

THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

PRELIMINARY PLAT SANTAQUIN, UTAH COUNTY, UTAH FEBRUARY 2025 —INDEX OF PLAN SHEETS—

GENERAL

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

ROADWAY/STORM DRAIN

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

SEWER

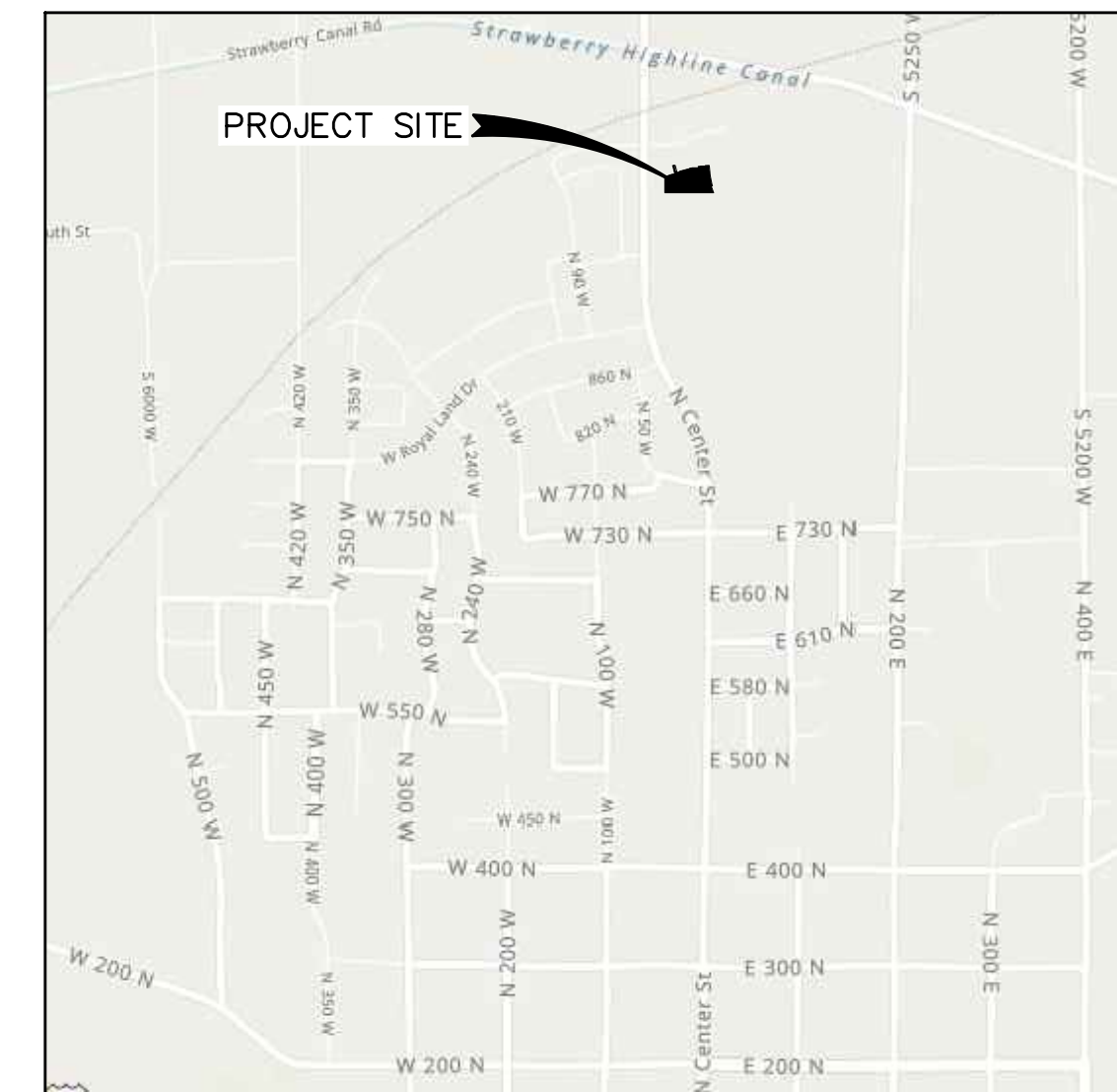
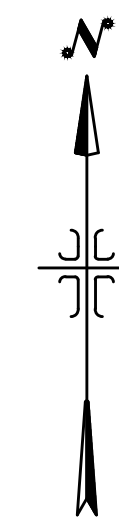
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SANTAQUIN CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SANTAQUIN CITY.
- FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SANTAQUIN CITY.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS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

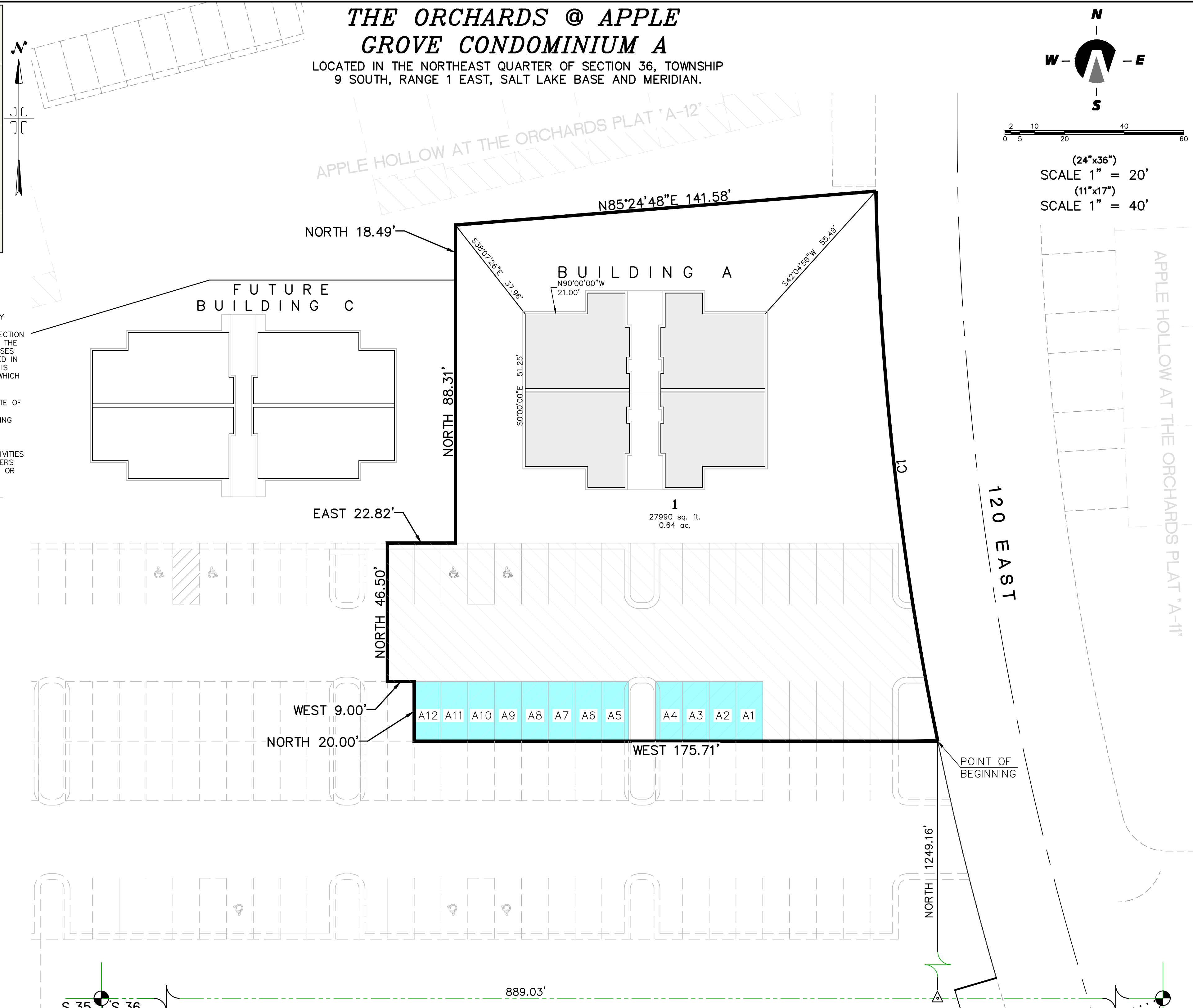
WATER

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

PARKING

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





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 LAND SURVEYORS, UTAH CODE ANNOTATED, 1953, AS AMENDED, CERTIFICATE NO. 172762, IN ACCORDANCE WITH TITLE 59, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT AN EXPANDABLE CONDOMINIUM PROJECT, THAT THE CONDOMINIUM CONVEYANCE SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF CONDOMINIUM PLAT COMPISES OF TWO (2) PAGES, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT,

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

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

COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36,
THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 889.03 FEET; THENCE NORTH A
DISTANCE OF 1249.16 FEET TO THE REAL POINT OF BEGINNING

THENCE WEST A DISTANCE OF 175.71 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 9.00 FEET; THENCE NORTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 12.82 FEET; THENCE NORTH A DISTANCE OF 88.31 FEET; THENCE NORTH A DISTANCE OF 18.49 FEET; THENCE N.85°24'48"E. A DISTANCE OF 141.58 FEET TO A POINT OF CURVATURE OF A 1027.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 86.04 FEET HAVING A CENTRAL ANGLE OF 10°22'27" AND A CHORD THAT BEARS S.06°25'22"E. A DISTANCE OF 185.79 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 27,990 sq.ft. OR 0.64 ACRES MORE OR LESS.

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

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 (SHE) IS A OWNER, [MEMBER
WITH MANAGEMENT AUTHORITY] [MANAGER] OF REVERE HOMES, A UTAH
LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING
AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

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

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

APPROVED BY _____

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

1 OF 2

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

SANTAQUIN
SCALE: 1" = 20' 555T UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER SEAL
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NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER SEAL
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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 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 THEREFORE IN COMPLETE AND TOTAL DEPENDENCY UPON ANY AVAILANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 3) NCBBU - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5) ANY PARKING OR BUILD, LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.
- 6) THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF THE CITY OF GAITHERSBURG. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM OVERSPREADING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

DOMINION ENERGY UTAH – NOTE

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the Right-of-way and easement grants and existing underground facilities. Nothing herein shall constitute an approval of the plat for any other purpose. The Right-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' Declaration. This approval does not constitute a warranty of any particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532.











QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH





Approved this _____ day of _____, 20 _____

By- _____

Title - _____

LEGEND

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

- | | |
|---|--|
|  | COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT |
|  | COMMON AREA & P.U.E. |
|  | PRIVATE OWNERSHIP |
|  | LIMITED COMMON AREA |

ROCKY MOUNTAIN POWER ACCEPTANCE

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

BY _____ TITLE- _____

CENTRACOM ACCEPTANCE

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

BY _____ TITLE- _____

CENTURY LINK ACCEPTANCE

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

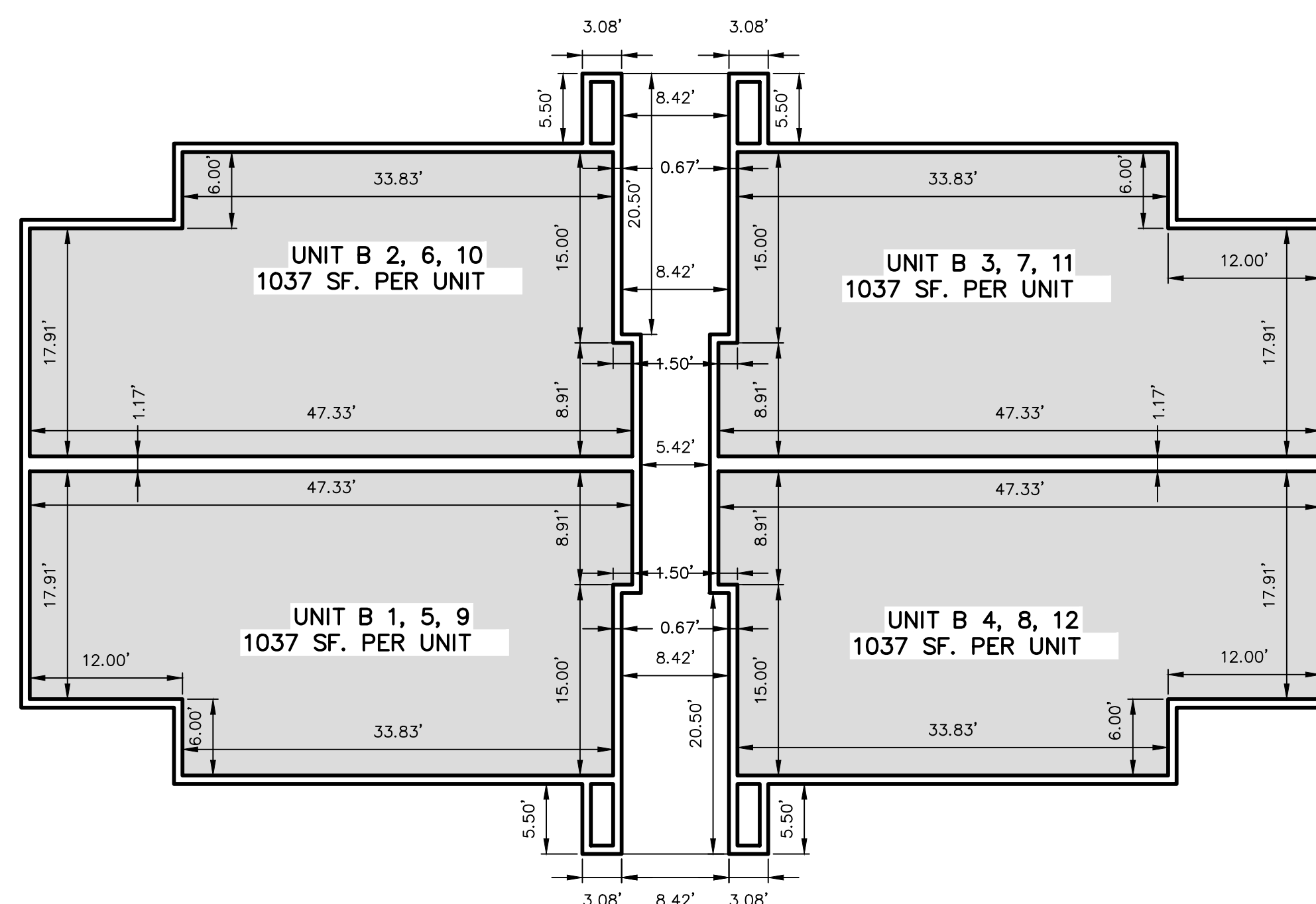
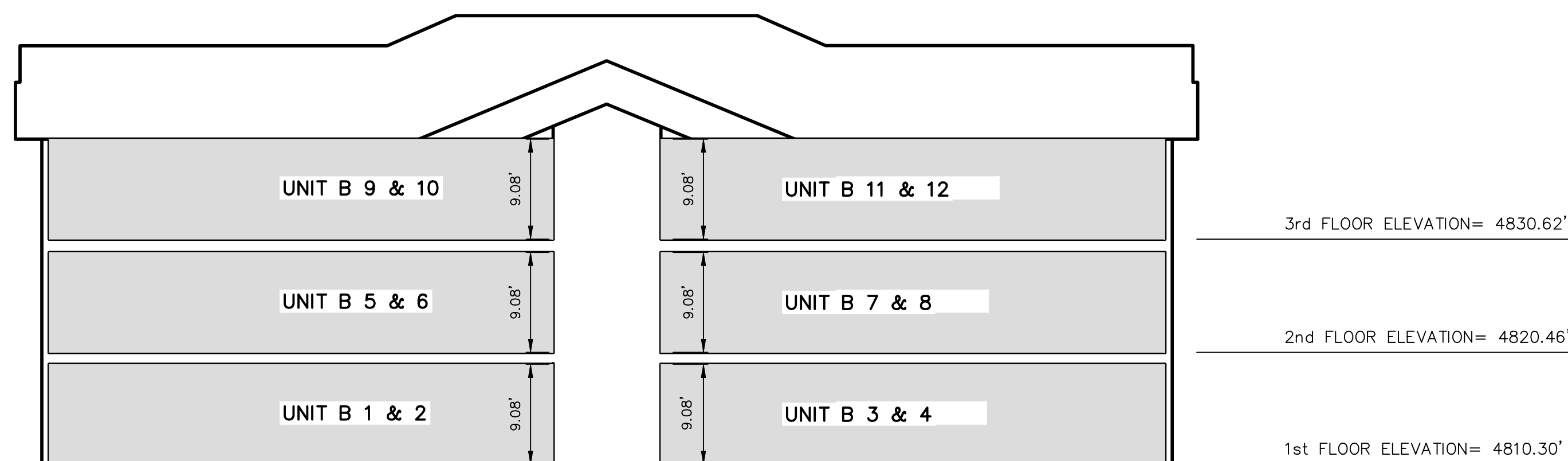
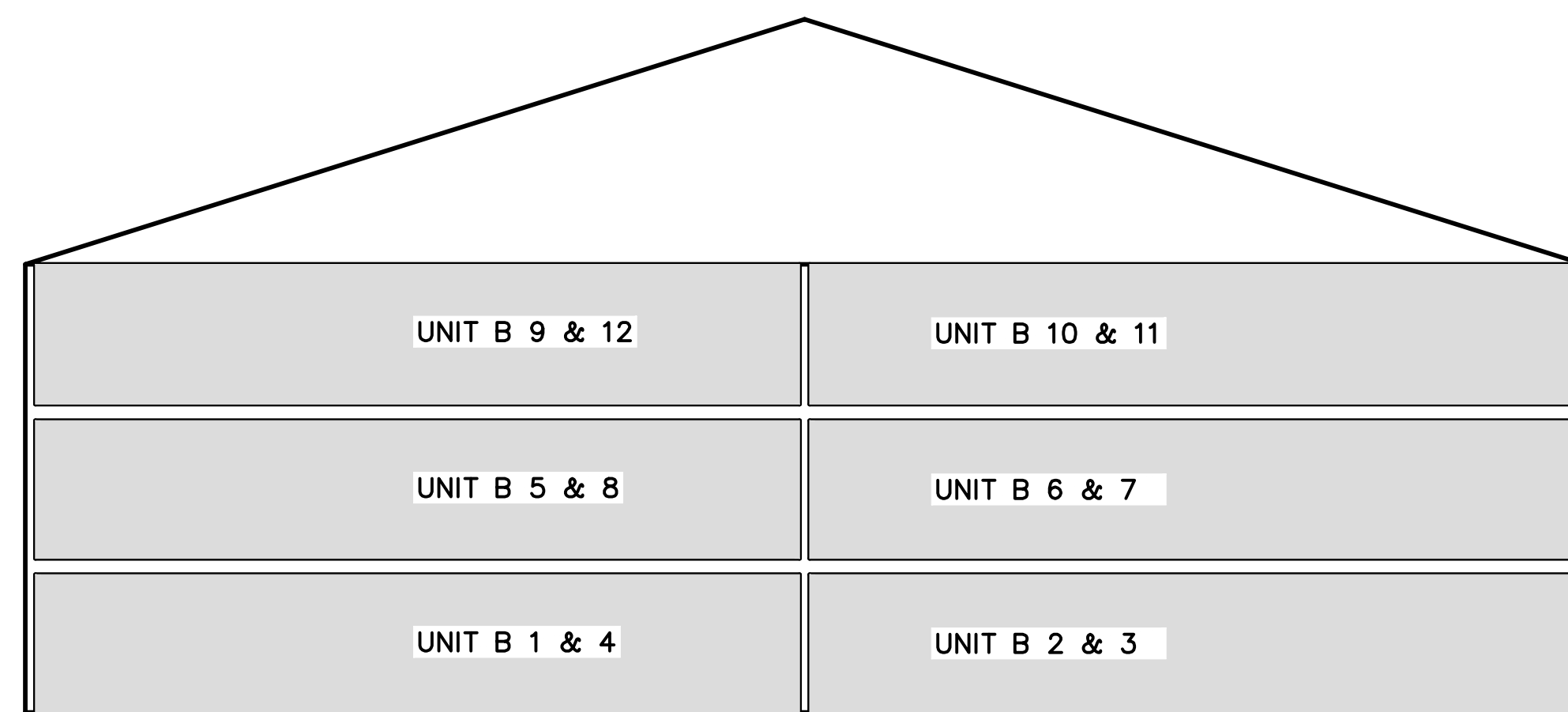
BY _____ TITLE- _____

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



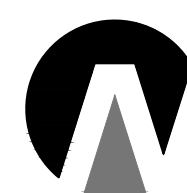


BUILDING B

COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

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

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

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

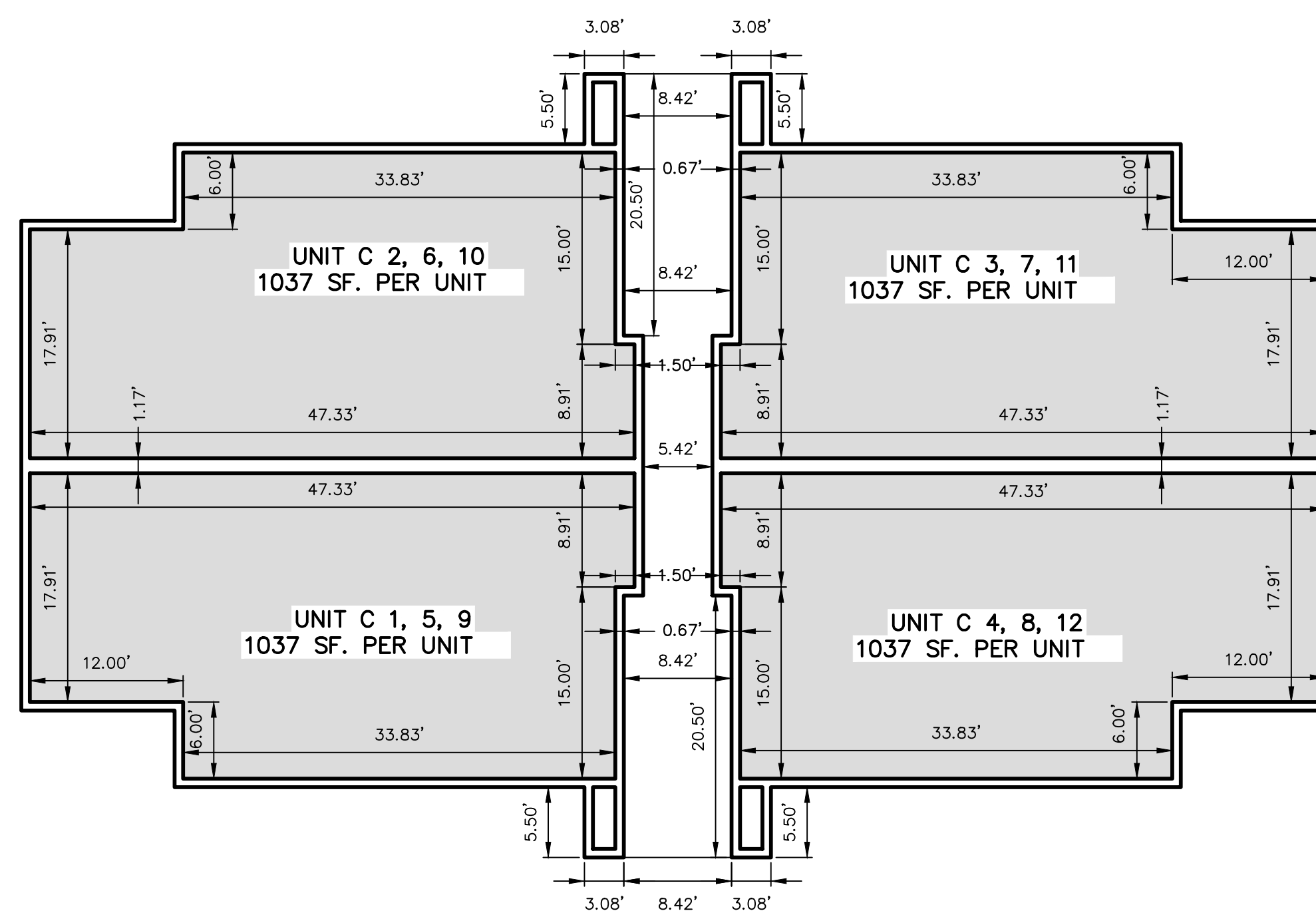
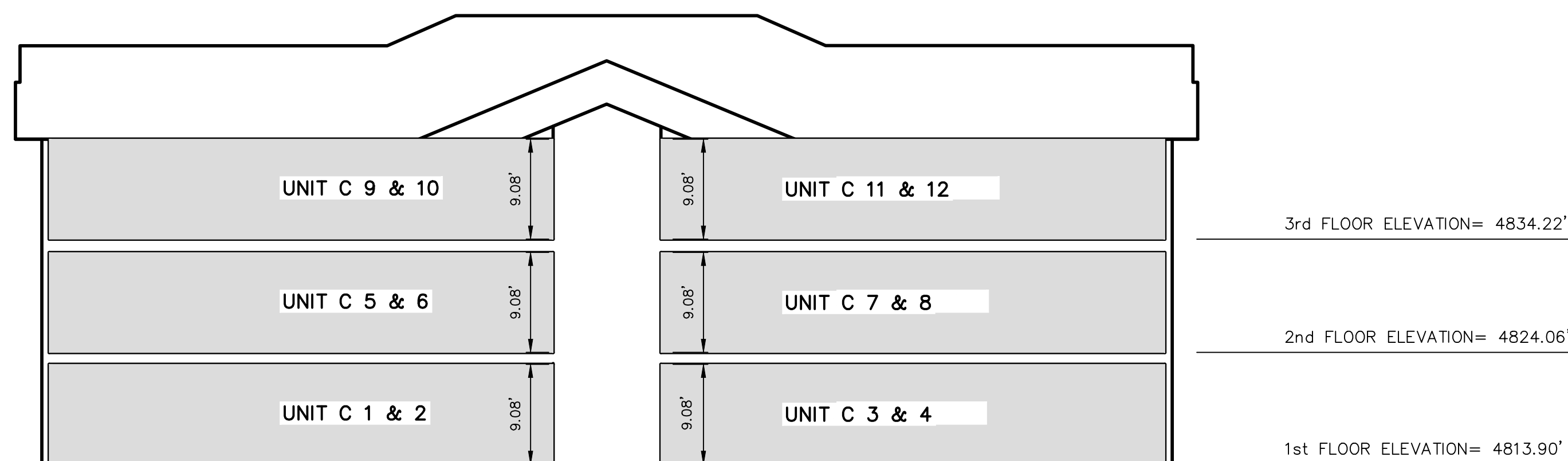
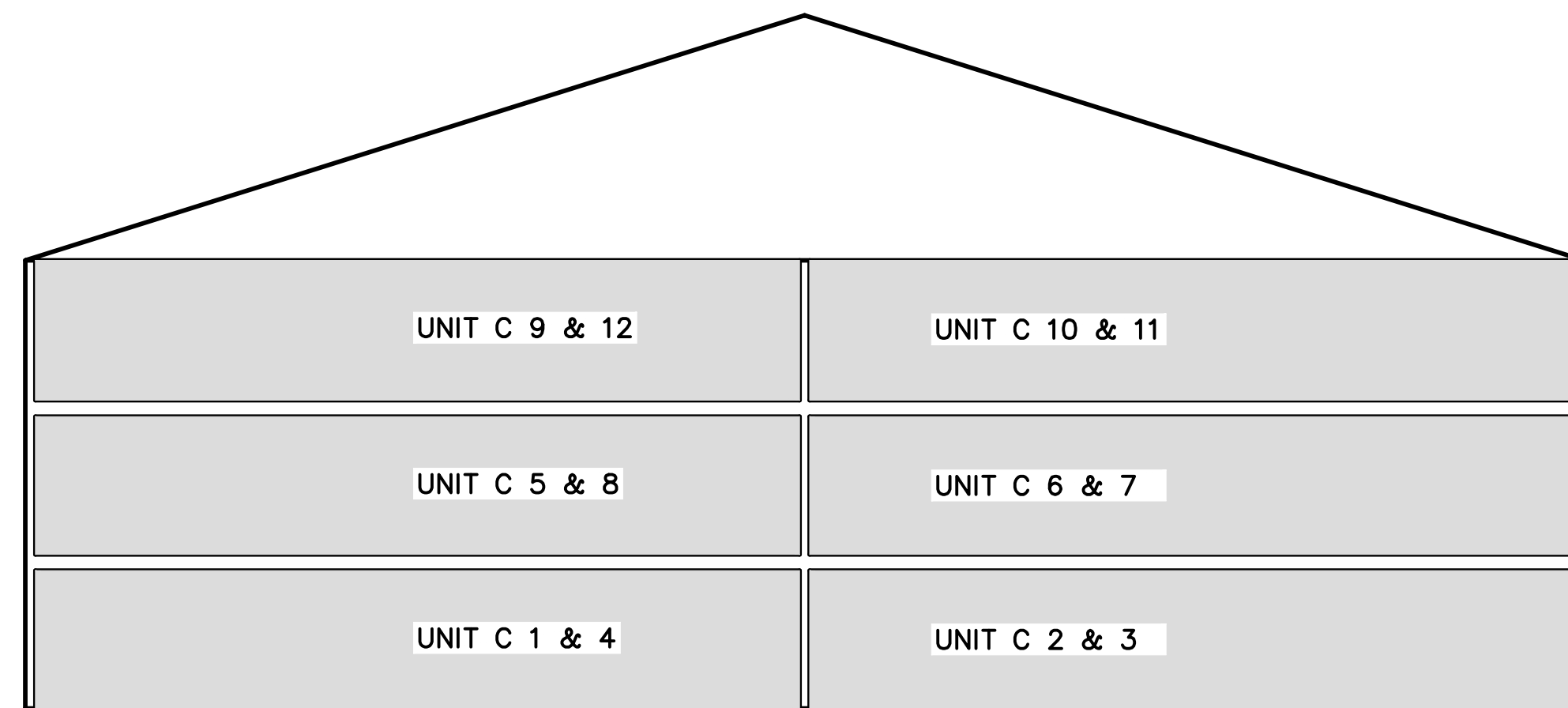
THE ORCHARDS @ APPLE
GROVE CONDOMINIUM B

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
2 OF 2

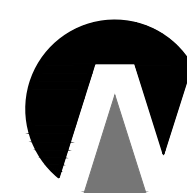


BUILDING C

COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

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

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

THE ORCHARDS @ APPLE
GROVE CONDOMINIUM C

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
2 OF 2



VICINITY MAP

—NTS—

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QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 ____

By: _____

Title - _____

LEGEND

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

- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- STORM DRAINAGE EASEMENT

ROCKY MOUNTAIN POWER ACCEPTANCE

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

BY: _____ TITLE: _____

CENTRACOM ACCEPTANCE

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

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

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

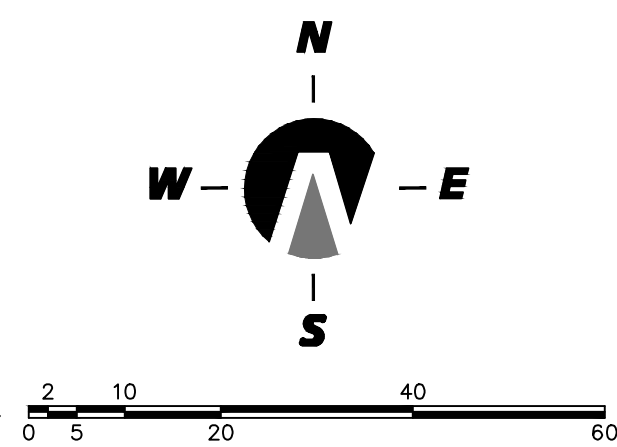
BY: _____ TITLE: _____

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THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

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

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



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

SURVEYOR'S CERTIFICATE

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

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

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

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

OWNER'S DEDICATION

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

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

BY: _____

BY: _____

JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

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

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

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY _____

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

1 OF 2

THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

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

SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

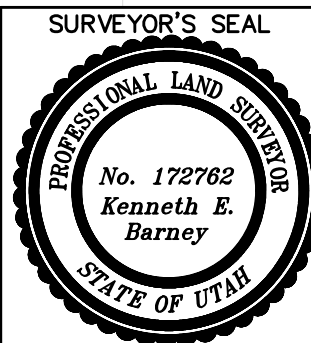
NOTARY PUBLIC SEAL

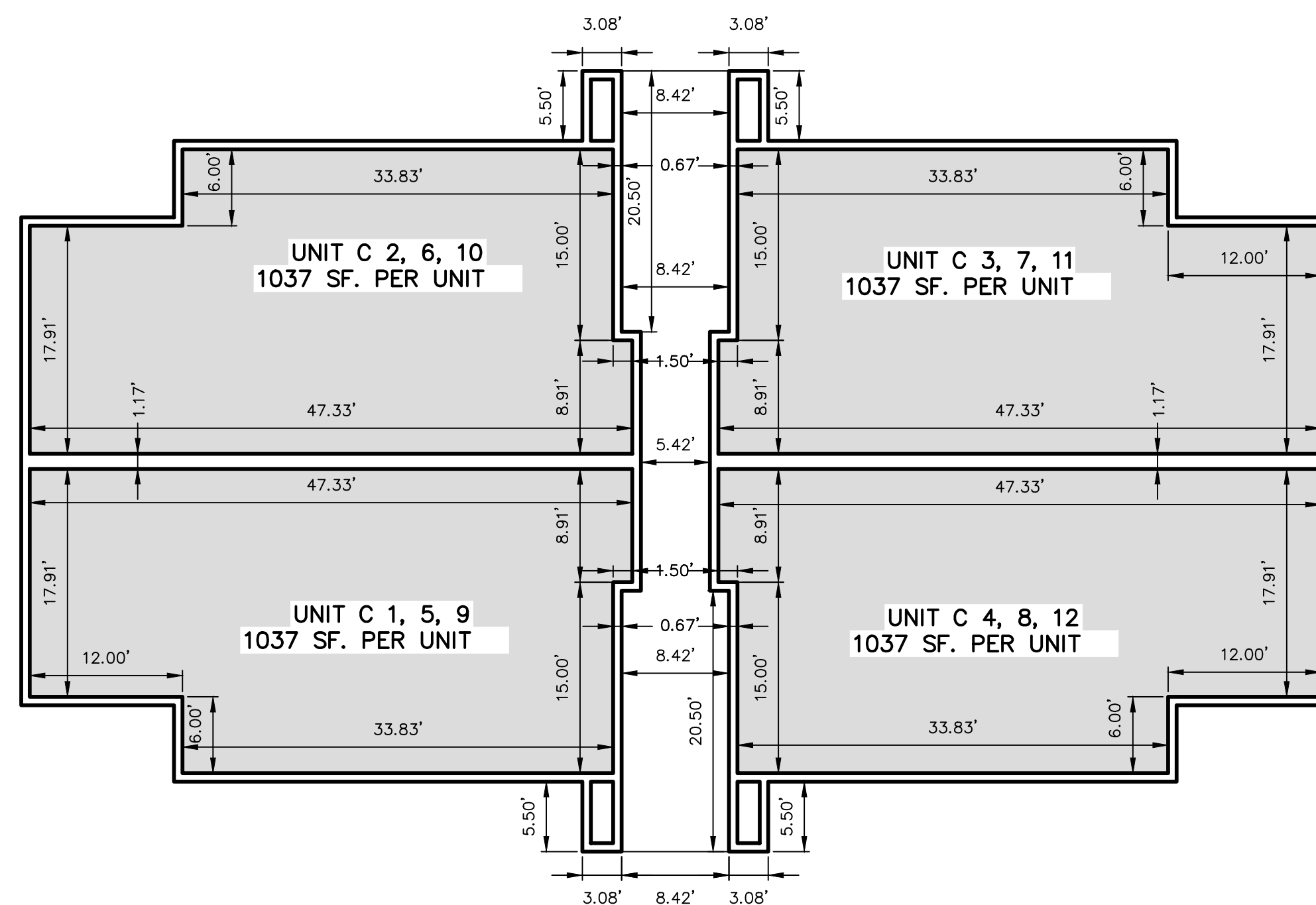
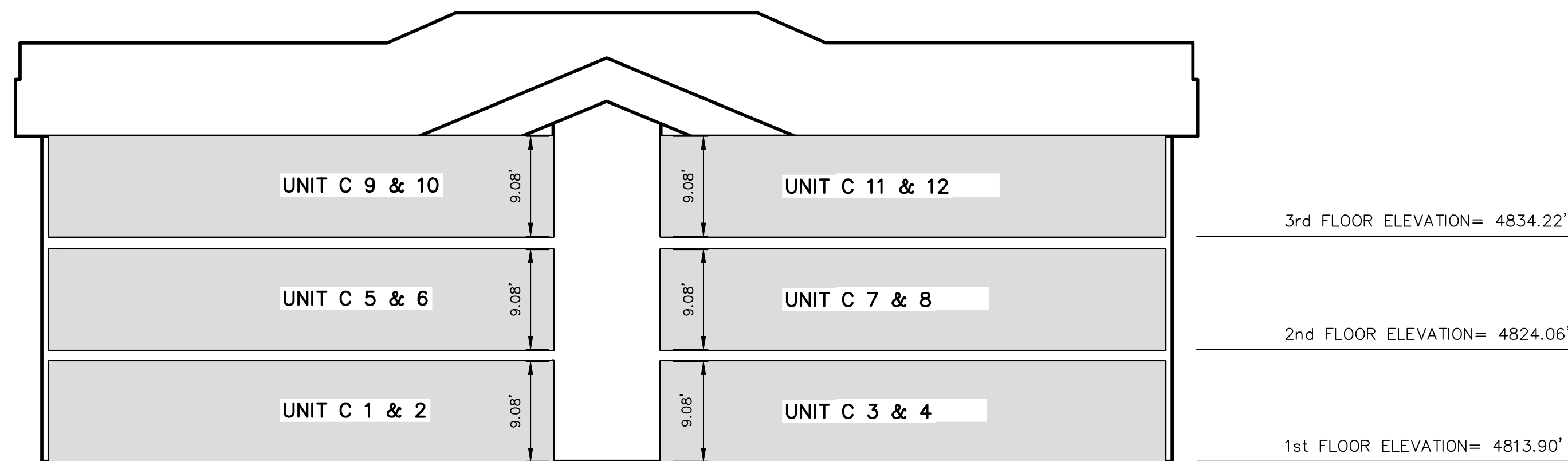
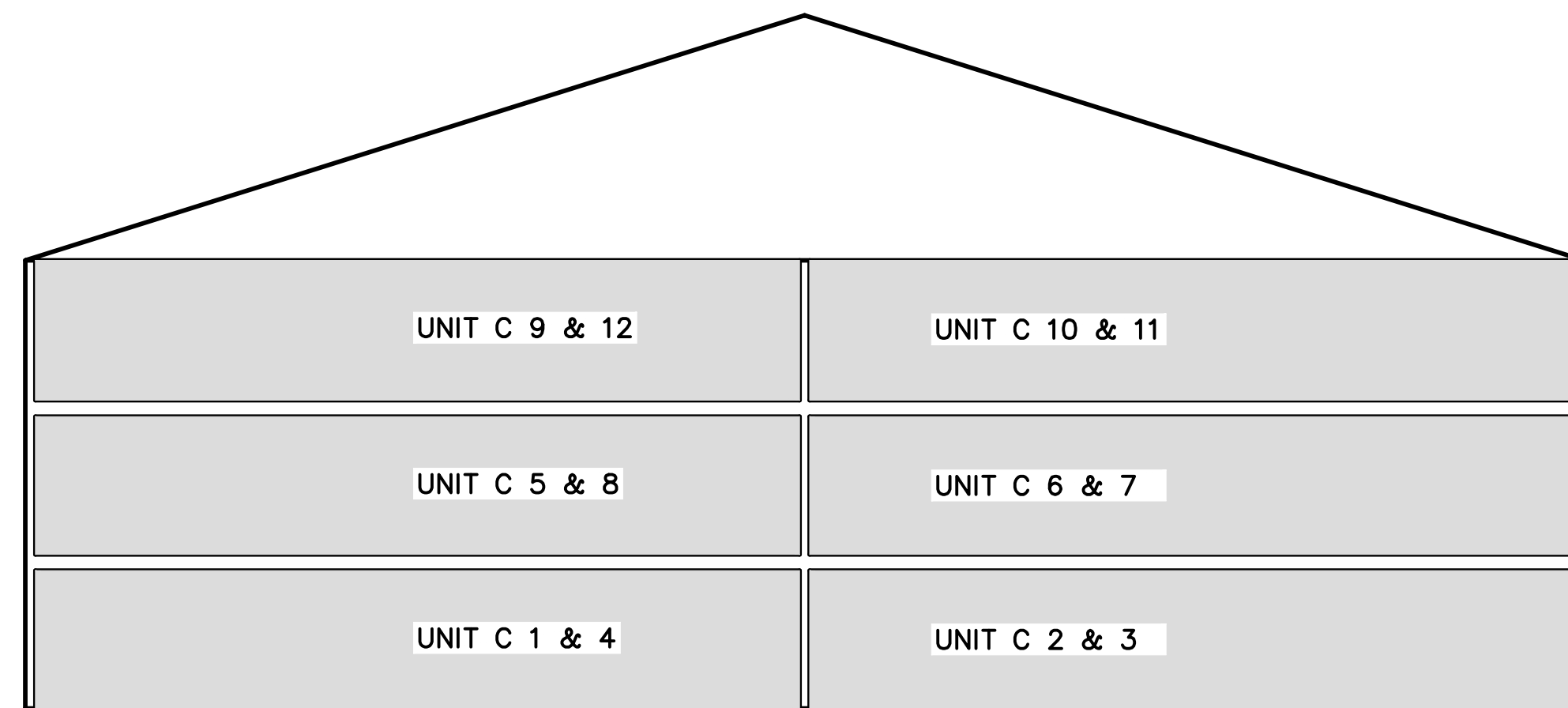
CLERK-RECORDER SEAL

UTAH COUNTY RECORDER SEAL



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



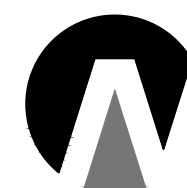


BUILDING C

COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

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

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 10/13/2025 11:11 AM				



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

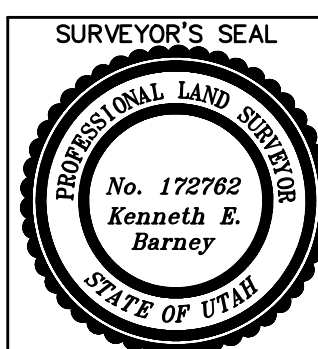
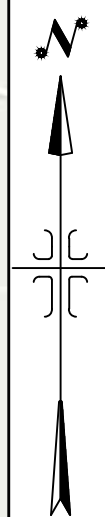
THE ORCHARDS @ APPLE
GROVE CONDOMINIUM C

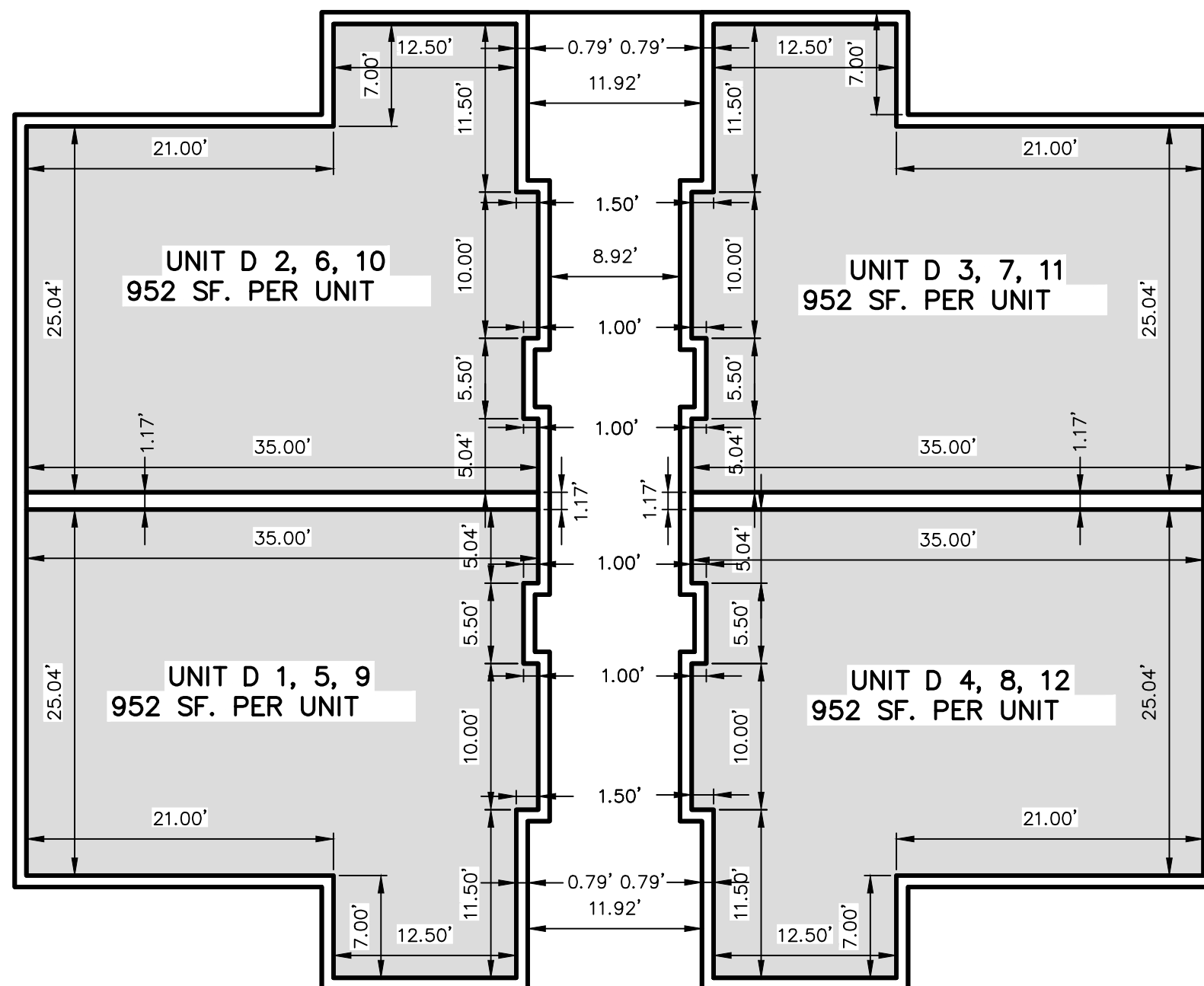
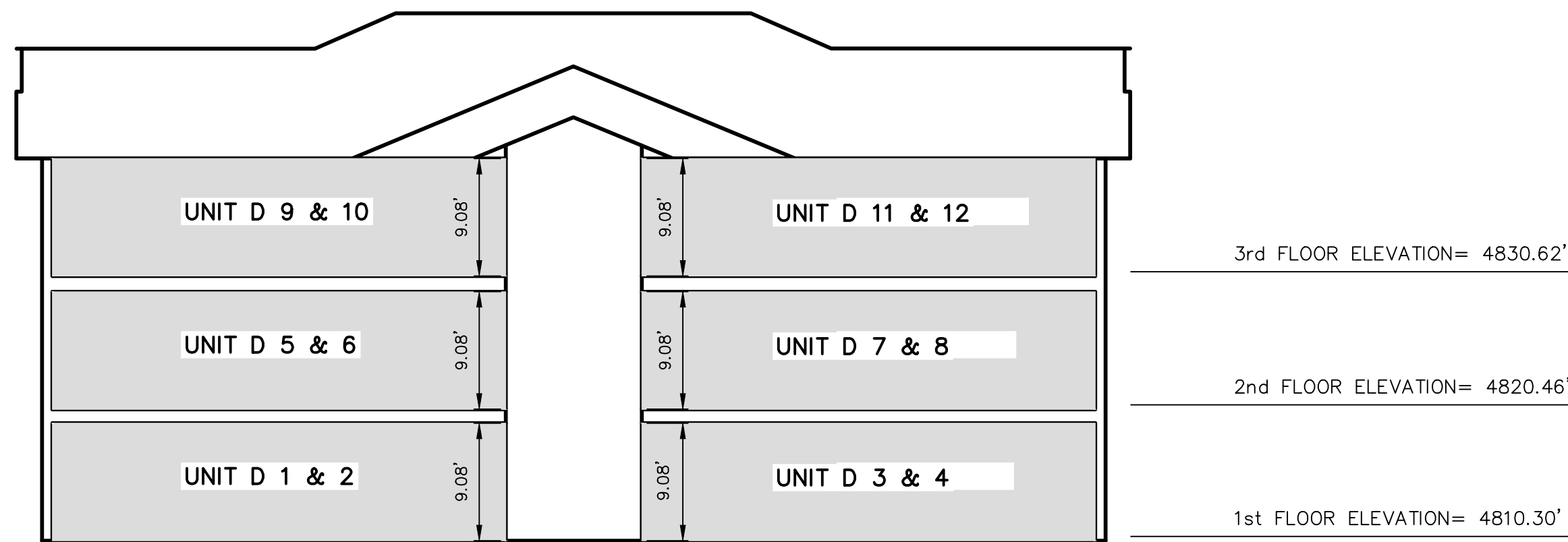
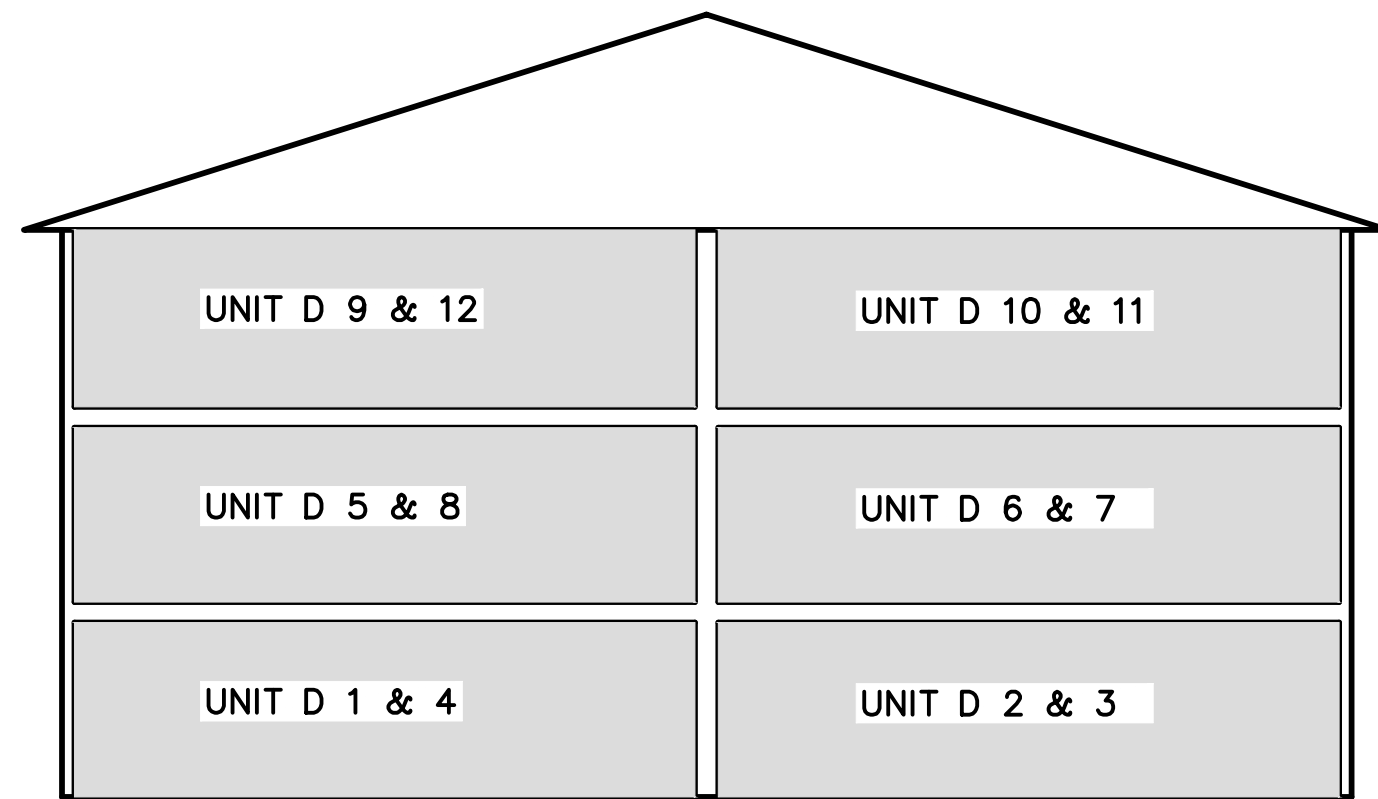
CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
2 OF 2





COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

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

BUILDING A

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-20-031-00 Apple Hollow\CAD\Final\Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 10/13/2025 11:11 AM				



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

THE ORCHARDS @ APPLE
GROVE CONDOMINIUM D

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.

2 OF 2



VICINITY MAP

—NTS—

NOTES:

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

DOMINION ENERGY UTAH — NOTE:

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 _____

By—

Title —

LEGEND

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

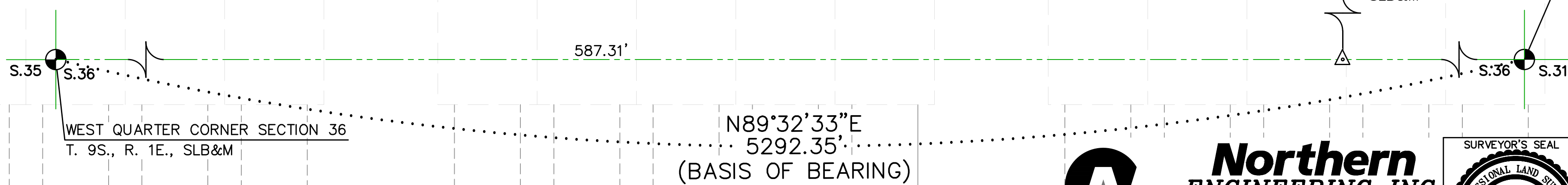
THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

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

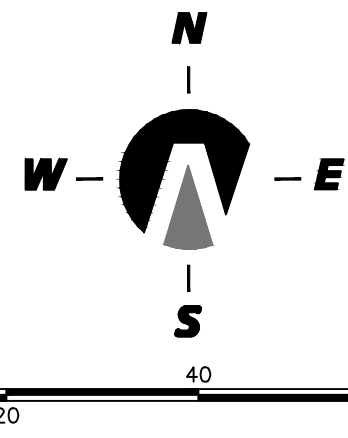
APPLE HOLLOW AT THE ORCHARDS PLAT "A-12"

APPLE HOLLOW AT THE ORCHARDS PLAT "A-13"

APPLE HOLLOW AT THE ORCHARDS PLAT "A-14"



940 NORTH



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

SURVEYOR'S CERTIFICATE

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

DATE

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

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

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

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

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

OWNER'S DEDICATION

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

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

BY:

BY:

JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

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

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

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY _____

APPROVED _____ ATTEST _____

CITY ENGINEER (SEE SEAL)

CITY RECORDER (SEE SEAL)

ROCKY MOUNTAIN POWER ACCEPTANCE

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

BY _____ TITLE—

CENTRACOM ACCEPTANCE

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

BY _____ TITLE—

CENTURY LINK ACCEPTANCE

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

BY _____ TITLE—

1 OF 2

THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

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

SANTAQUIN

UTAH COUNTY, UTAH

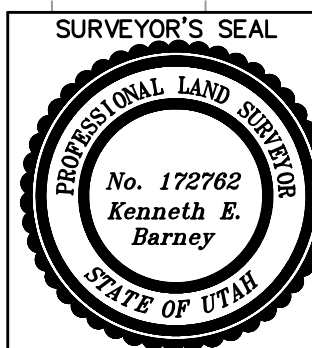
SCALE: 1" = 30 FEET

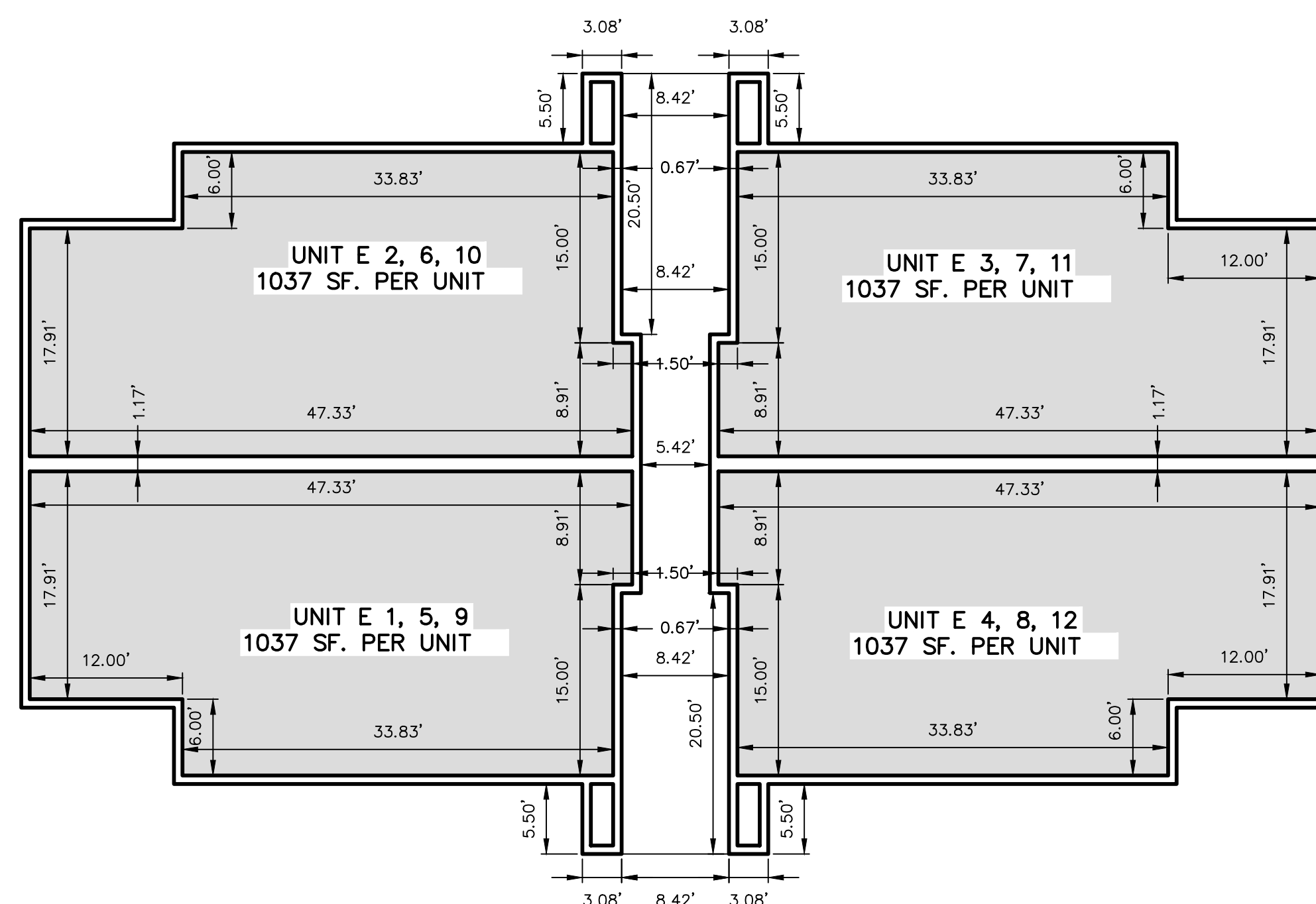
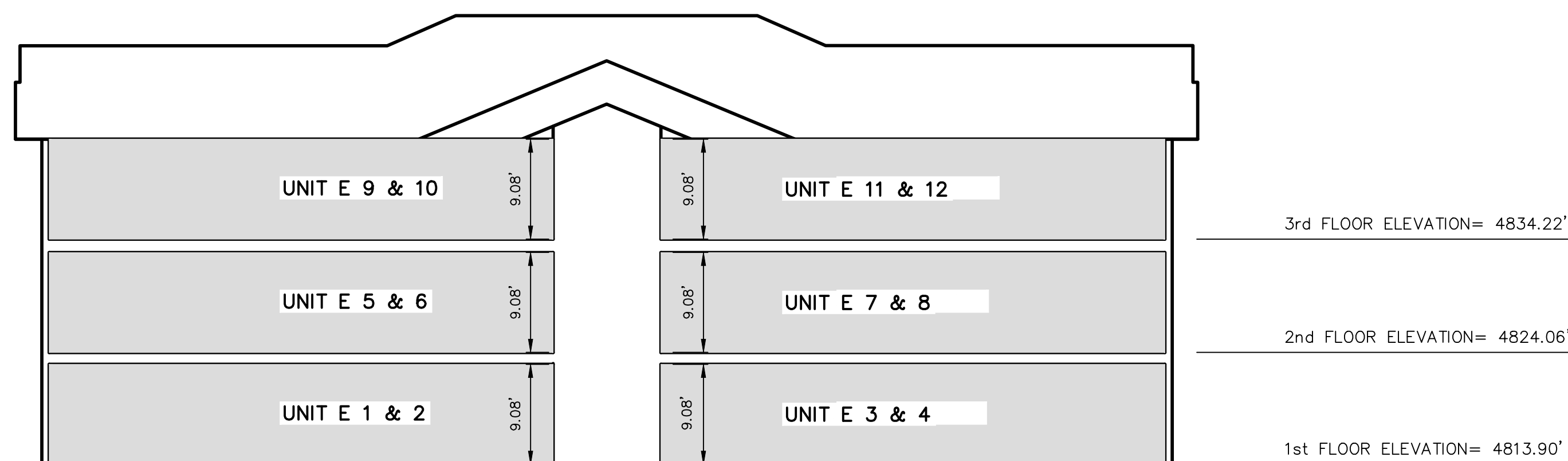
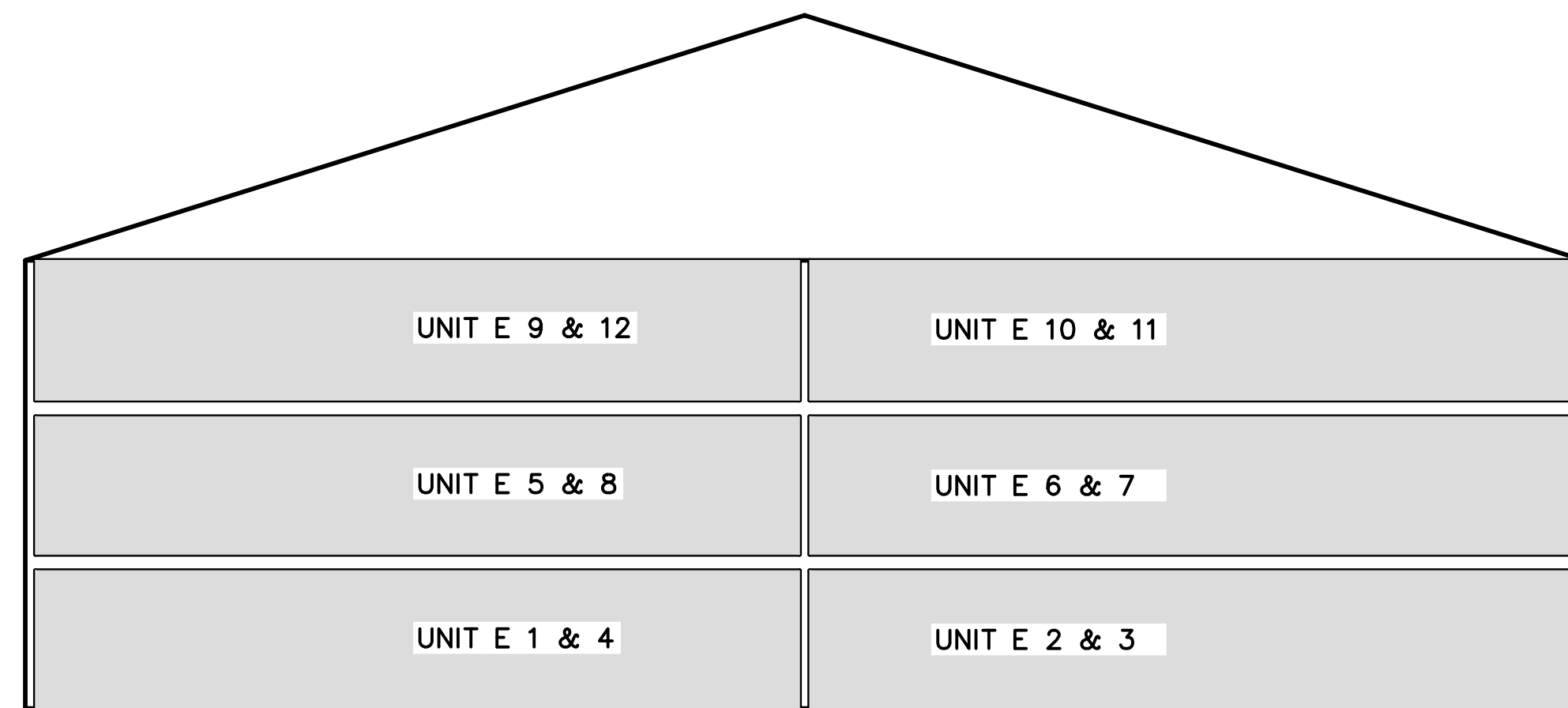
NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER SEAL

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



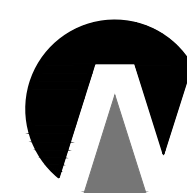


BUILDING E

COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

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

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

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THE ORCHARDS @ APPLE
GROVE CONDOMINIUM E

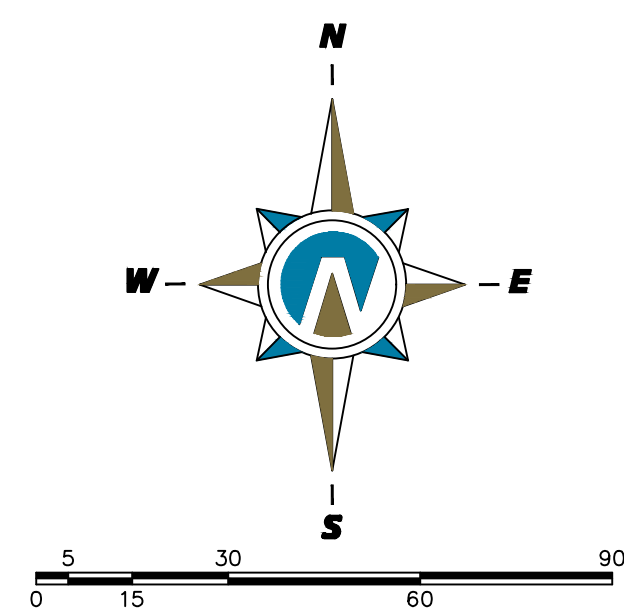
CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
2 OF 2

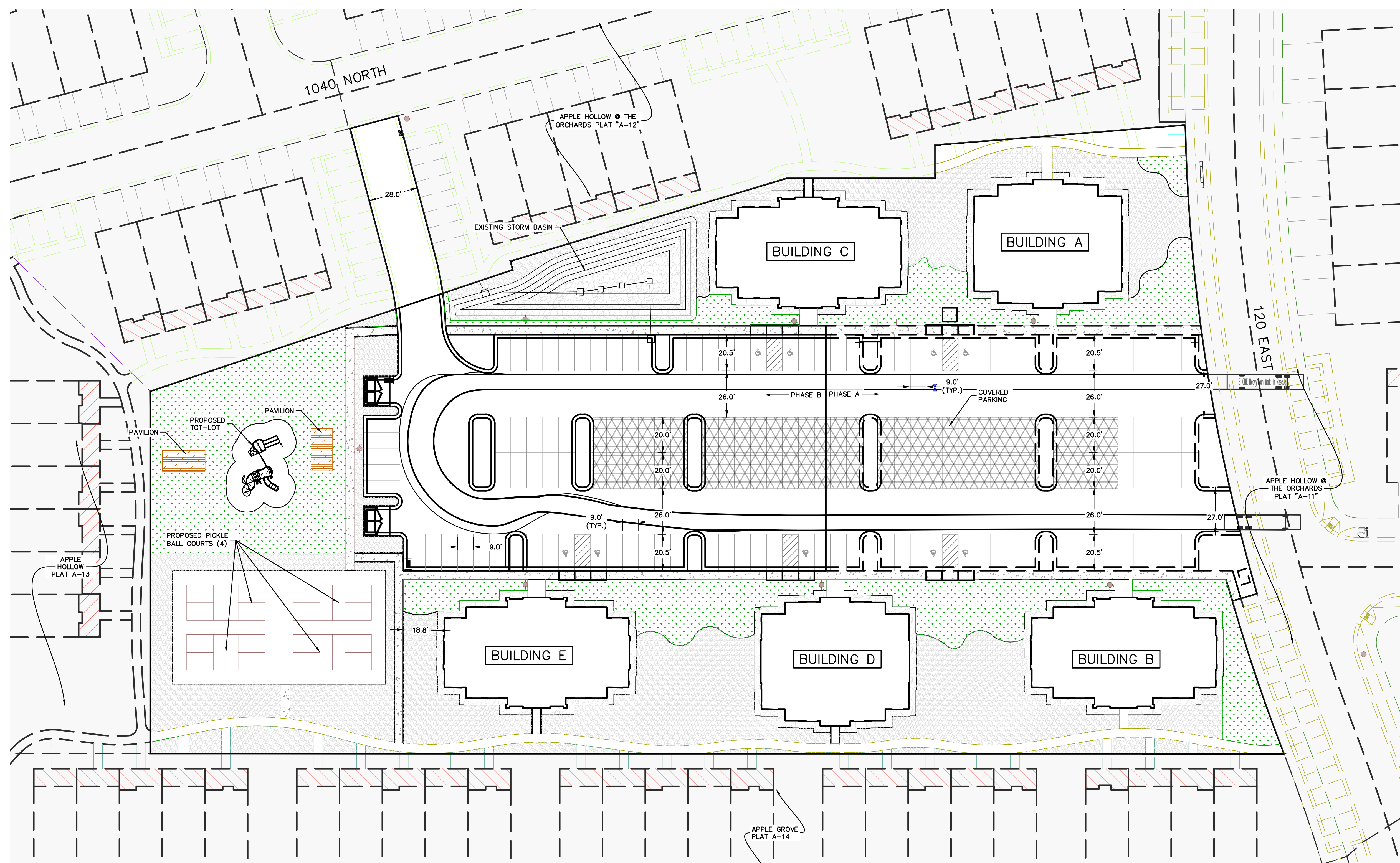
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
APRIL, 2025



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



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



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5			DESIGNED BY:		DATE:
4			DRAWN BY:		DATE:
3			CHECKED BY:		DATE:
2			APPROVED:		DATE:
1			COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\Apple Hollow Grove Apartments 1-5 Sheets.dwg 11/10/2025 3:51 PM					

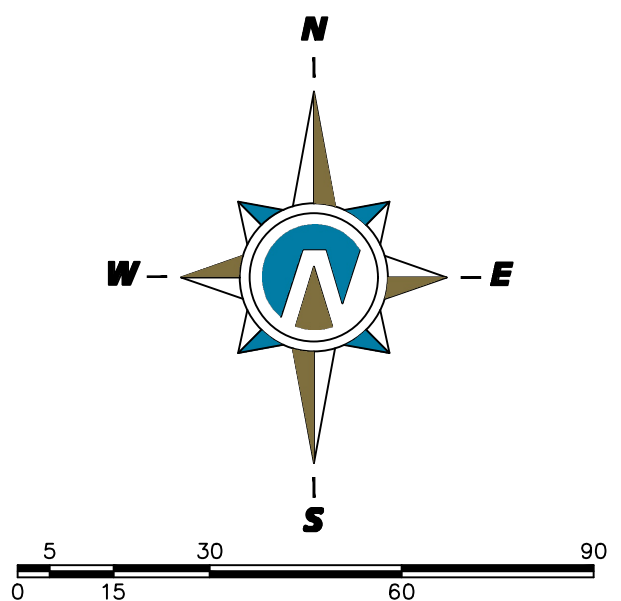


Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

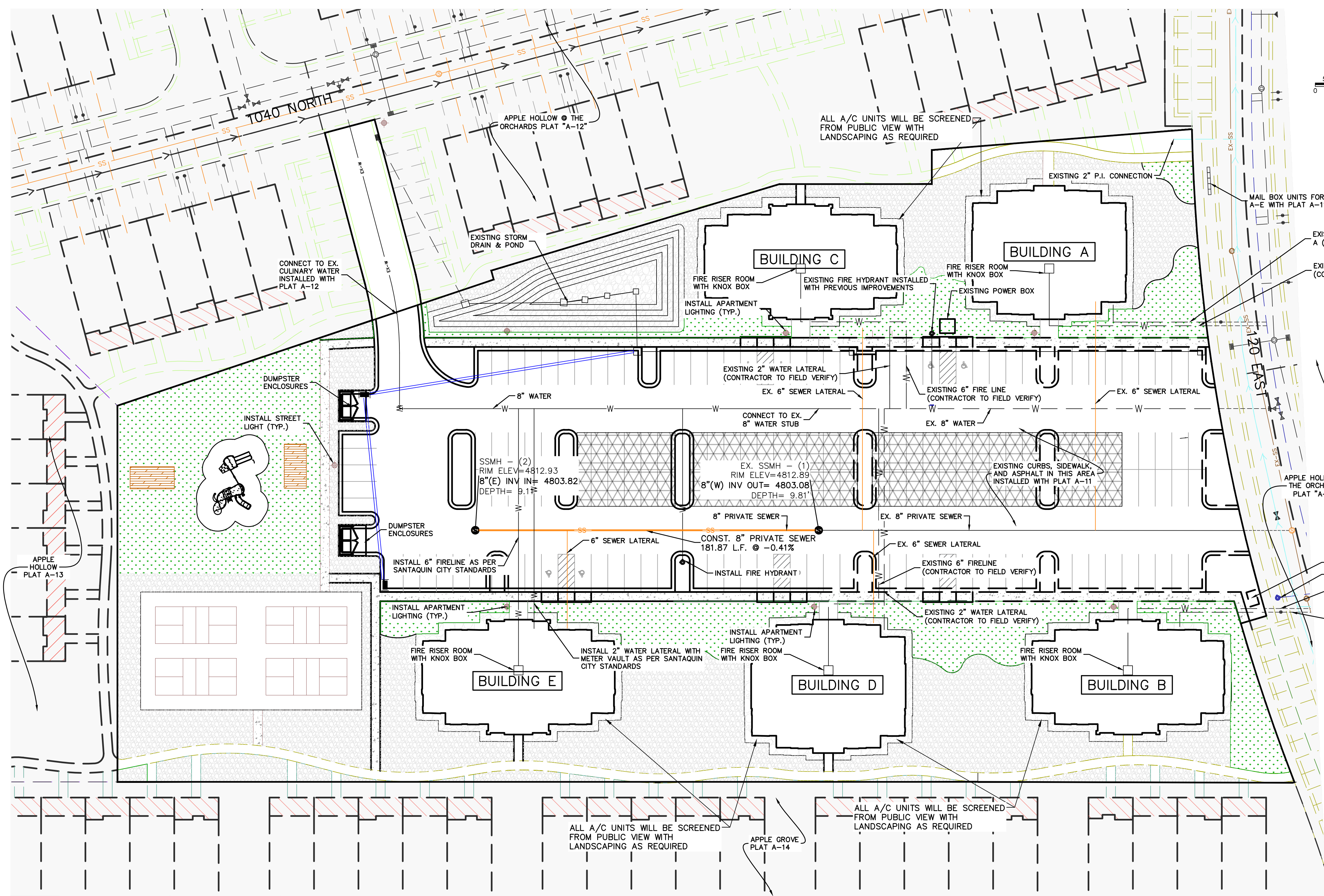
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

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



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



- LEGEND**
- DUMPSTER ENCLOSURE
 - STREET LIGHT
 - FIRE HYDRANT
 - PROPERTY BOUNDARY
 - PROPOSED SEWER
 - EXISTING SEWER
 - PROPOSED WATER
 - EXISTING WATER
 - PROPOSED STORM DRAIN
 - PROPERTY CURB & GUTTER
 - EXISTING CURB & GUTTER

NOTES TO CONTRACTOR:

1) 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.

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.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\Apple Hollow Grove Apartments 1-5 Sheets.dwg 11/10/2025 3:51 PM				



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

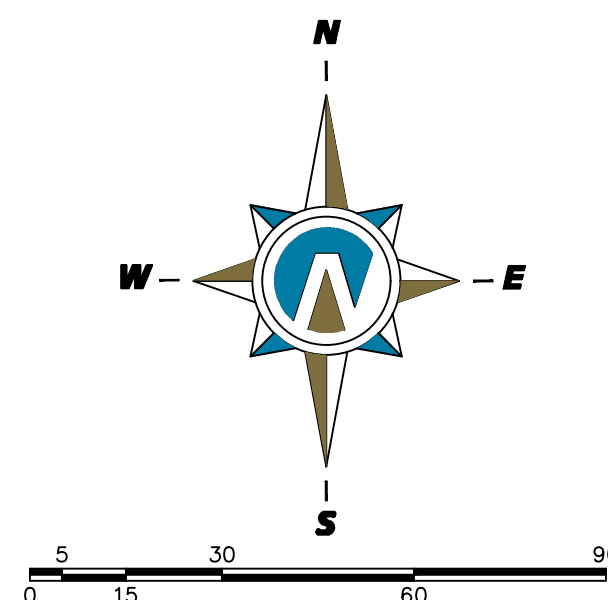
PRELIMINARY SITE UTILITY PLAN

SANTAQUIN, UTAH

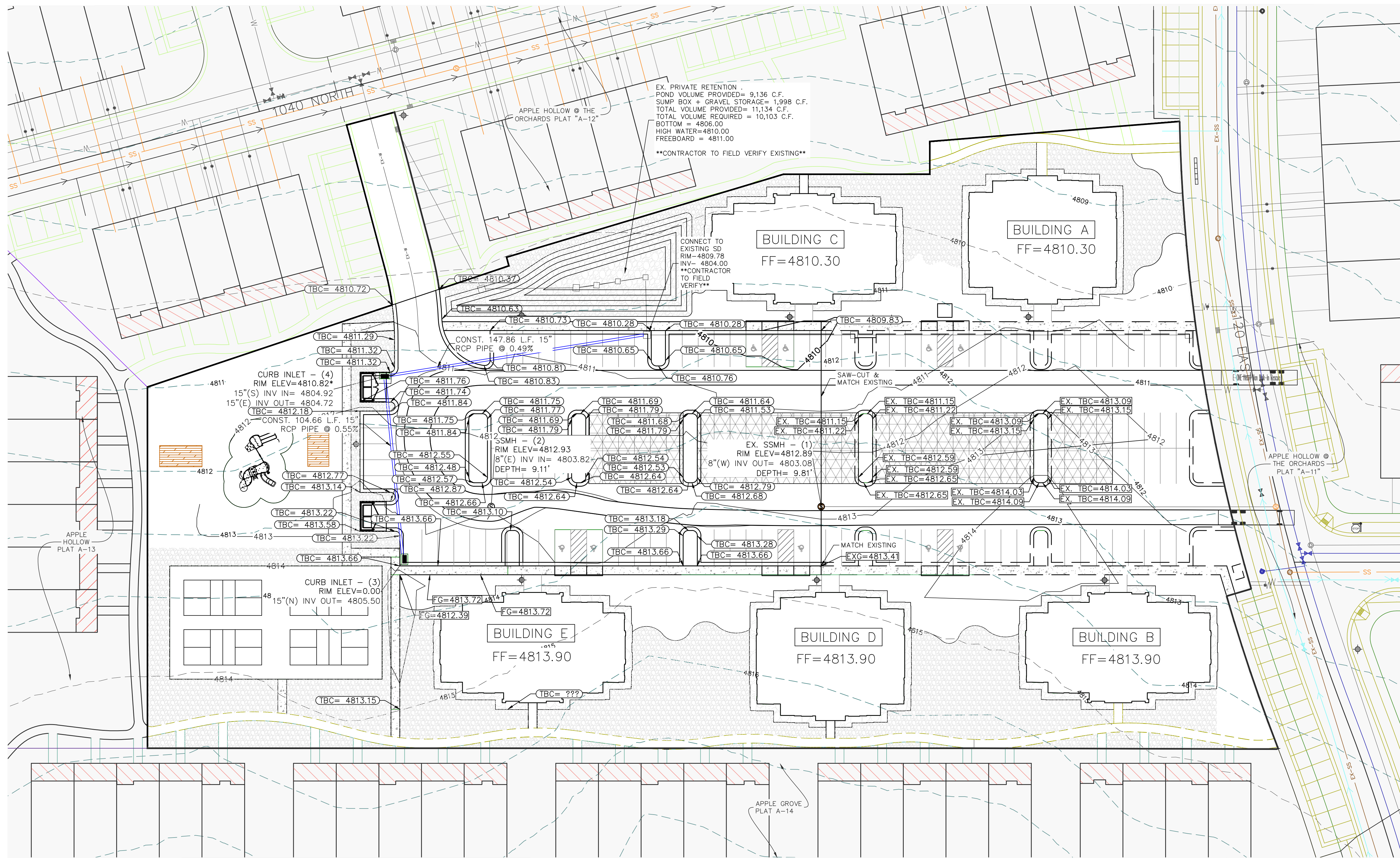
JOB NO.
3-20-031

SHEET NO.
UT-01

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



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

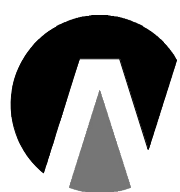


LEGEND:
FF=FINISHED FLOOR

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

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CONSTRUCTION MANAGEMENT

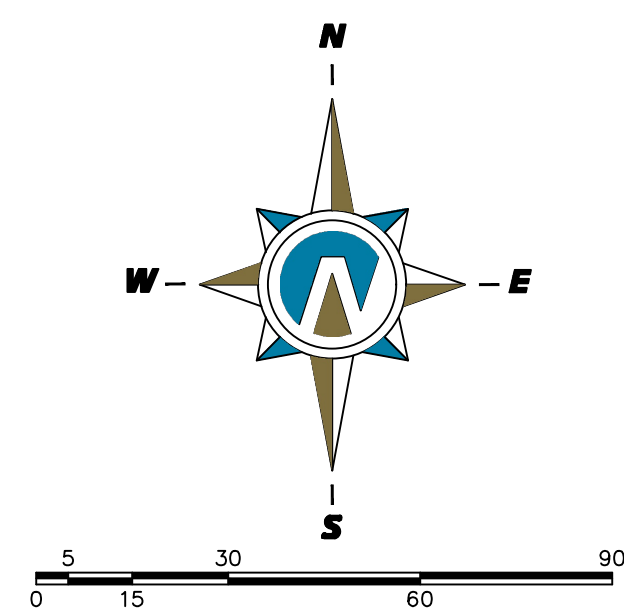
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*THE ORCHARDS @ APPLE
GROVE CONDOMINIUM A-E*

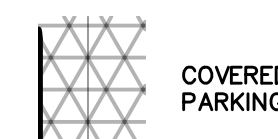
PRELIMINARY SITE GRADING AND
DRAINAGE PLAN
SANTAQUIN, UTAH

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

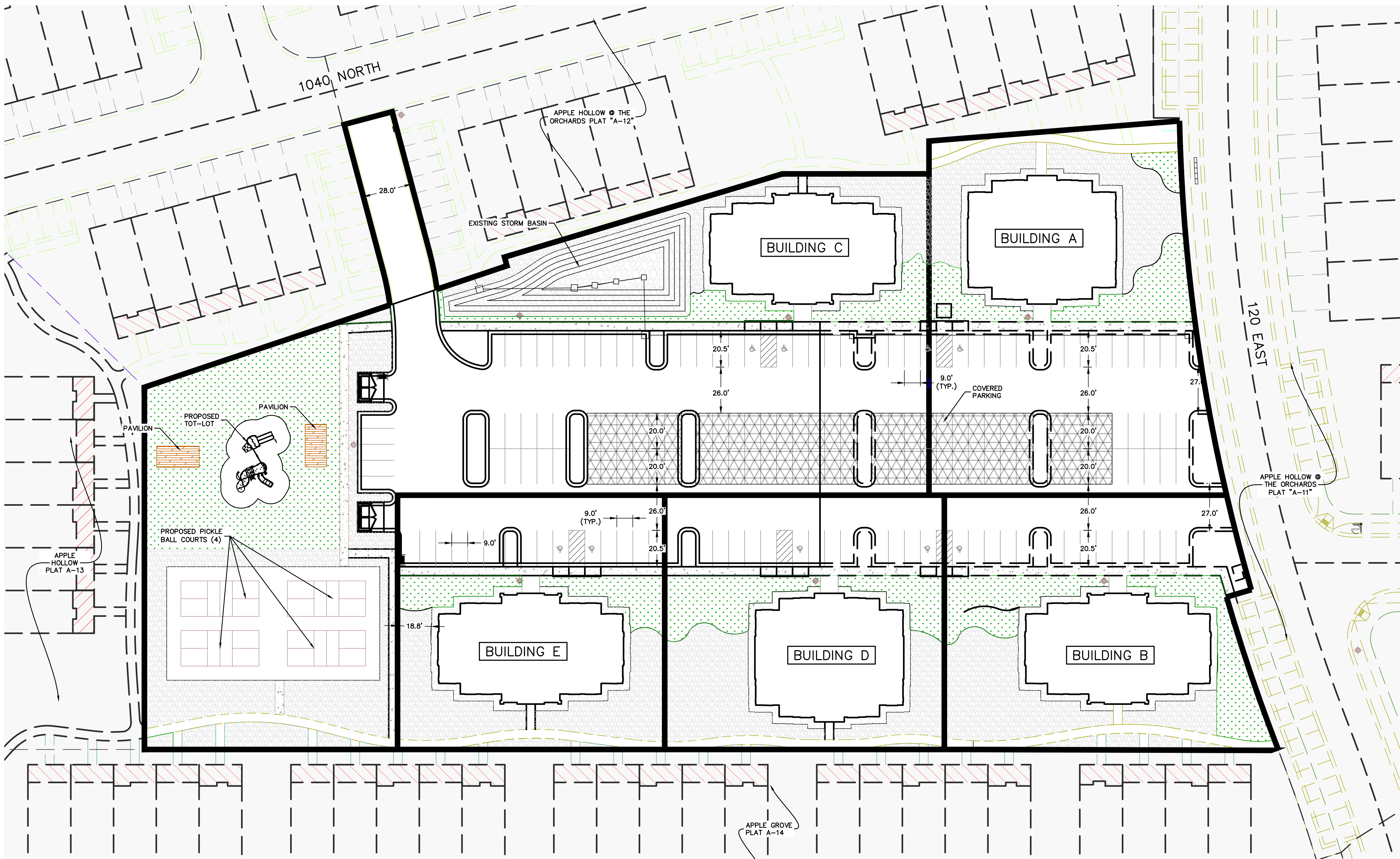
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
APRIL, 2025



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



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



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THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

LANDSCAPE/AMENITIES PHASING PLAN

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
LS-01

LANDSCAPING LEGEND:

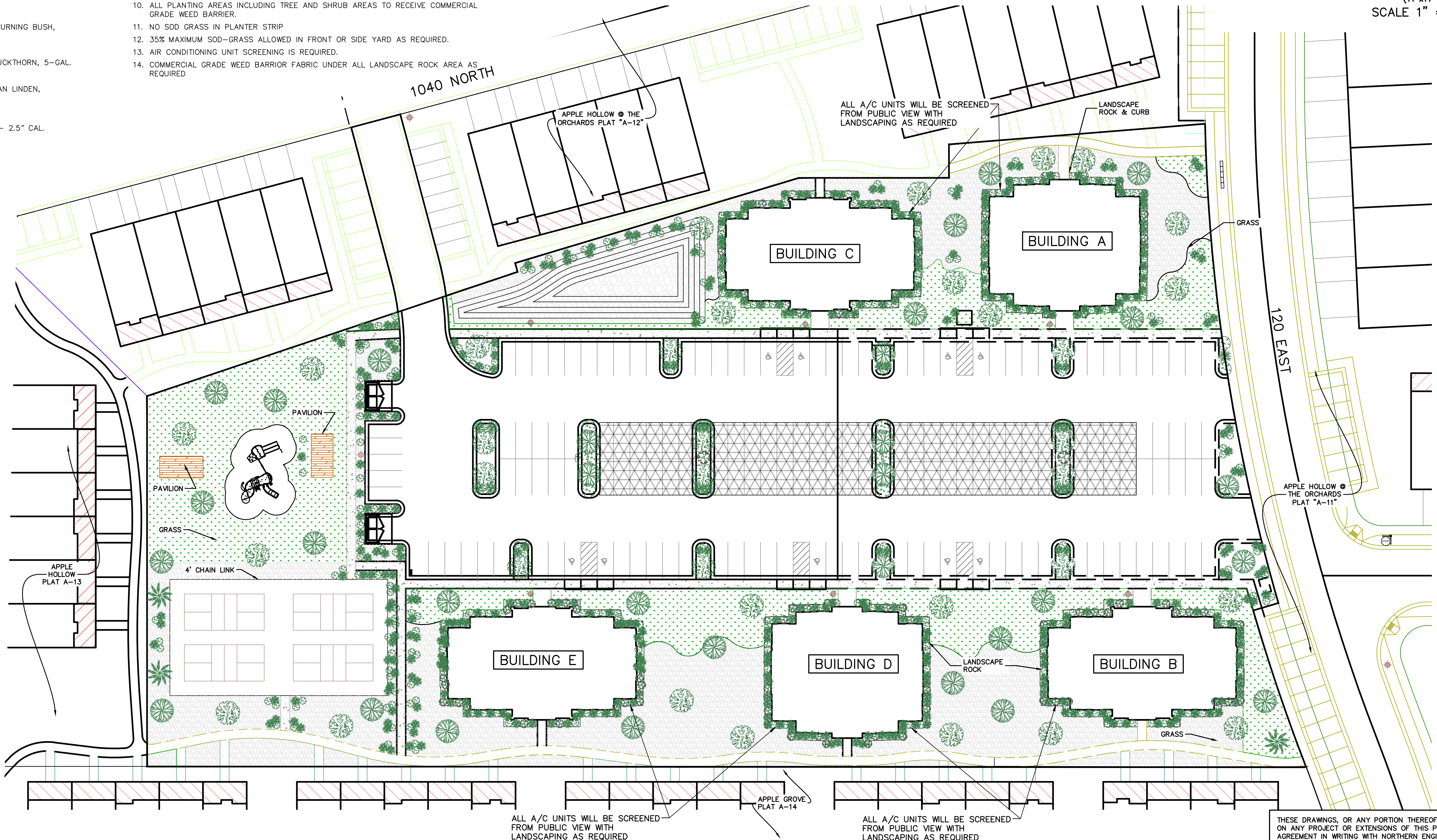
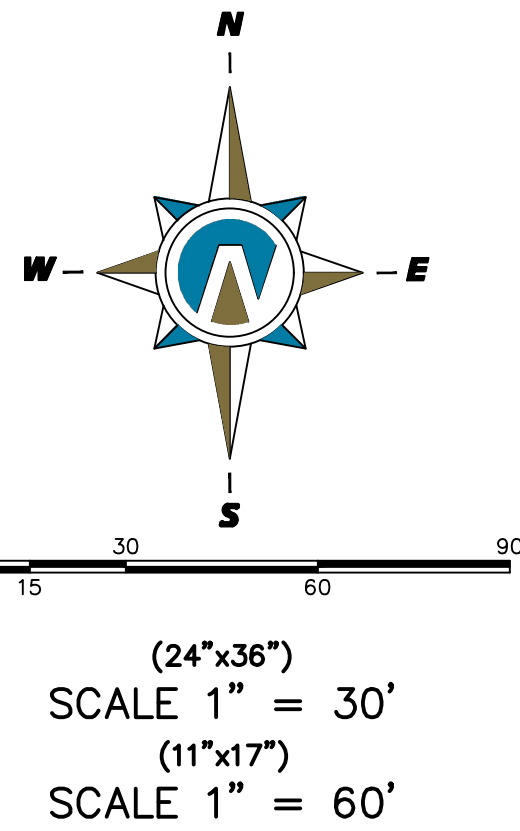
- DETENTION BASIN LANDSCAPE ROCK: 4-6" TAN CRUSHED ROCK AT 8" TO 12" THICK PLACED OVER DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS AS REQUIRED. (SEE NOTE 14)
- LANDSCAPE ROCK: TWO TO FOUR INCH (2" TO 4") DECORATIVE COBBLE ROCK. A SAMPLE OF THE PROPOSED MATERIAL MUST BE SUBMITTED TO AND APPROVED BY SANTAQUIN CITY PRIOR TO PLACING. COBBLE ROCK MULCH SHALL BE INSTALLED TO AN AVERAGE DEPTH OF FOUR INCHES (4") AND SHALL COMPLETELY COVER ALL PLANTER STRIP AREA. PRIOR TO INSTALLATION OF COBBLE ROCK, MULCH, A MIRAFI 600 (OR APPROVED EQUIVALENT) FABRIC MUST BE APPLIED TO THE PLANTER STRIP AREA. (SEE NOTE 14)
- 262± HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS, 1-GAL.
- 139± CALAMAGROSIS X ACUTIFLORA FOERSTER / FEATHER REED GRASS, 1-GAL.
- 67± EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH, 5-GAL.
- 261± RHAMNUS FRANGULA COLUMNARIS / ALDER BUCKTHORN, 5-GAL.
- 31± TILA AMERICAN REDMUND / REDMUND AMERICAN LINDEN, 2" - 2.5" CAL.
- 34± ACER FREEMAN / AUTUMN BLAZE MAPLE, 2" - 2.5" CAL.
- 3± PICEA PUNGENS / COLORADO "BLUE" SPRUCE, 2" - 2.5" CAL. (6' MIN HEIGHT)
- 797 = TOTAL TREES & PLANTS

LANDSCAPE DATA TABLE:

OVERALL AREA	=	181,813.94 S.F.	(100%)
BUILDINGS	=	26,792.19 S.F.	(15%)
HARD SURFACE	=	81,855.79 S.F.	(45%)
LANDSCAPE AREA	=	73,165.96 S.F.	(40%)
- LANDSCAPE ROCK	=	48,669.54 S.F.	(67%)
- GRASS-SOD PLANT BASE	=	14,636.00 S.F.	(20%)
- AMENITIES	=	9,860.42 S.F.	(13%)
(PAVILION, PLAYGROUND, & COURTS)			

NOTES:

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



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THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

LANDSCAPE PLAN
SANTAQUIN, UTAH

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

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

The following trees are prohibited in park strips:

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

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

Sub-section C. Tree Substitutions for Unique Environments

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

TABLE 20-2 Tree Substitutions for Unique Environments

Botanical Name	Common Name	Use in Unique Environment
<i>Pinus strobus</i>	Eastern White Pine	Native to location with suitable park strip's soil
<i>Pinus resinosa</i>	Red Pine	Native to location with suitable park strip's soil
<i>Pinus strobus</i>	Eastern White Pine	Native to location with suitable park strip's soil
<i>Pinus strobus</i>	Eastern White Pine	Native to location with suitable park strip's soil
<i>Pinus strobus</i>	Eastern White Pine	Native to location with suitable park strip's soil
<i>Pinus strobus</i>	Eastern White Pine	Native to location with suitable park strip's soil
<i>Pinus strobus</i>	Eastern White Pine	Native to location with suitable park strip's soil
<i>Pinus strobus</i>	Eastern White Pine	Native to location with suitable park strip's soil
<i>Pinus strobus</i>	Eastern White Pine	Native to location with suitable park strip's soil

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

Sub-section D. Streetscape Substitutions

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

Substitutions require the approval of the Public Works Director.

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Sub-Section E. Tree and Shrub Installation:

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

References

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

Quality Assurance

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

Product Delivery, Storage, and Handling

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

Acceptance

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

Samples

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

General

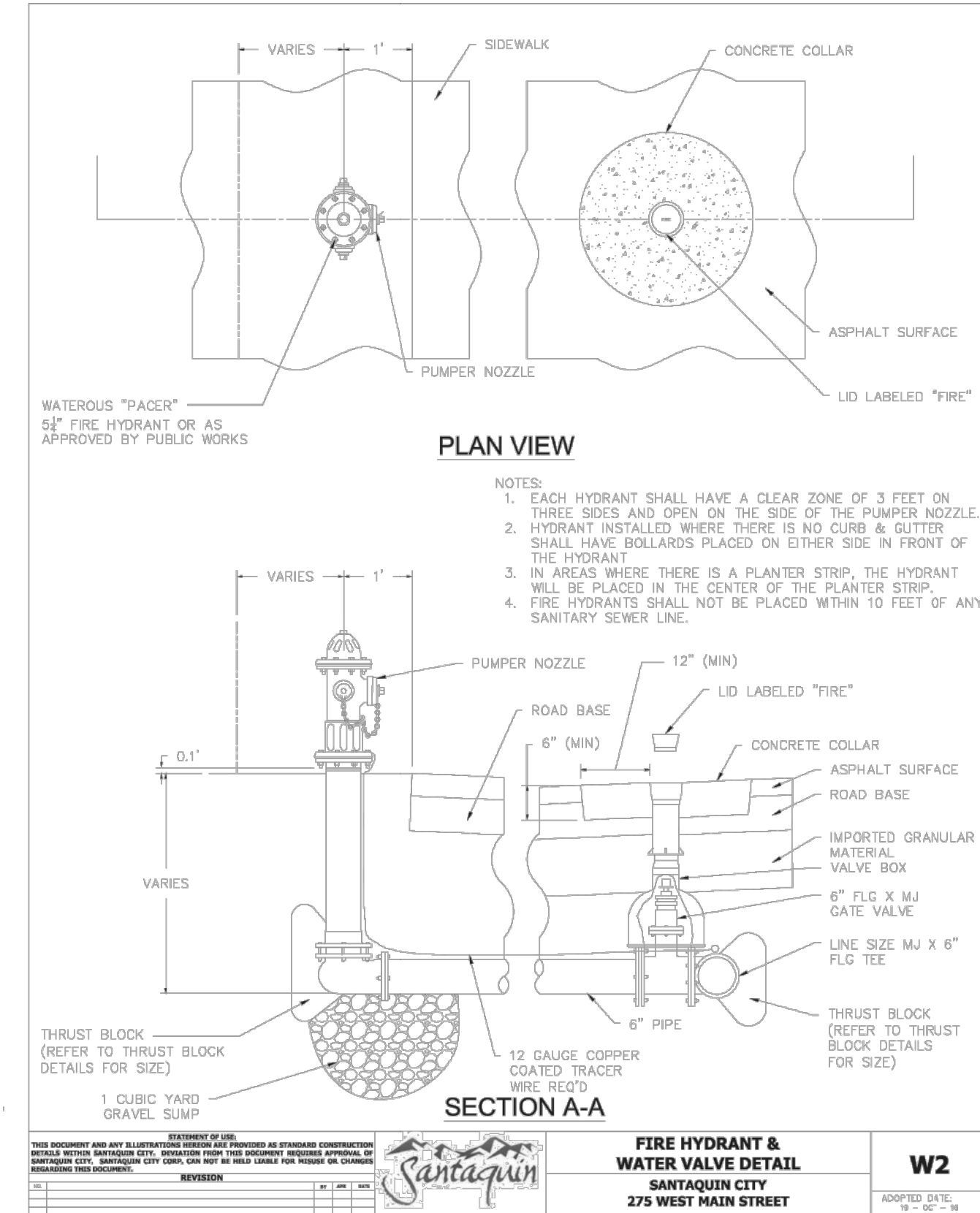
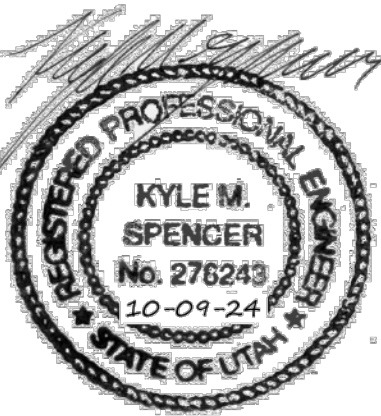
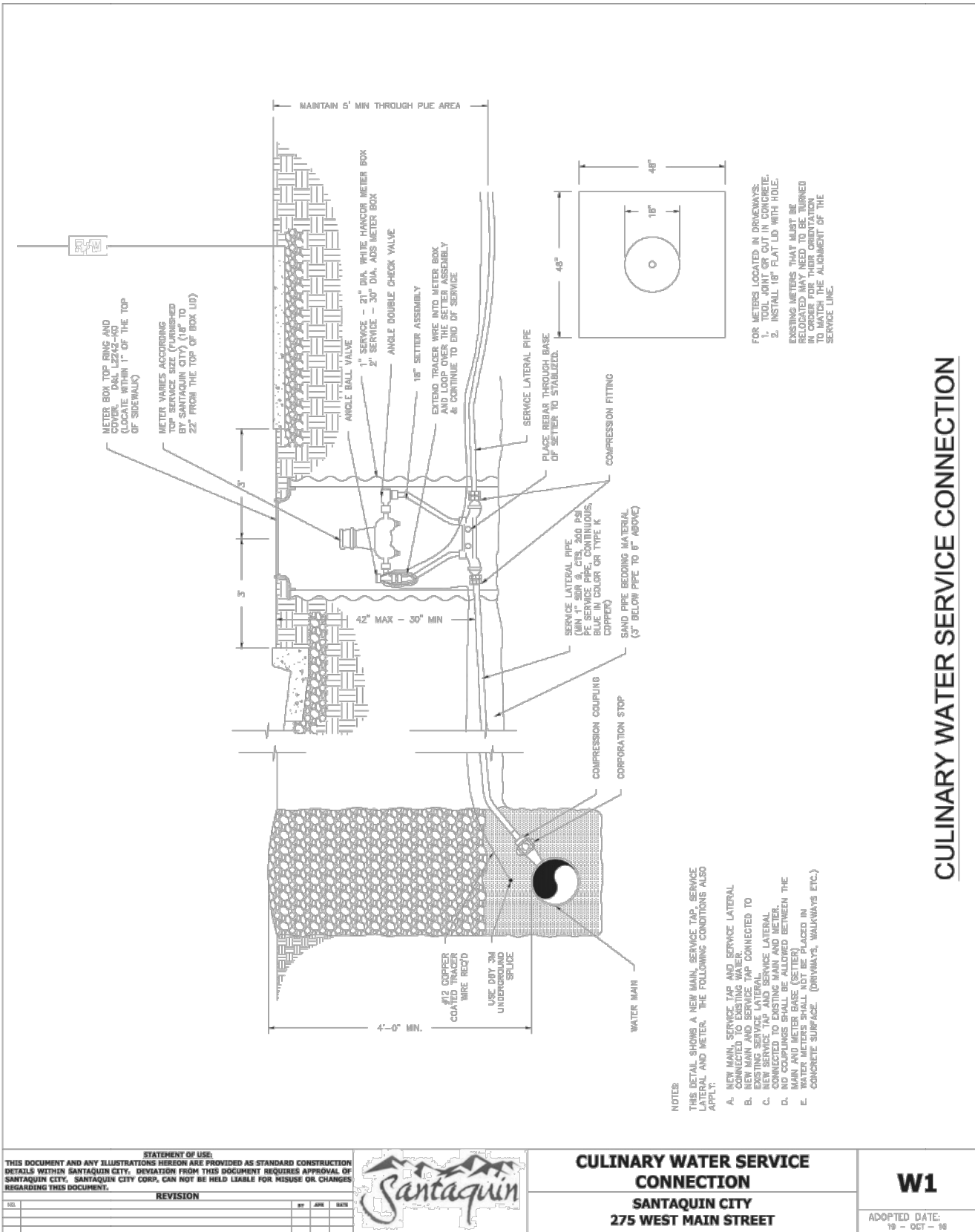
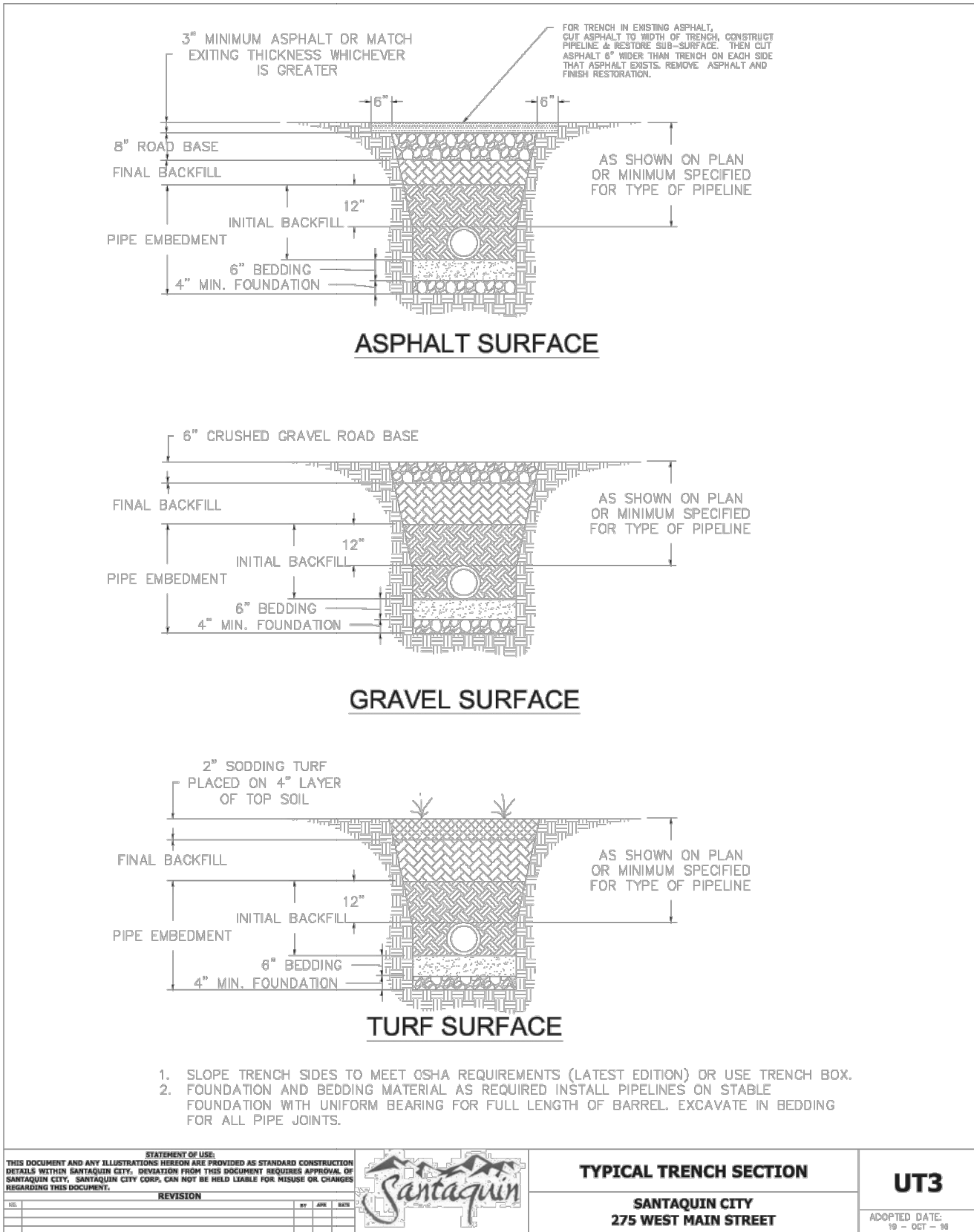
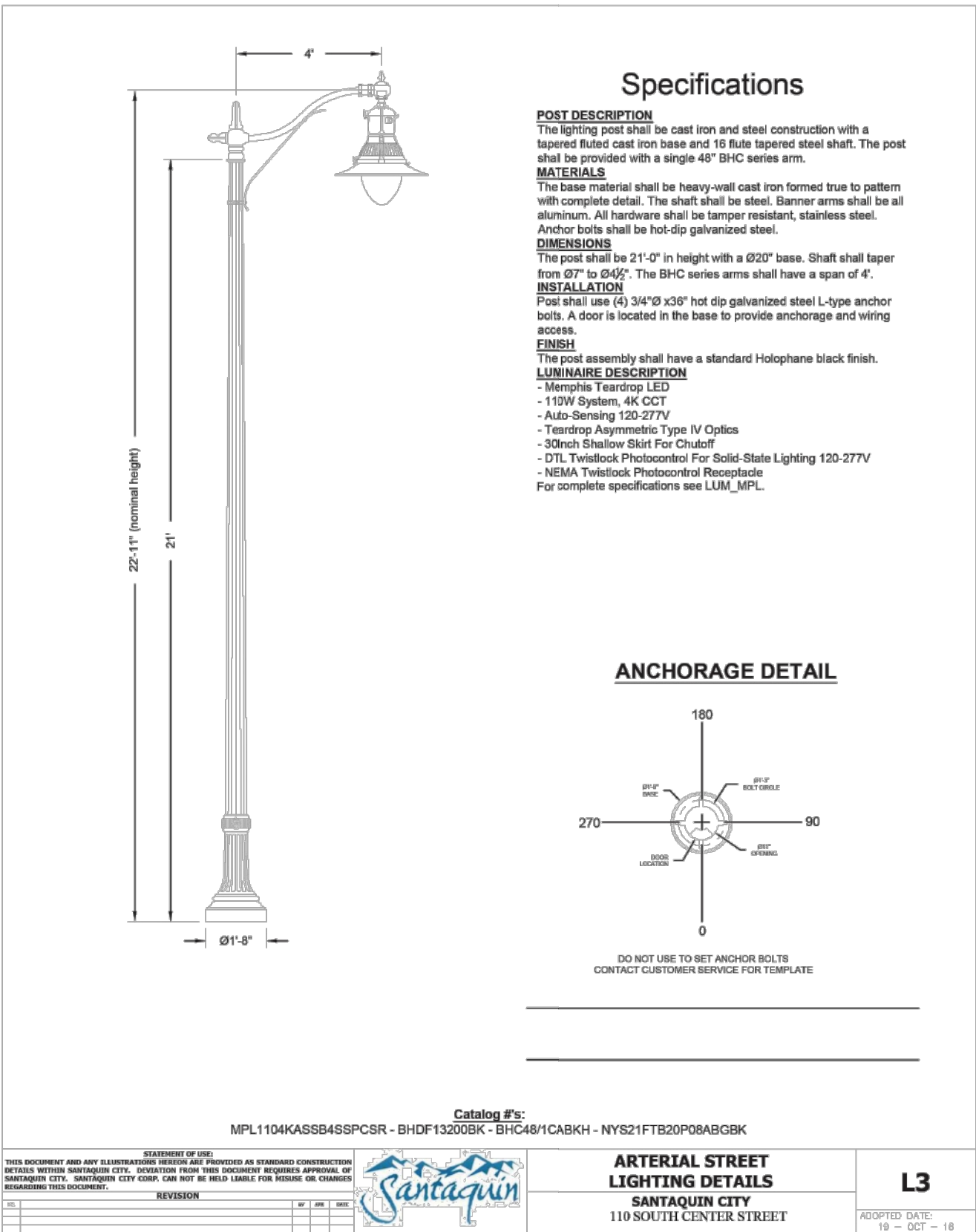
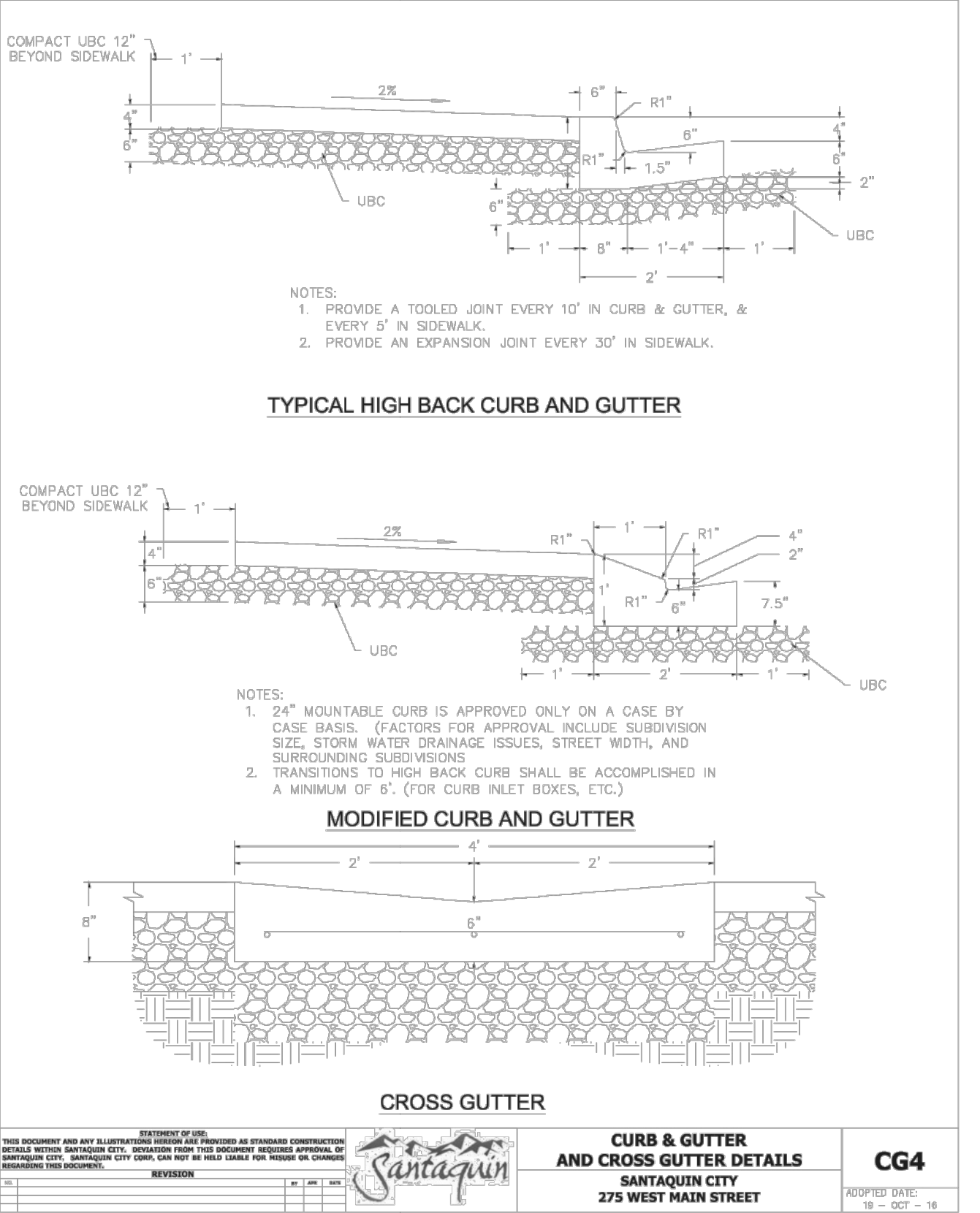
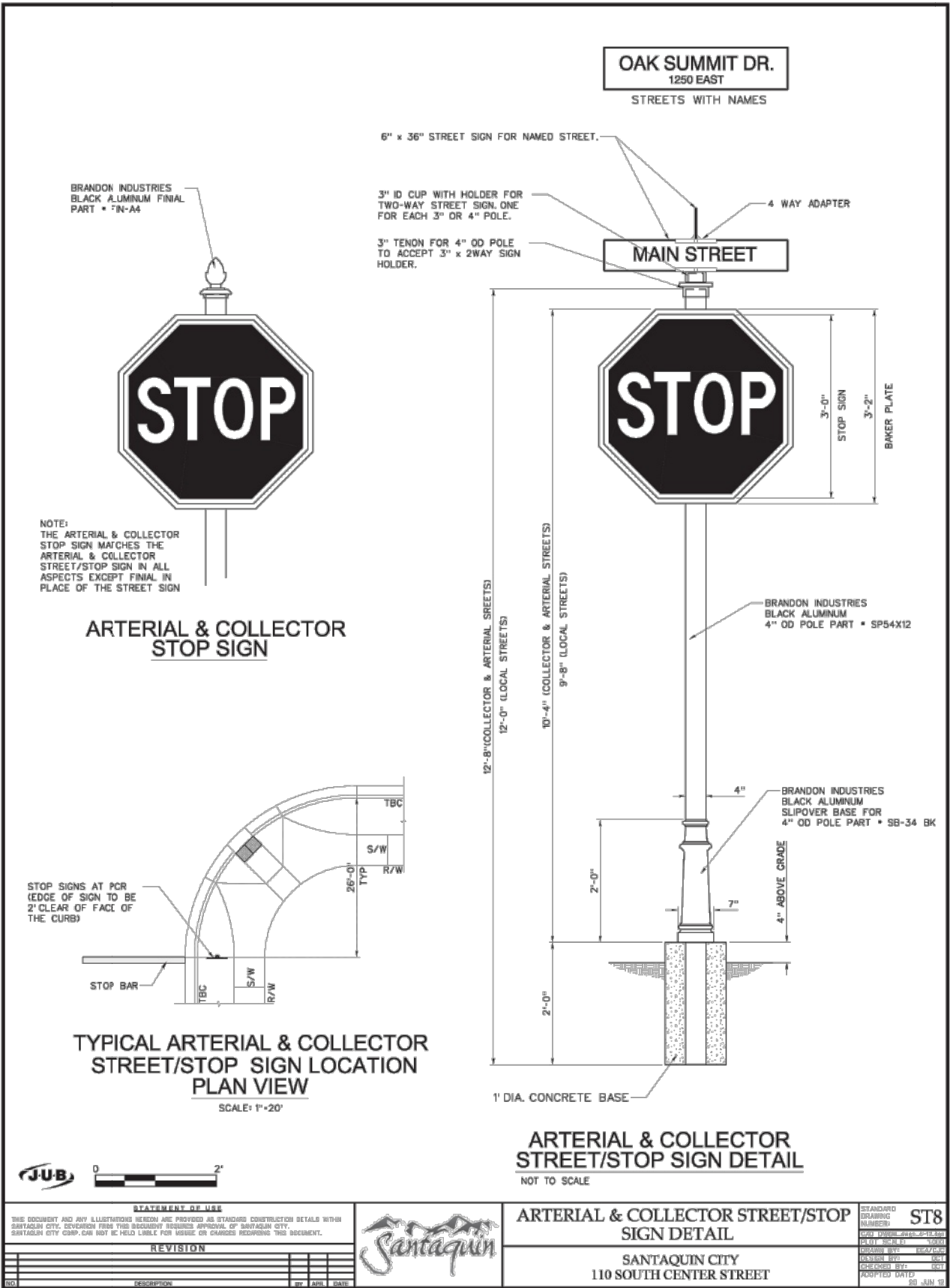
1. Provide plants of normal growth and uniform height, according to species, with straight canes and well developed leaders, roots, and tops.
2. Provide plants of sizes indicated. The size stated in each case shall be interpreted to mean dimensions of plant as it stands in its mature position in the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

Plants

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

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

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APPLE HOLLOW @
THE ORCHARDS "B-2"

DETAILS
SANTAQUIN, UTAH

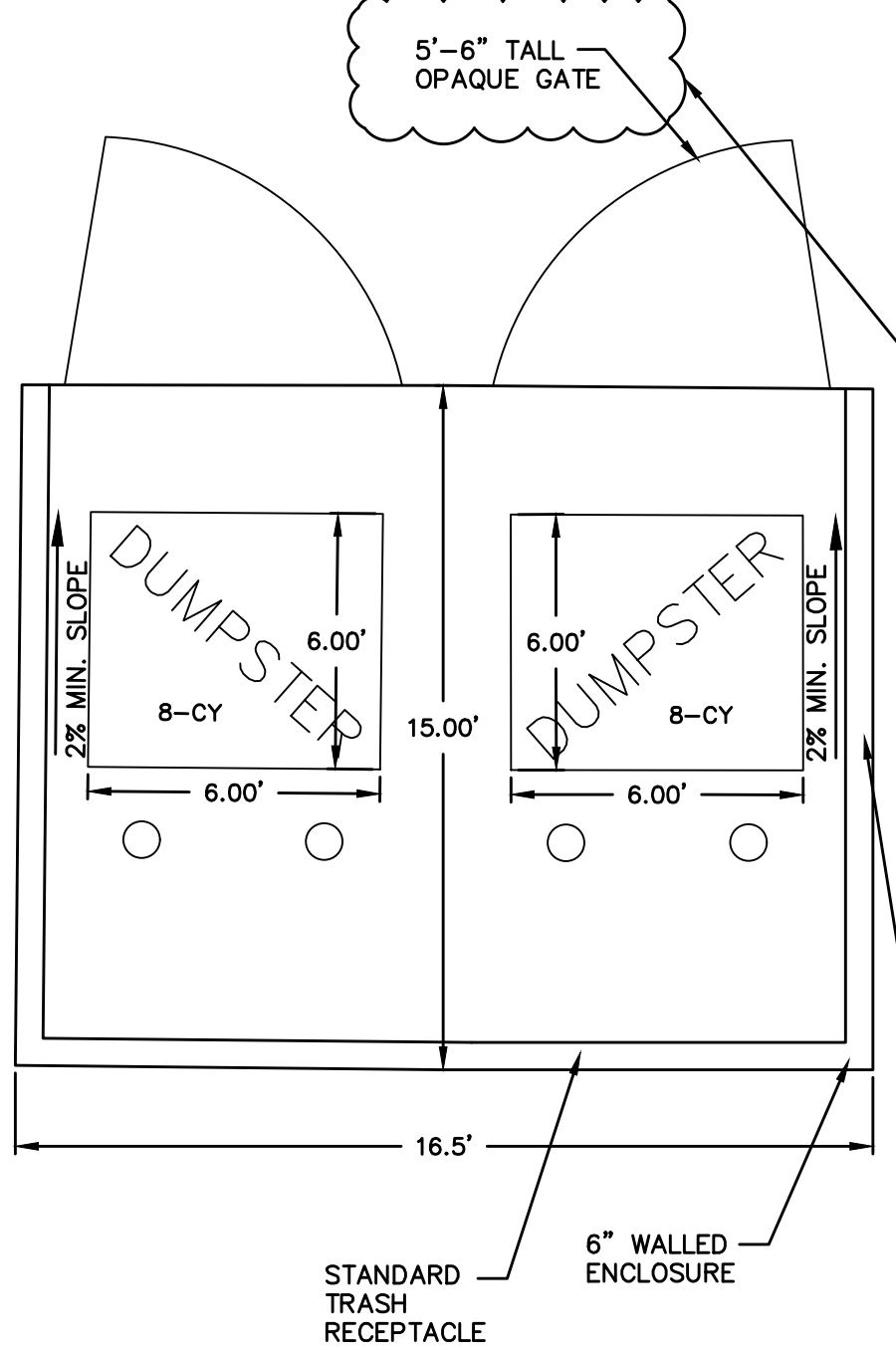
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3-20-031
SHEET NO.
DT-01



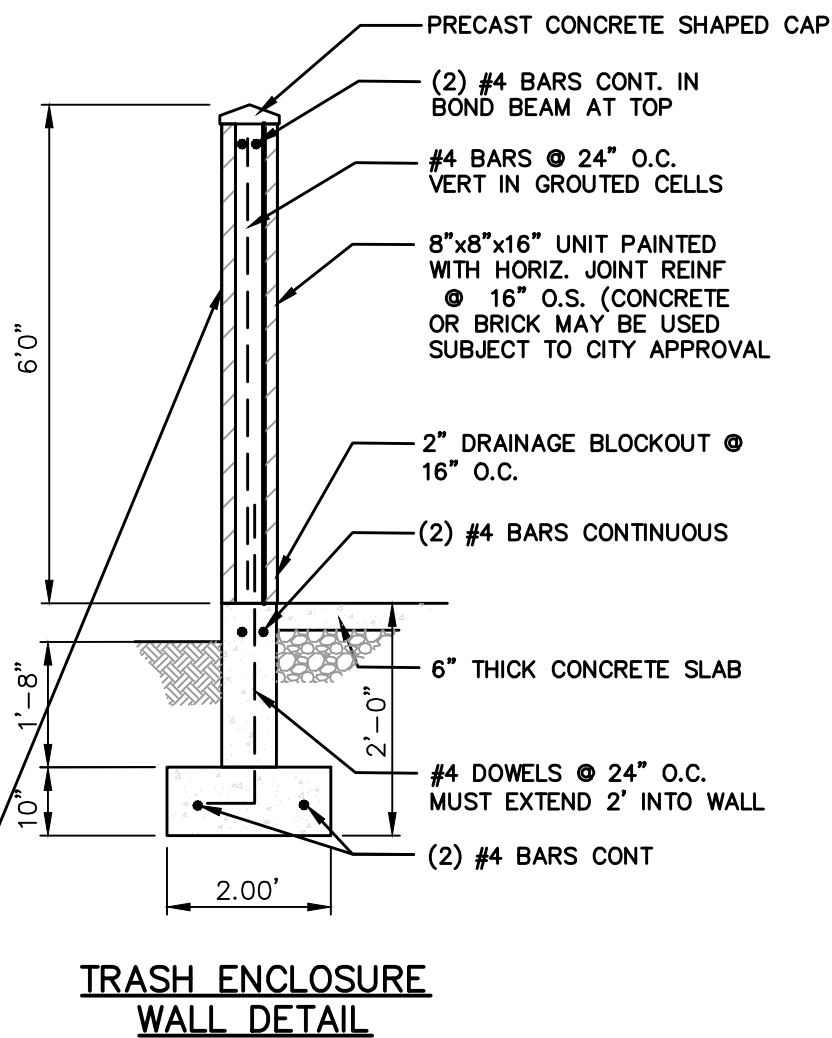
24'X12' PAVILION DETAIL
PROPOSED PAVILION OR EQUIVALENT
WITH 4 PICNIC TABLES OR EQUIVALENT
-NTS-



PLAYGROUND DETAIL
PROPOSED OR EQUIVALENT
-NTS-



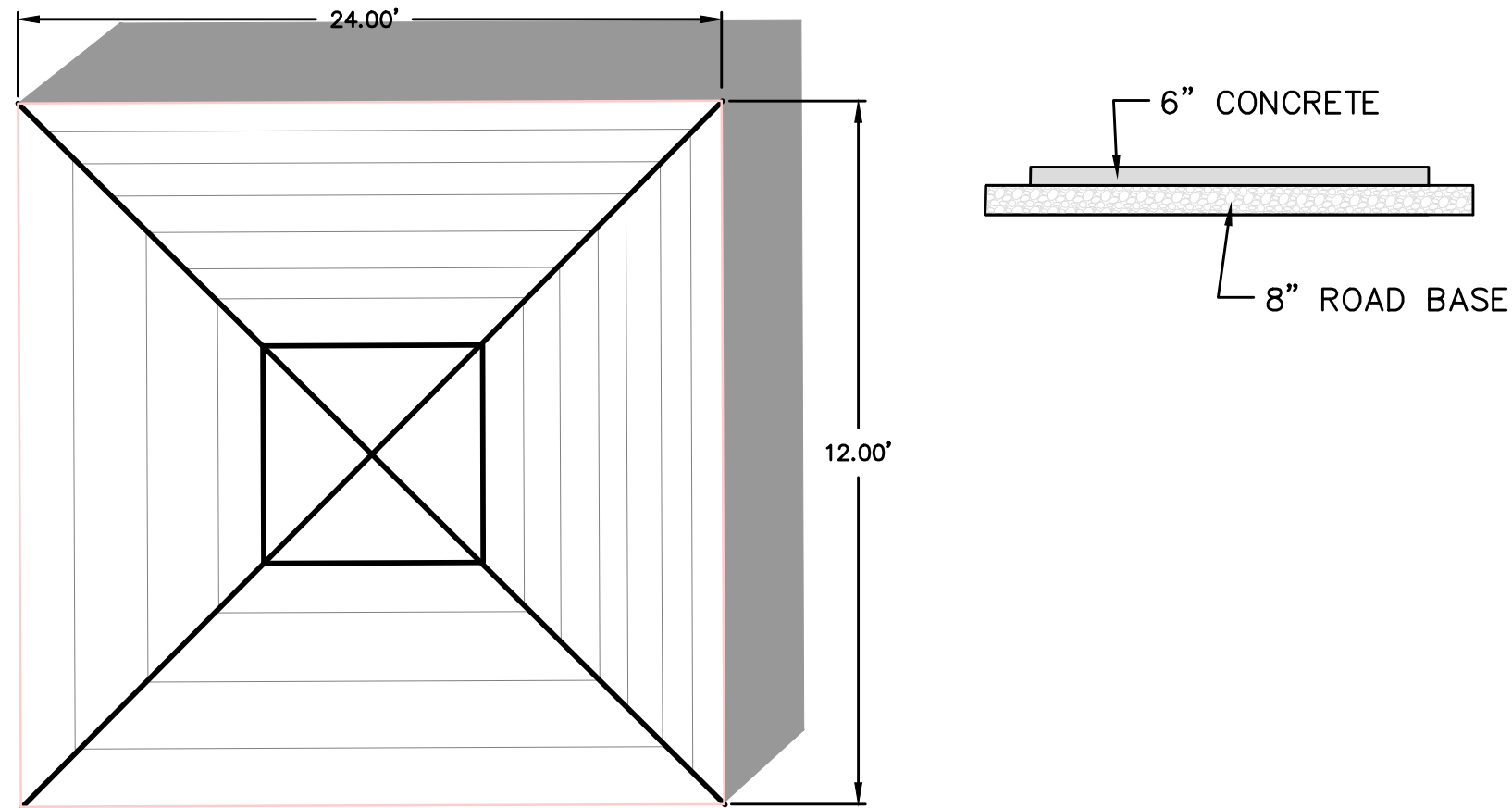
DUMPSTER



TRASH ENCLOSURE
WALL DETAIL

NOTES:

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

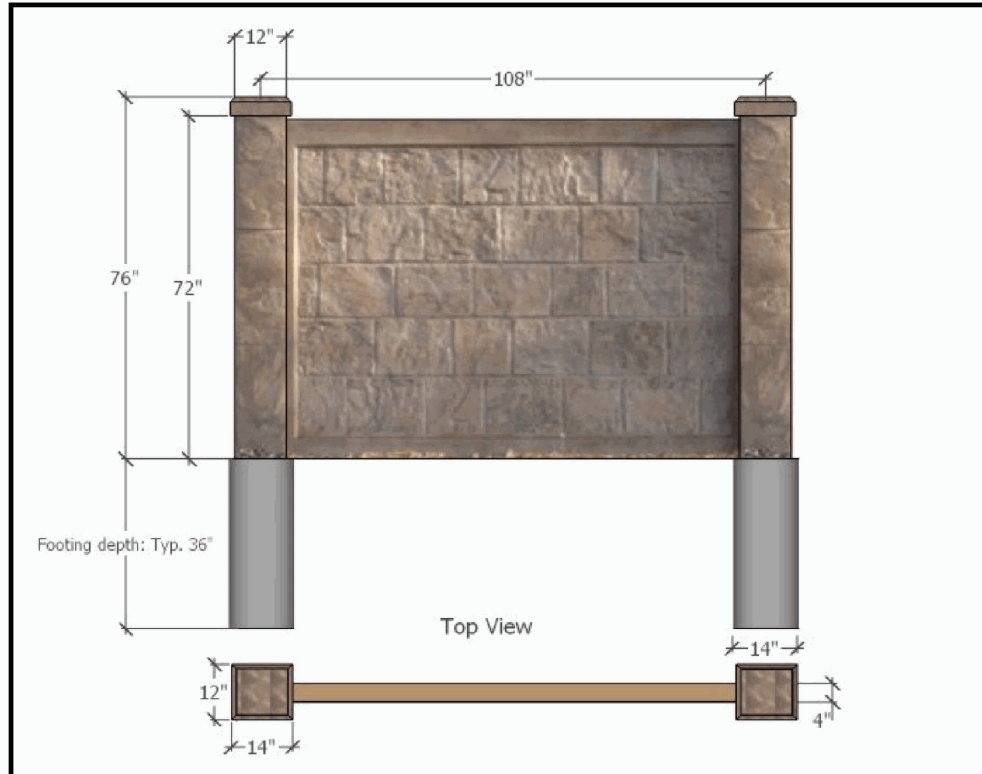


NOTE: 6' DECORATIVE MASONRY
WALL STAINED & TREATED
ON BOTH SIDES W/ANTI-
GRAFFITI SEALANT

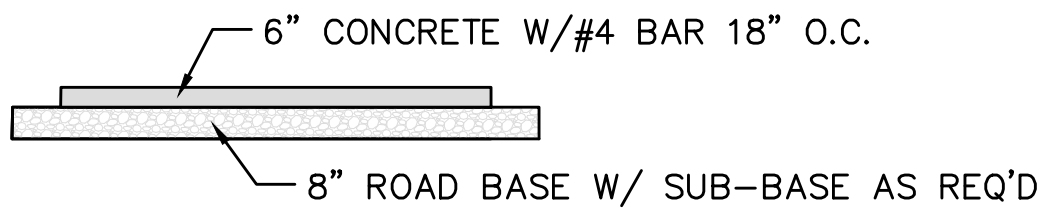
FENCE DETAIL
PROPOSED OR EQUIVALENT
-NTS-



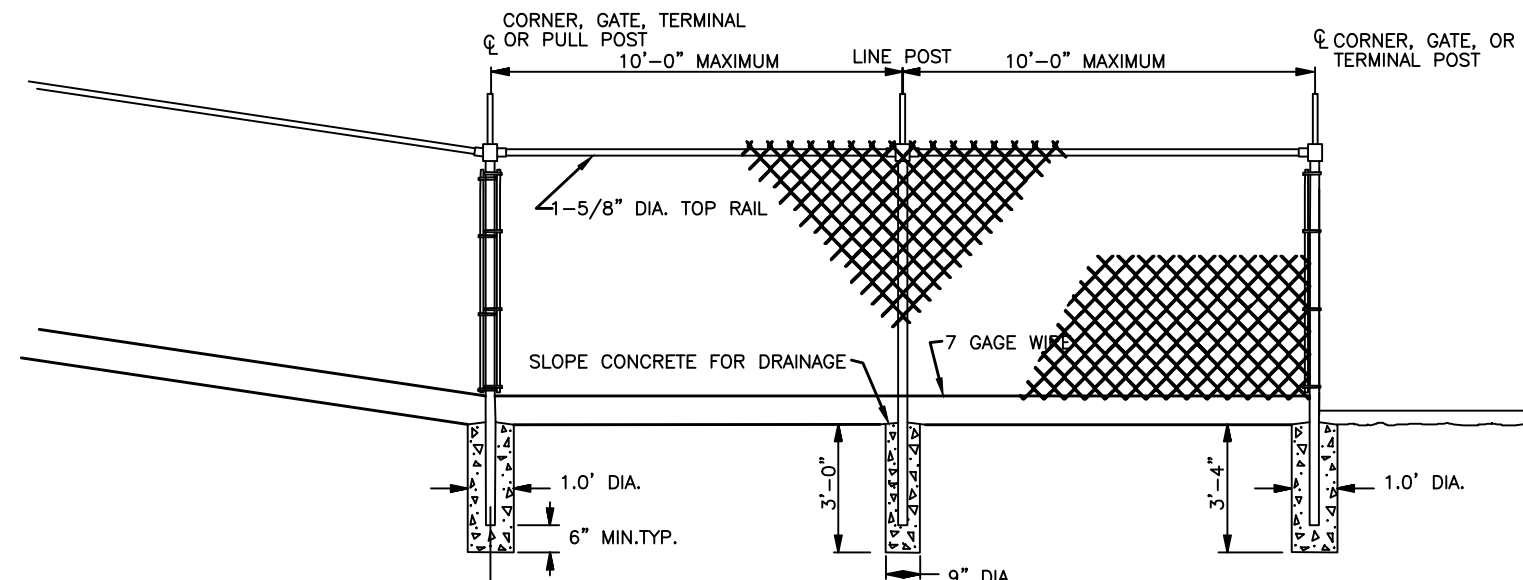
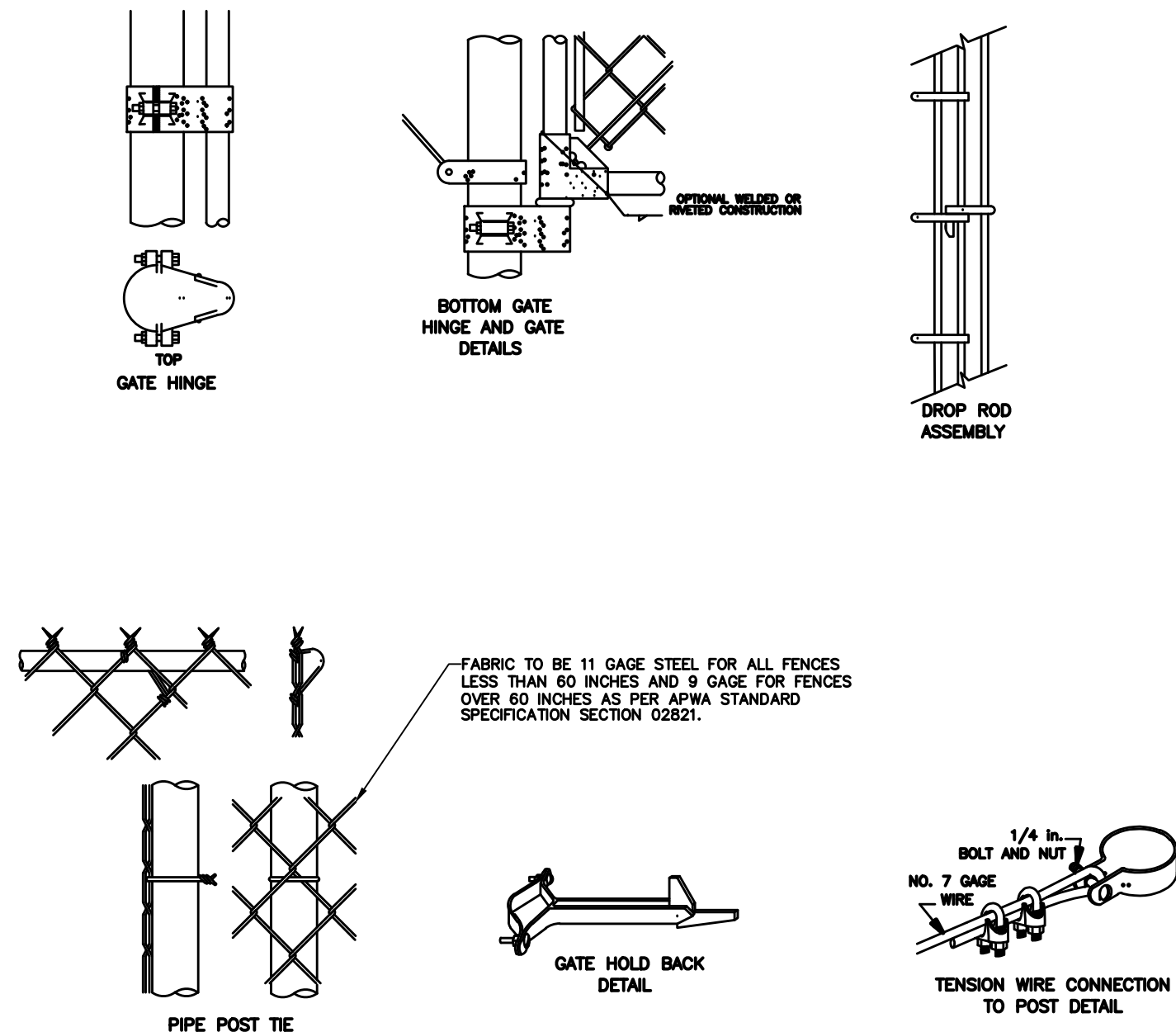
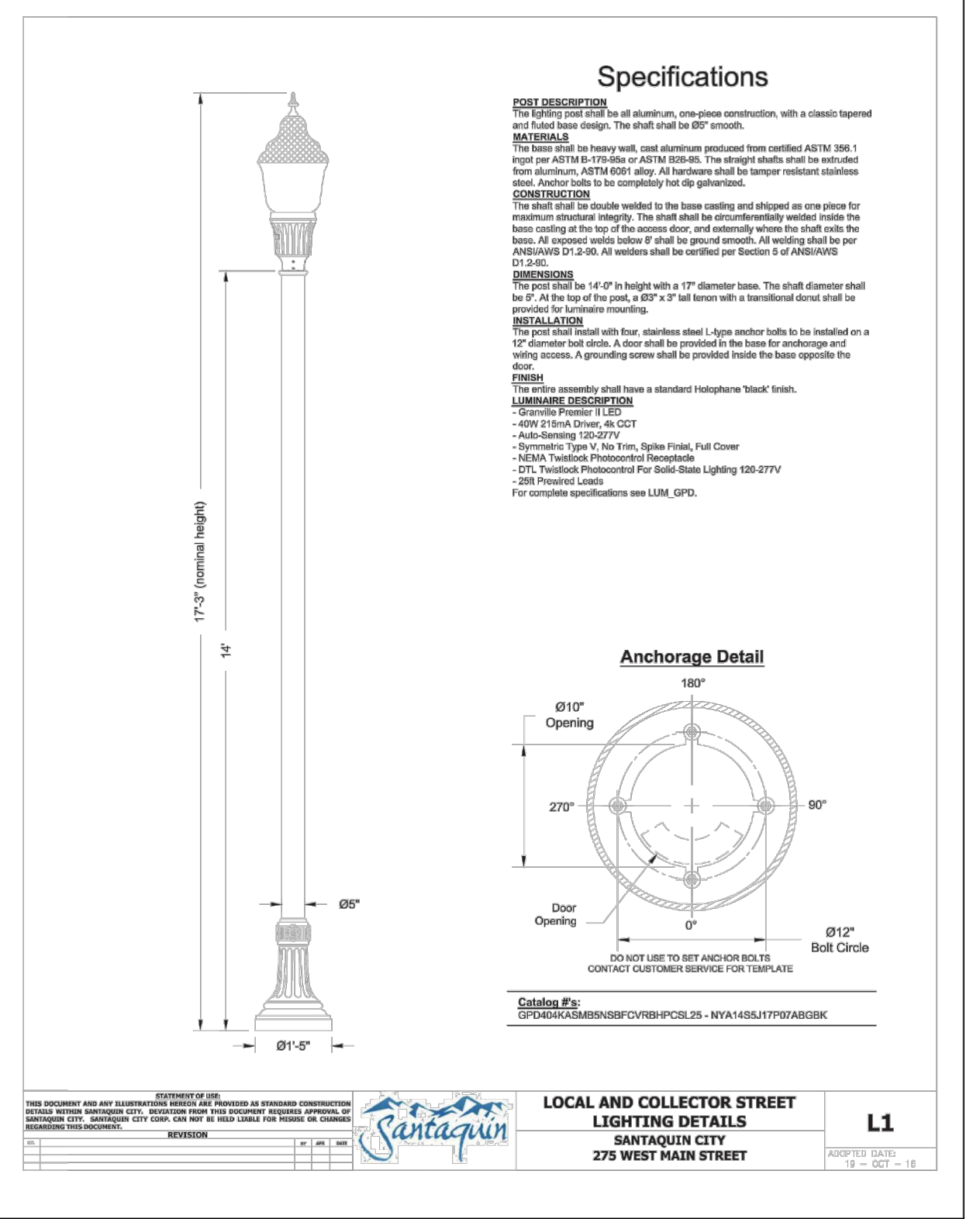
RHINOROCK FENCE SPECIFICATIONS



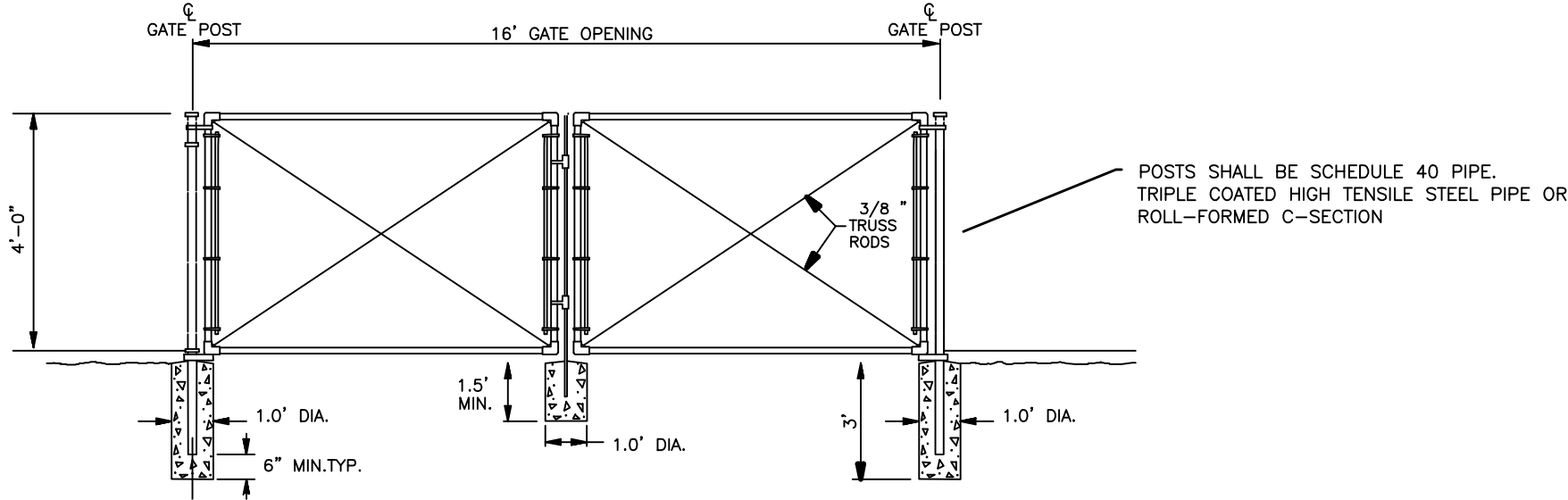
TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 kg	230 lbs
Weight per area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	113mm	4.5"
EPS Foam Core thickness	63-85mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume		4-4.50%
Compressive Strength of proprietary concrete mix design	4x10 ³ N/m ²	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 ³ - 1.4x10 ⁴ N/m ²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion		<4%
Combustibility of glass fiber reinforced concrete shell		Non-combustible
Freeze/thaw performance		200 freeze thaw cycles with no damage
Decay, fungus, or mold/moisture attack		none
Termite food source		none



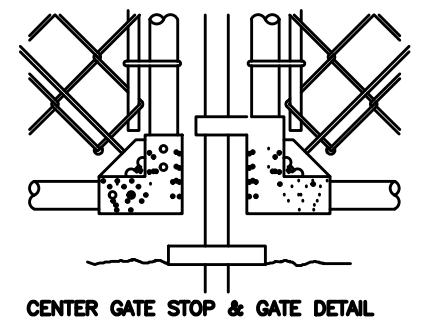
STREET LIGHT DETAIL



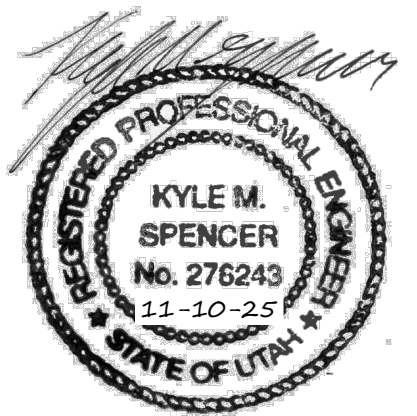
TYPICAL DOUBLE BAY SEGMENT



4' CHAIN LINK FENCE
-NTS-



CENTER GATE STOP & GATE DETAIL



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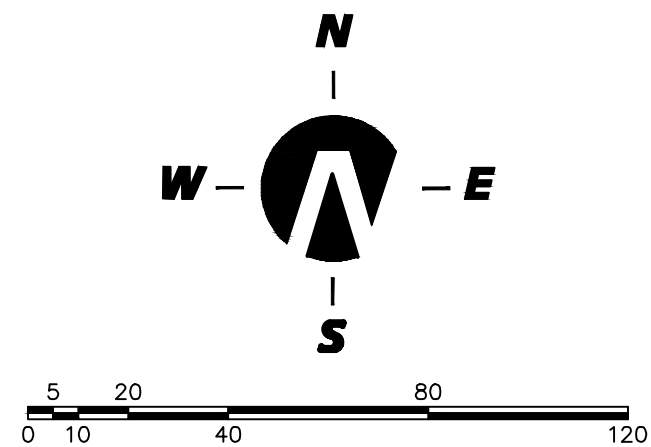
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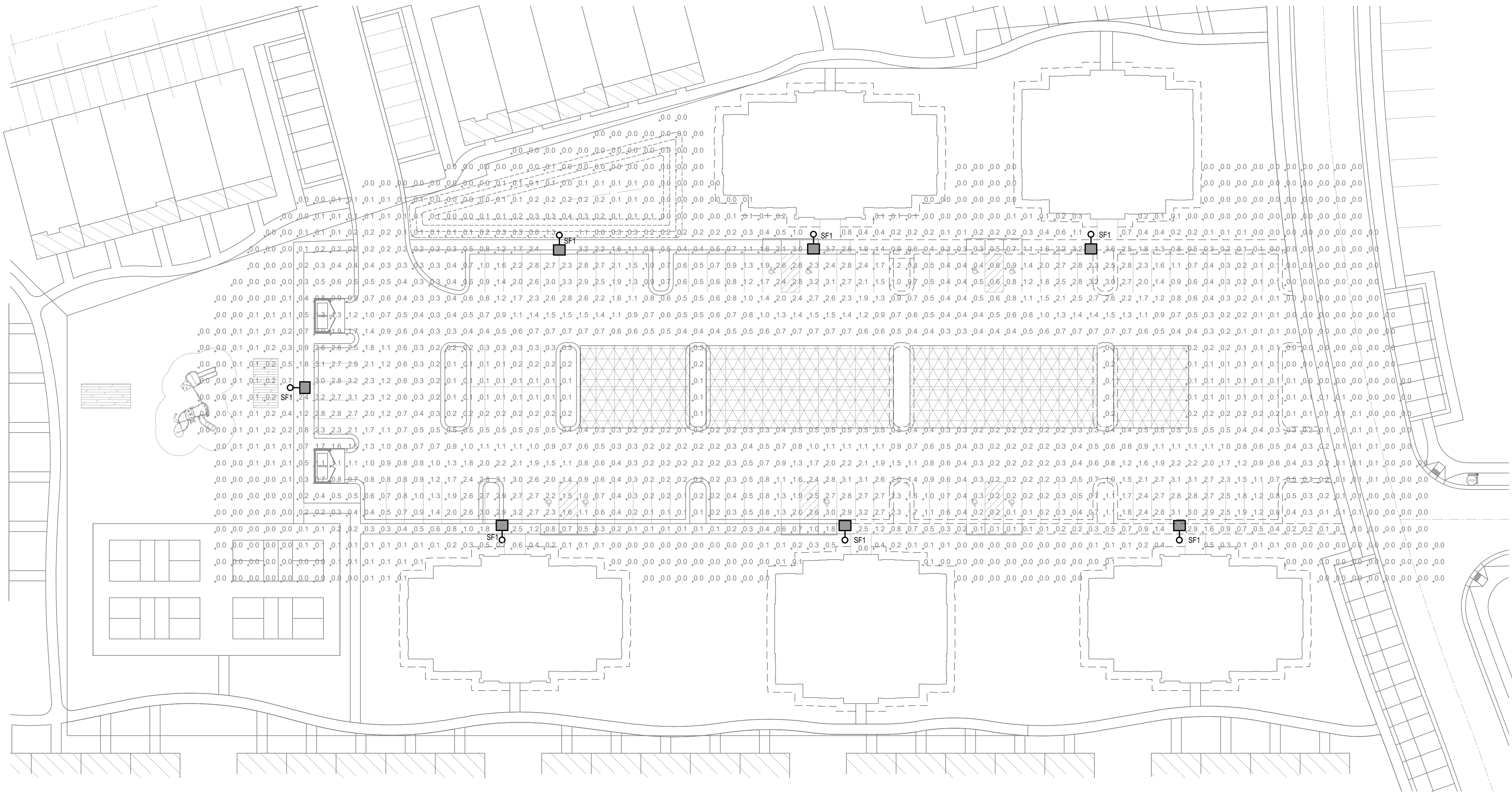
**APPLE HOLLOW @
THE ORCHARDS
"B-PHASE 2"**

DETAILS
SANTAQUIN, UTAH

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



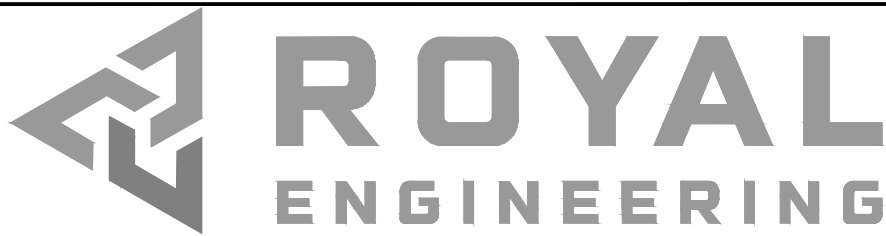
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

SITE LIGHTING FIXTURE SCHEDULE										
#	FIXT	FIXTURE			VOLTS	PHASE	WATTS	MOUNTING	LAMPS	
		MANUFACTURER	CATALOG #						TYPE	POLE
SF1		LUMARK	PRV-P-PA1C-740-U-T3-SA-XX		MULTI	1	72	POLE	LED	8,364 LU 4000K
										18' POLE W/ 6" BASE ABOVE GRADE

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4				DRAWN BY:	DMW
3				CHECKED BY:	DJG
2				APPROVED:	
1				DATE:	10-07-2025
NO.		REVISIONS	BY	DATE	



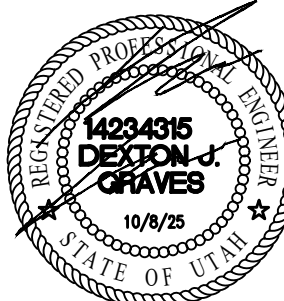
ELECTRICAL - MECHANICAL
1637 S. EAST BAY BLVD.
PROVO, UTAH 84606
PHONE: 801.375.2228
FAX: 801.375.2676

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*THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E*

SITE LIGHTING PHOTOMETRIC PLAN

SANTAQUIN, UTAH



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