

# THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

FINAL PLAT  
SANTAQUIN, UTAH COUNTY, UTAH  
JANUARY 2026

## -INDEX OF PLAN SHEETS-

### GENERAL

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 ORCHARDS F-6.
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 TRAP.

### 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.

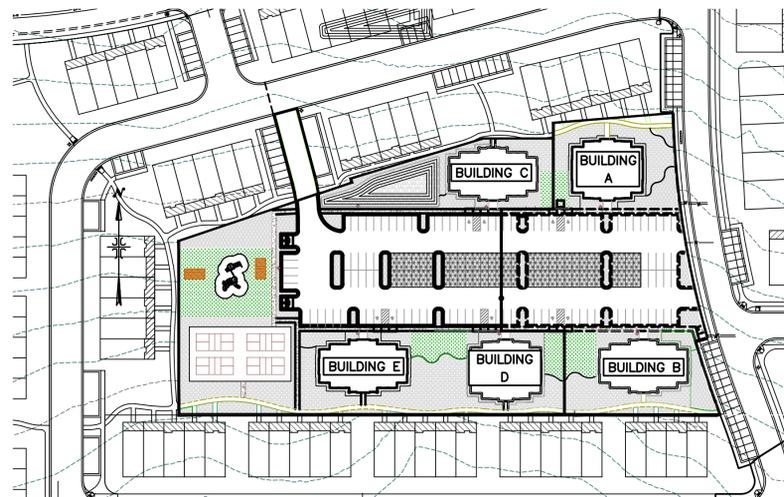
### WATER

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 OF THE SIDEWALK GRADE.
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 =	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

SHEET	DESCRIPTION
1	COVER SHEET
	FINAL PLATS FOR THE ORCHARDS @ APPLE GROVE CONDOMINIUM A, B, C, D, & E
SP-01	OVERALL SITE PLAN
SP-01-A	SITE PLAN PHASE 1
SP-01-B	SITE PLAN PHASE 2
UT-01	UTILITY LAYOUT
GR-01	GRADING & DRAINAGE
LS-01	LANDSCAPE/AMENITIES PHASING PLAN
LS-02	LANDSCAPE PLAN
DT-01	DETAILS
DT-02	DETAILS

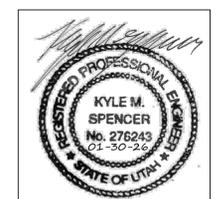


VICINITY MAP  
-NTS-

TABULATIONS	
APPLE HOLLOW AT THE ORCHARDS B	
ZONE:	R-10 PUD ZONE
PROJECT AREA:	4.18± ACRES
# OF UNITS:	60 LOTS
DENSITY:	14.35 UNITS/ACRE
OPEN SPACE:	1.90 ACRES±
TOTAL ACRES IN ROAD:	X.XX ACRES±

**ENGINEER**  
NORTHERN ENGINEERING  
KYLE SPENCER  
kspencer@neutah.com  
TEL: 801-802-8992

**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



**VICINITY MAP**

-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	19.24'	150.00'	19.23'	N11°13'03"W	7°21'03"
C2	21.66'	177.00'	21.65'	S11°23'10"E	7°00'45"
C3	267.95'	1027.50'	267.20'	S8°42'03"E	14°56'30"
C4	89.98'	1042.00'	89.95'	S18°38'58"E	4°56'51"

**THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E OVERALL LAYOUT PHASING**

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

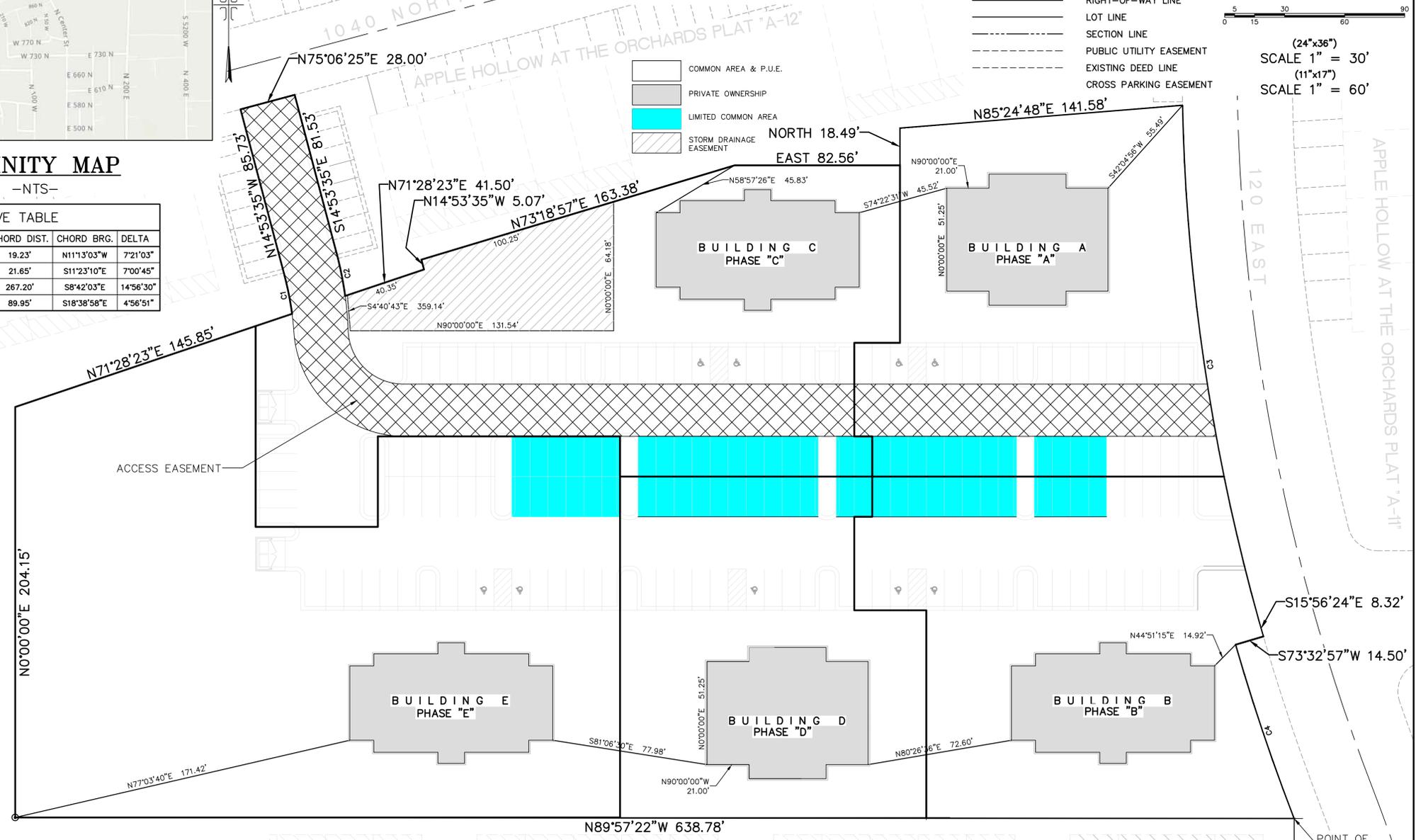
**LEGEND**

- 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
- CROSS PARKING EASEMENT



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

- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- STORM DRAINAGE EASEMENT



APPLE HOLLOW AT THE ORCHARDS PLAT "A-13"

APPLE HOLLOW AT THE ORCHARDS PLAT "A-11"

APPLE HOLLOW AT THE ORCHARDS PLAT "A-14"

**NOTE: PHASES A AND B MUST BE COMPLETED BEFORE PHASE C. PHASE A, B, AND C MUST BE COMPLETED BEFORE PHASES D AND E. PHASE D AND E CAN BE DONE CONCURRENTLY.**

**THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E OVERALL LAYOUT PHASING**

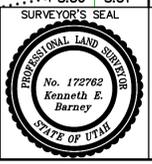
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET



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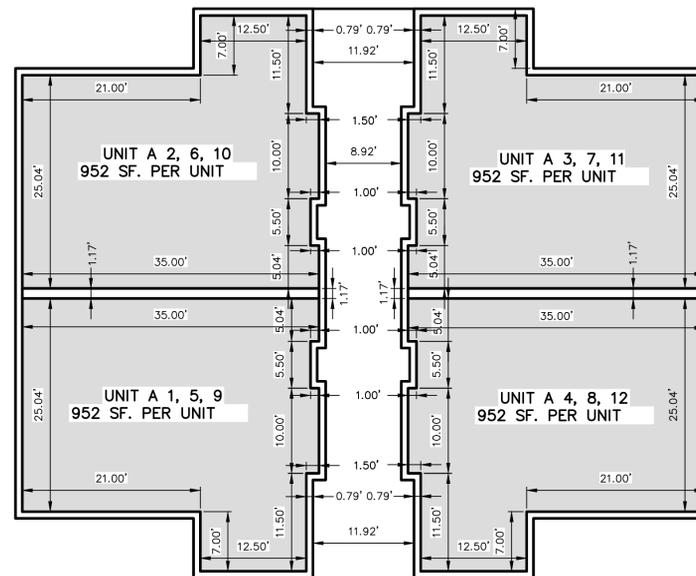
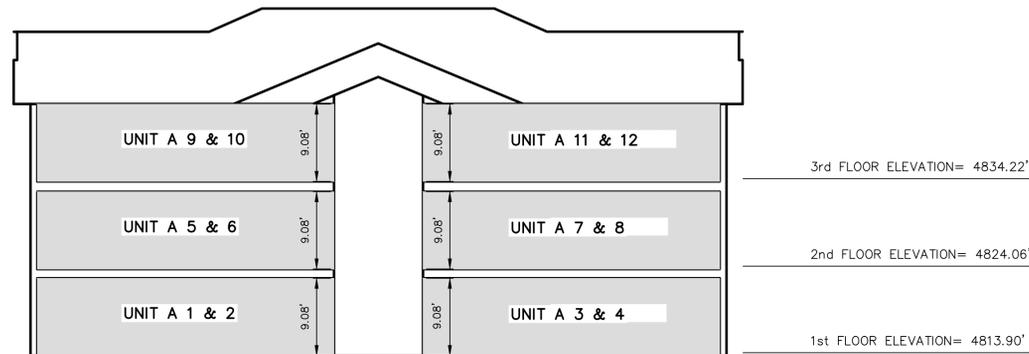
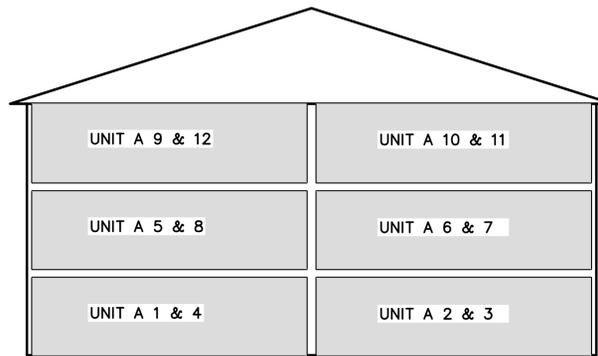


NOTARY PUBLIC SEAL

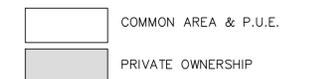
CLERK-RECORDER SEAL

UTAH COUNTY RECORDER SEAL





ADDRESS TABLE	
UNIT	ADDRESS
A-1	1013 NORTH 120 EAST UNIT A-1
A-2	1013 NORTH 120 EAST UNIT A-2
A-3	1013 NORTH 120 EAST UNIT A-3
A-4	1013 NORTH 120 EAST UNIT A-4
A-5	1013 NORTH 120 EAST UNIT A-5
A-6	1013 NORTH 120 EAST UNIT A-6
A-7	1013 NORTH 120 EAST UNIT A-7
A-8	1013 NORTH 120 EAST UNIT A-8
A-9	1013 NORTH 120 EAST UNIT A-9
A-10	1013 NORTH 120 EAST UNIT A-10
A-11	1013 NORTH 120 EAST UNIT A-11
A-12	1013 NORTH 120 EAST UNIT A-12



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

BUILDING D

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



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

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**THE ORCHARDS @ APPLE GROVE CONDOMINIUM A**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.  
3-20-031

SANTAQUIN, UTAH

SHEET NO.  
2 OF 2







**VICINITY MAP**

—NTS—

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

**DOMINION ENERGY UTAH - NOTE:**

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

**QUESTAR GAS COMPANY**  
dba DOMINION ENERGY UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

**LEGEND**

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

**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**

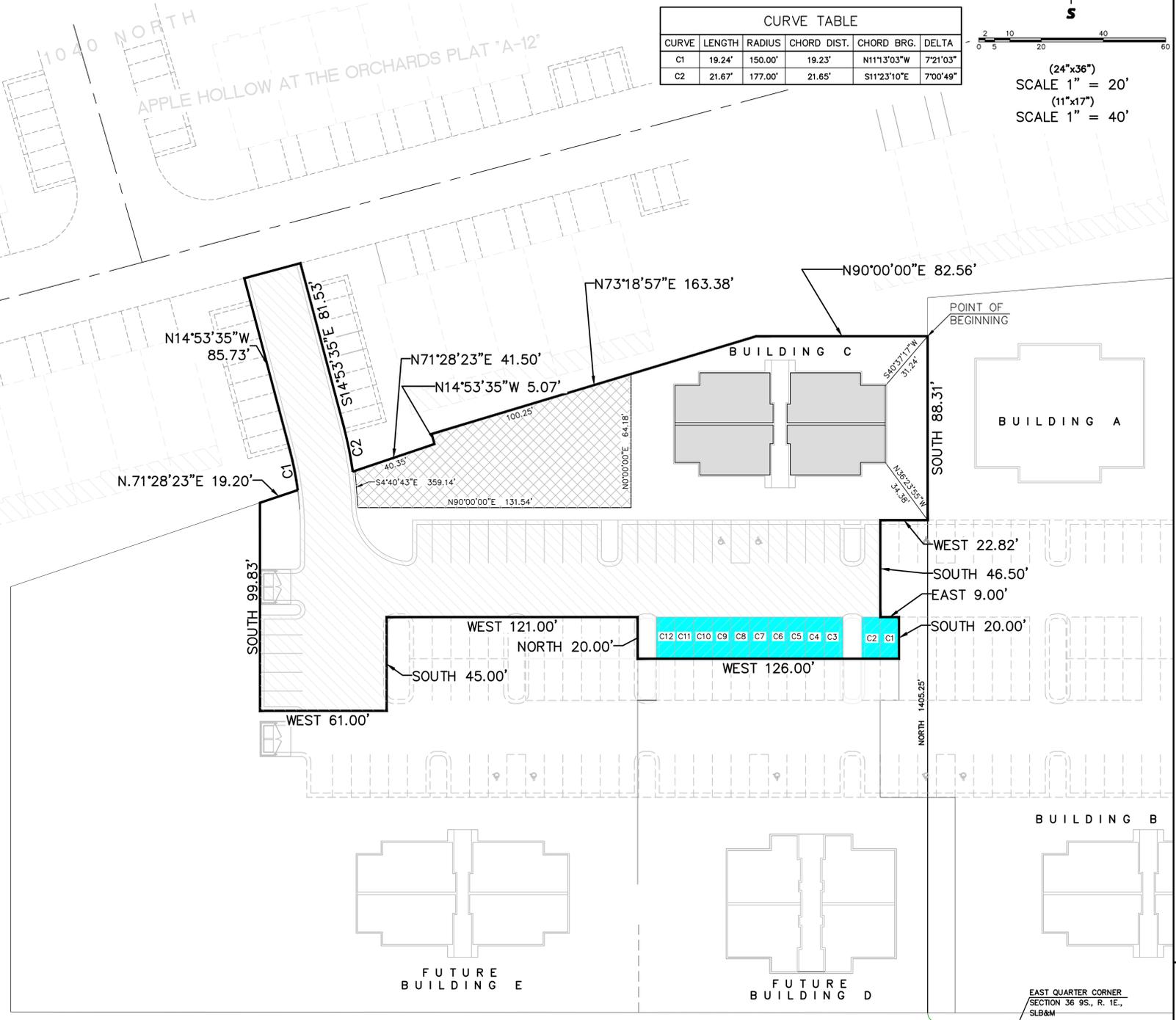
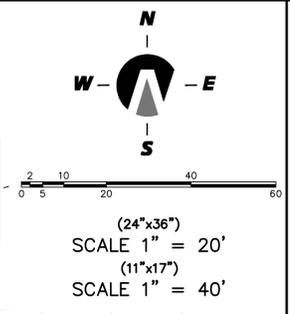
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE CENTURY LINK COMPANY.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**THE ORCHARDS @ APPLE GROVE CONDOMINIUM C**

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

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



**SURVEYOR'S CERTIFICATE**

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

DATE \_\_\_\_\_ KENNETH E. BARNEY, P.L.S.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 727.13 FEET; THENCE NORTH A DISTANCE OF 1405.25 FEET TO THE REAL POINT OF BEGINNING THENCE SOUTH A DISTANCE OF 88.31 FEET; THENCE WEST A DISTANCE OF 22.82 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 126.00 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 121.00 FEET; THENCE SOUTH A DISTANCE OF 45.00 FEET; THENCE WEST A DISTANCE OF 61.00 FEET; THENCE NORTH A DISTANCE OF 99.83 FEET; THENCE N.71°28'23"E. A DISTANCE OF 19.20 FEET; TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 19.24 FEET HAVING A CENTRAL ANGLE OF 721°03" AND A CHORD THAT BEARS N.11°13'03"W. A DISTANCE OF 19.23 FEET; THENCE N.14°53'35"W. A DISTANCE OF 85.73 FEET; THENCE N.75°02'25"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 070°49" AND A CHORD THAT BEARS S.11°23'10"E. A DISTANCE OF 21.65 FEET; THENCE N.71°28'23"E. A DISTANCE OF 41.50 FEET; THENCE N.14°53'35"W. A DISTANCE OF 5.07 FEET; THENCE N.73°18'57"E. A DISTANCE OF 163.38 FEET; THENCE EAST A DISTANCE OF 82.56 FEET; TO THE REAL POINT OF BEGINNING

CONTAINING 41,351 sq.ft. OR 0.95 ACRES MORE OR LESS.

**OWNER'S DEDICATION**

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

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN CALDWELL, OWNER REVERE HOMES, LLC

**ACKNOWLEDGMENT**

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

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

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

**ACCEPTANCE BY LEGISLATIVE BODY**

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

APPROVED BY \_\_\_\_\_ 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.

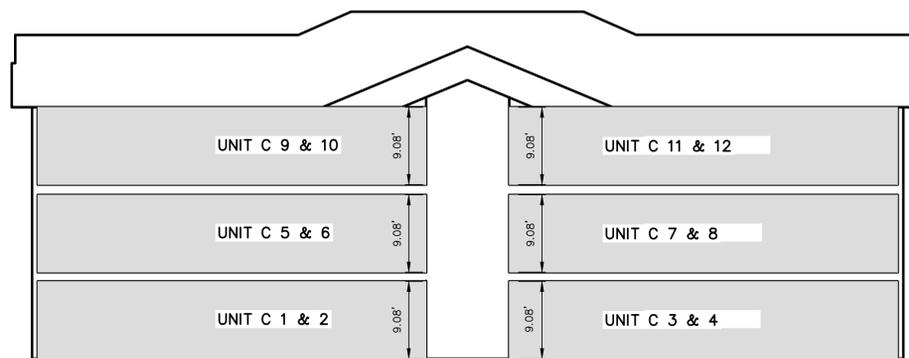
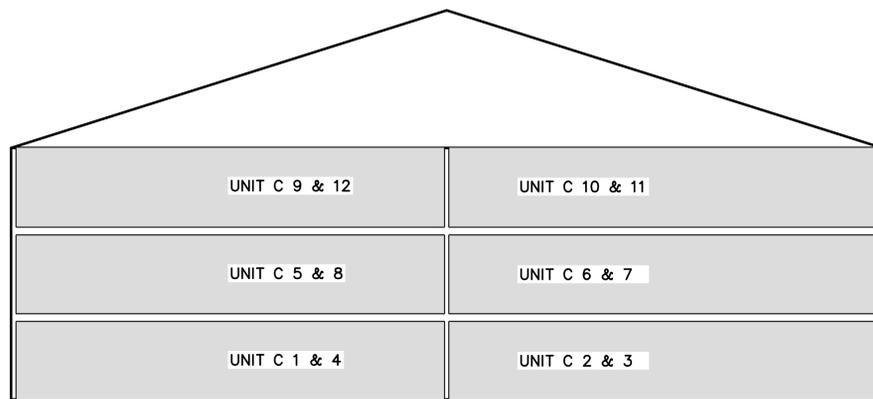
SANTAQUIN UTAH COUNTY, UTAH  
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL CITY ENGINEER SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER SEAL

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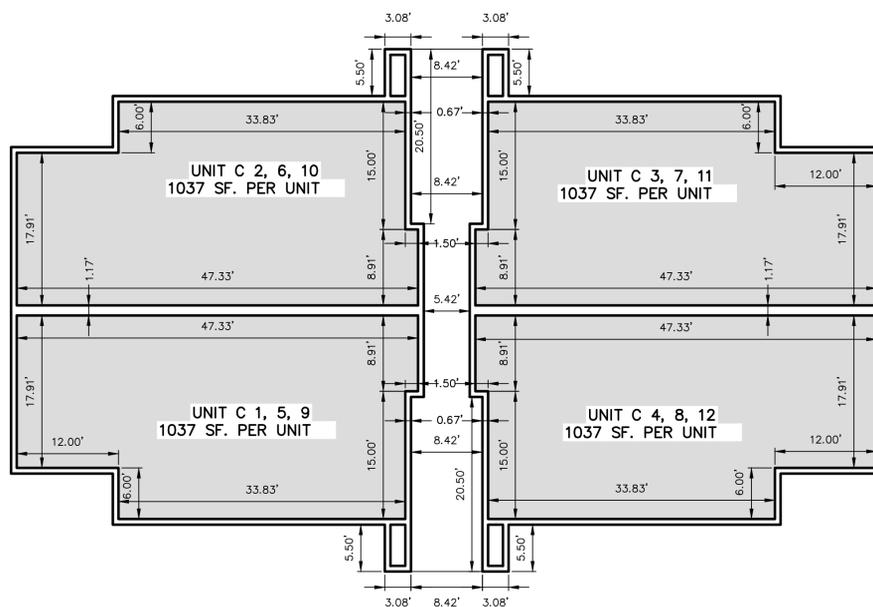
THE ORCHARDS @ APPLE GROVE CONDOMINIUM C



3rd FLOOR ELEVATION= 4834.22'

2nd FLOOR ELEVATION= 4824.06'

1st FLOOR ELEVATION= 4813.90'



BUILDING C

ADDRESS TABLE	
UNIT	ADDRESS
C-1	1011 NORTH 120 EAST UNIT C-1
C-2	1011 NORTH 120 EAST UNIT C-2
C-3	1011 NORTH 120 EAST UNIT C-3
C-4	1011 NORTH 120 EAST UNIT C-4
C-5	1011 NORTH 120 EAST UNIT C-5
C-6	1011 NORTH 120 EAST UNIT C-6
C-7	1011 NORTH 120 EAST UNIT C-7
C-8	1011 NORTH 120 EAST UNIT C-8
C-9	1011 NORTH 120 EAST UNIT C-9
C-10	1011 NORTH 120 EAST UNIT C-10
C-11	1011 NORTH 120 EAST UNIT C-11
C-12	1011 NORTH 120 EAST UNIT C-12

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.

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

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.  
3-20-031

SANTAQUIN, UTAH

SHEET NO.  
2 OF 2



**VICINITY MAP**

-NTS-

**NOTES:**

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

**DOMINION ENERGY UTAH - NOTE:**

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

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

**LEGEND**

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

**ROCKY MOUNTAIN POWER ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

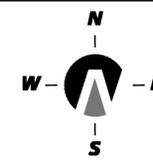
**CENTRACOM ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_, BY THE CENTRACOM COMPANY.  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

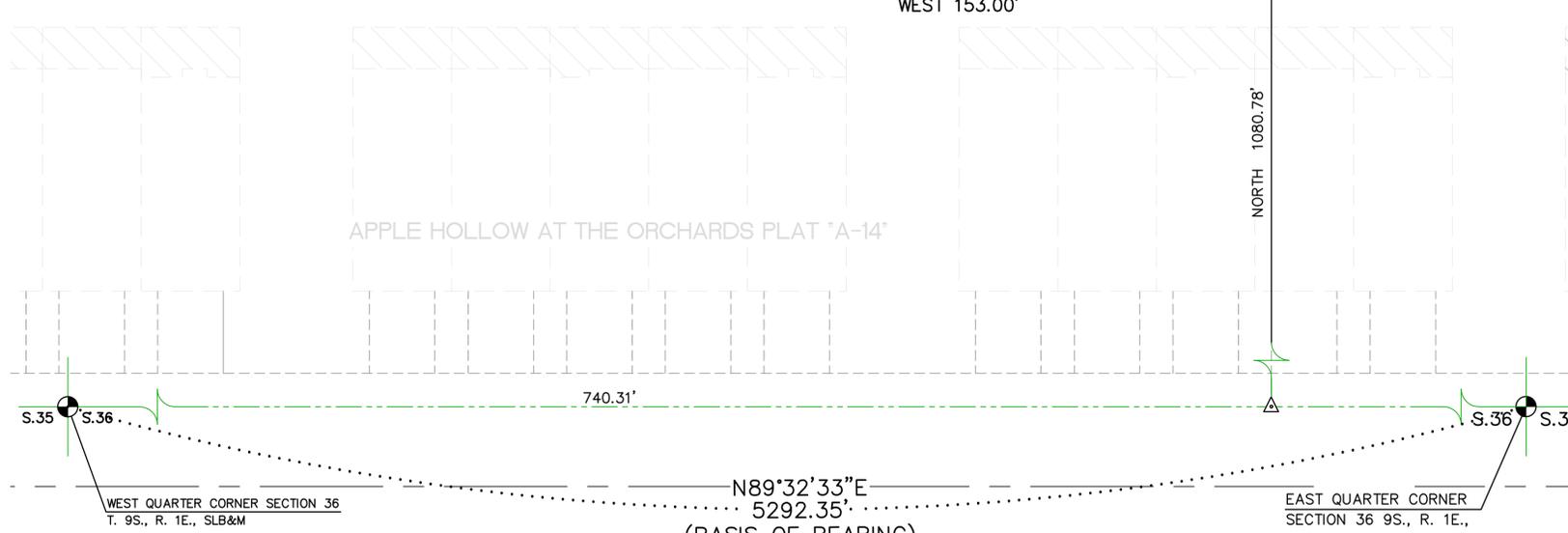
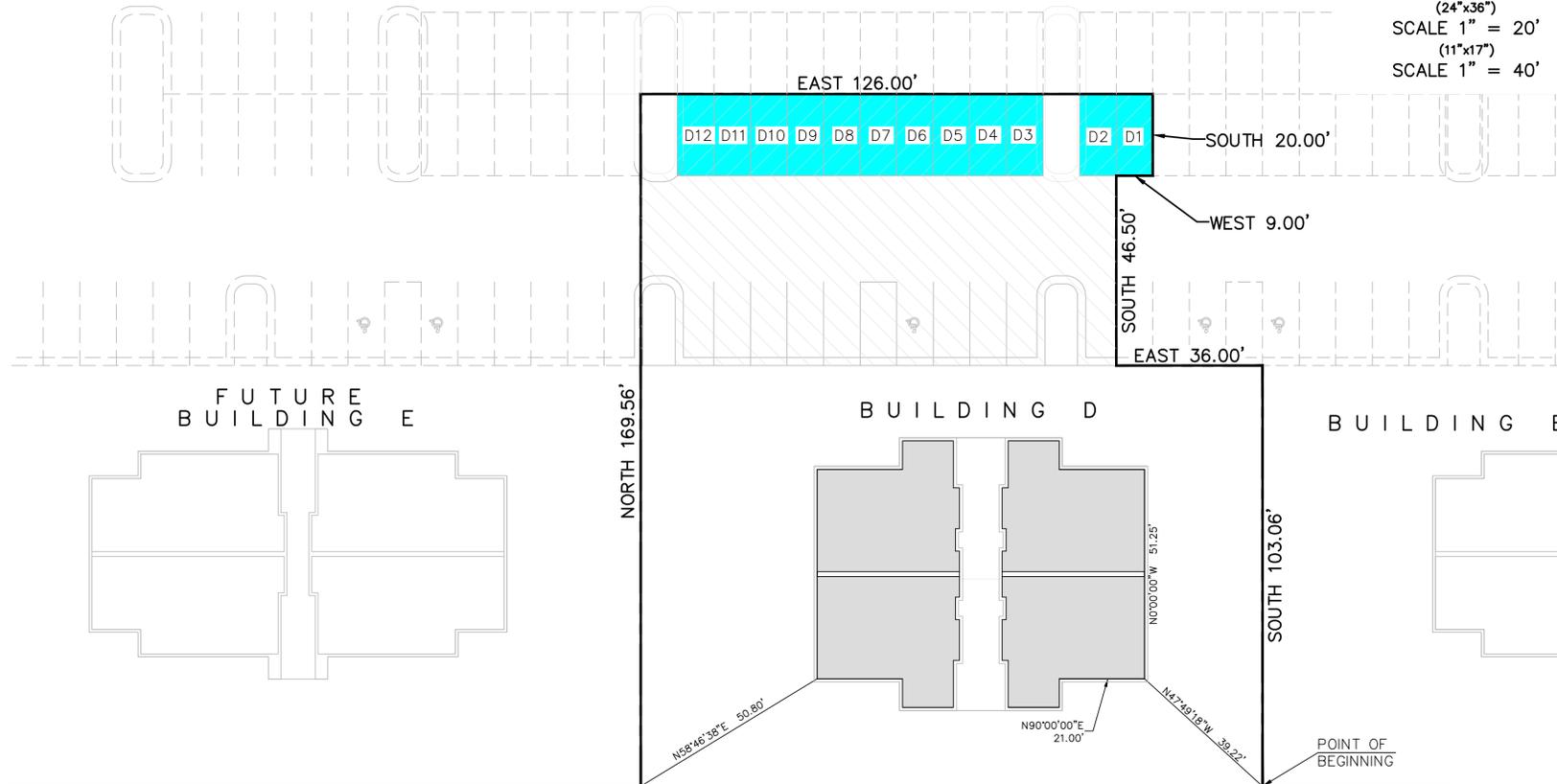
**CENTURY LINK ACCEPTANCE**

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

**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM D**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP  
9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.  
**BUILDING C**



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



**SURVEYOR'S CERTIFICATE**

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

DATE \_\_\_\_\_ KENNETH E. BARNEY, P.L.S.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 740.31 FEET; THENCE NORTH A DISTANCE OF 1080.78 FEET TO THE REAL POINT OF BEGINNING THENCE WEST A DISTANCE OF 153.00 FEET; THENCE NORTH A DISTANCE OF 169.56 FEET; THENCE EAST A DISTANCE OF 126.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 36.00 FEET; THENCE SOUTH A DISTANCE OF 103.06 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 23,729 sq.ft. OR 0.55 ACRES MORE OR LESS.

**OWNER'S DEDICATION**

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

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN CALDWELL, OWNER REVERE HOMES, LLC

**ACKNOWLEDGMENT**

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

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

**ACCEPTANCE BY LEGISLATIVE BODY**

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

APPROVED BY \_\_\_\_\_  
ATTEST \_\_\_\_\_

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

1 OF 2

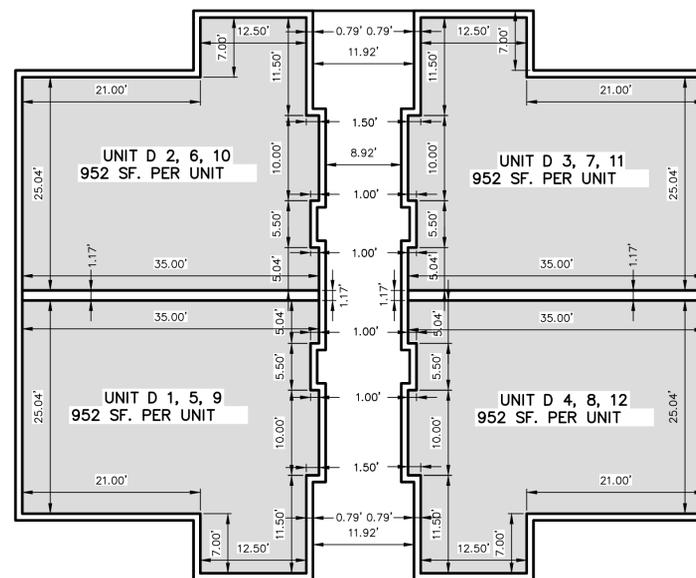
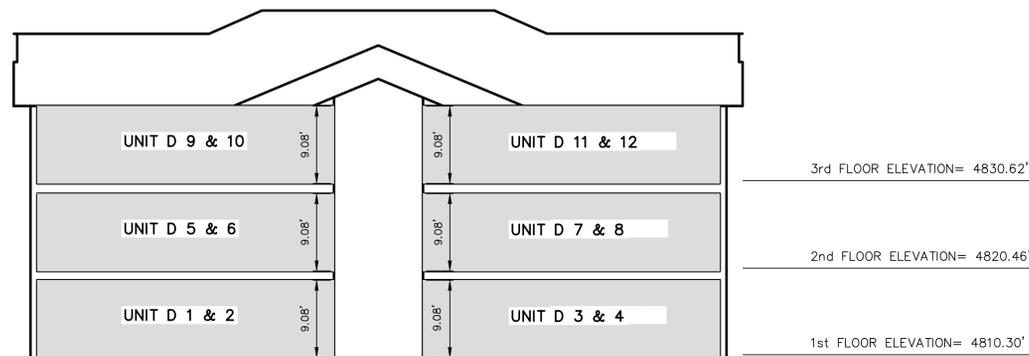
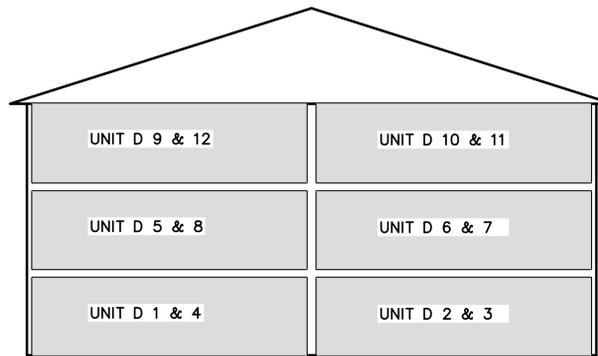
**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM D**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP  
9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN UTAH COUNTY, UTAH  
SCALE: 1" = 30 FEET

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

SURVEYOR'S SEAL  
GITY ENGINEER SEAL  
NOTARY PUBLIC SEAL  
CLERK-RECORDER SEAL  
UTAH COUNTY RECORDER SEAL

THE ORCHARDS @ APPLE GROVE CONDOMINIUM D



ADDRESS TABLE	
UNIT	ADDRESS
D-1	983 NORTH 120 EAST UNIT D-1
D-2	983 NORTH 120 EAST UNIT D-2
D-3	983 NORTH 120 EAST UNIT D-3
D-4	983 NORTH 120 EAST UNIT D-4
D-5	983 NORTH 120 EAST UNIT D-5
D-6	983 NORTH 120 EAST UNIT D-6
D-7	983 NORTH 120 EAST UNIT D-7
D-8	983 NORTH 120 EAST UNIT D-8
D-9	983 NORTH 120 EAST UNIT D-9
D-10	983 NORTH 120 EAST UNIT D-10
D-11	983 NORTH 120 EAST UNIT D-11
D-12	983 NORTH 120 EAST UNIT D-12

COMMON AREA & P.U.E.  
 PRIVATE OWNERSHIP

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

BUILDING A

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

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.  
3-20-031

SHEET NO.  
2 OF 2



**VICINITY MAP**

-NTS-

**NOTES:**

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- 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
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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 easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

By- \_\_\_\_\_

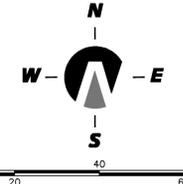
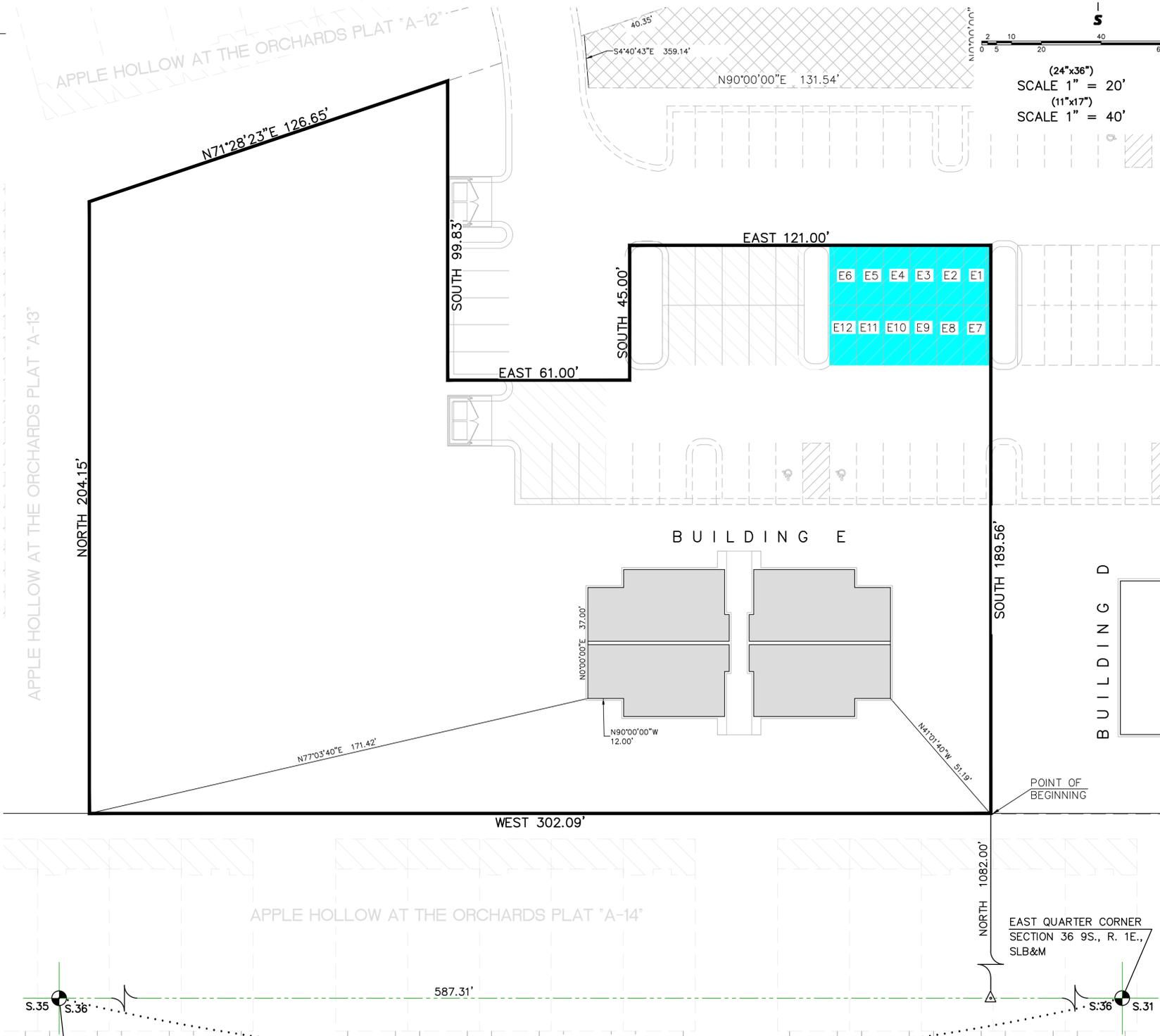
Title - \_\_\_\_\_

**LEGEND**

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

**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM E**

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



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

**SURVEYOR'S CERTIFICATE**

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

DATE \_\_\_\_\_ KENNETH E. BARNEY, P.L.S.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 587.31 FEET; THENCE NORTH A DISTANCE OF 1082.00 FEET TO THE REAL POINT OF BEGINNING THENCE WEST A DISTANCE OF 302.09 FEET; THENCE NORTH A DISTANCE OF 204.15 FEET; THENCE N.71°28'23"E. A DISTANCE OF 126.65 FEET; THENCE SOUTH A DISTANCE OF 99.83 FEET; THENCE EAST A DISTANCE OF 61.00 FEET; THENCE NORTH A DISTANCE OF 45.00 FEET; THENCE EAST A DISTANCE OF 121.00 FEET; THENCE SOUTH A DISTANCE OF 189.56 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 58,687 sq.ft. OR 1.35 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 HERON 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 HERON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN CALDWELL, OWNER REVERE HOMES, LLC

**ACKNOWLEDGMENT**

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

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

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

**ACCEPTANCE BY LEGISLATIVE BODY**

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

APPROVED BY \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

**ROCKY MOUNTAIN POWER ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.  
BY \_\_\_\_\_ TITLE- \_\_\_\_\_

**CENTRACOM ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE CENTRACOM COMPANY.  
BY \_\_\_\_\_ TITLE- \_\_\_\_\_

**CENTURY LINK ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE CENTURY LINK COMPANY.  
BY \_\_\_\_\_ TITLE- \_\_\_\_\_

**1 OF 2**

**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM E**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

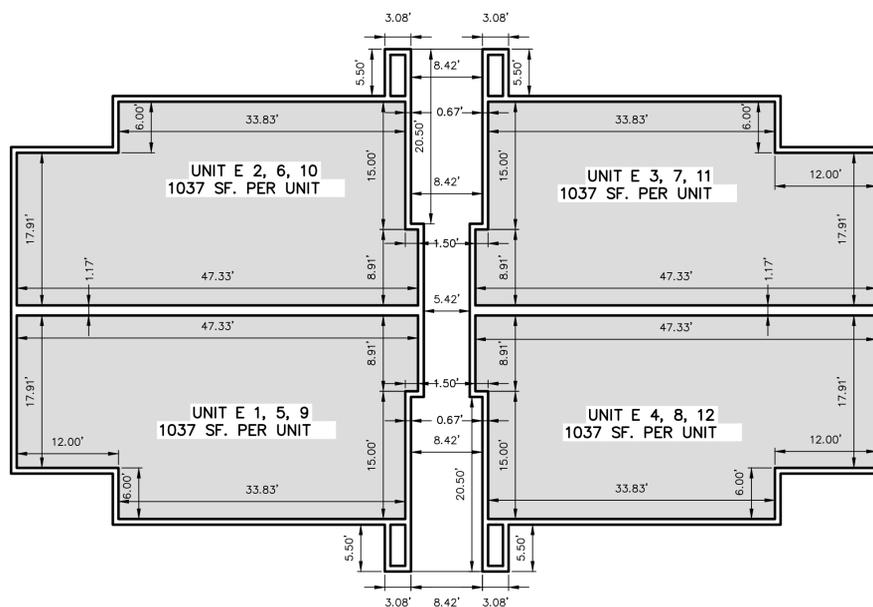
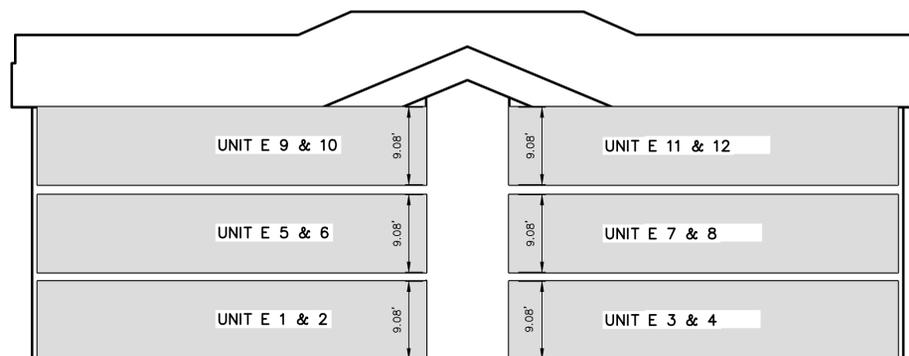
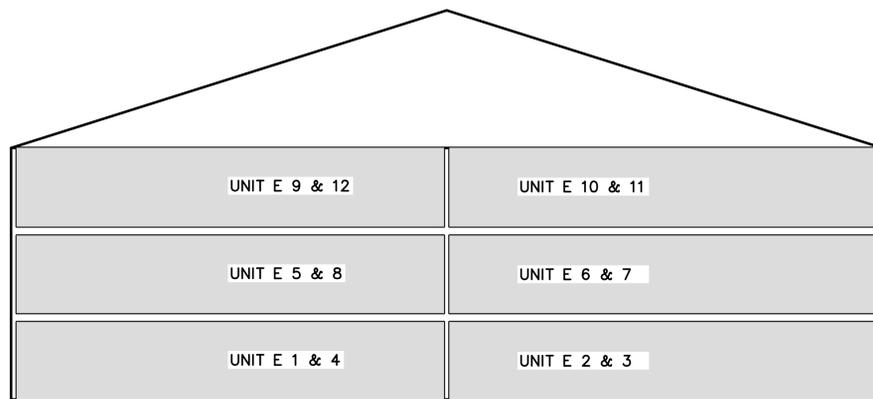
SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

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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 E



ADDRESS TABLE	
UNIT	ADDRESS
E-1	981 NORTH 120 EAST UNIT E-1
E-2	981 NORTH 120 EAST UNIT E-2
E-3	981 NORTH 120 EAST UNIT E-3
E-4	981 NORTH 120 EAST UNIT E-4
E-5	981 NORTH 120 EAST UNIT E-5
E-6	981 NORTH 120 EAST UNIT E-6
E-7	981 NORTH 120 EAST UNIT E-7
E-8	981 NORTH 120 EAST UNIT E-8
E-9	981 NORTH 120 EAST UNIT E-9
E-10	981 NORTH 120 EAST UNIT E-10
E-11	981 NORTH 120 EAST UNIT E-11
E-12	981 NORTH 120 EAST UNIT E-12

 COMMON AREA & P.U.E.  
 PRIVATE OWNERSHIP

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

BUILDING E

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

**THE ORCHARDS @ APPLE GROVE CONDOMINIUM E**

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

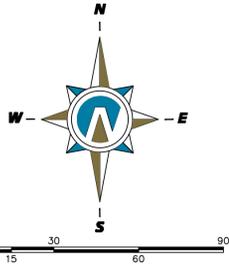
JOB NO.  
3-20-031

SHEET NO.  
2 OF 2

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

## SANTAQUIN, UTAH

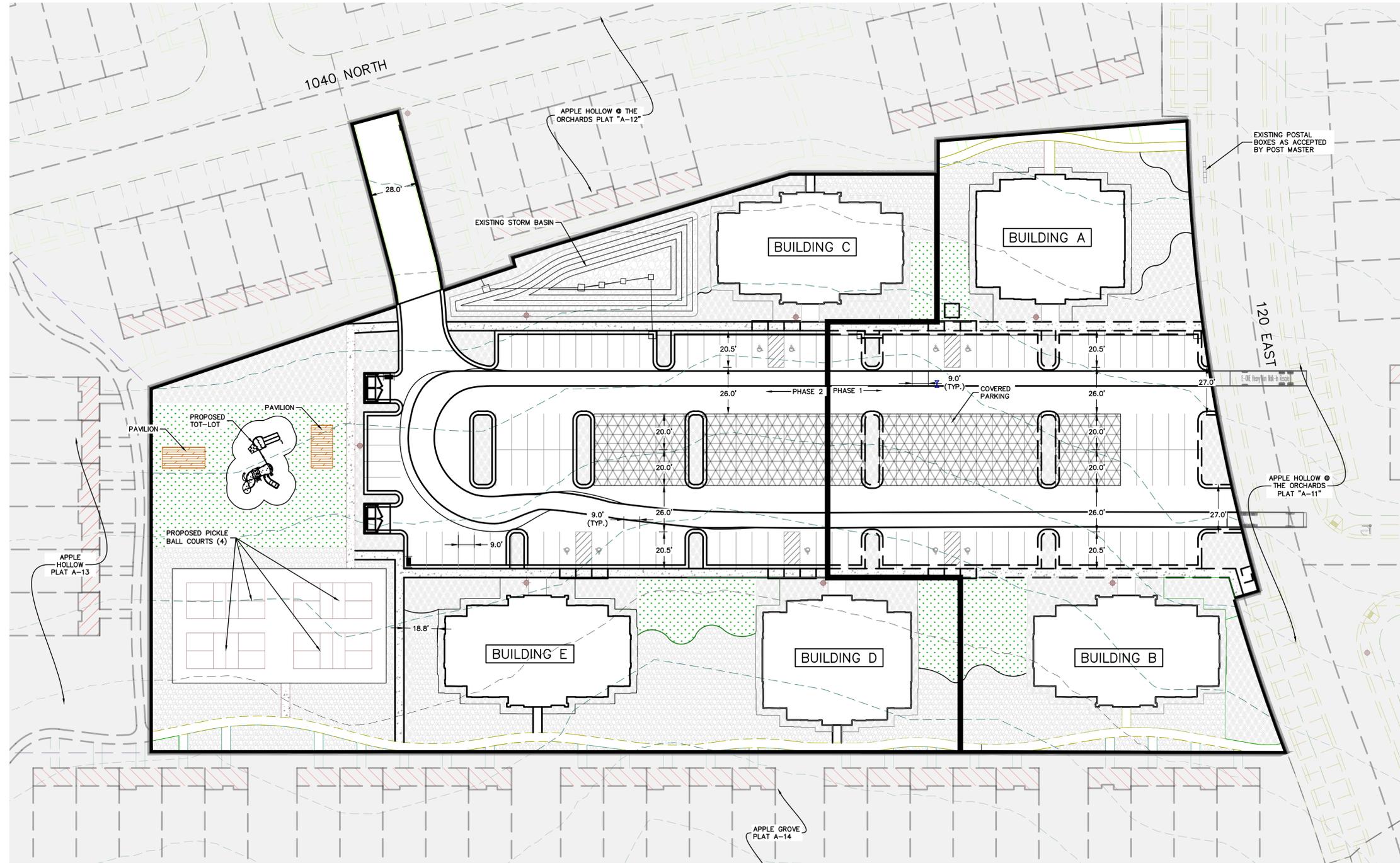
JANUARY, 2026



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



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



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**Northern ENGINEERING INC**

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

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

OVERALL SITE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. <b>SP-01</b>

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# THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

## PHASE 1 SITE PLAN – BUILDINGS A & B

### SANTAQUIN, UTAH

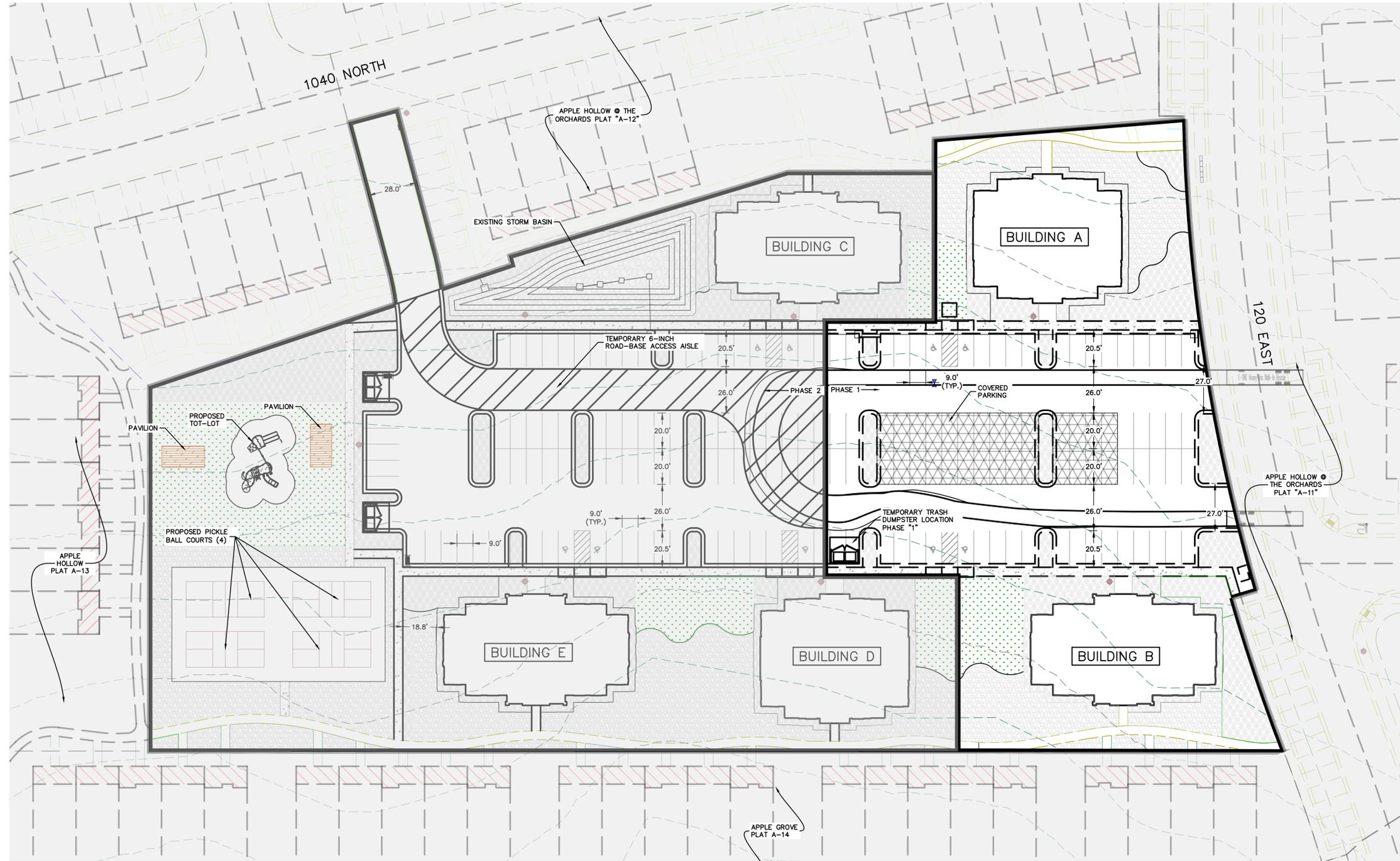
JANUARY, 2026



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



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



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

SITE PLAN PHASE 1	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. SP-01-A

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# THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

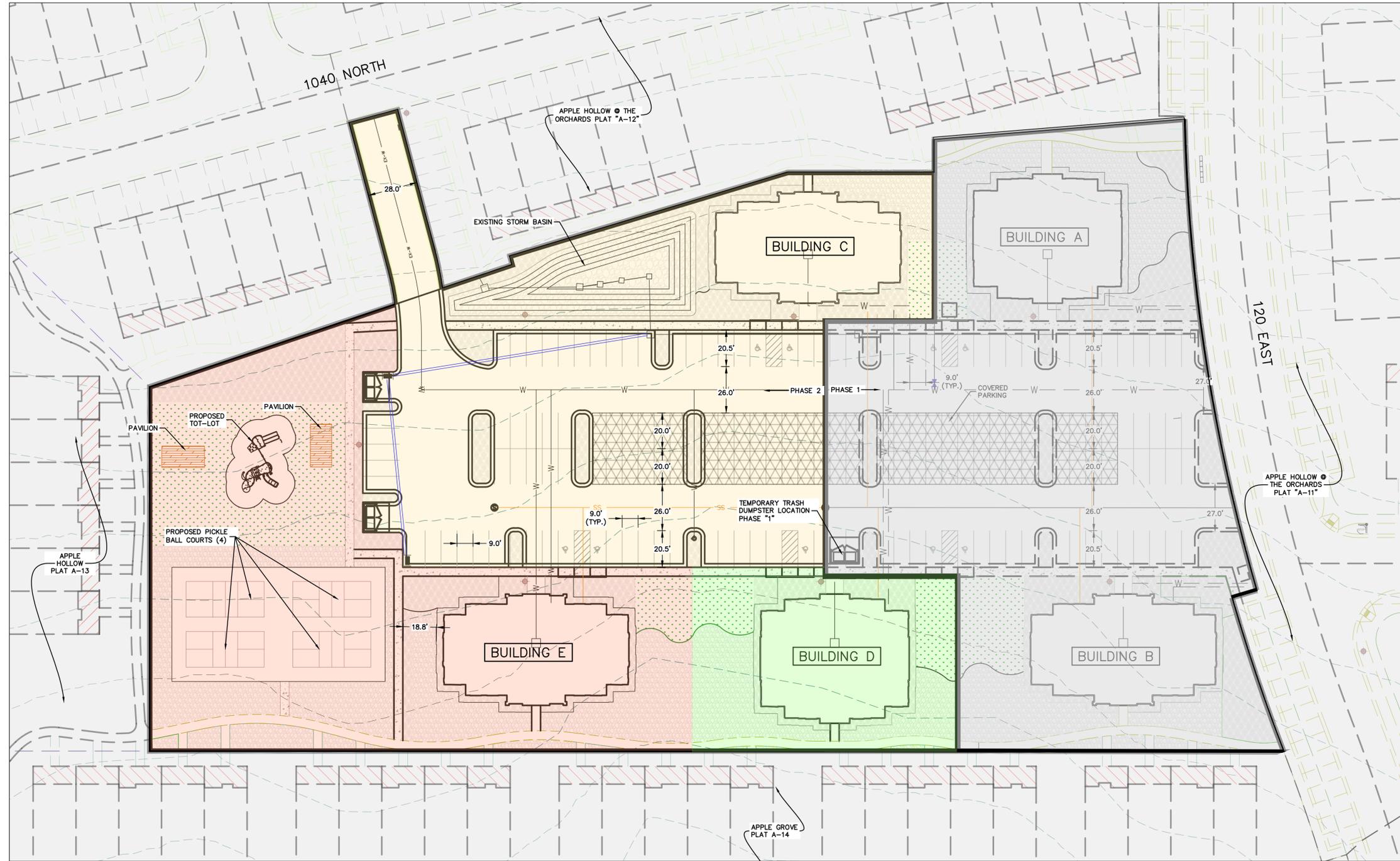
## PHASE 2 SITE PLAN – BUILDINGS C, D, & E

### SANTAQUIN, UTAH

JANUARY, 2026



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



**NOTES:**  
 -LANDSCAPE/AMENITIES PHASING PLAN FOR EACH BUILDING PHASE  
 -TEMPORARY ITEMS TO BE REMOVED AND/OR RELOCATED.

- SITE IMPROVEMENTS REQUIRED WITH BUILDING "C" CONSTRUCTION
- SITE IMPROVEMENTS REQUIRED WITH BUILDING "D" CONSTRUCTION
- SITE IMPROVEMENTS REQUIRED WITH BUILDING "E" CONSTRUCTION

**NOTE:**  
 - PHASES A AND B MUST BE COMPLETED BEFORE PHASE C. PHASES A, B, AND C MUST BE COMPLETED BEFORE PHASES D AND E. PHASES D AND E CAN BE DONE CONCURRENTLY.

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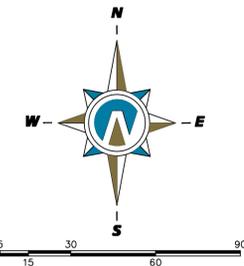
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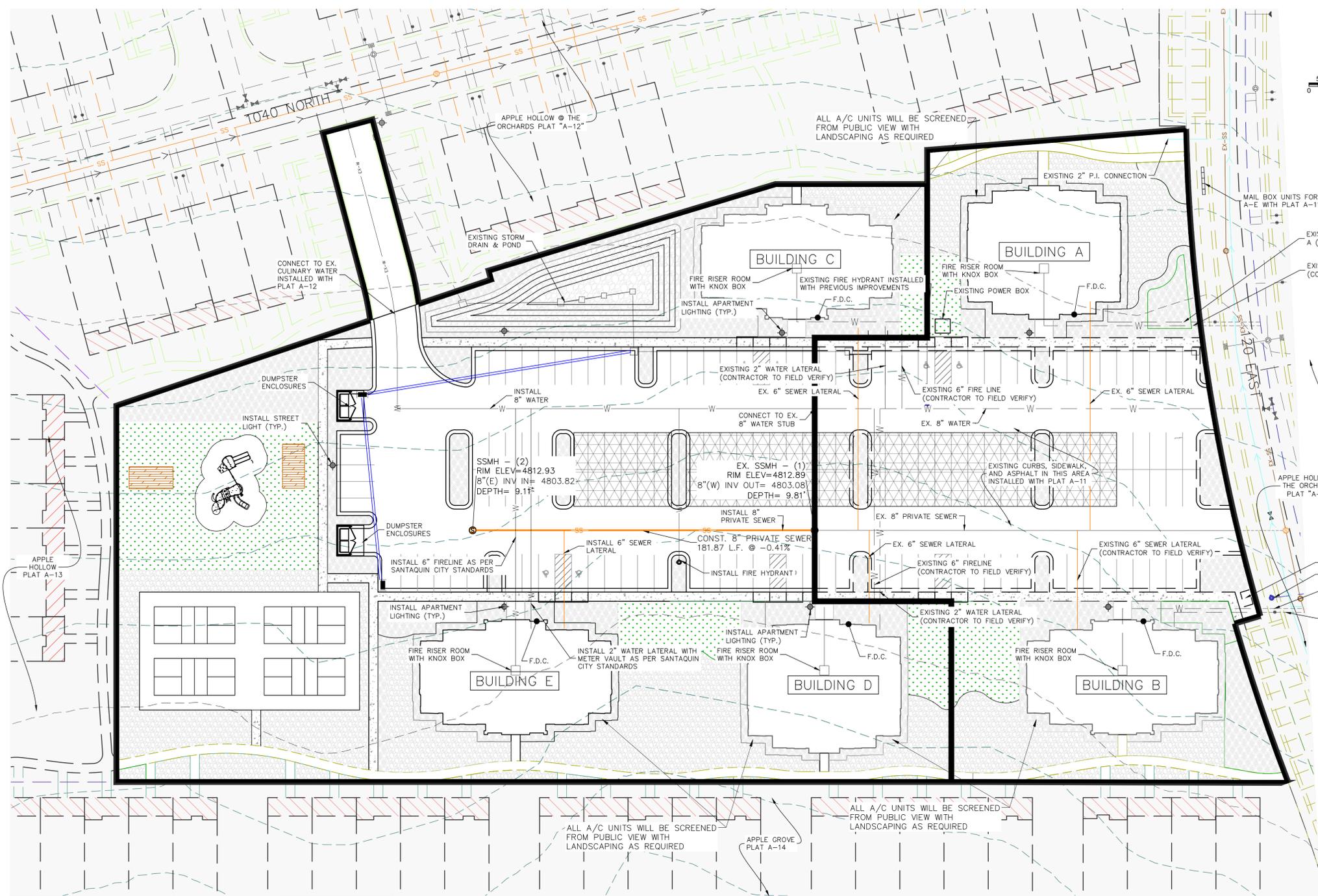
**THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E**

SITE PLAN PHASE 2	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. SP-01-B

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



**LEGEND**

	DUMPSER ENCLOSURE
	STREET LIGHT
	FIRE HYDRANT
	PROPERTY BOUNDARY
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED STORM DRAIN
	PROPERTY CURB & GUTTER
	EXISTING CURB & GUTTER

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

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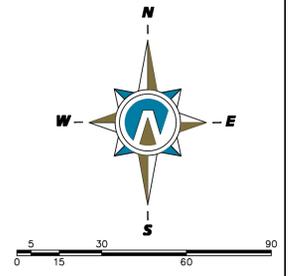
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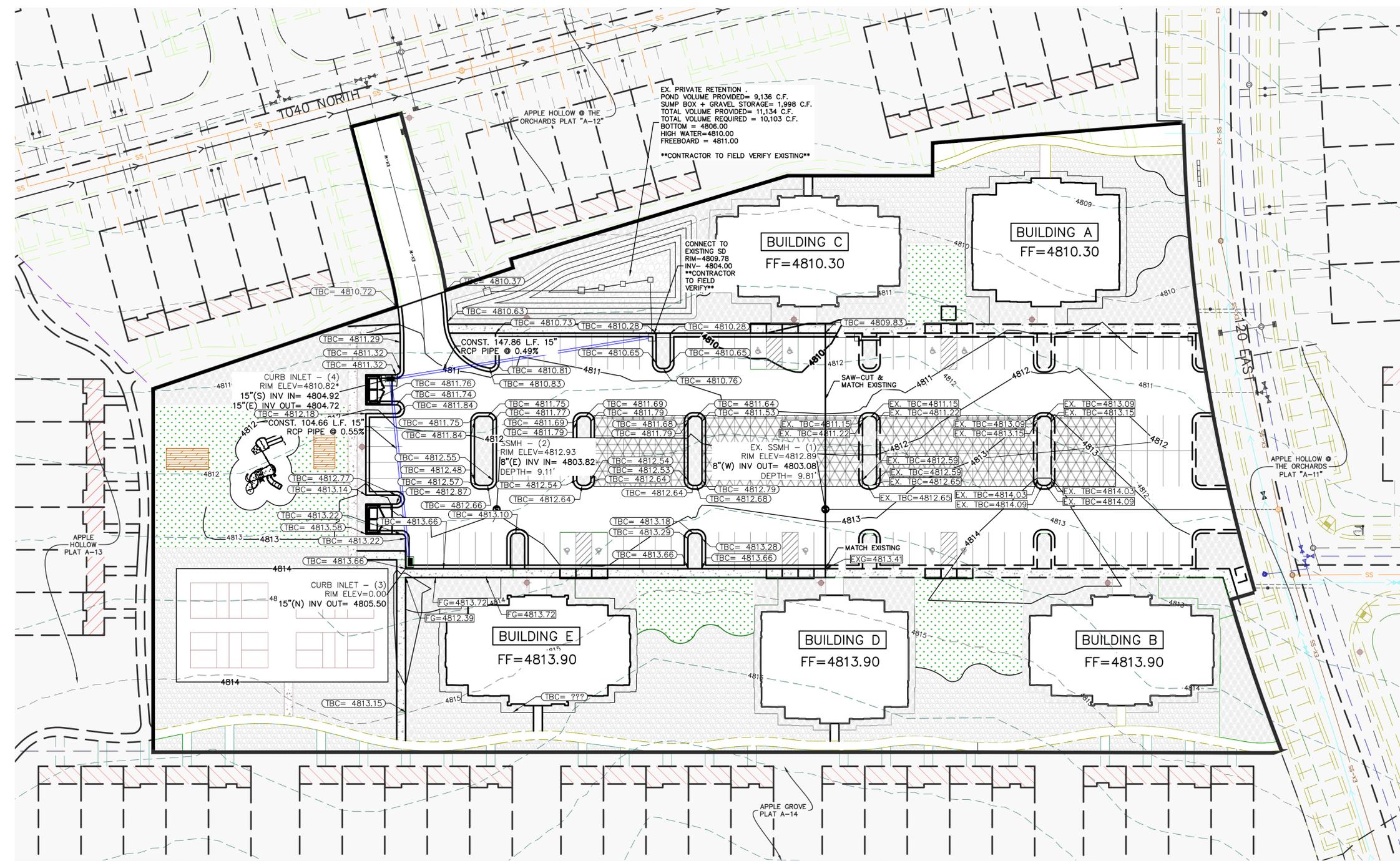
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**THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E**

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



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



EX. PRIVATE RETENTION .  
 POND VOLUME PROVIDED= 9,136 C.F.  
 SUMP BOX + GRAVEL STORAGE= 1,998 C.F.  
 TOTAL VOLUME PROVIDED= 11,134 C.F.  
 TOTAL VOLUME REQUIRED = 10,103 C.F.  
 BOTTOM = 4806.00  
 HIGH WATER=4810.00  
 FREEBOARD = 4811.00  
 \*\*CONTRACTOR TO FIELD VERIFY EXISTING\*\*

CONNECT TO  
 EXISTING SD  
 RIM= 4809.78  
 INV= 4804.00  
 \*\*CONTRACTOR  
 TO FIELD  
 VERIFY\*\*

CURB INLET - (4)  
 RIM ELEV=4810.82\*  
 15"(S) INV IN= 4804.92  
 15"(E) INV OUT= 4804.72  
 CONST. 104.66 L.F. 15"  
 RCP PIPE @ 0.55%

EX. SSMH - (1)  
 RIM ELEV=4812.89  
 8"(E) INV IN= 4803.82  
 8"(W) INV OUT= 4803.08  
 DEPTH= 9.11'

CURB INLET - (3)  
 RIM ELEV=0.00  
 15"(N) INV OUT= 4805.50

LEGEND:  
 FF=FINISHED FLOOR

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

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

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

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

SANTAQUIN, UTAH

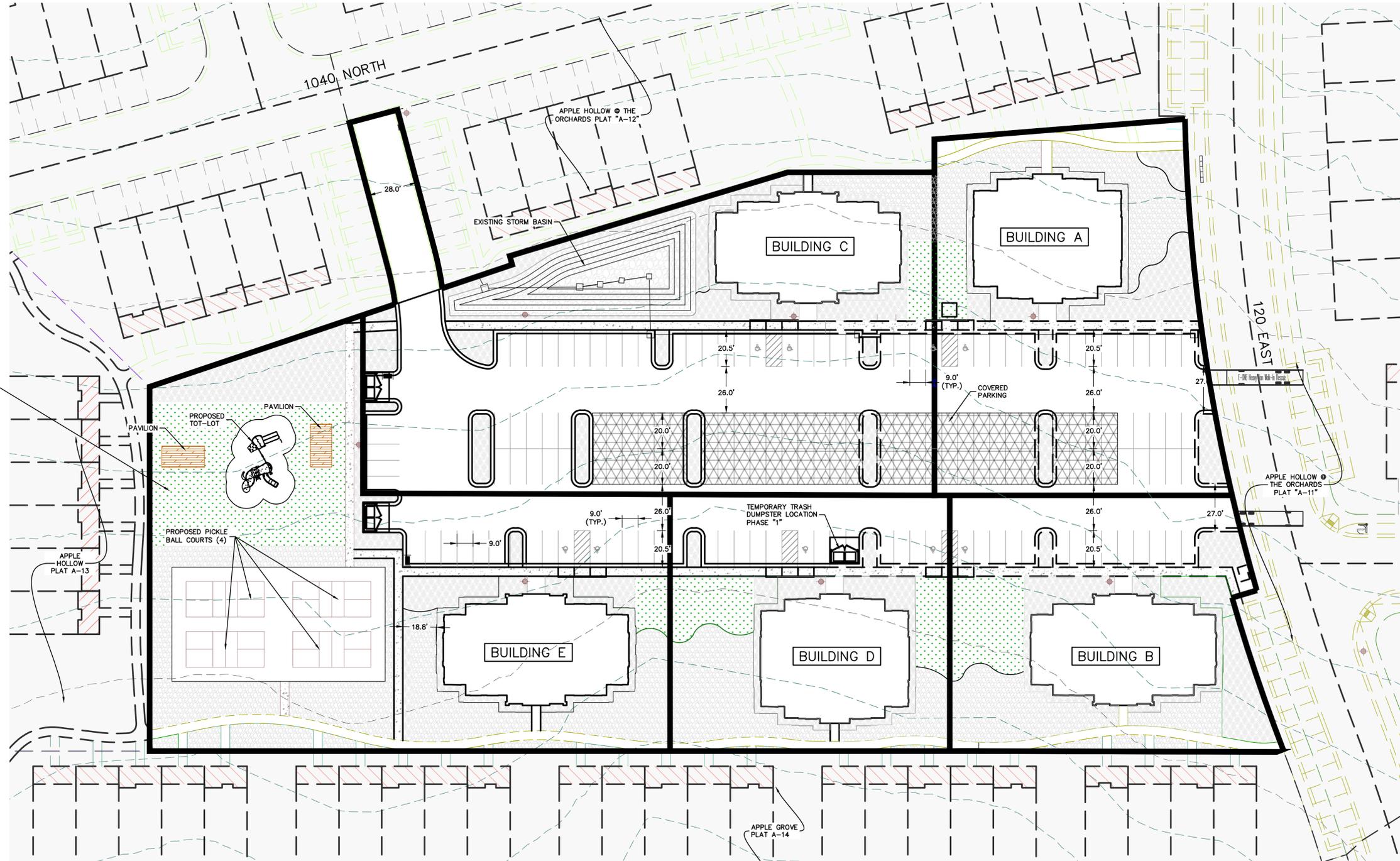
JANURAY, 2025



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



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



LANDSCAPE & AMENITIES IN THIS AREA TO BE INSTALLED WITH BUILDING "E" IMPROVEMENTS

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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

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**LANDSCAPING LEGEND:**

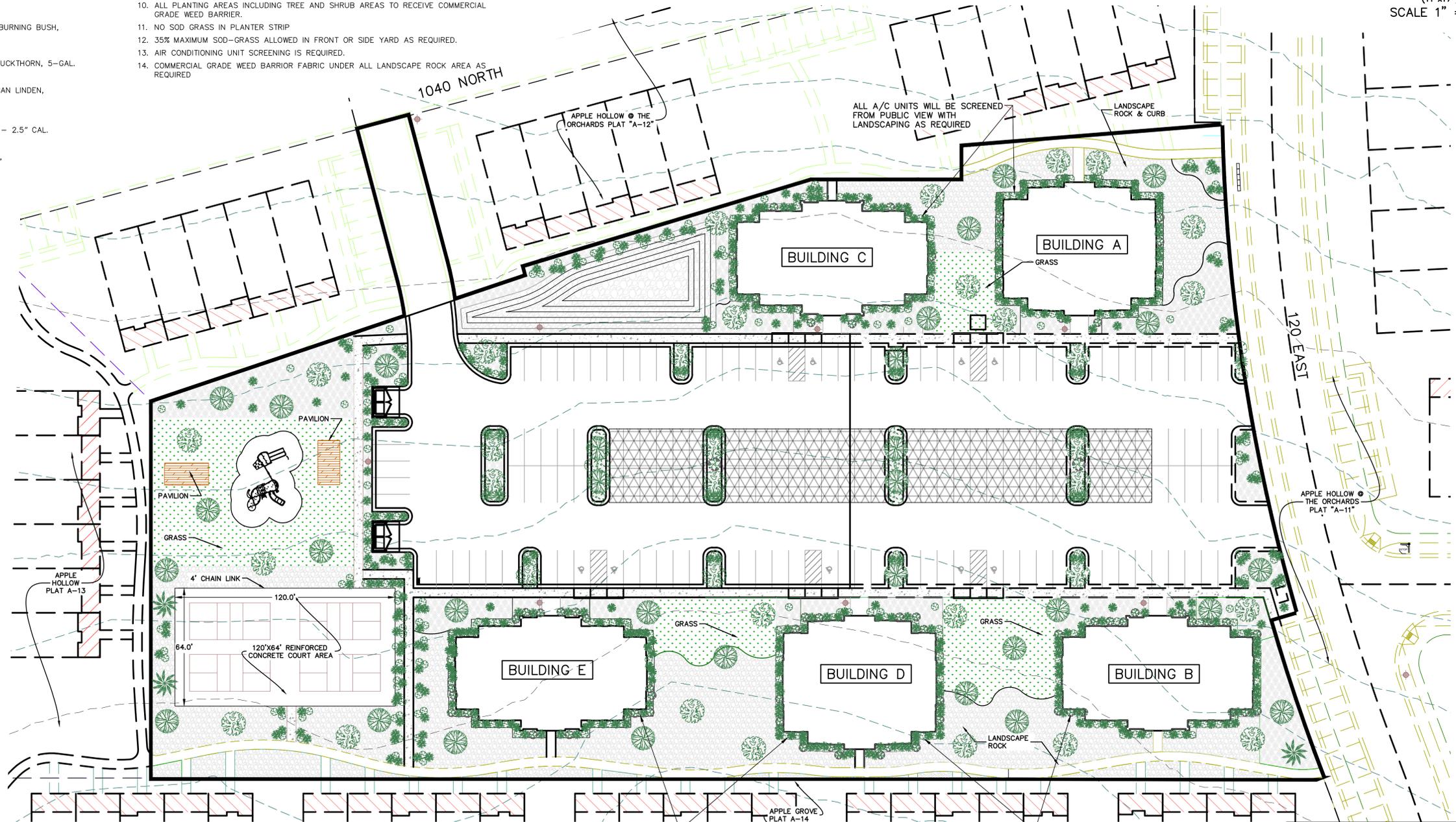
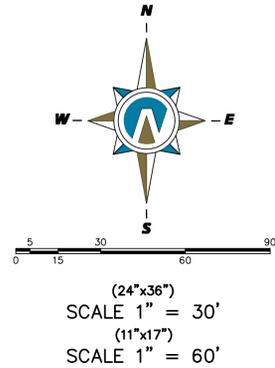
-  DETENTION BASIN LANDSCAPE ROCK: 4-6" TAN CRUSHED ROCK AT 8" TO 12" THICK PLACED OVER DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS AS REQUIRED. (SEE NOTE 14)
-  LANDSCAPE ROCK: TWO TO FOUR INCH (2" TO 4") DECORATIVE COBBLE ROCK. A SAMPLE OF THE PROPOSED MATERIAL MUST BE SUBMITTED TO AND APPROVED BY SANTAQUIN CITY PRIOR TO PLACING. COBBLE ROCK MULCH SHALL BE INSTALLED TO AN AVERAGE DEPTH OF FOUR INCHES (4") AND SHALL COMPLETELY COVER ALL PLANTER STRIP AREA. PRIOR TO INSTALLATION OF COBBLE ROCK, MULCH, A MIRAFI 600 (OR APPROVED EQUIVALENT) FABRIC MUST BE APPLIED TO THE PLANTER STRIP AREA. (SEE NOTE 14)
- 262±  HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS, 1-GAL.
- 139±  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

**LANDSCAPE DATA TABLE:**

OVERALL AREA	=	181,814	S.F.	(100%)
BUILDINGS	=	26,792	S.F.	(15%)
HARD SURFACE	=	77,553	S.F.	(43%)
AMENITIES (PATIO, & COURT)	=	9,860	S.F.	(5%)
LANDSCAPE AREA	=	67,495	S.F.	(37%)
- LANDSCAPE ROCK	=	25,536	S.F.	(38%)
- GRASS-SOD PLANT BASE	=	13,500	S.F.	(20%)
- SHRUB BEDS	=	28,459	S.F.	(42%)

**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. 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.
5. CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS.
6. ANY PROPOSED SUBSTITUTIONS OF PLAN SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
7. 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.
8. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 1-FT OF ANY WALK EDGE.
9. 35% MAXIMUM SOD-GRASS ALLOWED IN FRONT OR SIDE YARD AS REQUIRED.
10. AIR CONDITIONING UNIT SCREENING IS REQUIRED.
11. COMMERCIAL GRADE WEED BARRIER FABRIC UNDER ALL LANDSCAPE ROCK AREA AS REQUIRED.
12. NO SOD GRASS IN PLANTER STRIP
13. 35% MAXIMUM SOD-GRASS ALLOWED IN FRONT OR SIDE YARD AS REQUIRED.
14. AIR CONDITIONING UNIT SCREENING IS REQUIRED.
15. COMMERCIAL GRADE WEED BARRIER FABRIC UNDER ALL LANDSCAPE ROCK AREA AS REQUIRED.



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**Northern ENGINEERING INC**  
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1040 E. 800 N.  
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**THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E**

LANDSCAPE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. LS-02

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.

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

The following trees are prohibited in park strips:

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

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

**Sub-section C. Tree Substitutions for Unique Environments**

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

**TABLE 20-2 Tree Substitutions for Unique Environments**

Botanical Name	Common Name	Use in Unique Environment
<i>Pinus strobus</i>	White Pine Tree	Single in location with vertical park strips & bar
<i>Thuja occidentalis</i>	Rocky Mountain Cedar	Cluster in bar
<i>Juniperus horizontalis</i>	Blue Juniper	Cluster in bar
<i>Thuja occidentalis</i>	Rocky Mountain Cedar	Cluster in bar
<i>Juniperus horizontalis</i>	Blue Juniper	Cluster in bar
<i>Juniperus horizontalis</i>	Blue Juniper	Cluster in bar

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

**Sub-section D. Streetscape Substitutions**

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

Substitutions require the approval of the Public Works Director.

**Sub-Section E. Tree and Shrub Installation:**

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

**References**

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

**Quality Assurance**

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

**Product Delivery, Storage, and Handling**

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

**Acceptance**

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

**Samples**

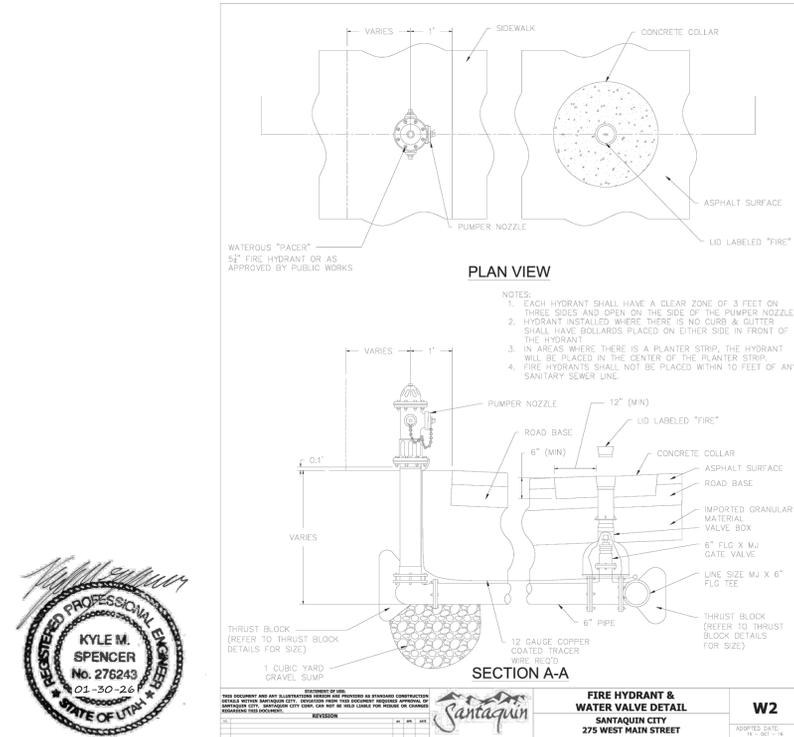
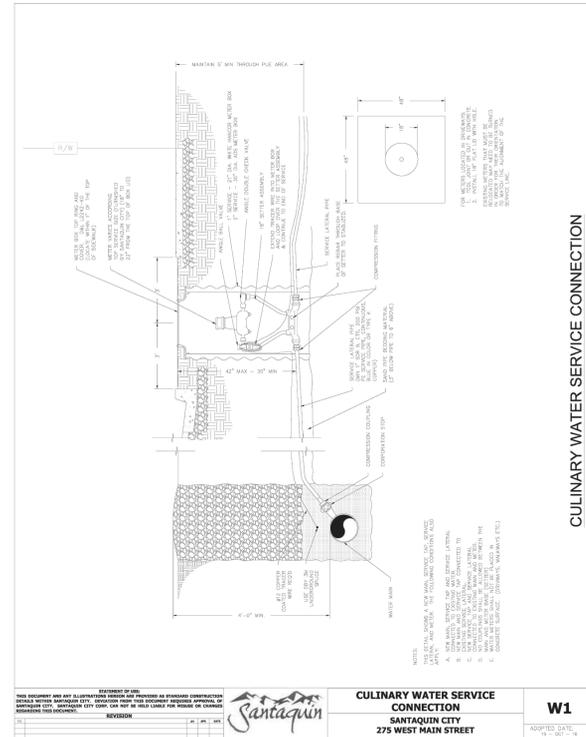
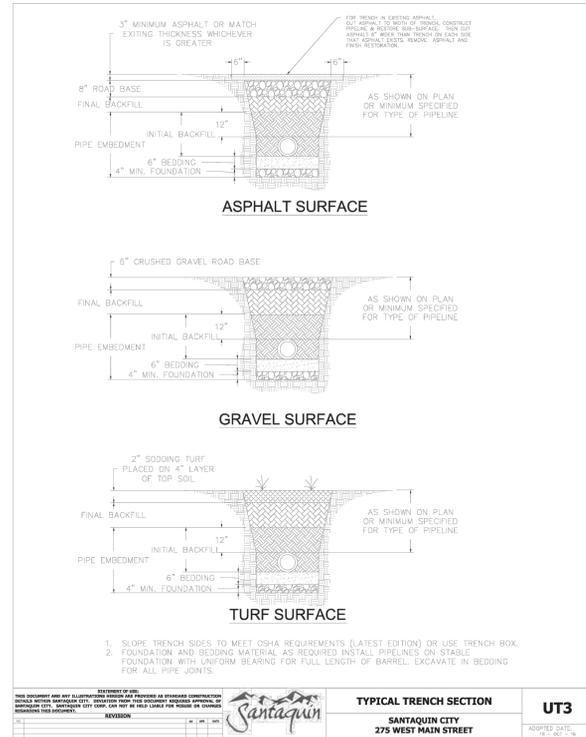
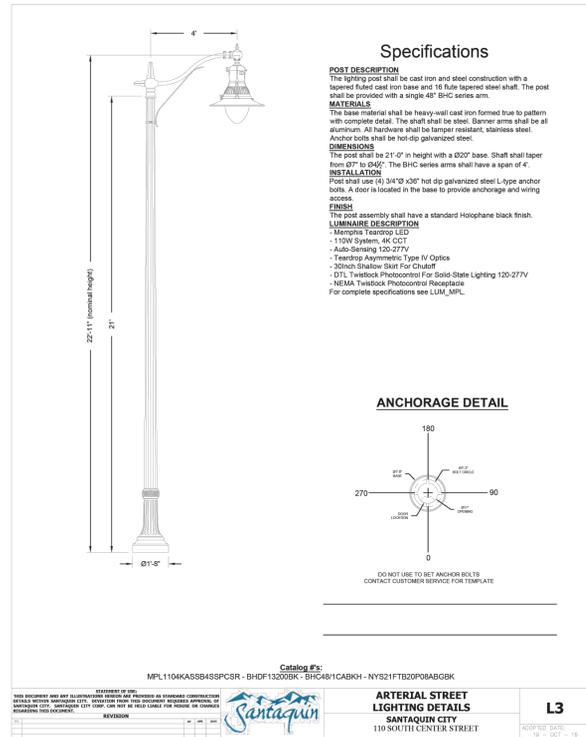
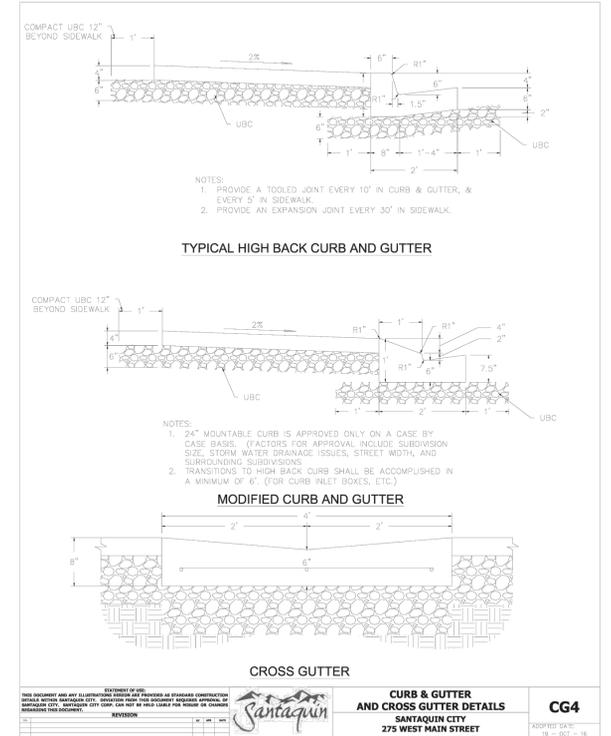
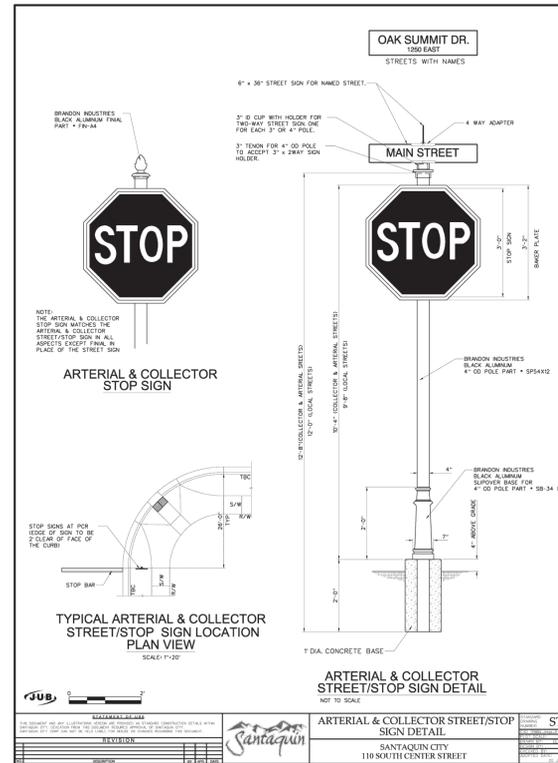
1. Submit samples of the materials listed below to the City for inspection and approval prior to the beginning of work.
2. Begin delivery of materials only after the City approves samples. All materials furnished for the work shall conform in every respect to the approved samples. Any non-conforming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

**General**

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

**Plants**

1. All plants shall comply with federal and state laws requiring inspection for plant disease and infestations.
- Any inspection certificates required by law shall accompany each delivery of plants and such certificate shall be given to the City. All plants shall be subject to inspection and approval at the place of growth or upon



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

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

APPLE HOLLOW @ THE ORCHARDS "B-2"

DETAILS	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. DT-01

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