THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

PRELIMINARY PLAT SANTAQUIN, UTAH COUNTY, UTAH FEBRUARY 2025

-INDEX OF PLAN SHEETS-

SHEET 1	DESCRIPTION COVER SHEET
CD 01	PRELIMINARY PLAT
SP-01	SITE PLAN
UT-01	UTILITY LAYOUT
GR-01	GRADING & DRAINAGE
LS-01	LANDSCAPE/AMENITIES PHASING PLAN
LS-02	LANDSCAPE PLAN
DT-01	DETAILS
DT-02	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



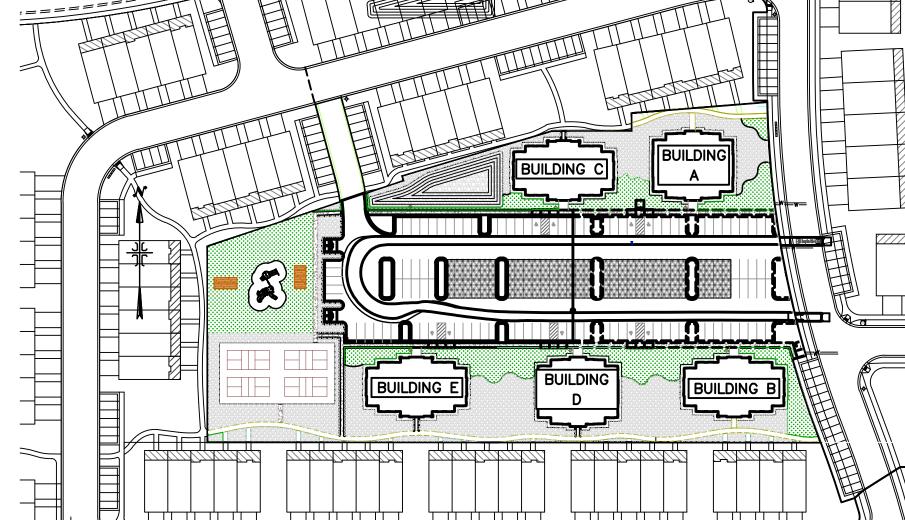
VICINITY MAP -NTS-

ZONE:	R-10 PUD ZON
PROJECT AREA:	4.18± ACRES

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

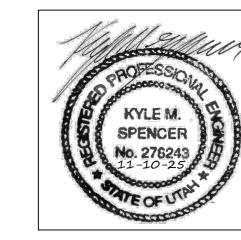
TABULATIONS APPLE HOLLOW AT THE ORCHARDS B

	APPLE HOLLOW AT	THE ORCHARDS B
ZON	NE:	R-10 PUD ZONE
PRO	DJECT AREA:	4.18± ACRES
# (OF UNITS:	60 LOTS
DEN	NSITY:	14.35 UNITS/ACRE

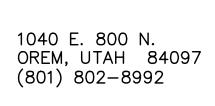


ENGINEER

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







WATER

WITH SANTAQUIN CITY STANDARDS.

GENERAL

ORCHARDS F-6.

REESTABLISHING SAID POINTS.

SANTAQUIN CITY PUBLIC WORKS DEPARTMENT.

WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.

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.

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE

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

PLAT OF THE ORCHARDS PLAT F-6 WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH

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

3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE

4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO

5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE

6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S

2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL

IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS

3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HDPE STORM DRAIN PIPE,

4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SANTAQUIN IRRIGATION COMPANY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN

5. ALL IRRIGATION CORNERS (ANGLE POINTS) SHALL HAVE A PRE CAST - REINFORCED CONCRETE

6. ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SANTAQUIN CITY DESIGN STANDARDS &

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

4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE

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

EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

8. TOWNHOME GARAGE SHALL BE 24'X24' WITH A 20' GARAGE DOOR.

CLAIM FOR ADDITIONAL COMPENSATION.

IRRIGATION COMPANY.

OR APPROVED EQUAL UNLESS OTHERWISE NOTED.

MANHOLE, WITH A WATERTIGHT SOLID MANHOLE COVER.

PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SANTAQUIN CITY.

SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.

ROADWAY/STORM DRAIN

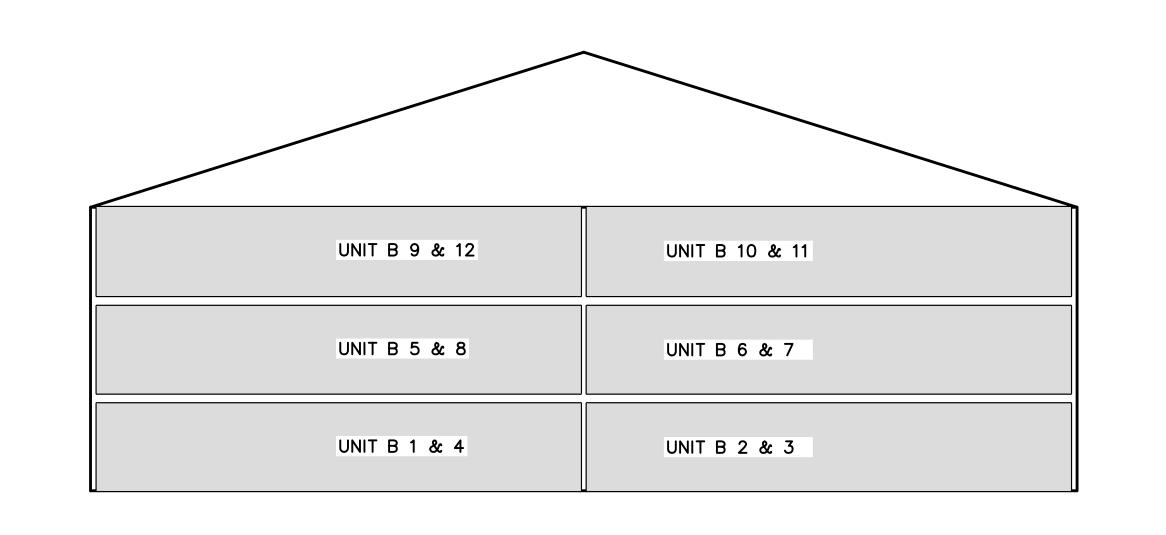
TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.

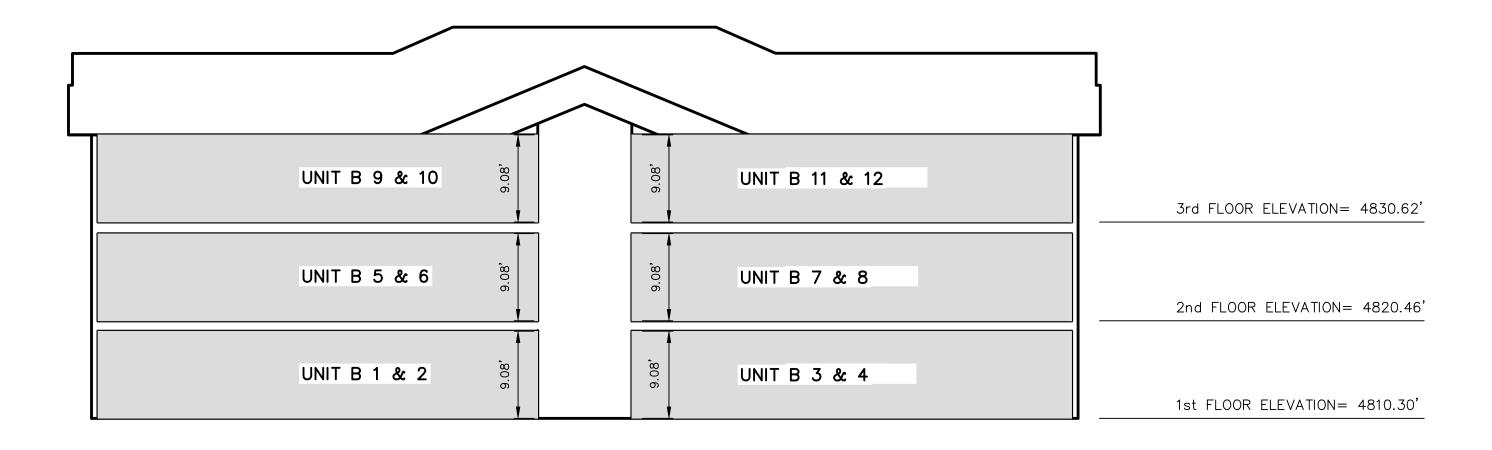
- 2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST SANTAQUIN CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
- 3. CONTRACTOR TO FIELD VERIFY ALL VALVE 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

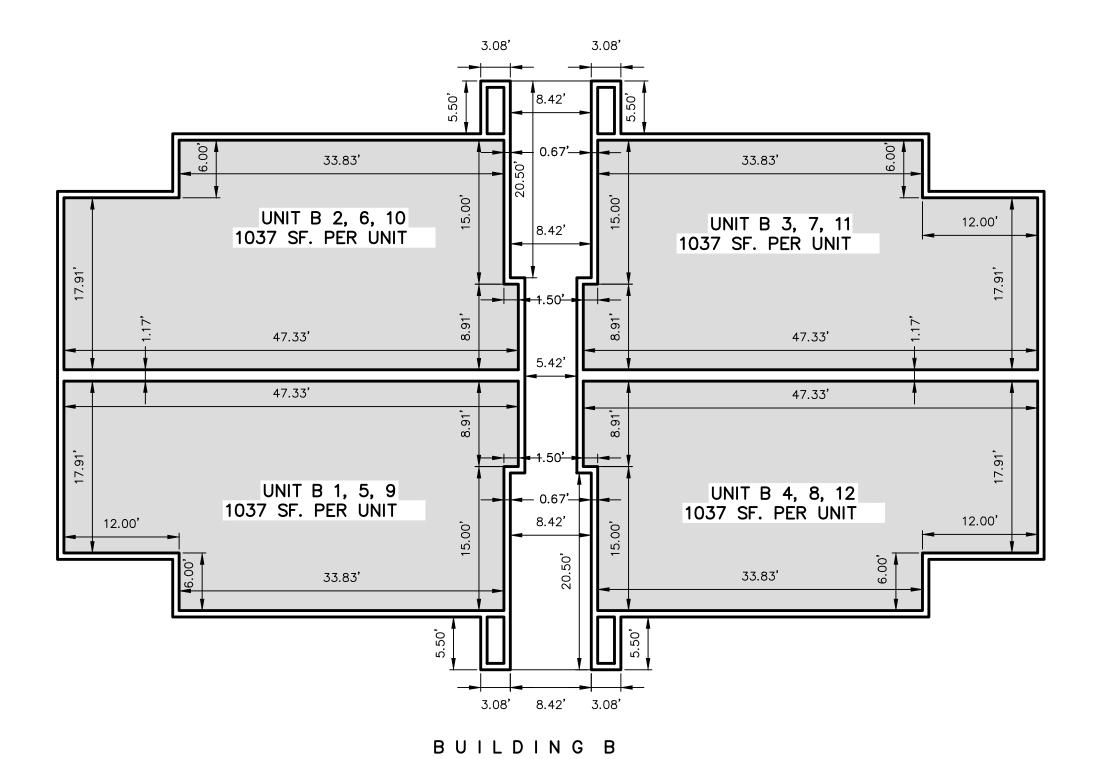
TEL: 801-802-8992

K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINUM BUILDING A.dwg 10/10/2025 2:48 PM

(801) 802-8992







 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\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINUM PLAN.dwg 10/13/2025 11:11 AM
 AM





1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992 THE ORCHARDS @ APPLE GROVE CONDOMINIUM B

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

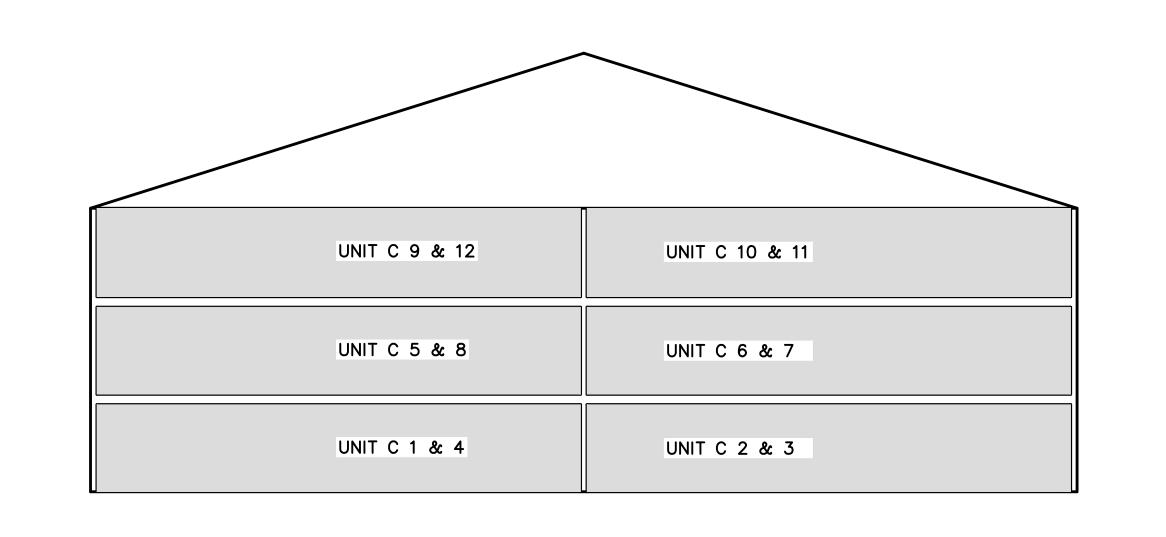
3-20-031 SHEET NO. 2 OF 2

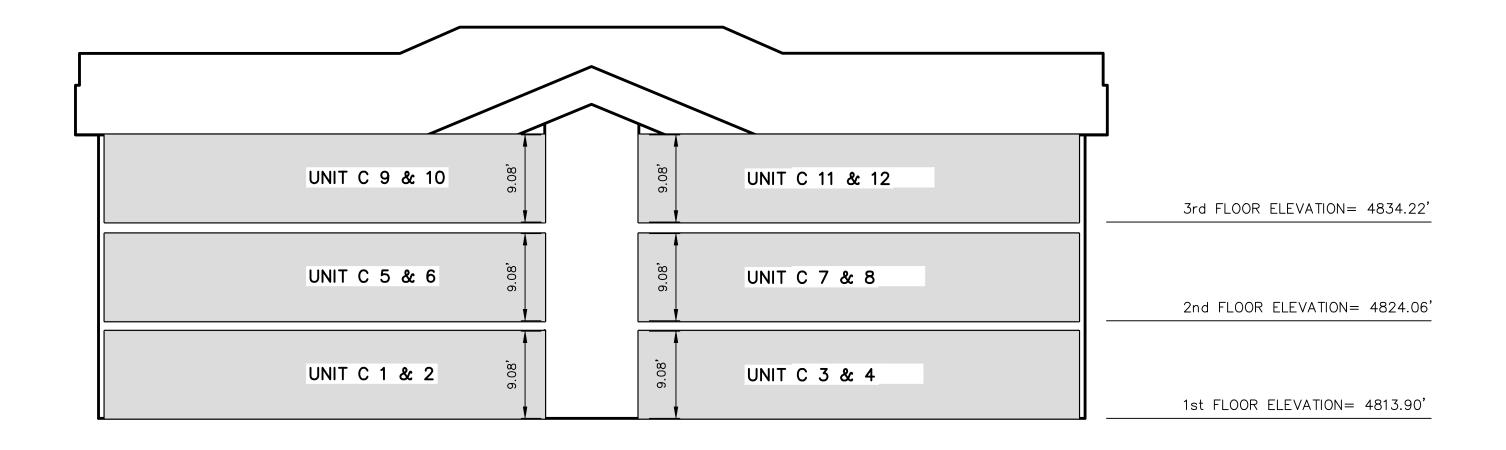
JOB NO.

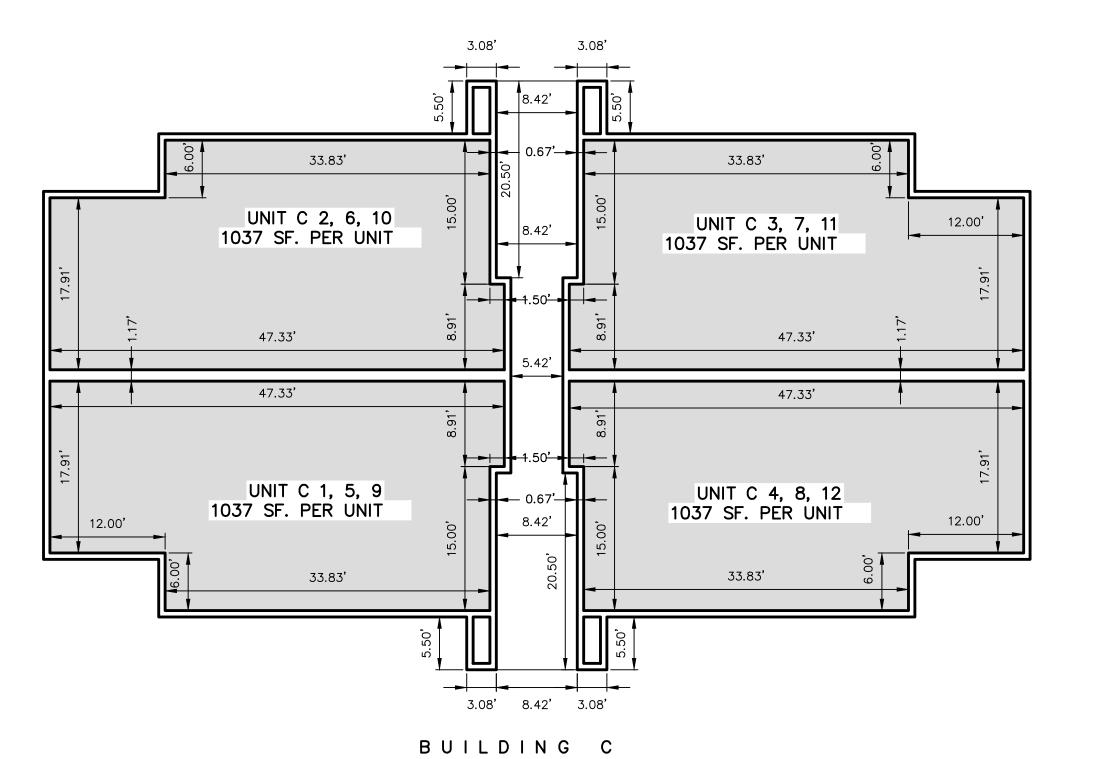
COMMON AREA & P.U.E.

:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINUM BUILDING B.dwg 10/13/2025 3:03 PM

(801) 802-8992







 5
 DESIGNED BY:
 DATE:

 4
 DRAWN BY:
 DATE:

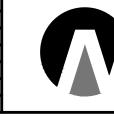
 3
 CHECKED BY:
 DATE:

 2
 APPROVED:
 DATE:

 1
 COGO FILE:
 DATE:

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

 K: \3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINUM PLAN.dwg 10/13/2025 10:09 AM





1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992 THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

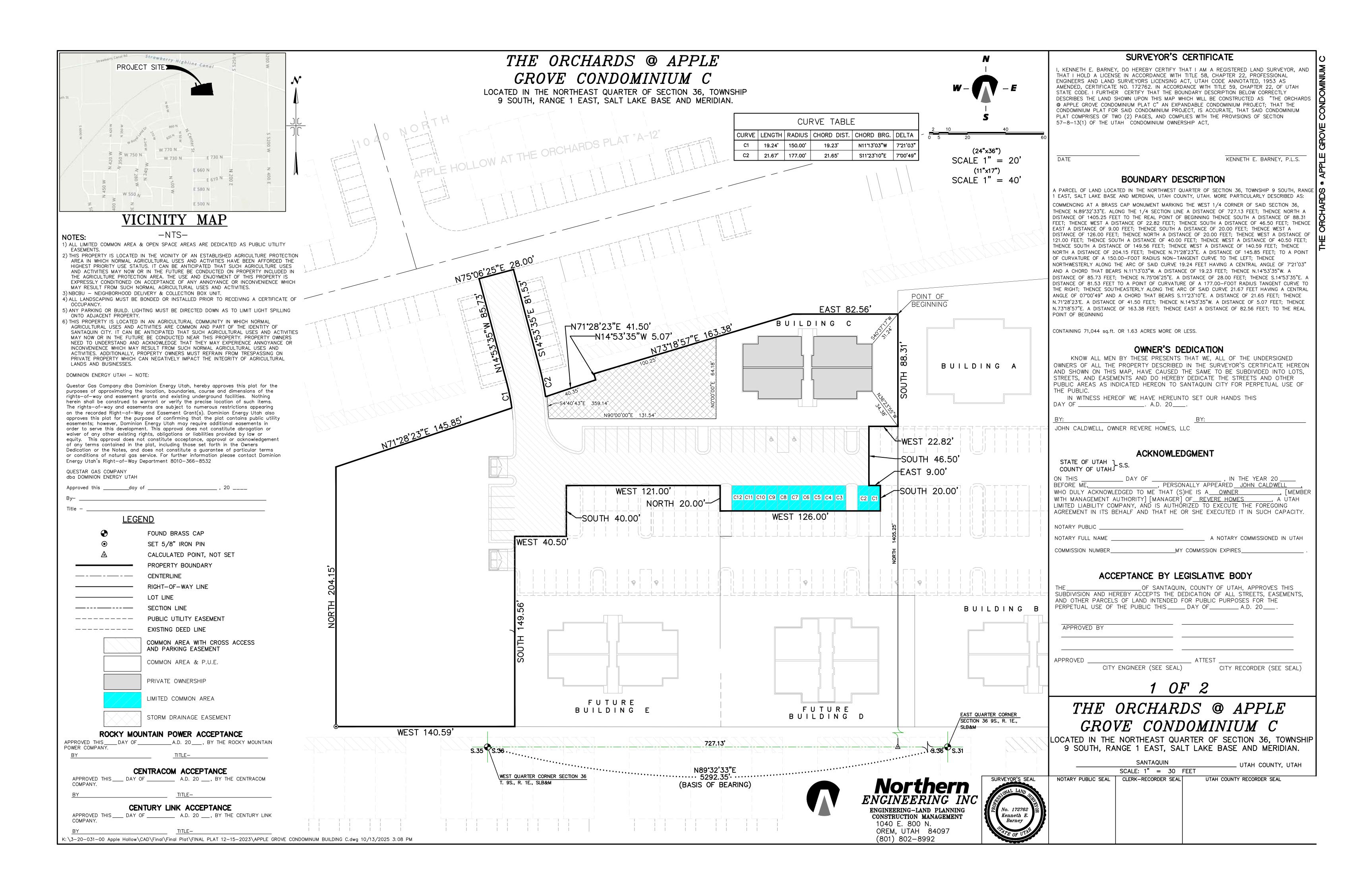
CONDO PLAT FLOOR PLAN & SECTIONS

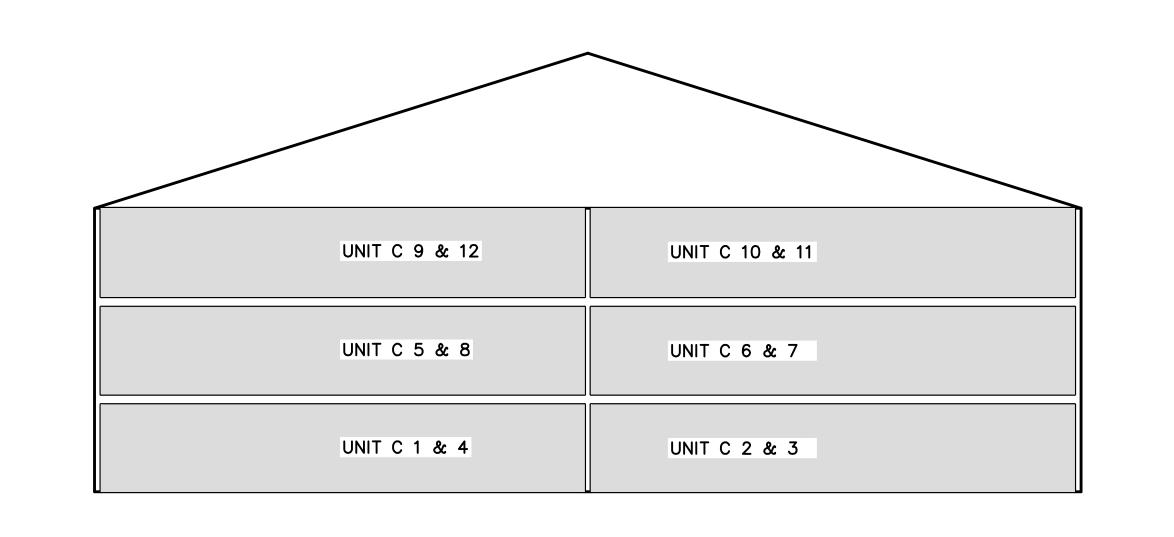
SANTAQUIN, UTAH

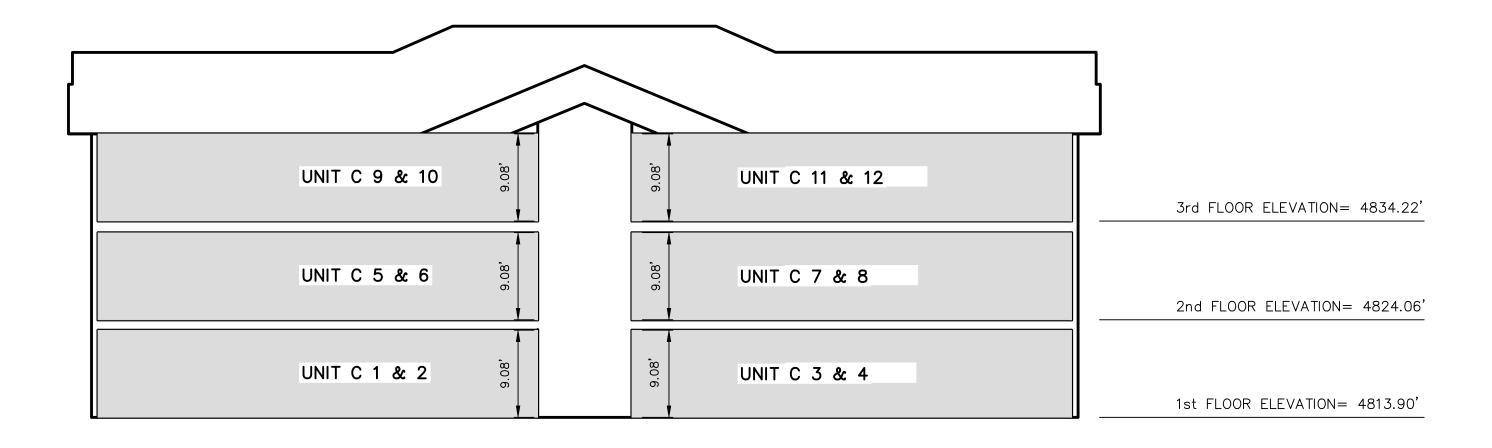
3-20-031 SHEET NO. 2 OF 2

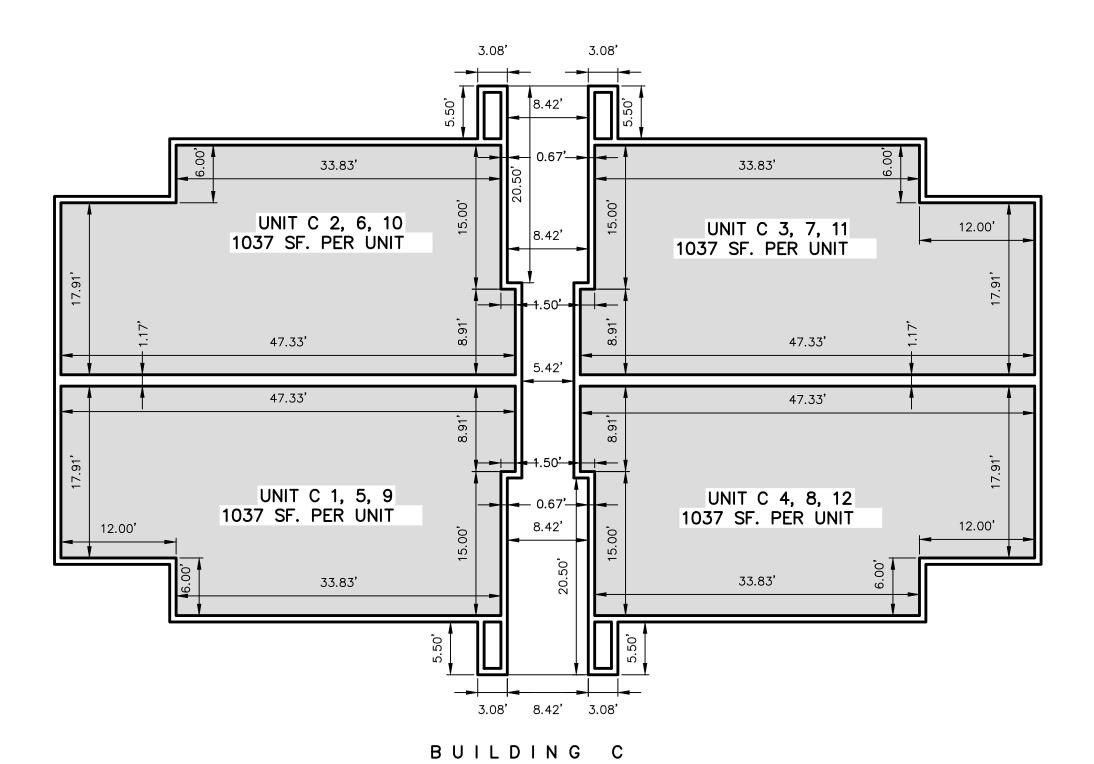
JOB NO.

COMMON AREA & P.U.E.









 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\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINUM PLAN.dwg 10/13/2025 11:11 AM
 AM





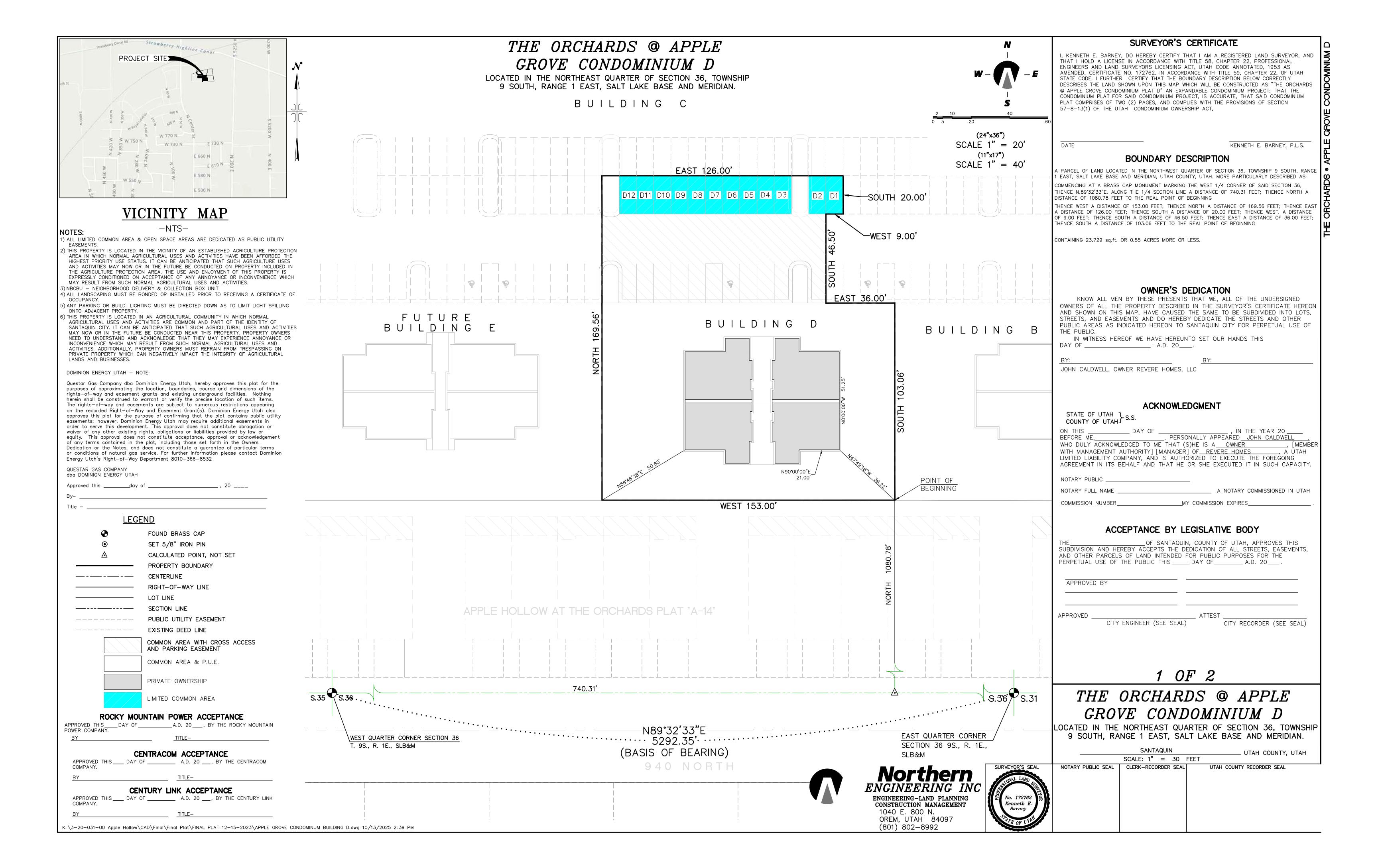
1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992 THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

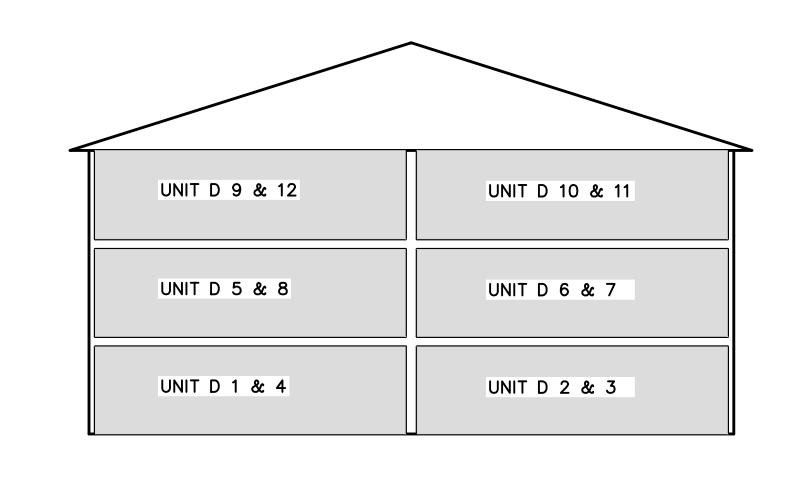
CONDO PLAT FLOOR PLAN & SECTIONS

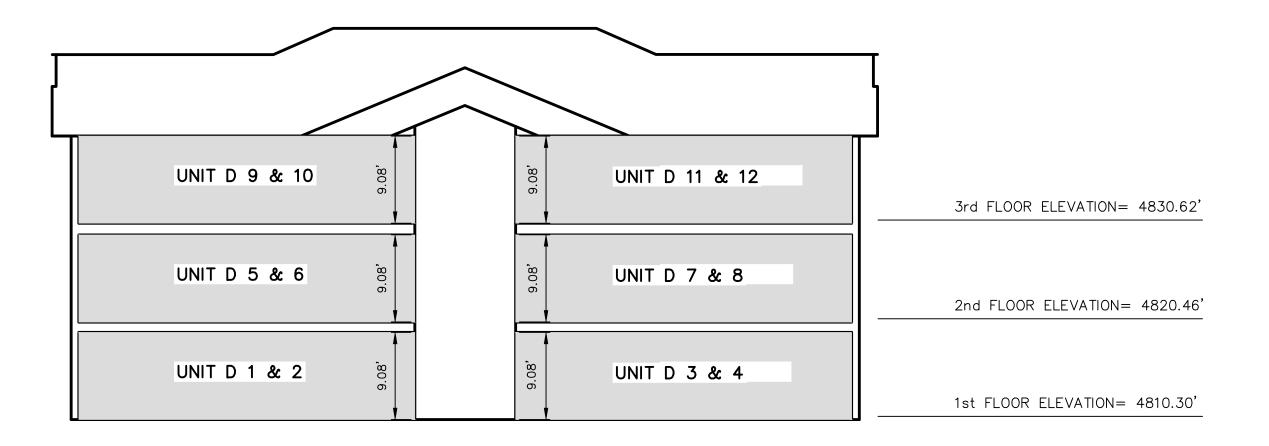
SANTAQUIN, UTAH

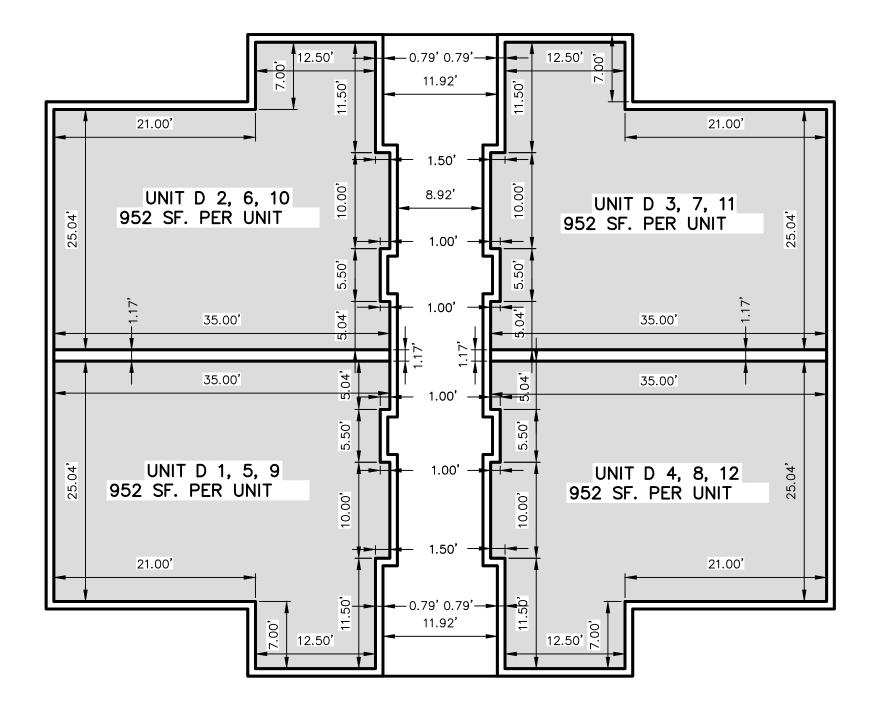
JOB NO. 3-20-031 SHEET NO. 2 OF 2

COMMON AREA & P.U.E.









COMMON AREA & P.U.E.

PRIVATE OWNERSHIP

BUILDING A

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:
K:\3_20_031_00 Apple Hollow\CAD\Final\Final\Final Plat\FINAL PLAT 12_15_2023\APPLE CROVE CONDOMINUM PLAN dwg 10/13/2025 11:11 AM					





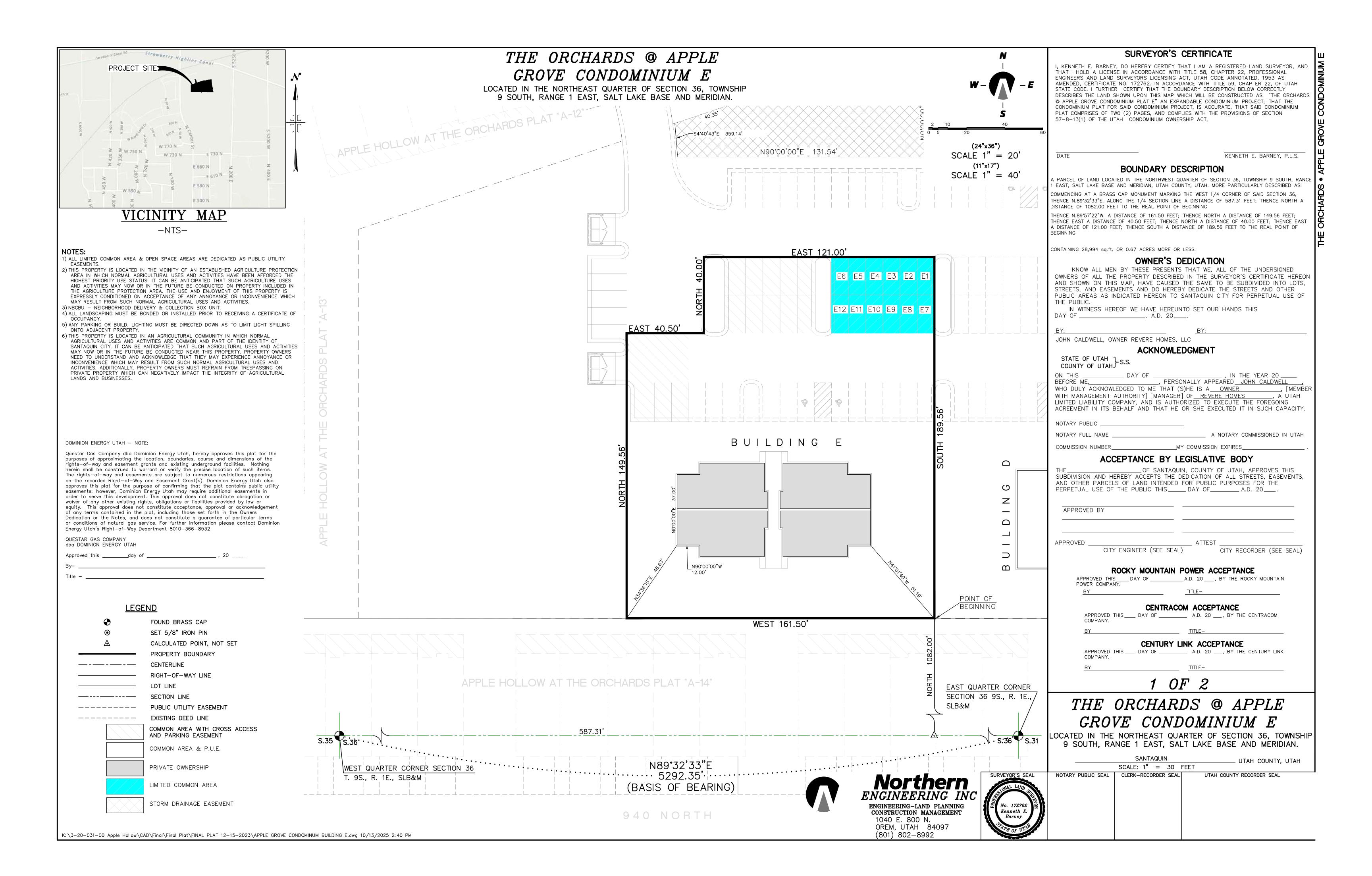
1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992 THE ORCHARDS @ APPLE GROVE CONDOMINIUM D

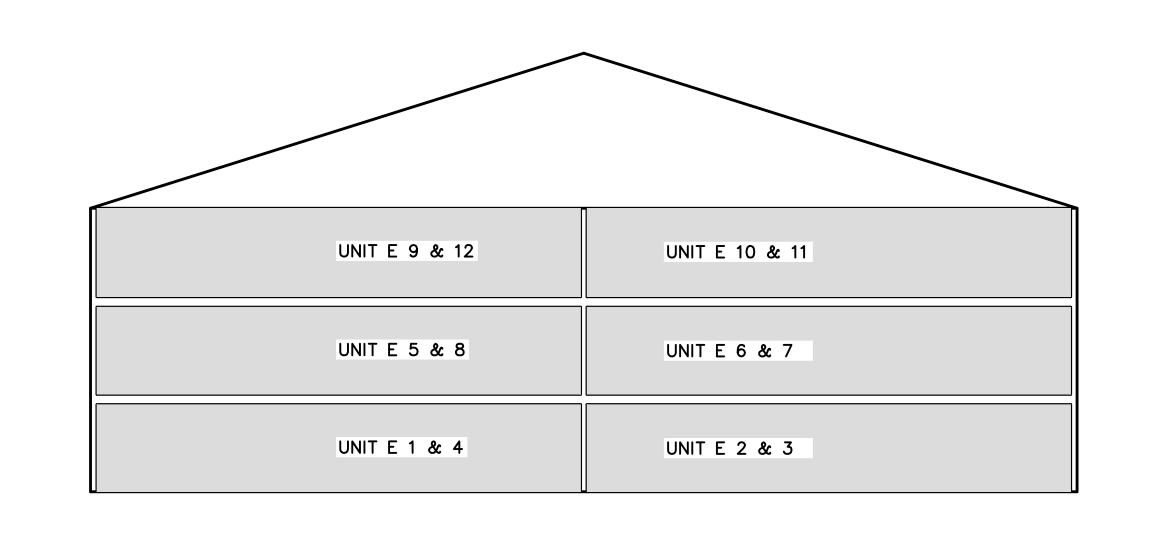
CONDO PLAT FLOOR PLAN & SECTIONS

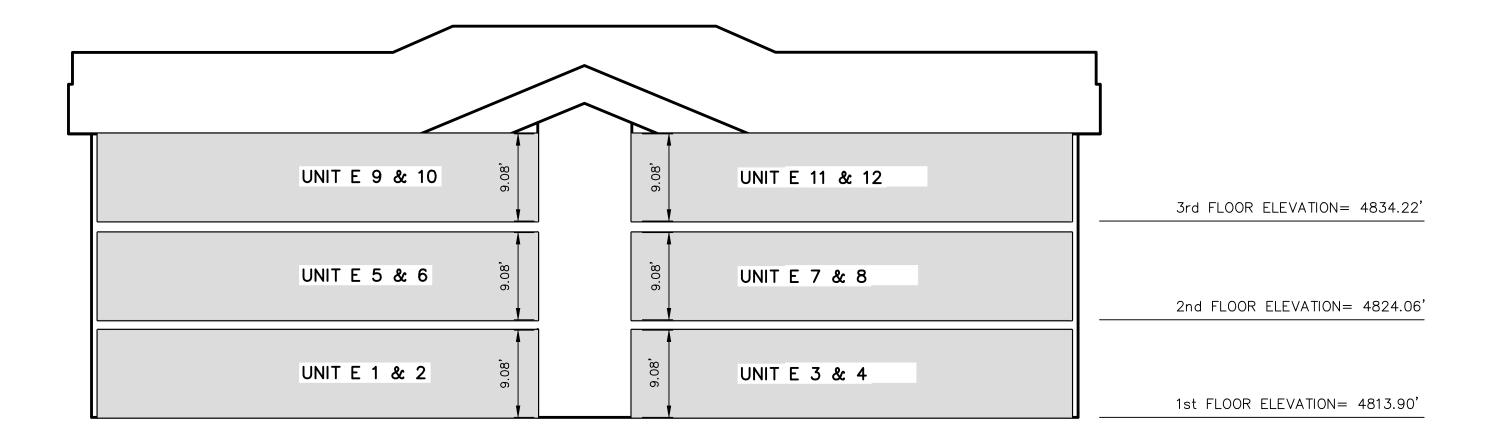
SANTAQUIN, UTAH

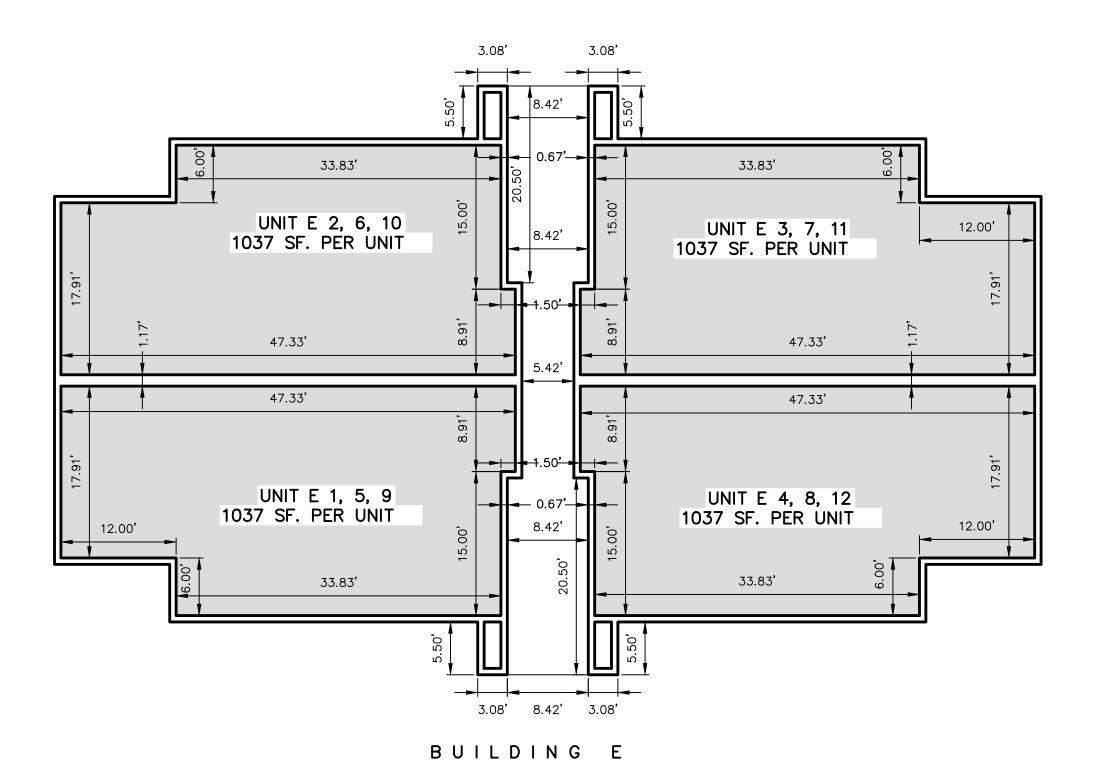
3-20-031 SHEET NO. 2 OF 2

JOB NO.









 5
 DESIGNED BY:
 DATE:

 4
 DRAWN BY:
 DATE:

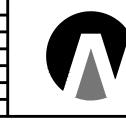
 3
 CHECKED BY:
 DATE:

 2
 APPROVED:
 DATE:

 1
 COGO FILE:
 DATE:

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

 K: \3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINUM PLAN.dwg 10/13/2025 11:11 AM
 AM





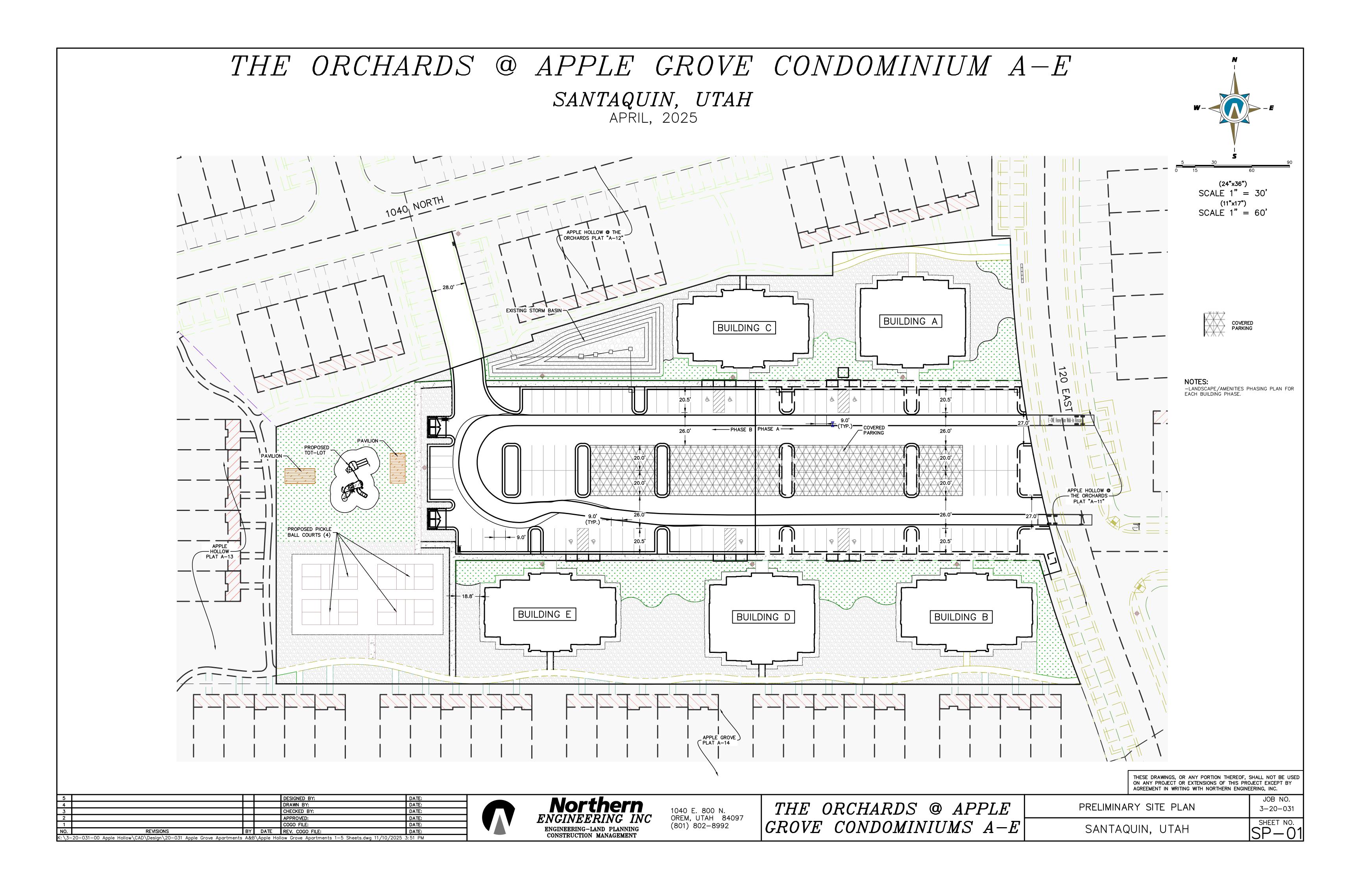
1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992 THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

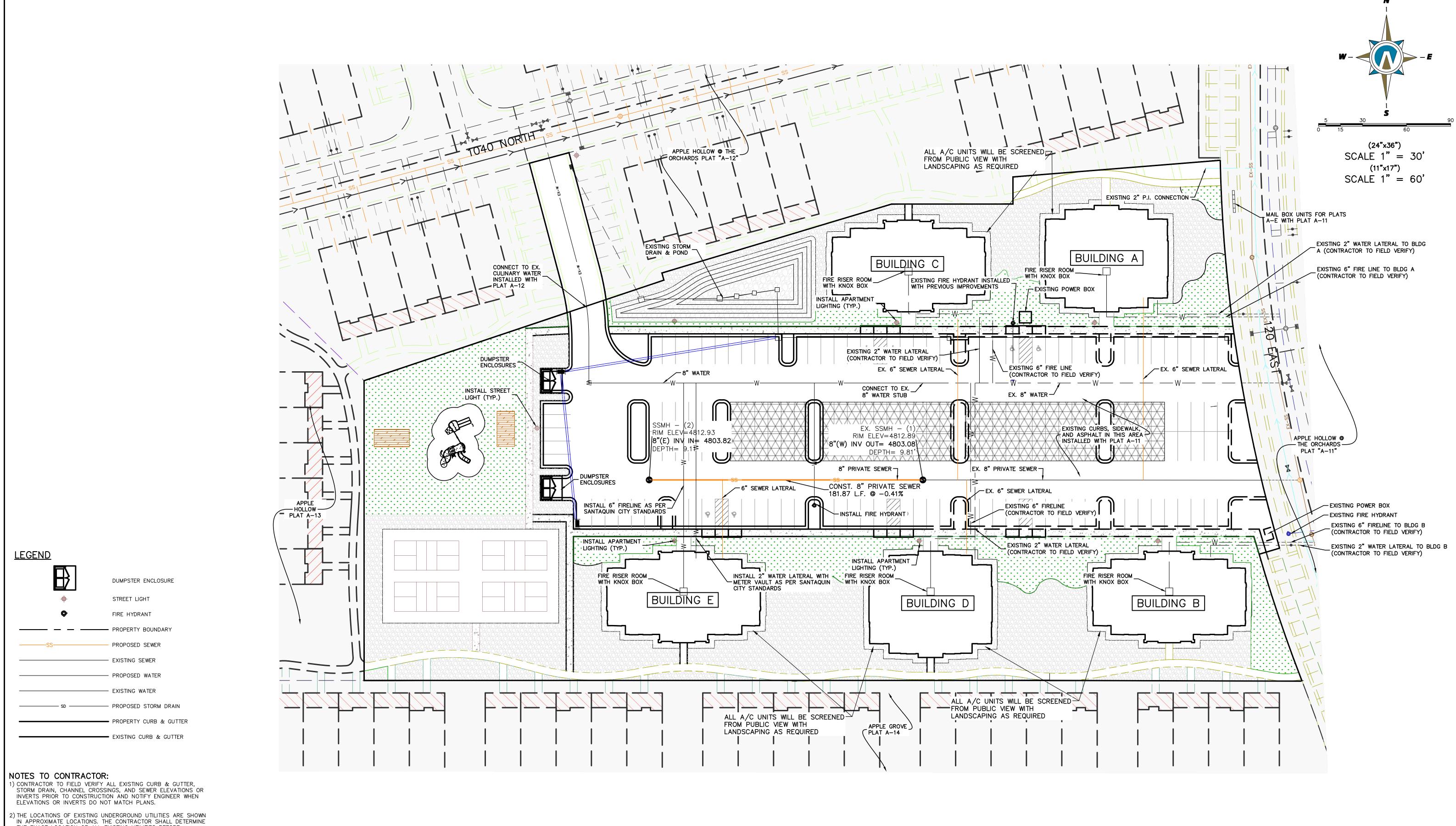
CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO. 3-20-031 SHEET NO. 2 OF 2

COMMON AREA & P.U.E.





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:
 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 CONDOMINIUM A-E 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.

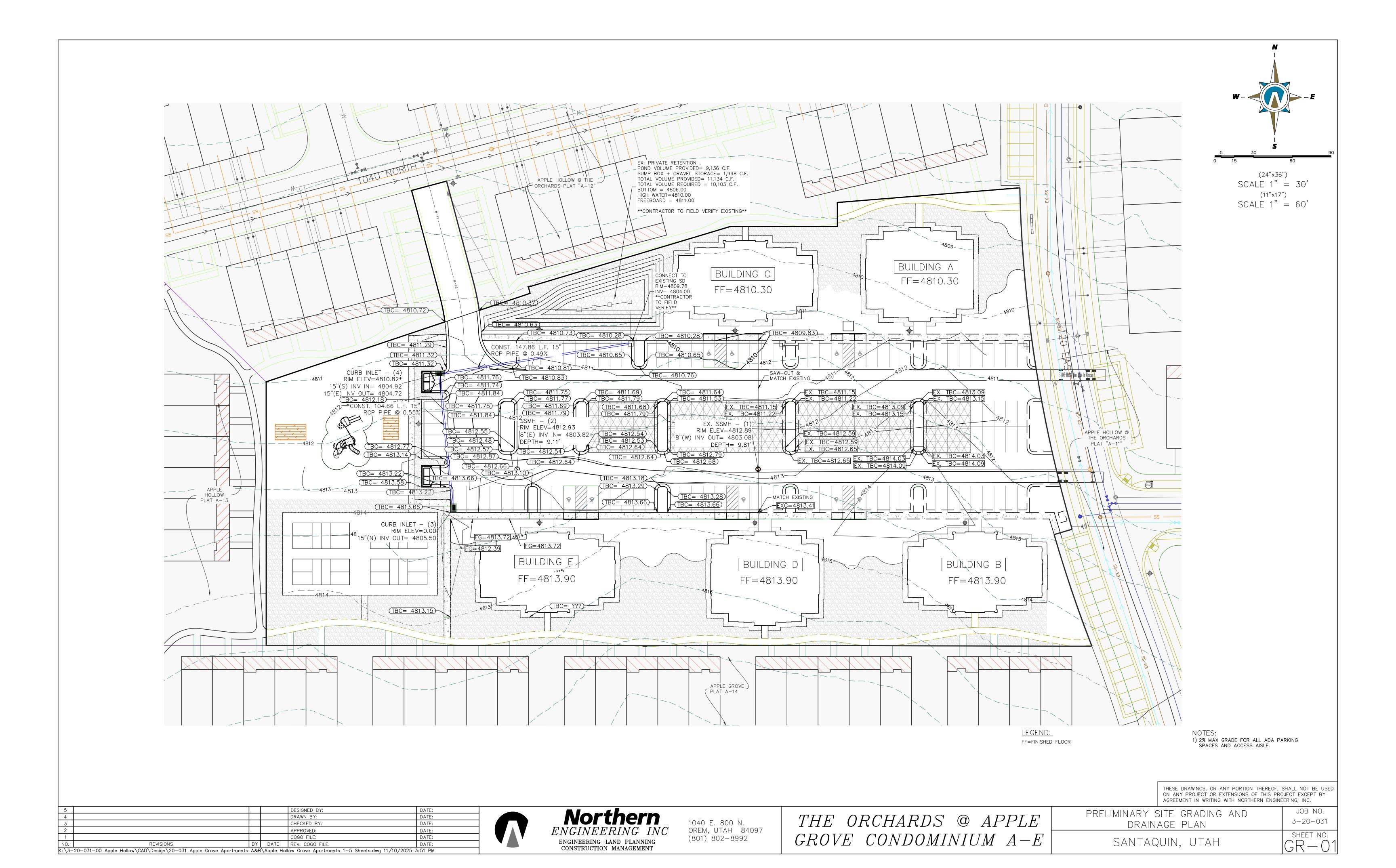
JOB NO.
3-20-031

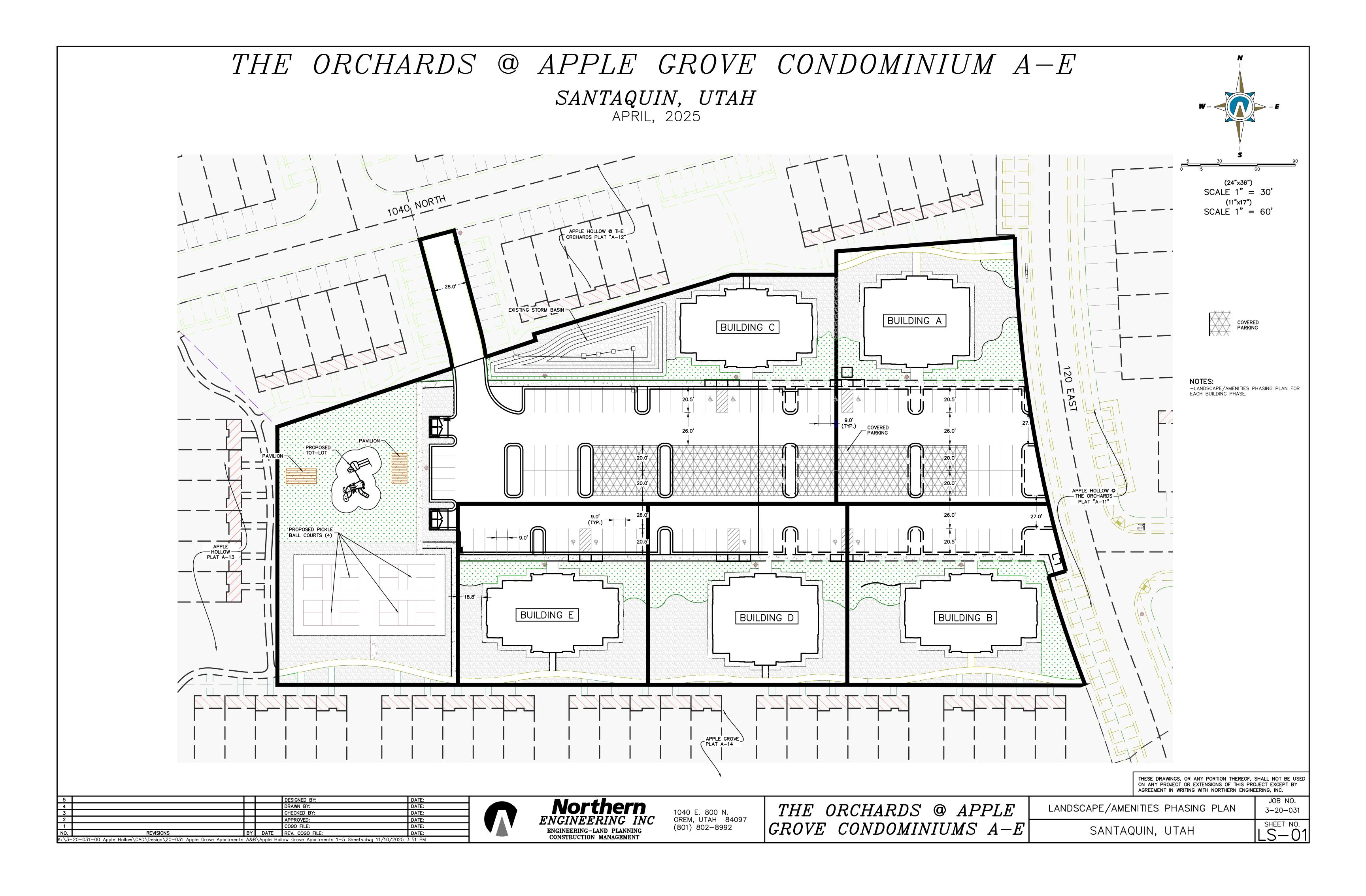
PRELIMINARY SITE UTILITY PLAN

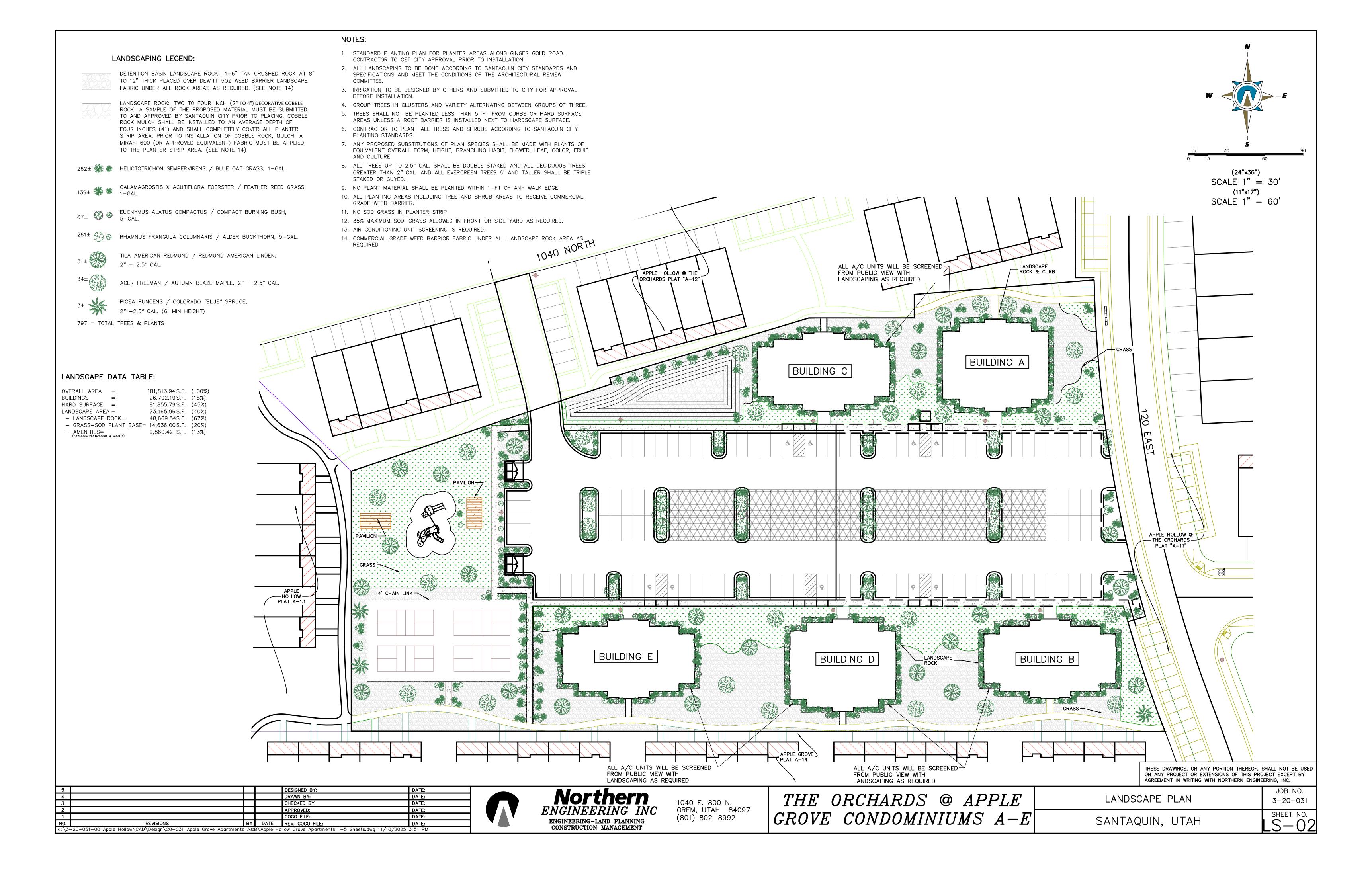
3-20-031

SANTAQUIN, UTAH

UT-01







Public Works Standard Specifications And Drawings

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

The following trees are prohibited in park strips:

- Poplar
- 3. American Elm
- Birch Russian Olive
- Black Locust Siberian Elm
- Boxelder
- Silver Maple
- Cottonwood
- Tree of Heaven
- 12. Honey Locust (Thorned) 13. Willow
- Pinoak Evergreen
- Western Catalpa Idaho Locust 18. Fruit and nut bearing trees
- Horse Chestnut 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
Platanus acerifolia	London Plane Tree	Maples in locations with variable park strips 8 feet in
Acer glabrum	Rocky Mountain Maple	Planted in Drifts
Acer grandidentatum	Big Tooth Maple	Planted in Drifts
Morus alba fruitless	Fruitless Mulberry	In locations with wider parkstrips
Liquidambar styraciflua	American Sweetgum	
Zelkova serrata 'Village Green'	Japanese Zelkova	

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 specie-type approved during site plan

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.

139

Substitutions require the approval of the Public Works Director.

Sub-Section E. Tree and Shrub Installation:

Public Works Standard Specifications And Drawings

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.

1. ANN: American Associations of Nurserymen, Inc. 2. ANSI Z60.1: American Standard for Nursery Stock.

FS O-F-241: Fertilizers, Mixed Commercial.

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

- Exercise care in digging, transporting, handling, and packing of all plants. 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

5. Store fertilizer in a weatherproof location such that its effectiveness will not be impaired.

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

Heeled in stock from cold storage are not acceptable.

1. Submit samples of the materials listed below to the City for inspection and approval prior to the

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.

Acceptance

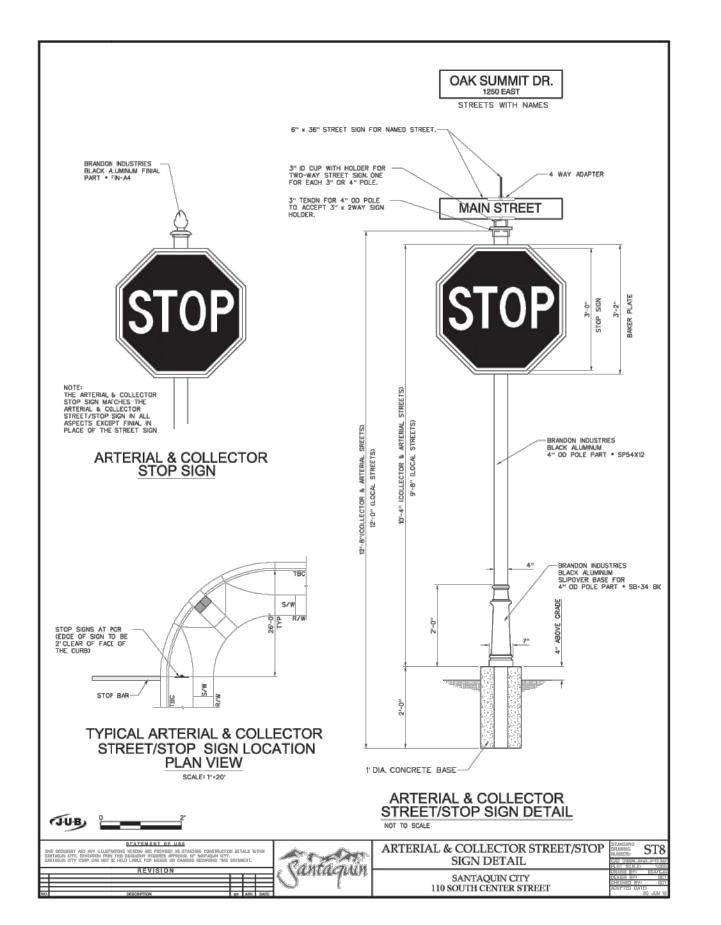
1. Provide plants of normal growth and uniform height, according to species, with straight canes and well developed leaders, roots, and tops.

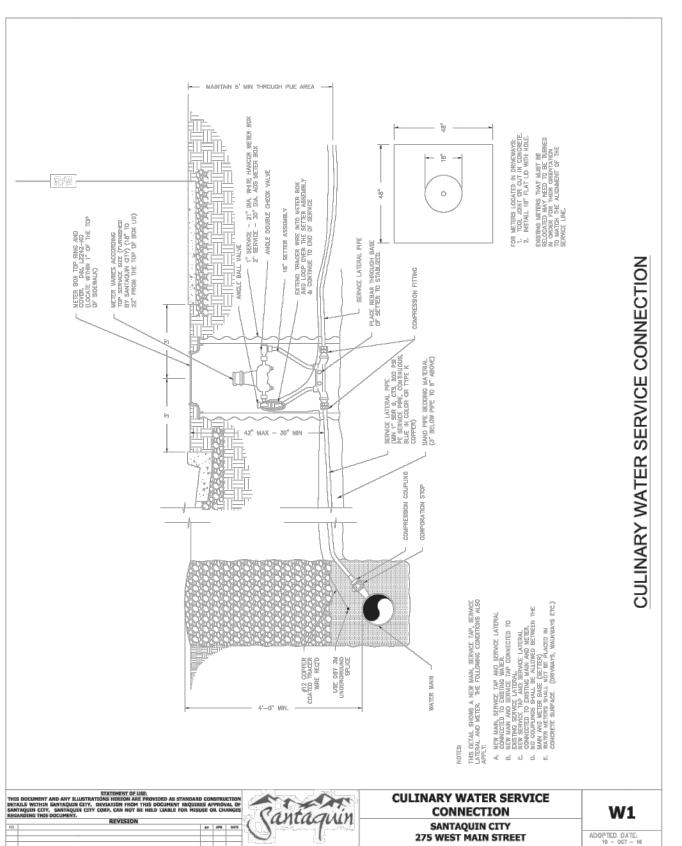
- 2. Provide plants of sizes indicated. The size stated in each case shall be interpreted to mean dimensions of plant as it stands in its mature position in the nursery without straightening of any branches or leaders.
- 3. Provide legible labels attached to all plants, specimens, bundles, boxes, bales, 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 growth deciduous shrubs only if there is a demonstrated significant shortage of container grown stock.

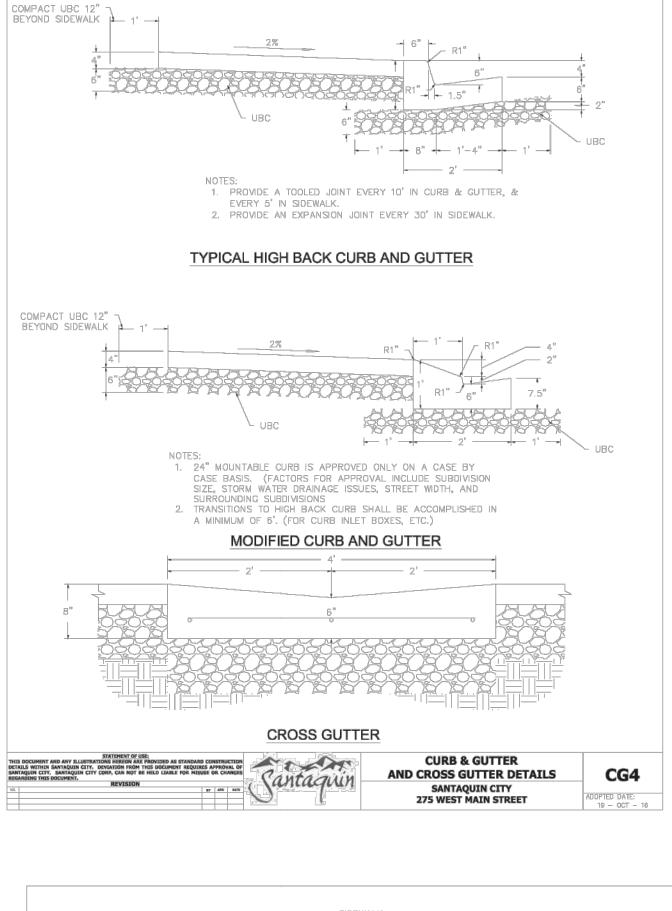
1. All plants shall comply with federal and state laws requiring inspection for plant disease and Any inspection certificates required by law shall accompany each delivery of plants and such certificate shall

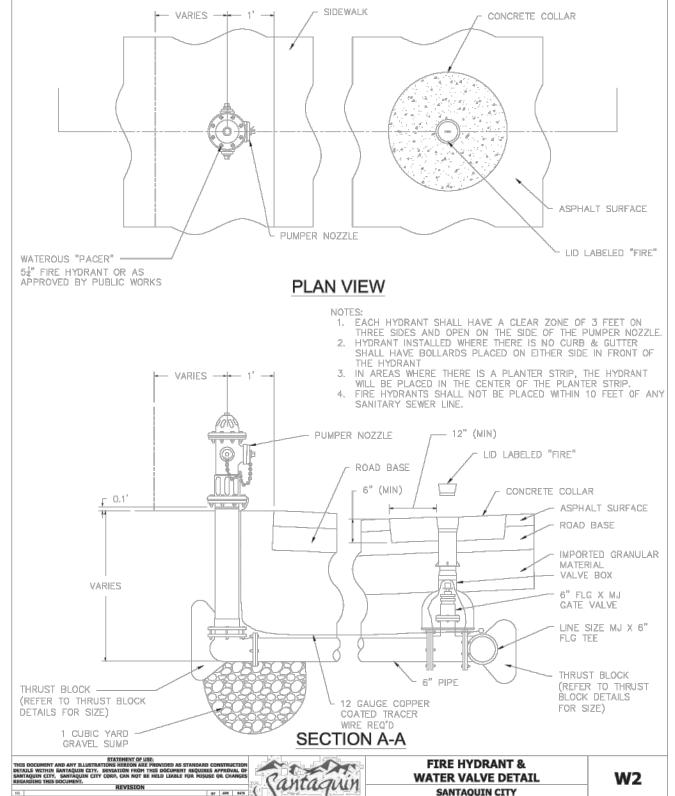
be given to the City. All plants shall be subject to inspection and approval at the place of growth or upon

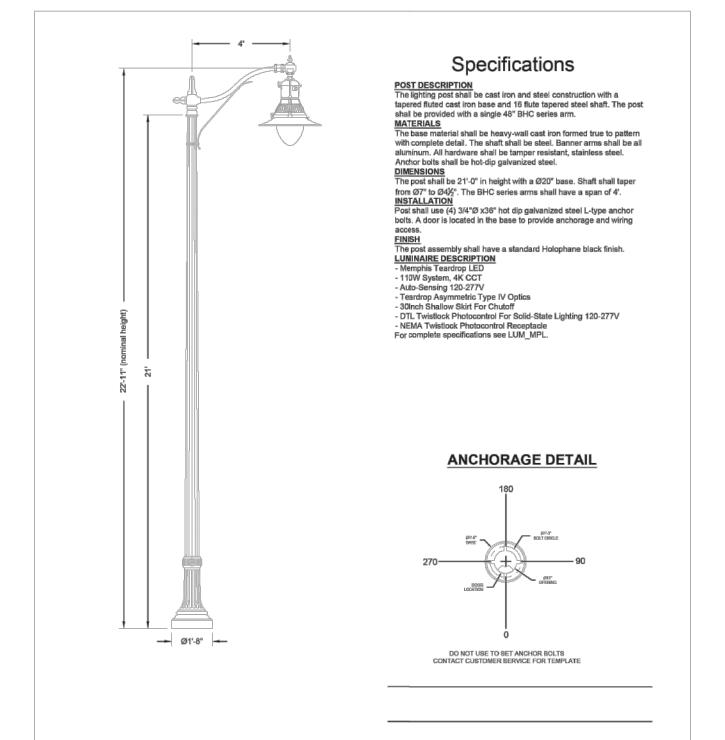
141





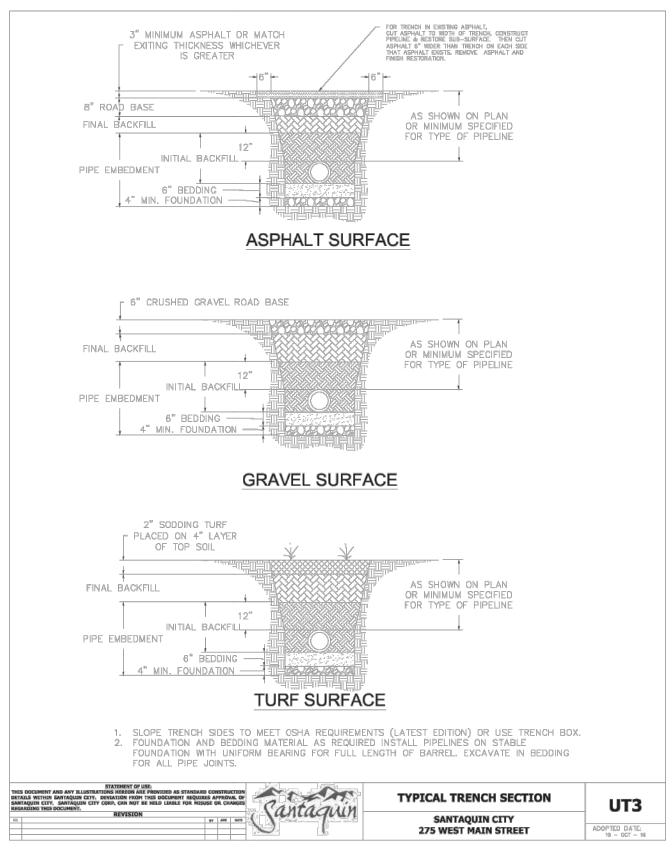






Catalog #'s:

MPL1104KASSB4SSPCSR - BHDF13200BK - BHC48/1CABKH - NYS21FTB20P08ABGBK



KYLE M. SPENCER 🐧 No. 276243 j 10-09-24

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.

JOB NO.

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	. Δ.8.	3\DETAILS	APPLE CROVE APARTMENTS dwg 10/9/2025 12:27 PM	

ARTERIAL STREET

LIGHTING DETAILS

SANTAQUIN CITY 110 SOUTH CENTER STREET

ADOPTED DATE: 19 - OCT - 18





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

APPLE HOLLOW @ THE ORCHARDS "B-2"

DETAILS	3-20-031
SANTAQUIN, UTAH	SHEET NO.

275 WEST MAIN STREET

