

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.
- WHERE 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.

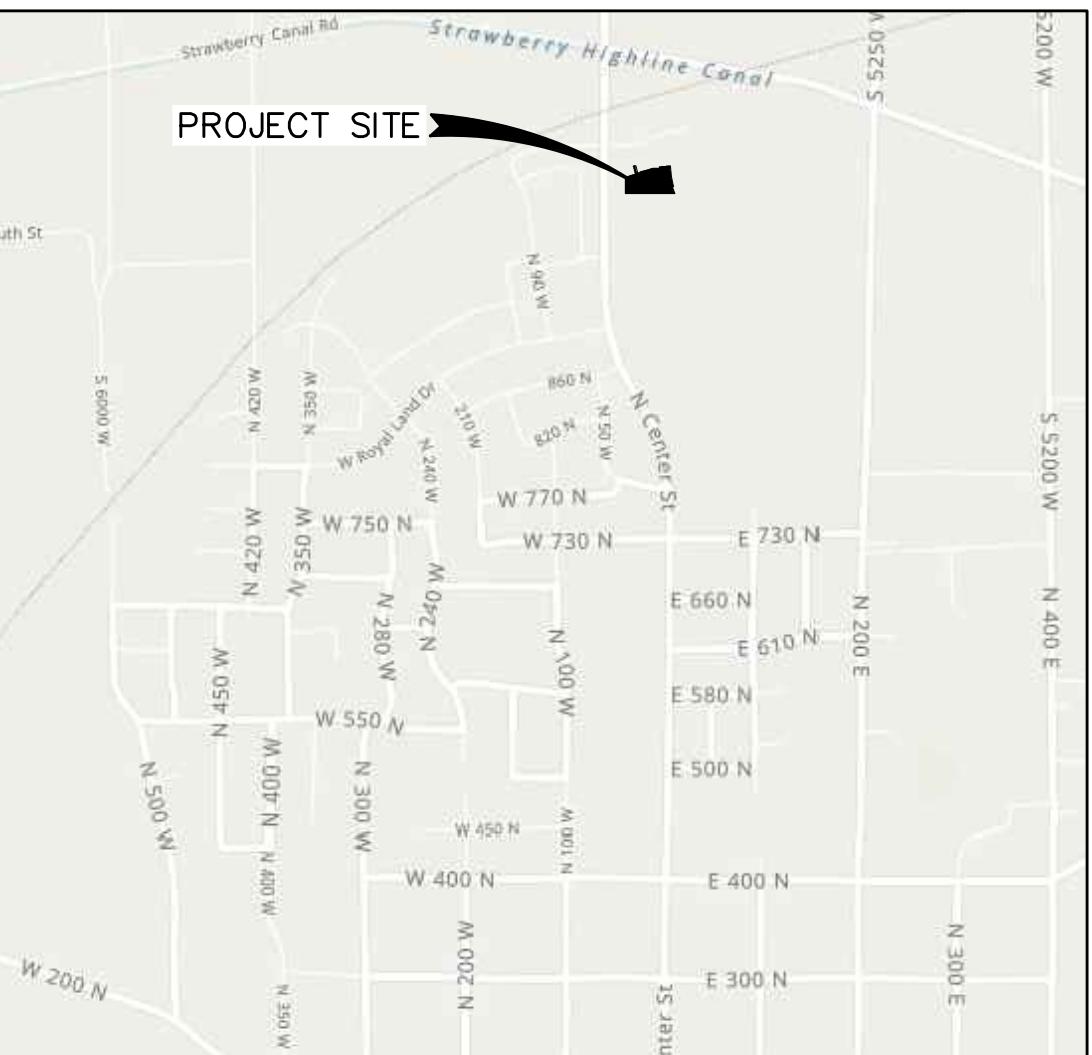
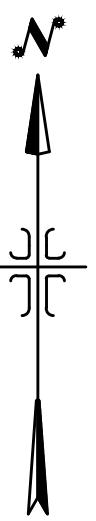
WATER

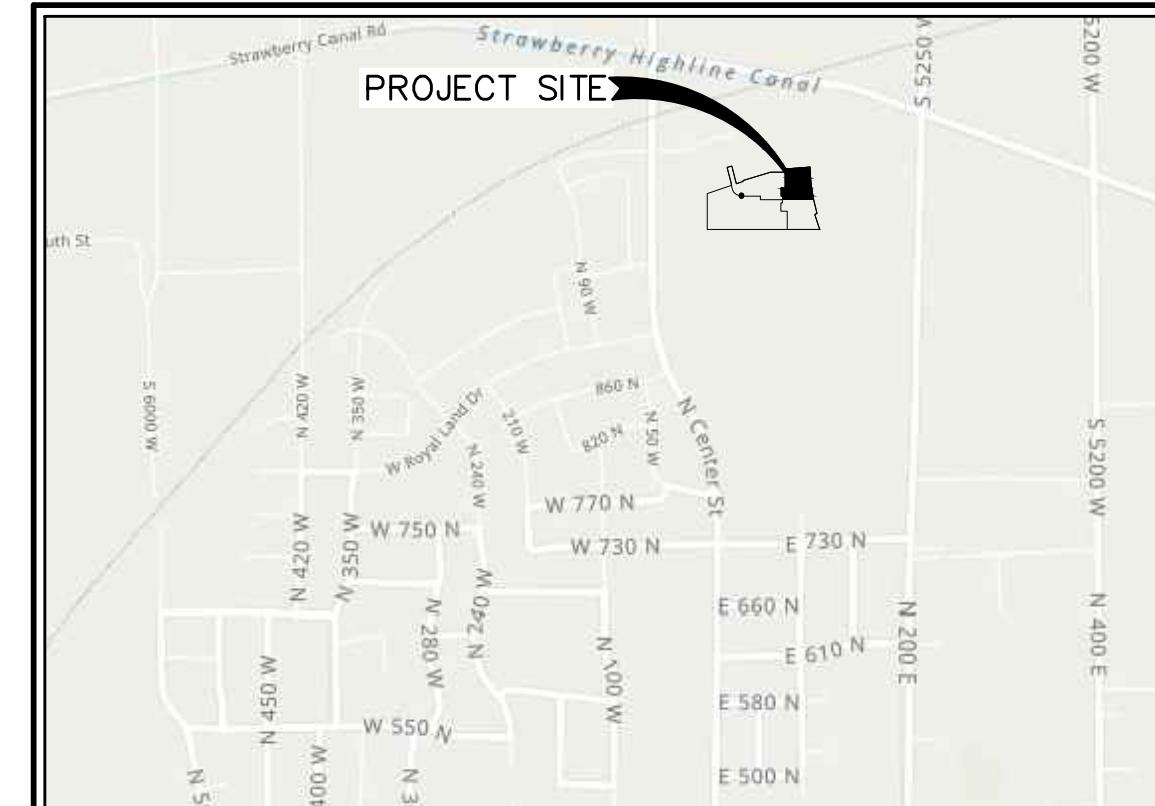
- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS 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
SP-01	PRELIMINARY PLAT
UT-01	SITE PLAN
GR-01	UTILITY LAYOUT
LS-01	GRADING & DRAINAGE
LS-02	LANDSCAPE/AMENITIES PHASING PLAN
DT-01	LANDSCAPE PLAN
DT-02	DETAILS
	DETAILS

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





VICINITY MAP

NOTES:

- ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- 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.
- NBCBU - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- ANY PARKING OR BUILD. LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.
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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 easements granted by existing underground easements. Nothing herein shall be construed to warrant or verify the present 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 present in law or equity, including but not limited to, any constitutional, statutory, or implied 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: _____

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: _____

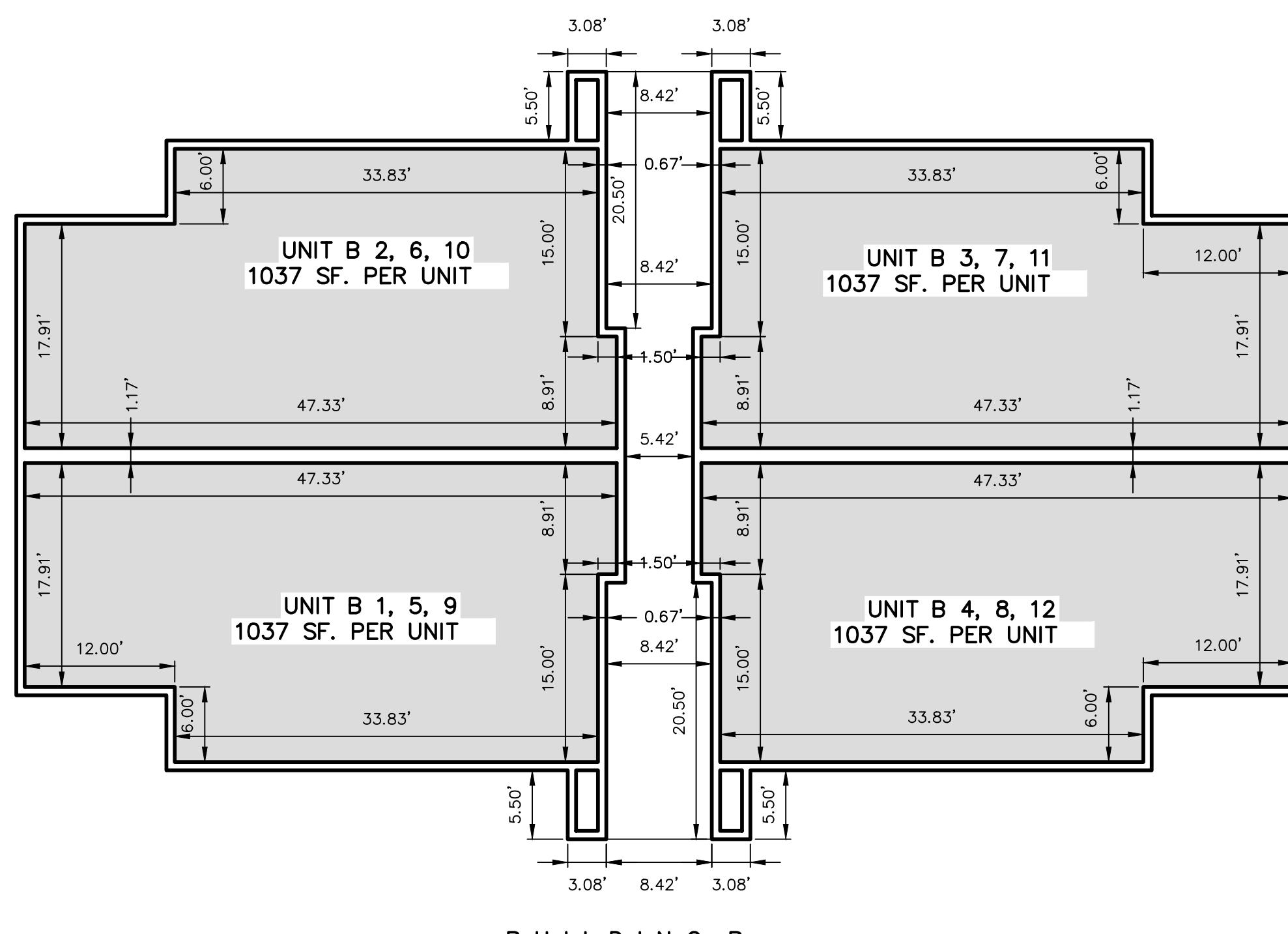
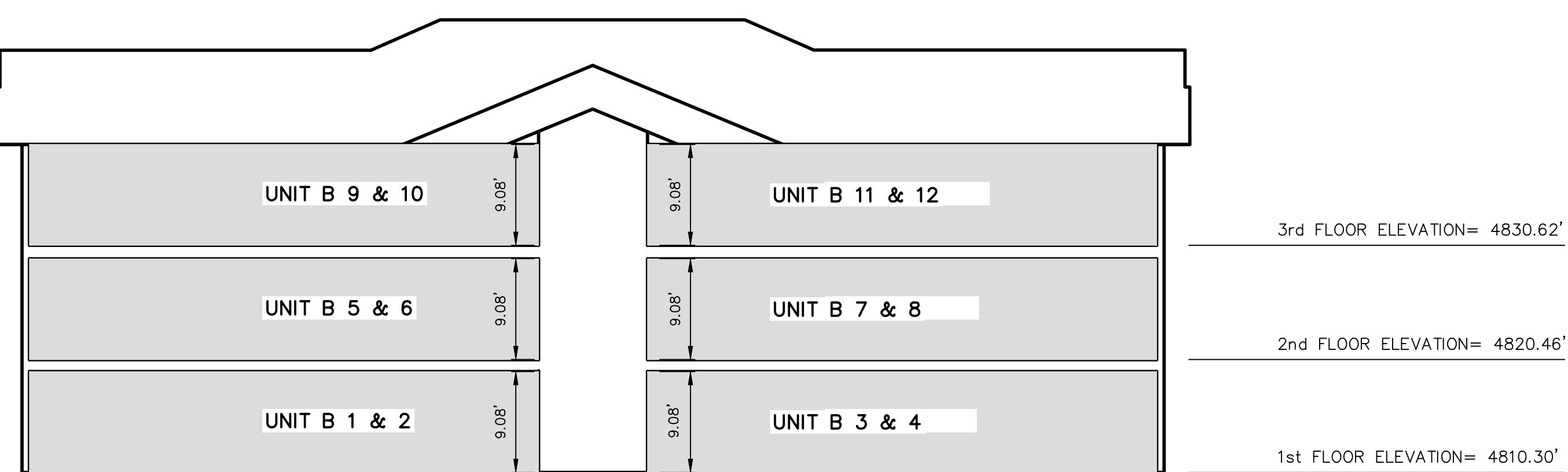
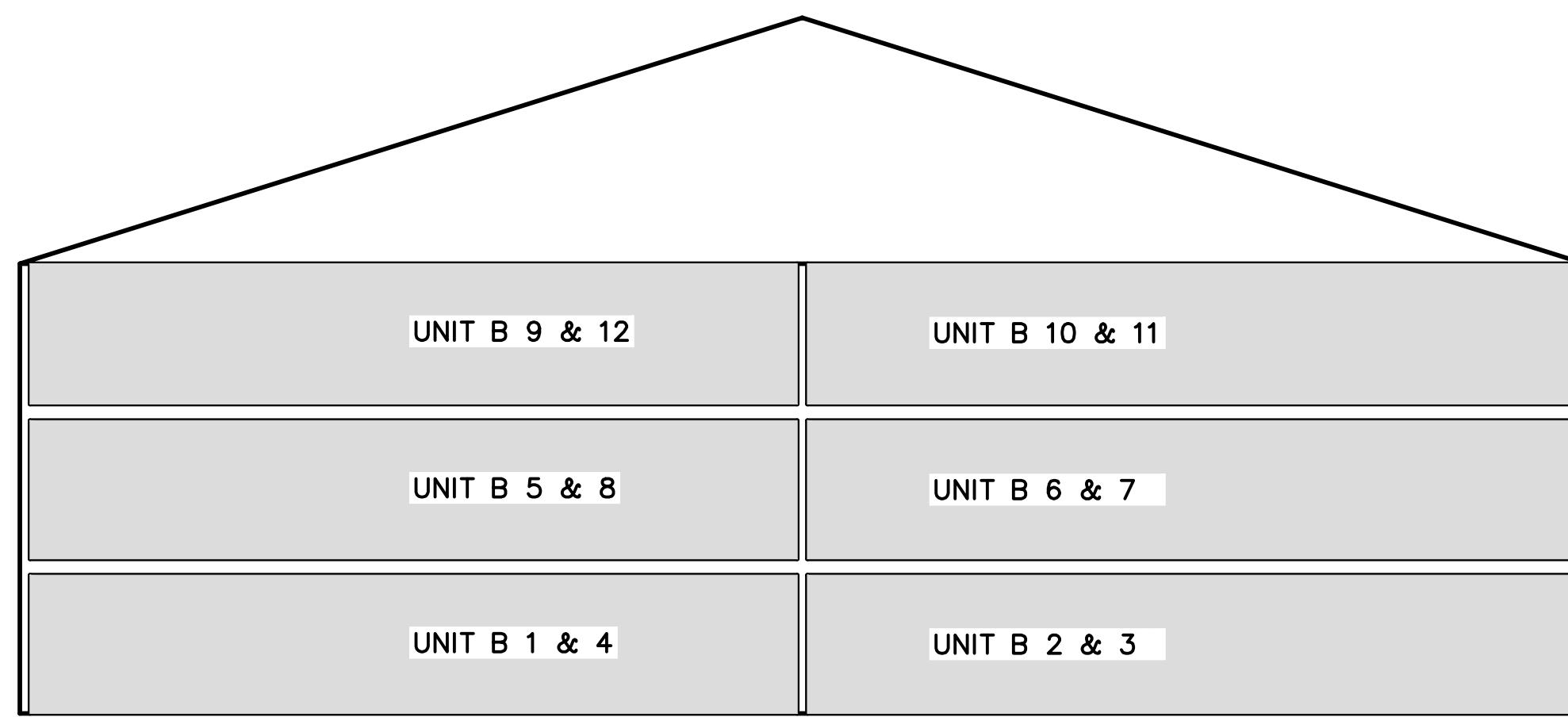
CENTURY LINK ACCEPTANCE
APPROVED THIS ____ DAY OF ____ A.D. 20 ___, BY THE CENTURY LINK COMPANY.
BY _____ TITLE: _____

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A

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"

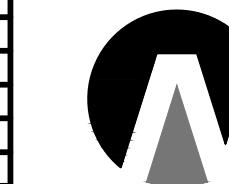
W 1/4 SECTION LINE



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:	DATE:



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

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

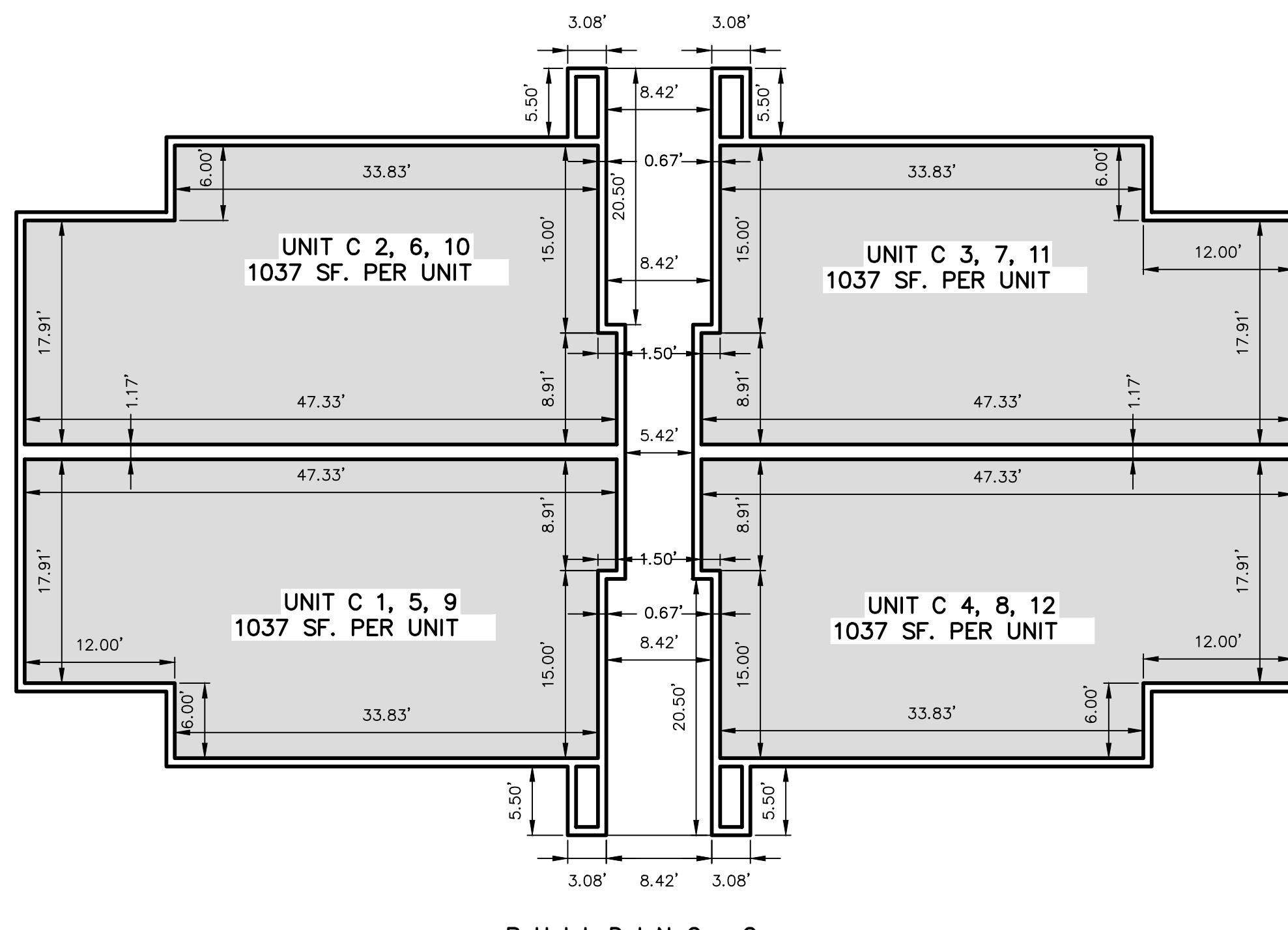
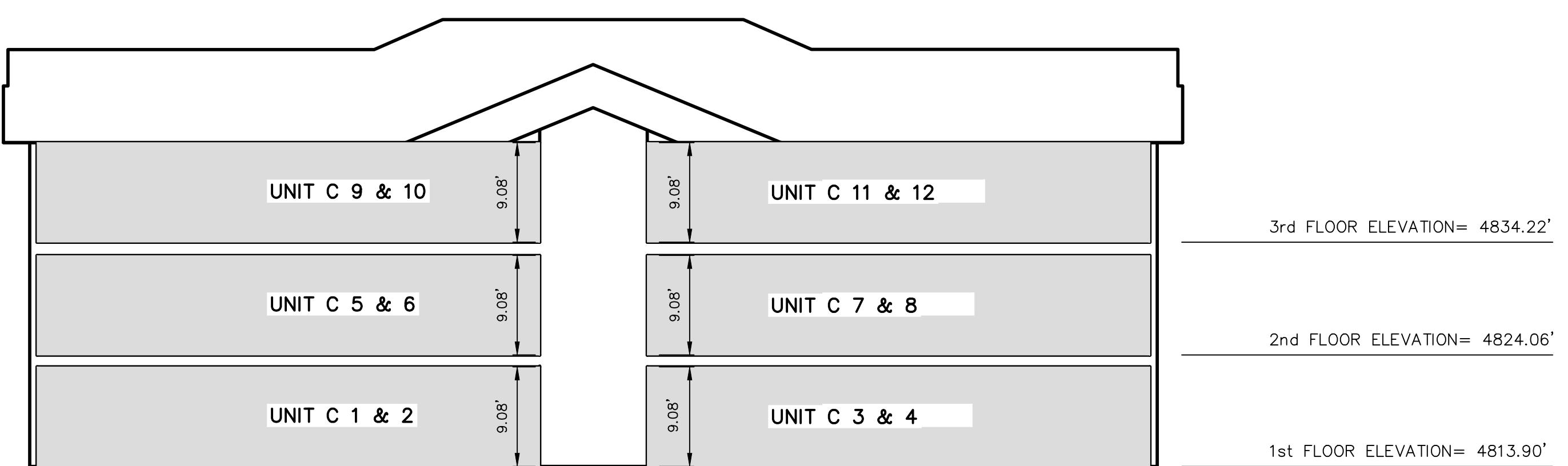
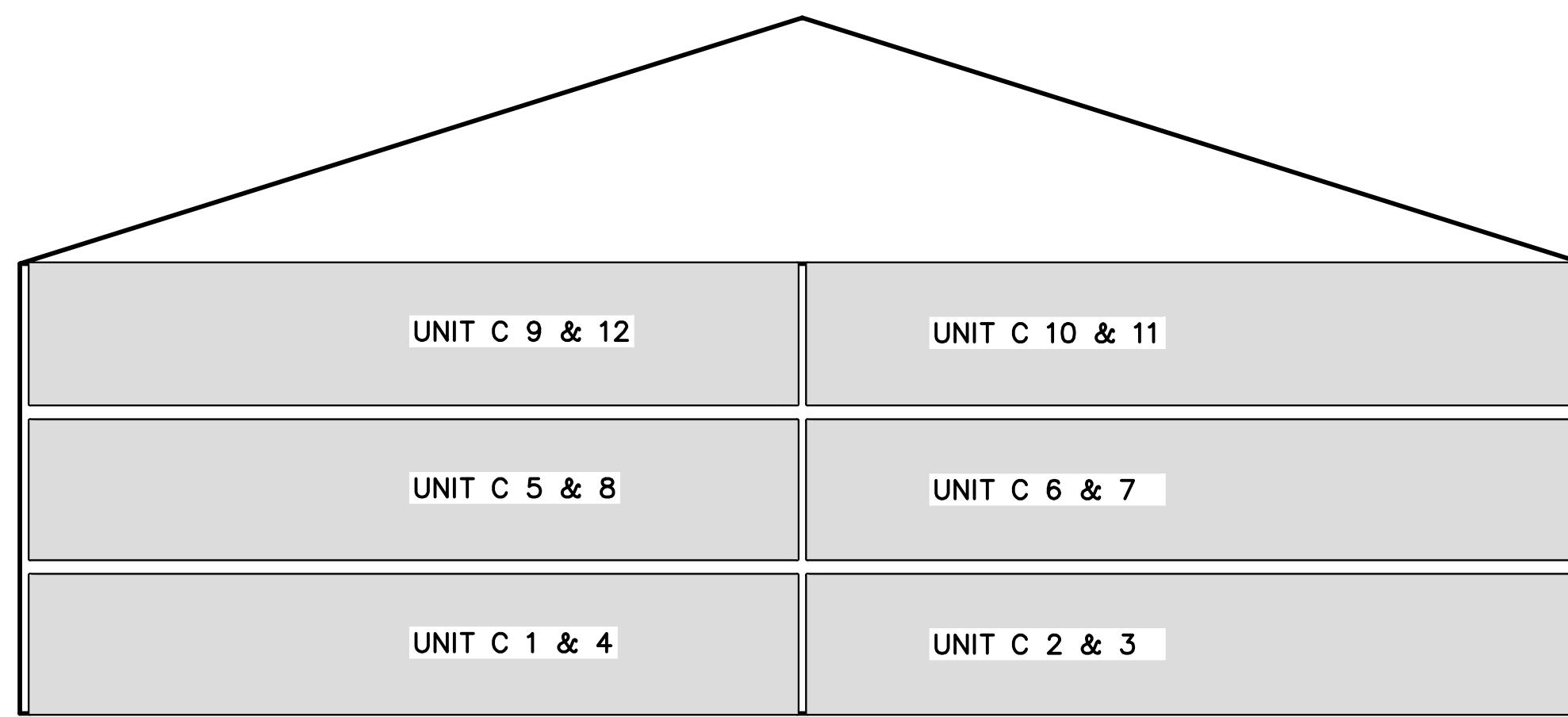
**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM B**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

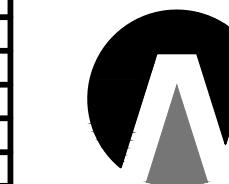
SHEET NO.
2 OF 2



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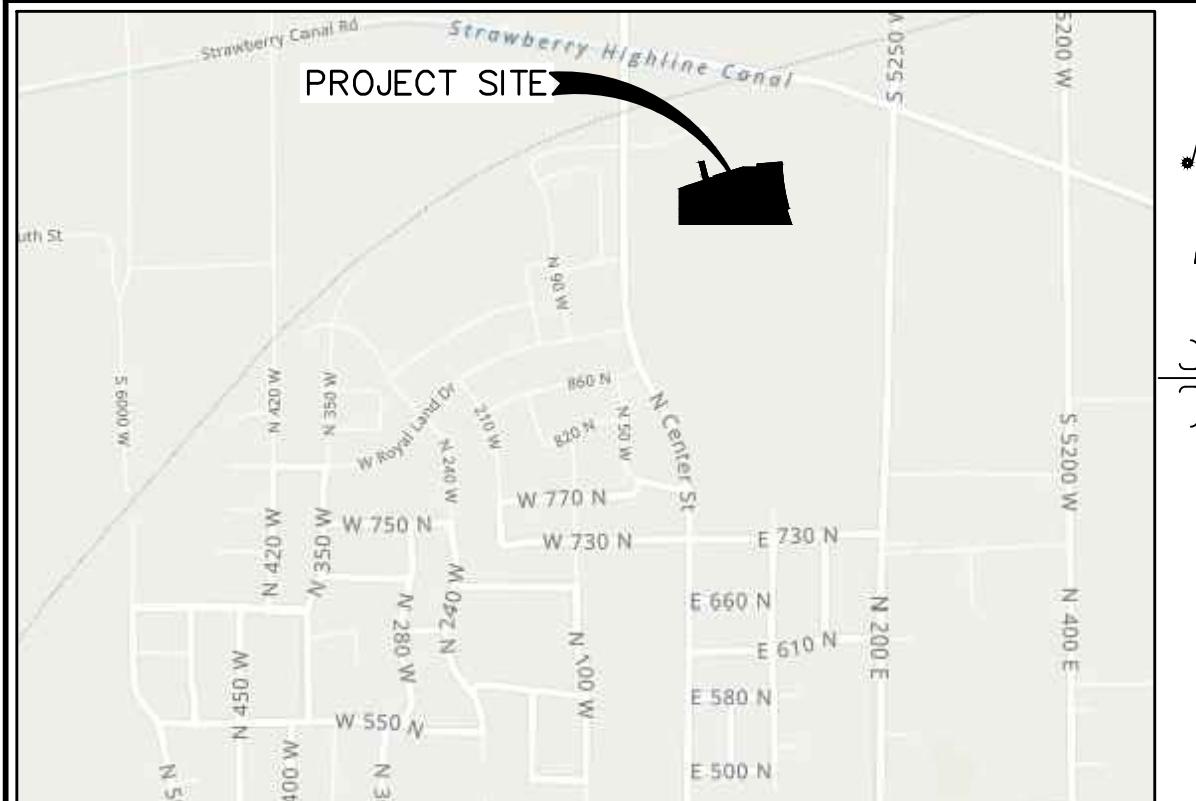
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SHEET NO.
2 OF 2

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VICINITY MAP

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- LIMITED COMMON AREA
- STORM DRAINAGE EASEMENT

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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: _____

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

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- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
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- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
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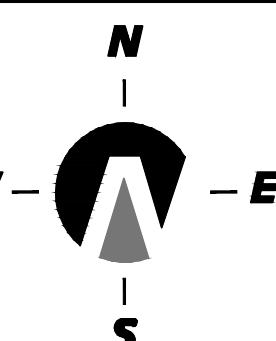
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BY _____ TITLE: _____

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.



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 LICENSURE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFY THAT THE PLAT FOLLOWS THE PROVISIONS OF THE 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 COMPRISSES 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, 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 WEST 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 7°21'03" AND A CHORD THAT BEARS N.11°3'03"W, A DISTANCE OF 19.23 FEET; THENCE N.14°53'35"E, A DISTANCE OF 81.53 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 7°00'49" AND A CHORD THAT BEARS S.11°23'10"E, A DISTANCE OF 21.65 FEET; THENCE N.73°18'57"E, A DISTANCE OF 41.50 FEET; THENCE N.14°53'35"E, 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 }
COUNTY OF UTAH } 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 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

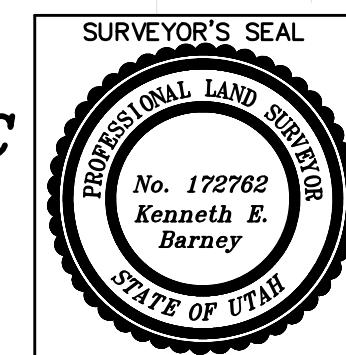
SCALE: 1" = 30 FEET

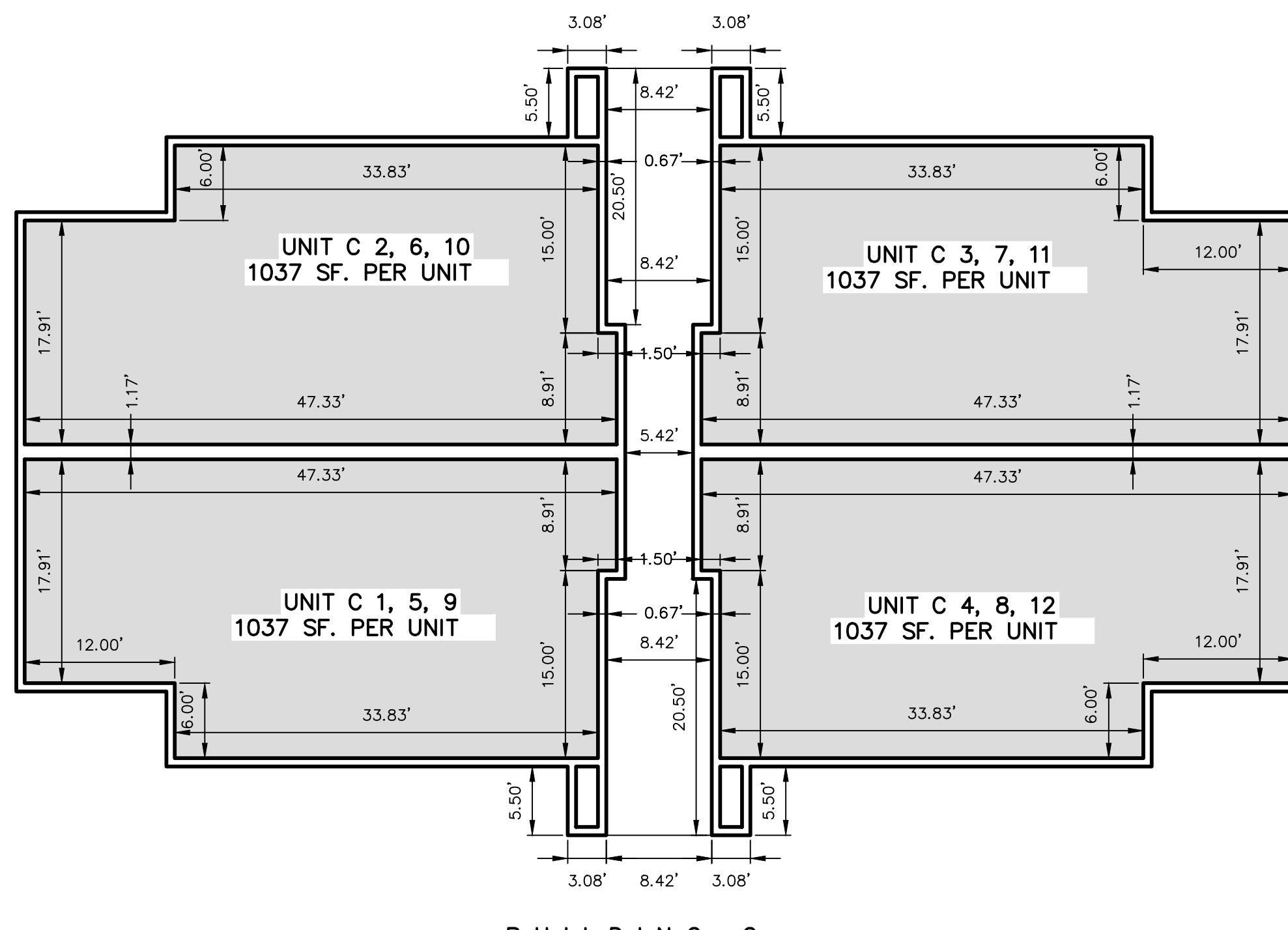
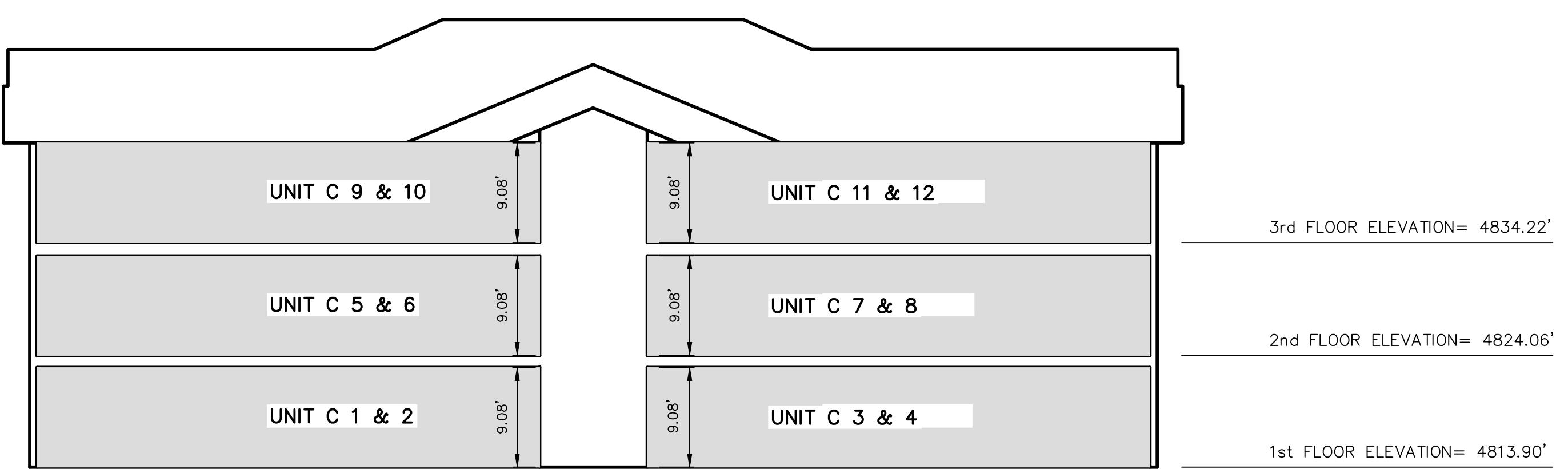
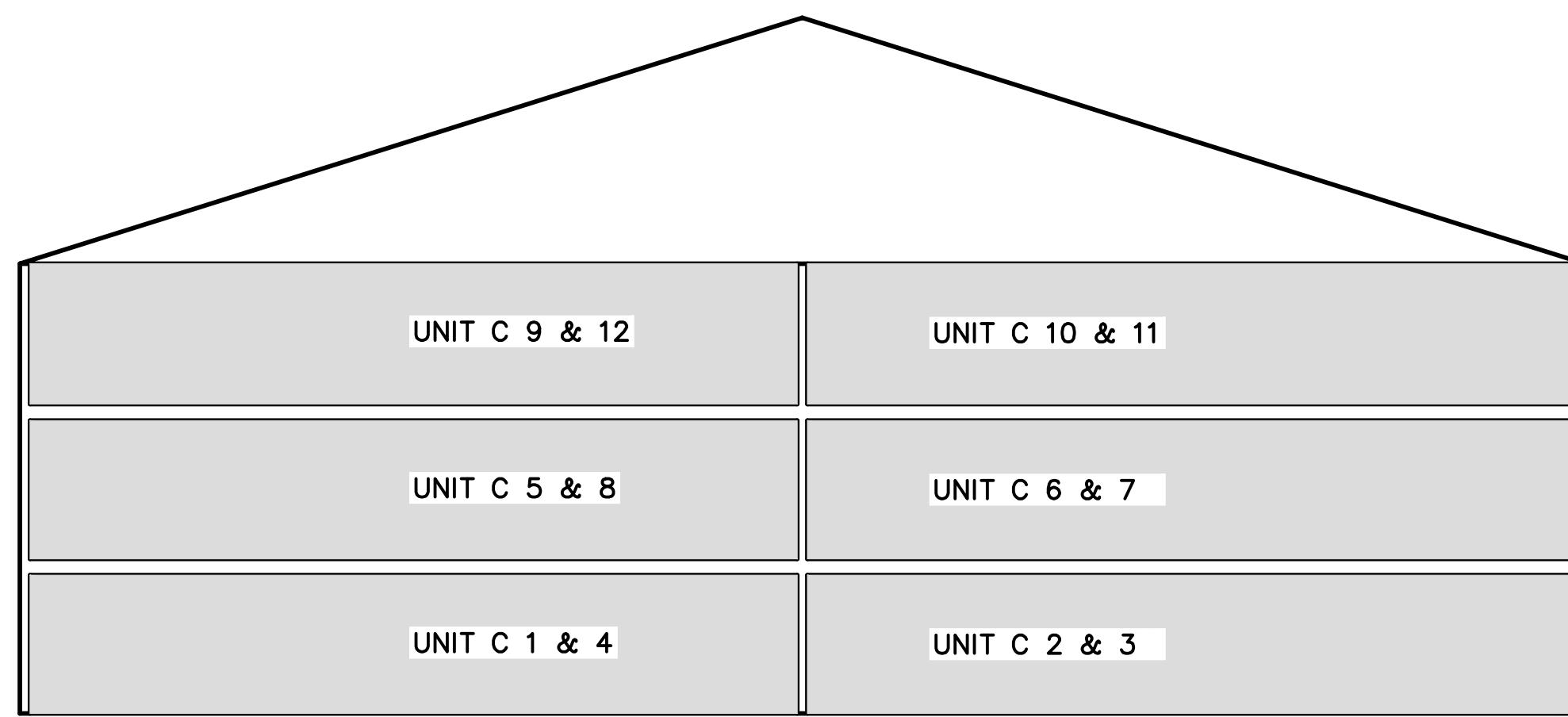
NOTARY PUBLIC SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER SEAL

N89°32'33"E
5292.35' (BASIS OF BEARING)



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ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
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(801) 802-8992

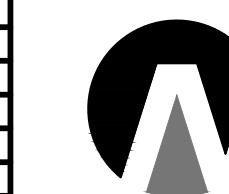




COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

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NO.	REVISIONS	BY DATE
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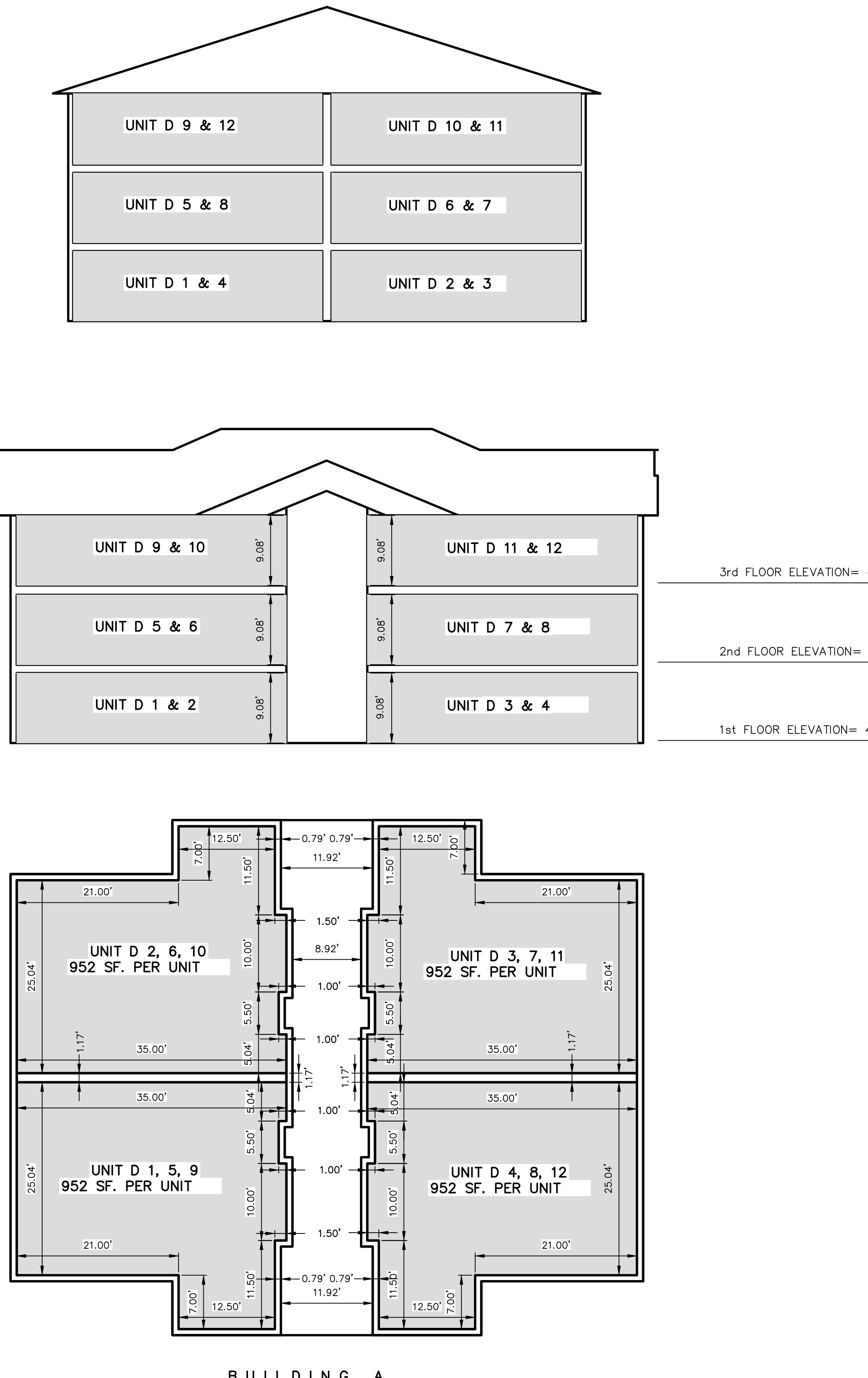
**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM C**

CONDO PLAT FLOOR PLAN & SECTIONS

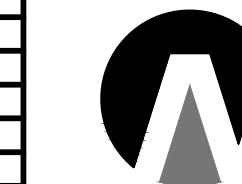
JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2



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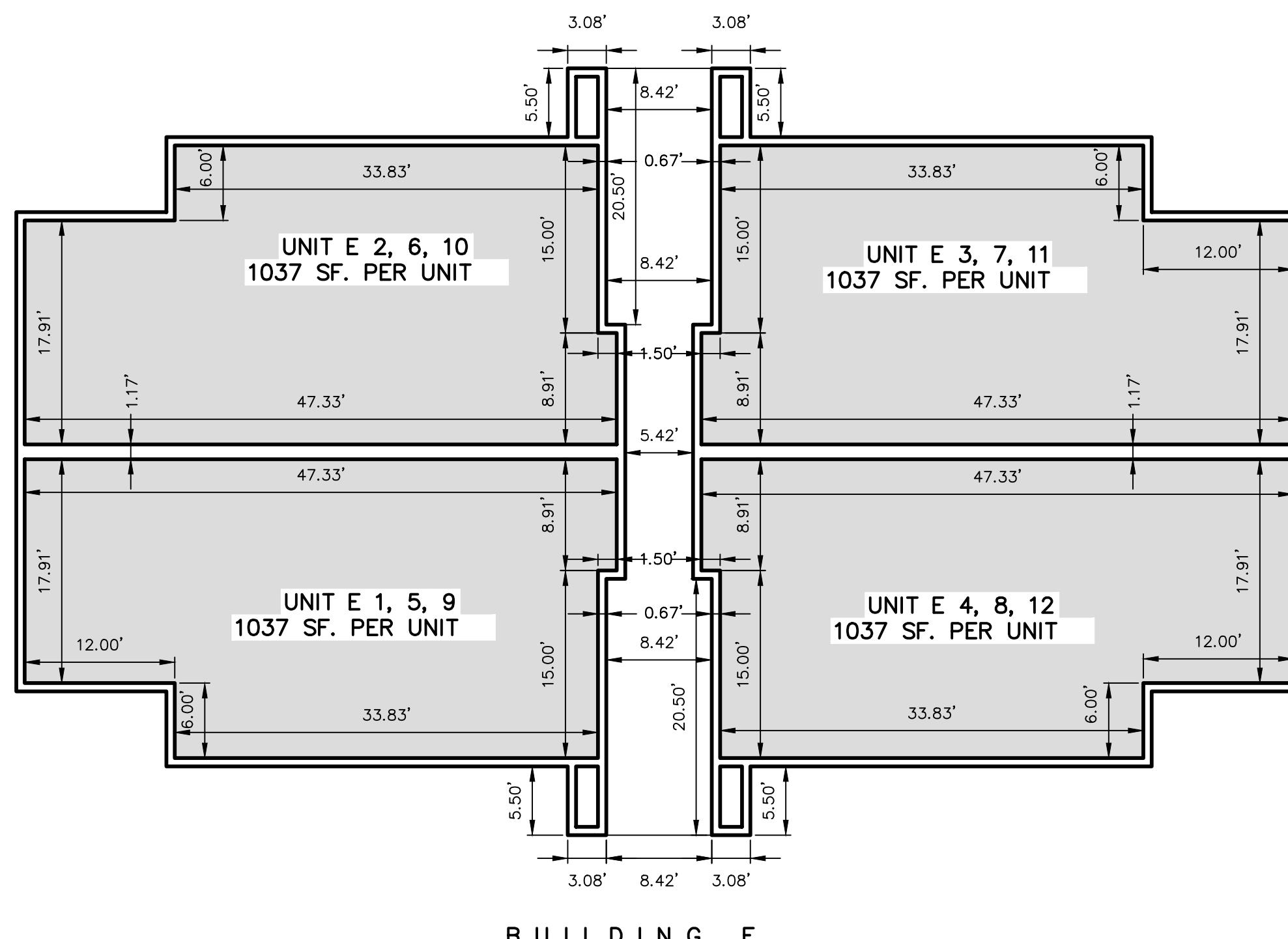
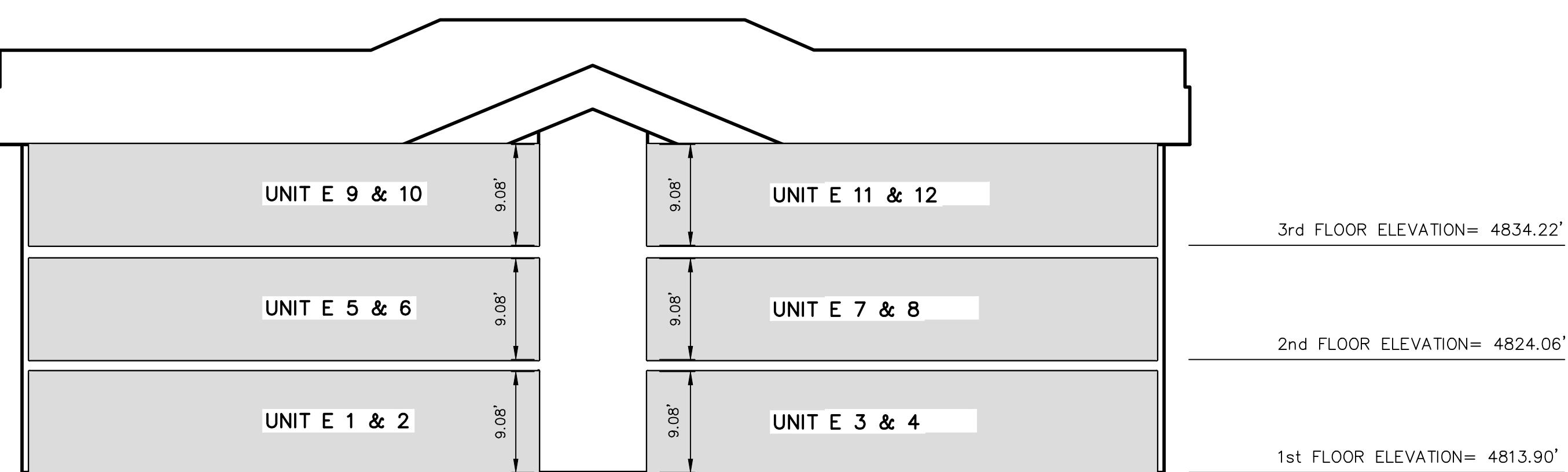
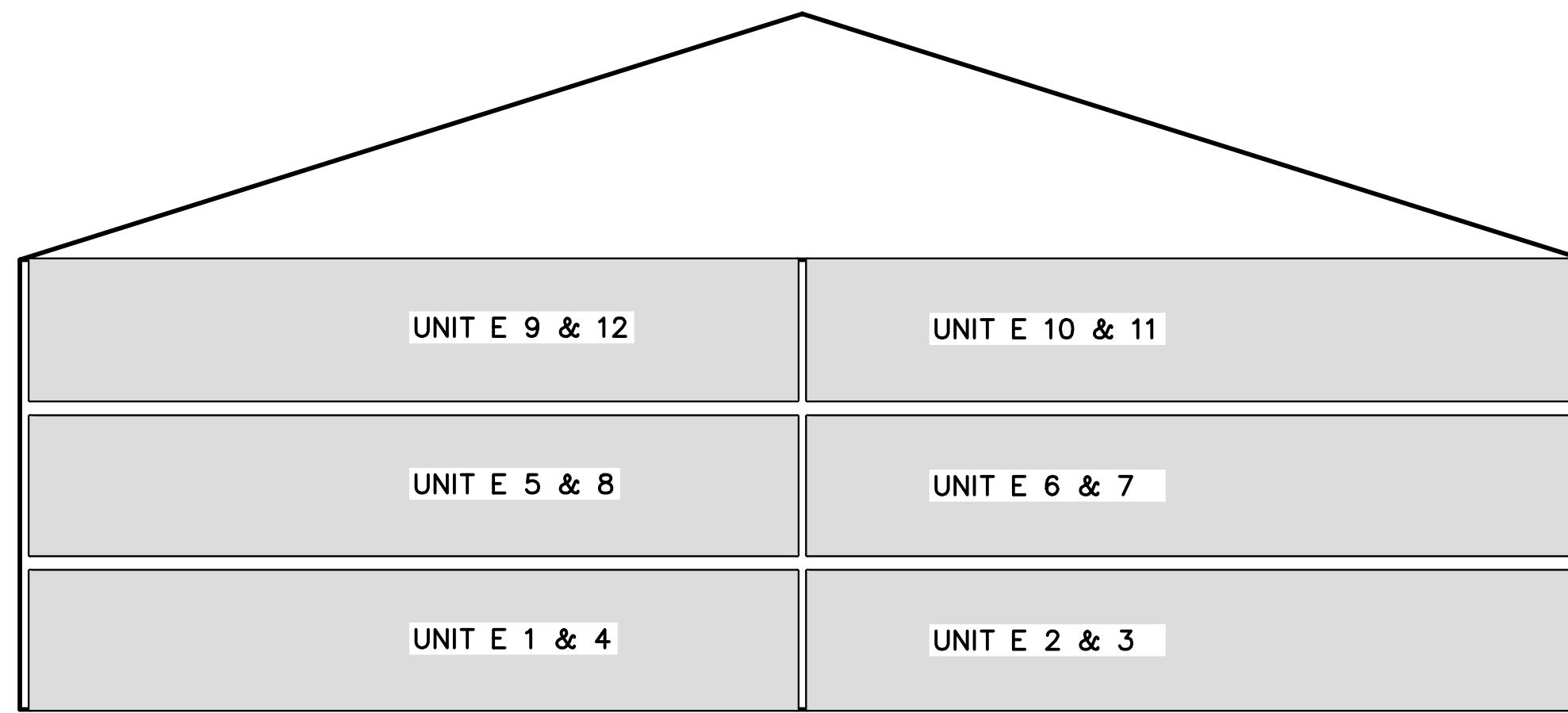
**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM D**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

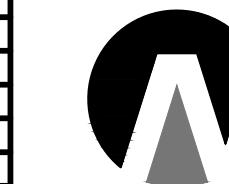
SHEET NO.
2 OF 2



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PRIVATE OWNERSHIP

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**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM E**

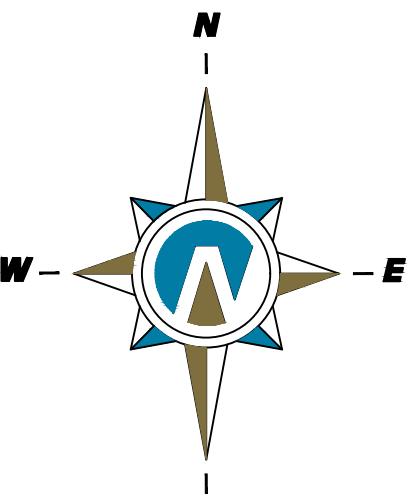
CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2

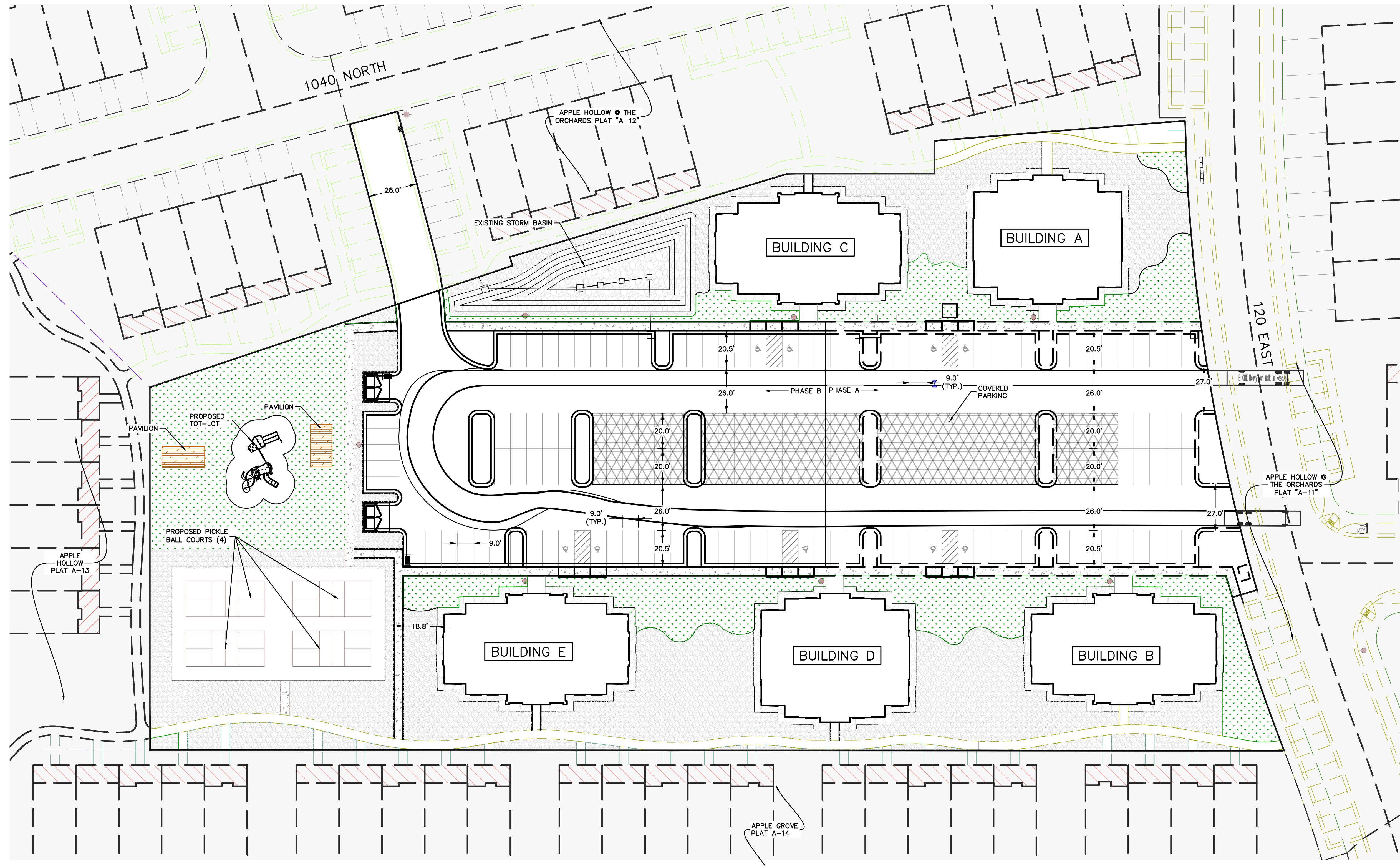
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
APRIL, 2025



(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'

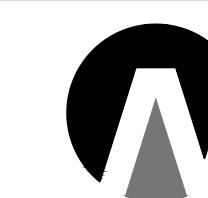


NOTES:
LANDSCAPE/AMENITIES PHASING PLAN FOR
EACH BUILDING PHASE.



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REVISIONS	BY	DATE



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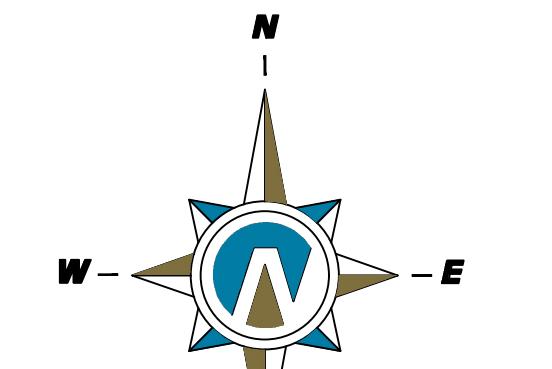
THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

PRELIMINARY SITE PLAN

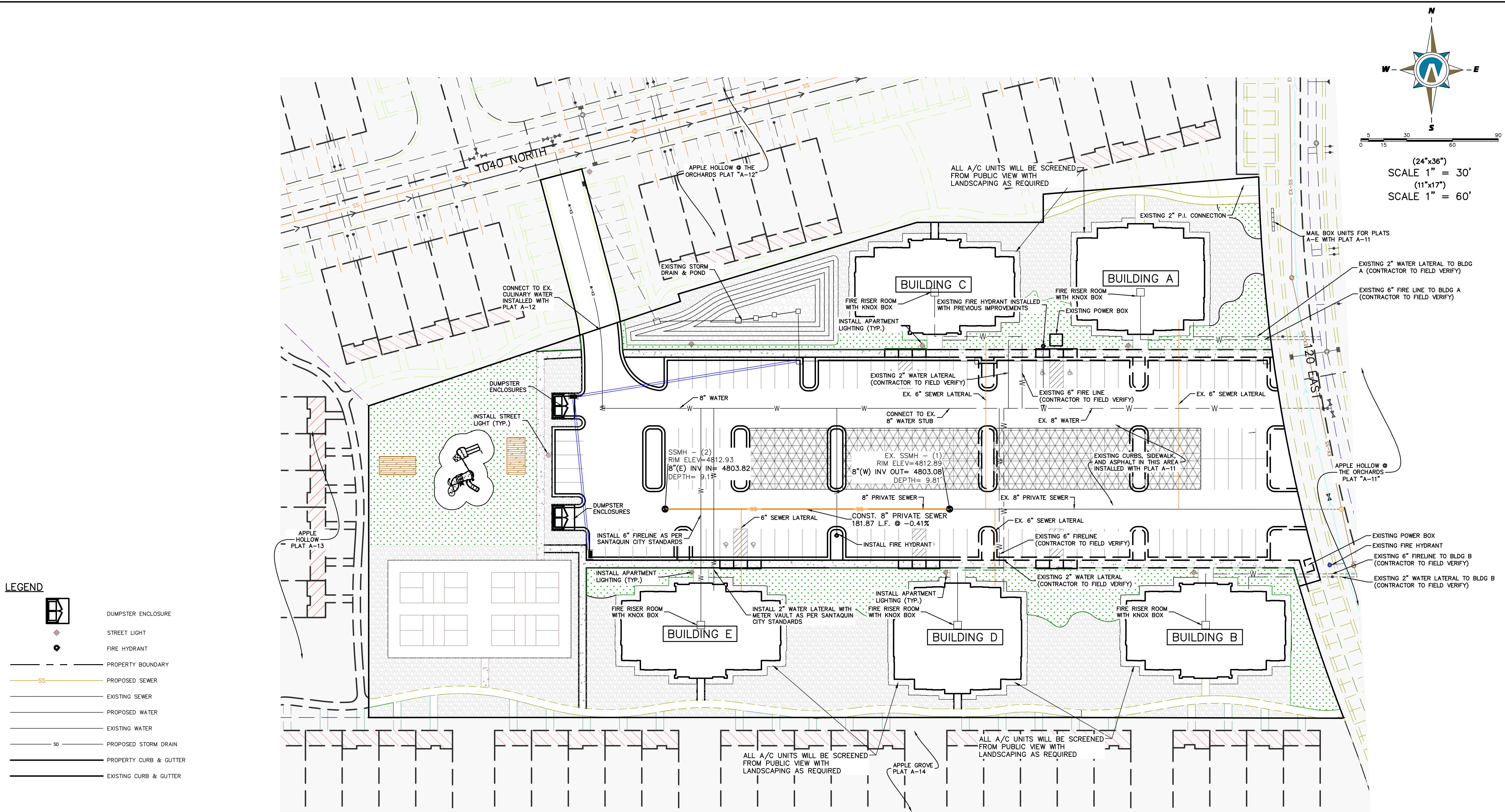
JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
SP-01



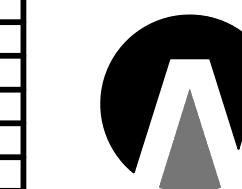
(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'



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NO.	REVISIONS	BY DATE

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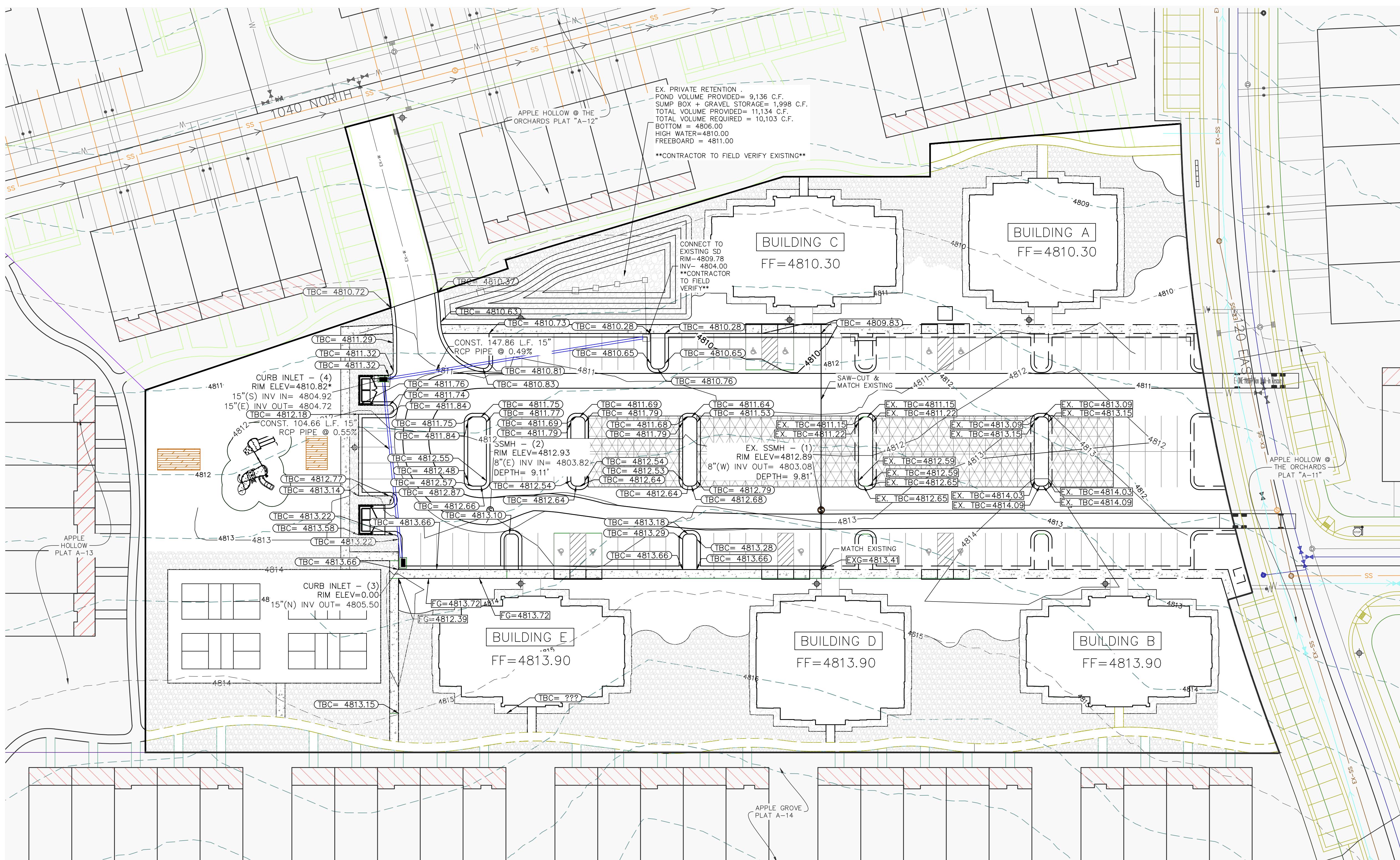
**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM A-E**

PRELIMINARY SITE UTILITY PLAN

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
UT-01

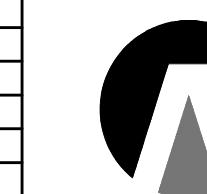


LEGEND:

NOTES:

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NO.	REVISIONS	BY	DATE	REMARKS
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4				D
3				C
2				A
1				C



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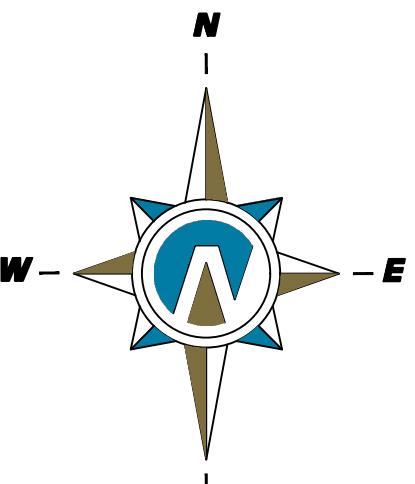
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

PRELIMINARY SITE GRADING AND DRAINAGE PLAN

JOB NO.
3-20-031

SHEET NO.
GR-01

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



(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'

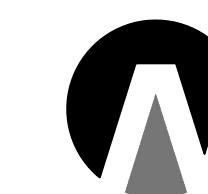


NOTES:
LANDSCAPE/AMENITIES PHASING PLAN FOR
EACH BUILDING PHASE.



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NO.	REVISIONS	BY DATE
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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± HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS, 1-GAL.

139± CALAMAGROSTIS 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.

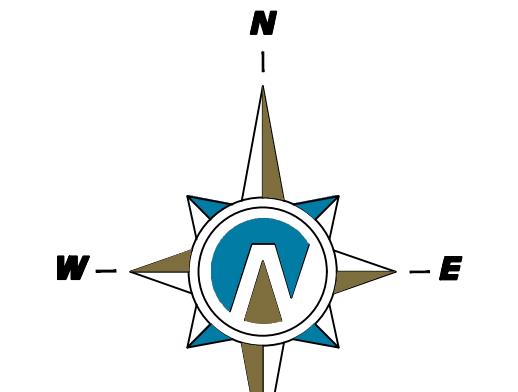
34± ACER FREEMAN / AUTUMN BLAZE MAPLE, 2" - 2.5" CAL.

3± PICEA PUNGENS / COLORADO "BLUE" SPRUCE, 2" - 2.5" CAL. (6' MIN HEIGHT)

797 = TOTAL TREES & PLANTS

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 AND MEET THE CONDITIONS OF THE ARCHITECTURAL REVIEW COMMITTEE.
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 HARDCAPE SURFACE.
6. CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS.
7. ANY PROPOSED SUBSTITUTIONS OF PLANT 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 FABRIC.
11. NO SOD GRASS IN PLANTER STRIP
12. 35% MAXIMUM SOD-GRASS ALLOWED IN FRONT OR SIDE YARD AS REQUIRED.
13. AIR CONDITIONING UNIT SCREENING IS REQUIRED.
14. COMMERCIAL GRADE WEED BARRIER FABRIC UNDER ALL LANDSCAPE ROCK AREA AS REQUIRED

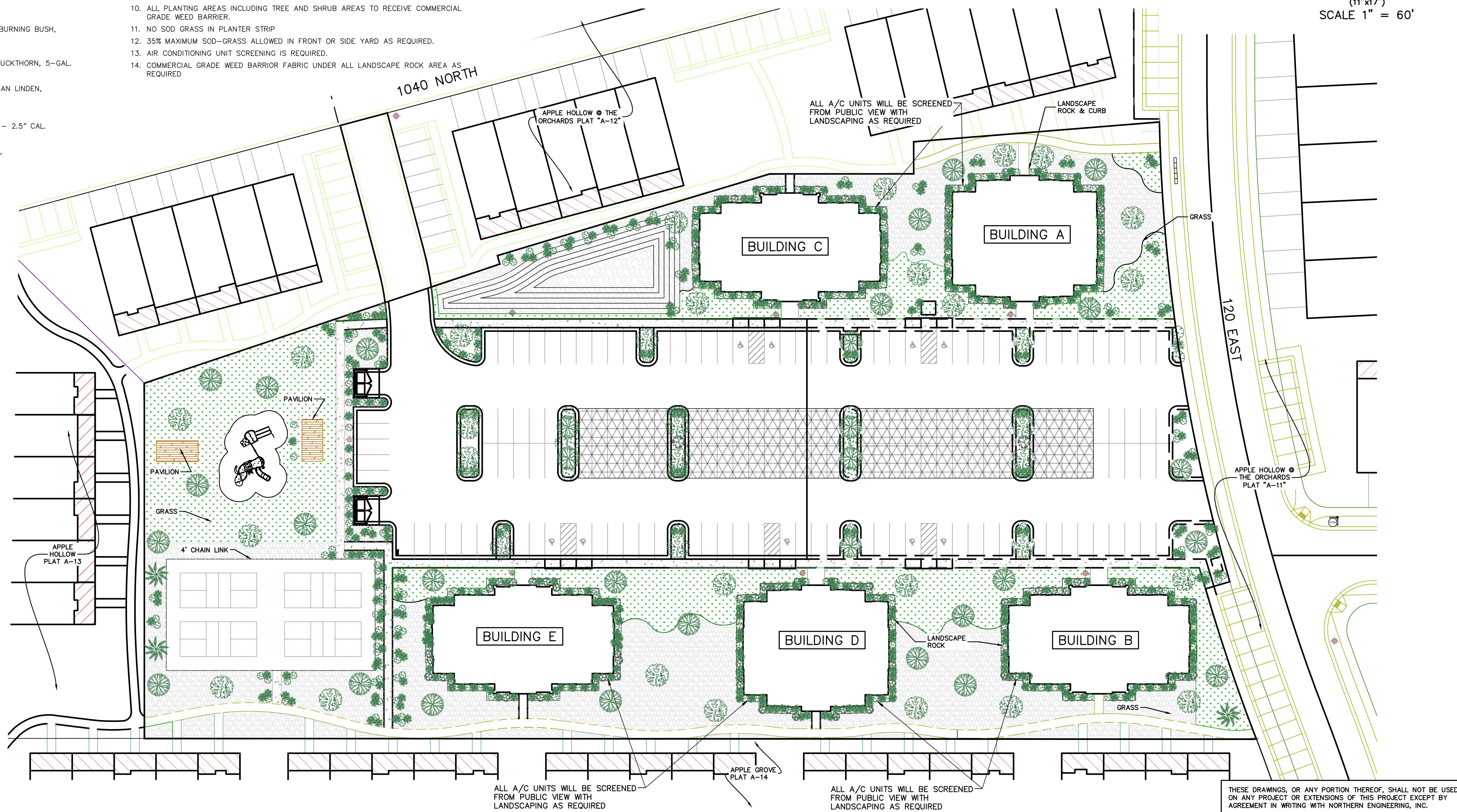


(24"x36")
SCALE 1" = 30'

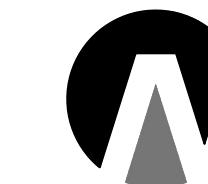
(11"x17")
SCALE 1" = 60'

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 (PAVILION, PLAYGROUND, & COURTS)	=	9,860.42 S.F. (13%)



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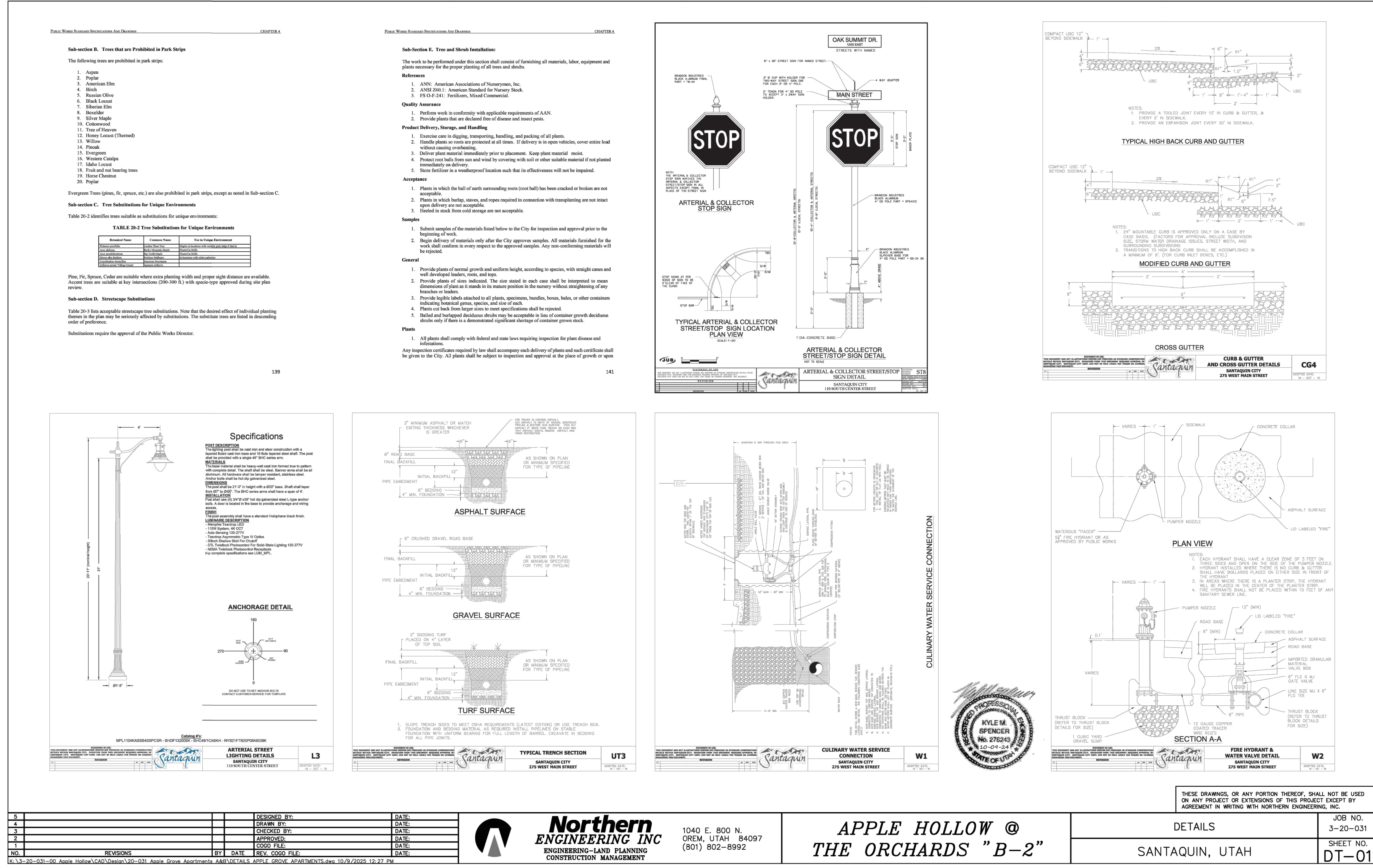
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**THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E**

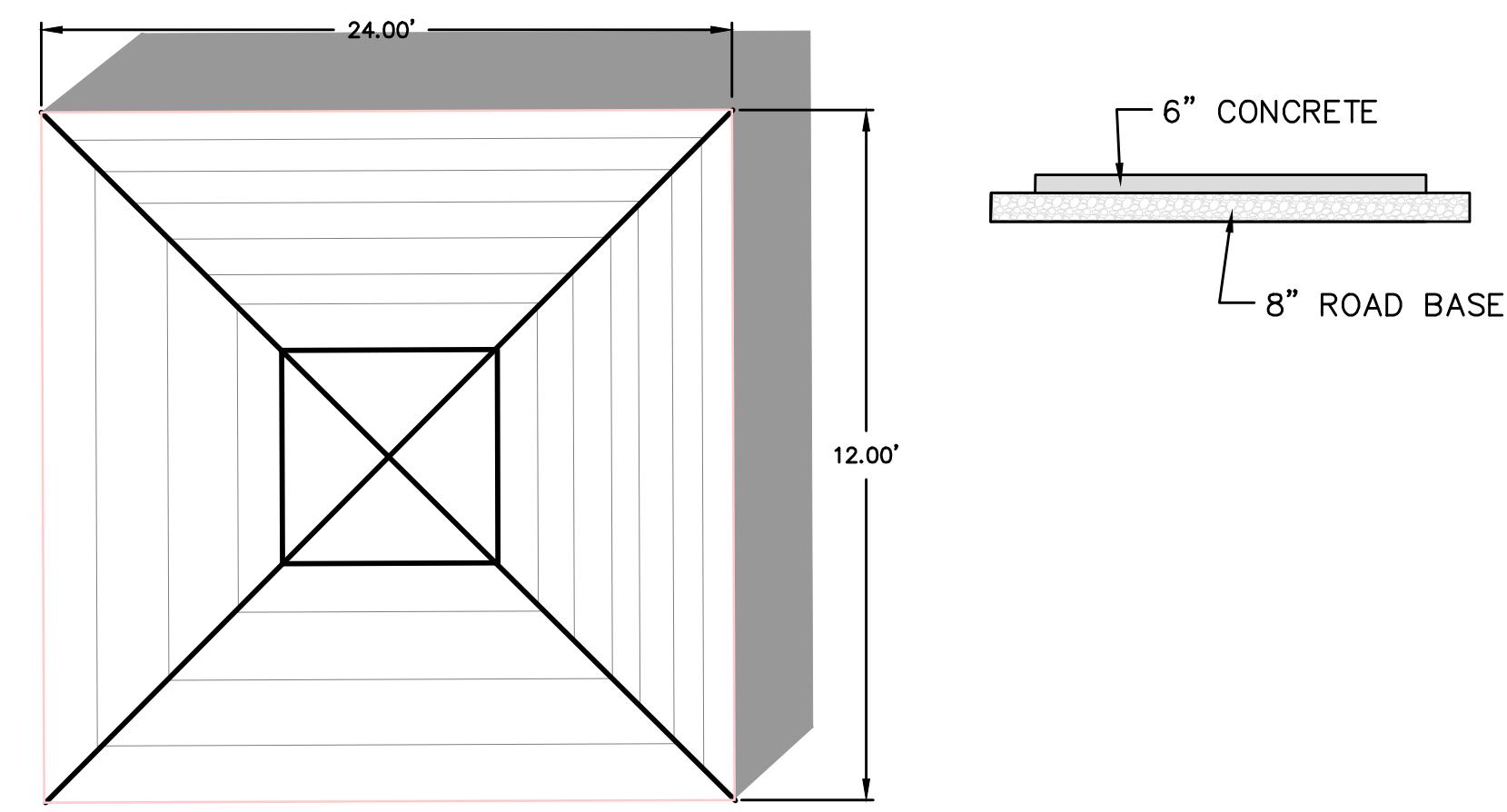
LANDSCAPE PLAN
SANTAQUIN, UTAH

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





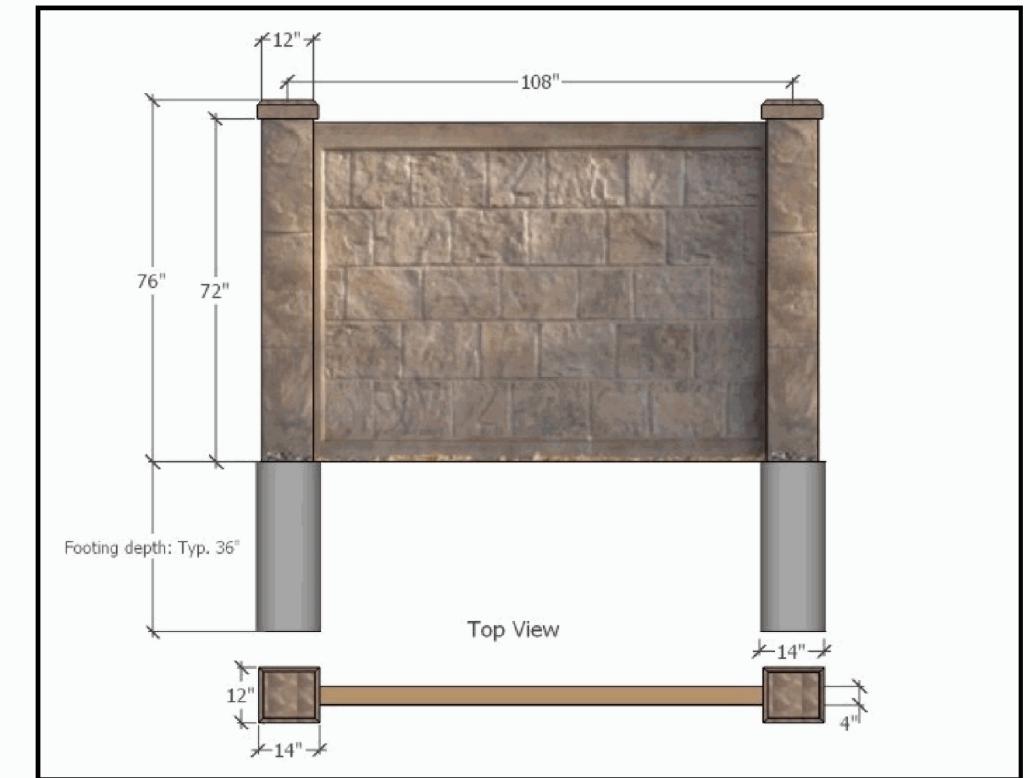
24'X12' PAVILION DETAIL
PROPOSED PAVILION OR EQUIVALENT
WITH 4 PICNIC TABLES OR EQUIVALENT
-NTS-



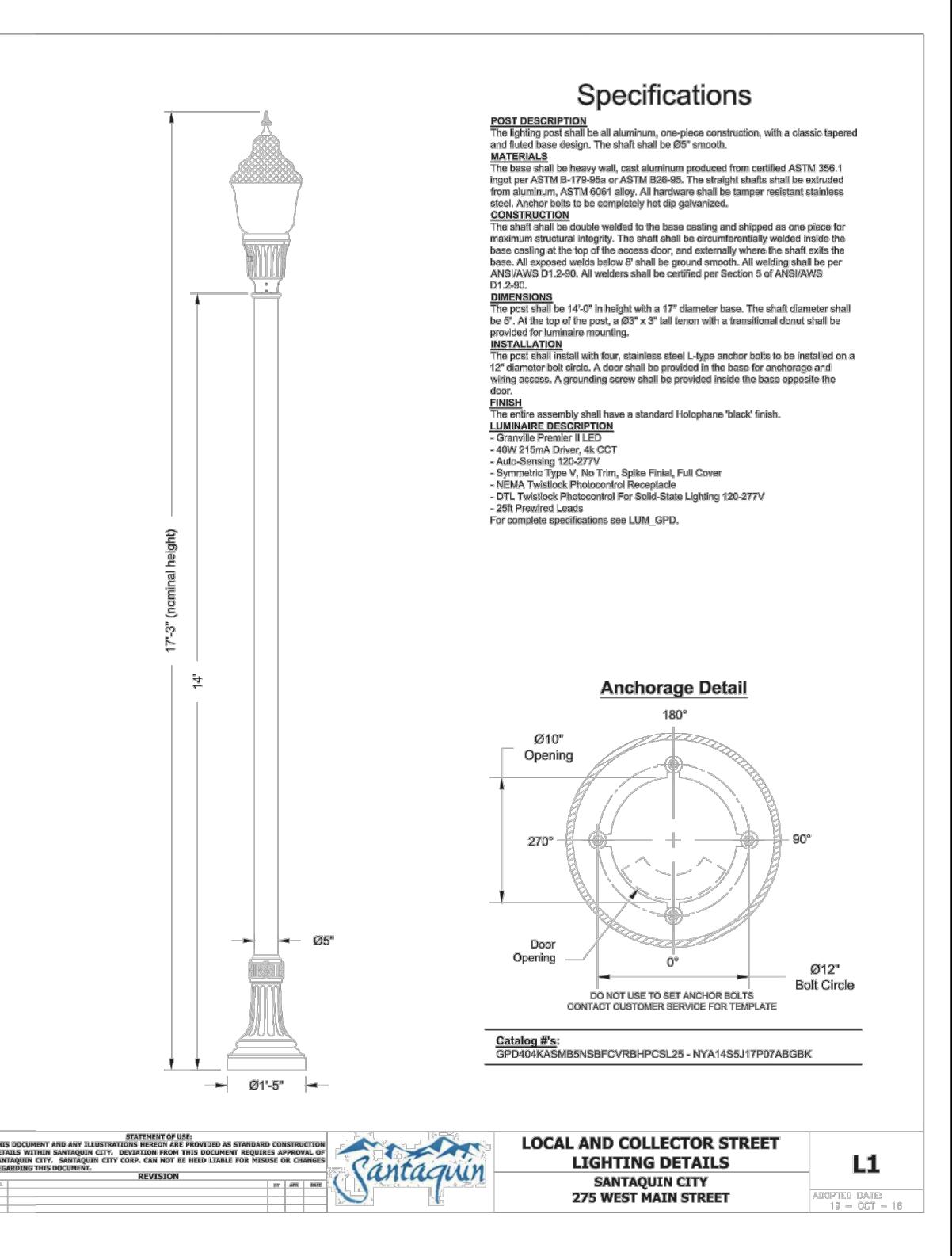
NOTE: 6' DECORATIVE MASONRY
WALL STAINED & TREATED
ON BOTH SIDES W/ANTI-
GRAFFITI SEALANT

FENCE DETAIL
PROPOSED OR EQUIVALENT
-NTS-

RHINOROCK FENCE SPECIFICATIONS



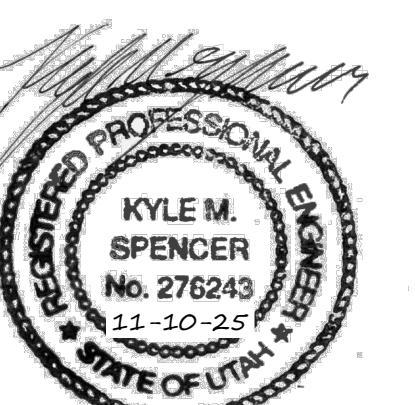
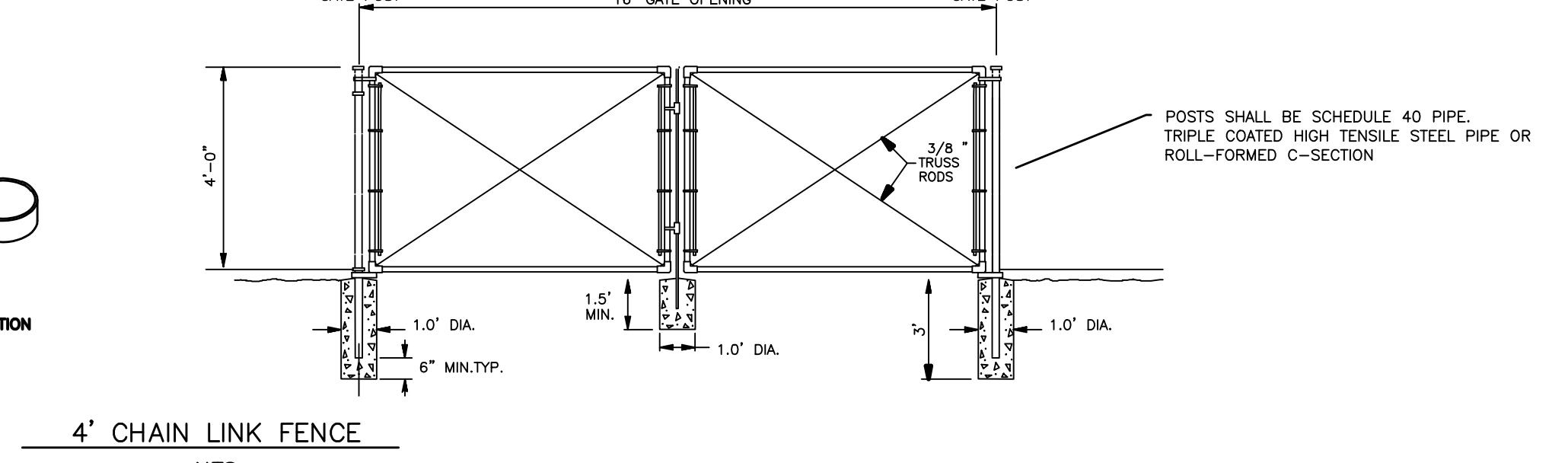
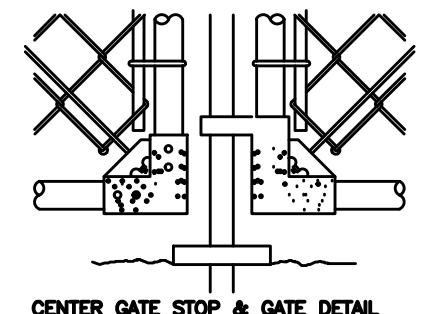
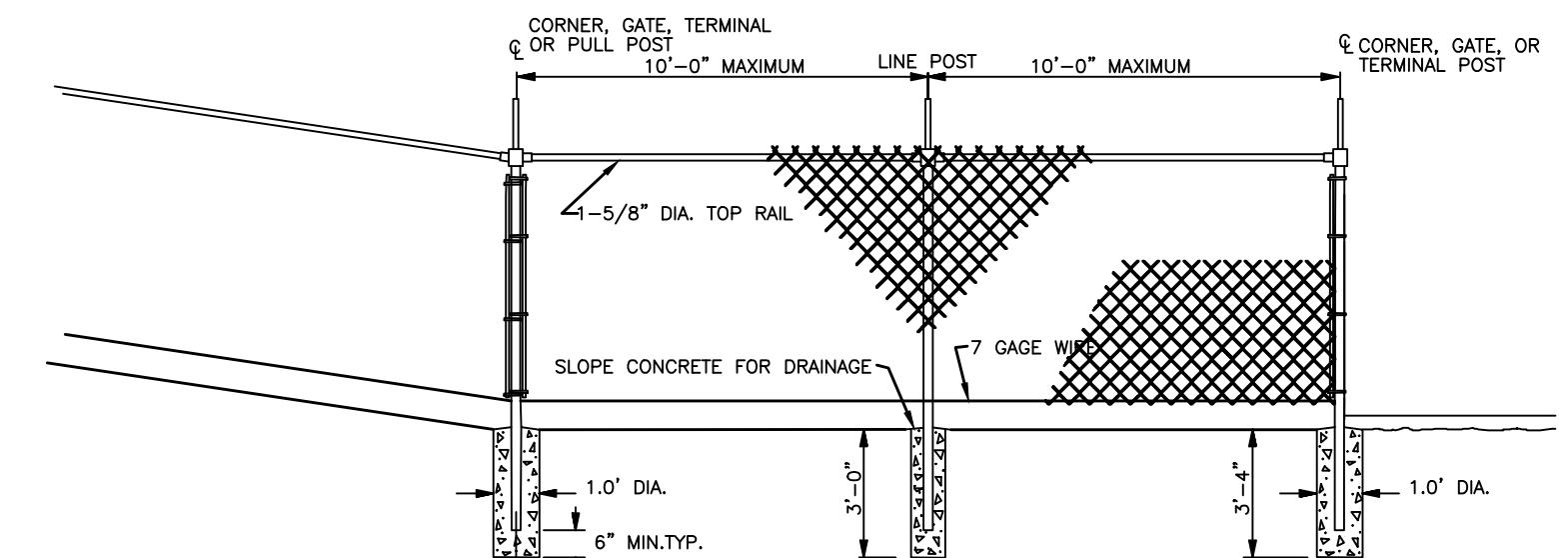
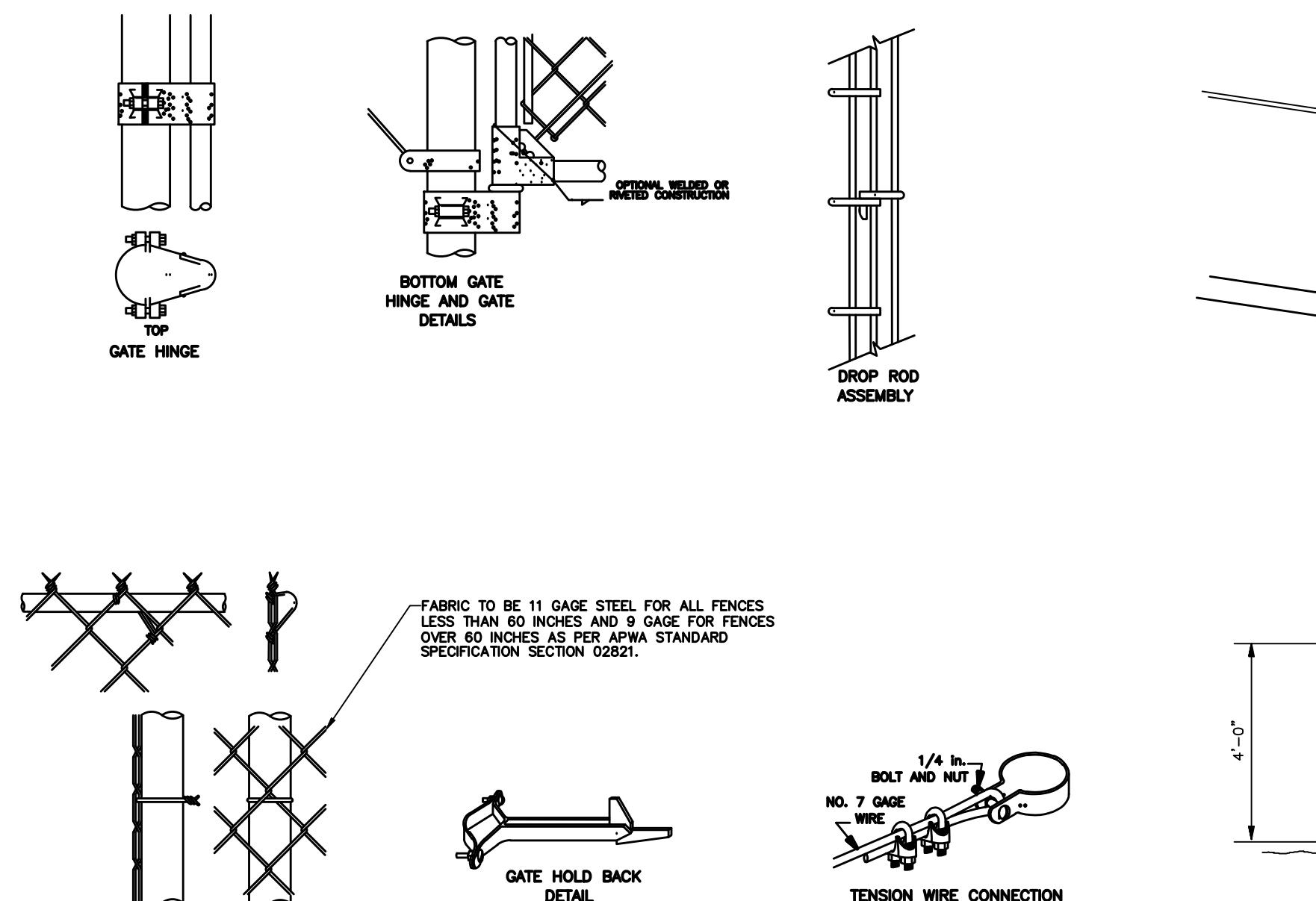
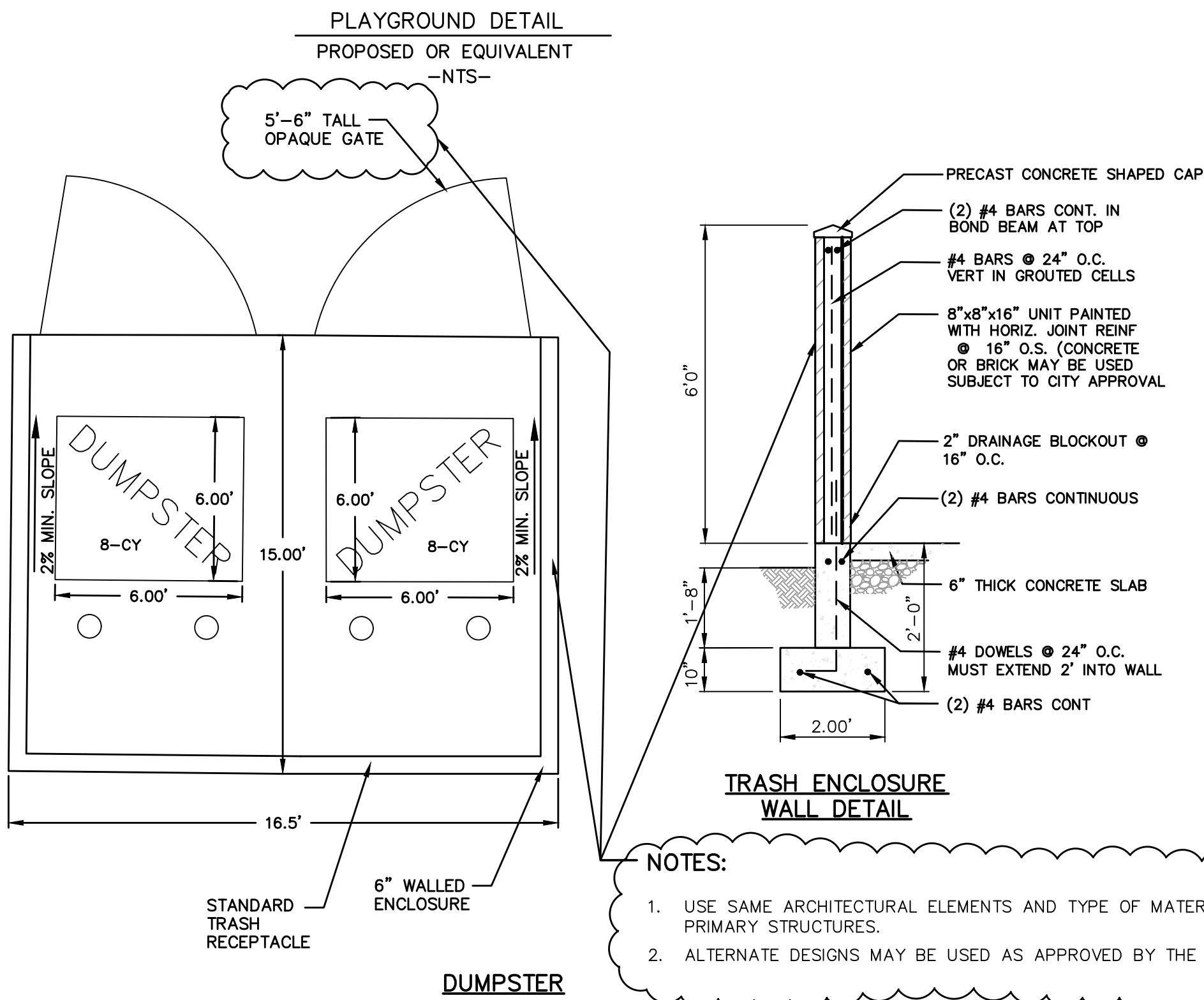
TECHNICAL INFORMATION: Rhinorock Fence Panel	
Dimension of Panel	182 x 259 cm
Weight of Panel	105 Kg
Weight per area	23.5kg/m ²
Thickness of Panel	111mm
EPS Foam Core thickness	63-95mm
glass fiber reinforced concrete shell thickness	2.5-3.75"
% glass fiber by volume	5/16"
compressive Strength of proprietary concrete mix design	4x10 ⁶ N/m ²
Ultimate tensile strength of glass fiber reinforced concrete	5800 psi
Wind load capacity of panel	1400-2100 psi
axial load capacity of panel	1644 kg/lineal meter
moisture absorption of EPS foam core by total immersion	1100 lbs/lineal foot
Combustibility of glass fiber reinforced concrete shell	<4%
Freeze/thaw performance	200 freeze thaw cycles with no damage
Derby, fungus, or mushroom attack	none
Termitic food source	none



STREET LIGHT DETAIL



PLAYGROUND DETAIL
PROPOSED OR EQUIVALENT
-NTS-



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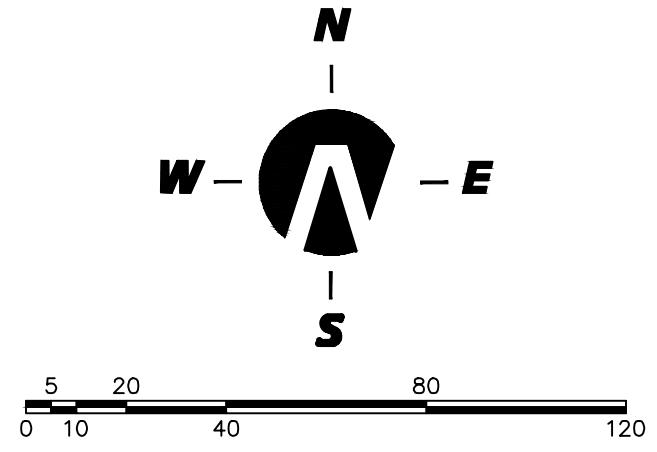
**APPLE HOLLOW @
THE ORCHARDS
"B-PHASE 2"**

DETAILS

JOB NO.
3-20-031

SANTAQUIN, UTAH

DET-02

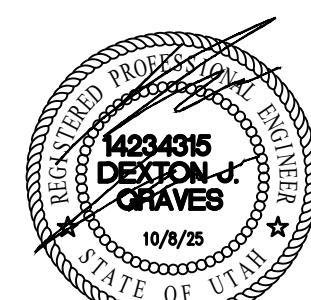


SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

SITE LIGHTING FIXTURE SCHEDULE

FIXT	MANUFACTURER	FIXTURE CATALOG #	LAMPS				POLE CATALOG #	-
			VOLTS	PHASE	WATTS	MOUNTING	TYPE	
SF1	LUMARK	PRV-P-PA1C-740-U-T3-SA-XX	MULTI	1	72	POLE	LED	9,364 LU 4000K 18' 18' POLE W/ 6" BASE ABOVE GRADE



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



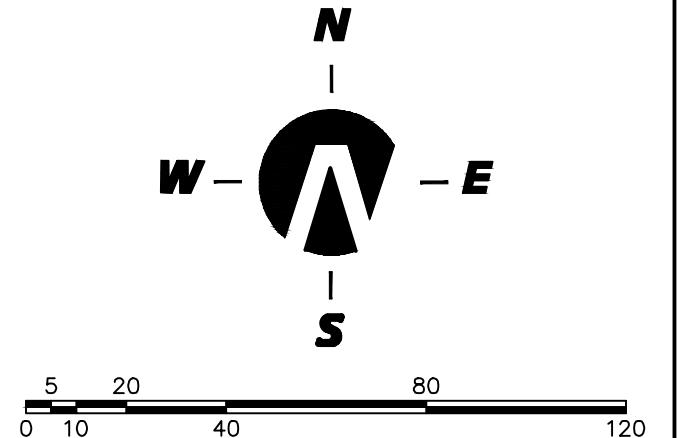
ELECTRICAL - MECHANICAL
1837 S. EAST BAY BLVD.
PROVO, UTAH 84606
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WHICH APPLIES STATE AND LOCAL PUBLIC
RECORD ACTS. REFER TO ACT 17 U.S.C. PAR
501 (1991).

THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

SITE LIGHTING PHOTOMETRIC PLAN
J25219.00
SANTAQUIN, UTAH
E101

JOB NO.
J25219.00
SHEET NO.
E101



SCALE 1" = 30'
(11'17")
SCALE 1" = 60'

Project	Catalog #	Type
Prepared by	Notes	Date
<p>Lumark Prevail Discrete LED</p> <p>Area / Site Luminaire</p> <p>Product Features</p> <ul style="list-style-type: none"> AAA IAA BABA FADC <p>Interactive Menu</p> <ul style="list-style-type: none"> Ordering Information Technical Details Optical Configurations Product Specifications Energy and Performance Data Control Options <p>Quick Facts</p> <ul style="list-style-type: none"> Direct-mounted discrete light engine for improved optical efficiency and visual comfort Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W) Replaces 70W up to 1,000W HID equivalents Efficiencies up to 157 lumens per watt Standard universal quick mount arm with universal drill pattern <p>Dimensional Details</p>		

Lumark		Prevail Discrete LED	
Ordering Information		Mounting Details	
<p>SAMPLE NUMBER: PRV-XL-PA48-740-U-T4W-BZ</p> <p>Product Family: Prevail</p> <p>Configuration: PRV-XL-PA48-740-U-T4W-BZ</p> <p>Light Engine: PA48</p> <p>Drive Current: 740mA Nominal</p> <p>Color Temperature: 4000K</p> <p>Voltage: 120VAC</p> <p>Distribution: T4W</p> <p>Mounting (Included): SA-QM Pole Mount Arm (PRV-XL)</p> <p>Finish: White</p>		<p>SA-QM Pole Mount Arm (PRV-XL)</p>	
<p>PA1+1 Panel, 24 LED Rectangles</p> <p>PA1+1 Panel, 48 LED Rectangles</p> <p>PA1+1 Panel, 72 LED Rectangles</p> <p>PA1+1 Panel, 96 LED Rectangles</p> <p>PA1+1 Panel, 120 LED Rectangles</p> <p>PA1+1 Panel, 144 LED Rectangles</p> <p>PA1+1 Panel, 168 LED Rectangles</p> <p>PA1+1 Panel, 192 LED Rectangles</p> <p>PA1+1 Panel, 216 LED Rectangles</p> <p>PA1+1 Panel, 240 LED Rectangles</p> <p>PA1+1 Panel, 264 LED Rectangles</p> <p>PA1+1 Panel, 288 LED Rectangles</p> <p>PA1+1 Panel, 312 LED Rectangles</p> <p>PA1+1 Panel, 336 LED Rectangles</p> <p>PA1+1 Panel, 360 LED Rectangles</p> <p>PA1+1 Panel, 384 LED Rectangles</p> <p>PA1+1 Panel, 408 LED Rectangles</p> <p>PA1+1 Panel, 432 LED Rectangles</p> <p>PA1+1 Panel, 456 LED Rectangles</p> <p>PA1+1 Panel, 480 LED Rectangles</p> <p>PA1+1 Panel, 504 LED Rectangles</p> <p>PA1+1 Panel, 528 LED Rectangles</p> <p>PA1+1 Panel, 552 LED Rectangles</p> <p>PA1+1 Panel, 576 LED Rectangles</p> <p>PA1+1 Panel, 600 LED Rectangles</p> <p>PA1+1 Panel, 624 LED Rectangles</p> <p>PA1+1 Panel, 648 LED Rectangles</p> <p>PA1+1 Panel, 672 LED Rectangles</p> <p>PA1+1 Panel, 696 LED Rectangles</p> <p>PA1+1 Panel, 720 LED Rectangles</p> <p>PA1+1 Panel, 744 LED Rectangles</p> <p>PA1+1 Panel, 768 LED Rectangles</p> <p>PA1+1 Panel, 792 LED Rectangles</p> <p>PA1+1 Panel, 816 LED Rectangles</p> <p>PA1+1 Panel, 840 LED Rectangles</p> <p>PA1+1 Panel, 864 LED Rectangles</p> <p>PA1+1 Panel, 888 LED Rectangles</p> <p>PA1+1 Panel, 912 LED Rectangles</p> <p>PA1+1 Panel, 936 LED Rectangles</p> <p>PA1+1 Panel, 960 LED Rectangles</p> <p>PA1+1 Panel, 984 LED Rectangles</p> <p>PA1+1 Panel, 1008 LED Rectangles</p> <p>PA1+1 Panel, 1032 LED Rectangles</p> <p>PA1+1 Panel, 1056 LED Rectangles</p> <p>PA1+1 Panel, 1080 LED Rectangles</p> <p>PA1+1 Panel, 1104 LED Rectangles</p> <p>PA1+1 Panel, 1128 LED Rectangles</p> <p>PA1+1 Panel, 1152 LED Rectangles</p> <p>PA1+1 Panel, 1176 LED Rectangles</p> <p>PA1+1 Panel, 1200 LED Rectangles</p> <p>PA1+1 Panel, 1224 LED Rectangles</p> <p>PA1+1 Panel, 1248 LED Rectangles</p> <p>PA1+1 Panel, 1272 LED Rectangles</p> <p>PA1+1 Panel, 1296 LED Rectangles</p> <p>PA1+1 Panel, 1320 LED Rectangles</p> <p>PA1+1 Panel, 1344 LED Rectangles</p> <p>PA1+1 Panel, 1368 LED Rectangles</p> <p>PA1+1 Panel, 1392 LED Rectangles</p> <p>PA1+1 Panel, 1416 LED Rectangles</p> <p>PA1+1 Panel, 1440 LED Rectangles</p> <p>PA1+1 Panel, 1464 LED Rectangles</p> <p>PA1+1 Panel, 1488 LED Rectangles</p> <p>PA1+1 Panel, 1512 LED Rectangles</p> <p>PA1+1 Panel, 1536 LED Rectangles</p> <p>PA1+1 Panel, 1560 LED Rectangles</p> <p>PA1+1 Panel, 1584 LED Rectangles</p> <p>PA1+1 Panel, 1608 LED Rectangles</p> <p>PA1+1 Panel, 1632 LED Rectangles</p> <p>PA1+1 Panel, 1656 LED Rectangles</p> <p>PA1+1 Panel, 1680 LED Rectangles</p> <p>PA1+1 Panel, 1704 LED Rectangles</p> <p>PA1+1 Panel, 1728 LED Rectangles</p> <p>PA1+1 Panel, 1752 LED Rectangles</p> <p>PA1+1 Panel, 1776 LED Rectangles</p> <p>PA1+1 Panel, 1800 LED Rectangles</p> <p>PA1+1 Panel, 1824 LED Rectangles</p> 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