

APPLE HOLLOW @ THE ORCHARDS "B"

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

GENERAL

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

ROADWAY/STORM DRAIN

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

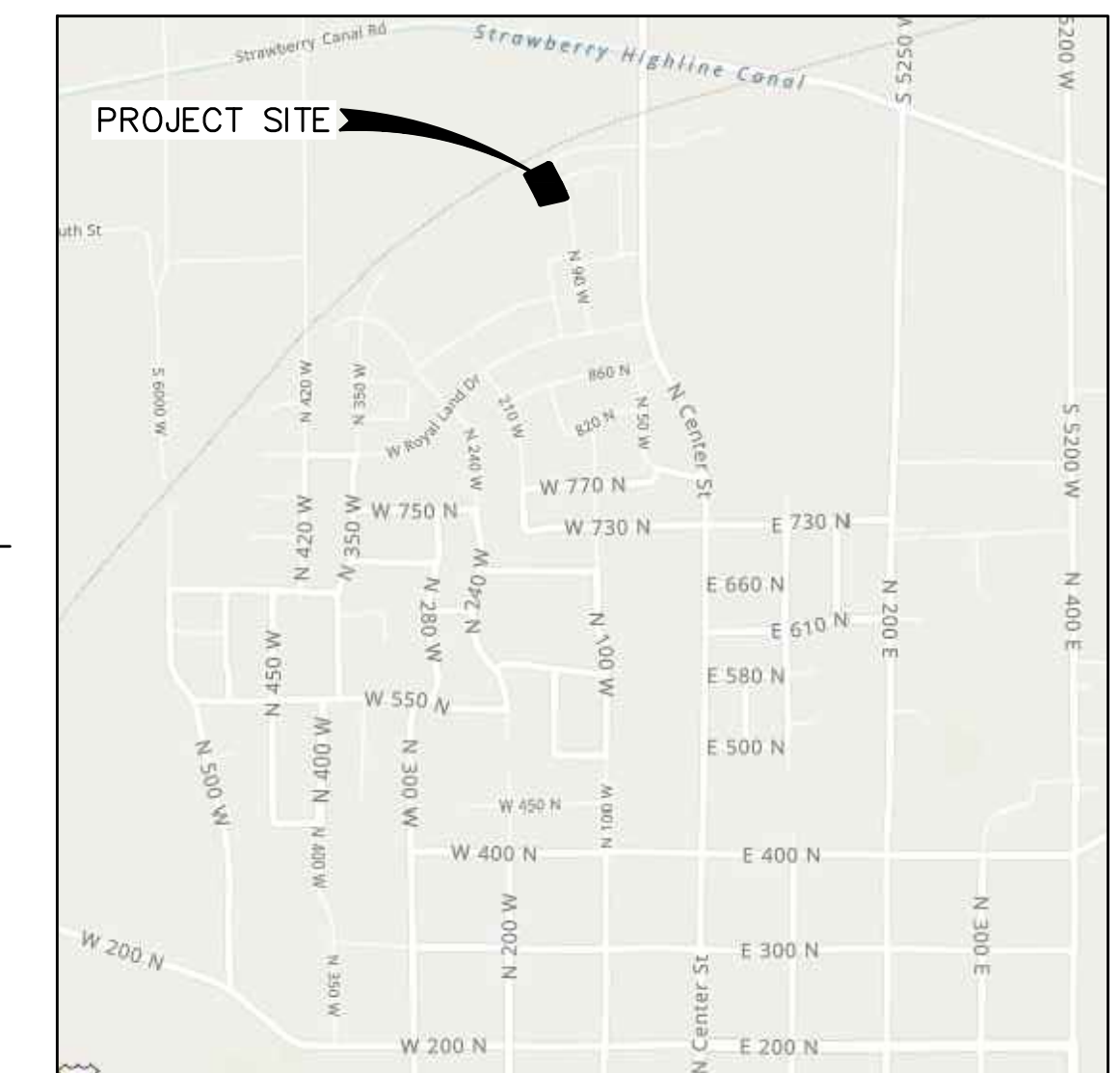
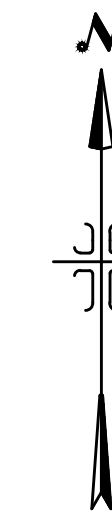
SEWER

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

WATER

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

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



VICINITY MAP
-NTS-

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

ACCEPTANCE

SIGNATURE: _____ DATE _____
 DEVELOPER

SIGNATURE: _____ DATE _____
 CITY ENGINEER

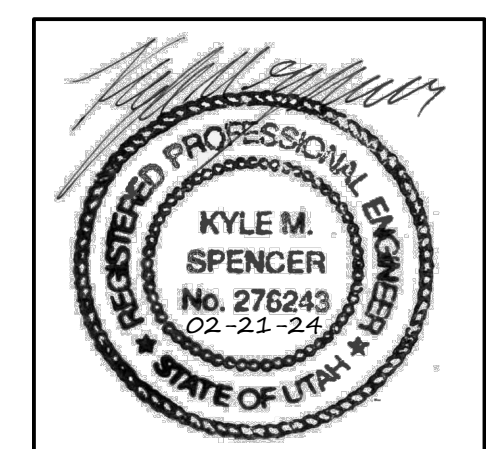
SIGNATURE: _____ DATE _____
 COMMUNITY DEV. DIRECTOR

SIGNATURE: _____ DATE _____
 PUBLIC WORKS

SIGNATURE: _____ DATE _____
 BUILDING DEPARTMENT

SIGNATURE: _____ DATE _____
 POLICE DEPARTMENT

SIGNATURE: _____ DATE _____
 FIRE DEPARTMENT



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

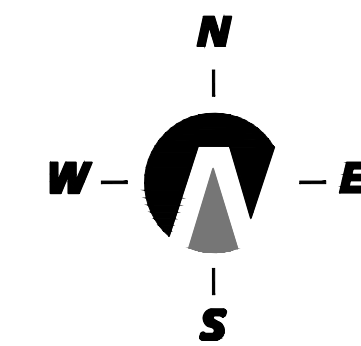


**Northern
 ENGINEERING INC**
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

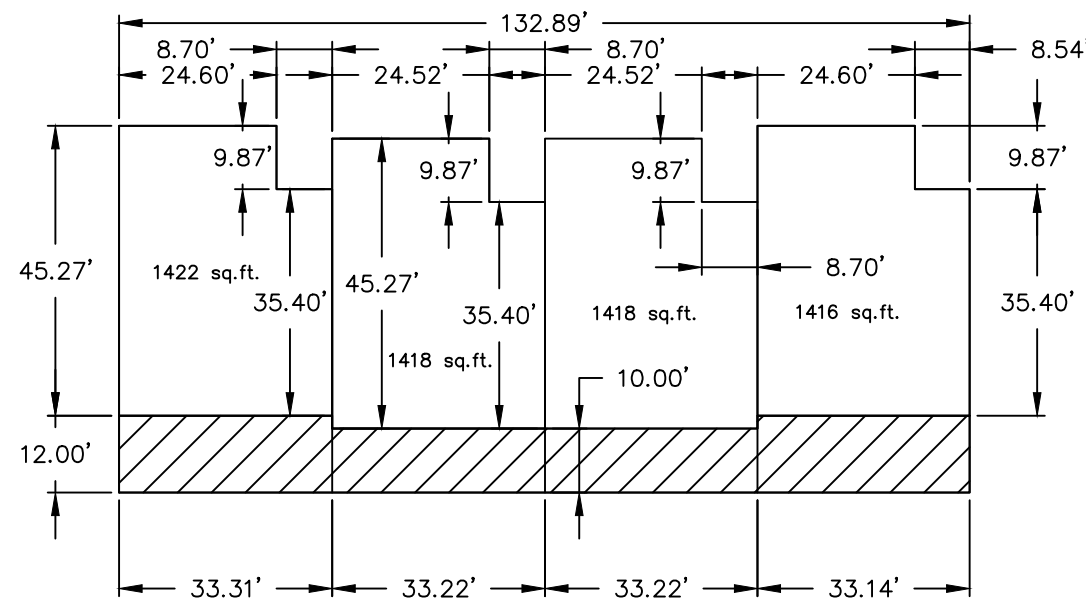
1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

APPLE HOLLOW AT THE ORCHARDS PLAT B-1

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



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



BUILDING A & B

NOTES:

- ALL LIMITED COMMON AREA & OPEN SPACE, COMMON 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.
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCED BEARING SHOWN ON BUILDING.
- ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMITS.

DOMINION ENERGY UTAH - NOTE:

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20____

By: _____
Title: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

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

BY: _____ TITLE: _____

CENTRACOM ACCEPTANCE

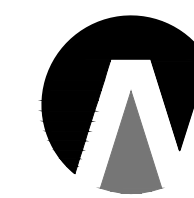
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE CENTRACOM COMPANY.

BY: _____ TITLE: _____

DEVELOPER
REVERE HOMES
JOHN CALDWELL (MANAGER)
470 N. 2550 W.
TREMONTON, UTAH 84337
(801)-427-1733

Northern
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1136.31 FEET; THENCE NORTH A DISTANCE OF 553.11 FEET TO THE REAL POINT OF BEGINNING

THENCE N.33°17'00"W. A DISTANCE OF 66.50 FEET; THENCE N.30°22'22"W. A DISTANCE OF 53.14 FEET; THENCE S.56°43'00"W. A DISTANCE OF 85.13 FEET; THENCE N.33°17'00"W. ALONG THE EASTERLY LINE OF THE FOLLOWING THREE (3) RECORDED SUBDIVISION PLATS 1) THE ORCHARDS PLAT F-4; 2) THE ORCHARDS PLAT F-5; AND 3) THE ORCHARDS PLAT F-6 A DISTANCE OF 343.56 FEET TO A POINT OF CURVATURE OF A 4799.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID THE ORCHARDS PLAT F-6 THE FOLLOWING TWO (2) COURSES 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 18.99 FEET HAVING A CENTRAL ANGLE OF 0°13'36" AND A CHORD THAT BEARS N.52°15'23"E. A DISTANCE OF 18.99 FEET; 2) THENCE N.00°19'22"E. A DISTANCE OF 89.74 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT OF CURVATURE OF A 4870.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 79.82 FEET HAVING A CENTRAL ANGLE OF 0°56'21" AND A CHORD THAT BEARS N.53°29'40"E. A DISTANCE OF 79.82 FEET; THENCE S.36°02'26"E. A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 22.84 FEET HAVING A CENTRAL ANGLE OF 87°14'34" AND A CHORD THAT BEARS S.10°19'47"W. A DISTANCE OF 20.69 FEET; THENCE S.33°17'00"E. A DISTANCE OF 65.86 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 24.29 FEET HAVING A CENTRAL ANGLE OF 92°47'45" AND A CHORD THAT BEARS S.79°40'52"E. A DISTANCE OF 21.72 FEET; THENCE S.31°0'44"E. A DISTANCE OF 40.15 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 22.82 FEET HAVING A CENTRAL ANGLE OF 87°09'44" AND A CHORD THAT BEARS S.10°17'52"W. A DISTANCE OF 20.68 FEET; THENCE S.33°17'00"E. A DISTANCE OF 75.24 FEET; THENCE N.56°43'00"E. A DISTANCE OF 20.00 FEET; THENCE S.33°17'00"E. A DISTANCE OF 36.00 FEET; THENCE S.56°43'00"W. A DISTANCE OF 20.00 FEET; THENCE S.33°17'00"E. A DISTANCE OF 65.58 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S.78°17'02"E. A DISTANCE OF 21.21 FEET; THENCE S.33°17'00"E. A DISTANCE OF 51.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S.11°43'00"W. A DISTANCE OF 21.21 FEET; THENCE S.33°17'00"E. A DISTANCE OF 64.37 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE ORCHARDS PLAT D-1 SUBDIVISION PLAT; THENCE ALONG SAID ORCHARDS PLAT D-1 BOUNDARY LINE THE FOLLOWING COURSE: THENCE S.56°55'08"W. A DISTANCE OF 55.00 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 64,275 sq.ft. OR 1.48 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 HERETO SET OUR HANDS THIS DAY OF _____ A.D. 20____.

BY: _____ JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

STATE OF UTAH 1 s.s.
COUNTY OF UTAH J s.s.
ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____ PERSONALLY APPEARED JOHN CALDWELL, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS AN OWNER _____ [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF REVERE HOMES _____ A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

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

APPLE HOLLOW AT THE ORCHARDS PLAT B-1

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

SCALE: 1" = 30 FEET

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

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA (EXCLUDES PUBLIC ROADWAYS)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.84'	15.00'	20.69'	S10°19'47"W	87°14'34"
C2	24.29'	15.00'	21.72'	S79°40'52"E	92°47'45"
C3	22.82'	15.00'	20.68'	S10°17'52"W	87°09'44"
C4	18.99'	4799.00'	18.99'	N52°15'23"E	0°13'36"
C5	23.56'	15.00'	21.21'	S11°43'00"W	90°00'00"
C6	79.82'	4870.00'	79.82'	N53°29'40"E	0°56'21"
C7	23.56'	15.00'	21.21'	S78°17'02"E	90°00'00"
C8	76.96'	4830.00'	76.96'	S53°06'48"W	0°54'46"
C9	32.83'	4830.00'	32.83'	S53°45'53"W	0°23'22"
C10	51.66'	4799.00'	51.66'	S52°40'41"W	0°37'00"
C11	24.54'	15.00'	21.89'	N80°08'43"W	93°43'27"
C13	29.29'	300.00'	29.28'	N30°29'11"W	5°35'38"
C15	29.29'	300.00'	29.28'	N30°29'11"W	5°35'38"

VICINITY MAP

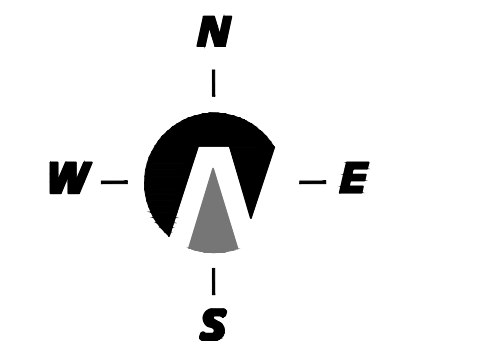
-NTS-

GRID FACTOR: 0.99961
NAD 27
STAT PLAN
COORDINATED

NORTHING	EASTING
A 603525.85	1919958.33
B 604062.05	1918822.58
C 604117.62	1918786.10
D 604163.45	1918759.24
E 604116.75	1918688.10
F 604403.84	1918499.63
G 604415.46	1918514.64
H 604505.17	1918515.15
I 604552.63	1918579.28
J 604495.24	1918621.04
K 604474.89	1918617.33
L 604419.86	1918653.46
M 604415.97	1918674.82
N 604381.64	1918695.60
O 604361.30	1918691.90
P 604298.42	1918733.18
Q 604309.40	1918749.89
R 604279.31	1918769.64
S 604268.34	1918752.92
T 604213.54	1918788.90
U 604209.23	1918809.66
V 604166.61	1918837.64
W 604145.85	1918833.33
X 604092.06	1918868.65

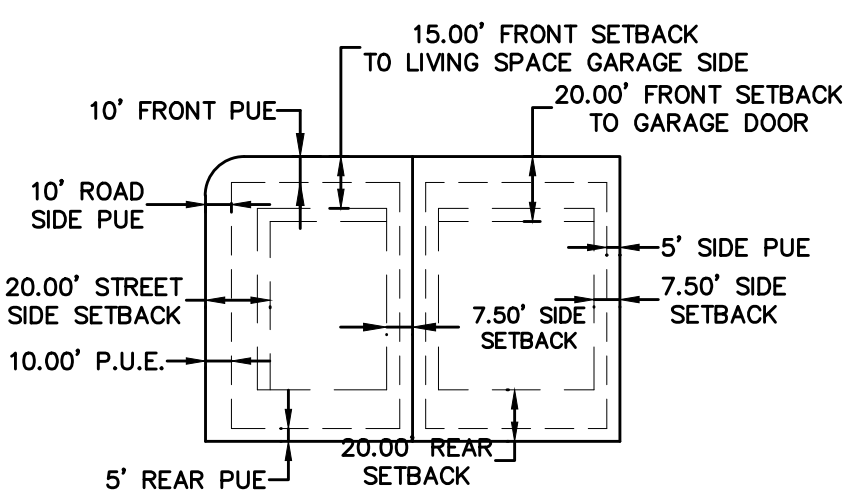
APPLE HOLLOW AT THE ORCHARDS PLAT B-2

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



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

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



GRID FACTOR: 0.99961

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

LEGEND

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

NOTES:

- 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.



VICINITY MAP

-NTS-

DOMINION ENERGY UTAH - NOTE:

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

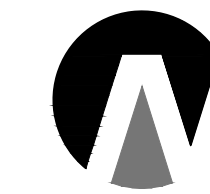
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20____

By: _____

Title: _____

DEVELOPER
REVERE HOMES
JOHN CALDWELL (MANAGER)
470 N. 2550 W.
TREMONTON, UTAH 84337
(801)-427-1733



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

EAST QUARTER CORNER SECTION 35
T. 9S., R. 1E., S1&M
(FOUND 1952 UTAH CO. MON.)

EAST QUARTER CORNER SECTION 36
T. 9S., R. 1E., S1&M
(FOUND 1987 UTAH CO. MON.)

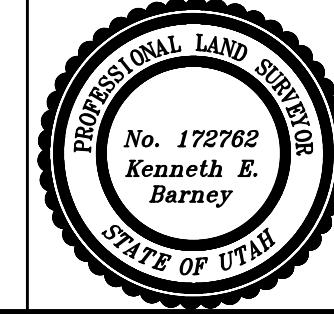
S89°09'29"W 1,191.42' S.35 S.36
N89°32'33"E 5292.35' S.36 S.31
(BASIS OF BEARING QUARTER SECTION LINE)

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-00085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W ALONG THE 1/4 SECTION LINE A DISTANCE OF 1191.42 FEET; THENCE NORTH A DISTANCE OF 487.63 FEET TO THE REAL POINT OF BEGINNING

THENCE N.33°17'00"W ALONG THE EASTERLY LINE OF THE FOLLOWING TWO (2) RECORDED SUBDIVISION PLATS: THE ORCHARDS PLAT F-4; 2) THE ORCHARDS PLAT F-5; AND A DISTANCE OF 144.75 FEET; THENCE N.56°43'00"E A DISTANCE OF 85.14 FEET; THENCE S.30°22'22"E A DISTANCE OF 53.14 FEET; THENCE S.33°17'00"E A DISTANCE OF 66.50 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE ORCHARDS PLAT D-1 SUBDIVISION PLAT; THENCE ALONG SAID ORCHARDS PLAT D-1 BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) THENCE S.33°04'52"E A DISTANCE OF 25.18 FEET; 2) THENCE S.56°43'00"W A DISTANCE OF 82.35 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 12,004 sq.ft. OR 0.28 acres MORE OR LESS.

OWNER'S DEDICATION

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

BY: _____

BY: _____

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

APPROVED BY MAYOR _____

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 _____

APPLE HOLLOW AT THE ORCHARDS PLAT B-2

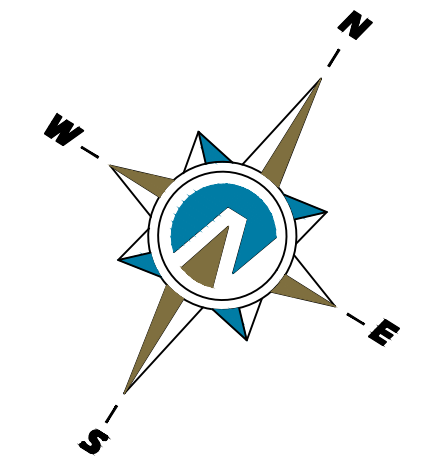
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

SANTAQUIN, UTAH

JANUARY, 2024



5 20 40 80 120
 (24"x36")
 SCALE 1" = 40'
 (11"x17")
 SCALE 1" = 80'



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

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:

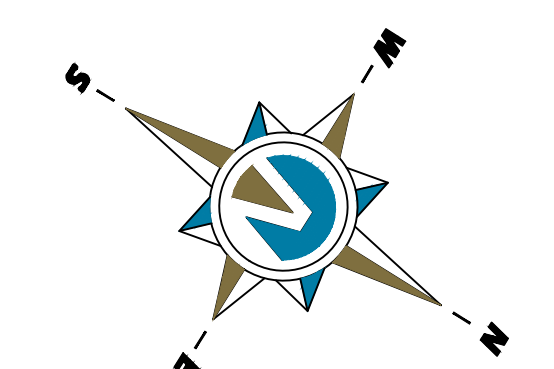
Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

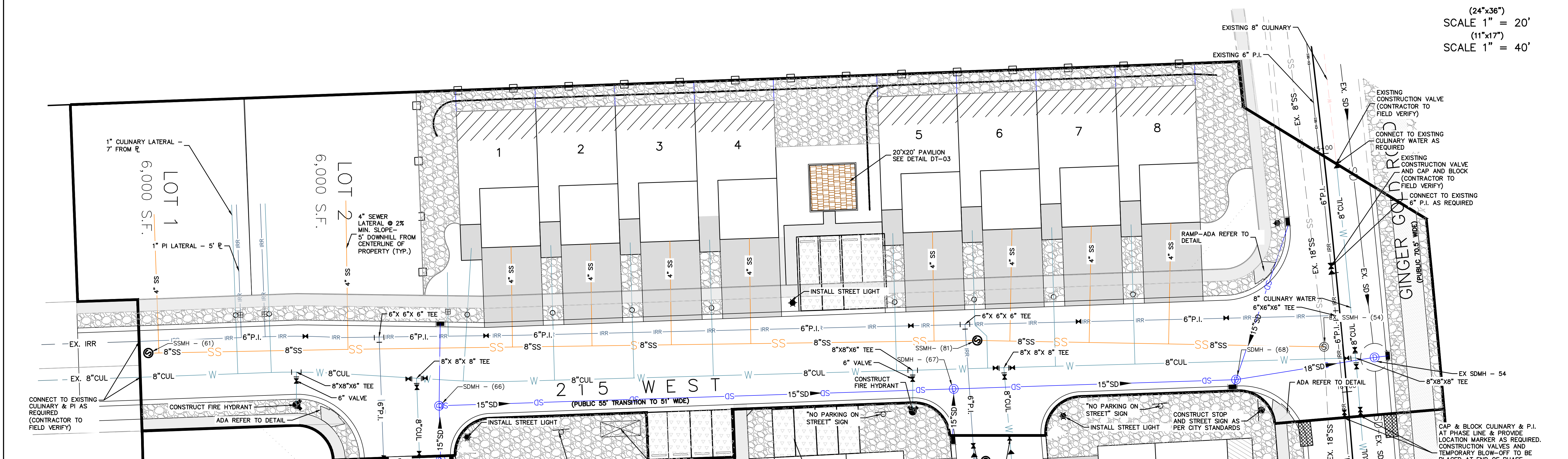
APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

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

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



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



- NOTES:**
- CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - SEE DETAILS SHEET DT-02 FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
 - NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS, THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
 - CULINARY AND P.I. SHALL BE CAPPED AND BLOCKED AT PHASE LINE AND PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PHASE PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC VALVE AS PER CITY STANDARDS. SEWER TO BE STUBBED AT PHASE, STORM DRAIN TO BE CONNECTED TO EXISTING SYSTEM, TEMPORARY TURNAROUND TO BE INSTALLED AS PER CITY STANDARDS.
 - ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
 - EXISTING UNDERGROUND STORM DRAIN INFILTRATION GALLERY TO REMAIN IN-PLACE & NOT BE DAMAGED DURING CONSTRUCTION.
 - PLACE 10' MINIMUM L.F. OF RIP-RAP ON EAST END OF C&G TO PREVENT EROSION.
 - SIDEWALK, TRAIL, & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.

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

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:

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

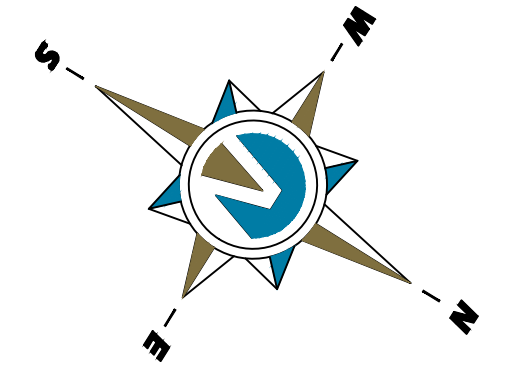
SITE UTILITY PLAN— PHASE A	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. UT-01

LANDSCAPING LEGEND:

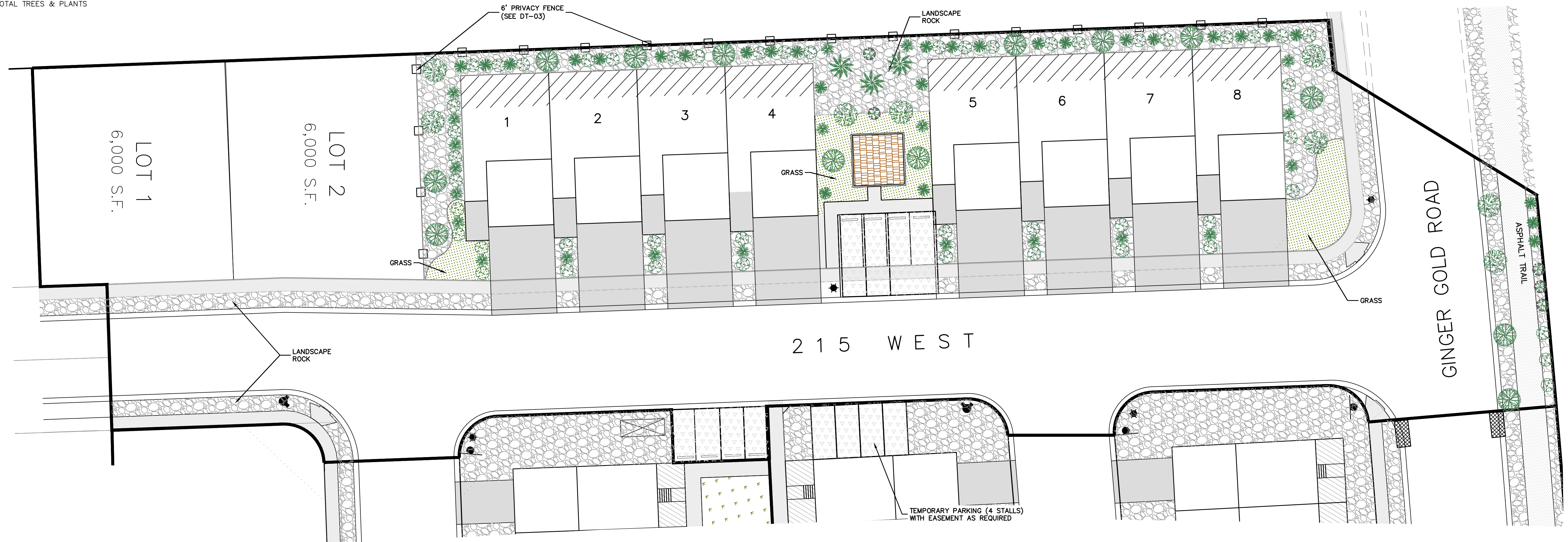
-  LANDSCAPE ROCK: TWO TO FOUR INCH (2" TO 4") DECORATIVE COBBLE ROCK. A SAMPLE OF THE PROPOSED MATERIAL MUST BE SUBMITTED TO AND APPROVED BY SANTAQUIN CITY PRIOR TO PLACING. COBBLE ROCK MULCH SHALL BE INSTALLED TO AN AVERAGE DEPTH OF FOUR INCHES (4") AND SHALL COMPLETELY COVER ALL PLANTER STRIP AREA. PRIOR TO INSTALLATION OF COBBLE ROCK, MULCH, A MIRAFI 600 (OR APPROVED EQUIVALENT) FABRIC MUST BE APPLIED TO THE PLANTER STRIP AREA.
 - 21±  HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS, 1-GAL.
 - 28±  CALAMAGROSTIS X ACUTIFLORA FOERSTER / FEATHER REED GRASS, 1-GAL.
 - 5±  EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH, 5-GAL.
 - 49±  RHAMNUS FRANGULA COLUMNARIS / ALDER BUCKTHORN, 5-GAL.
 - 13±  TILA AMERICAN REDMUND / REDMUND AMERICAN LINDEN, 2" - 2.5" CAL.
 - 8±  ACER FREEMAN / AUTUMN BLAZE MAPLE, 2" - 2.5" CAL.
 - 3±  PICEA PUNGENS / COLORADO "BLUE" SPRUCE, 2" - 2.5" CAL. (6' MIN HEIGHT)
- 127 = 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 HARDSCAPE SURFACE.
6. CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS.
7. ANY PROPOSED SUBSTITUTIONS OF PLAN SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
8. ALL TREES UP TO 2.5" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6" AND TALLER SHALL BE TRIPLE STAKED OR GUYED.
9. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 1-FT OF ANY WALK EDGE.
10. ALL PLANTING AREAS INCLUDING TREE AND SHRUB AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER.
11. NO SOD GRASS IN PLANTER STRIP
12. 35% MAXIMUM SOD-GRASS ALLOWED IN FRONT OR SIDE YARD AS REQUIRED.
13. AIR CONDITIONING UNIT SCREENING IS REQUIRED.



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



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:

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

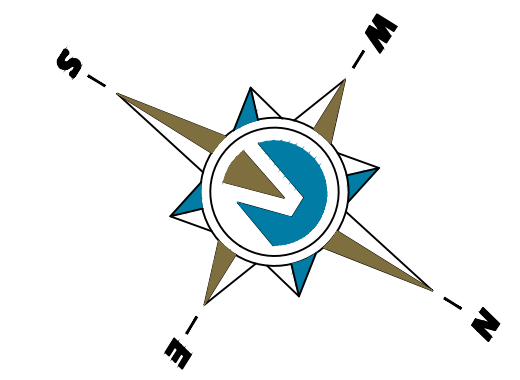
APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

LANDSCAPE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. LS-01

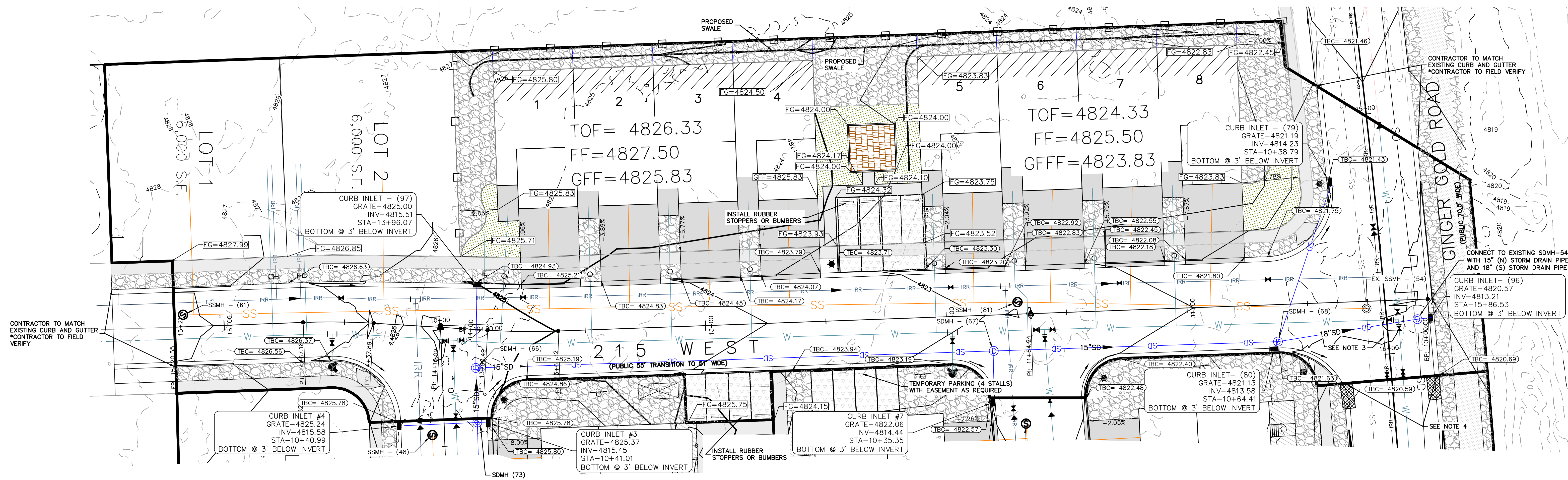
K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 SHEET SET PHASE 1.dwg

NOTES:

- NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS, THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
- ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- INSTALL P.I. DRAIN TO CONNECT TO SDMH AS SHOWN AS PER CITY STANDARDS.
- PLACE 10' MINIMUM L.F. OF RIP-RAP ON EAST END OF C&G TO PREVENT EROSION.



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



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

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

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

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

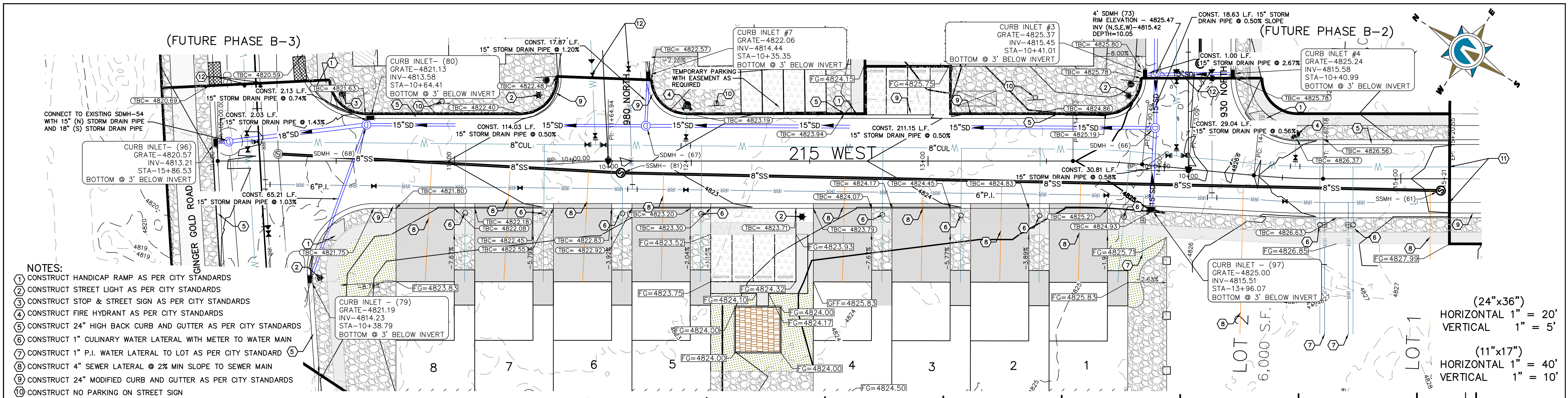
Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

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

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



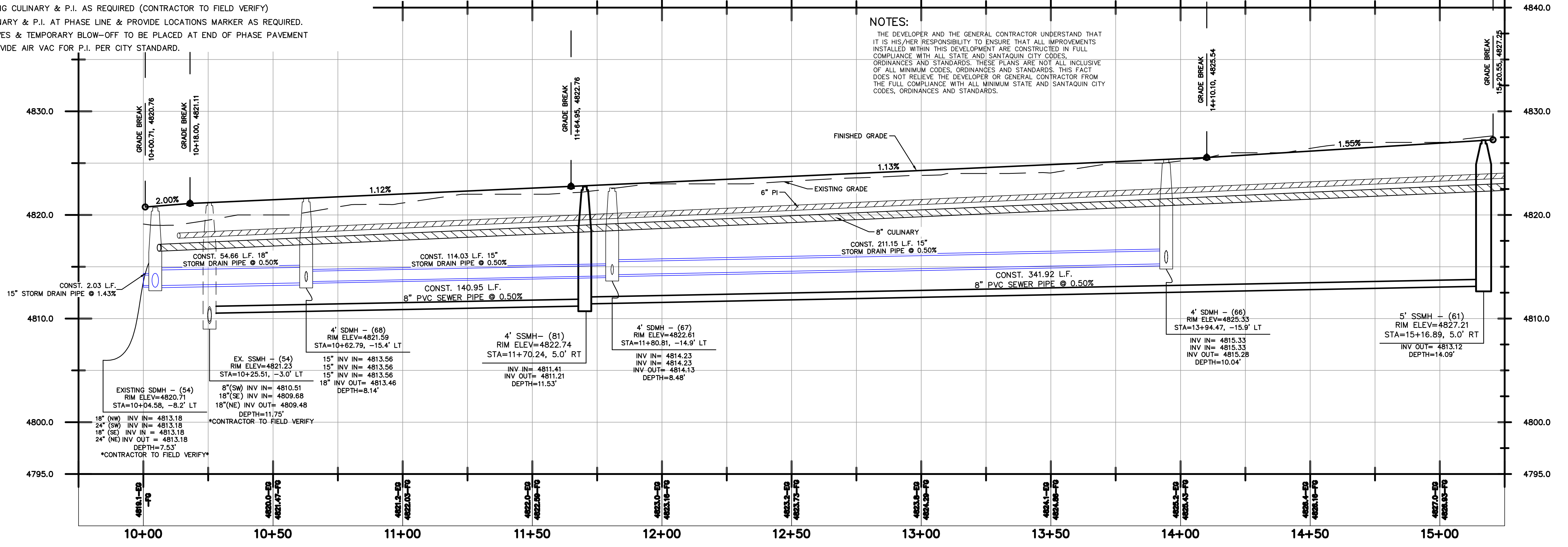
- NOTES:**
- 1) CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
 - 2) CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
 - 3) CONSTRUCT STOP & STREET SIGN AS PER CITY STANDARDS
 - 4) CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
 - 5) CONSTRUCT 24" HIGH BACK CURB AND GUTTER AS PER CITY STANDARDS
 - 6) CONSTRUCT 1" CULINARY WATER LATERAL WITH METER TO WATER MAIN
 - 7) CONSTRUCT 1" P.I. WATER LATERAL TO LOT AS PER CITY STANDARD
 - 8) CONSTRUCT 4" SEWER LATERAL @ 2% MIN SLOPE TO SEWER MAIN
 - 9) CONSTRUCT 24" MODIFIED CURB AND GUTTER AS PER CITY STANDARDS
 - 10) CONSTRUCT NO PARKING ON STREET SIGN
 - 11) CONNECT TO EXISTING CULINARY & P.I. AS REQUIRED (CONTRACTOR TO FIELD VERIFY)
 - 12) CAP & BLOCK CULINARY & P.I. AT PHASE LINE & PROVIDE LOCATIONS MARKER AS REQUIRED. CONSTRUCTION VALVES & TEMPORARY BLOW-OFF TO BE PLACED AT END OF PHASE PAVEMENT IMPROVEMENTS. PROVIDE AIR VAC FOR P.I. PER CITY STANDARD.

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

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

NOTES:

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SNTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SNTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
5					
4					
3					
2					
1					

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:

Northern ENGINEERING INC

ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

215 WEST PLAN & PROFILE

SANTAQUIN, UTAH

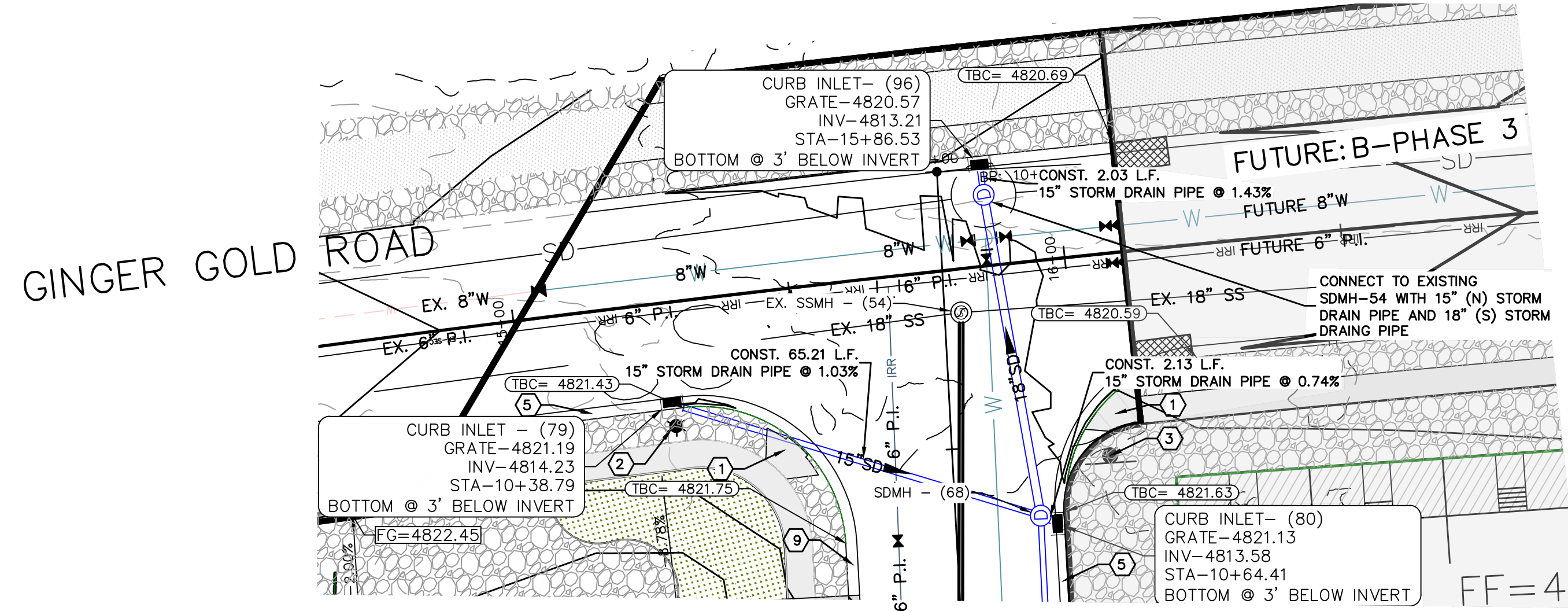
JOB NO. 3-20-031

SHEET NO. PP-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.

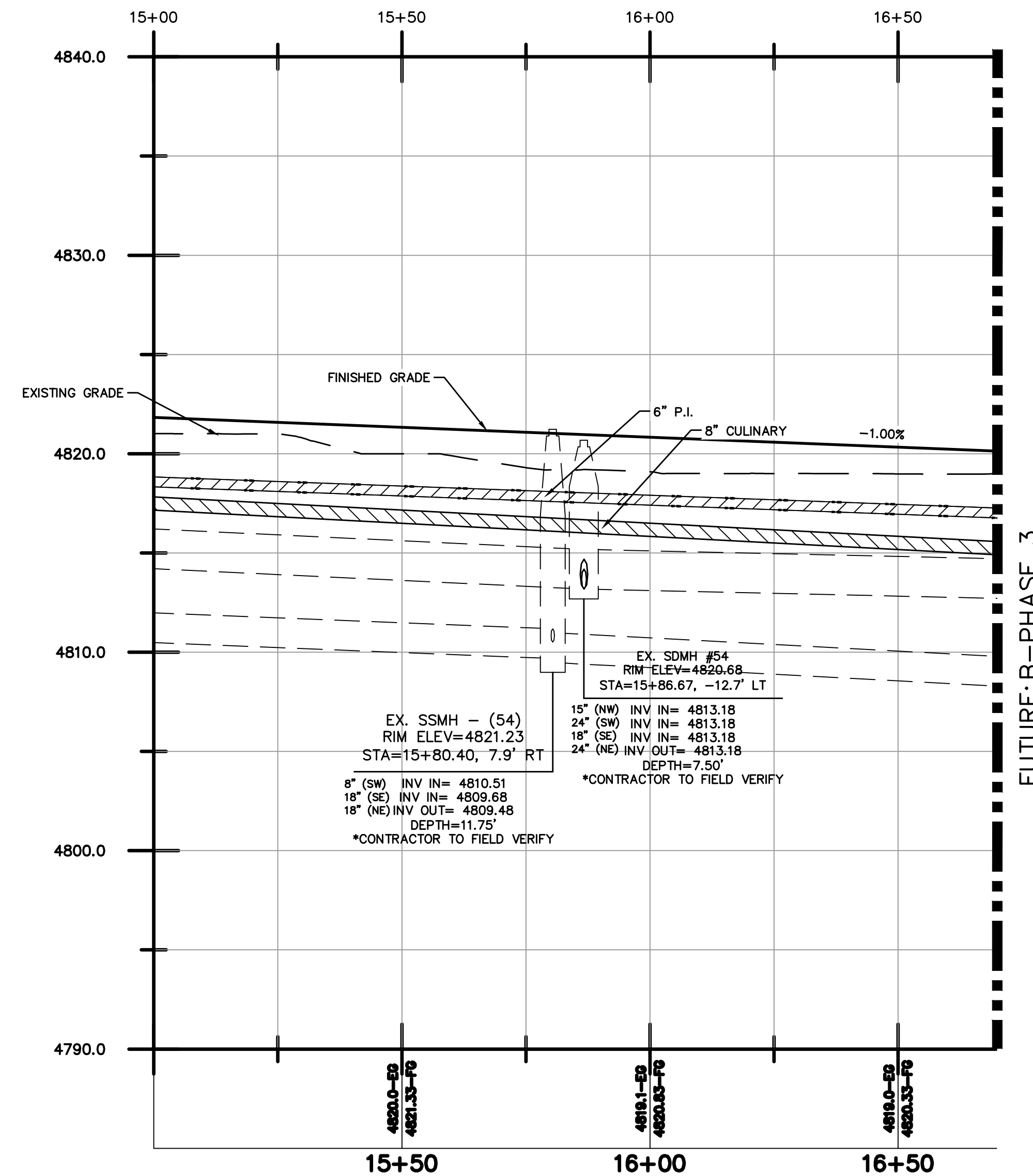
- NOTES:
- ① CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
 - ② CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
 - ③ CONSTRUCT STOP & STREET SIGN AS PER CITY STANDARDS
 - ④ CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
 - ⑤ CONSTRUCT 24" HIGH BACK CURB AND GUTTER AS PER CITY STANDARDS
 - ⑥ CONSTRUCT 1" CULINARY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

NOTES:
 THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



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

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



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.

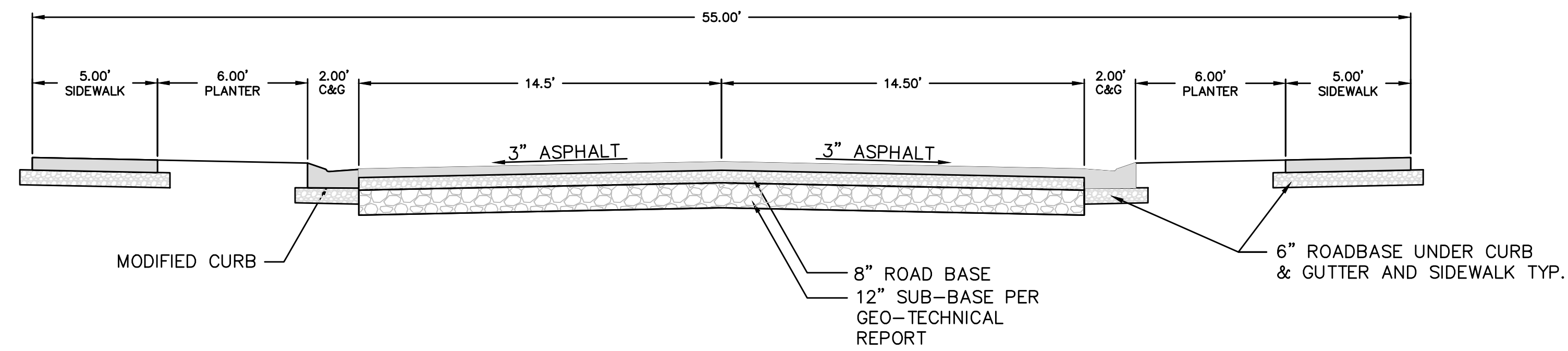
5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

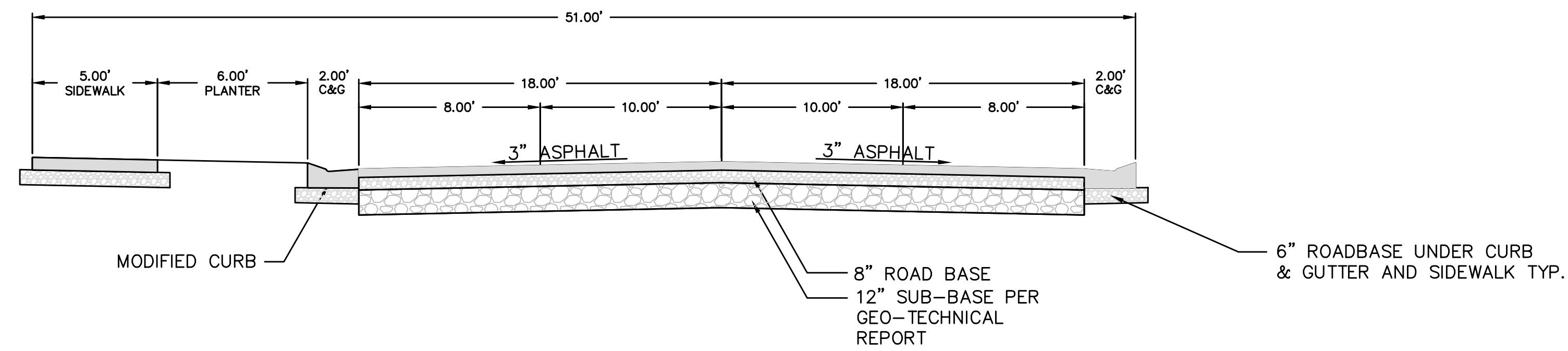
APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

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



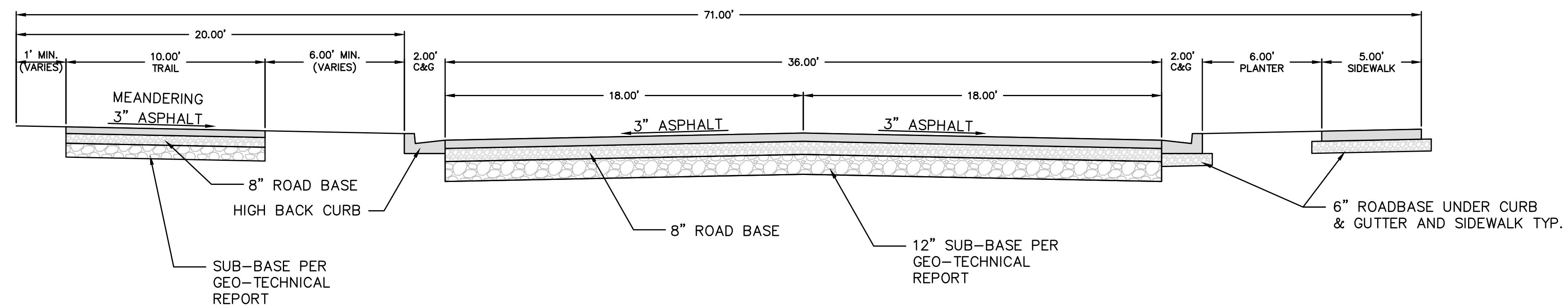
55.00' STANDARD STREET CROSS SECTION

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



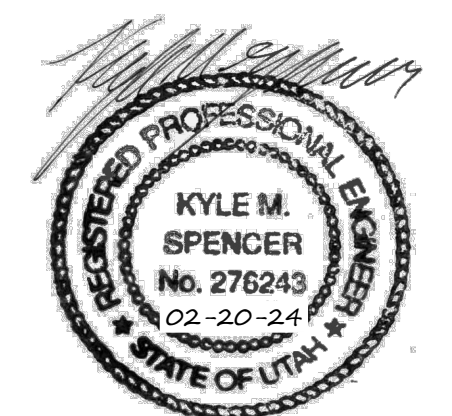
51.00' STANDARD STREET CROSS SECTION

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



71.00' STANDARD STREET CROSS SECTION

GINGER GOLD ROAD
-NTS-



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:



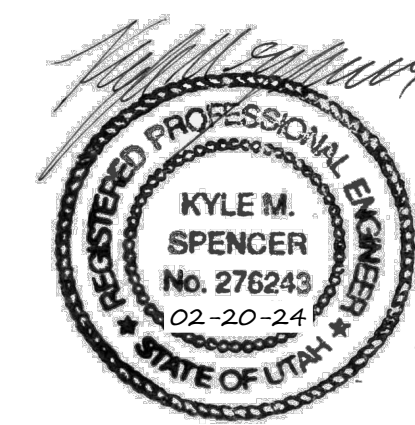
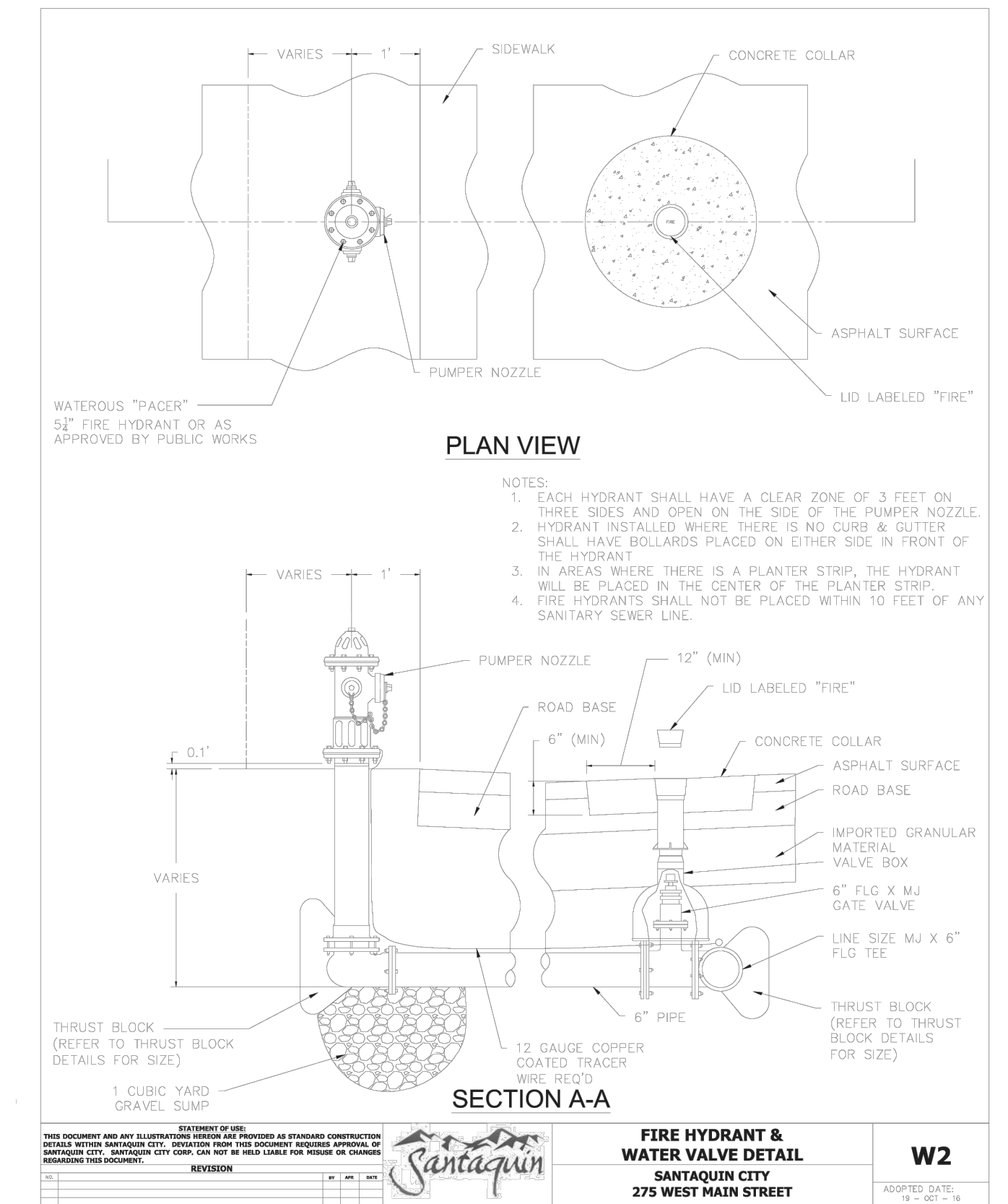
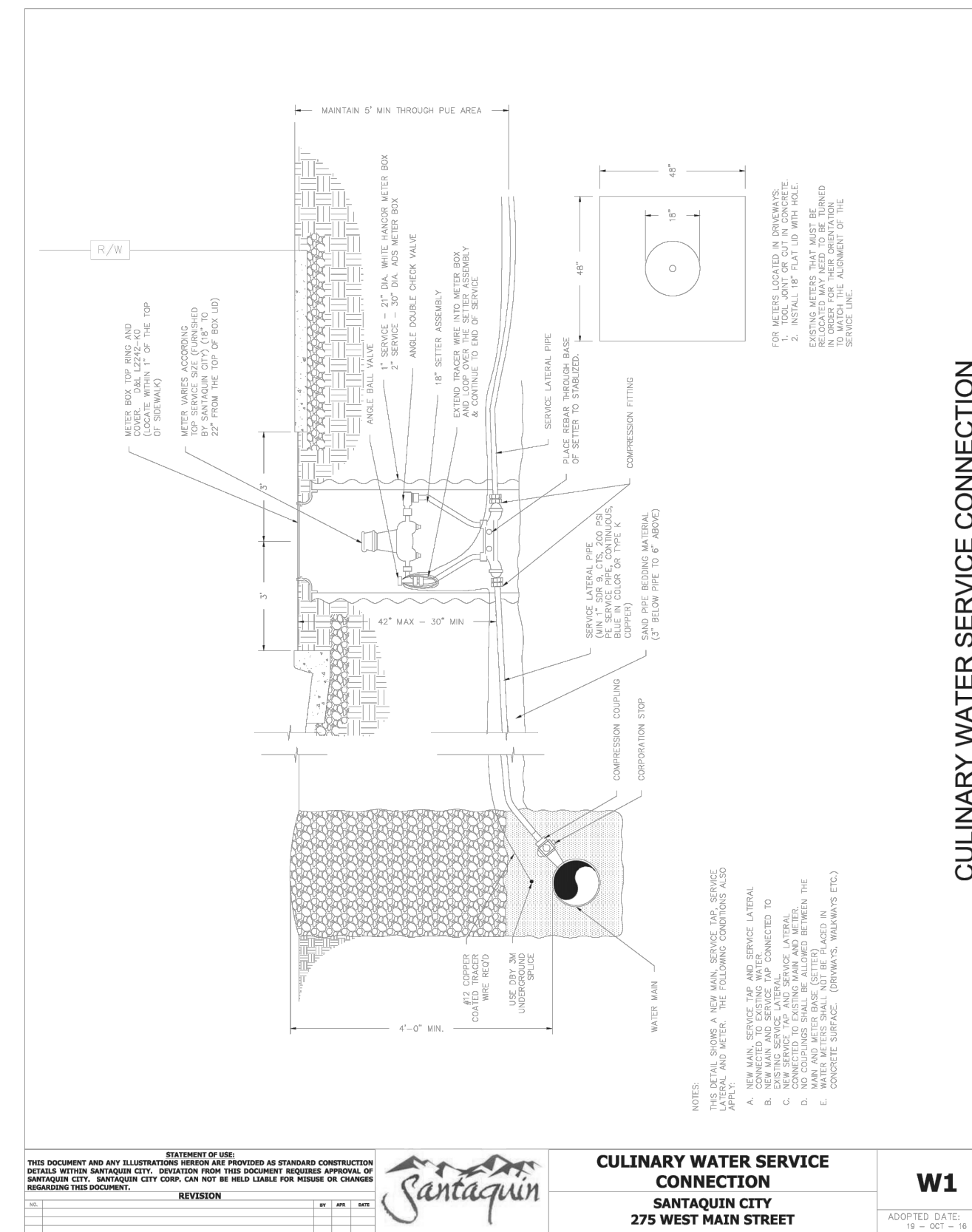
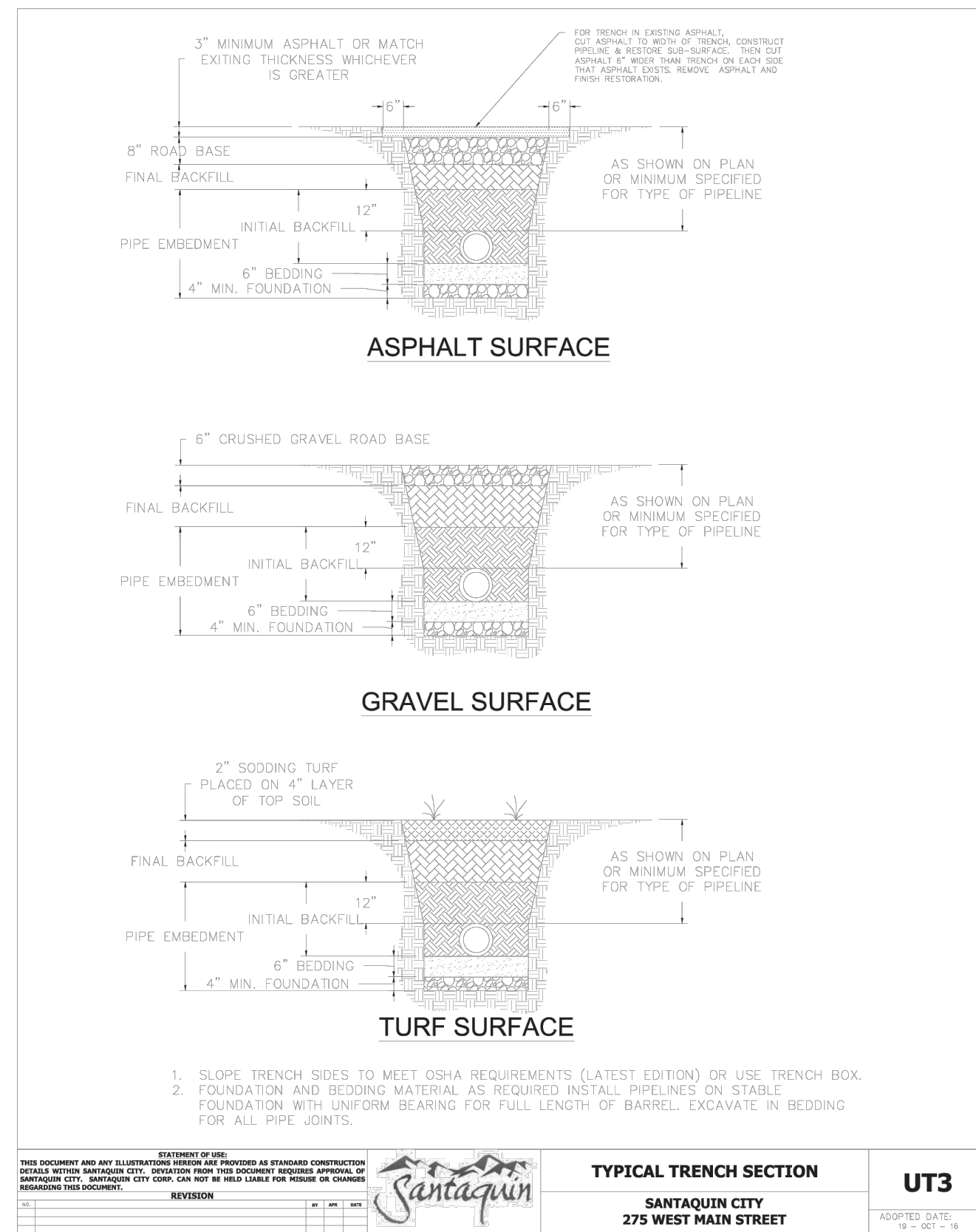
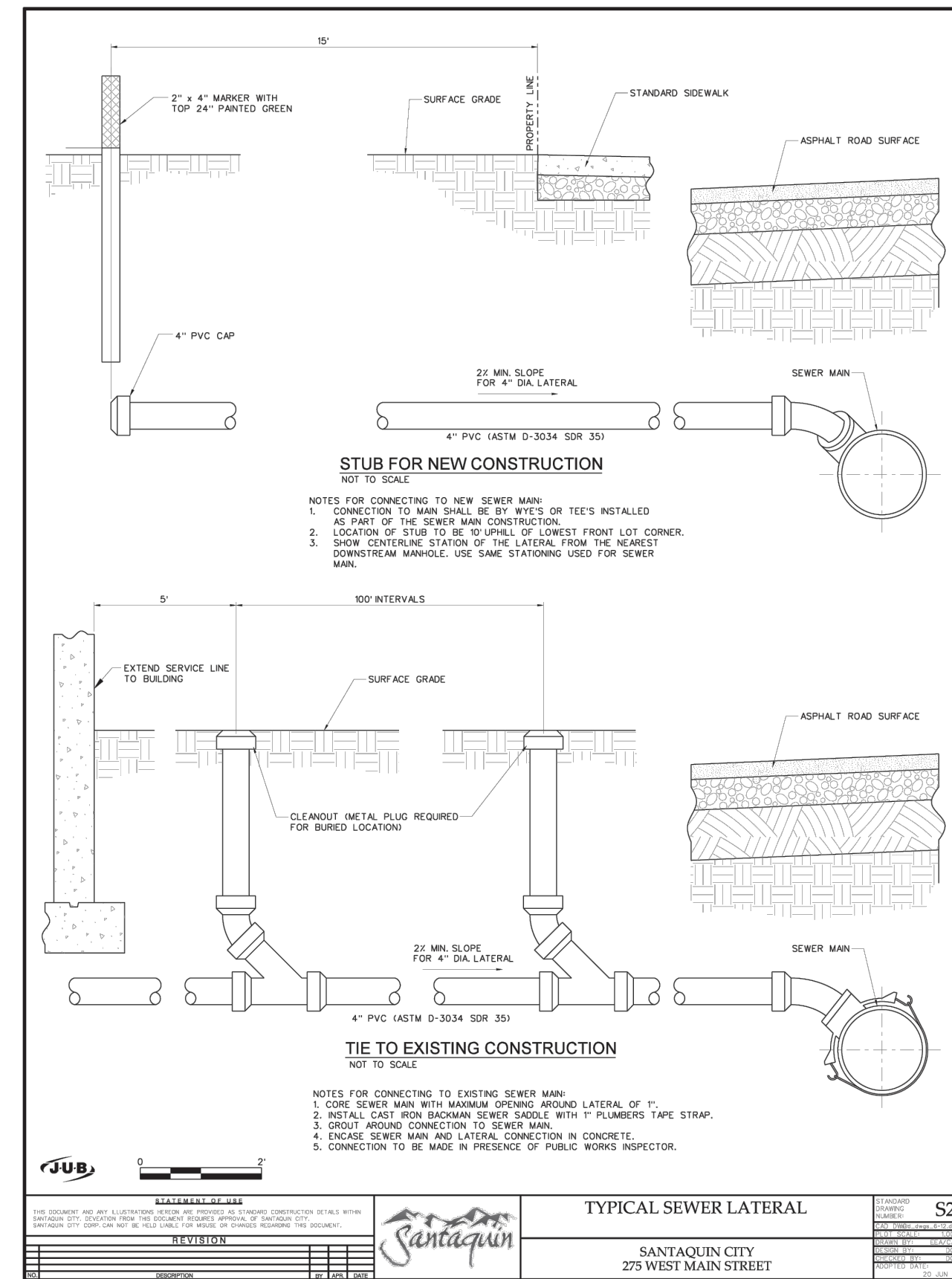
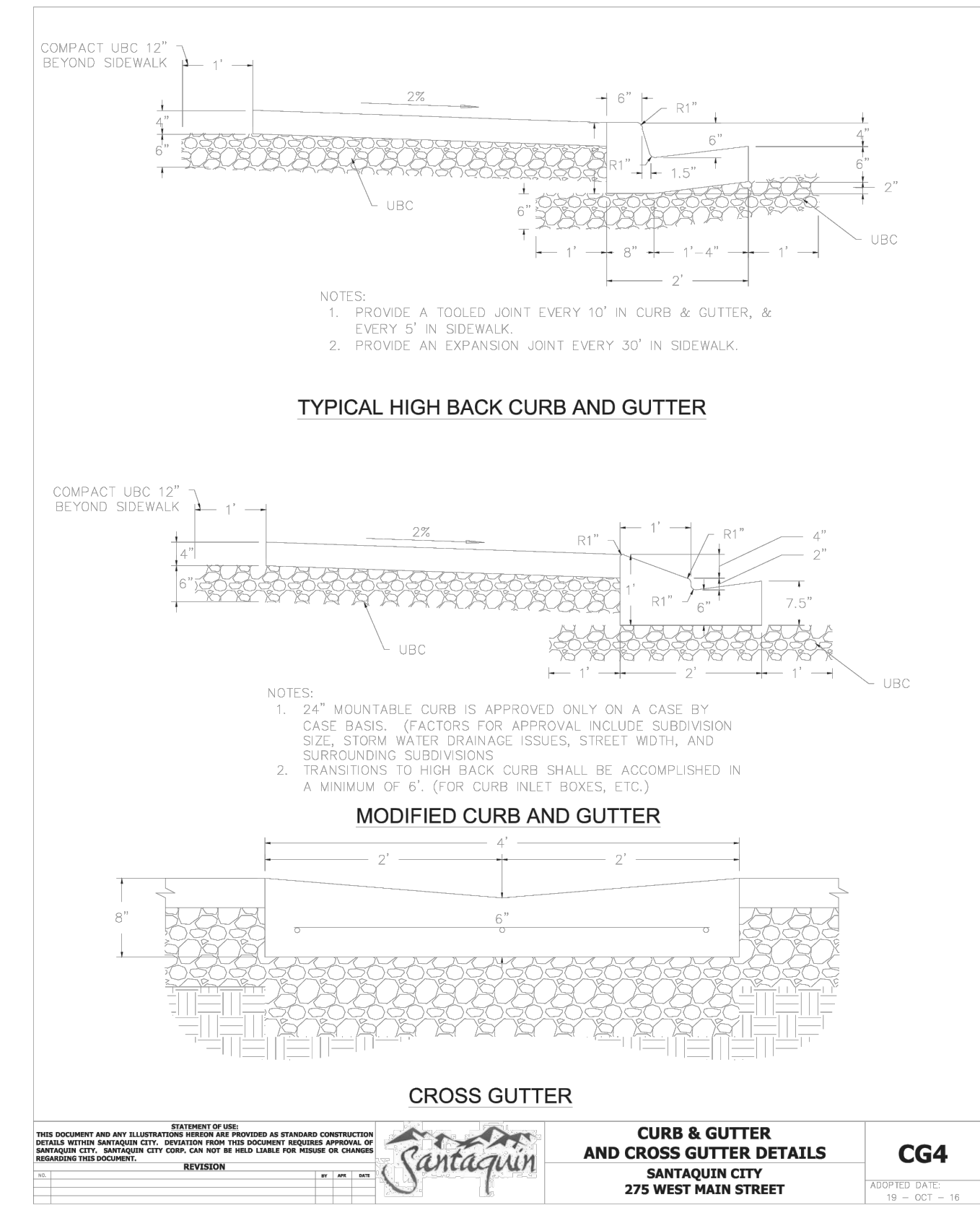
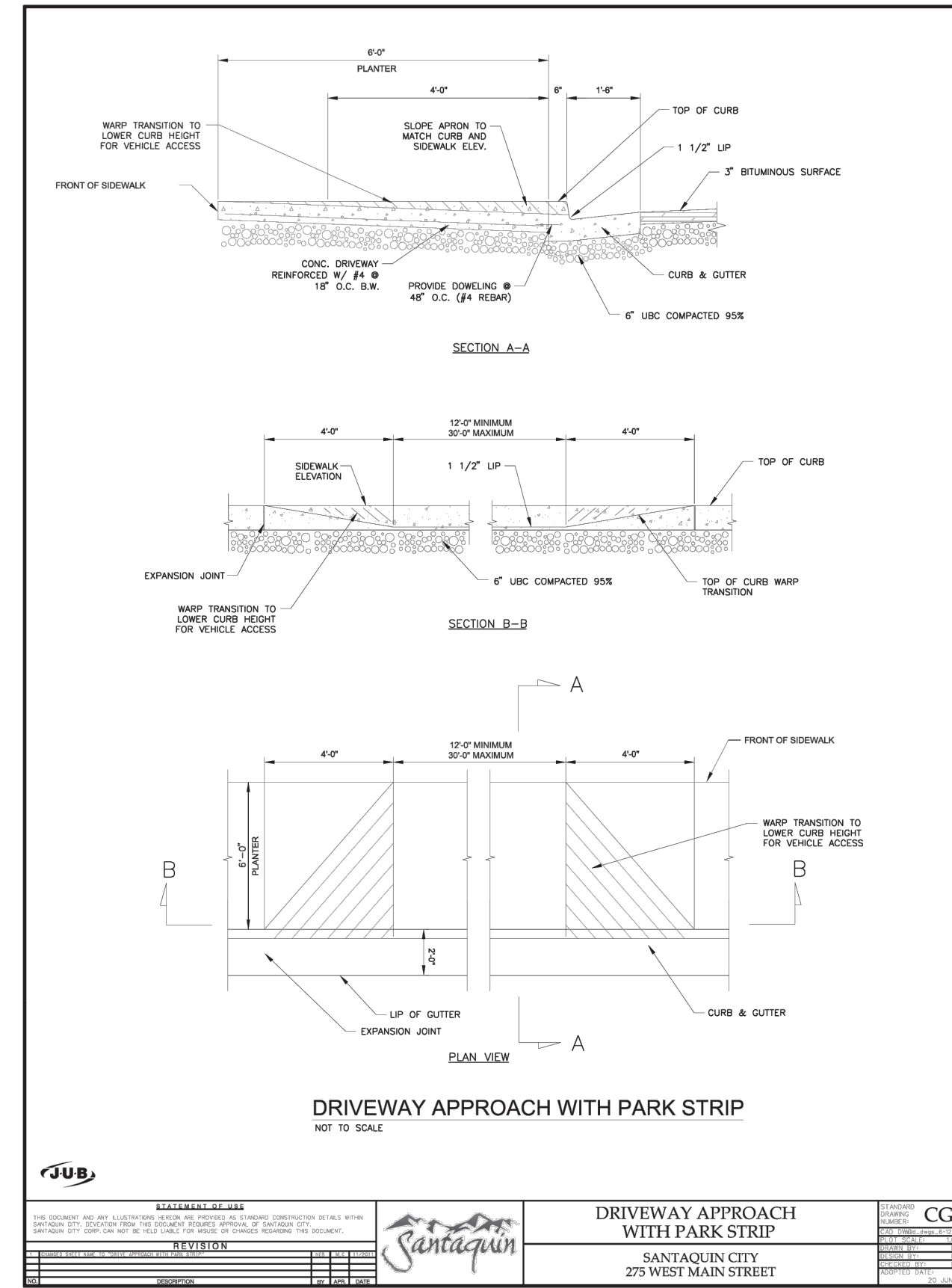
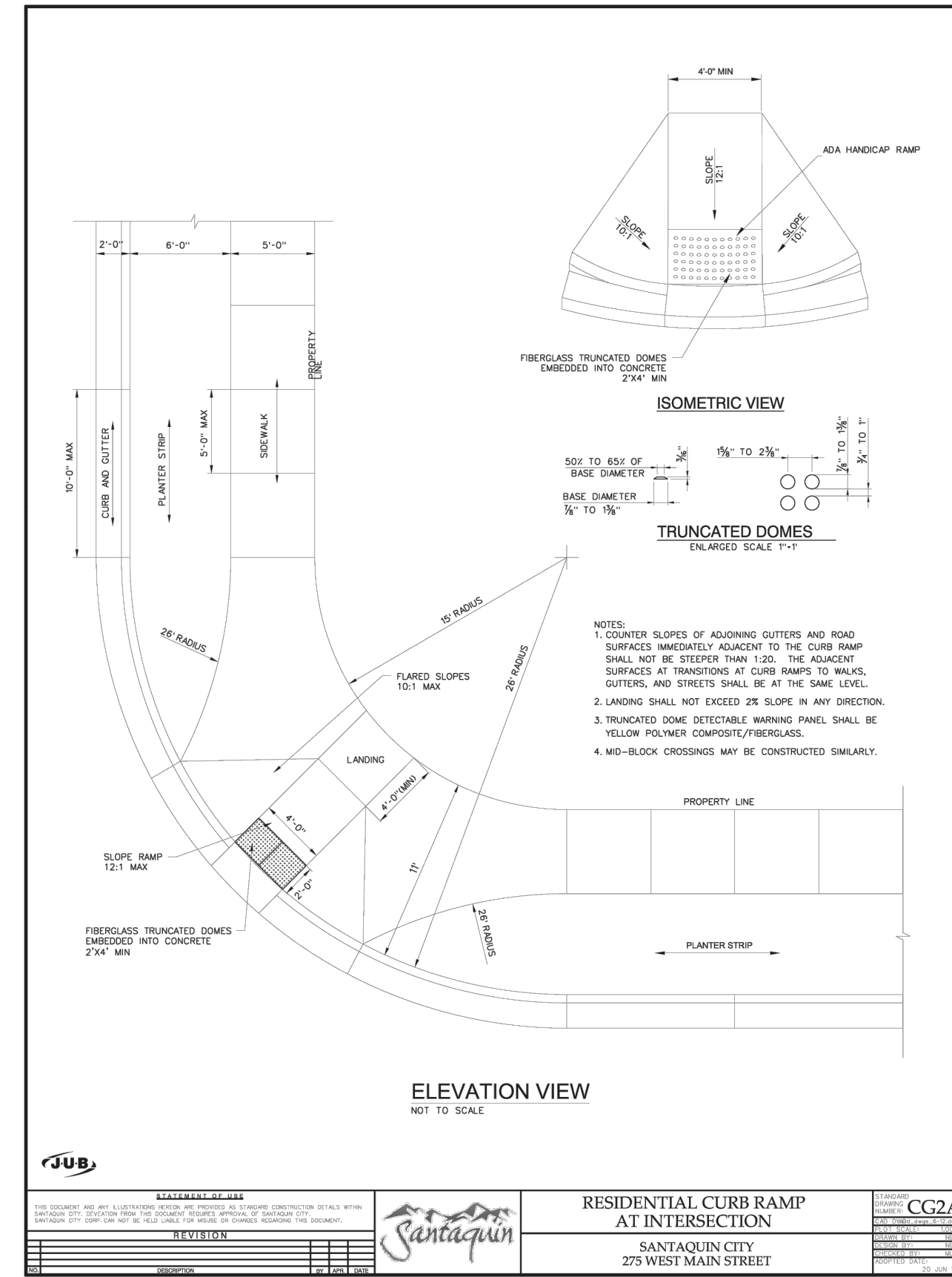
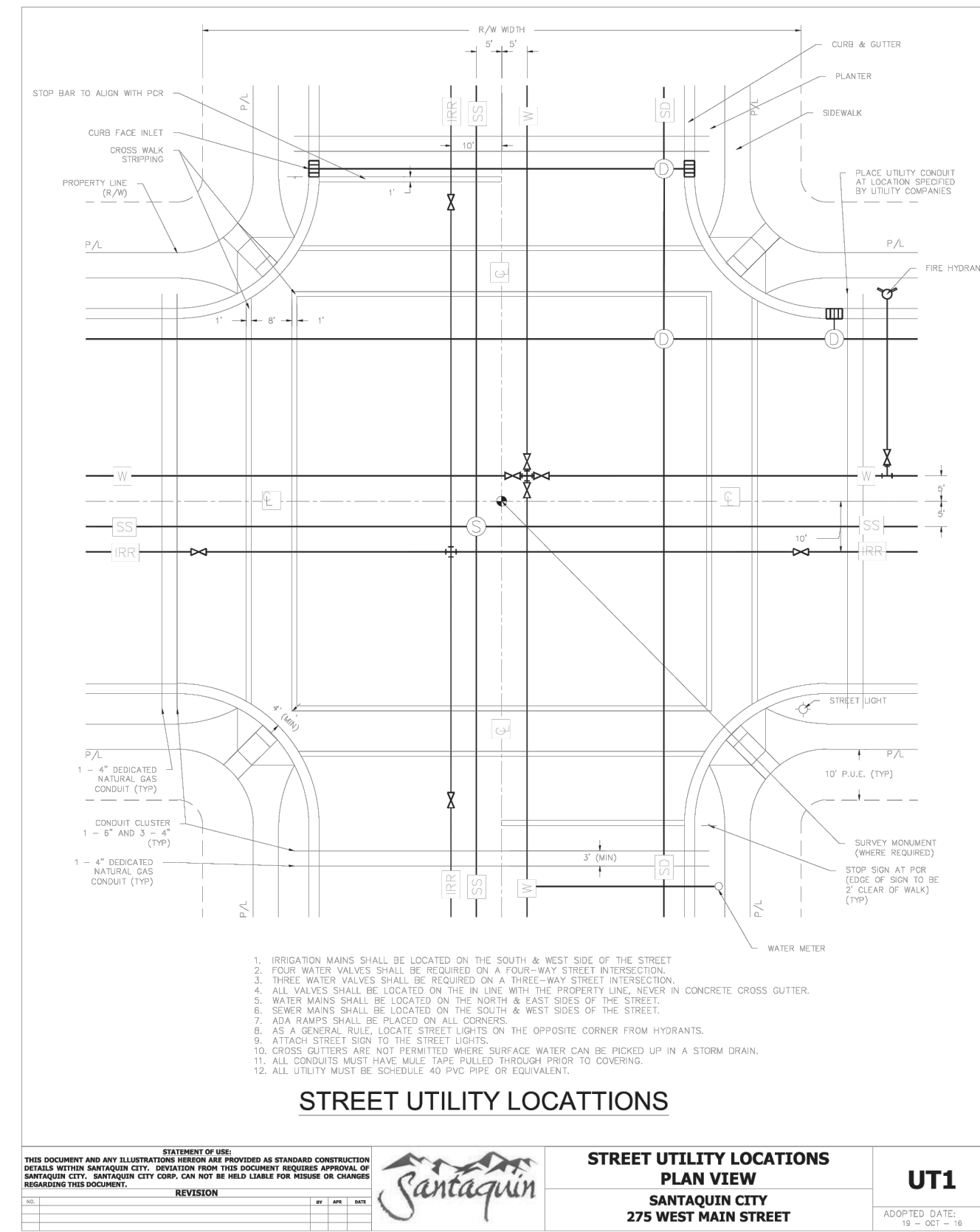
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

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

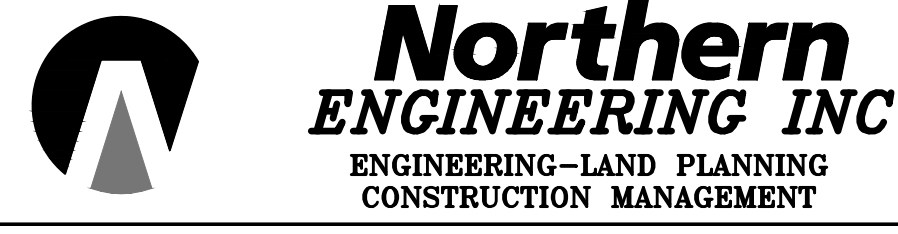
DETAILS
SANTAQUIN, UTAH

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



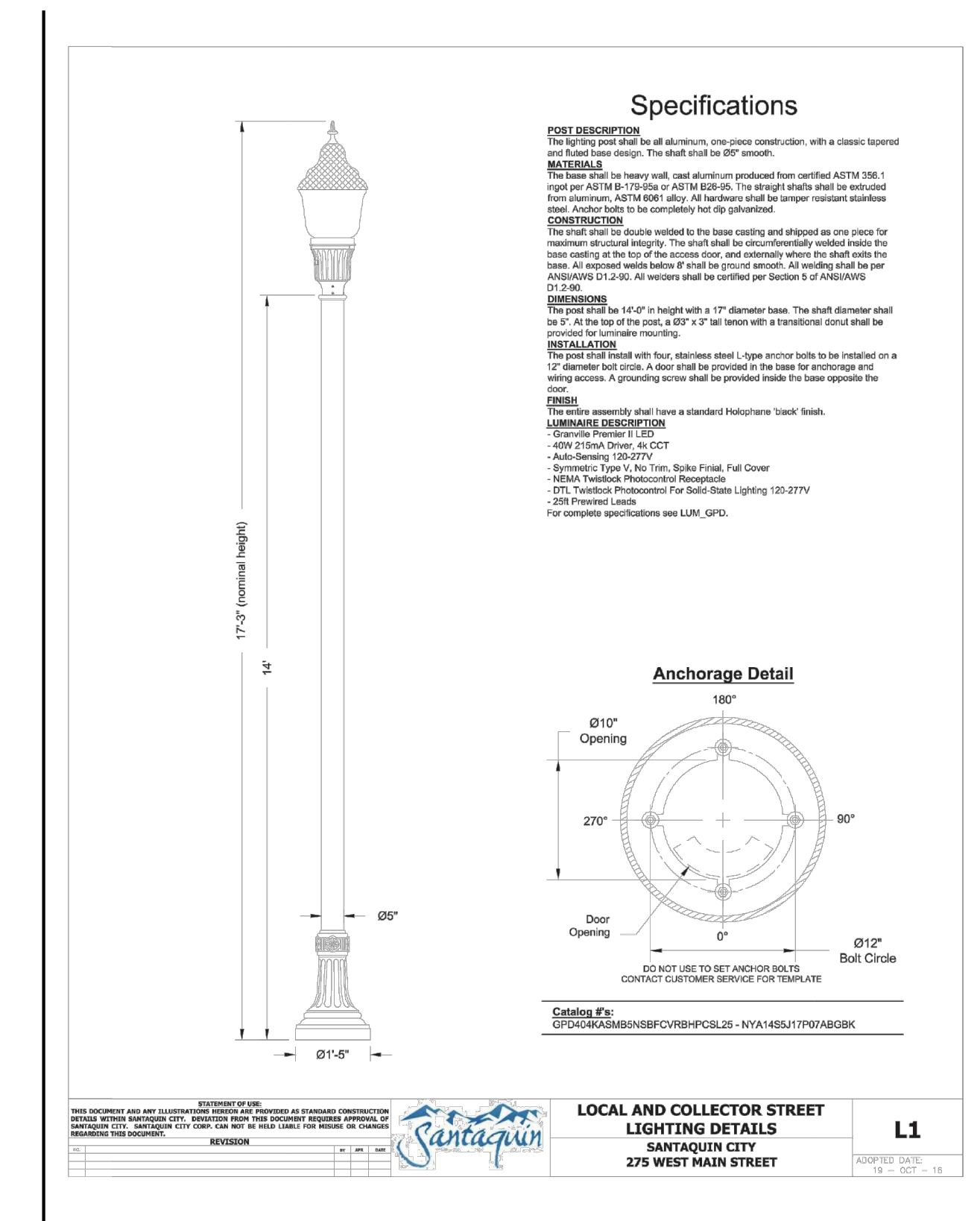
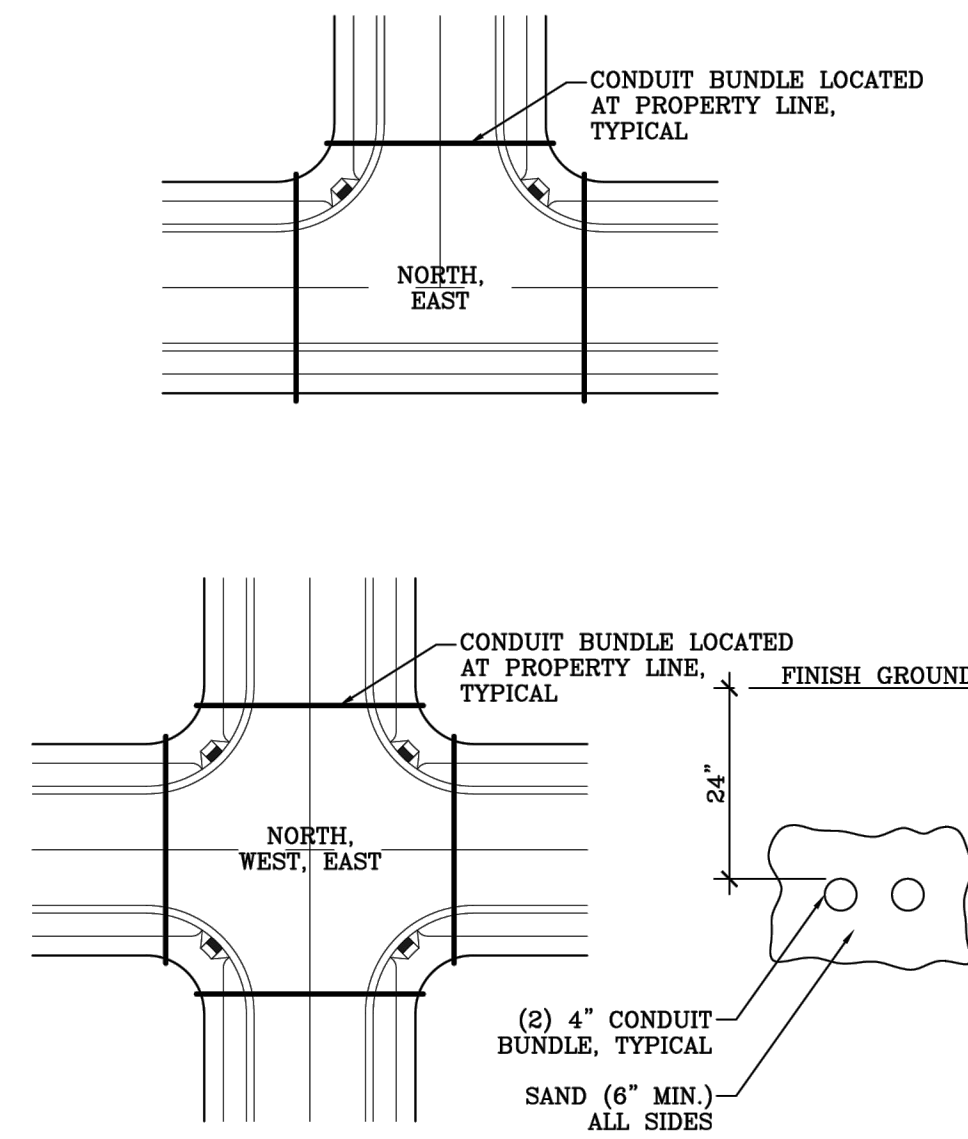
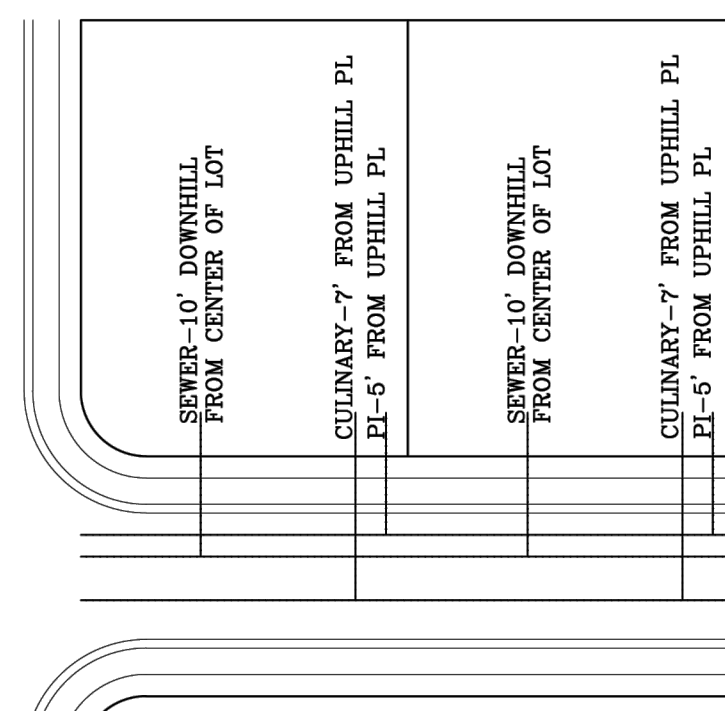
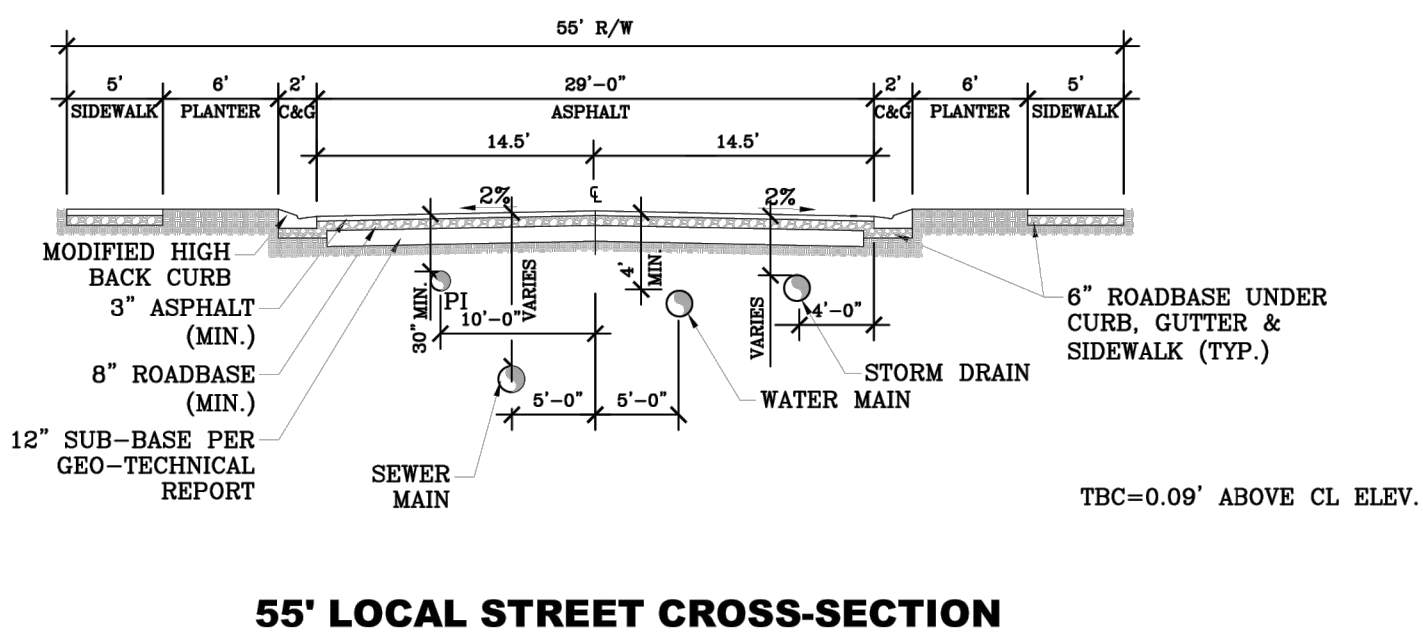
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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:



APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

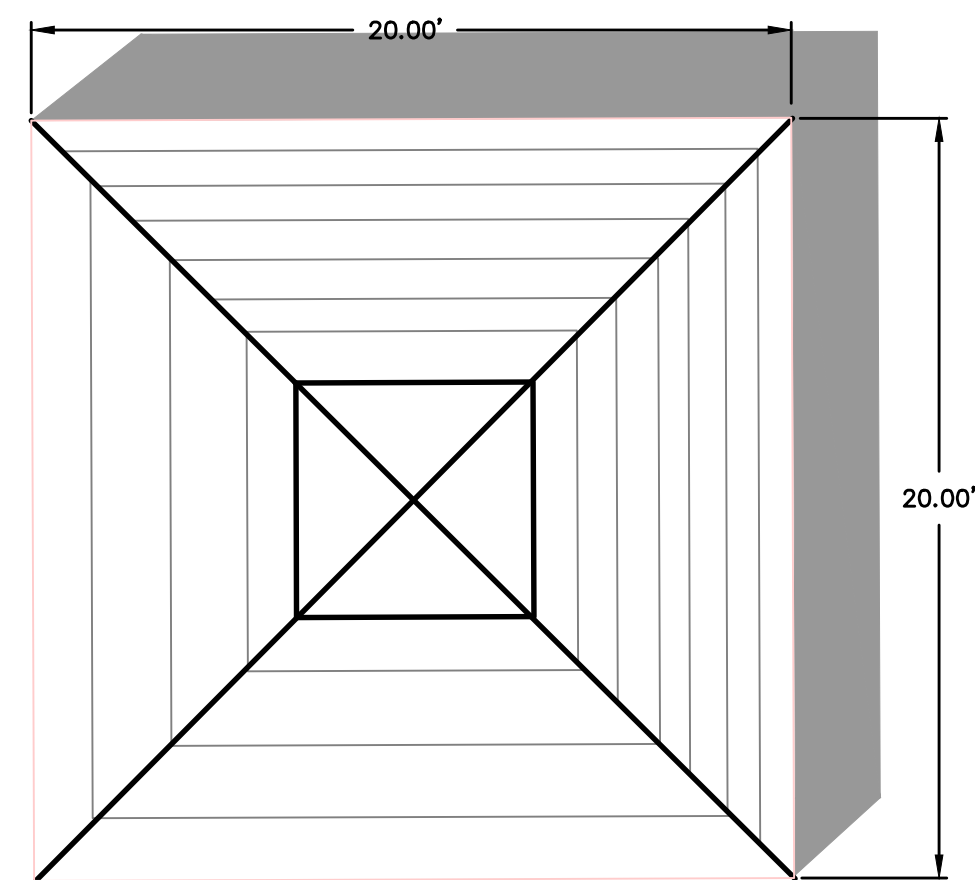
DETAILS	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. DT-02



STREET CROSS-SECTIONS

LATERAL DETAIL

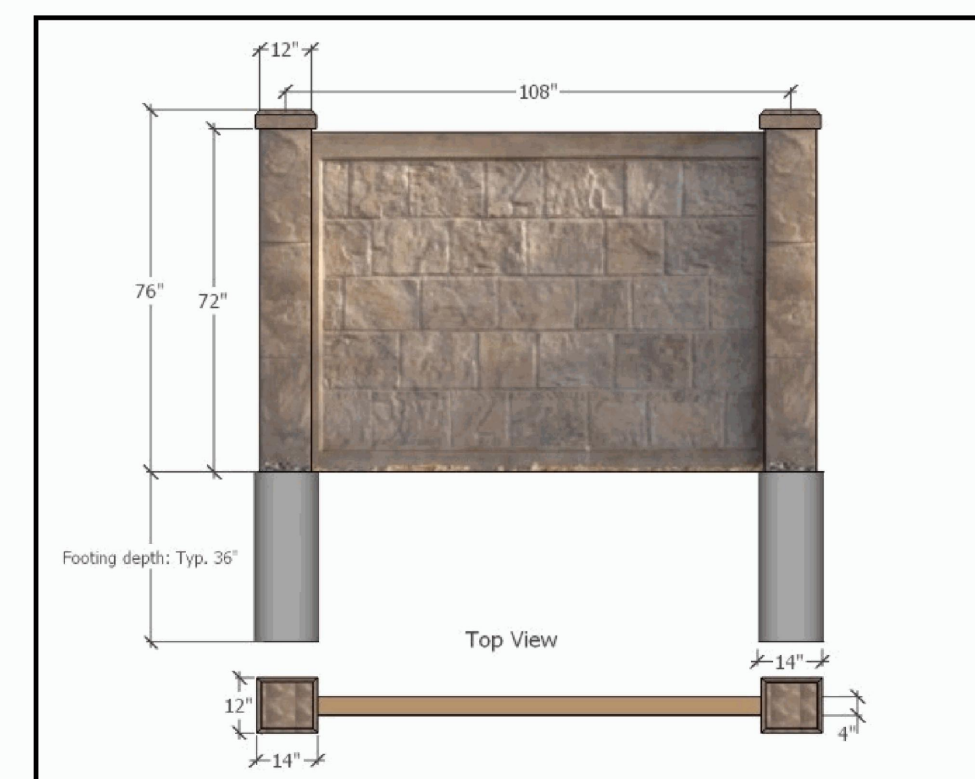
CONDUIT DETAILS



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



RHINOROCK FENCE SPECIFICATIONS

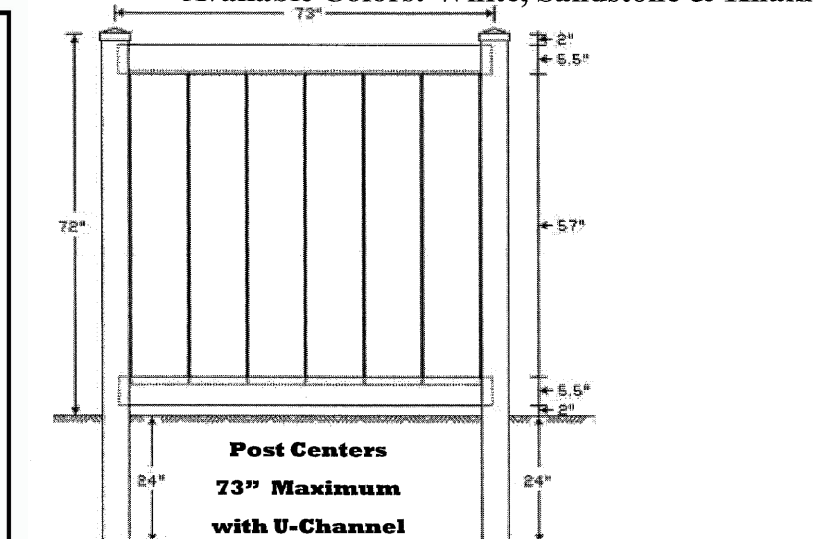


TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 350 cm	72"x102"
Weight of Panel	105 kg	230 lbs
Weight per area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	115mm	4.5"
EPS Foam Core Thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume		4-4.50%
Compressive strength of proprietary concrete mix design	4x10 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
Debris, fungus, or mushroom attack		none
Termite food source		none

6' CLASSIC PRIVACY FENCE

3/4 x 1 1/2 Panels & 1 1/2 x 5 1/2 Slotted Rails
(68" Panel Height)

Available Colors: White, Sandstone & Khaki

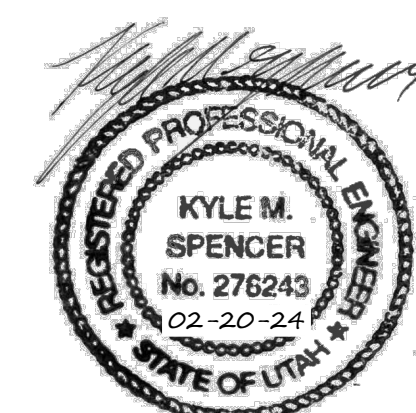


Parts List		
QTY	DESCRIPTION	LENGTH
2	1 1/2 x 6 1/2 Slotted Rail	72"
6	3/4 x 1 1/2 T&G	60
2	1/2 U-Channel	60 7/8" - Optional
6	#10 - Screw - (5/16" Hex Head)	3/2" - for U-Channel

Posts
5" x 5" - 8' .135 Wall 5" x 5" - 8' .150 Wall
24" Post Set (Check Local Code Requirements)

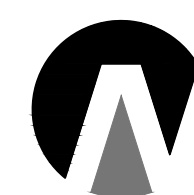
NOTE: 6' DECORATIVE MASONRY WALL STAINED & TREATED ON BOTH SIDES W/ANTI-GRAFFITI SEALANT

FENCE DETAIL
PROPOSED OR EQUIVALENT
-NTS-



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.

NO.	REVISIONS	BY	DATE	DESIGNED BY:	DATE:
5					
4					
3					
2					
1					



Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORCHARDS "B-PHASE 1"

DETAILS
SANTAQUIN, UTAH

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