



PLANNING COMMISSION

Tuesday, January 09, 2024, at 7:00 PM
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://bit.ly/2P7ICfQ> 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

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **Planning Commissioners Oaths of Office**
2. **[PUBLIC HEARING: Water Efficiency Standards Code Amendment](#)**

[The Planning Commission will hold a Public Hearing to consider amending Santaquin City Code Title 10 Section 52 "Landscaping Standards" related to Outdoor Landscaping Water Efficiency Standards for all new construction.](#)

3. **[PUBLIC HEARING: Santaquin City Property Rezone](#)**

[The Planning Commission will hold a Public Hearing to address the proposed rezoning of approximately 179.49 acres of City-owned property from the Residential \(R-8\) Zone, the Industrial \(I-1\) Zone, the Planned Community \(PC\) Zone and the Main Street Commercial \(MSC\) District within the Main Street Business Districts Zone to Public Facilities \(PF\) Zone.](#)

4. **[PUBLIC HEARING: PF Public Facilities Zone Code Amendment](#)**

[The Planning Commission will hold a Public Hearing to consider amending Santaquin City Code Title 10 Chapter 20 Section 180, "PF Public Facilities Zone", related to allowing temporary batch plants for the construction of federal, state, or local capital improvement projects in the PF Zone.](#)

5. [Apple Hollow at The Orchards B Preliminary Plan](#)

[A preliminary review of a 9-lot and 84 townhome subdivision located at approximately 215 W. and Ginger Gold Road.](#)

6. [Access Requirements Code Amendment](#)

[The City Council has asked for further consideration regarding an amendment to Santaquin City Code 10.48.080.E "Access to Parking Facilities", related to second access requirements.](#)

OTHER BUSINESS

7. [Meeting Minutes Approval](#)

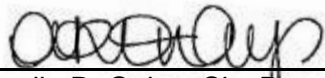
[December 12, 2023](#)

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.org, 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:



Amalie R. Ottley, City Recorder

MEMO



To: Planning Commission
From: Jason Bond, Assistant City Manager
Date: January 5, 2024
RE: **Water Efficiency Standards**

Santaquin City values the water resource that it has and continuously explores opportunities to be a good steward of this invaluable resource. To further promote the efficient use and conservation of water in Santaquin City, it is proposed to add language to the Landscaping Standards (10.52) found in Santaquin City Code that will help with the efficient use of water. The proposed language is consistent with language that the Central Utah Water Conservancy District and the State of Utah have been working on to promote the more efficient use of water, both regionally and statewide.

An amendment to the code is a legislative action and requires the Planning Commission to hold a public hearing and provide a recommendation to the City Council. At this time, we ask the Planning Commission to review the attached language and hold a public hearing. With any feedback provided, staff will work on effectively integrating this language into Santaquin City Code, in the form of a draft ordinance, so that it is clear and in harmony with the current landscaping standards. This draft will eventually be brought back to the Planning Commission at a future meeting for your review.

Recommended Action: Hold a public hearing to receive feedback and also provide feedback to staff so that a draft ordinance can be prepared that integrates water efficiency related language.

Santaquin City
Water Efficiency Standards

1. Purpose

The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for outdoor landscaping.

2. Applicability

- A. The following standards shall at a minimum be required for all new developer/contractor installed commercial, institutional, and industrial construction, as applicable and for the front and side yards of all new residential construction. These standards shall apply to existing ordinances related to city required landscaping.
 - i. If the backyard is required to be landscaped for certificate of occupancy, the standards shall apply to the backyard as well.
- B. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, the Utah law shall govern.

3. Outdoor Landscaping Standards

All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards shall comply with the Landscaping Requirements below:

Definitions

- A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.
- B. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields).
- C. Central Open Shape: An unobstructed area that functions as the focal point of a landscape and is designed in a geometric shape.

- D. Gathering Areas: Portions of the landscape dedicated to congregating, such as patios, gazebos, decks, and other seating areas.
- E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
- F. Lawn: Ground that is covered with grass or turf that is regularly mowed.
- G. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.
- H. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.
- I. Paths: Designed routes between landscape areas and features.
- J. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
- K. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

4. Landscaping Requirements

- A. Lawn shall not be less than 8 feet wide at its narrowest point.
- B. Lawn shall not exceed 35% of the Total Landscaped Area.
 - i. Small residential lots, which have no back yards, which the Total Landscaped Area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.
- C. Lawn shall not be installed in Park Strips, Paths, or on slopes greater than 25% or 4:1 grade.
- D. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the Total Landscaped Area, outside of Active Recreation Areas.

5. Landscaping Recommendations

- A. All irrigation should be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation should be used except in lawn areas. Drip irrigation systems should be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- B. Each irrigation valve should irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds should be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers should be placed on separate irrigation valves.
- C. Landscaped areas should be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers should be equipped with automatic rain delay or rain shut-off capabilities.
- D. At least 3-4 inches of mulch, permeable to air and water, should be used in planting beds to control weeds and improve the appearance of the landscaping.
- E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

6. Landscaping Design Considerations

- A. If size permits, the landscaped areas of the front yard and back yard should include a designed Central Open Shape created by using Lawn, Hardscape, groundcover, or gravel.
- B. Gathering Areas should be constructed of Hardscape and placed outside of the Central Open Shape. In a landscape without lawn, Gathering Areas may function as the Central Open Shape.
- C. Activity Zones should be located outside of the Central Open Shape and should be surfaced with materials other than lawn.
- D. Paths should be made with materials that do not include Lawn, such as Hardscape, Mulch, or other ground surface material.



MEMO

To: Planning Commission
From: Ryan Harris, Senior Planner
Date: January 5, 2024
Re: **Rezone City-Owned Property to PF Zone**

It is proposed that the Planning Commission and City Council Consider amending the Santaquin City Zoning Map to change the zoning of City-owned property from the Residential (R-8) Zone, the Industrial (I-1) Zone, the Planned Community (PC) Zone, and the Main Street Commercial (MSC) District in the Main Street Business Districts Zone to the Public Facility (PF) Zone.

The rezone proposal will consist of approximately 179.49 acres of City-owned properties comprising of the following parcel numbers: 09:065:0005, 09:065:0011, 09:058:0001, 09:058:0002, 09:058:0003, 09:058:0004, 09:078:0001, 09:081:0006, 09:088:0006 09:088:0010, 29:036:0025, 29:036:0076, 29:036:0090, 32:006:0014, 32:008:0050, 32:015:0026, 32:015:0036, 32:009:0021, 32:009:0086, 32:021:0062, and 32:022:0013. All the properties listed above are owned by Santaquin City and include the Cemetery, Harvest View Sports Complex, the City Landfill, the Rodeo Grounds/Centennial Park, the Irrigation Ponds, the Fire Station, Water Tanks, etc.

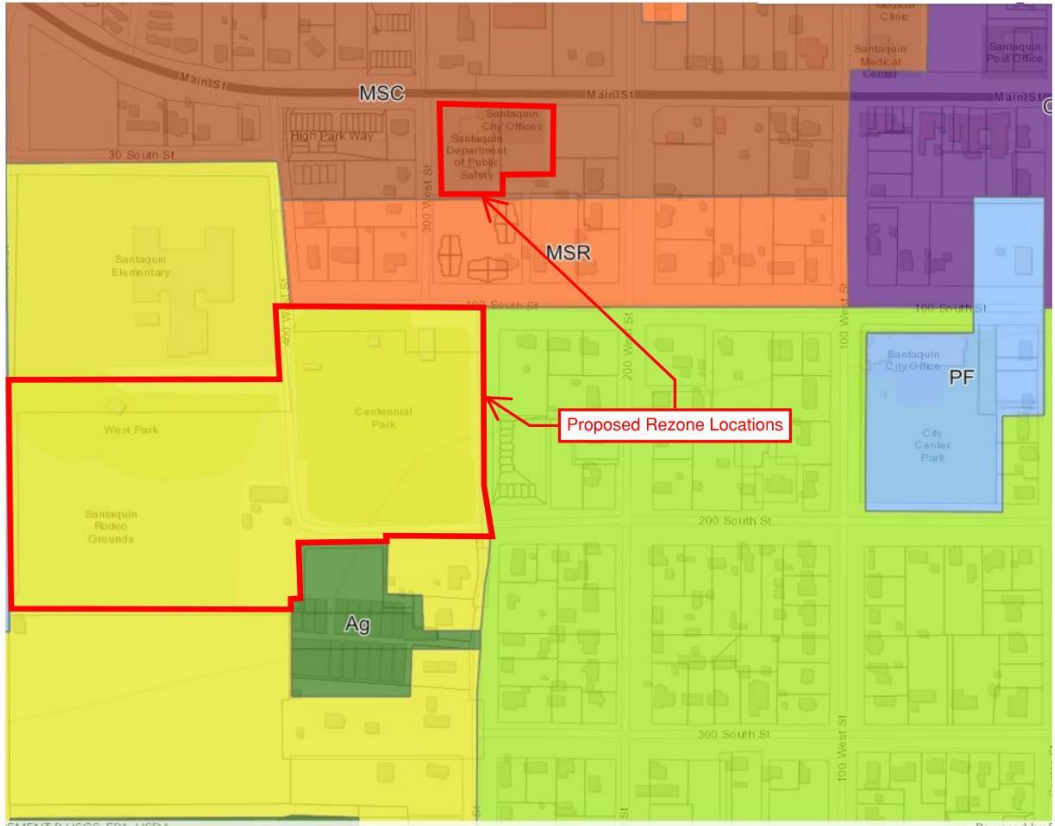
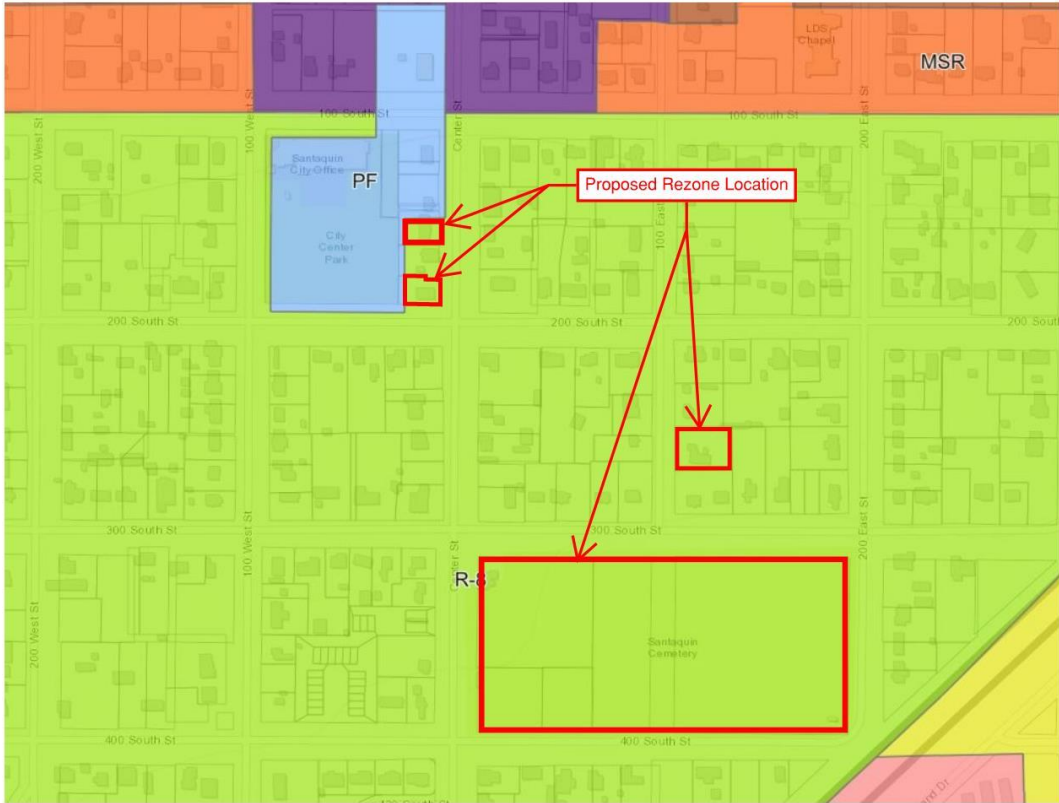
Attachment 1 shows the location of the proposed rezone. This review is for the Planning Commission to discuss the rezoning proposal and forward a recommendation to the City Council.

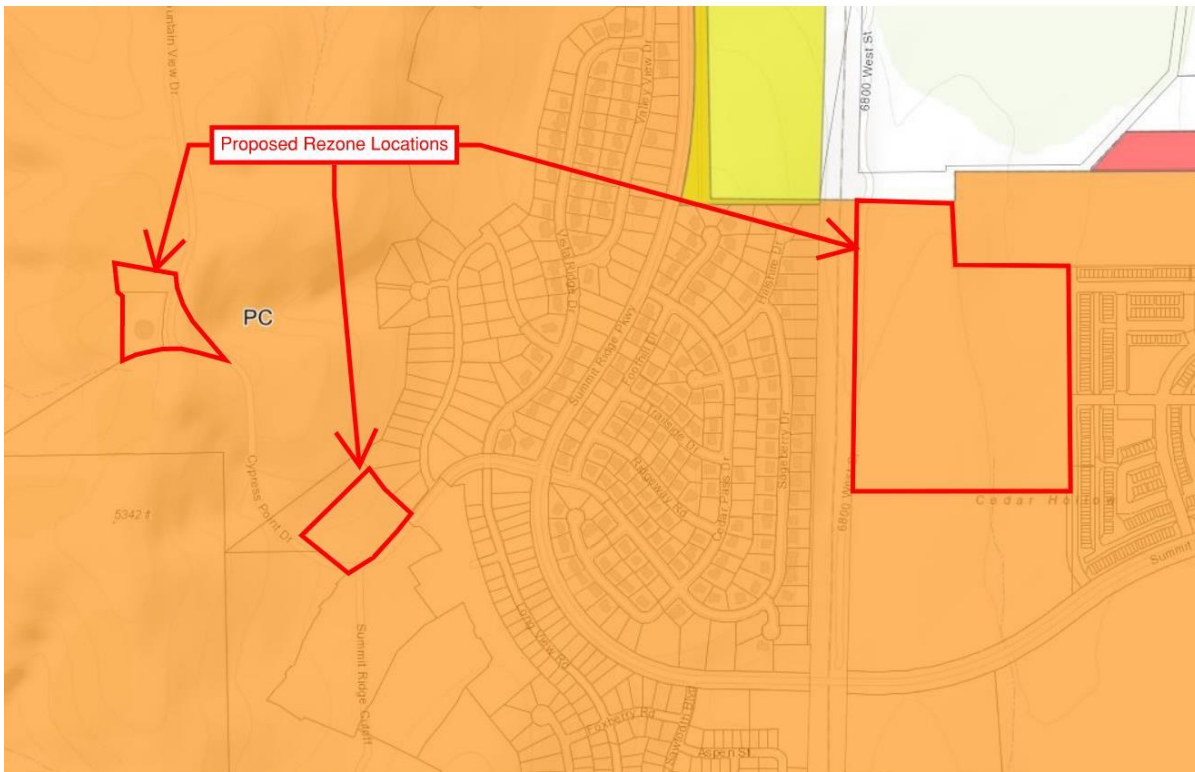
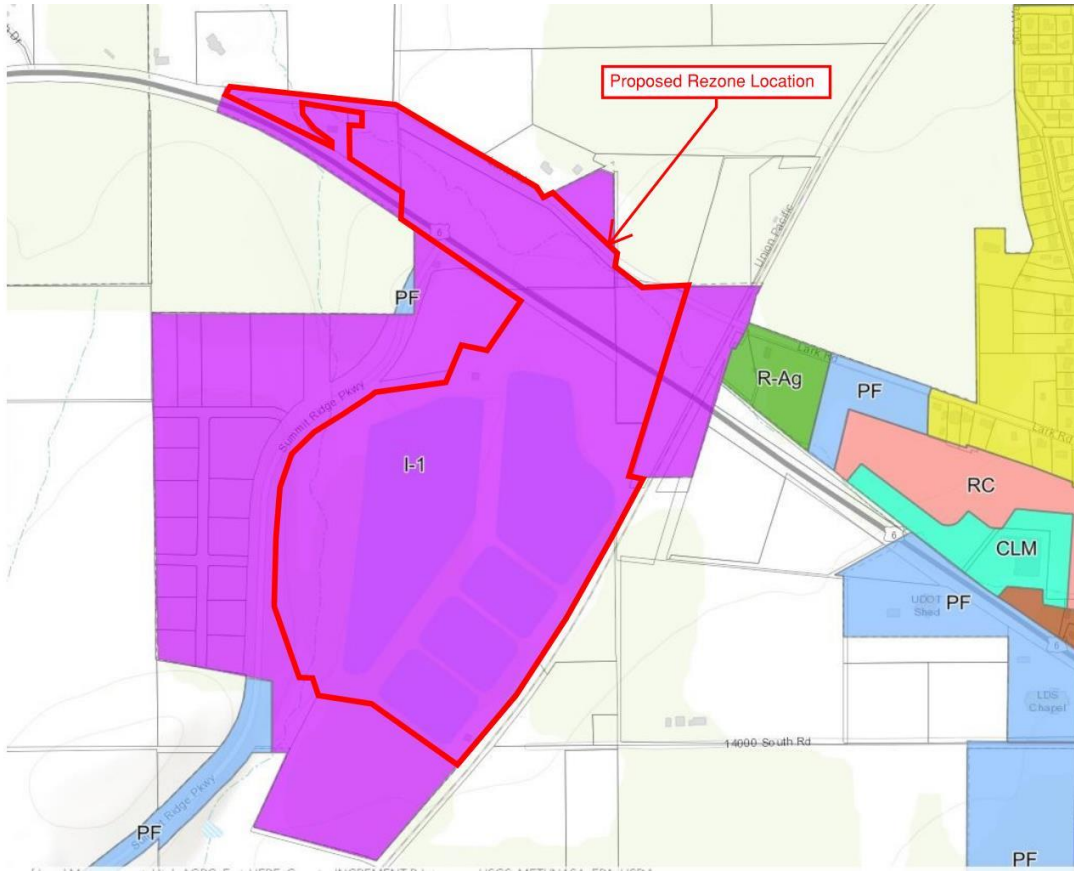
Staff Recommendation: It is recommended that the Planning Commission hold a public hearing as noticed and make a recommendation to the City Council concerning the potential rezone of the described properties.

Recommended motion: “Motion to forward a (positive/negative) recommendation to the City Council that approximately 179.49 acres of City-owned property from the Residential (R-8) Zone, the Industrial (I-1) Zone, the Planned Community (PC) Zone and the Main Street Commercial (MSC) District in the Main Street Business Districts Zone to the Public Facilities, (PF) Zone.

Attachments

1. Zoning and Location Map
2. Draft Ordinance





ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 179.49 ACRES FROM THE RESIDENTIAL (R-8) ZONE, THE INDUSTRIAL (I-1) ZONE, THE PLANNED COMMUNITY (PC) ZONE AND THE MAIN STREET COMMERCIAL (MSC) DISTRICT WITHIN THE MAIN STREET BUSINESS DISTRICTS ZONE TO THE PUBLIC FACILITIES (PF) ZONE, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, providing for the public safety, health, morals, and welfare; and

WHEREAS, the Santaquin City Planning Commission held a public hearing during their January 9, 2024 meeting, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council regarding the proposed rezoning of property; and

WHEREAS, the Santaquin City Council desires to amend the Official Zoning Map of Santaquin City, more specifically the rezoning of approximately 179.49 acres from the Residential (R-8) Zone, the Industrial (I-1) Zone, the Planned Community (PC) Zone and the Main Street Commercial (MSC) District within the Main Street Business Districts Zone to the Planned Facilities (PF) Zone, which include the following parcel numbers: 09:058:0001, 09:058:0002, 09:058:0003, 09:058:0004, 09:065:0005, 09:065:0011, 09:078:0001, 09:081:0006, 09:088:0006, 09:088:0010, 29:036:0025, 29:036:0076, 29:036:0090, 32:006:0014, 32:008:0050, 32:009:0021, 32:009:0086, 32:015:0026, 32:015:0036, 32:0021:0062, 32:022:0013.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I.

That the official zoning map of the City be amended such that approximately 179.49 acres be rezoned from the Residential (R-8) Zone, the Industrial (I-1) Zone, the Planned Community (PC)

Zone and the Main Street Commercial (MSC) District within the Main Street Business Districts Zone to the Planned Facilities (PF) Zone as shown on the attached map labeled as Exhibit “A” and by this reference made part hereof.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, January 17, 2024. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 16th day of January 2024.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

Amalie Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, Deputy City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 16th day of January 2024, entitled

“AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 179.49 ACRES FROM THE RESIDENTIAL (R-8) ZONE, THE INDUSTRIAL (I-1) ZONE, THE PLANNED COMMUNITY (PC) ZONE AND THE MAIN STREET COMMERCIAL (MSC) DISTRICT WITHIN THE MAIN STREET BUSINESS DISTRICTS ZONE TO THE PUBLIC FACILITIES (PF) ZONE, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 16th day of January 2024.

Amalie R. Ottley
City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, in three physical locations (Santaquin City Public Safety Building, 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.

AMALIE R. OTTLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2024, by AMALIE R. OTTLEY.
My Commission Expires:

Notary Public

Residing at Utah County

MEMO



To: Planning Commission
From: Ryan Harris, Senior Planner
Date: January 5, 2023
RE: **Public Facilities (PF) Zone Code Amendment**

It is proposed that the Planning Commission and City Council consider amending language in SCC 10.20.180 “PF Public Facilities Zone” related to temporary batch plants in the Public Facilities (PF) Zone.

The proposed amendment would allow as a conditional use, a temporary batch plant only for the construction of federal, state, or local government capital improvement projects. Central Utah Water Conservancy District will be extending a water pipeline related to the Central Utah Project (CUP) through Santaquin in the coming year and is a federally mandated project. The pipeline will extend from Highway 198 along the railroad to Summit Ridge. The pipeline must be encased in concrete. They will need a temporary batch plant while working on the project.

The proposed amendment has several conditions for batch plants, including distance requirements to dwellings, hours of operation, dust mitigation, storm drainage, and road access. The proposed amendment also creates a land use table that makes it easier to see the allowed uses in the zone. All current uses in the PF zone have been added to the land use table. Two uses were removed that allowed mass grading and heavy industrial in the PF Zone.

This review is for the Planning Commission to forward a recommendation on the proposed code amendment to the City Council.

Staff Recommendation: It is recommended that the Planning Commission provide a recommendation to the City Council regarding the proposed code amendment that amends language in SCC 10.20.180 related to temporary batch plants in the PF zone.

Recommended motion: “Motion to forward a (positive/negative) recommendation to the City Council of the code amendment that amends SCC 10.20.180 “PF Public Facilities Zone.”

Attachments:

1. Draft Ordinance

ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW TEMPORARY BATCH PLANTS IN THE PF ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the State Legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 20 Section 180 to allow temporary batch plants in the PF Zone.

WHEREAS, the Santaquin City Planning Commission held a public hearing on January 9, 2024, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 20 Section 180 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.180 PF PUBLIC FACILITIES ZONE

1. Objectives And Characteristics: The PF public facilities zone has been established for the primary purpose of providing a place where facilities designed and designated for the service of the community in whole and the citizens of Santaquin may be located. Such uses are typically either governmentally owned and operated or owned and operated by a private utility company, although private property dedicated to the use and benefit of the community in whole may also be designated within the PF public facilities zone as determined in this section.
2. ~~Permitted Uses: The following buildings, structures, and uses of land shall be permitted in the PF public facilities zone upon compliance with requirements as set forth in this section:~~
~~Cemeteries.~~

~~Culinary water facilities, i.e., pumps and pump houses, service facilities, well sites, and storage tanks, and associated structures.~~

~~Golf courses and golf clubhouses (private and public).~~

~~Governmental offices including, but not limited to, maintenance and equipment storage facilities.~~

~~Hospitals, excluding independent clinics.~~

~~Public and quasi-public buildings.~~

~~Public safety buildings including, but not limited to, police, fire, and ambulance stations, and their associated structures.~~

~~Public utility facilities including, but not limited to, electrical substations and natural gas pressure regulatory stations, and their associated structures.~~

~~Public utility offices and their associated structures.~~

~~Regional type park complexes, amusement facilities, fairgrounds, similar facilities, and their associated structures.~~

~~Religious center.~~

~~Schools.~~

~~Solid waste disposal sites.~~

~~Telecommunications sites subject to SCC 10.16.340.~~

~~Television, telephone, and cellular transmission towers and their associated structures, subject to the provisions for industrial zones within ordinance 12-2-99, the Santaquin City telecommunications ordinance, its amendments and/or successors.~~

~~Transportation hubs and collector point facilities.~~

~~Wastewater treatment facilities, i.e., treatment facilities, storage ponds, etc., and associated structures and uses.~~

3. ~~Conditional Uses: The following are conditional uses in the PF public facilities zone, subject to the provisions of SCC 10.24, "Conditional Uses":~~

~~Caretaker facilities associated with a permitted or conditional use.~~

~~Convalescent home, rest home, or nursing home.~~

~~Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the I-1 zone and with~~

~~city council approval and planning commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done.~~

~~Use listed as permitted or conditional in the I-1 industrial zone, typically classified as "heavy industrial".~~

2. Permitted Uses: Land uses in the PF Public Facilities Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

<u>P</u>	<u>The listed use is a permitted use with the represented area, based on City development standards and ordinances.</u>
<u>C</u>	<u>The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.</u>

<u>Use</u>	<u>PF</u>
<u>Caretaker facilities associated with a permitted or conditional use</u>	<u>C</u>
<u>Cemeteries</u>	<u>P</u>
<u>Convalescent home, rest home, or nursing home</u>	<u>C</u>
<u>Culinary water facilities, i.e., pumps and pump houses, service facilities, well sites, storage tanks, and associated structures</u>	<u>P</u>
<u>Golf courses and golf clubhouses (private and public)</u>	<u>P</u>
<u>Governmental offices including, but not limited to, maintenance and equipment storage facilities.</u>	<u>P</u>
<u>Hospitals, excluding independent clinics</u>	<u>P</u>
<u>Public and quasi-public buildings</u>	<u>P</u>
<u>Public safety buildings including, but not limited to, police, fire, and ambulance stations, and their associated structures</u>	<u>P</u>
<u>Public utility facilities including, but not limited to, electrical substations and natural gas pressure regulatory stations, and their associated structures</u>	<u>P</u>
<u>Public utility offices and their associated structures</u>	<u>P</u>
<u>Regional type park complexes, amusement facilities, fairgrounds, similar facilities, and their associated structures.</u>	<u>P</u>
<u>Religious center</u>	<u>P</u>
<u>Schools</u>	<u>P</u>
<u>Solid waste disposal sites</u>	<u>P</u>
<u>Telecommunications sites subject to SCC 10.16.340</u>	<u>P</u>
<u>Television, telephone, and cellular transmission towers and their associated structures, subject to the provisions for industrial zones within ordinance 12-2-99, the Santaquin City telecommunications ordinance, its amendments and/or successors</u>	<u>P</u>
<u>Temporary Batch Plant's only for the construction of federal, state, or local government capital improvement projects consistent with the use of the property.</u>	<u>C</u>
<u>Transportation hubs and collector point facilities</u>	<u>P</u>
<u>Wastewater treatment facilities, i.e., treatment facilities, storage ponds, etc., and associated structures and uses.</u>	<u>P</u>

3. Area Requirements: In the PF public facilities zone, there shall be no land area requirements, except that an area sufficient to accommodate location requirements, off street parking, loading and unloading, and vehicular access, as necessary, shall be provided and maintained.
4. Width Requirements: The minimum width of lots in this zone has not been specified except that the width shall be sufficient to accommodate the proposed or existing land use.
5. Location Requirements:
 1. Front Setback: All buildings and structures shall be set back at least twenty feet (20') from the front lot line.
 2. Side Setbacks:
 - a. Interior lots: All buildings shall be set back from the side property line a distance of at least ten feet (10').
 - b. Corner lots: All buildings shall be set back from any street not less than twenty five feet (25').
 3. Rear Setback:
 - a. Interior lots: All buildings shall be set back from the rear property line a distance of at least ten feet (10').
 - b. Corner lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10').
 4. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)
6. Size Of Buildings: The ground floor area of all buildings has not been specified.
7. Height And Size Requirements: There are no height or size requirements in the PF public facilities zone.
8. Special Provisions:
 1. Development landscaping shall be in accordance with SCC 10.52, "Landscaping Standards".
 2. Materials placed in screened outside storage areas shall be stacked no higher than the screening fence, wall, hedge, or berm surrounding such area.
 3. Temporary Batch Plant Requirements:
 - a. The following items shall be submitted to the Community Development Department.
 - (1) A conditional use application
 - (2) A site plan showing the location of the batch plant and all temporary buildings.
 - b. The approval of a temporary batch plant is valid for one (1) year. A one-time extension of one (1) year can be requested.
 - (1) A written request for an extension must be submitted to the Community Development Department and approved by the Planning Commission before the one (1) year approval expires.
 - (2) The extension shall be approved by the Planning Commission if all conditions of the Conditional Use are being met.
 - c. Location: A temporary batch plant shall not be located closer than 500 feet from any existing dwelling.

- d. Hours of Operation: The operating hours for a temporary batch plant shall be from six o'clock (6:00) A.M. to ten o'clock (10:00) P.M. Under special circumstances this time period may be modified by the mayor.
- e. Dust Mitigation: Access roads within the permitted site shall be maintained by the operator so as to minimize the dust arising from the use of said roads.
- f. Storm Drain:
 - (1) Track Out: When rock, mud or debris are spilled upon a public roadway, it shall be the responsibility of the permitted operator to remove such material immediately.
 - (2) Perimeter Berm: All storm water must be retained on site.
- g. Road Access: All sites shall have direct access to a city, county or state road.

10. Rezoning And Designation:

- 3. Rezoning: Rezoning of property existing within the city's boundaries and the designation of property being annexed into the city to the PF public facilities zoning classification shall only be done upon demonstration by the applicant that the property is strictly in conformity to the intent and characteristics of the zoning classification, as determined and approved by the city council with recommendation from the planning commission.

~~4.—Spot Zoning: Due to the nature of the PF zoning classification and the inherent nature of some land uses permitted within the classification, and in addition to the provisions of SCC 10.20.060, spot zoning shall be permitted for the proper assignment of the PF zoning classification to property within the city. (Ord. 12-01-2002, 12-4-2002, eff. 12-5-2002)~~

- 11. Supplementary Requirements: See SCC 10.16, "Supplemental Provisions Applicable Within All Zones".

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or

phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, January 17, 2024. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 16th day of January 2024.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 16th day of January 2024, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW TEMPORARY BATCH PLANTS IN THE PF ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”
“

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 16th day of January 2024.

Amalie R. Ottley
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, in three physical locations (Santaquin City Public Safety Building, 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.

AMALIE R. OTTLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ___ day of ___ 2024, by
AMALIE R. OTTLEY.
My Commission Expires:

Notary Public

Residing at Utah County

MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: January 5, 2024

RE: **Apple Hollow @ The Orchards B Subdivision Preliminary Review**

Zone: R-10PUD

Size: 11.60 Acres

Units: 93

The Apple Hollow @ The Orchards B Subdivision is located at approximately 215 W. and Ginger Gold Road. The project is part of the Orchards Development and is subject to the Orchards Development Agreement. There was an amendment to the Orchards Development Agreement on May 2, 2023. The proposed subdivision must follow the amended development agreement. The amendment created a new site plan for how the subdivision should be laid out and shows the amenities that are required. The proposed subdivision meets the requirements of the amended development agreement and Santaquin City Code.

The proposed development is approximately 11.60 acres and will have five phases. There will be nine single-family lots and 84 townhomes, which follows the development agreement. The townhome portion of the project must meet Santaquin City parking requirements. The driveways will all be at least 20' long, which meets the City Code. The garage sizes will be a minimum of 24' x 24', and the garages will count as two parking stalls for a total of 168 stalls.

There are 29 stalls for guest parking for a total of 197 parking stalls, which meets Santaquin City Code requirements. There will be three pavilions, and each will have four tables. There is also a tot lot and a shuffleboard area. The open space and site plan follow the approved site plan in the development agreement.

On December 12, 2023, the DRC reviewed the preliminary plans for Apple Hollow @ The Orchards B and forwarded a positive recommendation to the Planning Commission, with the condition that redlines be addressed.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

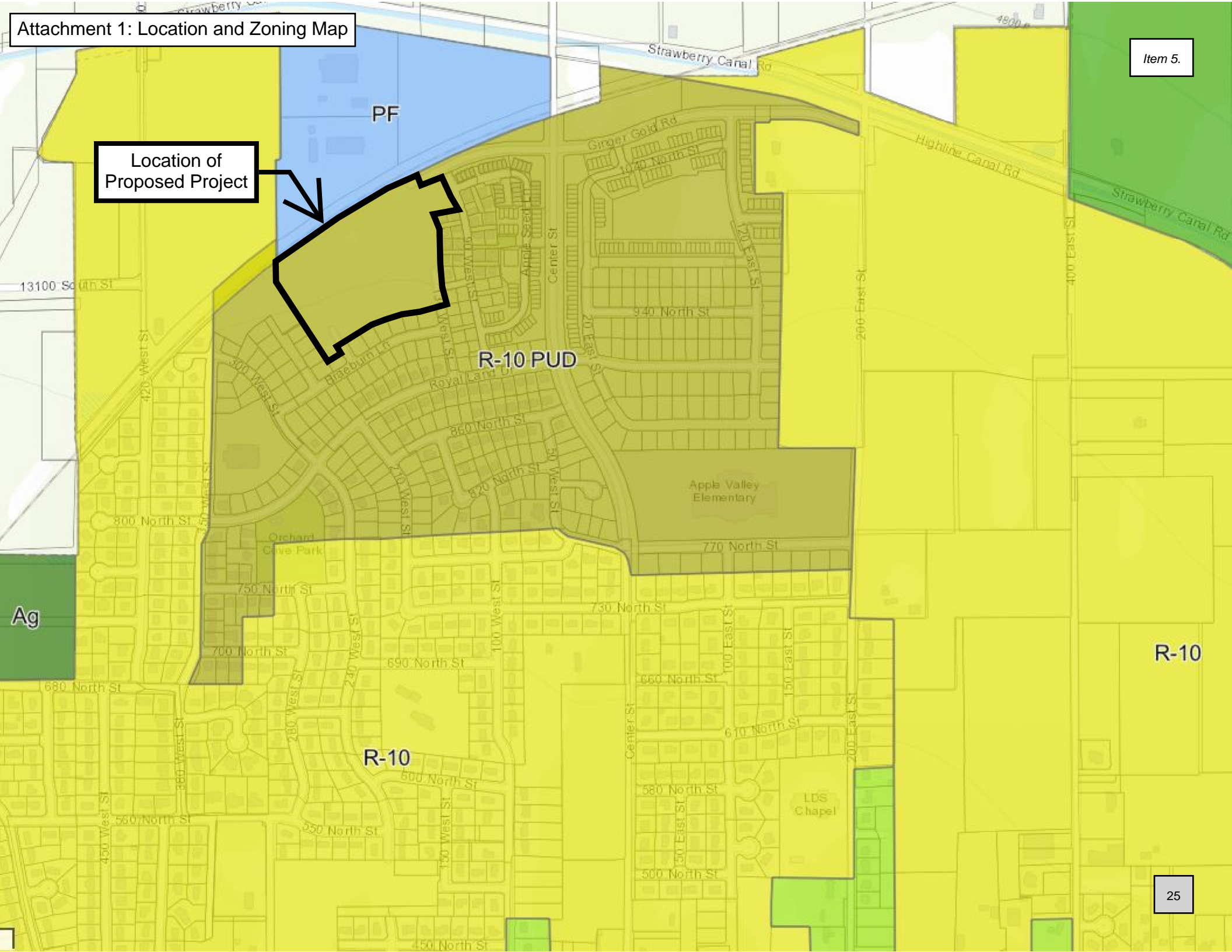
After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots can be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met before the recordation or construction beginning (Santaquin City Code 11-5-6B).

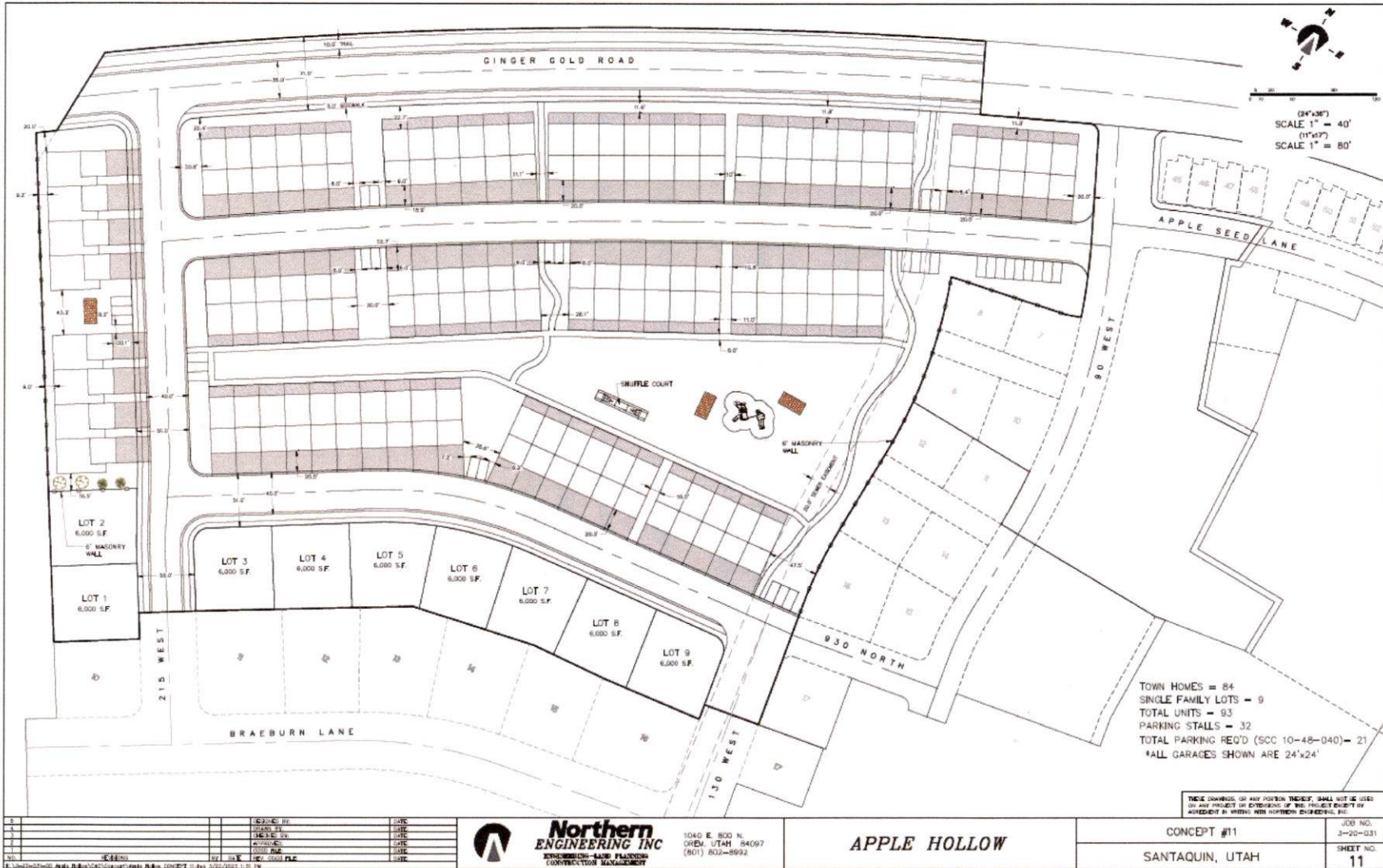
Recommended motion: “Motion to approve the Apple Hollow @ The Orchards B Preliminary Subdivision with the following conditions:

- That all redlines be addressed

Attachments:

1. Location and Zoning Map
2. Approved Site Plan Exhibit in Development Agreement.
3. Preliminary Plans





APPLE HOLLOW @ THE ORCHARDS "B"

PRELIMINARY PLAT
SANTAQUIN, UTAH COUNTY, UTAH
DECEMBER 2023

-INDEX OF PLAN SHEETS-

GENERAL

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

ROADWAY/STORM DRAIN

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

SEWER

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

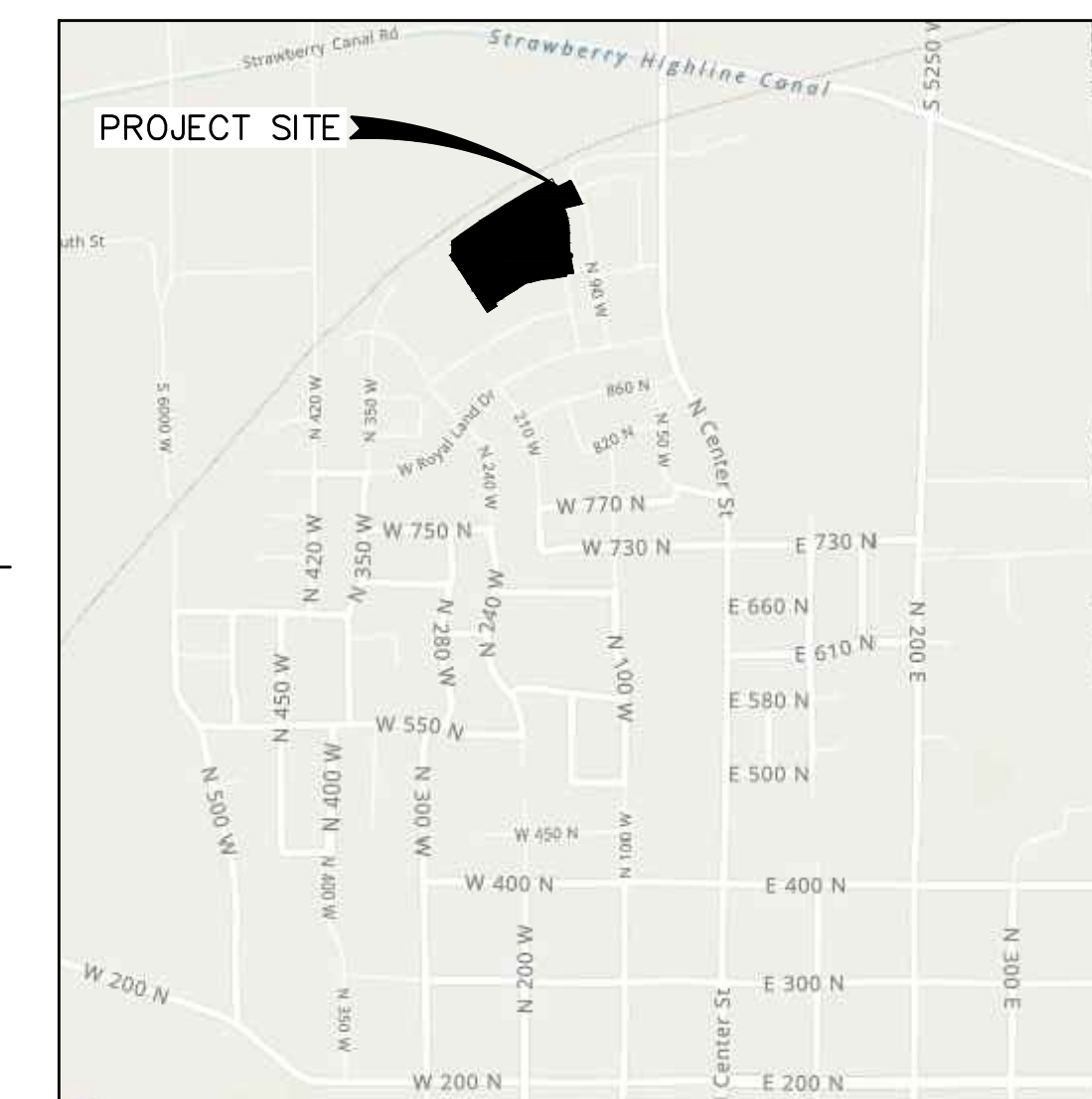
WATER

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

PARKING

TOWNHOME GARAGE PARKING = 168
GUEST PARKING = 29
TOTAL PARKING = 197
TOTAL REQUIRED PARKING = 197

SHEET	DESCRIPTION
1	COVER SHEET
	PRELIMINARY PLAT
SP-01	SITE PLAN
UT-01	UTILITY LAYOUT
GR-01	GRADING & DRAINAGE
GR-02	GRADING & DRAINAGE PHASE B-1
GR-03	GRADING & DRAINAGE PHASE B-2
GR-04	GRADING & DRAINAGE PHASE B-3
PP-01	PLAN & PROFILE GINGER GOLD ROAD
PP-02	PLAN & PROFILE GINGER GOLD ROAD
PP-03	PLAN & PROFILE 980 NORTH
PP-04	PLAN & PROFILE 980 NORTH
PP-05	PLAN & PROFILE 930 NORTH
PP-06	PLAN & PROFILE 215 WEST
PP-07	PLAN & PROFILE 130 WEST
1	STRIPING PLAN
2	FENCING/PHASING PLAN
DT-01	DETAILS



VICINITY MAP
-NTS-

TABULATIONS

APPLE HOLLOW AT THE ORCHARDS B

ZONE:	R-10 PUD ZONE
PROJECT AREA:	11.60 ACRES
# OF LOTS:	9 LOTS
NUMBER OF TOWNHOMES:	84 UNITS
NUMBER OF DWELLING UNITS:	93 UNITS
LOT AREA:	1.24 ACRES
TOWNHOME AREA:	2.54 ACRES
COMMON AREA:	2.79 ACRES
LIMITED COMMON AREA:	1.47 ACRES
RIGHT-OF-WAY AREA:	3.56 ACRES
DENSITY:	8.02 UNITS/ACRE



ACCEPTANCE

SIGNATURE: _____ DATE: _____
DEVELOPER

SIGNATURE: _____ DATE: _____
CITY ENGINEER

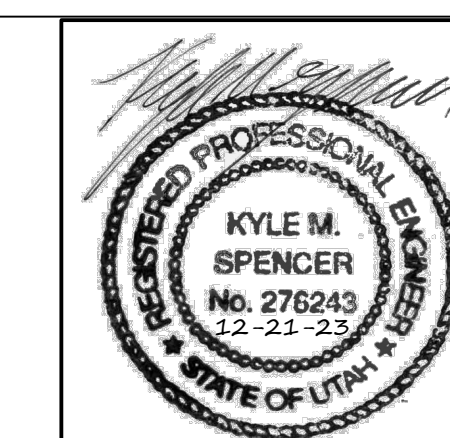
SIGNATURE: _____ DATE: _____
COMMUNITY DEV. DIRECTOR

SIGNATURE: _____ DATE: _____
PUBLIC WORKS

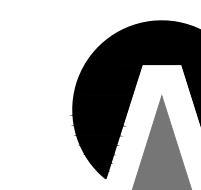
SIGNATURE: _____ DATE: _____
BUILDING DEPARTMENT

SIGNATURE: _____ DATE: _____
POLICE DEPARTMENT

SIGNATURE: _____ DATE: _____
FIRE DEPARTMENT



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



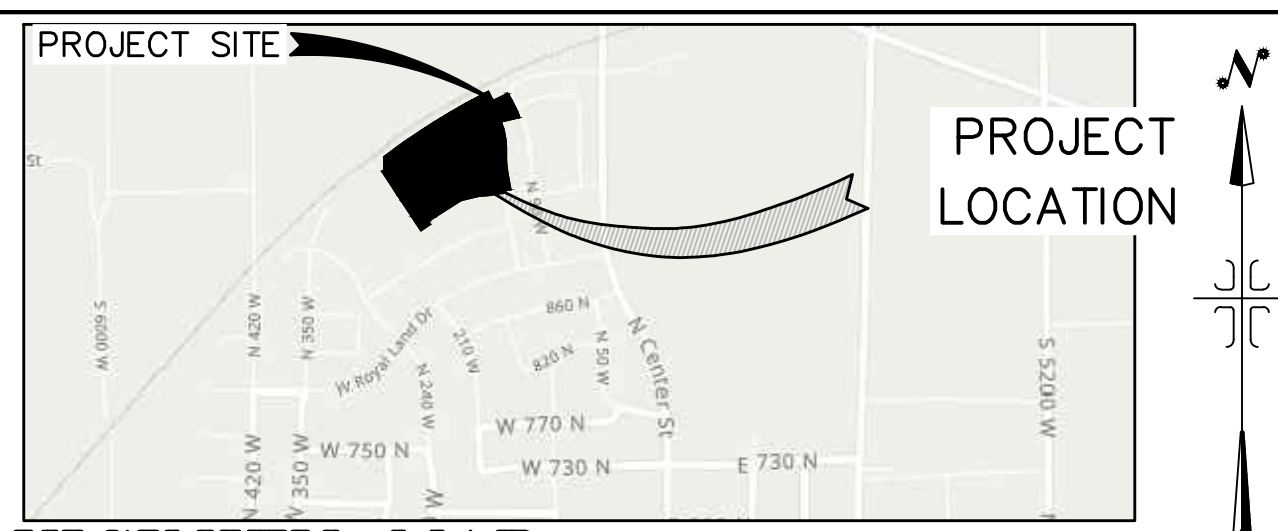
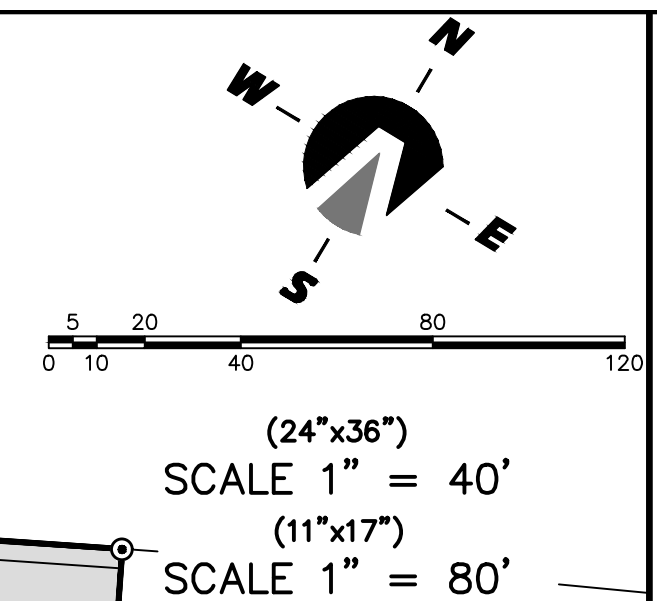
Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

NOTES:
1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



SURVEYOR'S CERTIFICATE
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.
BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1191.42 FEET; THENCE NORTH A DISTANCE OF 487.63 FEET TO THE REAL POINT OF BEGINNING.
THENCE N.33°17'00"W. ALONG THE EASTERLY LINE OF THE FOLLOWING THREE (3) RECORDED SUBDIVISION PLATS 1) THE ORCHARDS PLAT F-4; 2) THE ORCHARDS PLAT F-5; AND 3) THE ORCHARDS PLAT F-6 A DISTANCE OF 488.32 FEET TO A POINT OF CURVATURE OF A 4799.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID THE ORCHARDS PLAT F-6 THE FOLLOWING TWO (2) COURSES 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 18.99 FEET HAVING A CENTRAL ANGLE OF 0°13'36" AND A CHORD THAT BEARS N.52°15'23"E. A DISTANCE OF 18.99 FEET; 2) THENCE N.00°19'22"E. A DISTANCE OF 89.74 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT OF CURVATURE OF A 4870.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 843.85 FEET HAVING A CENTRAL ANGLE OF 9°55'40" AND A CHORD THAT BEARS N.57°59'20"E. A DISTANCE OF 842.79 FEET MORE OR LESS TO THE WESTERLY LINE OF THE ORCHARDS PLAT E SUBDIVISION; THENCE ALONG SAID ORCHARDS PLAT E SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) S.27°03'08"E. A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 4799.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 104.19 FEET HAVING A CENTRAL ANGLE OF 1°04'38" AND A CHORD THAT BEARS N.63°33'58"E. A DISTANCE OF 104.19 FEET MORE OR LESS TO A POINT ON THE APPLE HOLLOW AT THE ORCHARDS PLAT A-1 SUBDIVISION PLAT TO A POINT OF REVERSE CURVATURE OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT ALONG THE APPLE HOLLOW AT THE ORCHARDS PLAT A-1 PLAT THE FOLLOWING FIVE (5) COURSES: 1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 15.41 FEET HAVING A CENTRAL ANGLE OF 88°18'29" AND A CHORD THAT BEARS S.71°39'15"E. A DISTANCE OF 13.93 FEET; 2) THENCE S.27°30'00"E. A DISTANCE OF 99.63 FEET TO A POINT OF CURVATURE OF A 606.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; 3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 77.57 FEET HAVING A CENTRAL ANGLE OF 71°19'42" AND A CHORD THAT BEARS S.23°50'09"E. A DISTANCE OF 77.52 FEET; 4) THENCE S.69°49'00"W. A DISTANCE OF 15.16 FEET; 5) THENCE S.77°09'00"W. A DISTANCE OF 115.00 FEET TO A POINT OF CURVATURE OF A 477.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY CONTINUING ALONG THE BOUNDARY LINE OF SAID APPLE HOLLOW AT THE ORCHARDS PLAT A-1 AND ALONG THE WESTERLY BOUNDARY LINE OF THE APPLE HOLLOW AT THE ORCHARDS PLAT A-2 PLAT ALONG THE ARC OF SAID CURVE 182.77 FEET HAVING A CENTRAL ANGLE OF 21°55'50" AND A CHORD THAT BEARS S.10°57'57"E. A DISTANCE OF 181.65 FEET; THENCE ALONG SAID APPLE HOLLOW AT THE ORCHARDS PLAT A-2 THE FOLLOWING THREE (3) COURSES: 1) S.00°00'00"E. A DISTANCE OF 85.01 FEET; TO A POINT OF CURVATURE OF A 422.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; 2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 80.75 FEET HAVING A CENTRAL ANGLE OF 10°57'00" AND A CHORD THAT BEARS S.05°28'30"E. A DISTANCE OF 80.62 FEET; 3) THENCE S.10°57'00"E. A DISTANCE OF 121.63 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE ORCHARDS PLAT D-1 SUBDIVISION PLAT; THENCE ALONG SAID ORCHARDS PLAT D-1 BOUNDARY LINE THE FOLLOWING NINE (9) COURSES: 1) S.79°03'00"W. A DISTANCE OF 54.98 FEET; 2) THENCE S.10°57'00"E. A DISTANCE OF 14.73 FEET; 3) THENCE S.81°55'32"W. A DISTANCE OF 100.13 FEET; 4) THENCE S.84°18'24"W. A DISTANCE OF 72.74 FEET; 5) THENCE S.76°41'28"W. A DISTANCE OF 121.50 FEET; 6) THENCE S.57°31'24"W. A DISTANCE OF 207.69 FEET; 7) THENCE S.56°55'08"W. A DISTANCE OF 55.00 FEET; 8) THENCE S.33°04'52"E. A DISTANCE OF 25.18 FEET; 9) THENCE S.56°43'00"W. A DISTANCE OF 82.35 FEET TO THE REAL POINT OF BEGINNING



- LEGEND**
- FOUND BRASS CAP
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - CONST. FIRE HYDRANT
 - CONST. STREET LIGHT
 - CONST. STOP SIGN
 - CONST. PARKING SIGN
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - MUNICIPAL UTILITY EASEMENT
 - EXISTING DEED LINE
 - PUBLIC ROADWAY DEDICATED TO SANTAQUIN CITY
 - LIMITED COMMON AREA
 - PRIVATE AREA
 - COMMON AREA

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____ PERSONALLY APPEARED,
AND _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO
BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND
ACKNOWLEDGED THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF _____ 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 _____ MAYOR ATTEST _____ CLERK-RECORDER

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE SANTAQUIN
CITY ENGINEER _____
CITY ENGINEER _____

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

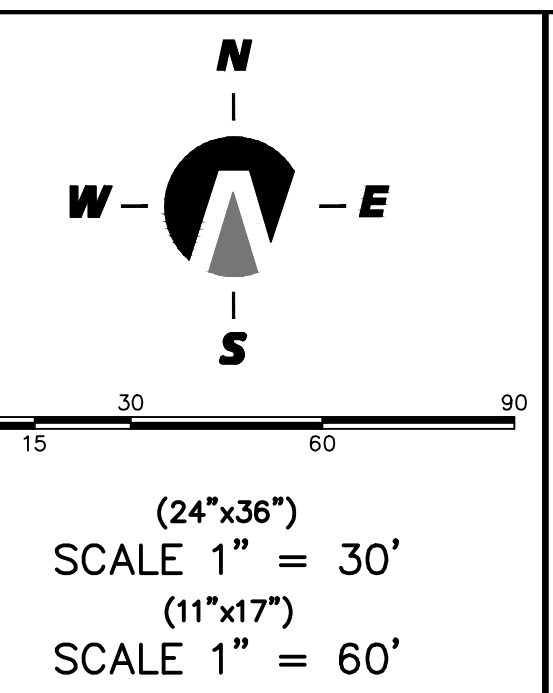
CONTAINING 505,287 SQ. FT. OR 11.60 ACRES MORE OR LESS.
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS 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

APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN
SANTAQUIN UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL SURVEYOR'S SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP
Professional Land Surveyor
No. 172762
Kenneth E. Barney
STATE OF UTAH

APPLE HOLLOW AT THE ORCHARDS PLAT B-1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 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 LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-2-3, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1136.31 FEET; THENCE NORTH A DISTANCE OF 553.11 FEET TO THE REAL POINT OF BEGINNING

THENCE N.331°17'00"W. A DISTANCE OF 66.50 FEET; THENCE N.30°22'22"W. A DISTANCE OF 53.14 FEET; THENCE S.56°43'00"W. A DISTANCE OF 85.13 FEET; THENCE N.331°17'00"W. ALONG THE EASTERLY LINE OF THE FOLLOWING THREE (3) RECORDED SUBDIVISION PLATS 1) THE ORCHARDS PLAT F-4; 2) THE ORCHARDS PLAT F-5; AND 3) THE ORCHARDS PLAT F-6 A DISTANCE OF 343.56 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID THE ORCHARDS PLAT F-6 THE FOLLOWING TWO (2) COURSES 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 18.99 FEET HAVING A CENTRAL ANGLE OF 0°13'36" AND A CHORD THAT BEARS N.52°15'23"E. A DISTANCE OF 18.99 FEET; 2) THENCE N.00°19'22"E. A DISTANCE OF 89.74 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT OF CURVATURE OF A 4870.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 79.82 FEET HAVING A CENTRAL ANGLE OF 0°56'21" AND A CHORD THAT BEARS N.53°29'40"E. A DISTANCE OF 79.82 FEET; THENCE S.36°02'26"E. A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 22.84 FEET HAVING A CENTRAL ANGLE OF 87°14'34" AND A CHORD THAT BEARS S.10°19'47"W. A DISTANCE OF 20.69 FEET; THENCE S.331°17'00"E. A DISTANCE OF 65.86 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 24.29 FEET HAVING A CENTRAL ANGLE OF 92°47'45" AND A CHORD THAT BEARS S.79°40'52"E. A DISTANCE OF 21.72 FEET; THENCE S.31°10'44"E. A DISTANCE OF 40.15 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 22.82 FEET HAVING A CENTRAL ANGLE OF 87°09'44" AND A CHORD THAT BEARS S.10°17'52"W. A DISTANCE OF 20.68 FEET; THENCE S.331°17'00"E. A DISTANCE OF 176.82 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S.78°17'02"E. A DISTANCE OF 21.21 FEET; THENCE S.331°17'00"E. A DISTANCE OF 51.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S.11°43'00"W. A DISTANCE OF 21.21 FEET; THENCE S.331°17'00"E. A DISTANCE OF 64.37 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE ORCHARDS PLAT D-1 SUBDIVISION PLAT; THENCE ALONG SAID ORCHARDS PLAT D-1 BOUNDARY LINE THE FOLLOWING COURSE: THENCE S.56°55'08"W. A DISTANCE OF 55.00 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 63,556 sq.ft. OR 1.46 acres MORE OR LESS.
OWNER'S DEDICATION

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

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

BY: _____ BY: _____
 JOHN CALDWELL, OWNER REVERE HOMES, LLC

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

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

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

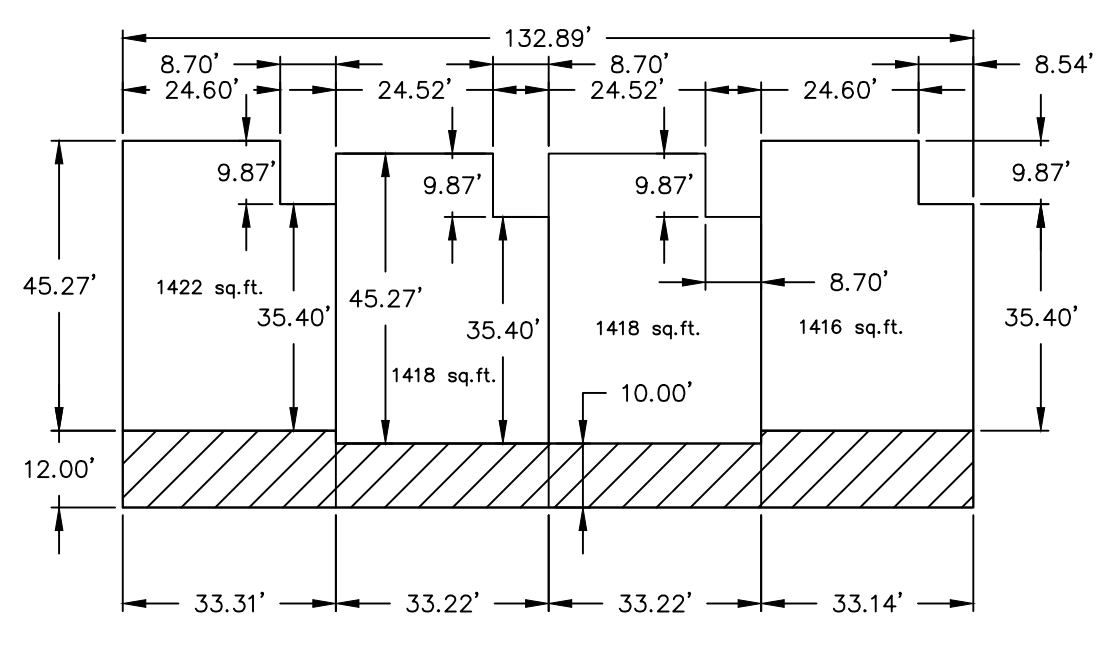
ACCEPTANCE BY LEGISLATIVE BODY

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

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

APPLE HOLLOW AT THE ORCHARDS PLAT B-1
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN
 SANTAQUIN UTAH COUNTY, UTAH
 SCALE: 1" = 30 FEET

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



TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS

NOTES:
 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

BUILDING A & B

LEGEND

- FOUND BRASS CAP
- ⊙ SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING DEED LINE
- ▨ LIMITED COMMON AREA
- ▩ PRIVATE AREA
- COMMON AREA

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.84'	15.00'	20.69'	S10°19'47"W	87°14'34"
C2	24.29'	15.00'	21.72'	S79°40'52"E	92°47'45"
C3	22.82'	15.00'	20.68'	S10°17'52"W	87°09'44"
C4	18.99'	4799.00'	18.99'	N52°15'23"E	0°13'36"
C5	23.56'	15.00'	21.21'	S11°43'00"W	90°00'00"
C6	79.82'	4870.00'	79.82'	N53°29'40"E	0°56'21"
C7	23.56'	15.00'	21.21'	S78°17'02"E	90°00'00"
C8	76.96'	4830.00'	76.96'	S53°06'48"W	0°54'46"
C9	32.83'	4830.00'	32.83'	S53°45'53"W	0°23'22"
C10	51.60'	4799.00'	51.60'	S52°41'04"W	0°36'58"
C11	24.54'	15.00'	21.89'	N80°08'43"W	93°43'27"
C13	29.29'	300.00'	29.28'	N30°29'11"W	5°35'38"
C15	29.29'	300.00'	29.28'	N30°29'11"W	5°35'38"

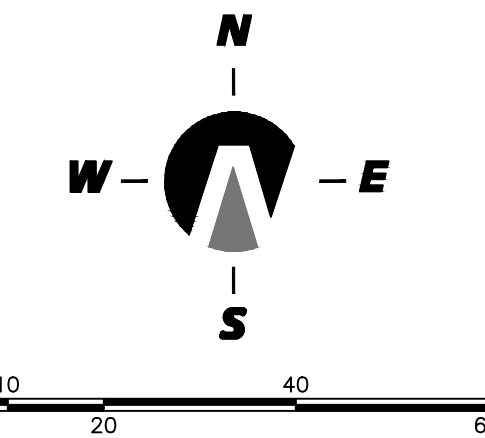


VICINITY MAP

-NTS-

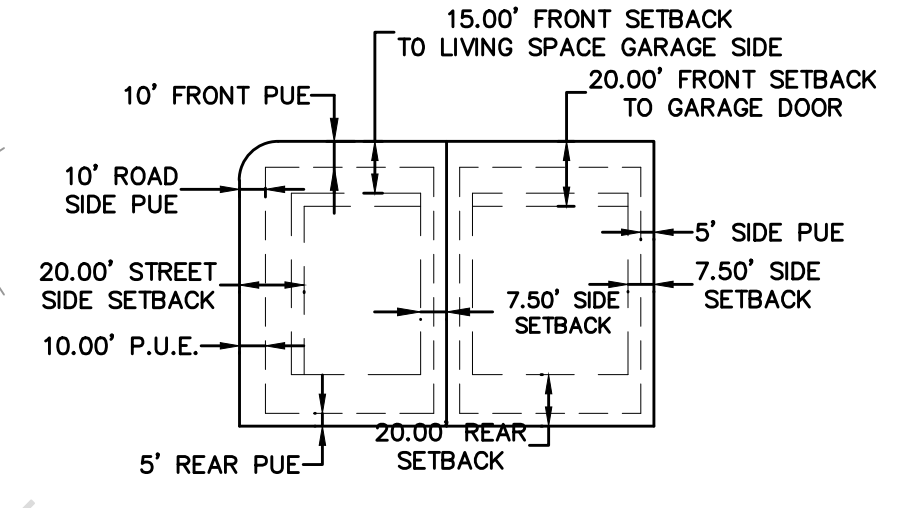
APPLE HOLLOW AT THE ORCHARDS PLAT B-2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN



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

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1191.42 FEET; THENCE NORTH A DISTANCE OF 487.63 FEET TO THE REAL POINT OF BEGINNING
THENCE N.33°17'00"W. ALONG THE EASTERLY LINE OF THE FOLLOWING TWO (2) RECORDED SUBDIVISION PLATS 1) THE ORCHARDS PLAT F-4; 2) THE ORCHARDS PLAT F-5; AND A DISTANCE OF 144.75 FEET; THENCE N.56°43'00"E. A DISTANCE OF 85.14 FEET; THENCE S.30°22'22"E. A DISTANCE OF 53.14 FEET; THENCE S.33°17'00"E. A DISTANCE OF 66.50 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE ORCHARDS PLAT D-1 SUBDIVISION PLAT; THENCE ALONG SAID ORCHARDS PLAT D-1 BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) THENCE S.33°04'52"E. A DISTANCE OF 25.18 FEET; 2) THENCE S.56°43'00"W. A DISTANCE OF 82.35 FEET TO THE REAL POINT OF BEGINNING
CONTAINING 12,004 sq.ft. OR 0.28 acres MORE OR LESS.

OWNER'S DEDICATION

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

BY: _____ BY: _____
JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

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

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

ACCEPTANCE BY LEGISLATIVE BODY

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

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

APPLE HOLLOW AT THE ORCHARDS PLAT B-2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN
SANTAQUIN UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

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

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

NOTES:

1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



VICINITY MAP

-NTS-

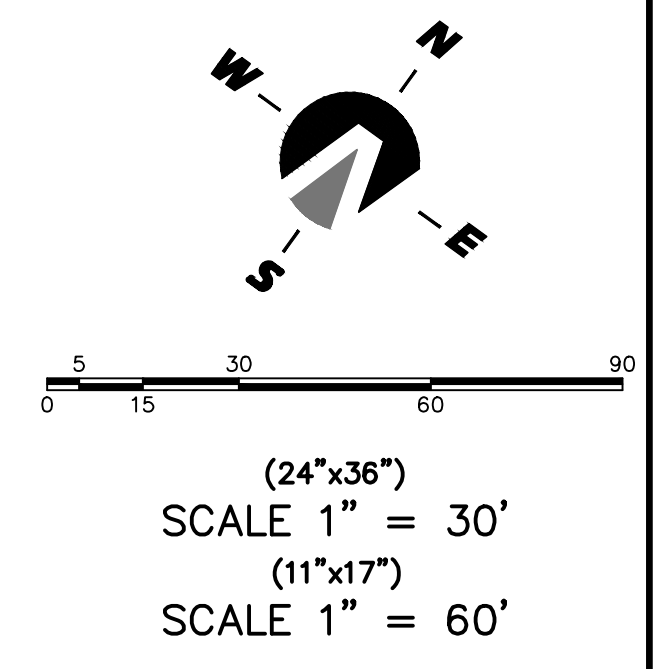


VICINITY MAP
-NTS-

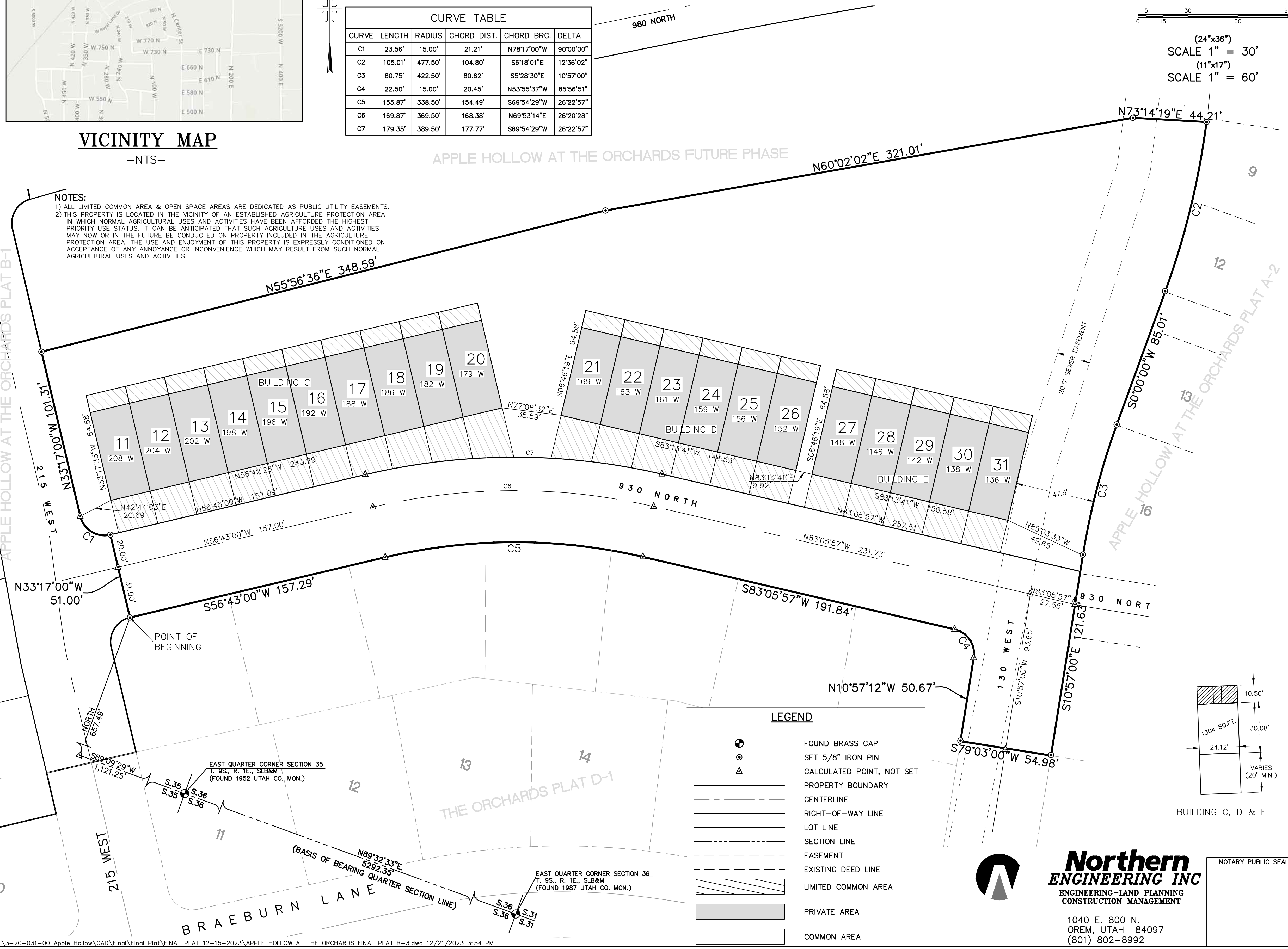
APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B-3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	N78°17'00"W	90°00'00"
C2	105.01'	477.50'	104.80'	S6°18'01"E	12°36'02"
C3	80.75'	422.50'	80.62'	S5°28'30"E	10°57'00"
C4	22.50'	15.00'	20.45'	N53°55'37"W	85°56'51"
C5	155.87'	338.50'	154.49'	S69°54'29"W	26°22'57"
C6	169.87'	369.50'	168.38'	N69°53'14"E	26°20'28"
C7	179.35'	389.50'	177.77'	S69°54'29"W	26°22'57"



NOTES:
1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



LEGEND

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

SURVEYOR'S CERTIFICATE
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1121.25 FEET; THENCE NORTH A DISTANCE OF 657.49 FEET TO THE REAL POINT OF BEGINNING
THENCE N.33°17'00"W. A DISTANCE OF 51.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.78°17'00"W. A DISTANCE OF 21.21 FEET; THENCE N.33°17'00"W. A DISTANCE OF 101.31 FEET; THENCE N.55°56'36" E. A DISTANCE OF 348.59 FEET; THENCE N.60°02'02"E. A DISTANCE OF 321.01 FEET; THENCE N.73°14'19"E. A DISTANCE OF 44.21 FEET TO A POINT OF CURVATURE OF A 477.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 105.01 FEET HAVING A CENTRAL ANGLE OF 12°36'02" AND A CHORD THAT BEARS S.06°18'01"E. A DISTANCE OF 104.80 FEET; THENCE S.00°00'00" W. A DISTANCE OF 85.01 FEET TO A POINT OF CURVATURE OF A 422.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 80.75 FEET HAVING A CENTRAL ANGLE OF 10°57'00" AND A CHORD THAT BEARS S.05°28'30"E. A DISTANCE OF 80.62 FEET; THENCE S.10°57'00" E. A DISTANCE OF 121.63 FEET; THENCE S.79°03'00"W. A DISTANCE OF 54.98 FEET; THENCE N.10°57'12"W. A DISTANCE OF 50.67 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 22.50 FEET HAVING A CENTRAL ANGLE OF 85°56'51" AND A CHORD THAT BEARS N.53°55'37"W. A DISTANCE OF 20.45 FEET; THENCE S.83°05'57"W. A DISTANCE OF 191.84 FEET TO A POINT OF CURVATURE OF A 338.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 155.87 FEET HAVING A CENTRAL ANGLE OF 26°22'57" AND A CHORD THAT BEARS S.69°54'29"W. A DISTANCE OF 154.49 FEET; THENCE S.56°43'00" W. A DISTANCE OF 157.29 FEET TO THE REAL POINT OF BEGINNING
CONTAINING 143,858 sq.ft. OR 3.30 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:
JOHN CALDWELL, OWNER REVERE HOMES, LLC
ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF UTAH)

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

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

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

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

APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B-3
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN
SANTAQUIN UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

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

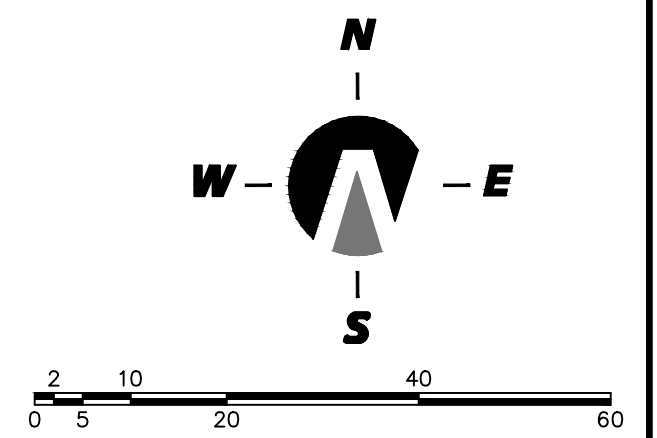
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992



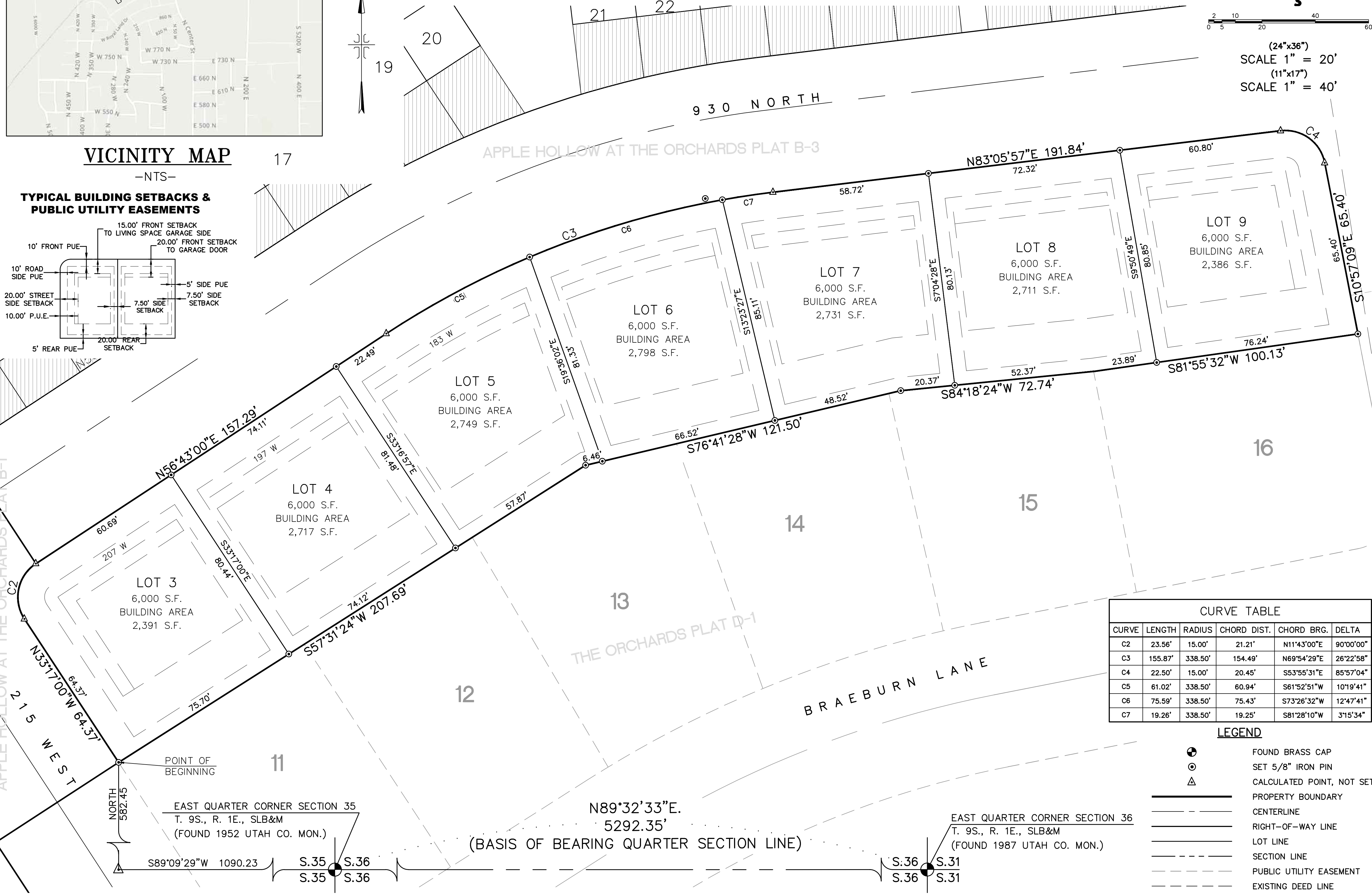
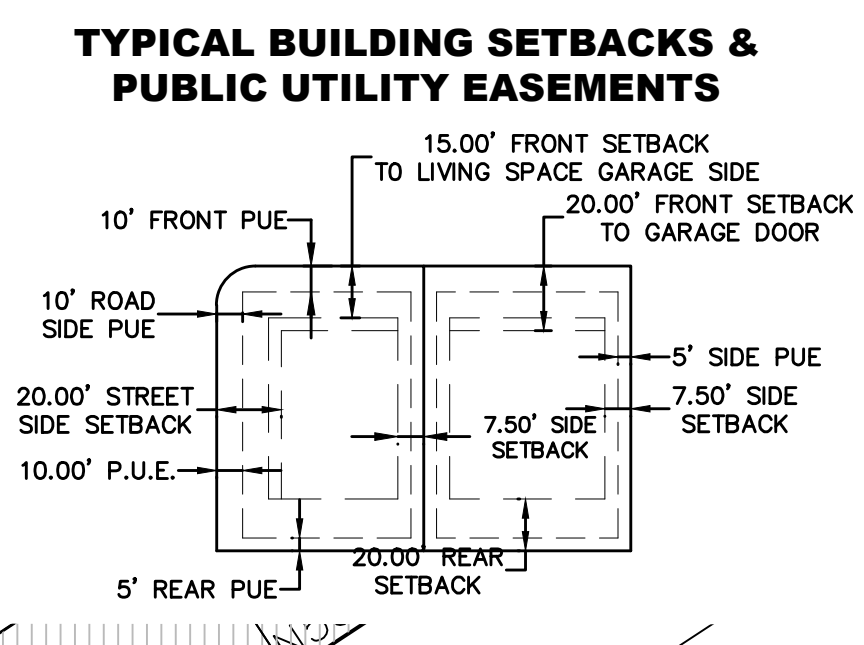
VICINITY MAP

APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B-4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN



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



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C2	23.56'	15.00'	21.21'	N11°43'00"E	90°00'00"
C3	155.87'	338.50'	154.49'	N69°54'29"E	26°22'58"
C4	22.50'	15.00'	20.45'	S53°55'31"E	85°57'04"
C5	61.02'	338.50'	60.94'	S61°52'51"W	101°9'41"
C6	75.59'	338.50'	75.43'	S73°26'32"W	12°47'41"
C7	19.26'	338.50'	19.25'	S81°28'10"W	3°15'34"

- 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

NOTES:
 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

SURVEYOR'S CERTIFICATE
 I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 1090.23 FEET; THENCE NORTH A DISTANCE OF 582.45 FEET TO THE REAL POINT OF BEGINNING
 THENCE N.33°17'00"W. A DISTANCE OF 64.37 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.11°43'00"E. A DISTANCE OF 21.21 FEET; THENCE N.56°43'00"E. A DISTANCE OF 157.29 FEET TO A POINT OF CURVATURE OF A 338.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 155.87 FEET HAVING A CENTRAL ANGLE OF 26°22'58" AND A CHORD THAT BEARS N.69°54'29"E. A DISTANCE OF 154.49 FEET; THENCE N.83°05'57"E. A DISTANCE OF 191.84 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 22.50 FEET HAVING A CENTRAL ANGLE OF 85°57'04" AND A CHORD THAT BEARS S.53°55'31"E. A DISTANCE OF 20.45 FEET; THENCE S.10°57'09"E. A DISTANCE OF 65.40 FEET; THENCE S.81°55'32"W. A DISTANCE OF 100.13 FEET; THENCE S.84°18'24"W. A DISTANCE OF 72.74 FEET; THENCE S.76°41'28"W. A DISTANCE OF 121.50 FEET; THENCE S.57°31'24"W. A DISTANCE OF 207.69 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 42,000 sq.ft. OR
OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: _____ JOHN CALDWELL, OWNER REVERE HOMES, LLC

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

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

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

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

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

APPLE HOLLOW AT THE ORCHARDS PRELIMINARY PLAT B-4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

SANTAQUIN UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET

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

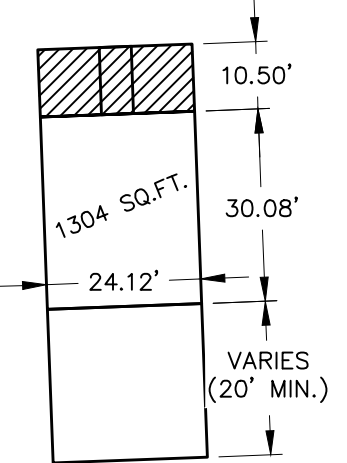
Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
 1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992



VICINITY MAP
-NTS-

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.82'	15.00'	20.68'	N10°17'52"E	87°09'44"
C2	24.29'	15.00'	21.72'	N79°40'52"W	92°47'45"
C3	22.84'	15.00'	20.69'	S10°19'47"W	87°14'34"
C4	764.03'	4870.00'	763.24'	N58°27'31"E	8°59'20"
C5	104.19'	4799.00'	104.19'	N63°33'58"E	1°14'38"
C6	15.41'	10.00'	13.93'	S71°39'15"E	88°19'49"
C7	77.57'	606.50'	77.52'	S23°50'09"E	7°19'42"
C8	77.76'	477.50'	77.67'	S17°16'13"E	9°19'50"
C9	854.35'	4683.31'	853.16'	S59°07'34"W	10°27'08"
C10	840.22'	4703.31'	839.10'	S59°02'19"W	10°14'08"
C11	837.11'	4663.31'	835.99'	S59°01'17"W	10°17'07"
C12	35.05'	4683.31'	35.05'	S53°41'08"W	0°25'44"
C13	19.00'	4683.31'	19.00'	S64°28'06"W	0°13'57"
C14	24.00'	15.00'	21.52'	N18°19'42"E	91°39'23"
C15	24.17'	15.00'	21.64'	N69°40'58"W	92°18'23"

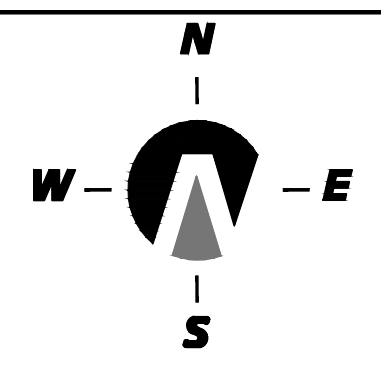


LEGEND

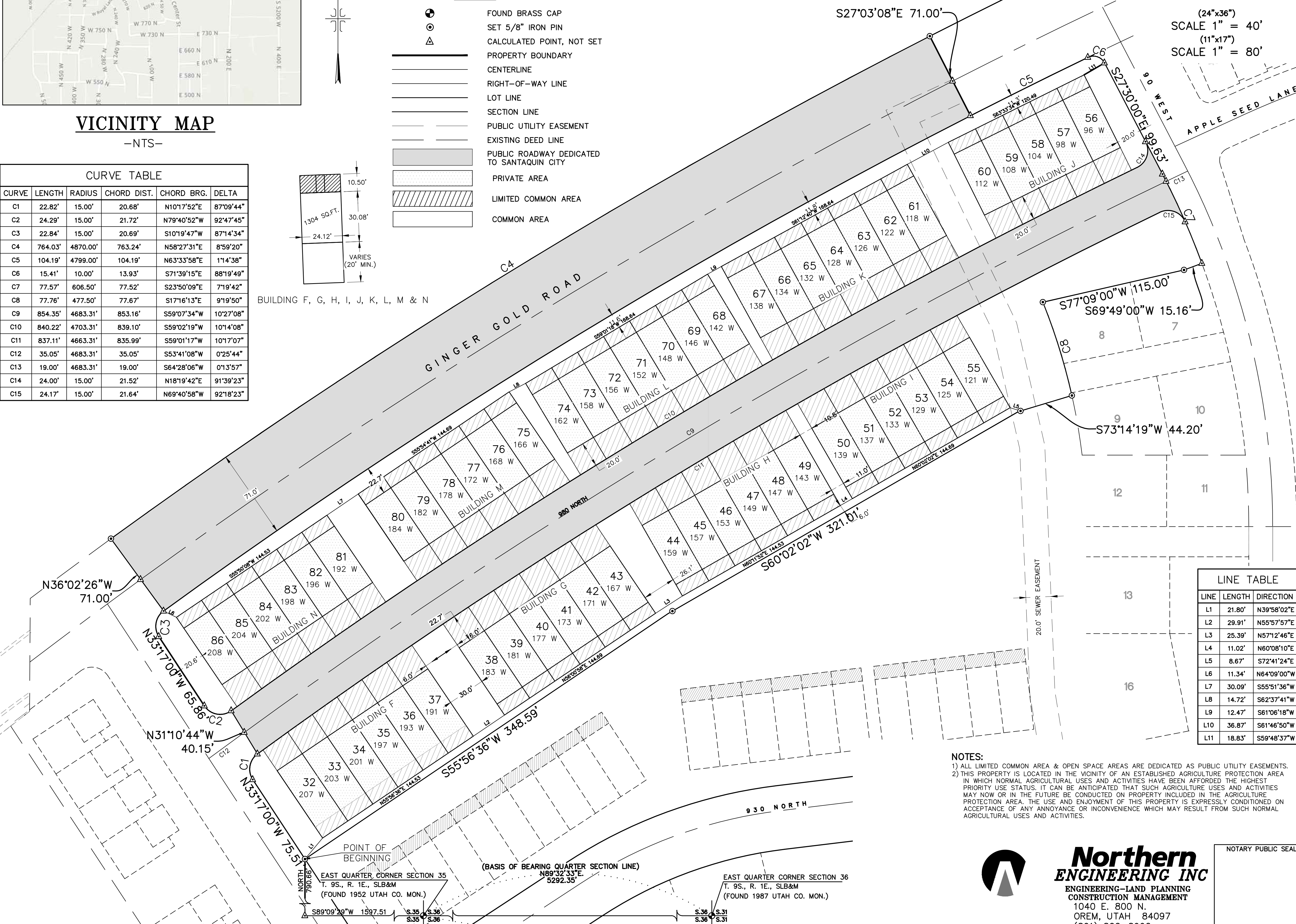
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- PUBLIC ROADWAY DEDICATED TO SANTAQUIN CITY
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

APPLE HOLLOW AT THE ORCHARDS PLAT B-5

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN



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



LINE TABLE

LINE	LENGTH	DIRECTION
L1	21.80'	N39°58'02"E
L2	29.91'	N55°57'57"E
L3	25.39'	N57°12'46"E
L4	11.02'	N60°08'10"E
L5	8.67'	S72°41'24"E
L6	11.34'	N64°09'00"W
L7	30.09'	S55°51'36"W
L8	14.72'	S62°37'41"W
L9	12.47'	S61°06'18"W
L10	36.87'	S61°46'50"W
L11	18.83'	S59°48'37"W

- NOTES:**
- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
 - 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE S.89°09'29"W ALONG THE 1/4 SECTION LINE A DISTANCE OF 1597.51 FEET; THENCE NORTH A DISTANCE OF 790.66 FEET TO THE REAL POINT OF BEGINNING

THENCE N.33°17'00"W A DISTANCE OF 75.51 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 22.82 FEET HAVING A CENTRAL ANGLE OF 87°09'44" AND A CHORD THAT BEARS N.101°7'52"E. A DISTANCE OF 20.68 FEET; THENCE N.31°04'44"W A DISTANCE OF 40.15 FEET; TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 24.29 FEET HAVING A CENTRAL ANGLE OF 92°47'45" AND A CHORD THAT BEARS N.79°40'52"W A DISTANCE OF 21.72 FEET; THENCE N.33°17'00"W A DISTANCE OF 65.86 FEET; TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 22.84 FEET HAVING A CENTRAL ANGLE OF 87°14'34" AND A CHORD THAT BEARS N.101°9'47"E. A DISTANCE OF 20.69 FEET; THENCE N.36°02'26"W A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 4870.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 764.03 FEET HAVING A CENTRAL ANGLE OF 08°59'20" AND A CHORD THAT BEARS N.58°27'31"E. A DISTANCE OF 763.24 FEET; THENCE S.27°03'08"E A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 4799.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 104.19 FEET HAVING A CENTRAL ANGLE OF 01°14'38" AND A CHORD THAT BEARS N.63°33'58"E. A DISTANCE OF 104.19 FEET TO A POINT OF REVERSE CURVATURE OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 15.41 FEET HAVING A CENTRAL ANGLE OF 88°19'49" AND A CHORD THAT BEARS S.71°39'15"E. A DISTANCE OF 13.93 FEET; THENCE S.27°30'00"E A DISTANCE OF 99.63 FEET TO A POINT OF CURVATURE OF A 606.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 77.57 FEET HAVING A CENTRAL ANGLE OF 07°19'42" AND A CHORD THAT BEARS S.23°50'09"E. A DISTANCE OF 77.52 FEET; THENCE S.69°49'00"W A DISTANCE OF 15.16 FEET; THENCE S.77°09'00"W A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE OF A 477.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 77.76 FEET HAVING A CENTRAL ANGLE OF 09°19'50" AND A CHORD THAT BEARS S.17°16'13"E. A DISTANCE OF 77.67 FEET; THENCE S.73°14'19"W A DISTANCE OF 44.20 FEET; THENCE S.60°02'02"W A DISTANCE OF 321.01 FEET; THENCE S.55°56'36"W A DISTANCE OF 348.59 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 243,869 sq.ft. OR 5.60 ACRES MORE OR LESS.

OWNER'S DEDICATION

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

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

BY: JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

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

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

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

ACCEPTANCE BY LEGISLATIVE BODY

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

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

APPLE HOLLOW AT THE ORCHARDS PLAT B-5

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

SANTAQUIN UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

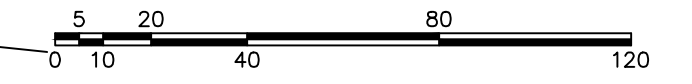
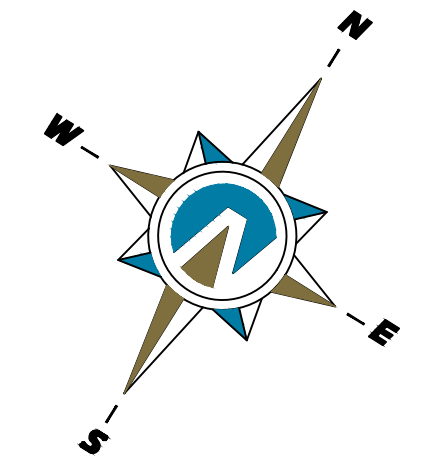
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

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

APPLE HOLLOW @ THE ORCHARDS "B"

SANTAQUIN, UTAH

DECEMBER, 2023



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



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

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



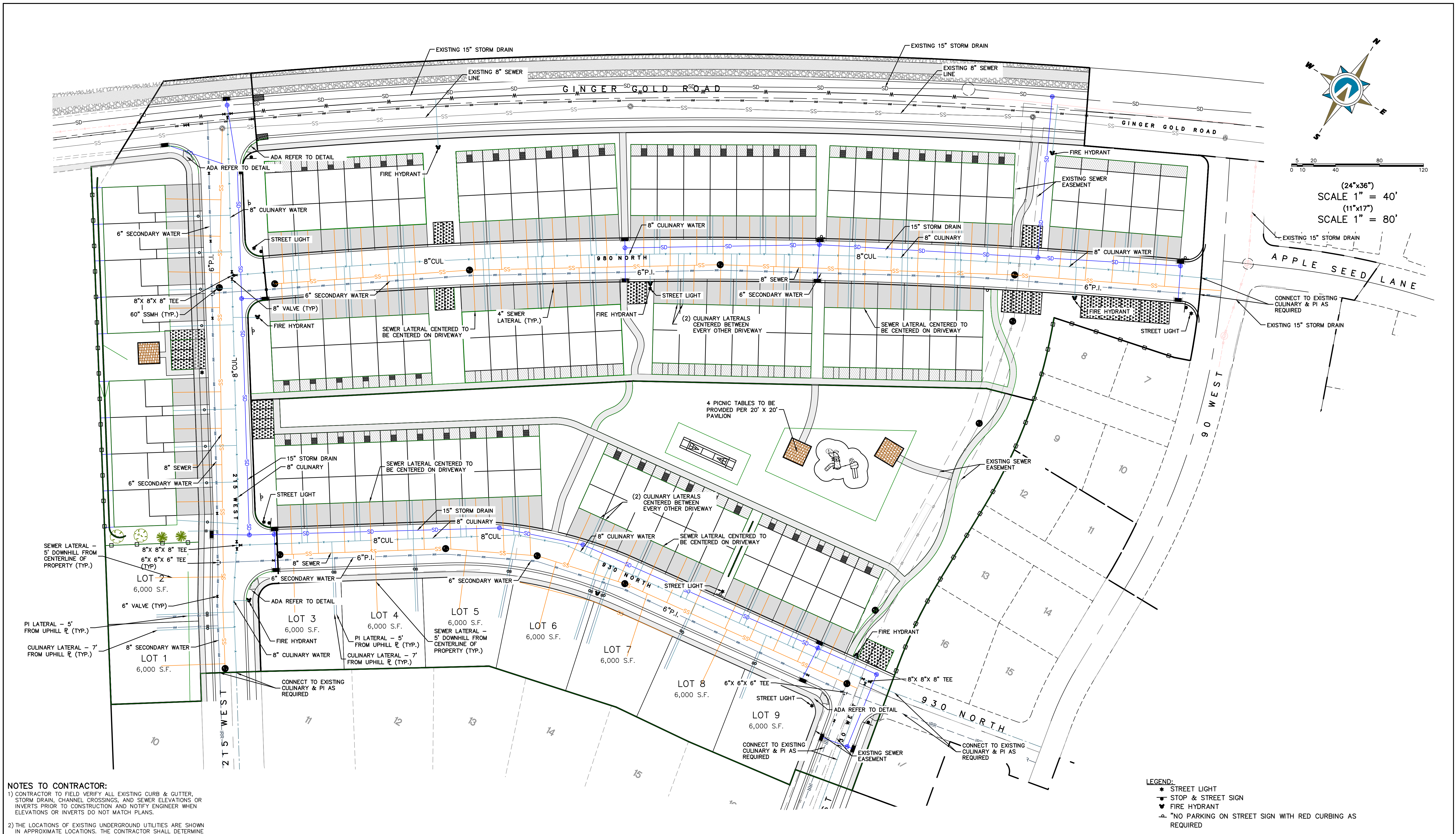
Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORCHARDS "B"

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

K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 BASE.dwg



NOTES TO CONTRACTOR:

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

LEGEND:

- * STREET LIGHT
- STOP & STREET SIGN
- FIRE HYDRANT
- "NO PARKING ON STREET SIGN WITH RED CURBING AS REQUIRED

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

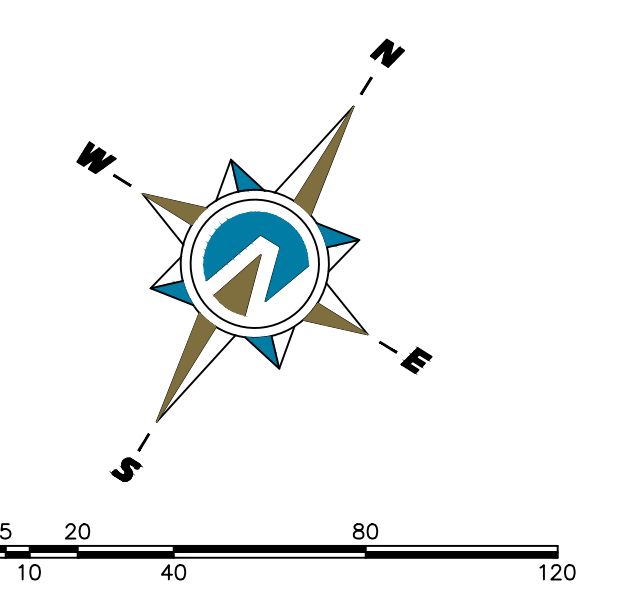
5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:


Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

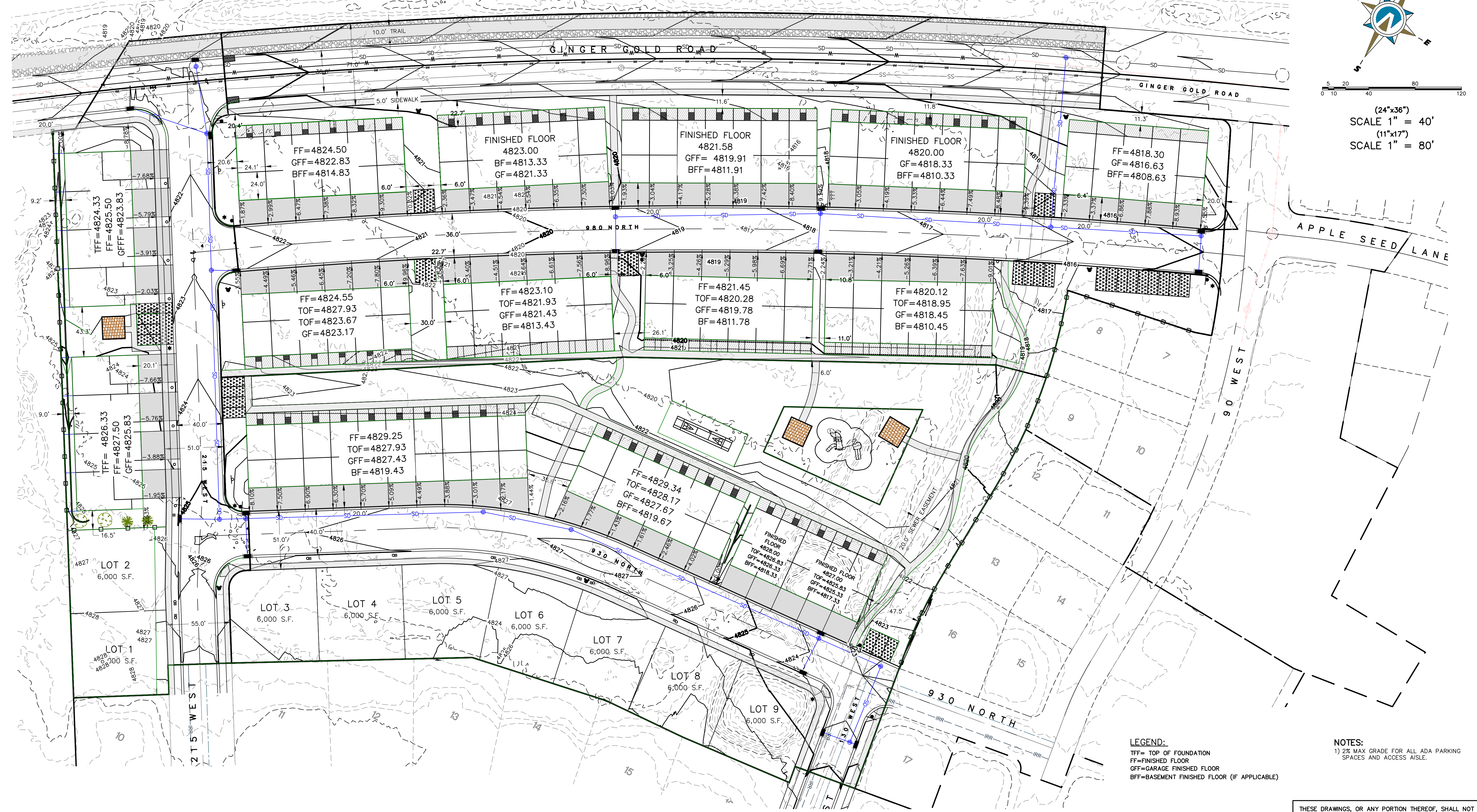
1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

APPLE HOLLOW @ THE ORCHARDS "B"

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



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



LEGEND:
TFF= TOP OF FOUNDATION
FF=FINISHED FLOOR
GFF=GARAGE FINISHED FLOOR
BFF=BASEMENT FINISHED FLOOR (IF APPLICABLE)

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

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

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

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

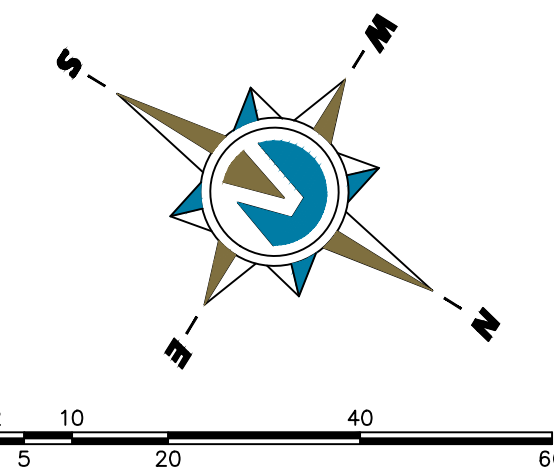
APPLE HOLLOW @ THE ORACHARDS "B"

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

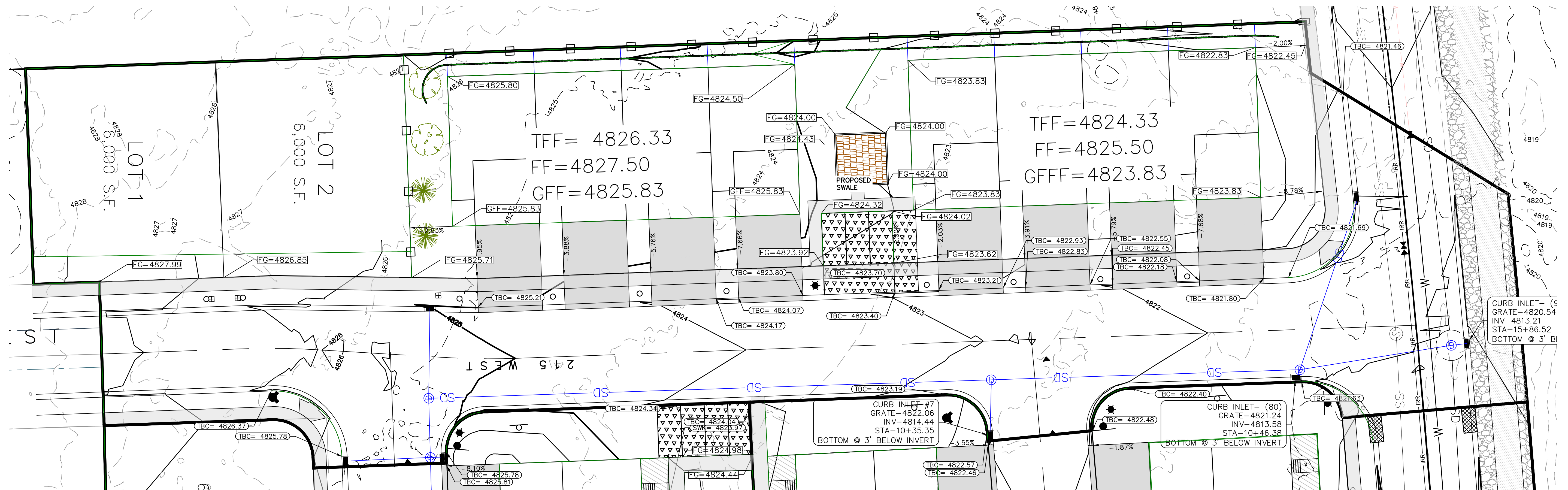
K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 BASE.dwg

NOTES:

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



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



LEGEND:

- TFF= TOP OF FOUNDATION
- FF=FINISHED FLOOR
- GFF=GARAGE FINISHED FLOOR
- BFF=BASEMENT FINISHED FLOOR (AS APPLICABLE)

NOTES:

- 2% MAX GRADE FOR ALL ADA PARKING SPACES AND ACCESS AISLE.

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

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

K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 BASE.dwg



Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

**APPLE HOLLOW @
 THE ORACHARDS "B"**

PRELIMINARY SITE GRADING AND
 DRAINAGE PLAN PHASE B-1

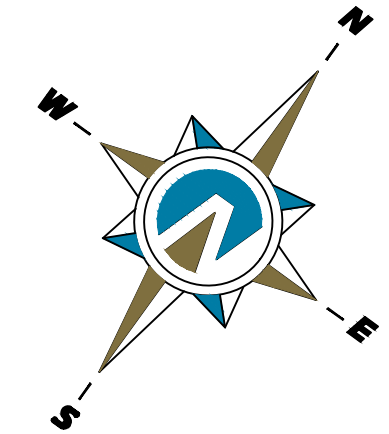
SANTAQUIN, UTAH

JOB NO.
 3-20-031

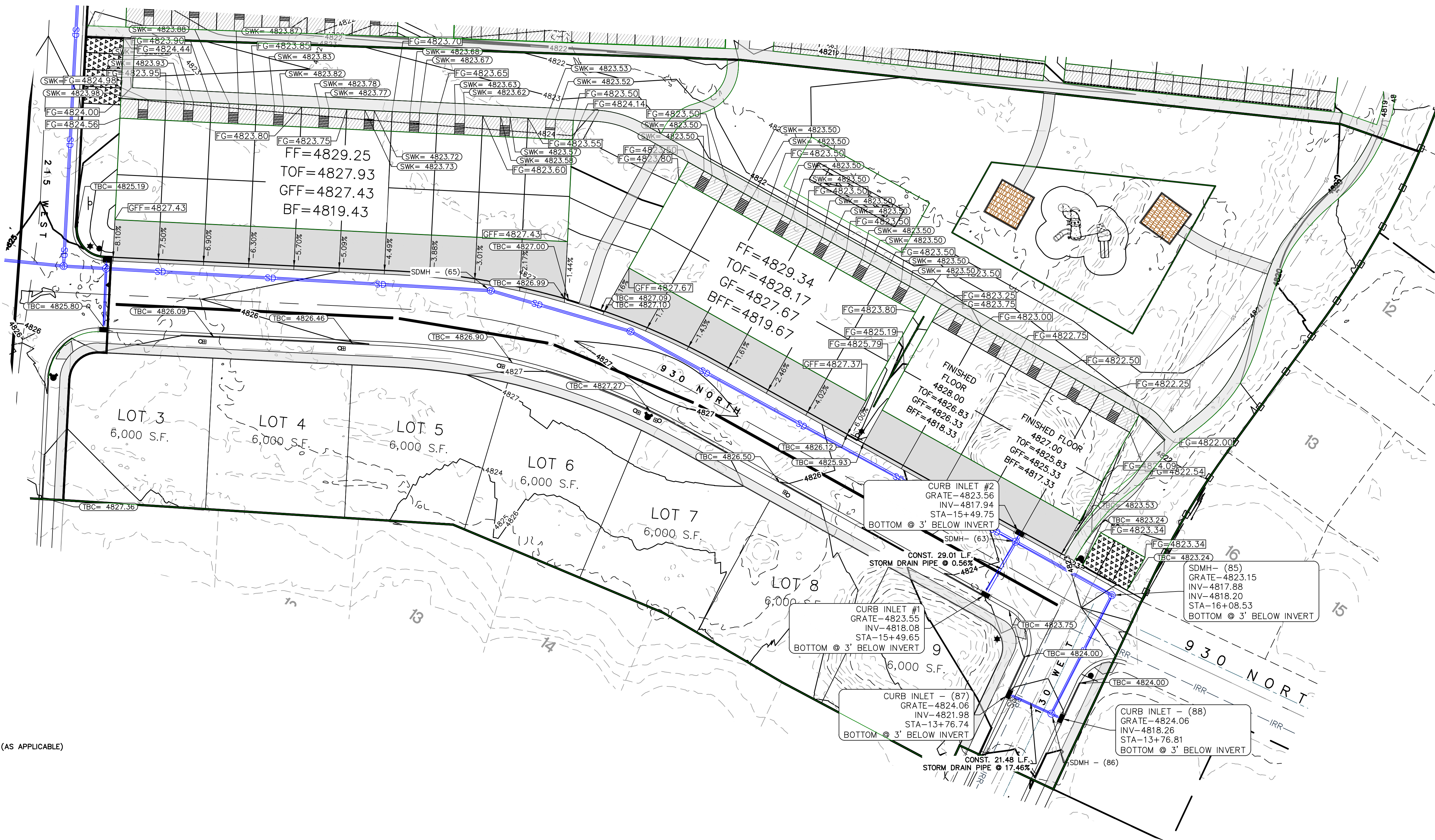
SHEET NO.
GR-02

NOTES:

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



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



LEGEND:

- TFF= TOP OF FOUNDATION
- FF=FINISHED FLOOR
- GFF=GARAGE FINISHED FLOOR
- BFF=BASEMENT FINISHED FLOOR (AS APPLICABLE)

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

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

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

Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

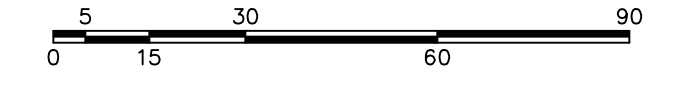
**APPLE HOLLOW @
 THE ORACHARDS "B"**

PRELIMINARY SITE GRADING AND DRAINAGE PLAN PHASE B-2	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. GR-03

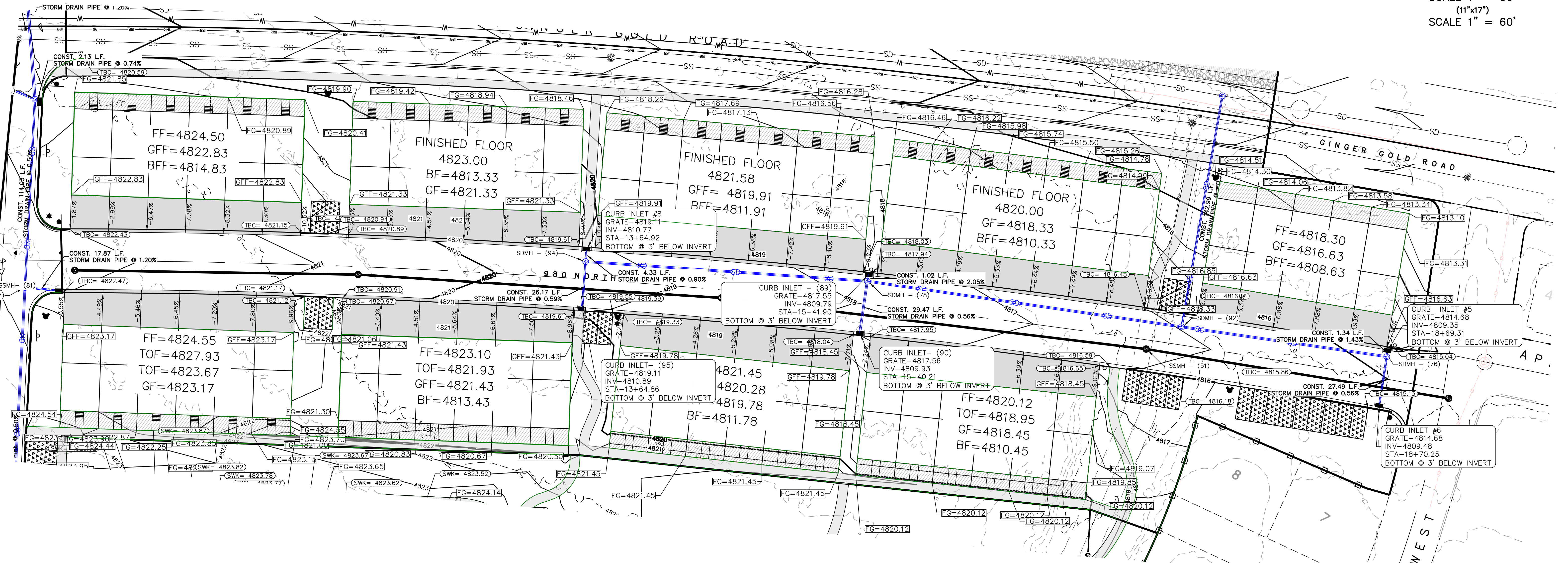
K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 BASE.dwg

NOTES:

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



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



LEGEND:
 TFF= TOP OF FOUNDATION
 FF=FINISHED FLOOR
 GF=GARAGE FINISHED FLOOR
 BFF=BASEMENT FINISHED FLOOR (AS APPLICABLE)

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

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

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 BASE.dwg			

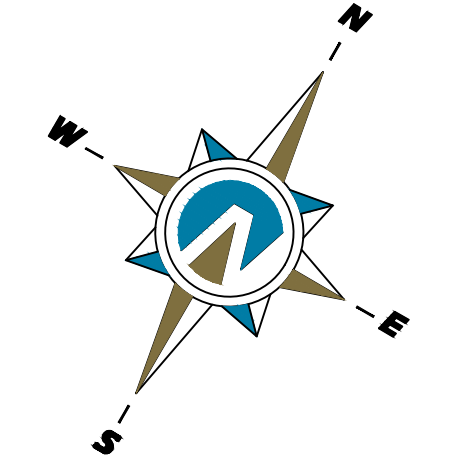
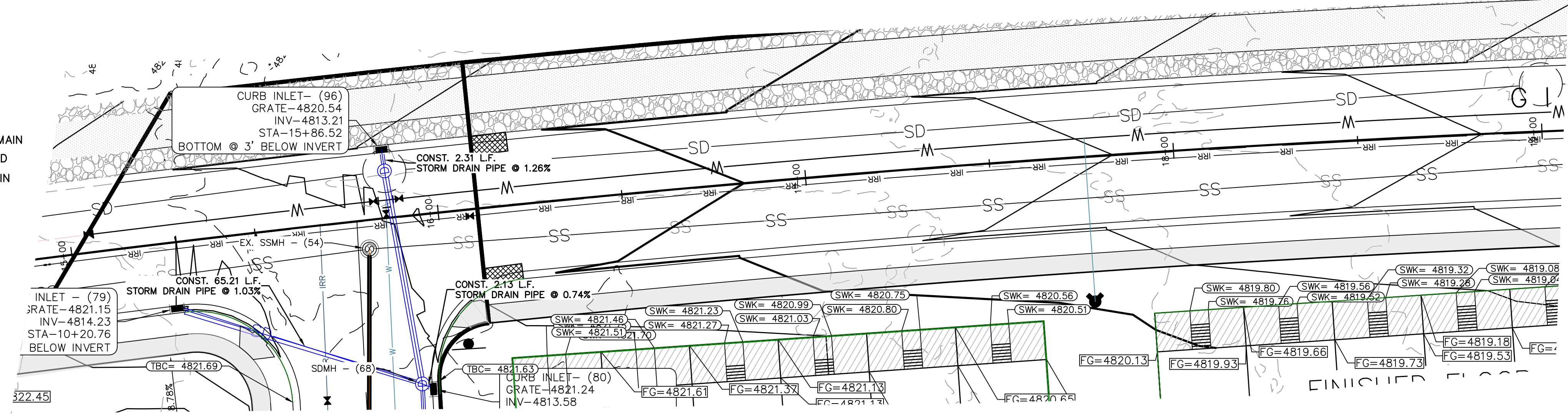
Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORACHARDS "B"

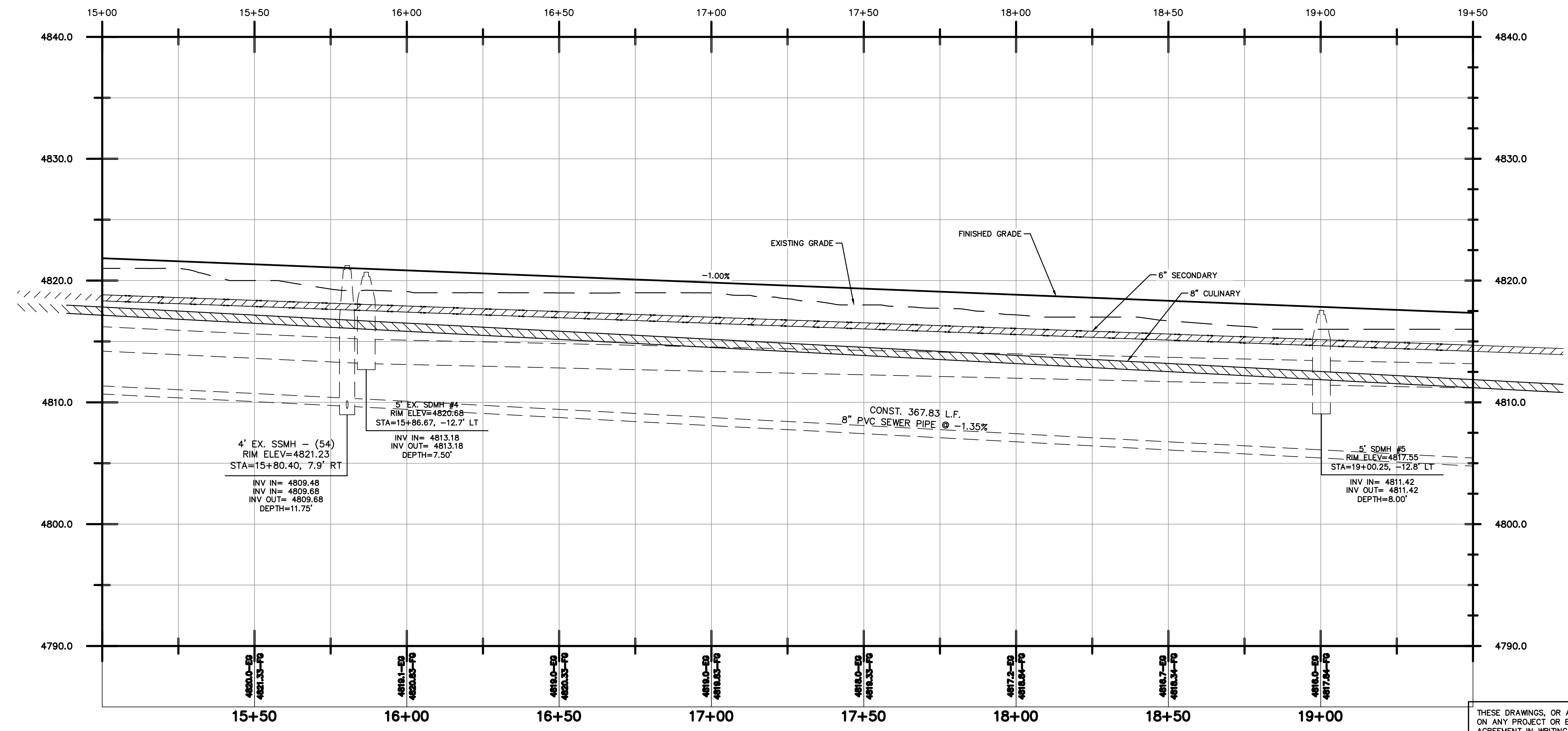
PRELIMINARY SITE GRADING AND DRAINAGE PLAN PHASE B-3	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. GR-04

- NOTES:
- 1 CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
 - 2 CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
 - 3 CONSTRUCT STREET SIGN AS PER CITY STANDARDS
 - 4 CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
 - 5 CONSTRUCT 24" CURB AND GUTTER AS PER CITY STANDARDS
 - 6 CONSTRUCT CULINARY WATER LATERAL WITH METER TO WATER MAIN
 - 7 CONSTRUCT P.I. WATER LATERAL TO LOT AS PER CITY STANDARD
 - 8 CONSTRUCT 4" SEWER LATERAL @ 2% MIN SLOPE TO SEWER MAIN
 - 9 CONSTRUCT XX L.F. 15" RCP STORM DRAIN PIPE @ XX%
 - 10 CONSTRUCT 2" AIR/VACUUM COMBINATION WITH VENT.



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

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



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

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

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

**APPLE HOLLOW @
 THE ORACHARDS "B"**

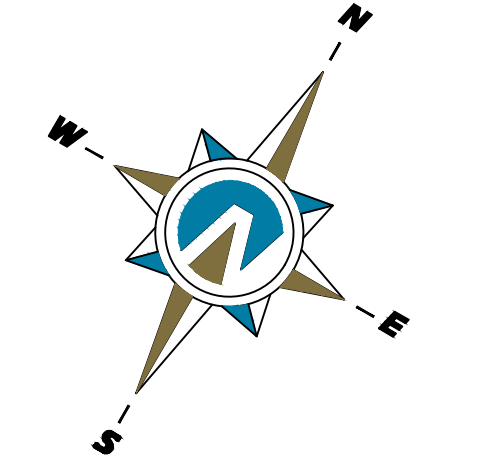
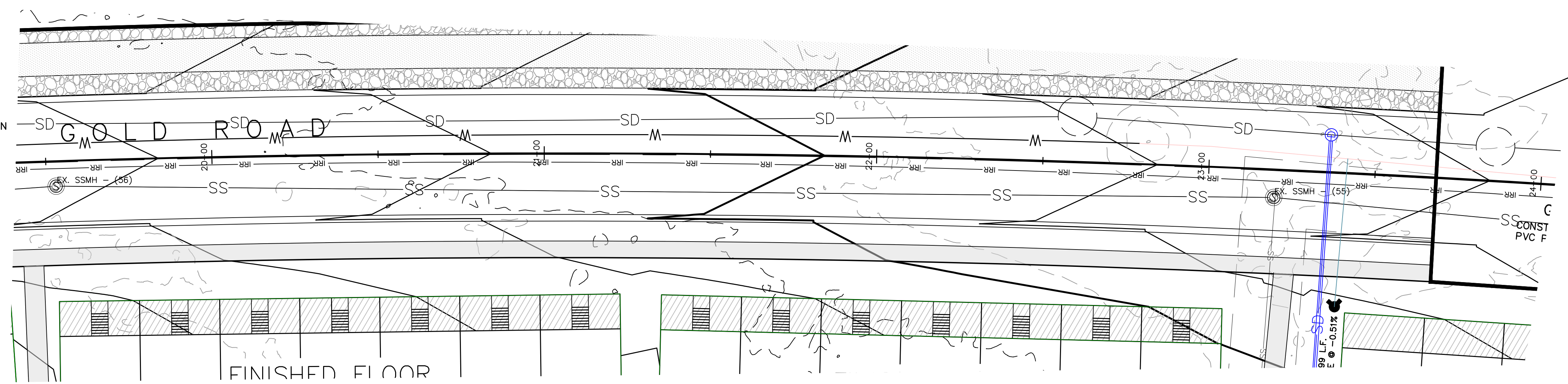
PRELIMINARY STORM DRAIN PLAN &
 PROFILE - GINGER GOLD ROAD

SANTAQUIN, UTAH

JOB NO.
 3-20-031

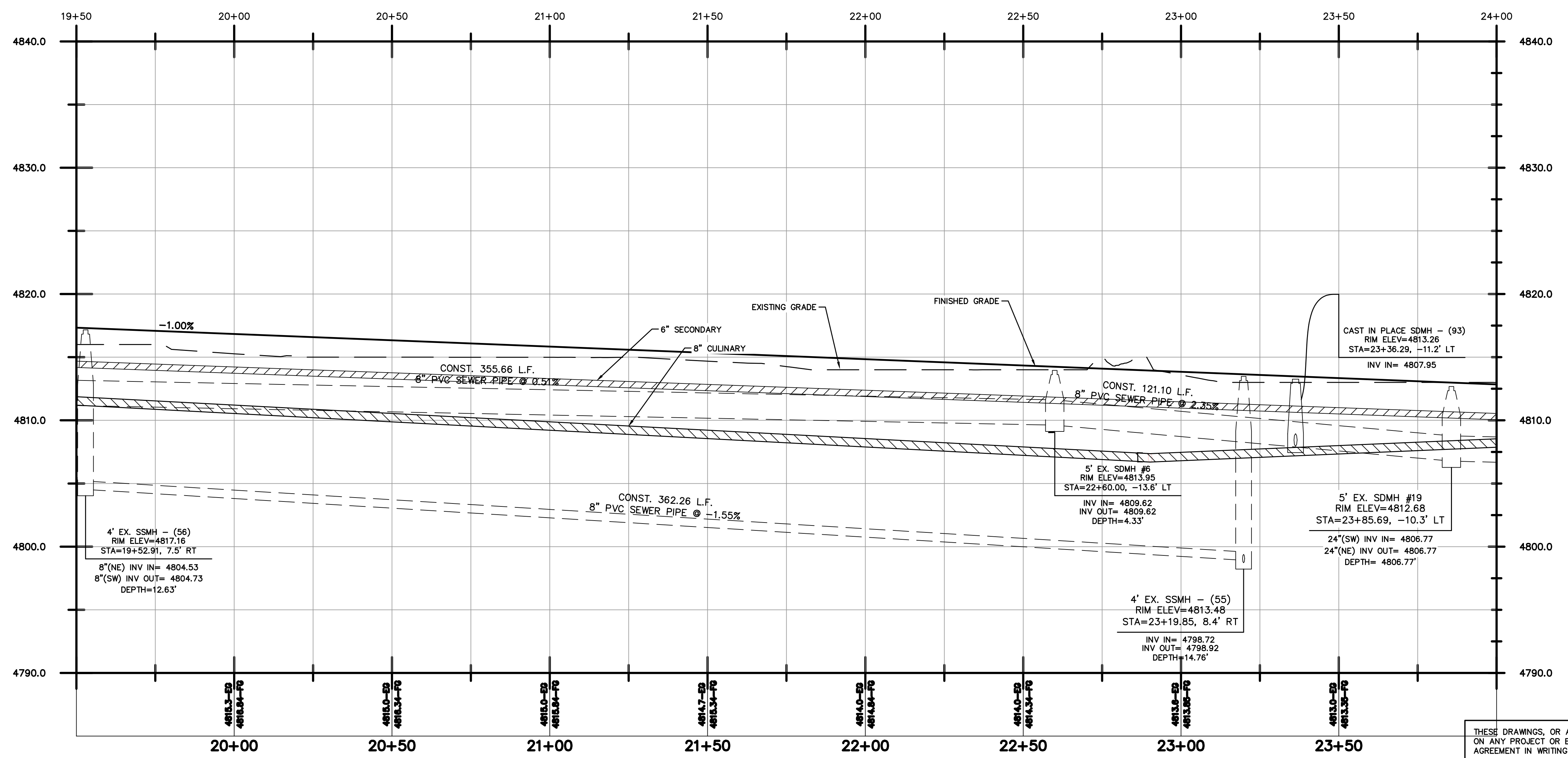
SHEET NO.
PP-01

- NOTES:
- ① CONSTRUCT HANDICAP RAMP AS PER CITY STANDARDS
 - ② CONSTRUCT STREET LIGHT AS PER CITY STANDARDS
 - ③ CONSTRUCT STREET SIGN AS PER CITY STANDARDS
 - ④ CONSTRUCT FIRE HYDRANT AS PER CITY STANDARDS
 - ⑤ CONSTRUCT 24" CURB AND GUTTER AS PER CITY STANDARDS
 - ⑥ CONSTRUCT CULINARY WATER LATERAL WITH METER TO WATER MAIN
 - ⑦ CONSTRUCT P.I. WATER LATERAL TO LOT AS PER CITY STANDARD
 - ⑧ CONSTRUCT 4" SEWER LATERAL @ 2% MIN SLOPE TO SEWER MAIN
 - ⑨ CONSTRUCT XX L.F. 15" RCP STORM DRAIN PIPE @ XX%
 - ⑩ CONSTRUCT 2" AIR/VACUUM COMBINATION WITH VENT.



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

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



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

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

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

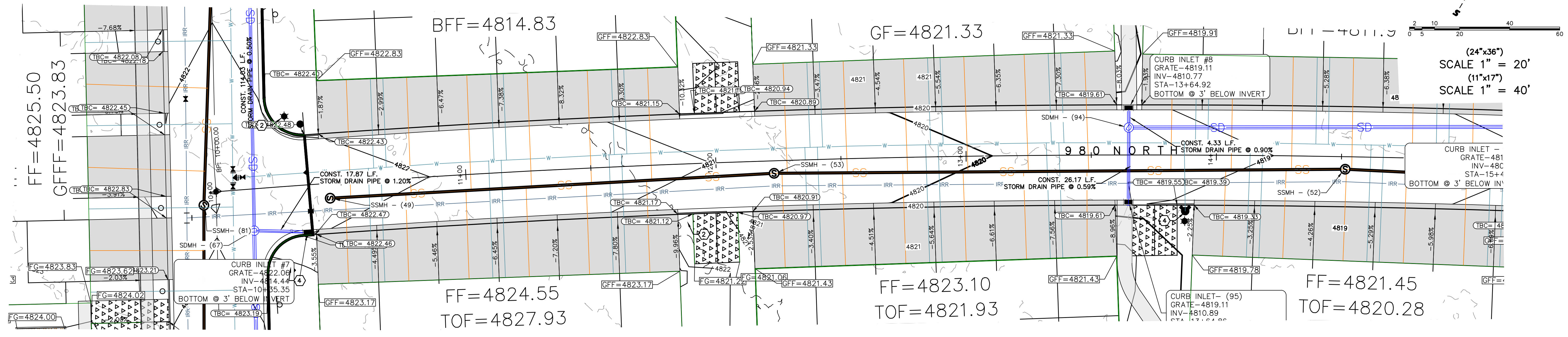
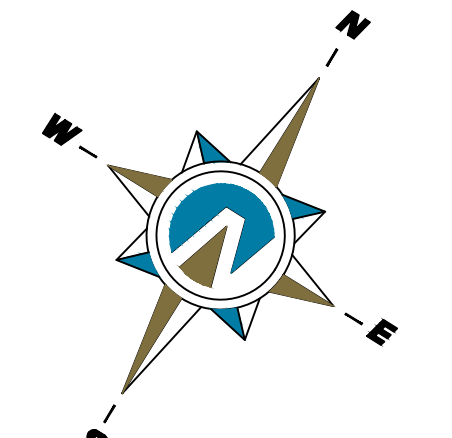
APPLE HOLLOW @ THE ORACHARDS "B"

PRELIMINARY STORM DRAIN PLAN & PROFILE — GINGER GOLD ROAD

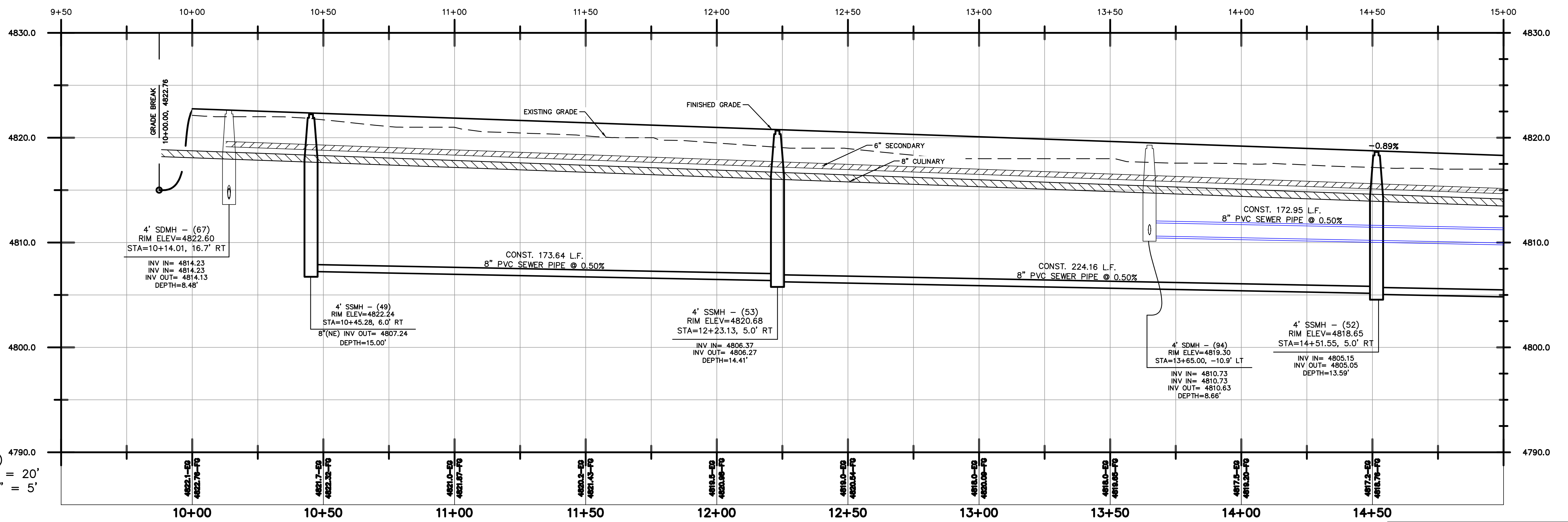
SANTAQUIN, UTAH

JOB NO. 3-20-031
 SHEET NO. PP-02

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



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



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

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

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

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

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

**APPLE HOLLOW @
THE ORACHARDS "B"**

PRELIMINARY - 980 NORTH
PLAN & PROFILE

SANTAQUIN, UTAH

JOB NO.
3-20-031

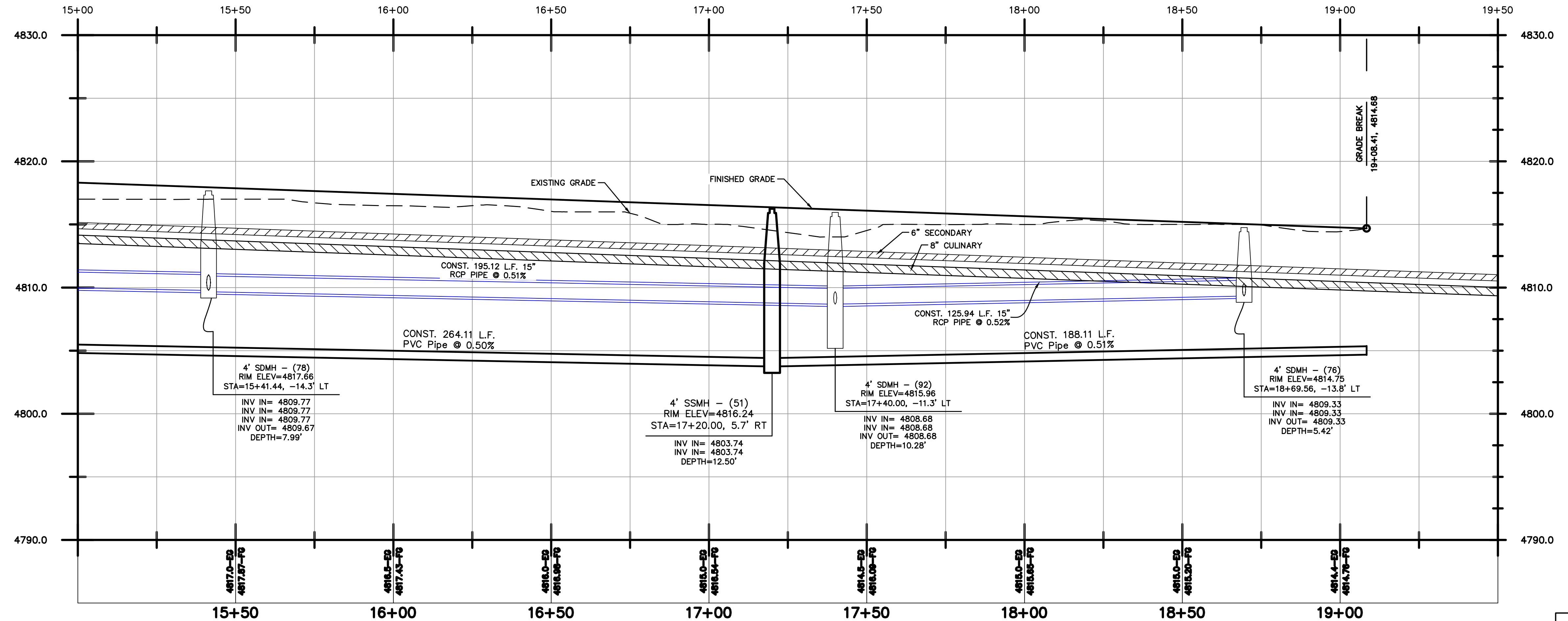
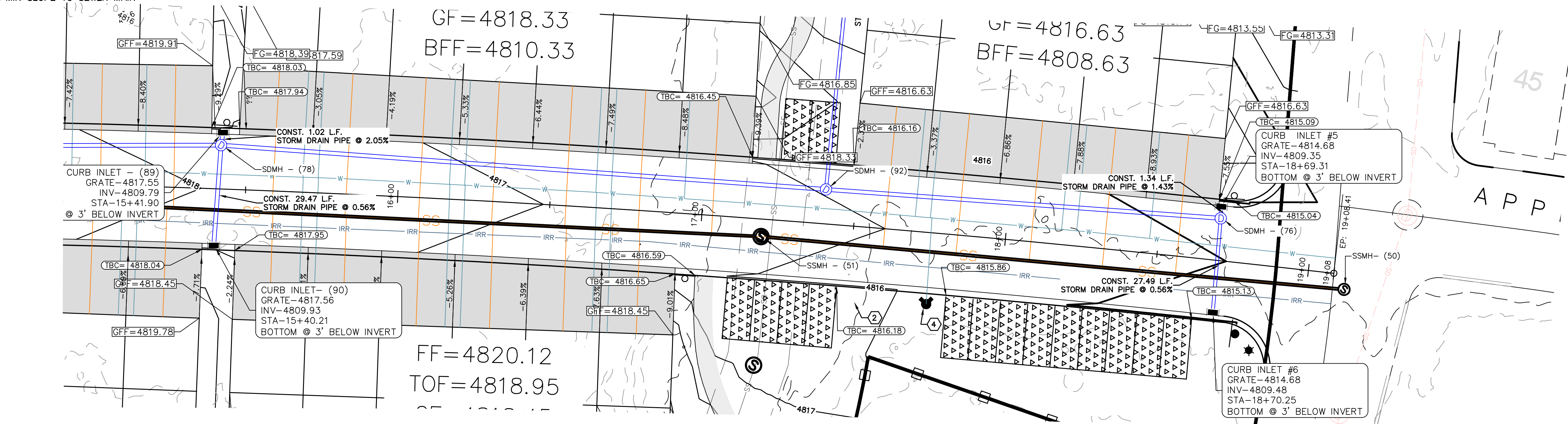
SHEET NO.
PP-03

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



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

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



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

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

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

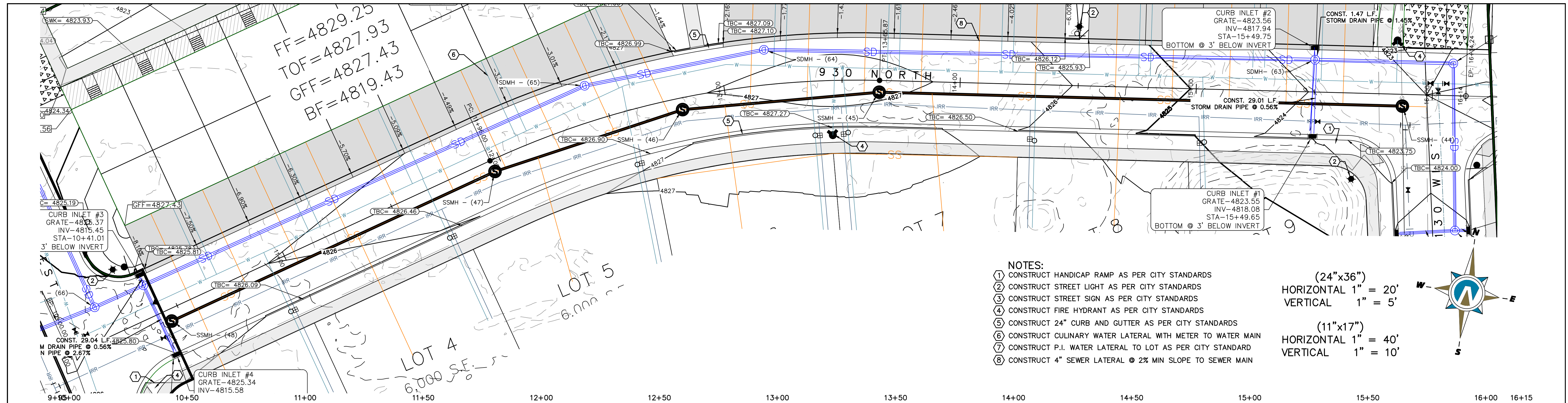
**APPLE HOLLOW @
THE ORACHARDS "B"**

PRELIMINARY 980 NORTH
PLAN & PROFILE

SANTAQUIN, UTAH

JOB NO.
3-20-031

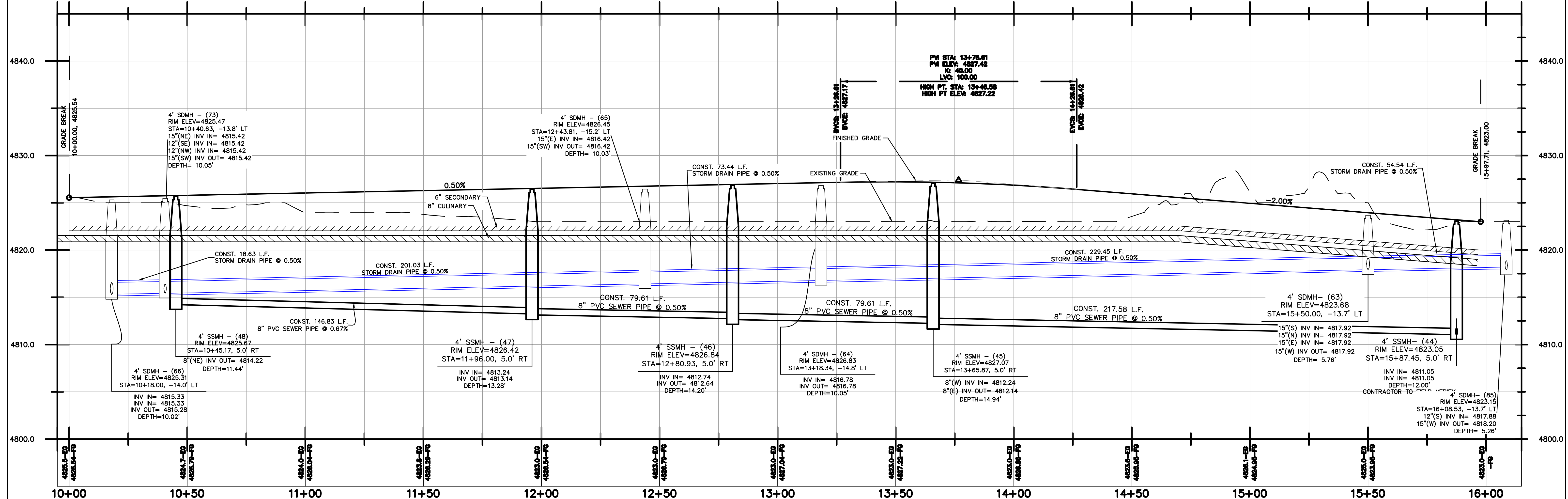
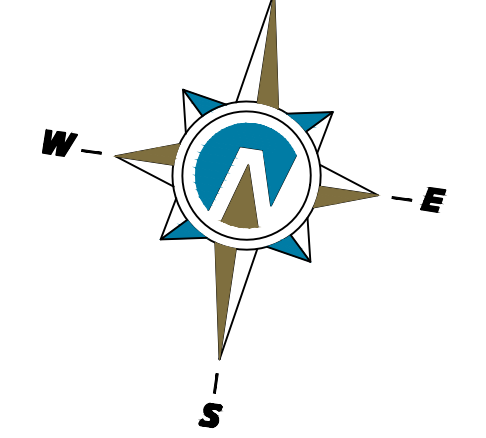
SHEET NO.
PP-04



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

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

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



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

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

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORACHARDS "B"

PRELIMINARY — 930 NORTH
 PLAN & PROFILE

SANTAQUIN, UTAH

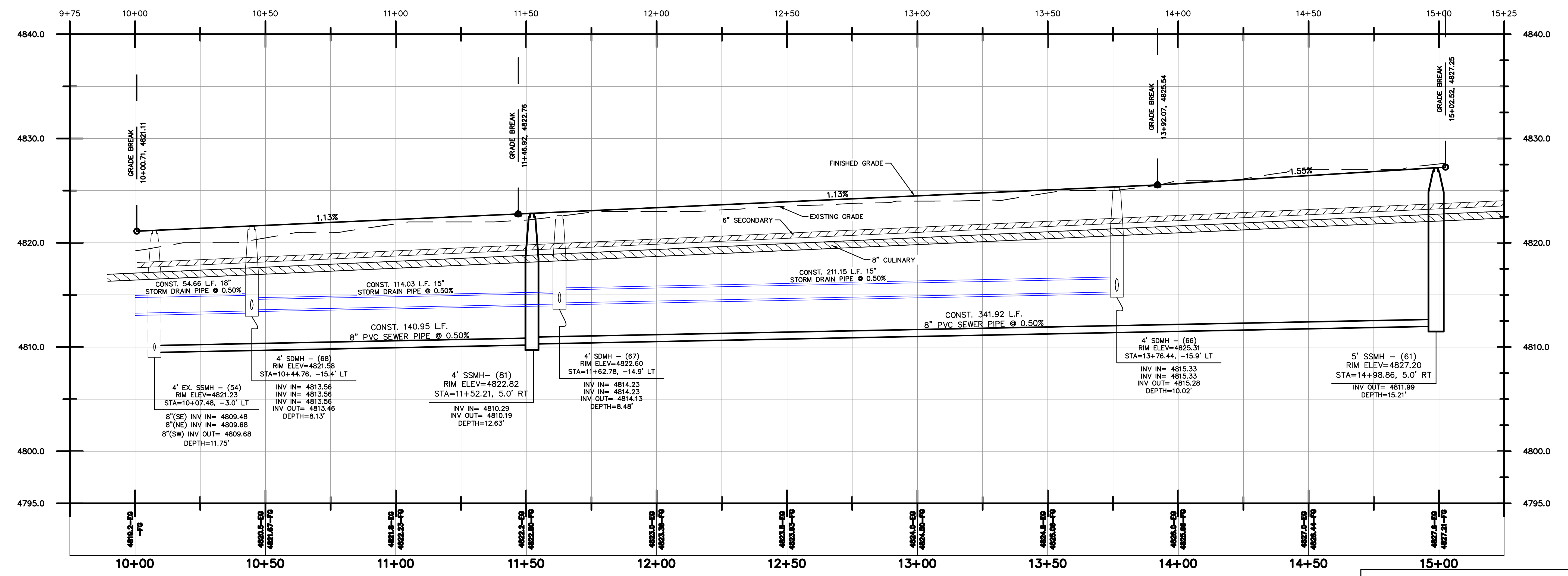
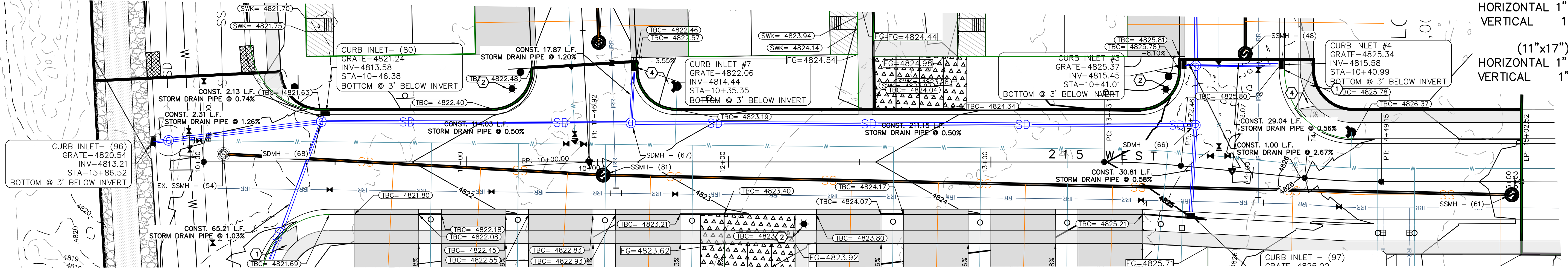
JOB NO. 3-20-031
 SHEET NO. PP-05

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



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

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



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

DESIGNED BY:	DATE:				
DRAWN BY:	DATE:				
CHECKED BY:	DATE:				
APPROVED:	DATE:				
COGO FILE:	DATE:				
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

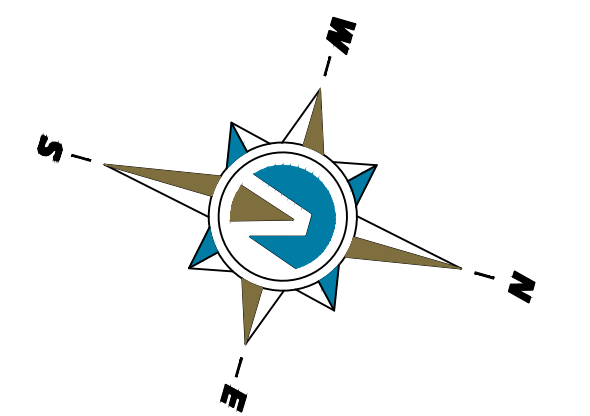
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

APPLE HOLLOW @ THE ORACHARDS "B"

PRELIMINARY - 215 WEST
PLAN & PROFILE
SANTAQUIN, UTAH

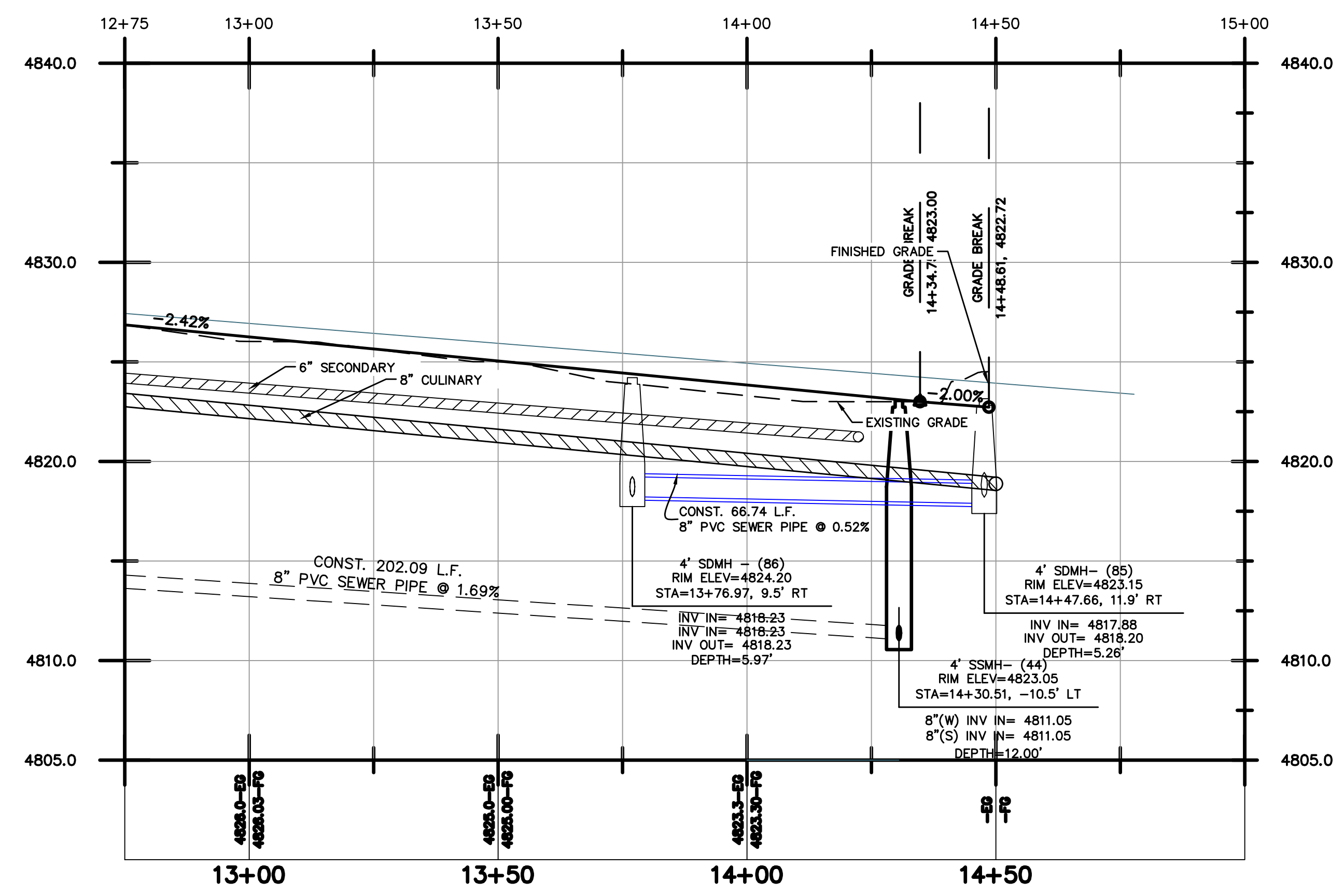
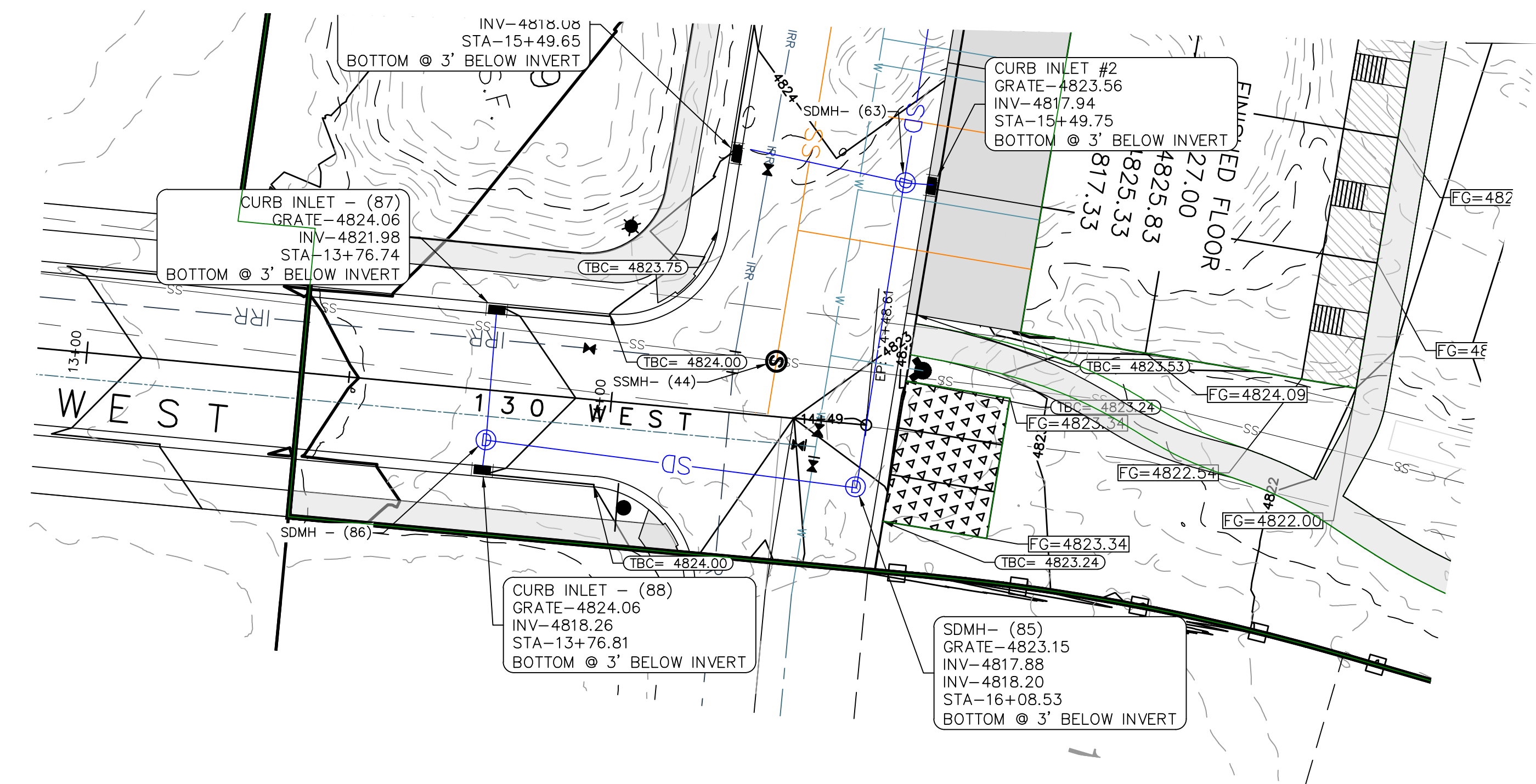
JOB NO. 3-20-031
SHEET NO. PP-06

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



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

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



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

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

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

**APPLE HOLLOW @
 THE ORACHARDS "B"**

PRELIMINARY — 130 WEST
 PLAN & PROFILE

SANTAQUIN, UTAH

JOB NO.
 3-20-031

SHEET NO.
PP-07

K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 BASE.dwg



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



- LEGEND:**
- * STREET LIGHT
 - ▲ STOP & STREET SIGN
 - ▬ "NO PARKING ON STREET SIGN WITH RED CURBING AS REQUIRED"

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

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

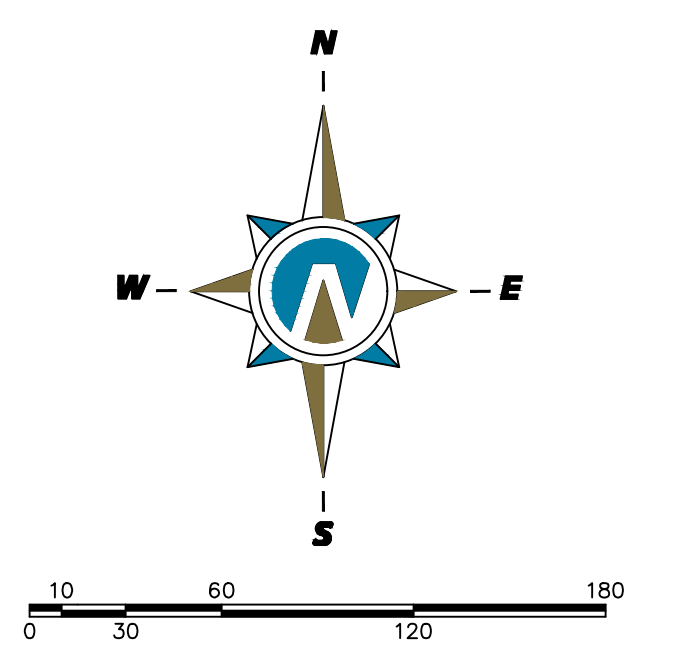
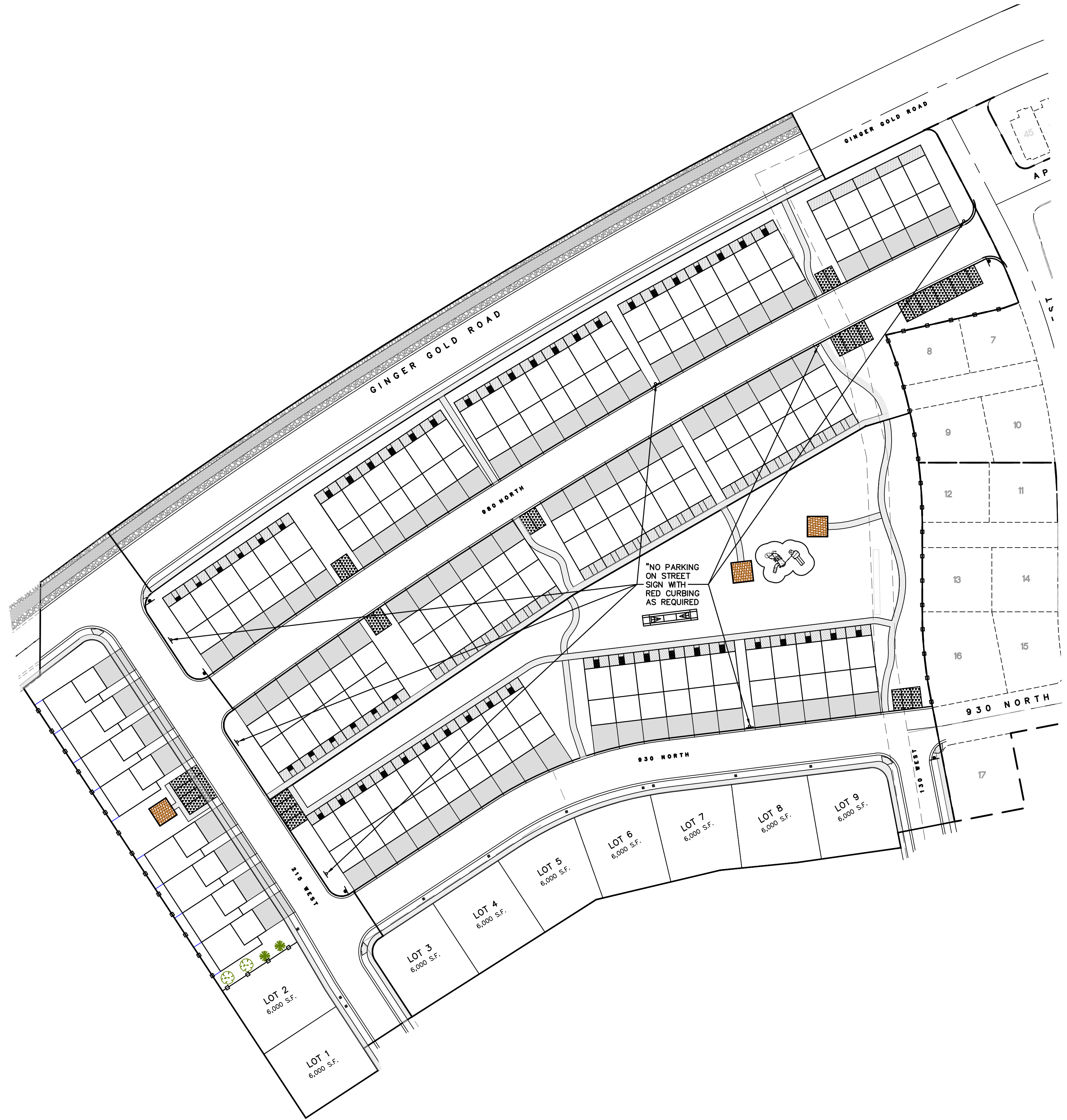
Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORACHARDS "B"

PRELIMINARY — SIGNING, STRIPING & LIGHTING PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. 1

K:\3-20-031-00 Apple Hollow\CAD\Design\Apple Hollow CONCEPT 11 BASE.dwg



(24"x36")
 SCALE 1" = 60'
 (11"x17")
 SCALE 1" = 120'

RHINOROCK FENCE SPECIFICATIONS

TECHNICAL INFORMATION: Rhinorock Fence Panel		
Dimension of Panel	181 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	69-95mm	2.5-3.75"
Plastic fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume		4-4.50%
Compressive Strength of proprietary concrete mix design	4x10 ³ N/m ²	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 ³ - 1.4x10 ⁴ N/m ²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
Ball load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion		<4%
Combustibility of glass fiber reinforced concrete shell		Non-combustible
Freeze/thaw performance		200 freeze thaw cycles with no damage
Derby, fungus, or mushroom attack		none
Termites food source		none

6' CLASSIC PRIVACY FENCE
 ¾ x 1 ½ Panels & 1 ½ x 5 ½ Slotted Rails
 (68" Panel Height)

Available Colors: White, Sandstone & Khaki

Post Centers
 73" Maximum
 with U-Channel

Parts List		
QTY	DESCRIPTION	LENGTH
2	1 ½ x 5 ½ Slotted Rail	72"
6	¾ x 1 ½ T&G	60
2	¾ U-Channel	60 7/8" - Optional
6	#10 - Screw - (5/16" Hex Head)	¾" - for U-Channel

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

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

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

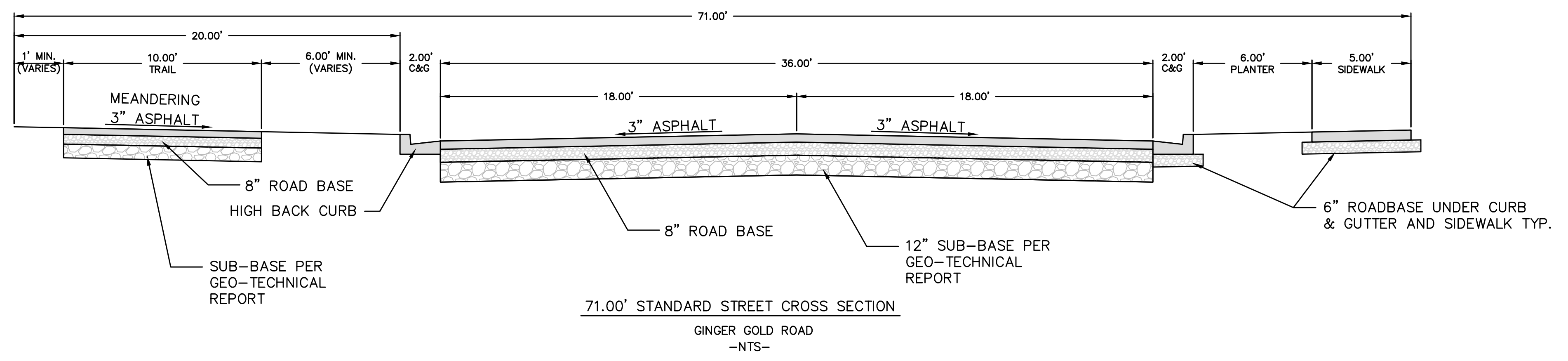
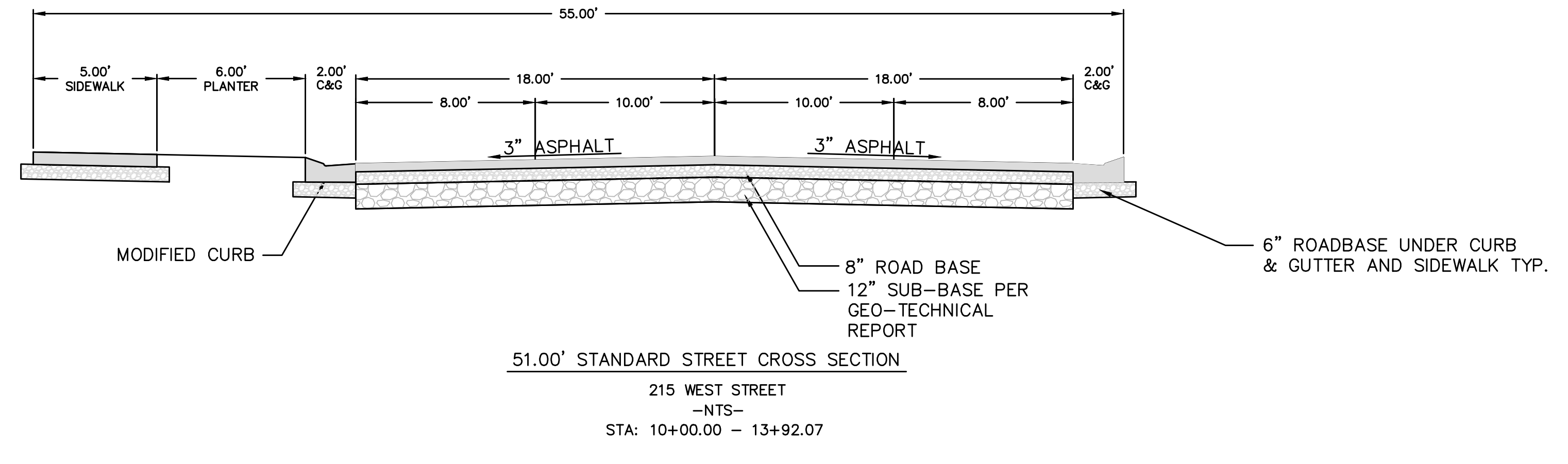
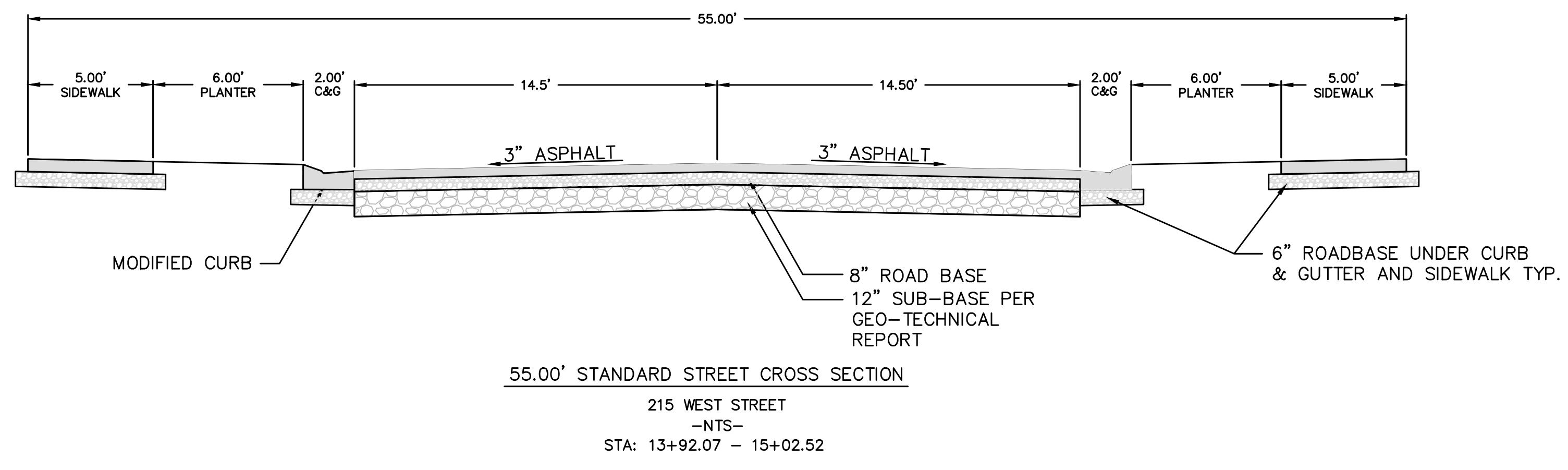
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
5					
4					
3					
2					
1					

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW @ THE ORACHARDS "B"

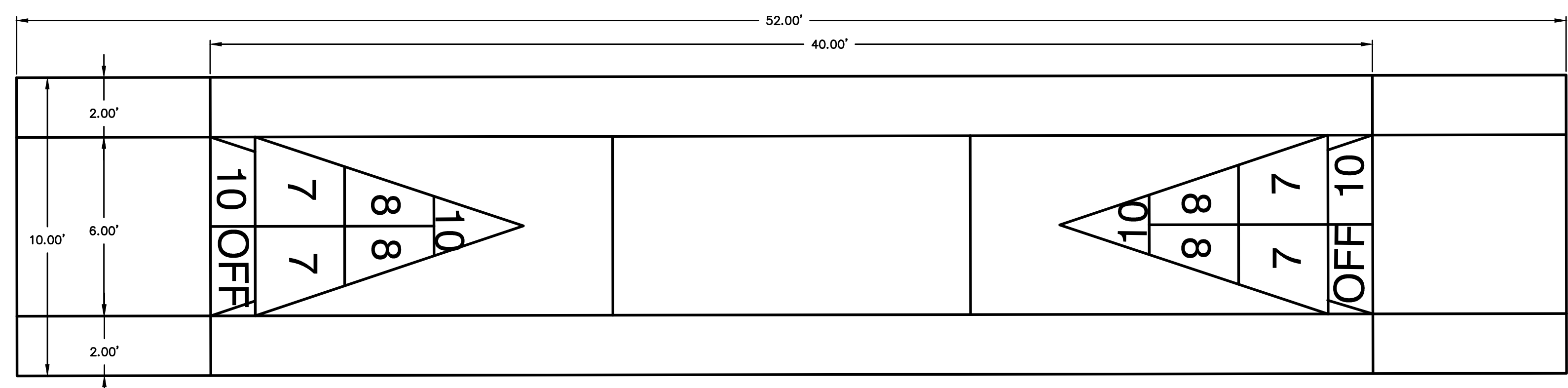
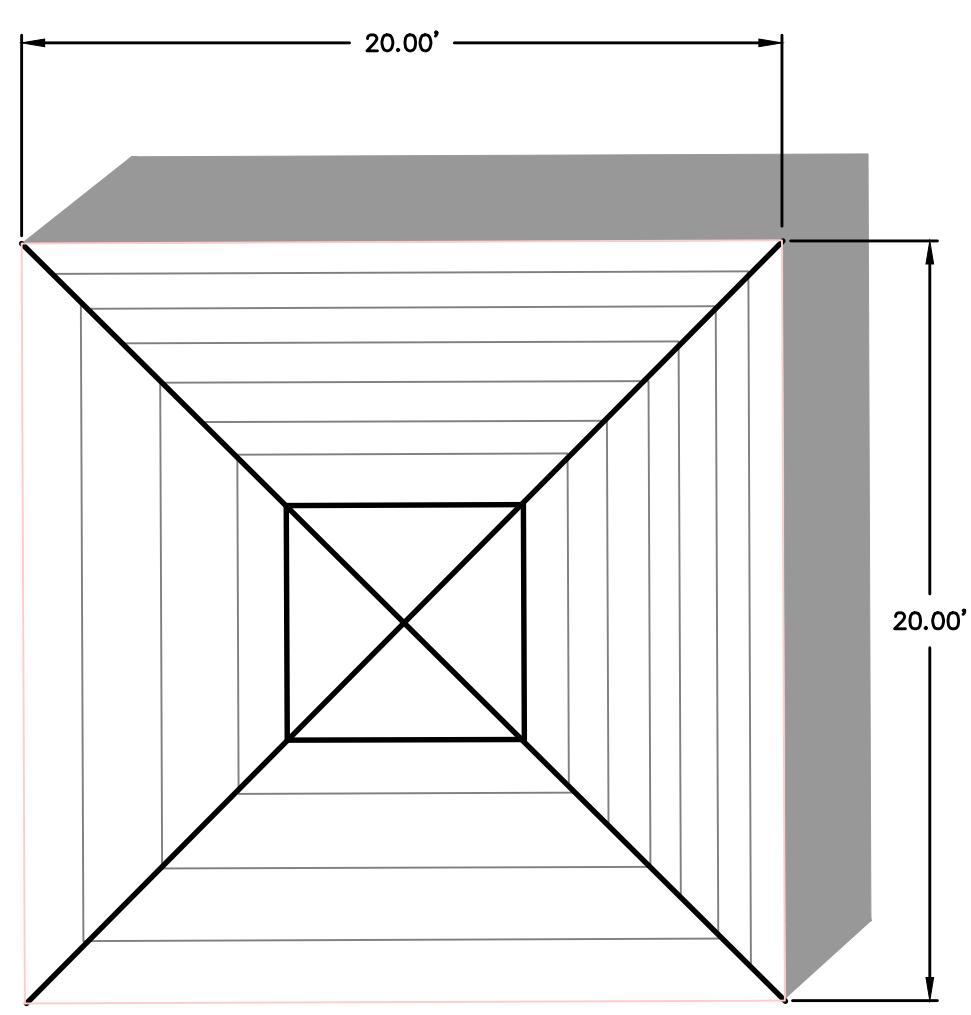
PRELIMINARY – FENCE PLAN	JOB NO. 3-20-031
SANTAQUIN, UTAH	SHEET NO. 2



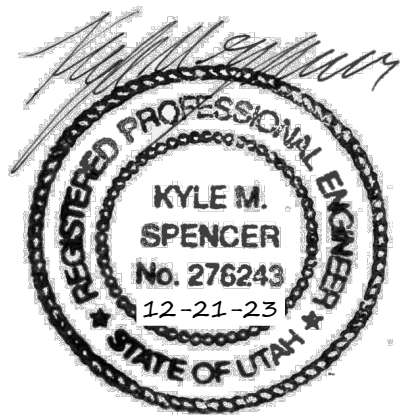
PLAYGROUND DETAIL
PROPOSED OR EQUIVALENT
-NTS-



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



SHUFFLEBOARD DETAIL
PROPOSED OR EQUIVALENT
-NTS-



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

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-20-031-00_Apple_Hollow\CAD\Design\DETAILS.dwg PRE-LIM.dwg 12/21/2023 2:27 PM		REV. COGO FILE:	DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

APPLE HOLLOW
@ THE ORCHARDS "B"

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

MEMO



To: Planning Commission
 From: Ryan Harris, Senior Planner
 Date: January 5, 2024
 RE: Amendment Related to the Parking Area Access Requirements

It is proposed that the Planning Commission and City Council consider amending language related to the parking area access requirements found in SCC 10.48.050.E.

At the September 5th City Council Work Session, the Mayor and Council discussed concerns about limited access for businesses along UDOT-controlled right-of-way. The council gave direction to staff that the DRC (Development Review Committee) and the Planning Commission should look at the code to determine if code changes need to be made to the access requirements for business.

The City Council asked the DRC to provide a recommendation to the Planning Commission. The Council and Mayor wanted the DRC to look at the proposed code change from a technical standpoint.

The Development Review Committee (DRC) reviewed and discussed the code amendment in several meetings. Staff also meet with UDOT officials to see what their access requirements are. A Change of intensity of land use requires a new conditional access permit to be reviewed by UDOT. Administrative Rule R930-6-8(2)(b)(ii) states, "... A level of change requiring a conditional access permit is a trip generation that exceeds 100 peak hour trips or 500 daily trips or a change in trip generation of 20% or greater relative to existing conditions...." The 500 ADT that is suggested in the DRC motion below focused on public safety and following UDOT requirements as closely as possible.

The DRC reviewed the proposal on October 24, 2023, and provided the following recommendation:

Motion: Assistant Manager Bond made a motion to recommend to the Planning Commission and City Council an increase of ADT to 500 on UDOT roads only, no change to ADT for single access on City-owned rights-of-way and allowing site queuing and internal circulation requirements to remain the same. Manager Beagley seconded the motion.

Police Officer Kayson Shepherd, Yes; Public Works Director Jason Callaway, Yes; Fire Chief Ryan Lind, Yes; City Manager Norm Beagley, Yes; Assistant City Manager Jason Bond, Yes; Building Official Randy Spadafora, Yes; City Engineer Jon Lundell, Yes; The motion passed unanimously.

The Planning Commission reviewed the proposal on November 14, 2023, and provided the following recommendation to the City Council, which recommended approval of the language forwarded from the DRC:

Motion: Commissioner Hoffman made a motion to recommend approval of the proposed code amendment, which amends the parking area access requirements. Commissioner Weight seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Nixon, No; Commissioner Romero, Yes; Commissioner Wight, Yes; Commissioner Hoffman, Yes; The motion passed.

The City Council reviewed the proposal on December 19, 2023. After discussing the proposal, Councilor Hathaway made a motion to remove Paragraph E completely from 10.48.050 “Access to Parking Facilities”. Councilor Adcock seconded the motion.

Legal Counsel Brett Rich and staff discussed the motion and explained that the motion makes significant changes to the City Code and that the removal of Paragraph E should be referred to the Planning Commission.

Motion: Councilor Hathaway reiterated the motion to remove Paragraph E completely from 10.48.050 “Access to Parking Facilities”. Councilor Adcock seconded the motion.

Councilor Montoya, No; Councilor Adcock, Yes; Councilor Siddoway, No; Councilor Mecham, No; Councilor Hathaway, Yes; The motion did not pass.

Motion: Councilor Mecham in turn made a motion to table the proposed ordinance and refer the proposed language in 10.48.050 Access to Parking Facilities back to the Planning Commission for additional review. Councilor Siddoway seconded the motion.

Councilor Montoya, Yes; Councilor Adcock, Yes; Councilor Siddoway, Yes; Councilor Mecham, Yes; Councilor Hathaway, No; The motion passed.

The attached draft ordinance is the proposed language that was approved by the DRC and Planning Commission. The Planning Commission’s responsibility is to forward a recommendation to the City Council.

Motion: “Motion to recommend approval/denial of the proposed code amendment which amends Santaquin City Code 10.48.050.E.”

ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY THE SECOND ACCESS REQUIREMENT TO A PARKING FACILITY, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the State Legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 48 Section 050 regarding secondary access requirements to a parking facility.

WHEREAS, the Santaquin City Planning Commission held a public hearing on November 14, 2023, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 48 Section 050 is amended as follows: (underlined text is added, stricken text is deleted)

10.48.050 ACCESS TO PARKING FACILTIES

- E. ~~Any development with a single point of access (ingress and egress) shall have a maximum ADT (average daily trips) of two hundred fifty (250) trips.~~ Any development that exceeds an ADT (average daily trips) of two hundred fifty (250) trips shall provide a secondary access for ingress to and egress from the site. When a site is adjacent to a UDOT controlled right-of-way, the maximum ADT allowed before needing a secondary access for ingress to and egress from the site is five hundred (500) trips.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in

the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener’s Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, January 17, 2024. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 16th day of January 2024.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 16th day of January 2024, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY THE SECOND ACCESS REQUIREMENT TO A PARKING FACILITY, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

“

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 16th day of January 2024.

Amalie R. Ottley
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, in three physical locations (Santaquin City Public Safety Building, 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.

AMALIE R. OTTLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2024, by
AMALIE R. OTTLEY.
My Commission Expires:

Notary Public

Residing at Utah County



Planning Commission Members in Attendance: Commissioner Drew Hoffman, Michael Weight, BreAnna Nixon, LaDawn Moak, and Michael Romero.

Commissioner Chair Trevor Wood and Deputy Chair Kylie Lance were excused from the meeting.

Others in Attendance: Senior Planner Ryan Harris, Recorder Amalie Ottley, City Council Member Jeff Siddoway, Randall & Jude Ercanbrack.

Commissioner Hoffman called the meeting to order at 7:00 p.m.

As there wasn't a Board Chair or Deputy Chair at the meeting a vote was taken to approve a Temporary Chair to conduct the meeting.

Commissioner Nixon made a motion to appoint Commissioner Hoffman as Deputy Chair. Commissioner Weight seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes

The motion passed.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Weight offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commissioner Hoffman opened the Public Forum at 7:04 p.m.

No members of the public wished to address the Planning Commission in the Public Forum

Commissioner Hoffman closed the Public Forum at 7:04 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Public Hearing: Ercanbrack Rezone Request

Mr. Randall Ercanbrack with W.M. Ercanbrack Co., Inc. is proposing a rezone of 1.54 acres located at 580 West Main Street. The property is currently zoned as the Main Street Commercial (MSC) District within the Main Street Business Districts Zone. The applicant is requesting that the property be rezoned to the Commercial Light Manufacturing (CLM) Zone. Most of the property (Parcel 32:006:0109) is currently zoned CLM and a smaller portion of the property (1.54 acres) is zoned MSC. If the rezone is approved, the entire property will be in the CLM Zone.

The applicant, Randall Ercanbrack, attended the meeting in person to express his desire to rezone a portion of his property.

Commissioner Hoffman opened the Public Hearing at 7:11 p.m.

No members of the public wished to address the council or the applicant in the Public Hearing.

Commissioner Hoffman closed the Public Hearing at 7:11 p.m.

Commissioner Romero inquired if there were any other lots in the City with two separate zones or if there were City or State codes that address those types of lots. Planner Harris indicated that the preference as set forth by City Code is that lots be consolidated to a single zone. Commissioner Romero inquired about the “sellability” of these types of lots. The applicant stated it would be easier for him to sell his property, if he chose to do so, if it were consolidated into one zone. Lastly, Commissioner Romero inquired if a variance could be offered to the applicant rather than going through the rezone process. Planner Harris stated that the code clearly lays out the process for rezoning and rezone requests. The other members of the Planning Commission expressed their support for the rezone.

Commissioner Romero made a motion to forward a positive recommendation to the City Council that approximately 1.54 acres of the WM Ercanbrack Co, Inc property be rezoned from the Main Street Commercial (MSC) District within the Main Street Business Districts Zone to the Commercial Light Manufacturing (CLM) Zone. Commissioner Nixon seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes

The motion passed.

OTHER BUSINESS

2. Meeting Minutes Approval

Commissioner Nixon made a motion to approve the meeting minutes from the November 14th, 2023 Planning Commission Meeting. Commissioner Weight seconded the motion.

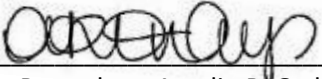
Commissioner Wood	Absent
Commissioner Lance	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes

The motion passed.


ADJOURNMENT

Commissioner Moak made a motion to adjourn the meeting.

The meeting was adjourned at 7:35 p.m.



City Recorder – Amalie R. Ottley



Planning Commission Chair – Trevor Wood

DRAFT