



DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 09, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. **Apple Grove Condominium Preliminary Plan**

A preliminary plan review of the 60-unit Apple Grove Condominium project located at approximately 120 E 990 N.

MEETING MINUTES APPROVAL

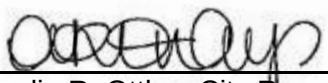
2. **August 26, 2025**

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY:


Amalie R. Ottley, City Recorder

THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

PRELIMINARY PLAT SANTAQUIN, UTAH COUNTY, UTAH FEBRUARY 2025 -INDEX OF PLAN SHEETS-

GENERAL

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

ROADWAY/STORM DRAIN

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

SEWER

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

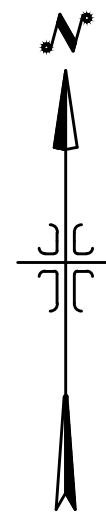
WATER

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

PARKING

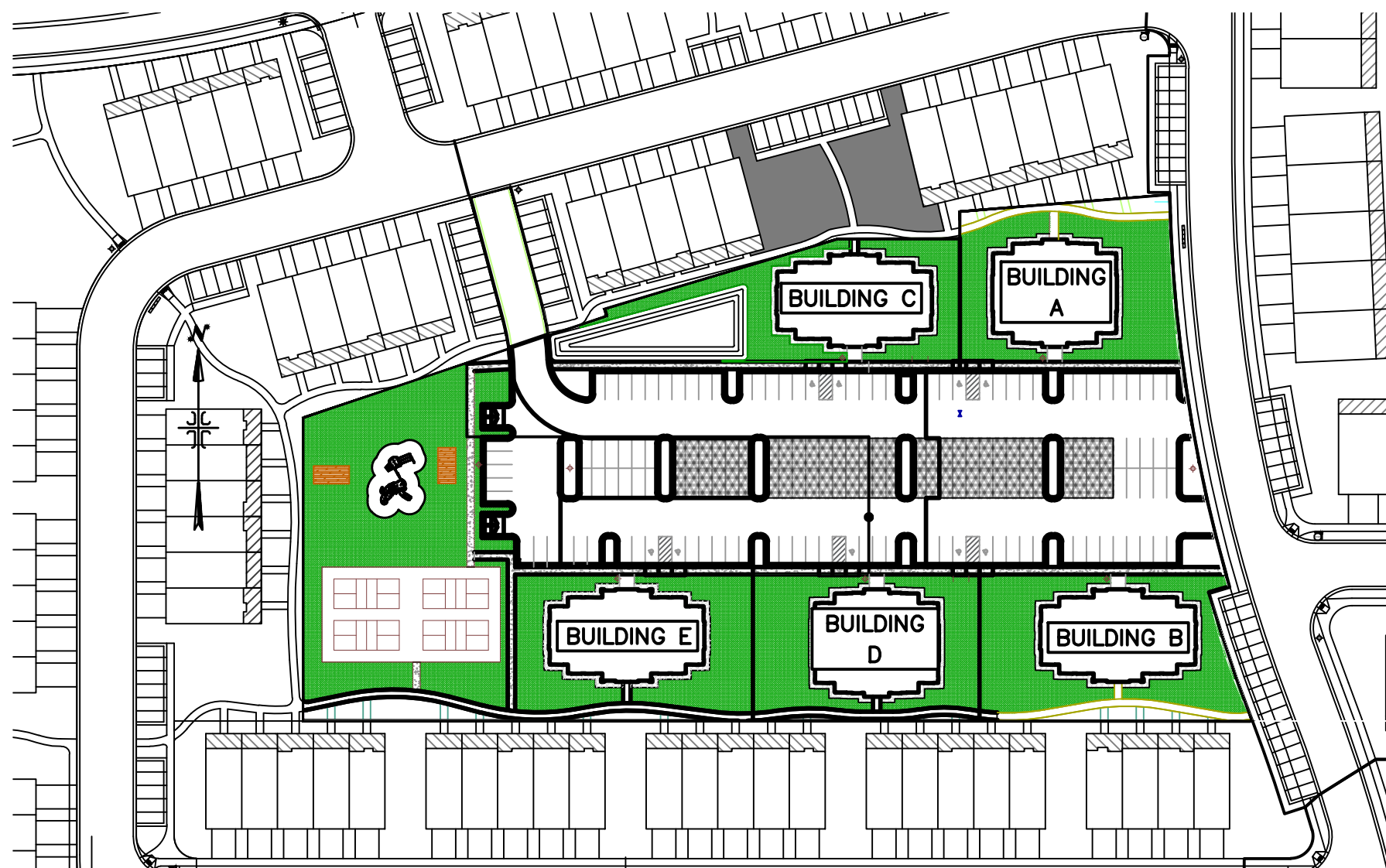
PARKING REQUIRED =	189 STALLS
PARKING PROVIDED =	180 STALLS
PHASE A=	101 STALLS
PHASE B=	79 STALLS
ADA PARKING =	9 STALLS
COVERED PARKING REQUIRED=	00 STALLS
COVERED PARKING PROVIDED=	60 STALLS

SHEET	DESCRIPTION
1	COVER SHEET
SP-01	PRELIMINARY PLAT
UT-01	SITE PLAN
GR-01	UTILITY LAYOUT
LS-01	GRADING & DRAINAGE
DT-01	LANDSCAPE PLAN
DT-02	DETAILS
DT-02	DETAILS



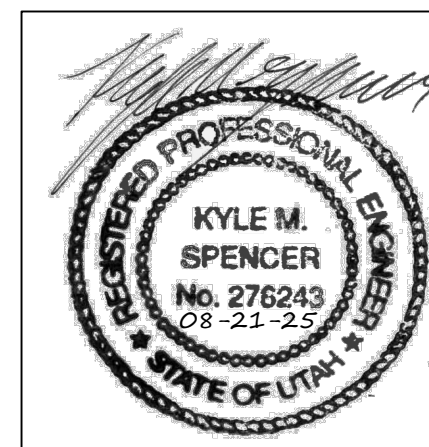
VICINITY MAP
-NTS-

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



ACCEPTANCE

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



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

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



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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



VICINITY MAP

-NTS-

NOTES:

- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 3) NDCBU - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5) ANY PARKING OR BUILD. LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.

DOMINION ENERGY UTAH - NOTE:

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 ____

By: _____

Title - _____

LEGEND

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

- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER ACCEPTANCE

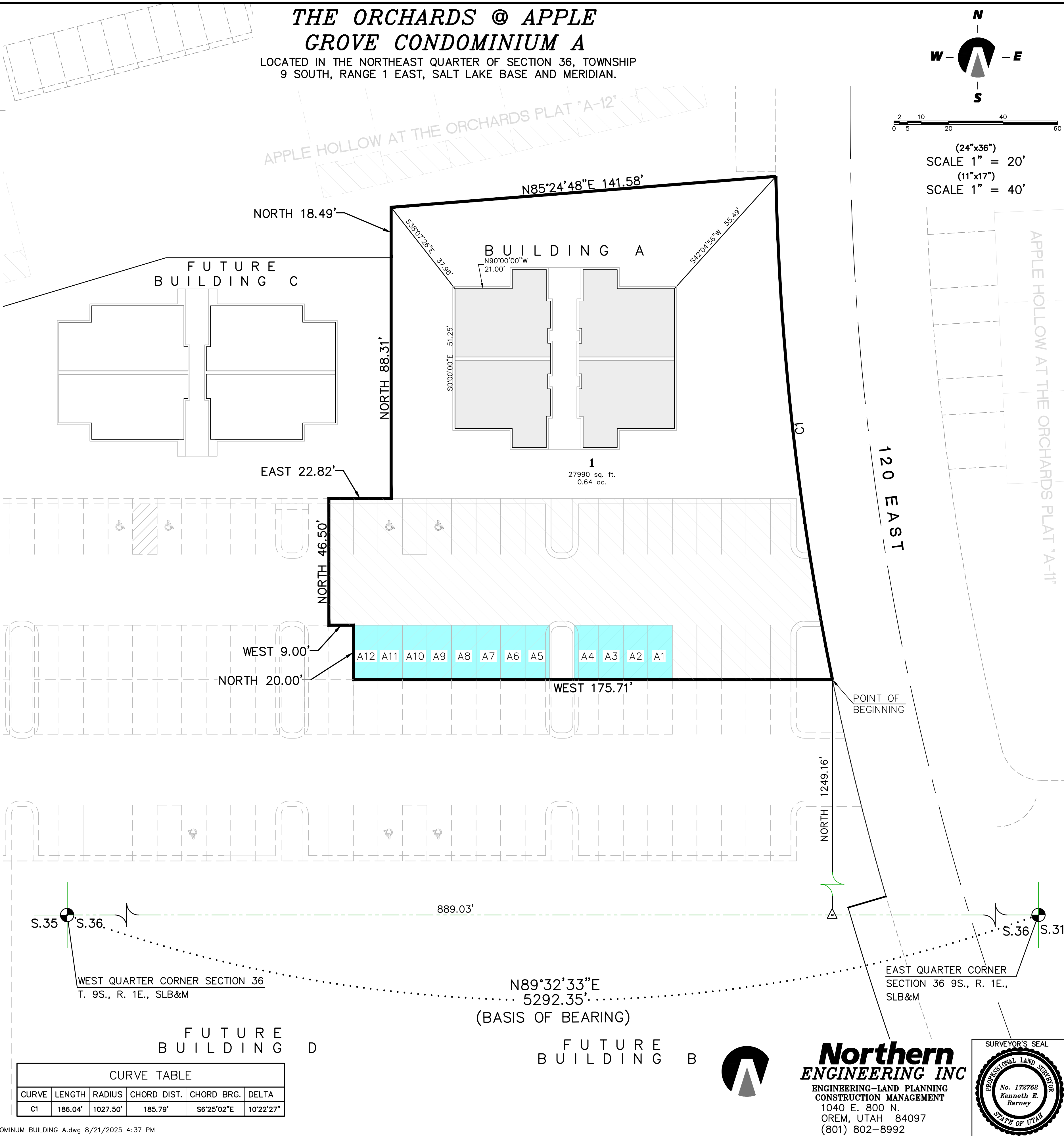
APPROVED THIS ____ DAY OF _____, A.D. 20 ____, BY THE ROCKY MOUNTAIN POWER COMPANY.
BY: _____ TITLE: _____

CENTRACOM ACCEPTANCE

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

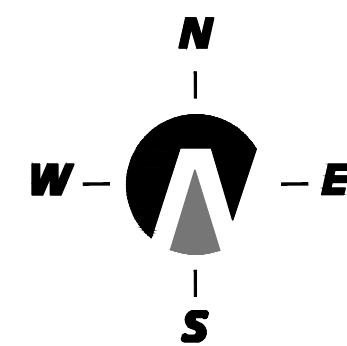
CENTURY LINK ACCEPTANCE

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



THE ORCHARDS @ APPLE GROVE CONDOMINIUM A

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



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

SURVEYOR'S CERTIFICATE

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

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 889.03 FEET; THENCE NORTH A DISTANCE OF 1249.16 FEET TO THE REAL POINT OF BEGINNING

THENCE WEST A DISTANCE OF 175.71 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 9.00 FEET; THENCE NORTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 22.82 FEET; THENCE NORTH A DISTANCE OF 88.31 FEET; THENCE NORTH A DISTANCE OF 18.49 FEET; THENCE N.85°24'48"E. A DISTANCE OF 141.58 FEET TO A POINT OF CURVATURE OF A 1027.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 186.04 FEET HAVING A CENTRAL ANGLE OF 10°22'27" AND A CHORD THAT BEARS S.06°25'22"E. A DISTANCE OF 185.79 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 27,990 sq.ft. OR 0.64 ACRES MORE OR LESS.

OWNER'S DEDICATION

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

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

BY: _____

JOHN CALDWELL, OWNER REVERE HOMES, LLC

BY: _____

ACKNOWLEDGMENT

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

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

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE 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)

1 OF 2

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A

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

SANTAQUIN _____ UTAH COUNTY, UTAH

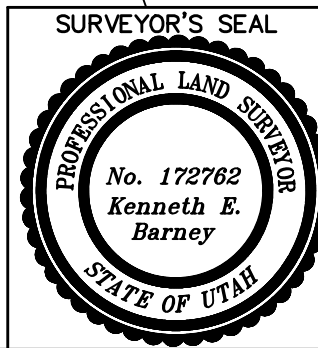
SCALE: 1" = 20 FEET

NOTARY PUBLIC SEAL

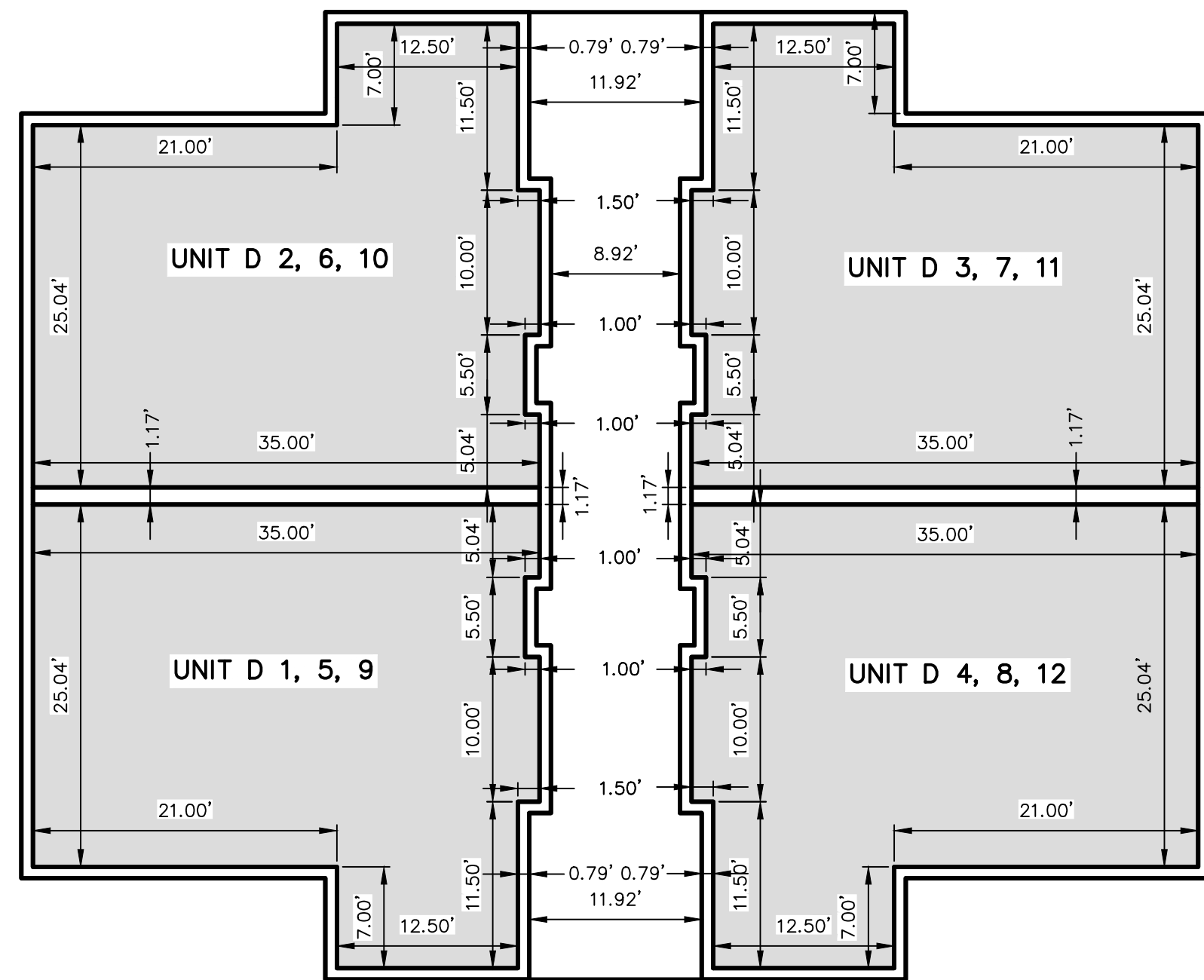
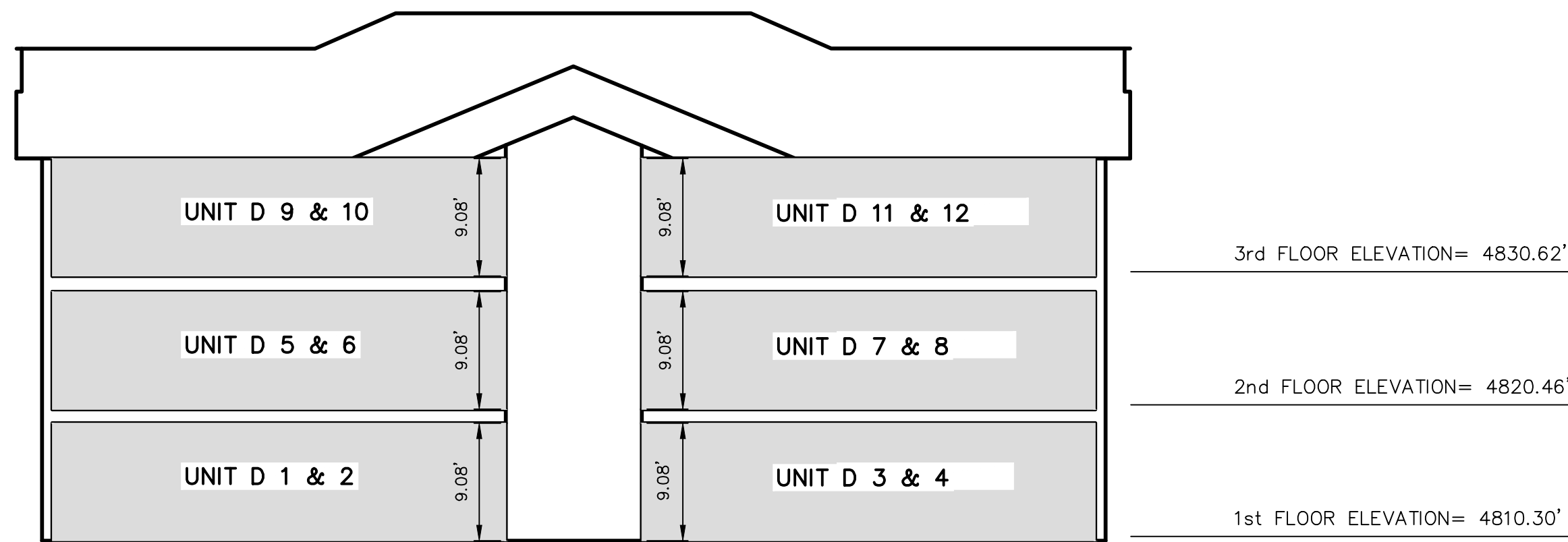
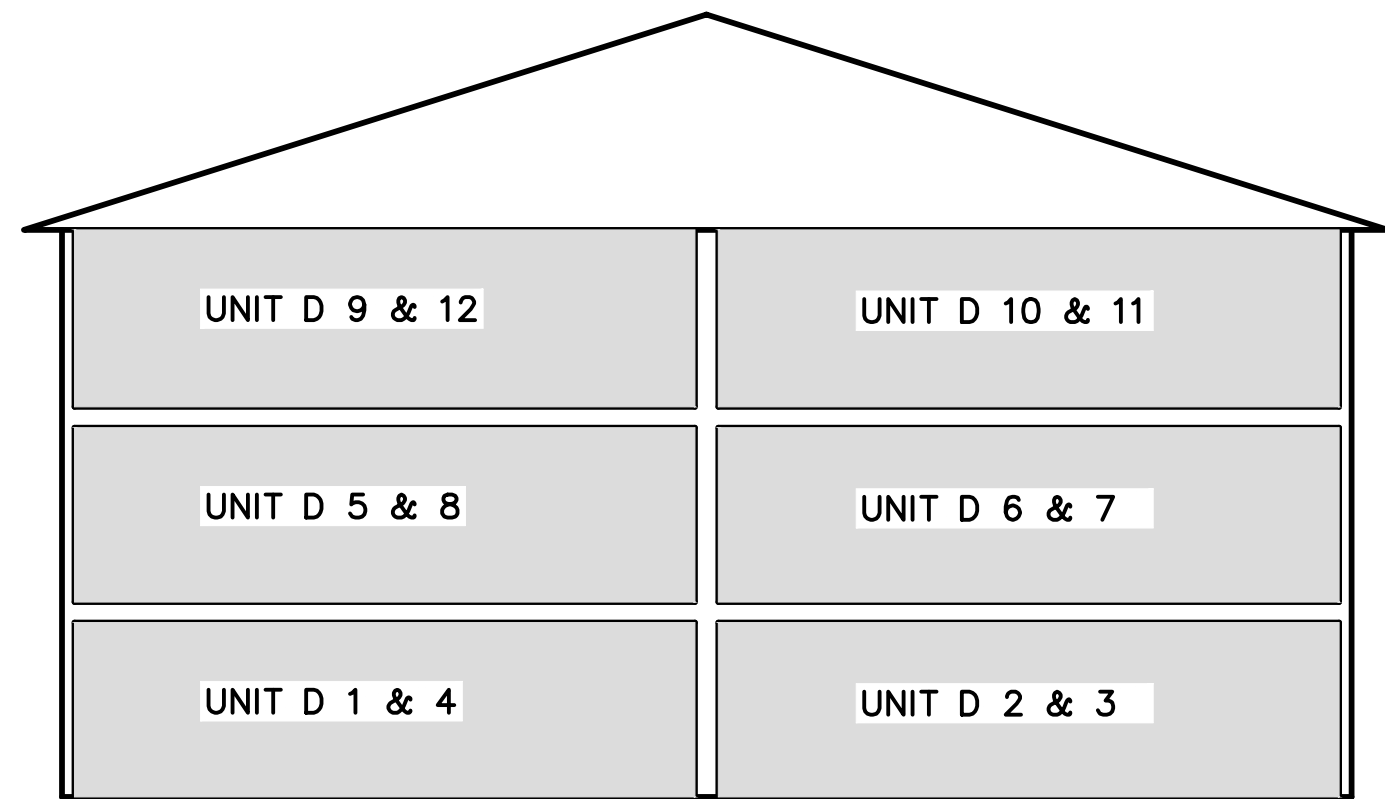
CLERK-RECORDER SEAL

UTAH COUNTY RECORDER SEAL

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	186.04'	1027.50'	185.79'	S6°25'02"E	10°22'27"

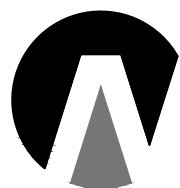


COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

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

BUILDING A

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:
K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 8/21/2025 4:29 PM				



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ENGINEERING INC
ENGINEERING-LAND PLANNING
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THE ORCHARDS @ APPLE
GROVE CONDOMINIUM D

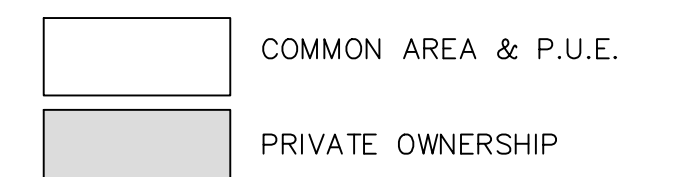
CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
2 OF 2

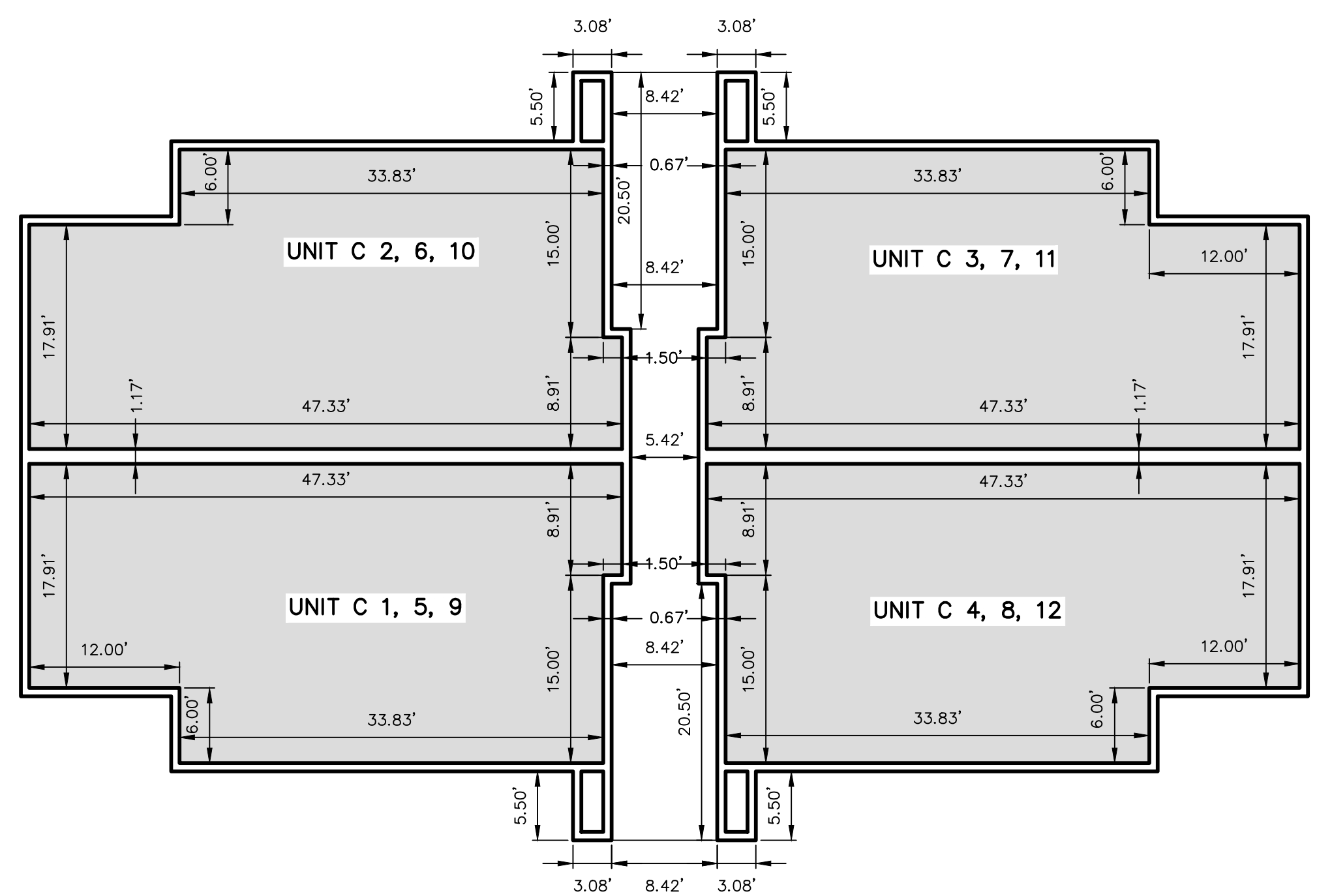
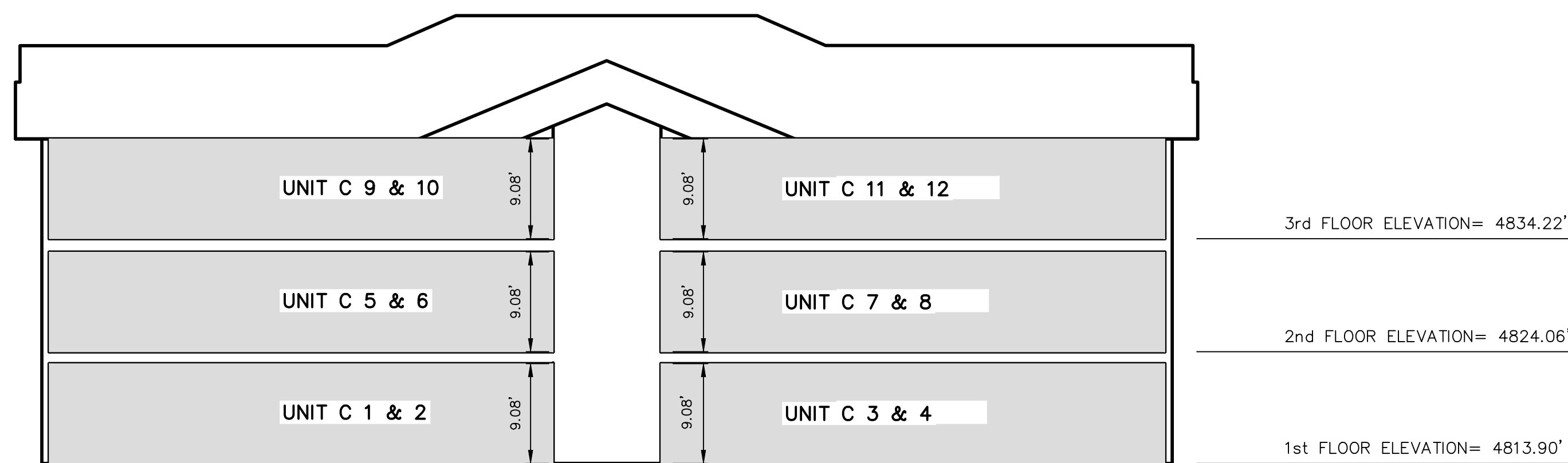
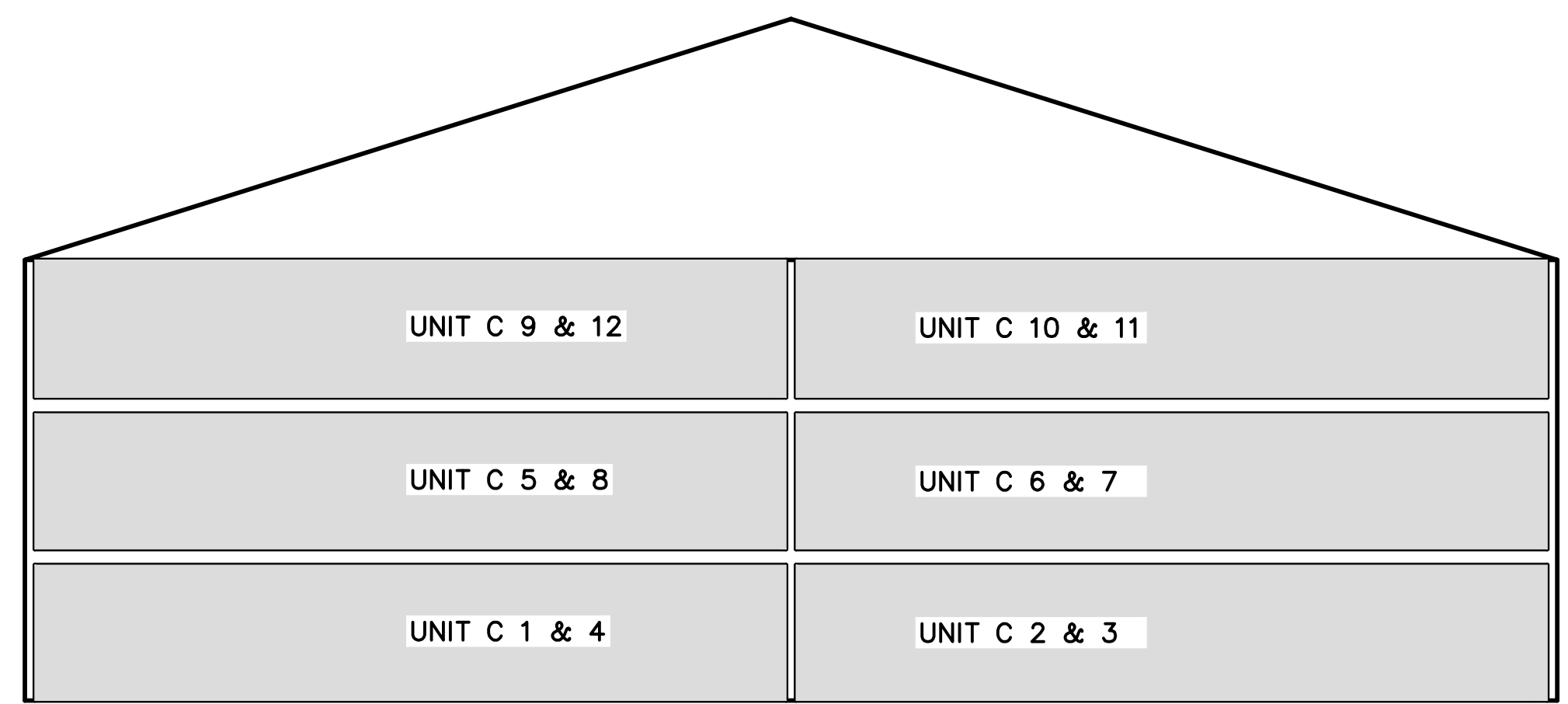




B U I L D I N G B

SHEET NO.
2 OF 2





COMMON AREA & P.U.E.

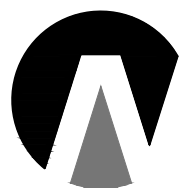
PRIVATE OWNERSHIP

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BUILDING C

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\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 8/21/2025 4:29 PM



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ENGINEERING INC
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THE ORCHARDS @ APPLE
GROVE CONDOMINIUM C

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.

2 OF 2



VICINITY MAP

-NTS-

NOTES:

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- 3) NDCBU - NEIGHBORHOOD DELIVERY & COLLECTION 60X UNIT.
- 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5) ANY PARKING OR BUILD LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.

DOMINION ENERGY UTAH - NOTE:

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 ____

By _____

Title _____

LEGEND

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

- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER ACCEPTANCE

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

BY _____ TITLE _____

CENTRACOM ACCEPTANCE

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

BY _____ TITLE _____

CENTURY LINK ACCEPTANCE

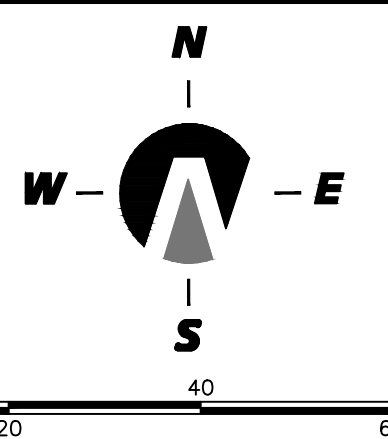
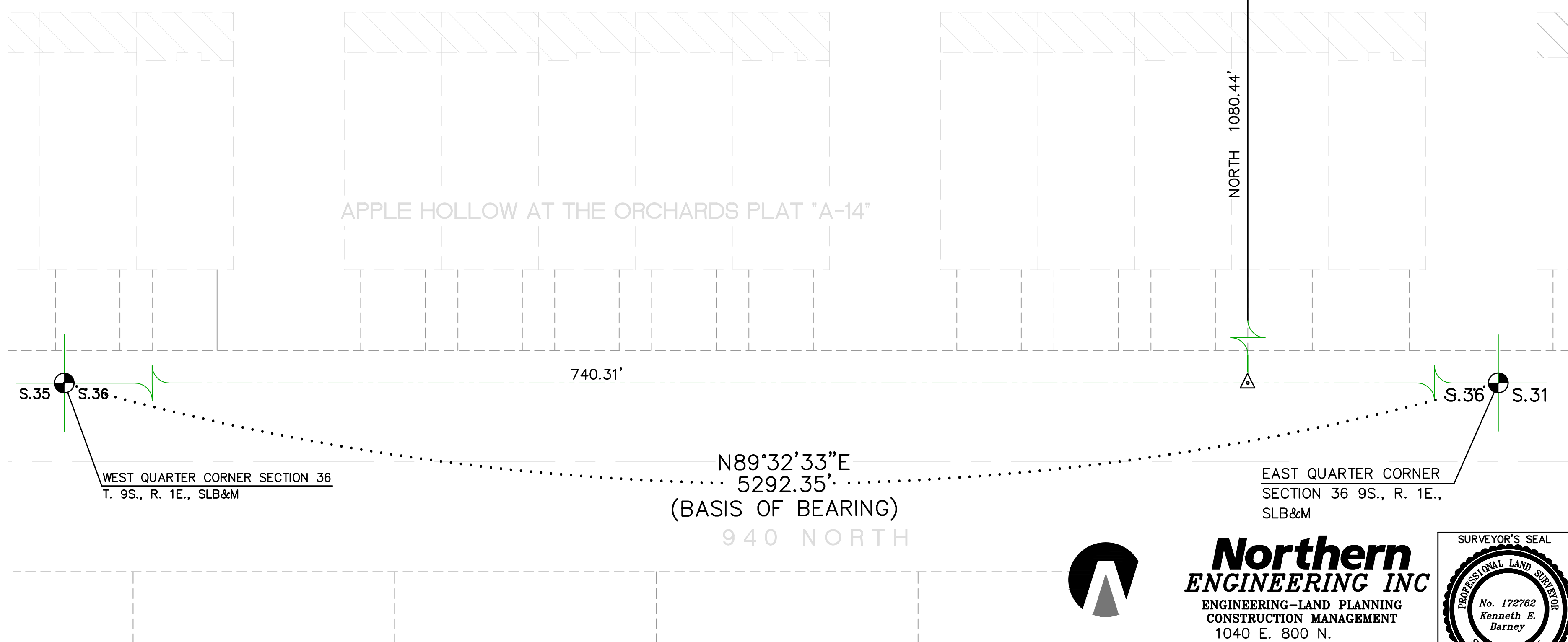
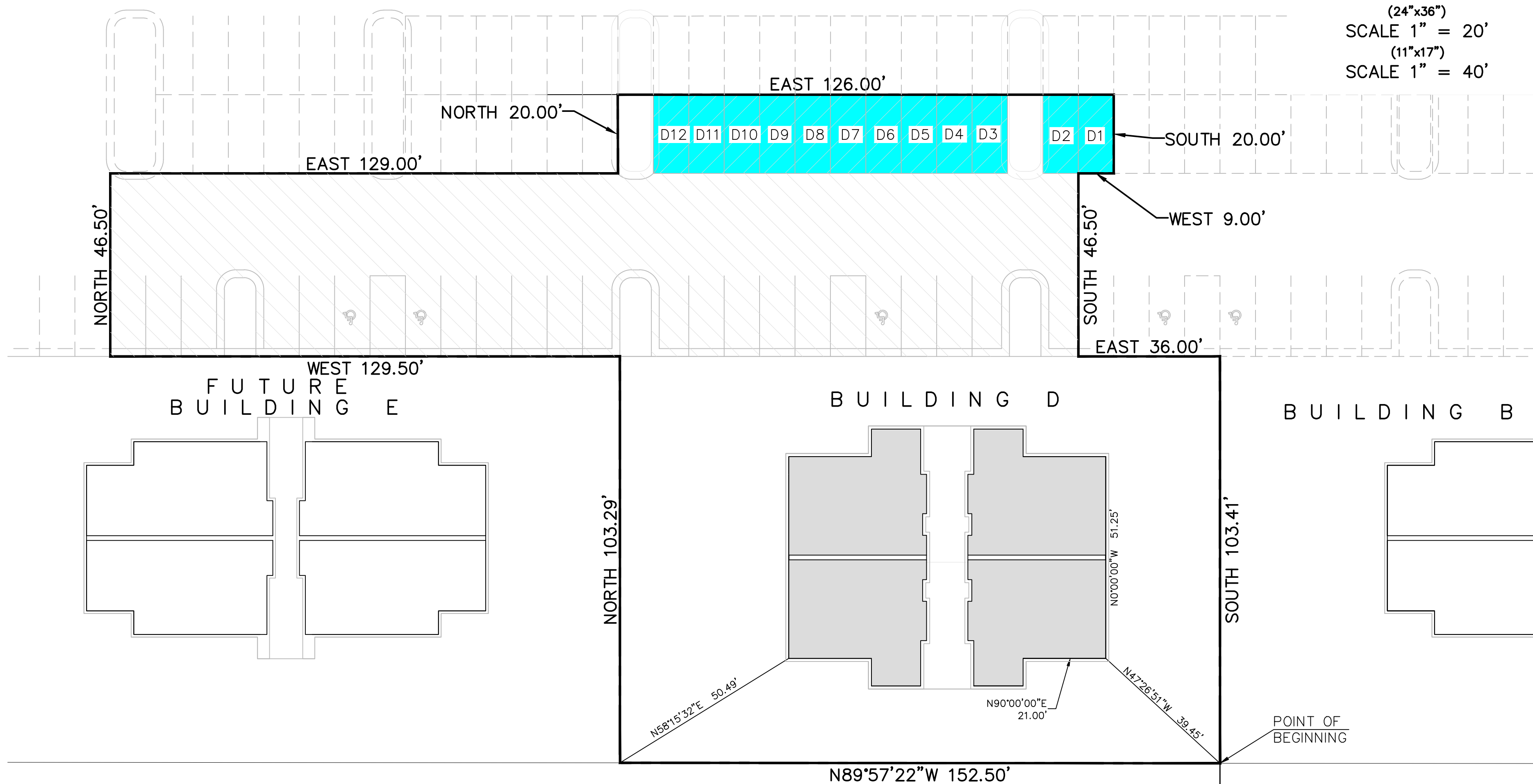
APPROVED THIS _____ DAY OF _____, A.D. 20 ____, BY THE CENTURY LINK COMPANY.

BY _____ TITLE _____

THE ORCHARDS @ APPLE GROVE CONDOMINIUM D

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

BUILDING C



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

SURVEYOR'S CERTIFICATE

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

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E, ALONG THE 1/4 SECTION LINE A DISTANCE OF 740.31 FEET; THENCE NORTH A DISTANCE OF 1080.44 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.89°57'22"W, A DISTANCE OF 152.50 FEET; THENCE NORTH A DISTANCE OF 103.29 FEET; THENCE WEST A DISTANCE OF 129.50 FEET; THENCE NORTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 129.00 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE EAST A DISTANCE OF 126.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST, A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 36.00 FEET; THENCE SOUTH A DISTANCE OF 103.41 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 29,720 sq.ft. OR 0.68 ACRES MORE OR LESS.

OWNER'S DEDICATION

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

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

BY: _____

BY: _____

JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

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

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

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE 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)

1 OF 2

THE ORCHARDS @ APPLE GROVE CONDOMINIUM D

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

SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

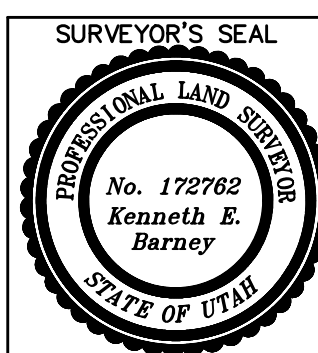
NOTARY PUBLIC SEAL

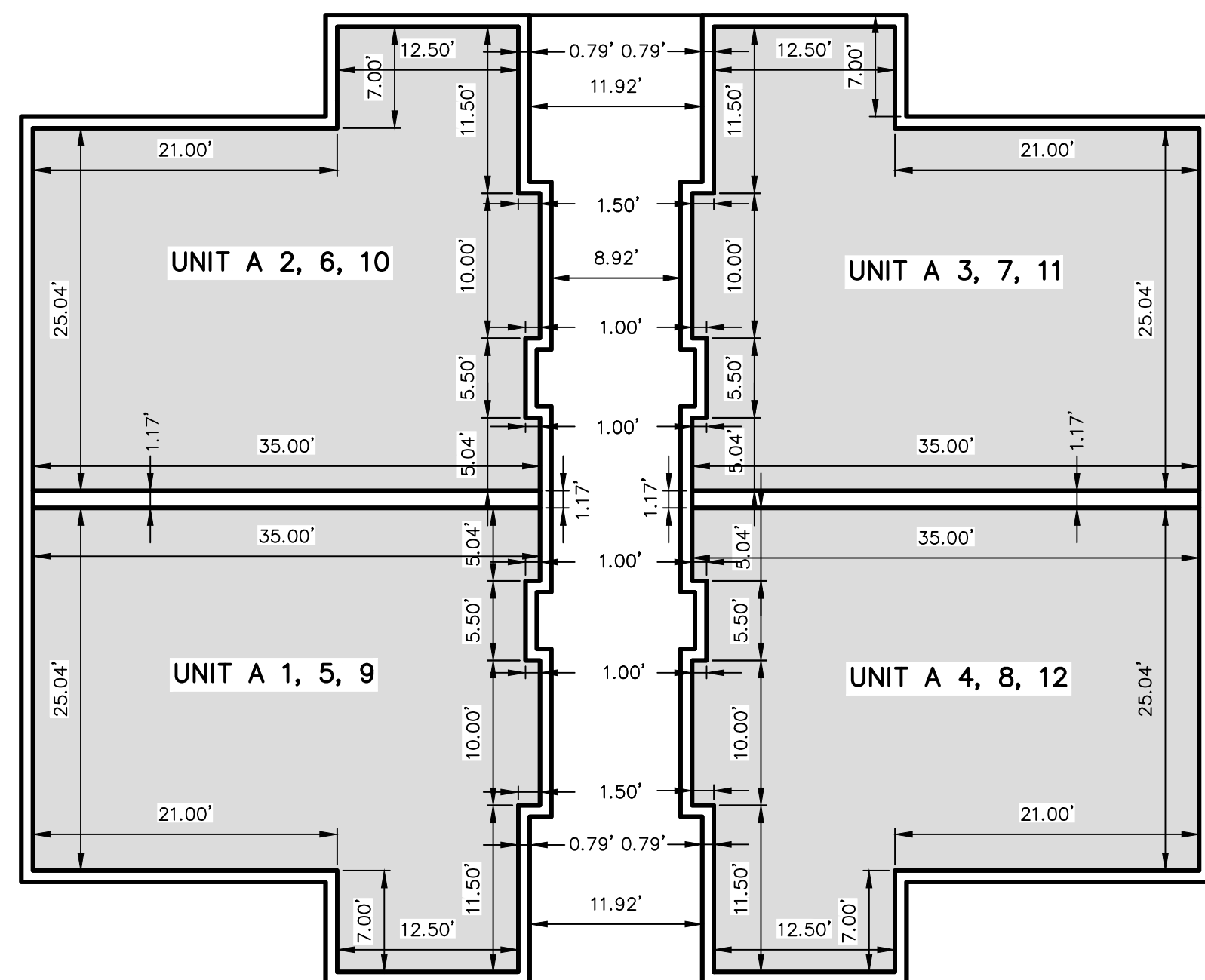
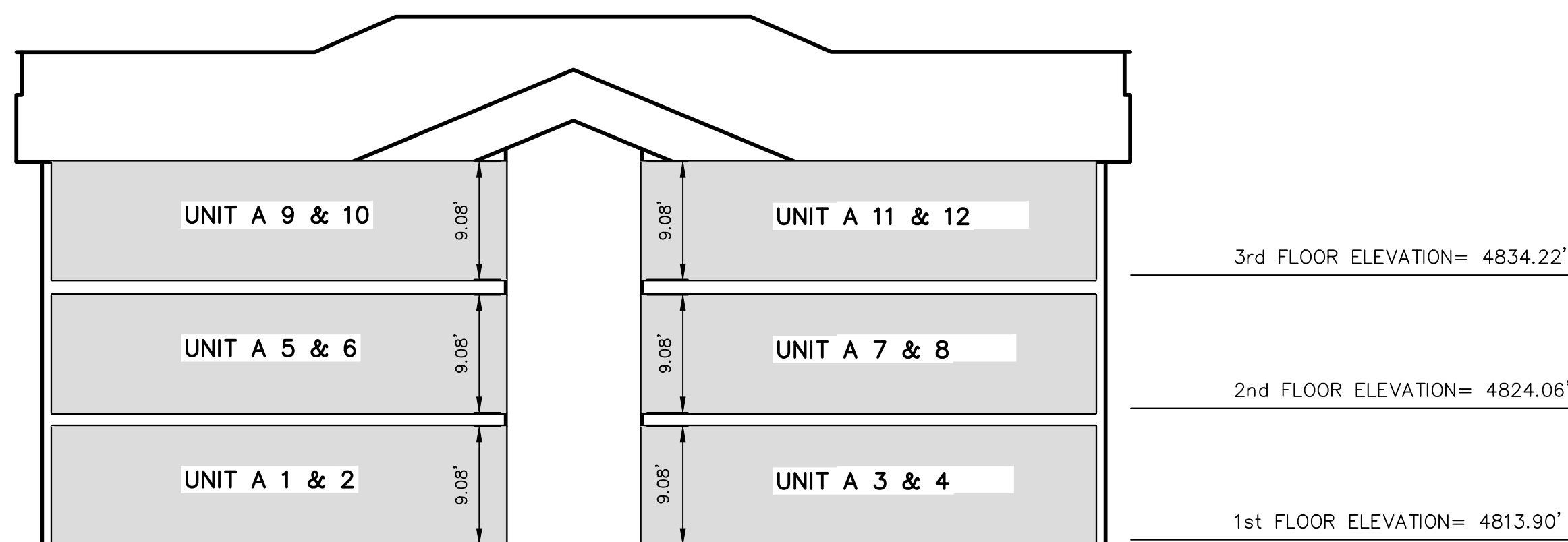
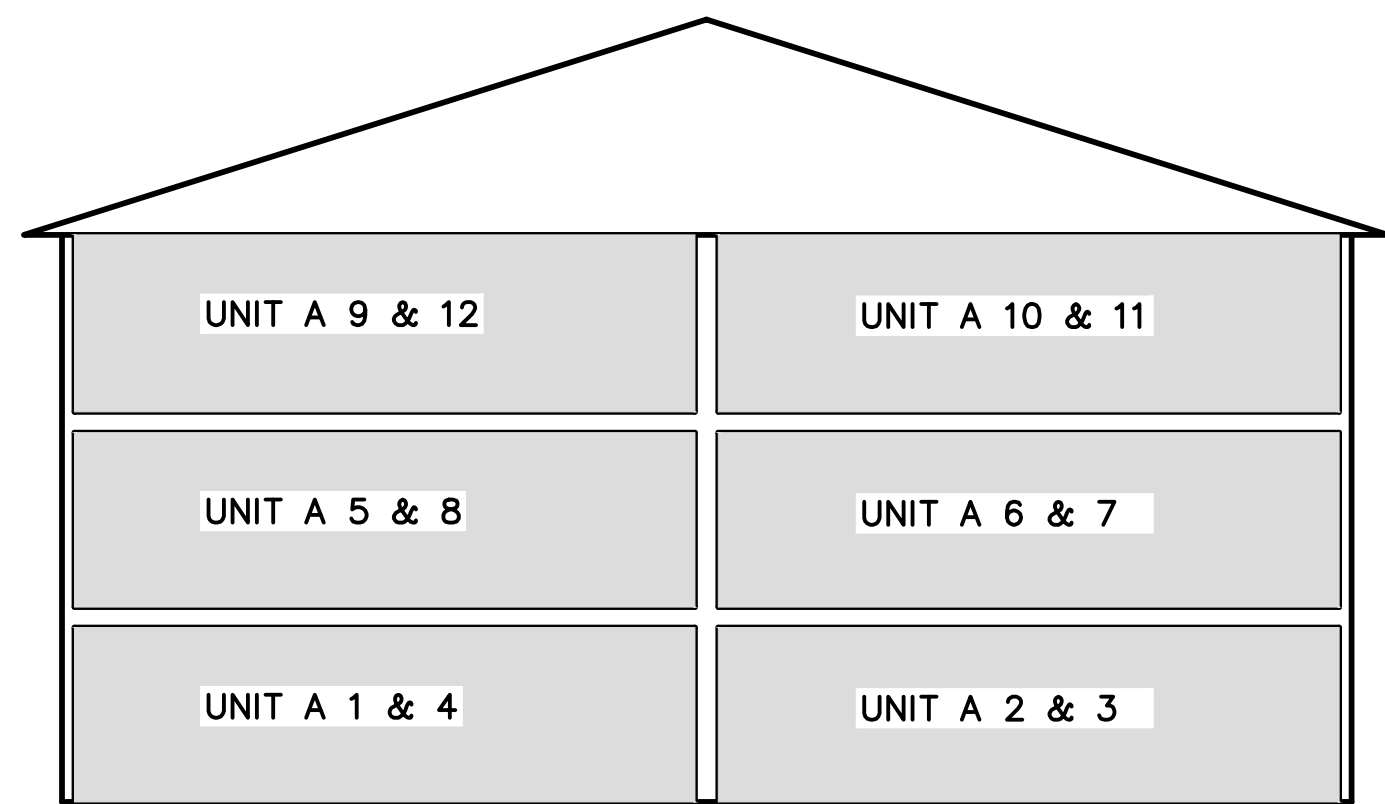
CLERK-RECORDER SEAL

UTAH COUNTY RECORDER SEAL



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





COMMON AREA & P.U.E.

PRIVATE OWNERSHIP

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

BUILDING D

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:
K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 8/21/2025 4:29 PM				



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

THE ORCHARDS @ APPLE
GROVE CONDOMINIUM D

CONDO PLAT FLOOR PLAN & SECTIONS

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.

2 OF 2



VICINITY MAP

—NTS—

NOTES:

- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 3) NBCEU — NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5) ANY PARKING OR BUILD. LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.

DOMINION ENERGY UTAH — NOTE:

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 _____

By: _____

Title — _____

LEGEND

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	9.33'	150.00'	9.33'	S5°45'36"E	3°33'52"
C2	83.33'	55.50'	75.72'	S46°59'20"E	86°01'20"

ROCKY MOUNTAIN POWER ACCEPTANCE

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

BY: _____ TITLE: _____

CENTRACOM ACCEPTANCE

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

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

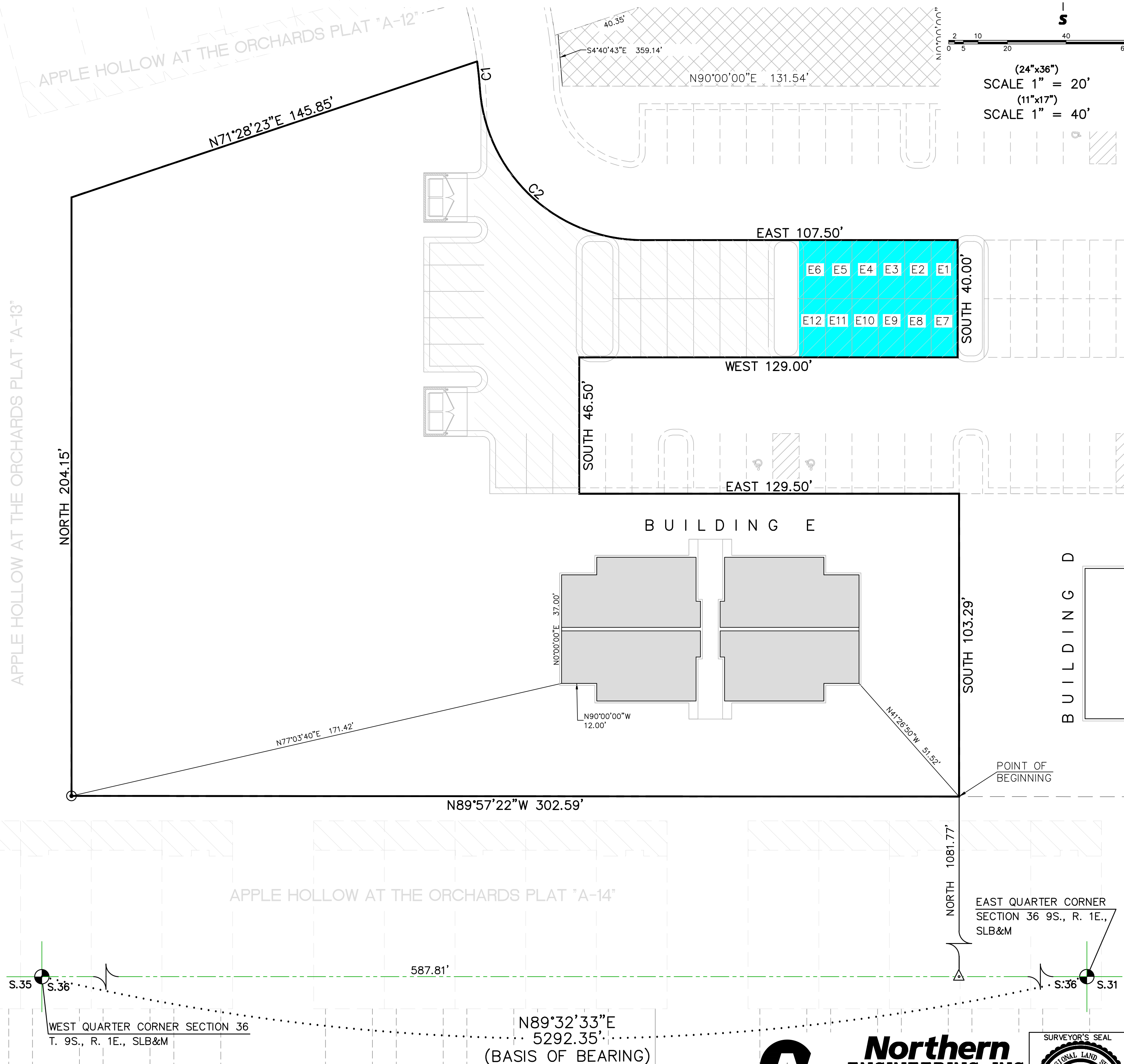
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CENTURY LINK COMPANY.

BY: _____ TITLE: _____

K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM BUILDING E.dwg 8/21/2025 4:48 PM

THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

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



B
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G

SURVEYOR'S CERTIFICATE

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

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 587.81 FEET; THENCE NORTH A DISTANCE OF 1081.77 FEET TO THE REAL POINT OF BEGINNING

THENCE N.89°57'22"W. A DISTANCE OF 302.59 FEET; THENCE NORTH A DISTANCE OF 204.15 FEET; THENCE N.71°28'23"E. A DISTANCE OF 145.85 FEET; TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 9.33 FEET HAVING A CENTRAL ANGLE OF 03°33'52" AND A CHORD THAT BEARS S.05°45'36"E. A DISTANCE OF 9.33 FEET TO A POINT OF REVERSE CURVATURE OF A 55.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 83.33 FEET HAVING A CENTRAL ANGLE OF 86°01'20" AND A CHORD THAT BEARS S.46°59'20"E. A DISTANCE OF 75.72 FEET; THENCE EAST A DISTANCE OF 107.50 FEET; THENCE SOUTH A DISTANCE OF 40.00 FEET; THENCE EAST A DISTANCE OF 129.00 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 129.50 FEET; THENCE SOUTH A DISTANCE OF 103.29 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 57,280 sq.ft. OR 1.31 ACRES MORE OR LESS.

OWNER'S DEDICATION

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

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

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

ACKNOWLEDGMENT

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

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

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

ACCEPTANCE BY LEGISLATIVE BODY

THE 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)

1 OF 2

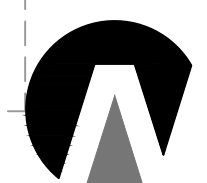
THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

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

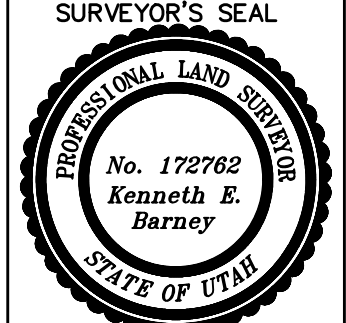
SANTAQUIN _____ UTAH COUNTY, UTAH

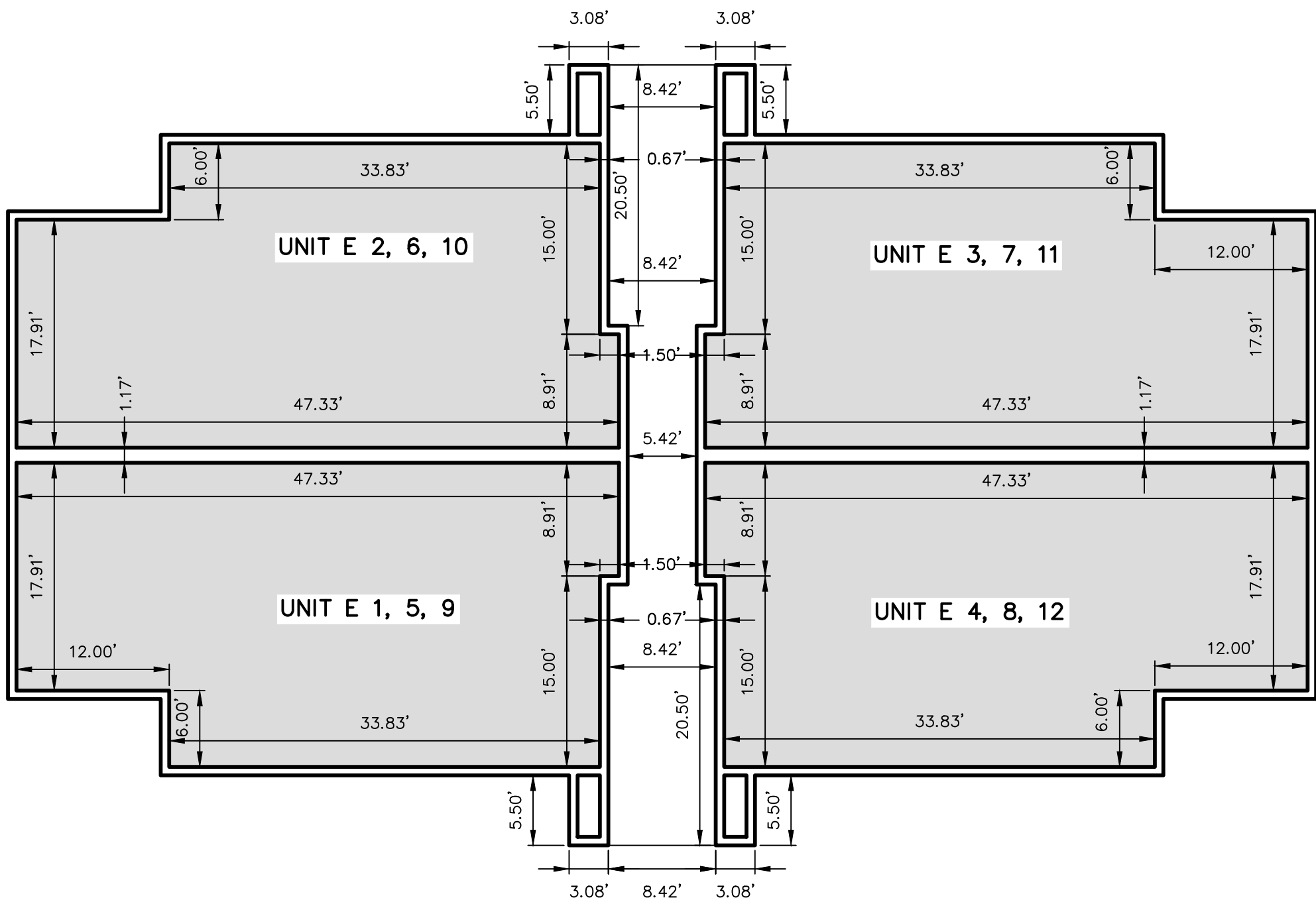
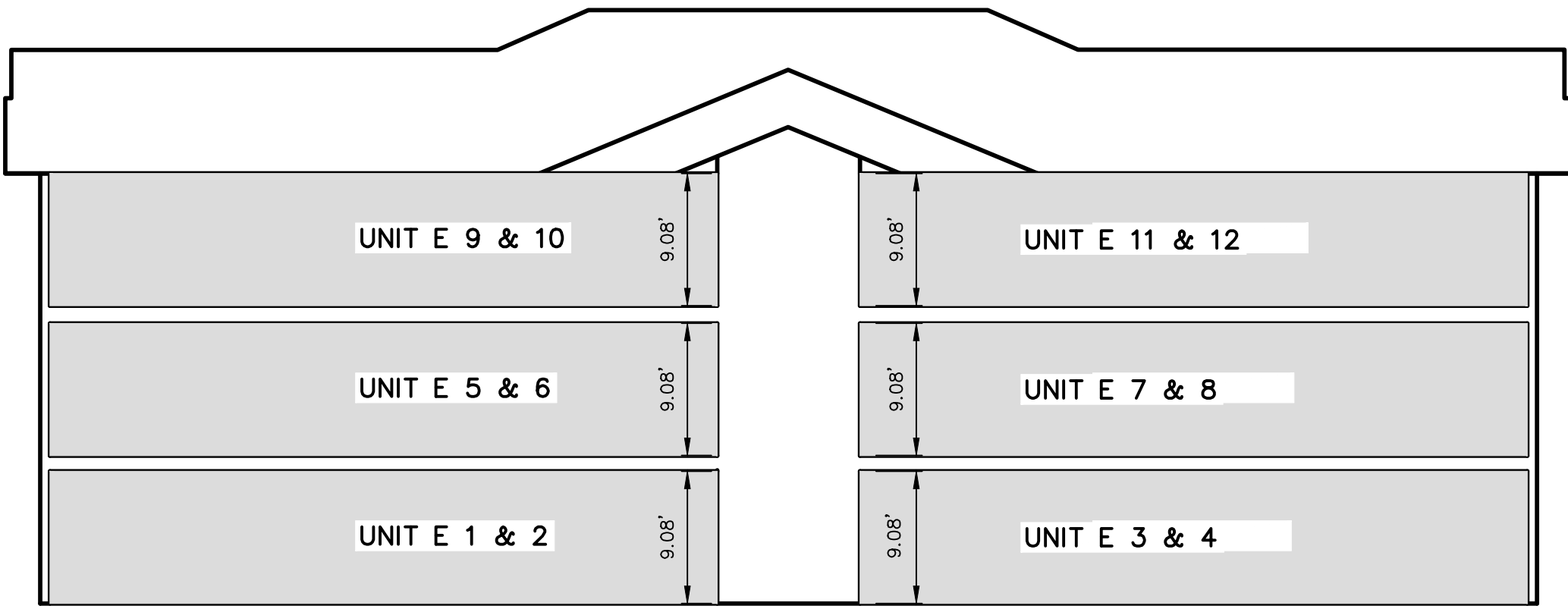
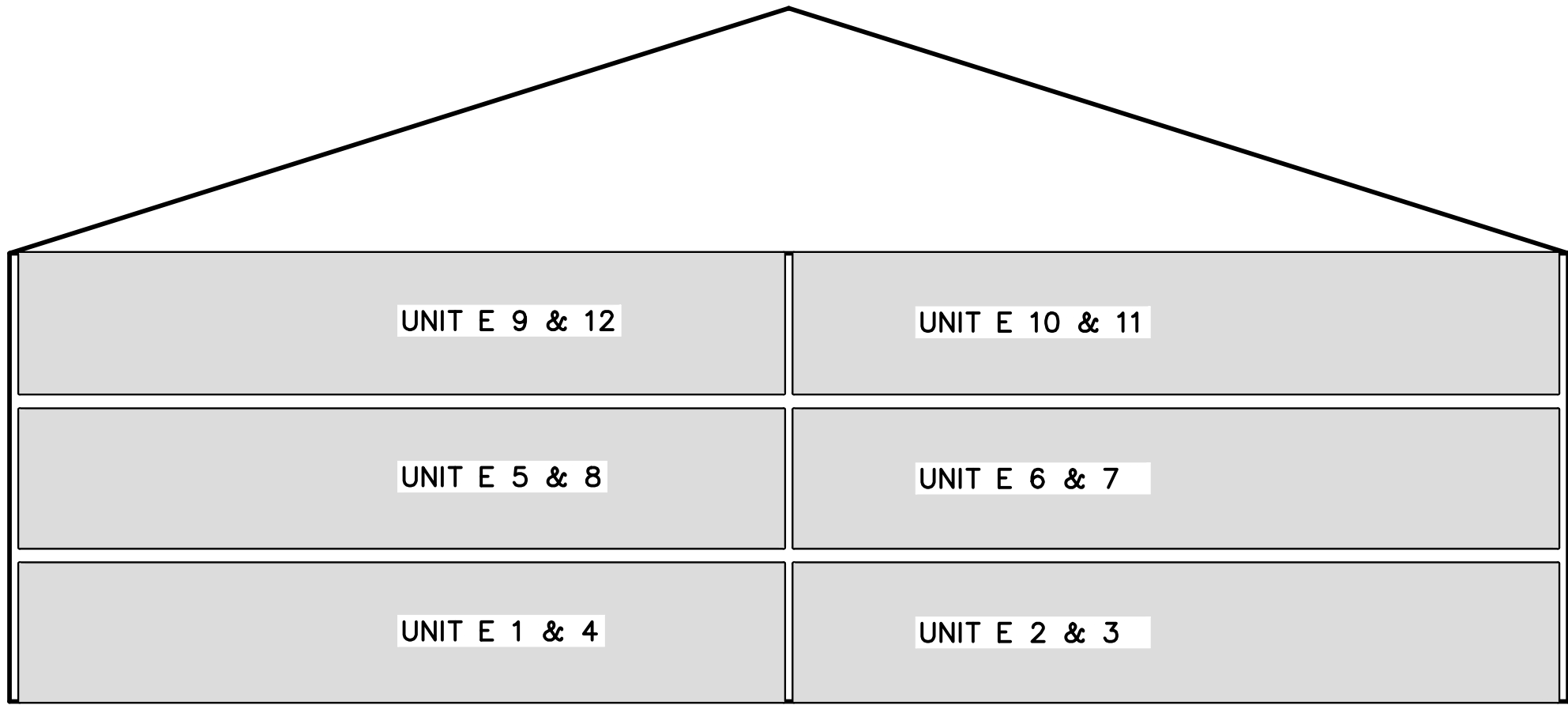
SCALE: 1" = 30 FEET

NOTARY PUBLIC SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER SEAL



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





COMMON AREA & P.U.E.

PRIVATE OWNERSHIP

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

BUILDING E

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:
K:\3-20-031-00 Apple Hollow\CAD\Final\Final Plat\FINAL PLAT 12-15-2023\APPLE GROVE CONDOMINIUM PLAN.dwg 8/21/2025 4:29 PM				



Northern
ENGINEERING INC
ENGINEERING--LAND PLANNING
CONSTRUCTION MANAGEMENT

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

THE ORCHARDS @ APPLE
GROVE CONDOMINIUM E

CONDO PLAT FLOOR PLAN & SECTIONS

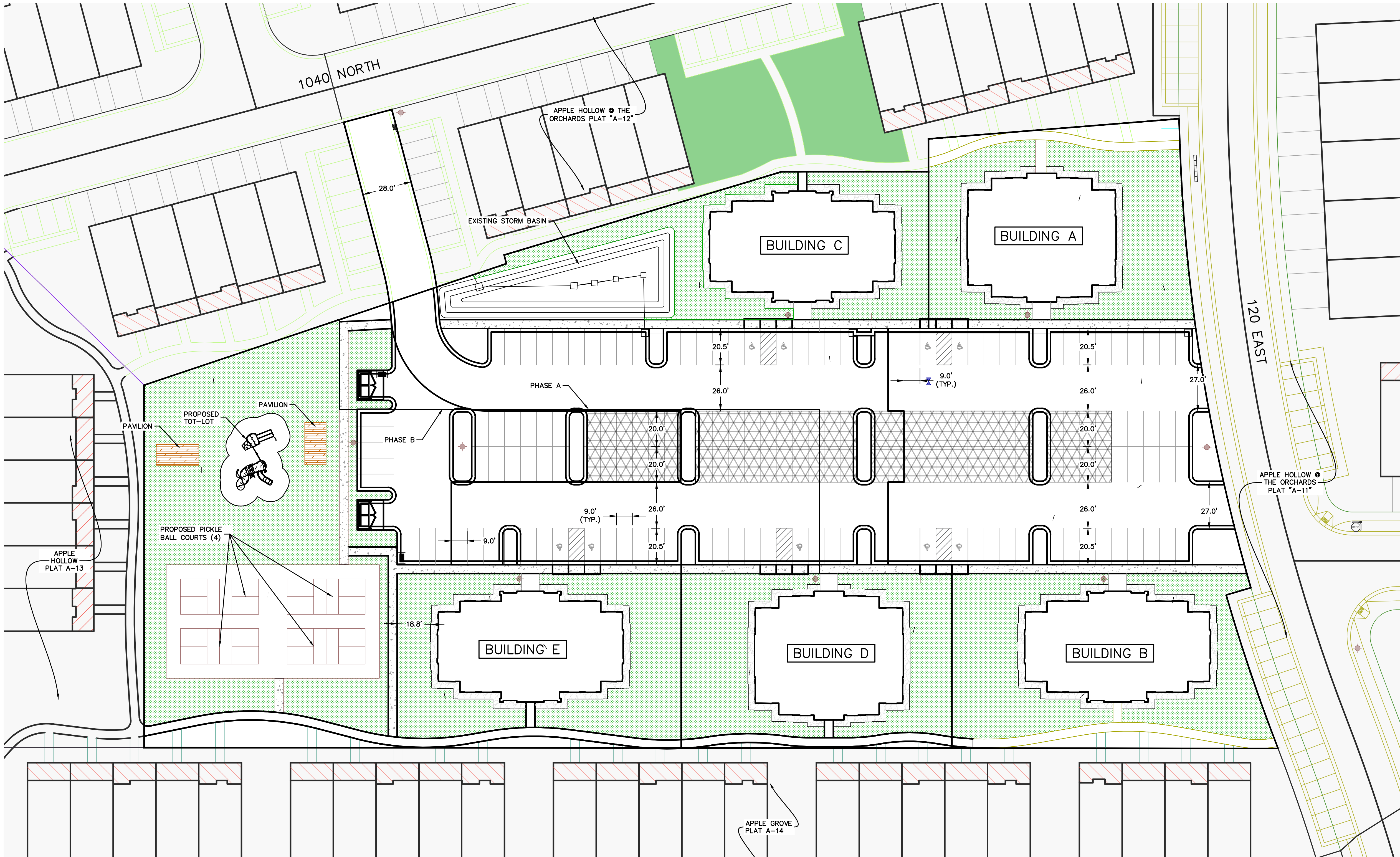
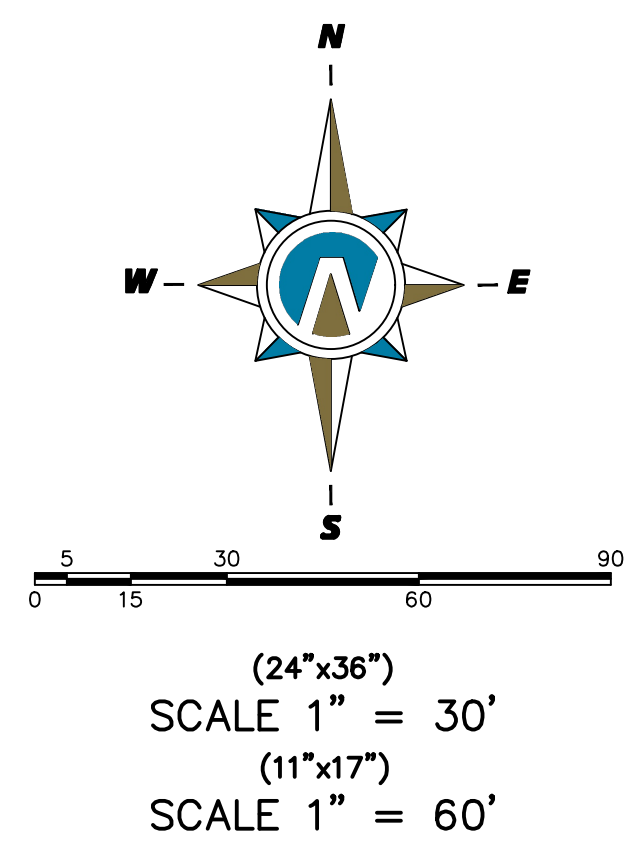
SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.

2 OF 2

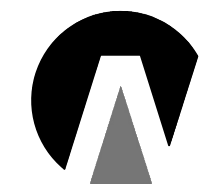
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
APRIL, 2025



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

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

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\Apple Hollow Grove Apartments 1-5 Sheets.dwg

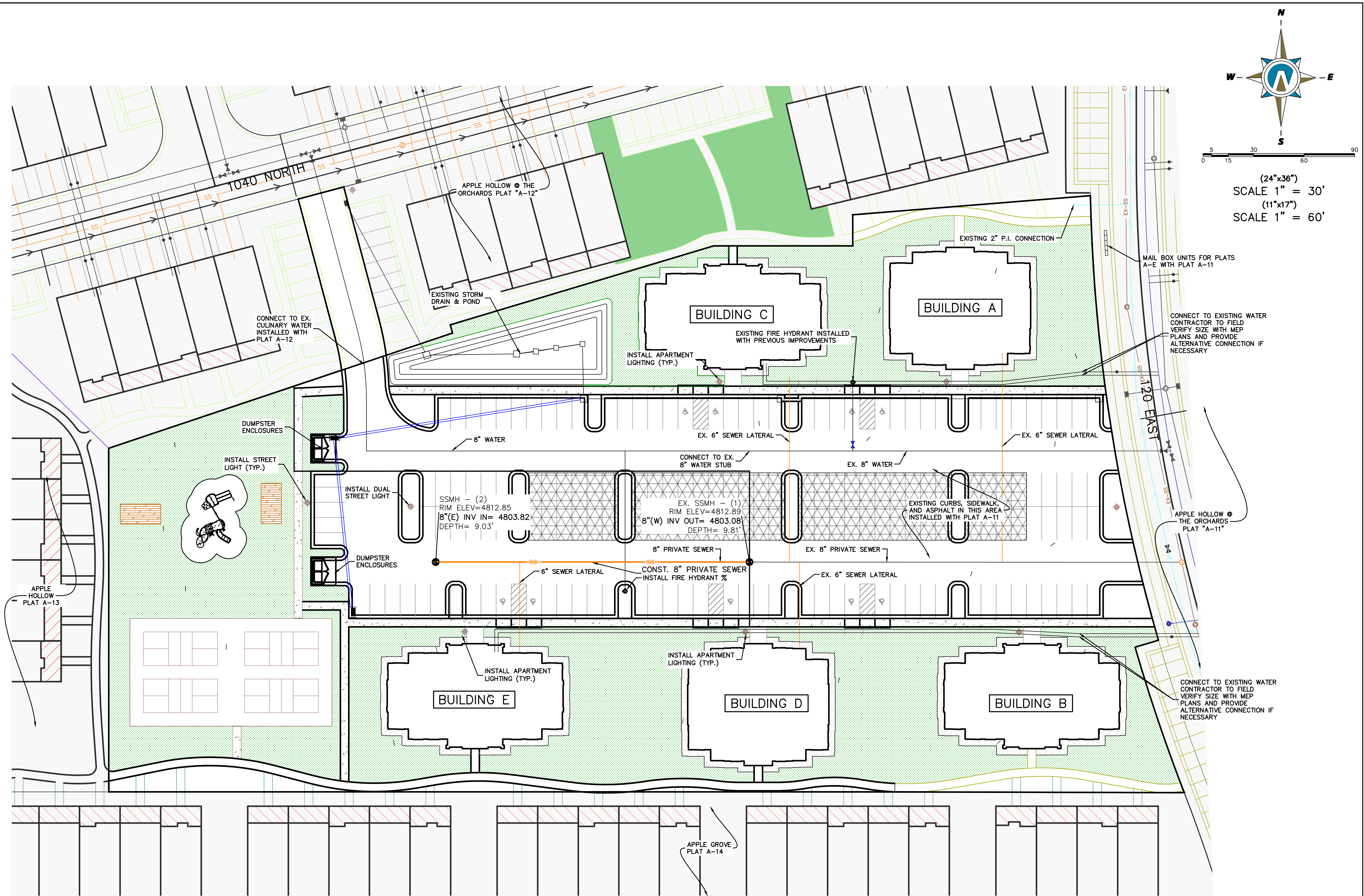


Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

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



LEGEND

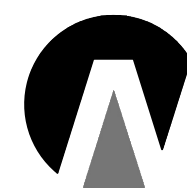
	DUMPSER ENCLOSURE
	STREET LIGHT
	FIRE HYDRANT
	PROPERTY BOUNDARY
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED STORM DRAIN
	PROPERTY CURB & GUTTER
	EXISTING CURB & GUTTER

NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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:
K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\Apple Hollow Grove Apartments 1-5 Sheets.dwg				



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

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

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

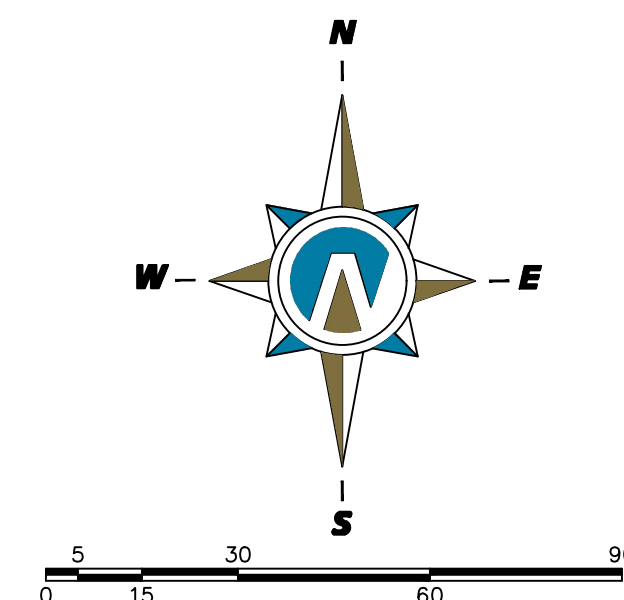
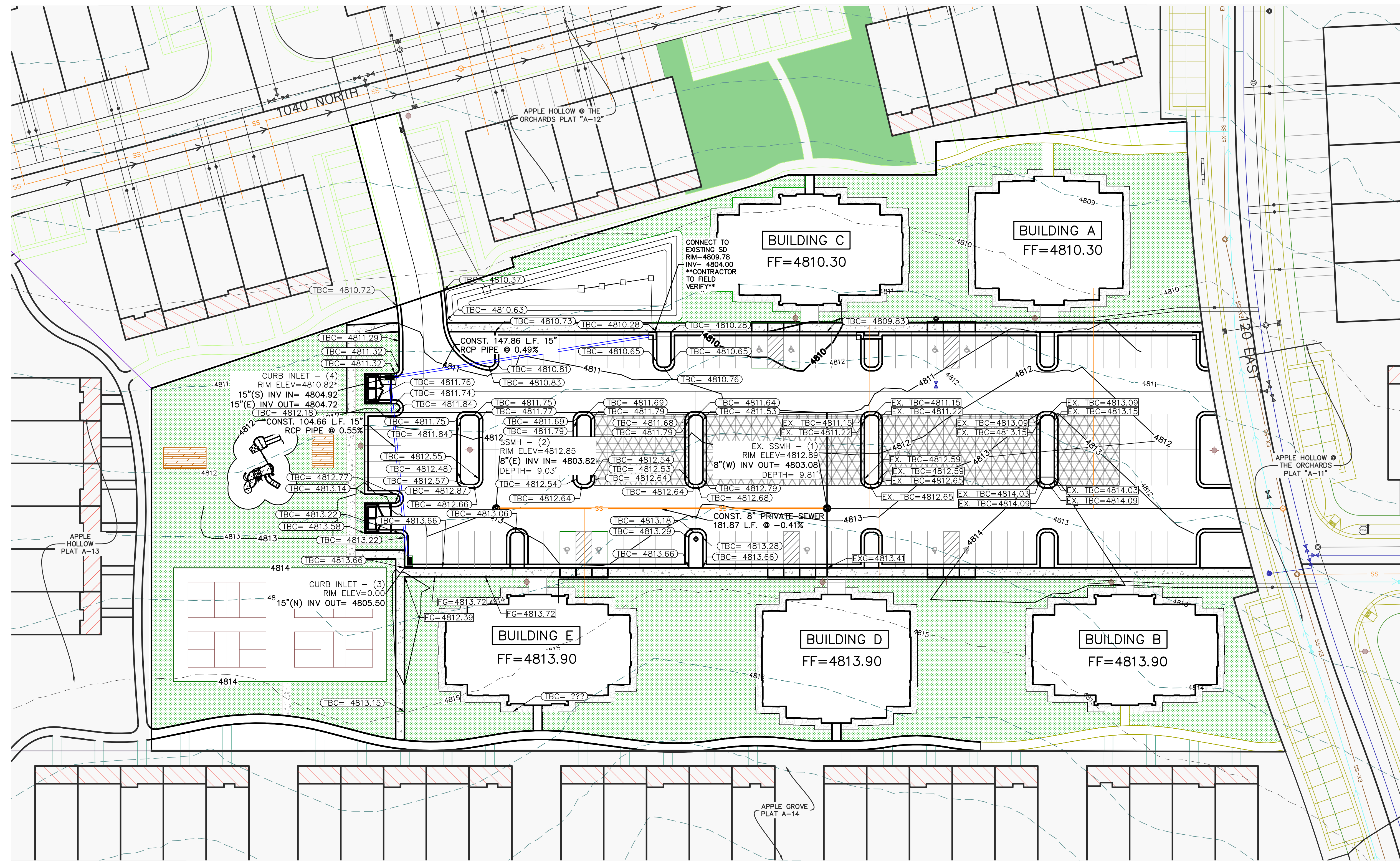
PRELIMINARY SITE UTILITY PLAN

SANTAQUIN, UTAH

JOB NO.
3-20-031

SHEET NO.
UT-01

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

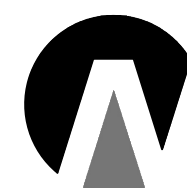


LEGEND:
FF=FINISHED FLOOR

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

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

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\Apple Hollow Grove Apartments 1-5 Sheets.dwg				



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

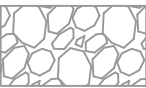
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

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

PRELIMINARY SITE GRADING AND
DRAINAGE PLAN
SANTAQUIN, UTAH

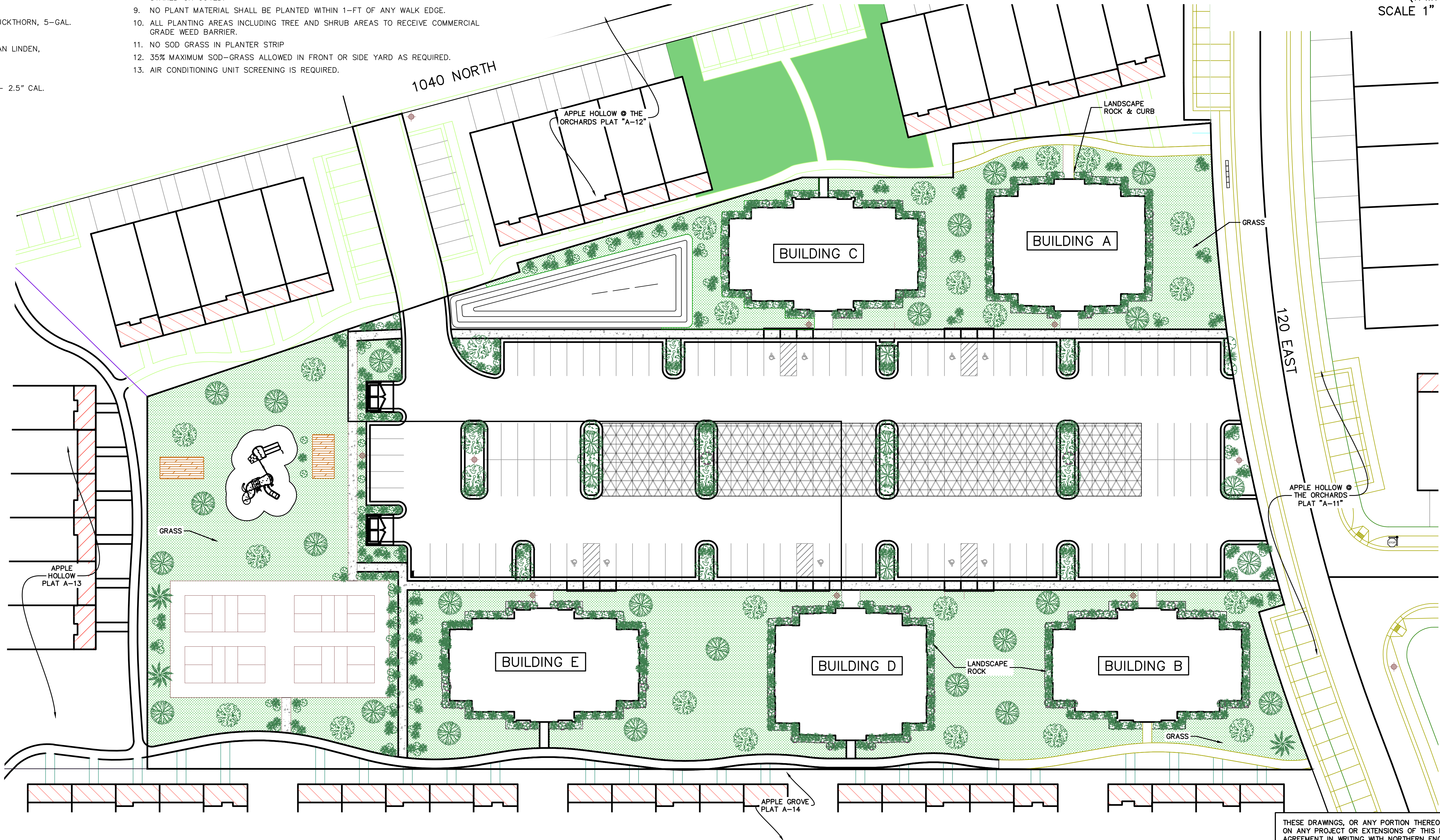
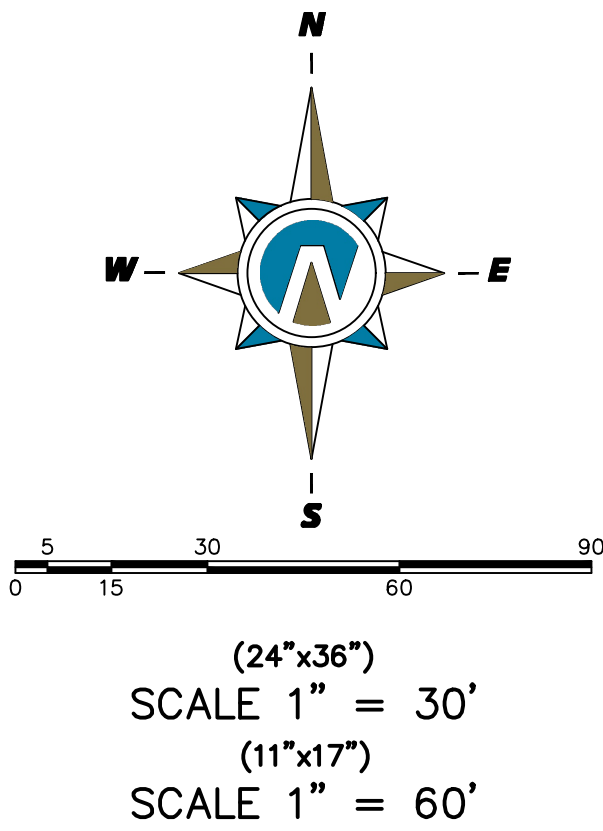
JOB NO.
3-20-031
SHEET NO.
GR-01

LANDSCAPING LEGEND:

-  LANDSCAPE ROCK: TWO TO FOUR INCH (2" TO 4") DECORATIVE COBBLE ROCK. A SAMPLE OF THE PROPOSED MATERIAL MUST BE SUBMITTED TO AND APPROVED BY SANTAQUIN CITY PRIOR TO PLACING. COBBLE ROCK MULCH SHALL BE INSTALLED TO AN AVERAGE DEPTH OF FOUR INCHES (4") AND SHALL COMPLETELY COVER ALL PLANTER STRIP AREA. PRIOR TO INSTALLATION OF COBBLE ROCK, MULCH, A MIRAFI 600 (OR APPROVED EQUIVALENT) FABRIC MUST BE APPLIED TO THE PLANTER STRIP AREA.
- 262±  HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS, 1-GAL.
- 139±  CALAMAGROSIS X ACUTIFLORA FOERSTER / FEATHER REED GRASS, 1-GAL.
- 67±  EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH, 5-GAL.
- 261±  RHAMNUS FRANGULA COLUMNARIS / ALDER BUCKTHORN, 5-GAL.
- 31±  TILIA AMERICAN REDMUND / REDMUND AMERICAN LINDEN, 2" - 2.5" CAL.
- 34±  ACER FREEMAN / AUTUMN BLAZE MAPLE, 2" - 2.5" CAL.
- 3±  PICEA PUNGENS / COLORADO "BLUE" SPRUCE, 2" - 2.5" CAL. (6' MIN HEIGHT)
- 797 = TOTAL TREES & PLANTS

NOTES:

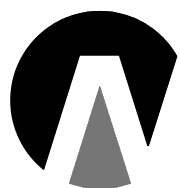
1. STANDARD PLANTING PLAN FOR PLANTER AREAS ALONG GINGER GOLD ROAD. CONTRACTOR TO GET CITY APPROVAL PRIOR TO INSTALLATION.
2. ALL LANDSCAPING TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS AND MEET THE CONDITIONS OF THE ARCHITECTURAL REVIEW COMMITTEE.
3. IRRIGATION TO BE DESIGNED BY OTHERS AND SUBMITTED TO CITY FOR APPROVAL BEFORE INSTALLATION.
4. GROUP TREES IN CLUSTERS AND VARIETY ALTERNATING BETWEEN GROUPS OF THREE.
5. TREES SHALL NOT BE PLANTED LESS THAN 5-FT FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED NEXT TO HARDSCAPE SURFACE.
6. CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS.
7. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
8. ALL TREES UP TO 2.5" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6' AND TALLER SHALL BE TRIPLE STAKED OR GUYED.
9. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 1-FT OF ANY WALK EDGE.
10. ALL PLANTING AREAS INCLUDING TREE AND SHRUB AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER.
11. NO SOD GRASS IN PLANTER STRIP
12. 35% MAXIMUM SOD-GRASS ALLOWED IN FRONT OR SIDE YARD AS REQUIRED.
13. AIR CONDITIONING UNIT SCREENING IS REQUIRED.



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

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

K:\3-20-031-00 Apple Hollow\CAD\Design\20-031 Apple Grove Apartments A&B\Apple Hollow Grove Apartments 1-5 Sheets.dwg



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

LANDSCAPE PLAN
SANTAQUIN, UTAH

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



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Staff Planner Aspen Stevenson, Fire Dept. Representative Allen Duke, and City Manager Norm Beagley

Public Works Director Jason Callaway entered the meeting at 10:05 a.m.

Police Lieutenant Mike Wall was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley and Engineer Megan Wilson.

Representative for the applicant, Brooke Bean, attended the meeting via Zoom.

1. Mountain America Credit Union Commercial Site Plan

A review of a commercial site plan located at approximately 209 E. Main Street.

Planner Stevenson had no comments.

Building Official Spadafora indicated that addressing was complete for the site.

Fire Department Representative Duke had no comments.

City Manager Beagley had no comments.

Engineer Lundell indicated that all previous redlines for the site plan have been properly addressed.

Fire Department Rep. Duke made a motion to approve the Mountain America Credit Union Commercial Site Plan. Manager Beagley seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Absent
Fire Department Rep. Allen Duke	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Meeting Minutes Approval August 12, 2025

Planner Stevenson made a motion to approve the DRC Meeting Minutes from August 12, 2025. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Representative Allen Duke	Yes

City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

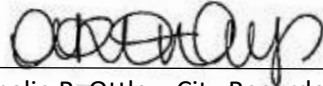
The motion passed

Adjournment

Manager Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:07 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder