# $THE \ ORCHARDS @ APPLE \ GROVE \ CONDOMINIUMS \ A-E$

# PRELIMINARY PLAT SANTAQUIN, UTAH COUNTY, UTAH FEBRUARY 2025

DESCRIPTION

COVER SHEET

UTILITY LAYOUT

LANDSCAPE PLAN

SITE PLAN

DETAILS

DETAILS

SP-01

UT-01

GR-01

LS-01

DT - 01

DT-02

PRELIMINARY PLAT

GRADING & DRAINAGE

PLAN SHEETS—

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT.
- 2. 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.
- 3. 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
- 4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- 5. 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.
- 6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- 7. 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.
- 8. TOWNHOME GARAGE SHALL BE 24'X24' WITH A 20' GARAGE DOOR.

## ROADWAY/STORM DRAIN

- 1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
- 2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
- 3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HDPE STORM DRAIN PIPE, OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- 4. 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.
- 5. ALL IRRIGATION CORNERS (ANGLE POINTS) SHALL HAVE A PRE CAST REINFORCED CONCRETE MANHOLE, WITH A WATERTIGHT SOLID MANHOLE COVER.
- 6. ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT

## SEWER

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

- 1. 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.
- 2. 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.
- 3. 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
- 4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
- 5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
- 6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.
- 7. WATERLINES TO BE BEDDED AS PER SANTAQUIN CITY DIVISION 3A SECTION 3A.04 SUB-SECTION E.
- 8. ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE C-900 PVC PIPE AS PER SANTAQUIN CITY STANDARDS.

## PARKING

PARKING REQUIRED = 189 STALLS PARKING PROVIDED = 180 STALLS PHASE A= 101 STALLS PHASE B= 79 STALLS ADA PARKING = 9 STALLS COVERED PARKING REQUIRED = 00 STALLS COVERED PARKING PROVIDED = 60 STALLS



### VICINITY MAP -NTS-

### **TABULATIONS** APPLE HOLLOW AT THE ORCHARDS B

ZONE:	R-10 PUD ZON
PROJECT AREA:	4.18± ACRES
# OF UNITS:	60 LOTS

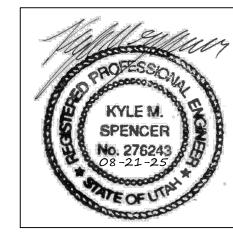
OPEN SPACE: 1.90 ACRES± TOTAL ACRES IN ROAD: X.XX ACRES±

14.35 UNITS/ACRE

DENSITY:

BUILDING C BUILDING A	
BUILDING E BUILDING B  BUILDING B	

#### *ACCEPTANCE* SIGNATURE. **DEVELOPER** DATESIGNATURE CITY ENGINEER DATESIGNATURE. COMMUNITY DEV. DIRECTOR DATESIGNATURE. PUBLIC WORKS SIGNATURE. DATEBUILDING DEPARTMENT SIGNATURE. DATEPOLICE DEPARTMENT DATESIGNATURE: FIRE DEPARTMENT

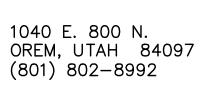


## **ENGINEER**

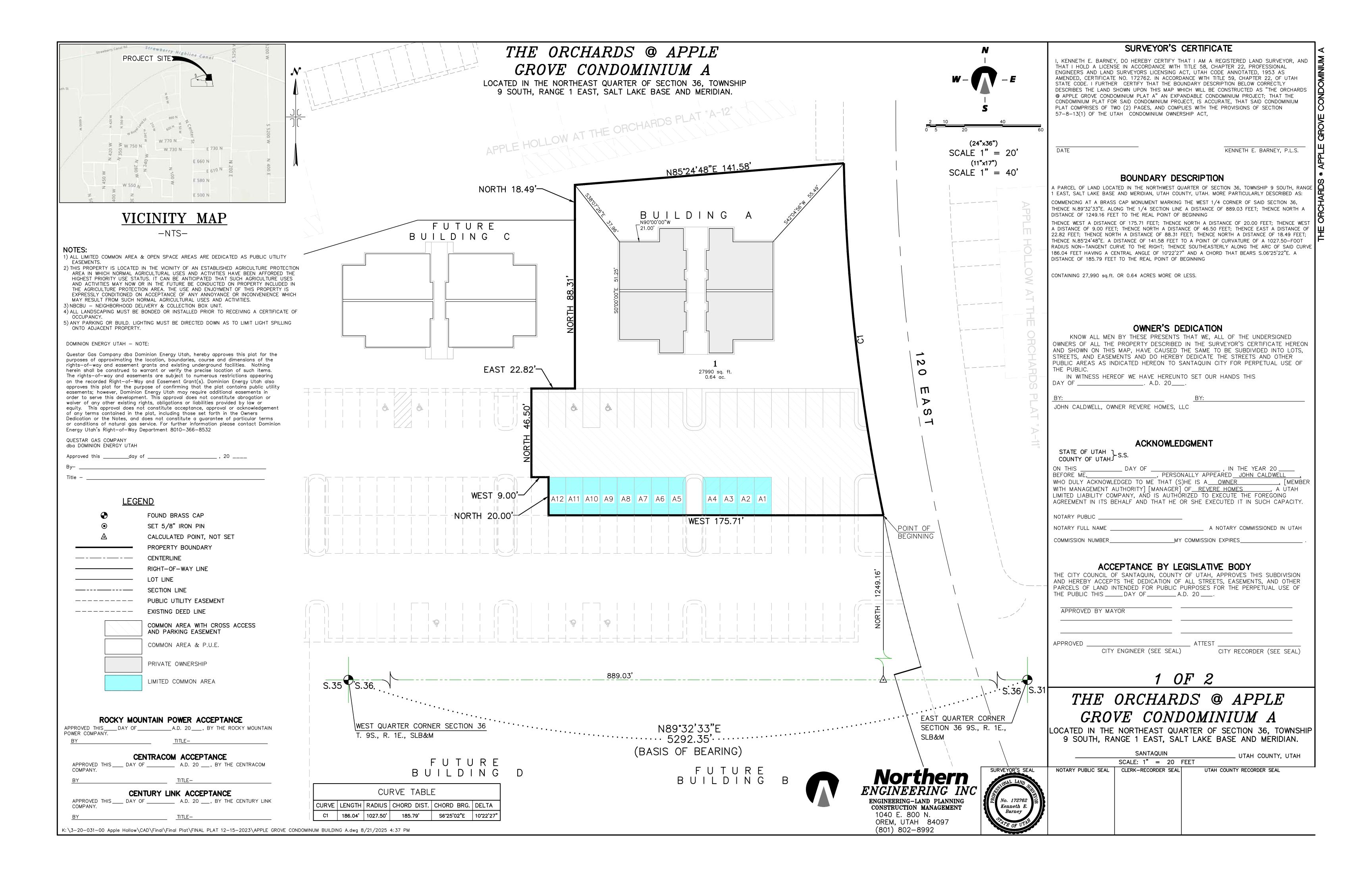
NORTHERN ENGINEERING KYLE SPENCER kspencer@neiutah.com TEL: 801-802-8992

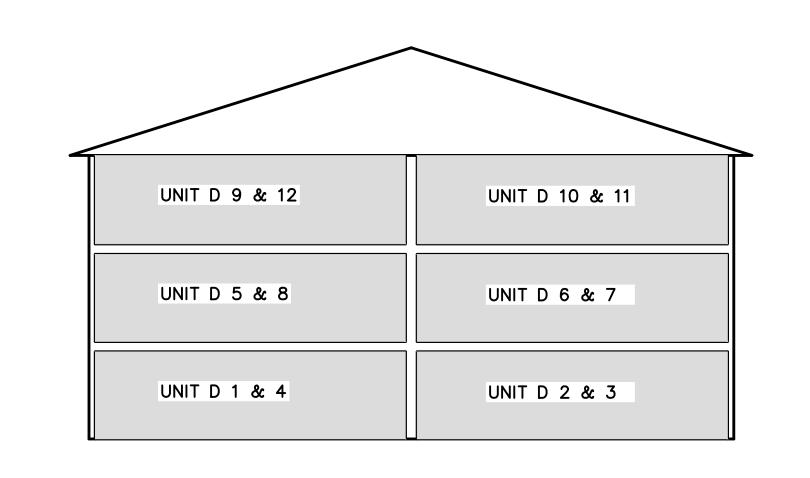
DEVELOPER REVERE HOMES 470 N. 2450 W.

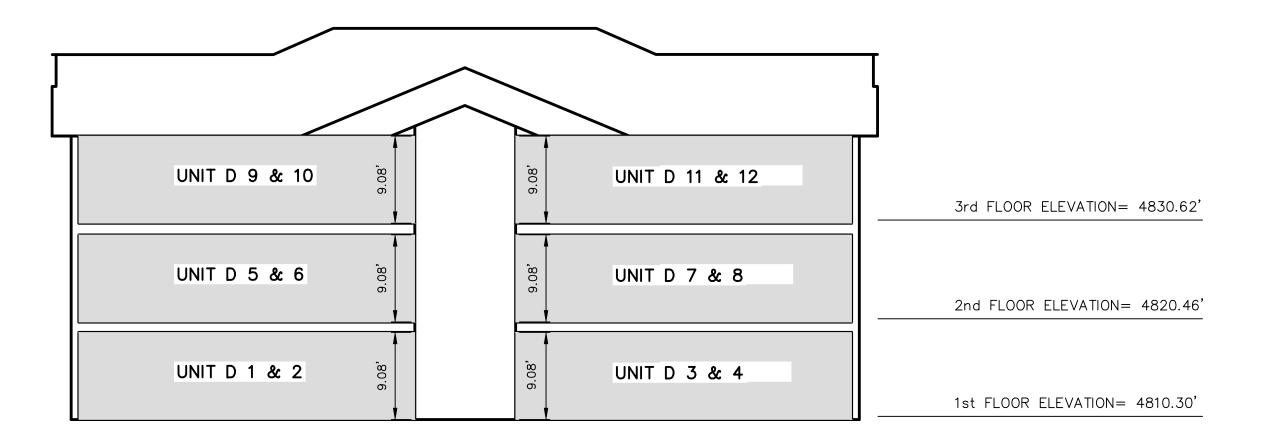


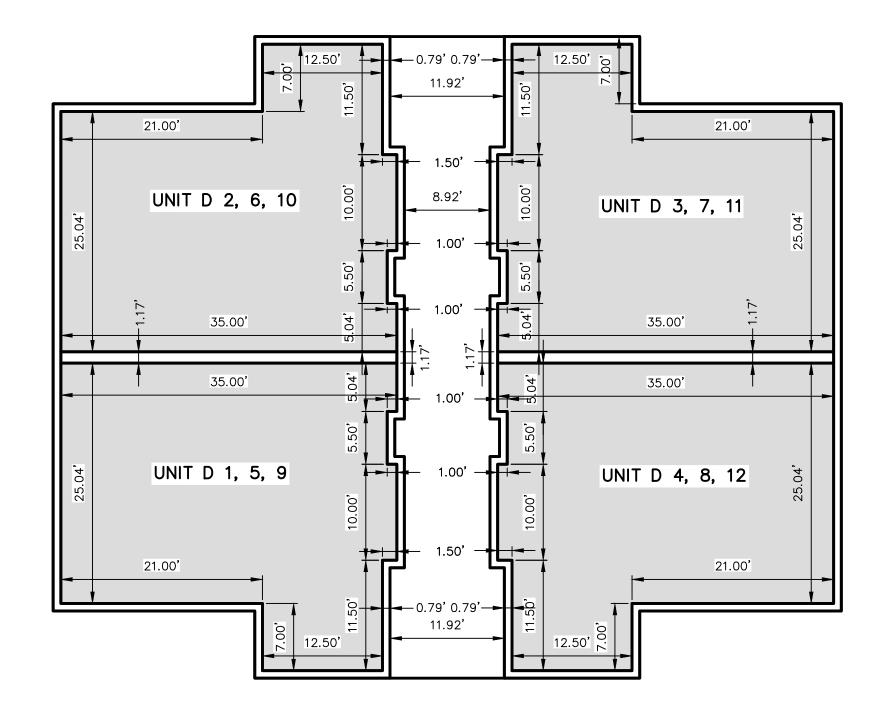


JOHN CALDWELL (MANAGER) TREMONTON, UTAH 84337 (801)-427-1733









COMMON AREA & P.U.E.

PRIVATE OWNERSHIP

BUILDING A

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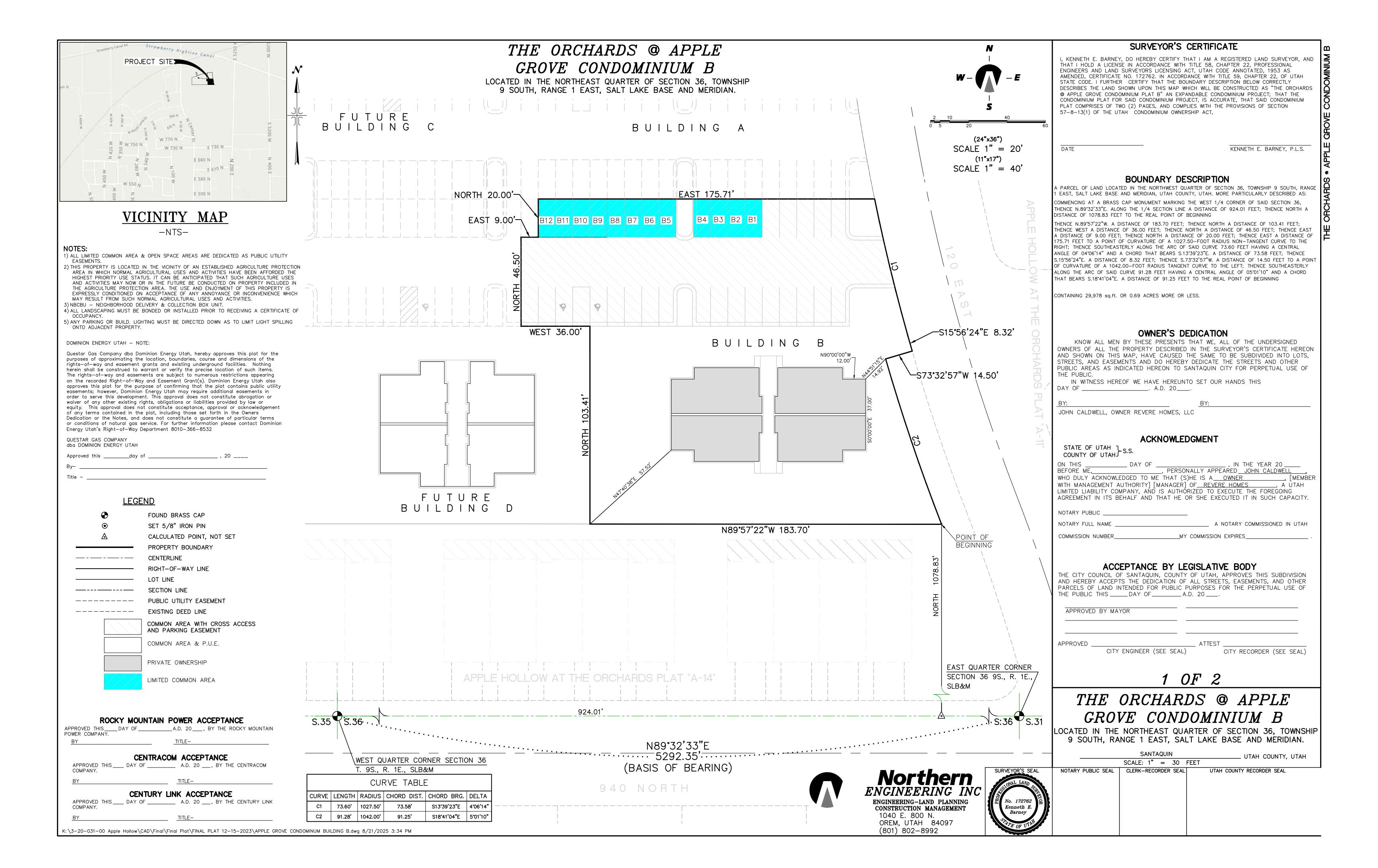
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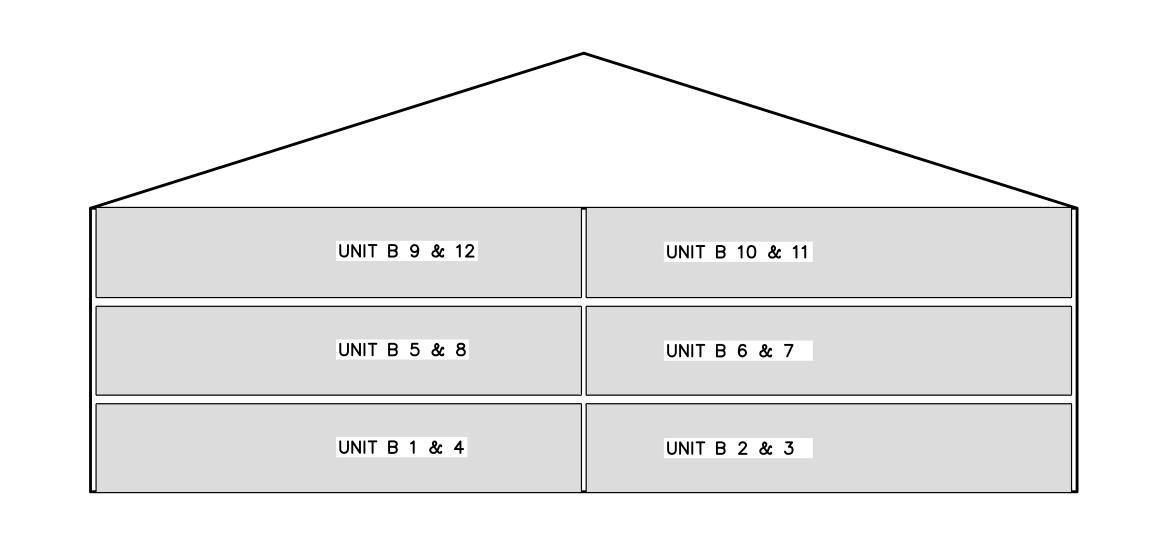
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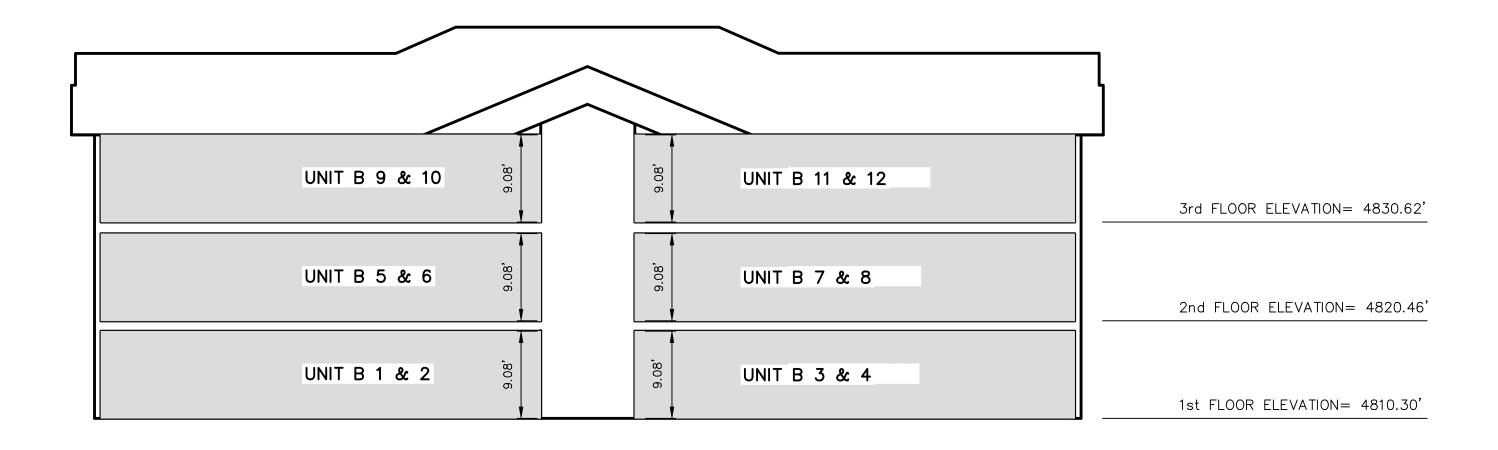
SANTAQUIN, UTAH

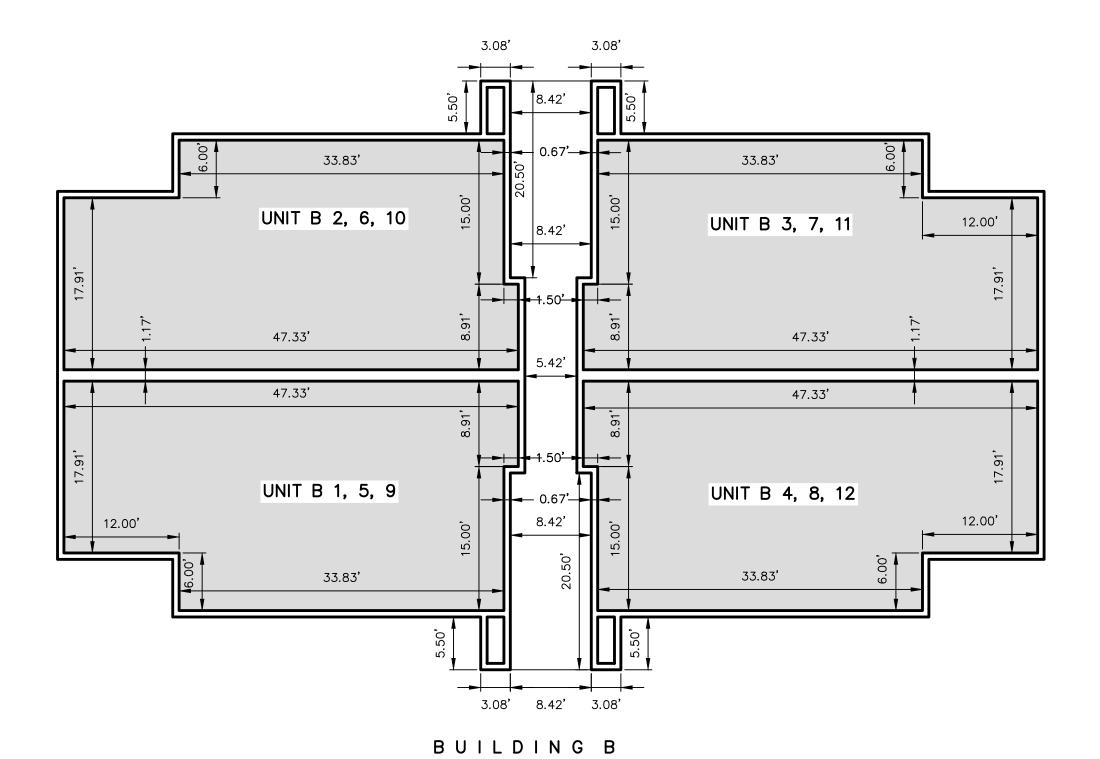
3-20-031 SHEET NO. 2 OF 2

JOB NO.









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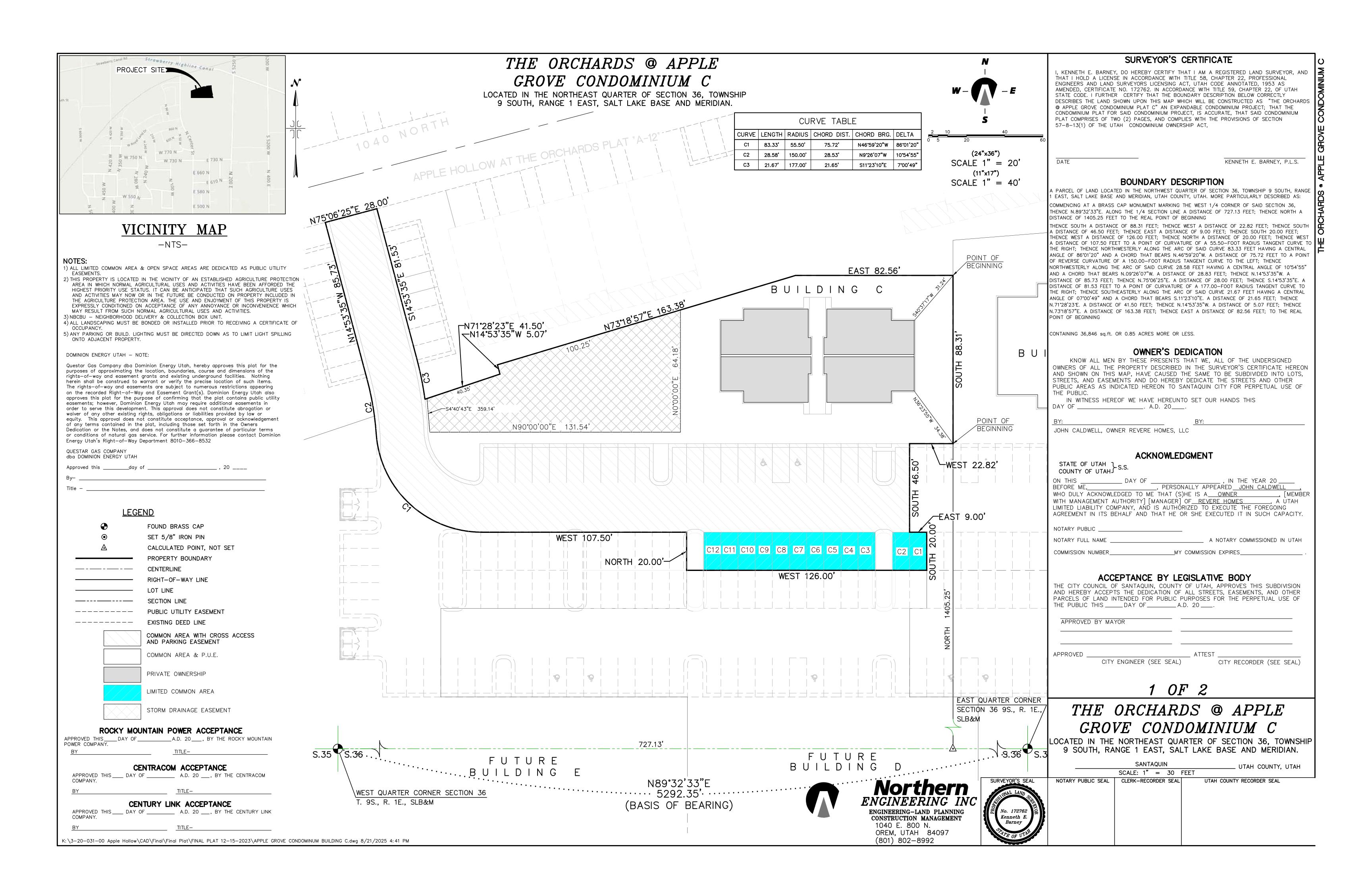
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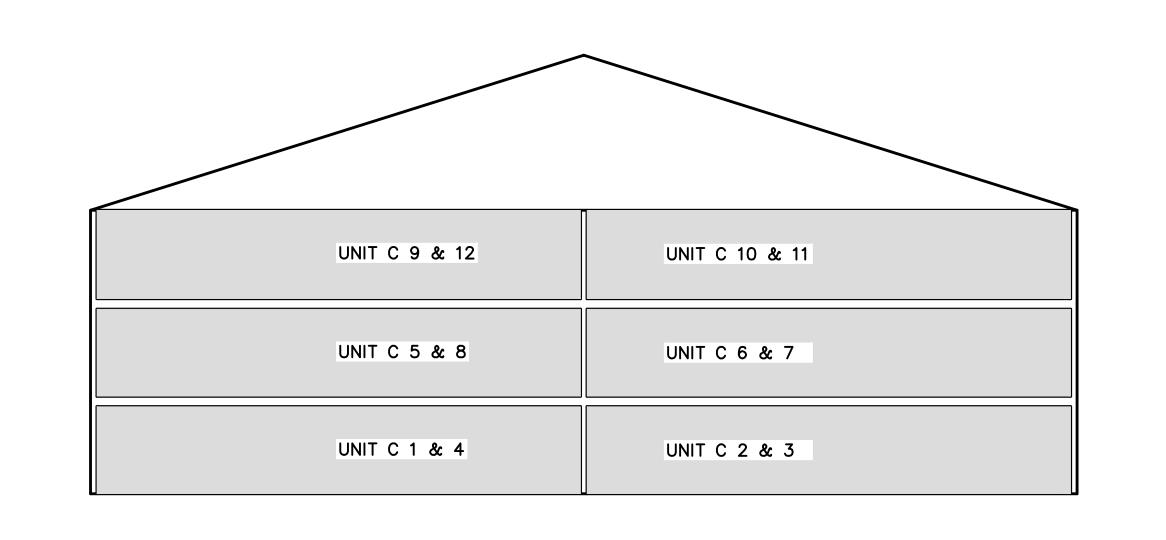
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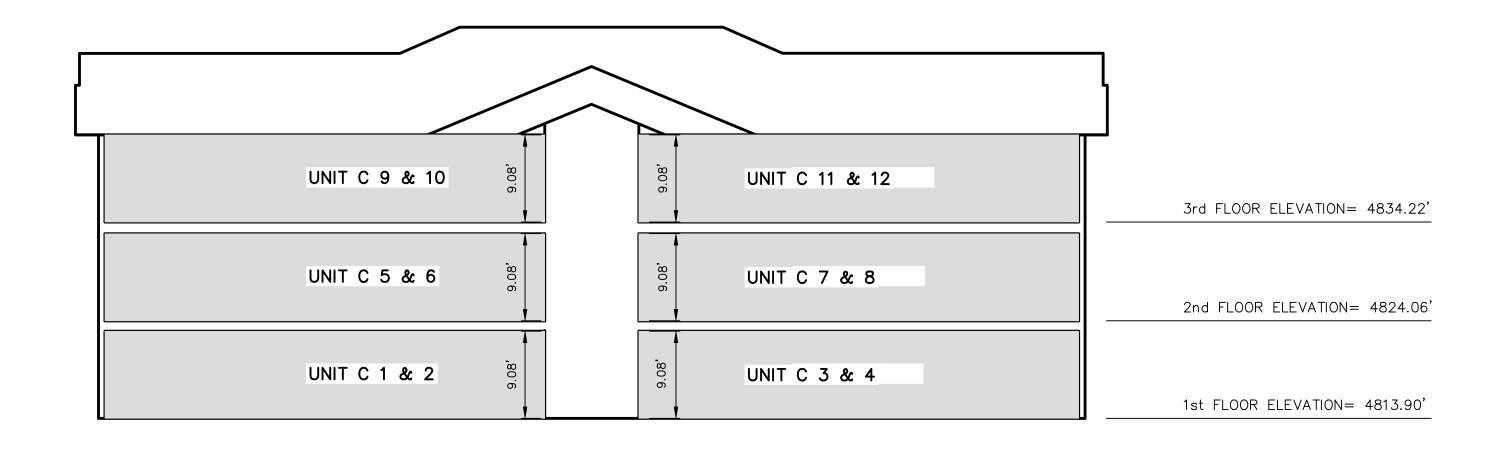
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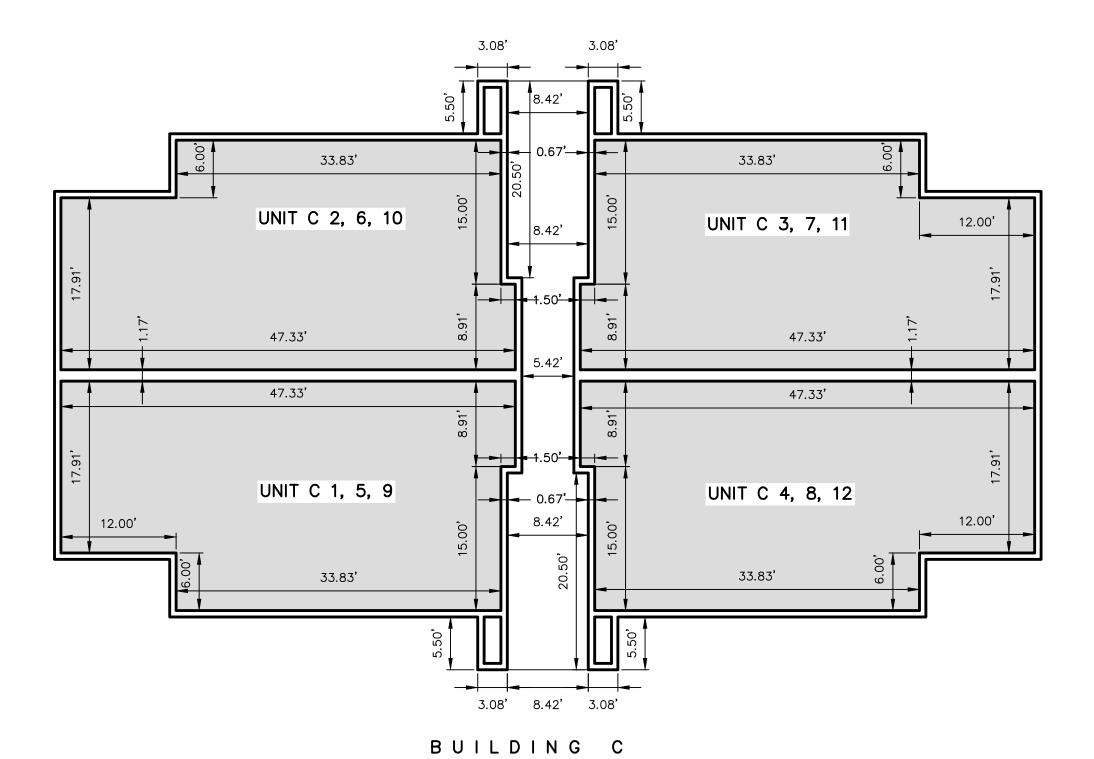
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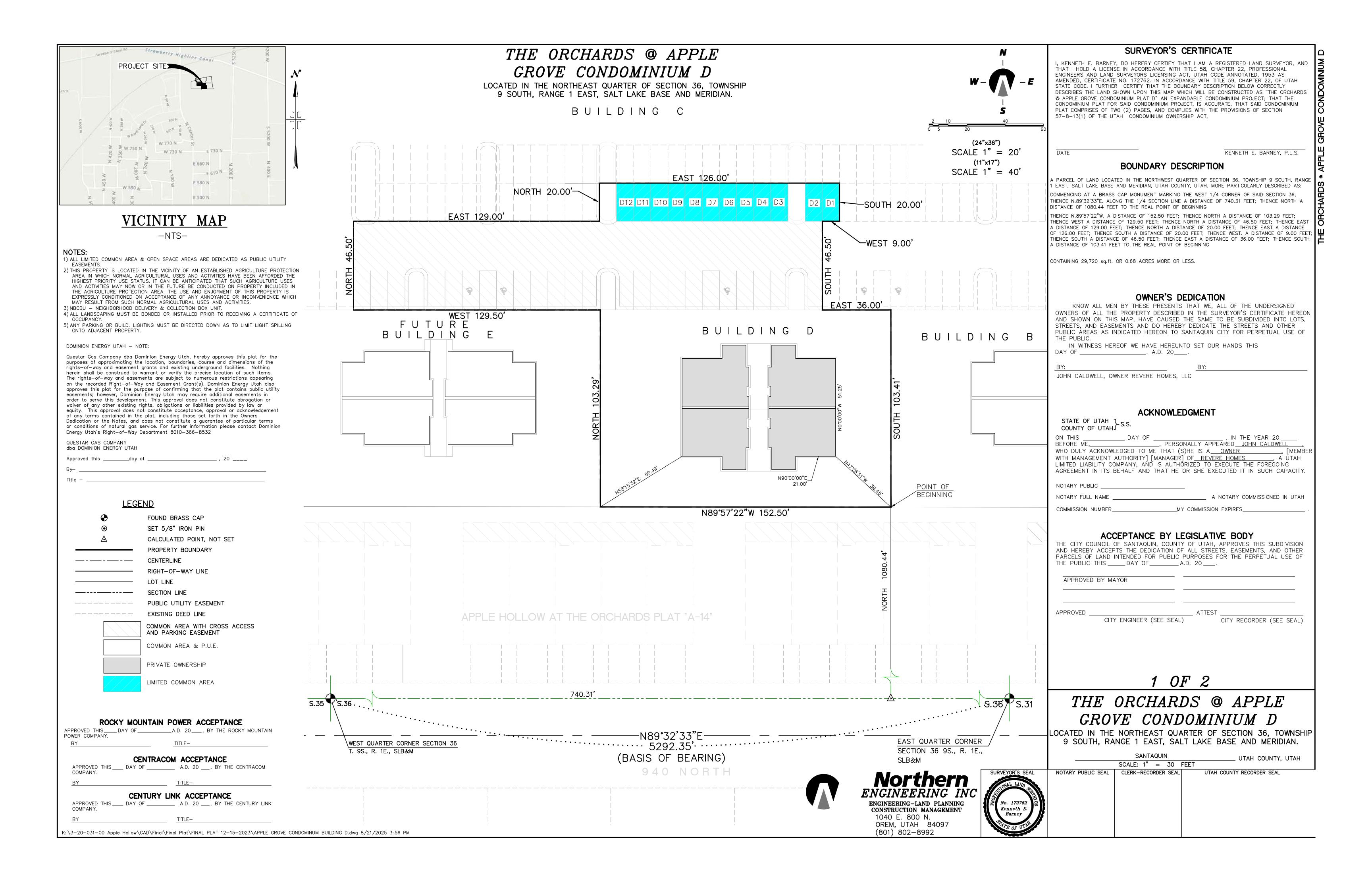
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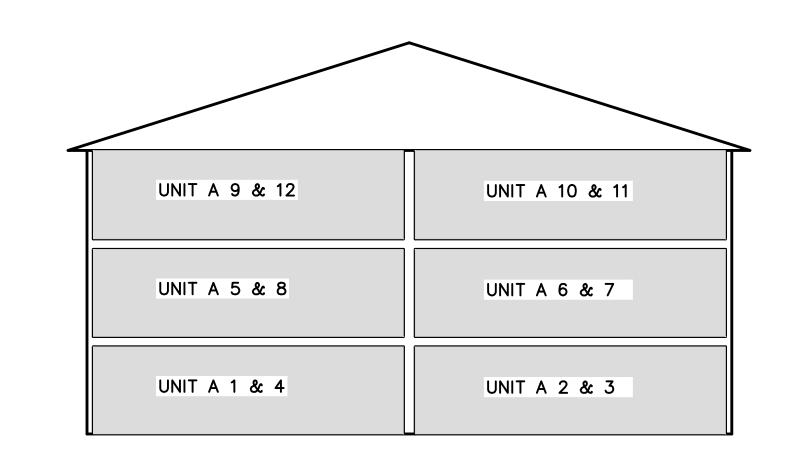
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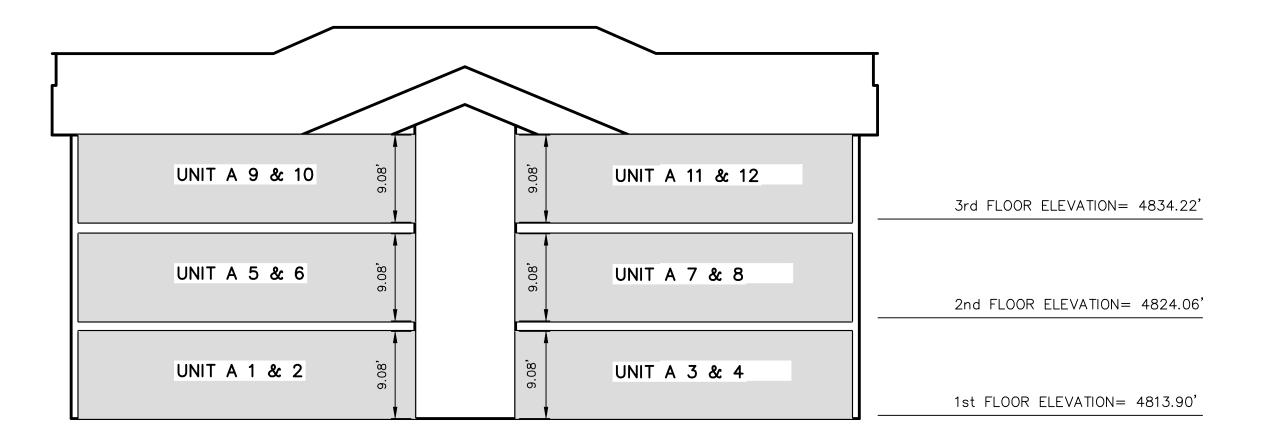
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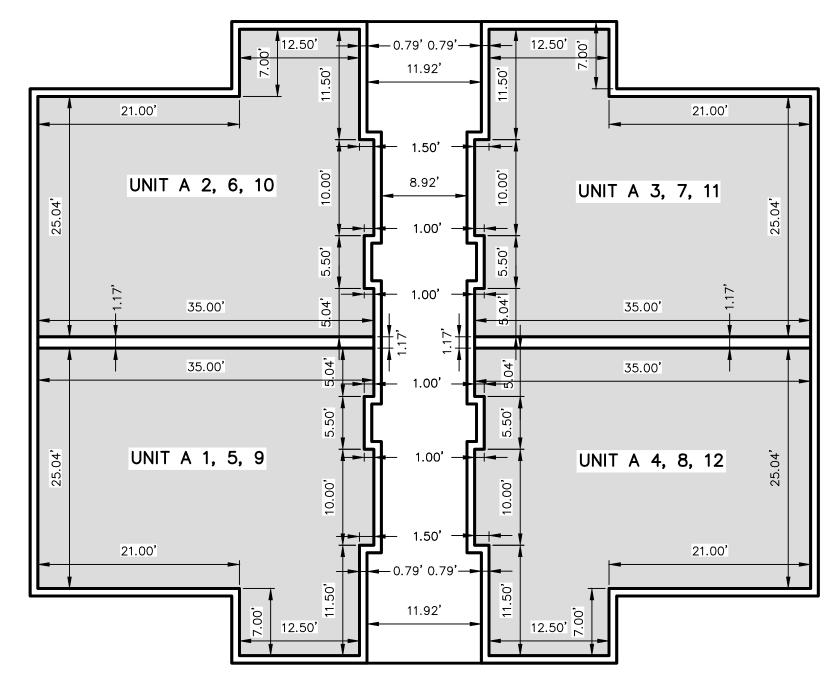
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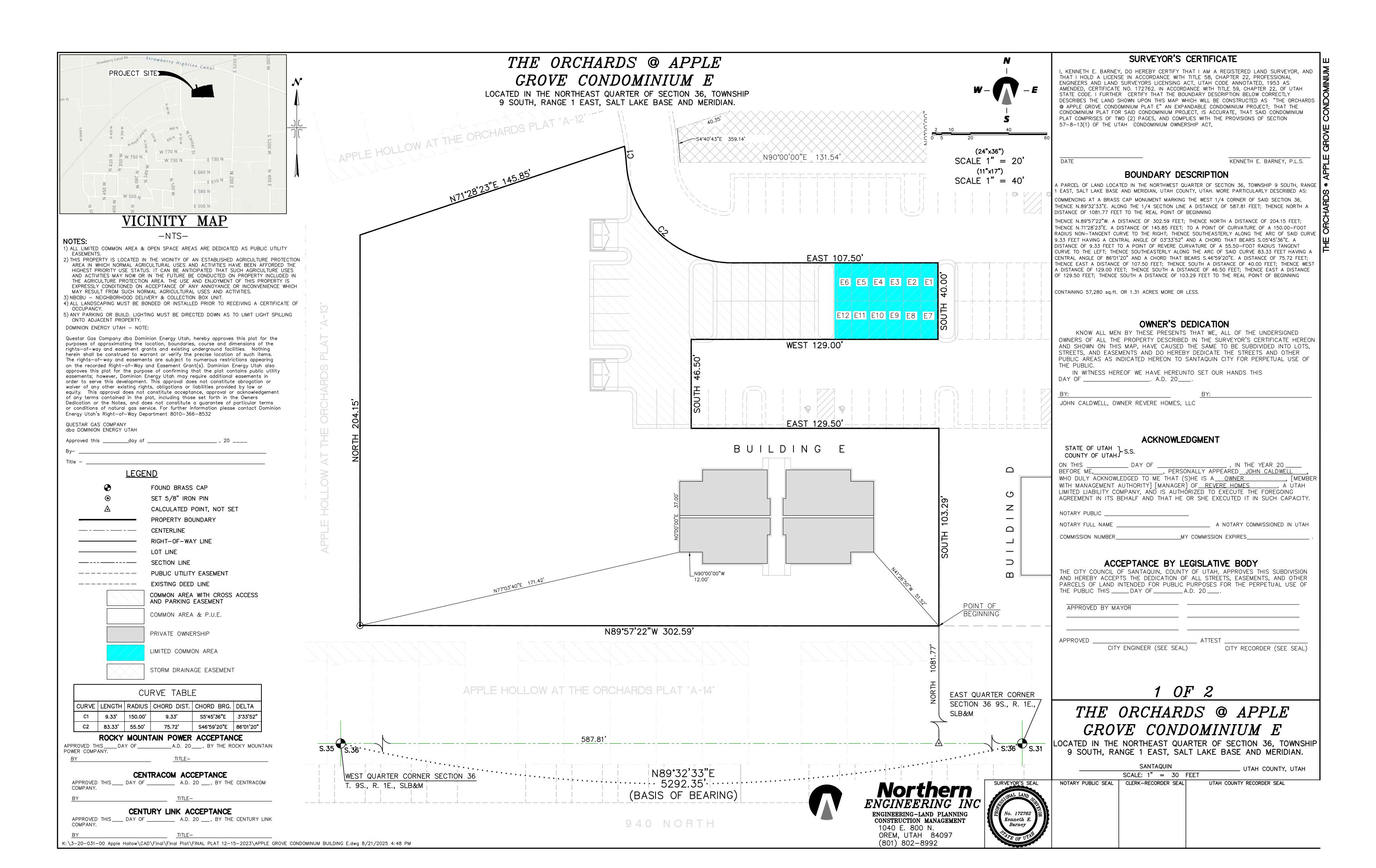
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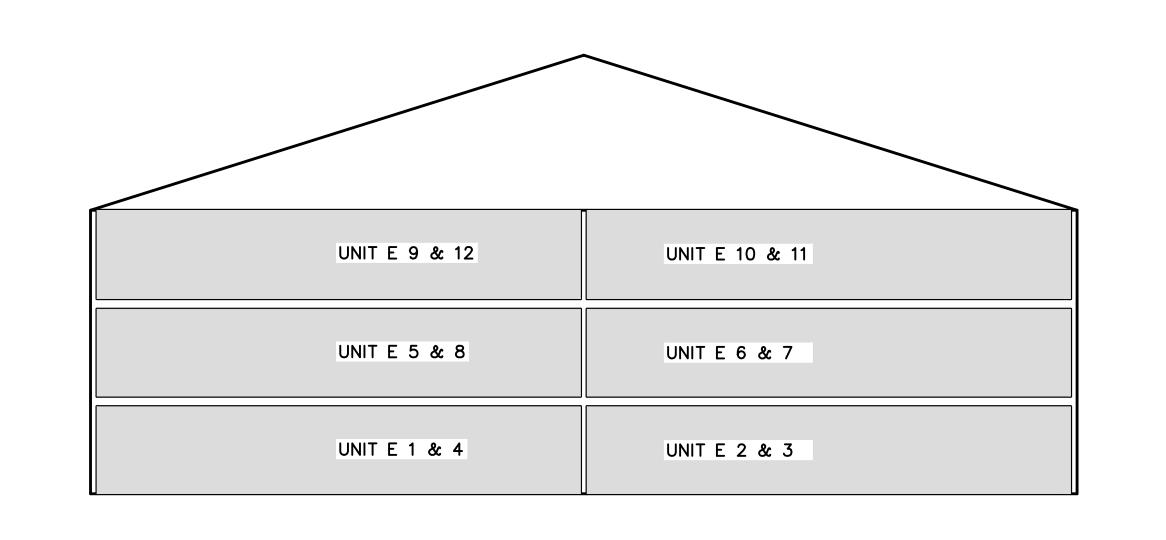
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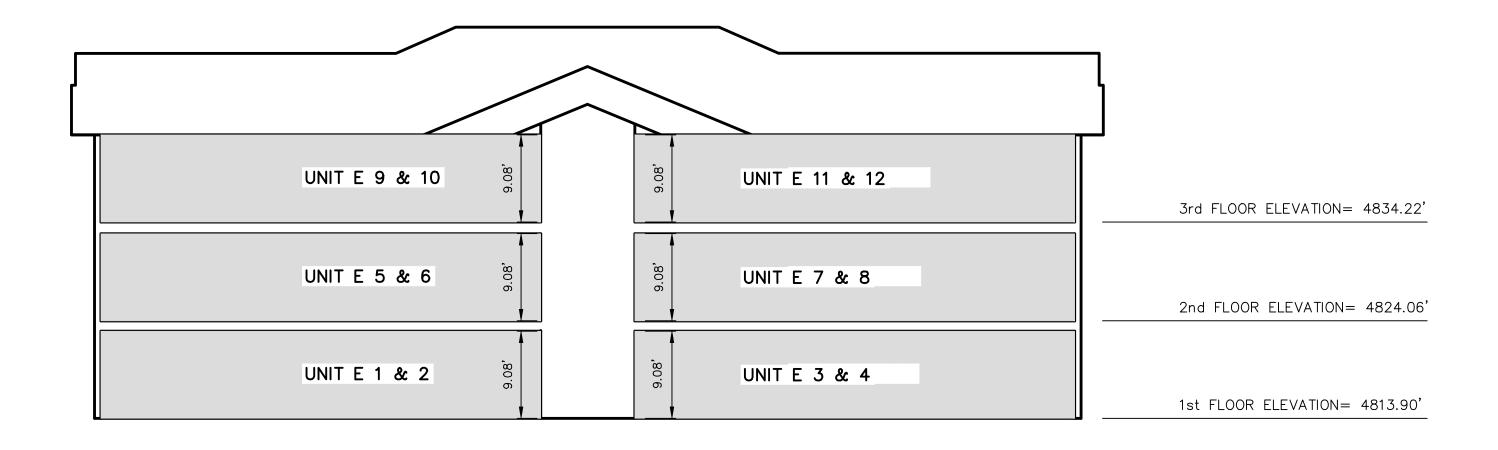
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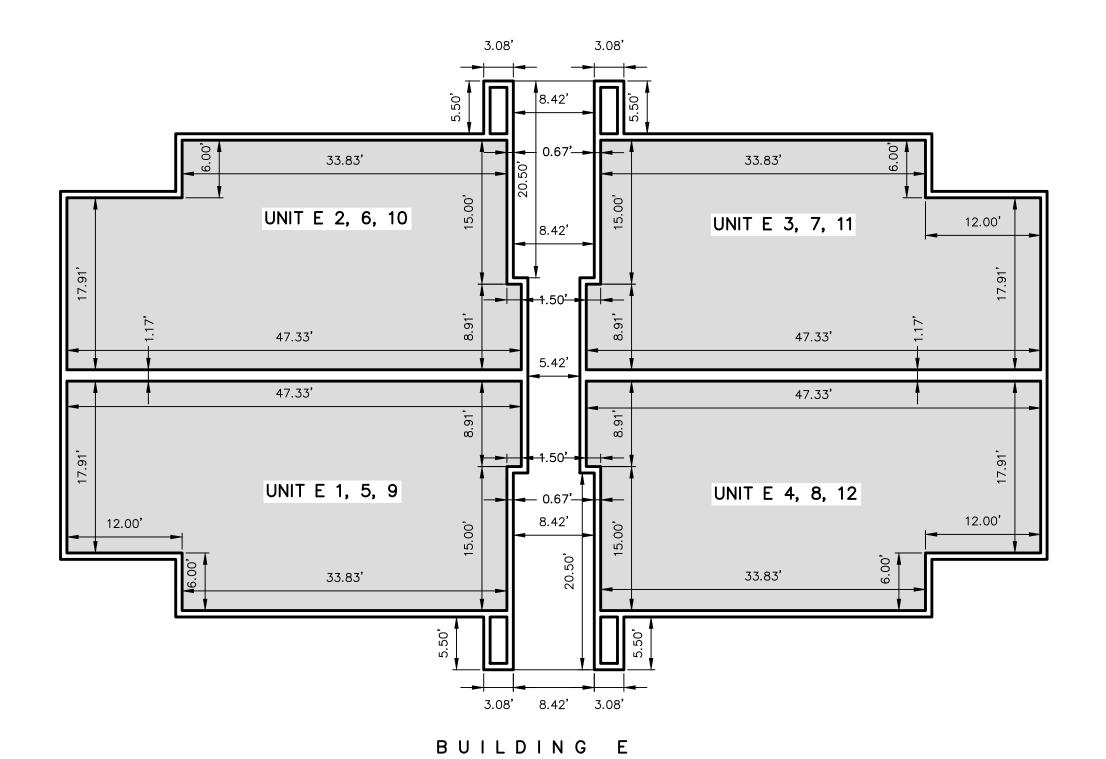
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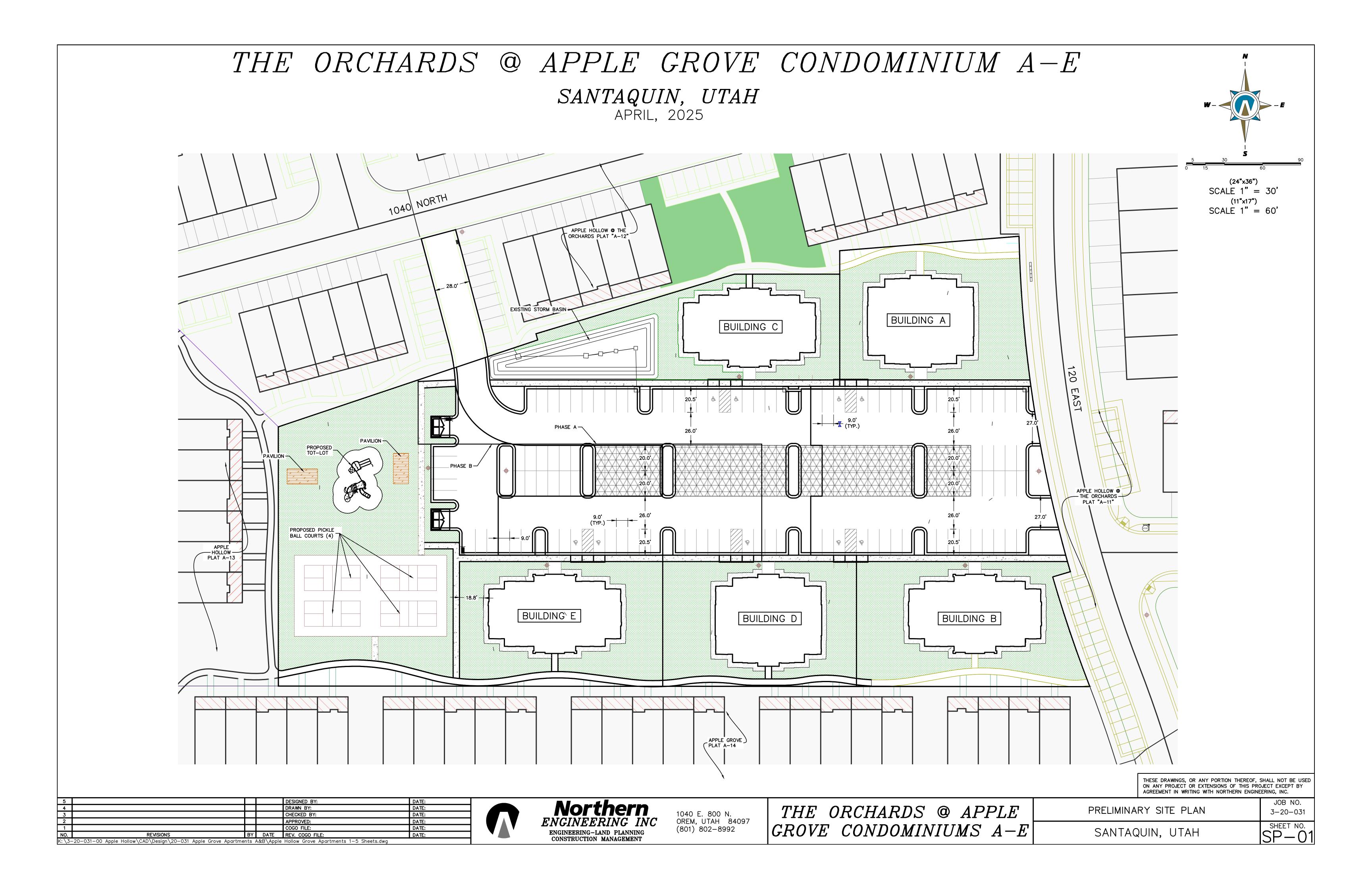
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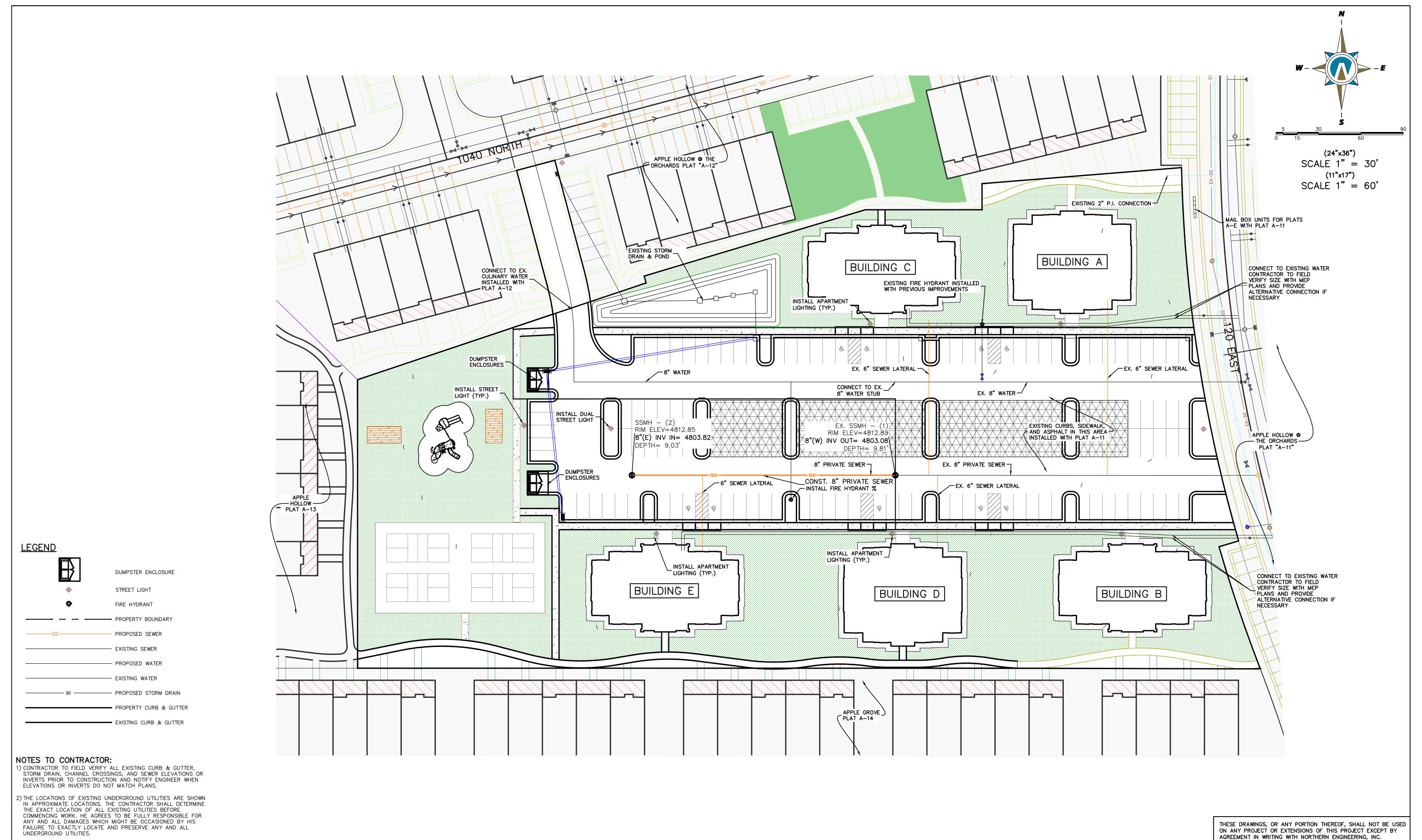
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Northern ENGINEERING INC ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

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

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

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

