

# VINCENT OAKS

SANTAQUIN, UTAH COUNTY, UTAH  
 FEBRUARY 2024  
 -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 VINCENT RIDGE WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH VINCENT RIDGE.
- ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

SHEET	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	UTILITY INDEX SHEET
4	GRADING & DRAINAGE
PP-01	PLAN & PROFILE 875 EAST
PP-02	PLAN & PROFILE 900 EAST
PP-03	PLAN & PROFILE 450 SOUTH
DT-01	DETAILS
DT-02	DETAILS

### TABULATIONS VINCENT RIDGE

ZONE:	R-10
PROJECT AREA:	158,877 SQ.FT 3.65 ACRES 100%
# OF LOTS:	7 LOTS (1.92 LOTS PER ACRE)
LOT AREA:	117,672 SQ.FT. 2.70 ACRES 74.07%
RIGHT-OF-WAY AREA:	41,205 SQ.FT. 0.95 ACRES 25.93%
UNIT DENSITY:	1.92 UNITS PER ACRE

## ROADWAY/STORM DRAIN

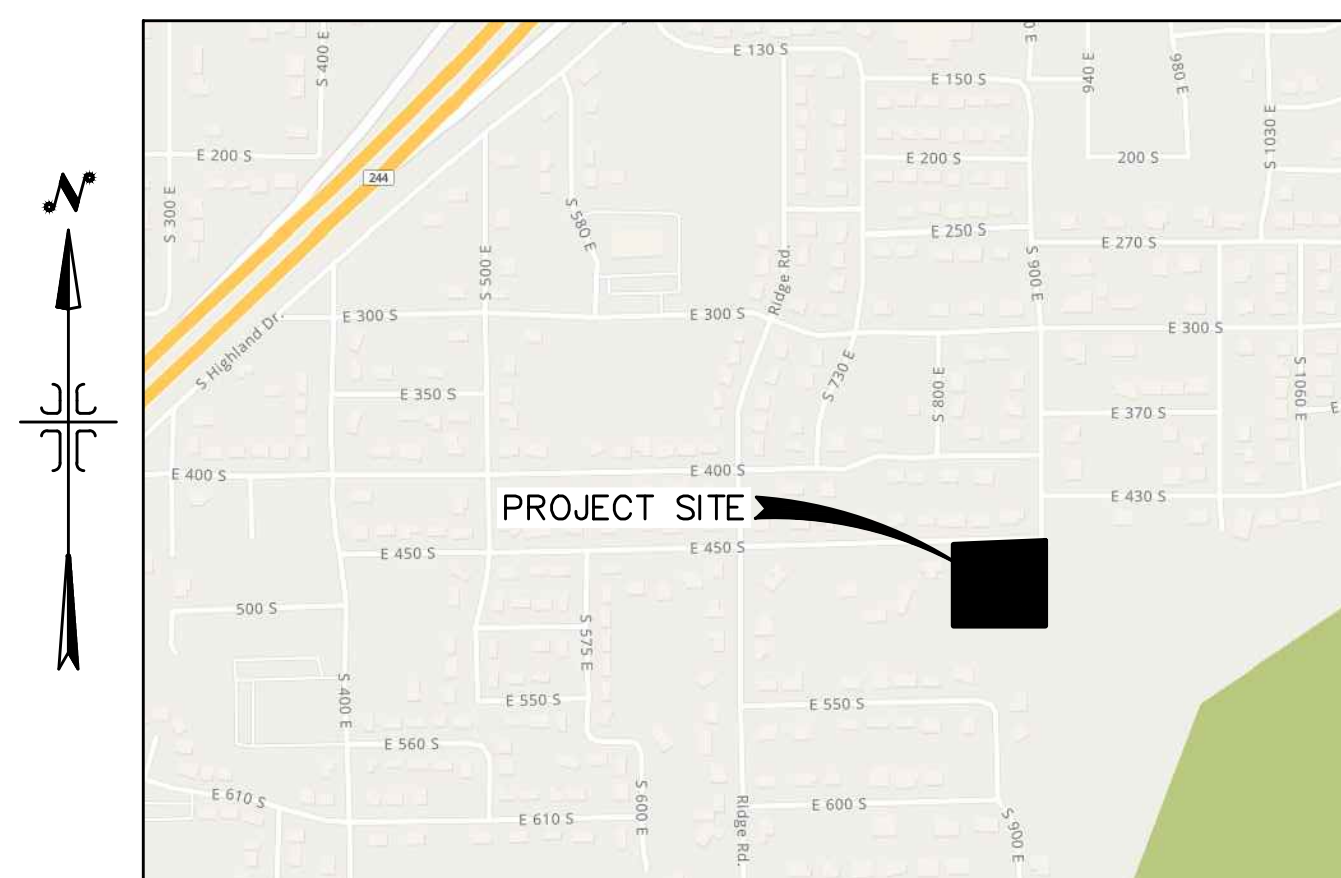
- ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS 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 CITY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN CITY.
- ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT TRAP.

## SEWER

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

## WATER

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

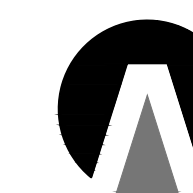
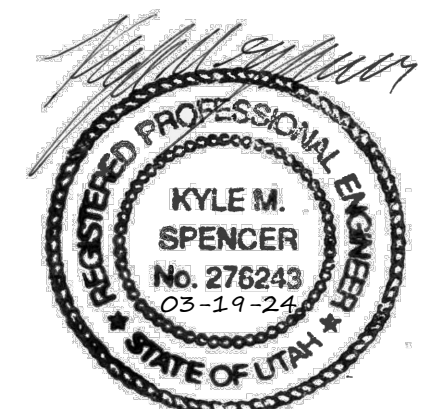


VICINITY MAP  
-NTS-

### ACCEPTANCE

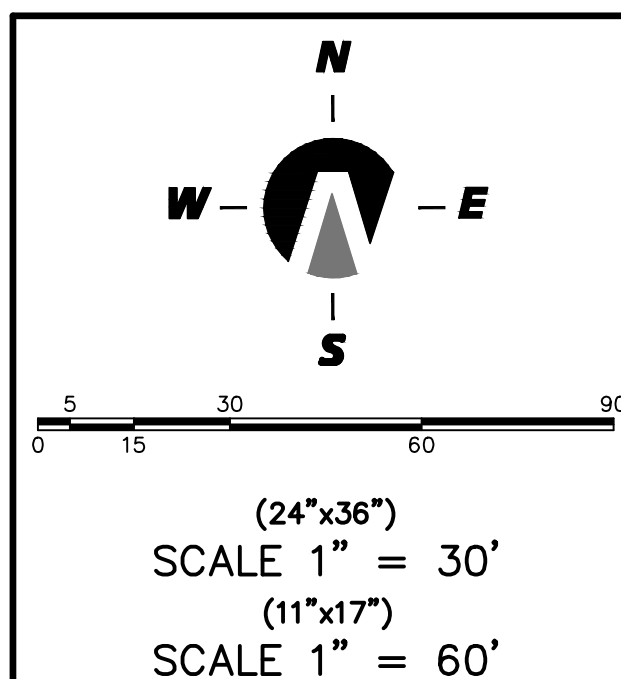
SIGNATURE: _____	DATE _____
DEVELOPER	
SIGNATURE: _____	DATE _____
CITY ENGINEER	
SIGNATURE: _____	DATE _____
COMMUNITY DEV. DIRECTOR	
SIGNATURE: _____	DATE _____
PUBLIC WORKS	
SIGNATURE: _____	DATE _____
BUILDING DEPARTMENT	
SIGNATURE: _____	DATE _____
POLICE DEPARTMENT	
SIGNATURE: _____	DATE _____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

DEVELOPER  
 LAYNE VINCENT  
 (801)-404-9643  
 LVINCENT@LEHI-UT.GOV



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

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



# VINCENT OAKS

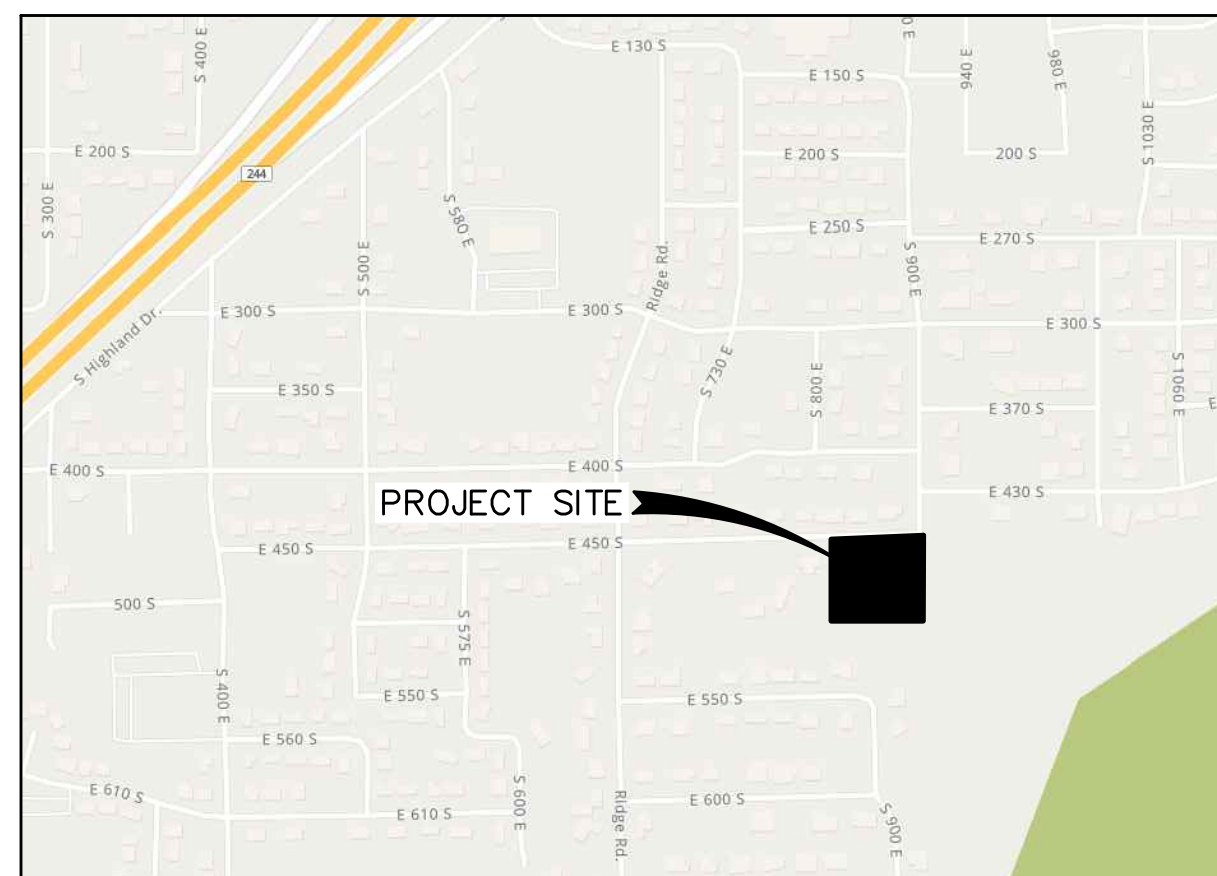
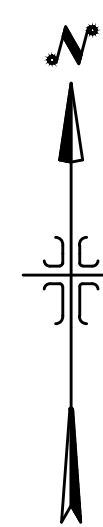
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

FRANK, JANET & SHANE  
52: 784: 0059  
[815 E.]

HAMBLIN, LARRY D & HEATHER M  
52: 784: 0058  
[851 E.]

HASKELL, TRACY MARIE  
52: 784: 0057  
[873 E.]

SANTAQUIN RIDGE PLAT F



### 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 54-8a-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 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 12, THENCE S.00°45'01"E. ALONG THE SECTION LINE A DISTANCE OF 23.00 FEET TO THE REAL POINT OF BEGINNING

THENCE S.00°45'01"E. ALONG THE SECTION LINE A DISTANCE OF 392.86 FEET;  
THENCE S.88°50'04"W. A DISTANCE OF 403.86 FEET;  
THENCE N.00°46'18"W. A DISTANCE OF 393.81 FEET;  
THENCE N.88°58'10"E. A DISTANCE OF 404.00 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 158,877 sq.ft. OR 3.65 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 FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

### 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 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)

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE SANTAQUIN CITY PLANNING COMMISSION.  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

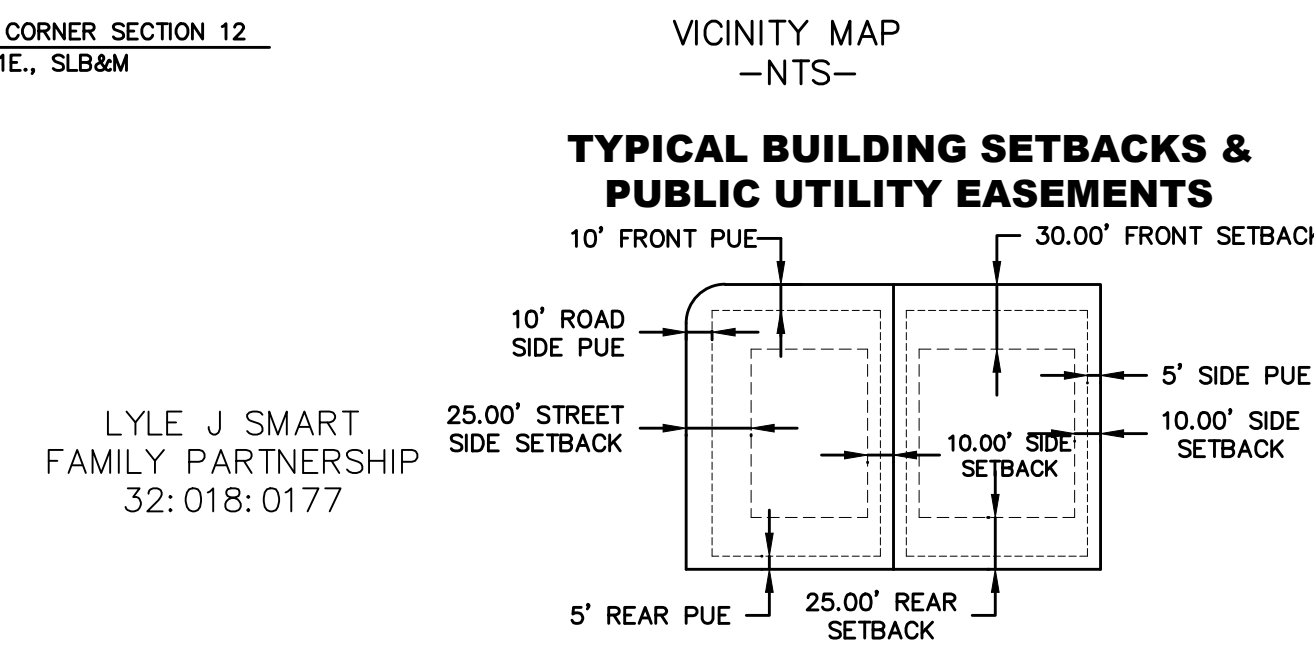
# VINCENT OAKS

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 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



LYLE J SMART FAMILY PARTNERSHIP  
32: 018: 0177

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: \_\_\_\_\_

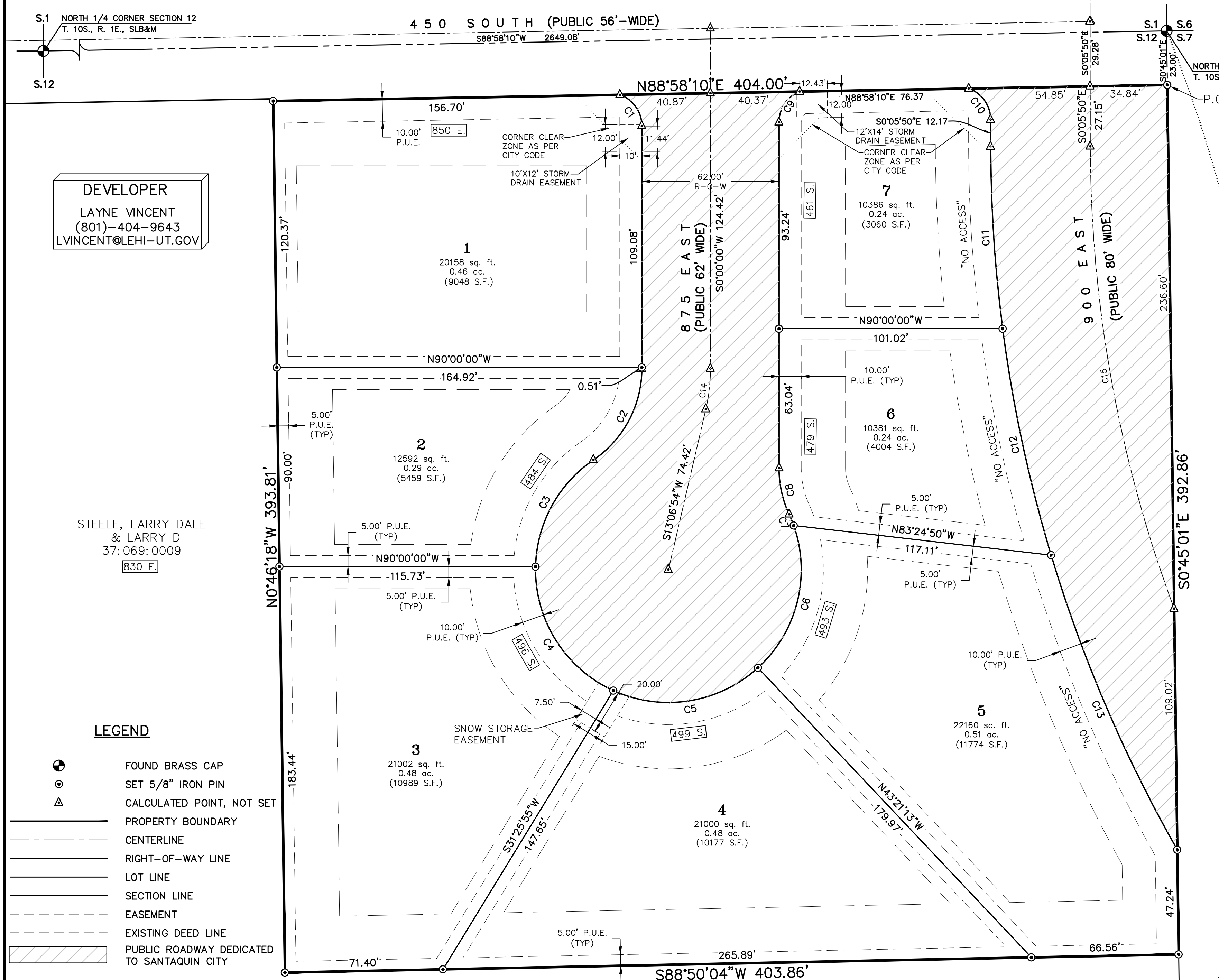
**ROCKY MOUNTAIN POWER ACCEPTANCE**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.  
BY \_\_\_\_\_ TITLE: \_\_\_\_\_

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

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

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	18.32'	15.00'	17.21'	S34°59'44"E	69°58'28"
C2	48.60'	50.00'	46.71'	S27°50'46"W	55°41'32"
C3	56.95'	60.00'	54.83'	S28°30'10"W	54°22'44"
C4	70.00'	60.00'	66.09'	S32°08'27"E	66°50'31"
C5	70.00'	60.00'	66.10'	N81°02'58"E	66°50'39"
C6	70.22'	60.00'	66.28'	N14°05'53"E	67°03'32"
C7	5.43'	60.00'	5.43'	N22°01'32"W	51°11'19"
C8	21.48'	50.00'	21.32'	N12°18'36"W	24°37'12"
C9	17.78'	15.00'	16.76'	N33°57'54"E	67°55'48"
C10	18.30'	15.00'	17.18'	S36°02'39"E	69°53'38"
C11	82.51'	645.00'	82.45'	S3°45'43"E	71°14'48"
C12	104.78'	645.00'	104.85'	S12°04'47"E	91°18'23"
C13	145.12'	645.00'	144.82'	S23°10'43"E	125°32'29"
C14	18.54'	81.00'	18.50'	N6°33'27"E	13°06'54"
C15	213.33'	600.00'	212.21'	S10°17'00"E	202°22'19"

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



DEVELOPER  
LAYNE VINCENT  
(801)-404-9643  
LVINCENT@LEHI-UT.GOV

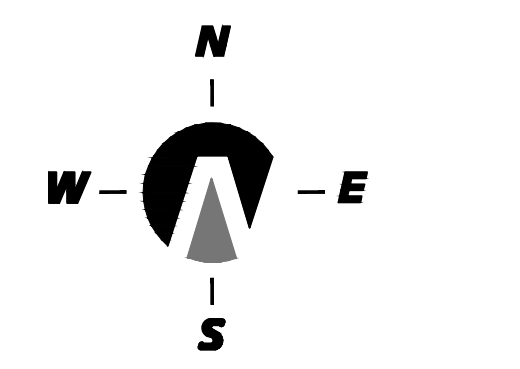
STEELE, LARRY DALE & LARRY D  
37: 069: 0009  
[830 E.]

- ### 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
  - ▨ PUBLIC ROADWAY DEDICATED TO SANTAQUIN CITY

GUNDERSEN, JOHN L.  
37: 096: 0007  
[879 E.]

LINFORD, JAMES FULLMER & CHERYL  
48: 214: 0001  
[893 E.]

NOTES:  
1) THIS PROPERTY IS LOCATED IN AN AGRICULTURE COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LAND AND BUSINESSES.  
2) LOTS 5, 6, AND 7 SHALL HAVE NO ACCESS ONTO 900 EAST.



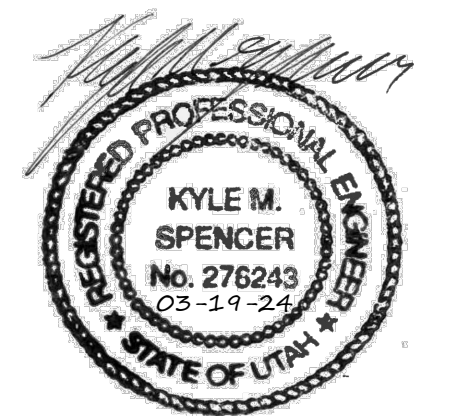
(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

- 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.

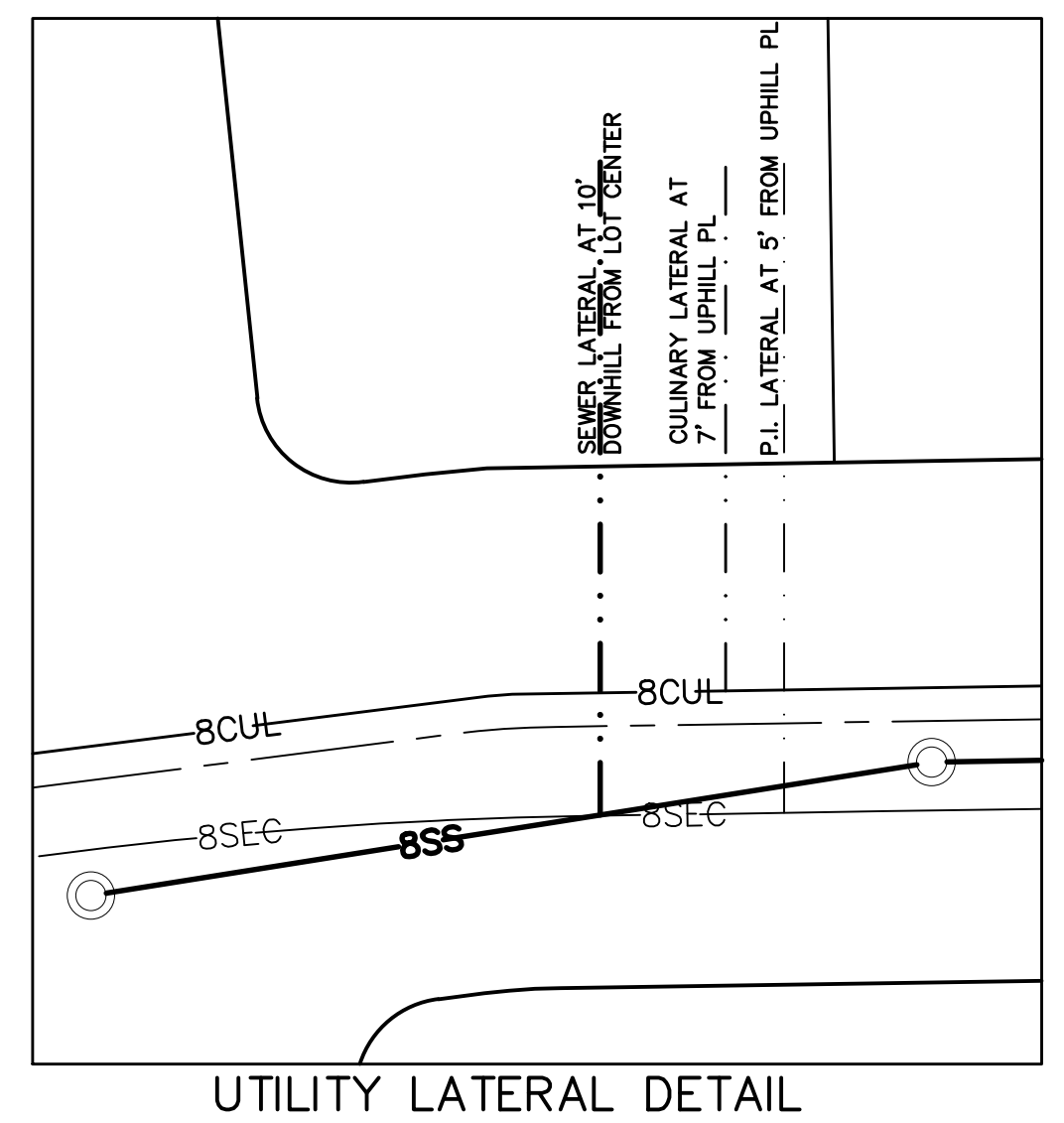
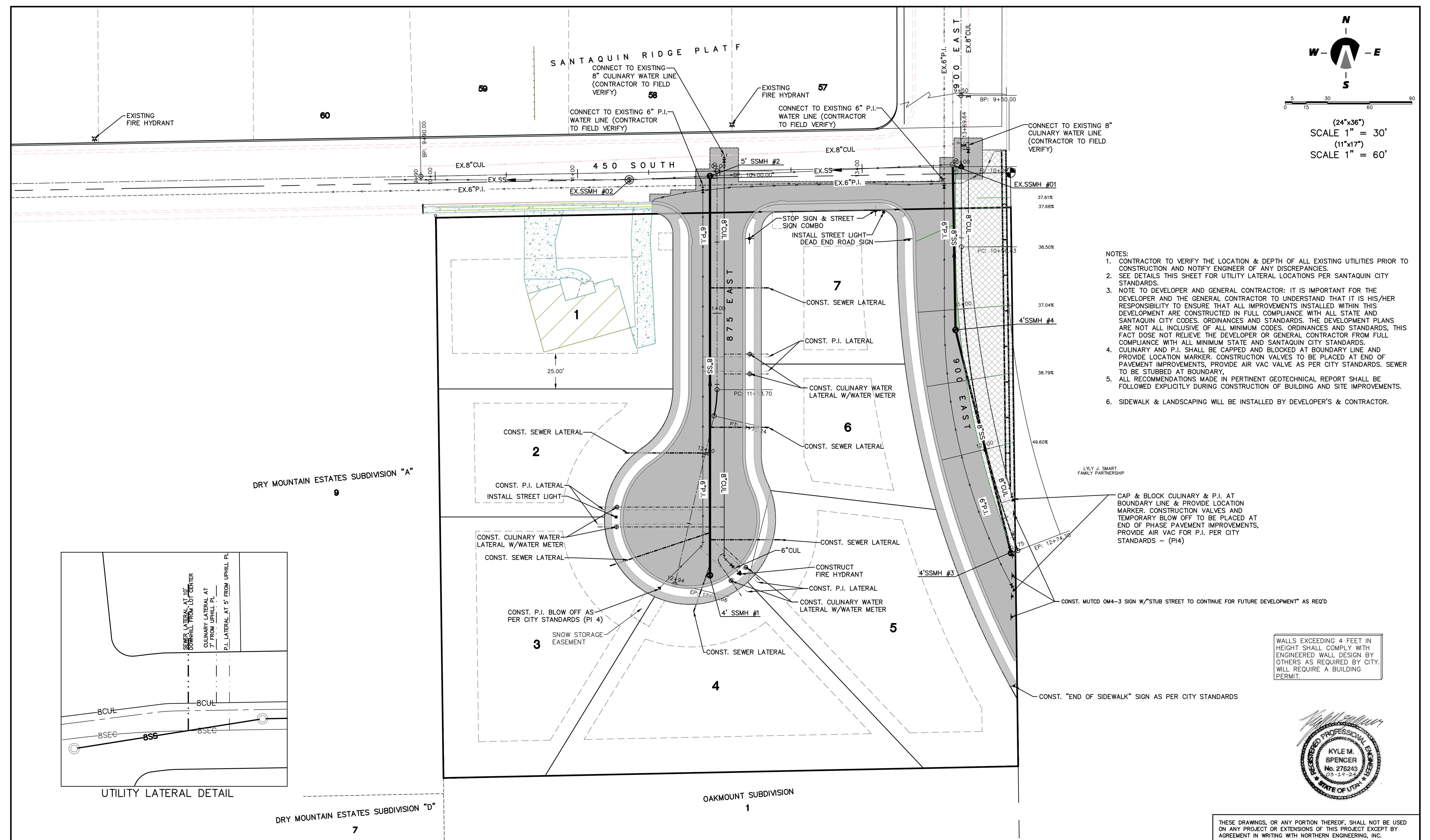
LYLY J. SMART  
FAMILY PARTNERSHIP

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)

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



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 BY:		DATE:
1		COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

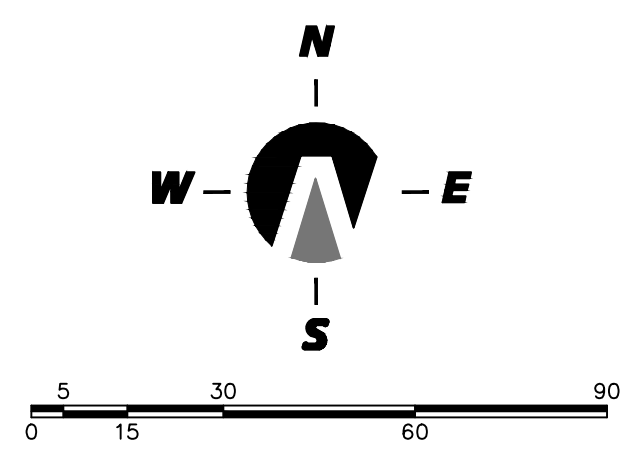
**Northern ENGINEERING INC**  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

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

**VINCENT OAKS**

UTILITY PLAN	JOB NO. 3-23-014
SANTAQUIN, UTAH	SHEET NO. 3

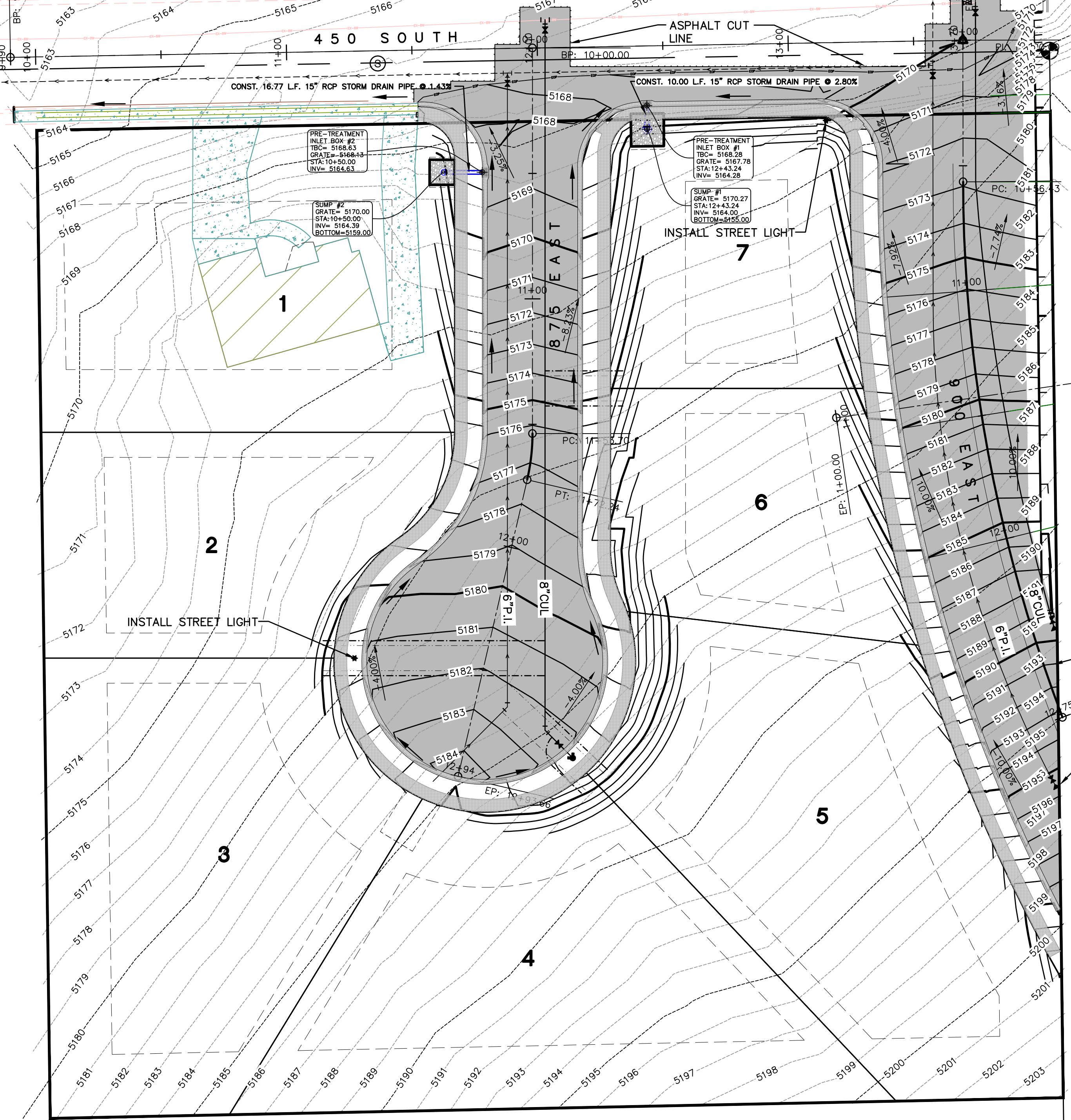
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SANTAQUIN RIDGE PLAT F

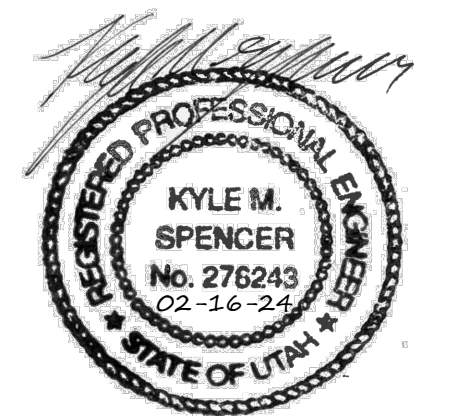
450 SOUTH

9900 EAST



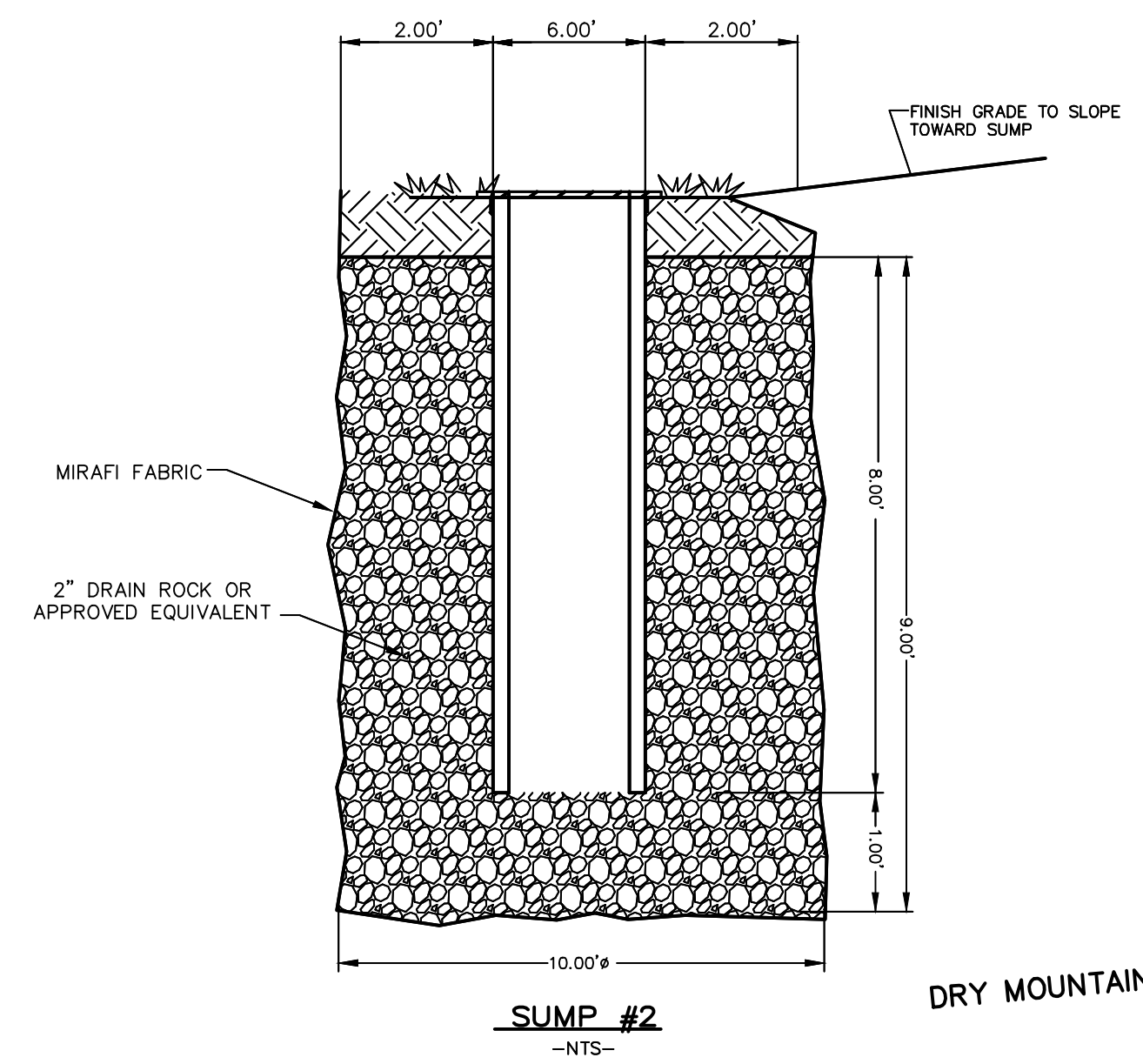
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  2. SEE DETAILS SHEET DT-02 FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
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CAP & BLOCK CULINARY & P.I. AT BOUNDARY LINE & PROVIDE LOCATION MARKER CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC FOR P.I. PER CITY STANDARDS.

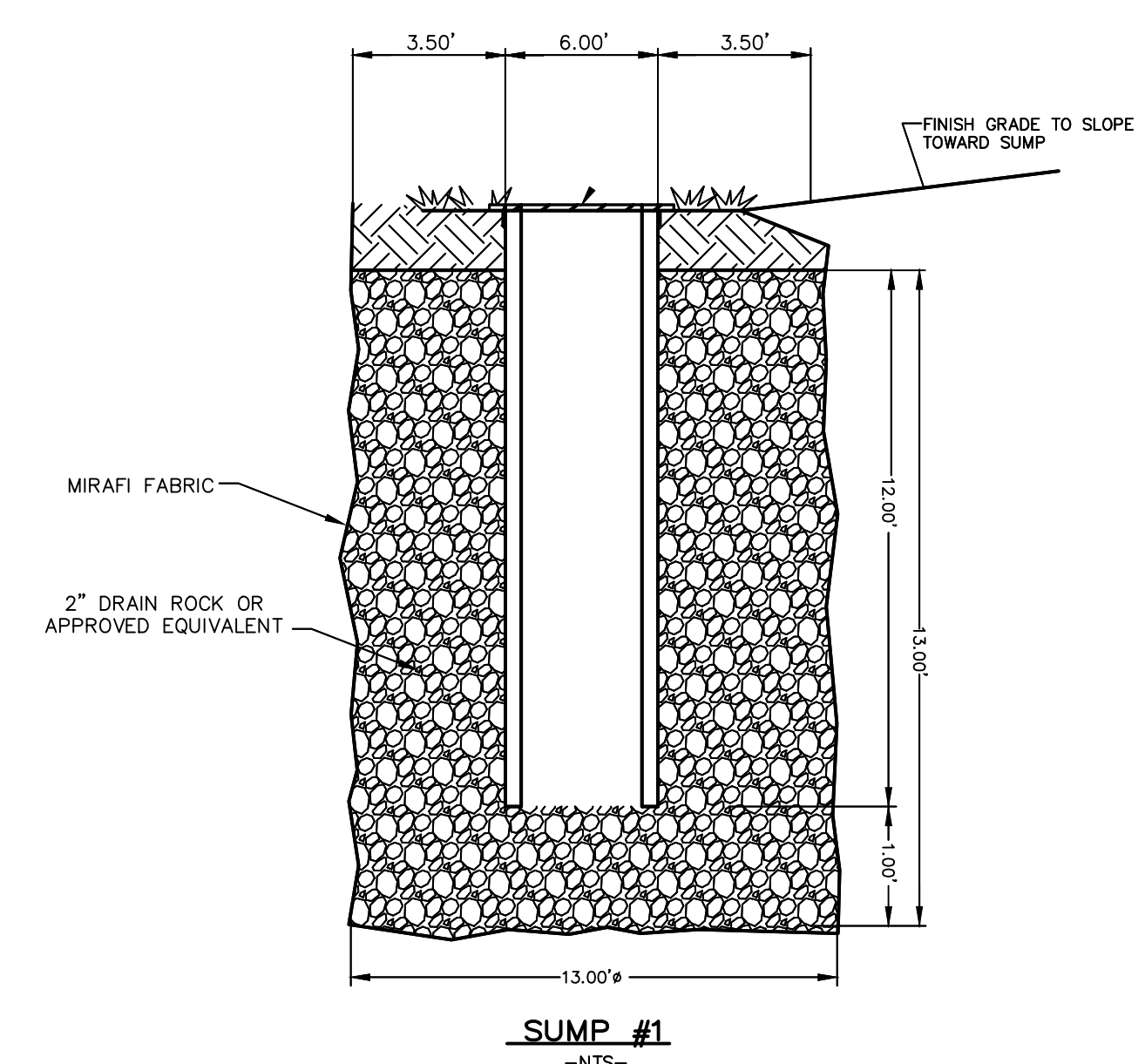


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EXISTING FIRE HYDRANT



DRY MOUNTAIN ESTATES SUBDIVISION "A"



DRY MOUNTAIN ESTATES SUBDIVISION "D"

OAKMOUNT SUBDIVISION 1

5		DESIGNED BY:		DATE:
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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

**VINCENT OAKS**

GRADING & DRAINAGE	JOB NO. 3-23-014
SANTAQUIN, UTAH	SHEET NO. 4

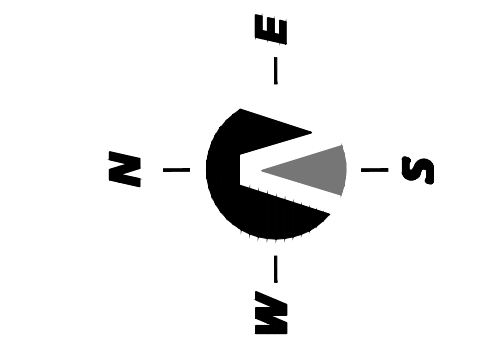
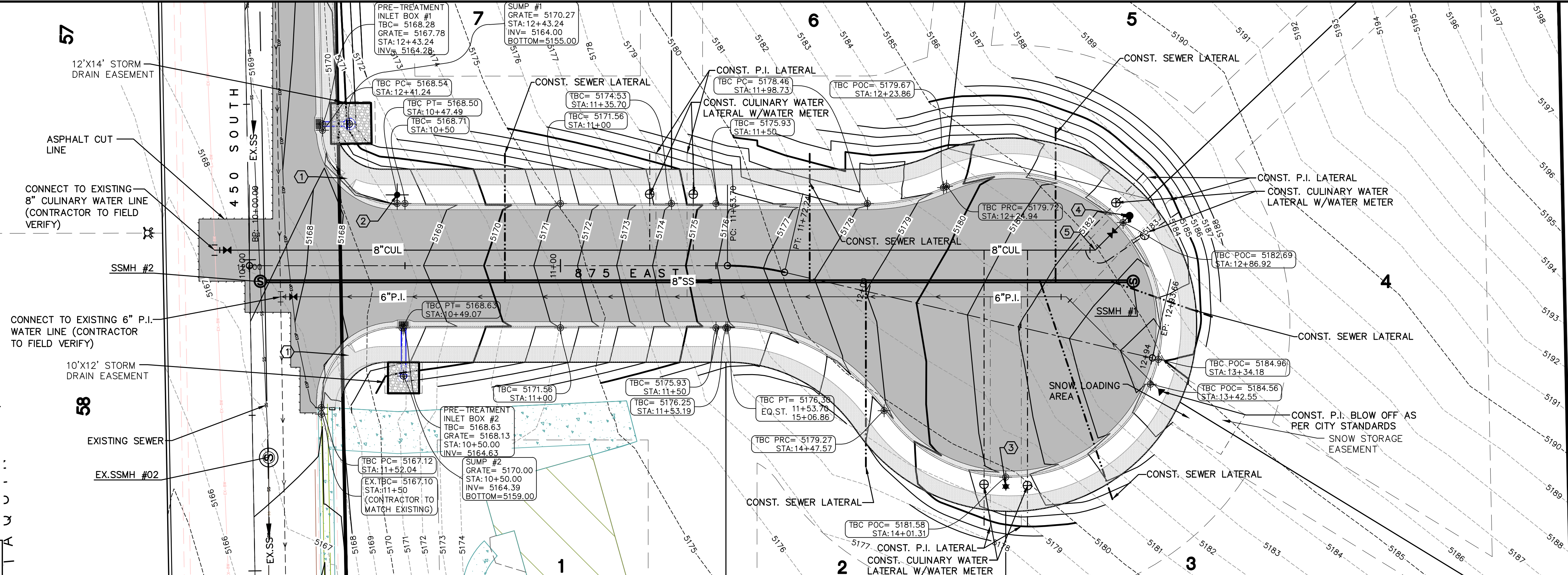
- 1 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2 CONST. STOP & STREET SIGN AS PER CITY STANDARDS
- 3 CONST. STREET LIGHT AS PER CITY STANDARDS
- 4 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 5 CONST. 8" ELBOW WITH 8" TO 6" REDUCER AS REQ'D

EDGE PLATF

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.

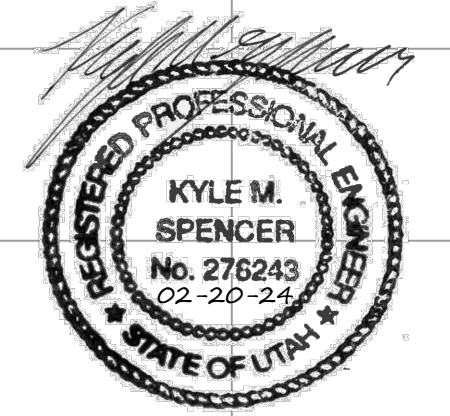
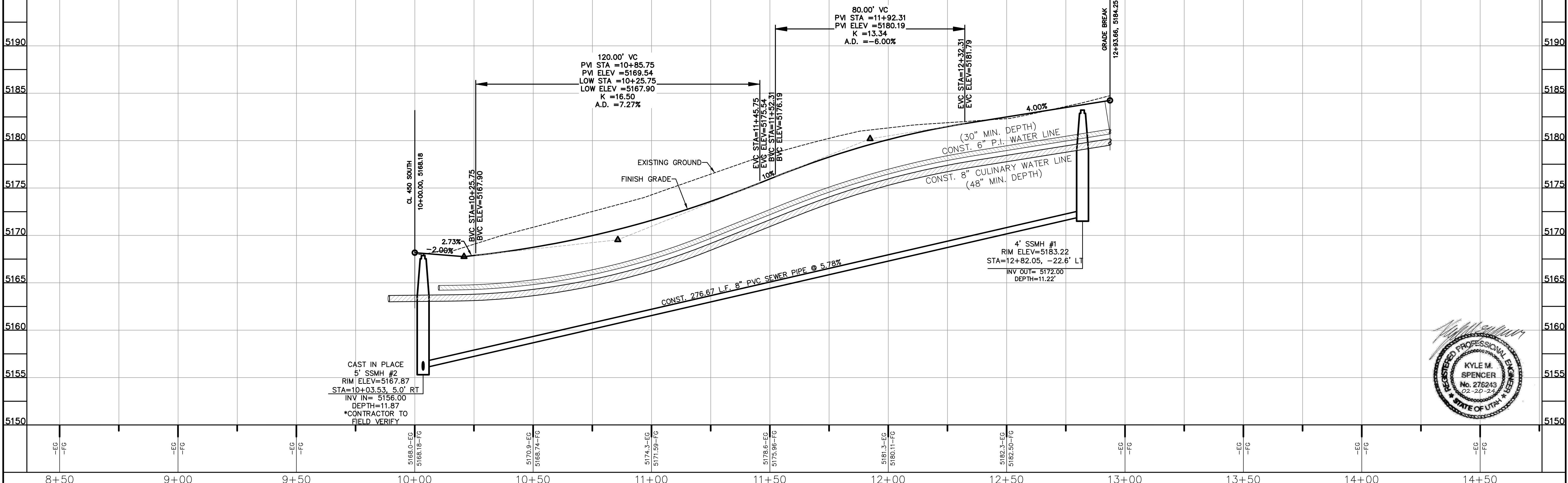
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OAKMOUNT SUBDIVISION 1

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

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



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


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

**VINCENT OAKS**

875 EAST STREET PLAN & PROFILE  
 SANTAQUIN, UTAH

JOB NO. 3-23-014  
 SHEET NO. PP-01

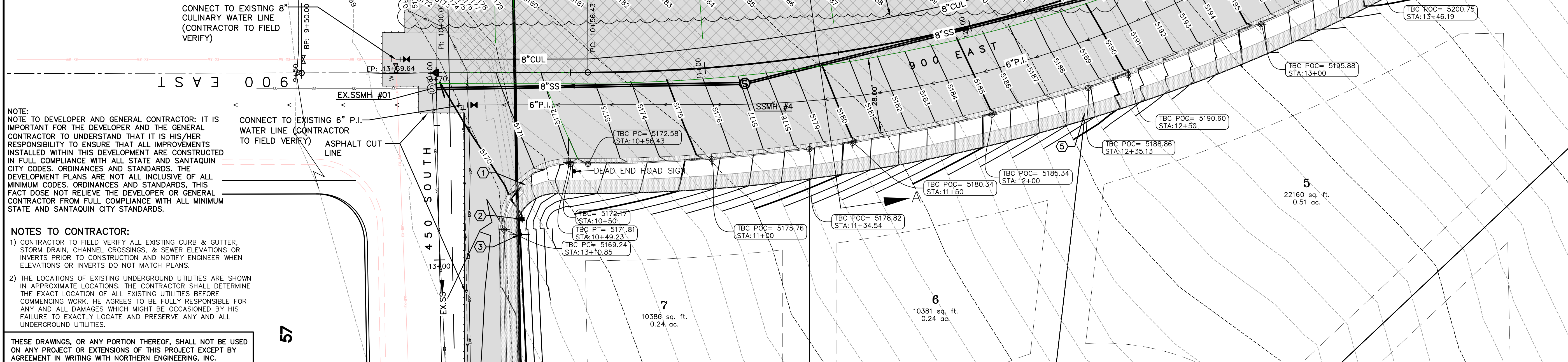
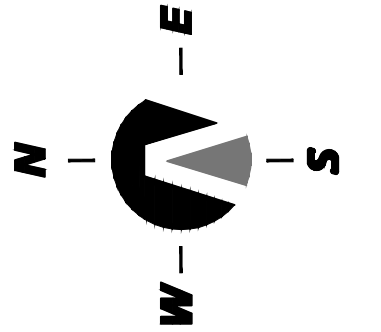
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- 1) CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2) CONST. STREET LIGHT AS PER CITY STANDARDS
- 3) CONST. STREET / STOP SIGN COMBO AS PER CITY STANDARDS
- 4) CONST. MUTCO OM4-3 SIGN W/"STUB STREET FOR FUTURE DEVELOPMENT" AS REQ'D
- 5) CONST. "END OF SIDEWALK" SIGN AS PER CITY STANDARDS
- 6) CONTRACTOR REQ'D TO EXTEND PROPOSED STREET & INFRASTRUCTURE IMPROVEMENTS AS CLOSE TO PROPERTY BOUNDARY AS PRACTICALLY POSSIBLE WHILE STAYING WITHIN PROJECT BOUNDARY

COORDINATE W/UTAH COUNTY SURVEYING DEPARTMENT FOR THE REPLACEMENT OF EXISTING COUNTY MONUMENTED CORNER OR PRESERVE IN PLACE AS REQ'D.

TEMPORARY MASS BLOCK WALL (HEIGHT VARIES) AS REQ'D TO PRESERVE CONSTRUCTION LIMITS ONTO ADJACENT PROPERTY.

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.



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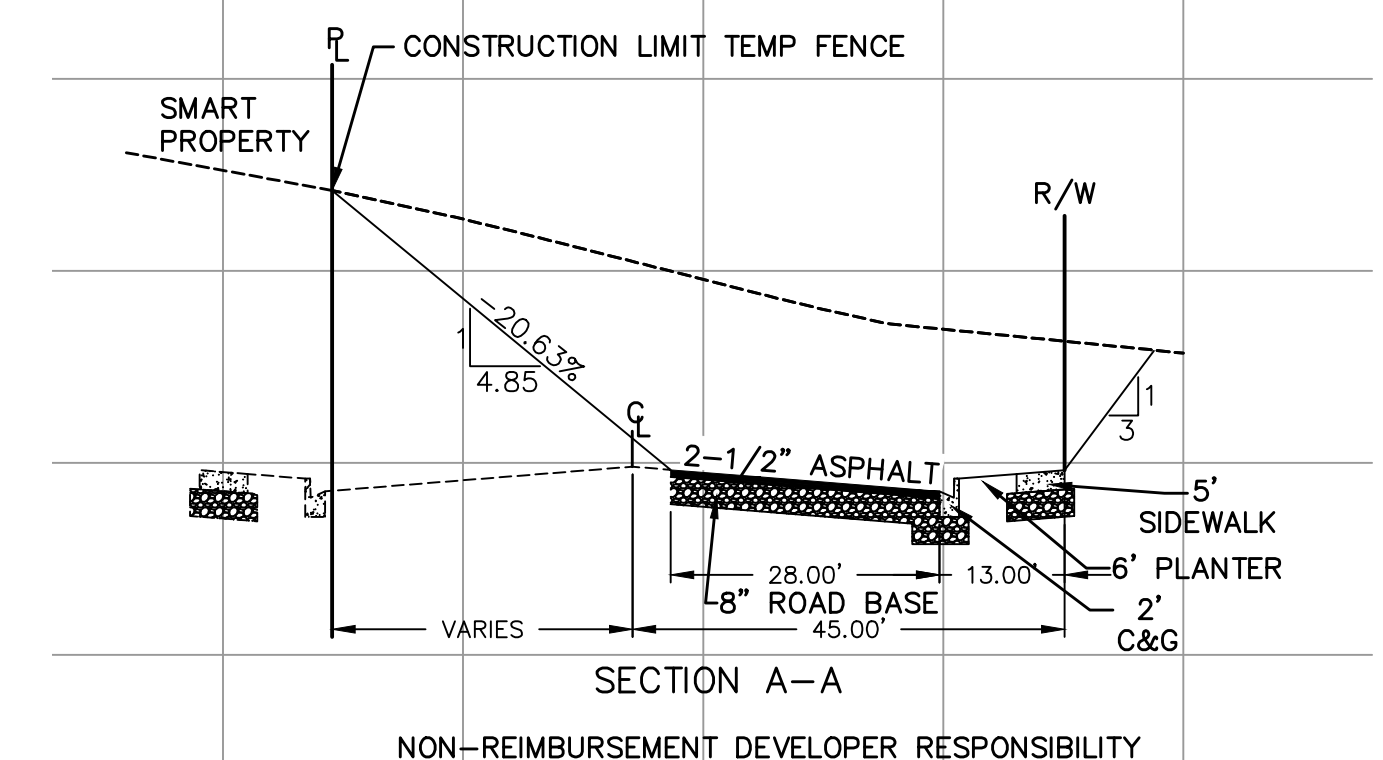
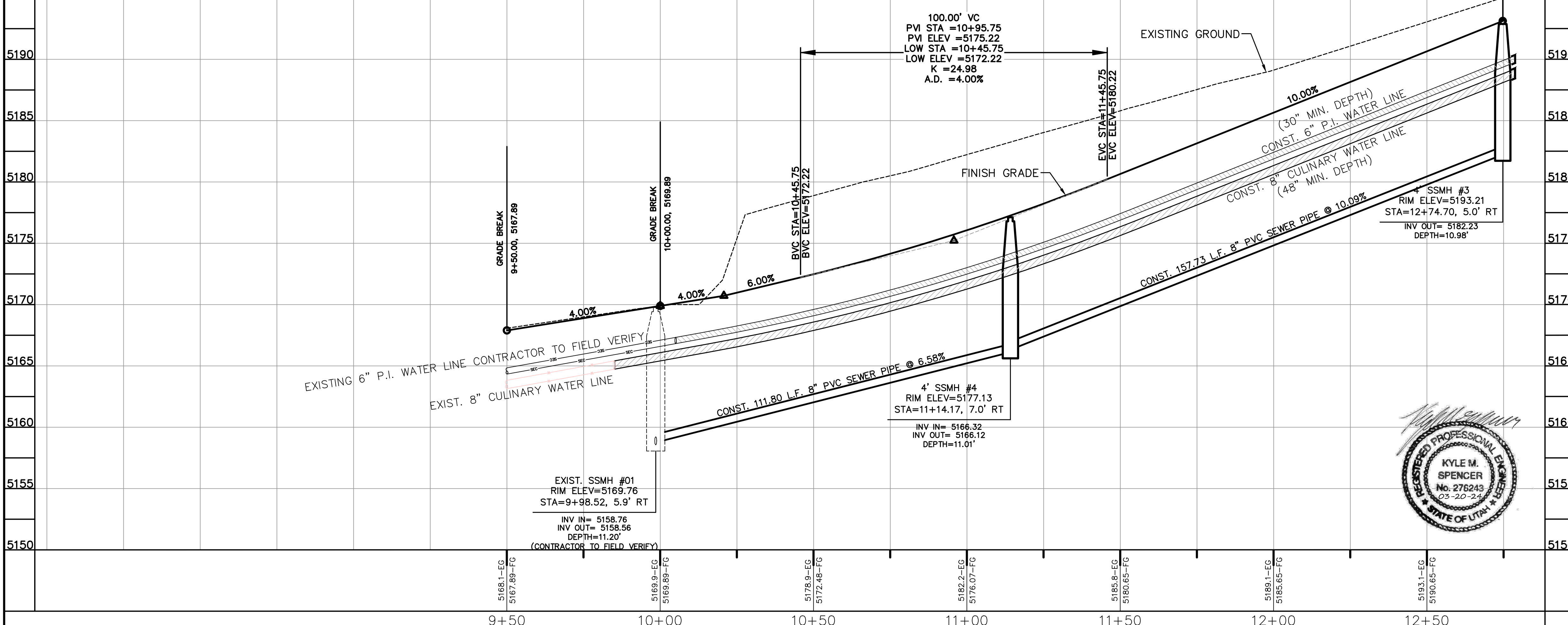
**NOTES TO CONTRACTOR:**

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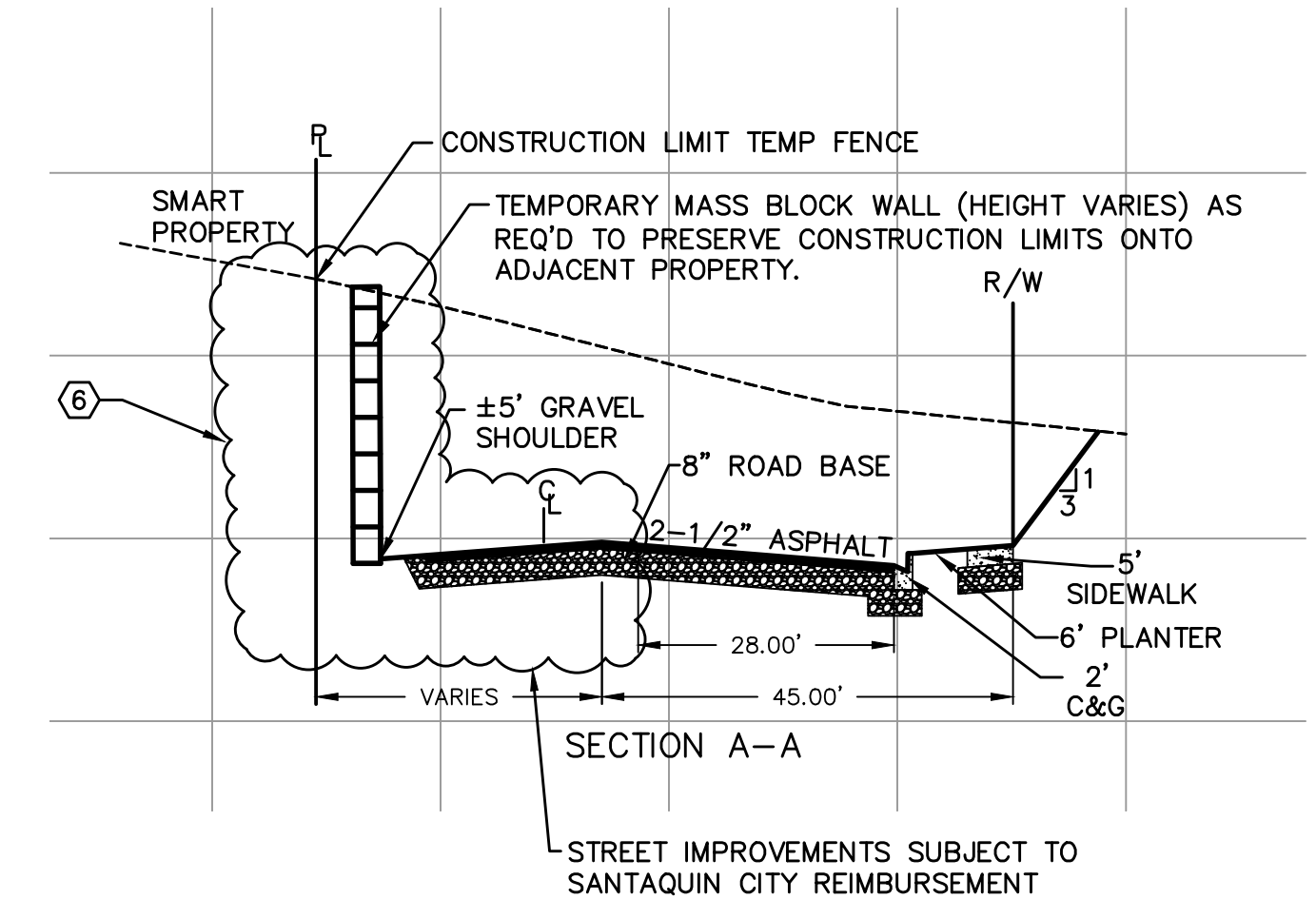
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(24"x36")  
HORIZONTAL 1" = 20'  
VERTICAL 1" = 5'

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



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 AND ONE-HALF INCHES (3-1/2") TOTAL THICKNESS.



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

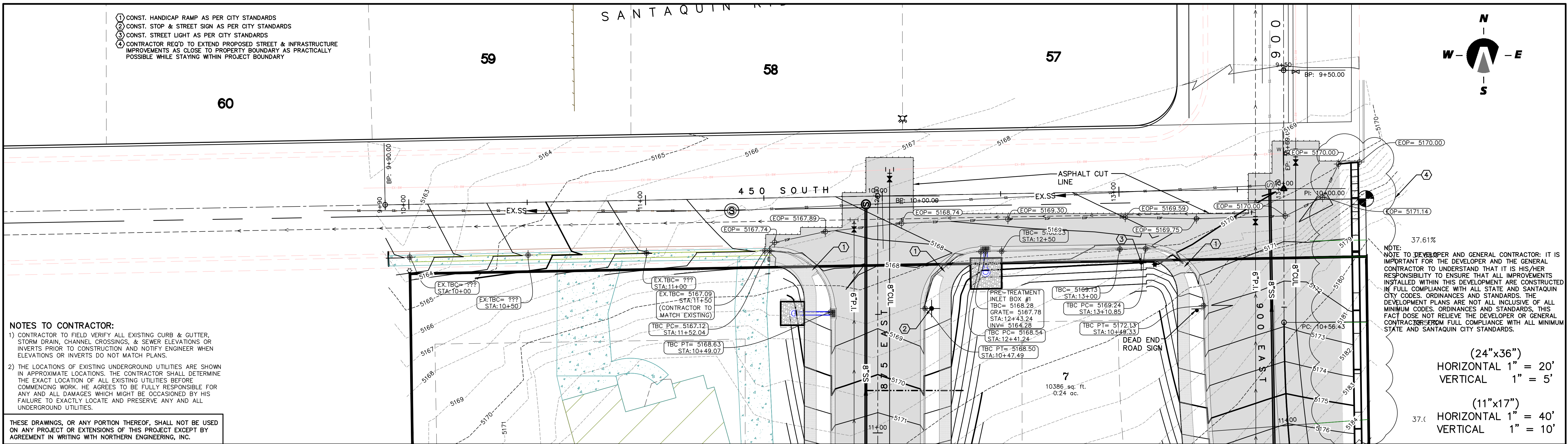
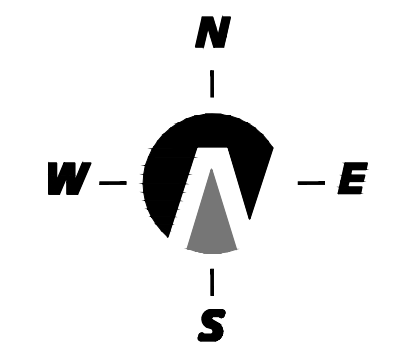
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**VINCENT OAKS**

900 EAST STREET PLAN & PROFILE  
SANTAQUIN, UTAH

JOB NO. 3-23-014  
SHEET NO. PP-02

- 1) CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2) CONST. STOP & STREET SIGN AS PER CITY STANDARDS
- 3) CONST. STREET LIGHT AS PER CITY STANDARDS
- 4) CONTRACTOR REQ'D TO EXTEND PROPOSED STREET & INFRASTRUCTURE IMPROVEMENTS AS CLOSE TO PROPERTY BOUNDARY AS PRACTICALLY POSSIBLE WHILE STAYING WITHIN PROJECT BOUNDARY



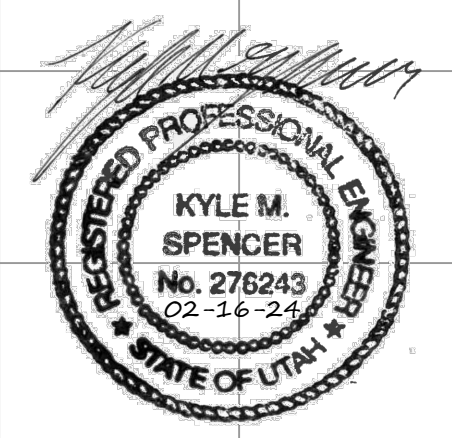
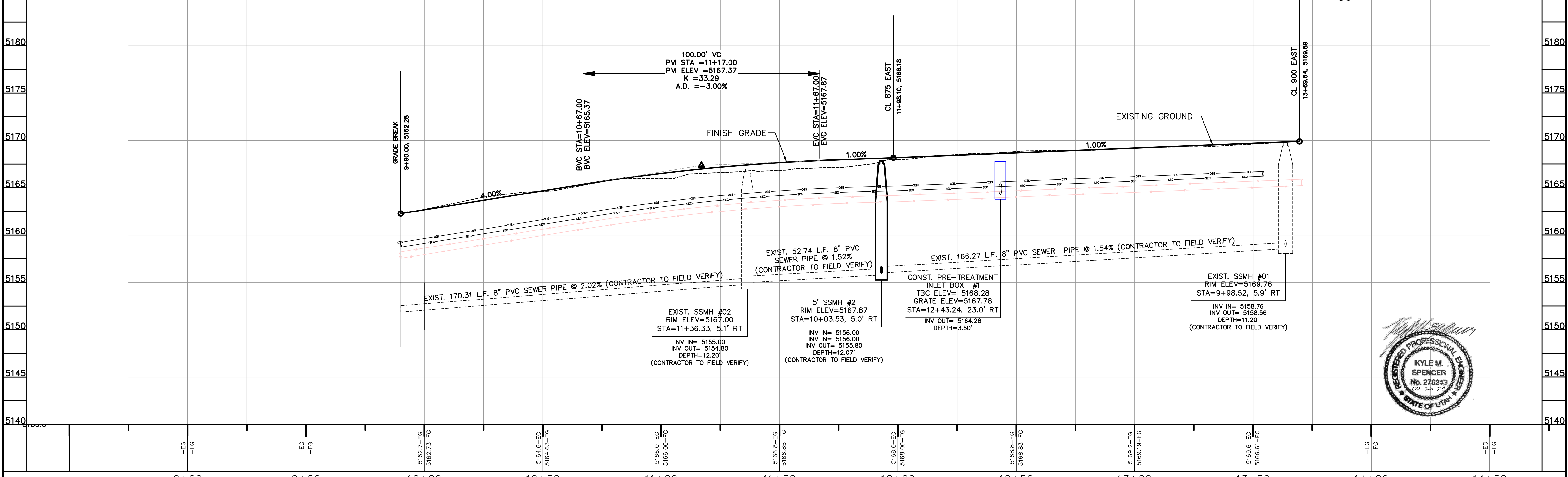
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HORIZONTAL 1" = 20'  
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(11"x17")  
HORIZONTAL 1" = 40'  
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**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

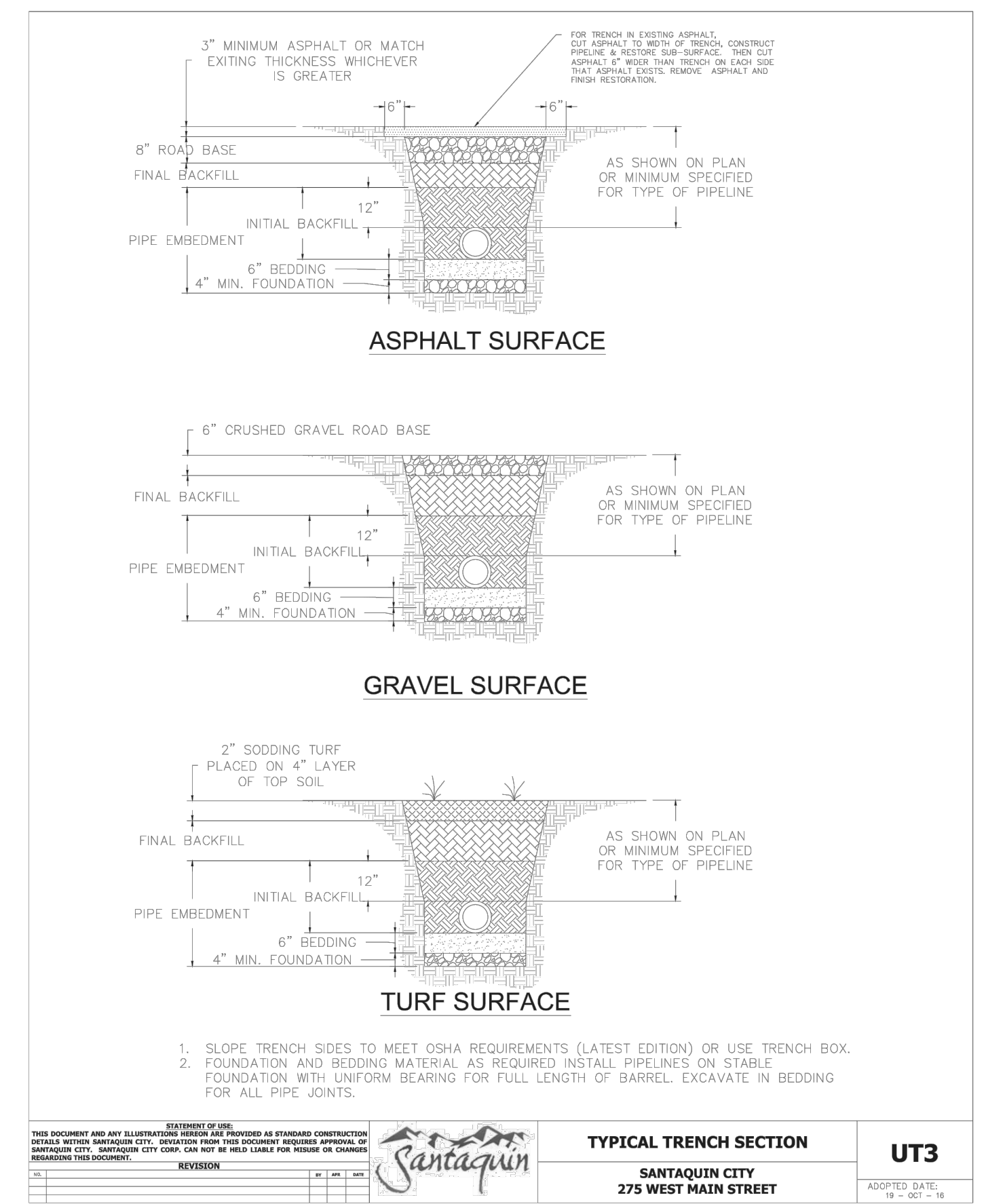
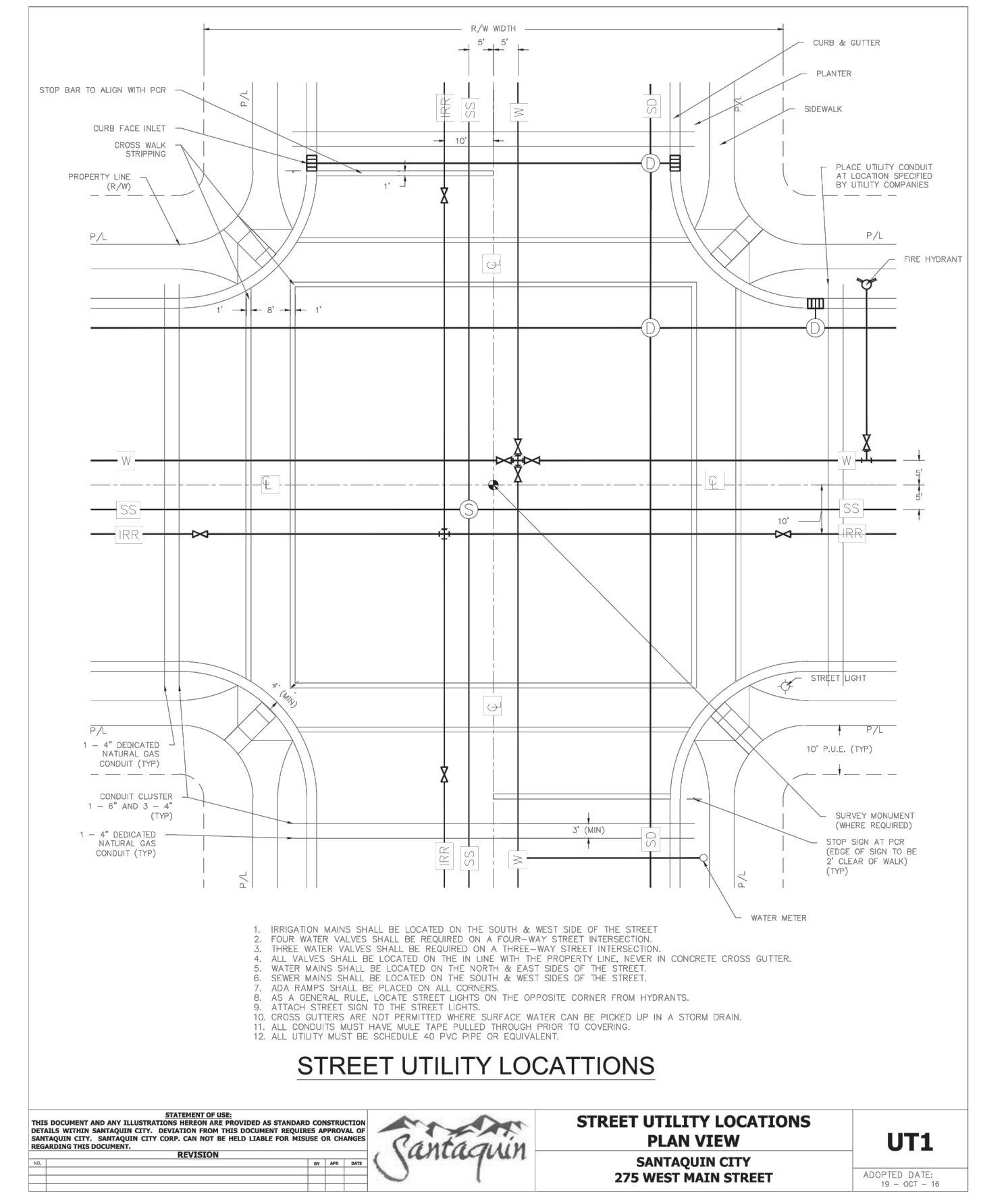
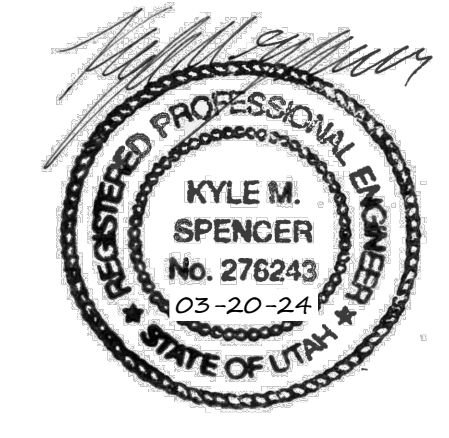
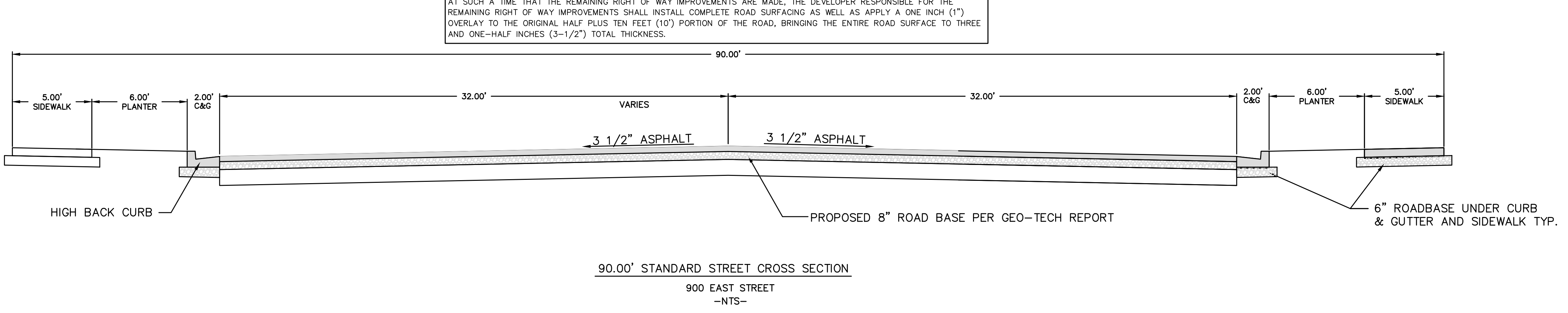
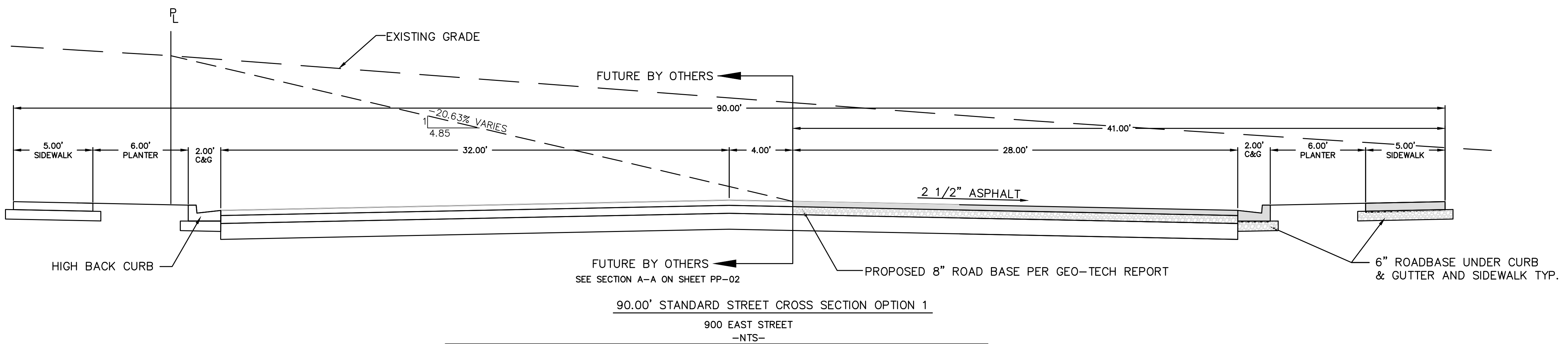
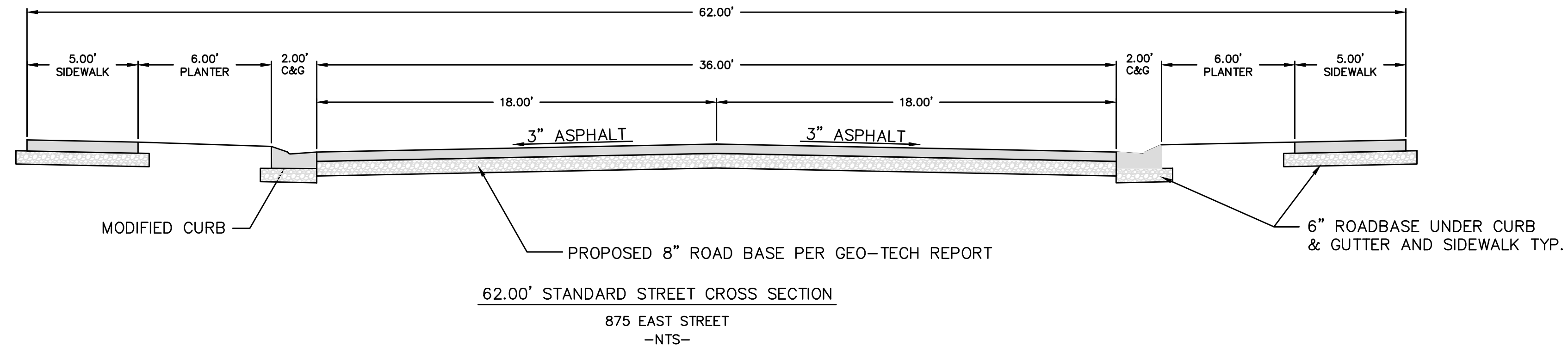
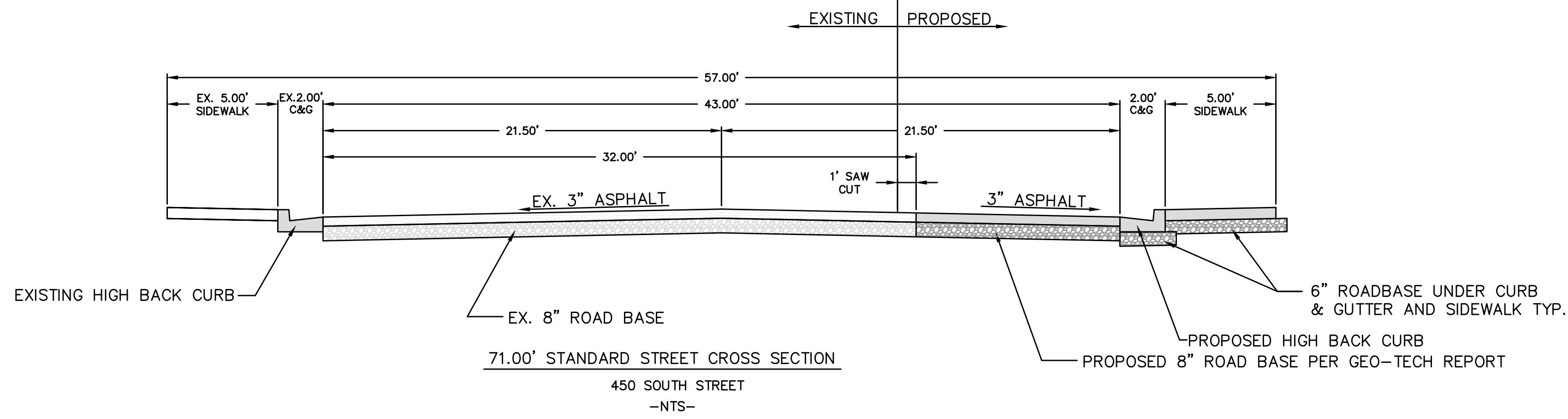
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**VINCENT OAKS**

450 SOUTH STREET PLAN & PROFILE  
SANTAQUIN, UTAH

JOB NO. 3-23-014  
SHEET NO. PP-03

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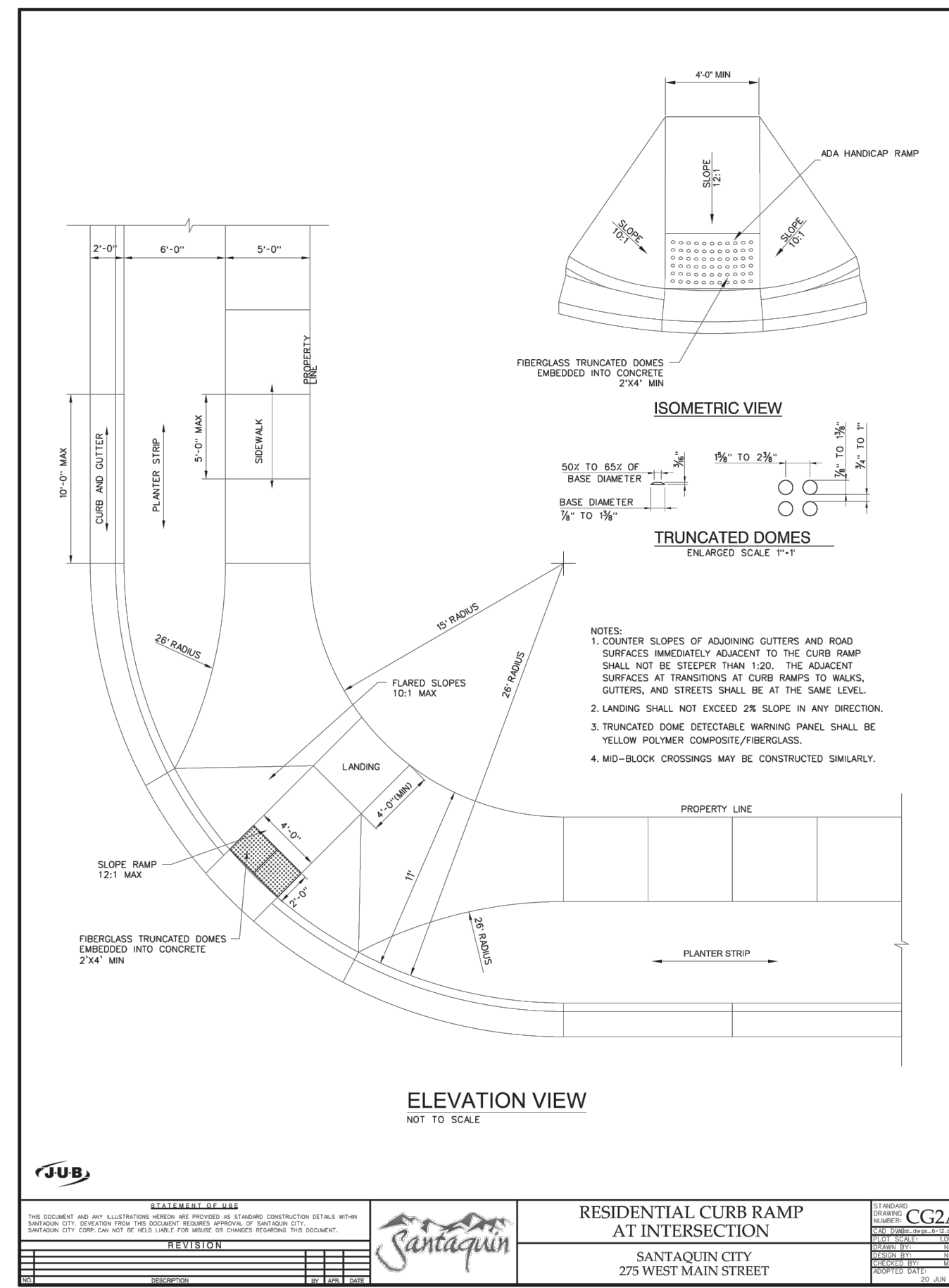
**Northern ENGINEERING INC**  
 ENGINEERING-LAND PLANNING  
 CONSTRUCTION MANAGEMENT  
 1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**VINCENT OAKS**

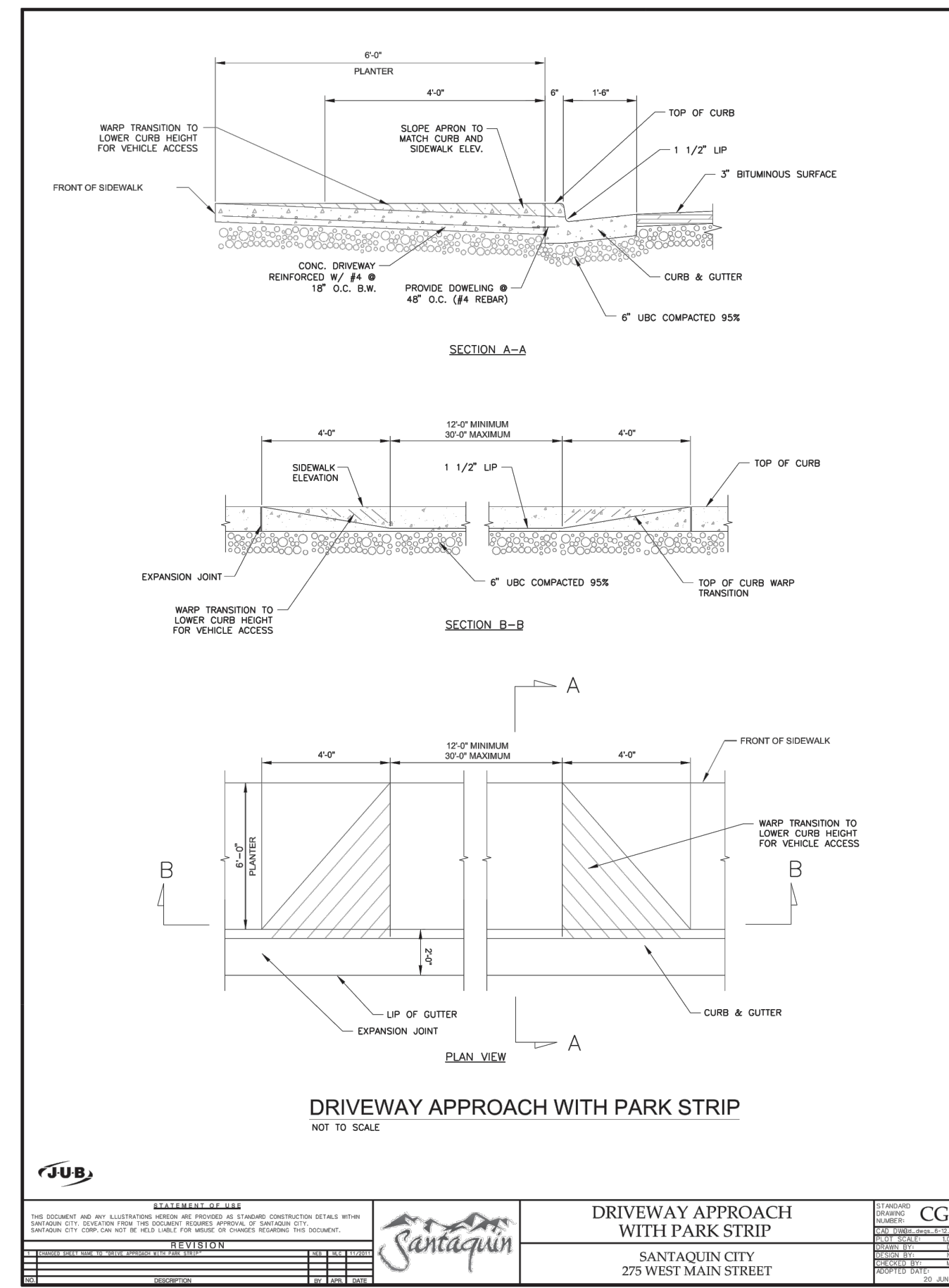
DETAILS  
 SANTAQUIN, UTAH  
 JOB NO. 3-23-014  
 SHEET NO. DT-01

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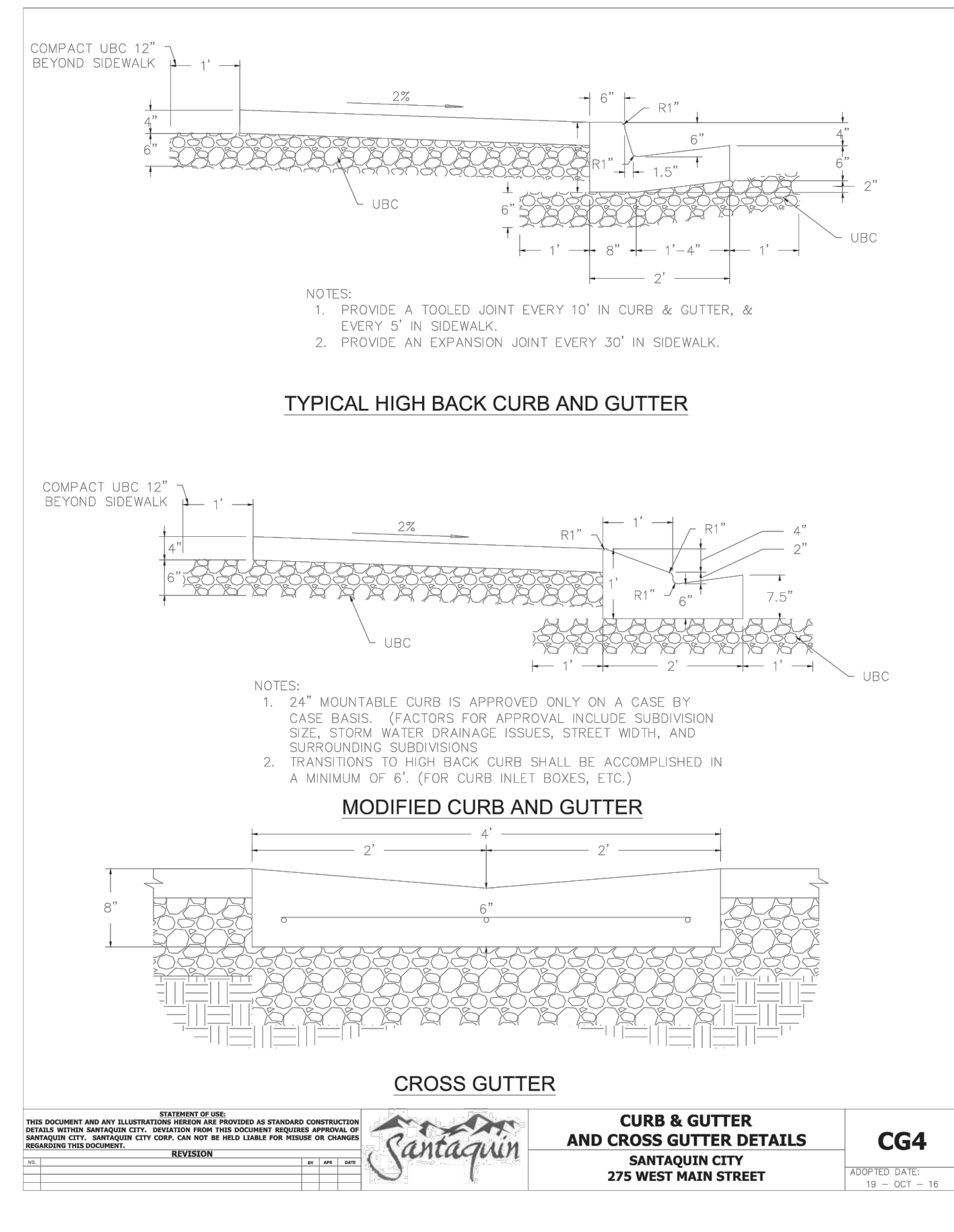




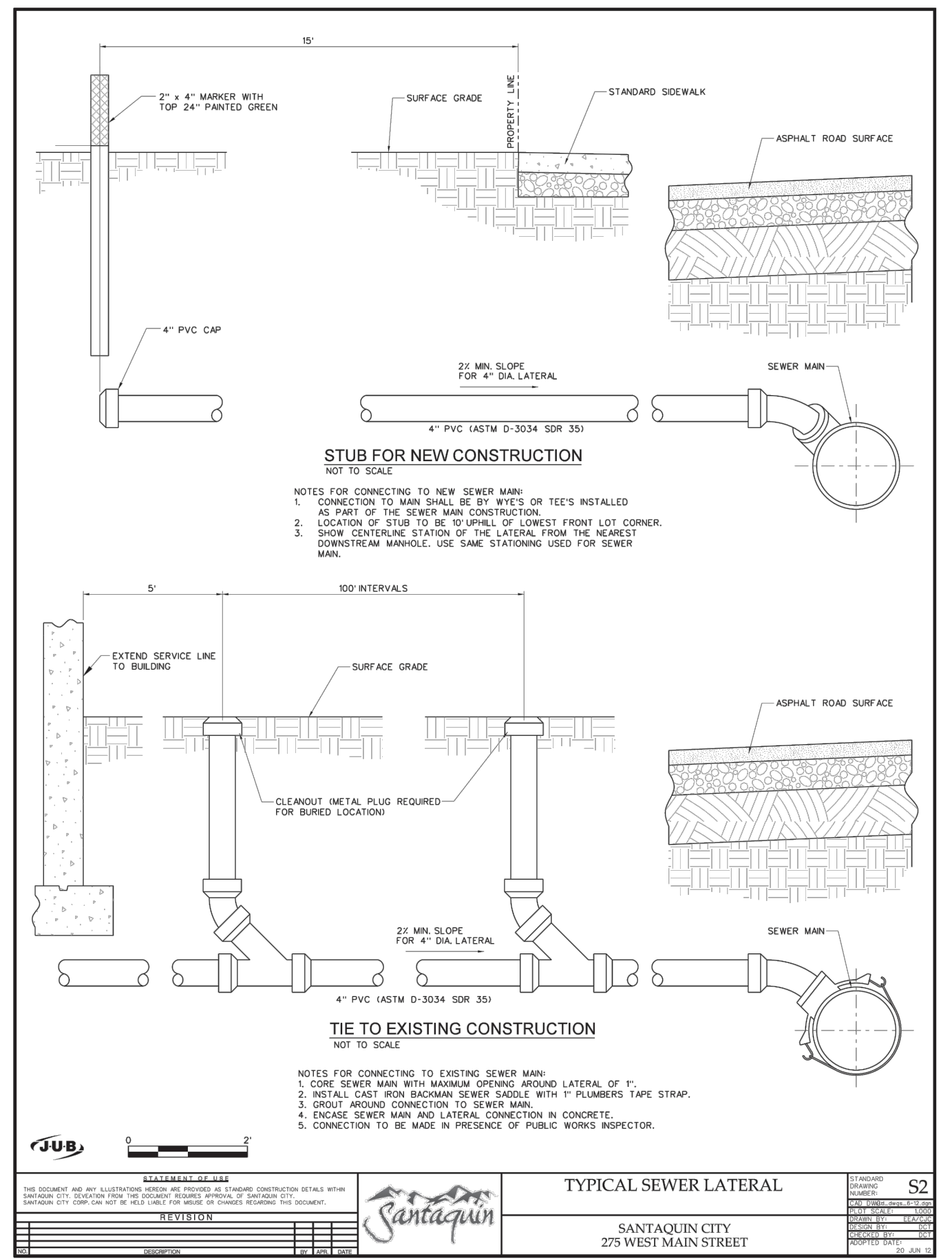
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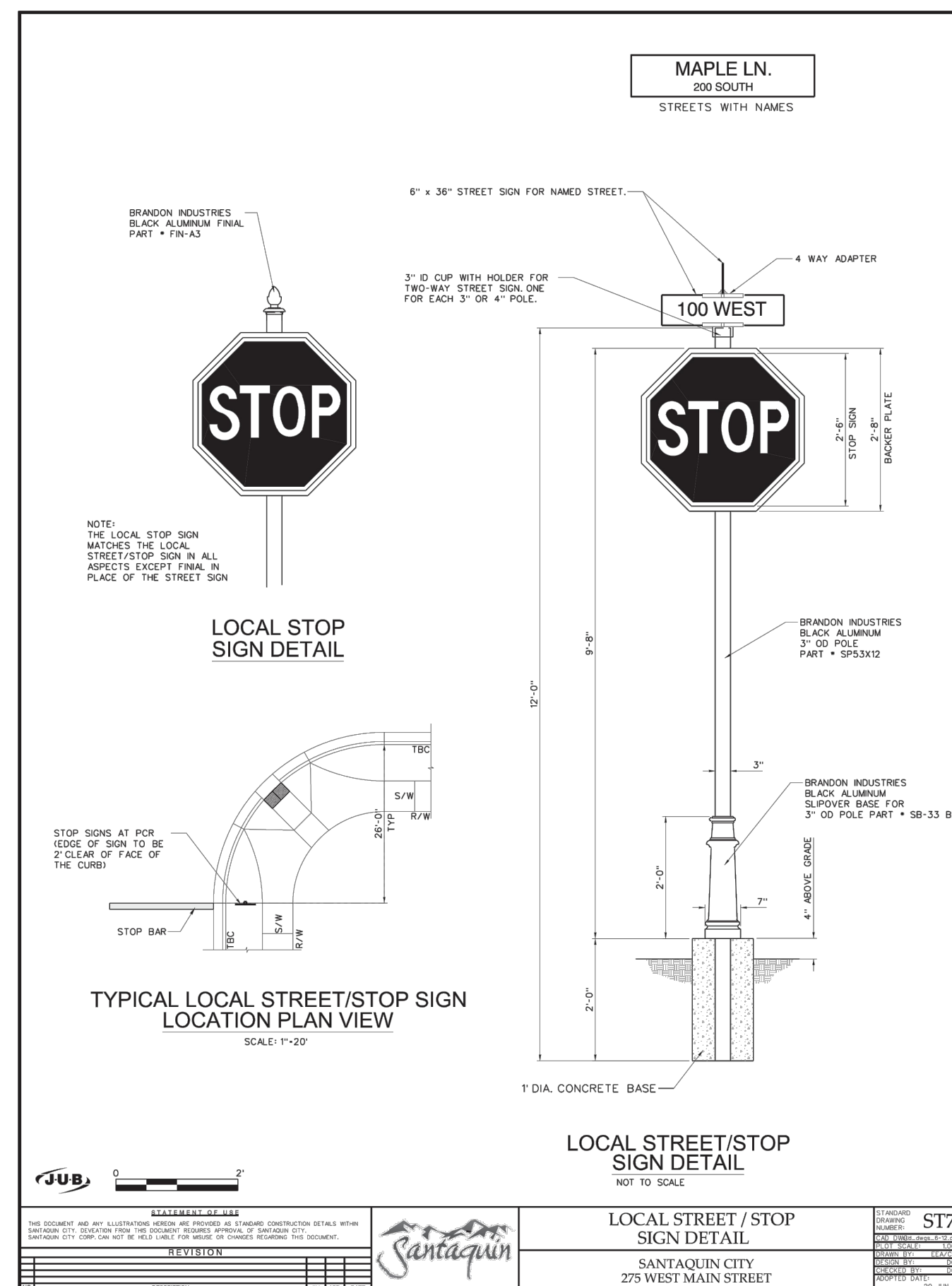
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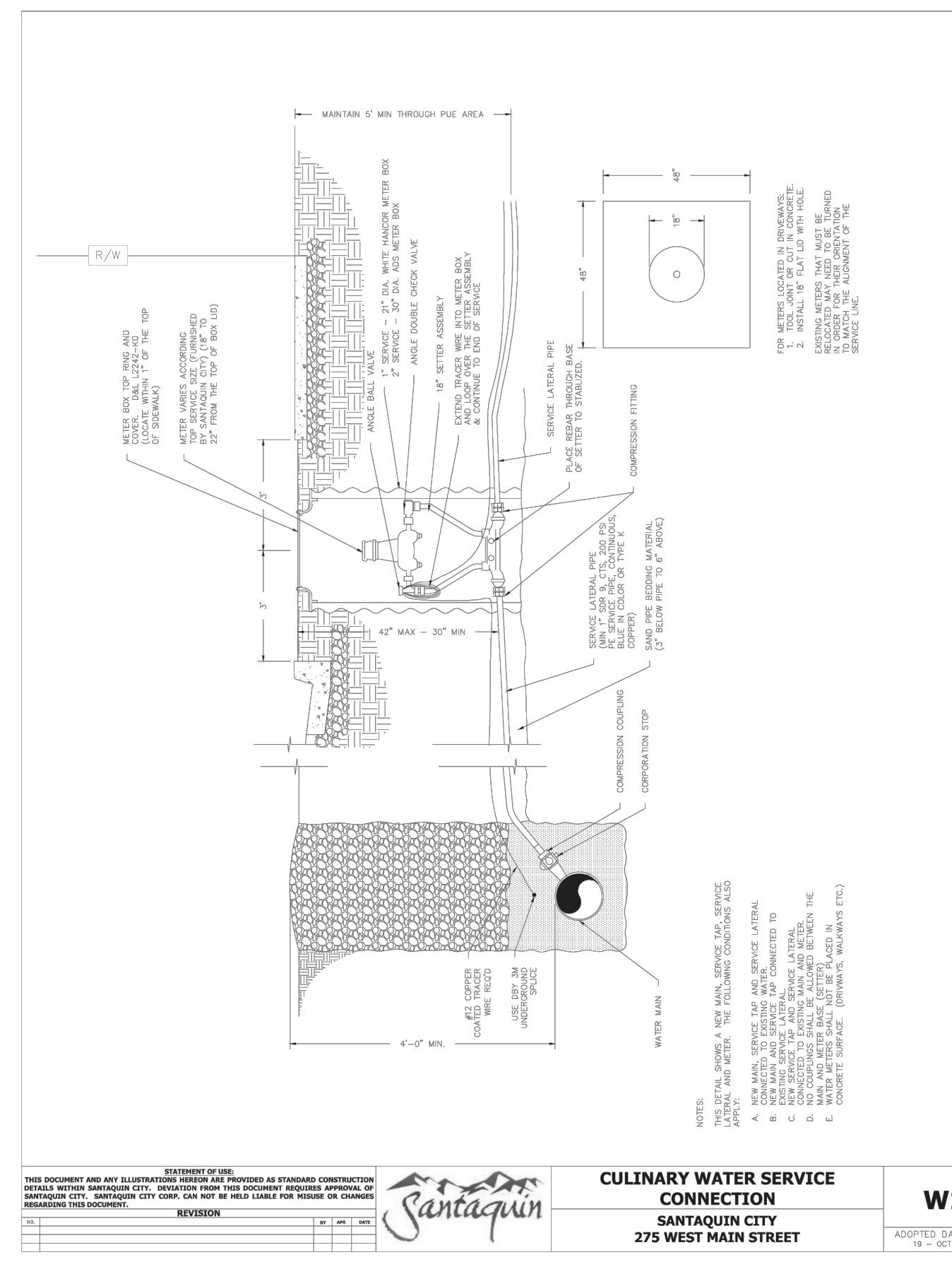
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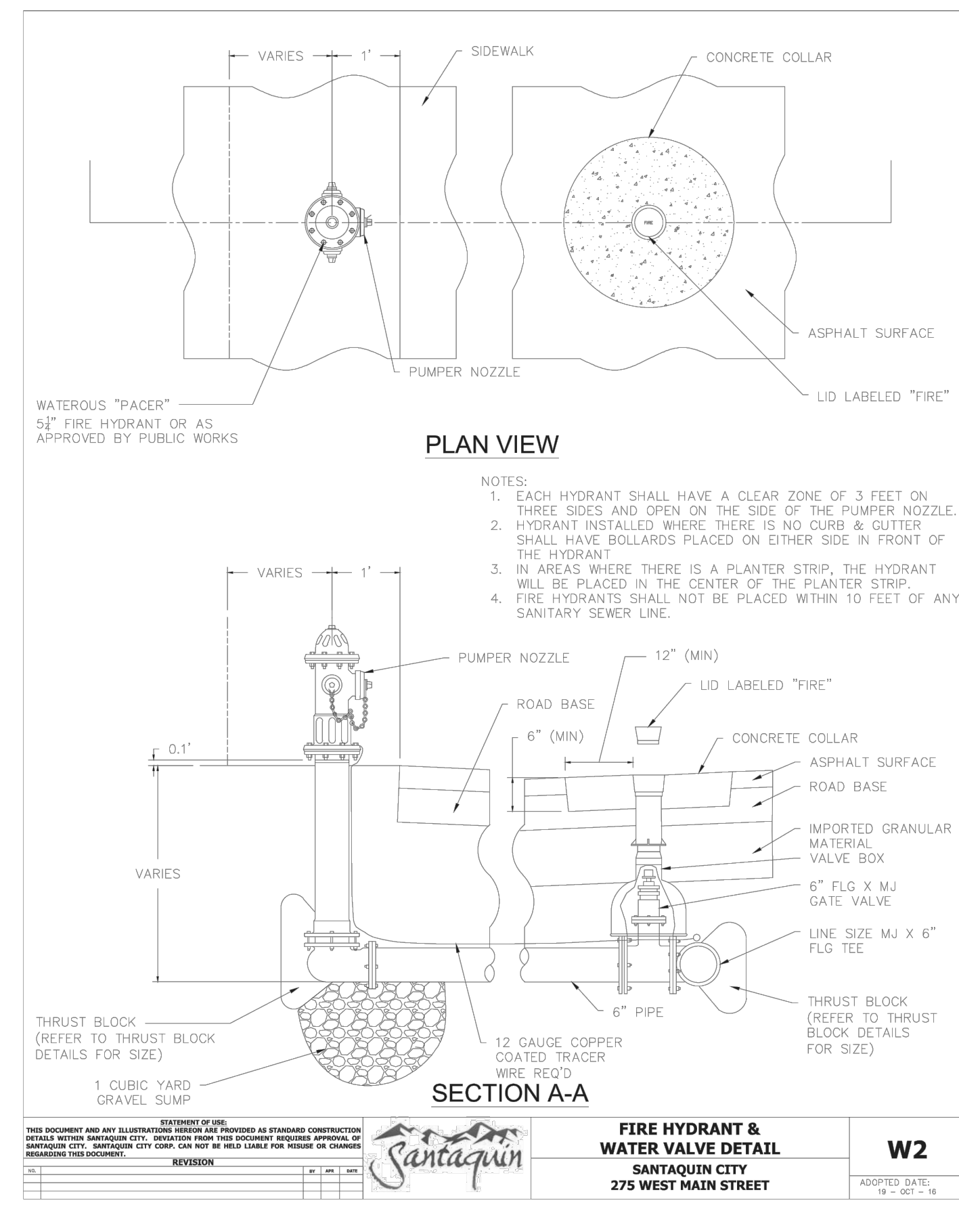
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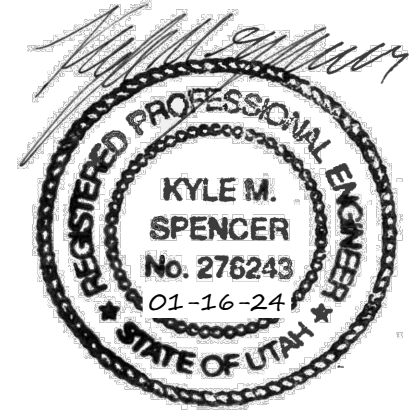
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**Northern ENGINEERING INC**  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

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

**VINCENT OAKS**

DETAILS	JOB NO. 3-23-014
SANTAQUIN, UTAH	SHEET NO. DT-02