LOCATED IN THE: SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN,

SHEET INDEX	
COVER SHEET	
PLAT (SHEET ONE)	
PLAT (SHEET TWO)	
PLAT (SHEET THREE)	
OVERALL AREA PLAN	
LOT LAYOUT	o 1" =
OVERALL WATER	
OVERALL SEWER	
OVERALL STORM DRAIN	
SLOPE MAP	
CONSTRUCTION TRAFFIC MAP	
OVERALL GRADING PLAN	
PLAN AND PROFILE (DEFER TO FINAL)	
PLAN AND PROFILE (DEFER TO FINAL)	

NOTE: PLAN AND PROFILE SHEETS (SHEETS 13-16) WILL BE PROVIDED AT FINAL SUBMISSION

DETAIL SHEET

DETAIL SHEET

DETAIL SHEET

PLAN AND PROFILE (DEFER TO FINAL)

PLAN AND PROFILE (DEFER TO FINAL)

SHEET 1

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

SHEET 10

SHEET 11

SHEET 12

SHEET 13

SHEET 14

SHEET 15

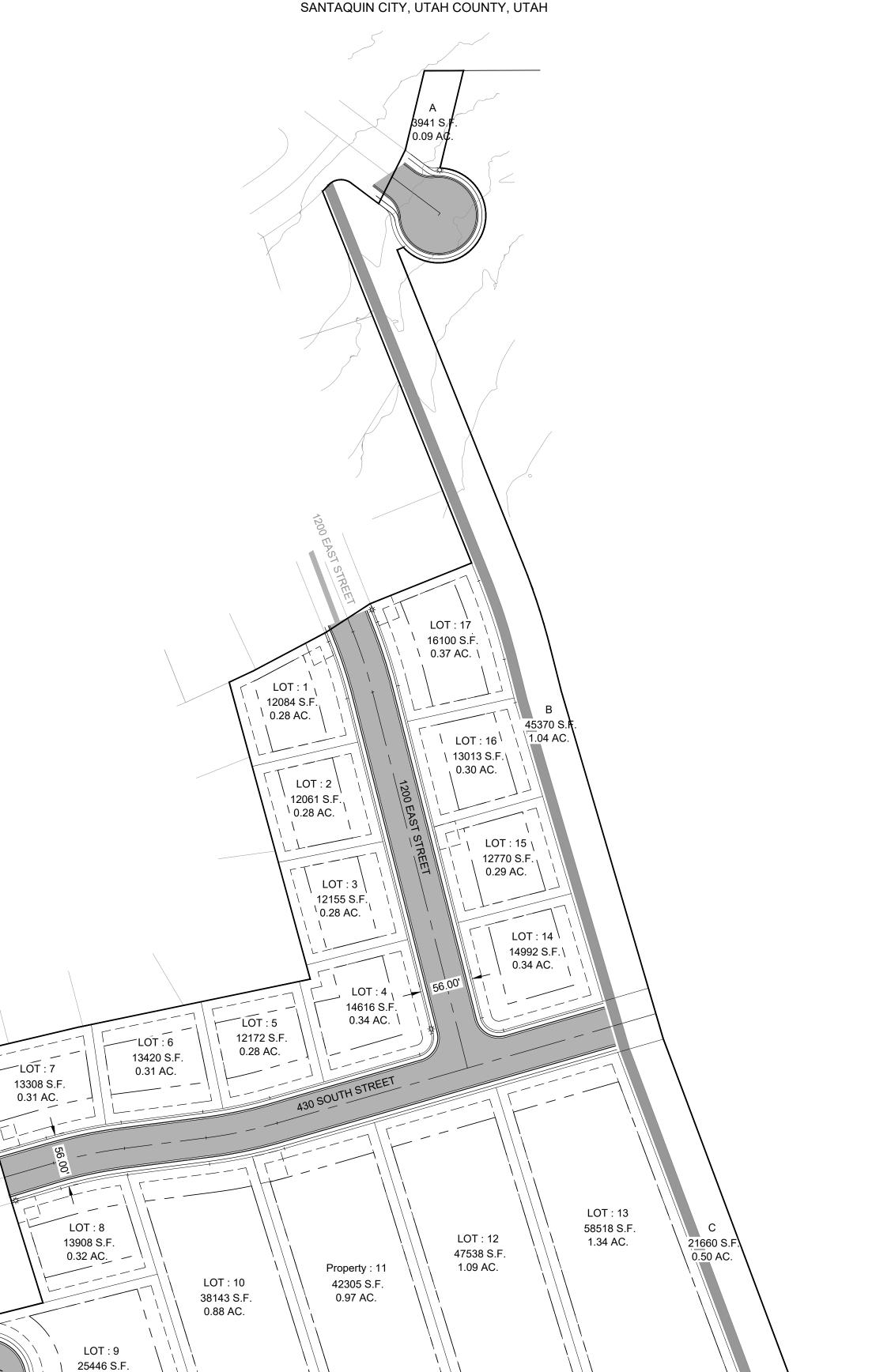
SHEET 16

SHEET 17

SHEET 18

SHEET 19





0.58 AC.

12471 S.F.

0.29 AC.

CONSTRUCTION NOTES

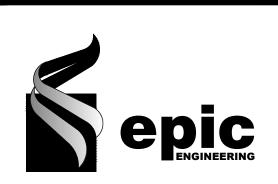
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

LEGEND

EXIST EDGE OF ROAD - EXIST MAJOR CONTOUR EXIST MINOR CONTOUR EXIST DITCH FLOW LINE NEW EDGE OF ROAD NEW MAJOR CONTOUR NEW MINOR CONTOUR ----- NEW DITCH FLOW LINE — — — NEW PROPERTY LINE — — PROPERTY BOUNDARY — — UTILITY EASEMENT

WARNING

CALL BLUE STAKES



PROPERTY OWNER

BASTIAN HOMES, LLC

1184 S. 1150 W.

PAYSON, UTAH, 84651

PROPERTY DEVELOPER

BASTIAN HOMES, LLC

1184 S. 1150 W.

PAYSON, UTAH, 84651

VICINITY MAP

SANTAQUIN, UT •

11/01/21 DRAWN: DESIGNER: REVIEWED: JNS PROJECT#

20SM4196

VERT: (24" x 36" SHEET)

PROJECT NAME:

SCENIC RIDGE PHASE 1

SHEET TITLE:

SCENIC RIDGE **COVER SHEET**

PLAN SET: PRELIM

SHEET

STATE PLANE COORDINATES (GROUND) LETTER / ITEM NORTHING EASTING (A) SW COR SEC 6 7157331.487 (B) S 1/4 COR SEC 6 7157316.552 1568203.696 (C) CEN SEC 6 7159912.253 1568203.979 (D) BOUNDARY CORNER (P.O.B.) 7157325.788 1566549.570 (E) BOUNDARY CORNER 7157401.853 (F) BOUNDARY CORNER 7157420.661 1566654 249 (G) BOUNDARY CORNER 7157430.243 (H) BOUNDARY CORNER 7157454.584 1566806.943 (I) BOUNDARY CORNER 7157560.152 (J) BOUNDARY CORNER 7157613.952 1566758.690 (K) BOUNDARY CORNER 7157718.057 (L) BOUNDARY CORNER 7157745.511 1566845.210 (M) BOUNDARY CORNER 7157795.944 (N) BOUNDARY CORNER 7158109.144 1567003.380 (O) BOUNDARY CORNER 7158120.690 1567028.092 (P) BOUNDARY CORNER 7158160.958 1567104.150 (Q) BOUNDARY CORNER 7158191.957 1567152.055 (R) BOUNDARY CORNER 7158234.728 1567258.806 (S) BOUNDARY CORNER 7158626.632 1567101.786 (T) BOUNDARY CORNER 7158632.815 1567107.516 (U) BOUNDARY CORNER 7158633.017 1567107.696 (V) BOUNDARY CORNER 7158635.411 1567131.941 (W) BOUNDARY CORNER 7158613.673 1567160.837 (X) BOUNDARY CORNER 7158670.129 1567188.930 (Y) BOUNDARY CORNER 7158753.853 1567209.101 (Z) BOUNDARY CORNER 7158754.015 1567250.284 (AA) BOUNDARY CORNER 7158651.288 1567225.539 (BB) BOUNDARY CORNER (CC) BOUNDARY CORNER 7158564.950 1567180.363 (DD) BOUNDARY CORNER 7158253.361 1567305.204 (EE) BOUNDARY CORNER 7158234.560 1567312.772 (FF) BOUNDARY CORNER 7158145.367 (GG) BOUNDARY CORNER 7158100.719 1567353.092 (HH) BOUNDARY CORNER 7157734.598 1567460.353 (II) BOUNDARY CORNER 7157319.832 1567615.418 GROUND SCALE FACTOR: 1.00032797511374

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE ALSO BEING THE SOUTHEAST CORNER OF LOT 35, OAK SUMMIT PLAT 'B' (ENTRY #11320, UTAH COUNTY RECORDER'S OFFICE) 1018.39 FEET SOUTH 89°40'47" EAST ALONG SAID QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID OAK SUMMIT PLAT 'B' THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 05°59'52" WEST 76.48 FEET; (2) NORTH 80°31'23" EAST 114.23 FEET TO THE WESTERLY LINE OF 1100 EAST STREET; (3) NORTH 80°14'20" EAST 56.52 FEET TO THE EASTERLY LINE OF 1100 EAST STREET; (4) NORTH 75°54'45" EAST 100.00 FEET; (5) NORTH 17°12'59" WEST 110.52 FEET TO THE SOUTHERLY LINE OF 430 SOUTH STREET; (6) NORTH 16°06'43" WEST 56.00 FEET TO THE NORTHERLY LINE OF 430 SOUTH STREET; AND (7) NORTH 16°06'53" WEST 108.36 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 51; OAK SUMMIT PLAT 'C' (ENTRY #11714, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'C' THE FOLLOWING THREE (3) COURSES: (1) NORTH 76°45'02" EAST 119.79 FEET; (2) NORTH 78°17'52" EAST 248.65 FEET; AND (3) NORTH 15°14'13" WEST 324.61 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 73, OAK SUMMIT PLAT 'D' (ENTRY #11715, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'D' THE FOLLOWING FIVE (5) COURSES: (1) NORTH 64°57'27" EAST 27.28 FEET; (2) NORTH 62°06'06" EAST 86.06 FEET TO THE WESTERLY LINE OF 1200 EAST STREET; (3) NORTH 57°05'35" EAST 57.06 FEET TO THE EASTERLY LINE OF 1200 EAST STREET; (4) NORTH 68°09'58" EAST 115.00 FEET; AND (5) NORTH 21°50'02" WEST 280.78 FEET TO THE SOUTHEAST CORNER OF LOT 85; OAK SUMMIT PLAT 'E' (ENTRY #12871, UTAH COUNTY RECORDERS OFFICE); THENCE ALONG SAID EASTERLY, WESTERLY AND SOUTHERLY LINES THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 21°50'02" WEST 141.41 FEET TO THE SOUTHERLY LINE OF 270 SOUTH STREET AND THE BEGINNING OF A NON-TANGENT CURVE; (2) NORTHEASTERLY ALONG THE ARC OF A 1763.98 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 8.43 FEET (CENTRAL ANGLE EQUALS 0°16'26" AND LONG CHORD BEARS NORTH 42°49'31" EAST 8.43 FEET) TO A POINT OF TANGENCY; (3) NORTH 41°45'56" EAST 0.27 FEET TO THE BEGINNING OF A TANGENT CURVE; (4) NORTHEASTERLY ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 26.76 FEET (CENTRAL ANGLE EQUALS 85°10'47" AND LONG CHORD BEARS NORTH 84°21'35" EAST 24.36 FEET) TO THE WESTERLY LINE OF OAK SUMMIT DRIVE AND A POINT OF TANGENCY; (5) SOUTH 53°02'45" EAST 36.16 FEET; (6) NORTH 26°27'21" EAST 63.06 FEET; (7) NORTH 13°32'43" EAST 86.12 FEET; AND (8) NORTH 89°46'31" EAST 41.18 FEET; THENCE SOUTH 13°32'43" WEST 105.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 196.89 FEET (CENTRAL ANGLE EQUALS 225°37'06" AND LONG CHORD BEARS SOUTH 24°45'31" WEST 92.18 FEET) TO A POINT OF NON-TANGENCY; THENCE SOUTH 68°09'58" WEST 7.08 FEET; THENCE SOUTH 21°50'02" EAST 335.67 FEET; THENCE SOUTH 21°55'30" EAST 20.27 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 692.82 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.88 FEET (CENTRAL ANGLE EQUALS 7°45'49" AND LONG CHORD BEARS SOUTH 18°02'36" EAST 93.81 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 14°09'41" EAST 46.05 FEET; THENCE SOUTH 16°19'43" EAST 381.51 FEET; THENCE SOUTH 20°29'56" EAST 442.80 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 89°40'47" WEST 1065.86 FEET ALONG SAID QUARTER SECTION TO THE POINT OF BEGINNING.

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

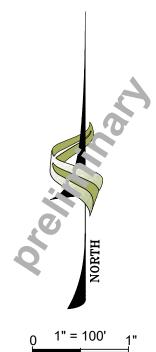
LOCATED IN THE:

SOUTHWEST QUARTER OF SECTION 6,

TOWNSHIP 10 SOUTH, RANGE 2 EAST

SALT LAKE BASE AND MERIDIAN,

SANTAQUIN CITY, UTAH COUNTY, UTAH



Line Table					
Line #	Length	Direction			
L100	76.48	N05°59'52"W			
L101	114.23	N80°31'23"E			
L102	56.52	N80°14'20"E			
L103	100.00	N75°54'45"E			
L104	110.52	N17°12'59"W			
L105	56.00	N16°06'43"W			
L106	108.36	N16°06'53"W			
L107	119.79	N76°45'02"E			
L108	248.65	N78°17'52"E			
L109	324.61	N15°14'13"W			
L110	27.28	N64°57'27"E			
L111	86.06	N62°06'06"E			
L112	57.06	N57°05'35"E			
L113	115.00	N68°09'58"E			
L114	422.19	N21°50'02"W			
L115	0.27	N41°45'56"E			
L116	36.16	S53°02'45"E			
L117	63.06	N26°27'21"E			
L118	86.12	N13°32'43"E			
L119	41.18	N89°46'31"E			
L120	105.67	S13°32'43"W			
L121	7.08	S68°09'58"W			
L122	335.67	S21°50'02"E			
L123	20.27	S21°55'30"E			
L124	46.05	S14°09'41"E			
L125	381.51	S16°19'43"E			
L126	442.80	S20°29'56"E			
L127	1065.86	N89°40'47"W			

Curve Table

POINT OF

CLERK - RECORDER

(SEAL)

BEGINNING

Curve # | Length | Radius

C103 | 93.88 | 692.82 | 7

C101

n	Chord Length	

#	Length	Radius	Delta	Chord Direction	Chord Length	12061 S.F. \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	- 22 \
	8.43	1763.98	0°16'26"	N42°49'31"E	8.43	0.28 AC. 0.28 AC.	00,5
	26.76	18.00	85°10'47"	N84°21'35"E	24.36	12061 S.F. 0.28 AC. LOT: 3 12155 S.F. 0.28 AC. 12061 S.F. 12770 S.F. 0.29 AC.	S00° 00' 22"W
	196.89	50.00	225°37'06"	S24°45'31"W	92.18	LOT: 3 0.29 AC.	1
	93.88	692.82	7°45'49"	S18°02'36"E	93.81		1
			00 Lu	1 (F) L102 (G	139 0.5 0.5 0.5 0.5 0.5	13420 S.F. 0.28 AC. (***)	

16100 S.F

0.37 AC.

45370 S.F

LOT: 16 1.04 AC.

13013 S.F.

0.30 AC.

12084 S.F

0.28 AC

LOT:2

UTILITY APPROVAL

S89° 40' 47"E 2672.54' MEAS. (BASIS OF BEARING)

(S89° 40' 42"E 2672.420' REC.)

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT O ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

CENTURY LINK:

THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR

PER RECORD OF SURVEY

_(ENTRY #07-4213)

APPROVED THIS ___ DAY OF DOMINION ENERGY

FOUND 3" UTAH COUNTY

BRASS CAP MONUMENT

S 1/4 COR SECTION 6,

T10S, R2E, SLB&M

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT. HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS. STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF X - TITLE CENTRAL BANK

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC RESIDING IN STATE OF UTAH COUNTY OF MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

REAR YARD - 25.0 FEET,

FOUND 3" UTAH COUNTY

BRASS CAP MONUMENT

CENTER OF SECTION 6,

T10S, R2E, SLB&M

(NOTARY STAMP)

GENERAL PLAT NOTES

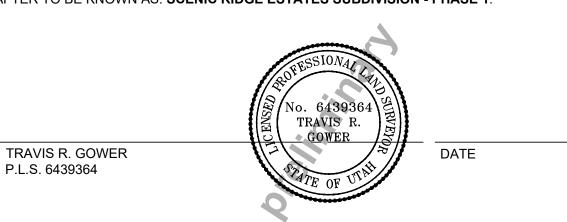
- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE FRONT OF EACH LOT AND 5.00 FOOT ALONG THE REAR AND INTERIOR SIDE YARD, PER THIS PLAT.
- THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER ___, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE .
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10-7M-12: DETACHED SINGLE-FAMILY DEVELOPMENT

FRONT YARD - FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 SIDE YARD - 10.0 FEET.

4. AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS CENTRAL BANK, PER WARRANTY DEED, ENTRY NUMBER 14417:2016, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32:040:0042, 32:040:0045 AND 32:040:0047.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY EPIC ENGINEERING PC, AT 50 EAST 100 SOUTH, HEBER, UTAH, CONTACT NUMBER, 435-654-6600, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN OCTOBER 2021, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY EPIC ENGINEERING. FILE NUMBER , AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1.



PROPERTY OWNER CENTRAL BANK 95 N. UNIVERSITY AVENUE PROVO, UTAH, 84601 PROPERTY DEVELOPER BASTIAN HOMES, LLC 1184 S. 1150 W. PAYSON, UTAH, 84651

P.L.S. 6439364

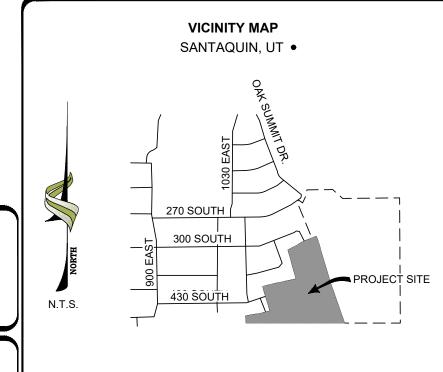
DRAWING DATES / REVISIONS

LEGEND

ORIGINAL PRELIMINARY

WIRE FENCE

EDGE OF ASPHALT



$\frac{1}{12} \frac{6}{7}$	
	SCENIC RIDGE EST
	PHA
	SW 1/4 OF SEC 6 SANTAQUIN CITY, I
ED)	Statificant Sitt,
_00	E G IC E NGINEERING
	12 V 7

TATES SUBDIVISION

, T10S, R2E, SLB&M UTAH COUNTY, UTAH



PROJECT #: 1" = 100' 20SM4196 DRAWN: DATE: 11/01/2021 CHECKED: SHEET NO:

CONTAINS 540,765 SQ. FT. OR 12.41 ACRES, +/-

APPROVED THIS DAY OF

DIRECTOR - SECRETARY

PLANNING COMMISSION APPROVAL PLANNING COMMISSION CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

(SEAL)

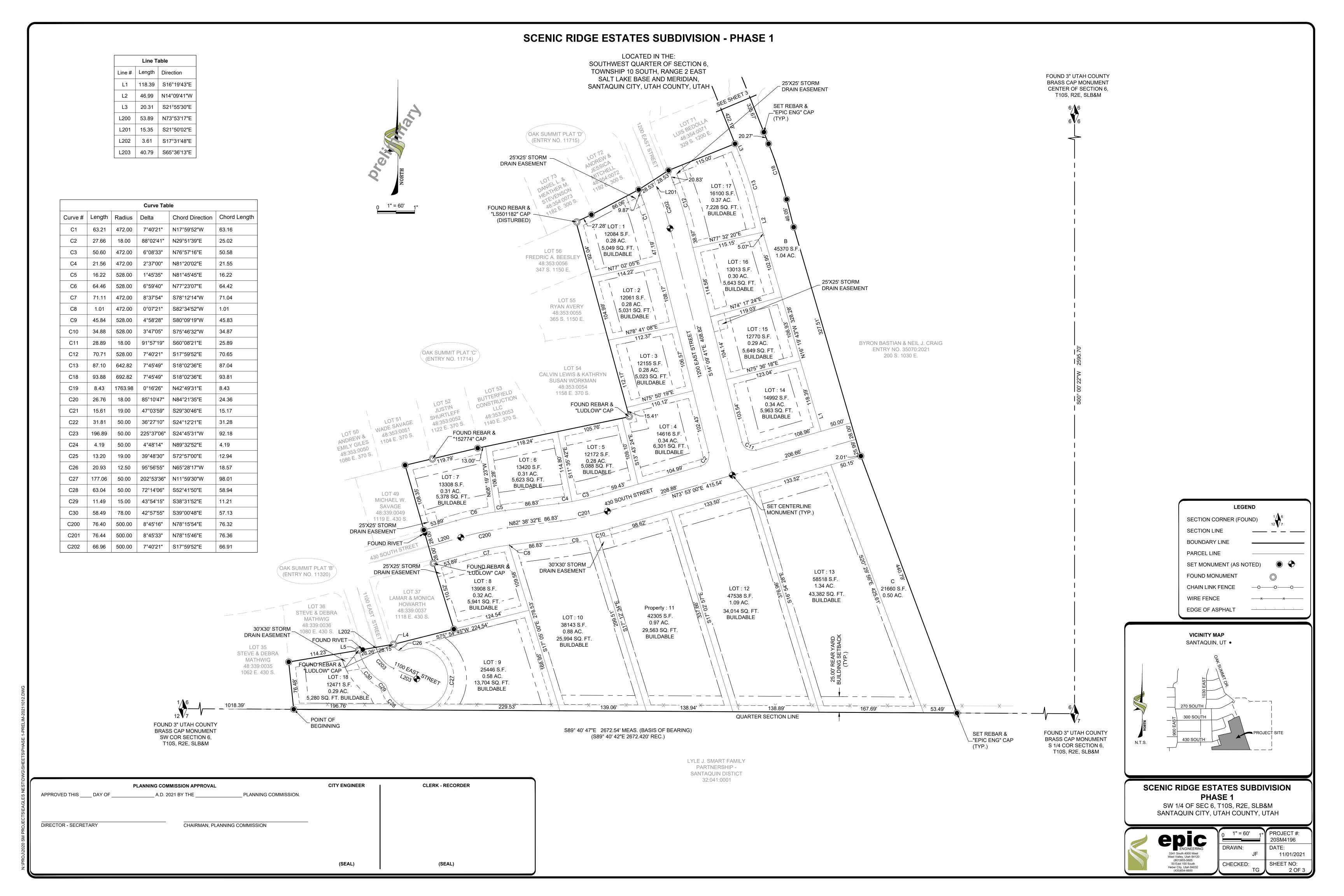
FOUND 3" UTAH COUNTY

BRASS CAP MONUMENT

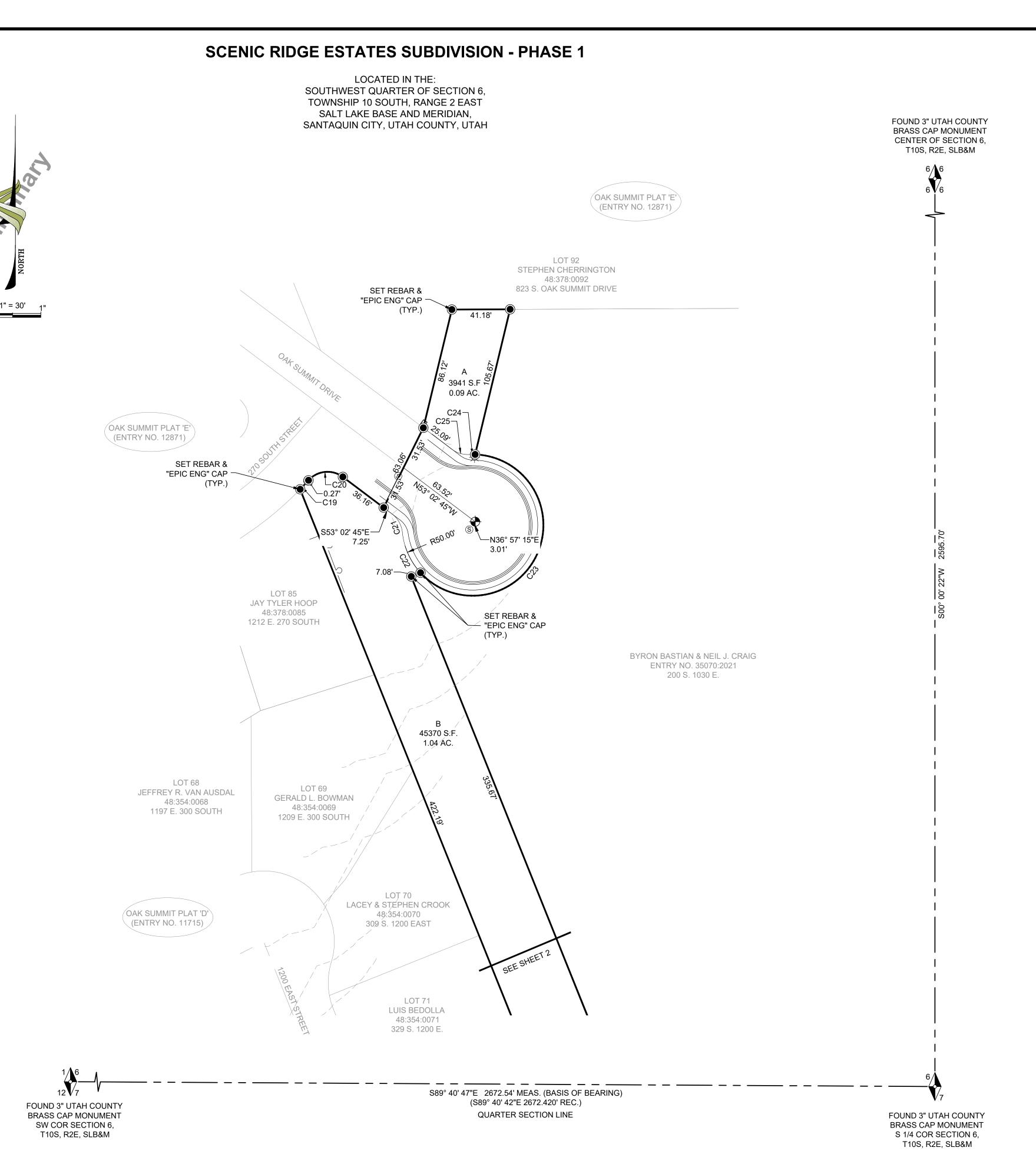
SW COR SECTION 6,

T10S, R2E, SLB&M

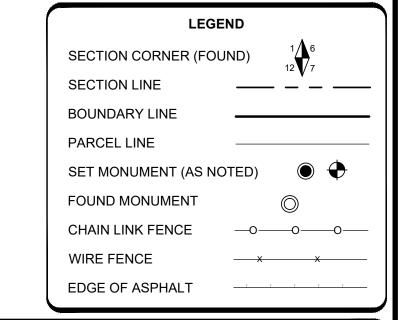
ROCKY MOUNTAIN POWER: CETRACOM:

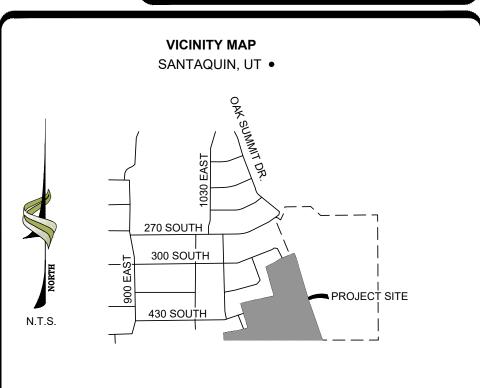


			Curve Tab	le	
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.21	472.00	7°40'21"	N17°59'52"W	63.16
C2	27.66	18.00	88°02'41"	N29°51'39"E	25.02
C3	50.60	472.00	6°08'33"	N76°57'16"E	50.58
C4	21.56	472.00	2°37'00"	N81°20'02"E	21.55
C5	16.22	528.00	1°45'35"	N81°45'45"E	16.22
C6	64.46	528.00	6°59'40"	N77°23'07"E	64.42
C7	71.11	472.00	8°37'54"	S78°12'14"W	71.04
C8	1.01	472.00	0°07'21"	S82°34'52"W	1.01
C9	45.84	528.00	4°58'28"	S80°09'19"W	45.83
C10	34.88	528.00	3°47'05"	S75°46'32"W	34.87
C11	28.89	18.00	91°57'19"	S60°08'21"E	25.89
C12	70.71	528.00	7°40'21"	S17°59'52"E	70.65
C13	87.10	642.82	7°45'49"	S18°02'36"E	87.04
C18	93.88	692.82	7°45'49"	S18°02'36"E	93.81
C19	8.43	1763.98	0°16'26"	N42°49'31"E	8.43
C20	26.76	18.00	85°10'47"	N84°21'35"E	24.36
C21	15.61	19.00	47°03'59"	S29°30'46"E	15.17
C22	31.81	50.00	36°27'10"	S24°12'21"E	31.28
C23	196.89	50.00	225°37'06"	S24°45'31"W	92.18
C24	4.19	50.00	4°48'14"	N89°32'52"E	4.19
C25	13.20	19.00	39°48'30"	S72°57'00"E	12.94
C26	20.93	12.50	95°56'55"	N65°28'17"W	18.57
C27	177.06	50.00	202°53'36"	N11°59'30"W	98.01
C28	63.04	50.00	72°14'06"	S52°41'50"E	58.94
C29	11.49	15.00	43°54'15"	S38°31'52"E	11.21
C30	58.49	78.00	42°57'55"	S39°00'48"E	57.13
C200	76.40	500.00	8°45'16"	N78°15'54"E	76.32
C201	76.44	500.00	8°45'33"	N78°15'46"E	76.36
C202	66.96	500.00	7°40'21"	S17°59'52"E	66.91



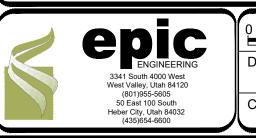
	PLANNING COMMISSION APPROVAL	CITY ENGINEER	CLERK - RECORDER	
APPROVED THIS DAY OF	A.D. 2021 BY THE	PLANNING COMMISSION.		
DIRECTOR - SECRETARY	CHAIDMAN DIA	NNING COMMISSION		
IRECTOR - SECRETARY	CHAIRMAN, PLA	NNING COMMISSION		
			(SEAL)	(SEAL)





SCENIC RIDGE ESTATES SUBDIVISION PHASE 1 SW 1/4 OF SEC 6, T10S, R2E, SLB&M

SANTAQUIN CITY, UTAH COUNTY, UTAH



1" = 60' 1"	PROJECT #: 20SM4196
RAWN:	DATE:
JF	11/01/2021
HECKED:	SHEET NO:
TG	3 OF 3

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



CONSTRUCTION NOTES

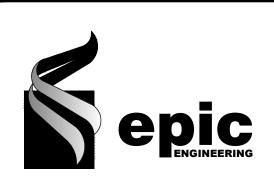
1. THE DEVELOPER AND GENERAL
CONTRACTOR UNDERSTAND THAT IT IS
HIS/HER RESPONSIBILITY TO ENSURE THAT
ALL IMPROVEMENTS INSTALLED WITHIN
THIS DEVELOPMENT ARE CONSTRUCTED IN
FULL COMPLIANCE WITH ALL STATE AND
SANTAQUIN CITY CODES, ORDINANCES
AND STANDARDS. THESE PLANS ARE NOT
ALL INCLUSIVE OF ALL MINIMUM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

LEGEND

_	1	1	1		EXIST EDGE OF ROAD
_					EXIST MAJOR CONTOL
					EXIST MINOR CONTOL
_	-<-				EXIST DITCH FLOW LIN
	/	-/-		/	NEW EDGE OF ROAD
_					NEW MAJOR CONTOUR
_					NEW MINOR CONTOUR
	-<-				NEW DITCH FLOW LINE
_		_			NEW PROPERTY LINE
		_			PROPERTY BOUNDAR
					UTILITY EASEMENT
	X				EXIST BARBED WIRE
					FENCE

WARNING

CALL BLUE STAKES



REVISIONS

DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT#

20SM4196

	<u> </u>	ALES
		0
ORIZ:	1"=80'	
ERT:	N/A	BAR SCALE MEASURES
(0.411	COLLETT)	FULL SIZE SHEET. AI

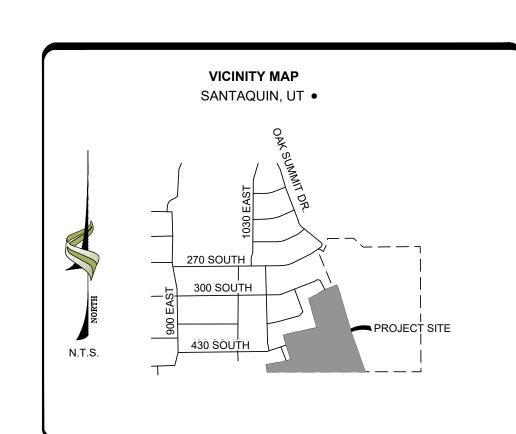
PROJECT NAME:

SCENIC RIDGE PHASE 1

SHEET TITLE

OVERALL AREA PLAN

PLAN SET:	SHEET
PRELIM	5



\ 16100 S.F. \ 0.37 AC. \

12770 S.F. \ 0.29 AC.

LOT: 12

47538 S.F. 1.09 AC.

LOT : 14 \ 14992 S.F.\ 0.34 AC.

LOT: 13

58518 S.F. 1.34 AC.

21660 S.F. 0.50 AC.

12084 S.F. 0.28 AC.

LOT:2

[\] 0.28 AC.

LOT:5

12172 S.F. 0.28 AC.

38143 S.F. 0.88 AC.

13420 S.F.

13308 S.F.

LOT:8

0.32 AC.___

\ 25446 S.F.

0.58 AC.

LOT : 18

12471 S.F. 0.29 AC. LOT : 3 \

12155 S.F. 0.28 AC.

LOT:4

14616 S.F. 0.34 AC. \

Property : 11 42305 S.F.

0.97 AC.

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



DENSITY TABLE						
ZONE	R-12					
LOTS	18 RESIDENTIAL 3 OPEN SPACE					
TOTAL ACREAGE	12.41 +/-	100%				
LOT ACREAGE	8.87 +/-	72%				
STREET RIGHT-OF-WAY ACREAGE	1.91 +/-	15%				
OPEN SPACE ACREAGE	1.63 +/-	13%				



CONSTRUCTION NOTES

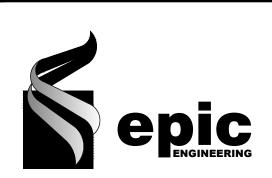
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

LEGEND

	1	1	1 1	EXIST EDGE OF ROAD
 _				 EXIST MAJOR CONTOUR
				EXIST MINOR CONTOUR
				EXIST DITCH FLOW LINE
	/	-/		 NEW EDGE OF ROAD
 —				 NEW MAJOR CONTOUR
 _				 NEW MINOR CONTOUR
	-<			 NEW DITCH FLOW LINE
				 NEW PROPERTY LINE
		_ •		 PROPERTY BOUNDARY
_				 UTILITY EASEMENT

WARNING

CALL BLUE STAKES



REVISIONS		
1.		
	1	<u> </u>
DATE:	11/01/21	
DRAWN:	JF	
5-01011-5		

DATE:	11/01/21
DRAWN:	JF
DESIGNER:	JF
REVIEWED:	JNS
PROJECT#	
20SM4 ²	196

SCALES					
HORIZ: 1"=80' VERT: N/A (24" x 36" SHEET)	O BAR SCALE MEAS FULL SIZE SHI FOR A HALF	EET. ADJUST			

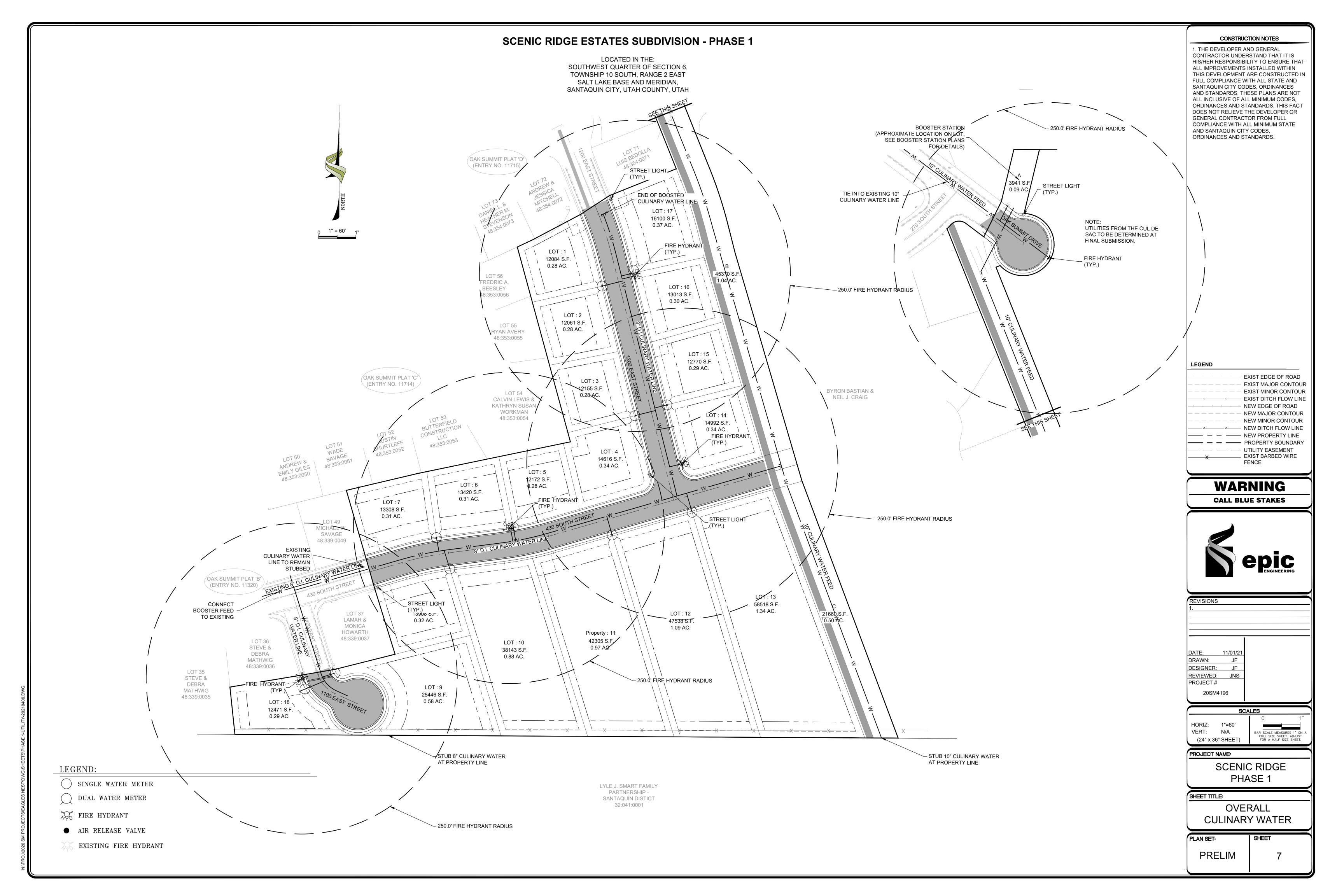
PROJECT NAME:

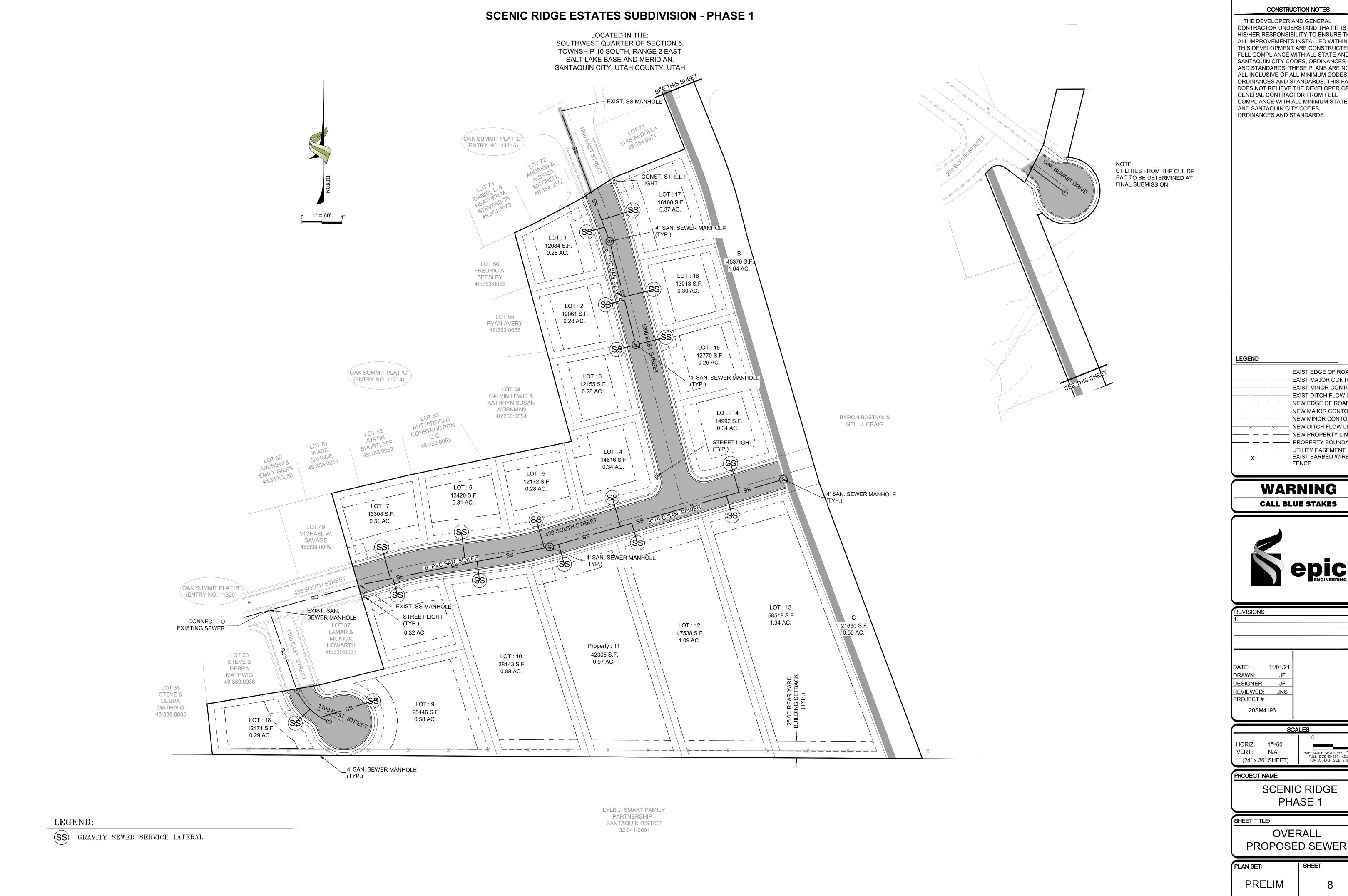
SCENIC RIDGE PHASE 1

SHEET TITLE:

LOT LAYOUT

N 9E1:	OI ILL I
PRELIM	6





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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

I I	 EXIST EDGE OF ROAD
	 EXIST MAJOR CONTOL
	EXIST MINOR CONTOL
<	 EXIST DITCH FLOW LIN
	 NEW EDGE OF ROAD
	 NEW MAJOR CONTOU
	 NEW MINOR CONTOUR
<	 NEW DITCH FLOW LINE
	 NEW PROPERTY LINE
	 PROPERTY BOUNDAR
	UTILITY EASEMENT
	EXIST BARBED WIRE
	EENICE

WARNING

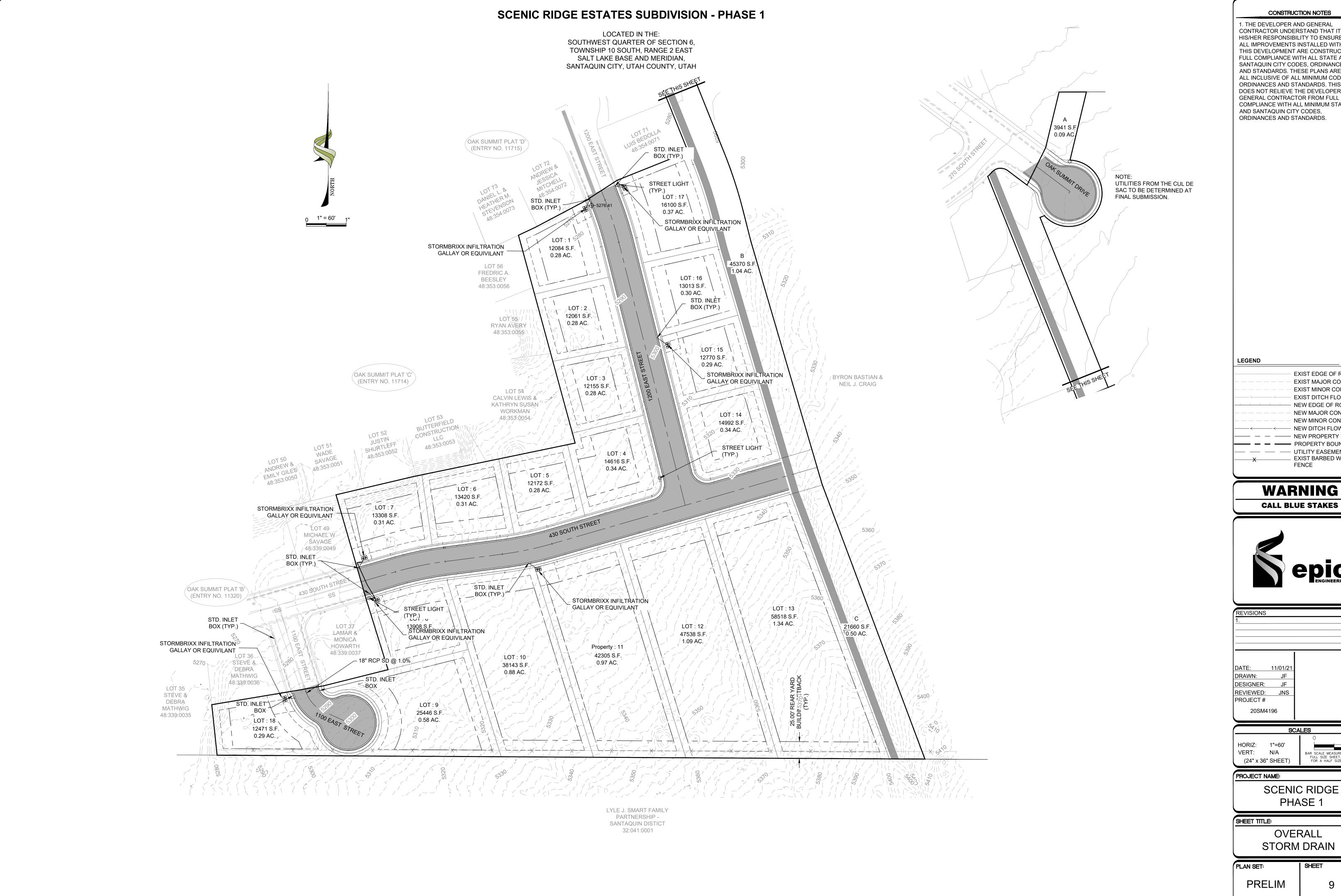


SCALES					
	0				
HORIZ: 1"=60'					
VERT: N/A	BAR SCALE MEASURES 1" C				
(24" x 36" SHEET)	FULL SIZE SHEET. ADJUS FOR A HALF SIZE SHEET				
(24" x 36" SHEET)	FOR A HALF SIZE SHEE				

SCENIC RIDGE

OVERALL

SHEET



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 FULL COMPLIANCE WITH ALL MINIMUM STATE

> EXIST EDGE OF ROAD EXIST MAJOR CONTOUR **EXIST MINOR CONTOUR** EXIST DITCH FLOW LINE NEW EDGE OF ROAD NEW MAJOR CONTOUR NEW MINOR CONTOUR NEW DITCH FLOW LINE — UTILITY EASEMENT EXIST BARBED WIRE



SCENIC RIDGE

0 1" = 80' 1"

SLOPE TABLE

10.00% TO 20.00%

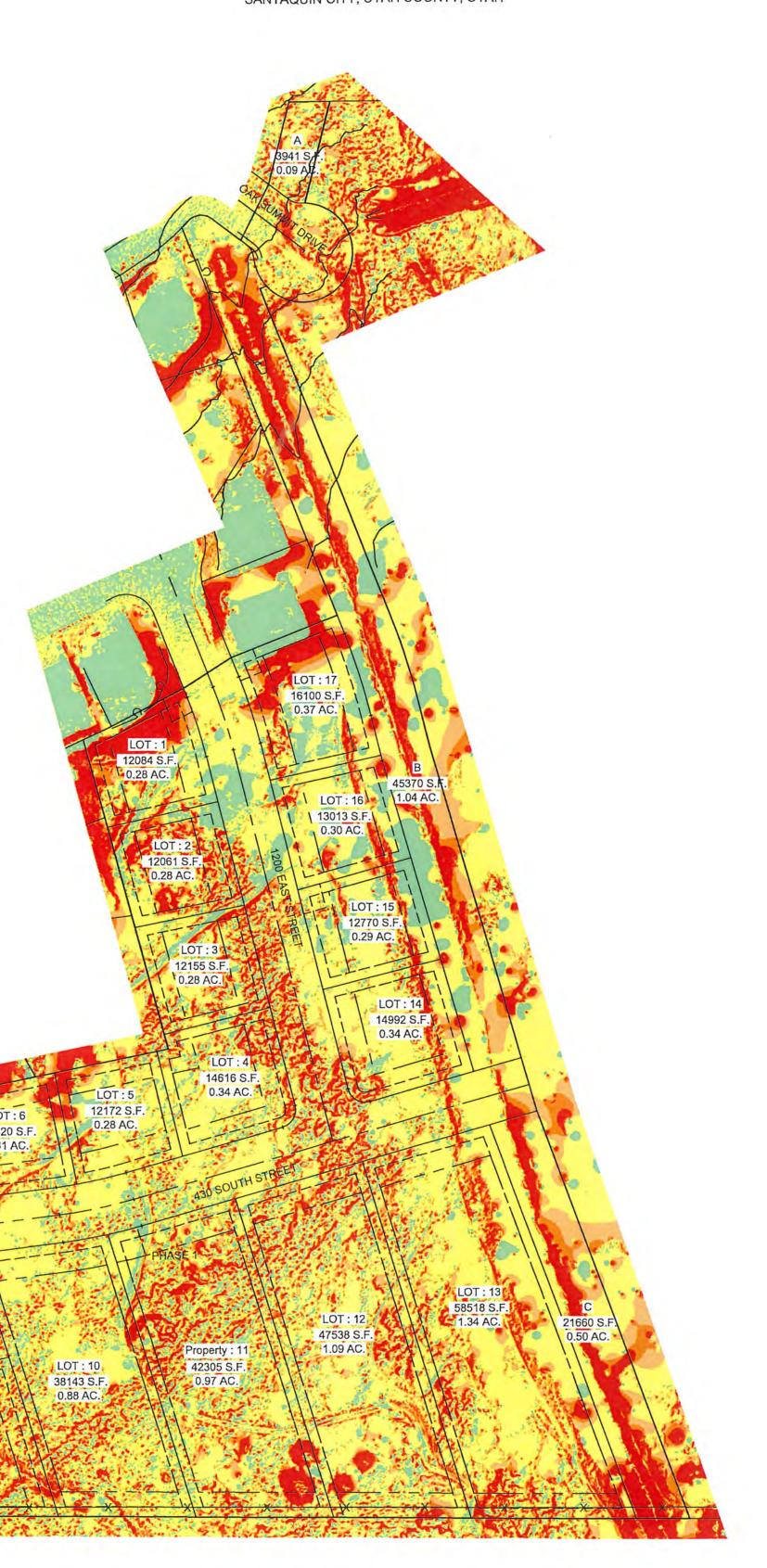
20.00% TO 25.00%

0% TO 10.00%

25.00% TO 30.00%

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



CONSTRUCTION NOTES

1. THE DEVELOPER AND 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 FULL
COMPLIANCE WITH ALL MINIMUM STATE
AND SANTAQUIN CITY CODES,
ORDINANCES AND STANDARDS.

LEGEND

	EXIST EDGE OF ROAD
	EXIST MAJOR CONTOU
	EXIST MINOR CONTOU
	EXIST DITCH FLOW LIN
	NEW EDGE OF ROAD
	NEW MAJOR CONTOUR
	NEW MINOR CONTOUR
	NEW DITCH FLOW LINE
	NEW PROPERTY LINE
	PROPERTY BOUNDARY
	UTILITY EASEMENT
X	EXIST BARBED WIRE FENCE

WARNING

CALL BLUE STAKES



REVISIONS .

DATE: 11/01/2
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT#

20SM419

	9C	ALES	
ORIZ: ERT: (24" x 3	1"=60' N/A 6" SHEET)	BAR SCALE MEAS FULL SIZE SHE FOR A HALF	ET. ADJUST
	ERT:	ORIZ: 1"=60'	ERT: N/A BAR SCALE MEAS

PROJECT NAME:

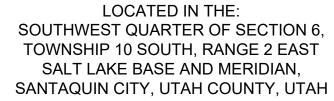
SCENIC RIDGE PHASE 1

SHEET TITLE:

OVERALL SLOPE MAP

PLAN SET: SHEET
PRELIM 10

LOCATED IN THE: SALT LAKE BASE AND MERIDIAN,



CONSTRUCTION NOTES

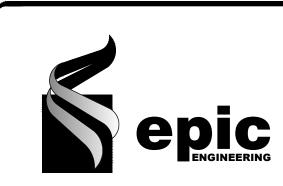
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN ALL IMPROVEMENTS INSTALLED WITHIN
THIS DEVELOPMENT ARE CONSTRUCTED IN
FULL COMPLIANCE WITH ALL STATE AND
SANTAQUIN CITY CODES, ORDINANCES
AND STANDARDS. THESE PLANS ARE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

LEGEND

1 1 1	EXIST EDGE OF ROAD
	EXIST MAJOR CONTOL
	EXIST MINOR CONTOL
	EXIST DITCH FLOW LIN
	NEW EDGE OF ROAD
	NEW MAJOR CONTOU
	NEW MINOR CONTOUR
<<	NEW DITCH FLOW LINE
	NEW PROPERTY LINE
	PROPERTY BOUNDAR
	UTILITY EASEMENT
	EXIST BARBED WIRE
	FENCE

WARNING

CALL BLUE STAKES



1.			
		1	

DATE: 11	<u>/0</u>
DRAWN:	,
DESIGNER:	,
REVIEWED:	J
PROJECT#	
20SM4196	

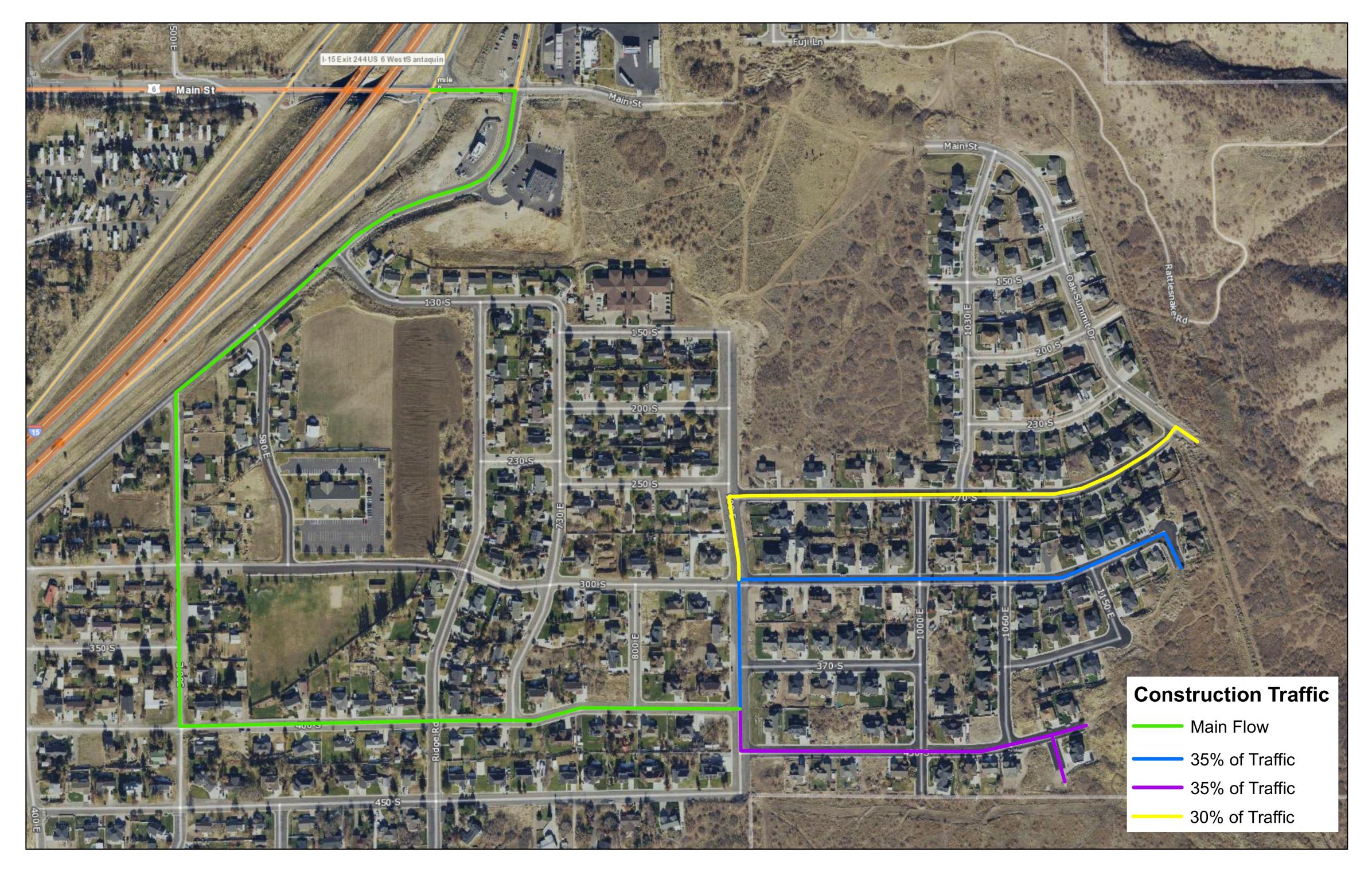
SCALES				
		0	1"	
HORIZ:	N.T.S.			
VERT:	N/A	BAR SCALE MEA		
(24" x 36" SHEET)		FOR A HALF		
•	VERT:	VERT: N/A	VERT: N/A BAR SCALE MEA	

PROJECT NAME:

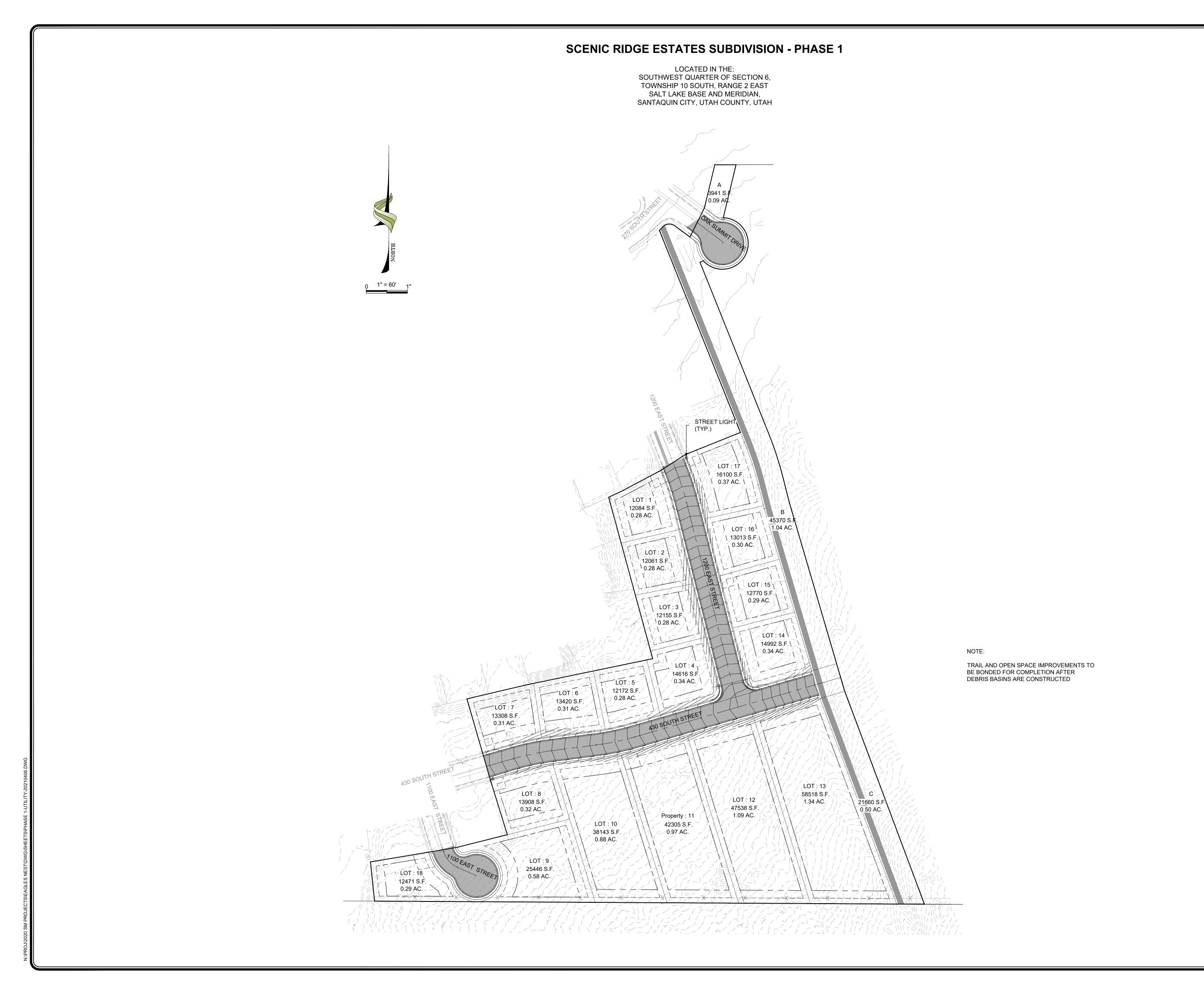
SCENIC RIDGE PHASE 1

CONSTRUCTION TRAFFIC MAP

PLAN SET:	SHEET
PRELIM	11



NOT TO SCALE



1. THE DEVELOPER AND 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

LEGEND

EXIST EDGE OF ROAD

EXIST MAJOR CONTOUR

EXIST MINOR CONTOUR

EXIST DITCH FLOW LINE

NEW EDGE OF ROAD

NEW MAJOR CONTOUR

NEW MINOR CONTOUR

NEW DITCH FLOW LINE

NEW PROPERTY LINE

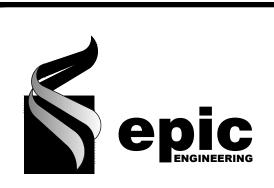
PROPERTY BOUNDARY

UTILITY EASEMENT
EXIST BARBED WIRE

FENCE

WARNING

CALL BLUE STAKES



REVISIONS

ATE: 11/01/21 RAWN: JF ESIGNER: JF

REVIEWED: JNS
PROJECT #
20SM4196

SCALES				
		0		
HORIZ:	1"=60'			
VERT:	N/A	BAR SCALE MEASURES 1"		
(24" x 3	6" SHEET)	FULL SIZE SHEET. ADJU FOR A HALF SIZE SHEE		

PROJECT NAME:

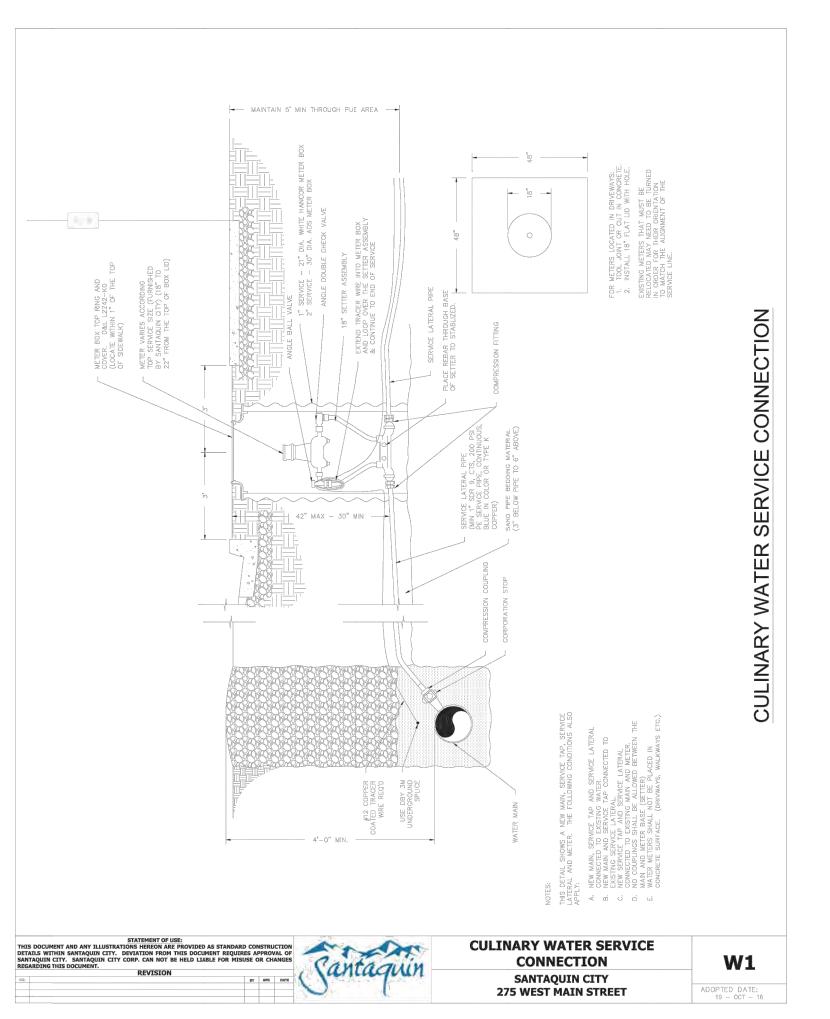
SCENIC RIDGE PHASE 1

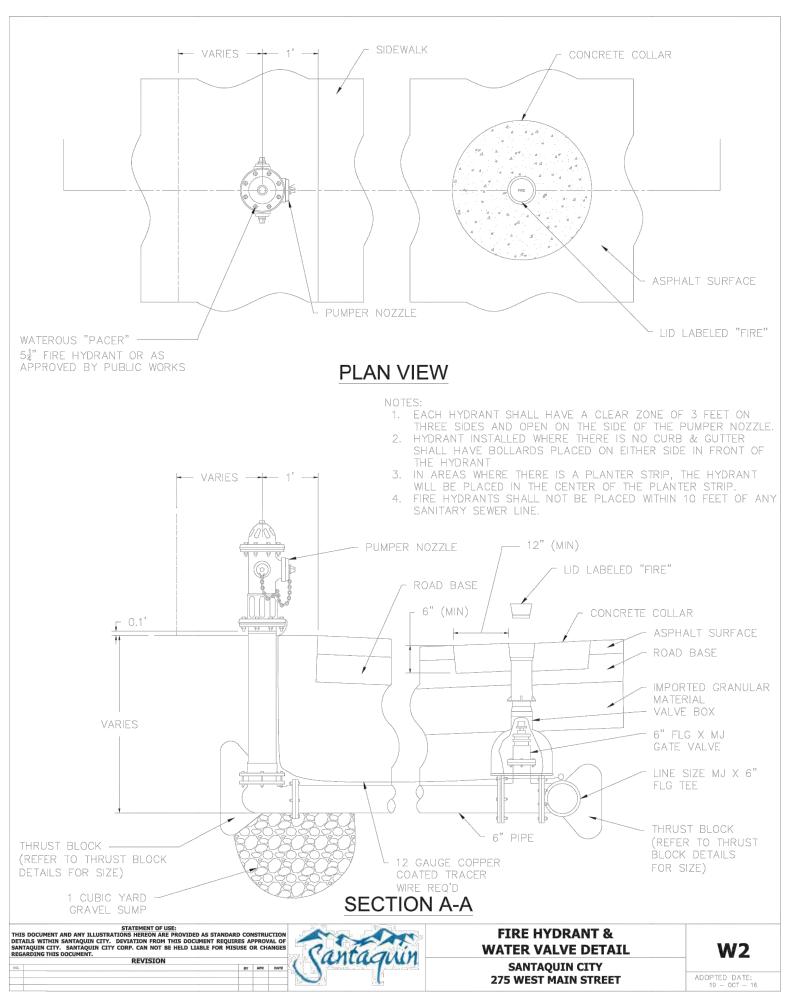
SHEET TITLE:

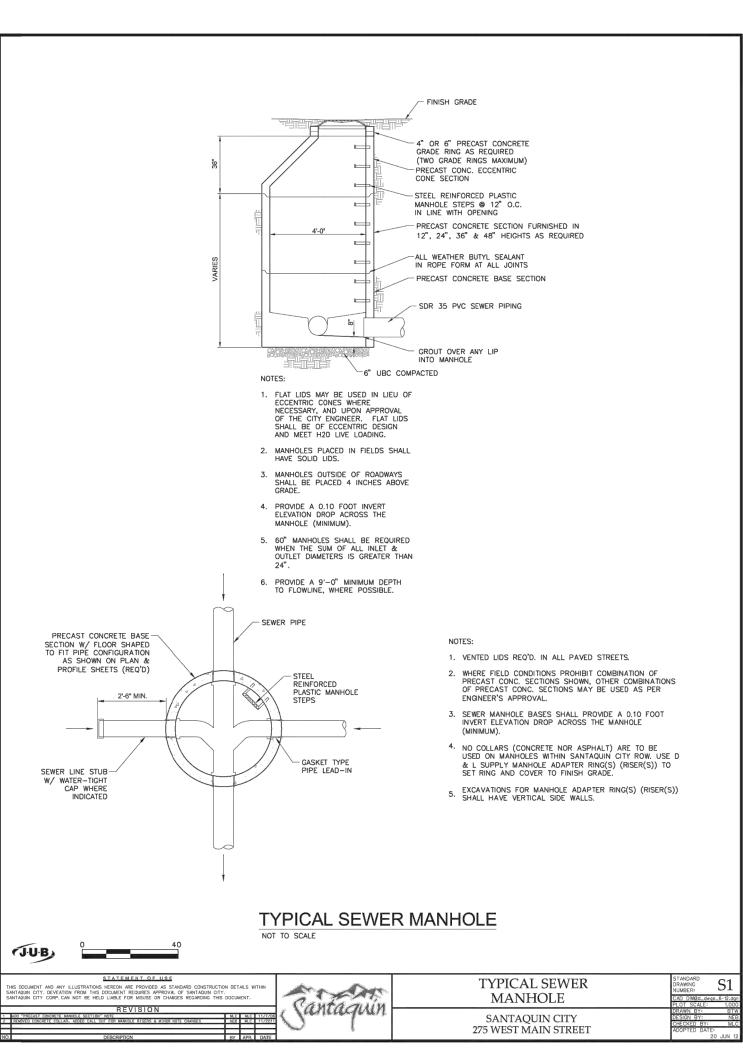
OVERALL GRADING PLAN

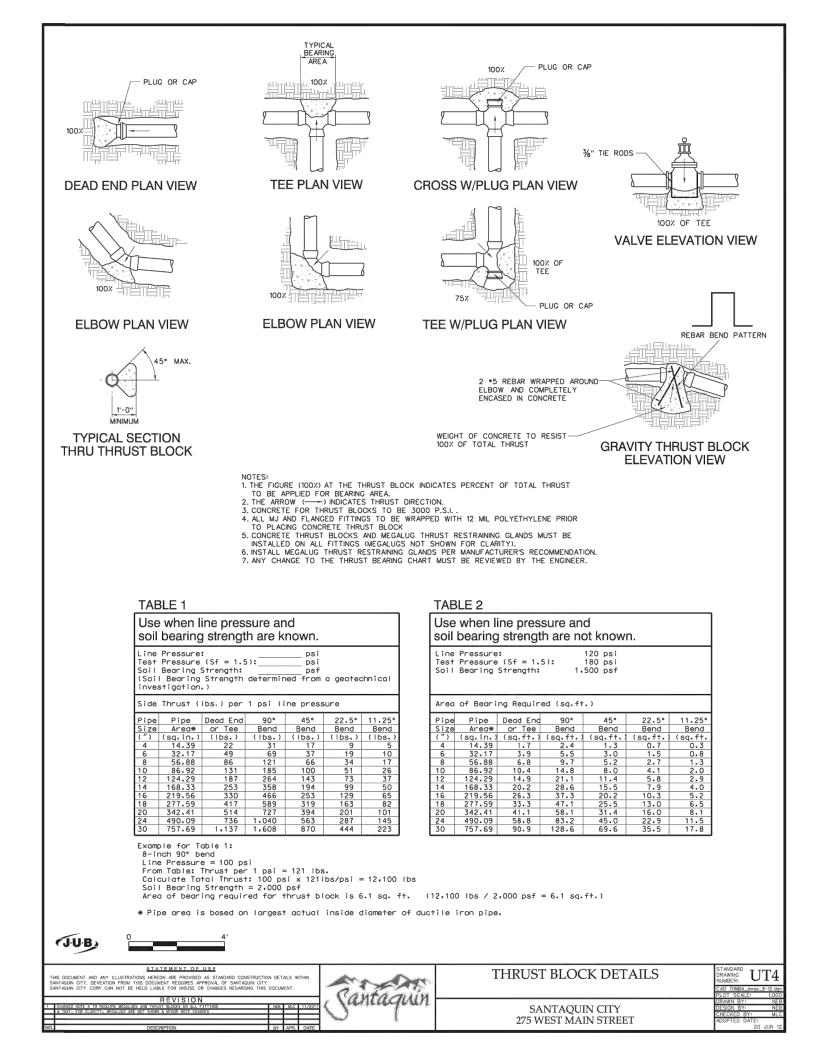
AN SET: SHEET

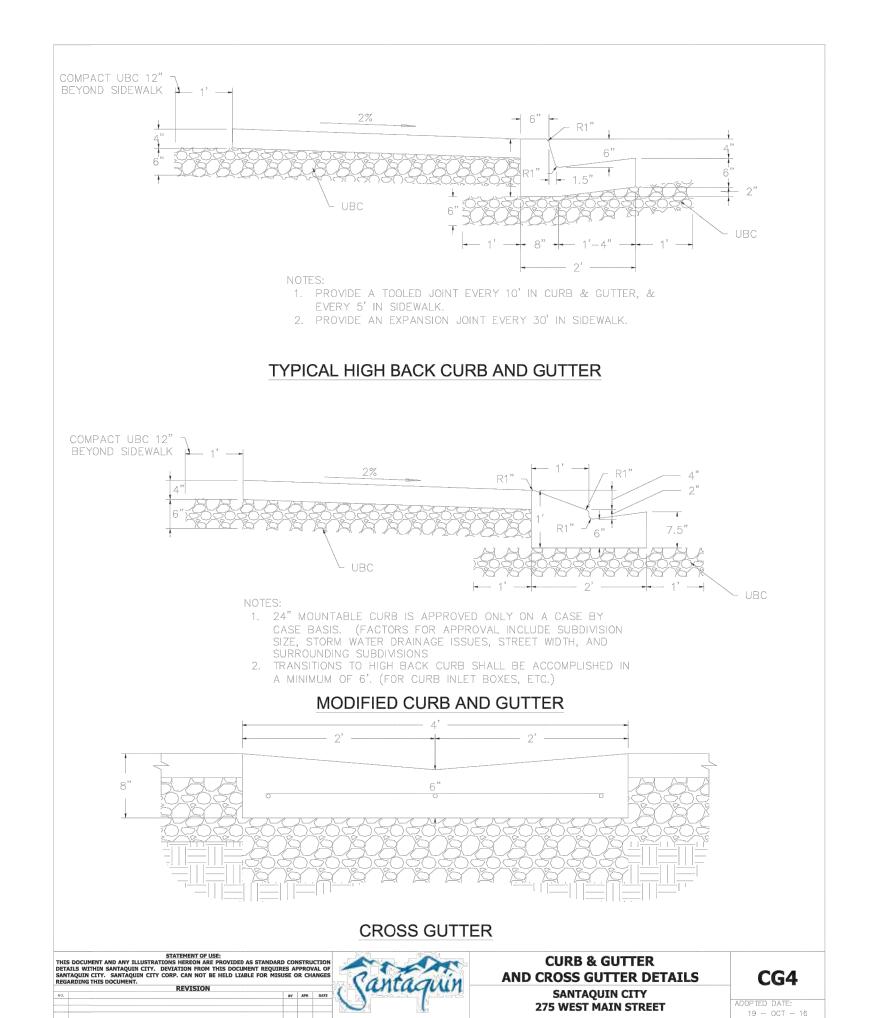
PRELIM













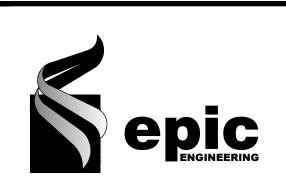
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

LEGEND

EXIST EDGE OF ROAD EXIST MAJOR CONTOUR **EXIST MINOR CONTOUR** EXIST DITCH FLOW LINE - NEW EDGE OF ROAD NEW MAJOR CONTOUR NEW MINOR CONTOUR — <— NEW DITCH FLOW LINE — — — NEW PROPERTY LINE PROPERTY BOUNDARY - - UTILITY EASEMENT EXIST BARBED WIRE **FENCE**

WARNING

CALL BLUE STAKES



11/01/2

DRAWN: DESIGNER: REVIEWED: PROJECT# 20SM4196

> SCALES HORIZ: 1"=80' VERT: N/A (24" x 36" SHEET)

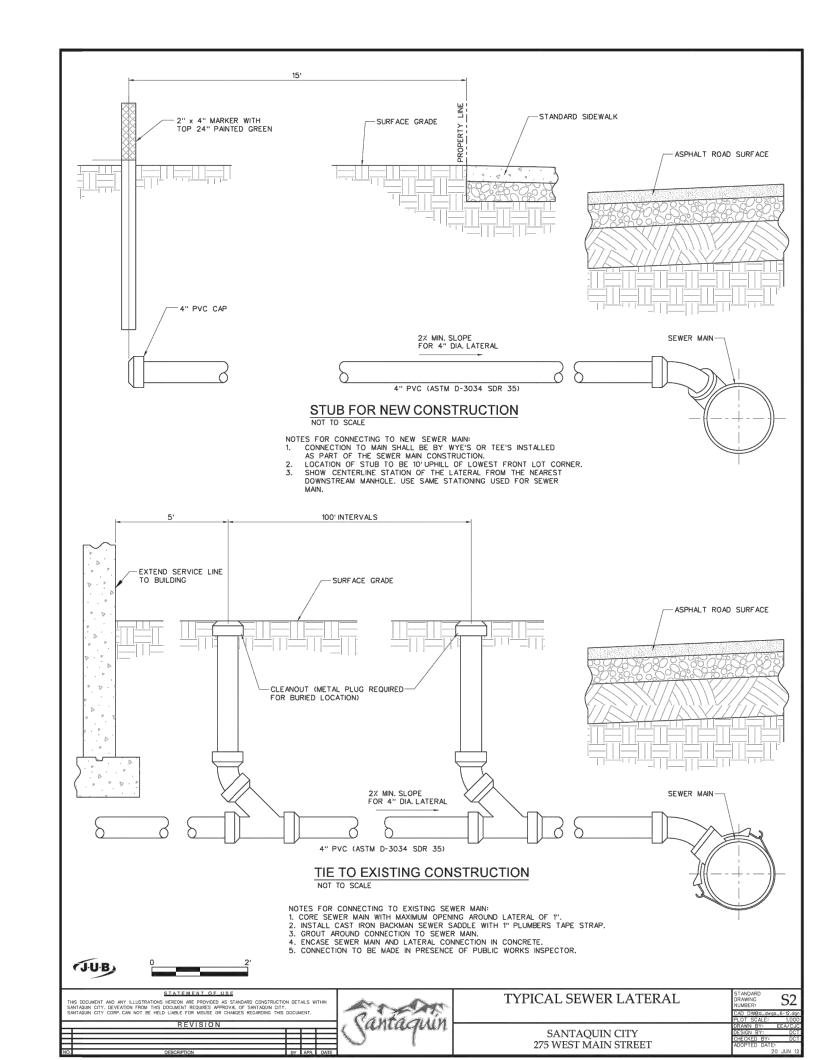
PROJECT NAME:

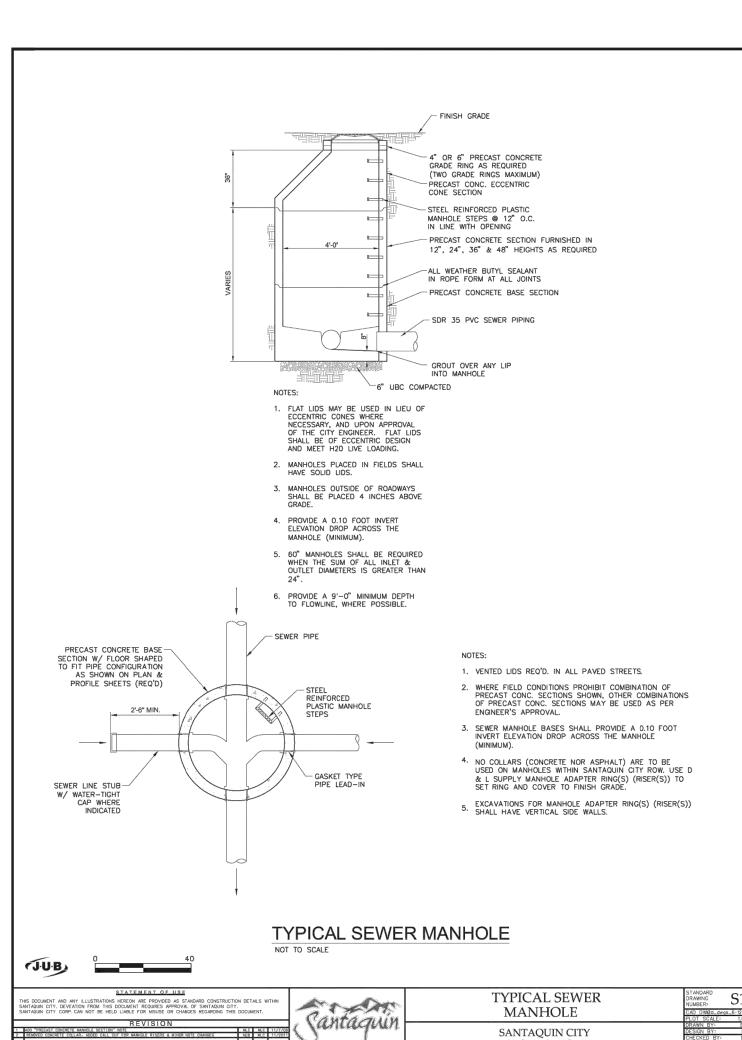
SCENIC RIDGE PHASE 1

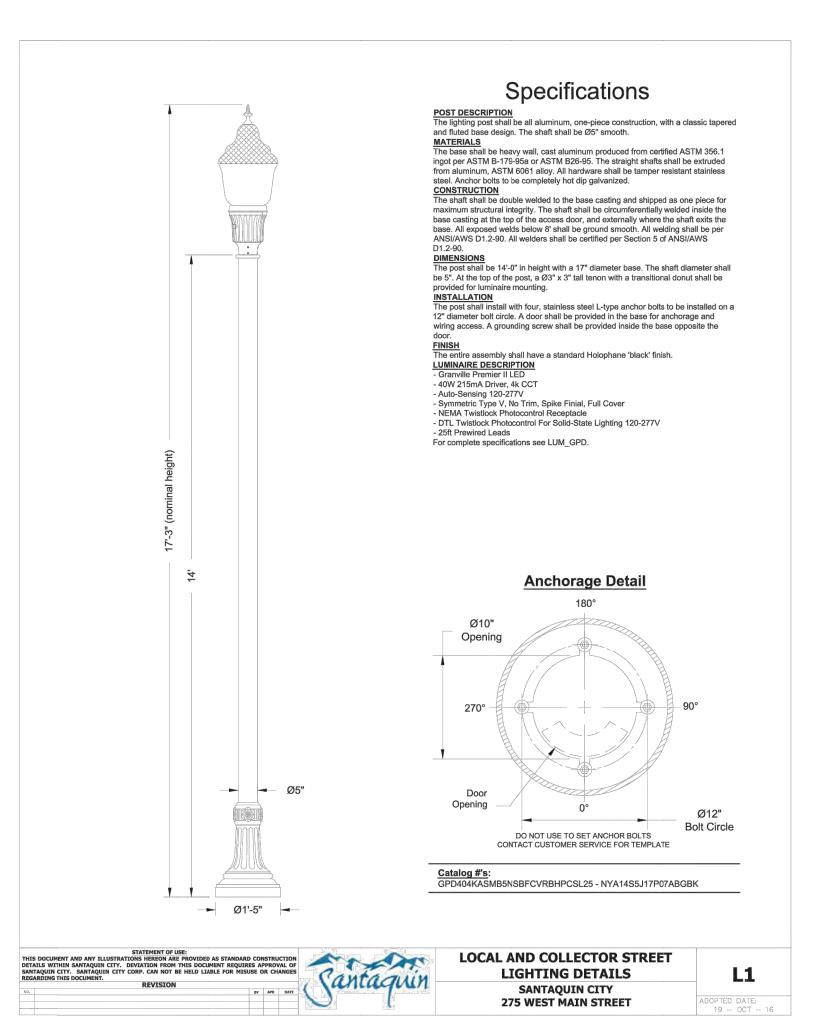
SHEET TITLE:

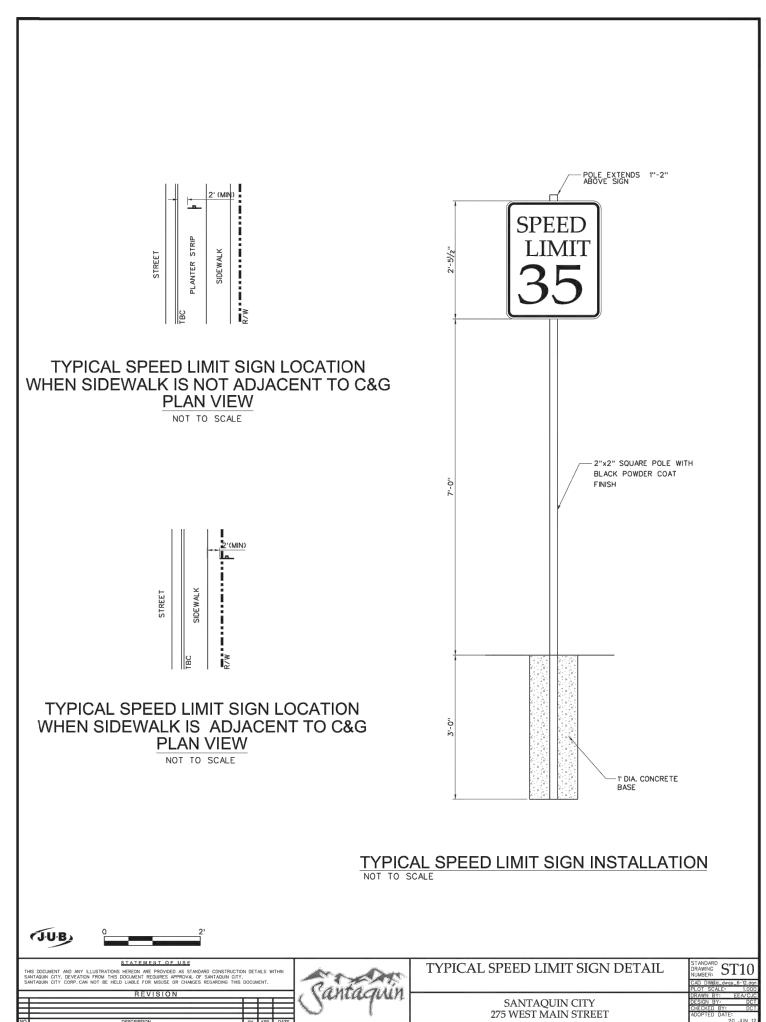
DETAIL SHEET

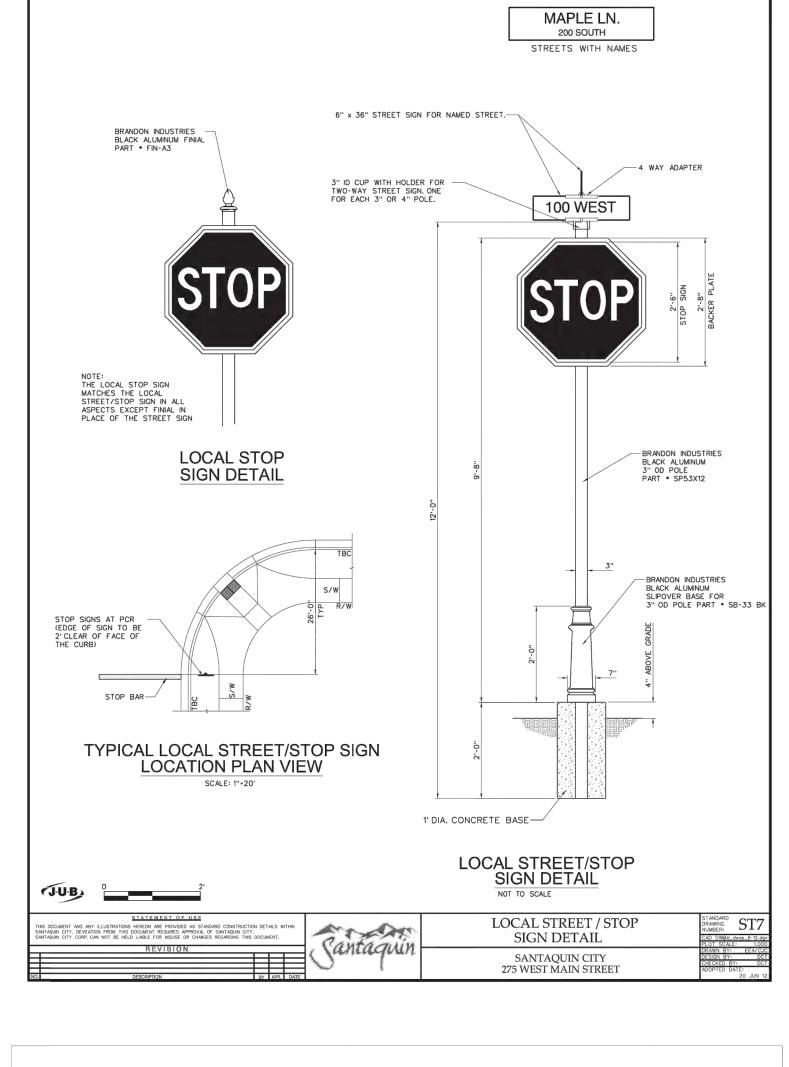
SHEET

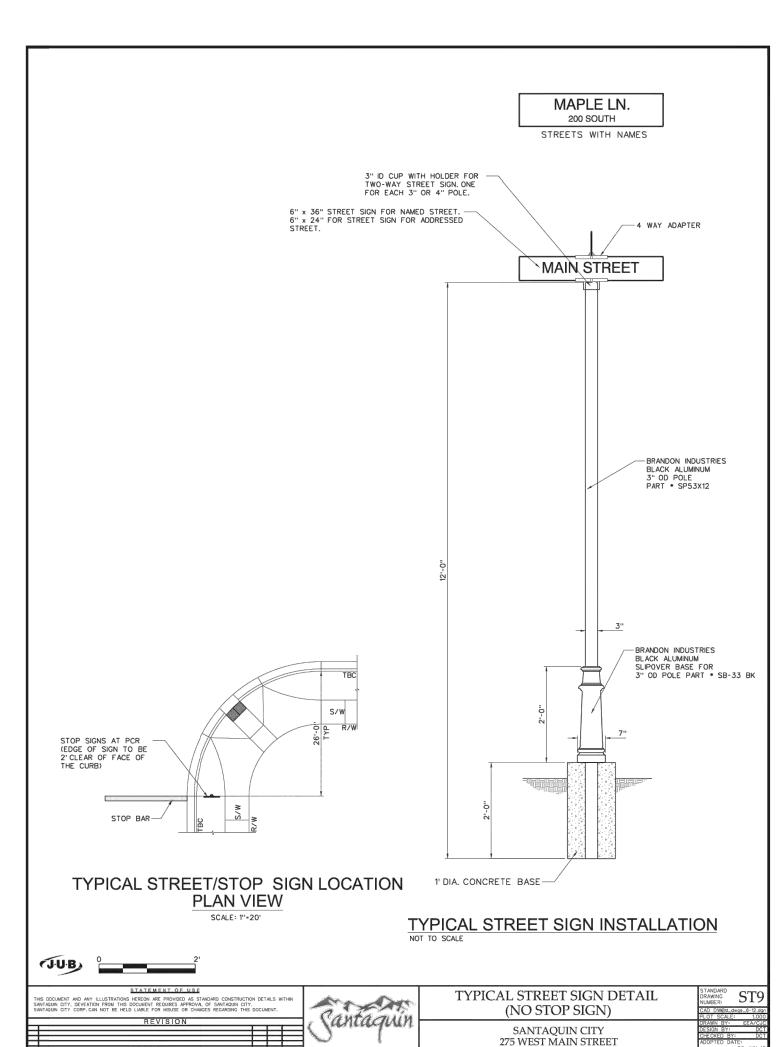


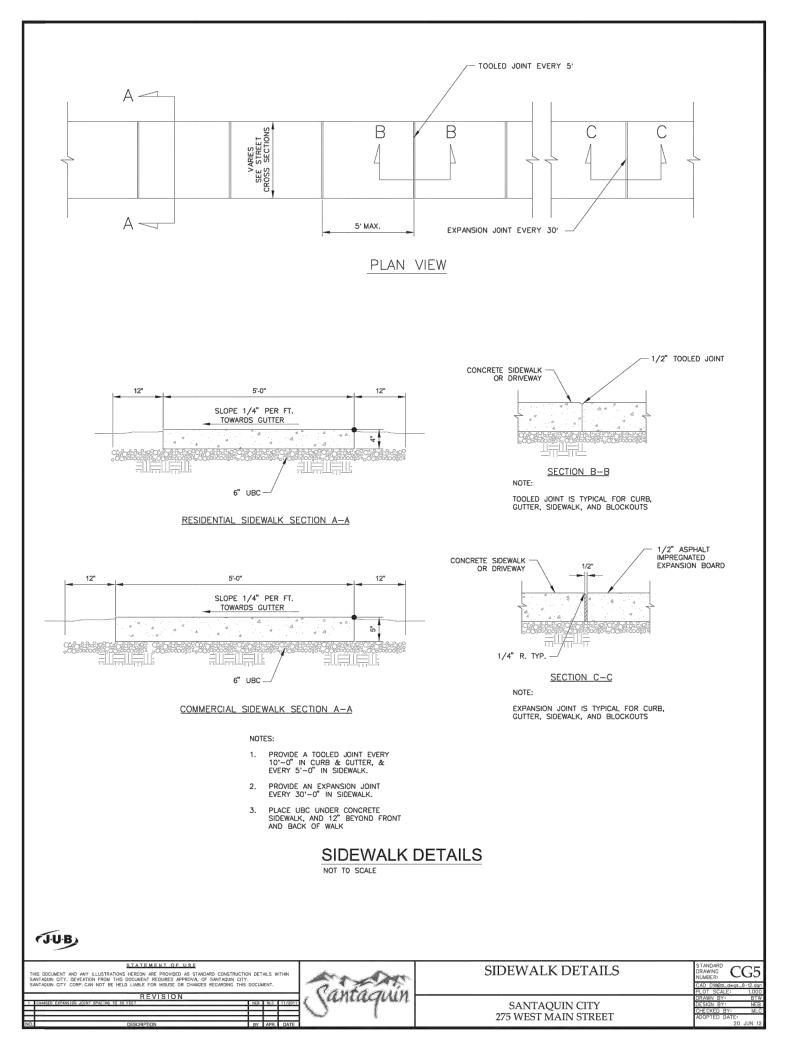


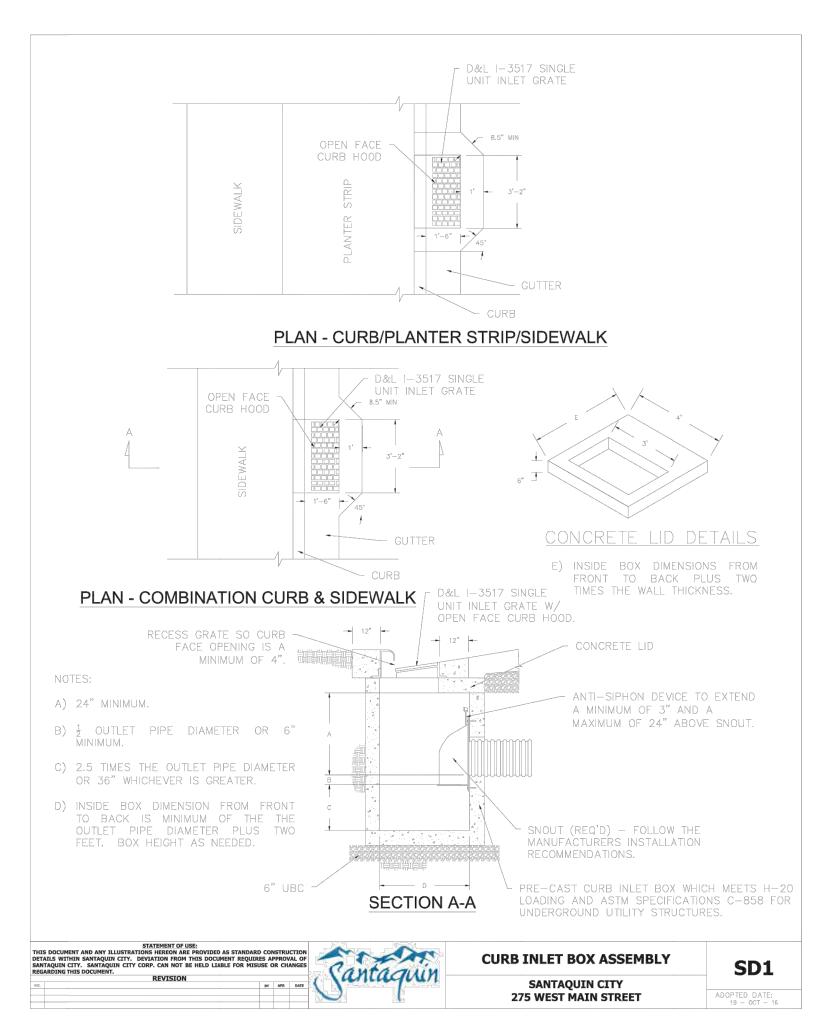












1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

LEGEND

EXIST EDGE OF ROAD

EXIST MAJOR CONTOUR

EXIST MINOR CONTOUR

EXIST DITCH FLOW LINE

NEW EDGE OF ROAD

NEW MAJOR CONTOUR

NEW MINOR CONTOUR

NEW DITCH FLOW LINE

NEW PROPERTY LINE

PROPERTY BOUNDARY

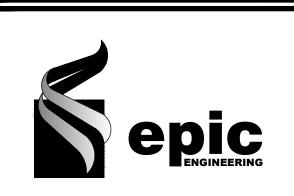
UTILITY EASEMENT

EXIST BARBED WIRE

FENCE

WARNING

CALL BLUE STAKES



REVISIONS 1.

DATE: 11/01/2 DRAWN: JF DESIGNER: JF REVIEWED: JNS

PROJECT#
20SM4196

HORIZ: 1"=80'
VERT: N/A
BAR SCALE MEAS

PROJECT NAME:

(24" x 36" SHEET)

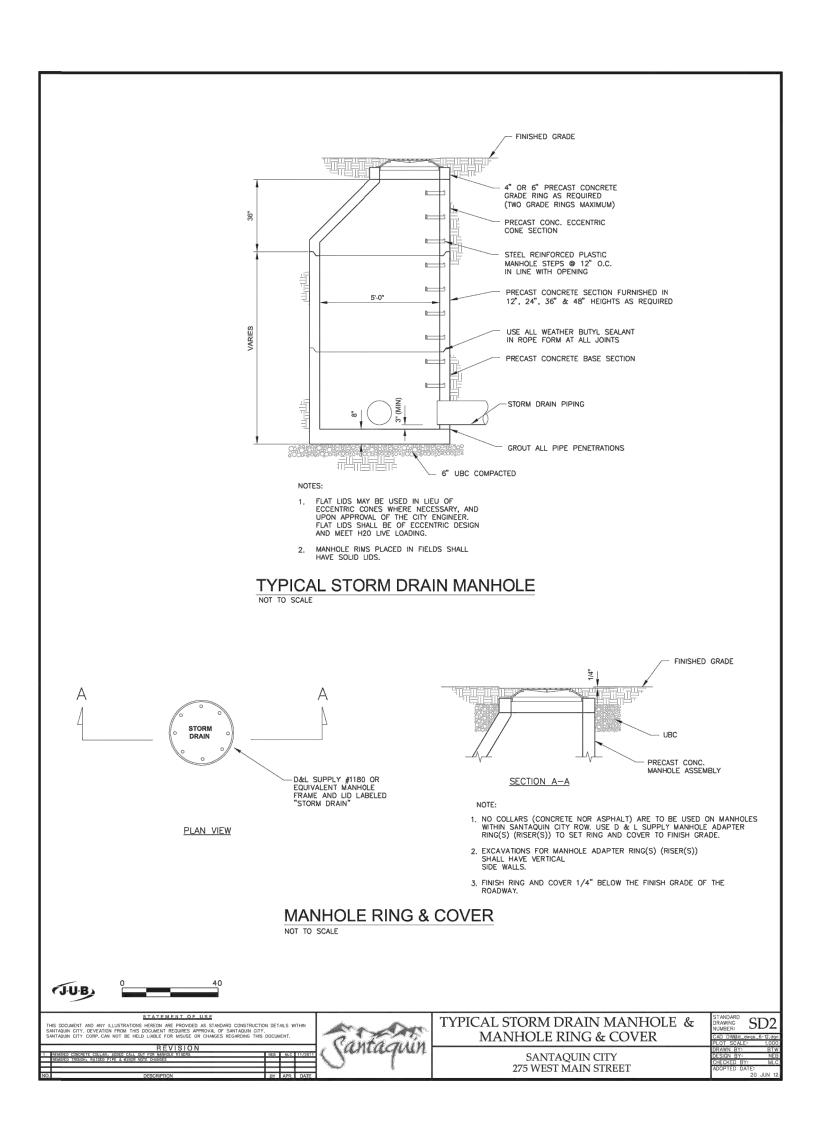
SCENIC RIDGE PHASE 1

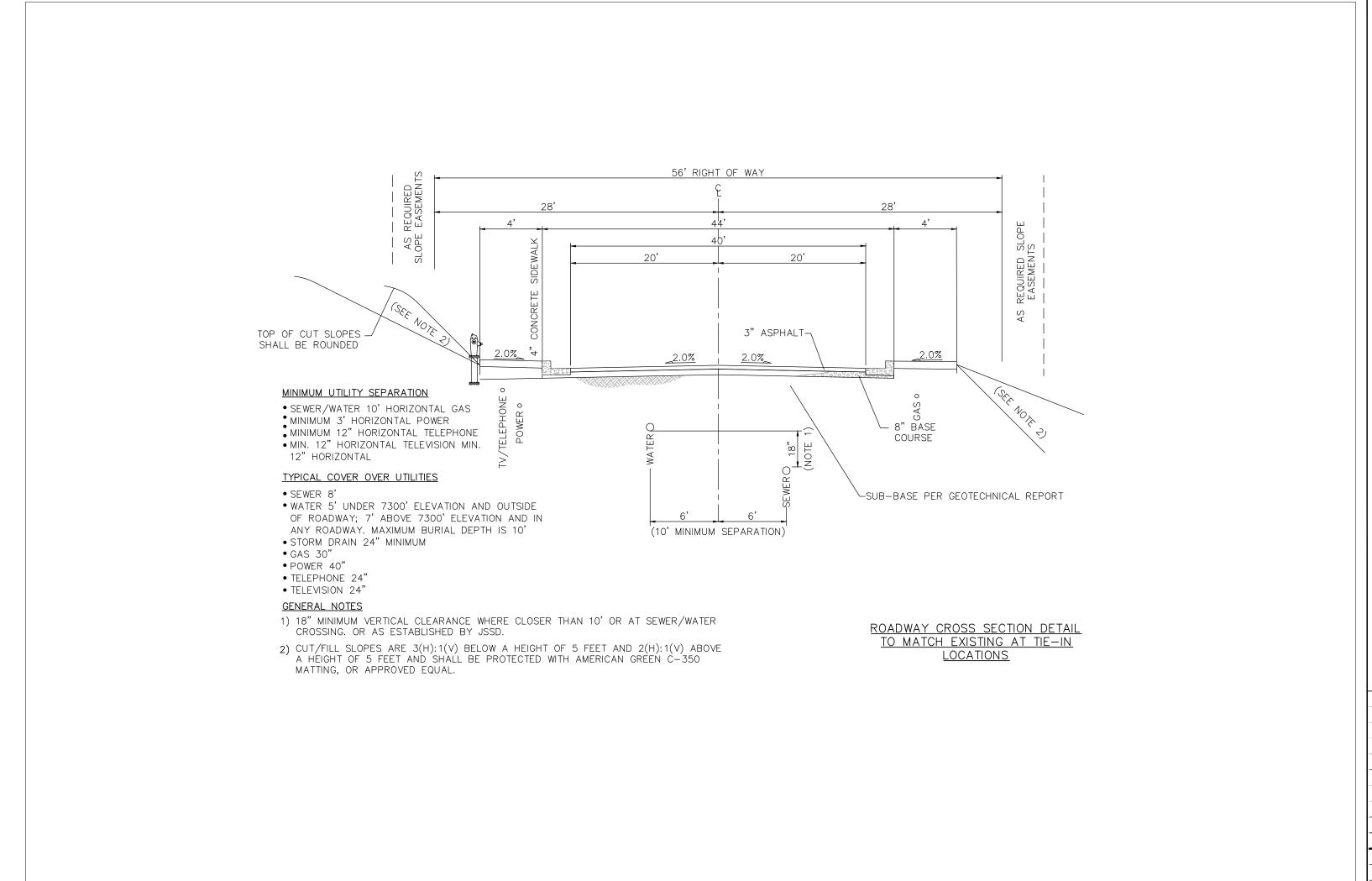
SHEET TITLE:

DETAIL SHEET 2

PLAN SET: SHEET

PRELIM 18





1. THE DEVELOPER AND 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

LEGEND

EXIST EDGE OF ROAD
EXIST MAJOR CONTOUR
EXIST MINOR CONTOUR
EXIST DITCH FLOW LINE
NEW EDGE OF ROAD
NEW MAJOR CONTOUR
NEW MINOR CONTOUR
NEW DITCH FLOW LINE
NEW PROPERTY LINE
PROPERTY BOUNDARY
UTILITY EASEMENT
EXIST BARBED WIRE
FENCE

WARNING

CALL BLUE STAKES



DATE: 11/01/21
DRAWN: JF
DESIGNER: JF

DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #
20SM4196

HORIZ: 1"=80'
VERT: N/A
(24" x 36" SHEET)

O 1

BAR SCALE MEASURES 1" OI
FULL SIZE SHEET. ADJUS'
FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE PHASE 1

SHEET TITLE:

DETAIL SHEET 3

PRELIM 19