

AHLIN A BAR RANCH

SANTAQUIN, UTAH COUNTY, UTAH

OCTOBER 2025

–INDEX OF PLAN SHEETS–

GENERAL

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

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HOPE STORM DRAIN PIPE, OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SANTAQUIN CITY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN CITY.
5. ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT TRAP.

SEWER

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

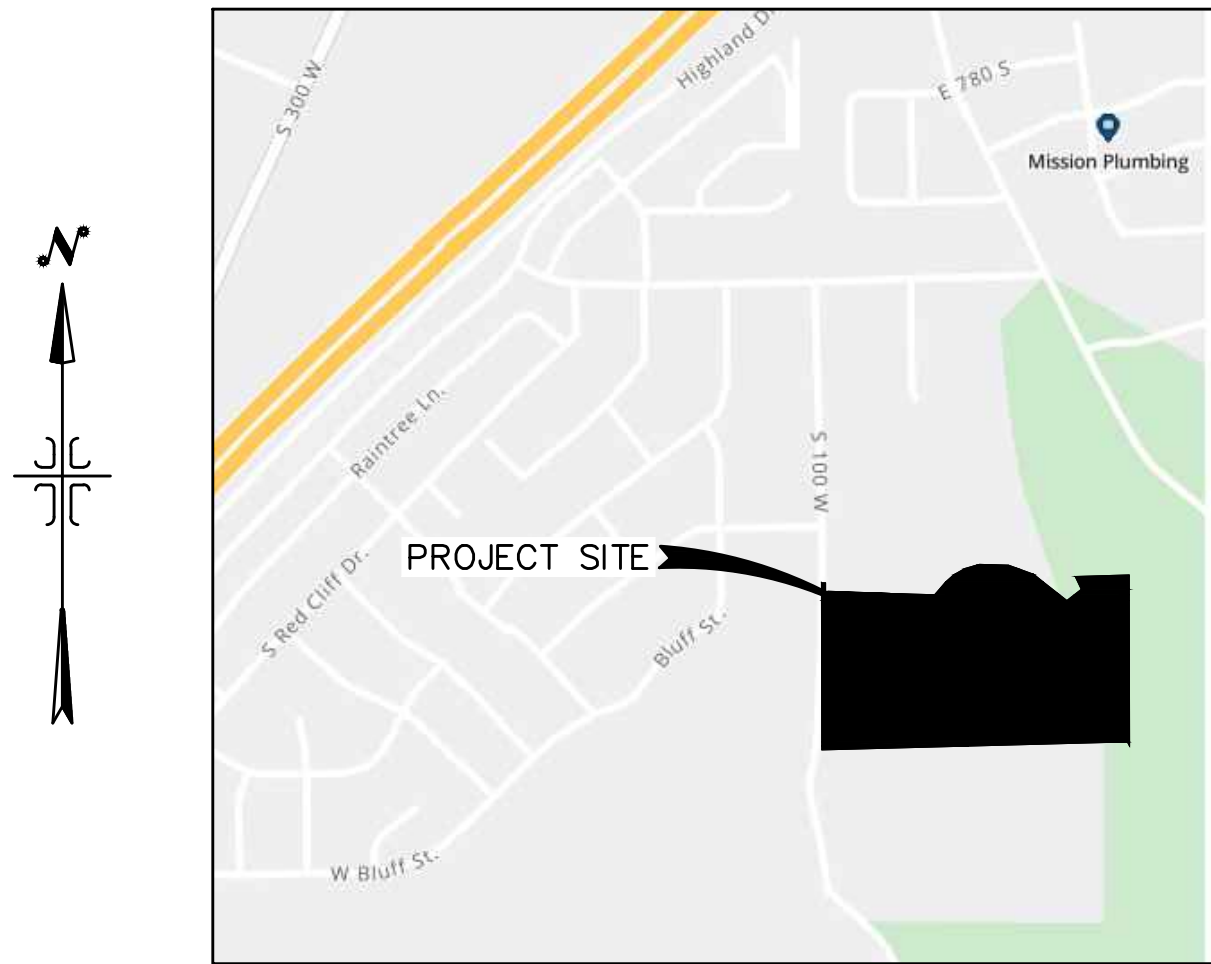
WATER

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

SHEET	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	UTILITY INDEX SHEET
4	GRADING & DRAINAGE
PP-01	PLAN & PROFILE 100 WEST
PP-02	PLAN & PROFILE 100 WEST
DT-01	DETAILS
DT-02	DETAILS

TABULATIONS

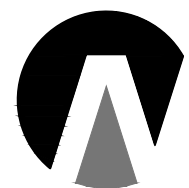
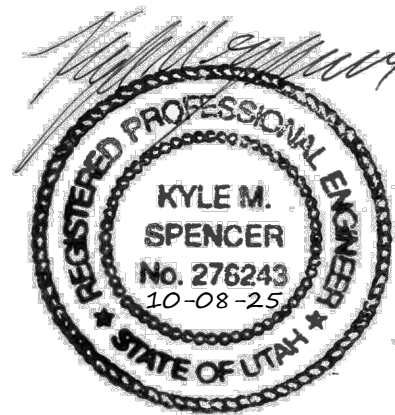
ZONE:	R-43
PROJECT AREA:	948,664 SQ.FT 21.78 ACRES 100%
TOTAL ACREAGE IN LOTS:	835,457 SQ. FT. 19.18 ACRES 88.07%
FUTURE LOT A:	99,478 SQ. FT. 2.28 ACRES 10.49%
RIGHT-OF-WAY AREA:	13,728 SQ.FT. 0.32 ACRES 1.45%
LOTS:	3 LOTS
DENSITY:	6.39 ACRES PER UNIT



VICINITY MAP
–NTS–

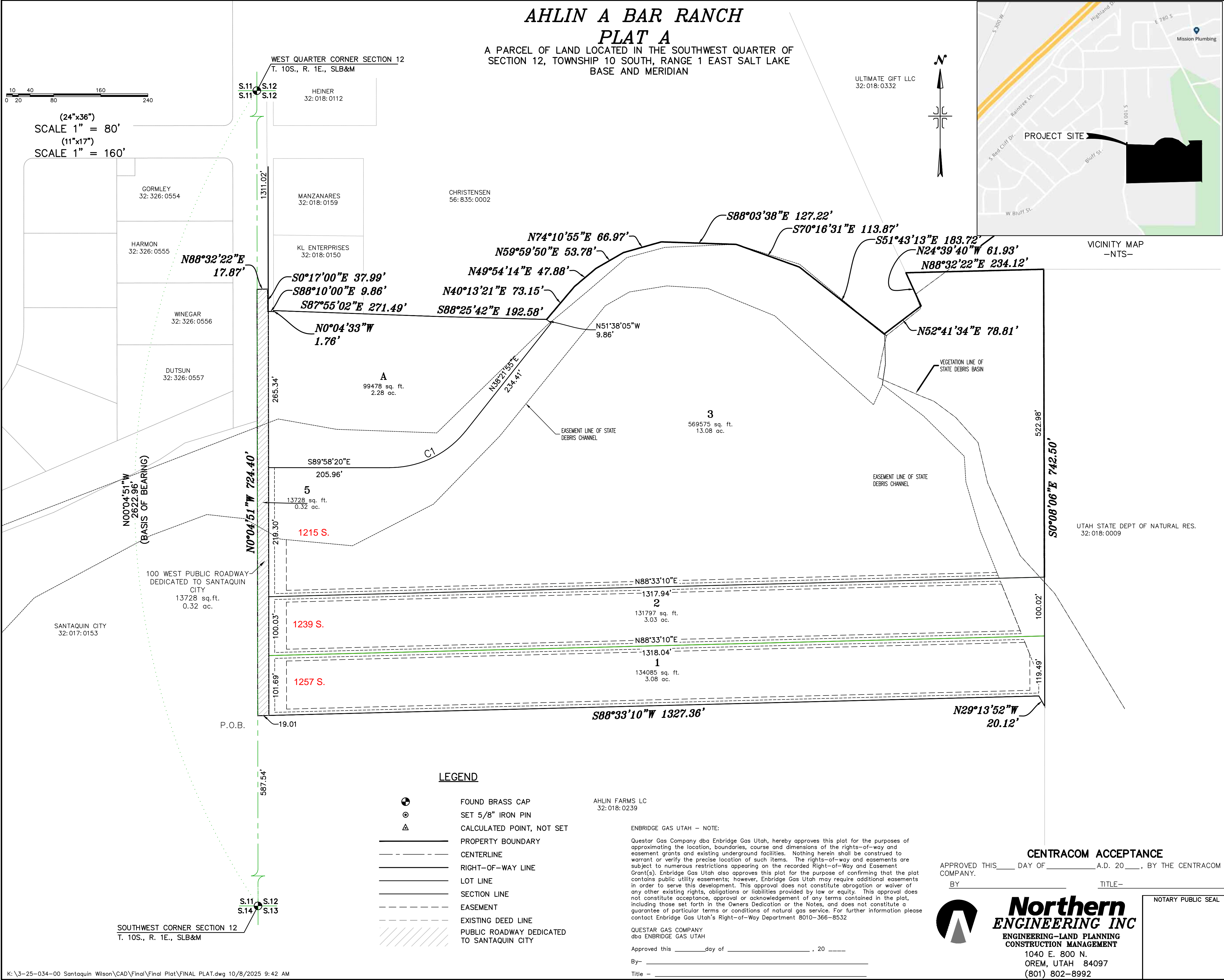
ACCEPTANCE

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



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

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



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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 (PARCEL'S 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

BEGINNING AT A POINT NORTH 00°04'51" WEST ALONG THE SECTION LINE 587.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N. 00°04'51" W. ALONG SECTION LINE 724.40 FEET; THENCE N. 88°32'22" E. 17.87 FEET; THENCE S. 00°17'00" E. 37.99 FEET; THENCE S. 88°10'00" E. 9.86 FEET; THENCE N. 00°04'33" W. 1.76 FEET; THENCE ALONG A FENCE LINE AND A B/LA AGREEMENT ON FILE AS ENTRY NUMBER 1746:2017 AND THE FOLLOWING COURSES AND DISTANCES: S. 87°55'02" E. 271.49 FEET, S. 88°25'42" E. 192.58 FEET; N. 40°13'21" E. 73.15 FEET; N. 49°54'14" E. 47.88 FEET; N. 59°59'50" E. 53.78 FEET; N. 74°10'55" E. 66.97 FEET; S. 88°03'38" E. 127.22 FEET; S. 70°16'31" E. 113.87 FEET; S. 51°43'13" E. 183.72 FEET; N. 52°41'34" E. 78.81 FEET; N. 24°39'40" W. 61.93 FEET; THENCE ALONG THE QUARTER SECTION LINE N. 88°32'22" E. 234.12 FEET; THENCE ALONG THE QUARTER SECTION LINE AND THE WEST LINE OF UTAH STATE DEPARTMENT OF NATURAL SERVICE DEED # 7023:1972 S. 00°08'06" E. 742.50 FEET; THENCE ALONG AN EXISTING FENCE LINE N. 29°13'52" W. 20.12 FEET; THENCE S. 88°33'10" W. 1327.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 948,664 sq. ft. OR 21.78 ACRES.

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 FOR PERPETUAL USE OF THE PUBLIC.

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

BY: _____ BY: _____

ACKNOWLEDGMENT

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

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, 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) _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20 _____, BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____ COMMUNITY DEVELOPMENT DIRECTOR _____

ROCKY MOUNTAIN POWER ACCEPTANCE

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

BY _____ TITLE- _____

CENTURY LINK ACCEPTANCE

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

BY _____ TITLE- _____

**AHLIN A BAR RANCH
PLAT A**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

SANTAQUIN _____ UTAH COUNTY, UTAH

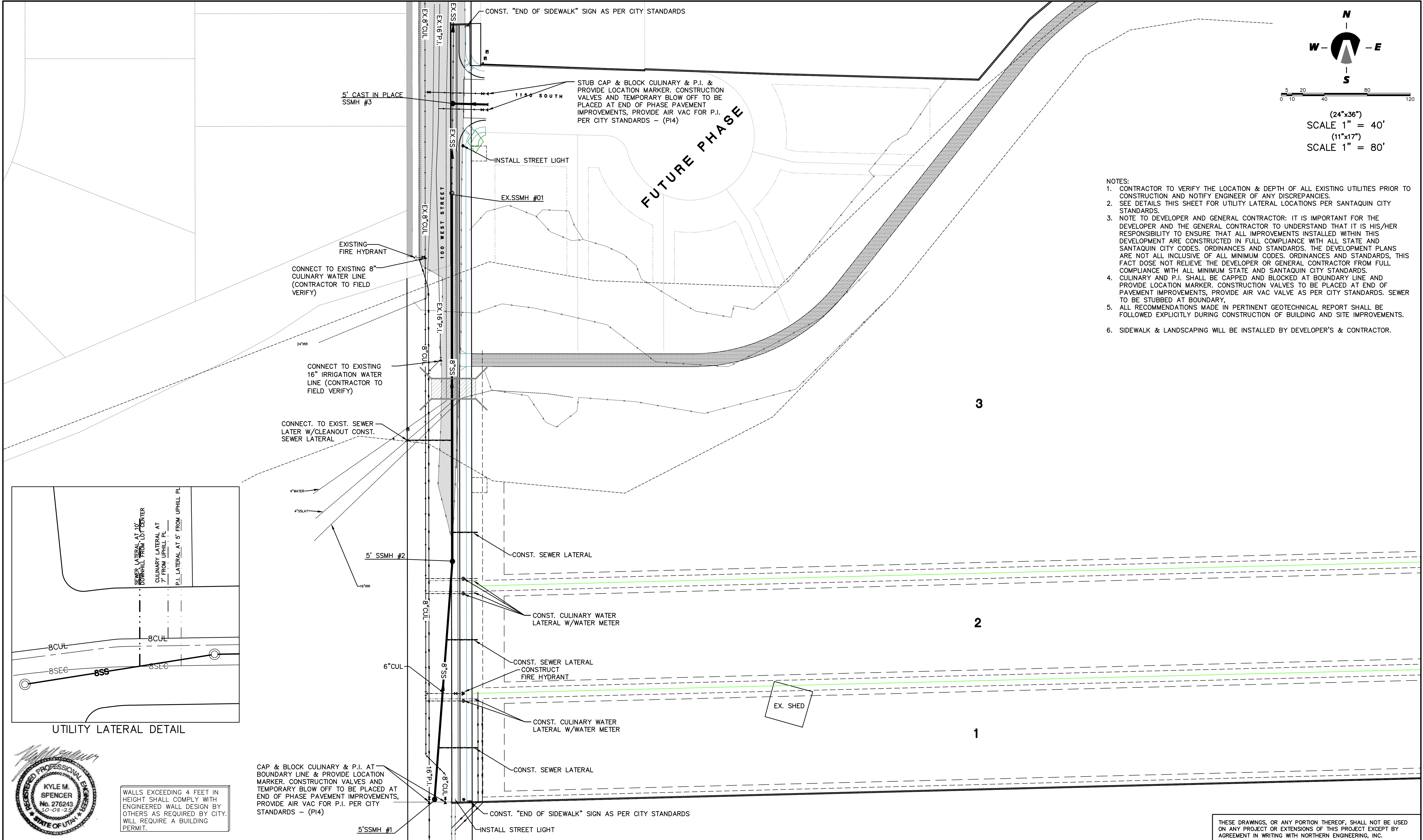
SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL
No. 172762
Kenneth E. Barney
STATE OF UTAH

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP



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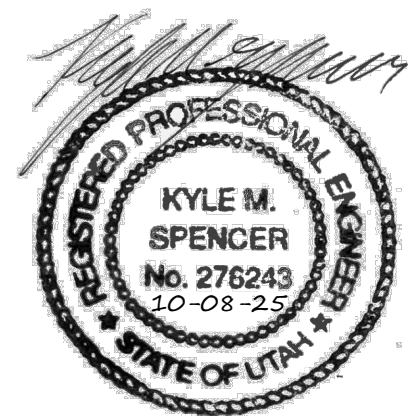
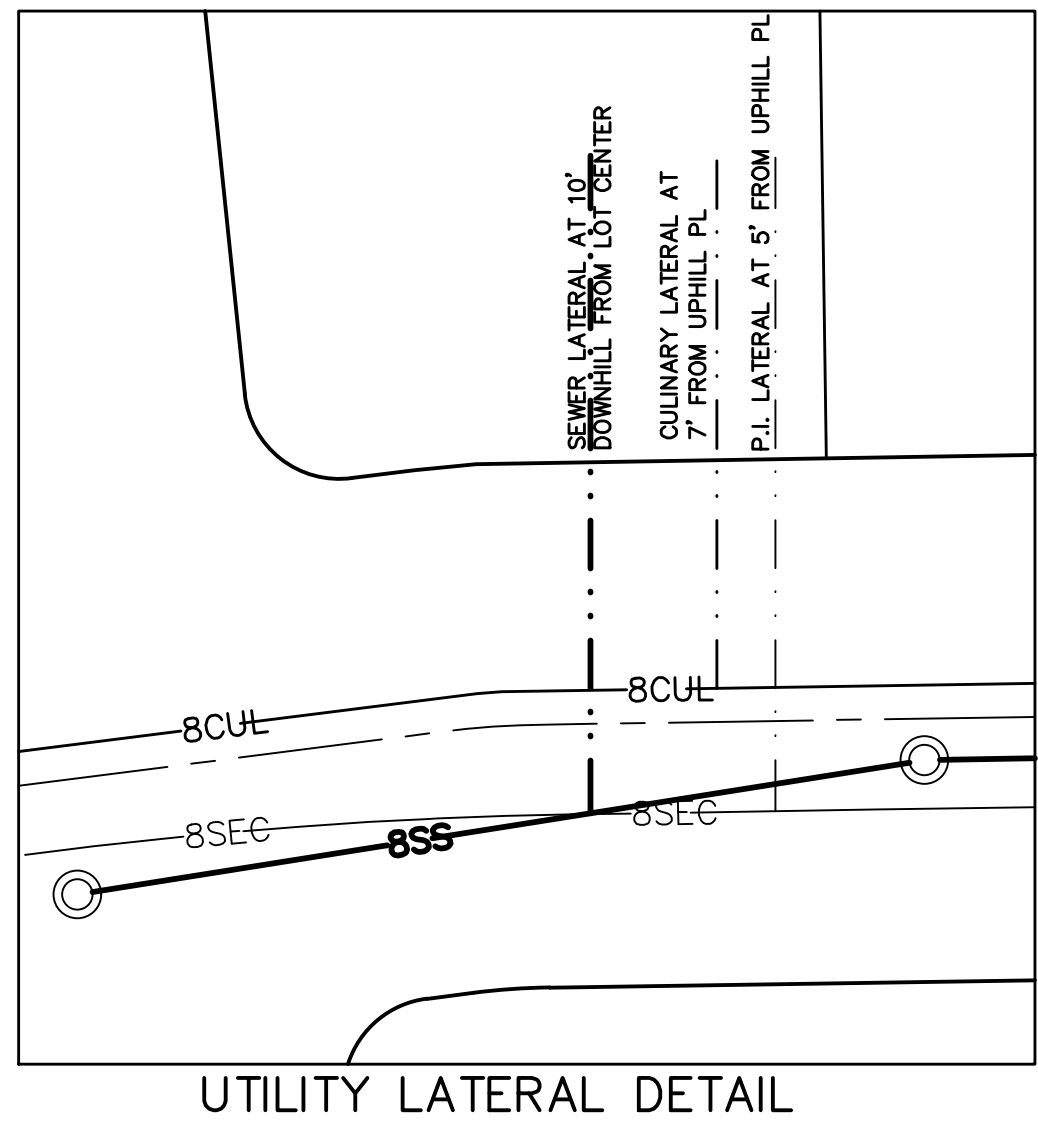
(24"x36")

SCALE 1" = 40'

(11"x17")

SCALE 1" = 80'

- NOTES:
1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 2. SEE DETAILS THIS SHEET FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
 3. 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.
 4. CULINARY AND P.I. SHALL BE CAPPED AND BLOCKED AT BOUNDARY LINE AND PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC VALVE AS PER CITY STANDARDS. SEWER TO BE STUBBED AT BOUNDARY.
 5. ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
 6. SIDEWALK & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.



WALLS EXCEEDING 4 FEET IN HEIGHT SHALL COMPLY WITH ENGINEERED WALL DESIGN BY OTHERS AS REQUIRED BY CITY. WILL REQUIRE A BUILDING PERMIT.

CAP & BLOCK CULINARY & P.I. AT BOUNDARY LINE & PROVIDE LOCATION MARKER. CONSTRUCTION VALVES AND TEMPORARY BLOW OFF TO BE PLACED AT END OF PHASE PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC FOR P.I. PER CITY STANDARDS - (P14)

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.

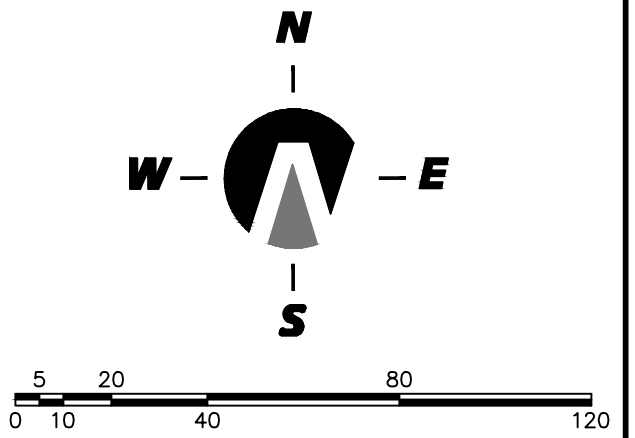
OREM, UTAH 84097

(801) 802-8992

AHLIN A BAR RANCH

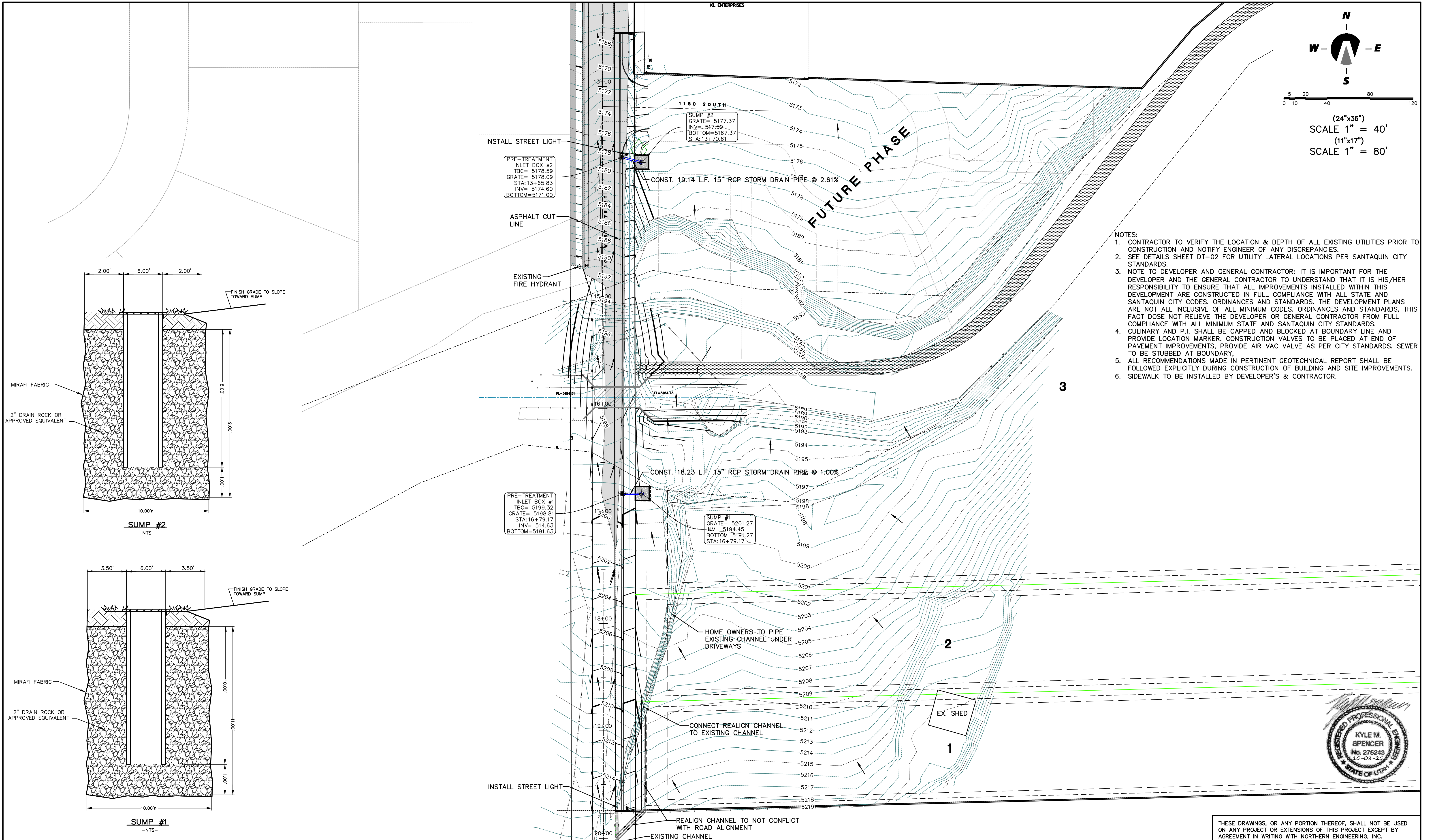
UTILITY PLAN	JOB NO. 3-25-034
SANTAQUIN, UTAH	SHEET NO. 3

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



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

- NOTES:
1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 2. SEE DETAILS SHEET DT-02 FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
 3. 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.
 4. CULINARY AND P.I. SHALL BE CAPPED AND BLOCKED AT BOUNDARY LINE AND PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC VALVE AS PER CITY STANDARDS. SEWER TO BE STUBBED AT BOUNDARY.
 5. ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
 6. SIDEWALK TO BE INSTALLED BY DEVELOPER'S & CONTRACTOR.



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



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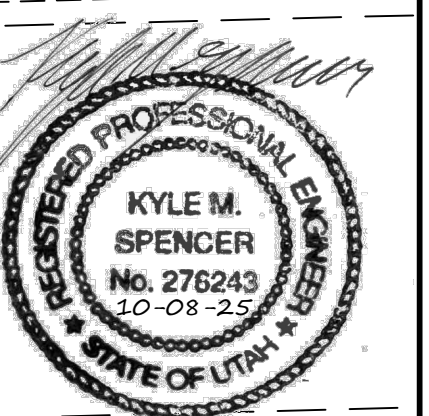
GRADING & DRAINAGE

SANTAQUIN, UTAH

JOB NO.
3-25-034

SHEET NO.
4

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- ① CONST. HANDICAP RAMP AS PER CITY STANDARDS
② CONST. STREET LIGHT AS PER CITY STANDARDS
③ CONST. "END OF SIDEWALK" SIGN AS PER CITY STANDARDS
④ EXIST. FIRE HYDRANT AS PER CITY STANDARDS
⑤ CONST. 19.14 L.F. 15" RCP STORM DRAIN PIPE @ 2.61%

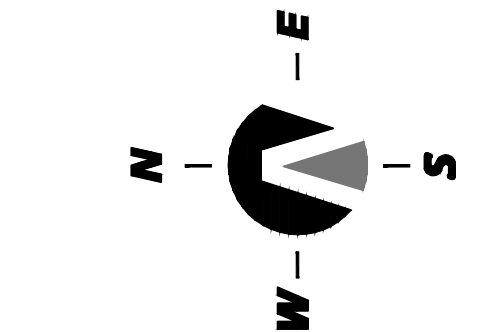
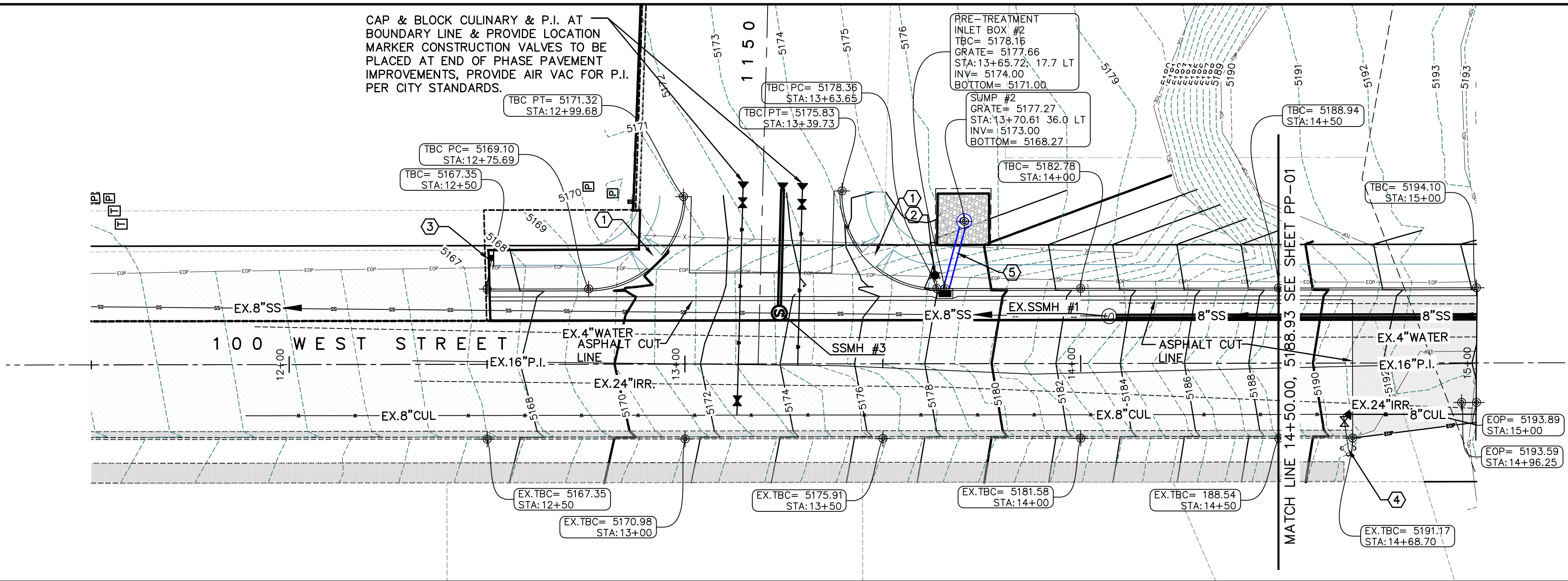
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NOTES TO CONTRACTOR:

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

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CAP & BLOCK CULINARY & P.I. AT BOUNDARY LINE & PROVIDE LOCATION MARKER CONSTRUCTION VALVES TO BE PLACED AT END OF PHASE PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC FOR P.I. PER CITY STANDARDS.



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

(11"x17")
HORIZONTAL 1" = 40'
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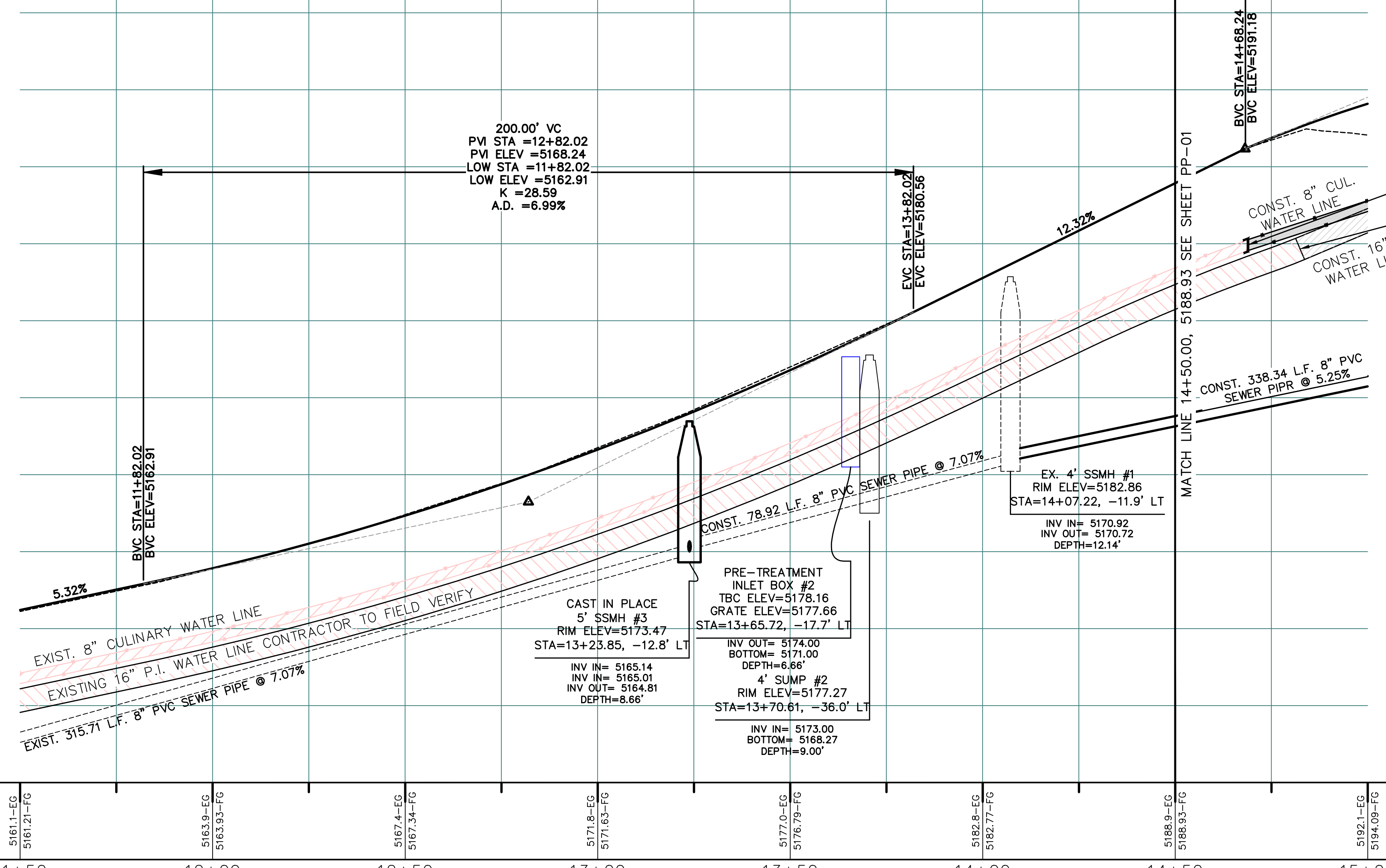
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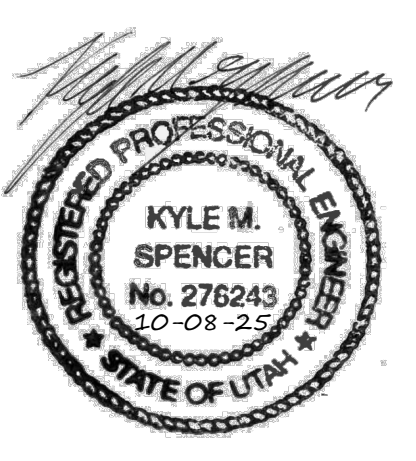
5160

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CONNECT TO EXISTING 8" CULINARY WATER LINE (CONTRACTOR TO FIELD VERIFY)
CONNECT TO EXISTING 16" P.I. WATER LINE (CONTRACTOR TO FIELD VERIFY)



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:



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AHLIN A BAR RANCH

100 WEST STREET P&P

SANTAQUIN, UTAH

JOB NO.
3-25-034

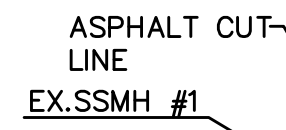
SHEET NO.
PP-01

- NOTE:
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CONNECT TO EXISTING
8" CULINARY WATER LINE
(CONTRACTOR TO FIELD
VERIFY)

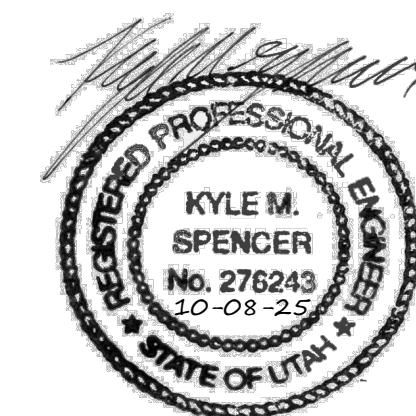
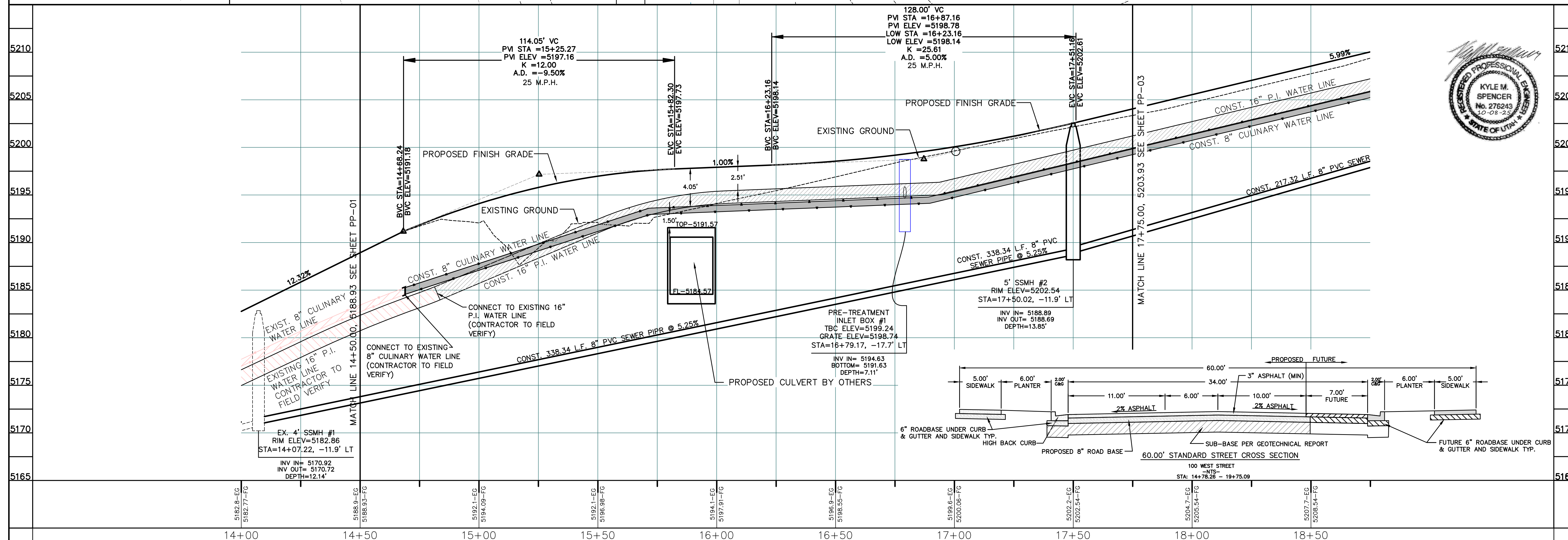
CONNECT TO EXISTING
P.I. WATER LINE
(CONTRACTOR TO FIELD
VERIFY)

— PROPOSED CULVERT BY OTHERS

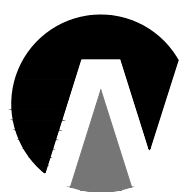
— NEW PROPOSED CULVERT BY OTHERS

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

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



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3				CHECKED BY:	DATE:
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Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

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

AHLIN A BAR RANCH

100 WEST STREET D.D.

SANTAQUIN, UTAH

JOB NO.

SHEET NO.

PP-02

K:\3-25-034-00 Santaquin Wilson\CAD\Preliminary\100 WEST P&P 2.dwg 10/9/2025 8:20 AM

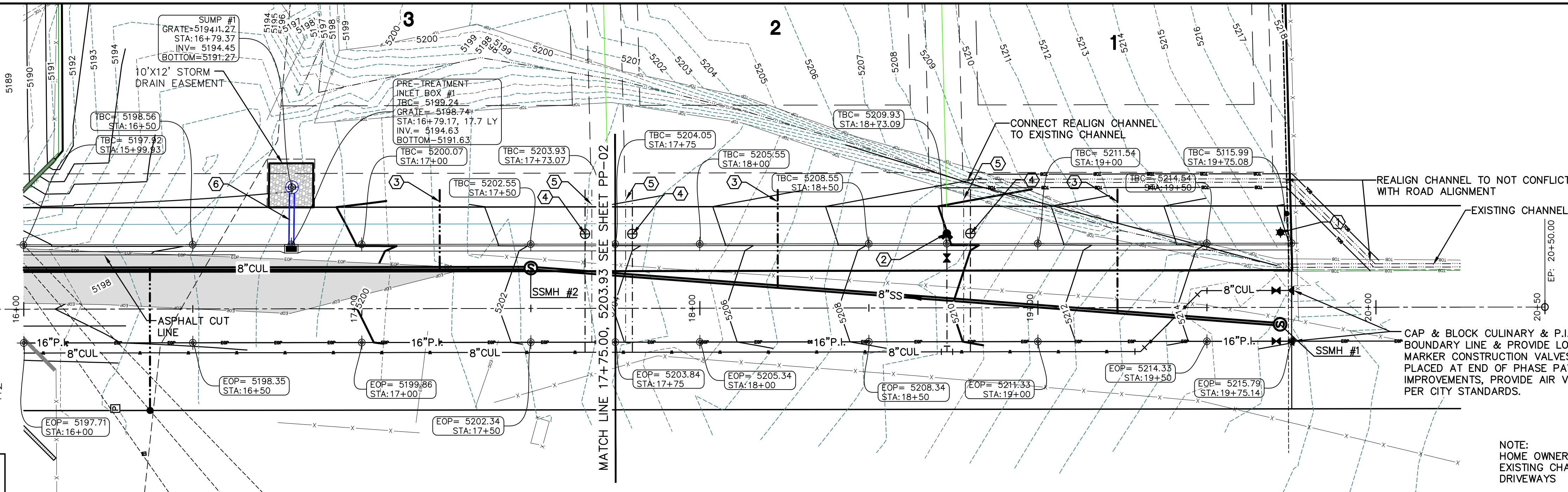
- ① CONST. STREET LIGHT AS PER CITY STANDARDS
② CONST. FIRE HYDRANT AS PER CITY STANDARDS
③ CONST. SEWER LATERAL
④ CONST. CULINARY WATER LATERAL W/WATER METER
⑤ CONST. P.I. LATERAL
⑥ CONST. 18.23 L.F. 15" RCP STORM DRAIN PIPE @ 1.00%

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

NOTES TO CONTRACTOR:

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

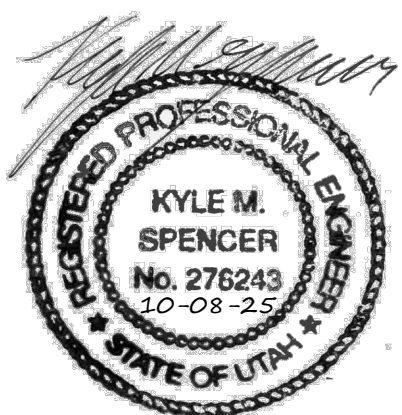
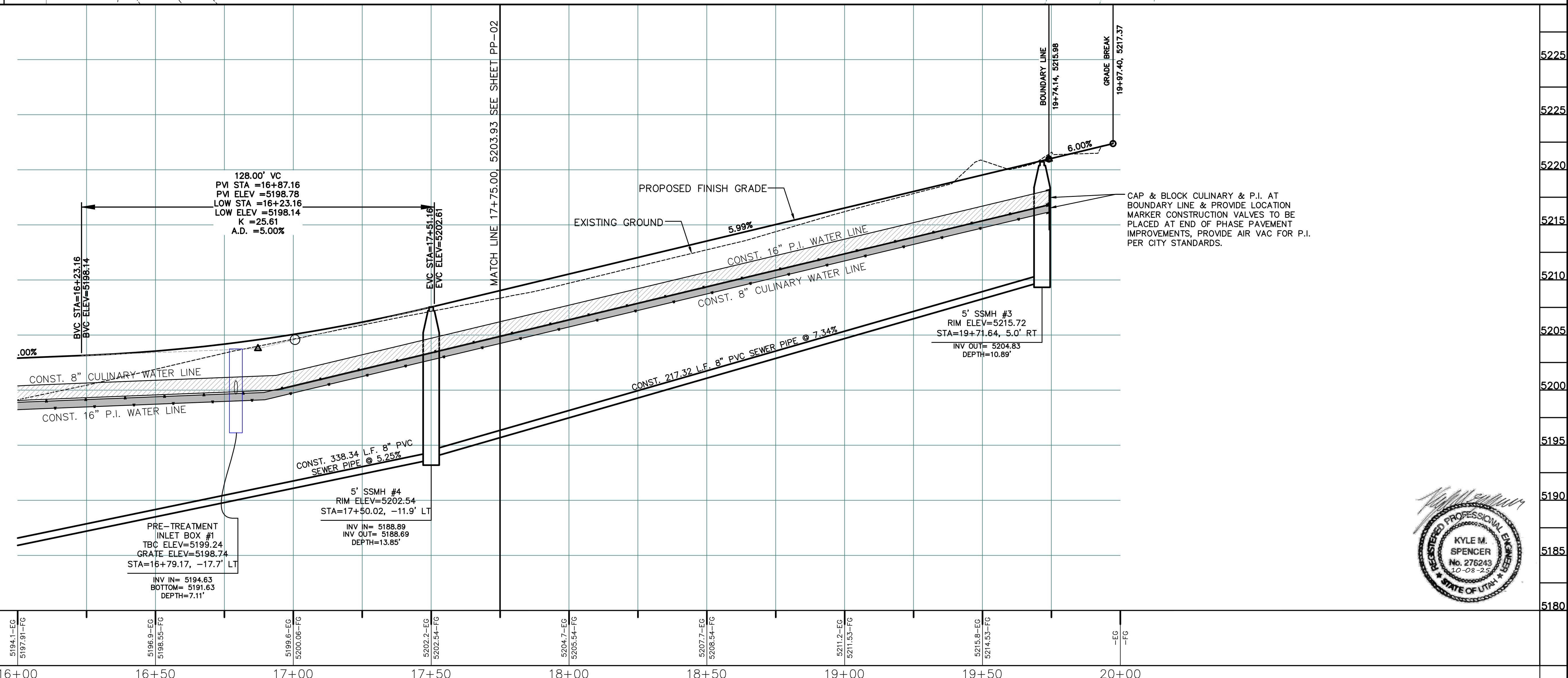
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AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



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

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

NOTE:
HOME OWNERS TO PIPE
EXISTING CHANNEL UNDER
DRIVEWAYS



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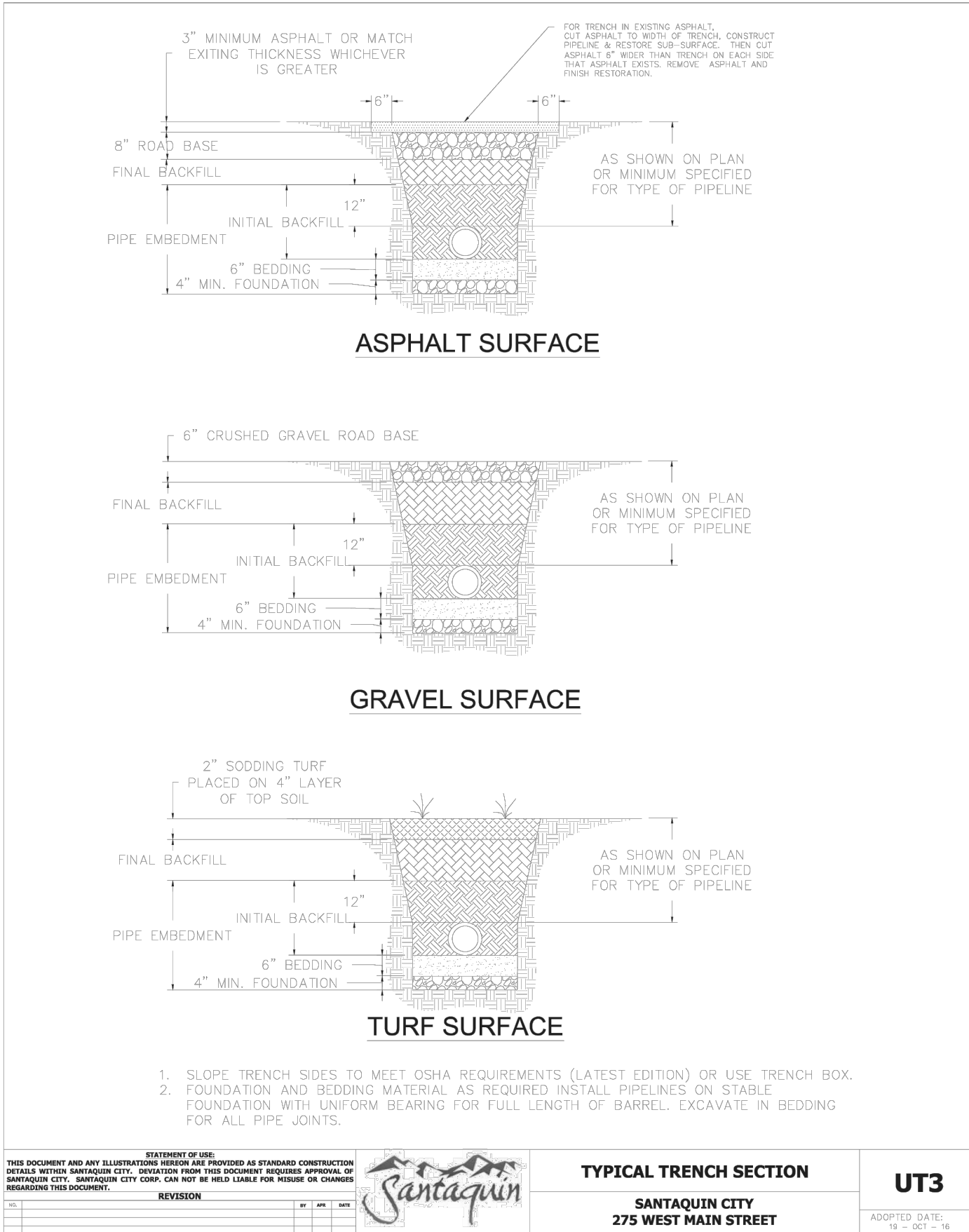
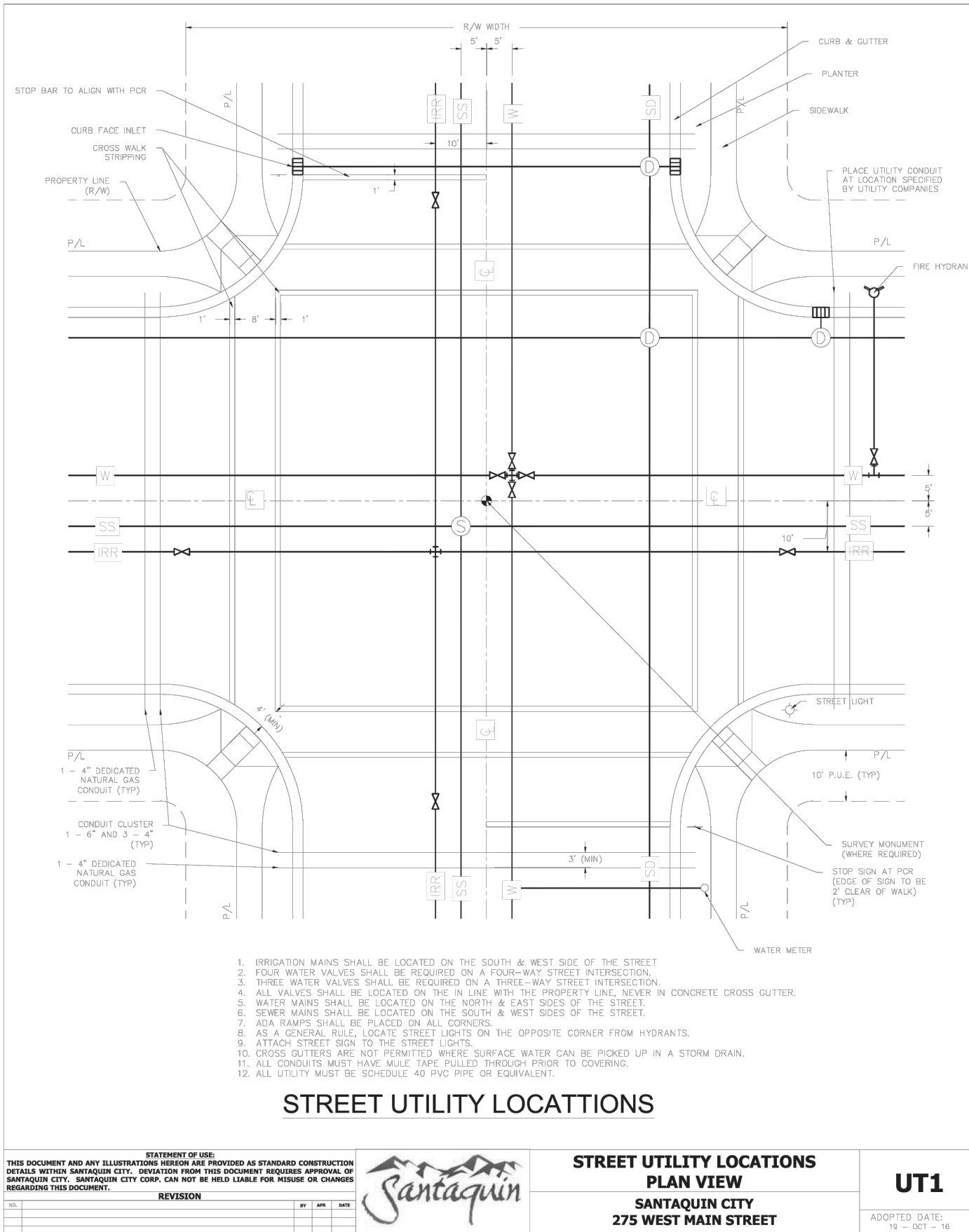
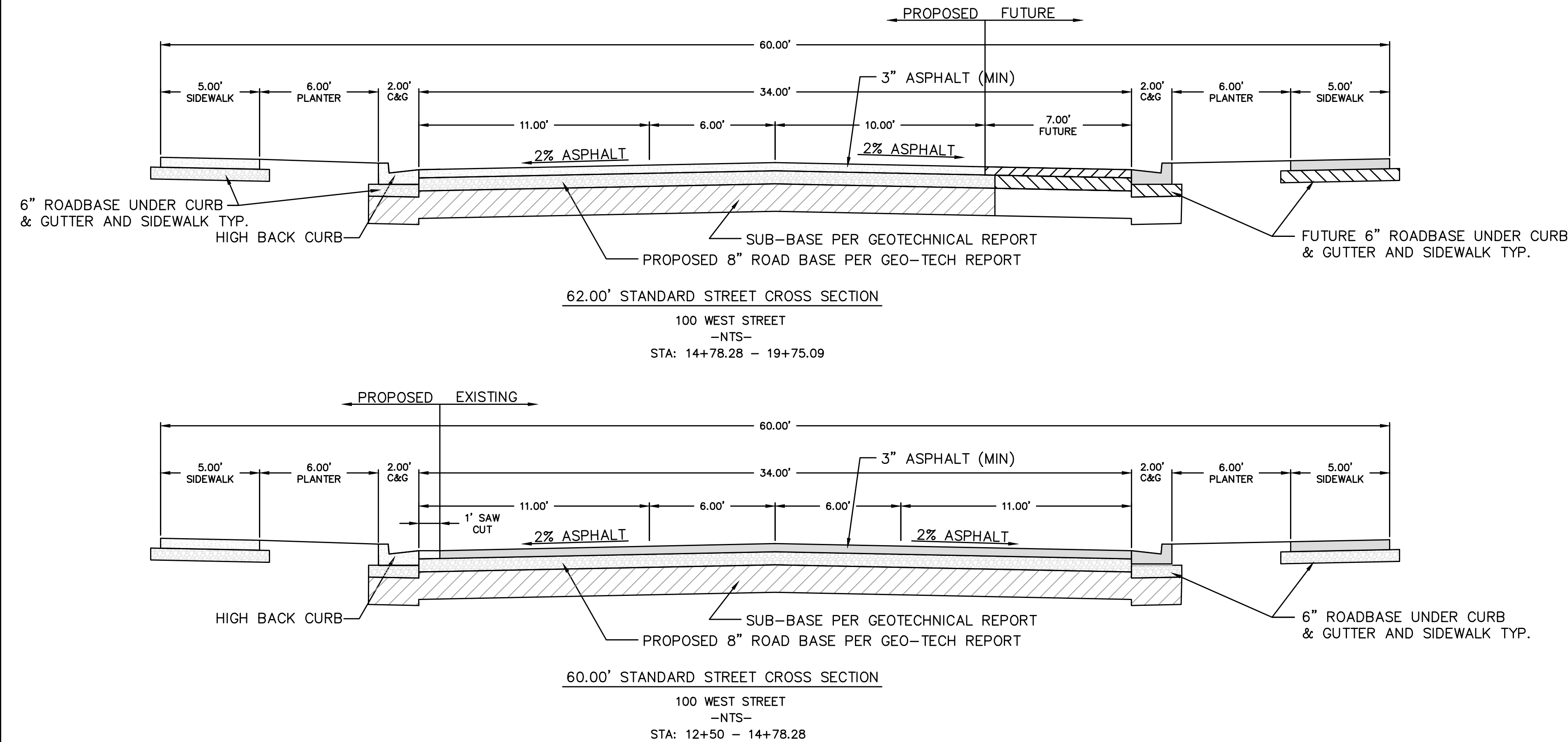
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(801) 802-8992

AHLIN A BAR RANCH

100 WEST STREET P&P STA:17+75 - 20+00	JOB NO. 3-25-034
SANTAQUIN, UTAH	SHEET NO. PP-03

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



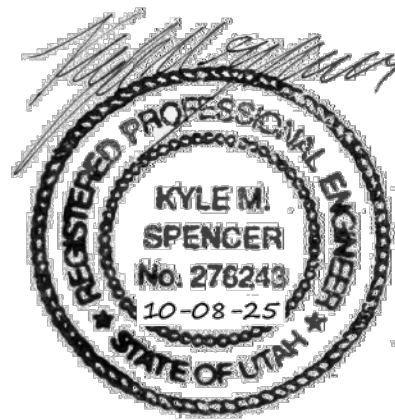
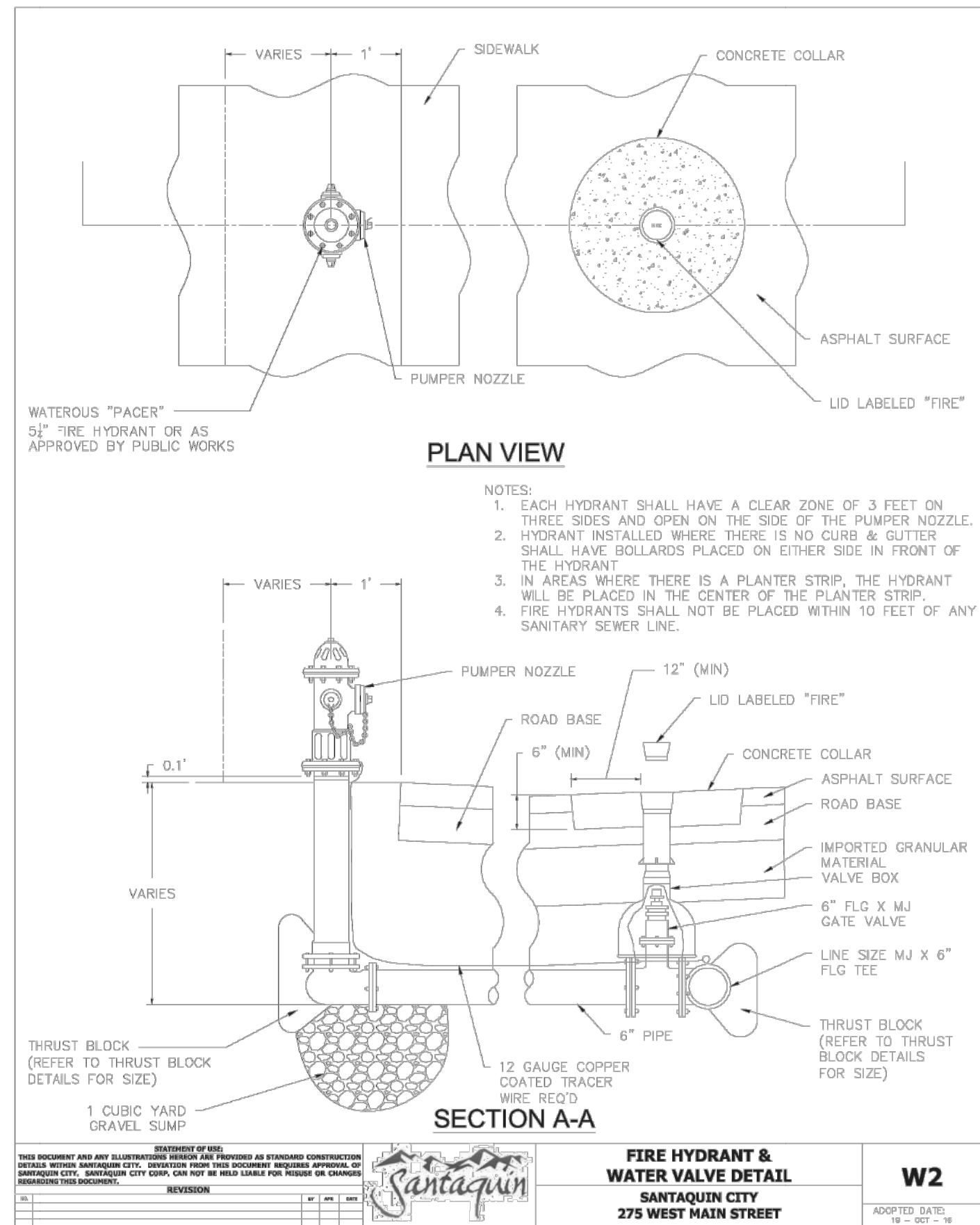
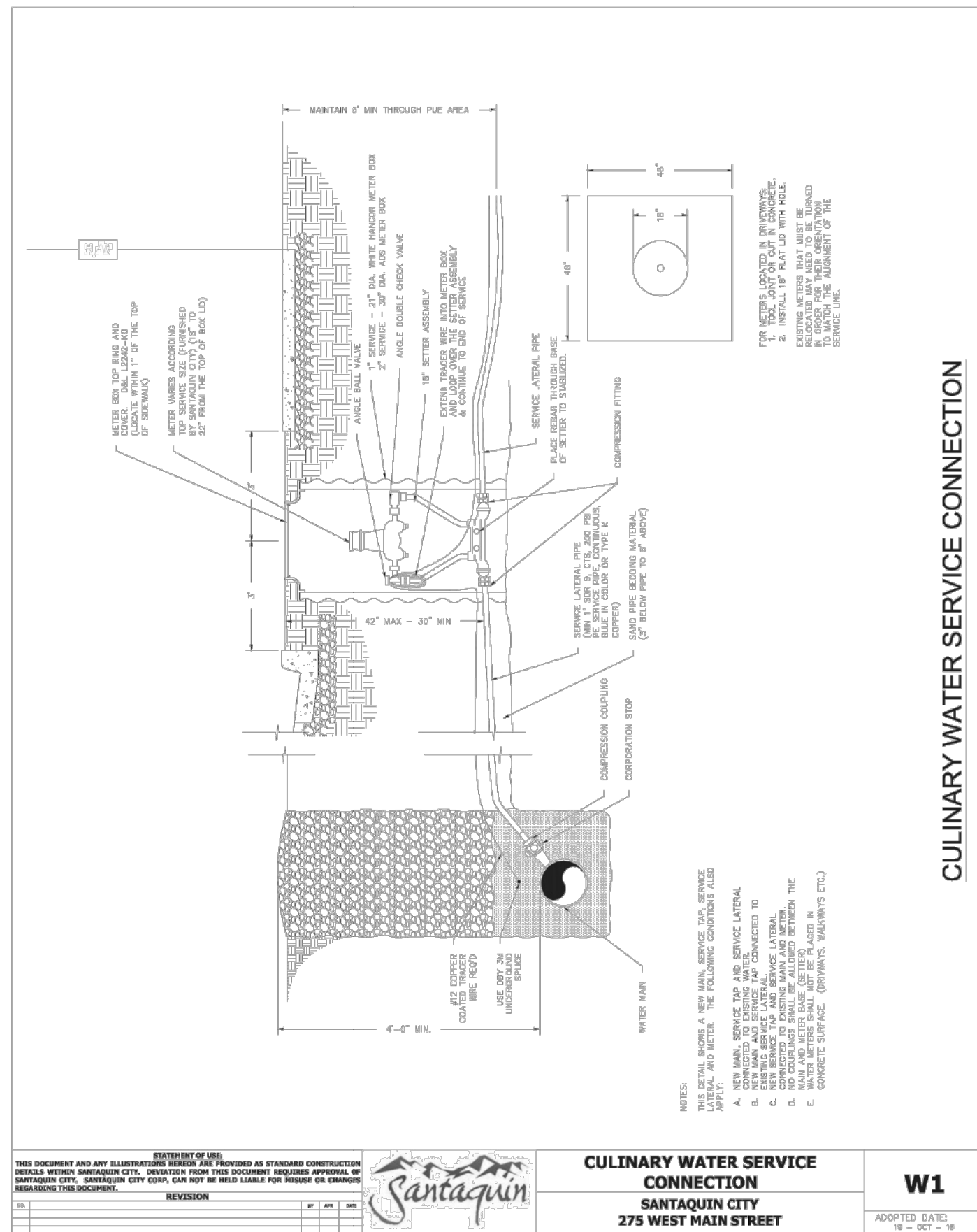
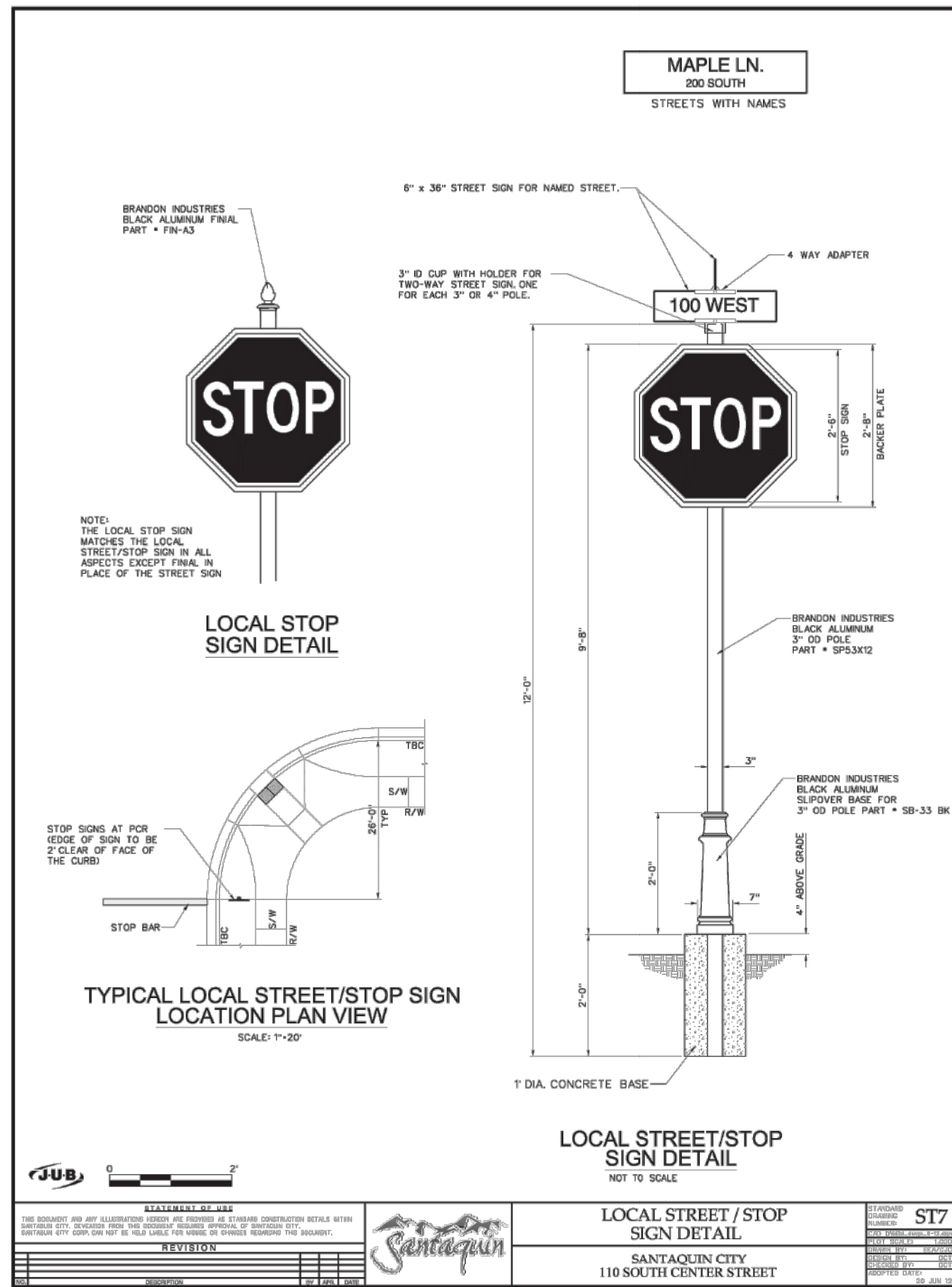
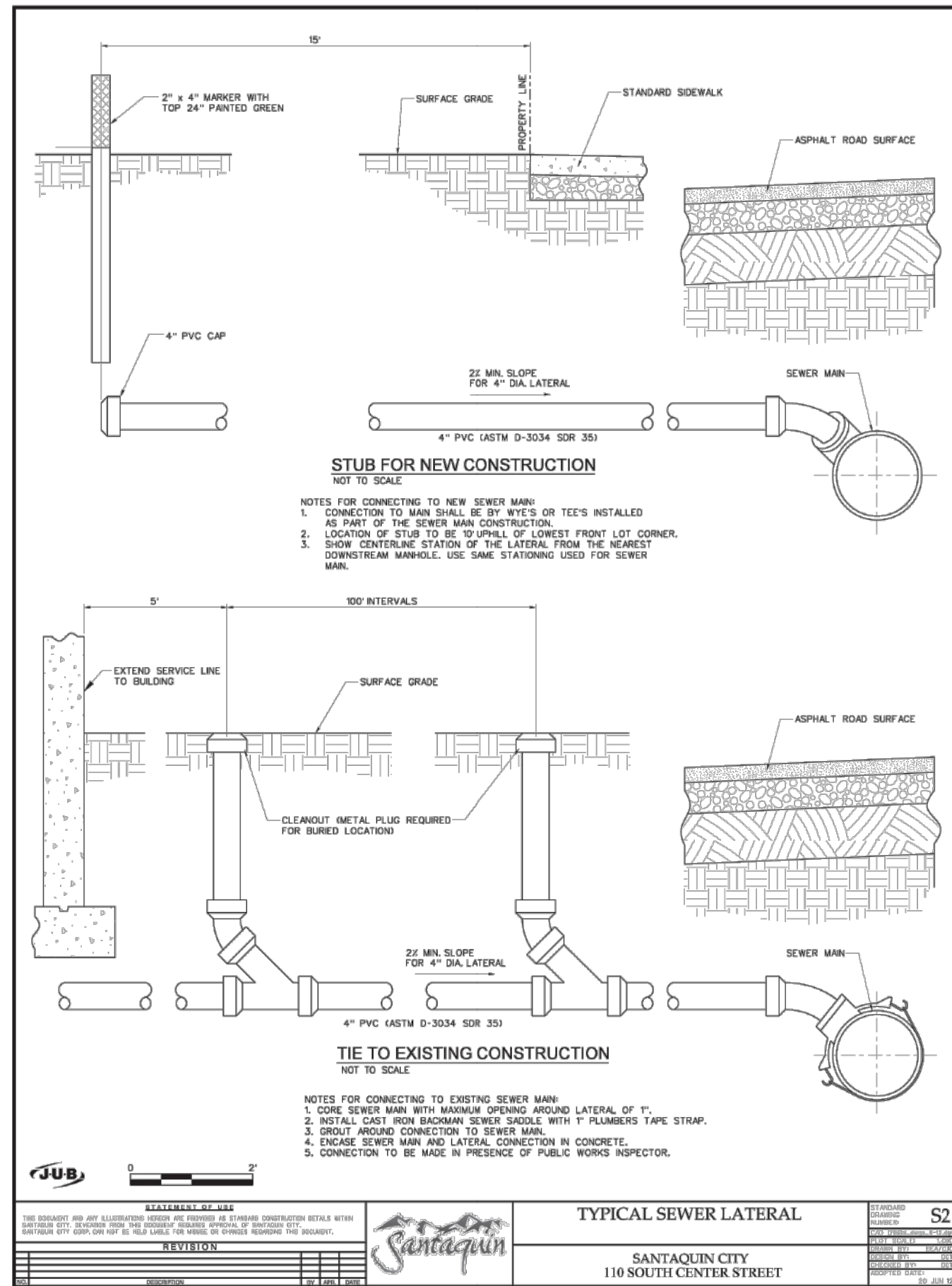
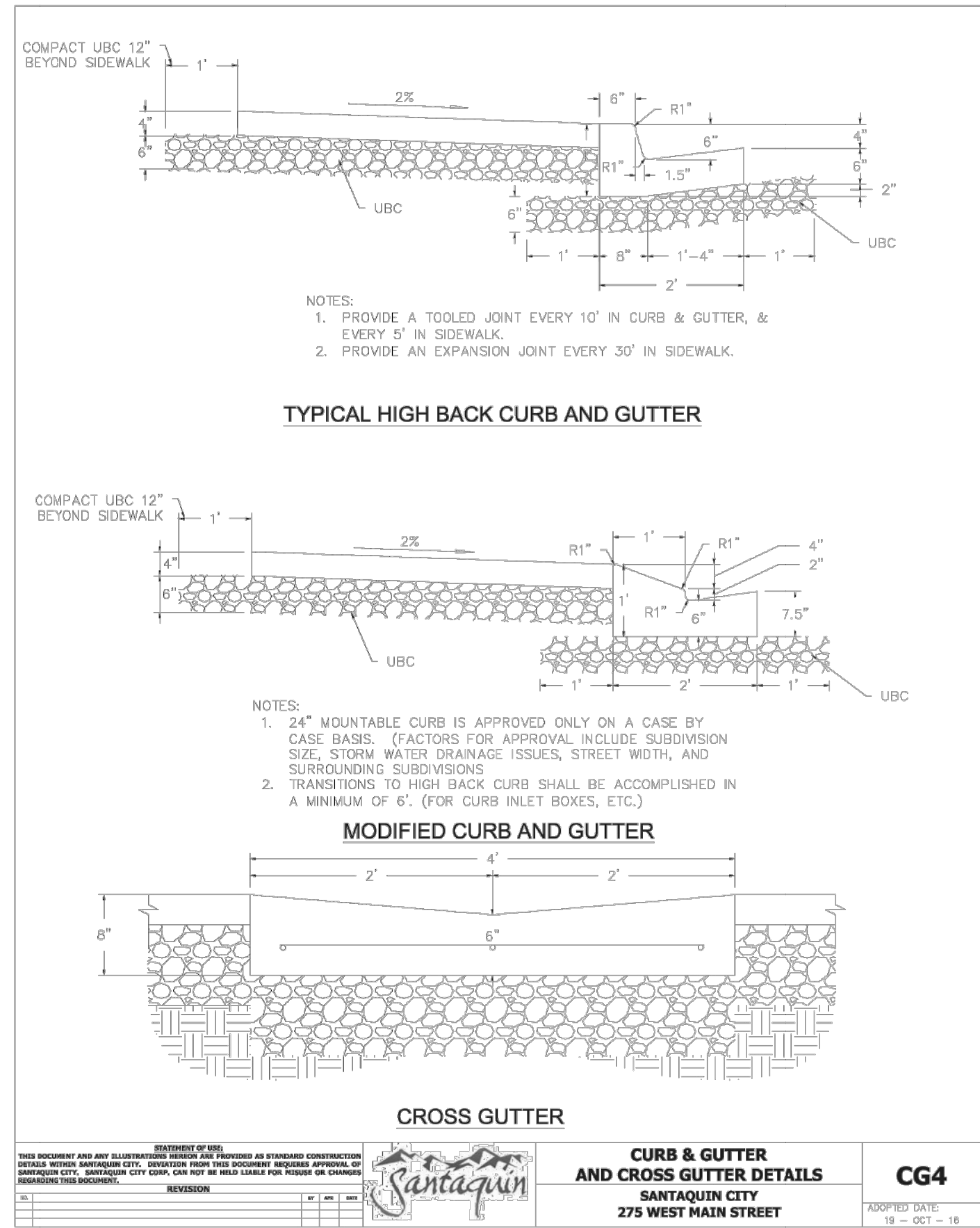
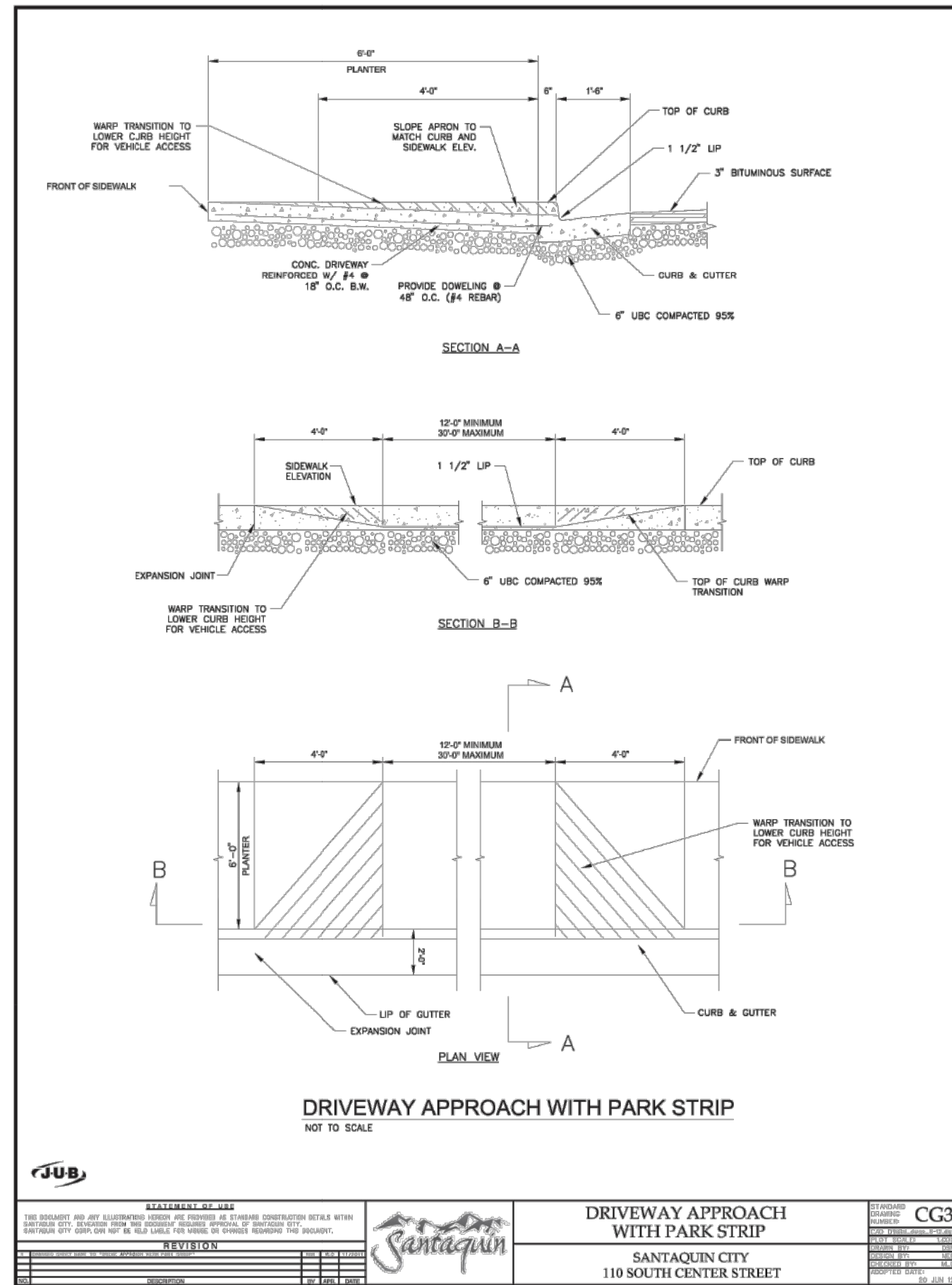
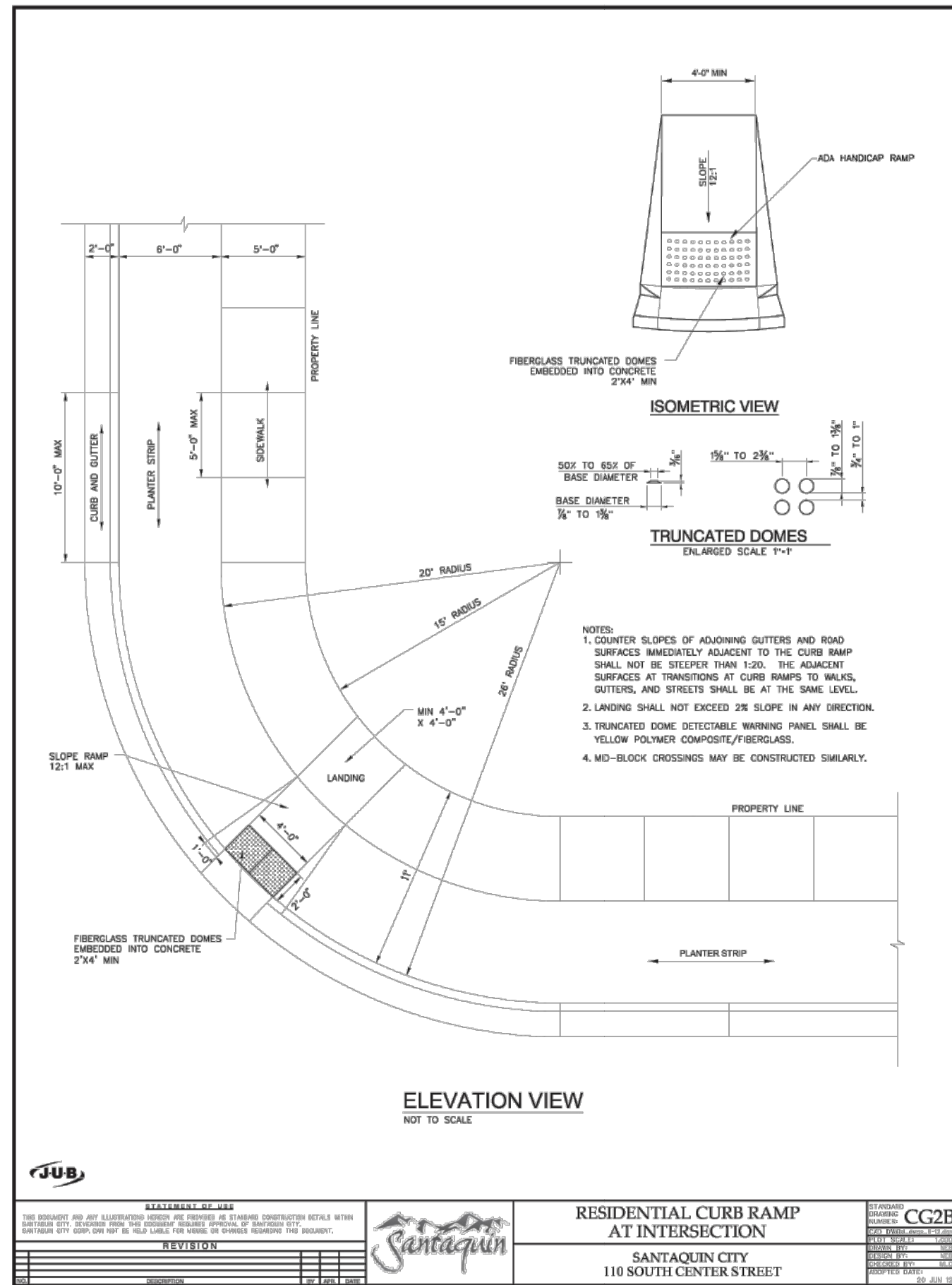
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AHLIN A BAR RANCH

DETAILS	JOB NO. 3-25-034
SANTAQUIN, UTAH	SHEET NO. DT-01



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AHLIN A BAR RANCH

DETAILS
SANTAQUIN, UTAH

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

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