



DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 27, 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. 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.

2. Santaquin Vet Clinic Site Plan

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

3. Ahlin A Bar Ranch Preliminary Subdivision

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

MEETING MINUTES APPROVAL

4. January 13, 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, 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

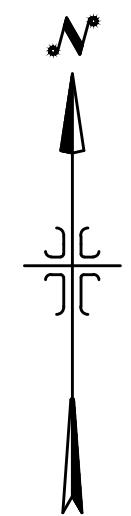
FINAL PLAT SANTAQUIN, UTAH COUNTY, UTAH JANUARY 2026

-INDEX OF PLAN SHEETS-

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

PARKING

PARKING REQUIRED =	135 STALLS
PARKING PROVIDED =	166 STALLS
PHASE A=	82 STALLS
PHASE B=	84 STALLS
ADA PARKING =	9 STALLS
COVERED PARKING REQUIRED=	00 STALLS
COVERED PARKING PROVIDED=	60 STALLS



VICINITY MAP
-NTS-

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±

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 CONTRACTOR'S 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

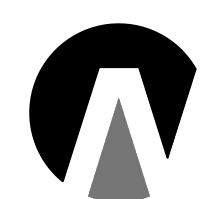
- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS 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.

ENGINEER

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

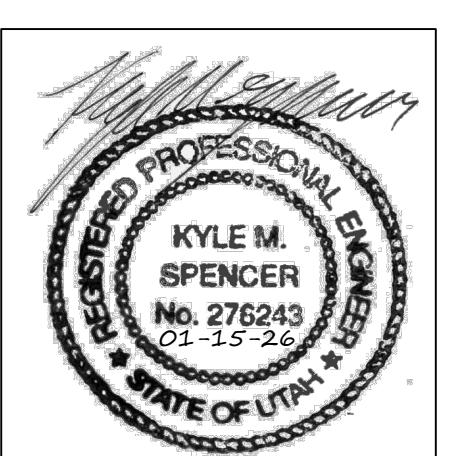
DEVELOPER

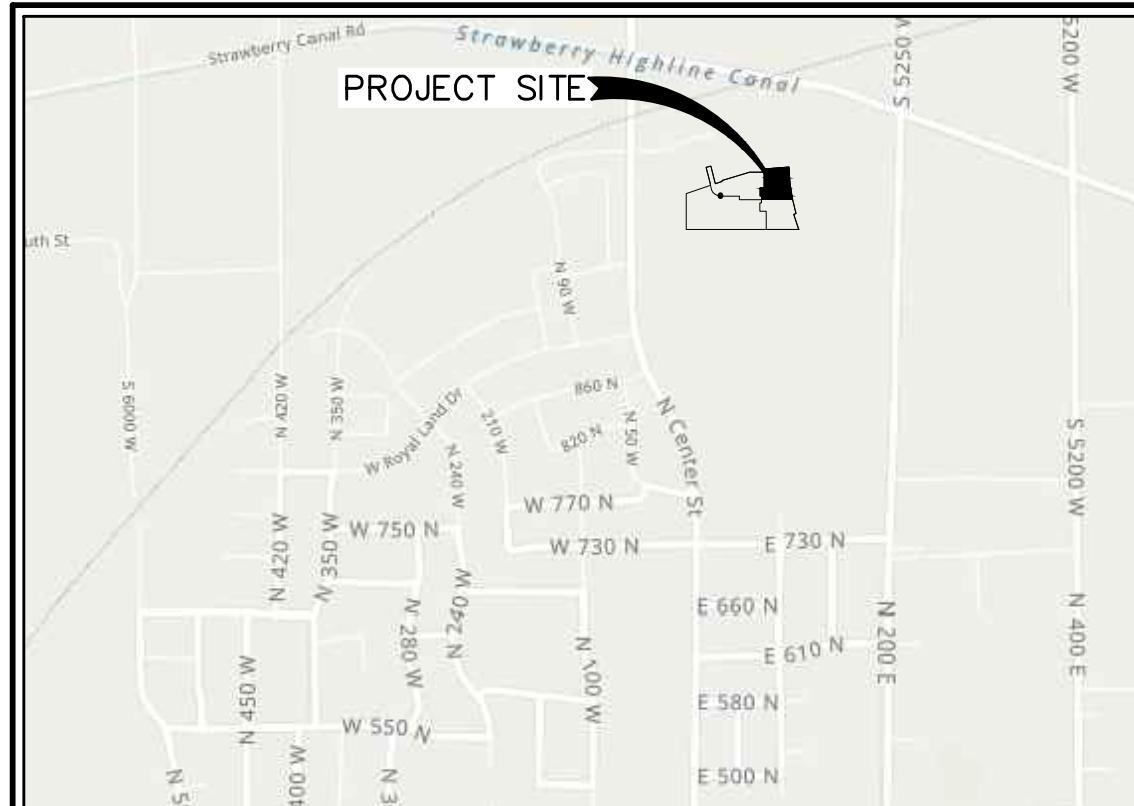
REVERE HOMES
JOHN CALDWELL (MANAGER)
470 N. 2450 W.
TREMONTON, UTAH 84337
(801)-427-1733



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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





VICINITY MAP

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 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) 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 plot for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements granted by existing underground utility companies. Nothing herein shall be construed to warrant or verify the present 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 plot 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 pertaining to law or equity, including but not limited to, any constitutional, statutory, or implied acknowledgement of any terms contained in the plot, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 801-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this _____ day of _____, 20 ____

By: _____
Title: _____

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 A

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

APPLE HOLLOW AT THE ORCHARDS PLAT "A-12"

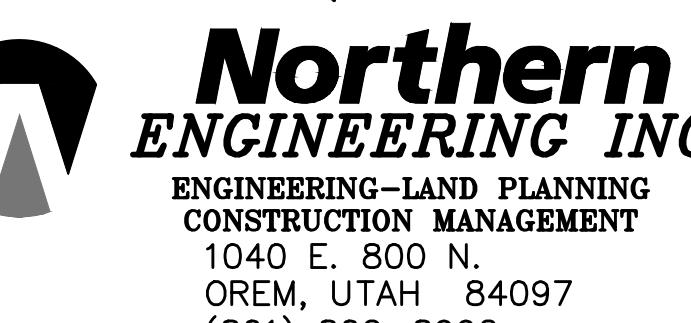
NORTH 18.49'
EAST 22.82'
NORTH 46.50'
WEST 9.00'
NORTH 20.00'
WEST 175.71'

FUTURE BUILDING C
NORTH 88.31'
EAST 22.82'
NORTH 46.50'
WEST 9.00'
NORTH 20.00'
WEST 175.71'

BUILDING A
NORTH 18.49'
EAST 22.82'
NORTH 46.50'
WEST 9.00'
NORTH 20.00'
WEST 175.71'

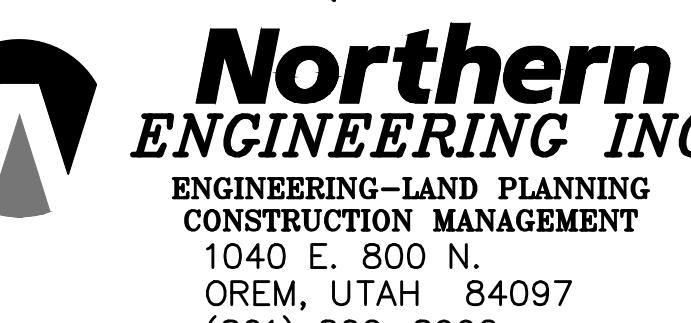
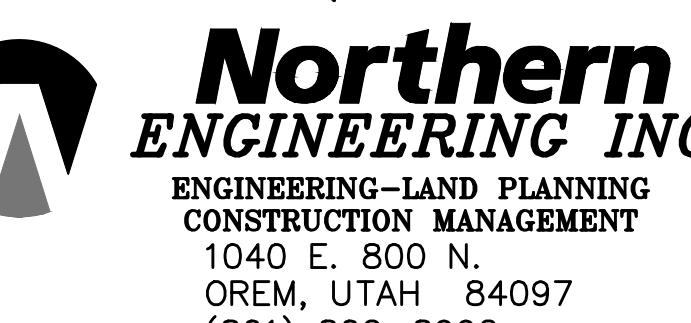
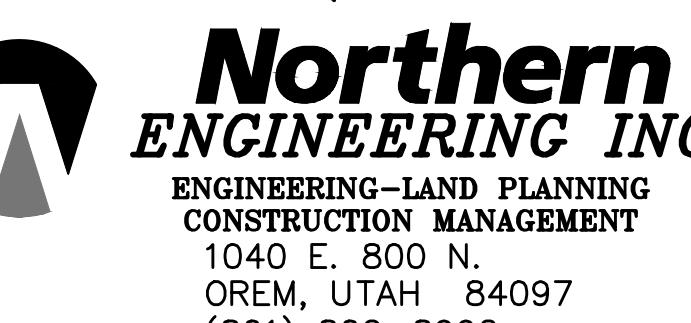
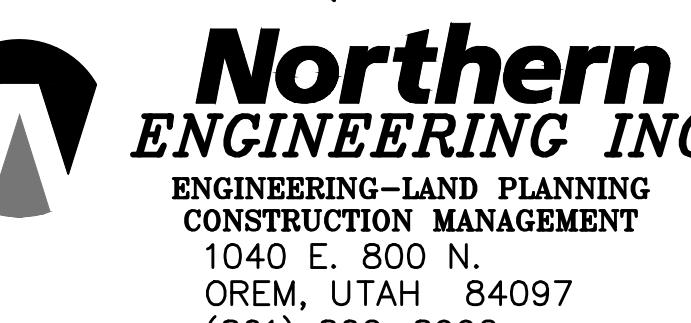
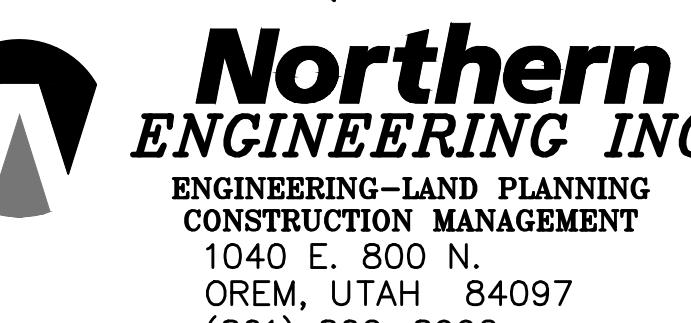
1
27990 sq. ft.
0.64 ac.

120 EAST
POINT OF BEGINNING
NORTH 1249.16'
WEST 5292.35'
N89°32'33"E
5292.35
(BASIS OF BEARING)



Northern
ENGINEERING INC

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



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSURE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFYING THAT THE PLAT OF LAND PREPARED AND FILED IN THE STATE 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 A" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISSES 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 889.03 FEET; THENCE NORTH A DISTANCE OF 1249.16 FEET TO THE REAL POINT OF BEGINNING; THENCE WEST A DISTANCE OF 175.71 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 22.82 FEET; THENCE NORTH A DISTANCE OF 18.49 FEET; THENCE N.85°24'48"E, A DISTANCE OF 141.58 FEET TO A POINT OF CURVATURE OF A 1027.50-FOOT RADIUS N.85°24'48"E, A DISTANCE OF 141.58 FEET TO A POINT OF CURVATURE OF A 1027.50-FOOT RADIUS N.85°24'48"E, A DISTANCE OF 18.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 186.04 FEET HAVING A CENTRAL ANGLE OF 102°22'27" AND A CHORD THAT BEARS S.06°25'22"E, A DISTANCE OF 185.79 FEET TO THE REAL POINT OF BEGINNING; CONTAINING 27,990 sq.ft. OR 0.64 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]-S.S.

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

NOTARY PUBLIC _____

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

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ 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)

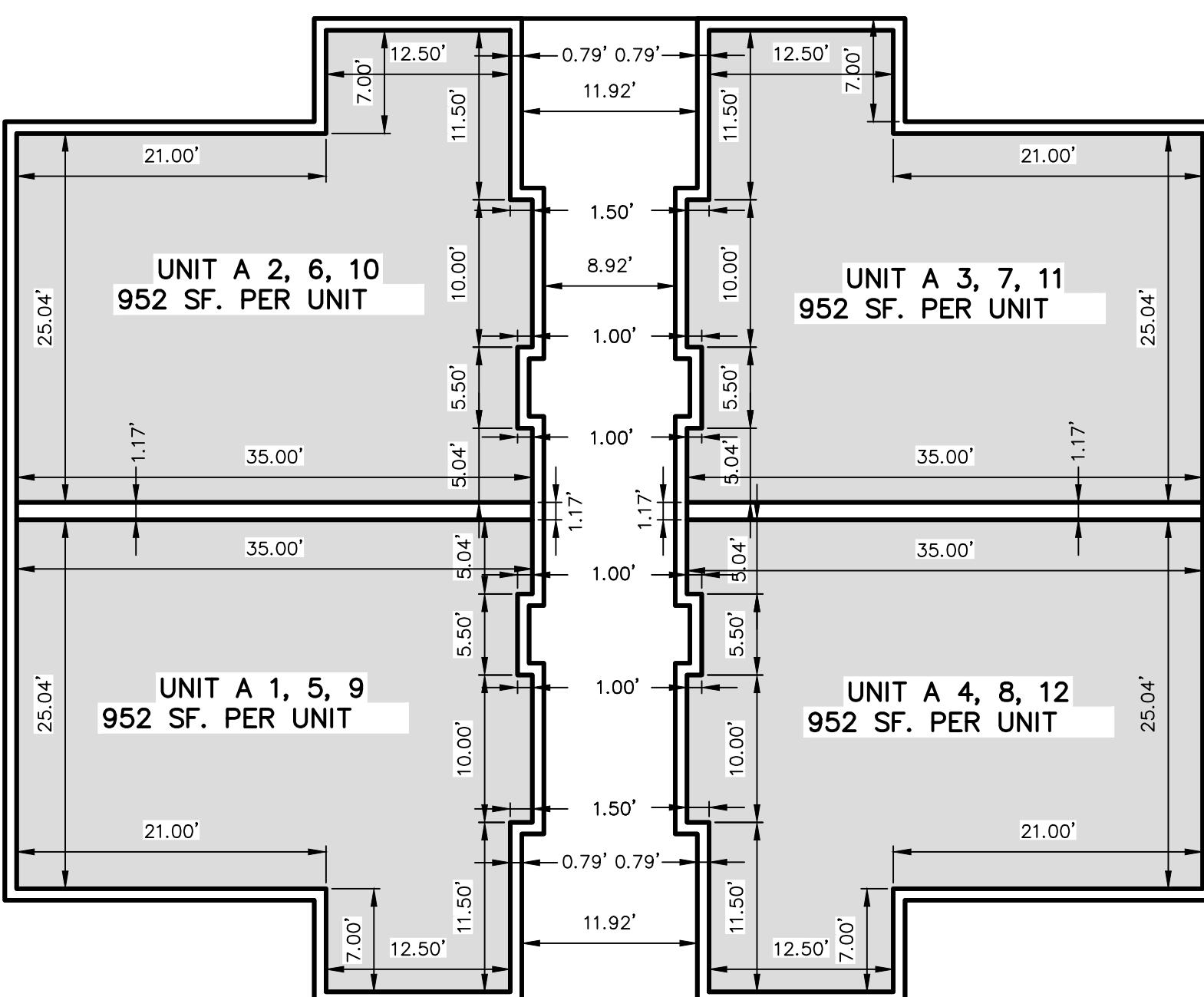
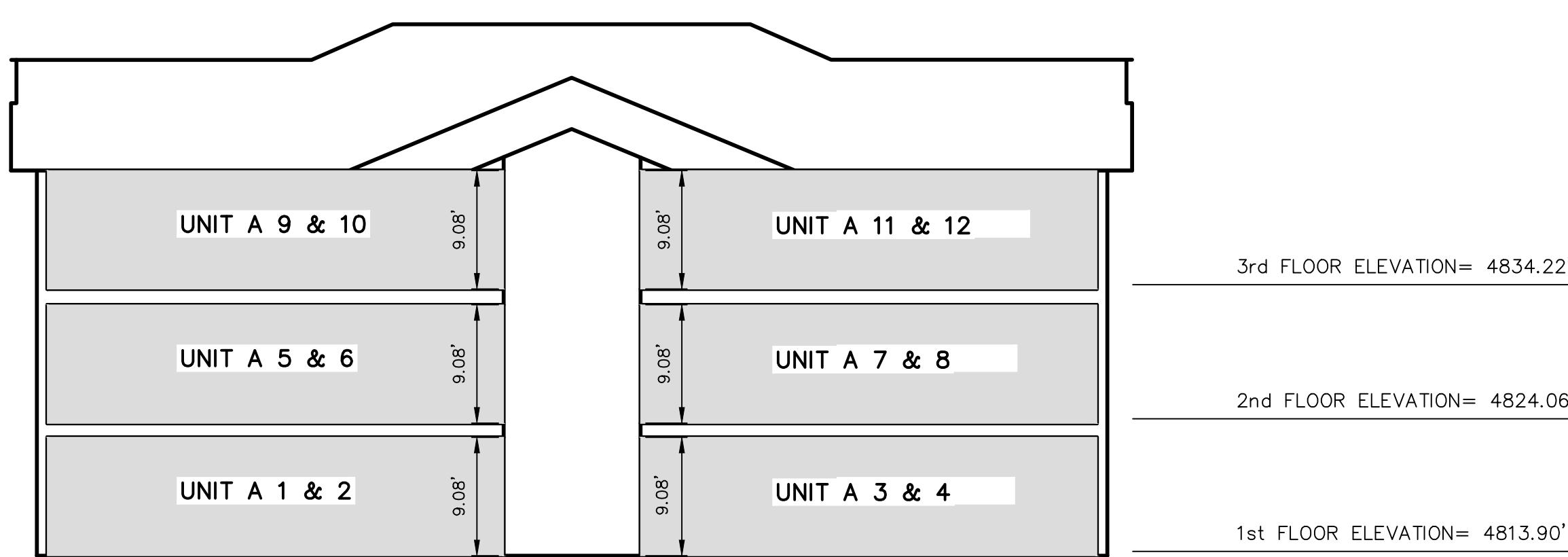
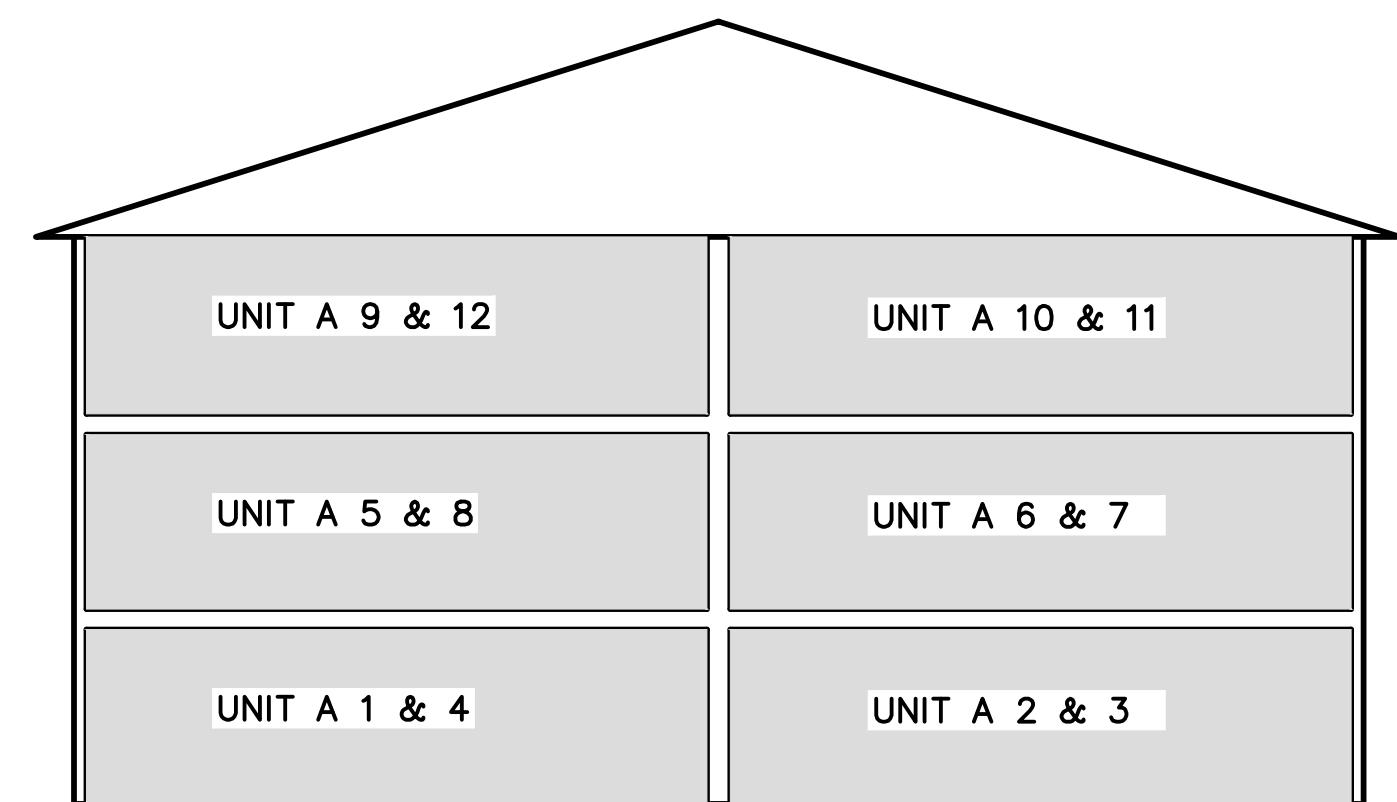
1 OF 2

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A

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" = 20 FEET

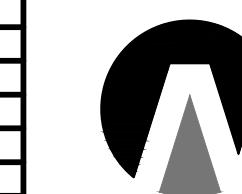


ADDRESS TABLE	
UNIT	ADDRESS
A-1	1013 NORTH 120 EAST UNIT A-1
A-2	1013 NORTH 120 EAST UNIT A-2
A-3	1013 NORTH 120 EAST UNIT A-3
A-4	1013 NORTH 120 EAST UNIT A-4
A-5	1013 NORTH 120 EAST UNIT A-5
A-6	1013 NORTH 120 EAST UNIT A-6
A-7	1013 NORTH 120 EAST UNIT A-7
A-8	1013 NORTH 120 EAST UNIT A-8
A-9	1013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

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**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2



VICINITY MAP

-NTS-

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- NO PARKING OR BUILD LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ON ADJACENT PROPERTY.
- 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 plot 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 Right-of-Way and Easement Map(s). Dominion Energy Utah also approves this plot for the purpose of confirming that the plot contains no 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 plot, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 801-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this ____ day of _____, 20 ____

By _____

Title - _____

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.

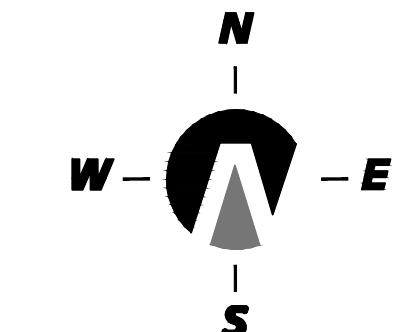
By _____ Title - _____

THE ORCHARDS @ APPLE GROVE CONDOMINIUM B

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

FUTURE BUILDING C

BUILDING A



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

NORTH 20.00'

EAST 9.00'

NORTH 46.50'

WEST 36.00'

NORTH 103.06'

WEST 11.80'

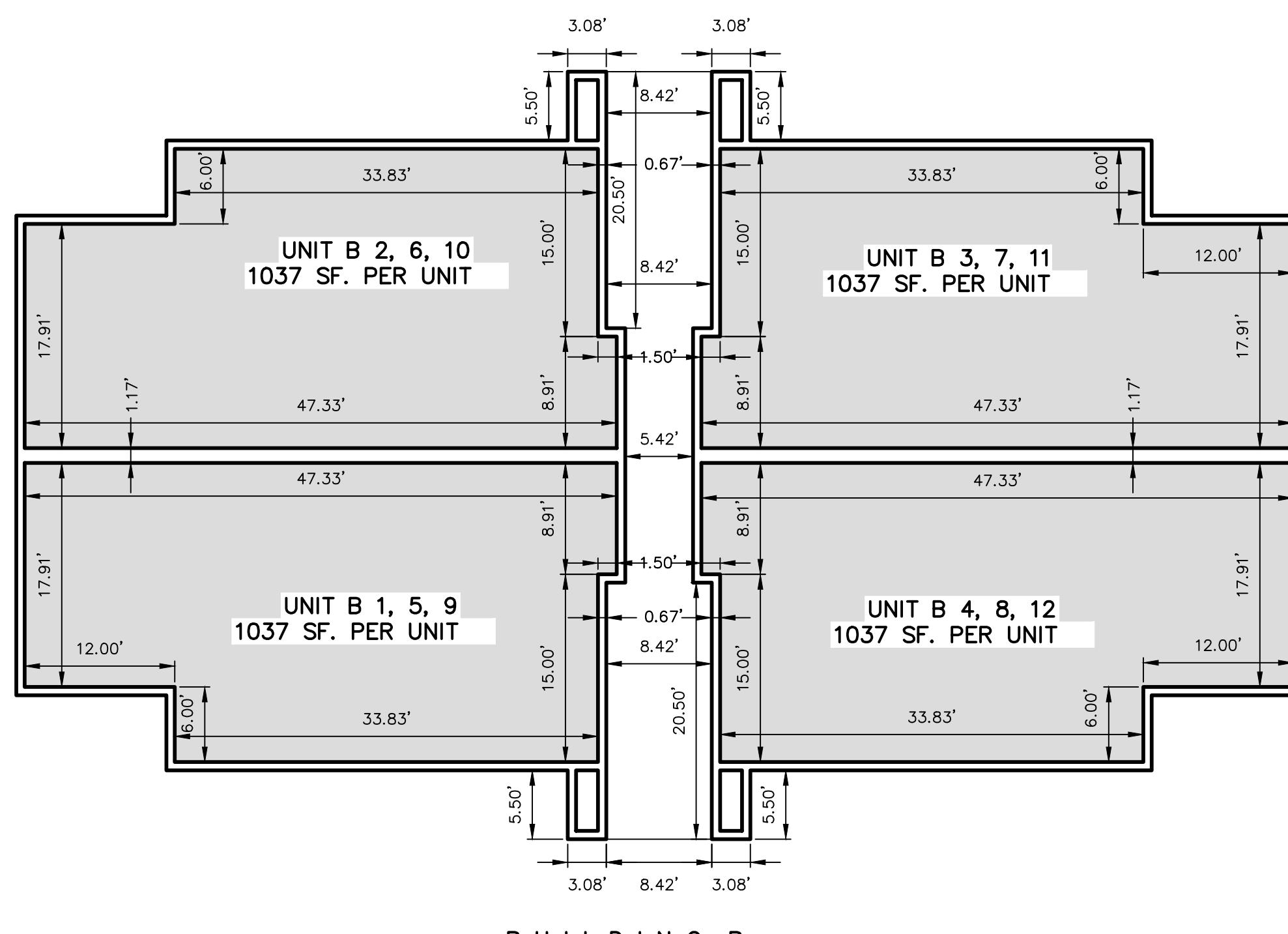
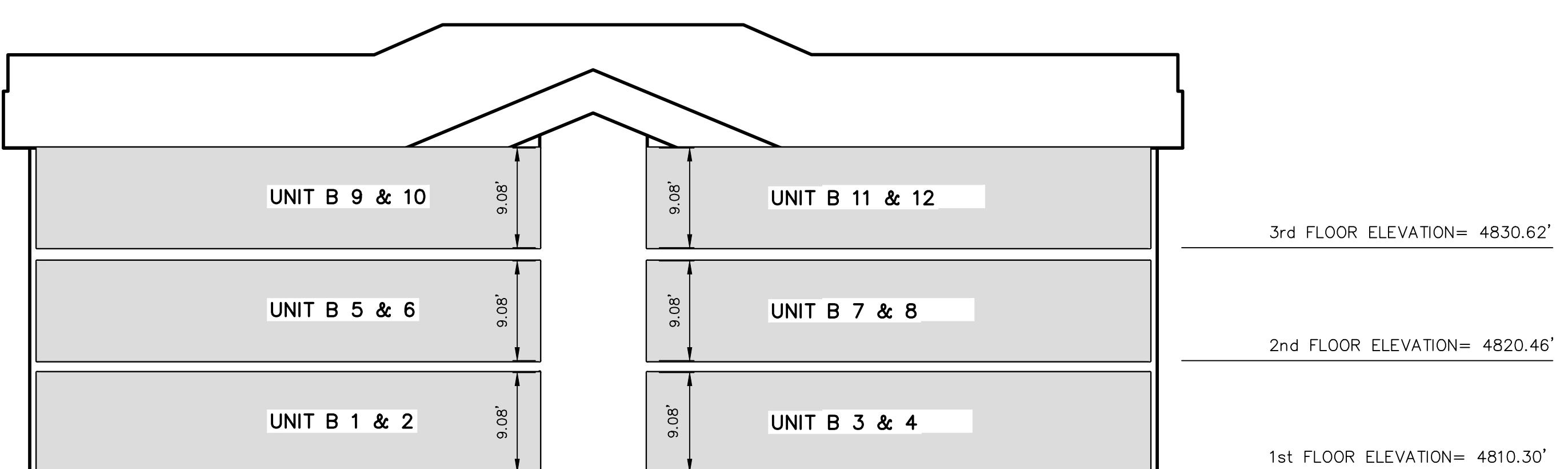
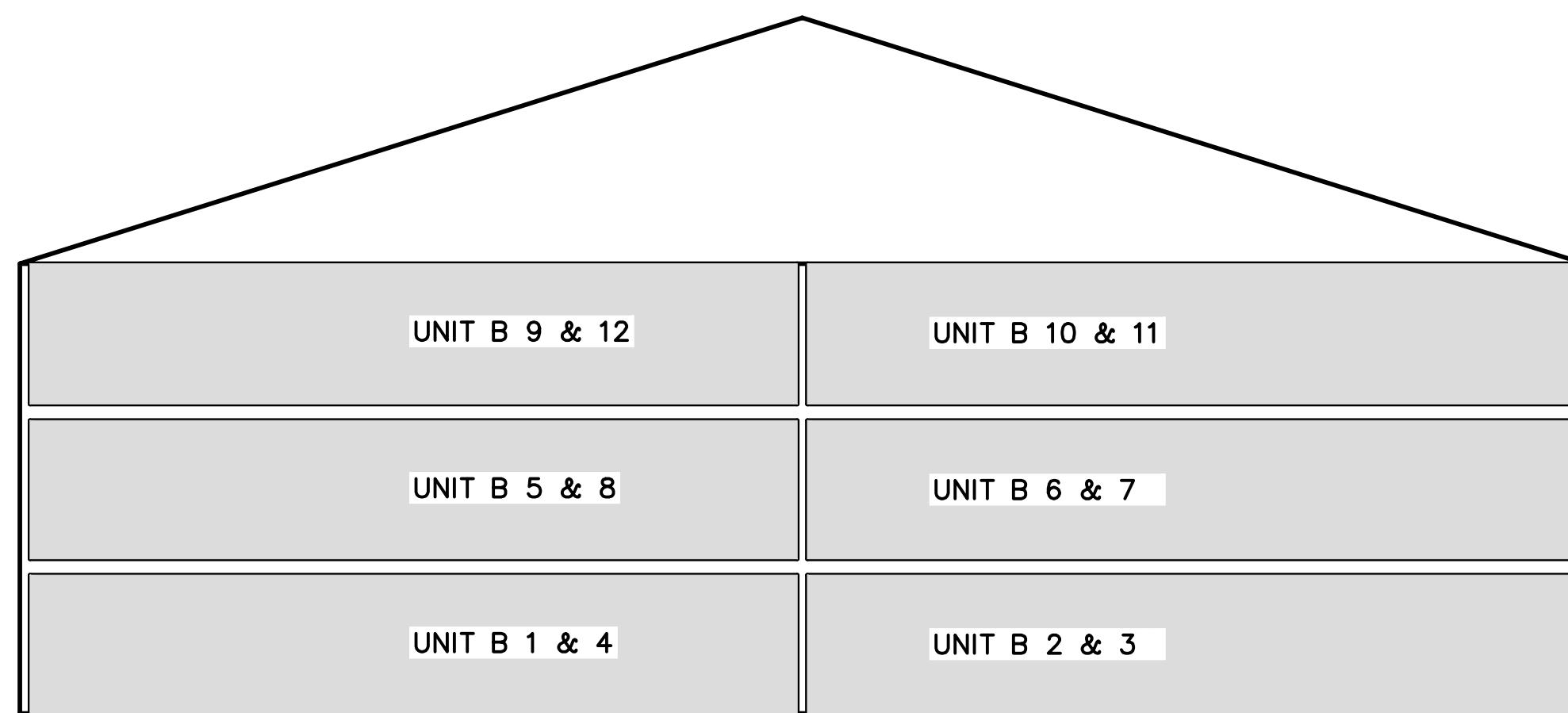
NORTH 107.83'

WEST 5292.35'

NORTH 924.01'

EAST 5292.35'

NORTH 924.01'

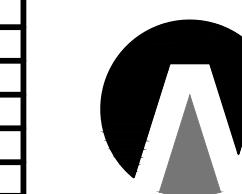


ADDRESS TABLE	
UNIT	ADDRESS
B-1	987 NORTH 120 EAST UNIT B-1
B-2	987 NORTH 120 EAST UNIT B-2
B-3	987 NORTH 120 EAST UNIT B-3
B-4	987 NORTH 120 EAST UNIT B-4
B-5	987 NORTH 120 EAST UNIT B-5
B-6	987 NORTH 120 EAST UNIT B-6
B-7	987 NORTH 120 EAST UNIT B-7
B-8	987 NORTH 120 EAST UNIT B-8
B-9	987 NORTH 120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

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.

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 B**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 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.

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 LICENSURE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFY THAT THE PLAT OF LAND SHOWN UPON THIS MAP IS IN ACCORDANCE WITH THE STATE CODES OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT C" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISSES 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 40.00 FEET; THENCE WEST A DISTANCE OF 40.50 FEET; THENCE SOUTH A DISTANCE OF 149.56 FEET; THENCE WEST A DISTANCE OF 140.59 FEET; THENCE NORTH A DISTANCE OF 204.15 FEET; THENCE N.71°28'23"E, A DISTANCE OF 145.85 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 7°21'03" 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 81.53 FEET; THENCE N.75°06'25"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 7°00'49" 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 71,044 sq.ft. OR 1.63 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,)
COUNTY OF UTAH,) S.S.

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

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

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ 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)

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

NOTARY PUBLIC SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER SEAL



UNIT ADDRESSING (SEE SHEET 2 OF 2)

VICINITY MAP

NOTES:
 1) ALUMINUM 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 AGRICULTURE 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 AGRICULTURE USES AND ACTIVITIES.
 3) NBCI - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
 5) ANY PARKING OR BUILDING 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 AGRICULTURE USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. 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. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE 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 plot 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 concerning oil and gas recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plot 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 or conditions in the plot, 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.

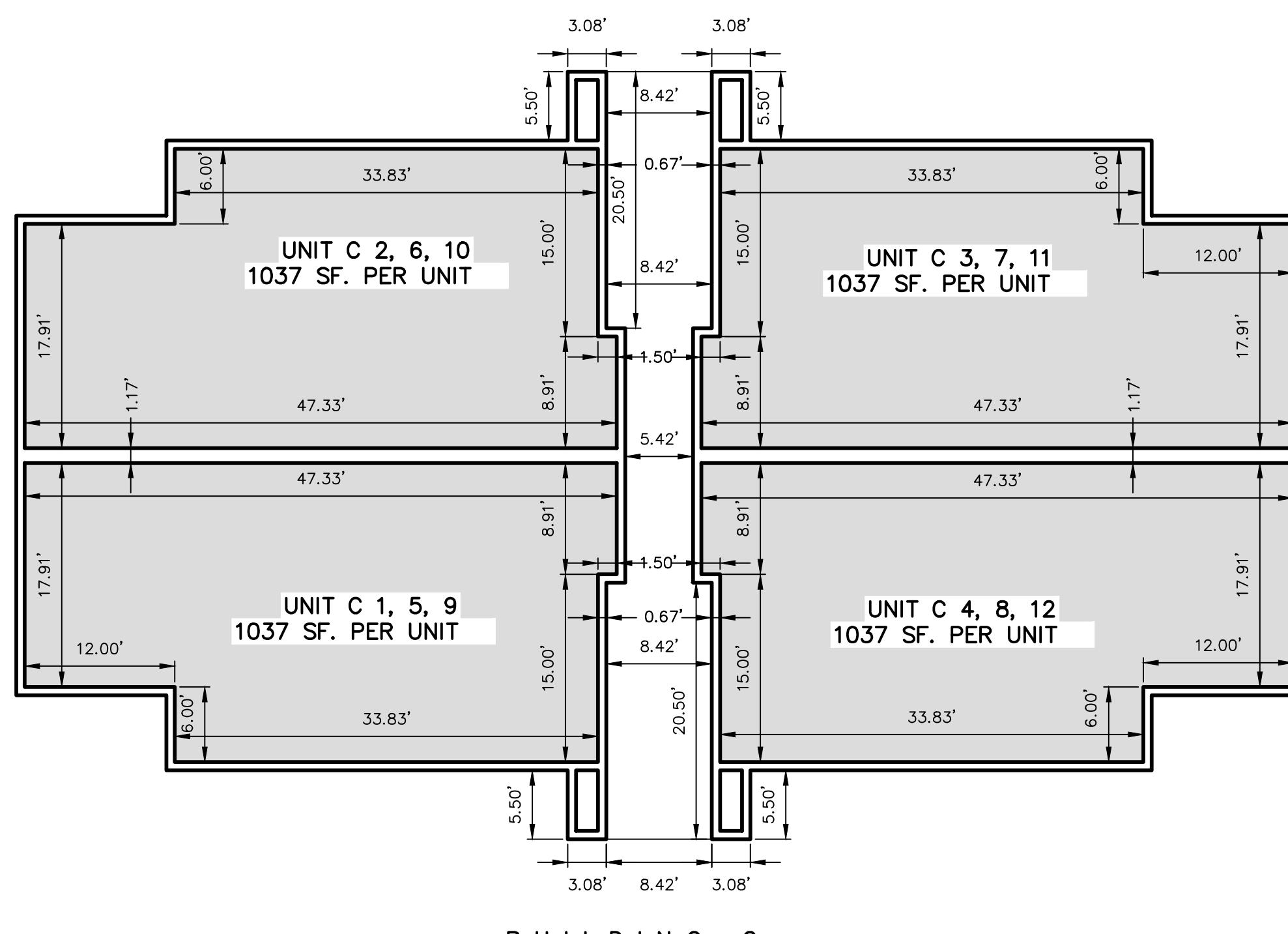
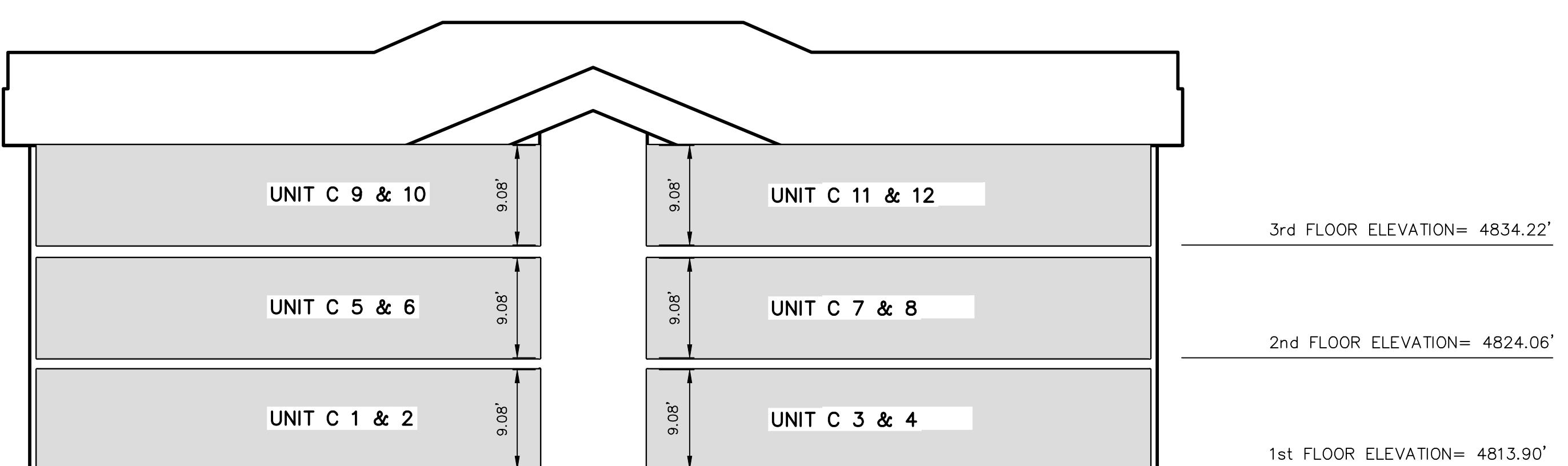
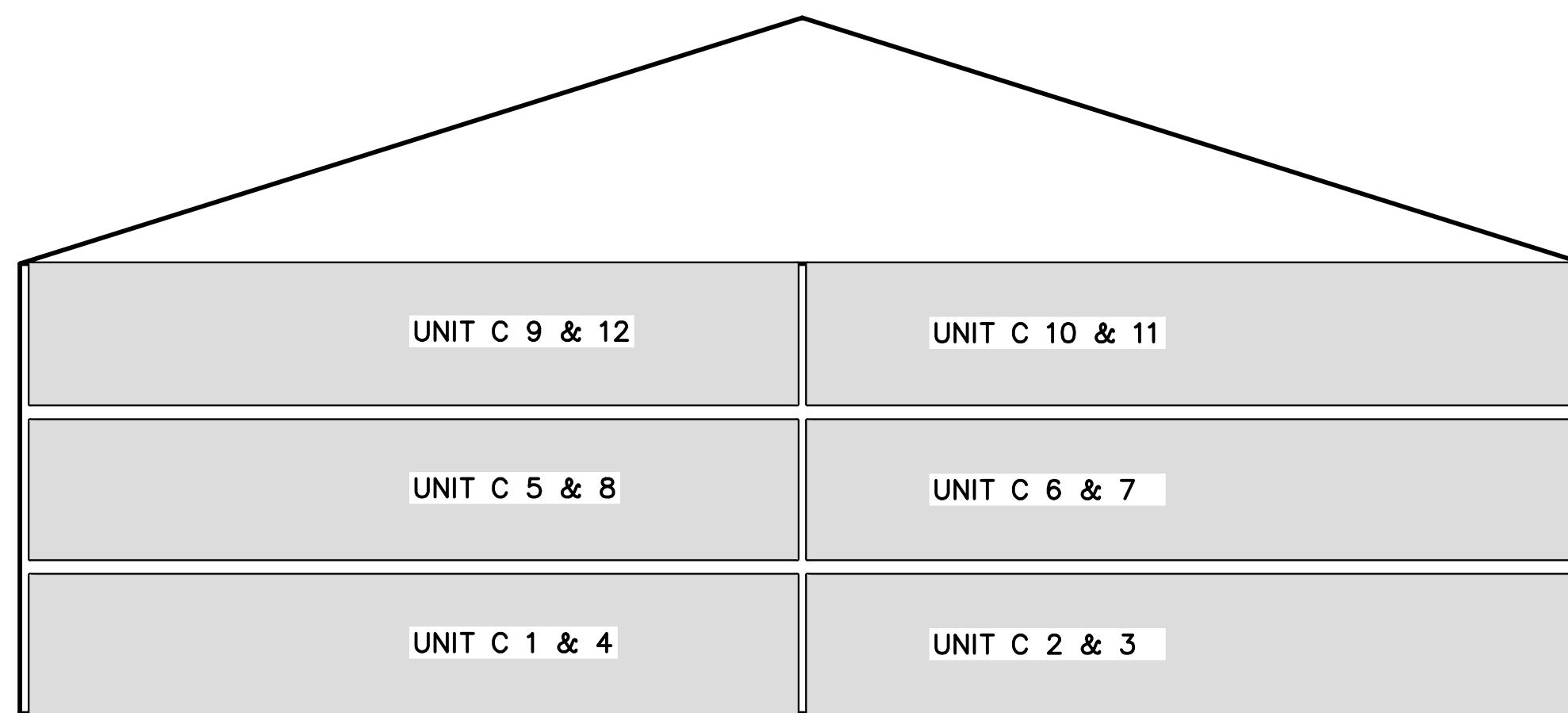
BY _____ TITLE: _____

K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat 12-15-2023\APPLE GROVE CONDOMINIUM BUILDING C.dwg 1/15/2026 8:34 AM

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	19.24'	150.00'	19.23'	N11°03'03"W	7°21'03"
C2	21.67'	177.00'	21.65'	S11°23'10"E	7°00'49"

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

DATE

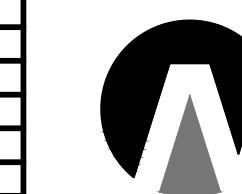


ADDRESS TABLE	
UNIT	ADDRESS
C-1	1011 NORTH 120 EAST UNIT C-1
C-2	1011 NORTH 120 EAST UNIT C-2
C-3	1011 NORTH 120 EAST UNIT C-3
C-4	1011 NORTH 120 EAST UNIT C-4
C-5	1011 NORTH 120 EAST UNIT C-5
C-6	1011 NORTH 120 EAST UNIT C-6
C-7	1011 NORTH 120 EAST UNIT C-7
C-8	1011 NORTH 120 EAST UNIT C-8
C-9	1011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

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PRIVATE OWNERSHIP

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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

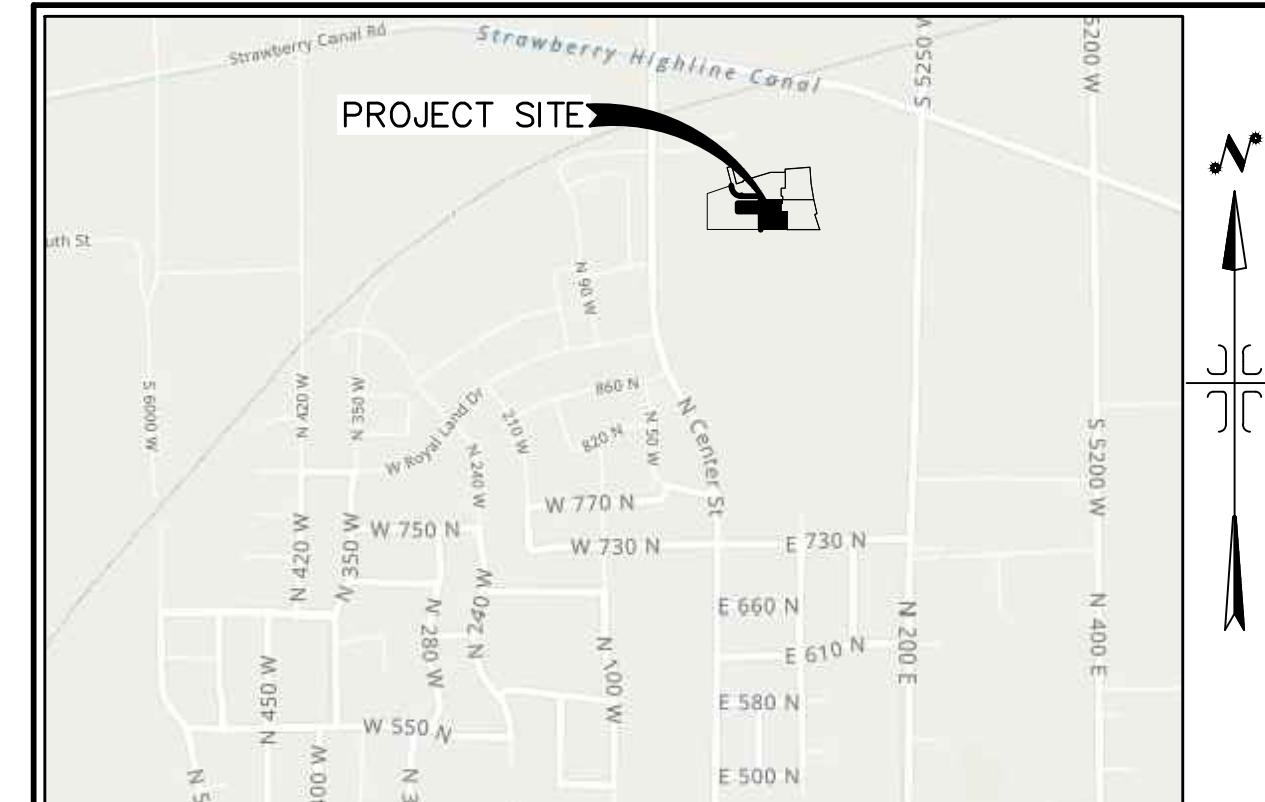
**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM C**

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 AGRICULTURE USES AND ACTIVITIES MAY OR MAY NOT OCCUR. THE HIGH 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 AGRICULTURE USES AND ACTIVITIES.
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DOMINION ENERGY UTAH - NOTE:

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

BY _____ TITLE: _____

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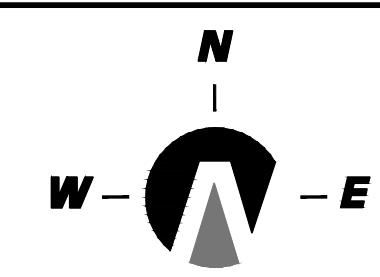
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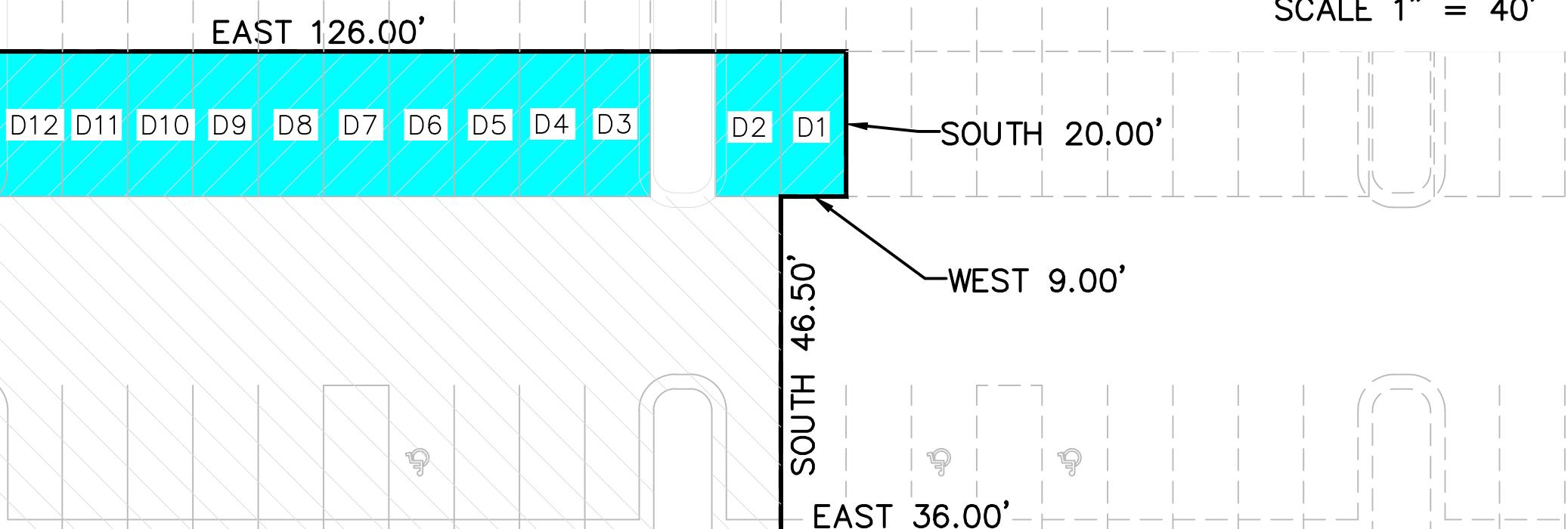
THE ORCHARDS @ APPLE GROVE CONDOMINIUM D

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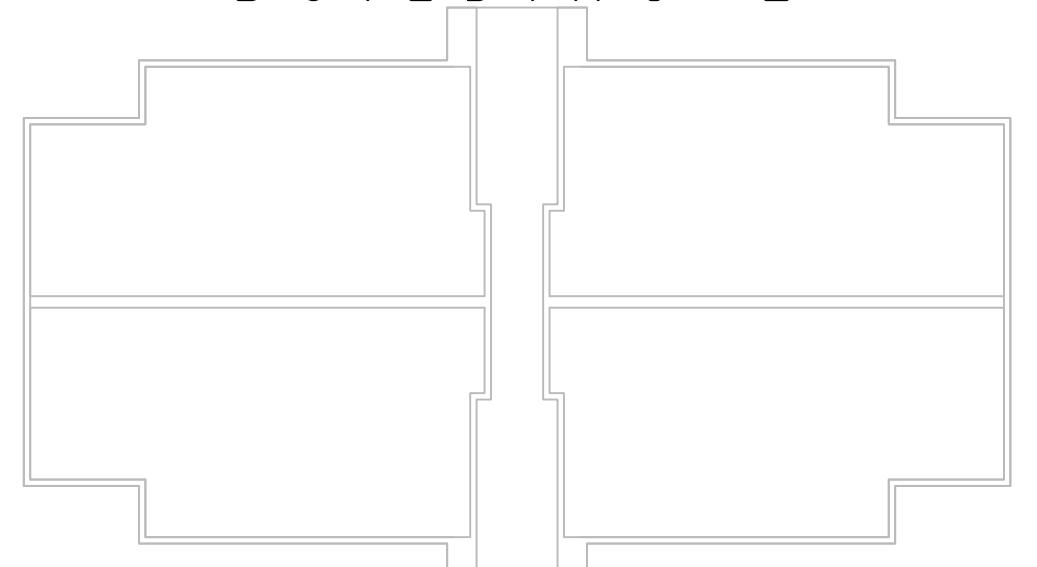
BUILDING C



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

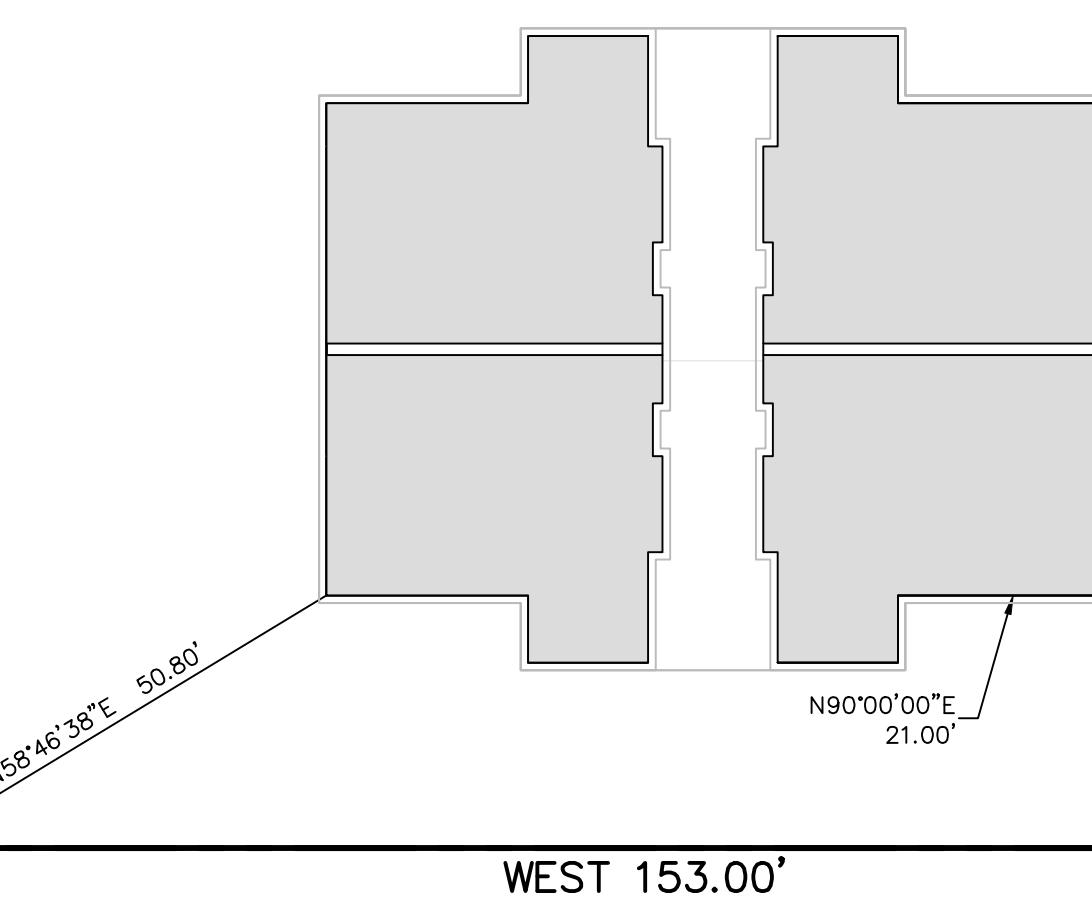


FUTURE BUILDING E

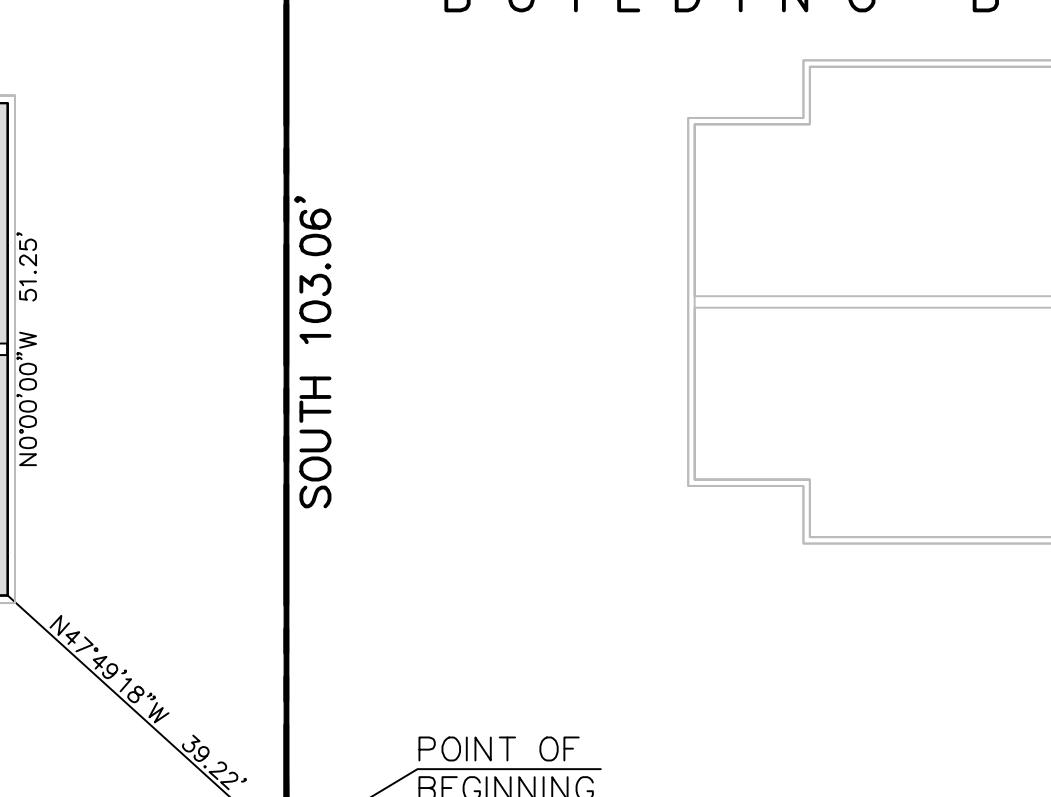


NORTH 169.56'

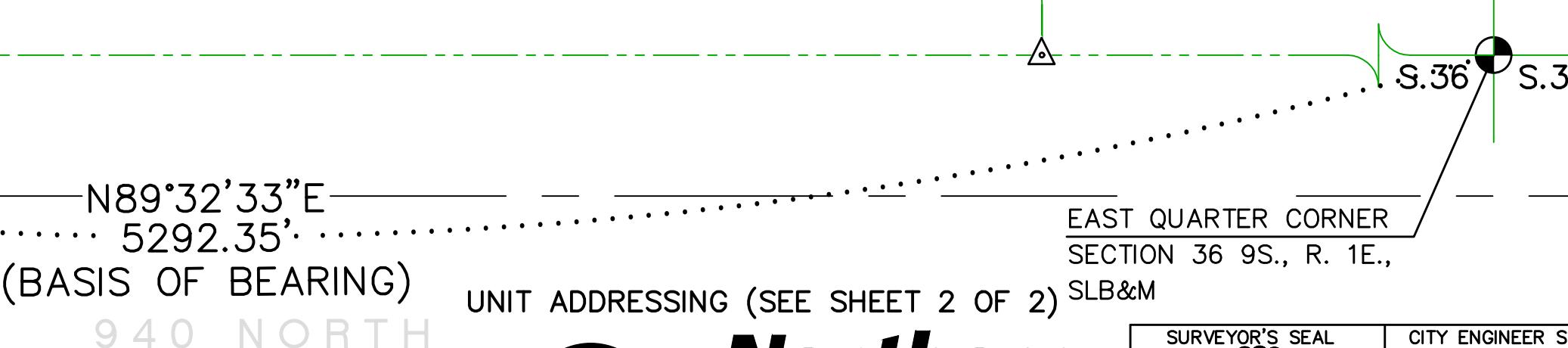
BUILDING D



BUILDING B



APPLE HOLLOW AT THE ORCHARDS PLAT "A-14"



(BASIS OF BEARING)

940 NORTH

UNIT ADDRESSING (SEE SHEET 2 OF 2)

SLB&M

CONSTRUCTION MANAGEMENT

ENGINEERING-LAND PLANNING

CONSTRUCTION MANAGEMENT

1040 E. 800 N.

OREM, UTAH 84097

(801) 802-8992

Northern
ENGINEERING INC

PROFESSIONAL LAND SURVEYOR
No. 172762
Kenneth E.
Barney
STATE OF UTAH
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SURVEYOR'S CERTIFICATE

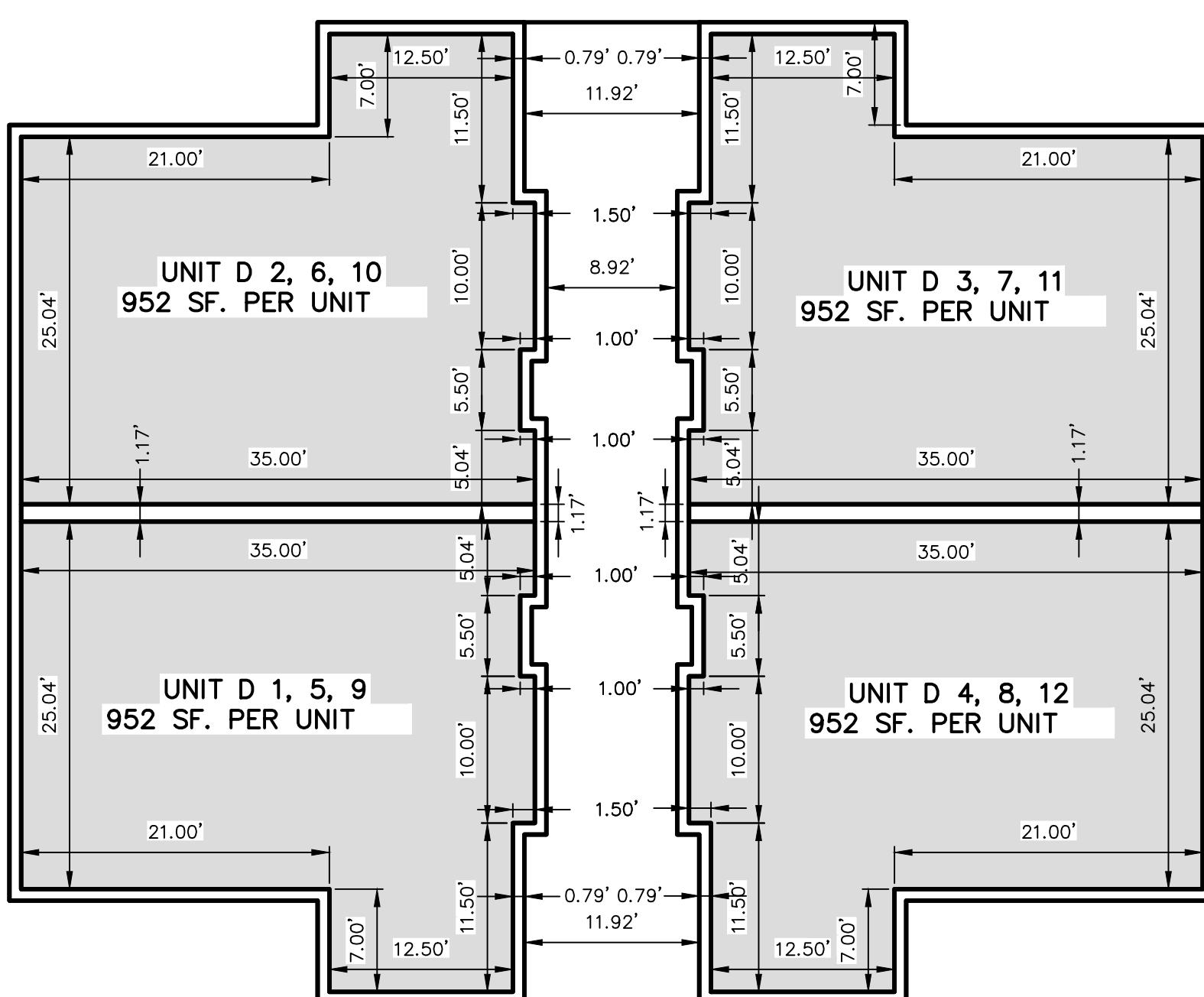
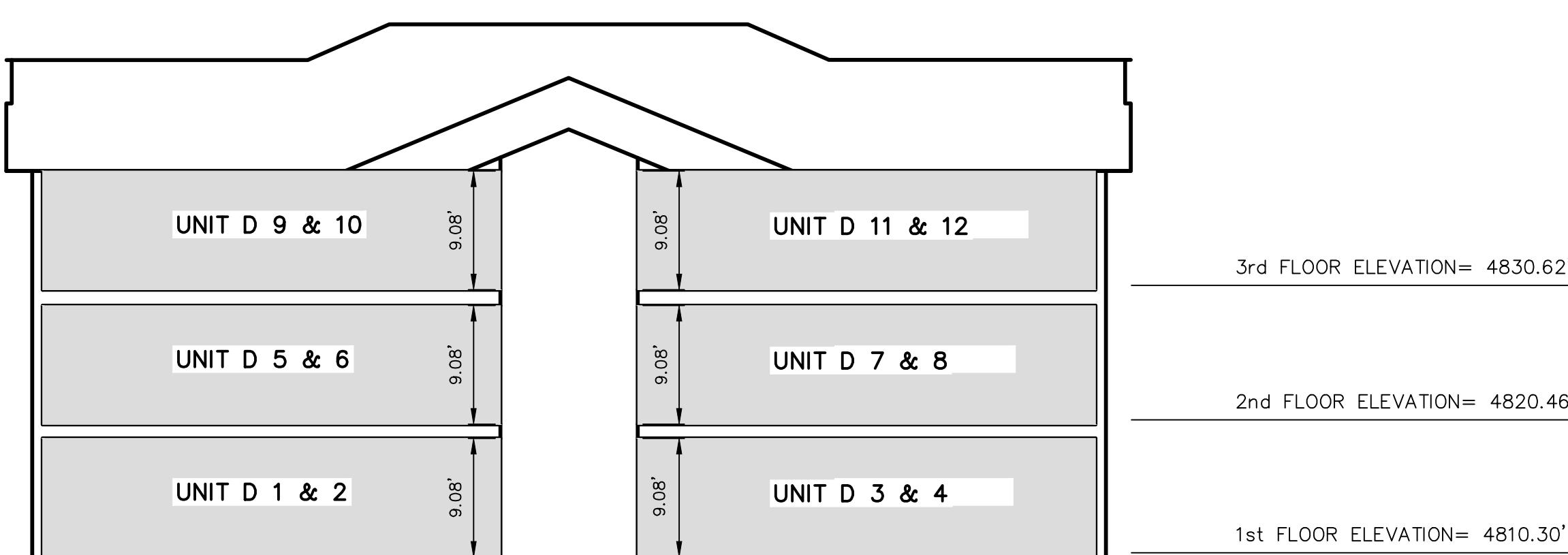
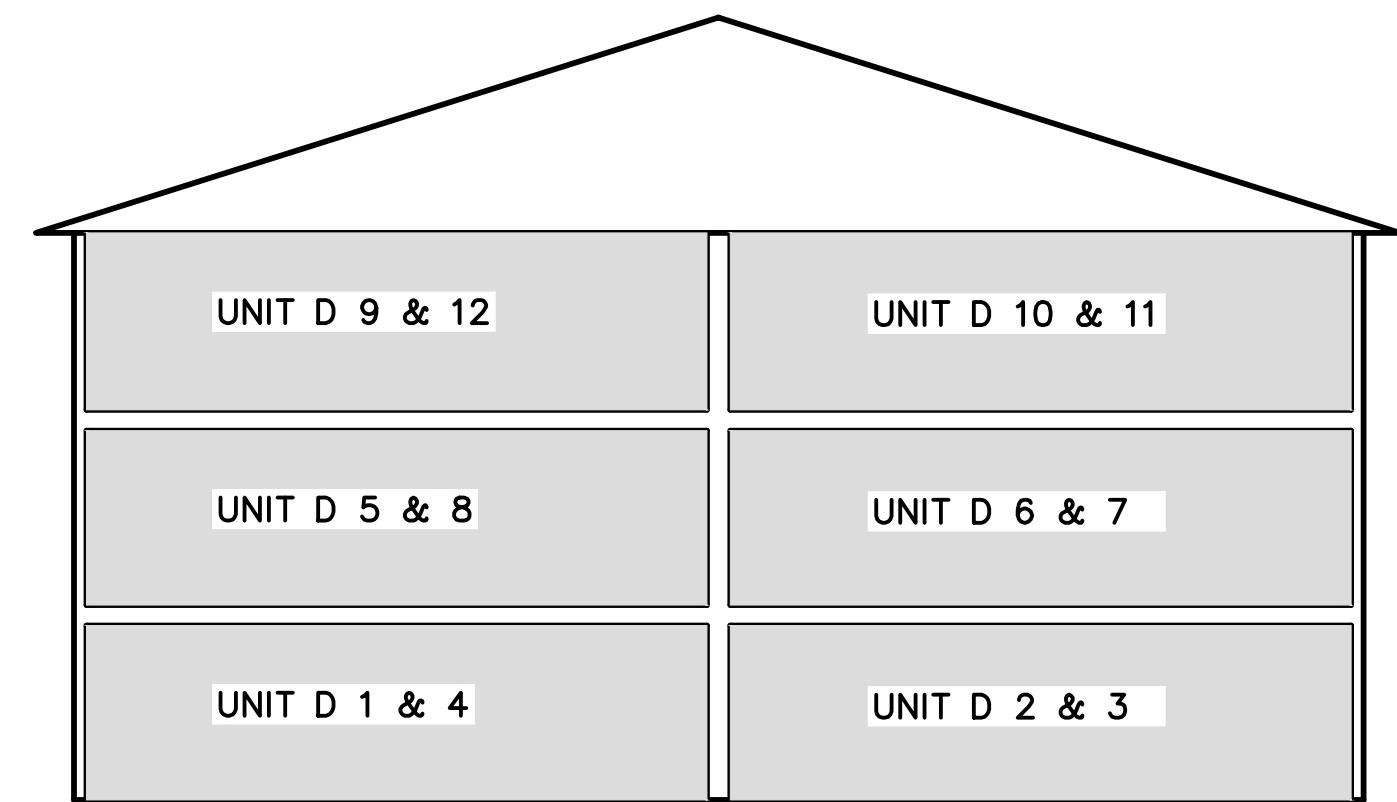
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DATE _____

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. 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; THENCE WEST A DISTANCE OF 153.00 FEET; THENCE SOUTH A DISTANCE OF 103.06 FEET; THENCE EAST A DISTANCE OF 126.00 FEET; THENCE NORTH 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; THENCE WEST A DISTANCE OF 153.00 FEET; THENCE SOUTH A DISTANCE OF 103.06 FEET; 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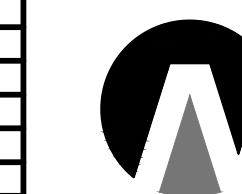


BUILDING A

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

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 D**

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 EXPRESSED WITH THE ACCORDINGLY 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 CONDUCTED 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's recorded easements do not constitute a 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 8010-368-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 _____.
By _____
Title _____

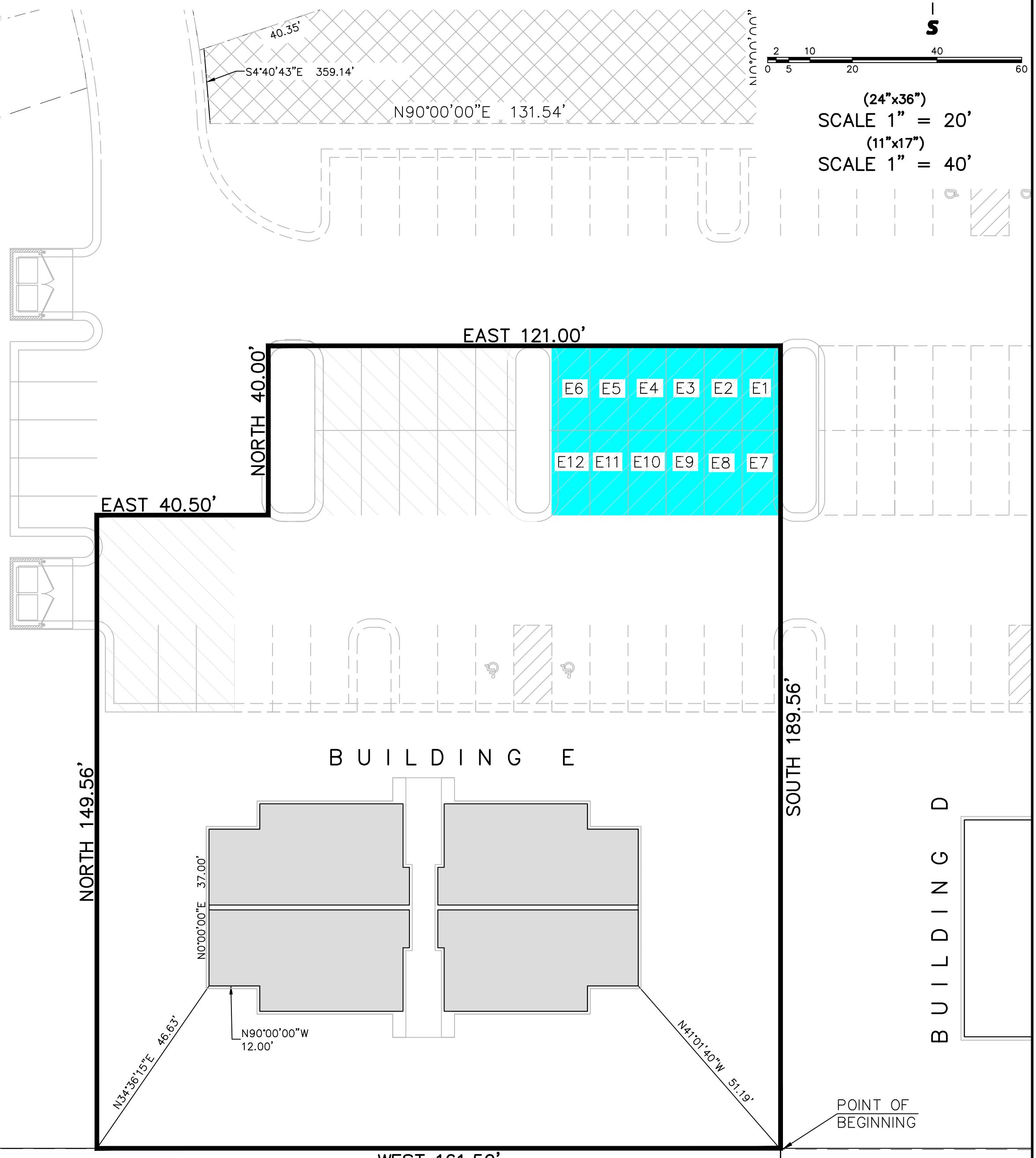
LEGEND

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

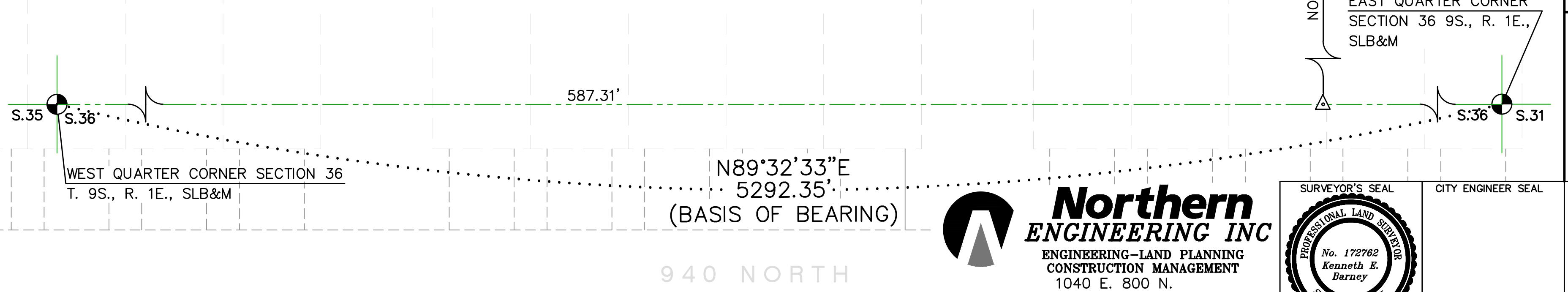
THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

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

APPLE HOLLOW AT THE ORCHARDS PLAT "A-13"



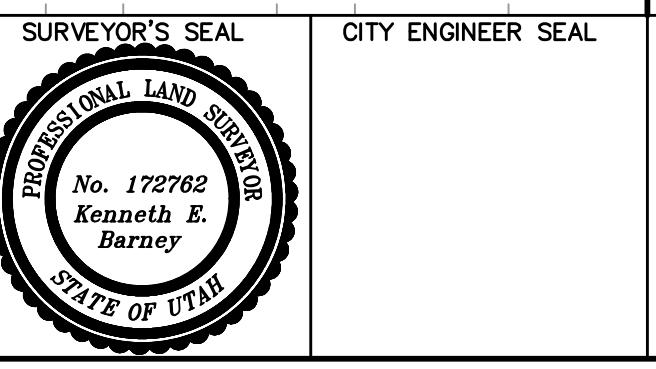
APPLE HOLLOW AT THE ORCHARDS PLAT "A-14"



940 NORTH

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



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 LICENSE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFY THAT THE PLAT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, 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 COMPRISSES 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, 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 N.89°57'22"W, A DISTANCE OF 161.50 FEET; THENCE NORTH A DISTANCE OF 149.56 FEET; THENCE EAST A DISTANCE OF 40.50 FEET; THENCE NORTH A DISTANCE OF 40.00 FEET; THENCE EAST A DISTANCE OF 121.00 FEET; THENCE SOUTH A DISTANCE OF 169.56 FEET TO THE REAL POINT OF BEGINNING;

CONTAINING 28,994 sq.ft. OR 0.67 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 HERON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D. 20_____.
BY: _____ BY: _____

JOHN CALDWELL, OWNER REVERE HOMES, LLC
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 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 _____

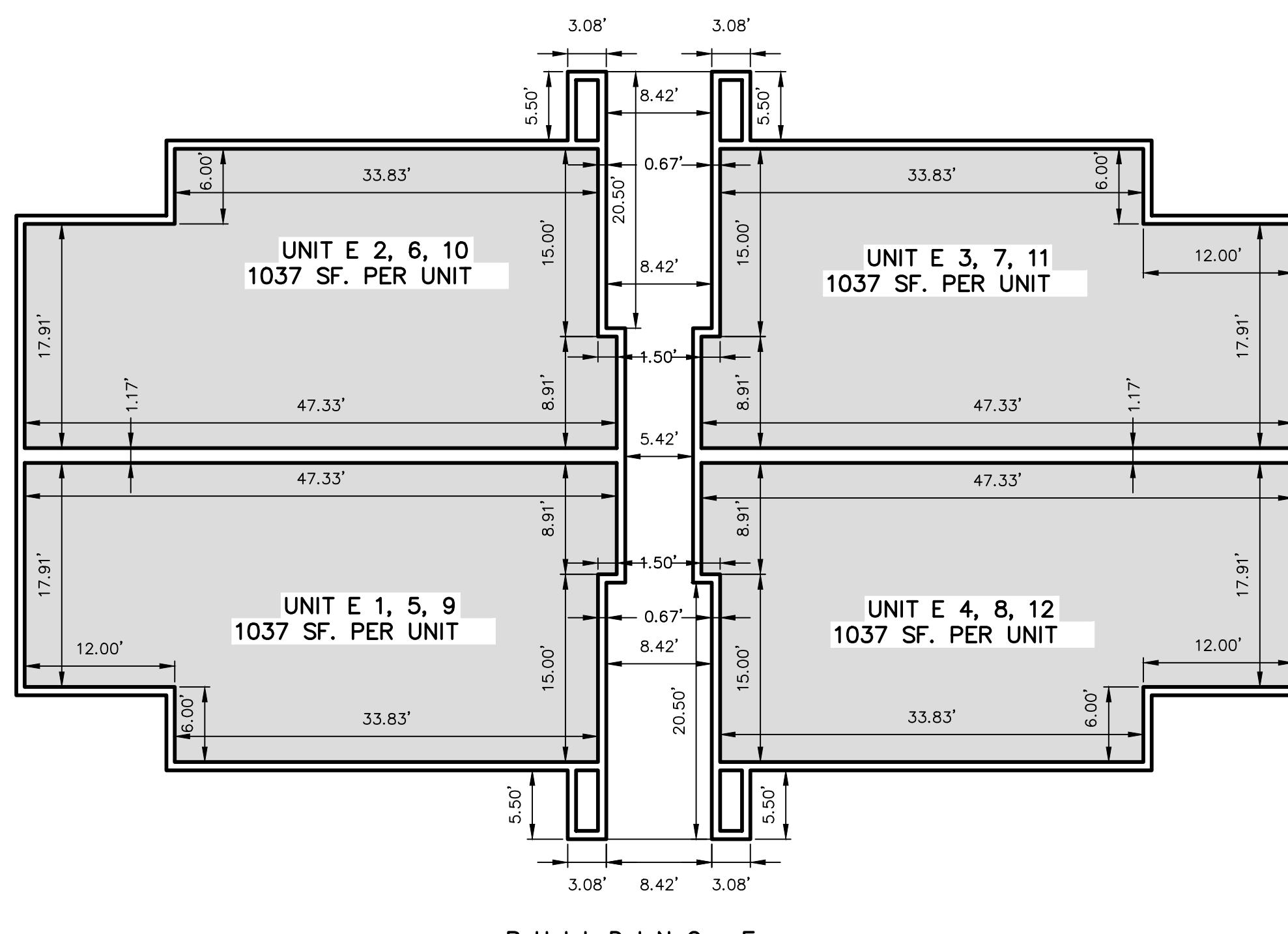
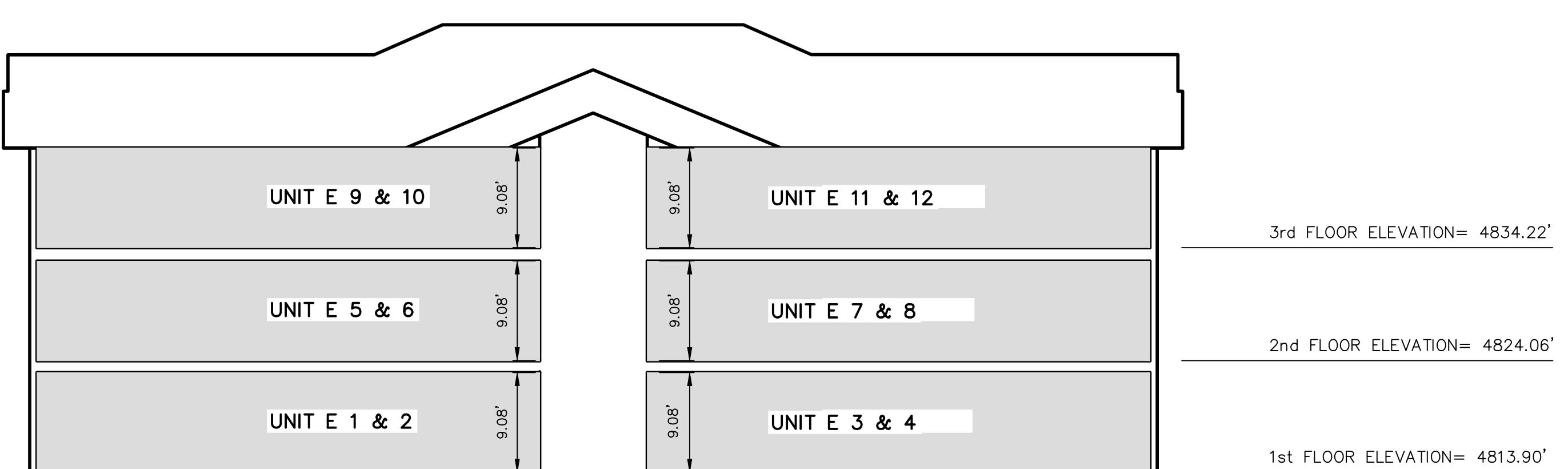
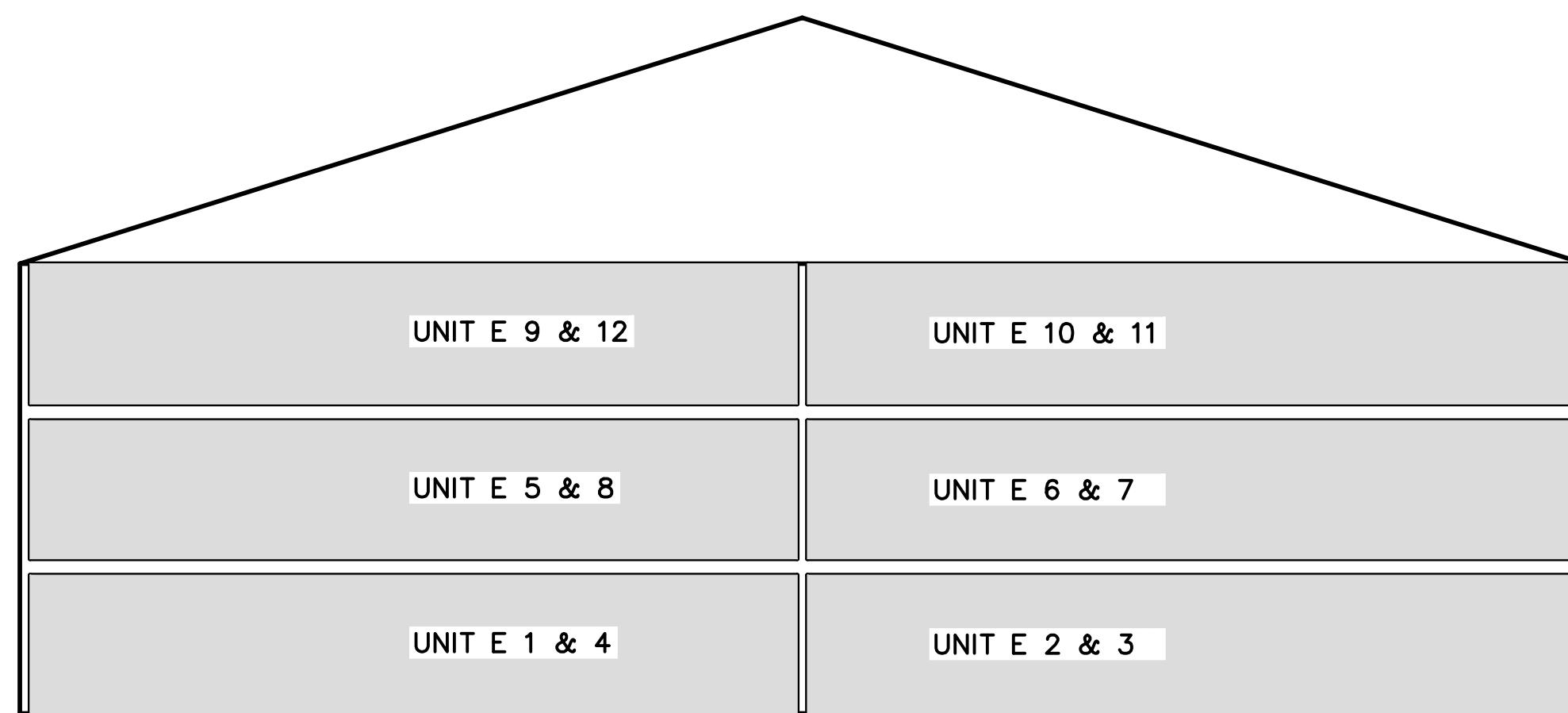
1 OF 2

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

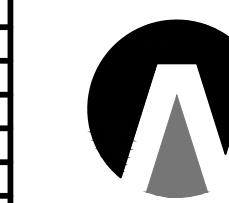


ADDRESS TABLE	
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E-7	981 NORTH 120 EAST UNIT E-7
E-8	981 NORTH 120 EAST UNIT E-8
E-9	981 NORTH 120 EAST UNIT E-9
E-10	981 NORTH 120 EAST UNIT E-10
E-11	981 NORTH 120 EAST UNIT E-11
E-12	981 NORTH 120 EAST UNIT E-12

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.

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 E**

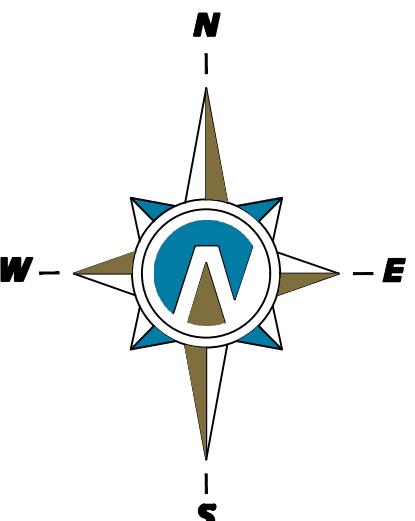
CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2

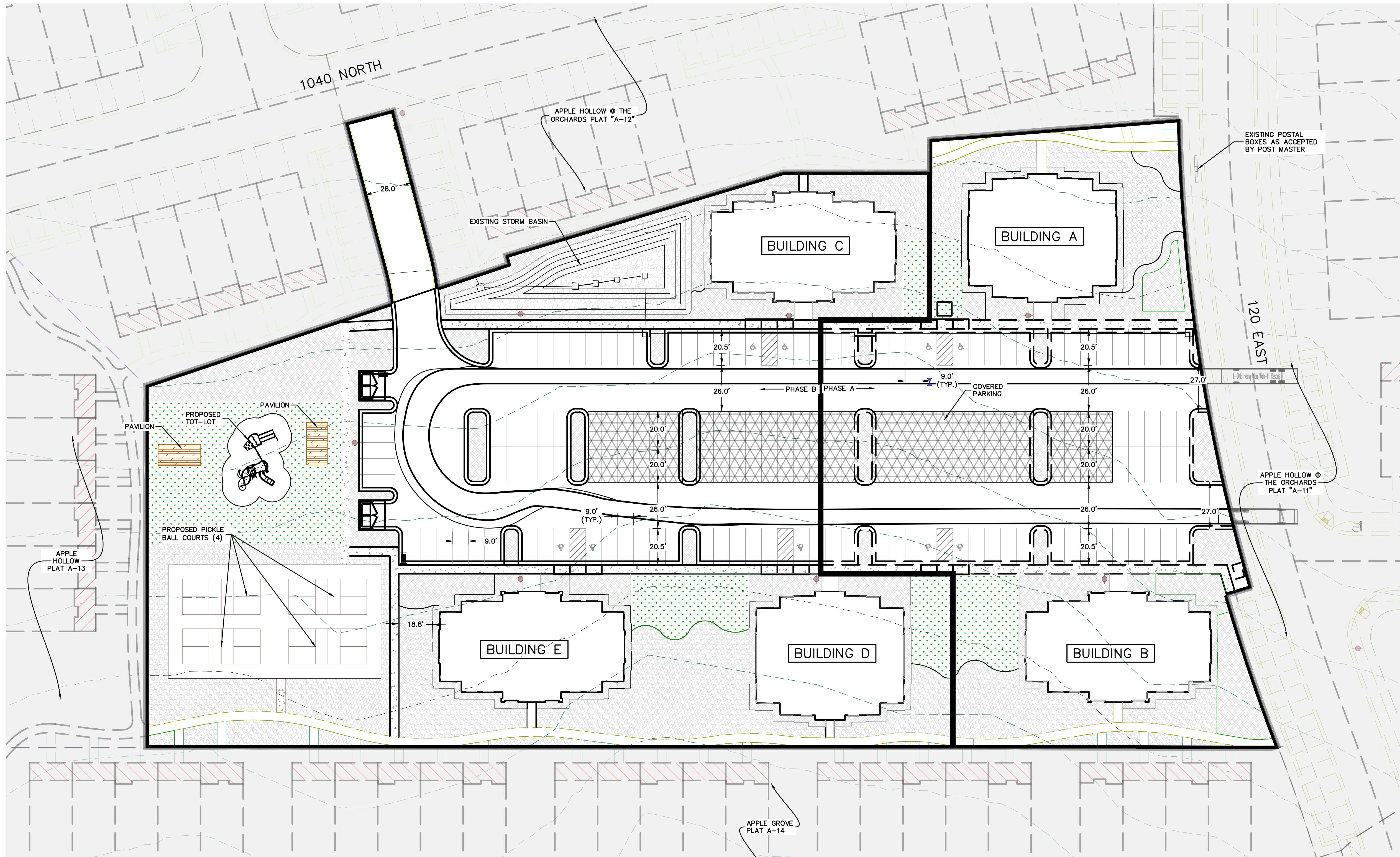
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
JANUARY, 2026



(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'

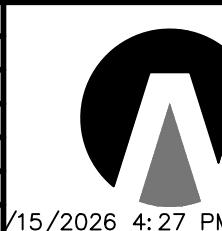


NOTES:
LANDSCAPE/AMENITIES PHASING PLAN FOR
EACH BUILDING PHASE.



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.	REV. COGO FILE:	DATE:
REVISIONS	BY	DATE



Northern
ENGINEERING INC
ENGINEERING - LAND PLANNING
CONSTRUCTION MANAGEMENT

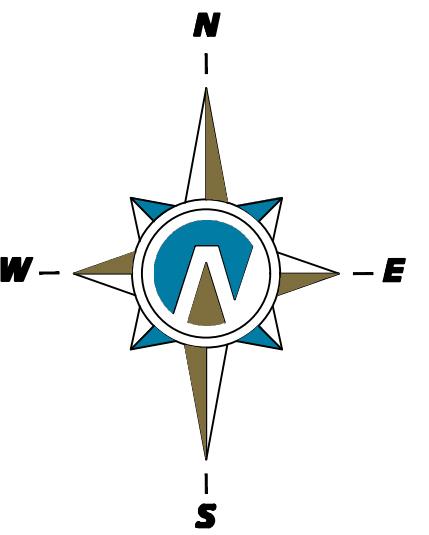
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

OVERALL SITE PLAN
SANTAQUIN, UTAH

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

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
PHASE A SITE PLAN – BUILDINGS A & B
SANTAQUIN, UTAH
JANUARY, 2026

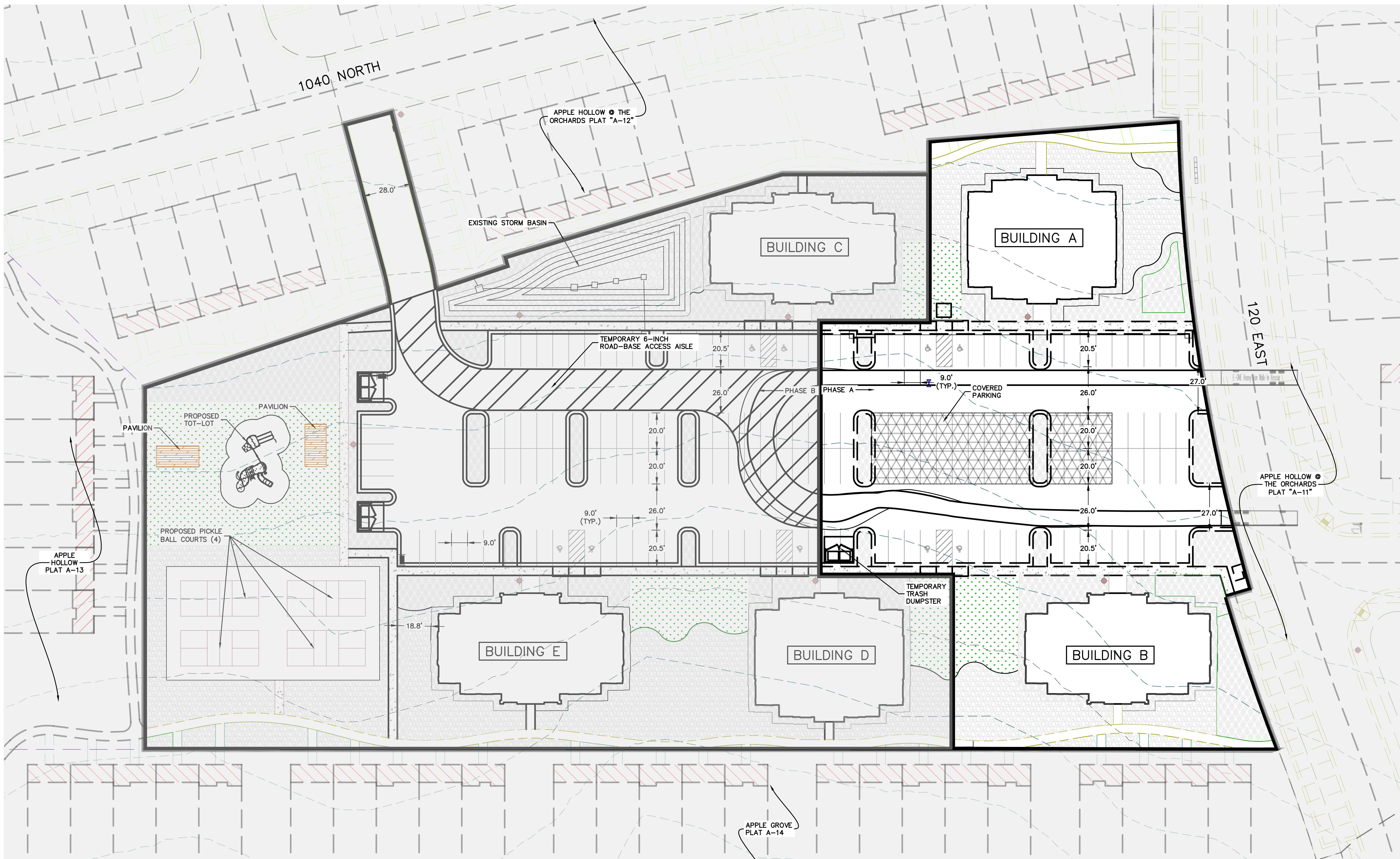


(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'



COVERED
PARKING

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



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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

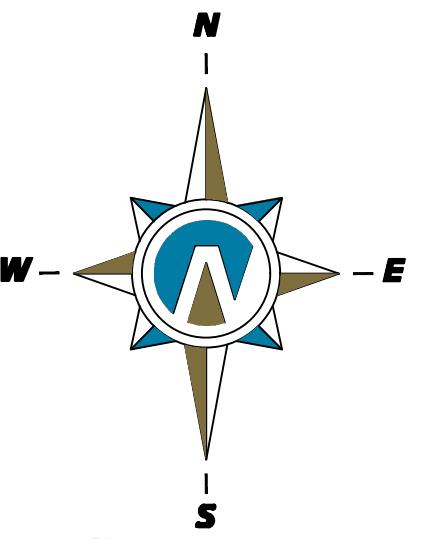
SITE PLAN PHASE A

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
SP-01-A

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
PHASE B SITE PLAN – BUILDINGS C,D,&E
SANTAQUIN, UTAH
JANUARY, 2026

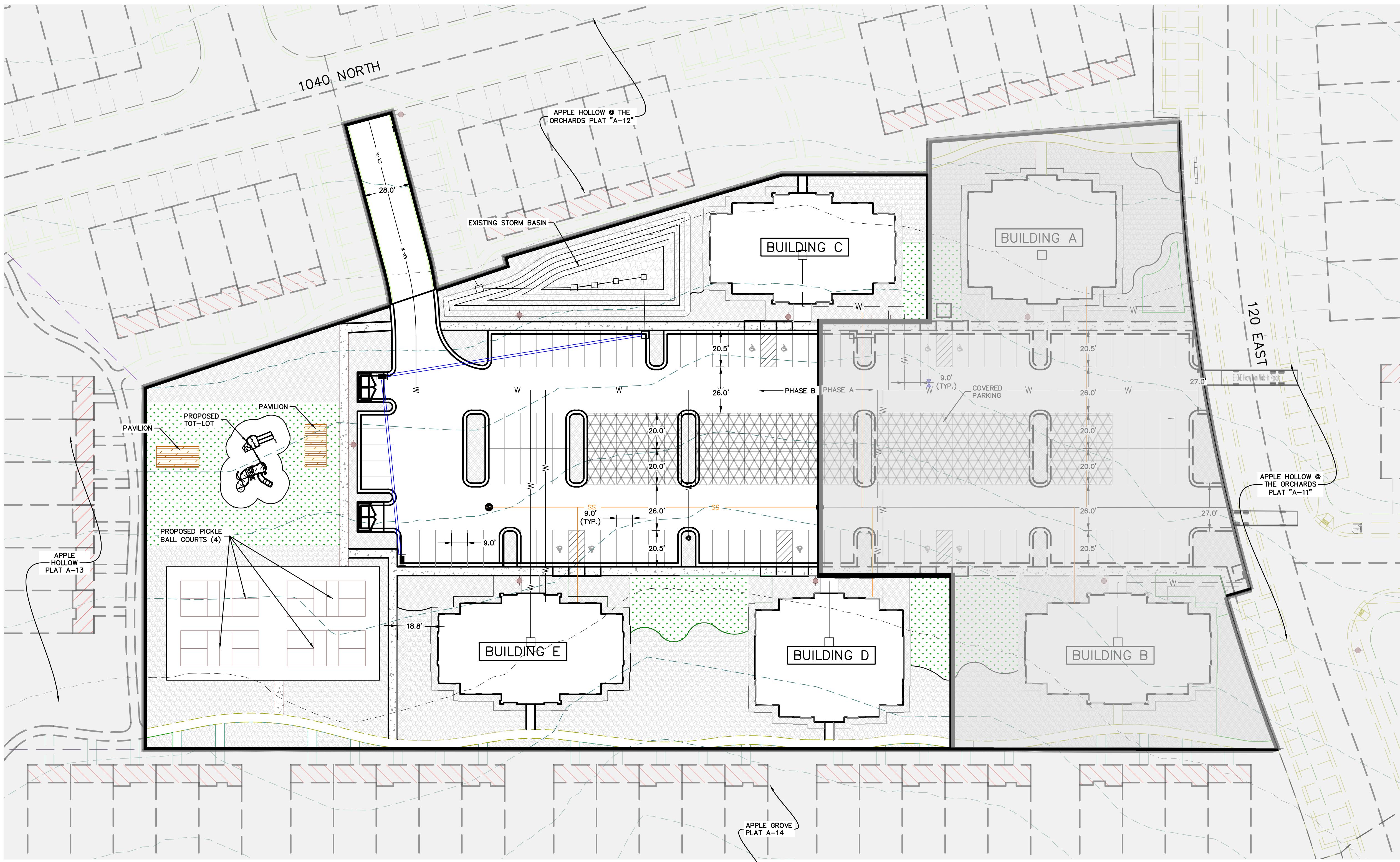


(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'



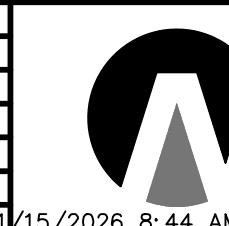
COVERED
PARKING

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



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.	REV. COGO FILE:	DATE:
REVISIONS		BY DATE



Northern
ENGINEERING INC
ENGINEERING – LAND PLANNING
CONSTRUCTION MANAGEMENT

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

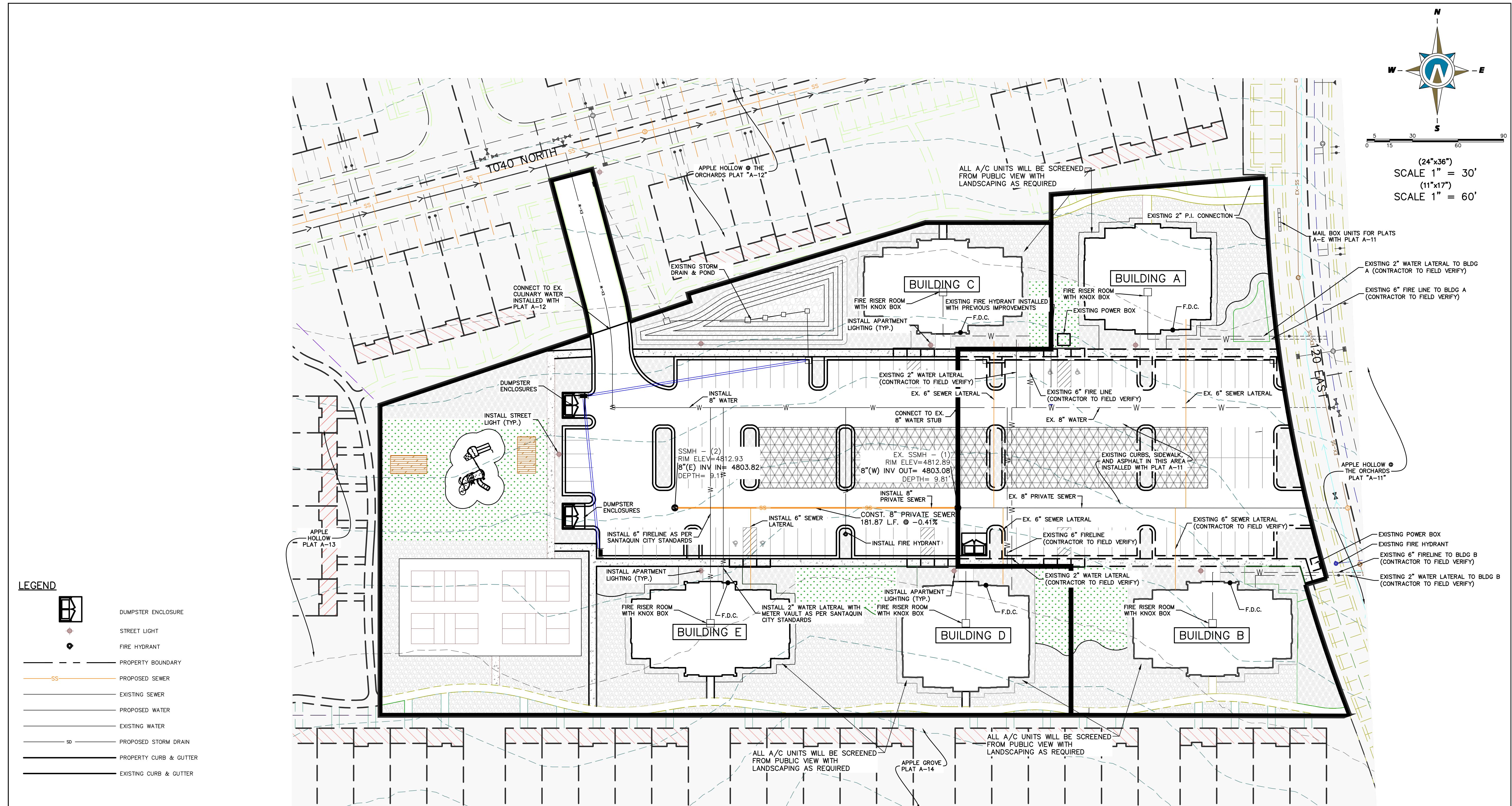
THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

SITE PLAN PHASE B

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
SP-01-B

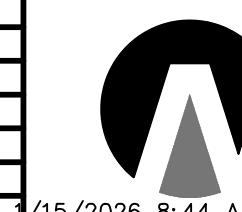


NOTES TO CONTRACTOR:

- 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
IN ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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Northern ENGINEERING INC.

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

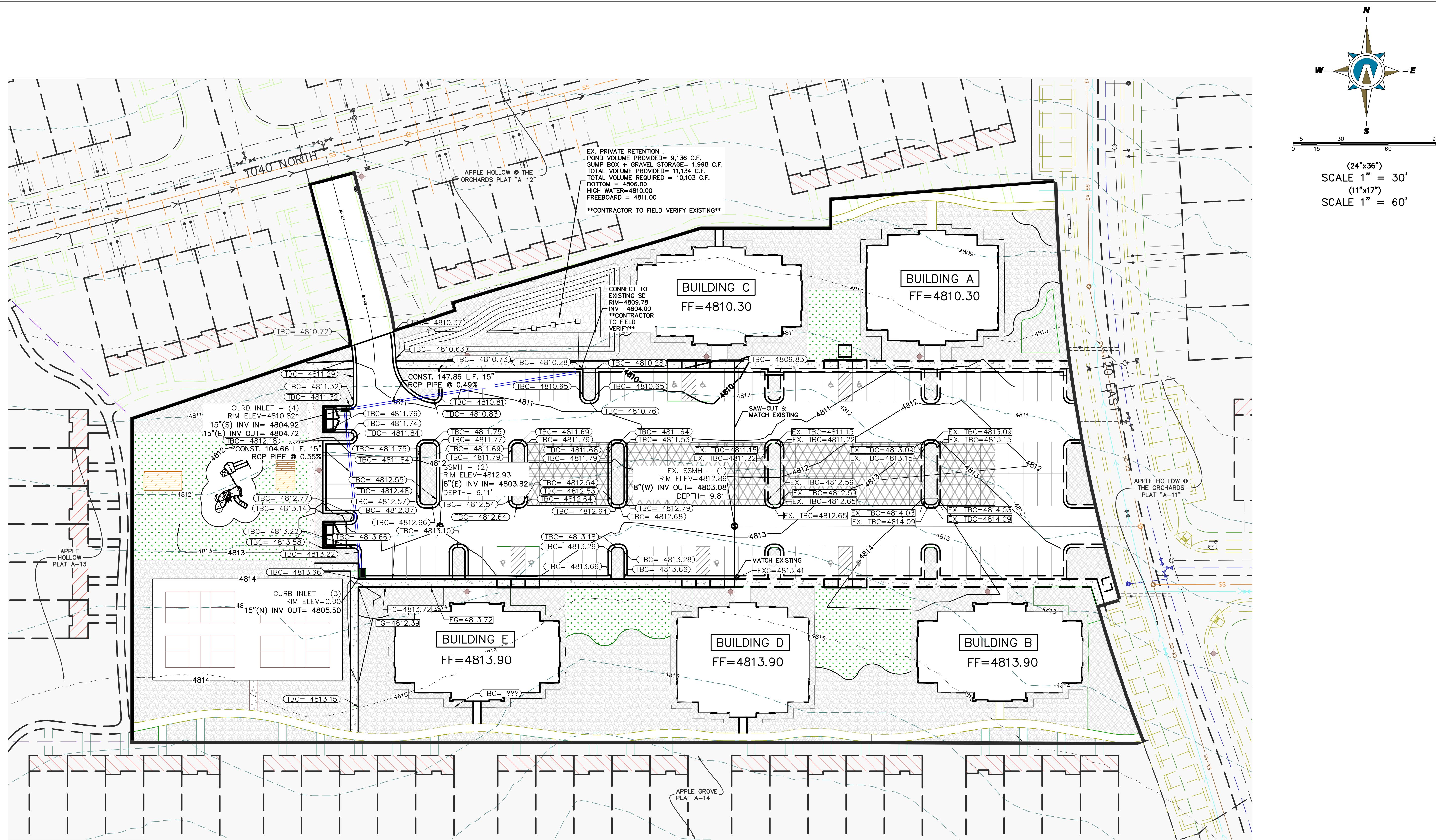
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

SITE UTILITY PLAN

ANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
JT-01

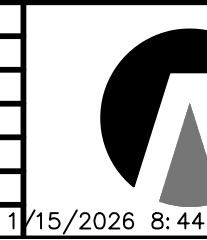


LEGEND:

NOTES:

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

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NO.	REVISIONS
K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartmen	



Northern ENGINEERING INC.

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

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

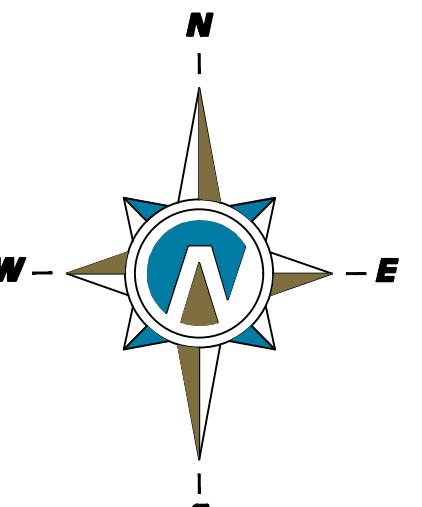
SITE GRADING AND DRAINAGE PLAN

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
GR-01

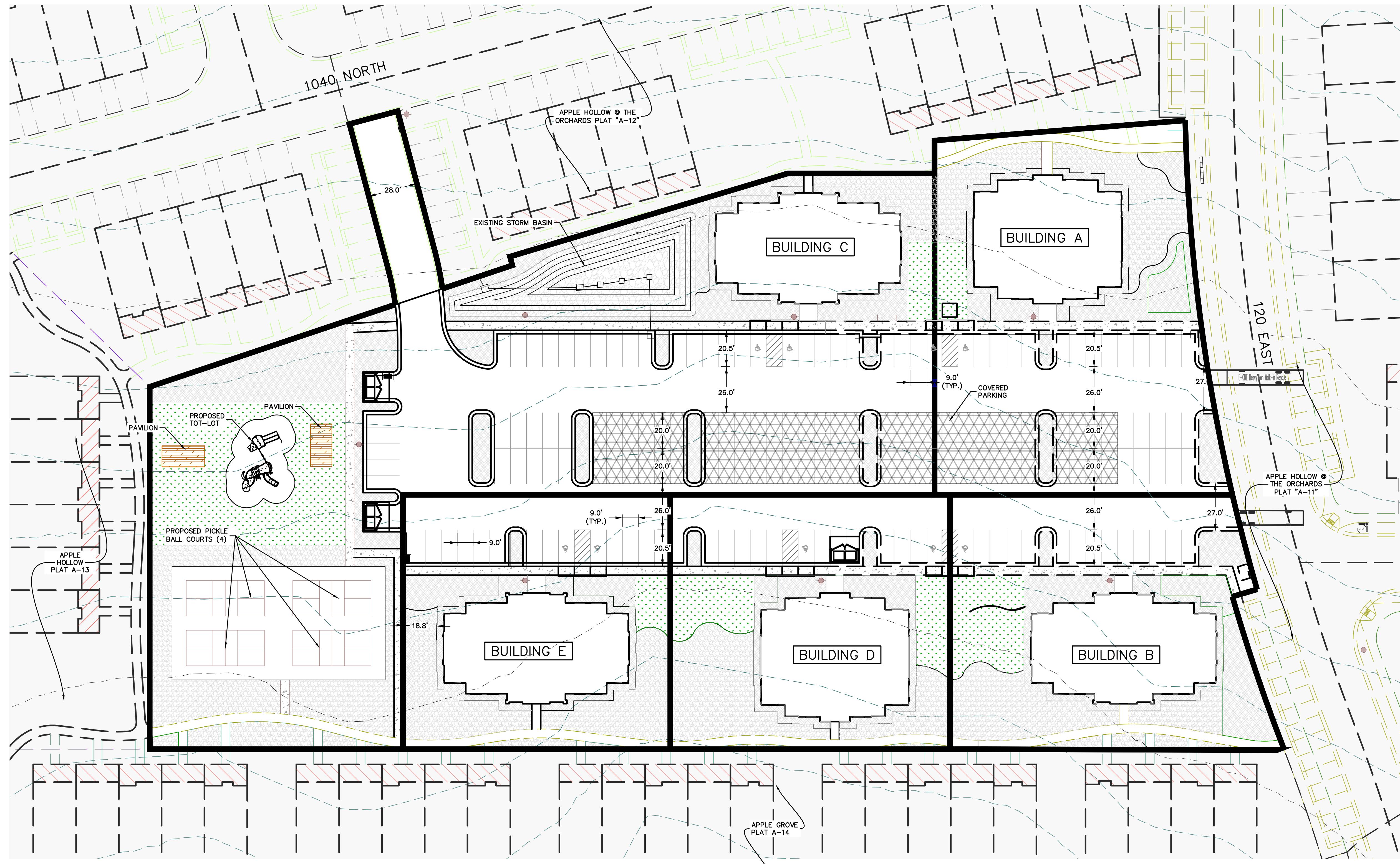
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
JANURAY, 2025



(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'

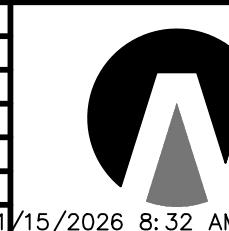


NOTES:
LANDSCAPE/AMENITIES PHASING PLAN FOR
EACH BUILDING PHASE.



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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

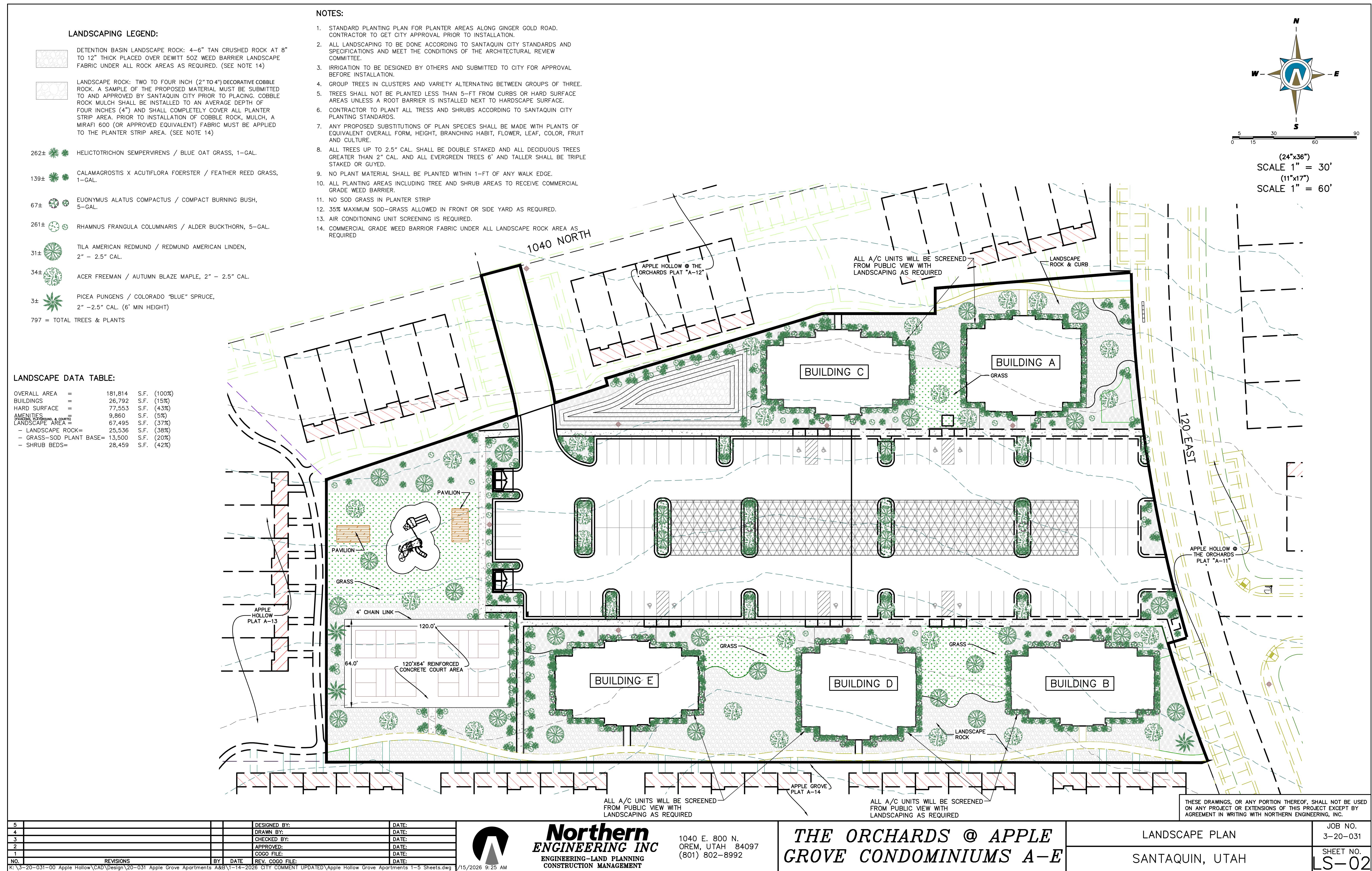
THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

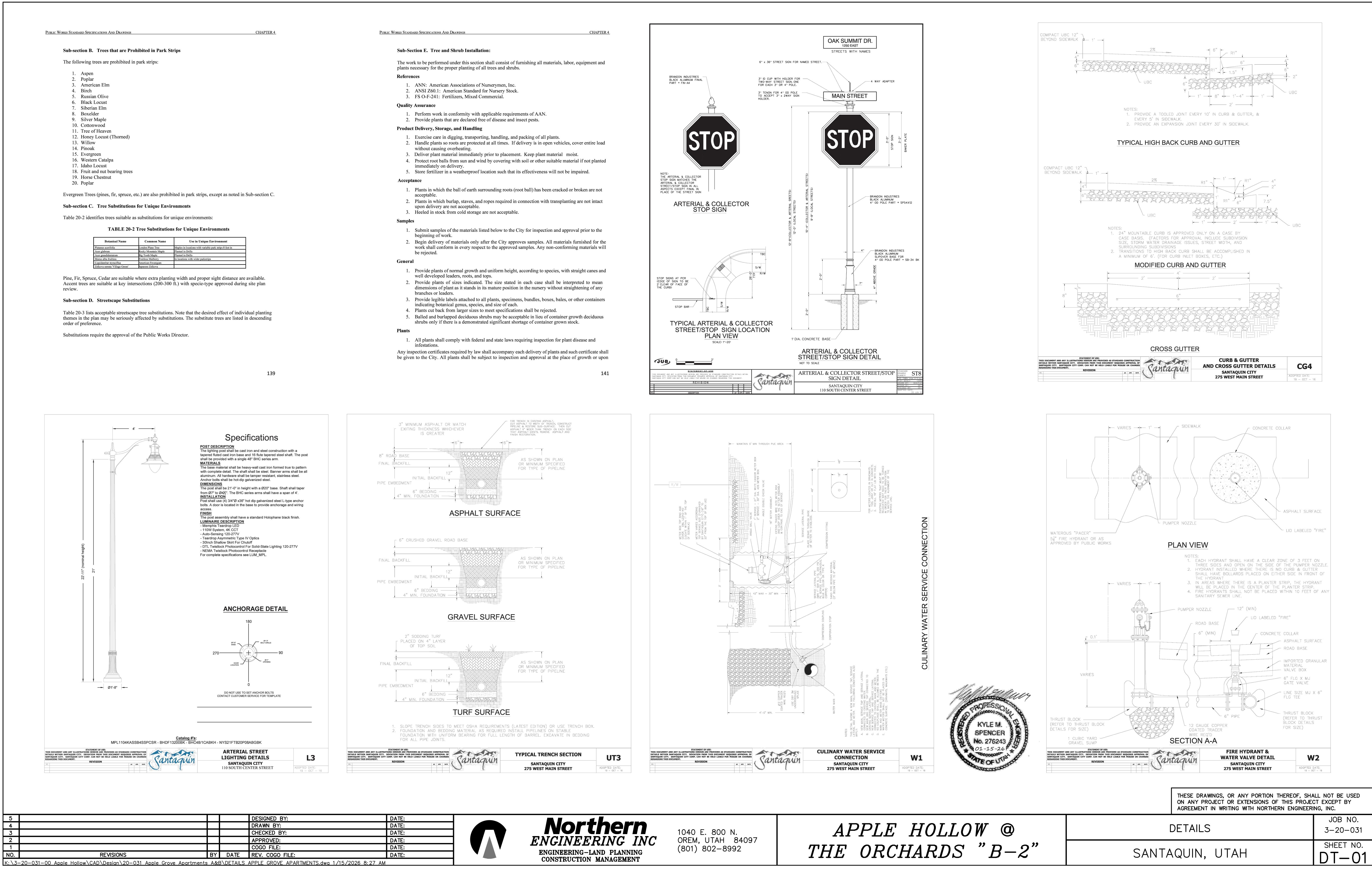
LANDSCAPE/AMENITIES PHASING PLAN

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
LS-01





From Fifthroom.com

24'X12' PAVILION DETAIL
PROPOSED PAVILION OR EQUIVALENT
WITH 4 PICNIC TABLES OR EQUIVALENT
-NTS-

PICKLE BALL COURT
*REINFORCED CONCRETE COURT AREA 120'X64' AS SHOWN ON LANDSCAPE PLAN LS-02
PROPOSED
-NTS-

PLAYGROUND DETAIL
PROPOSED OR EQUIVALENT
-NTS-

NOTES:
1. USE SAME ARCHITECTURAL ELEMENTS AND TYPE OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURES.
2. ALTERNATE DESIGNS MAY BE USED AS APPROVED BY THE BUILDING OFFICIAL.

REVISIONS BY **DATE** REV. COGO FILE: **DATE**

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NO.

DESIGNED BY: **Northern**
DRAWN BY: **ENGINEERING INC**
CHECKED BY: **CONSTRUCTION MANAGEMENT**
APPROVED: **COGO FILE:**
DATE: **1040 E. 800 N.**
DATE: **OREM, UTAH 84097**
DATE: **(801) 802-8992**

APPLE HOLLOW @ THE ORCHARDS "B-PHASE 2"

DETAILS

SANTAQUIN, UTAH

JOB NO. **3-20-031**

SHEET NO. **DT-02**

FROM **K:\3-20-031-00_Apple_Hollow\CAD\Design\20-031_Apple_Grove_Apartments_A&P\DETAILS_APPLE_GROVE_APARTMENTS.dwg 1/15/2026 8:27 AM**

Rhinorock.com
CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS

Technical Information: Rhinorock Fence Panel

Dimension of Panel	182 cm x 259 cm	72" x 102"
Weight of Panel	105 kg	230 lbs
Weight per Area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4.4-5.0%	
Compressive strength of proprietary concrete mix design	4x10 ⁶ N/m ²	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 ⁶ - 1.4x10 ⁷ N/m ²	1400-2100 psi
Wind load capacity of panel	225 km/h	140 mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total weight	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termitic food source	none	

STREET LIGHT DETAIL

ANCHORAGE DETAIL

Lighting Details

Catalog # **GFM64KASMBNSBFVCRB-PCSL25 - NYA145SJ17P7ABGSK**

LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET
ADOPTED DATE
10 - OCT - 15

REVISION

REMARKS

NOTES

ITEMS

ITEM 1

ITEM 2

ITEM 3

ITEM 4

ITEM 5

ITEM 6

ITEM 7

ITEM 8

ITEM 9

ITEM 10

ITEM 11

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SANTAQUIN VET CLINIC

SITE PLAN

SANTAQUIN, UTAH

PRELIMINARY PLAN SET

MAY 2025

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL UTILITY PLAN
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
7	PHASING PLAN
DT-01	DETAIL SHEET
R.O.S.	RECORD OF SURVEY

DATA TABLE
 TOTAL ACREAGE= 1.95 ACRES
 # BUILDINGS = 2
 ACREAGE OF BUILDINGS = 0.28
 ACREAGE OF DRIVEWAY AND PARKING= 0.88
 ACREAGE OF OPEN SPACE/ POND= 0.79
 % OF OPEN SPACE = 40.51%
 ZONING= I-1
 PARKING STALLS PROVIDED: 42 STALLS

GENERAL NOTES:

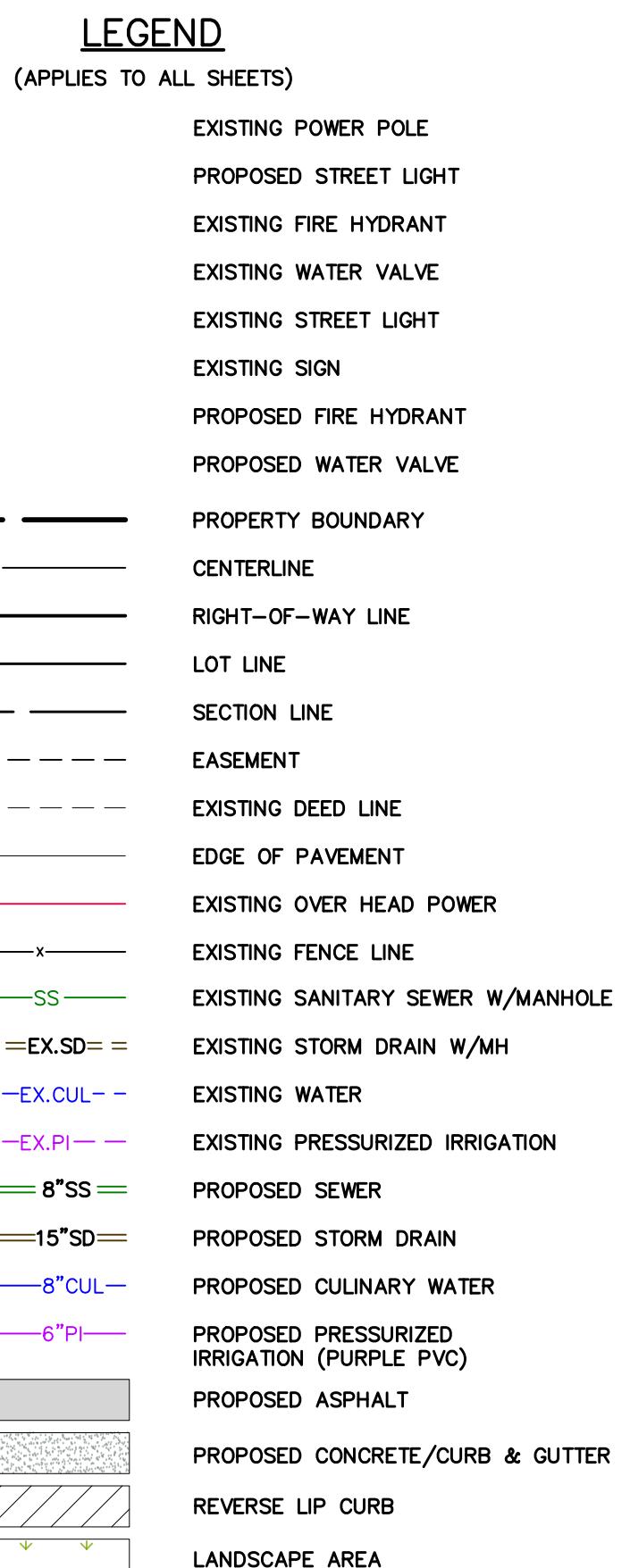
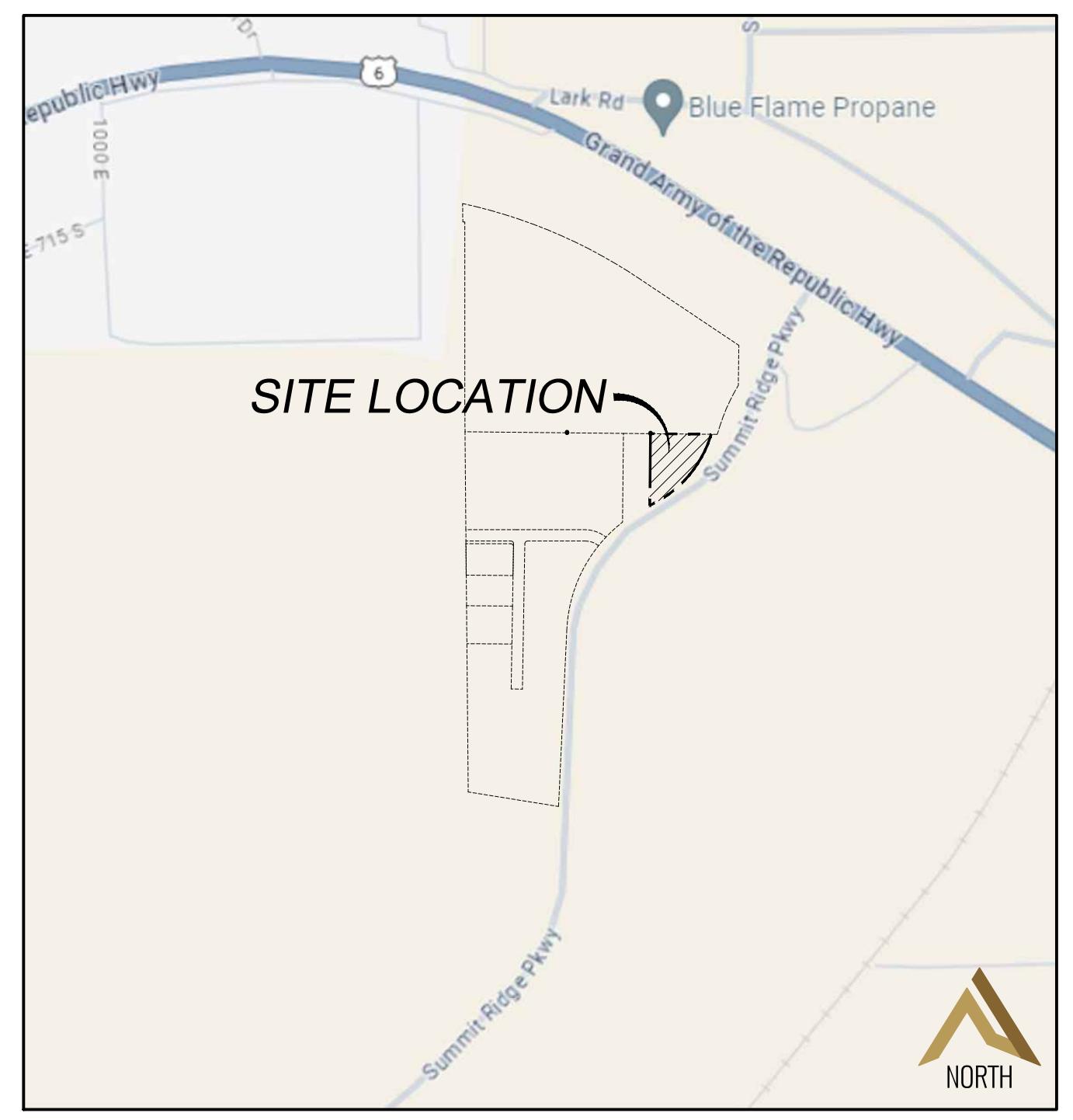
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES, AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
 ATLAS ENGINEERING LLC
 (801) 655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

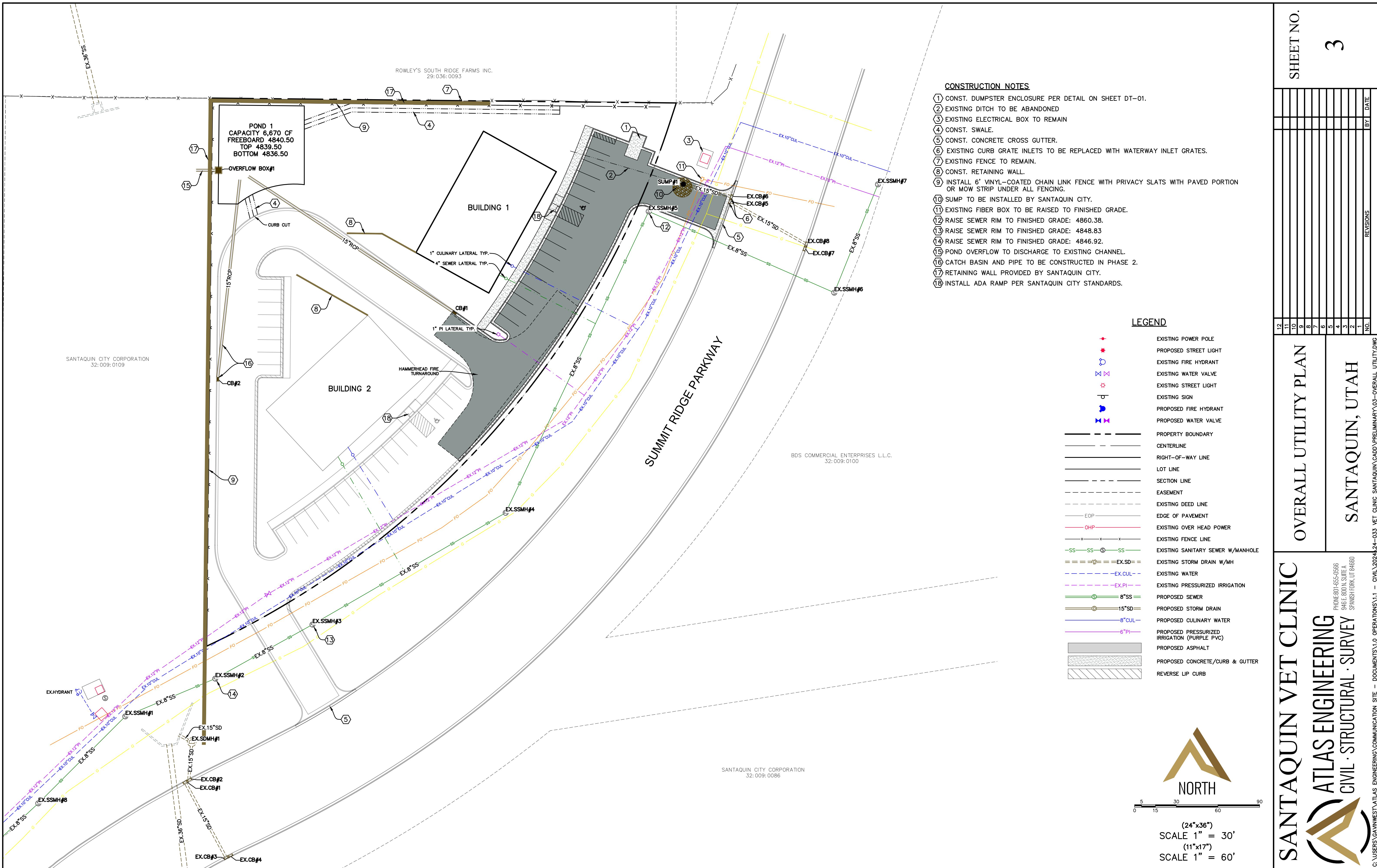
OWNER/DEVELOPER
 JIMMY DEGRAFFENREID
 WOODLAND HILLS, UTAH
 801-830-5490

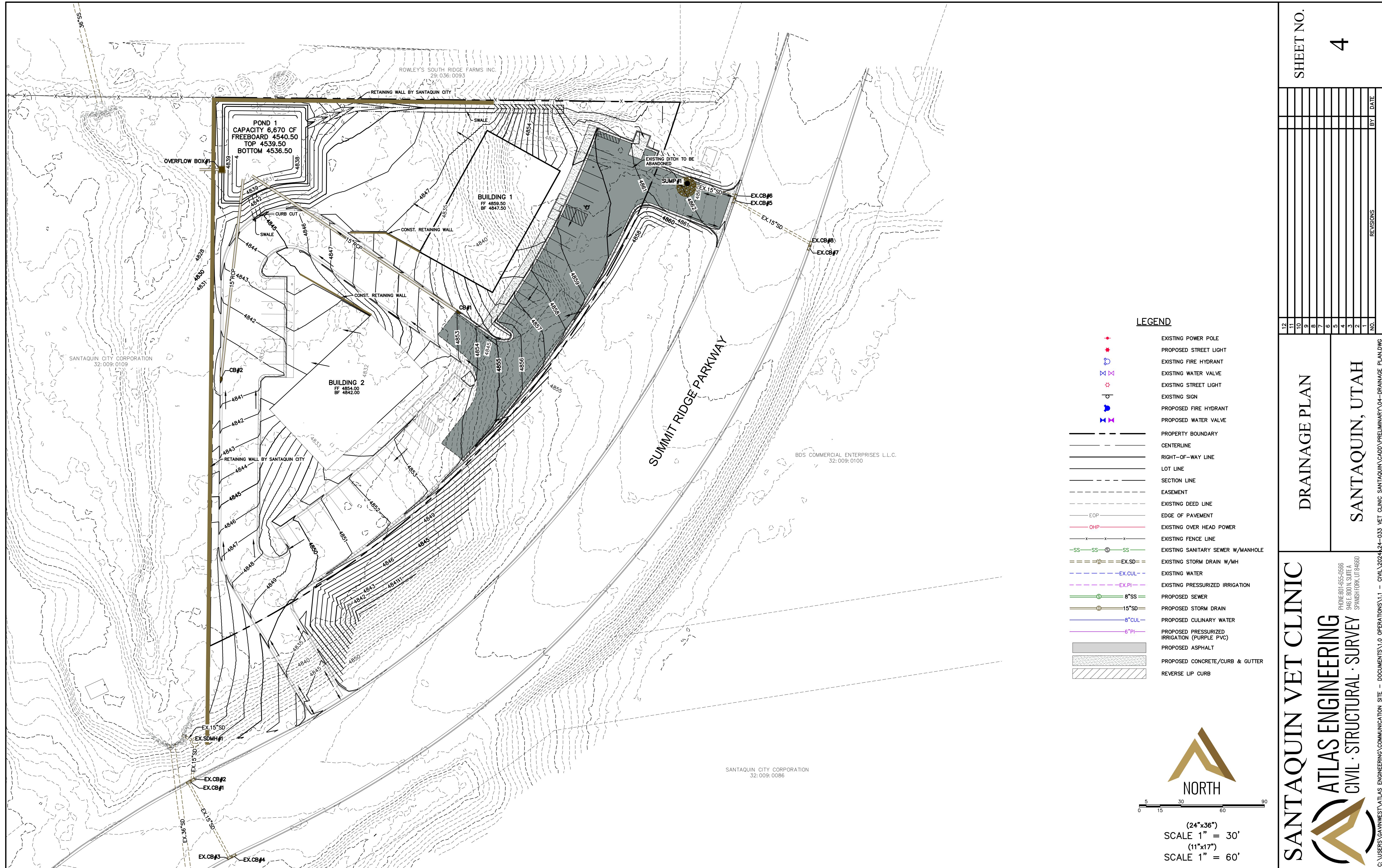


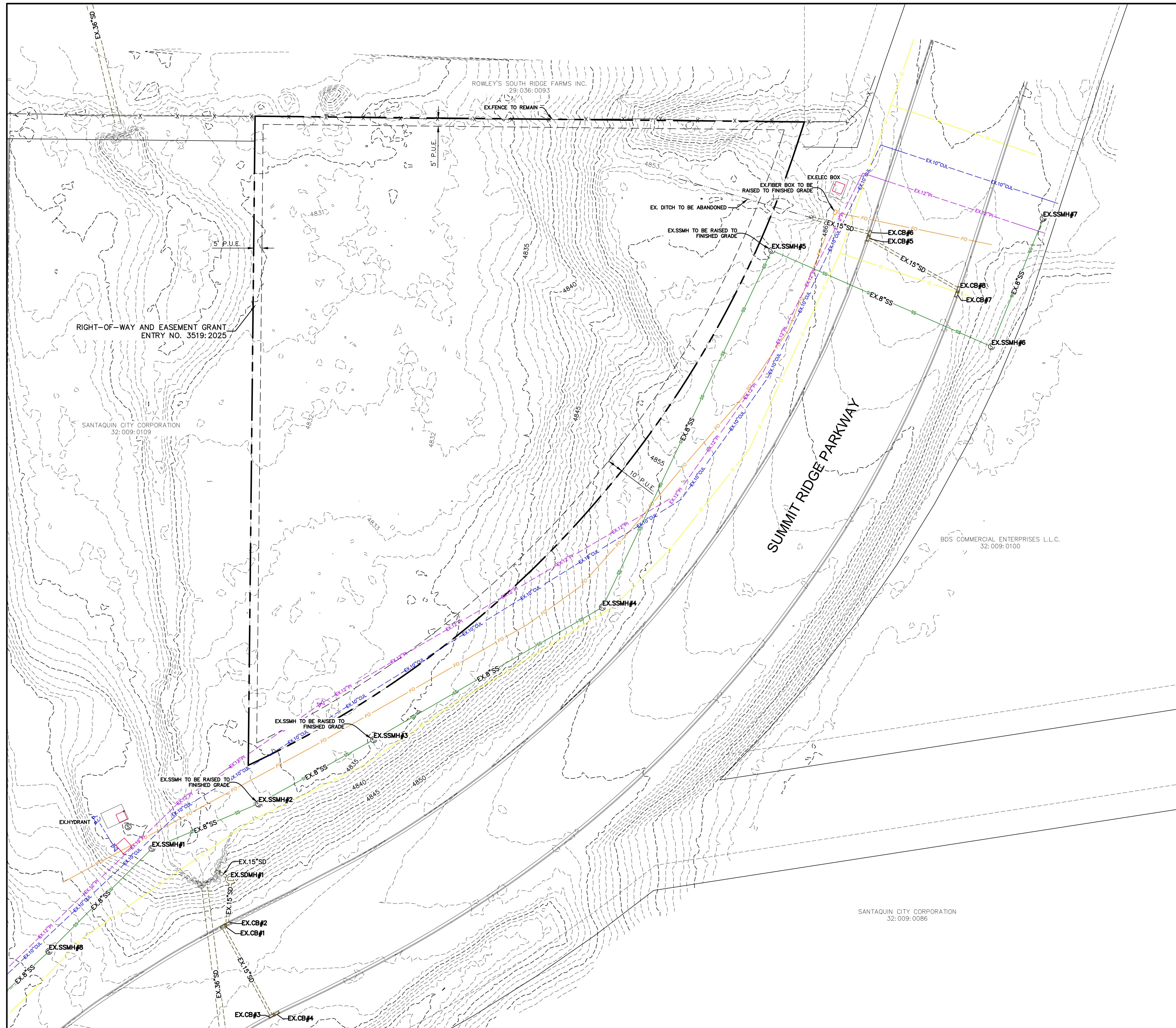
SANTAQUIN VET CLINIC

 **ATLAS ENGINEERING**
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660







ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

EXISTING TOPOGRAPHY

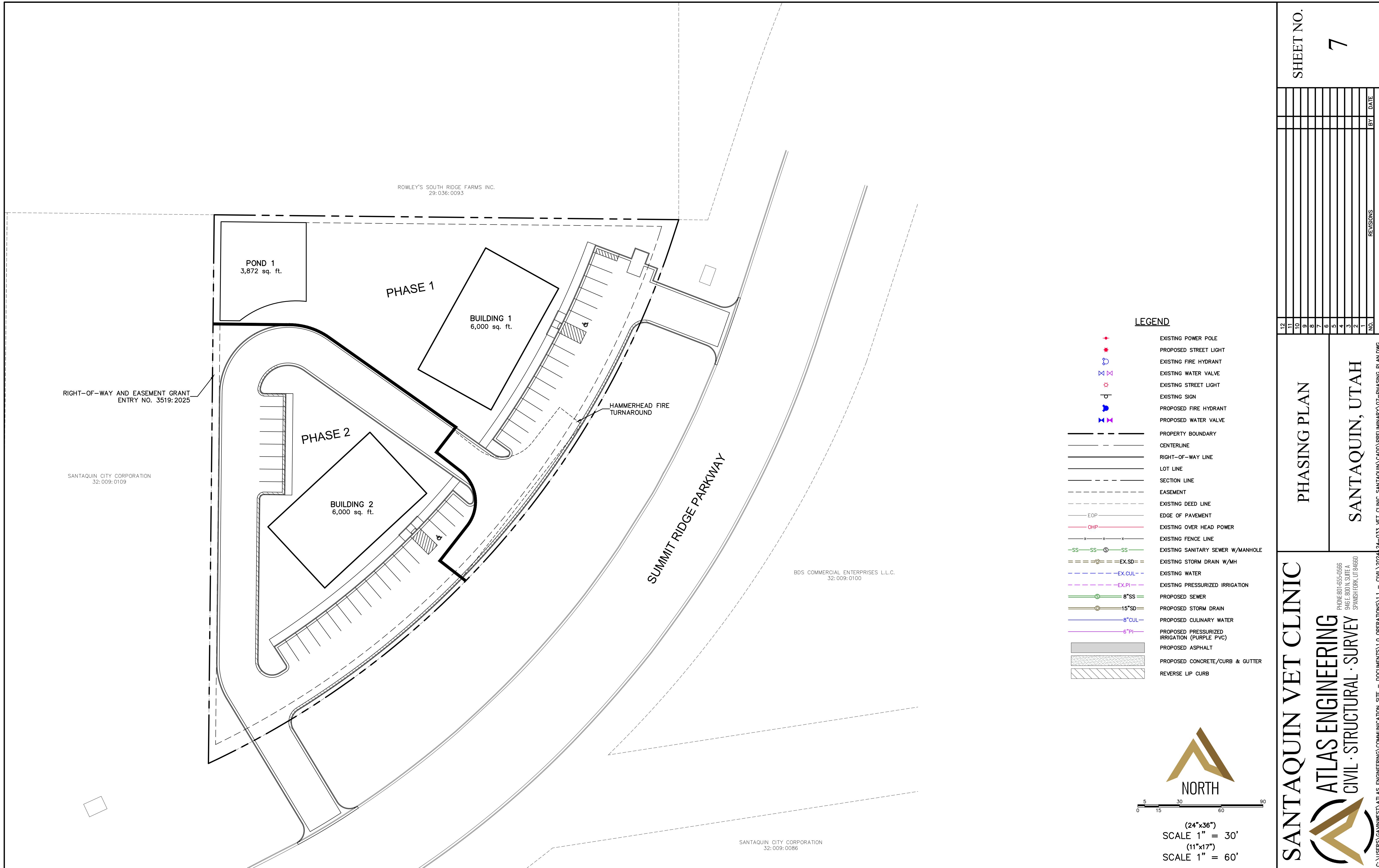
SANTAQUIN, UTAH

SHEET NO.

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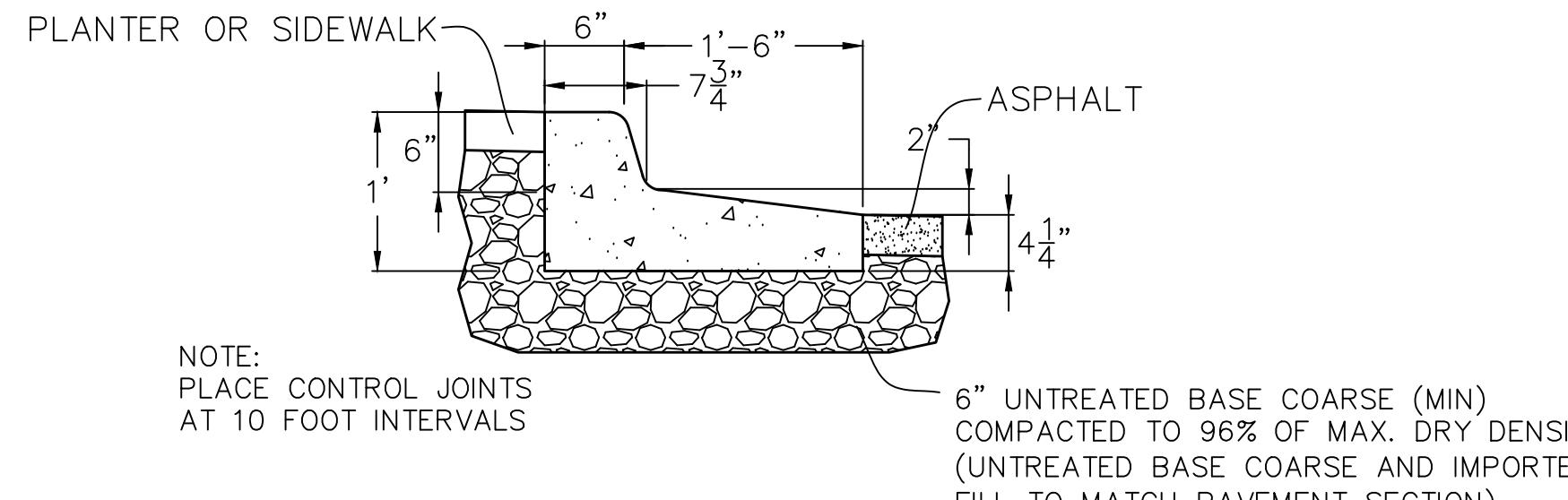
CLINIC SANTAGUIN CADD PRELIMINARY 05-EXISTING TOPO

CLINIC SANTAQUIN CADD\PRELIMINARY\05-EXISTING TOPOGRAPHY



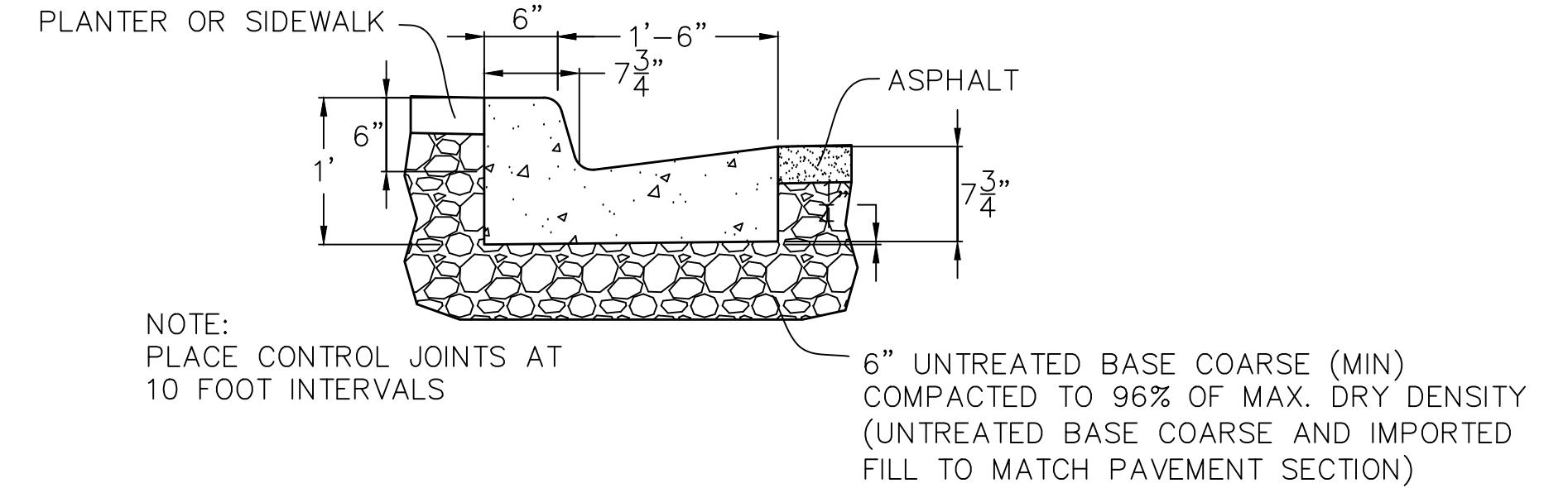
SHEET NO.
DT-01

REVISIONS	NO.	BY DATE
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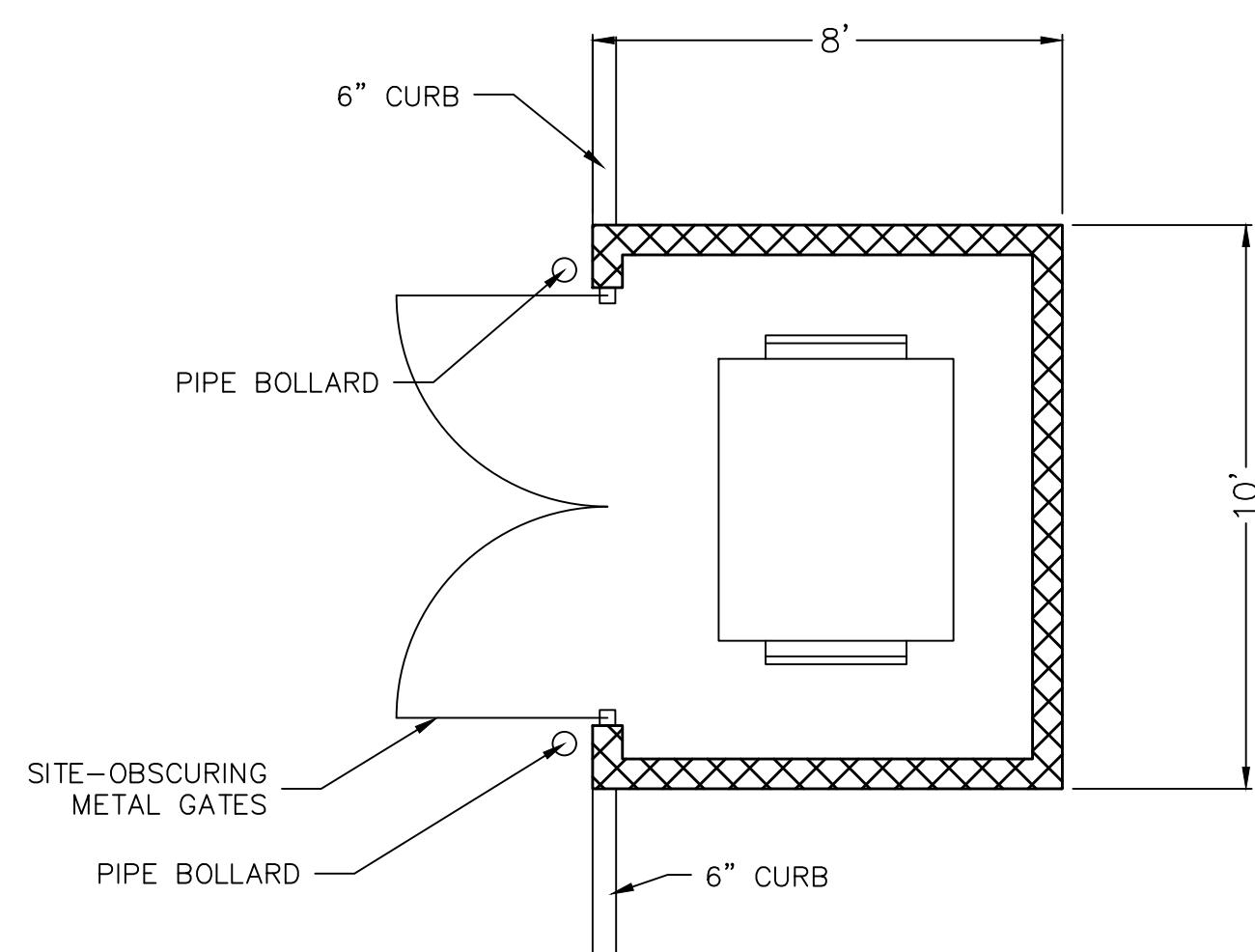
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
-NTS-



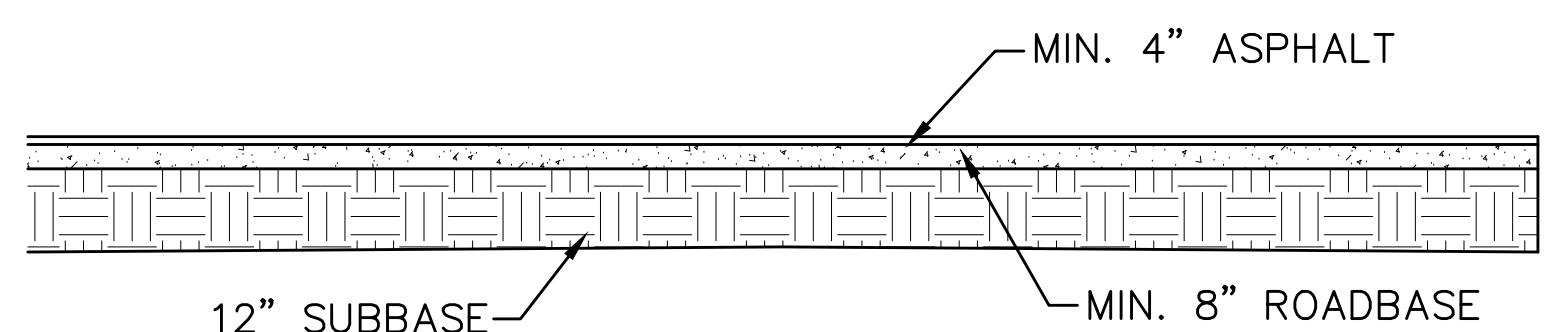
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
-NTS-



DUMPSTER ENCLOSURE

SCREENED ON THREE (3) SIDES WITH STEEL SIDING AND TRIM
MATCHING EXTERIOR OF BUILDING AND HAVING A HEIGHT OF AT
LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL
SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



PARKING LOT CROSS SECTION

-NTS-

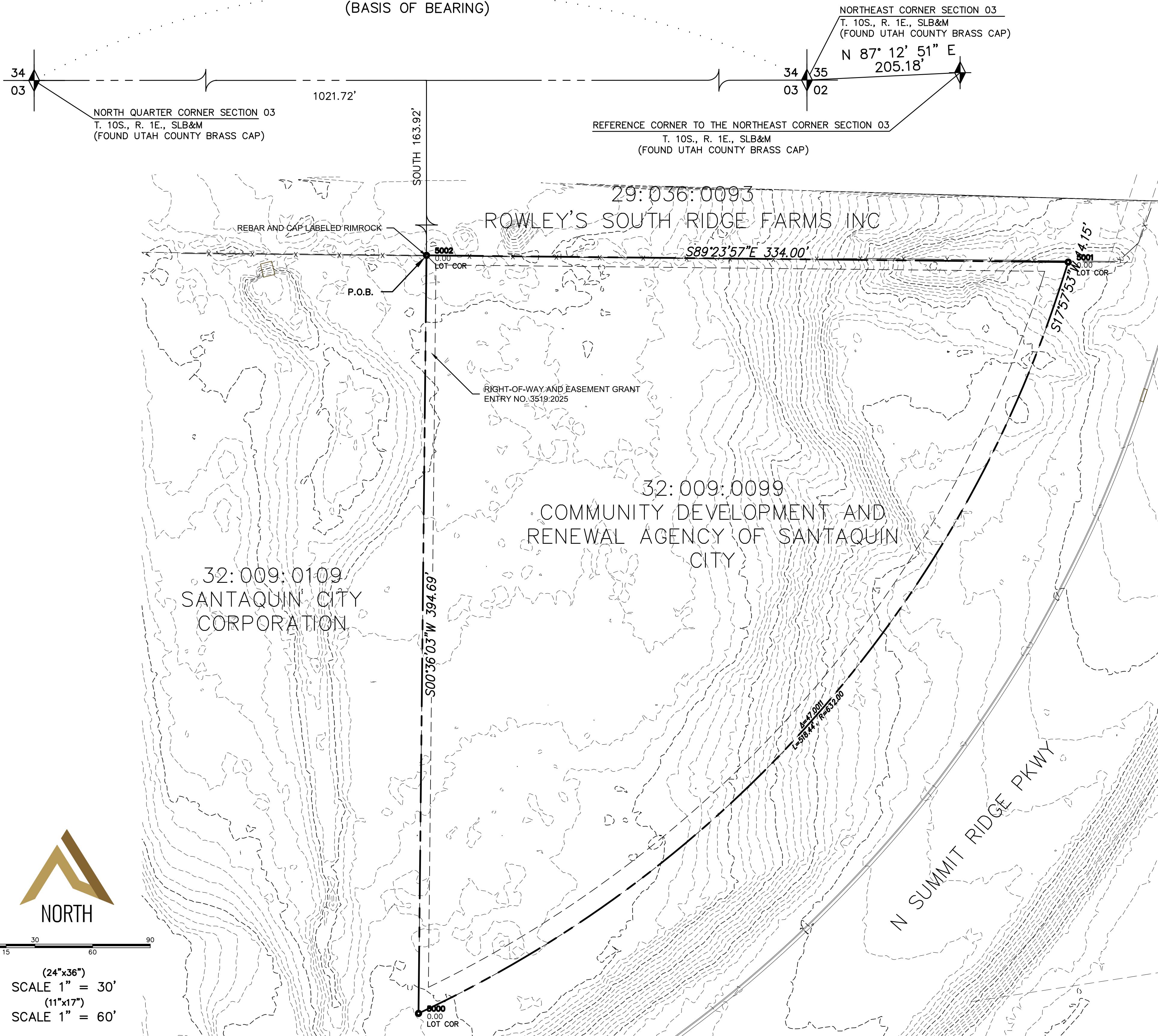
*A SITE-SPECIFIC GEOTECHNICAL REPORT HAS NOT BEEN
CONDUCTED. THICKNESSES USED ARE FROM SANTAQUIN CITY
STANDARDS AND HAVE BEEN ADJUSTED CONSERVATIVELY.

RECORD OF SURVEY

LOCATED IN

NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 10 SOUTH, RANGE 1 EAST AND
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
SANTAQUIN VET CLINIC

S 89° 24' 53" E
2654.49'
(BASIS OF BEARING)



PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1021.72 FEET SOUTH 89°24'53" EAST ALONG THE NORTH LINE OF SAID SECTION 3 AND 163.92 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 334.00 FEET; THENCE SOUTH 17°57'53" WEST 14.15 FEET TO A POINT ON A 632.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 518.44 FEET HAVING A CENTRAL ANGLE OF 47°00'04" (CHORD BEARS SOUTH 41°27'55" WEST 504.03 FEET); THENCE NORTH 00°36'03" EAST 394.69 FEET TO THE POINT OF BEGINNING.

AREA = 85,100 SQUARE FEET OR 1.95 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED PARCELS. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 89°24'53" E BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATION OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO ATLAS ENGINEERING FOR REVIEW AND CONSIDERATION.

QUIT CLAIM DEED RECORDED JANUARY 03, 2023 AS ENTRY NO. 40:2023
RIGHT-OF-WAY AND EASEMENT GRANT RECORDED JANUARY 16, 2025 AS ENTRY NO. 3519:2025

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. RECTIFIED ORTHOPHOTOGRAPHY, PHOTGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO THE NEARBY BOUNDARY.
4. THE FIELDWORK WAS PERFORMED ON APRIL 8, 2025.

CERTIFICATION

I, MATTHEW B. JUDD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 167268, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE LAND SHOWN HEREON AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS SHOWN AS OF THE DATE OF THIS SURVEY. IT DOES NOT GUARANTEE TITLE TO THE BOUNDARY LINES SHOWN, NOR IS IT PROOF OF OWNERSHIP.

Matthew B. Judd
MATTHEW B. JUDD, PLS
04/14/25
DATE

LEGEND

- FOUND SECTION CORNER
- SET 5/8" REBAR AND CAP STAMPED ATLAS ENGINEERING
- PROPERTY BOUNDARY
- SECTION LINE
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- MEASURED DISTANCE
- (RECORD DISTANCE)
- RIGHT-OF-WAY LINE

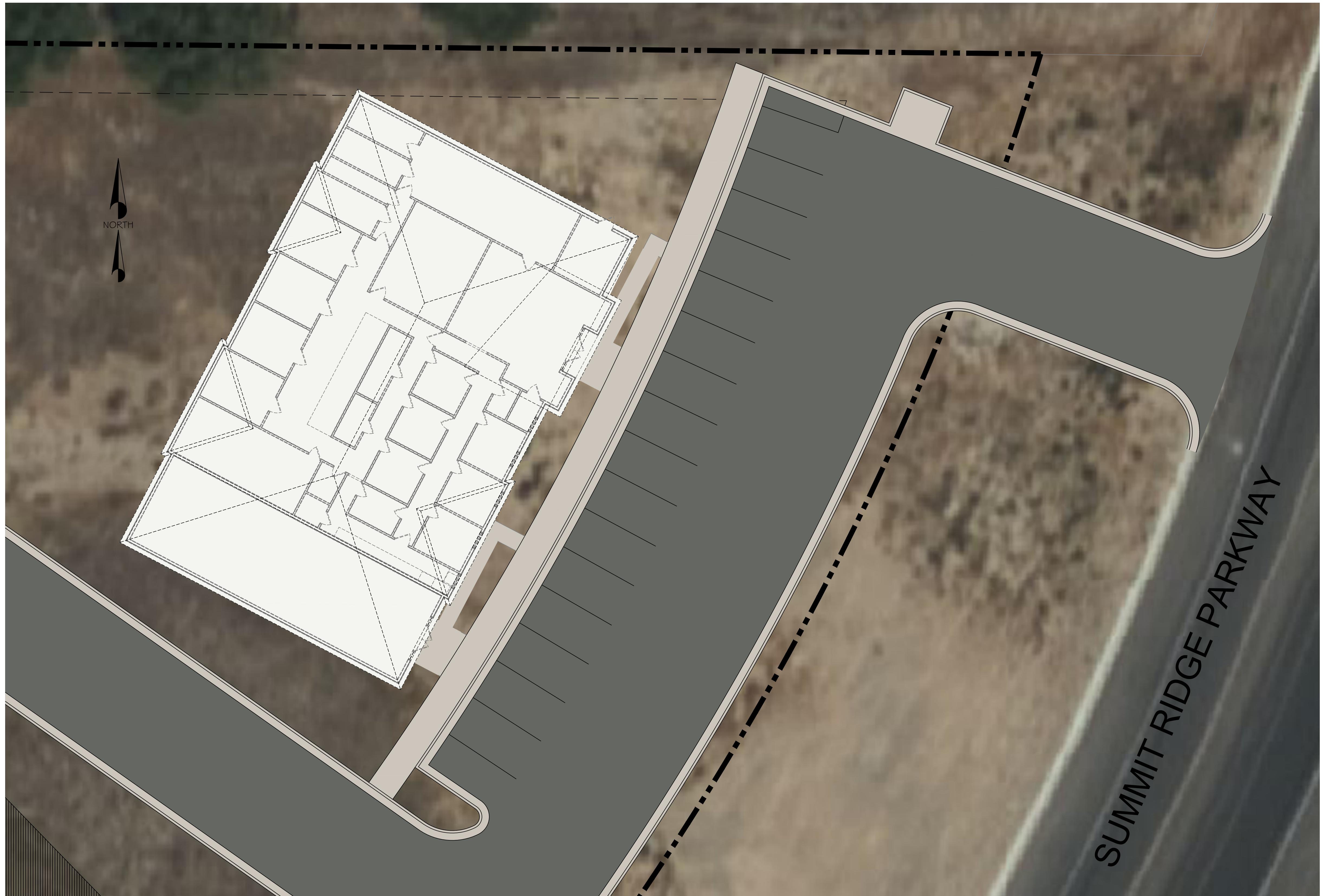


SANTAQUIN VET CLINIC
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
C:\USERS\GAVIN\DESKTOP\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\LO OPERATIONS\11 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN SURVEY DRAWINGS\11

RECORD OF SURVEY
SANTAQUIN, UTAH

1 OF 1
SHEET NO.

REVISIONS	BY DATE
1	NO.
2	1
3	2
4	3
5	4
6	5
7	6
8	7
9	8
10	9
11	10
12	11



SITE PLAN
SCALE: 3/32" = 1'-0"

NOTES:

1. REFER TO RECORDED SUBDIVISION PLAT MAP FOR LEGAL BOUNDARY DESCRIPTION
2. VERIFY ALL LOT DIMENSIONS, DISTANCE AND BEARINGS SHOWN ON THIS PLAN
3. SLOPE FINISH GRADE AWAY FROM BLDG @ 6" MIN. IN FIRST 10' (TYPICAL AROUND PERIMETER OF BLDG)
4. ACTUAL CONSTRUCTION WILL COMPLY WITH APPLICABLE LOCAL ORDINANCES & STATE CONSTRUCTION CODE
5. ROCK RETAINING WALLS WILL NOT EXCEED 4' IN HEIGHT. ANY ROCK RETAINING WALL OVER 4' IN HEIGHT MUST BE ENGINEERED.
6. WATER SERVICE TO HOME NEEDS TO BE 1.5" LINE

SWPPP NOTES:

1. CONSTRUCT A 2" FRACTURED ROCK TRACKING PAD ONCE THE FOUNDATION IS BACKFILLED. ALL VEHICLES WILL ACCESS THE SITE THROUGH THIS POINT TO PREVENT SPREADING DEBRIS.
2. INSTALL A 3" CURB CUT ACROSS THE PARK STRIP FROM PROPERTY LINE TO PROPERTY LINE AFTER THE FOUNDATION IS BACKFILLED TO ENSURE PROPER DRAINAGE.
3. INSTALL PERIMETER SEDIMENT CONTROLS PERPENDICULAR TO DOWNSHILL SLOPES NEAR PROPERTY LINES TO PREVENT SEDIMENT RUNOFF.
4. PLACE SEDIMENT BAGS IN THE GUTTER NEAR THE DOWNSHILL PROPERTY LINE AND PROTECT INLETS TO CAPTURE SEDIMENT BEFORE IT ENTERS DRAINS.
5. DESIGNATE A WASHOUT AREA FOR CONCRETE, STUCCO, AND PAINT, AND TRAIN SUBCONTRACTORS TO USE IT TO AVOID CONTAMINATION.
6. USE A WATERTIGHT CONTAINER UNDER THE HOPPER OF A CONCRETE PUMP TRUCK TO CATCH SPILLS AND WASHOUT WATER FOR PROPER DISPOSAL.
7. POSITION THE PORTABLE TOILET BEHIND THE SIDEWALK OR AT LEAST 8' FROM THE CURB/EDGE OF ASPHALT AND ENSURE IT IS PROPERLY ANCHORED.
8. INSTALL A PERIMETER FENCE, IF NEEDED, TO LIMIT ACCESS TO THE SITE THROUGH THE TRACKING PAD.
9. REGULARLY REMOVE AND PROPERLY CONTAIN ALL GARBAGE WITHIN A DESIGNATED DUMPSTER.
10. SWEEP STREETS AND GUTTERS AT THE END OF EACH WORKDAY OR AS NECESSARY TO MAINTAIN CLEANLINESS.
11. IMPLEMENT MEASURES, SUCH AS WATER SPRAYING, TO MINIMIZE DUST ON SITE AND PREVENT AIR POLLUTION.

VETERINARIAN OFFICE
PRELIMINARY SITE PLAN

WORBLID DESIGN
280 N 400 E ST, SANTAQUIN UT
801-529-5971

SCALE: 3/32" = 1'-0"
DRAWN BY: BTS
DATE: 3/31/25
REV:
JOB NO. WD-08
DRAWING No.
SKO



MAIN FLOOR PLAN

SCALE: 1/4" = 1' = 0"

SQUARE FOOTAGE

VETERINARIAN	=	5290 SQ.FT.
UNFINISHED / RENTAL	=	1260 SQ.FT.
TOTAL	=	6560 SQ.FT.

LE:

DRAWN BY: BTS

DATE: 03/15/25

V:

B NO. WD-17

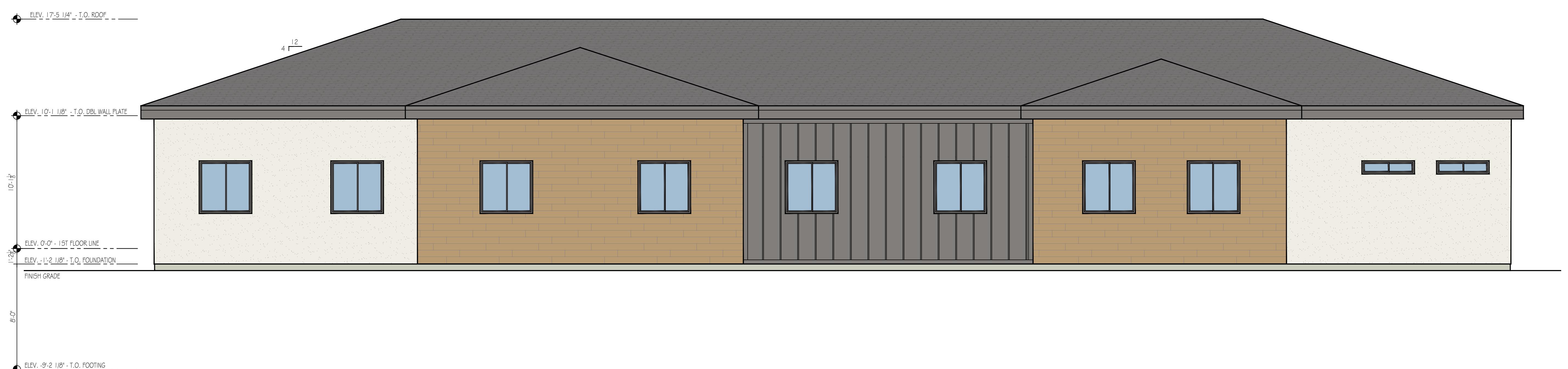
AWING No.

SKI



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

FISHER - VETERINARIAN OFFICE
PRELIMINARY ELEVATION

SCALE:
1/4" = 1'-0"
DRAWN BY: BTS
DATE: 02/26/25
REV:
JOB NO. WD-17
DRAWING No.
SK2

AHLIN A BAR RANCH

SANTAQUIN, UTAH COUNTY, UTAH
OCTOBER 2025

-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 PLAN OF THE VINCENT RIDGE WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH VINCENT RIDGE.
- 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.

ROADWAY/STORM DRAIN

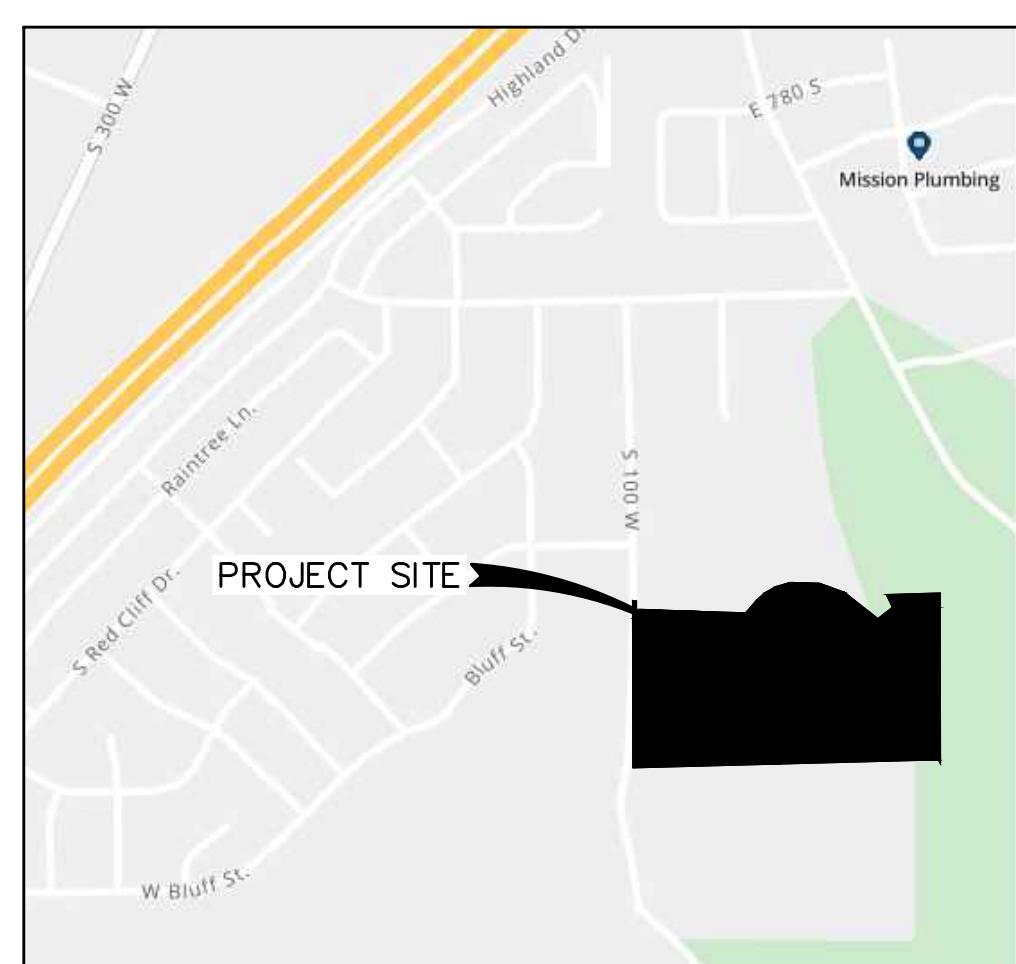
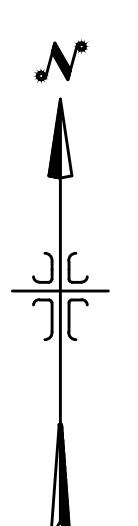
- ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
- WHERE DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTOR'S 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 CITY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN CITY.
- 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.

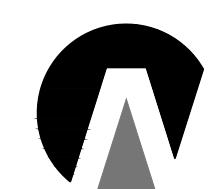
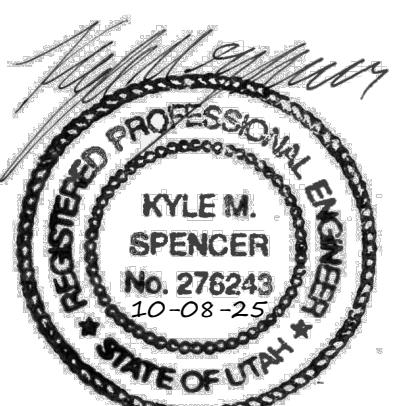
WATER

- 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.



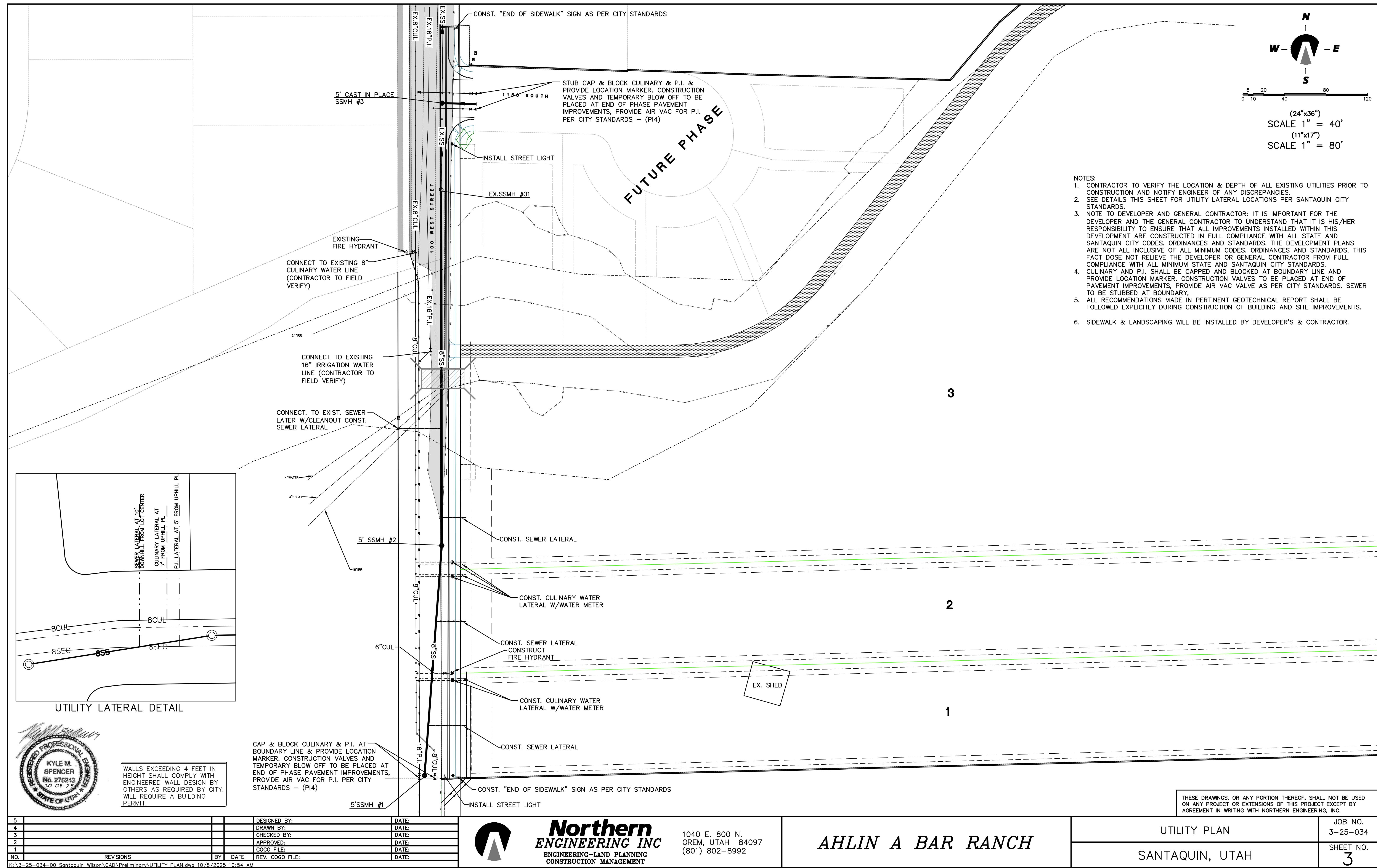
VICINITY MAP
-NTS-

ACCEPTANCE	
SIGNATURE: _____	DATE: _____
DEVELOPER	
SIGNATURE: _____	DATE: _____
CITY ENGINEER	
SIGNATURE: _____	DATE: _____
COMMUNITY DEV. DIRECTOR	
SIGNATURE: _____	DATE: _____
PUBLIC WORKS	
SIGNATURE: _____	DATE: _____
BUILDING DEPARTMENT	
SIGNATURE: _____	DATE: _____
POLICE DEPARTMENT	
SIGNATURE: _____	DATE: _____
FIRE DEPARTMENT	



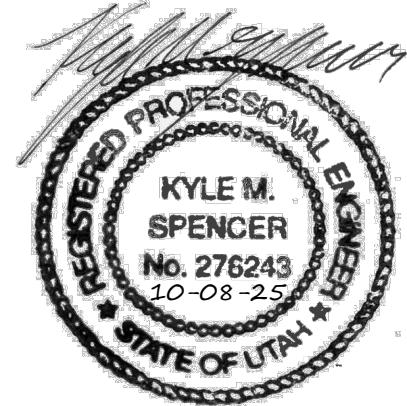
Northern
ENGINEERING INC.
ENGINEERING - LAND PLANNING
CONSTRUCTION MANAGEMENT

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



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

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4			
3			
2			
1			
NO.	REVISIONS	BY	DATE
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WALLS EXCEEDING 4 FEET IN
HEIGHT SHALL COMPLY WITH
ENGINEERED WALL DESIGN BY
OTHERS AS REQUIRED BY CITY.
WILL REQUIRE A BUILDING
PERMIT.

Northern ENGINEERING INC.

**ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT**

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

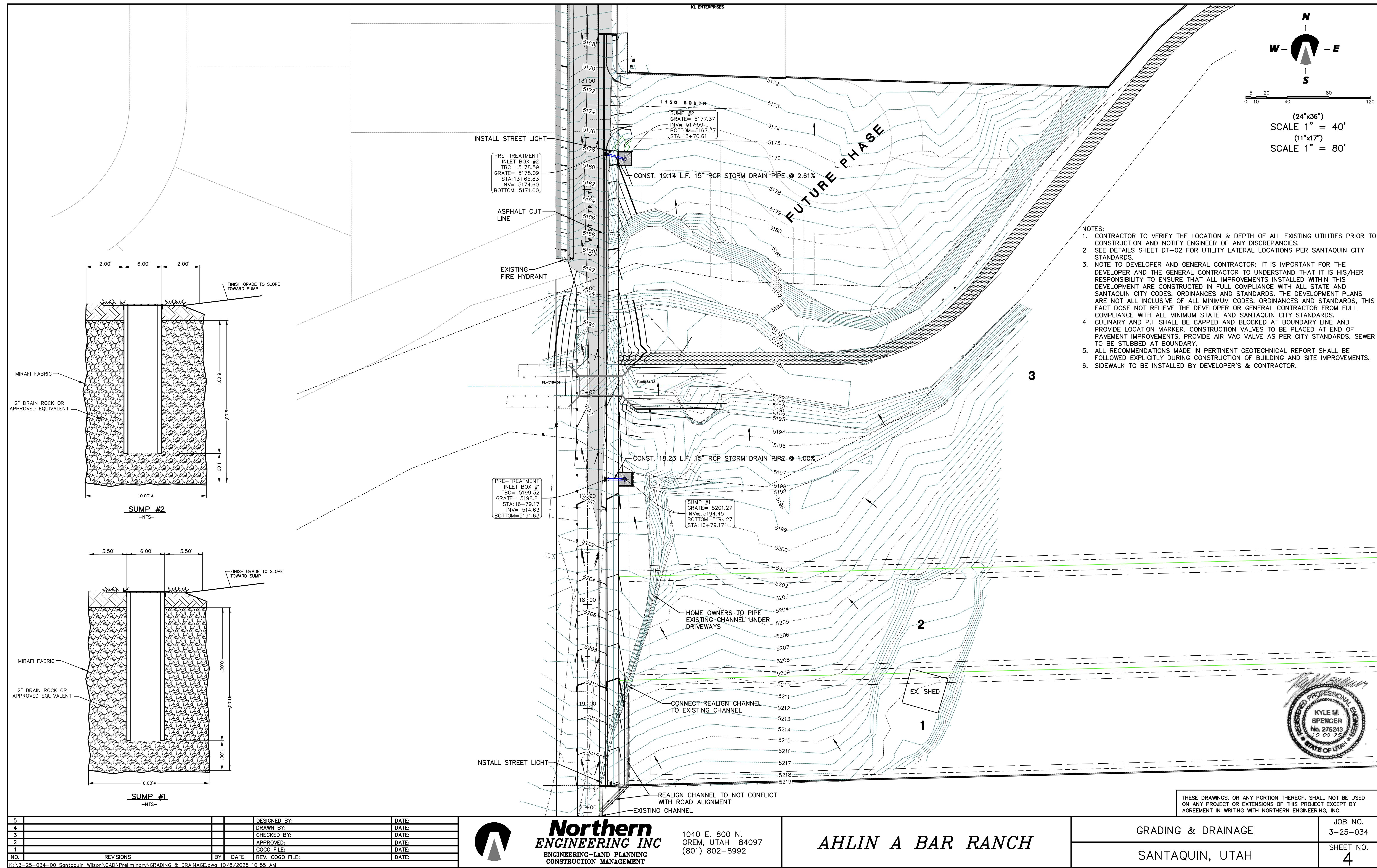
AHLIN A BAR RANCH

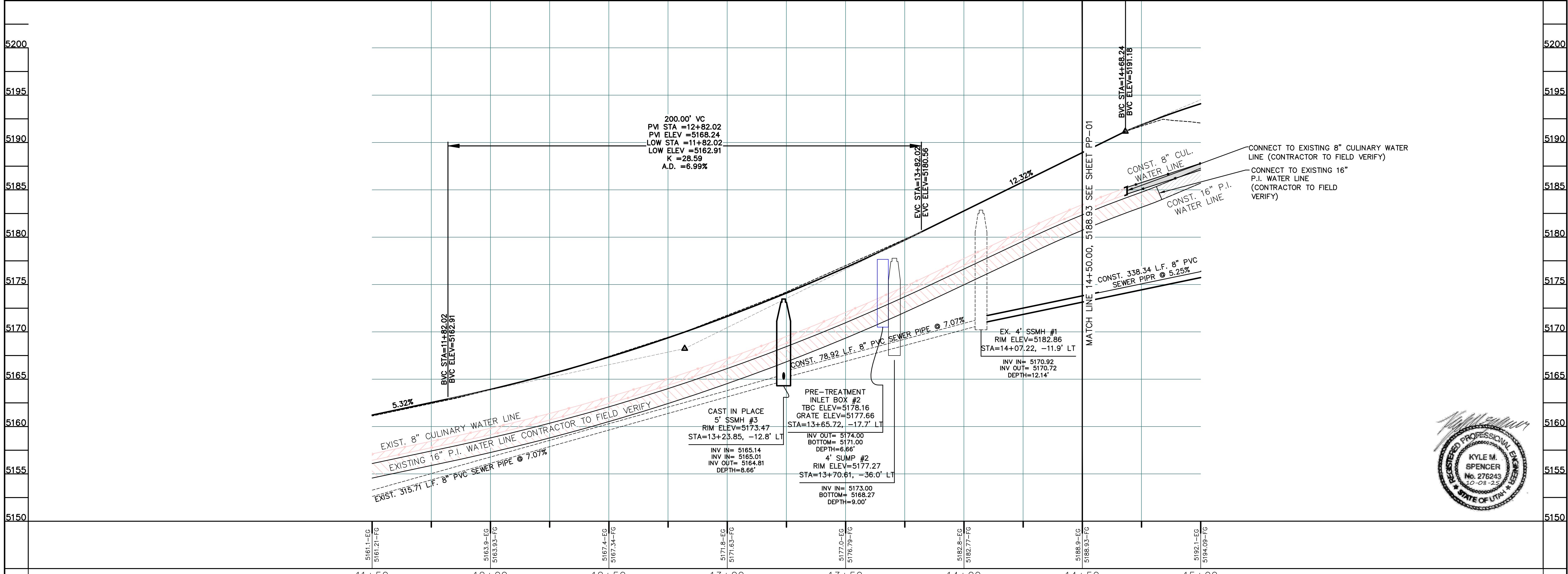
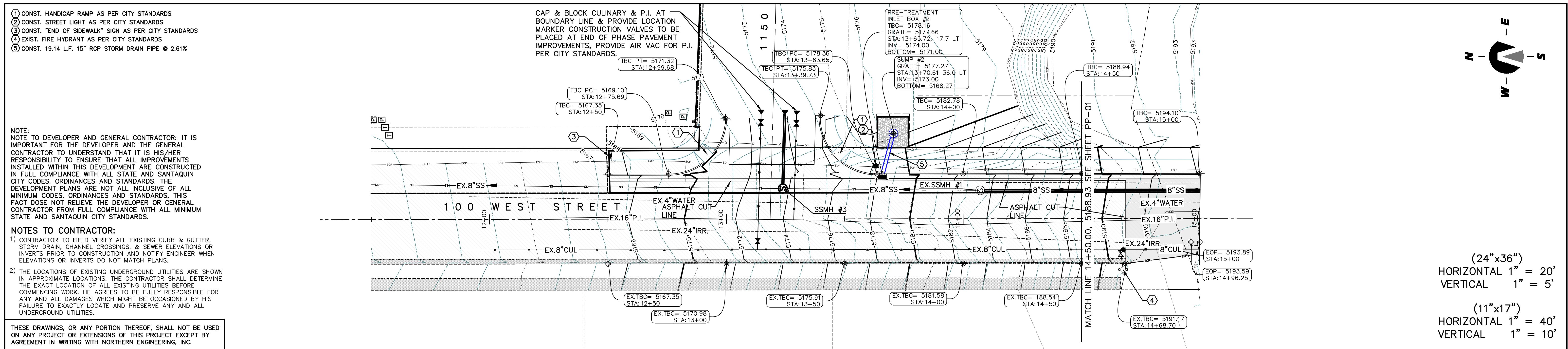
UTILITY PLAN

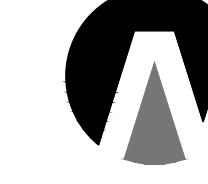
JOB NO.
3-25-034

TAQUIN, UTAH

SHEET NO. 3





5	DESIGNED BY:	DATE:	 Northern ENGINEERING INC. <small>ENGINEERING - LAND PLANNING CONSTRUCTION MANAGEMENT</small>	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992	JOB NO. 3-25-034
4	DRAWN BY:	DATE:			
3	CHECKED BY:	DATE:			
2	APPROVED BY:	DATE:			
1	COGO FILE:	DATE:			
NO.	REVISIONS	BY DATE			

100 WEST STREET P&P
 SANTAQUIN, UTAH
 SHEET NO.
 PP-01

K:\3-25-034-00 Santaquin Wilson\CAD\Preliminary\100 WEST P&P.dwg 10/9/2025 8:26 AM

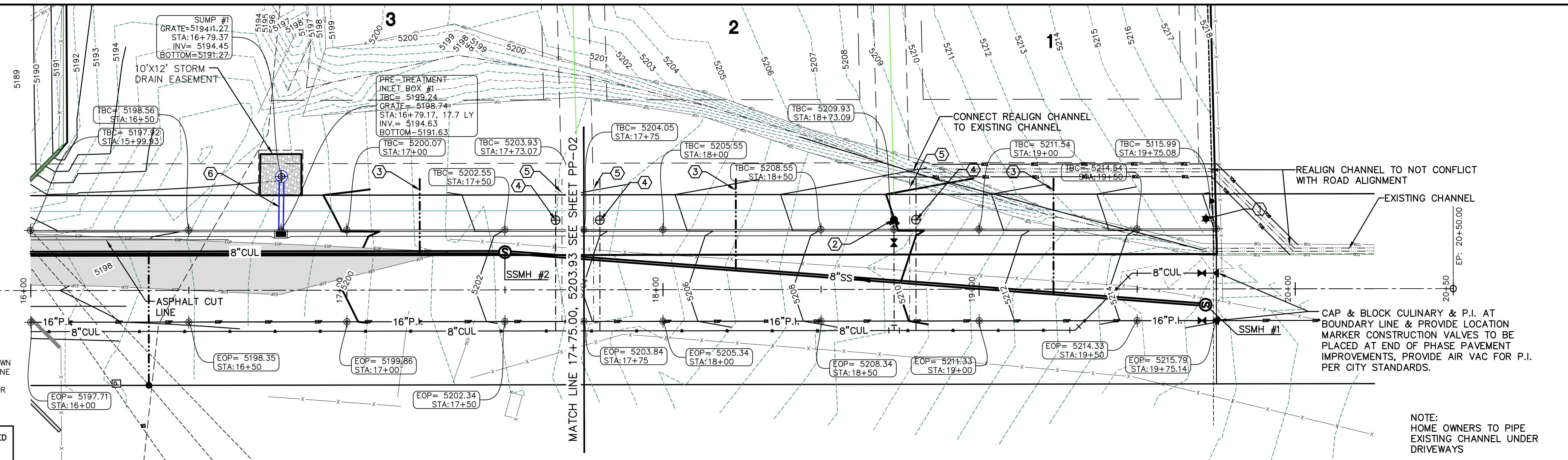
- ① CONST. STREET LIGHT AS PER CITY STANDARDS
- ② CONST. FIRE HYDRANT AS PER CITY STANDARDS
- ③ CONST. SEWER LATERAL
- ④ CONST. CULINARY WATER LATERAL W/WATER METER
- ⑤ CONST. P.I. LATERAL
- ⑥ CONST. 18.23 L.F. 15" RCP STORM DRAIN PIPE @ 1.00%

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

NOTES TO CONTRACTOR

- 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & 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.

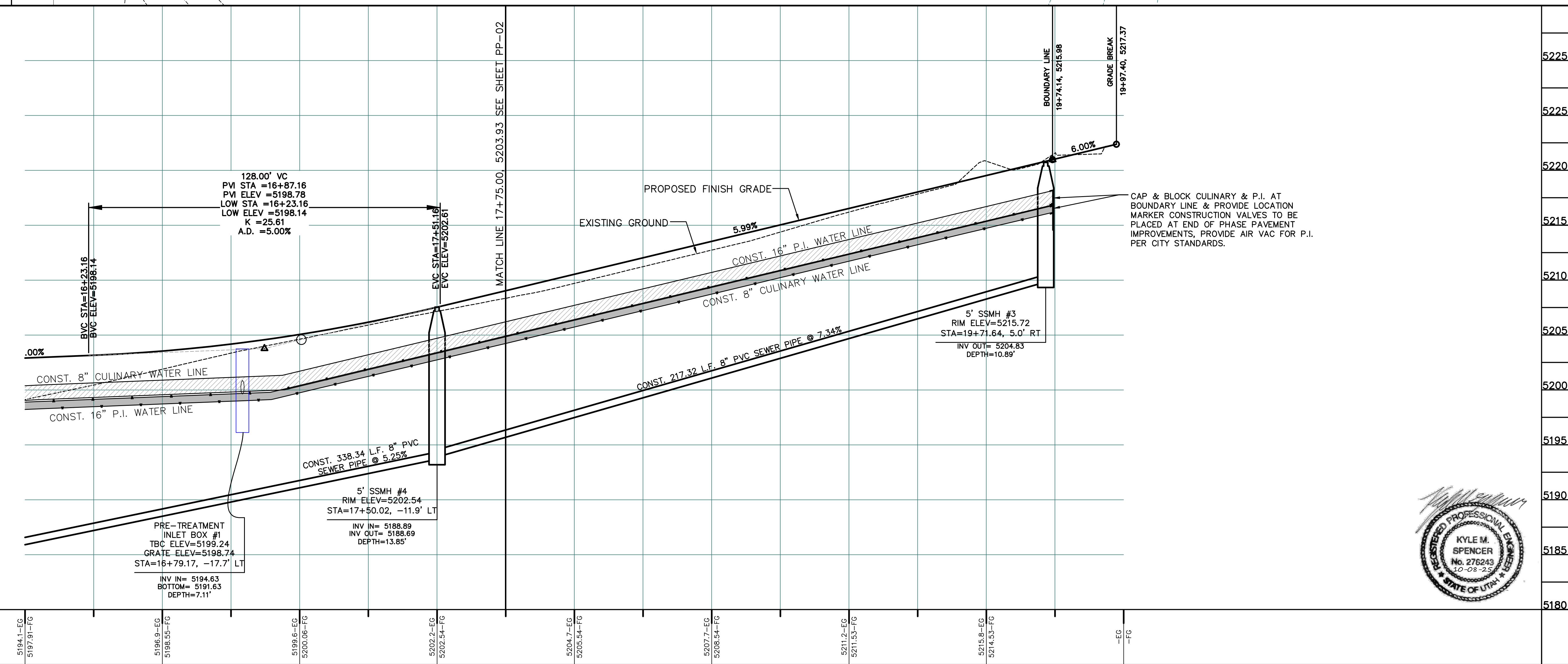
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



(24" x 36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11" x 17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'

NOTE:
HOME OWNERS TO PIPE
EXISTING CHANNEL UNDER
DRIVEWAYS



A circular registration stamp for Kyle M. Spencer, Professional Engineer, State of Utah. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The inner circle contains "KYLE M. SPENCER" at the top and "No. 276243" in the center, with "10-08-25" written below it. The stamp is signed "KYLE M. SPENCER" across the top.

Northern ENGINEERING INC

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

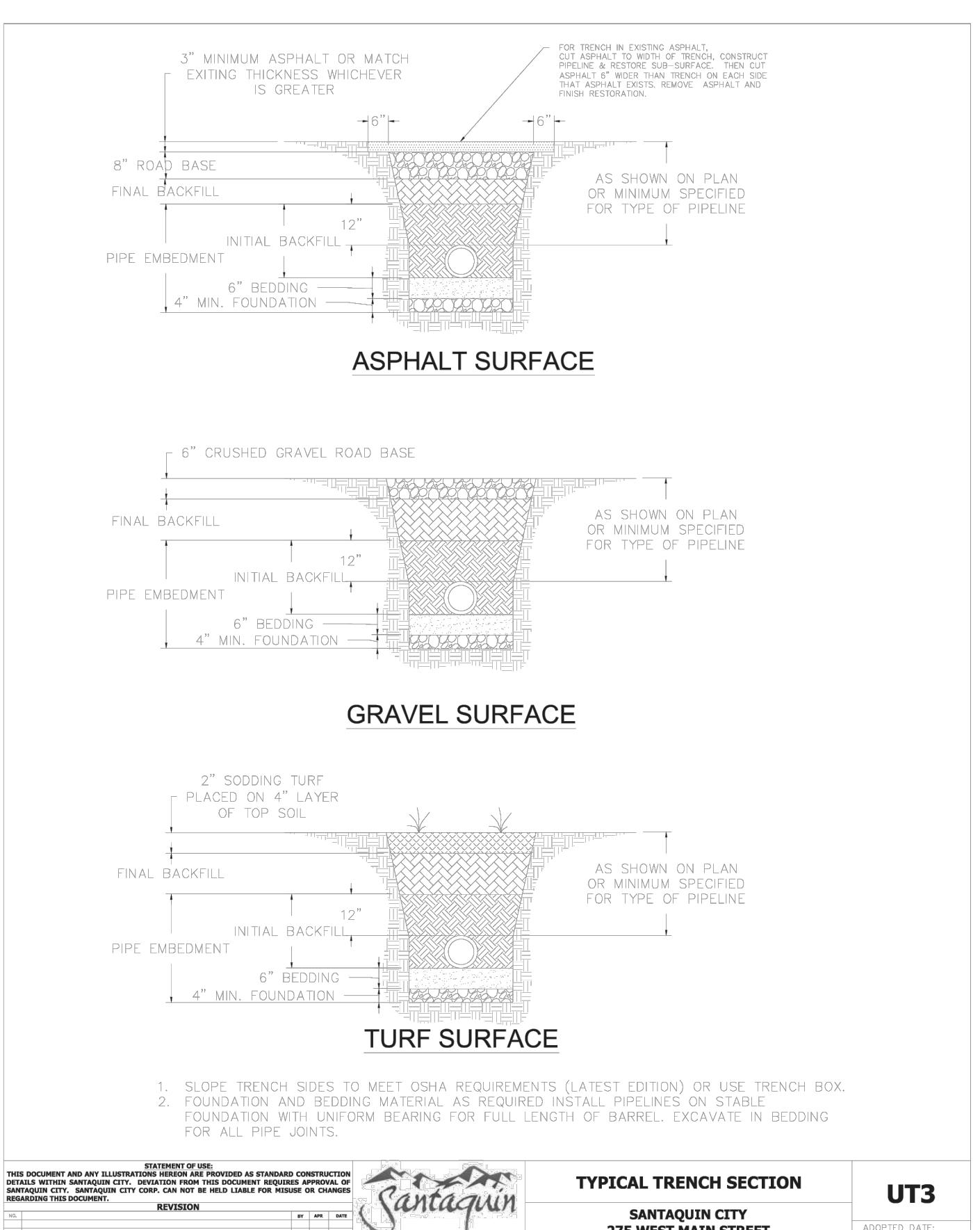
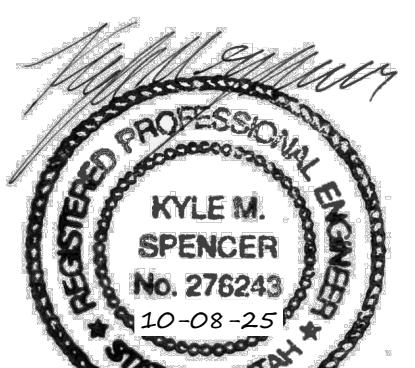
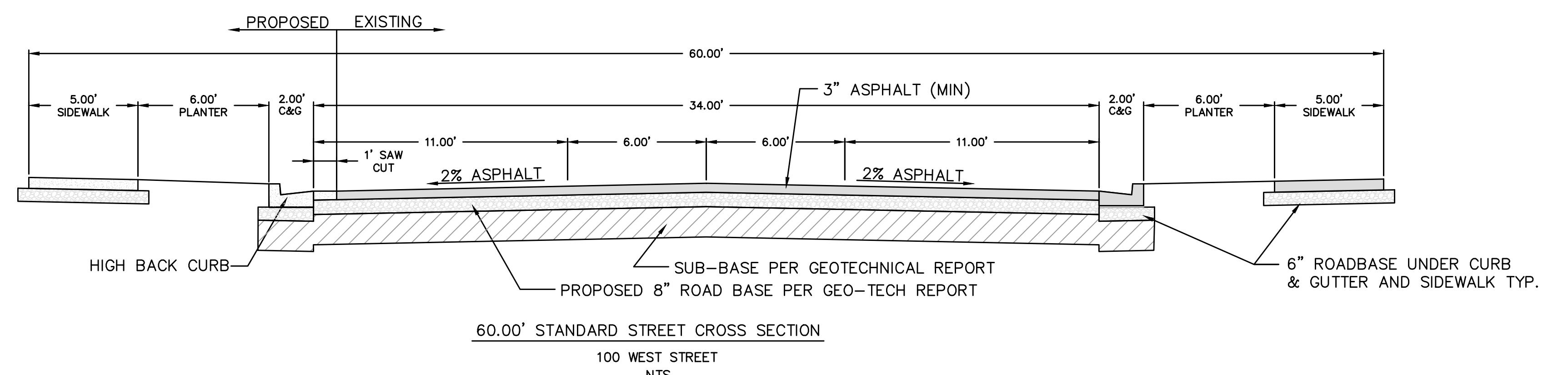
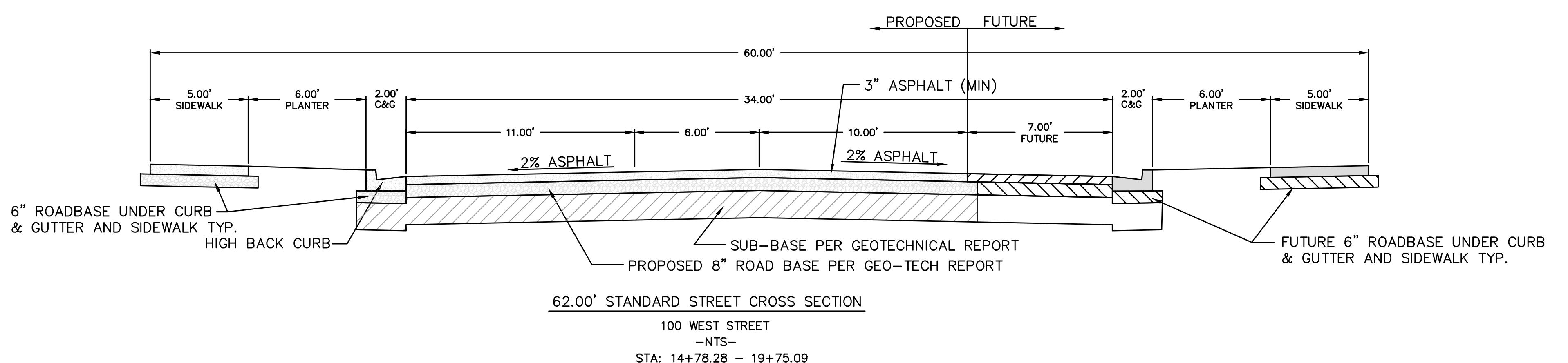
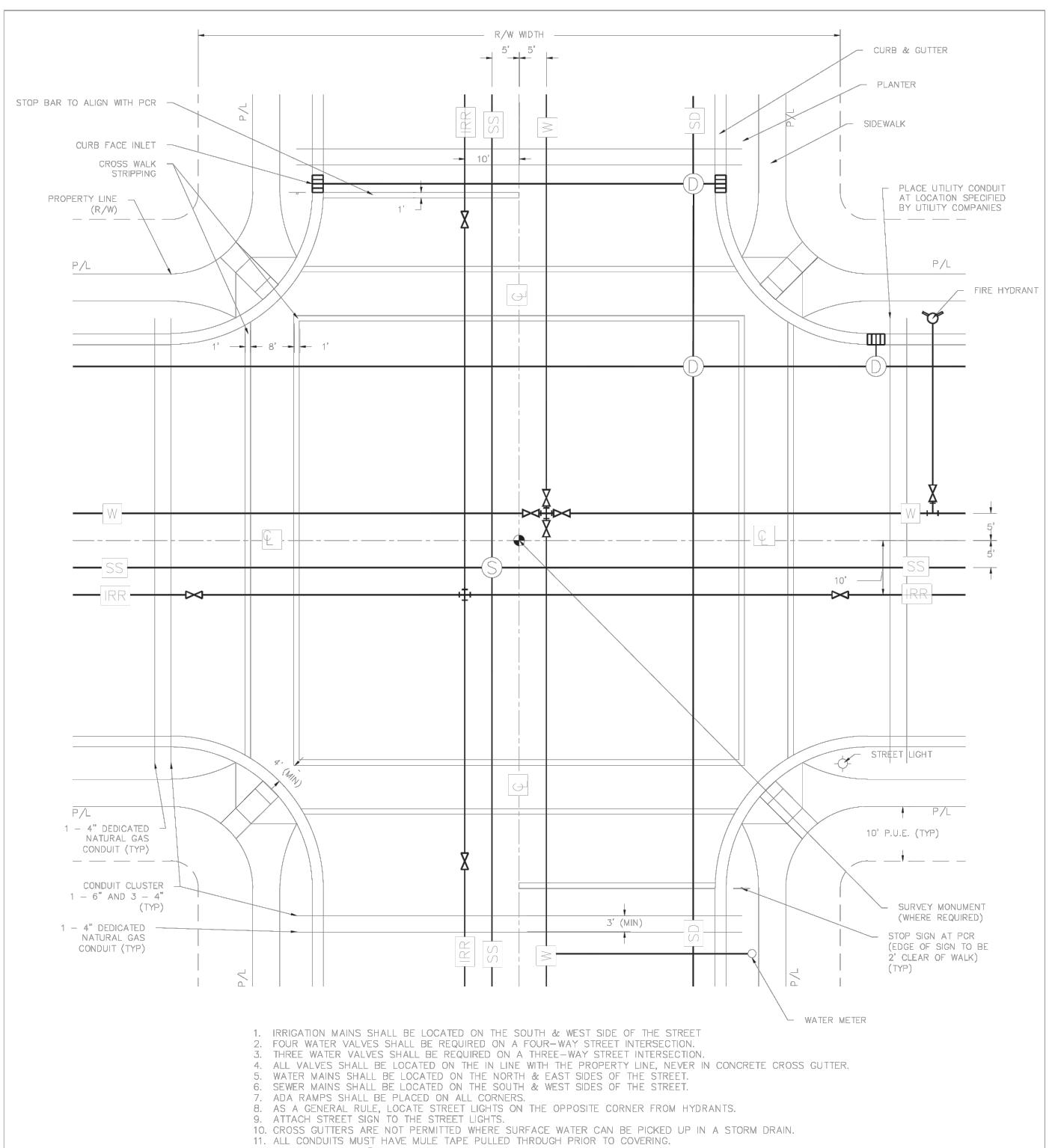
AHLIN A BAR RANCH

100 WEST STREET P&P STA: 17+75 - 20+00

SANTAQUIN, UTAH

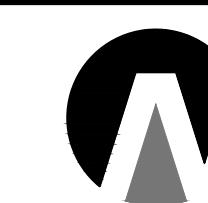
	JOB NO. 3-25-034
	SHEET NO. PP-03

AT SUCH A TIME THAT THE REMAINING RIGHT OF WAY IMPROVEMENTS ARE MADE, THE DEVELOPER RESPONSIBLE FOR THE REMAINING RIGHT OF WAY IMPROVEMENTS SHALL INSTALL COMPLETE ROAD SURFACING AS WELL AS APPLY A ONE INCH (1") OVERLAY TO THE ORIGINAL HALF PLUS TEN FEET (10') PORTION OF THE ROAD, BRINGING THE ENTIRE ROAD SURFACE TO THREE INCHES (3") TOTAL THICKNESS.



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

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



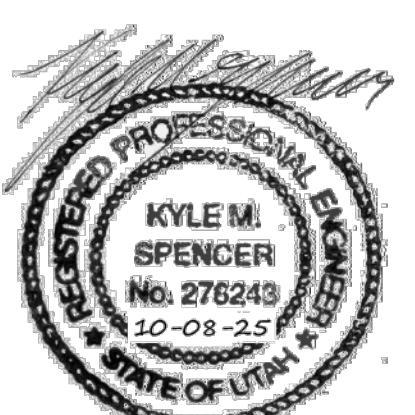
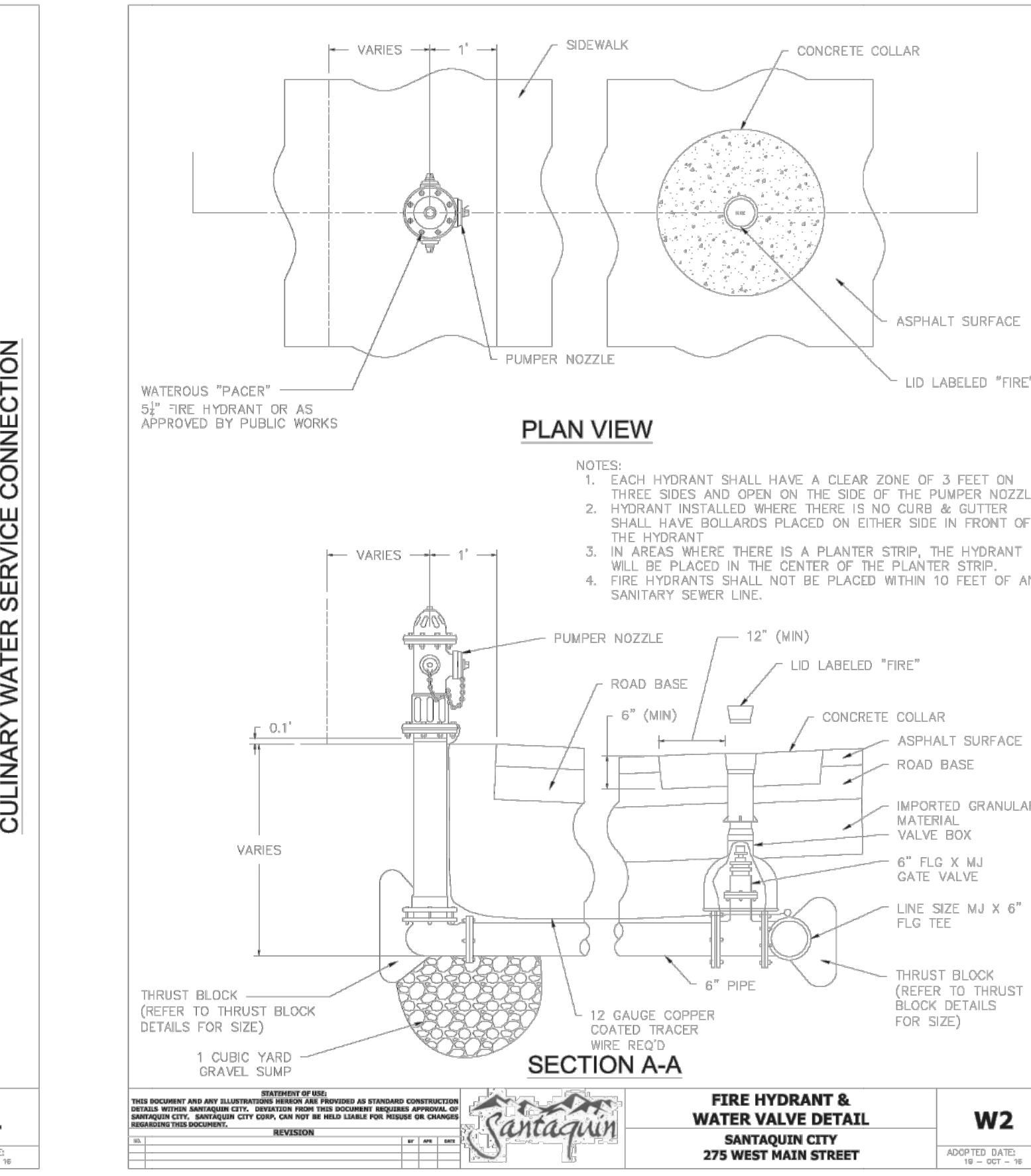
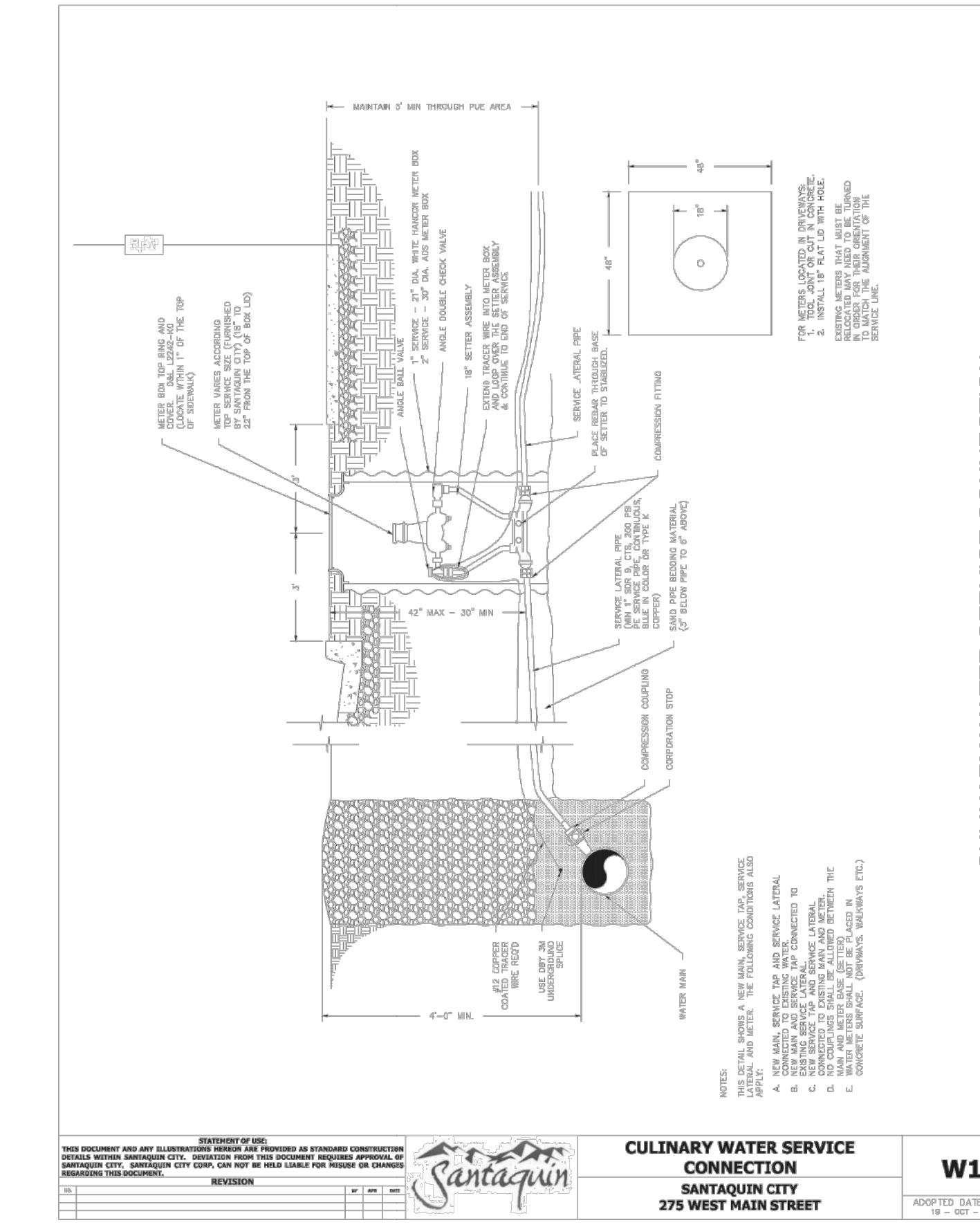
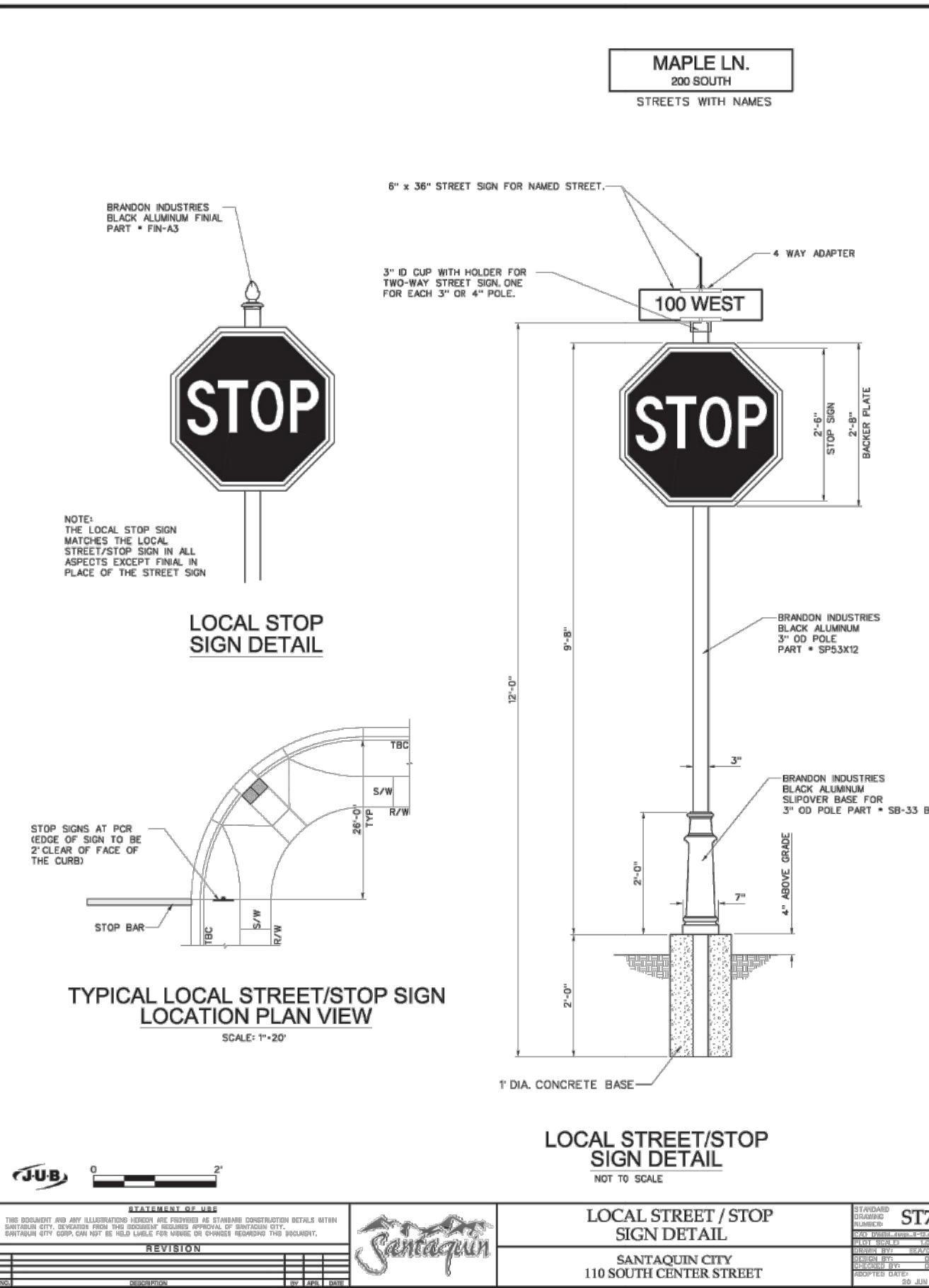
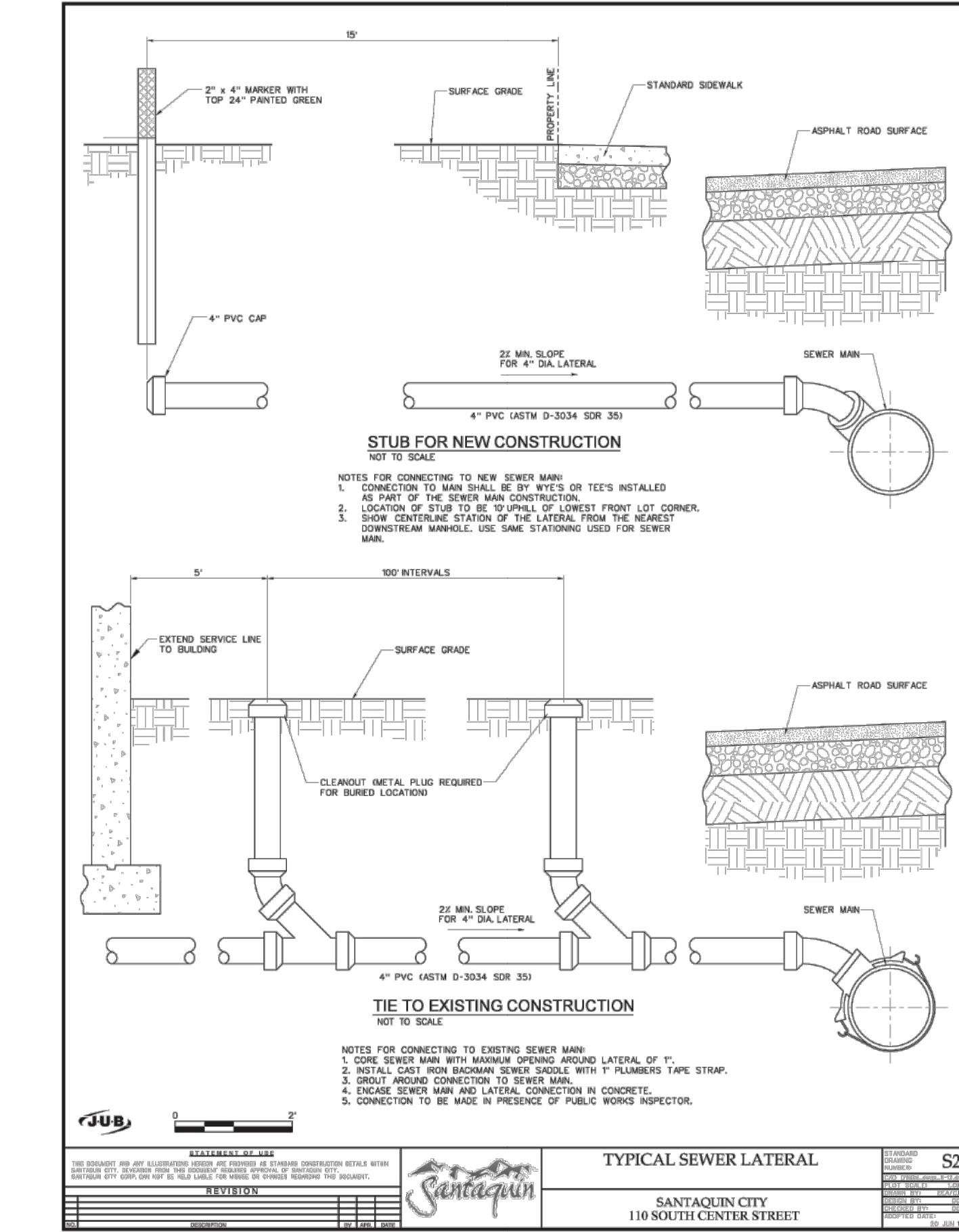
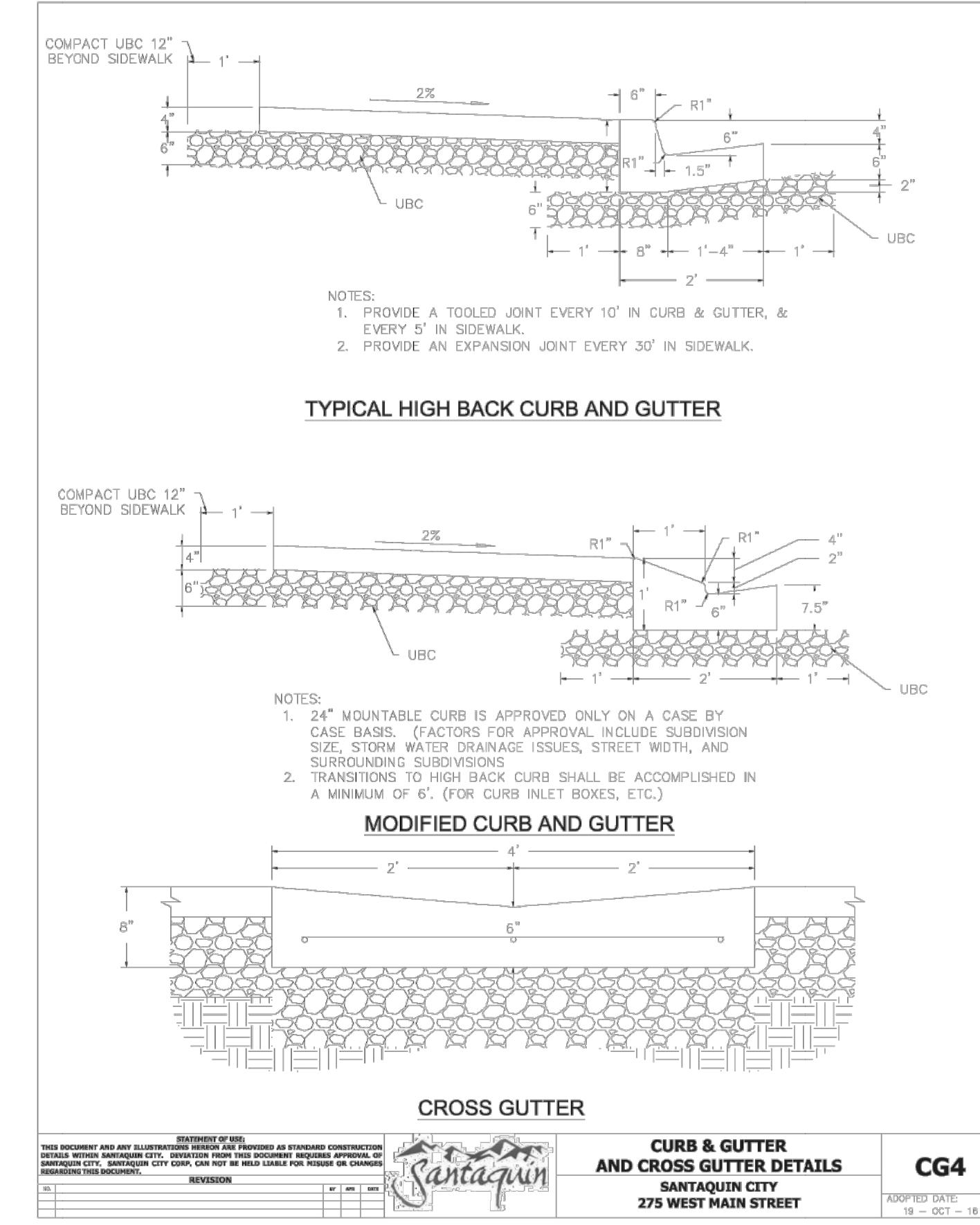
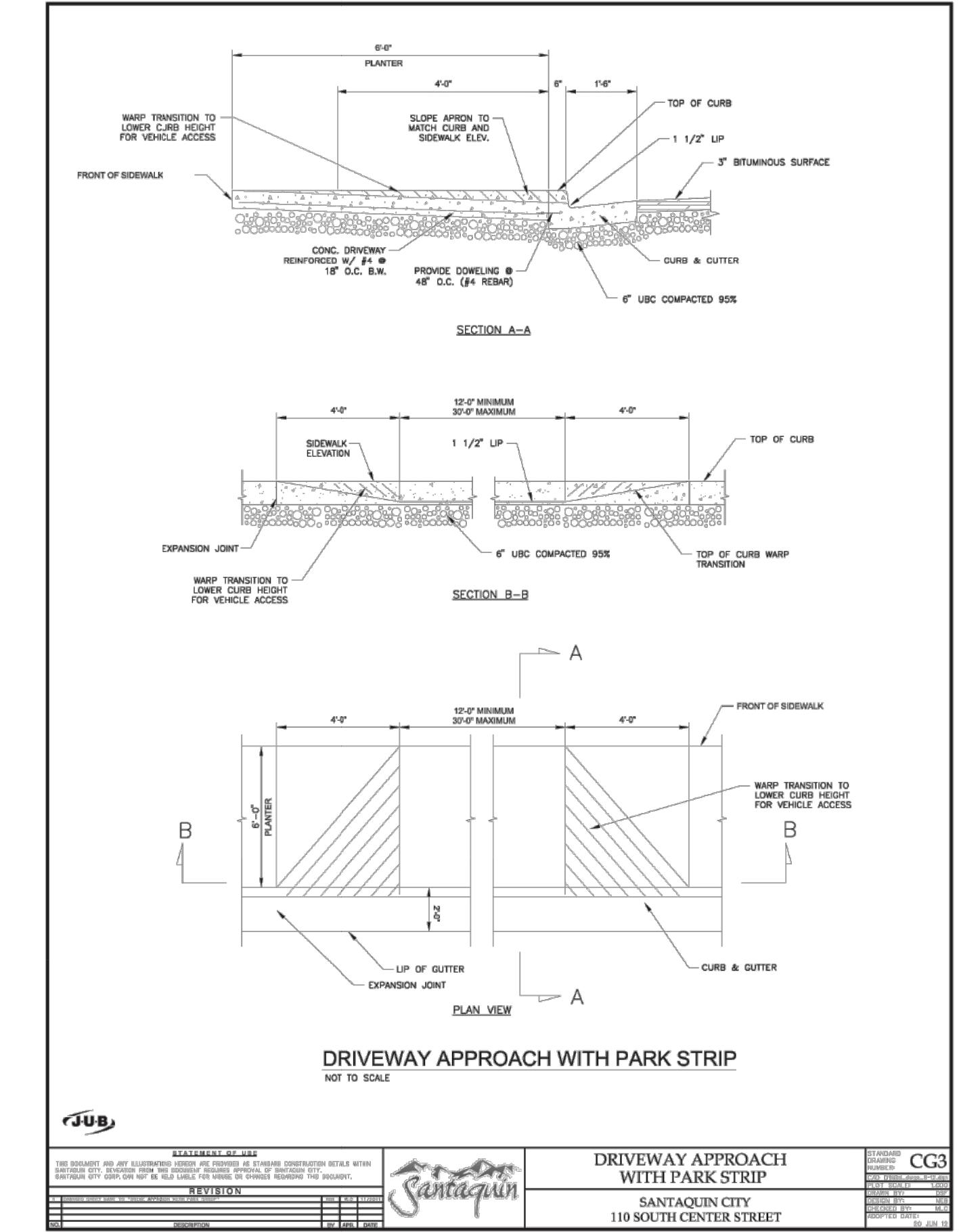
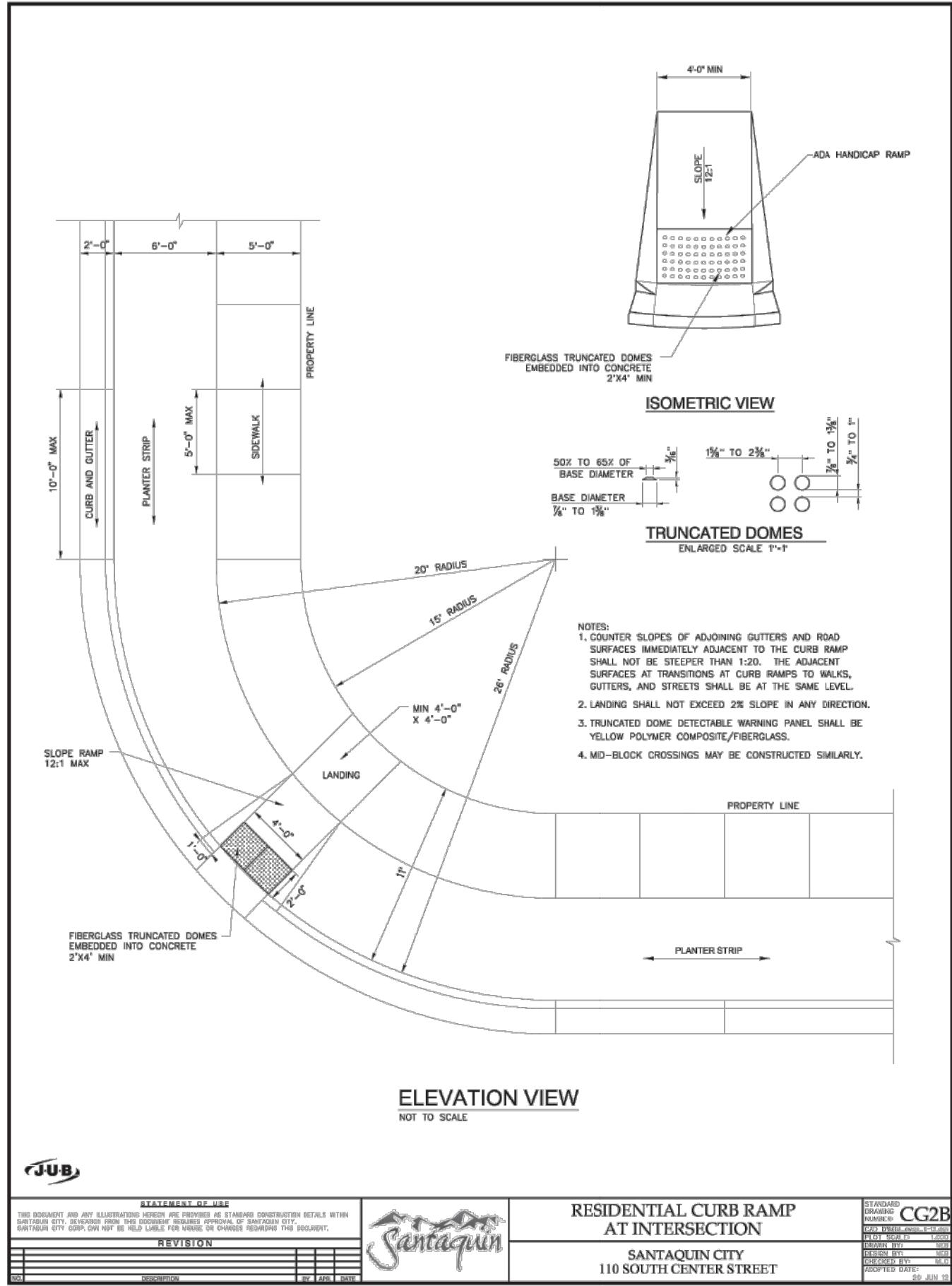
Northern
ENGINEERING INC
ENGINEERING - LAND PLANNING
CONSTRUCTION MANAGEMENT

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

AHLIN A BAR RANCH

DETAILS
SANTAQUIN, UTAH

JOB NO.
3-25-034
SHEET NO.
DT-01



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

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



Northern ENGINEERING INC

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

AHLIN A BAR RANCH

DETAILS

	JOB NO.
	3-25-034
	SHEET NO.
	DT-02



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, City Planner Aspen Elmer, Assistant City Manager Jason Bond, Fire Marshall Allen Duke and Police Lieutenant Mike Wall.

Others in Attendance: Deputy City Recorder Gwen Butters, Engineer Megan Wilson and Fire Chief Ryan Lind

NEW BUSINESS

1. Tanner Flats Phase 4 Final

A final plat review for phase 4 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

City Engineer Lundell introduced the agenda item stating that it does have primary approval and the DRC is the final review body for this application. The DRC is the final approval body for this application.

Each DRC member was given the opportunity to present questions regarding this application.

City planner Elmer stated the USPS acknowledgement is needed. Also stated was the plat sheet acceptance will need a modification removing the legislative body as the acceptors to the DRC committee. City Engineer Lundell added that the PLSS Private Land Survey Certificate will need to be included. This comes from the Utah County Surveyors Office confirming that there are no monuments on this site.

Building Official Spadafora stated that address for Lot 75 is incorrect. City Engineer Lundell acknowledged the correction needed.

Public Works Director Callaway stated that the PI should drain to the north. This would be a matter of construction to make sure it has slope enough to make this happen. City Engineer Lundell acknowledged and noted the concern.

Assistant City Manager Bond questioned if there is required fencing against the railroad tracks as it appears that they have one line intended between the first phase and the future park. City Engineer Lundell notes that this will be verified through the development agreement and states that our city code does not indicate that fencing is required.

City Engineer Lundell added that Lot 88 has an enclosure error that will need to be reviewed.

No other DRC members had comments.

Police Lieutenant Wall made a motion to approve the Tanner Flats Phase 4 Final if all the red lines are addressed. Public Works Director Callaway seconded the motion.

City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
City Planner Aspen Elmer	Yes
Assistant City Manager Jason Bond	Yes
Fire Marshall Allen Duke	Yes
Police Lieutenant Mike Wall	Yes

The motion passed.

2. Apple Grove Condominiums Final

A final review of a 60-unit condominium development located at approximately 1000 North 120 East

City Engineer Lundell introduced the agenda item and stated that there have been multiple revisions to the development agreement that have been previously approved by the city council. The preliminary plan was reviewed as well and received approval from the planning commission. This application includes five (5) apartment buildings with 12 units each, totaling 60 units. As per the phase sheets included, construction would begin with phase A and B, proceeding in alphanumeric order. It was stated that there were some initial review questions regarding how the site would be no phasing plan was provided. As a result, the applicants will need to address this as it was approved as a single phase.

Assistant City Manager Bond stated that the applicants will need to have the infrastructure and improvements done before they can get one Certificate of Occupancy. It is typically anticipated that one building will be completed and a C of O issued. It was encouraged that the applicant complete each phase so that a C of O may be issued while they are working on another building.

Applicant, Kyle Spencer from Northern Engineering asked for confirmation whether the packet included SP-01 (landscaping.) It was confirmed that it did. He explained SP-01 on the South side of building C. It was stated that the buildings will be numbered as A-E and confirmed that the plan is to construct in alphanumeric order. It was explained that, as the preliminary plan and final condo plats were prepared, each building stands on its own plat. To amend a condo plat creates the need to "start over" and it was decided to keep each building within its own plat. Phase A, the parking lot and the basic infrastructure is already built, including a portion of covered parking. The intent was to have building A and B concurrently together because the infrastructure is in place. When constructing building C, the plan is to complete the infrastructure, including sewer, water, parking lot, asphalt, curb, gutter and landscaping. It was noted that portions of the storm drain system had been installed with previous phases. Construction on building D and E will follow.

Assistant City Manager Bond states that the plan shows the outline for the parking lot and inquires what the plan is for the landscaping and amenities and states that more clarification is needed.

Building official Spadafora questioned if the development agreement indicates when the amenities must go in. Assistant City Manager Bond believes that it was not indicated within the development agreement.

Applicant Spencer refers to item LS-01 as its intent was to show the plan. Assistant City Manager Bond states that the phasing must be consistent in order to be able to issue C of O. Applicant Spencer stated understanding. John Caldwell from Revere Homes noted that this was the intent of each separate plat for each building, stating that each are stand-alone phases and will be recorded as separate plats. Assistant City Manager Bond questioned if what was being viewed is reflective of the plats being discussed. City Engineer Lundell confirmed that it was.

Discussion between Assistant City Manager Bond and Applicant Spencer continued in an effort to understand the building phases, including the plan for dumpster enclosures. Assistant City Manager Bond then questioned if there was a phasing plan with the preliminary review. City Engineer Lundell stated that it was not the typical phasing plan and was not as clear as plans submitted in the past.

City Planner Elmer referred to the landscaping sheet and stated the rule regarding grass areas cannot be less than 8 feet wide at its narrowest point. This plan shows a strip around the retention pond that needs to be adjusted. City Engineer Lundell included that this rule may impact some of the grass areas in front of the buildings as well. Assistant City Manager Bond gave design suggestions regarding these grass areas that may be more appealing and livable for residents.

City Planner Elmer states that this plan needs a PLS certificate and USPS acknowledgement. Also noted was that, throughout the entire plan, the sheets say "preliminary" when they should say "final."

Building Official Spadafora notes that the addresses for each building and unit were completed, however they are not being reflected on the sheets being reviewed and will need to be included in the plat sheets. City Engineer Lundell confirmed that addressing will be coming off of 120 East because this is where the frontage is.

Public Works Director Callaway, indicated that a sewer lateral going to building B was not shown. Applicant Spencer confirmed that it will be coming off of 120 East. City Engineer Lundell notes that, because building of the surrounding area began 5+ years ago, a sewer lateral has been built and verification is needed to confirm that it is going to that property.

Fire Marshall Duke presented a concern that, based on the current plan, fire apparatus may not be able to back out of the property and that a space to turn around may be needed. It was suggested that a compacted road be laid to manage the weight and aid the proposed turnaround. Building Official Spadafora questioned if the fire riser room locations were an issue. Fire Marshall Duke confirmed that they were satisfactorily located. Fire Chief Lind agreed and gave a suggestion in regards to the turnaround noting that if a road through the property were extended, it would be also useful for staging and delivery of materials.

Assistant City Manager Bond reminded the applicant that staging of materials cannot be done on 120 East as it will affect the residents and their building process.

City Engineer Lundell listed the red line items that need addressing and added that the plat sheets need to include space for the city engineers to stamp. Clarification is also needed in regard to the size of the concrete pad for the pickle ball court. The current plan shows the planned striping and the actual pad size needs to be on the site plan.

Assistant City Manager Bond states that, due to the red lines and proposed changes, it is unclear on what phase of the project could be approved. City Engineer Lundell indicated that each phase will need to be individually presented for approval and suggests a motion to table the review until the changes can be made. Assistant City Manager Bond agrees.

Assistant City Manager Bond made a motion to table the application for the Apple Grove Condominiums Final and suggests that each phase be submitted for review. Building Official Randy Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
City Planner Aspen Elmer	Yes
Assistant City Manager Jason Bond	Yes
Fire Marshall Allen Duke	Yes
Police Lieutenant Mike Wall	Yes

The motion passed.

MEETING MINUTES APPROVAL

3. October 28, 2025

City Planner Aspen Elmer made a motion to approve the DRC meeting minutes from October 28, 2025. Fire Marshall Allen Duke seconded the motion.

City Engineer Jon Lundell	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
City Planner Aspen Elmer	Yes
Assistant City Manager Jason Bond	Yes
Fire Marshall Allen Duke	Yes
Police Lieutenant Mike Wall	Yes

The motion passed.

ADJOURNMENT

Engineer Jon Lundell made a motion to adjourn the meeting.

The meeting was adjourned at 10:33 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder