



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 10, 2026, at 10:00 AM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

### NEW BUSINESS

**1. Final Subdivision Review for Apple Grove Plat A and B**

A final review of a 24 unit condominium development located at approximately 1000 North 120 East

### MEETING MINUTES APPROVAL

**2. Meeting Minutes Approval**

January 27, 2026

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at [www.santaquin.gov](http://www.santaquin.gov), in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

Stephanie Christensen, City Recorder

# THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

FINAL PLAT  
SANTAQUIN, UTAH COUNTY, UTAH  
JANUARY 2026

## -INDEX OF PLAN SHEETS-

### GENERAL

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

### ROADWAY/STORM DRAIN

- ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
- 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.

### 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

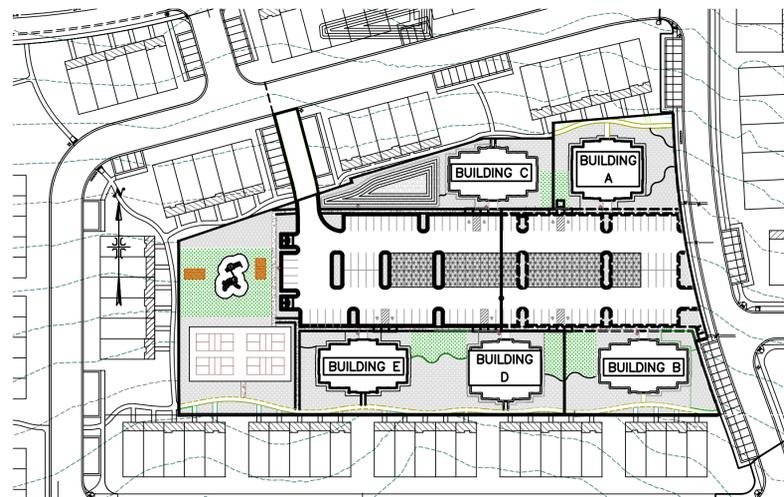
SHEET	DESCRIPTION
1	COVER SHEET
	FINAL PLATS FOR THE ORCHARDS @ APPLE GROVE CONDOMINIUM A, B, C, D, & E
SP-01	OVERALL SITE PLAN
SP-01-A	SITE PLAN PHASE 1
SP-01-B	SITE PLAN PHASE 2
UT-01	UTILITY LAYOUT
GR-01	GRADING & DRAINAGE
LS-01	LANDSCAPE/AMENITIES PHASING PLAN
LS-02	LANDSCAPE PLAN
DT-01	DETAILS
DT-02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



VICINITY MAP  
-NTS-

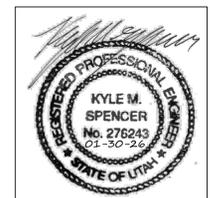
TABULATIONS  
APPLE HOLLOW AT THE ORCHARDS B

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.

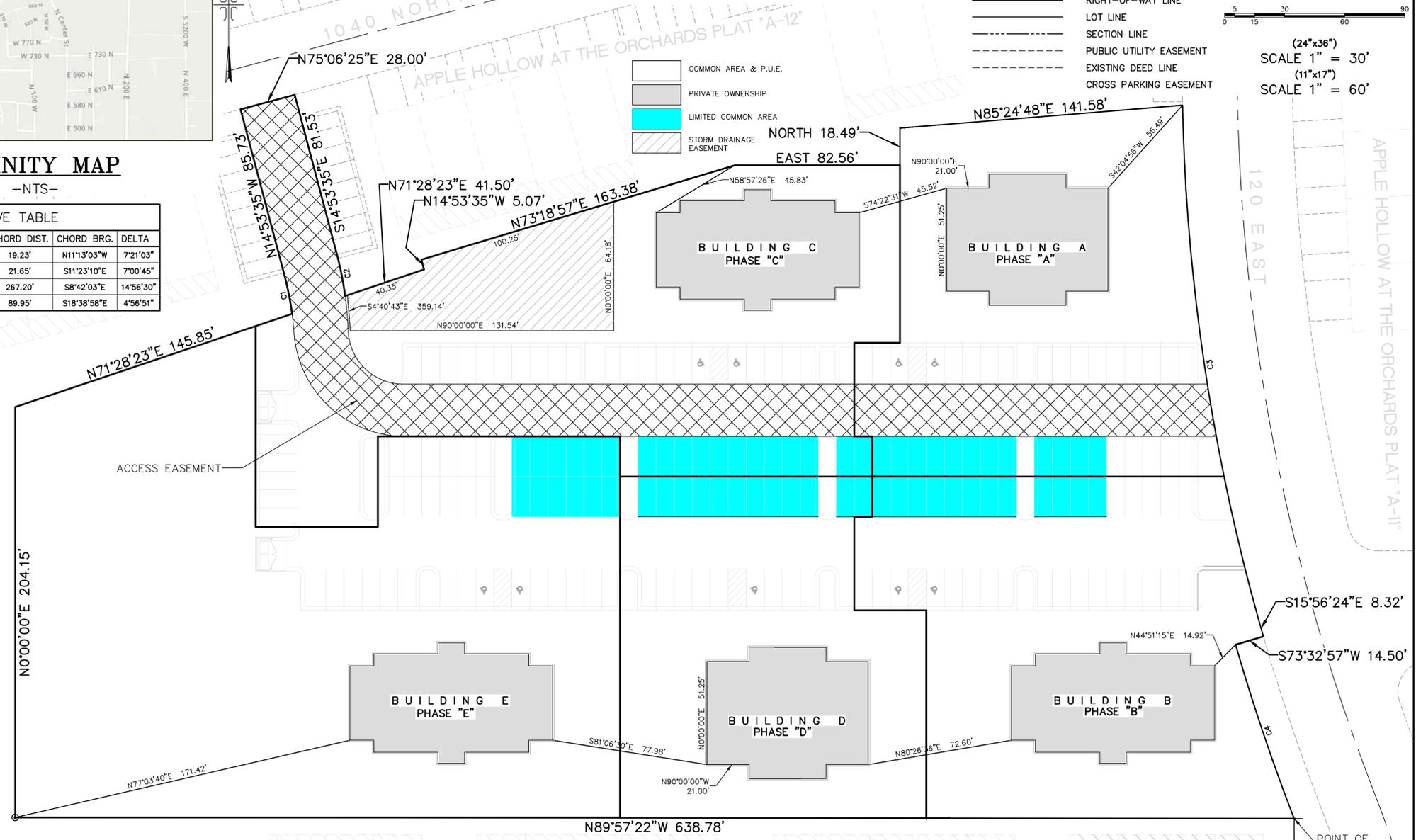
### LEGEND

- 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



**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

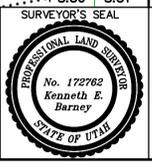
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET



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

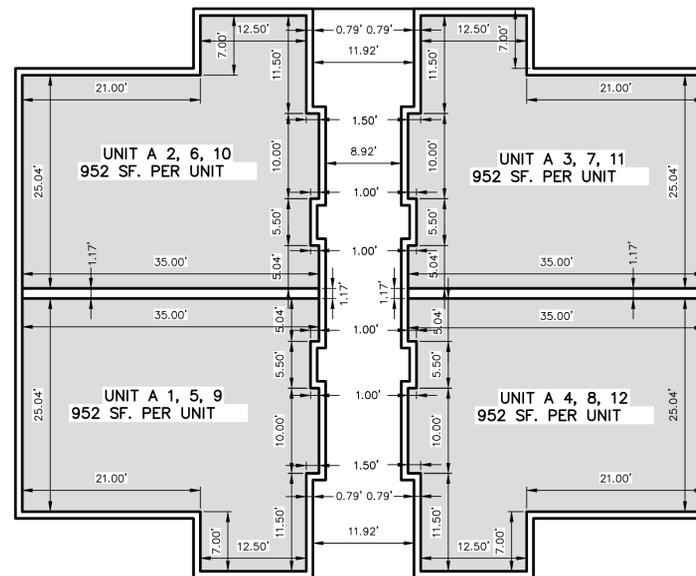
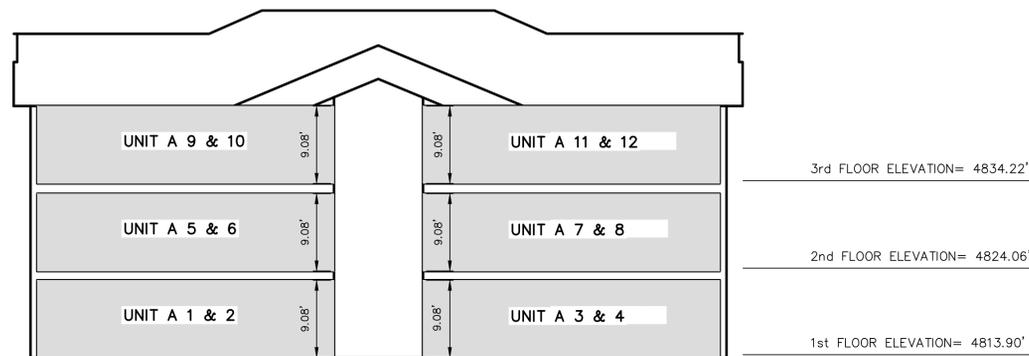
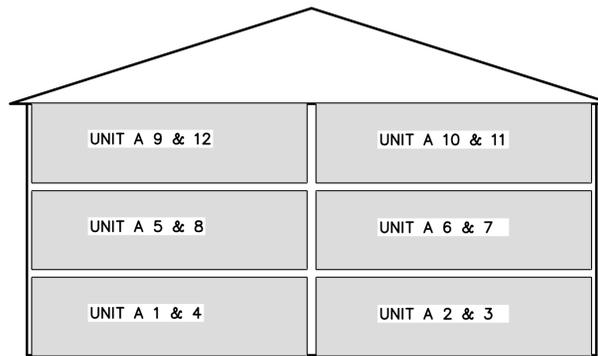


NOTARY PUBLIC SEAL

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

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 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

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

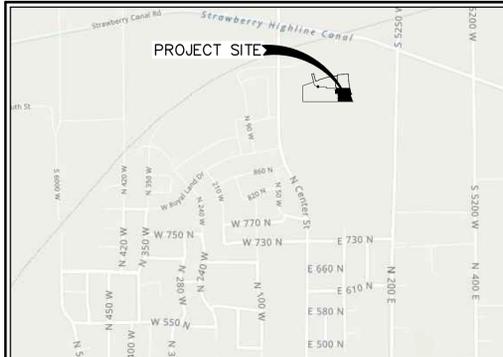
**THE ORCHARDS @ APPLE GROVE CONDOMINIUM A**

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.  
3-20-031

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) NBCBU - 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

**ROCKY MOUNTAIN POWER ACCEPTANCE**

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

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

**CENTRACOM ACCEPTANCE**

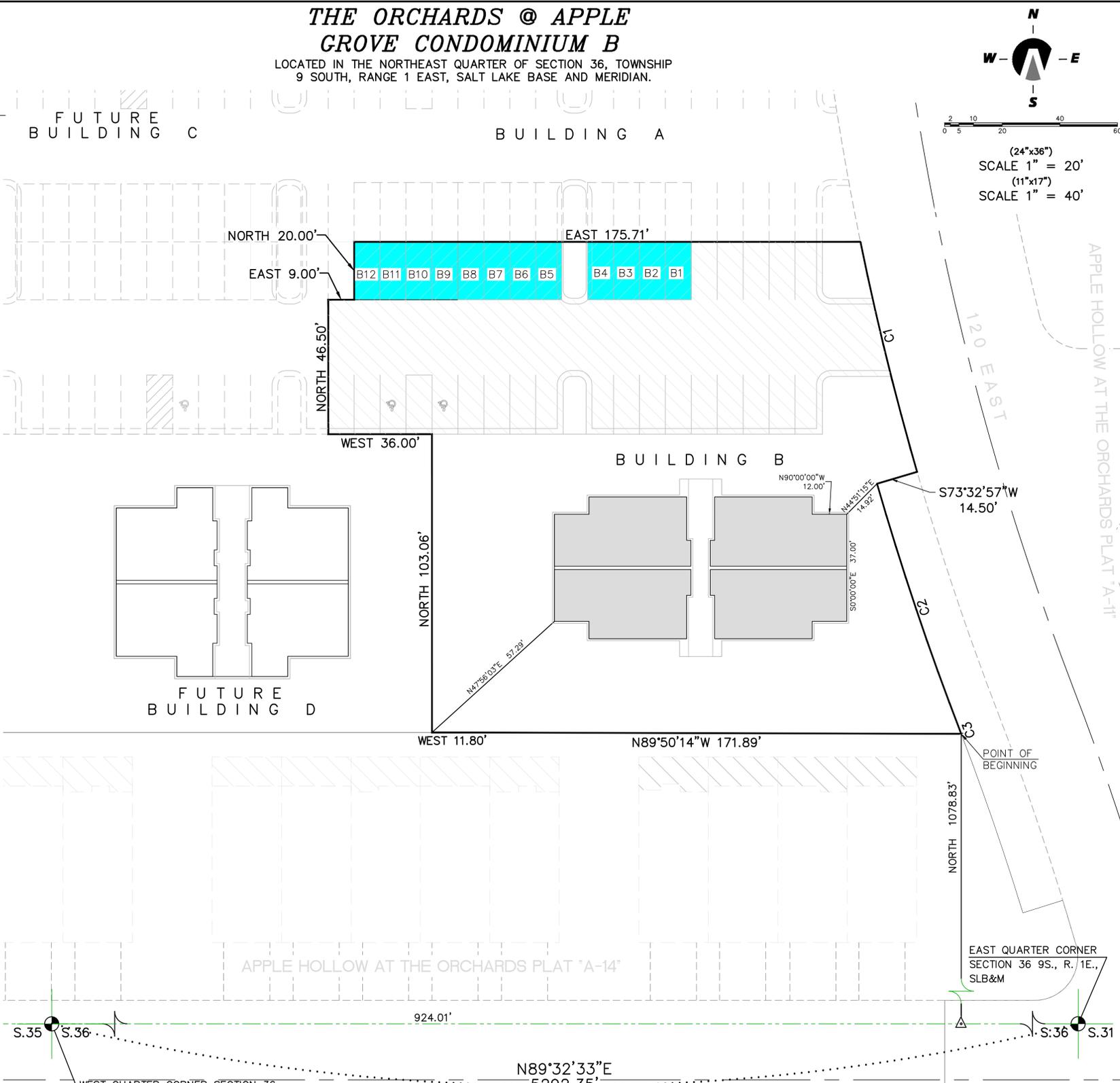
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE CENTRACOM COMPANY.

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

**CENTURY LINK ACCEPTANCE**

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

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



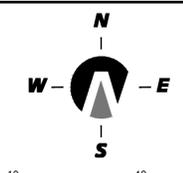
WEST QUARTER CORNER SECTION 36 T. 9S., R. 1E., SLB&M

(BASIS OF BEARING)

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	81.91'	1027.50'	81.89'	S13°53'17"E	4°34'03"
C2	89.97'	1042.00'	89.96'	S18°38'58"E	4°56'50"
C3	1.31'	958.00'	1.31'	S21°05'07"E	0°04'42"

**THE ORCHARDS @ APPLE GROVE CONDOMINIUM B**

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 B" 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 924.01 FEET; THENCE NORTH A DISTANCE OF 1078.83 FEET TO THE REAL POINT OF BEGINNING

THENCE N.89°50'14"W. A DISTANCE OF 171.89 FEET; THENCE WEST A DISTANCE OF 11.80 FEET; THENCE NORTH A DISTANCE OF 103.06 FEET; THENCE WEST A DISTANCE OF 36.00 FEET; THENCE NORTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 175.71 FEET TO A POINT OF CURVATURE OF A 1027.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 81.91 FEET HAVING A CENTRAL ANGLE OF 04°34'03" AND A CHORD THAT BEARS S.13°53'17"E. A DISTANCE OF 81.89 FEET; THENCE S.73°32'57"W. A DISTANCE OF 14.50 FEET TO A POINT OF CURVATURE OF A 1042.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 89.97 FEET HAVING A CENTRAL ANGLE OF 04°56'50" AND A CHORD THAT BEARS S.18°38'58"E. A DISTANCE OF 89.96 FEET TO A POINT OF A REVERSE CURVATURE OF A 958.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 1.31 FEET HAVING A CENTRAL ANGLE OF 00°04'42" AND A CHORD THAT BEARS S.21°05'07"E. A DISTANCE OF 1.31 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 29,978 sq.ft. OR 0.69 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 HEREOF 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 HEREOF 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: \_\_\_\_\_ 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 B**

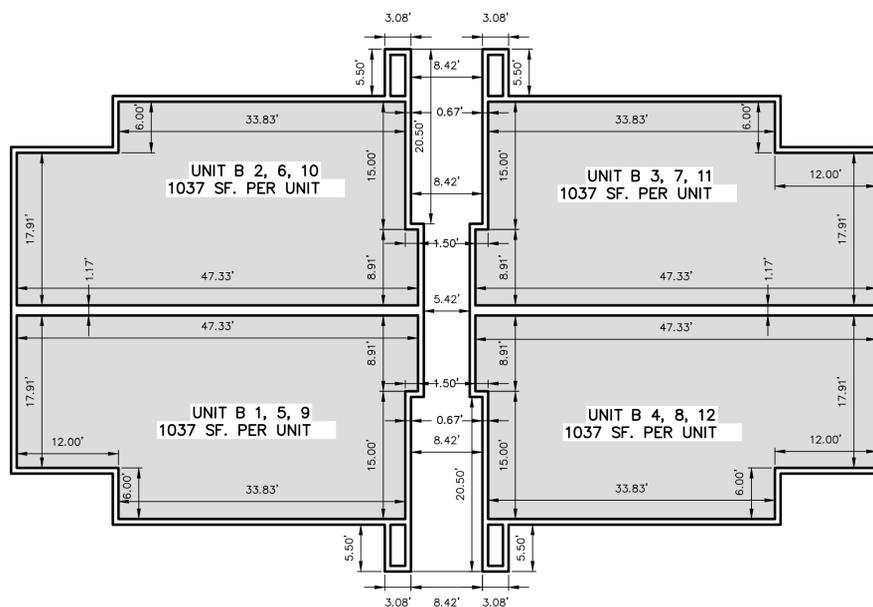
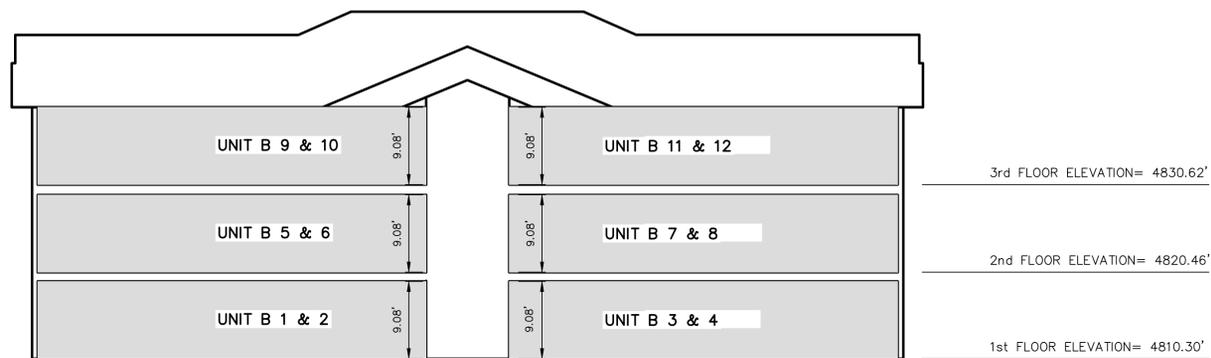
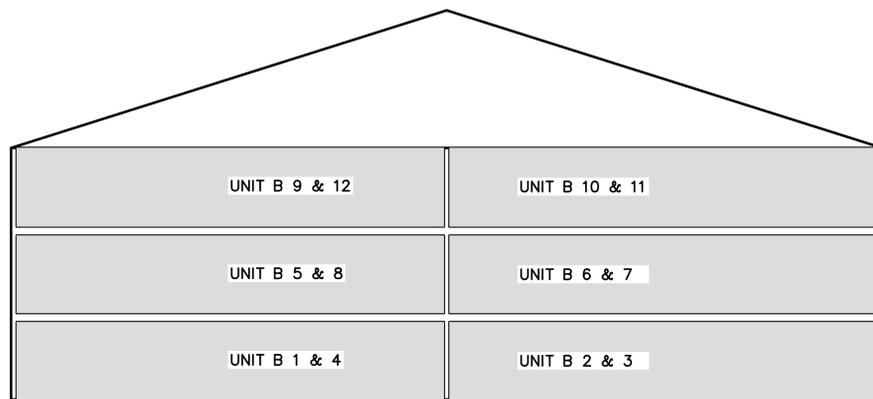
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

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

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

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





BUILDING B

ADDRESS TABLE	
UNIT	ADDRESS
B-1	987 NORTH 120 EAST UNIT B-1
B-2	987 NORTH 120 EAST UNIT B-2
B-3	987 NORTH 120 EAST UNIT B-3
B-4	987 NORTH 120 EAST UNIT B-4
B-5	987 NORTH 120 EAST UNIT B-5
B-6	987 NORTH 120 EAST UNIT B-6
B-7	987 NORTH 120 EAST UNIT B-7
B-8	987 NORTH 120 EAST UNIT B-8
B-9	987 NORTH 120 EAST UNIT B-9
B-10	987 NORTH 120 EAST UNIT B-10
B-11	987 NORTH 120 EAST UNIT B-11
B-12	987 NORTH 120 EAST UNIT B-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.

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 B**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.  
3-20-031

SANTAQUIN, UTAH

SHEET NO.  
2 OF 2

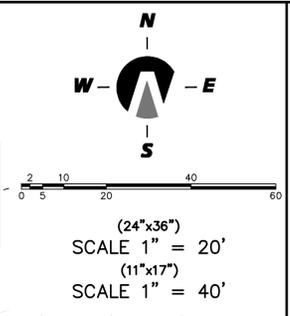


VICINITY MAP

# 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	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"



- 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**

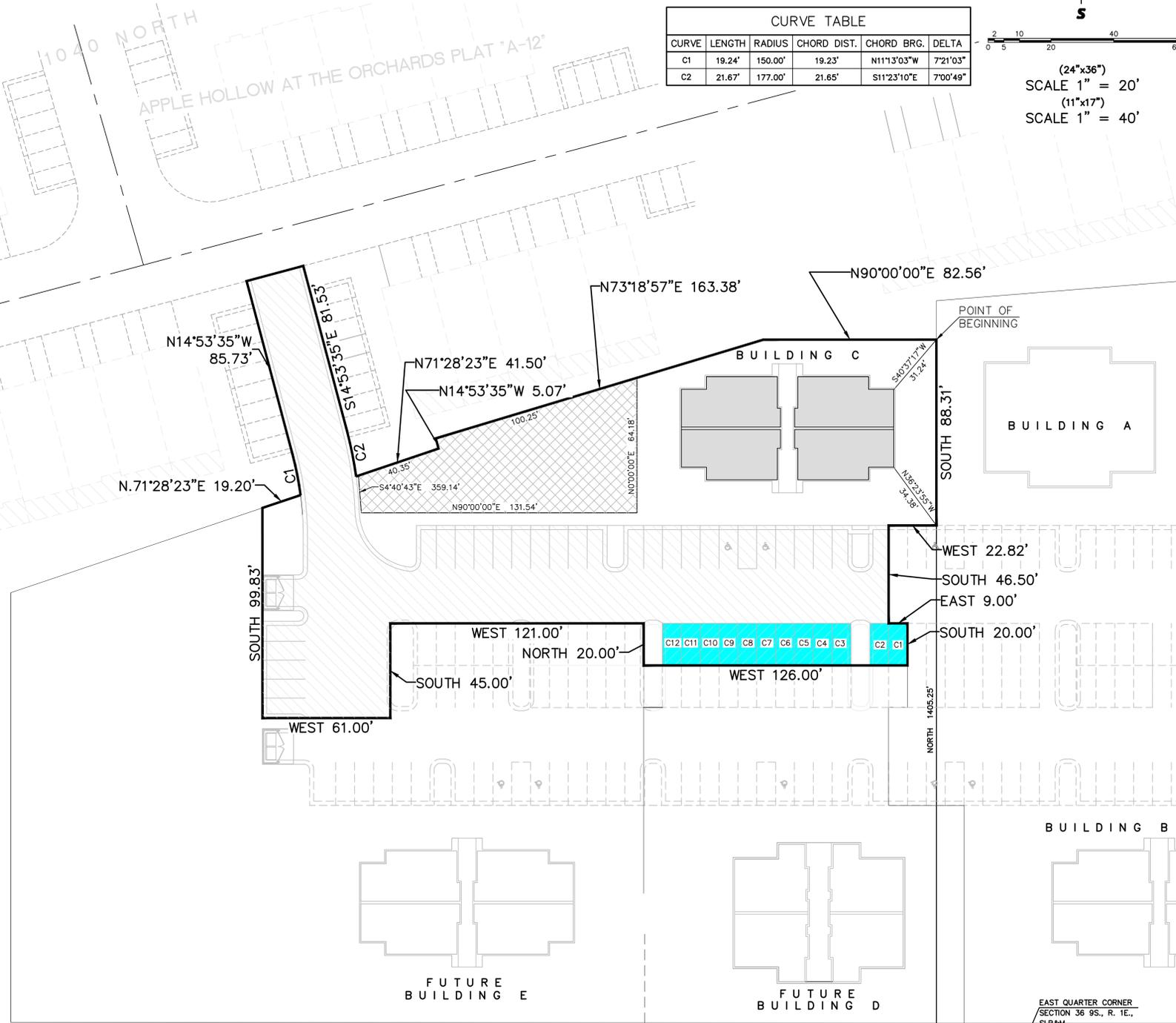
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE CENTRACOM COMPANY.

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

**CENTURY LINK ACCEPTANCE**

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

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



**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 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

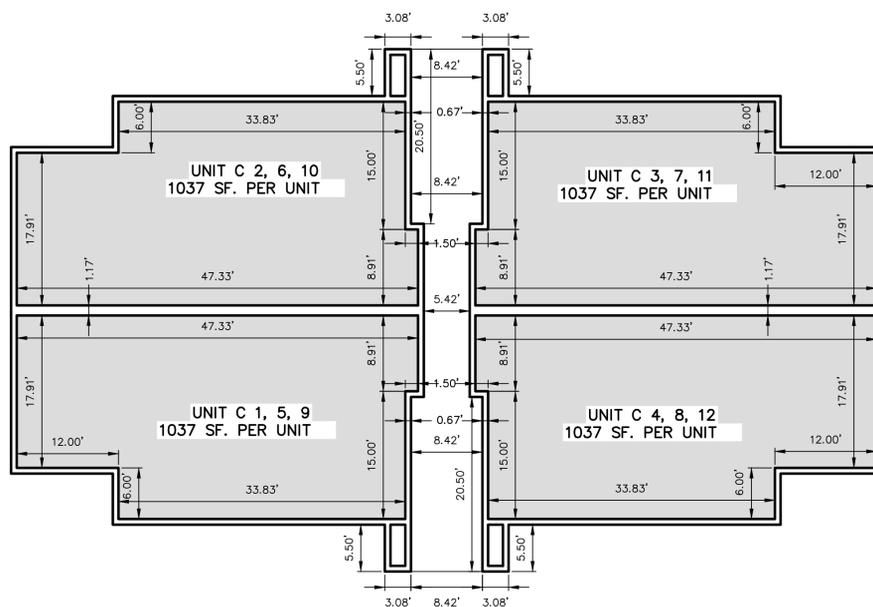
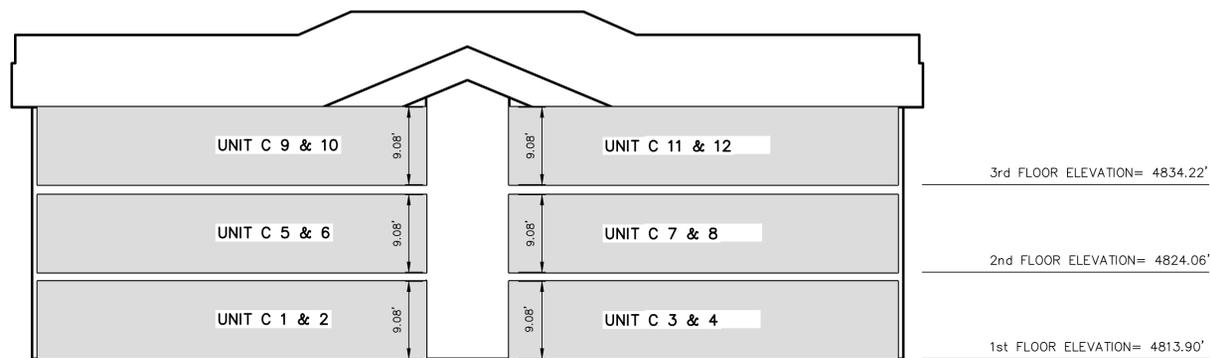
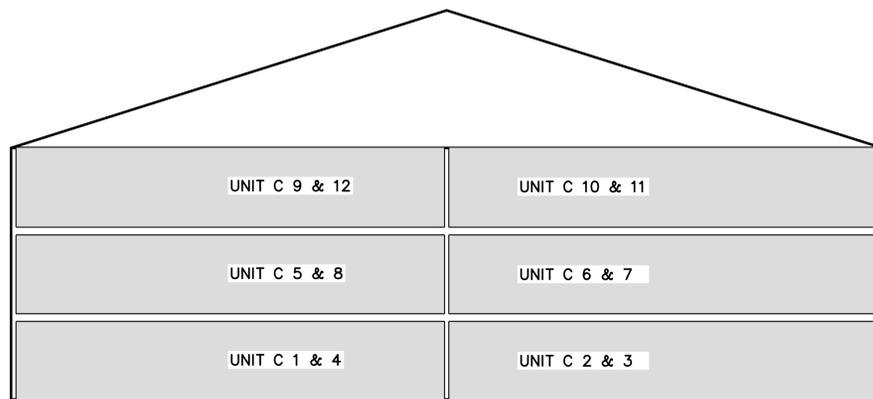
SURVEYOR'S SEAL CITY ENGINEER SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER SEAL

UNIT ADDRESSING (SEE SHEET 2 OF 2)

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



THE ORCHARDS @ APPLE GROVE CONDOMINIUM 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.

BUILDING C

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

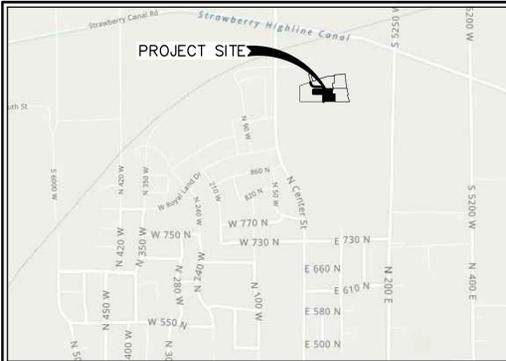
**THE ORCHARDS @ APPLE GROVE CONDOMINIUM C**

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: \_\_\_\_\_

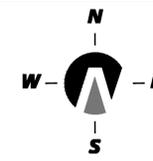
**CENTRACOM ACCEPTANCE**

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

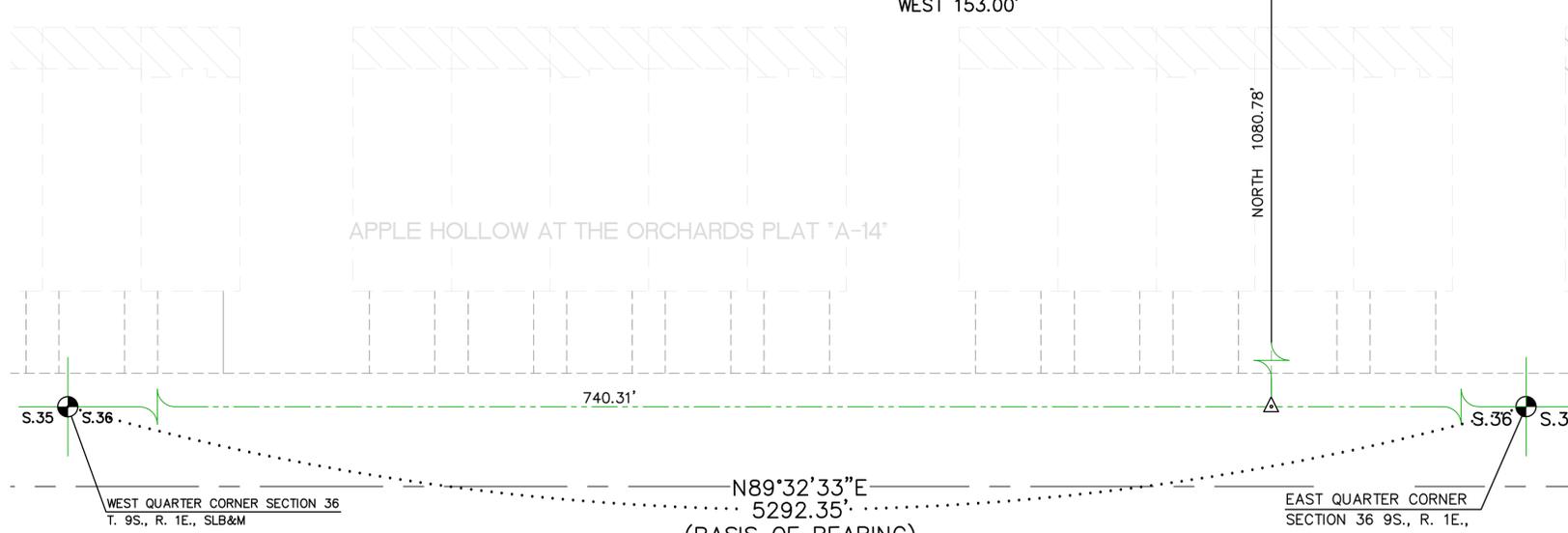
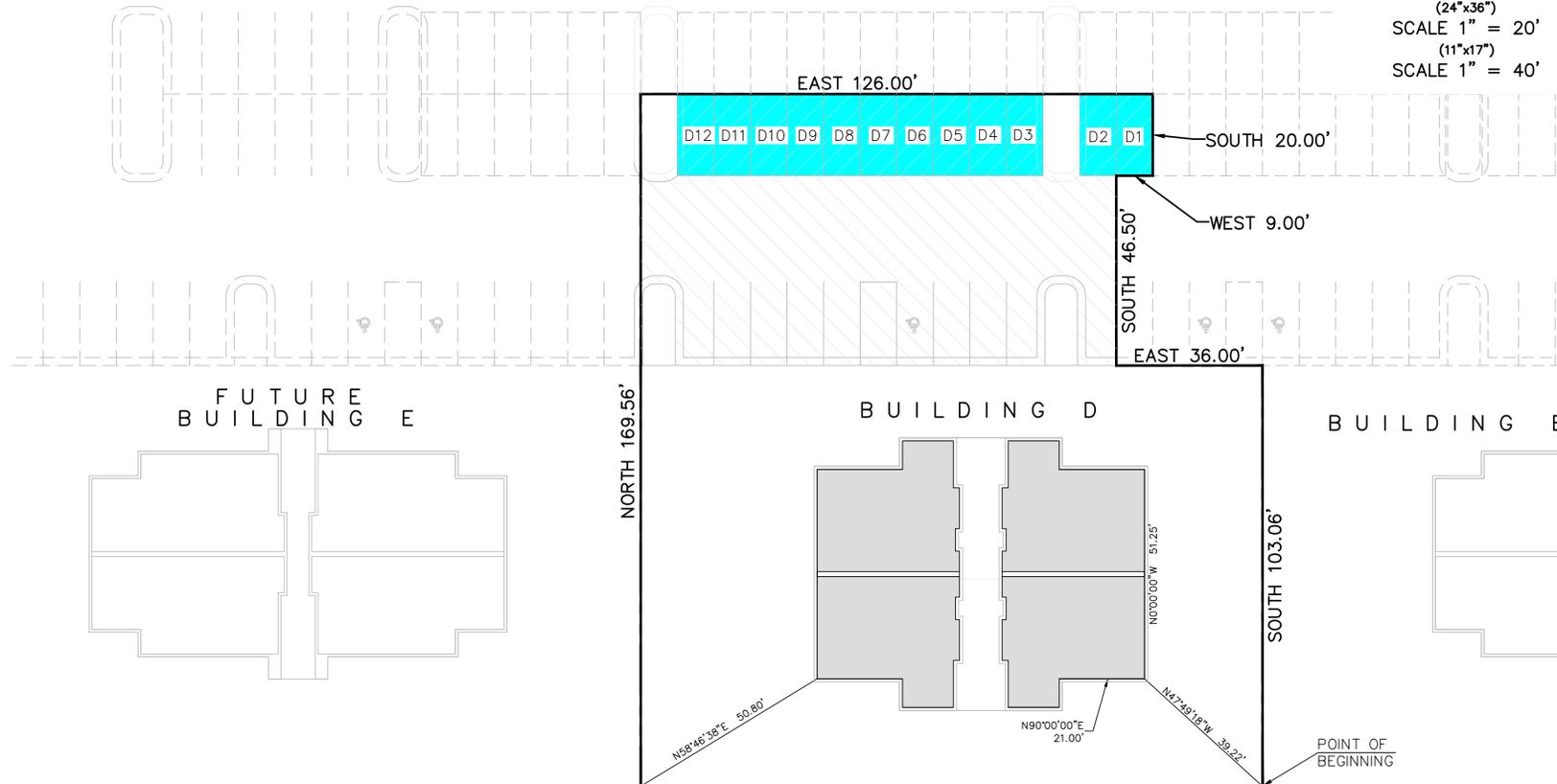
**CENTURY LINK ACCEPTANCE**

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)

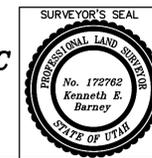
1 OF 2

**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

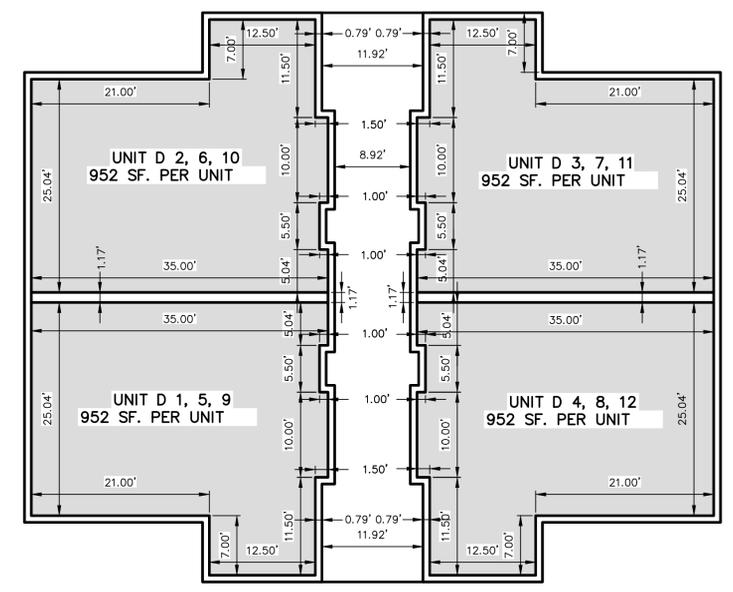
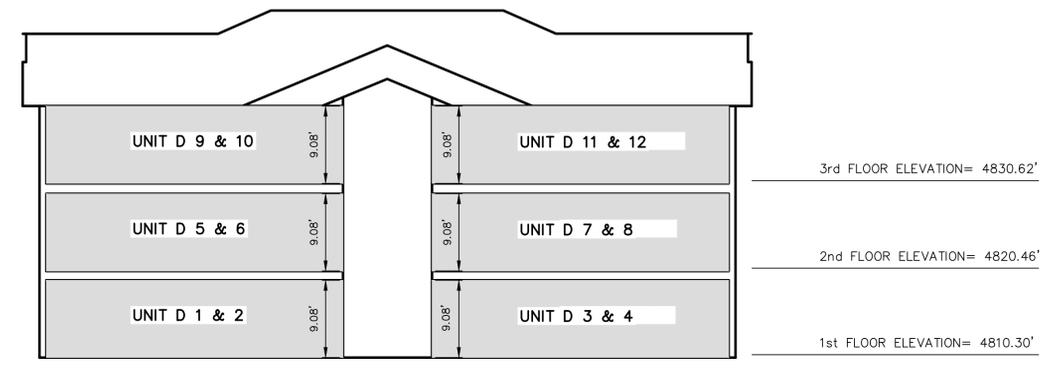
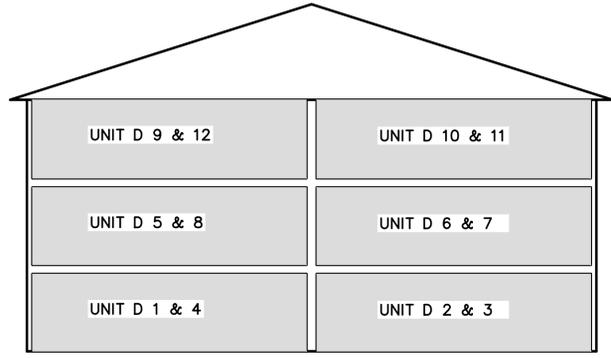


SURVEYOR'S SEAL CITY ENGINEER SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER SEAL



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

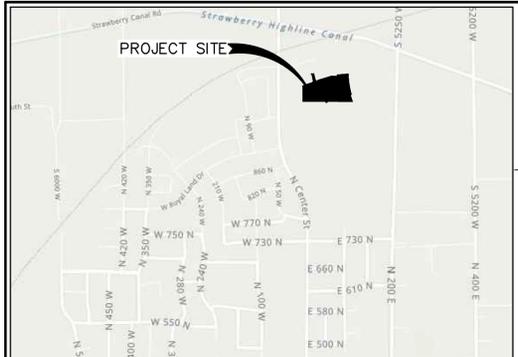
**THE ORCHARDS @ APPLE GROVE CONDOMINIUM D**

CONDO PLAT FLOOR PLAN & SECTIONS

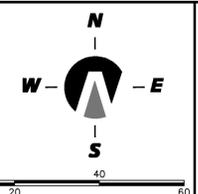
SANTAQUIN, UTAH

JOB NO.  
3-20-031

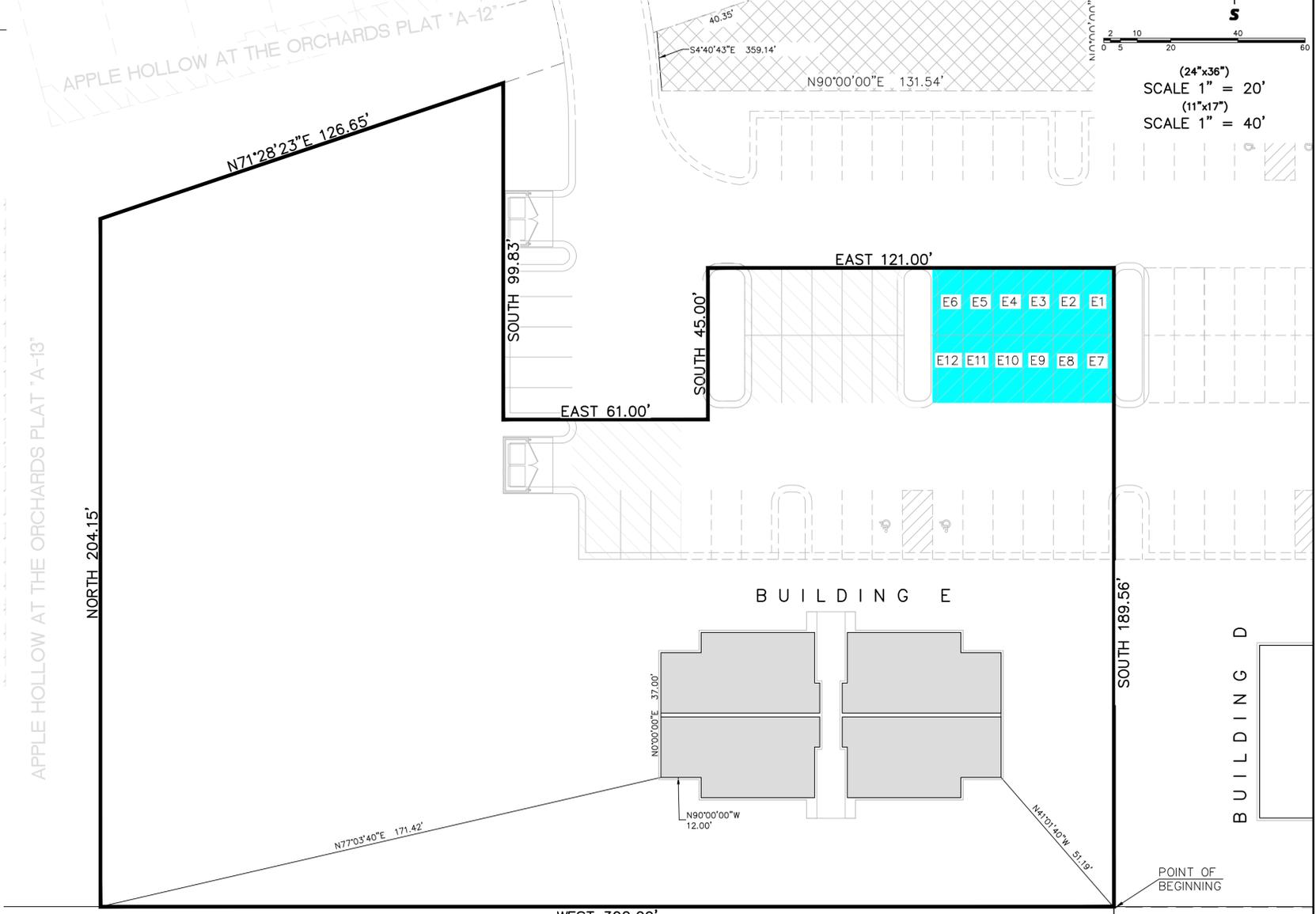
SHEET NO.  
2 OF 2



**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'



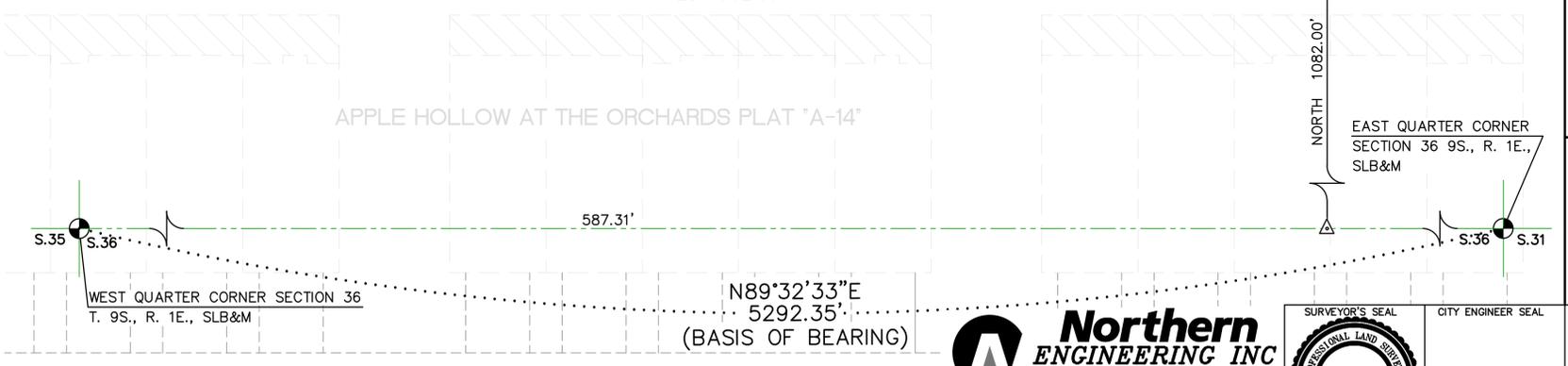
- NOTES:**
- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
  - 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN 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) NBCBU - 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



**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: \_\_\_\_\_ 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 \_\_\_\_\_  
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- \_\_\_\_\_

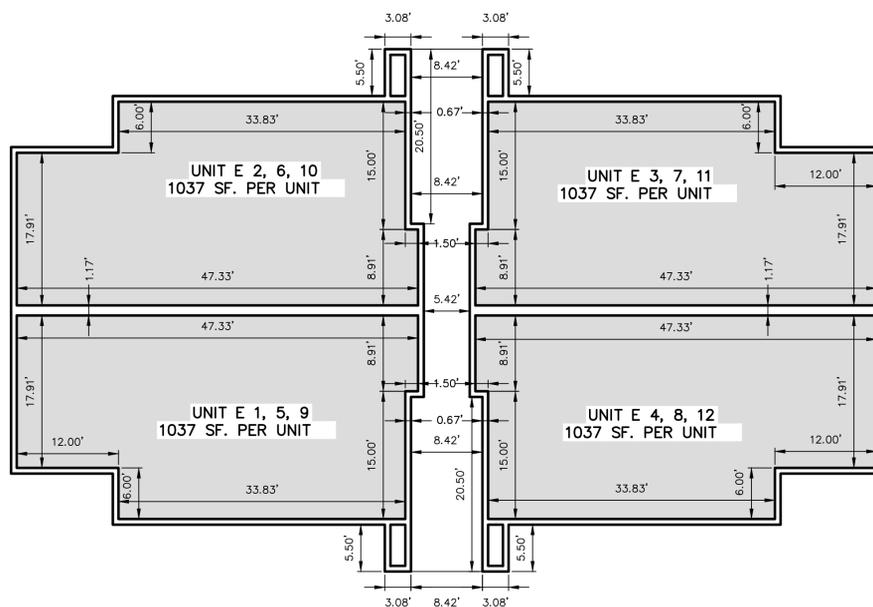
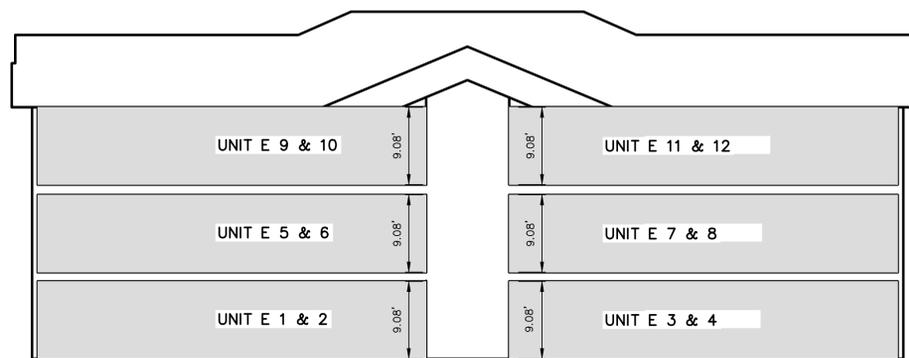
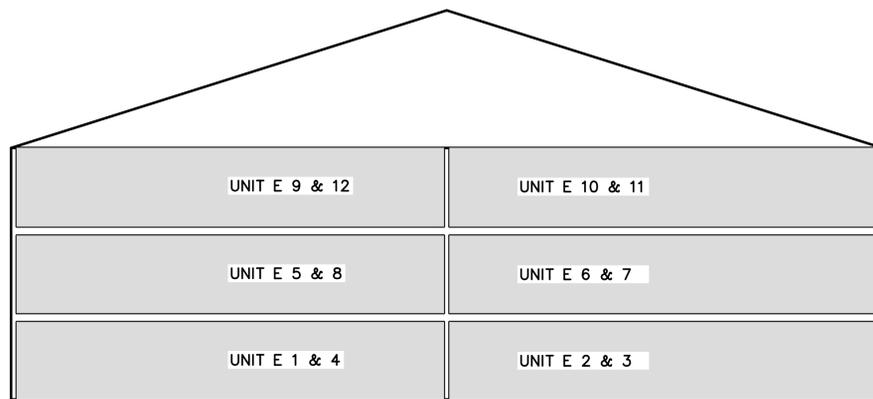
**CENTRACOM ACCEPTANCE**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_, BY THE CENTRACOM COMPANY.  
BY \_\_\_\_\_ TITLE- \_\_\_\_\_

**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

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

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



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**

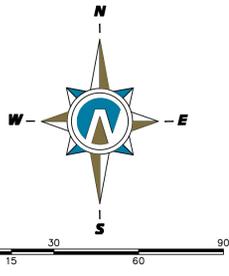
CONDO PLAT FLOOR PLAN & SECTIONS  
 SANTAQUIN, UTAH

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

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

## SANTAQUIN, UTAH

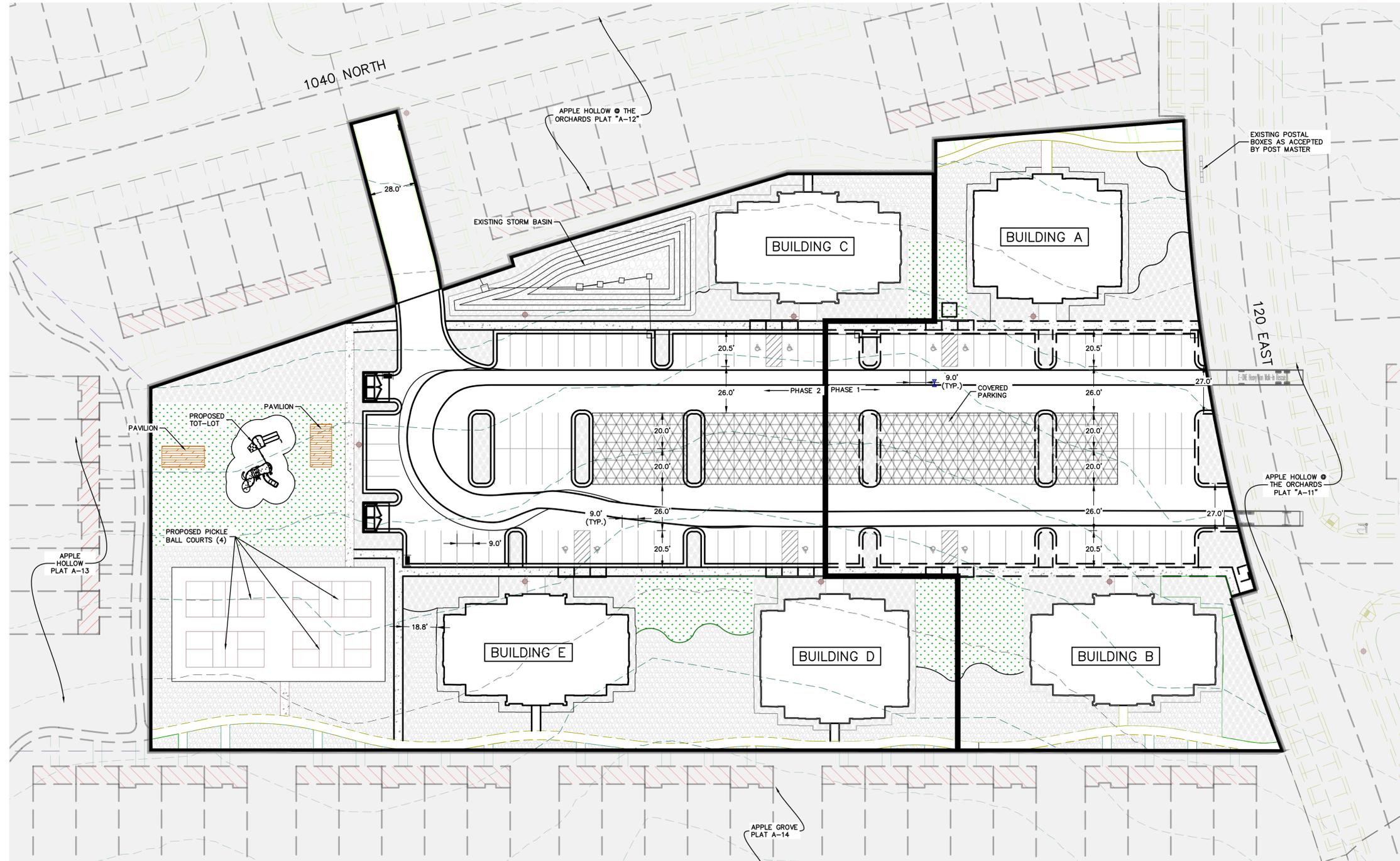
JANUARY, 2026



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



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



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

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

**Northern ENGINEERING INC**

ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

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

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

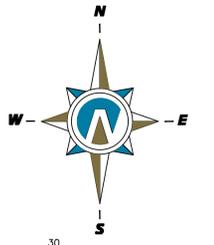
OVERALL SITE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. <b>SP-01</b>

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

## PHASE 1 SITE PLAN – BUILDINGS A & B

### SANTAQUIN, UTAH

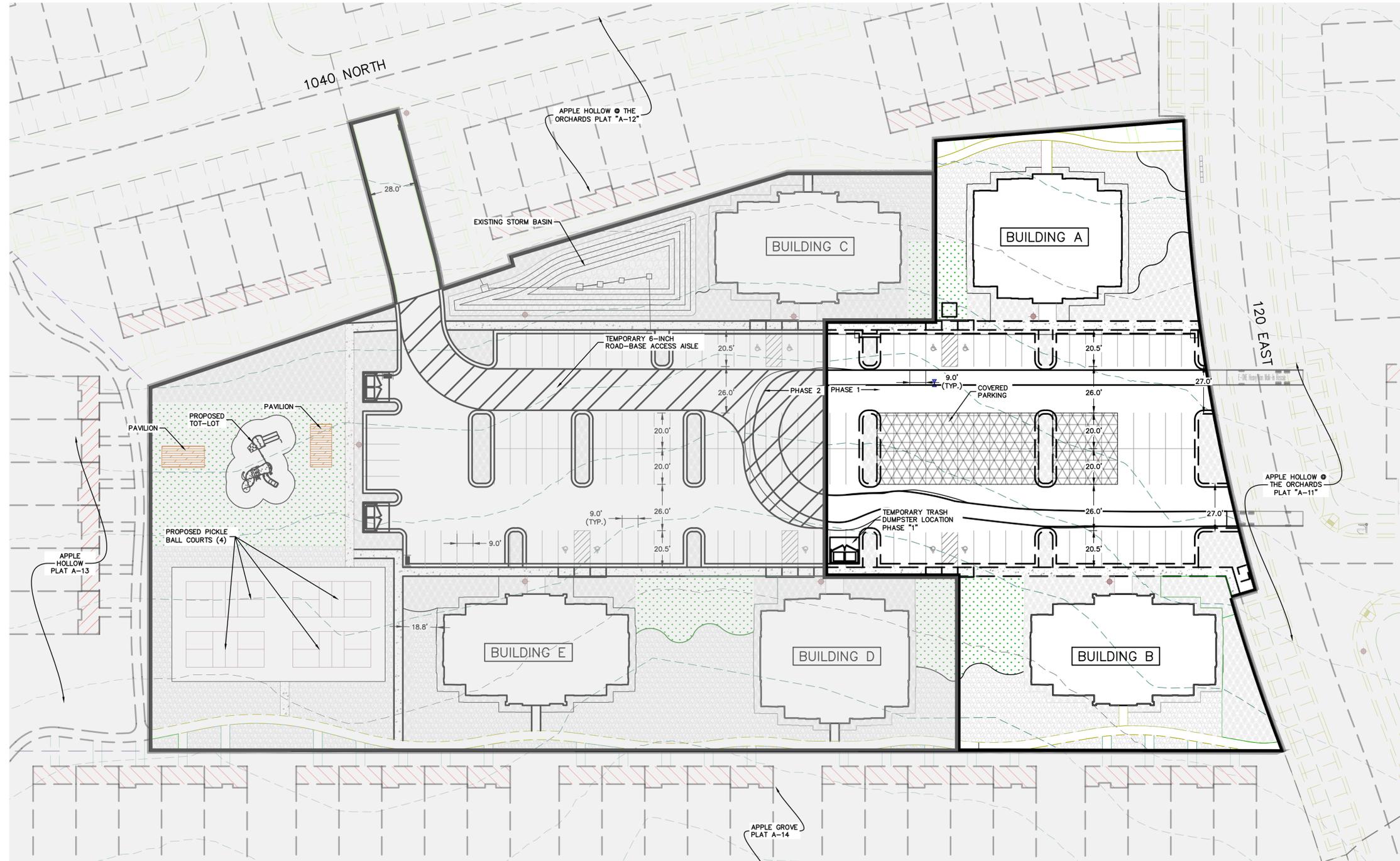
JANUARY, 2026



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



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



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

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

**Northern ENGINEERING INC**

ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

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

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

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

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

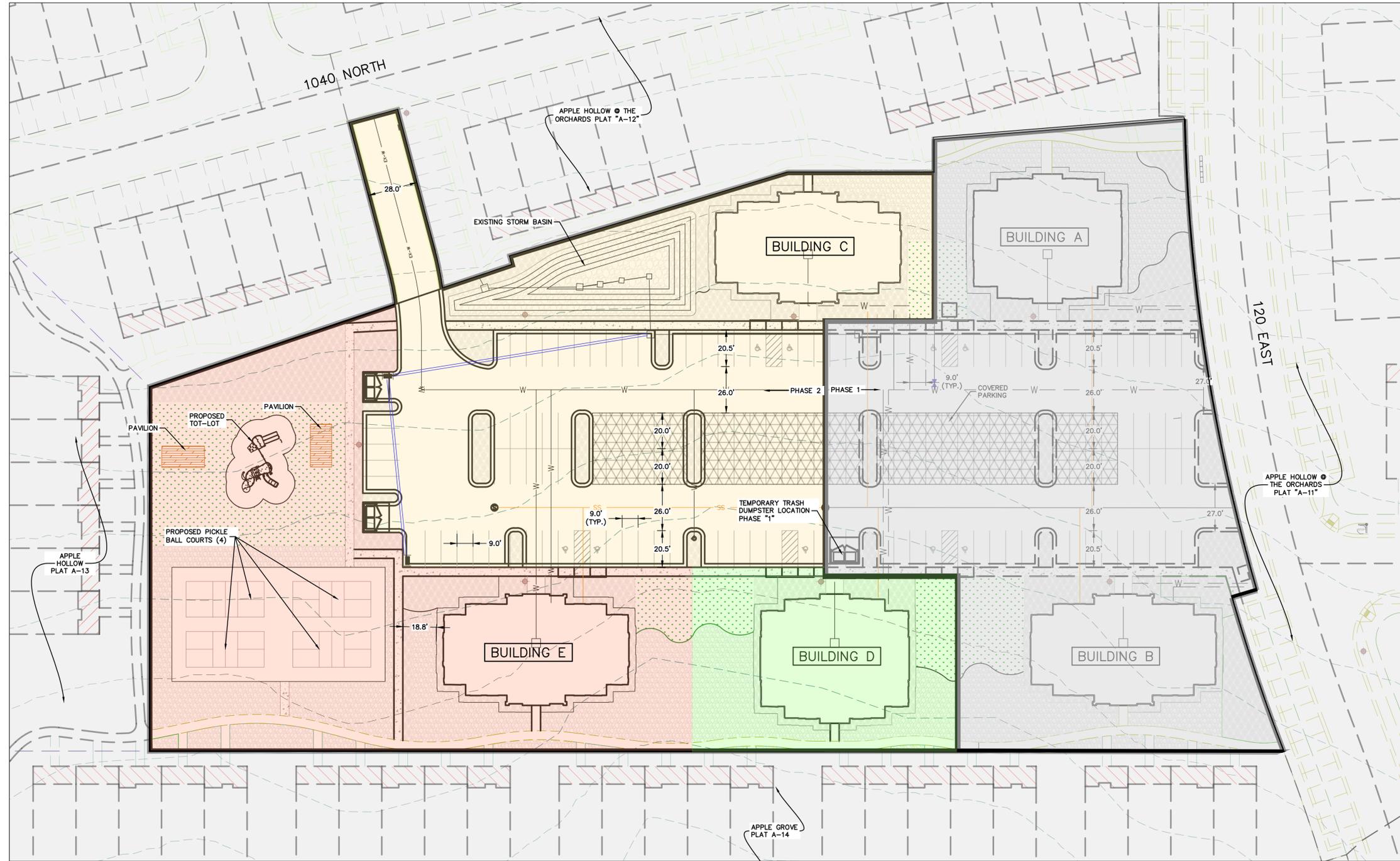
## PHASE 2 SITE PLAN - BUILDINGS C, D, & E

### 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.

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

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



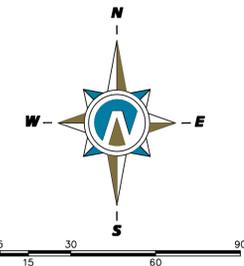
**Northern ENGINEERING INC**  
 ENGINEERING-LAND PLANNING  
 CONSTRUCTION MANAGEMENT

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

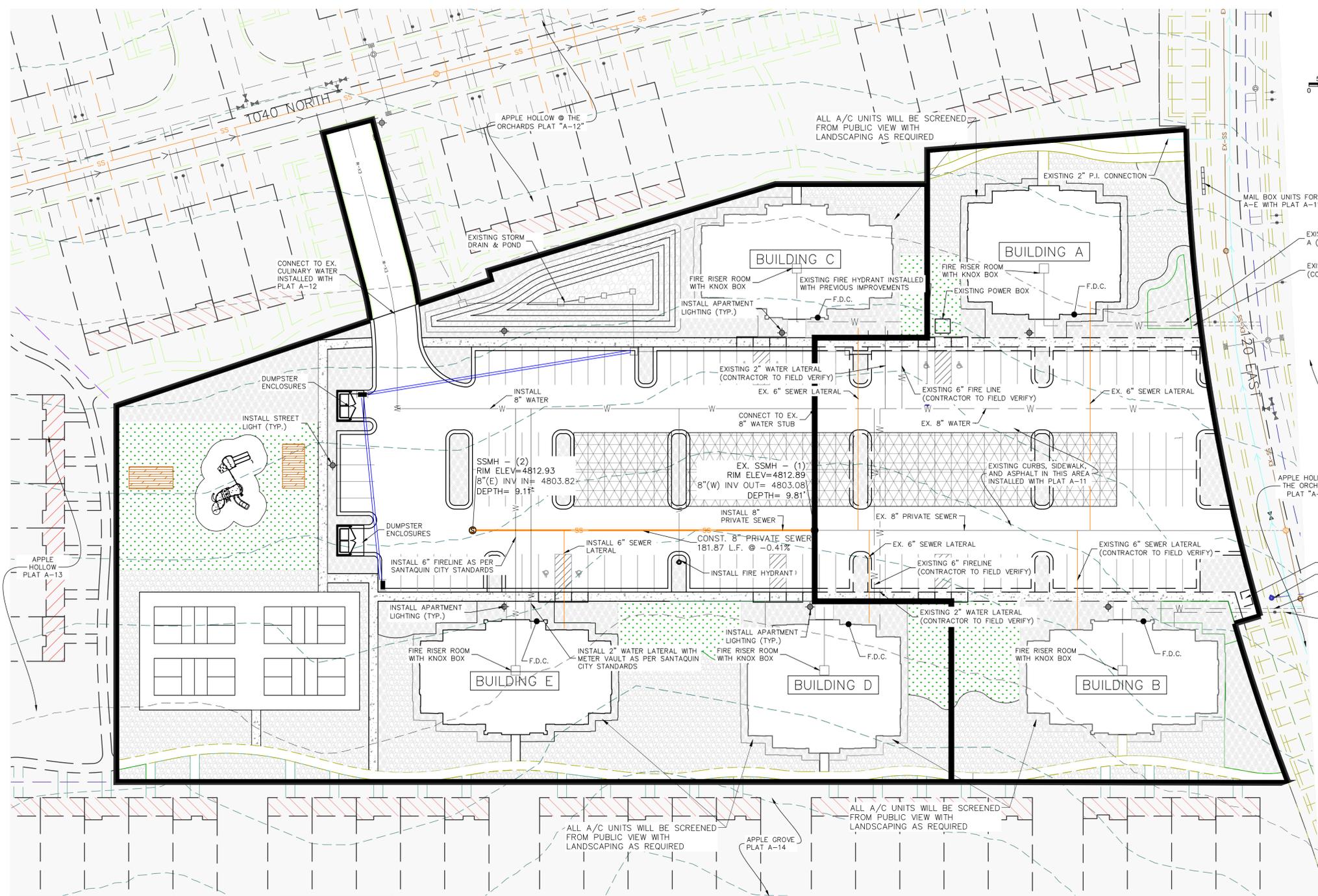
**THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E**

SITE PLAN PHASE 2  
 SANTAQUIN, UTAH

JOB NO.  
 3-20-031  
 SHEET NO.  
 SP-01-B



(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.

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

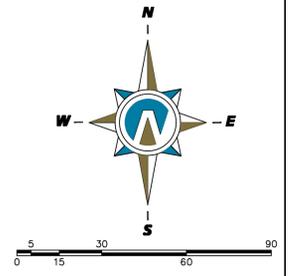
5			DESIGNED BY:		DATE:
4			DRAWN BY:		DATE:
3			CHECKED BY:		DATE:
2			APPROVED:		DATE:
1			COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

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

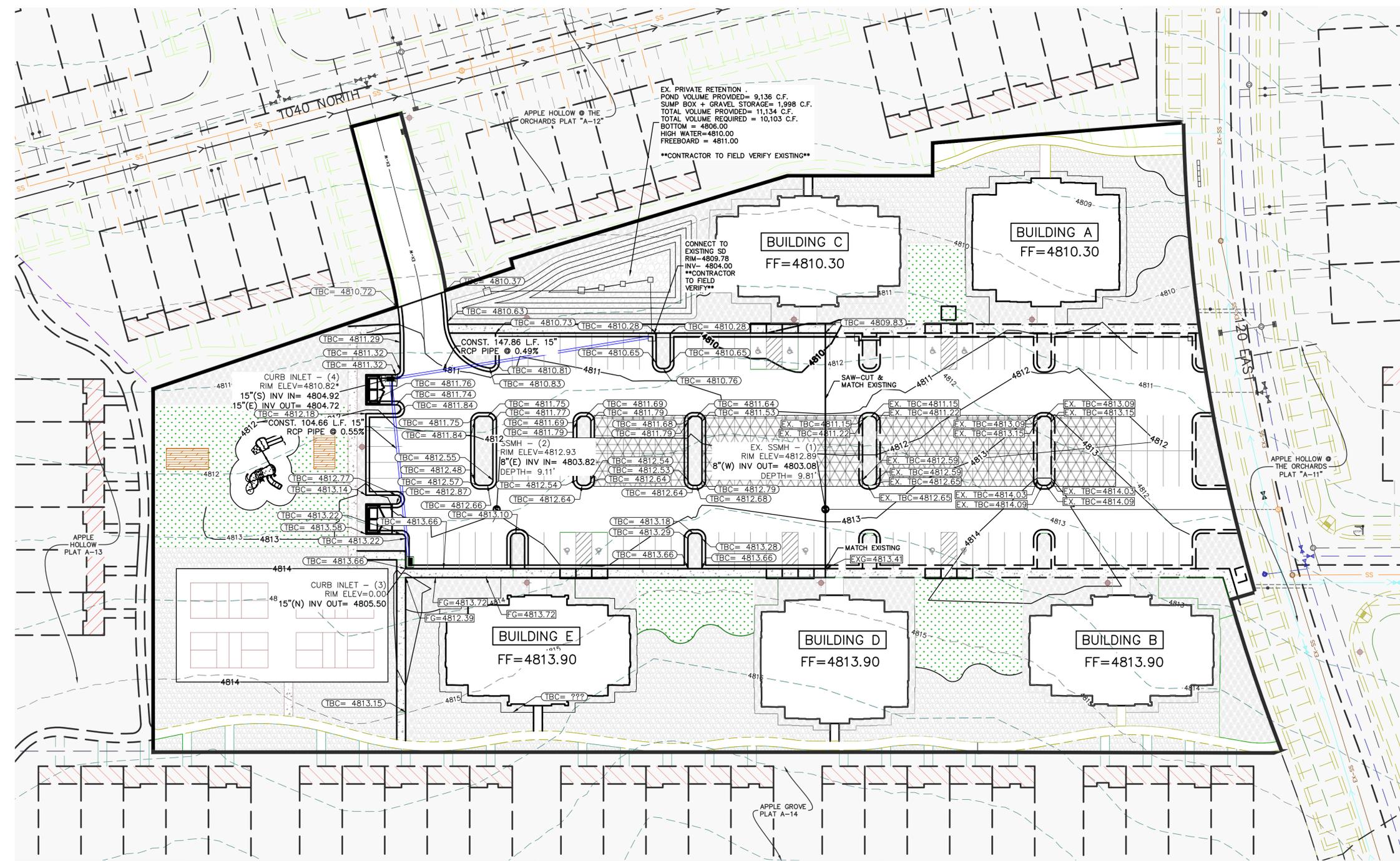
1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM 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%

CONST. 147.86 L.F. 15"  
RCP PIPE @ 0.49%

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.

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

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

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\1-14-2026 CITY COMMENT UPDATED\Apple Hollow Grove Apartments 1-5 Sheets.dwg 1/30/2026 9:10 AM

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

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

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

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

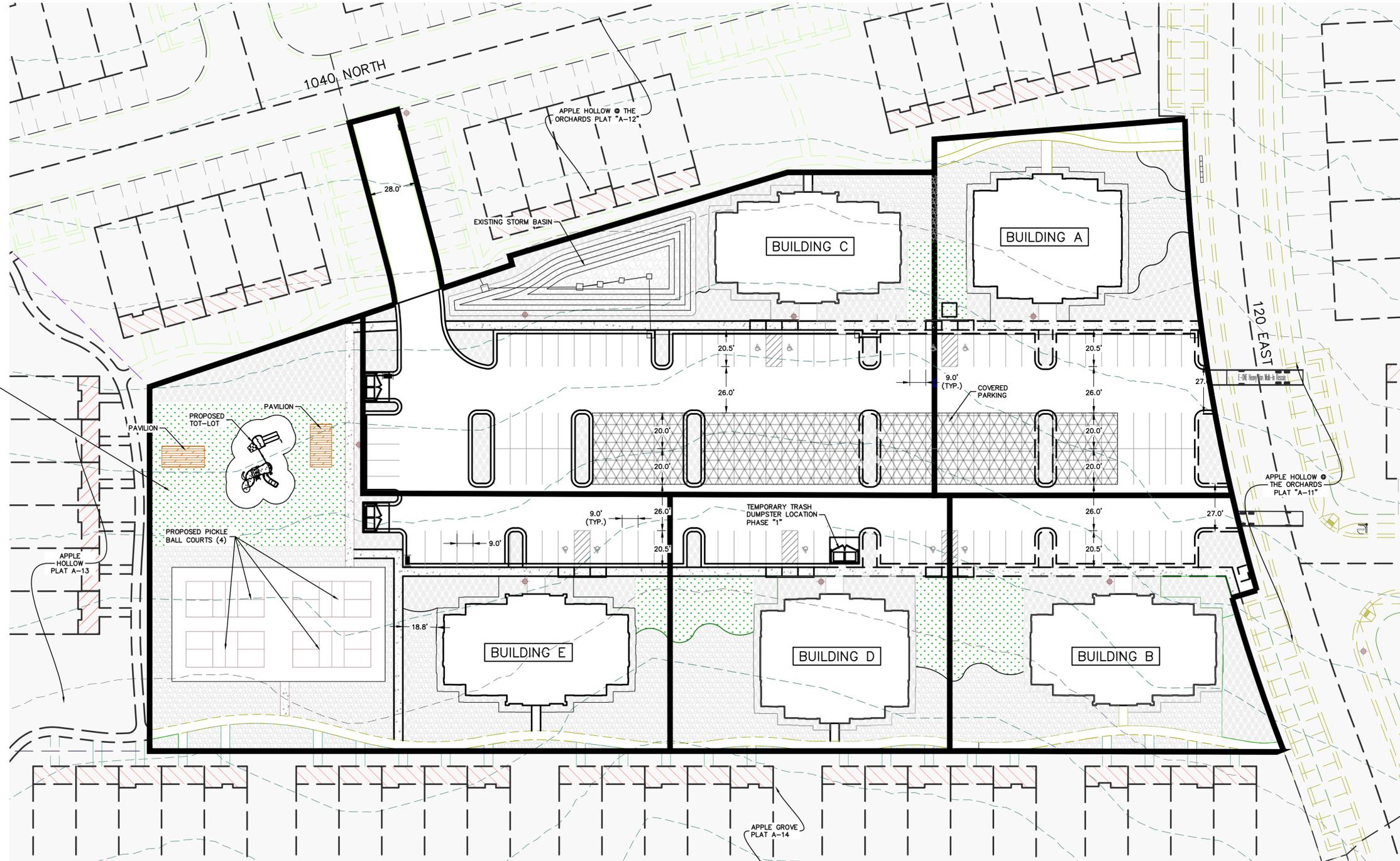
JANURAY, 2025



(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

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

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



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

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

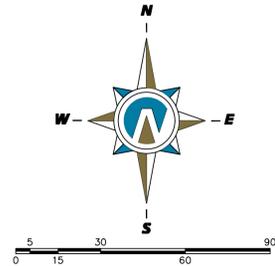
### THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

LANDSCAPE/AMENITIES PHASING PLAN

SANTAQUIN, UTAH

JOB NO.  
3-20-031

SHEET NO.  
LS-01



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

NOTES:

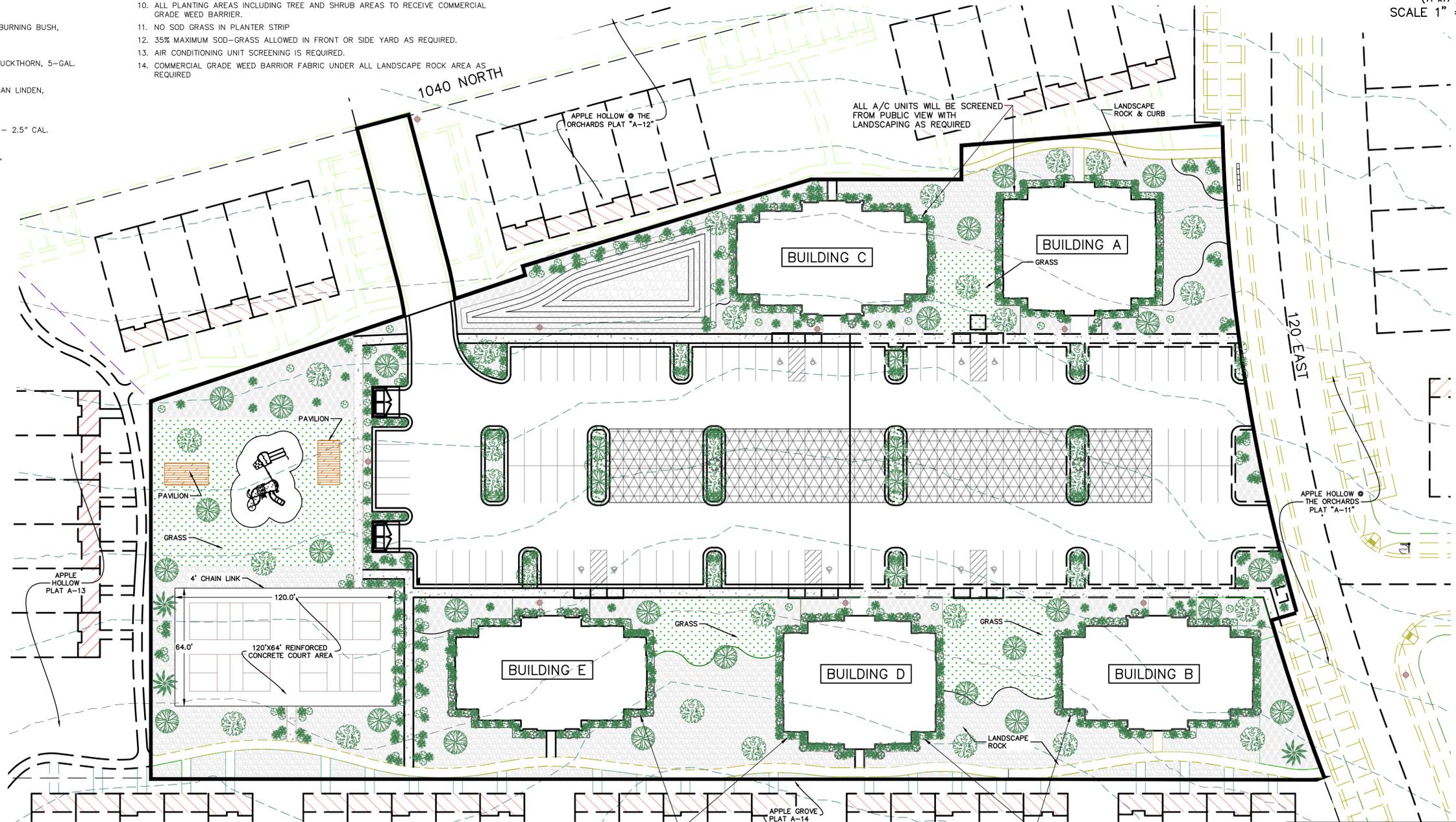
- STANDARD PLANTING PLAN FOR PLANTER AREAS ALONG GINGER GOLD ROAD. CONTRACTOR TO GET CITY APPROVAL PRIOR TO INSTALLATION.
- ALL LANDSCAPING TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS AND MEET THE CONDITIONS OF THE ARCHITECTURAL REVIEW COMMITTEE.
- IRRIGATION TO BE DESIGNED BY OTHERS AND SUBMITTED TO CITY FOR APPROVAL BEFORE INSTALLATION.
- 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.
- CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS.
- ANY PROPOSED SUBSTITUTIONS OF PLAN SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
- 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.
- NO PLANT MATERIAL SHALL BE PLANTED WITHIN 1-FT OF ANY WALK EDGE.
- ALL PLANTING AREAS INCLUDING TREE AND SHRUB AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER.
- NO SOD GRASS IN PLANTER STRIP
- 35% MAXIMUM SOD-GRASS ALLOWED IN FRONT OR SIDE YARD AS REQUIRED.
- AIR CONDITIONING UNIT SCREENING IS REQUIRED.
- COMMERCIAL GRADE WEED BARRIER FABRIC UNDER ALL LANDSCAPE ROCK AREA AS REQUIRED

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%)



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

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

**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.

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\1-14-2026 CITY COMMENT UPDATED\Apple Hollow Grove Apartments 1-5 Sheets.dwg /30/2026 9:10 AM

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 Z601-1: 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

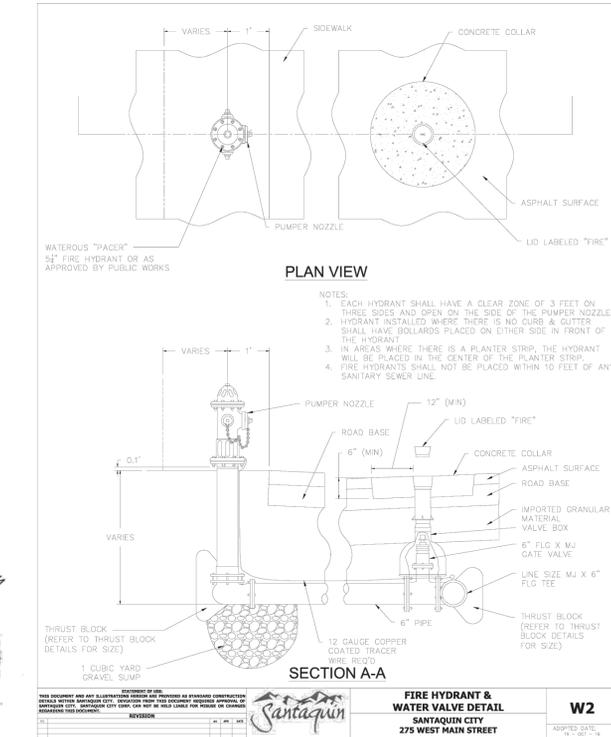
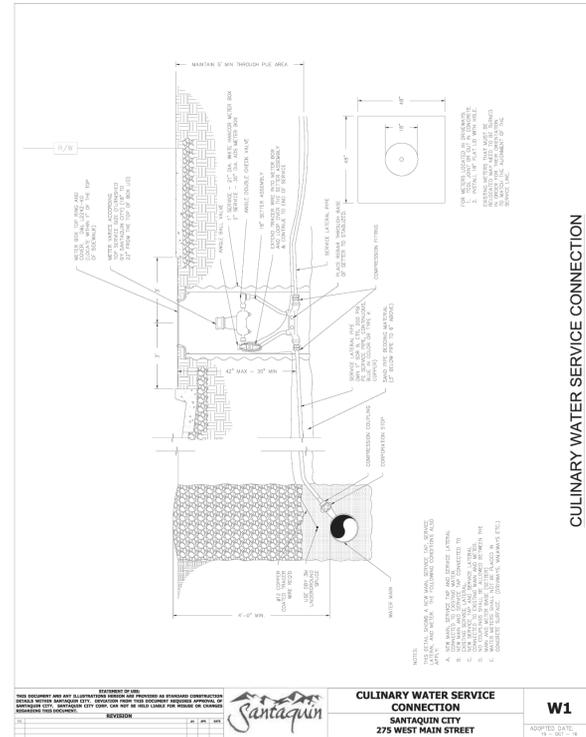
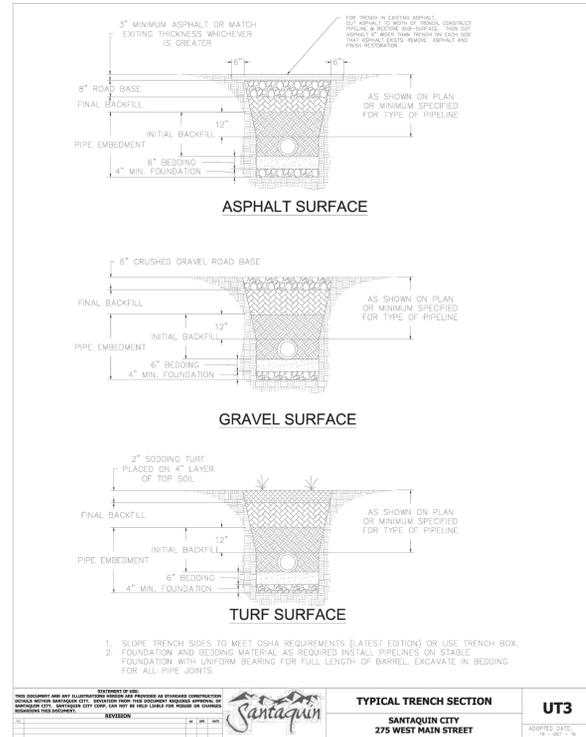
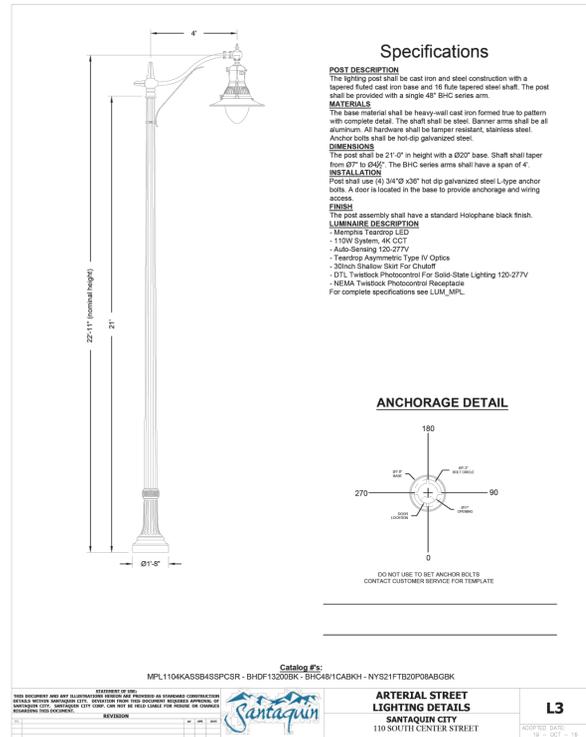
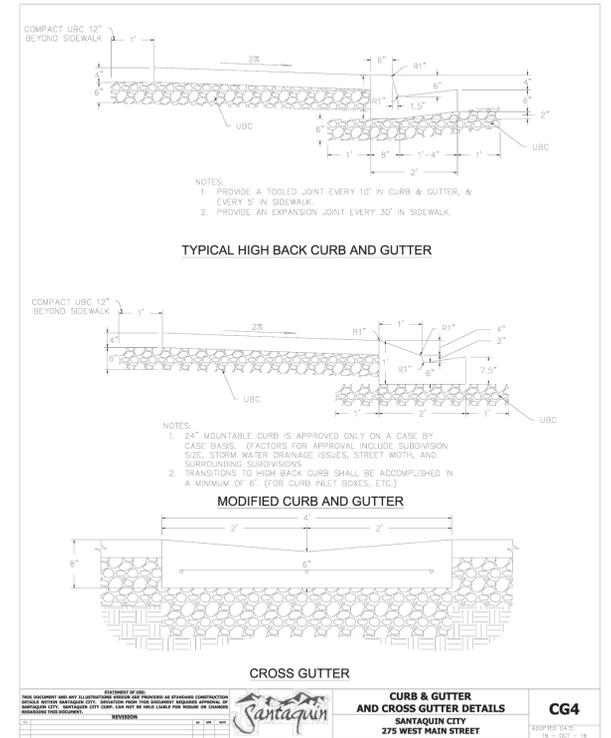
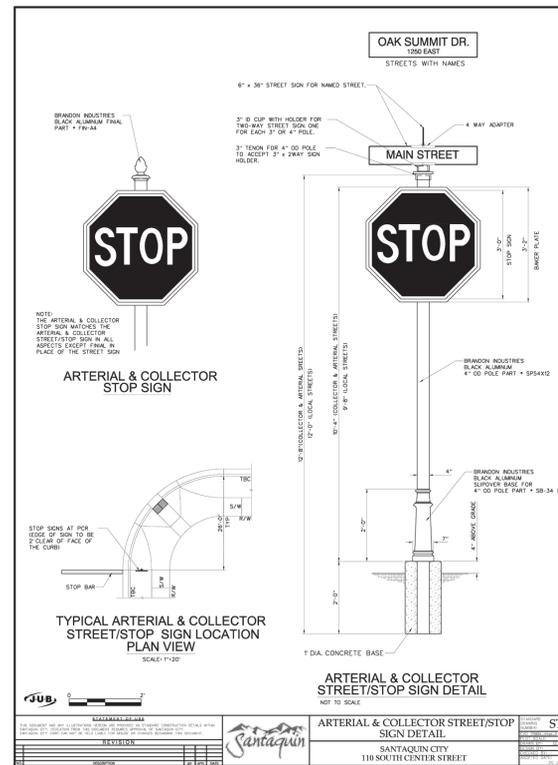
1. Provide plants of normal growth and uniform height, according to species, with straight canes and well developed leaders, roots, and tops.
2. Provide plants of sizes indicated. The size stated in each case shall be interpreted to mean dimensions of plant as it stands in its mature position in the 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

139

141



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

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\DETAILS APPLE GROVE APARTMENTS.dwg 1/15/2026 8:28 AM

**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





**DRC Members in Attendance:** City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Marshall Allen Duke and City Manager Norm Beagley

**Excused:** Police Lieutenant Mike Wall

**Others in Attendance:** Assistant City Manager Jason Bond, Engineer Megan Wilson, Deputy City Recorder Gwen Butters, Applicants Gavin West, Kyle Spencer and other members of the public. Applicant John Caldwell was in attendance virtually.

## **NEW BUSINESS**

### **1. Santaquin Veterinary Clinic Site Plan**

A review of a proposed site plan located at approximately 350 North Summit Ridge Parkway.

City Engineer Lundell introduced the review stating that the DRC is the final approval body for site plan applications.

City Planner Elmer noted that the landscape plan is missing and it will need to be included in the plan. It was stated that the setbacks do not meet code requirements and stated that street side setbacks must be at least 10 feet and the plan shows only 8 feet on building two. City Engineer Lundell questioned if this was in reference to the driveway and suggested that what is mentioned may not be a street, but instead, the driveway. City Planner Elmer stated that this will need verification. It was also noted that the applicant needs to provide the anticipated employee numbers for city staff to verify the number of parking stalls required. It was explained that six (6) stalls are required per doctor and one (1) required per staff.

Building Official Spadafora questioned if the lot being discussed is within our development or outside of it. City Engineer Lundell confirmed that this lot is outside of the subdivision. Building Official Spadafora stated the address will need to be verified. City Manager Beagley states that one address for the two buildings may be sufficient, so long as each building is labeled "A and B."

Public Works Director Callaway stated that utilities are not completed, noting that a culinary water meter and pressurized irrigation (PI) meter are needed. Building Official Spadafora questioned whether the site had power and City Manager Beagley answered that this has not been completed, however Rocky Mountain Power is currently working on this.

Fire Marshall Duke discussed the need for a fire hydrant and noted that a fire hydrant is located on the corner near the Greenhalgh site, however it is too far away. City Engineer Lundell stated that because this site was previously owned by the city, the city will provide a fire hydrant to the site. If interior fire protection is required, it would be the responsibility of the developer. It was then questioned whether a second fire hydrant would be necessary due to the size of the building. Fire Marshall Duke stated that an additional fire hydrant is not the issue. The issue at hand is the distance of the fire hydrant from the site. Building Official Spadafora confirmed with Fire Marshall Duke that, as per city code regarding a commercial area, all points of the building must be within 100 feet of the nearest fire hydrant. Building Official Spadafora stated that a fire riser is needed in the building. City Manager Beagley inquired if a

fire suppression system is required in the buildings and Building Official Spadafora stated that this will need verification.

City Manager Beagley questioned whether the committee has the information needed to make a determination at this time and inquired whether a grading plan has been received. City Engineer Lundell confirmed that it is included, however, it does not include Topo lines, only elevations. City Manager Beagley stated that the city is contractually required to provide structural fill material for the site for development, however it is the owner/developer’s responsibility to have it delivered, placed and compacted. It was noted that, contractually, the city is also to provide the retaining wall on the western boundary only. This plan does not appear to be accurate. The city is providing and installing 360 feet of four (4) foot retaining wall along the western border of the property as well as an additional 100 feet of two (2) foot retaining wall. The plan will need to show what the city’s responsibility is and what is the responsibility of the owner/developer. The plan for the retention pond in the Northwest corner will need to be designed to not affect the retaining walls that will be built. City Engineer Lundell states that if there are any retaining walls greater than 4 ft in height, a building permit is required stating that structural engineering is tied to that permit, and a separate permit is required from building site plans. Building Official Spadafora confirms that the wall height is measured from the bottom of the footing to the top of wall.

City Engineer Lundell referred to the site access stating that the more westerly drive approach is very steep. He does not believe that this slope, due to the existing grading, would be a viable drive approach. In addition, there is a guard rail along Summit Ridge Parkway in that location that must remain in place for traffic. City Manager Beagley suggests that access could be located further up the hill, perhaps through the parking lot area of the second building after taking into consideration the topographic survey, maximum slope, etc. City Engineer Lundell stated that a 10% slope is the maximum for a drive approach noting that any steeper would make snow removal and fire equipment access more difficult.

City Manager Beagley suggests a possible design using a tiered approach with a four (4) foot retaining wall, a four (4) foot set back and another four (4) foot retaining wall. This layout may work well for landscaping, building placement, parking, etc. and notes that this approach would not require a building permit.

City Manager Beagley made a motion to table the application at this time. Fire Marshall Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Allen Duke	Yes
City Manager Norm Beagley	Yes

The motion passed.

**2. Apple Grove Condominiums Preliminary Plan Minor Change**

A review of a proposed minor change to the phasing plan of the Apple Grove Condominiums Preliminary Plan.

City Engineer Lundell introduced the plan review stating that at the last DRC there were questions regarding phasing and how it connects with our city code.

Assistant City Manager Bond stated that Community Development and required time to investigate the potential impact or challenges that are associated with the current phasing plan. The plan consists of five (5) plats which coincide with five (5) buildings. The open space portion of the plan would coincide with plat C. Phase A and B include the existing infrastructure; the East parking lot has already been constructed with phase A and everything on the west side would be in phase B. These phase lines do not coincide with the current plat lines and this is what is causing the issues at hand. Modifications to the currently approved phasing plan are needed to allow the proper vehicle circulation, landscaping installation and staging of building materials for different phases. A possible phase map was then presented to accommodate possible phasing/staging. Discussion was held on possible phasing. Assistant City Manager Bond stated that this agenda item would need to be moved to the next meeting if the committee desires to move forward with this new proposal as outlined. It is not currently prepared and ready for consideration/DRC action. Discussion at this time will bring out any issues that may need to be addressed.

Applicant Kyle Spencer with Northern Engineering addressed the committee stating that the site improvement drawings now being proposed would not change. Documents will be prepared for review. City Engineer Lundell inquired whether preparation will be done and may be ready for review and possible final approval of this item at the next meeting. Applicant Spencer further inquired if the two agenda items can be reviewed and subsequently approved in the same meeting. City Manager Beagley sought clarification on what exactly they plan to bring for approval inquiring if what is being shown is their current phasing plan. City Engineer Lundell stated that it was not. City Manager Beagley confirmed the understanding that what is being shown is a proposal created between engineering, planning and the developer, but not currently approved. City Engineer Lundell stated that this is correct. City Manager Beagley stated that, given this consideration, this would be a minor change and would not require Planning Commission approval. City Engineer Lundell stated that this is correct and further clarified that this is a DRC action. Assistant City Manager Bond states that our code requires five days in between preliminary action and final action. This will, however, be researched and verified and, if these items can be combined in the same meeting, it will be added to the agenda in that way.

City Manager Beagley made a motion to table this item. City Planner Elmer seconded the motion.

- |                                      |     |
|--------------------------------------|-----|
| City Engineer Jon Lundell            | Yes |
| City Planner Aspen Elmer             | Yes |
| Building Official Randy Spadafora    | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Marshall Allen Duke             | Yes |
| City Manager Norm Beagley            | Yes |

The motion passed.

### 3. Ahlin A Bar Ranch Preliminary Subdivision

A preliminary plan review of a proposed 4 lot subdivision located at approximately 1200 South 100 West.

City Engineer Lundell introduced the item explaining the location is surrounded by a debris channel and is adjacent to the City's Ahlin Pond that is just to the South and West of the proposed subdivision. This is a preliminary application. The role and responsibility for the DRC for this action is to either table or provide a recommendation to the planning commission regarding this application.

City Planner Elmer states that notes are required on the plat; It must be stated that it is within the Wildland Urban Interface (WUI) zone. A hazard mitigation assessment is also required due to the proposed subdivision being located within the hillside overlay zone. Notes regarding water runoff and potential flooding areas are also required.

City Engineer Lundell and City Manager Norm Beagley clarified the history of the area stating that in the year 2020, the Williams Fire occurred on the East bench. Prior to that fire, historically, there was minimal runoff coming from Pole Canyon. Since the fire, however, the drainage from that canyon has been affected and runoff from that canyon has occurred multiple times over the last few years. The revisions are needed to show how improvements will protect future homes from this runoff. Historically, the city has worked with the previous ownership of the parcel to construct a swell that goes through the area. Due to this history and the hillside overlay zone related to this specific site, this must be revised and provided for the City to review.

City Planner Elmer wanted clarification regarding the building envelopes for each lot. City Engineer Lundell stated that there is a significant slope and indicated that our code considers anything over 30% to be unbuildable noting that a large portion of those parcels do fall within that percentage.

Building Official Spadafora inquired if, once the unbuildable areas are shown, would that allow for establishing pressurized irrigation areas as well. Public Works Director Callaway states that the utility infrastructure in the area would assist with Ahlin park's water and sewer lines. Those lines will be upgraded with the proposed development and, once these improvements are made, the connections and disconnection will need to be made. Verification is needed on the location of those connections. City Engineer Lundell states that the City's Geographical Information Systems (GIS) data for utilities in the area have been shared with the applicant.

Applicant Spencer states that they have implemented and incorporated the design elements that RBG Engineering company has from Horrocks Engineers for the box culvert expansion. This is regarding the flood control channel with Utah County and states that the current plans reflect that. It was explained that this project is unique due to the future box culvert as a County project. The client, Marsha Wilson, has spoken with Richard Nielsen with Utah County. A construction/shared agreement is being drafted between the property owners and the County rather than bringing in a third-party contractor to build the culvert. The contractor that will do the public improvements required by the city will most likely coordinate with Utah County. City Manager Beagley states that the utilities may need relocation when they come through with the culvert. It would be advantageous for the city to know of the coordination and joint agreement with the property owner to ensure the needs of those involved are being met.

Public Works Director Callaway states that the plan does not show how they are going to mitigate the flood channel that comes from Pole Canyon and through the property. City Manager Beagley confirmed that it was not shown. Applicant Spencer states that when the original design was discussed, it was known that flood water would be coming through the property and the drainage plan included driveways and culverts on the South side of the roadway. The intent is to catch the flood water so as not to get in the roadway. City Manager Beagley states that the plan shows this realignment, however the channel is showing that it is going through another owner's adjacent property. An agreement/easement will need to be obtained. Public Works Director Callaway states that an agreement/easement would be for the betterment of the adjacent property as the existing channel would conflict with the future roadway improvements. If this becomes the case, working with the city to postpone improvements on the south 20 feet of that curb and gutter may be needed. City Manager Beagley inquired if there is a planned inlet and will the channel be pipe or is the plan open channel. Applicant Spencer states the plan is to include open channels piped/covered for the driveways. City Manager Beagley states that this is not indicated on the plans.

City Manager Beagley inquired if the entire parcel is within the hillside overlay zone. City Engineer Lundell confirms that it is. City Manager Beagley then inquired if there is a 10% improved open space requirement as well as the hazard mitigation. City Planner Elmer states that this will need to be verified. City Manager Beagley stated that part of the negotiation with the County could be to deed Utah County the property that is under the existing easement. This may satisfy the open space requirement. Review will be needed to come to an agreement. For awareness, the hillside overlay zone requires improved open space and possibly trails, not necessarily parks and grass, however it must be usable open space. This plan would need plotting, assuming that the plot is the actual existing easement of the County. Applicant Spencer states that the plat shown shows the current existing easement that is on record but states that Richard Nielsen and Utah County are working on revising a new proposed easement for the channel along with an access road on the North side. City Building Official Spadafora inquired to clarify if this discussion includes the large channel, the hook channel which has a Utah county easement which is decades old. City Manager Beagley confirms that the whole package needs to be included to allow the city to be able to enter into that agreement. If all information is included in the packet, it could be considered at the same time.

Applicant Spencer states that including this information would be beneficial as it would outline ownership. City Manager Beagley states that to the West of 100 West where the homes are now, the city owns some of that which lies within the Utah county easement. Homeowners are not to landscape, if a property has a broken sprinkler pipe or other issue, this could cause the channel embankment to wash out. It is believed that an agreement may be made, however stating so does not indicate that this is the city or county's desire noting that the best outcome for all parties is the goal. Considerations as such will be made to ensure that is clear to the property owner and to the County what can and cannot be done. The County is the sponsor of the NRCS project which is the rebuilding and the remodel of the channel. The city is a co-sponsor. The county will take the lead and the city will ensure that all is being done to help facilitate what is needed for the project. Applicant Spencer stated agreement.

City Manager Beagley stated that the primary area to improve is the street frontage before it gets steep, referring to lots one (1) and two (2) as unbuildable areas. It was also noted that there is a code requirement of 10-15 feet for any structure to be away from the toe of the unbuildable slope. Discussion continued to include the benefit to future owners with this due diligence 20 years from now.

City Engineer Lundell stated that, in addition to the items already discussed, there are other redline comments/items that will be included in a City response. In the submittal, a curve is shown, but no curve table. Label cleanup is needed which makes the assumption that lot five (5) is related to the public ROW. In addition, parcel A is not included with the development, however it should be kept with the plan. It was also noted that the potential for a future phase, shown as plat A, is not part of the development and recommended to leave it as plat A. It was inquired whether the plans showed the connection for the drive approach. This will be included with this phase of the construction with two options; It may be included as part of the subdivision itself or kept as a future phase. The stubbing of any utilities is understood, and future installation of surface improvements are being considered but not approved at this time. Unless it is included, it cannot be considered in the future. City Manager Beagley further clarifies that a future phase is acceptable, however, it is implied that approval is given now, and this is not the case. Lines for the easement need to be determined after consulting with Utah county. A full review would be required, if this were the intent. Applicant Spencer states that the owners would not like to do that future phase at this time. City Engineer Lundell stated that current specifications do not allow for cross gutters. The ROW width has been adjusted to 58 feet wide ROW. A transition would be required at some point in relation to the cross section and edits are needed

City Manager Beagley made a motion to table this item.  
Building Official Spadafora seconded the motion.

- |                                      |     |
|--------------------------------------|-----|
| City Engineer Jon Lundell            | Yes |
| City Planner Aspen Elmer             | Yes |
| Building Official Randy Spadafora    | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Marshall Allen Duke             | Yes |
| City Manager Norm Beagley            | Yes |

The motion passed.

**MEETING MINUTES APPROVAL**  
**4. January 13, 2026**

Public Works Director Callaway made a motion to approve the January 13, 2026 DRC meeting minutes.  
Fire Marshall Duke seconded the motion.

- |                                      |     |
|--------------------------------------|-----|
| City Engineer Jon Lundell            | Yes |
| City Planner Aspen Elmer             | Yes |
| Building Official Randy Spadafora    | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Marshall Allen Duke             | Yes |
| City Manager Norm Beagley            | Yes |

The motion passed.

**ADJOURNMENT**

Engineer Lundell made a motion to adjourn the meeting.  
The meeting adjourned at 10:54 a.m.

---

Jon Lundell, City Engineer

---

Gwen Butters, Deputy City Recorder