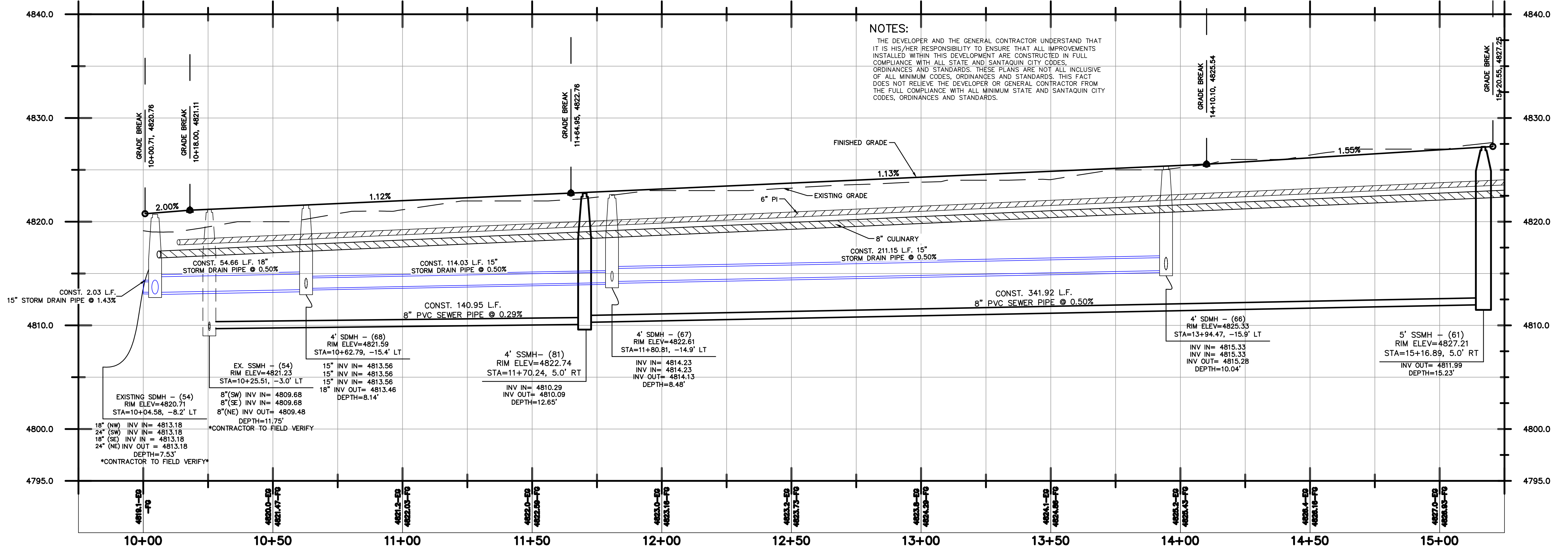
- NOTES:**
- CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
  - CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
  - CONSTRUCT STOP & STREET SIGN AS PER CITY STANDARDS
  - CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
  - CONSTRUCT 24" HIGH BACK CURB AND GUTTER AS PER CITY STANDARDS
  - CONSTRUCT 1" CULINARY WATER LATERAL WITH METER TO WATER MAIN
  - CONSTRUCT 1" P.I. WATER LATERAL TO LOT AS PER CITY STANDARD
  - CONSTRUCT 4" SEWER LATERAL @ 2% MIN SLOPE TO SEWER MAIN
  - CONSTRUCT 24" MODIFIED CURB AND GUTTER AS PER CITY STANDARDS
  - CONSTRUCT NO PARKING ON STREET SIGN

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

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

**NOTES:**

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 SNTAQUIN 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 SNTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



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**APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"**

215 WEST PLAN & PROFILE  
SANTAQUIN, UTAH

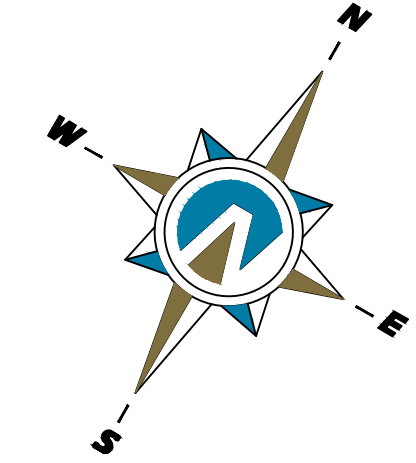
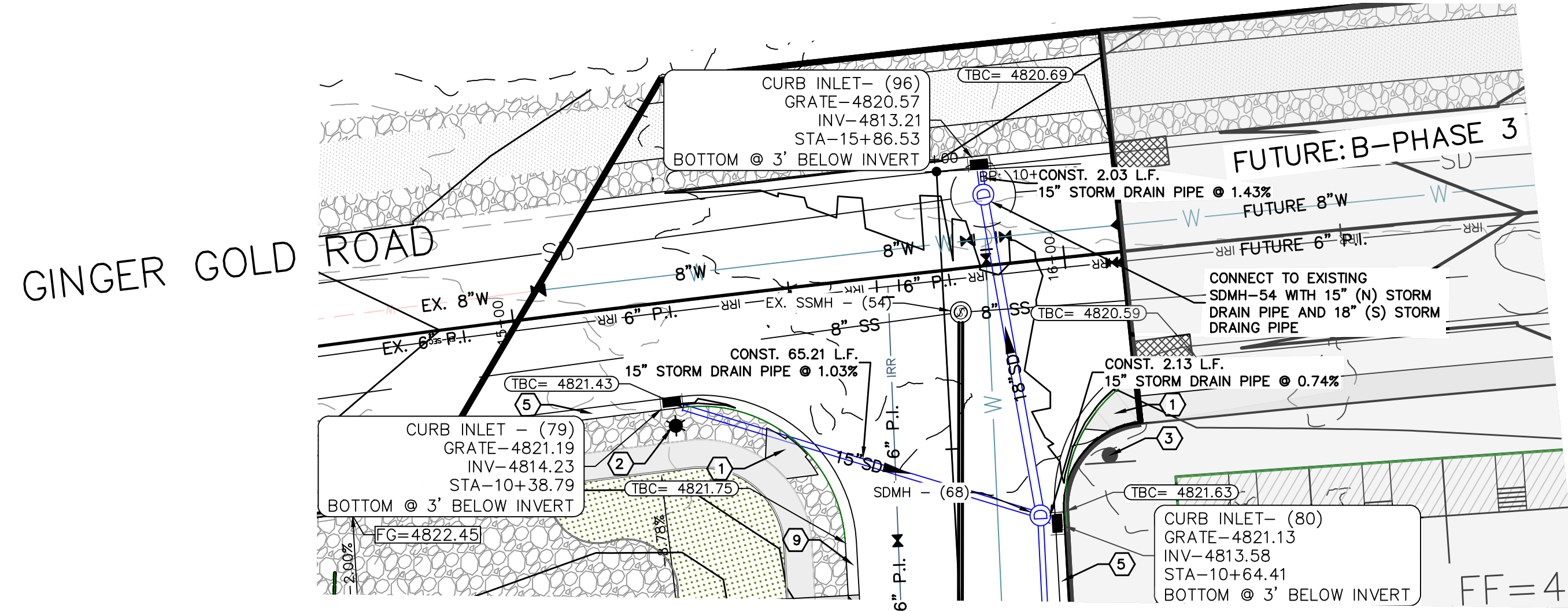
JOB NO. 3-20-031  
SHEET NO. PP-01

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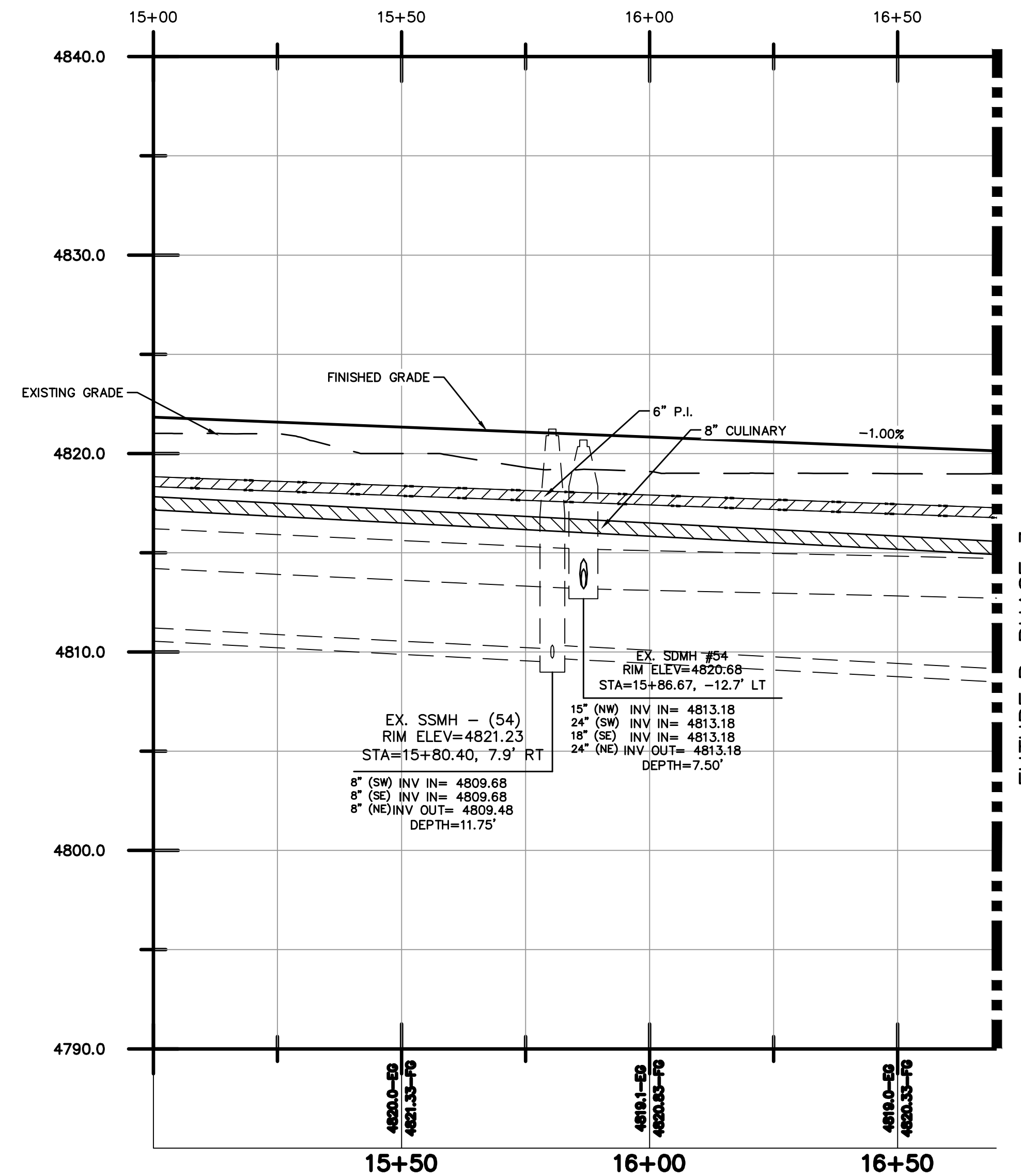
- NOTES:
- 1 CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
  - 2 CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
  - 3 CONSTRUCT STOP & STREET SIGN AS PER CITY STANDARDS
  - 4 CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
  - 5 CONSTRUCT 24" HIGH BACK CURB AND GUTTER AS PER CITY STANDARDS
  - 6 CONSTRUCT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

NOTES:  
 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.



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

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



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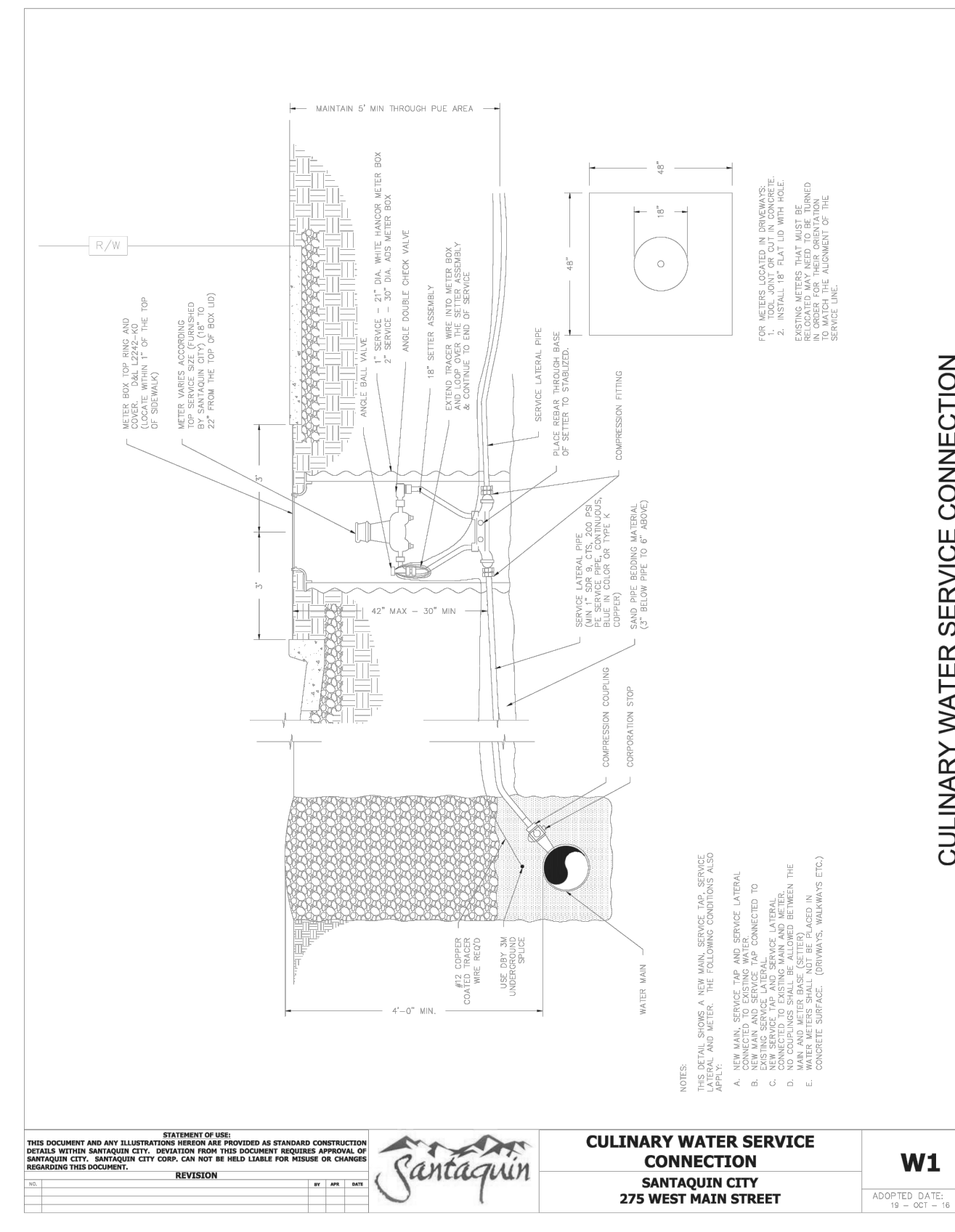
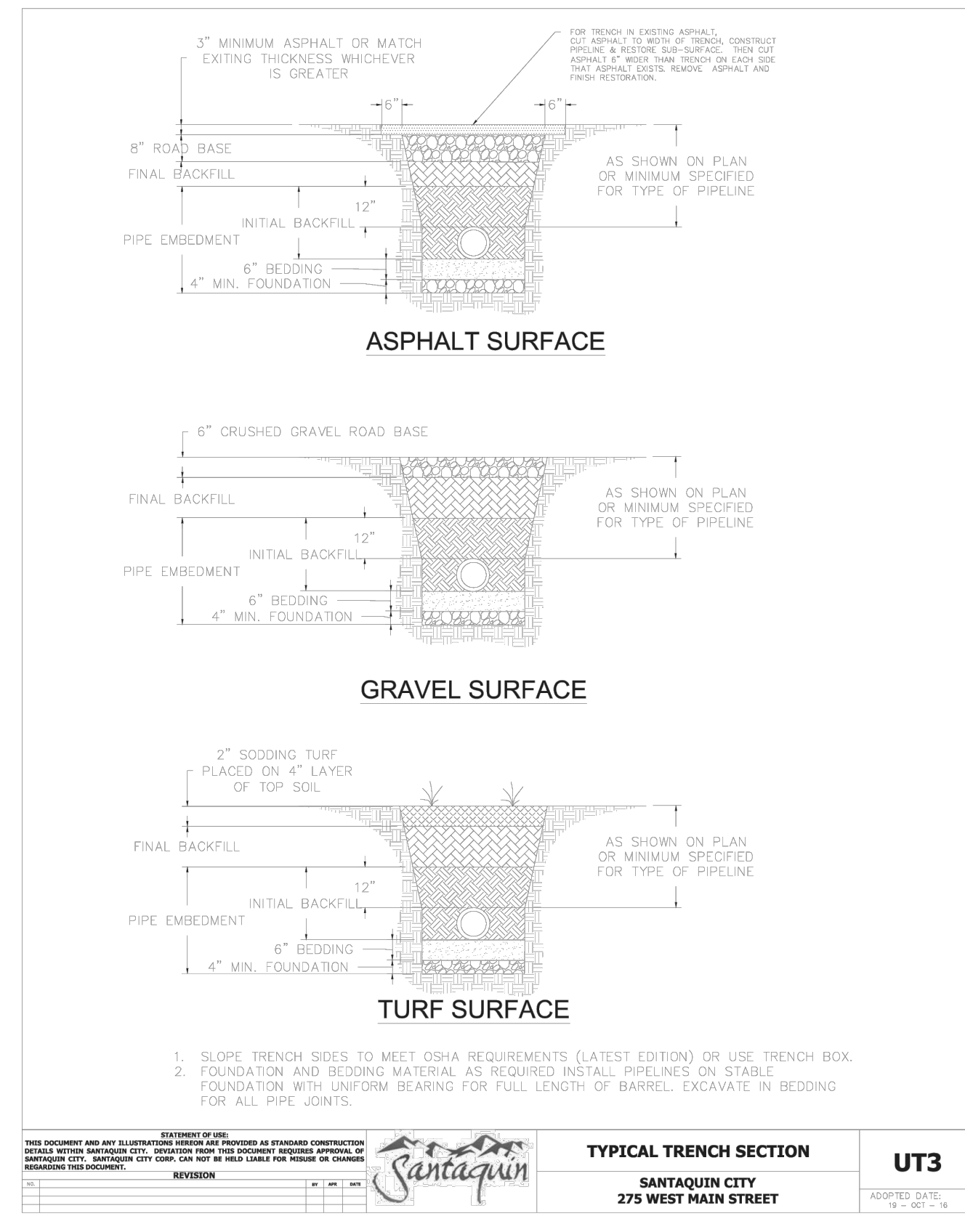
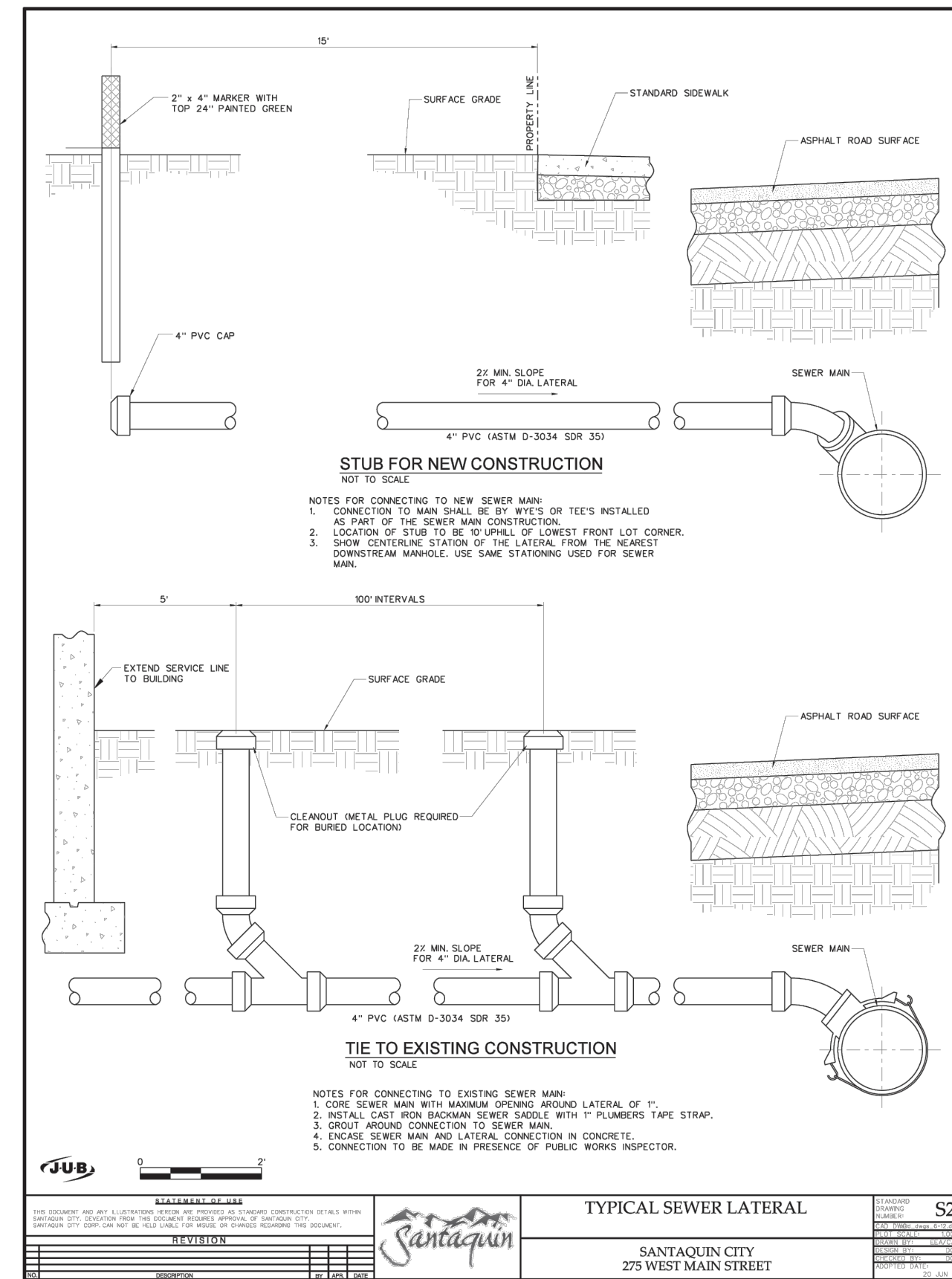
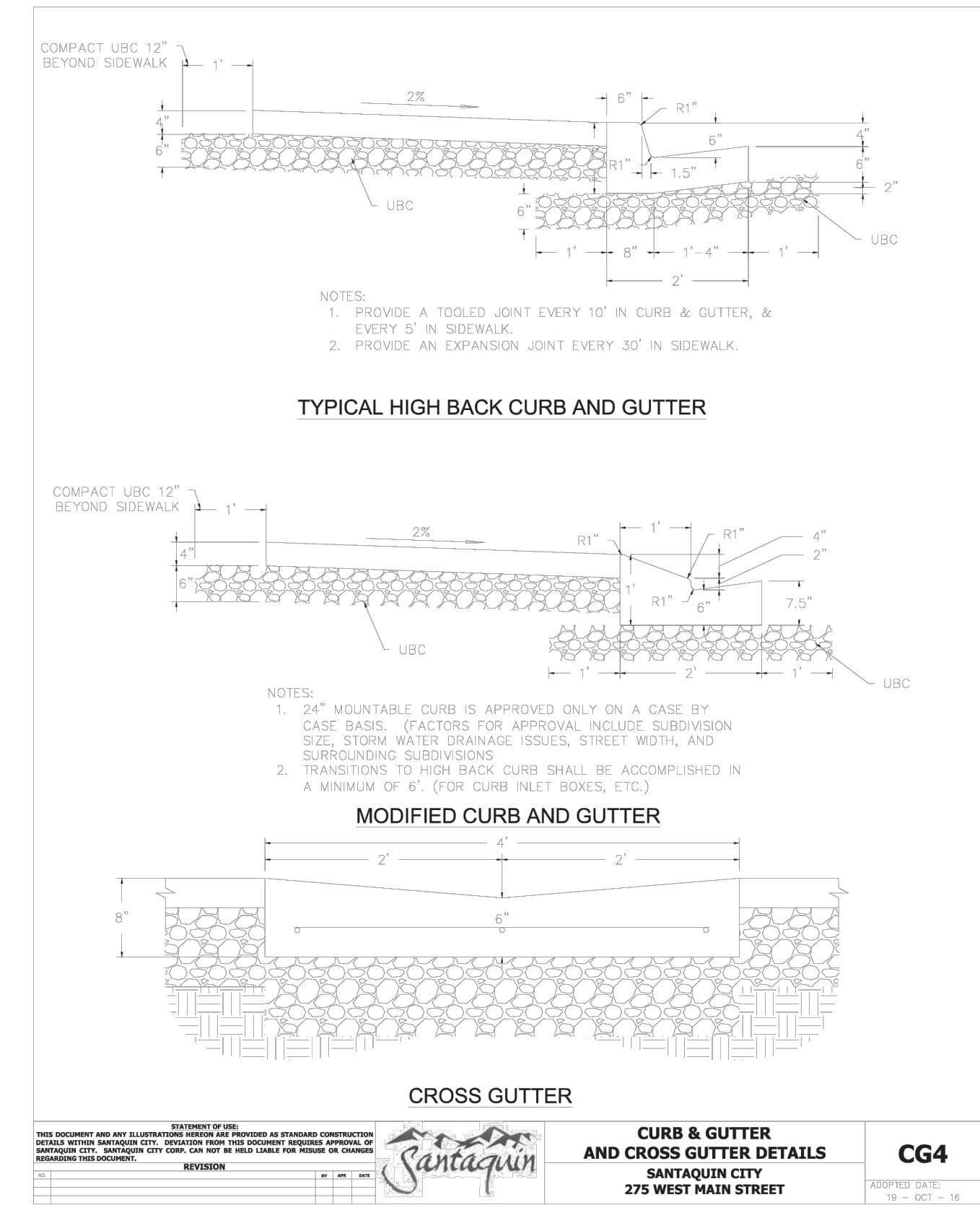
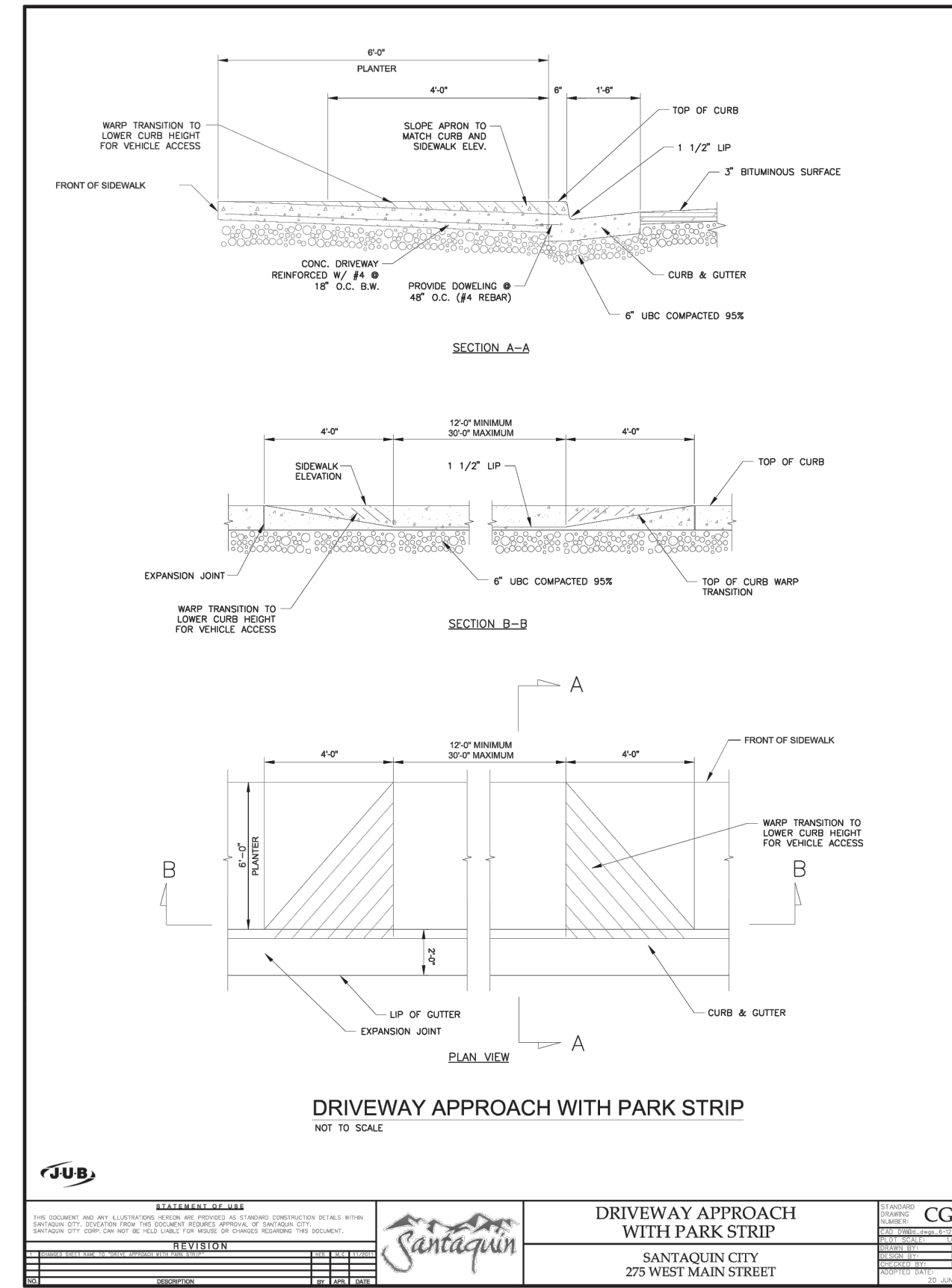
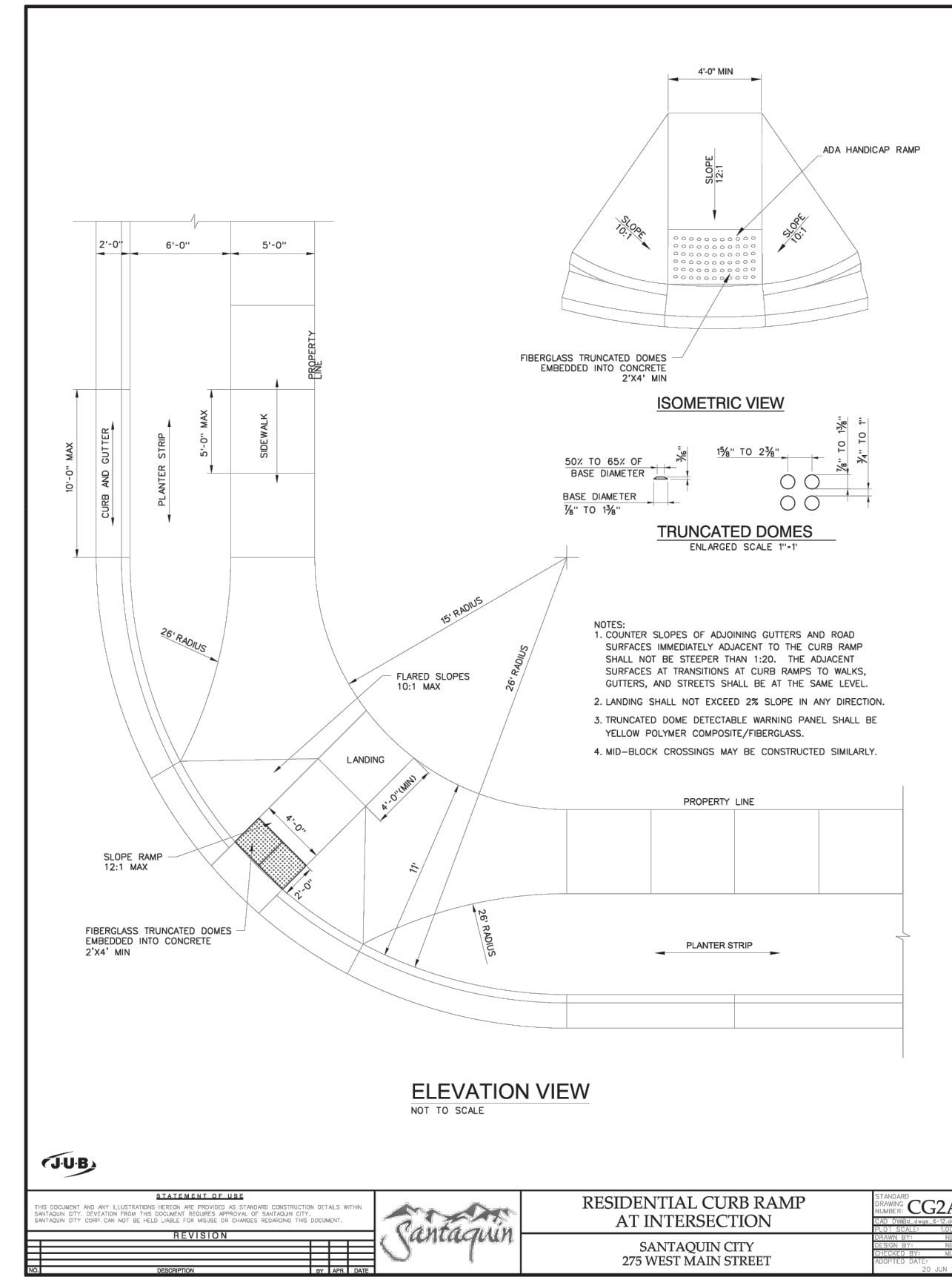
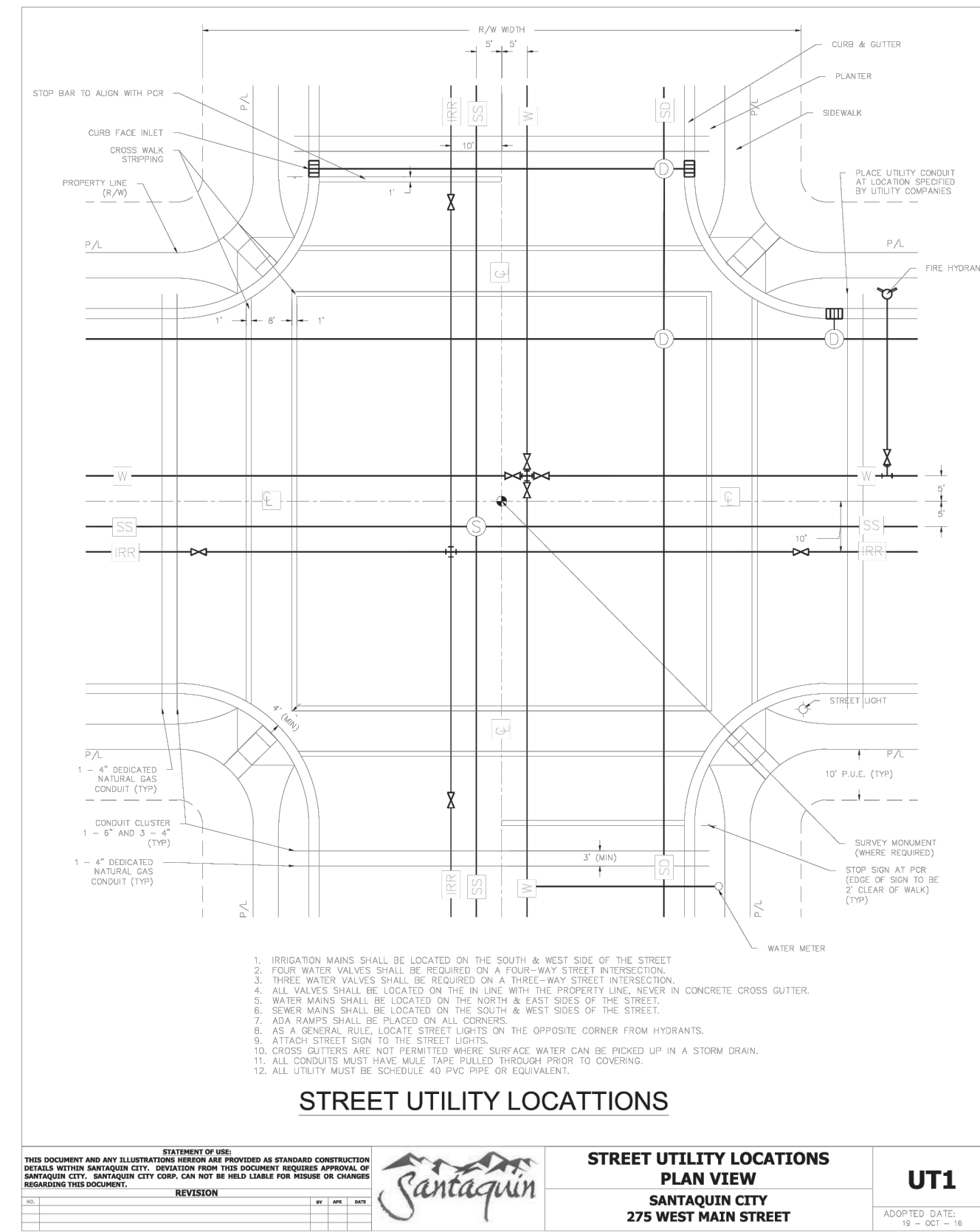
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**Northern ENGINEERING INC**  
 ENGINEERING—LAND PLANNING  
 CONSTRUCTION MANAGEMENT

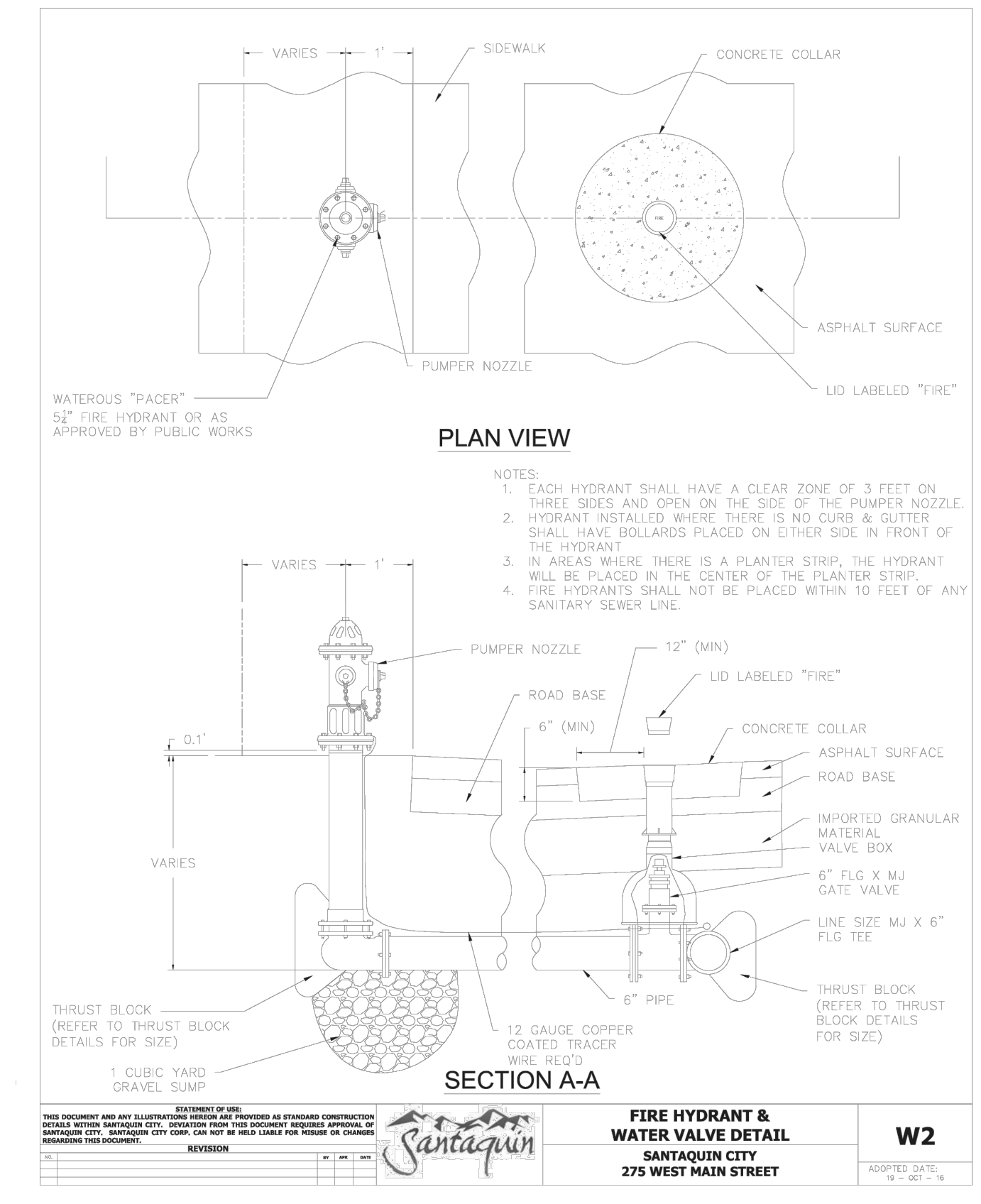
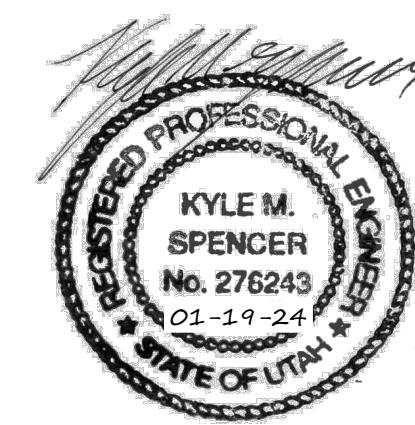
1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"**

STORM DRAIN PLAN & PROFILE	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. <b>PP-02</b>



CULINARY WATER SERVICE CONNECTION



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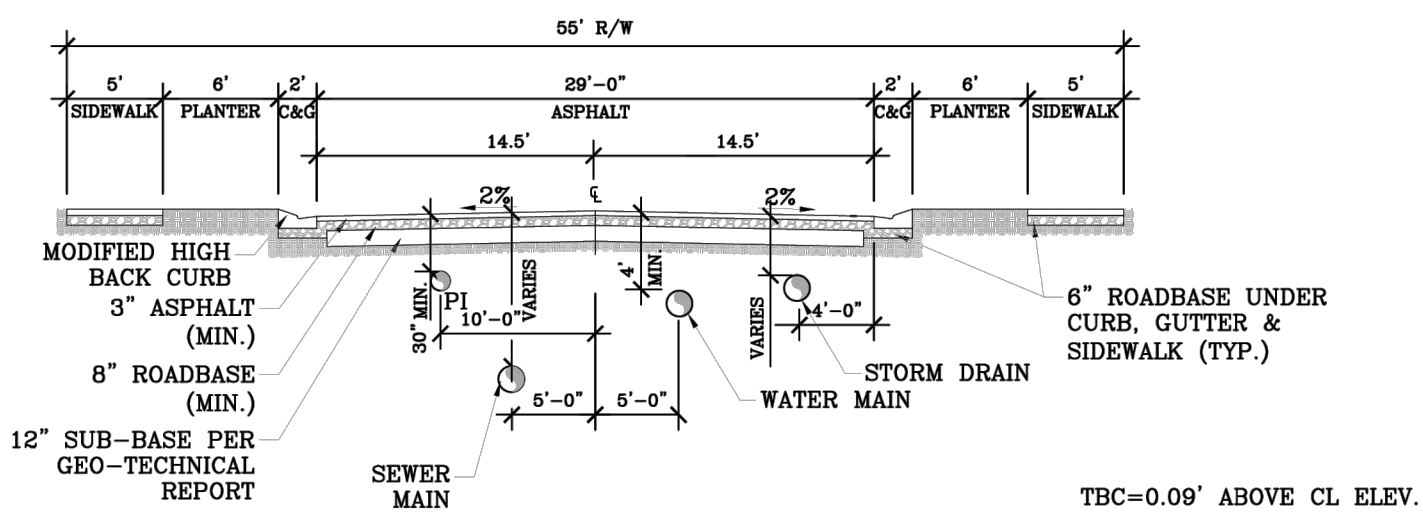
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ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

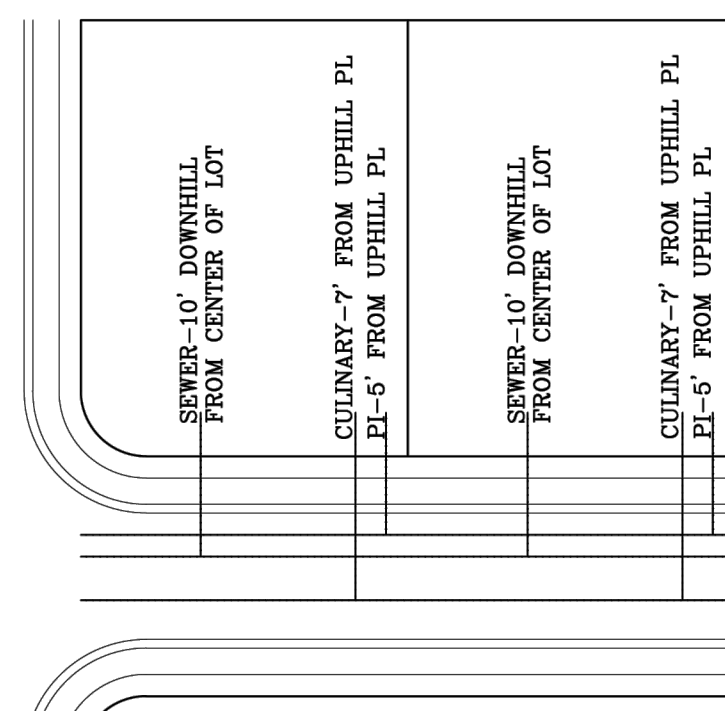
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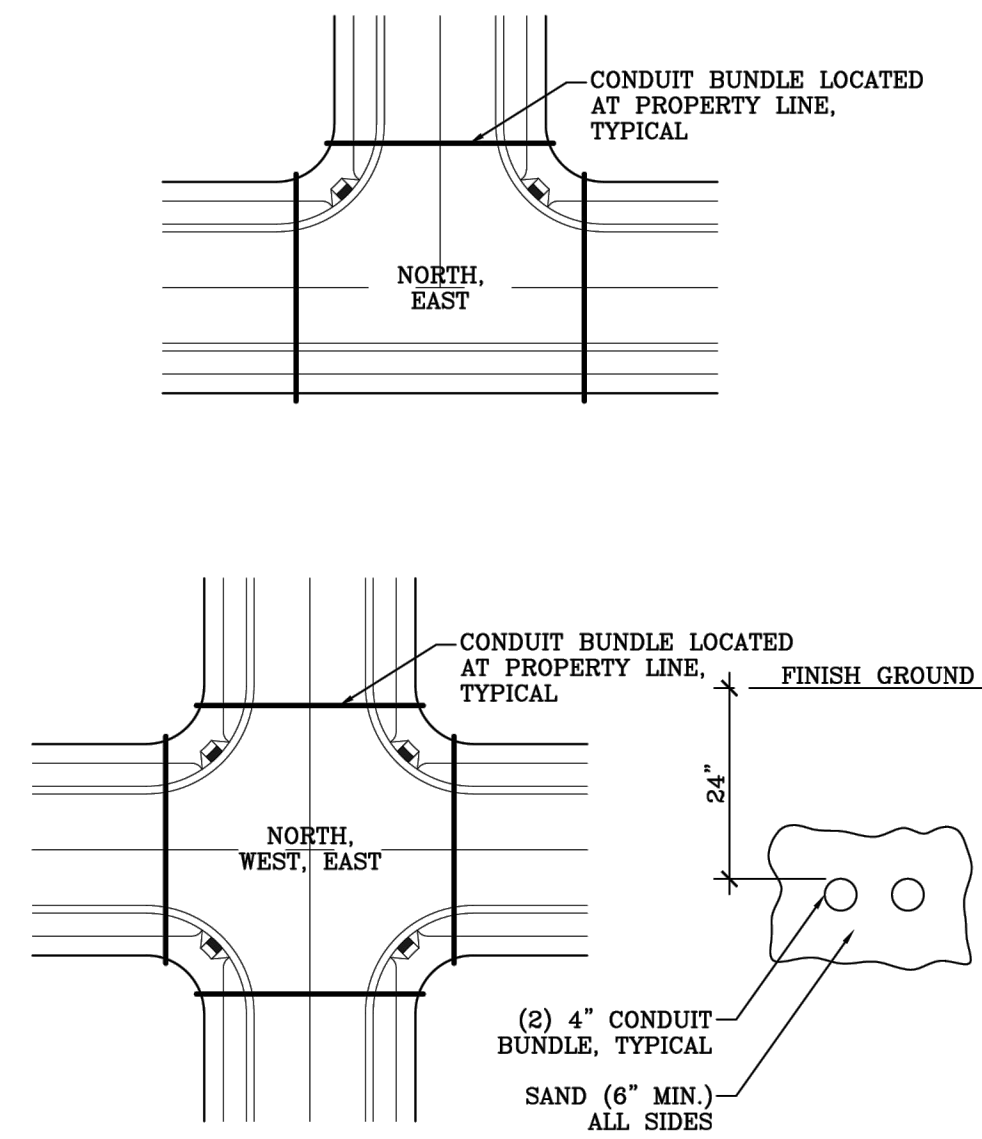
DETAILS	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. DT-02



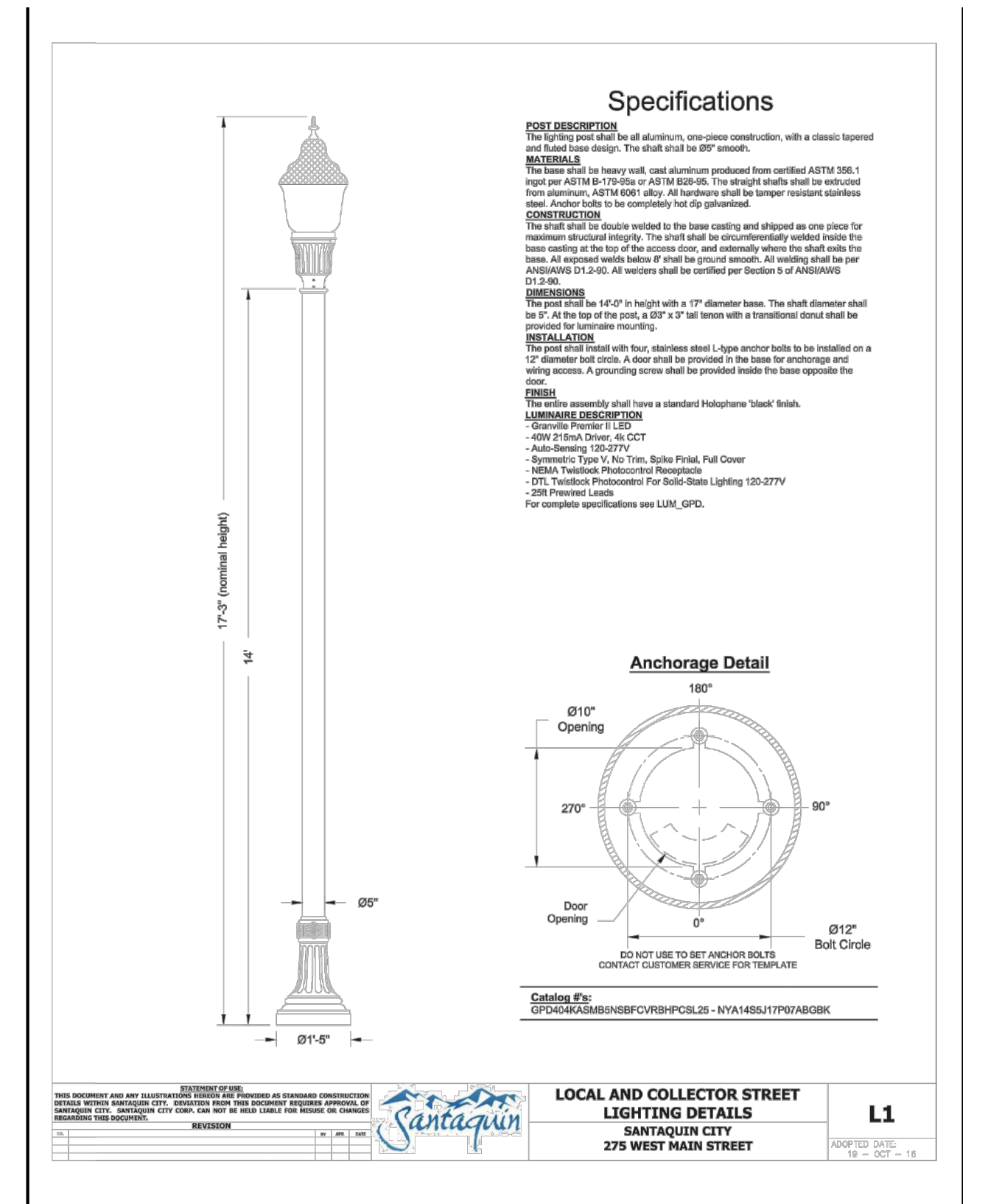
55' LOCAL STREET CROSS-SECTION



LATERAL DETAIL



CONDUIT DETAILS

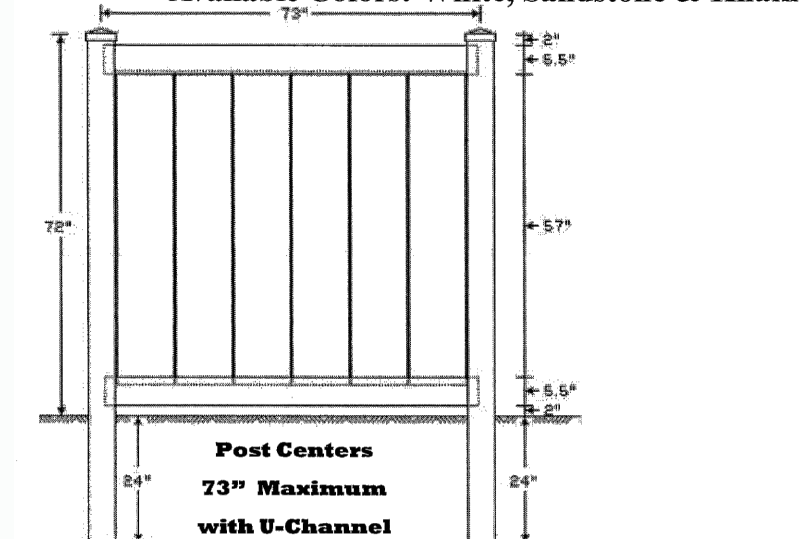


STREET LIGHT DETAIL

6' CLASSIC PRIVACY FENCE

¾ x 1 ½ Panels & 1 ½ x 5 ½ Slotted Rails (68" Panel Height)

Available Colors: White, Sandstone & Khaki



QTY	DESCRIPTION	LENGTH
2	1 ½ x 6 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)	

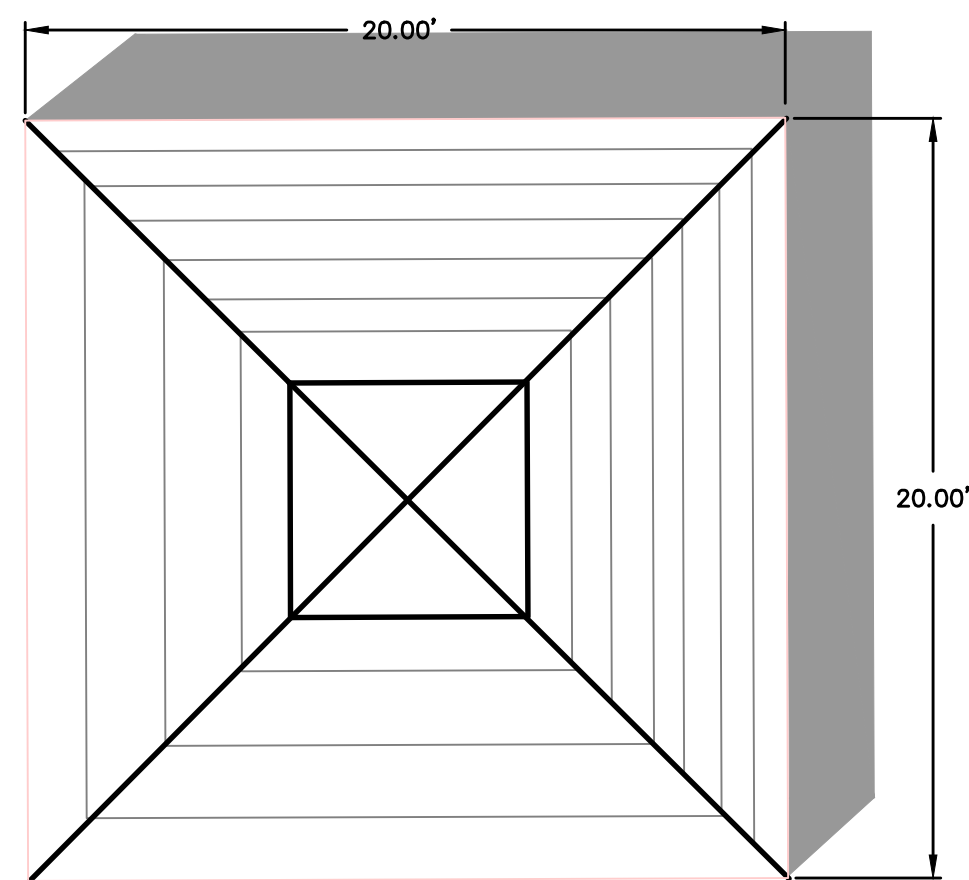
NOTE: 6' DECORATIVE MASONRY WALL STAINED & TREATED ON BOTH SIDES W/ANTI-GRAFFITI SEALANT

FENCE DETAIL PROPOSED OR EQUIVALENT -NTS-

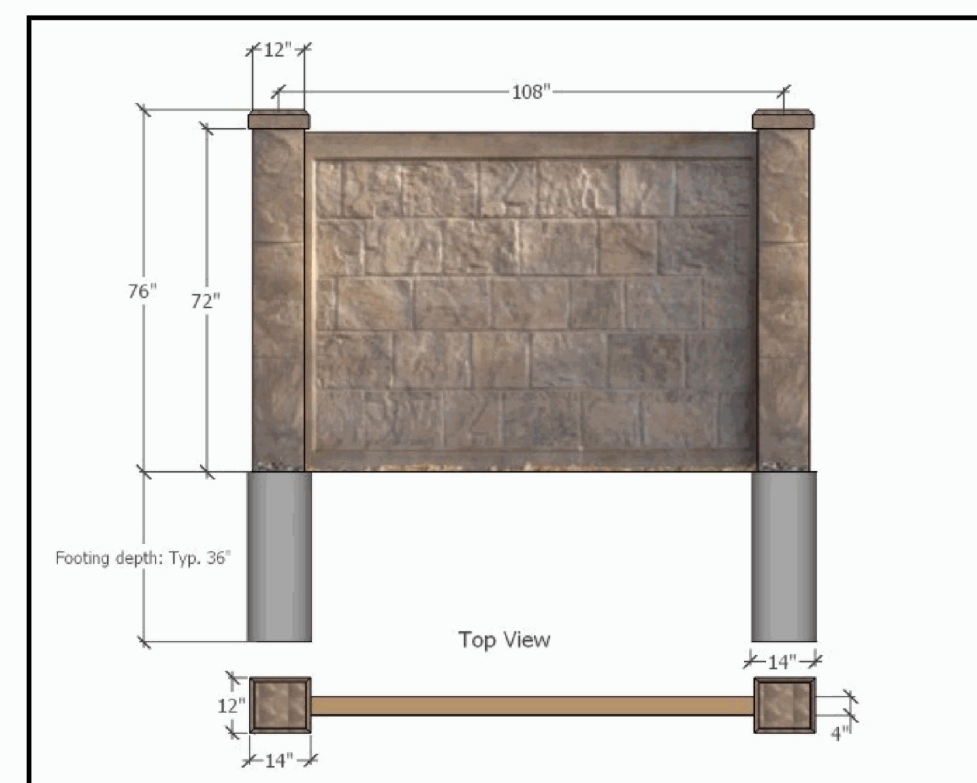


From Fifthroom.com

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



RHINOROCK FENCE SPECIFICATIONS

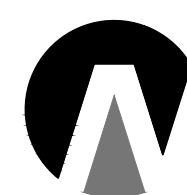


TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 350 cm	72"x102"
Weight of Panel	105 kg	230 lbs
Weight per area	21.5kg/m <sup>2</sup>	4.9lbs/ft <sup>2</sup>
Thickness of Panel	115mm	4.5"
EPS Foam Core Thickness	63-95mm	2.5-3.75"
Glass Fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume		4-4.50%
Compressive Strength of proprietary concrete mix design	4x10 <sup>3</sup> N/m <sup>2</sup>	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 <sup>3</sup> - 1.4x10 <sup>4</sup> N/m <sup>2</sup>	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion		<4%
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
freeze/thaw performance		200 freeze thaw cycles with no damage
decay, fungus, or mushroom attack		none
Termite food source		none



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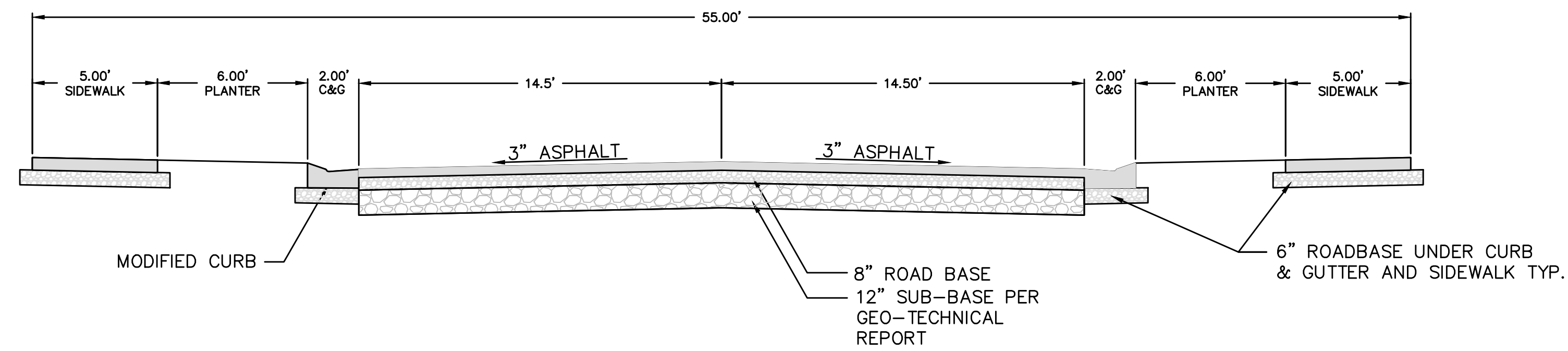
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**APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"**

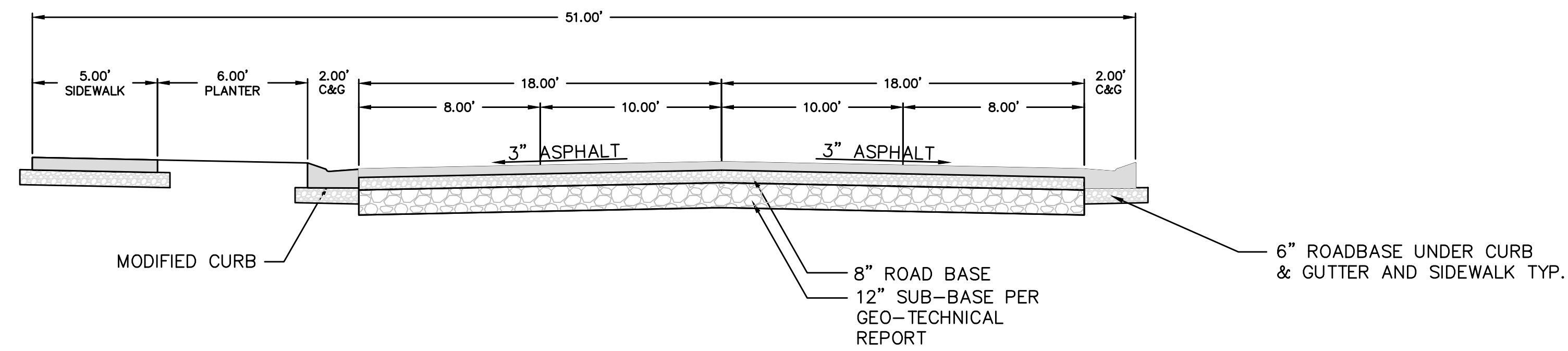
DETAILS  
SANTAQUIN, UTAH

JOB NO.  
3-20-031  
SHEET NO.  
DT-03



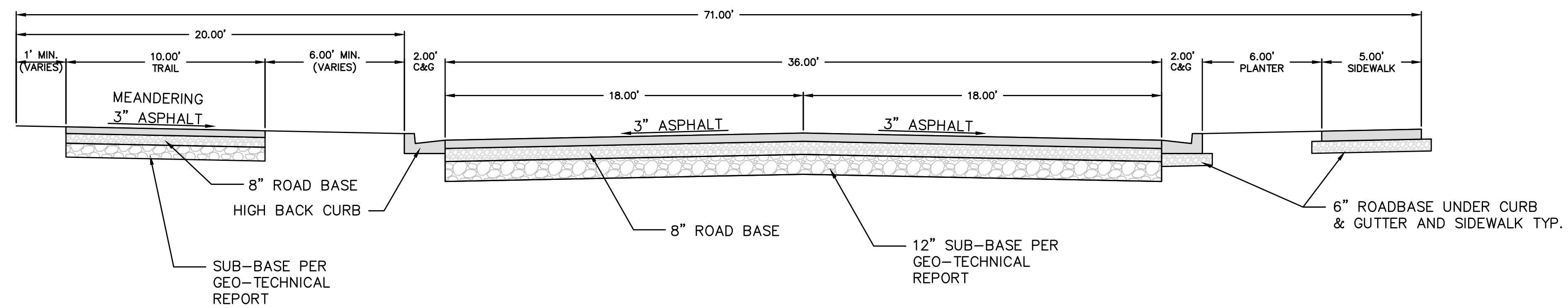
55.00' STANDARD STREET CROSS SECTION

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



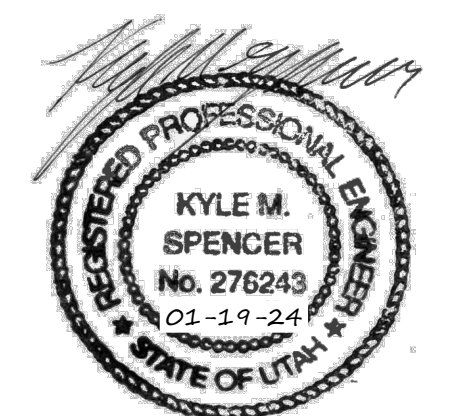
51.00' STANDARD STREET CROSS SECTION

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



71.00' STANDARD STREET CROSS SECTION

GINGER GOLD ROAD  
-NTS-



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		REV. COGO FILE:	DATE:



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**APPLE HOLLOW @  
THE ORCHARDS  
"B-PHASE 1"**

DETAILS  
SANTAQUIN, UTAH

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