

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: March 22, 2024

RE: **Vincent Oaks Subdivision Preliminary**

Zone: R-10
Size: 3.65 Acres
Lots: 7

The Sutherland Subdivision is located at 850 East 450 South. The proposed subdivision is in the R-10 Residential zone and has seven lots on 3.65 acres. Lots within the R-10 zone must have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The lot frontage requirement for a corner lot is 95 feet. The proposed lots range from 0.24 acres (10,381 square feet) to 0.51 acres (22,160 square feet), and the lot frontages range from 95 feet to 156.70 feet. All cul-de-sac frontages meet the requirements found in Santaquin City Code (SCC) 11.24.080. All requirements in the R-10 zone (SCC 10.20.080) are being followed.

The applicant will extend a portion of 900 East that is located on their property. The rest of 900 East will be located on the adjacent property in the County. When the adjacent property is annexed and developed, the rest of 900 East will be installed. There will be three lots (Lots 5-7) that will have frontage along 875 East and 900 East. These lots will not have access to 900 East.

On February 13, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Vincent Oaks Subdivision and forwarded a favorable recommendation to the Planning Commission.

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

Findings

1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans will meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings and all applicable requirements in Santaquin City Title 11 (Subdivision Regulations) once the condition in the motion is completed.
3. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
4. The subdivision plans (attachment 2) meet all conditions in the DRC motion.

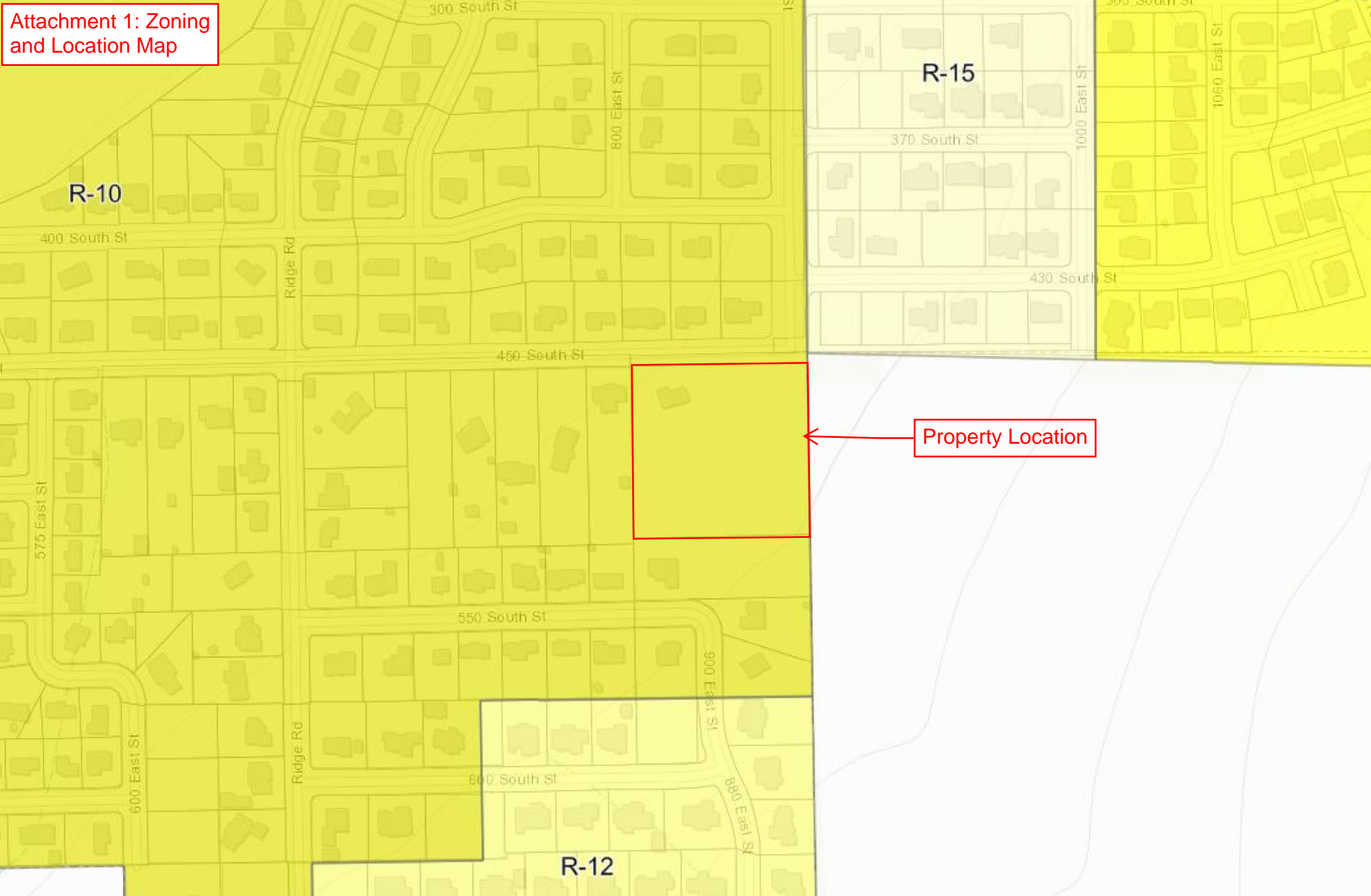
Recommended Motion: “Motion to approve the preliminary plans for the Vincent Oaks Subdivision with the following conditions.

1. All redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Preliminary Plans

Attachment 1: Zoning and Location Map



R-10

R-15

R-12

Property Location

VINCENT OAKS

SANTAQUIN, UTAH COUNTY, UTAH
FEBRUARY 2024
-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.

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

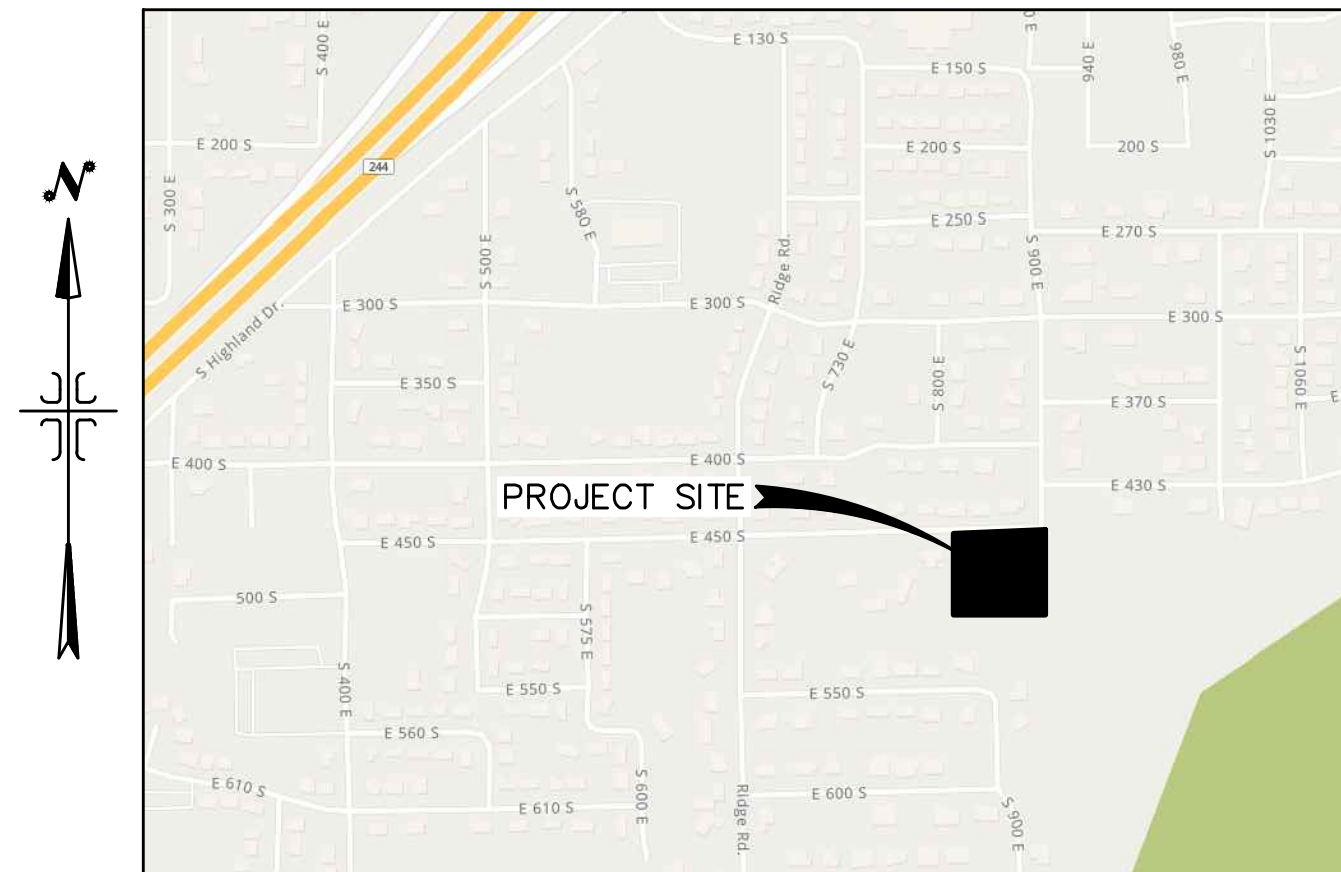
1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HDPE 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

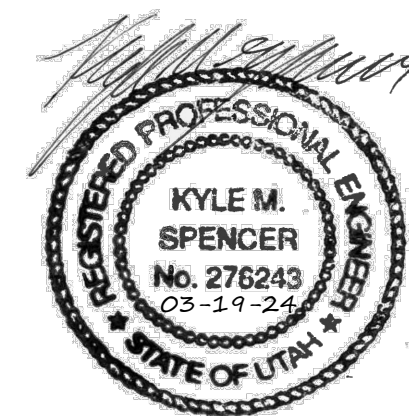
1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS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



VICINITY MAP
-NTS-

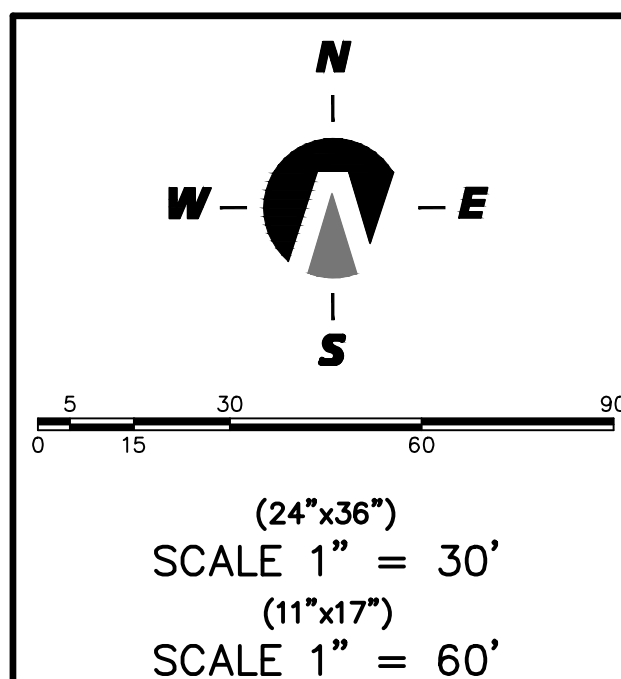
ACCEPTANCE	
SIGNATURE: _____	DATE _____
<i>DEVELOPER</i>	
SIGNATURE: _____	DATE _____
<i>CITY ENGINEER</i>	
SIGNATURE: _____	DATE _____
<i>COMMUNITY DEV. DIRECTOR</i>	
SIGNATURE: _____	DATE _____
<i>PUBLIC WORKS</i>	
SIGNATURE: _____	DATE _____
<i>BUILDING DEPARTMENT</i>	
SIGNATURE: _____	DATE _____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

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

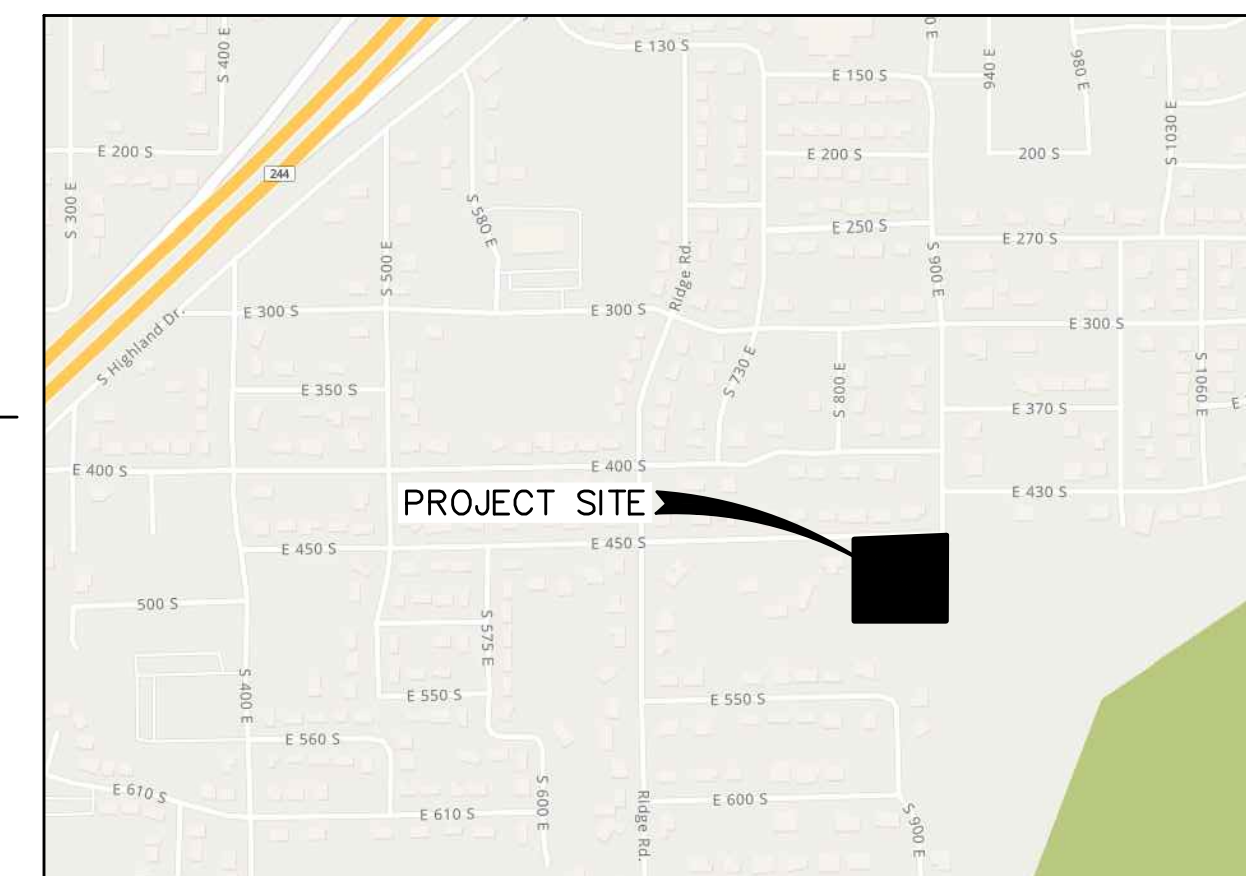
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

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

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

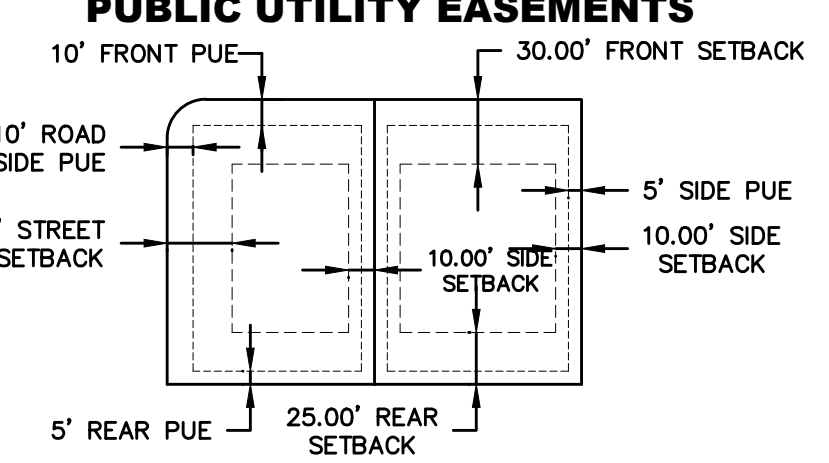
HASKELL, TRACY MARIE
52: 784: 0057
[873 E.]

SANTAQUIN RIDGE PLAT F



VICINITY MAP -NTS-

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



LYLE J SMART
FAMILY PARTNERSHIP
32: 018: 0177

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

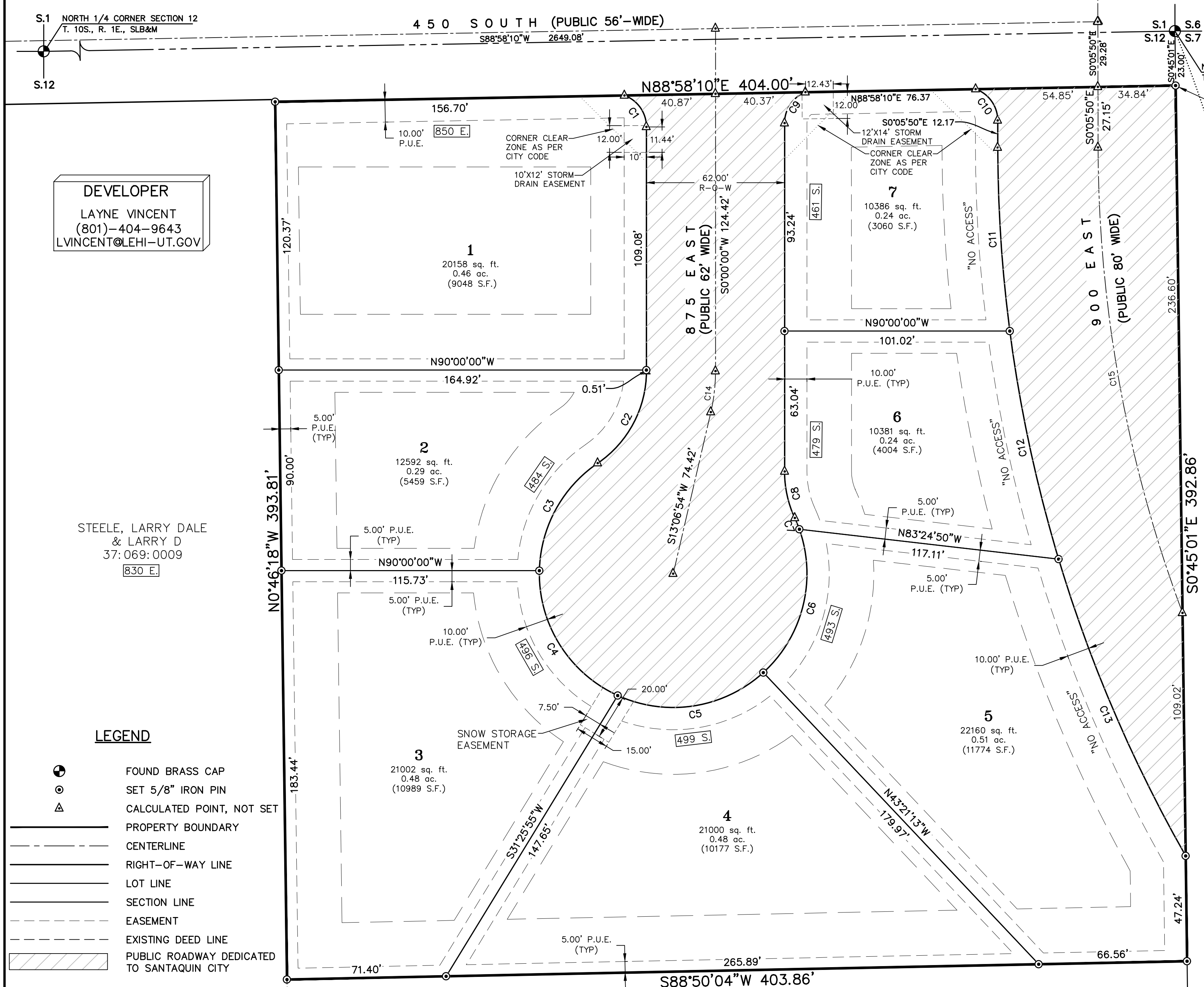
CENTURY LINK ACCEPTANCE

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"



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

3
21002 sq. ft.
0.48 ac.
(10989 S.F.)

2
12592 sq. ft.
0.29 ac.
(5459 S.F.)

1
20158 sq. ft.
0.46 ac.
(9048 S.F.)

4
21000 sq. ft.
0.48 ac.
(10177 S.F.)

5
22160 sq. ft.
0.51 ac.
(11774 S.F.)

6
10381 sq. ft.
0.24 ac.
(4004 S.F.)

7
10386 sq. ft.
0.24 ac.
(3080 S.F.)

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

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

S00°45'01"E
2660.92'
(BASIS OF BEARING)

EAST 1/4 CORNER SECTION 12
T. 10S., R. 1E., SLB&M

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 404.00 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: _____

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

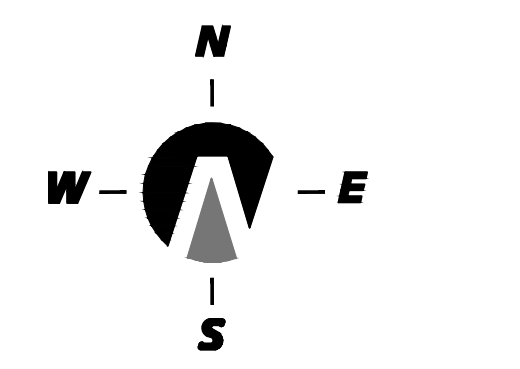
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

SANTAQUIN UTAH COUNTY, UTAH

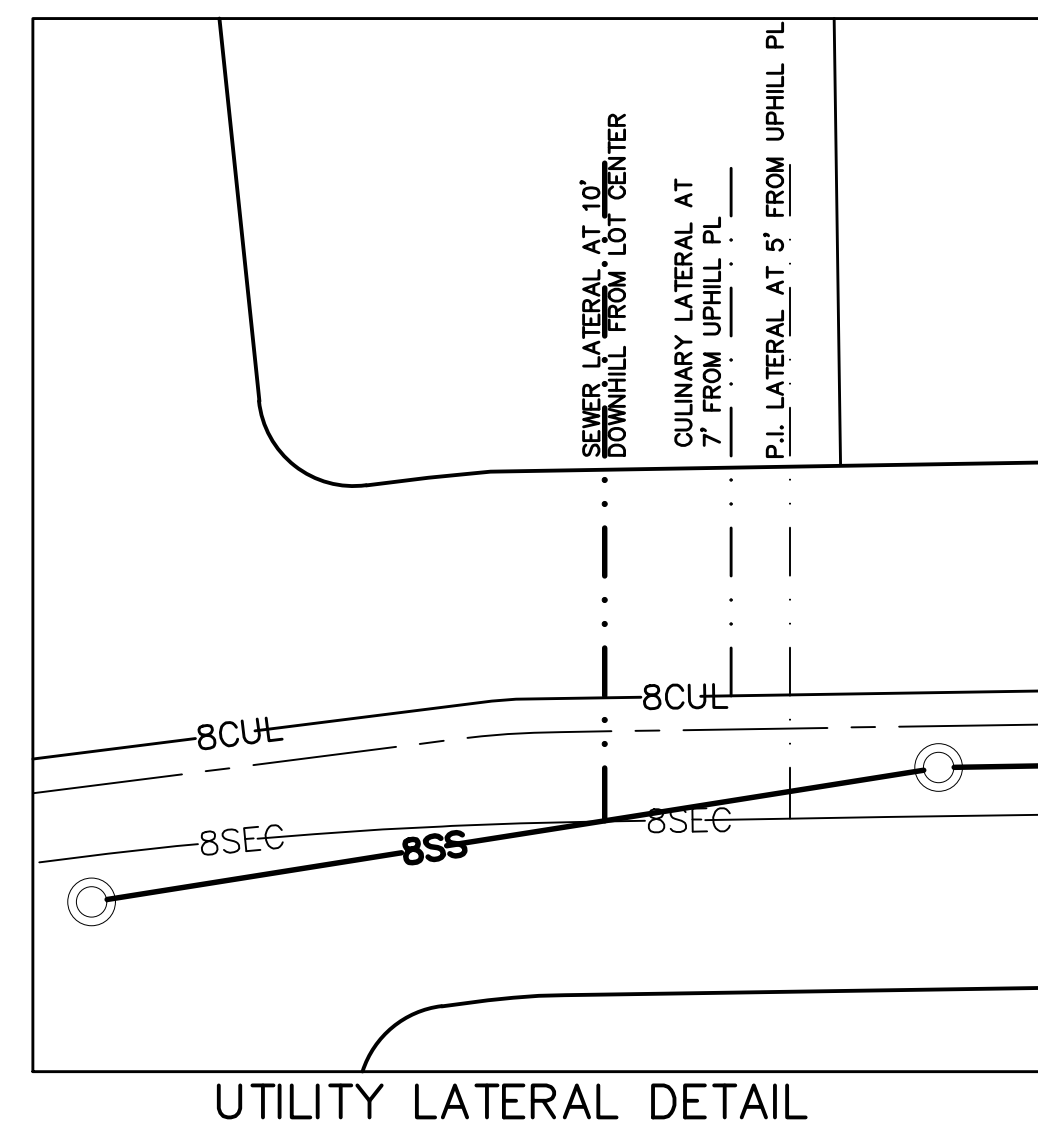
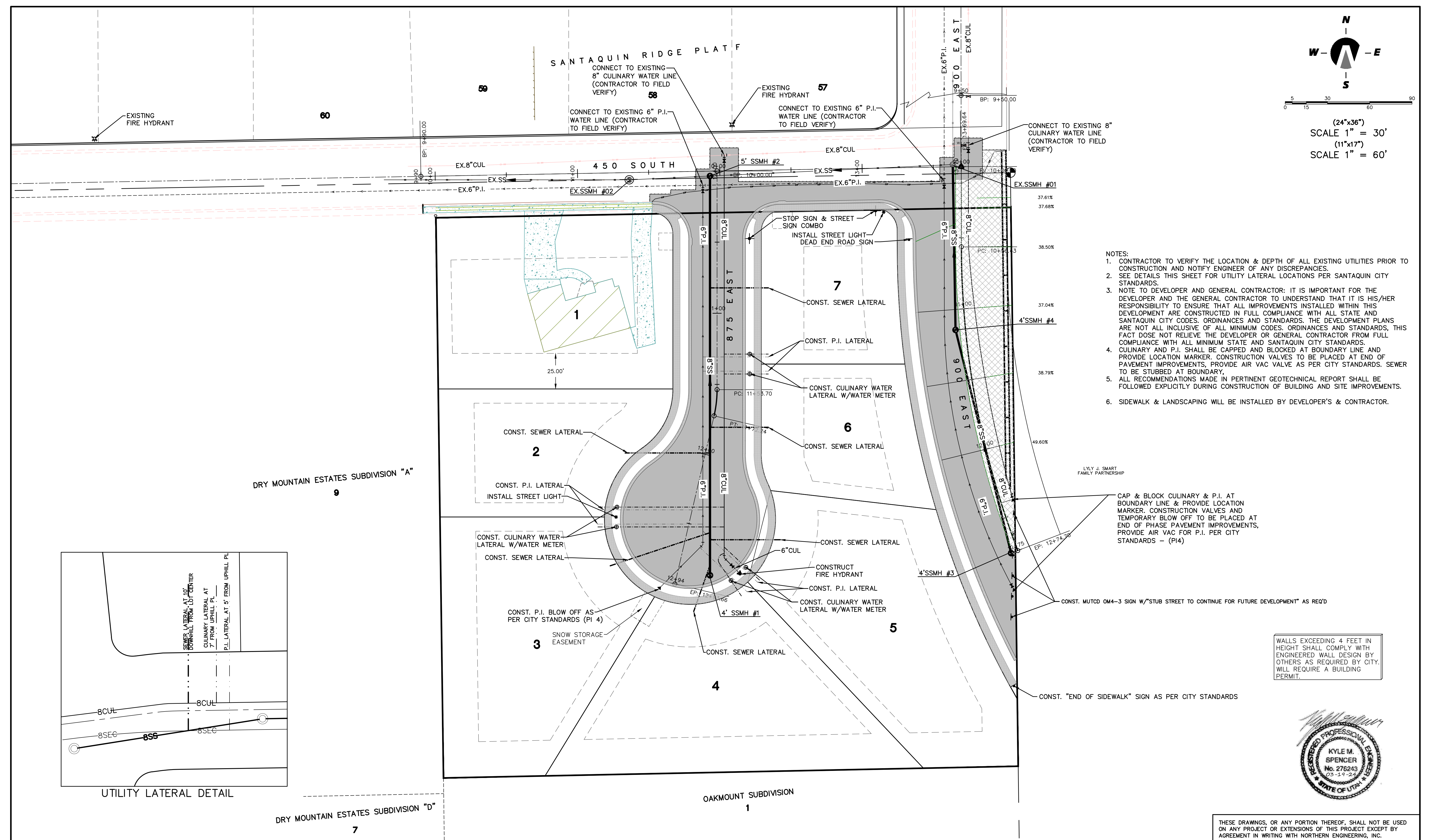
SCALE: 1" = 30 FEET

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

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



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



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:

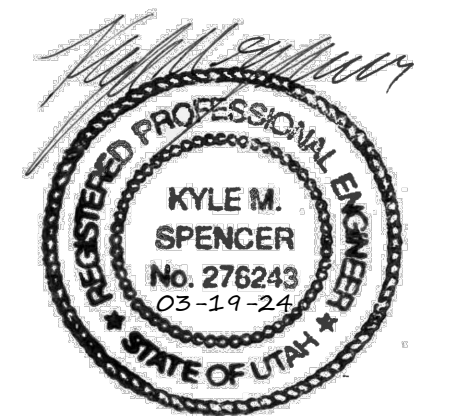
Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

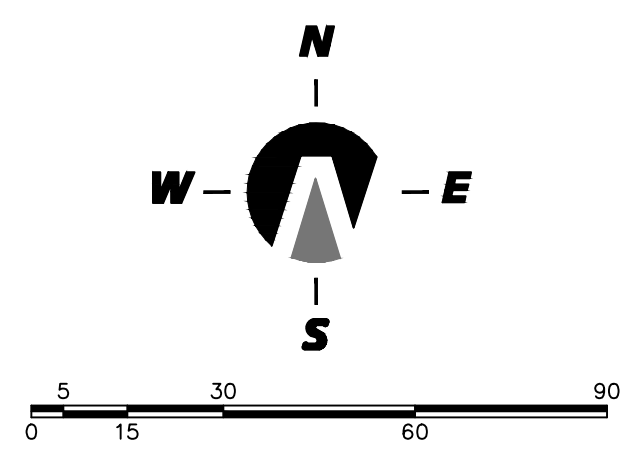
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VINCENT OAKS

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

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.



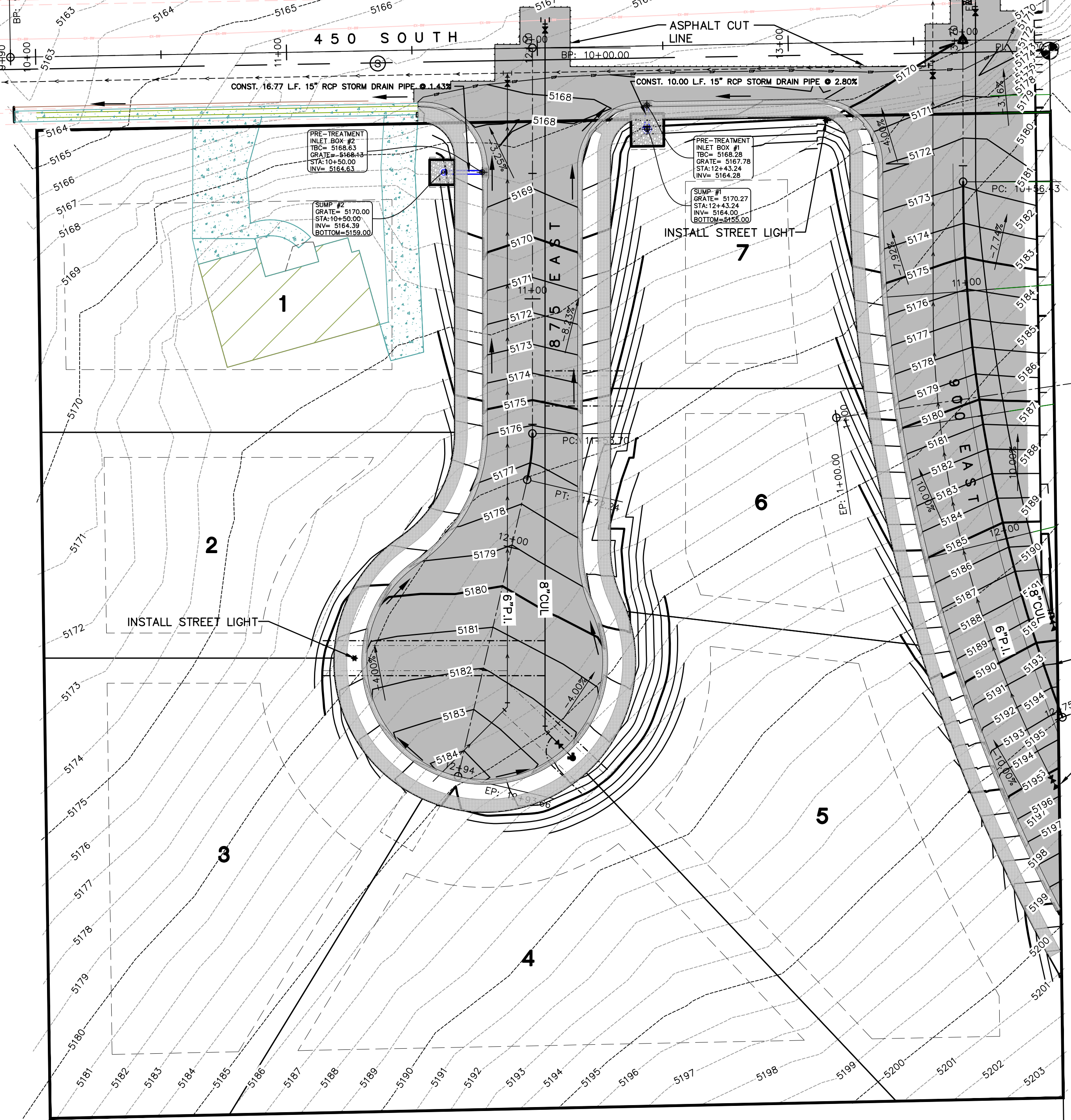


(24"x36")
 SCALE 1" = 30'
 (11"x17")
 SCALE 1" = 60'

SANTAQUIN RIDGE PLAT F

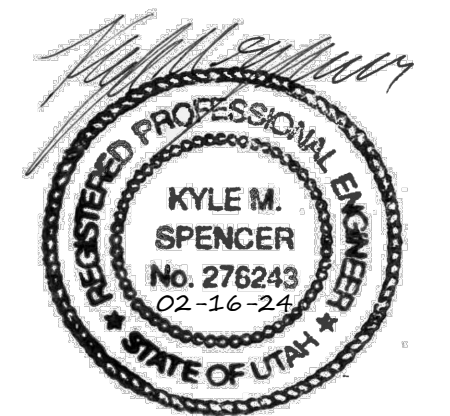
450 SOUTH

9000 EAST

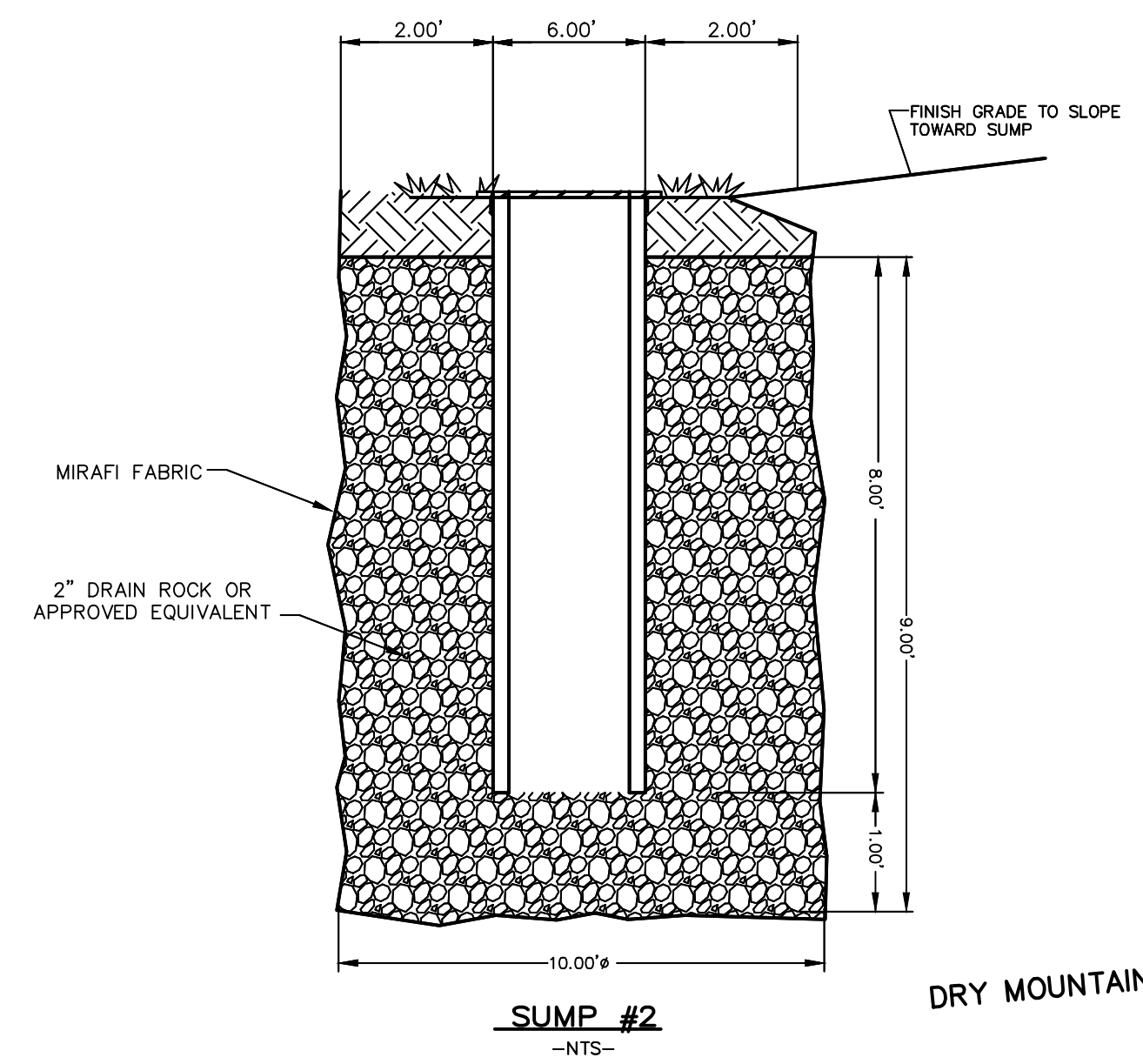


- NOTES:
1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 2. SEE DETAILS SHEET DT-02 FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
 3. NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE 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 & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.

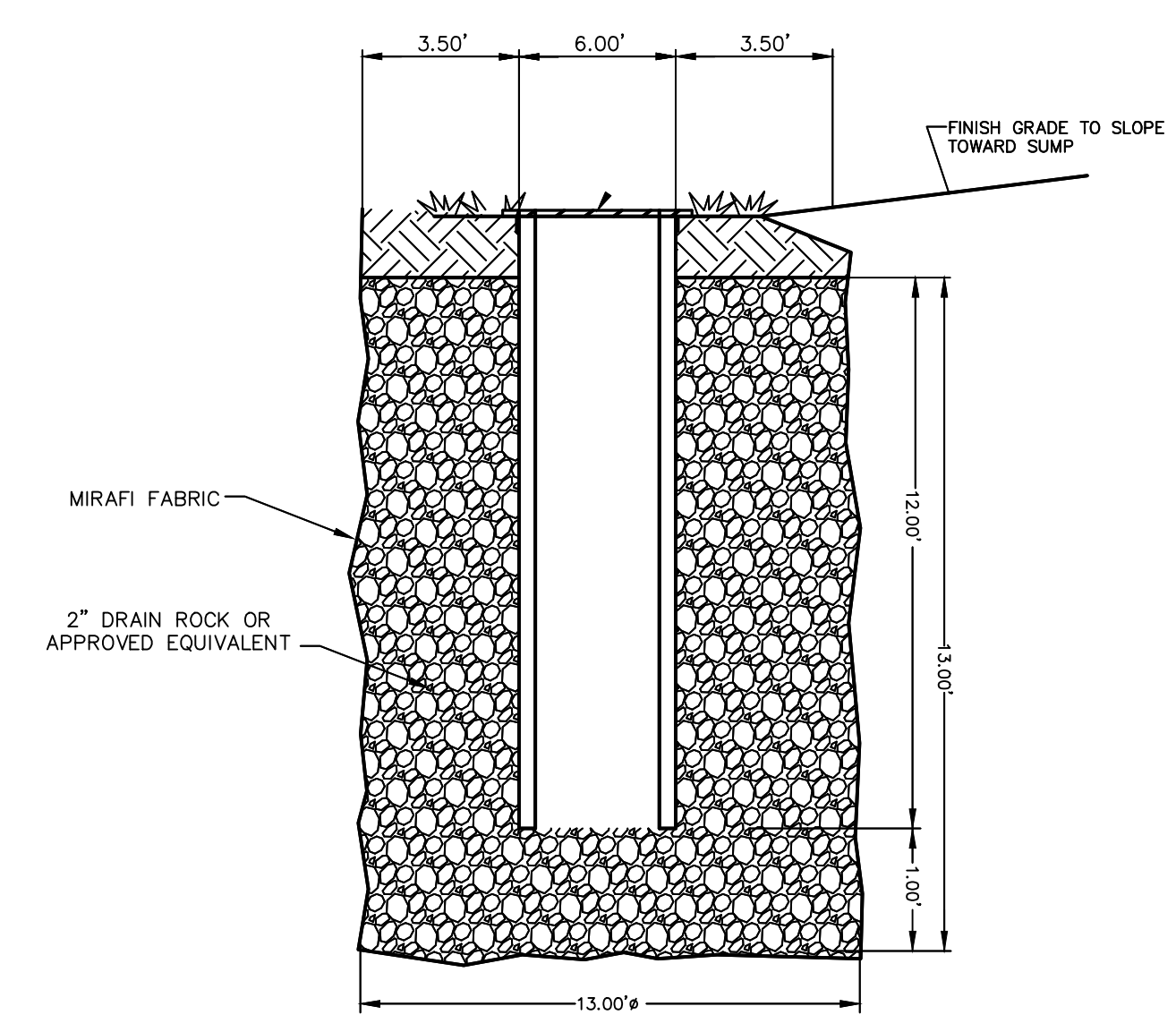
CAP & BLOCK CULINARY & P.I. AT BOUNDARY LINE & PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC FOR P.I. PER CITY STANDARDS.



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.



SUMP #2
-NTS-



SUMP #1
-NTS-

DRY MOUNTAIN ESTATES SUBDIVISION "A"

DRY MOUNTAIN ESTATES SUBDIVISION "D"

OAKMOUNT SUBDIVISION 1

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

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

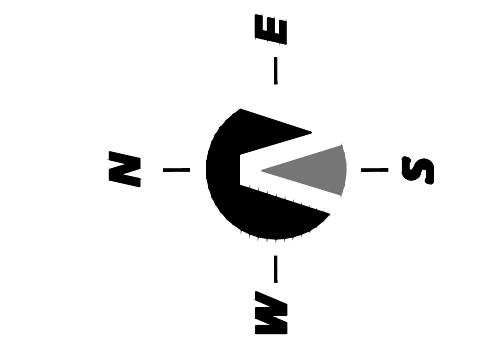
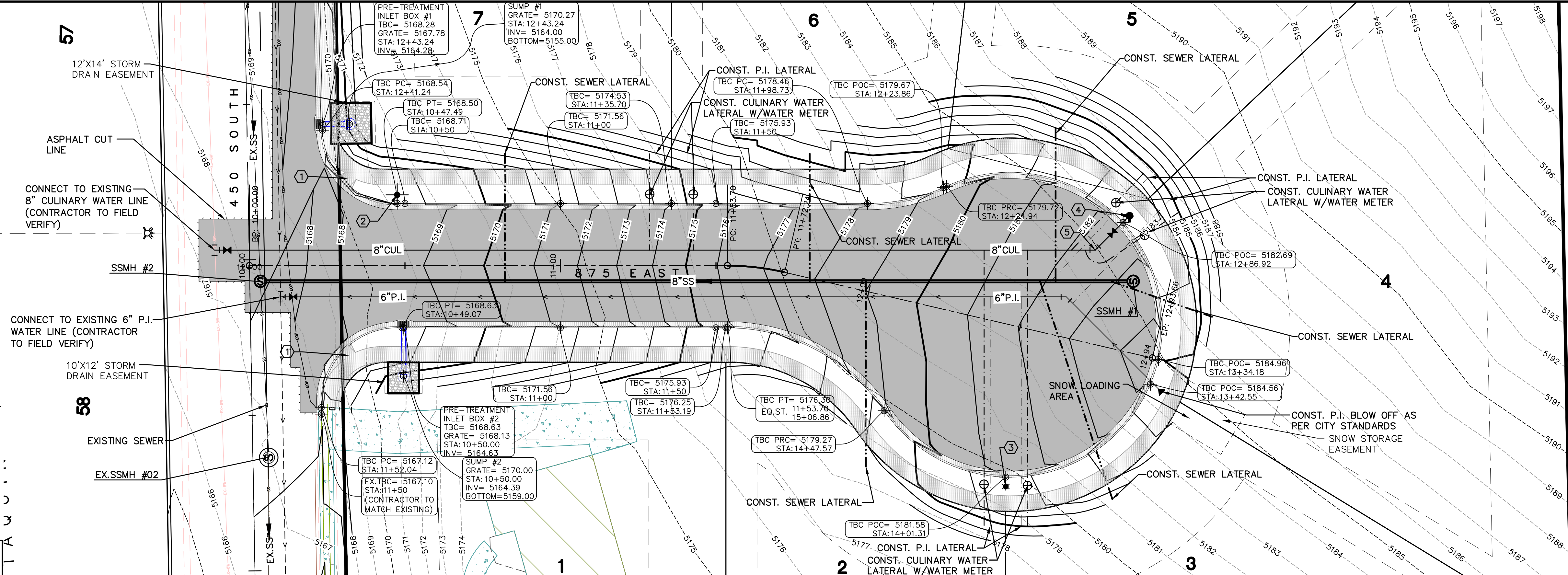
- 1 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2 CONST. STOP & STREET SIGN AS PER CITY STANDARDS
- 3 CONST. STREET LIGHT AS PER CITY STANDARDS
- 4 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 5 CONST. 8" ELBOW WITH 8" TO 6" REDUCER AS REQ'D

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.
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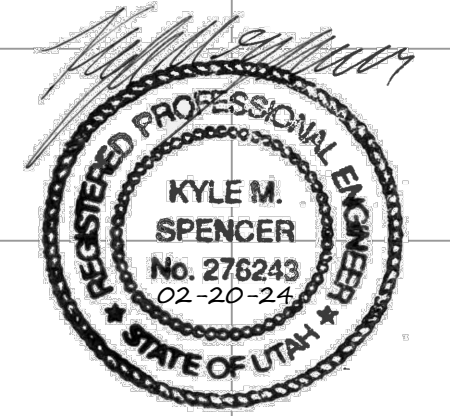
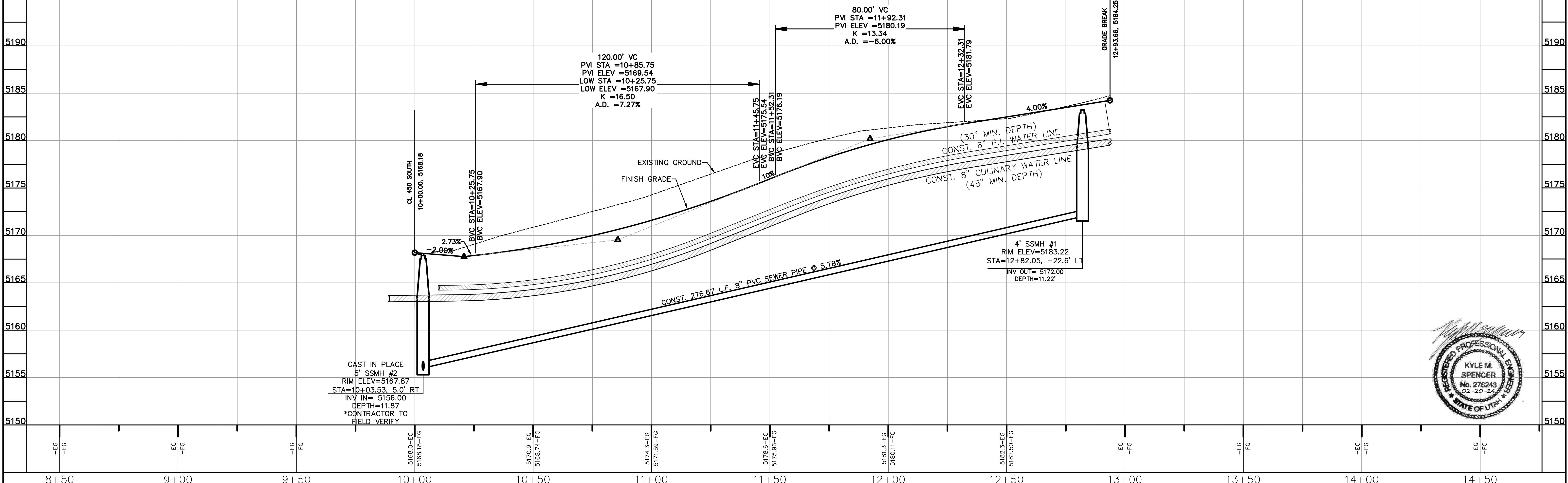
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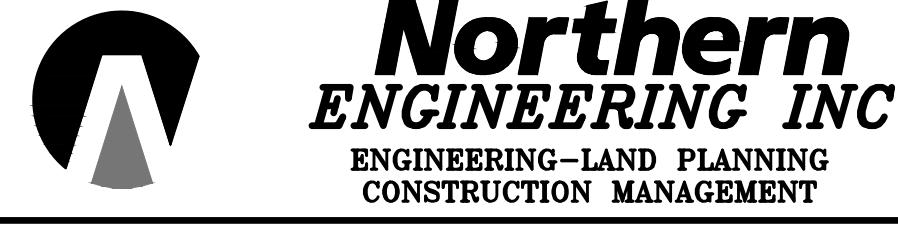
OAKMOUNT SUBDIVISION 1

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

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



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VINCENT OAKS

875 EAST STREET PLAN & PROFILE
 SANTAQUIN, UTAH
 JOB NO. 3-23-014
 SHEET NO. PP-01

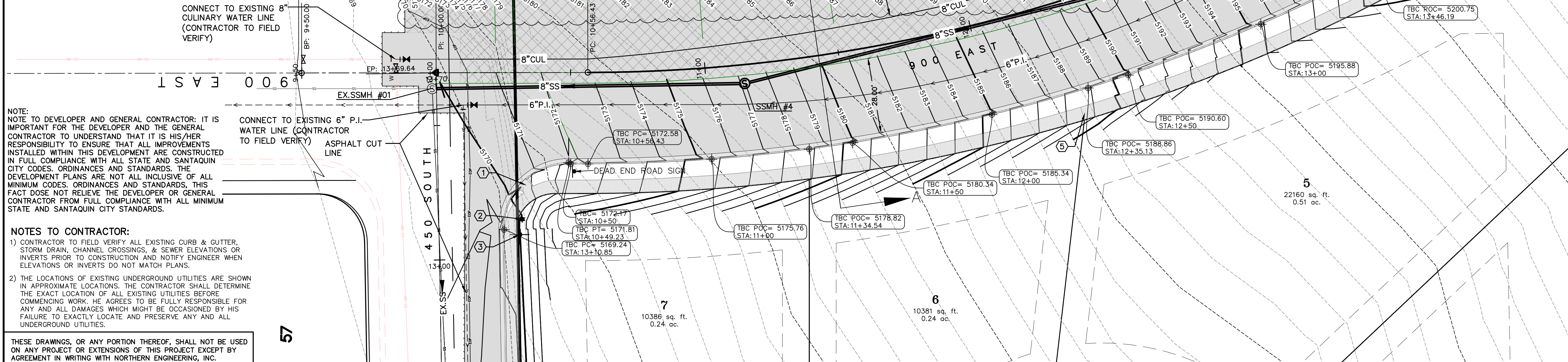
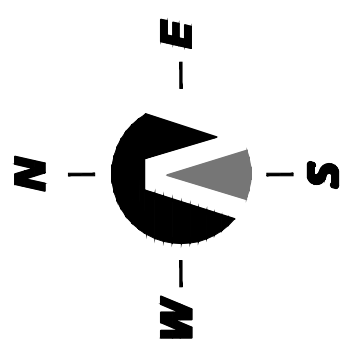
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- 1) CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2) CONST. STREET LIGHT AS PER CITY STANDARDS
- 3) CONST. STREET / STOP SIGN COMBO AS PER CITY STANDARDS
- 4) CONST. MUTCO OM4-3 SIGN W/"STUB STREET TO CONTINUE FOR FUTURE DEVELOPMENT" AS REQ'D
- 5) 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.



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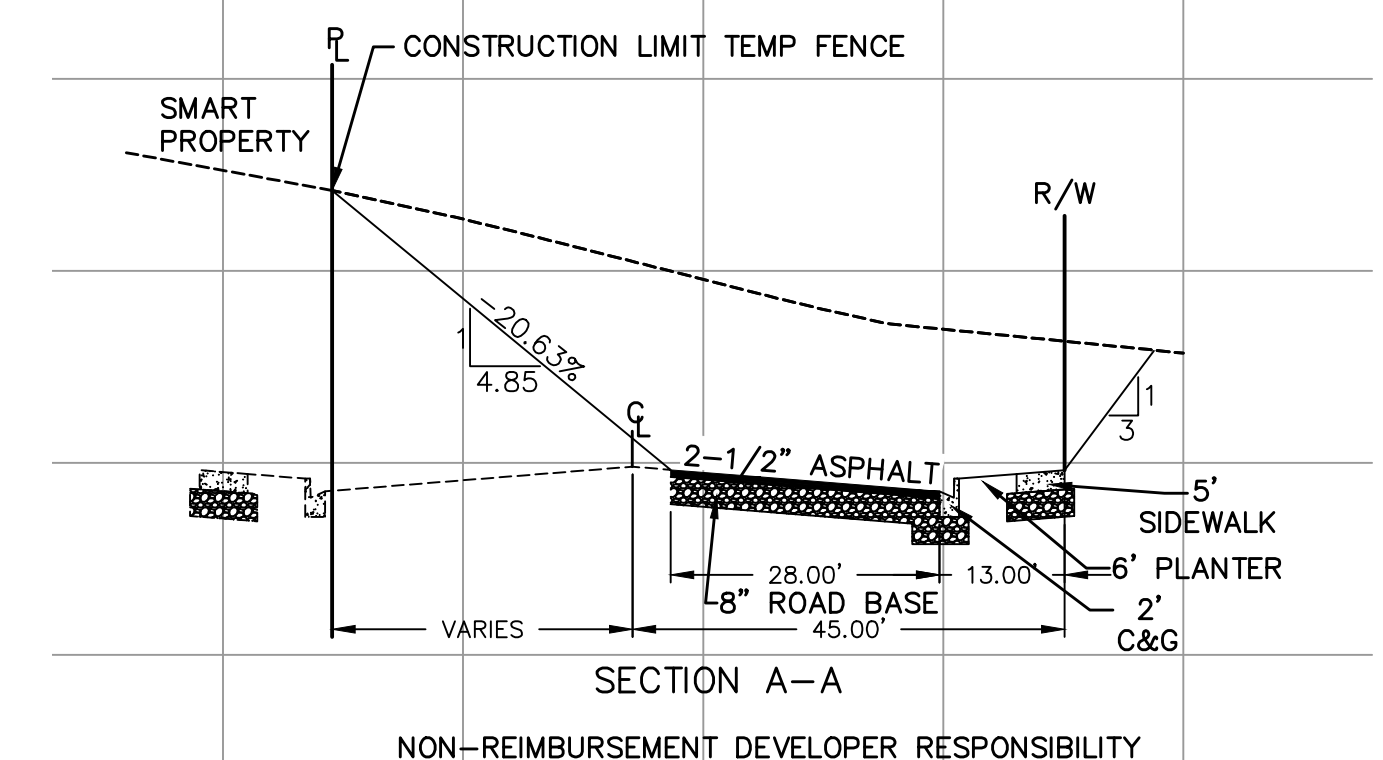
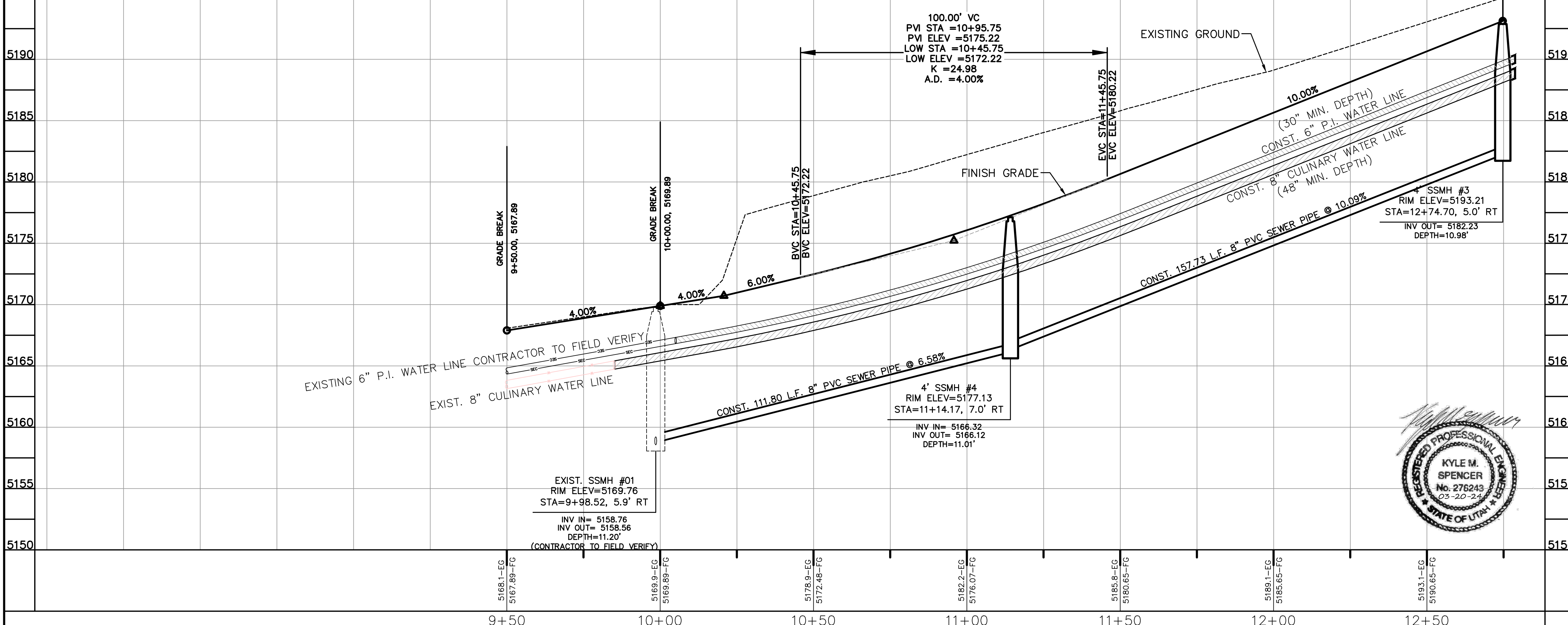
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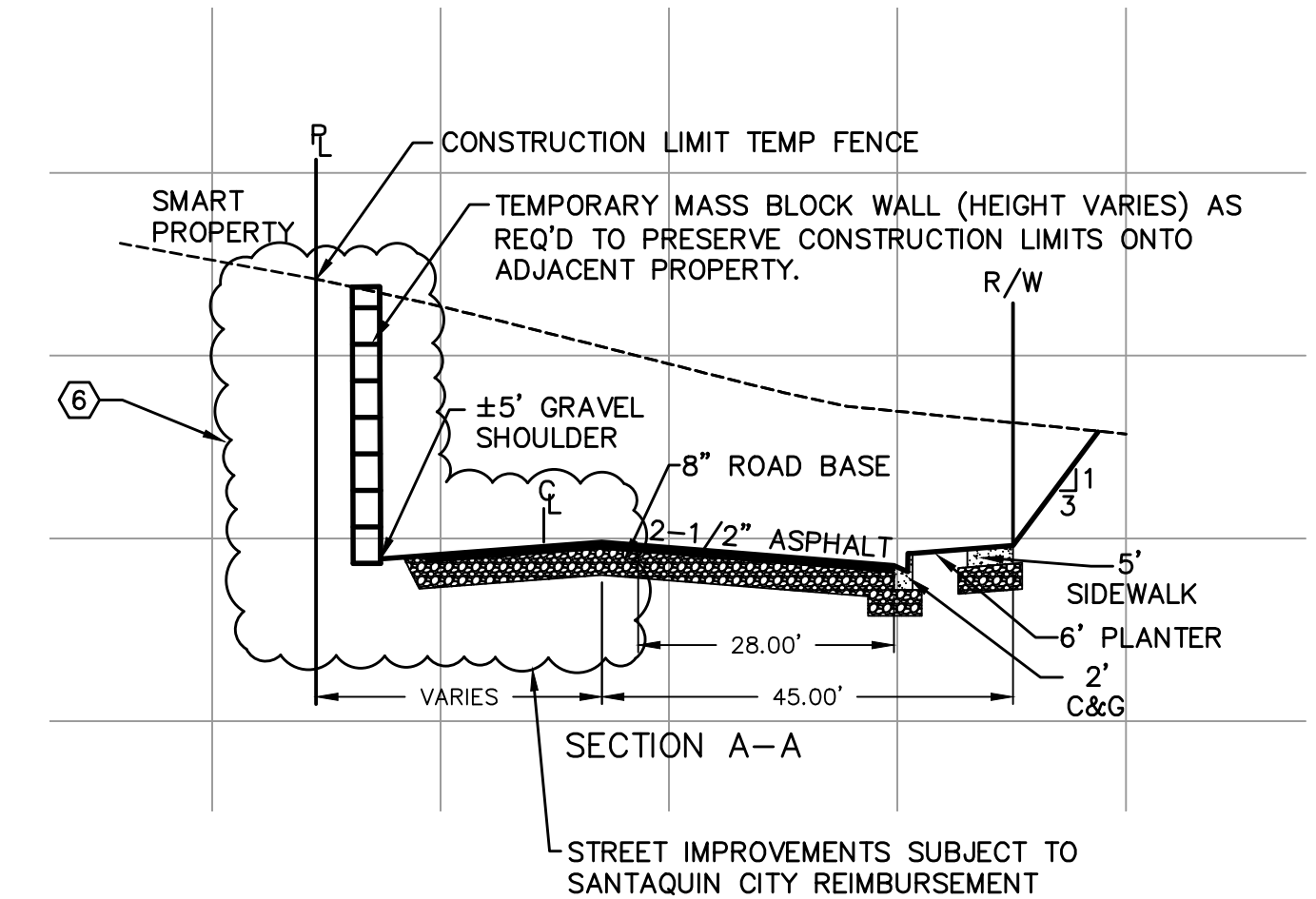
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(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(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

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(801) 802-8992

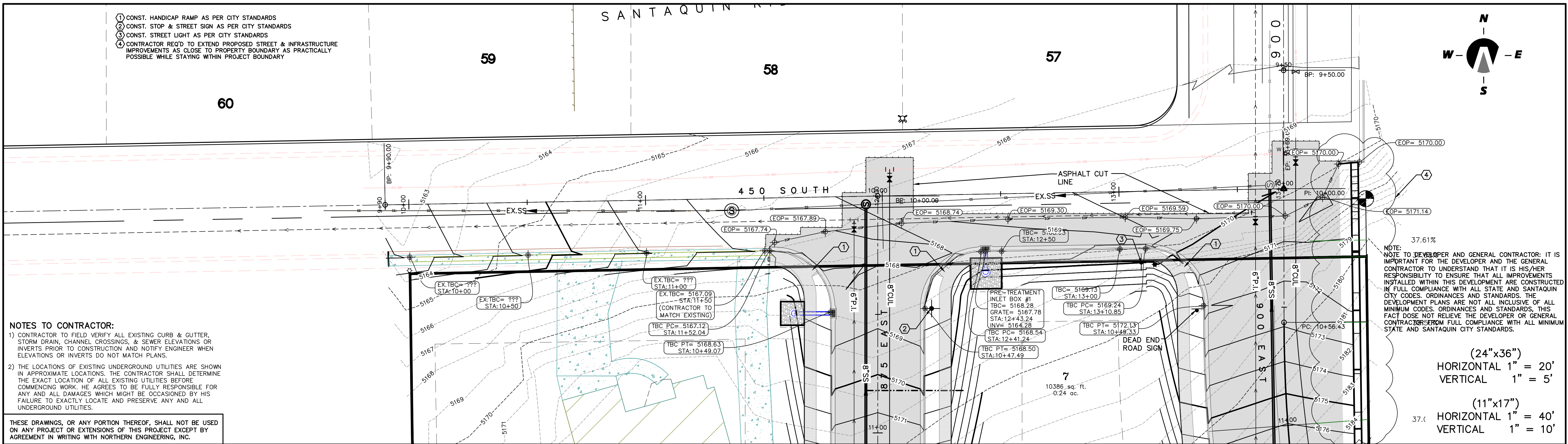
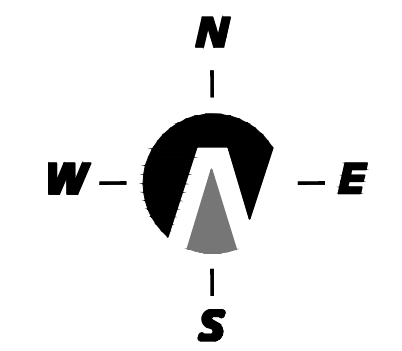
VINCENT OAKS

900 EAST STREET PLAN & PROFILE
SANTAQUIN, UTAH

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

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- 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
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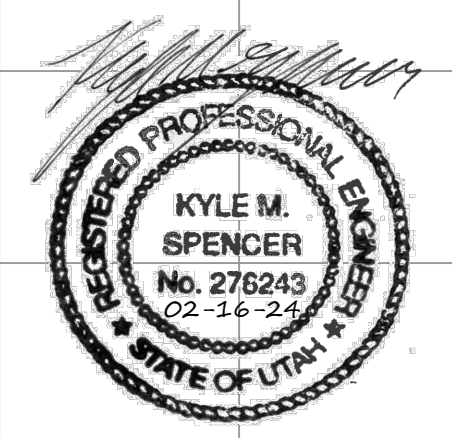
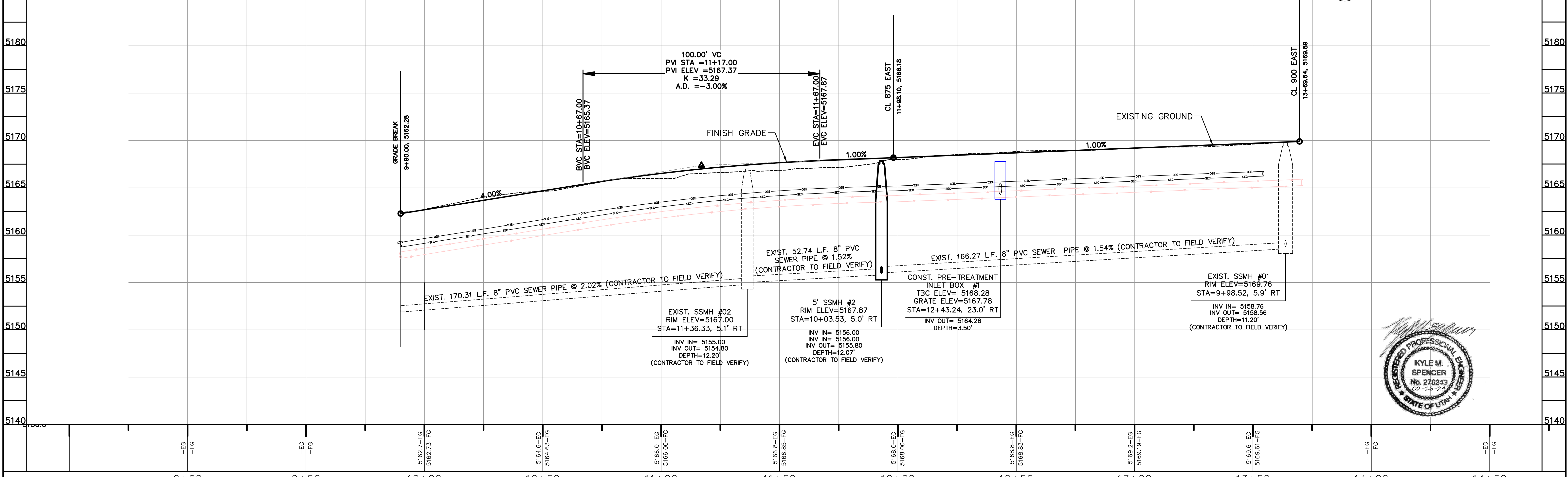
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NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
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Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

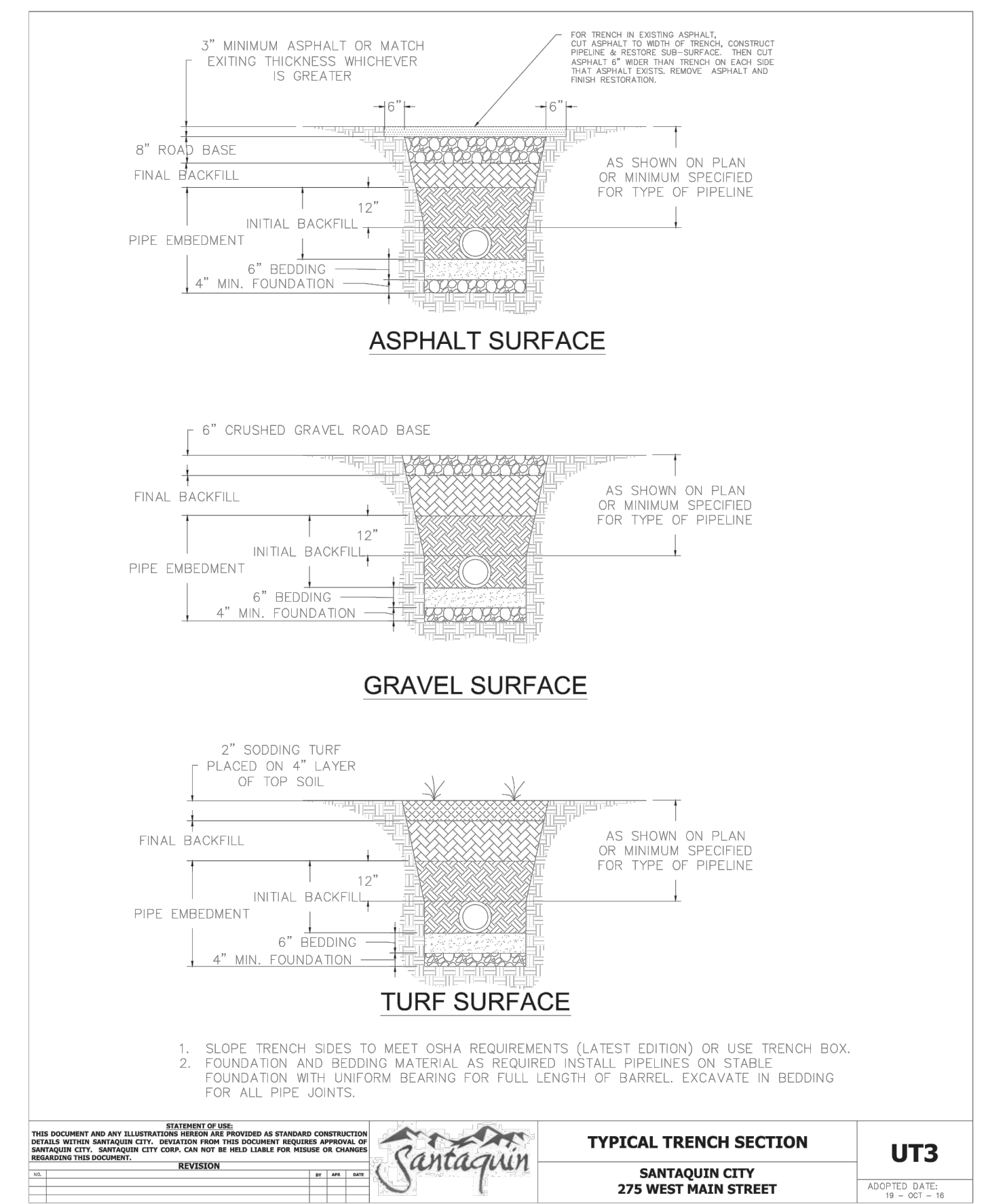
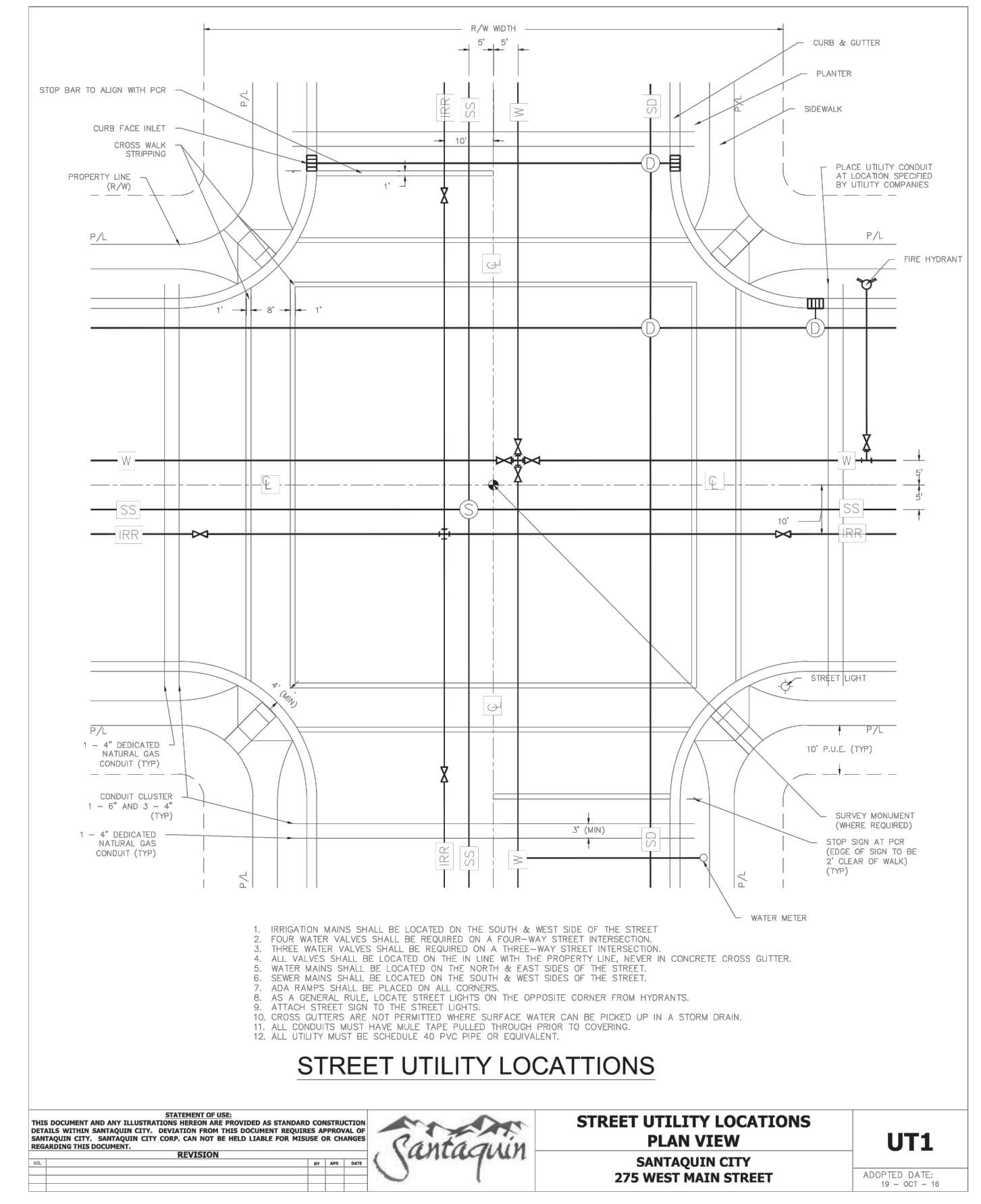
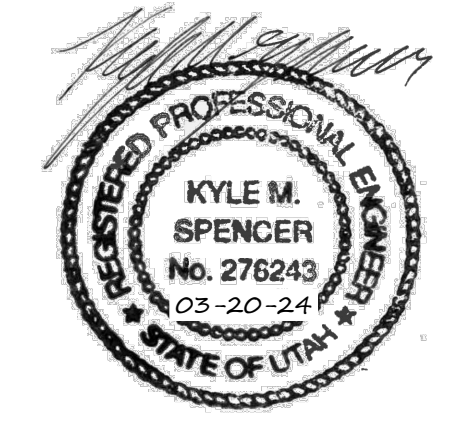
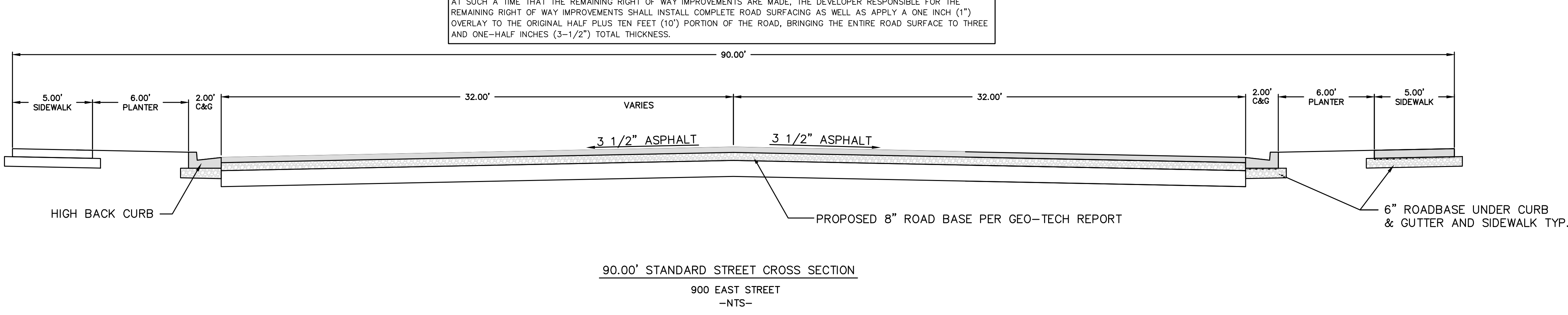
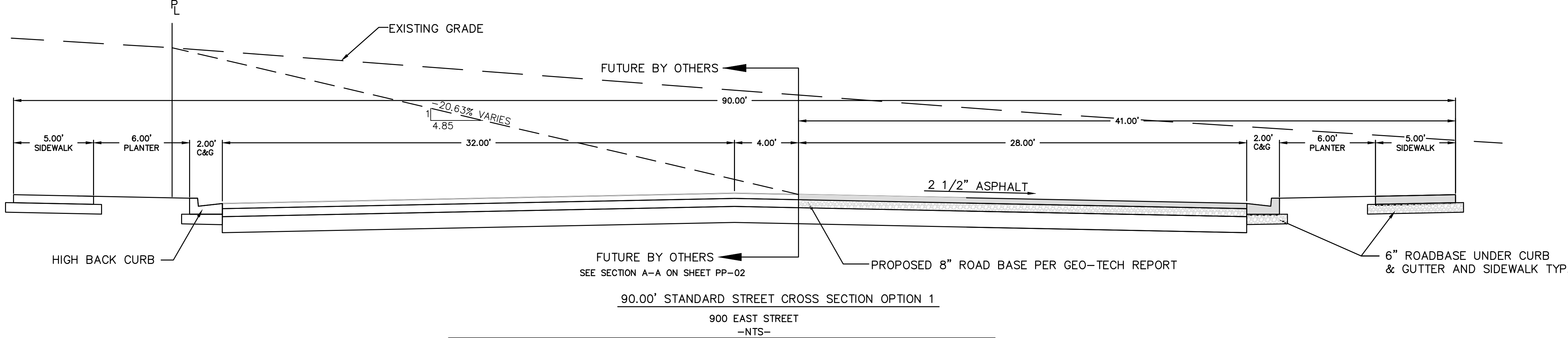
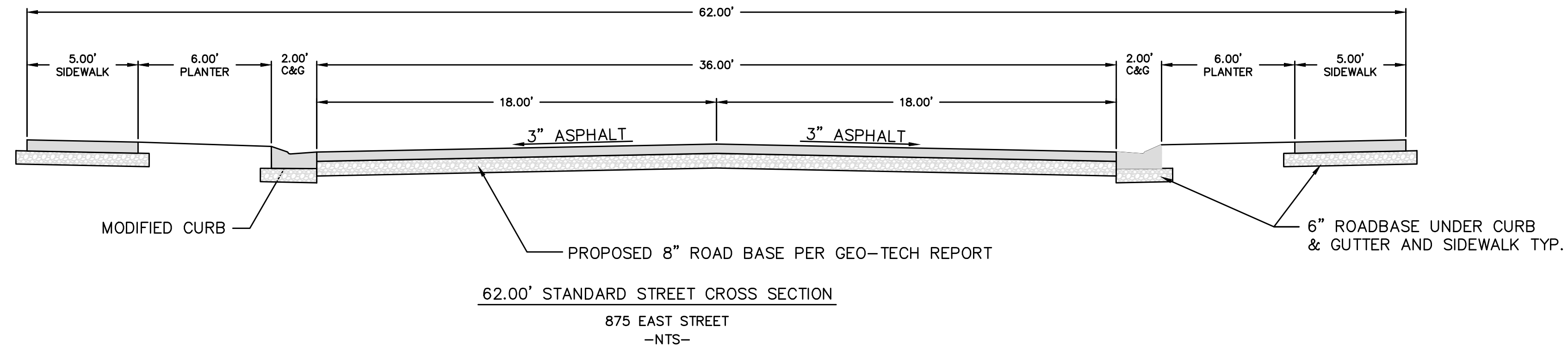
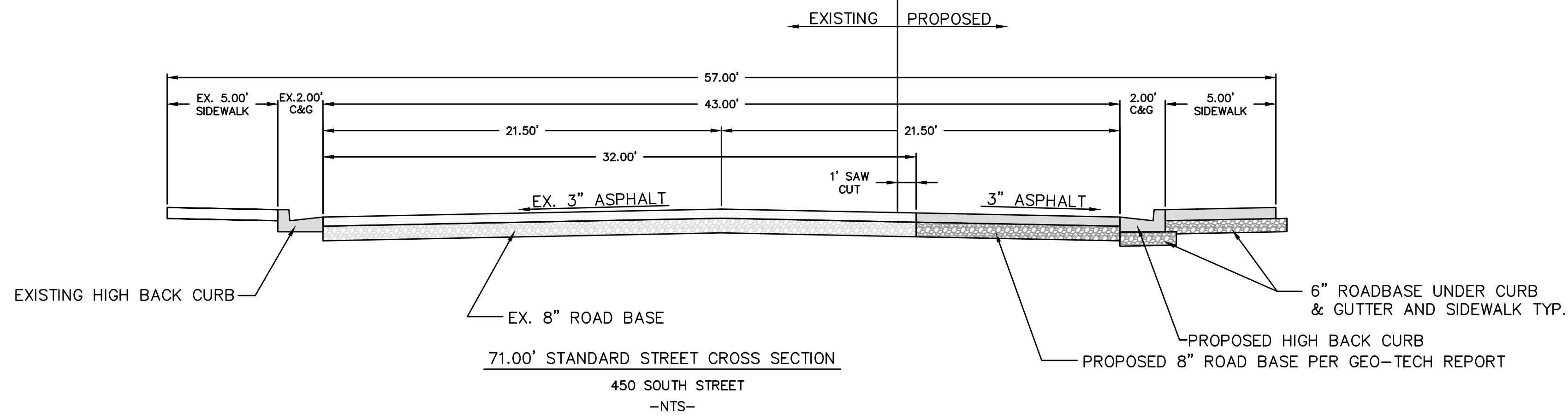
1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

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
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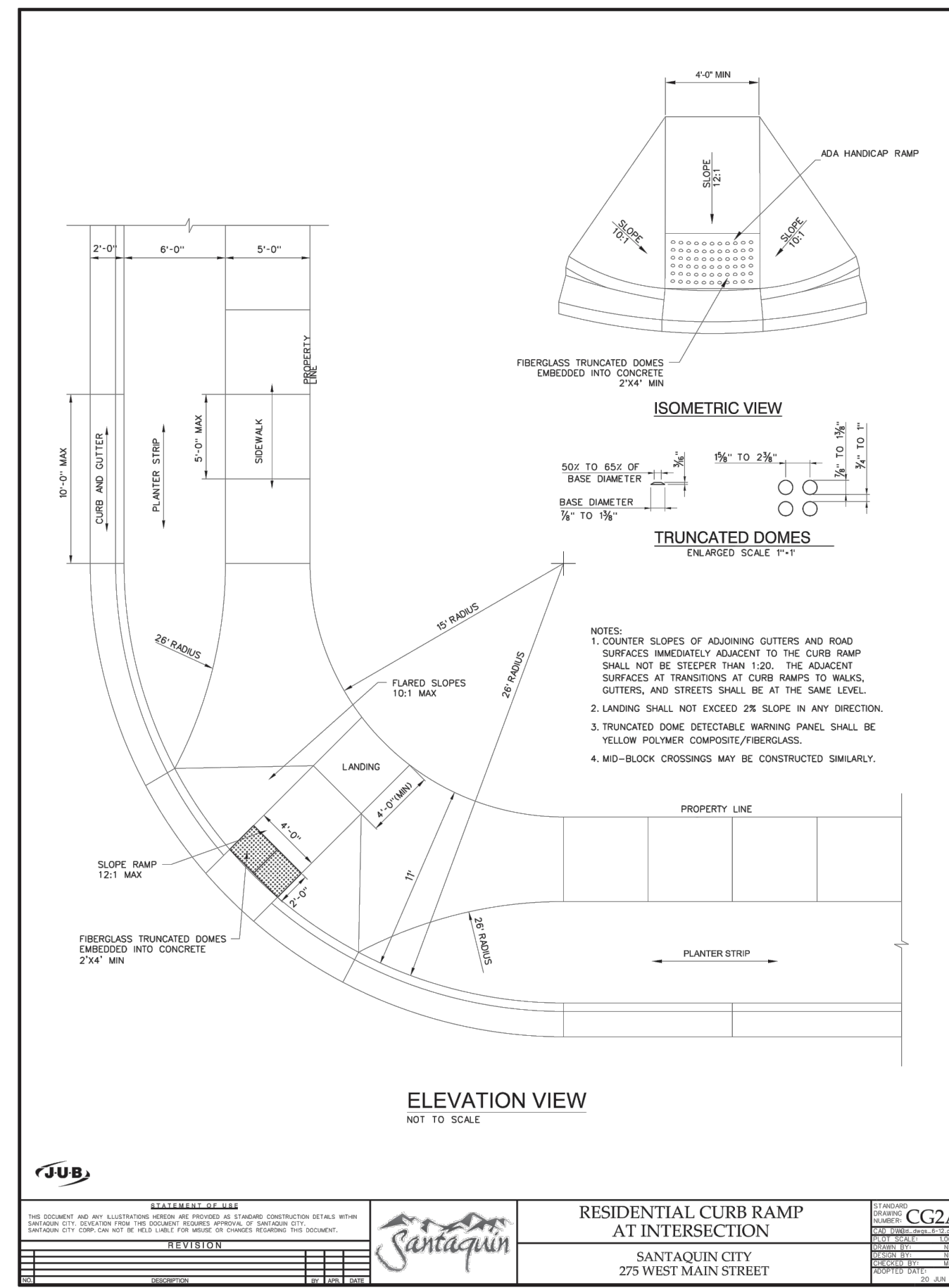
VINCENT OAKS

DETAILS
 SANTAQUIN, UTAH

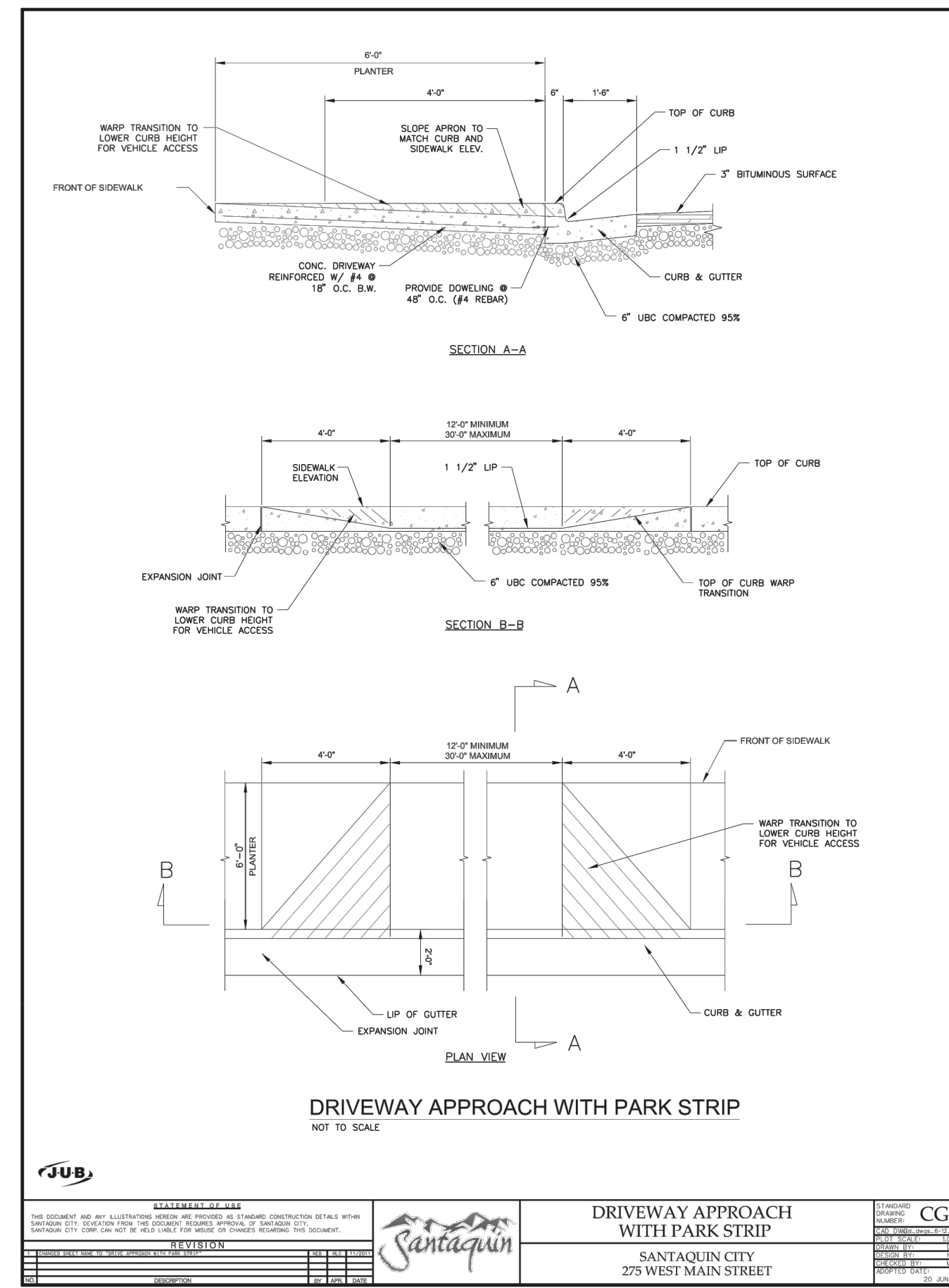
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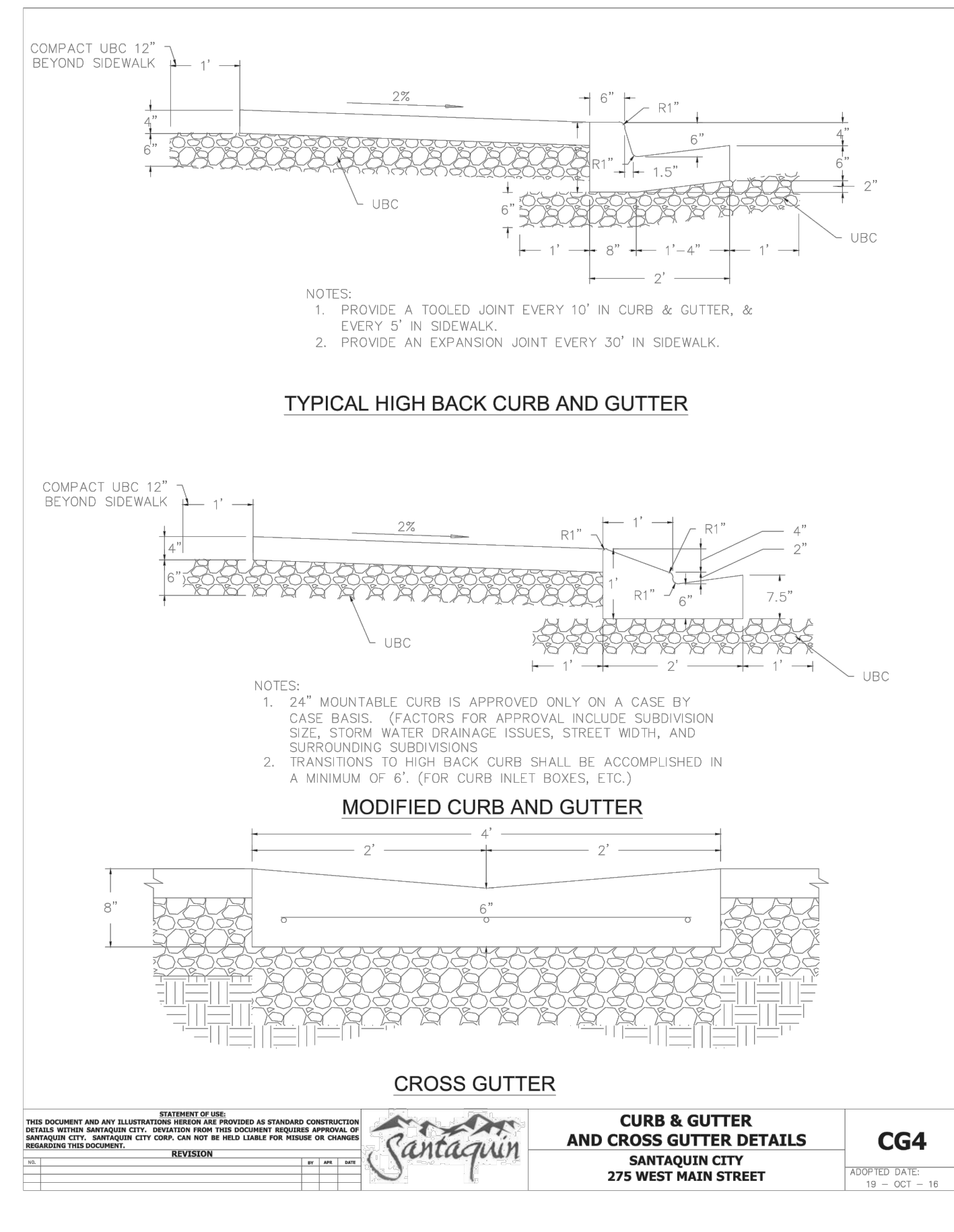
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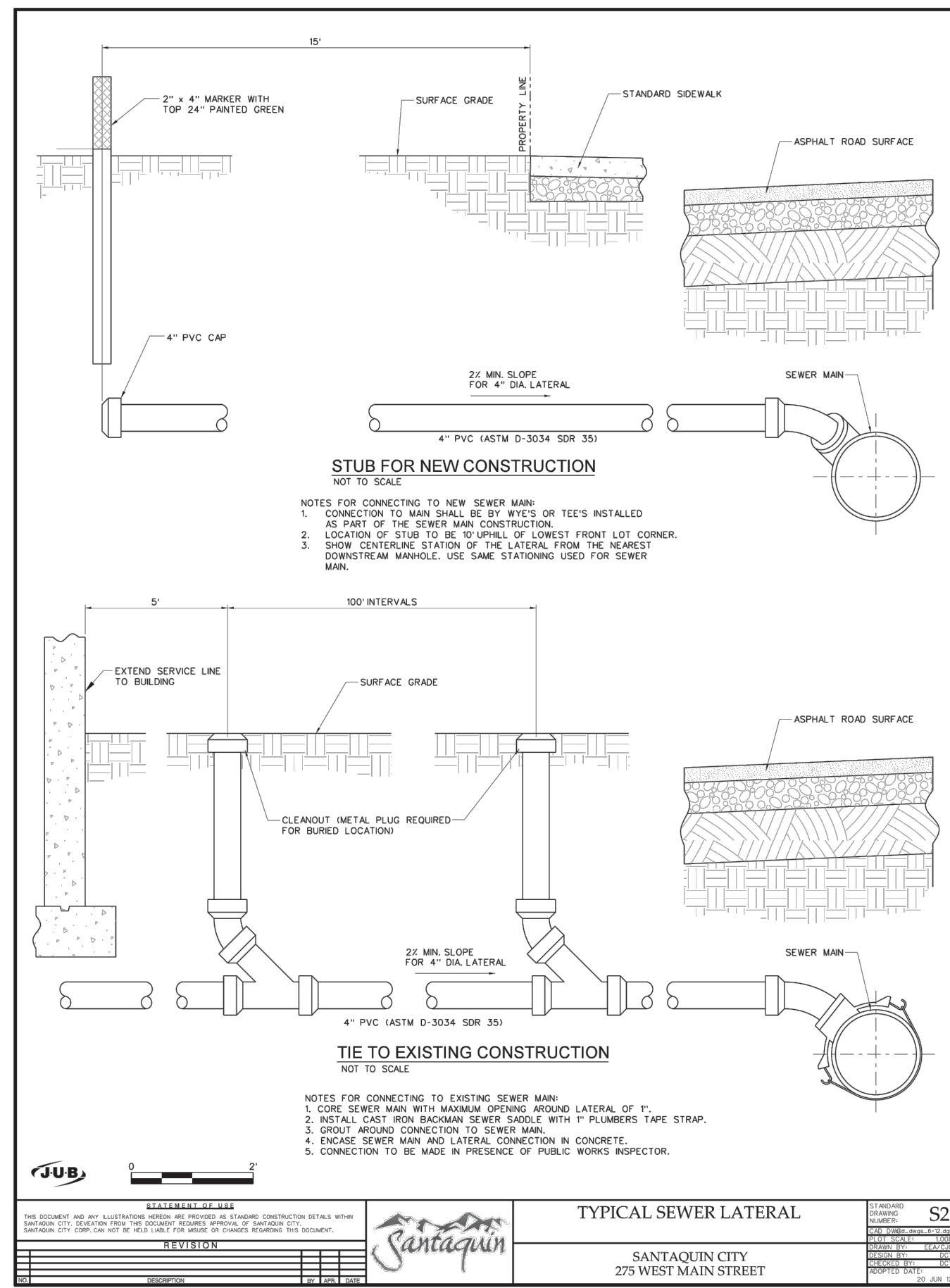
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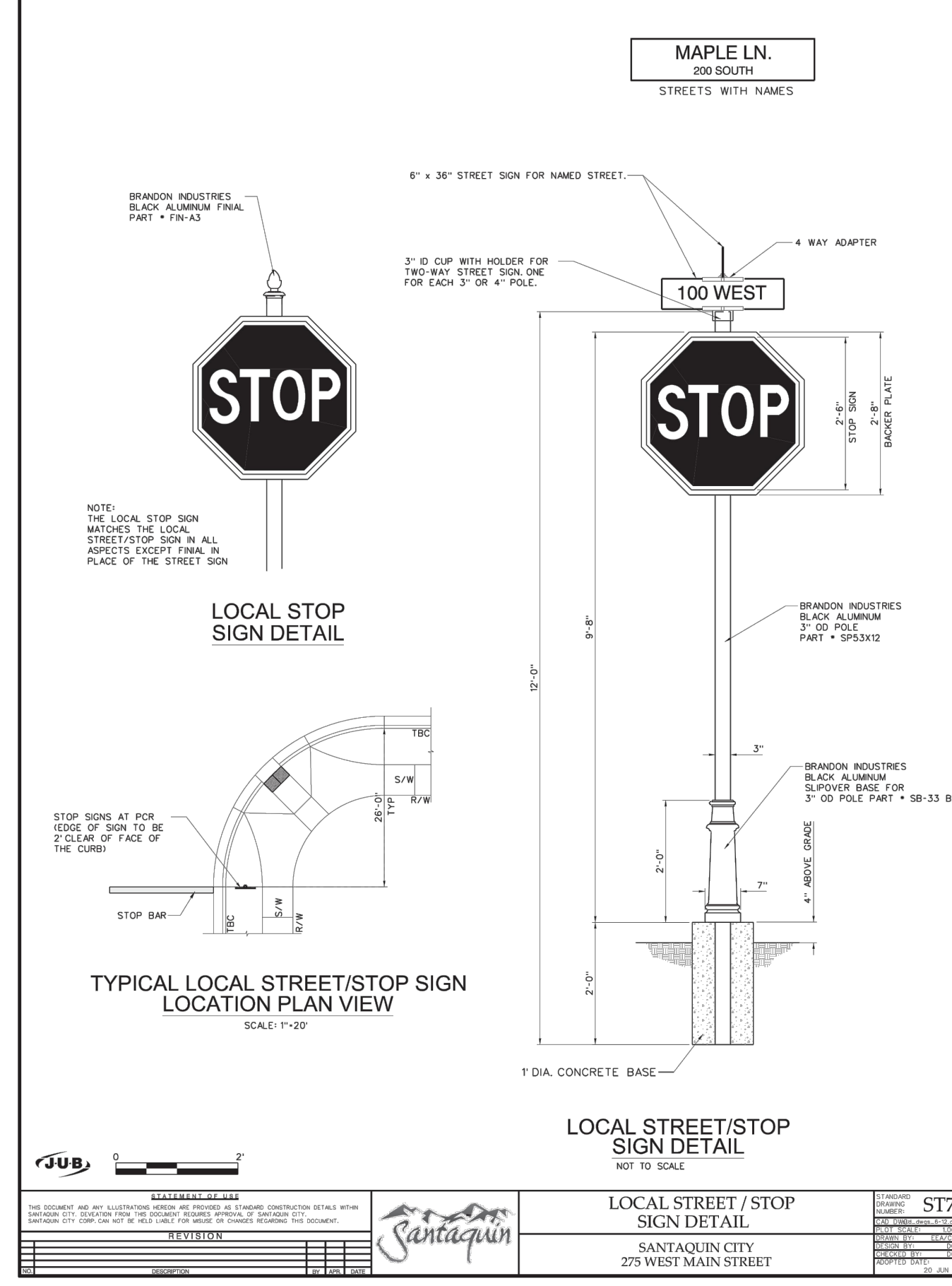
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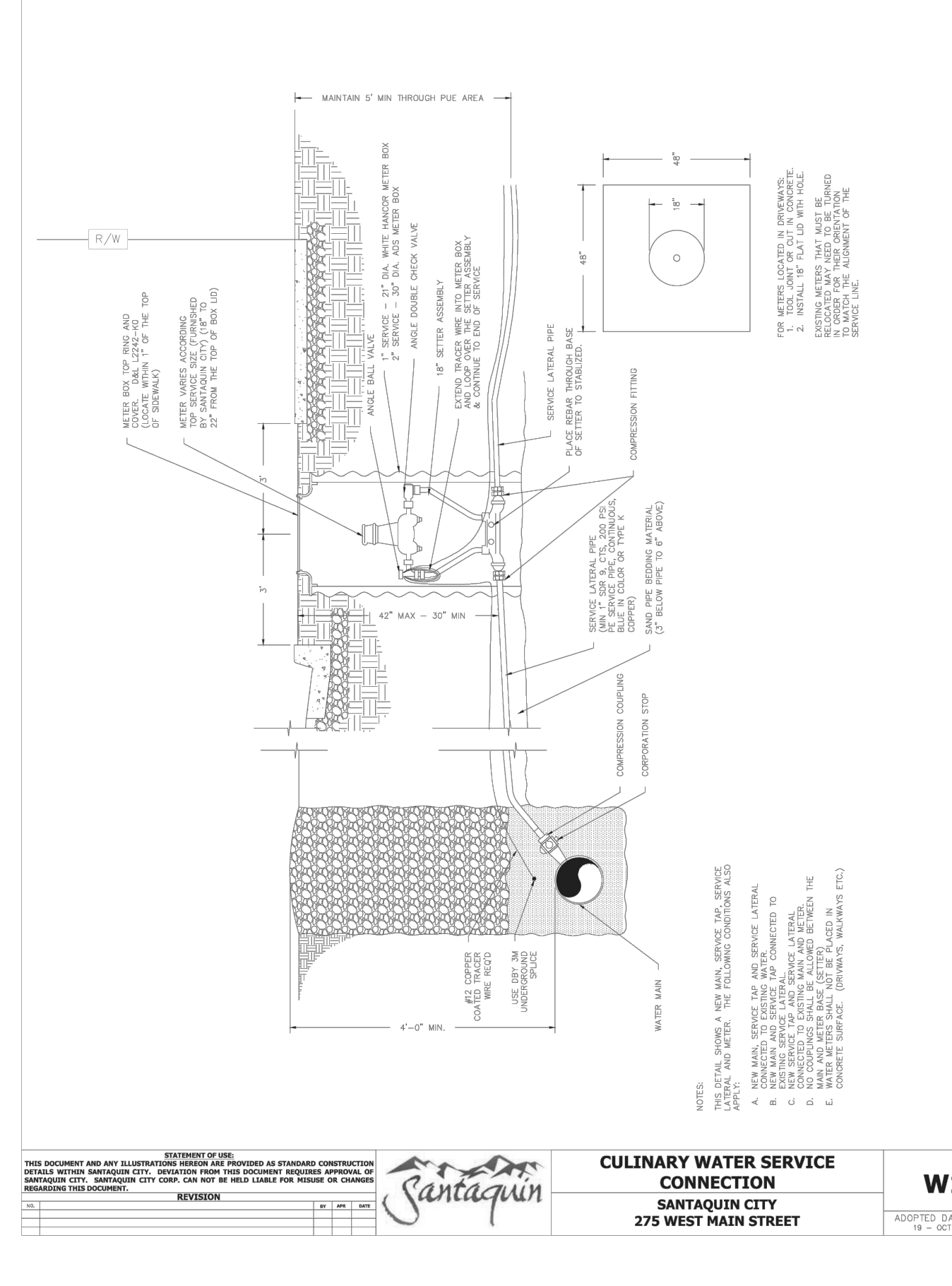
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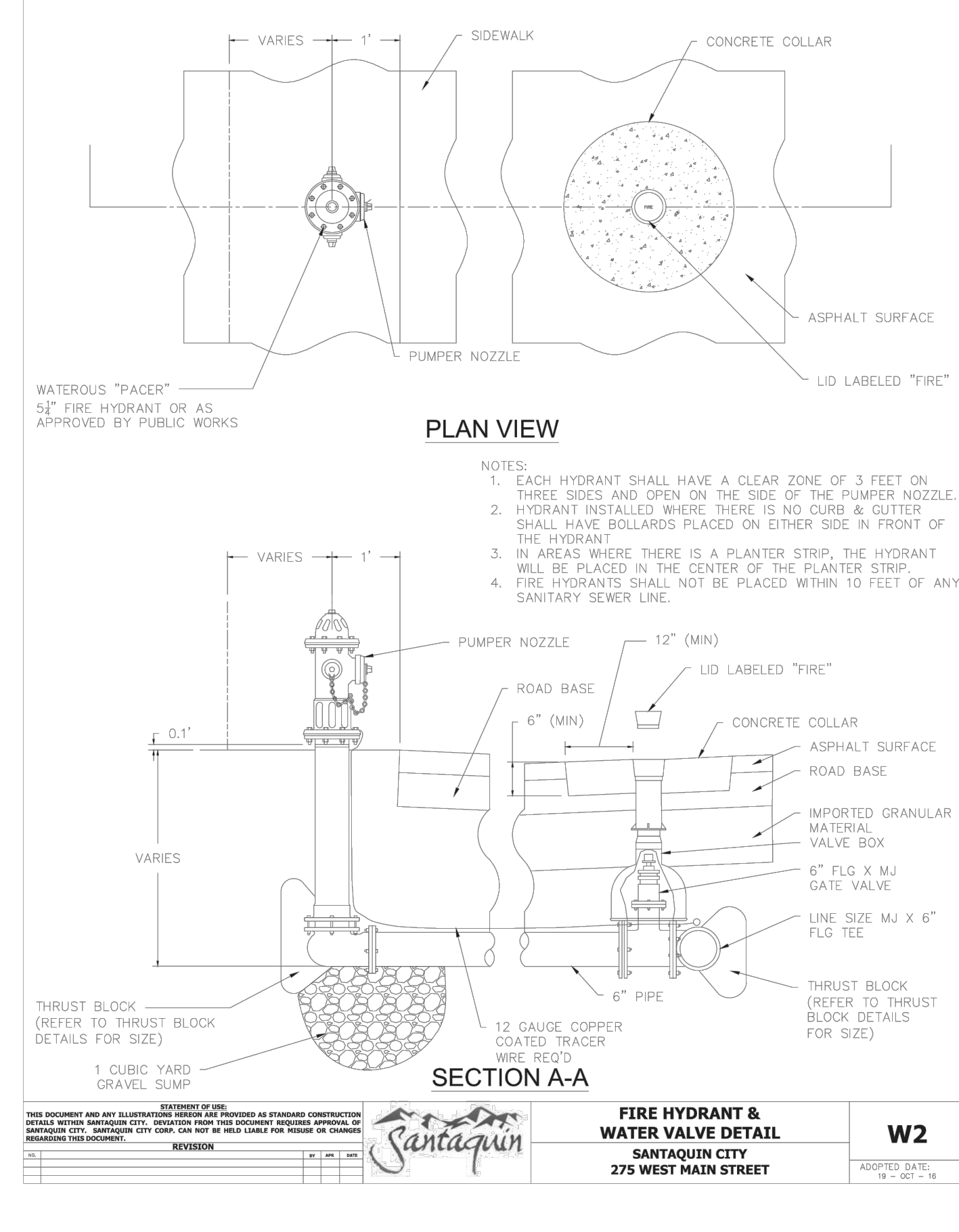
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BY [REDACTED]	DATE [REDACTED]
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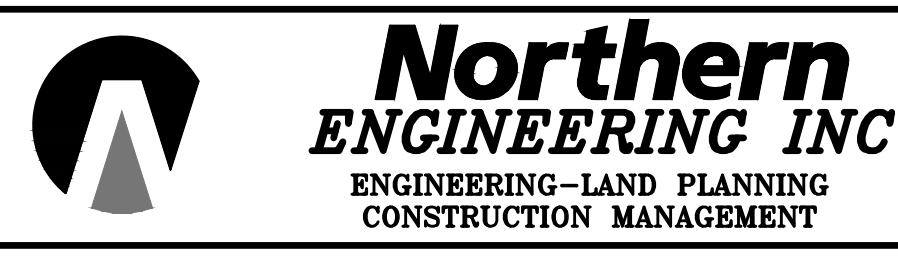
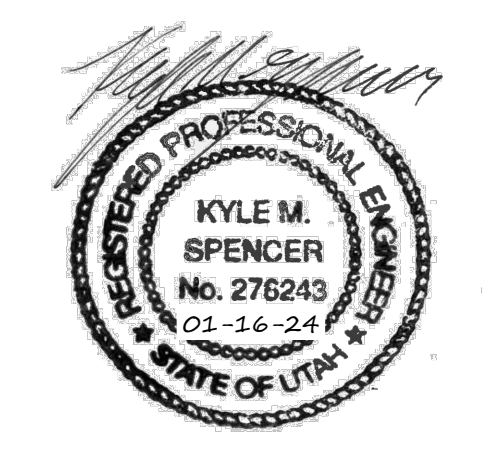


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(801) 802-8992

VINCENT OAKS

DETAILS
SANTAQUIN, UTAH

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

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