

SHEET INDEX

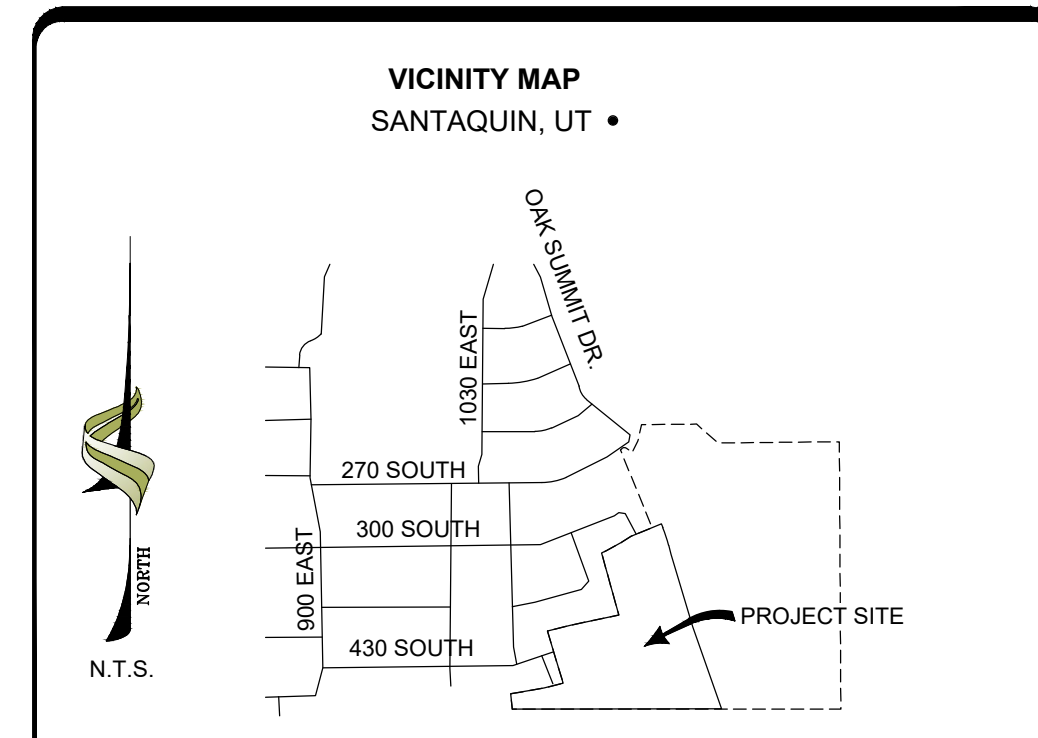
SHEET 1	COVER SHEET
SHEET 2	PLAT (SHEET ONE)
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SHEET 4	PLAT (SHEET THREE)
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NOTE: PLAN AND PROFILE SHEETS (SHEETS 13-14) WILL BE PROVIDED AT FINAL SUBMISSION



PROPERTY OWNER
 BASTIAN HOMES, LLC
 1184 S. 1150 W.
 PAYSON, UTAH, 84651

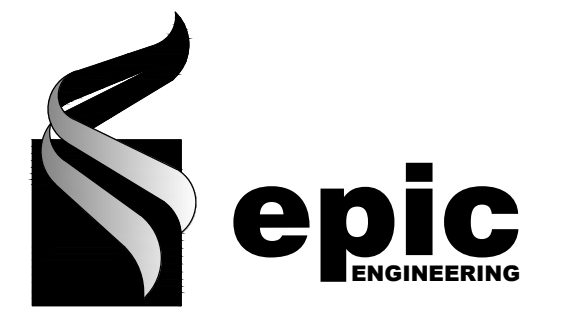
PROPERTY DEVELOPER
 BASTIAN HOMES, LLC
 1184 S. 1150 W.
 PAYSON, UTAH, 84651



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.

WARNING
 CALL BLUE STAKES



REVISIONS

1.	

DRAWN:	BJW
DESIGNER:	RJM
REVIEWED:	RJM
PROJECT #	20SM4196

SCALES

HORIZ:	1"=80'
VERT:	1"=10'
(24" x 36" SHEET)	

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
 SCENIC RIDGE ESTATES

SHEET TITLE:
 OVERALL AREA PLAN

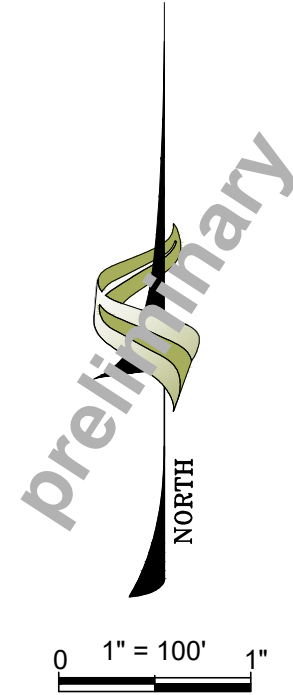
PLAN SET:	SHEET
PRELIM	1

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

FOUND 3" UTAH COUNTY BRASS CAP MONUMENT CENTER OF SECTION 6, T10S, R2E, SLB&M

STATE PLANE COORDINATES (GROUND) table with columns LETTER / ITEM, NORTHING, and EASTING. Lists coordinates for various boundary corners and points.



1" = 100'

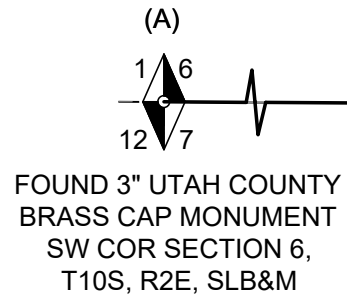
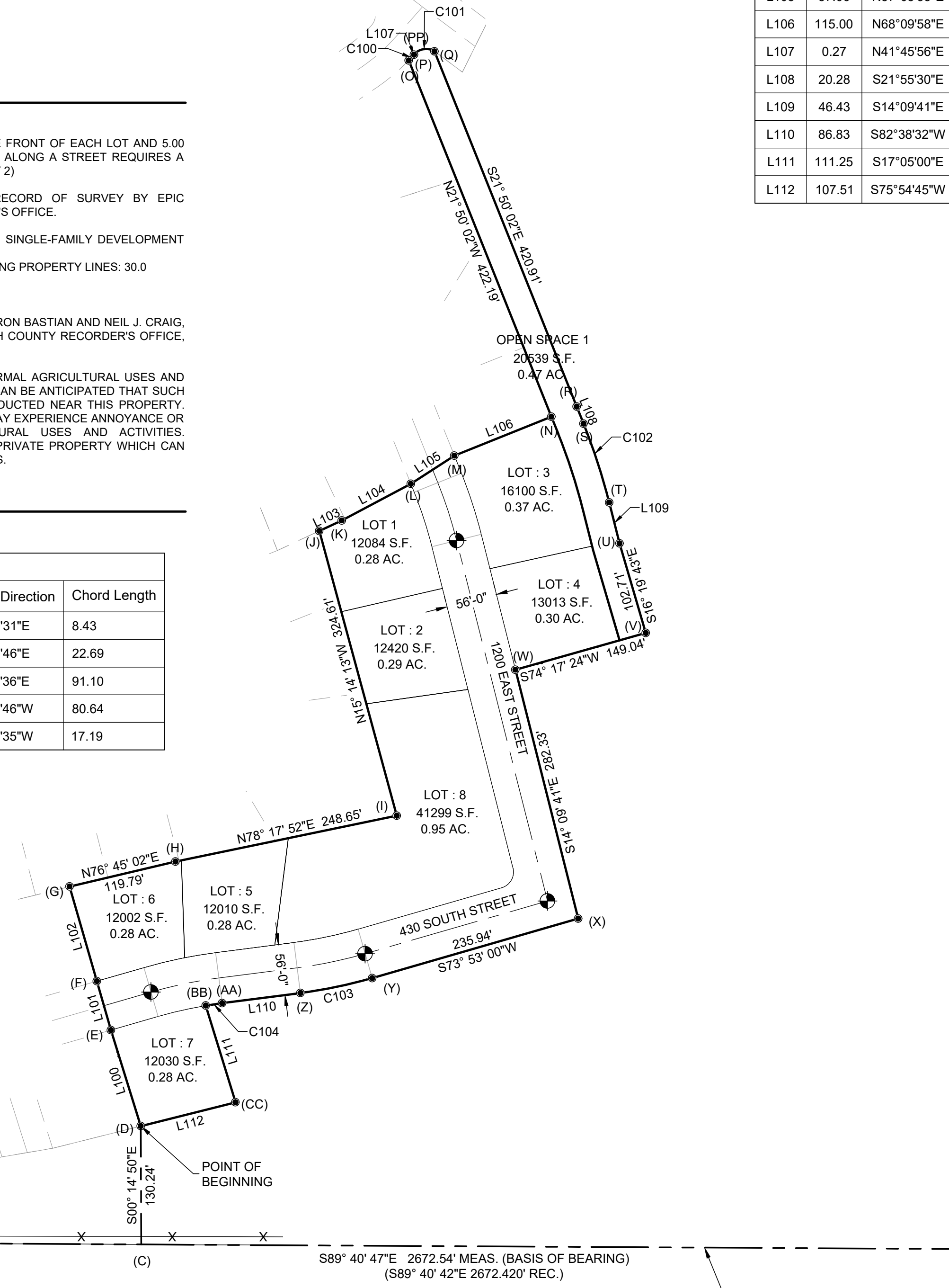
GENERAL PLAT NOTES

- 1. 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...
2. THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING...
3. ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS...
4. FRONT YARD- FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 SIDE YARD - 10.0 FEET (25.0 FEET STREET SIDE YARD) REAR YARD - 25.0 FEET...
5. AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS BYRON BASTIAN AND NEIL J. CRAIG...
6. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON...
GROUND SCALE FACTOR: 1.00032797511374

Curve Table with columns Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists data for curves C100 through C104.

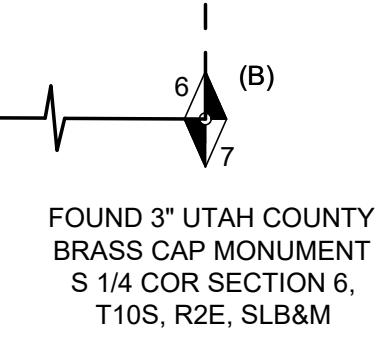
SUBDIVISION BOUNDARY DESCRIPTION

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 SOUTHEAST CORNER LOT 37 OAK SUMMIT PLAT 'B' (ENTRY #11320, UTAH COUNTY RECORDER'S OFFICE) 1276.33' FEET SOUTH 89°40'47" EAST ALONG SAID QUARTER SECTION LINE AND 130.24' NORTH 00°14'50"W WEST 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 17°12'59" WEST 110.52 FEET TO THE SOUTHERLY LINE OF 430 SOUTH STREET; (2) NORTH 16°06'43" WEST 56.00 FEET TO THE NORTHERLY LINE OF 430 SOUTH STREET; AND (3) NORTH 16°06'53" WEST 108.36 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 53; 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 235.65 FEET; (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' AND THE EASTERLY AND SOUTHERLY LINE OF OAK SUMMIT PLAT 'E' (ENTRY #12871 UTAH COUNTY RECORDER'S OFFICE) THE FOLLOWING EIGHT (8) 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 422.19 FEET TO THE SOUTHERLY LINE OF 270 SOUTH STREET TO THE BEGINNING OF A 1763.98 NONTANGENT CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC 8.43 FEET (CENTRAL ANGLE EQUALS 0°26'26" CHORD BEARS NORTH 42°49'31" EAST 8.43 FEET); (7) NORTH 41°45'56" EAST 0.27 FEET TO THE BEGINNING OF A TANGENT CURVE; (8) NORTHEASTERLY ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.55 FEET (CENTRAL ANGLE EQUALS 78°09'09" AND LONG CHORD BEARS NORTH 80°50'46" EAST 22.69 FEET) TO THE WESTERLY LINE OF OAK SUMMIT DRIVE AND A POINT OF TANGENCY; THENCE SOUTH 21°50'02" EAST 420.86 FEET; THENCE SOUTH 21°55'30" EAST 20.28 FEET TO THE BEGINNING OF TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 672.82 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 91.17 FEET (CENTRAL ANGLE EQUALS 07°45'49" AND LONG CHORD BEARS SOUTH 18°02'36" EAST 91.10 FEET); THENCE SOUTH 14°09'41" EAST 46.43 FEET; THENCE SOUTH 16°19'43" EAST 102.71 FEET; THENCE SOUTH 74°17'24" WEST 149.03 FEET; THENCE SOUTH 14°09'41" EAST 282.33 FEET; THENCE SOUTH 73°53'00" WEST 235.94 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF AN 528.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 80.72 FEET (CENTRAL ANGLE EQUALS 08°45'33" AND LONG CHORD BEARS SOUTH 78°15'46" EAST 80.64 FEET); THENCE SOUTH 82°38'32" WEST 86.83 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 472.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.19 FEET (CENTRAL ANGLE EQUALS 02°05'13" AND LONG CHORD BEARS NORTH 81°28'35" EAST 17.19 FEET); THENCE SOUTH 17°05'00" EAST 111.25 FEET; THENCE SOUTH 75°54'45" WEST 107.51 FEET TO THE POINT OF BEGINNING.



FOUND 3" UTAH COUNTY BRASS CAP MONUMENT SW COR SECTION 6, T10S, R2E, SLB&M

PER RECORD OF SURVEY (ENTRY #07-4213)



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 PUBLIC USE.
AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF ___, 2022, A.D.
BY: BYRON BASTIAN - OWNER DATE
NEIL J. CRAIG - OWNER DATE

ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2022, BY ___ 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 ___, UTAH

STATE OF UTAH COUNTY OF ___ S.S.
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER: (NOTARY STAMP)

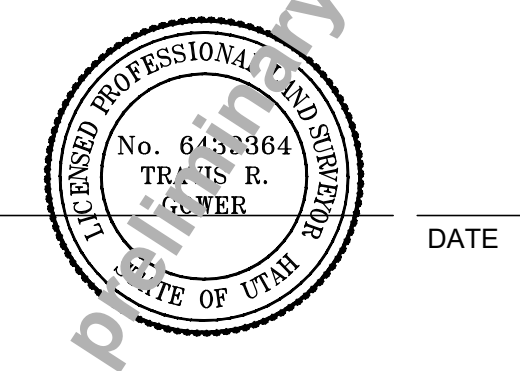
ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2022, BY ___ WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC
PRINTED NAME OF NOTARY PUBLIC
RESIDING IN ___, UTAH

STATE OF UTAH COUNTY OF ___ S.S.
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER: (NOTARY STAMP)

SURVEYOR'S CERTIFICATE

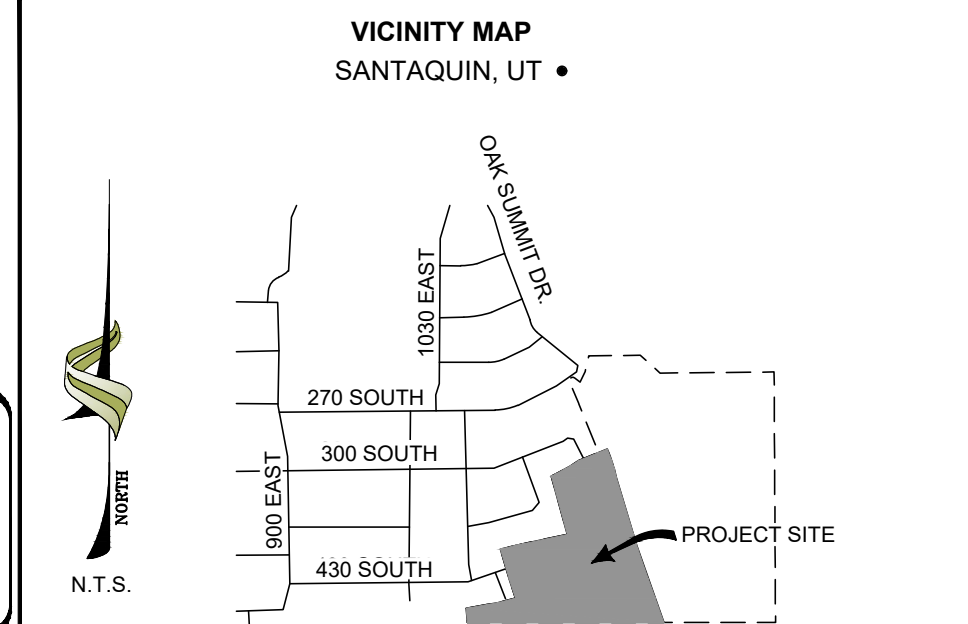
I, TRAVIS R. GOWER, EMPLOYED BY EPIC ENGINEERING PC, AT 50 EAST 100 SOUTH, HEBER, UTAH, CONTACT NUMBER, 435-654-6800, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE 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 22-003, 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.



TRAVIS R. GOWER P.L.S. 6439364 DATE

PROPERTY OWNER/DEVELOPER
BASTIAN HOMES, LLC
1184 S. 1150 W.
PAYSON, UTAH, 84651

DRAWING DATES / REVISIONS
ORIGINAL PRELIMINARY 04/05/2021
REVIEWED PRELIMINARY 12/21/2021



LEGEND
SECTION CORNER (FOUND)
BOUNDARY LINE
PARCEL LINE
SET MONUMENT (AS NOTED)
FOUND MONUMENT
CHAIN LINK FENCE
WIRE FENCE
EDGE OF ASPHALT

SCENIC RIDGE ESTATES SUBDIVISION PHASE 1
SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH
epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-2605
63 East 100 South
Heber City, Utah 84032
(435)864-0900
DRAWN: CS DATE: 04/26/22
CHECKED: TG SHEET NO: 1 OF 2

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF SANTAQUIN CITY, 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 ___, 2022.
APPROVED MAYOR OF SANTAQUIN ENGINEER (SEE SEAL)
ATTEST - CLERK RECORDER (SEE SEAL)

CITY ENGINEER
CLERK - RECORDER
ROCKY MOUNTAIN POWER: DATE:
CETRACOM: DATE:
CENTURY LINK: DATE:

UTILITY APPROVAL
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 OF 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 STRUCTURES 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.

DOMINION ENERGY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR 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.
APPROVED THIS ___ DAY OF ___, 2022
DOMINION ENERGY
BY:
TITLE:

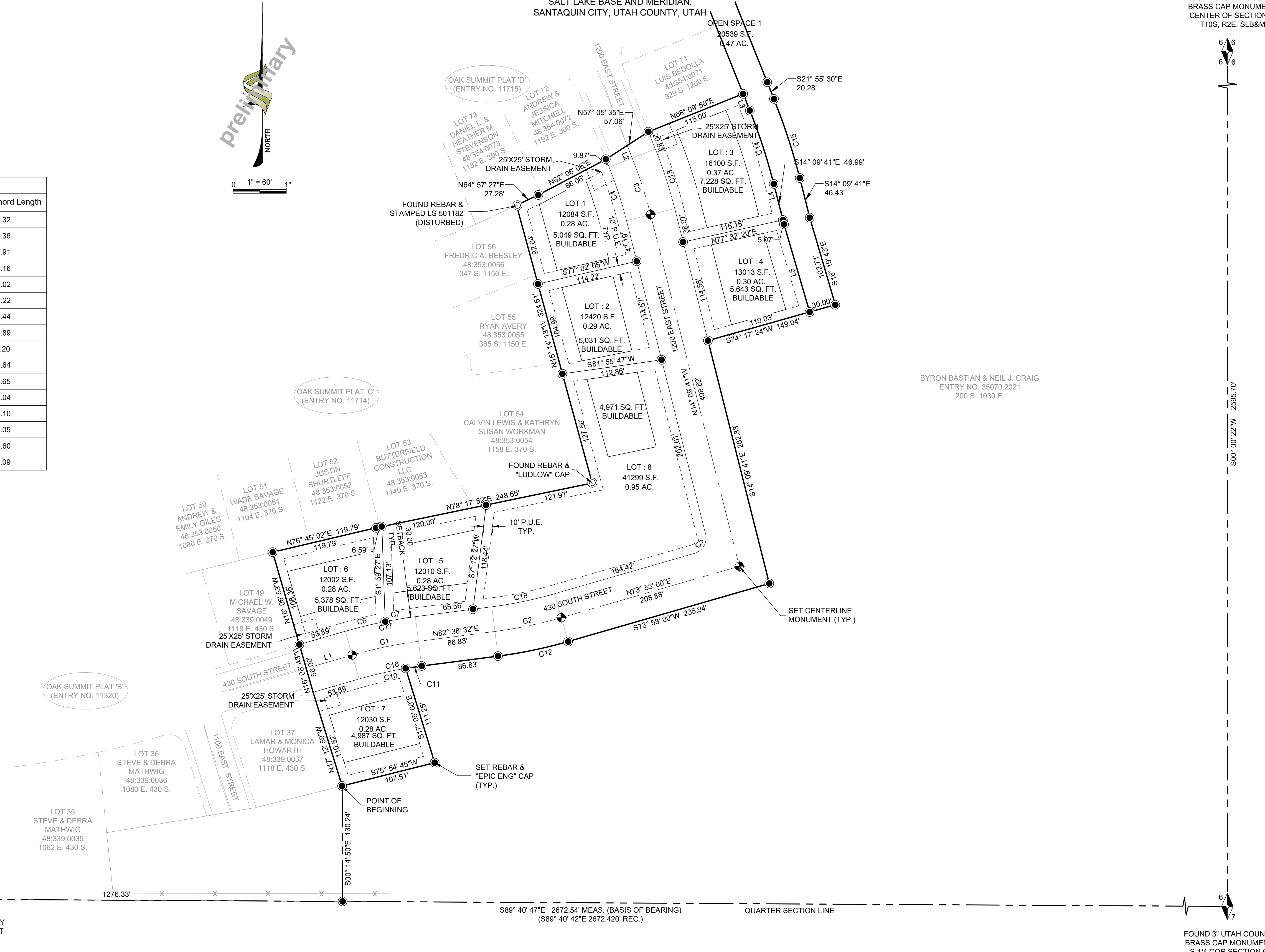
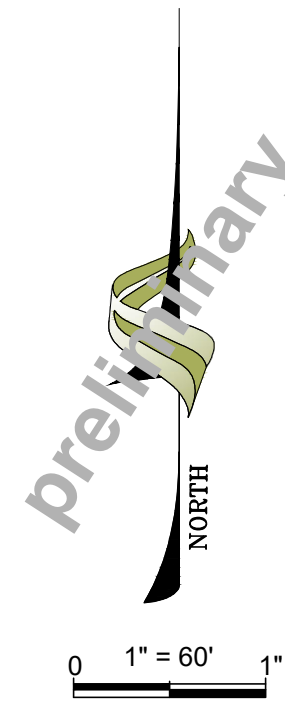
N:\PROJECTS\2020\SIN\PROJECTS\BEAGLES\NEST\TOWNSHIPS\PHASE 1-PRELIM-2021\1012.DWG

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

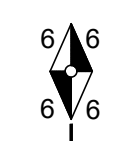
LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

Line Table		
Line #	Length	Direction
L1	53.89	N73°53'17"E
L2	15.35	N21°50'02"W
L3	20.31	N21°55'30"W
L4	41.92	N14°09'41"W
L5	102.95	N16°19'43"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	76.40	500.00	8°45'16"	N78°15'54"E	76.32
C2	76.44	500.00	8°45'33"	N78°15'46"E	76.36
C3	66.96	500.00	7°40'21"	N17°59'52"W	66.91
C4	63.21	472.00	7°40'21"	N17°59'52"W	63.16
C5	27.66	18.00	88°02'41"	N29°51'39"E	25.02
C6	46.23	528.00	5°01'01"	N76°23'47"E	46.22
C7	34.44	528.00	3°44'15"	N80°46'25"E	34.44
C10	53.92	472.00	6°32'41"	N77°09'37"E	53.89
C11	18.20	472.00	2°12'34"	S81°32'15"W	18.20
C12	80.72	528.00	8°45'33"	S78°15'46"W	80.64
C13	70.71	528.00	7°40'21"	S17°59'52"E	70.65
C14	87.10	642.82	7°45'49"	N18°02'36"W	87.04
C15	91.17	672.82	7°45'49"	S18°02'36"E	91.10
C16	72.12	472.00	8°45'16"	N78°15'54"E	72.05
C17	80.67	526.88	8°46'23"	N78°15'54"E	80.60
C18	72.16	472.00	8°45'33"	N78°15'46"E	72.09

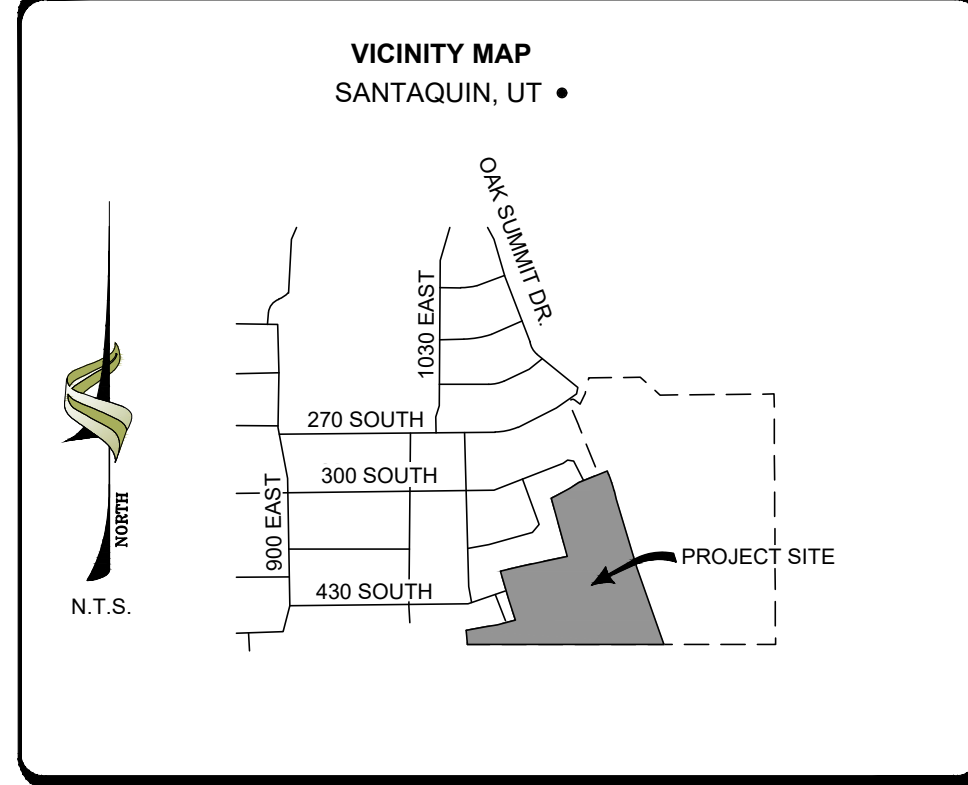


FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
CENTER OF SECTION 6,
T10S, R2E, SLB&M



BYRON BASTIAN & NEIL J. CRAIG
ENTRY NO. 35070:2021
200 S. 1030 E.

LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
SET MONUMENT (AS NOTED)	
FOUND MONUMENT	
CHAIN LINK FENCE	
WIRE FENCE	
EDGE OF ASPHALT	



**SCENIC RIDGE ESTATES SUBDIVISION
PHASE 1**
SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH

epic ENGINEERS
3341 South 4000 West
West Valley, Utah 84120
(801) 955-2605
93 East 100 South
Hobart City, Utah 84032
(435) 654-0900

PROJECT #:
20SM4196

DRAWN: CS DATE: 04/26/22

CHECKED: TG SHEET NO.: 2 OF 2

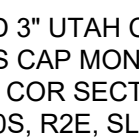
FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
SW COR SECTION 6,
T10S, R2E, SLB&M



S89° 40' 47"E 2672.54' MEAS. (BASIS OF BEARING)
(S89° 40' 42"E 2672.420' REC.)

LYLE J. SMART FAMILY
PARTNERSHIP -
SANTAQUIN DISTRICT
32:041:0001

FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
S 1/4 COR SECTION 6,
T10S, R2E, SLB&M

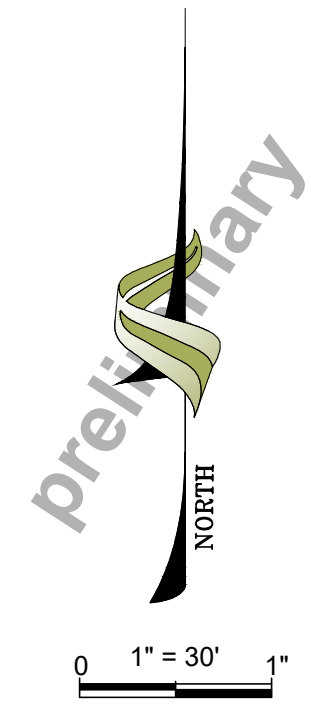


ACCEPTANCE BY LEGISLATIVE BODY		CITY ENGINEER	CLERK - RECORDER
THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF ___, 2022.			
APPROVED MAYOR OF SANTAQUIN	ENGINEER (SEE SEAL)		
ATTEST - CLERK RECORDER (SEE SEAL)			
		(SEAL)	(SEAL)

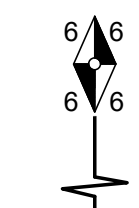
N:\PROJECTS\2020\SM\PROJECTS\BEAGLES\NEST\DWGS\PHASE 1\PRELIM\20211012.DWG

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



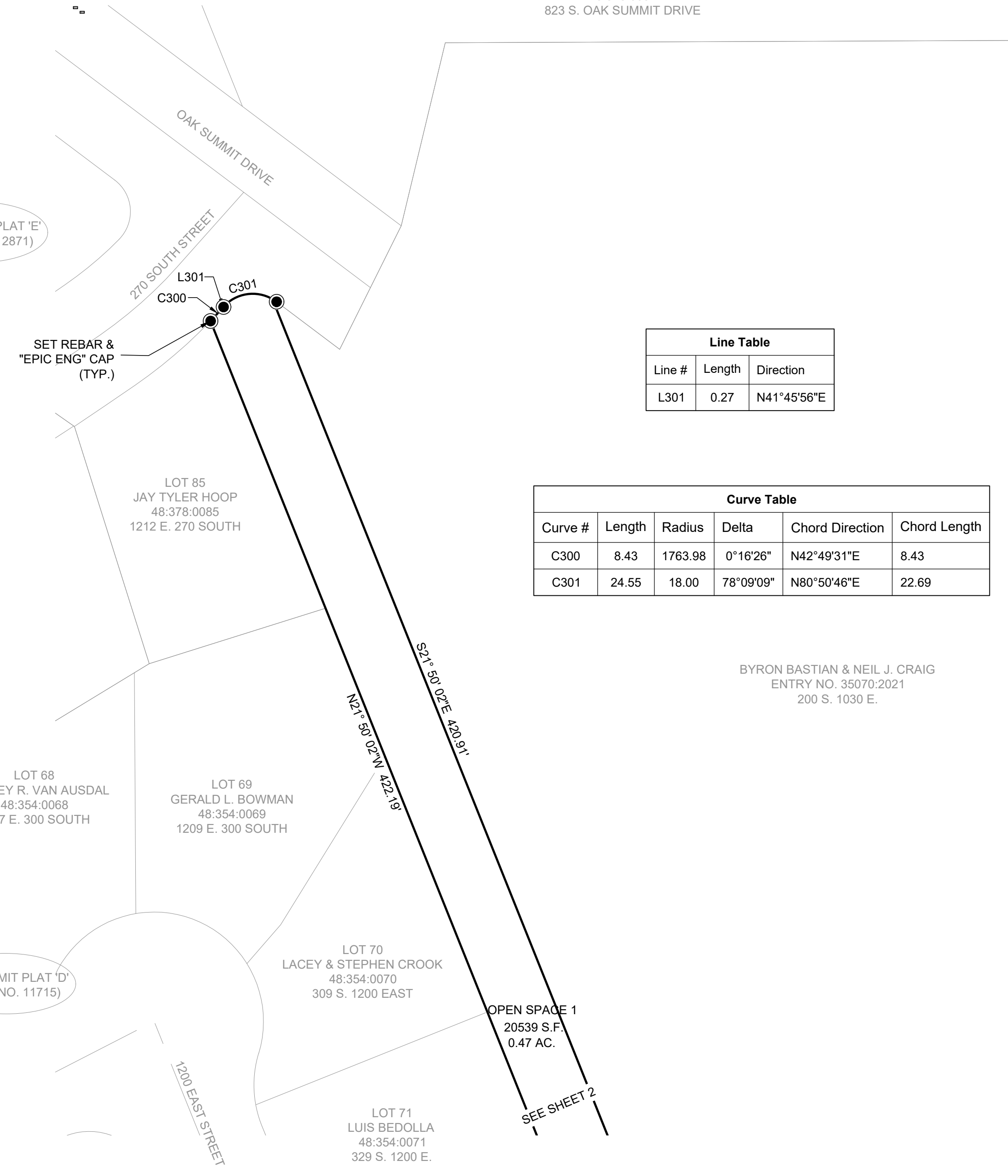
FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
CENTER OF SECTION 6,
T10S, R2E, SLB&M



OAK SUMMIT PLAT 'E'
(ENTRY NO. 12871)

LOT 92
STEPHEN CHERRINGTON
48:378:0092
823 S. OAK SUMMIT DRIVE

OAK SUMMIT PLAT 'E'
(ENTRY NO. 12871)



Line Table		
Line #	Length	Direction
L301	0.27	N41°45'56"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C300	8.43	1763.98	0°16'26"	N42°49'31"E	8.43
C301	24.55	18.00	78°09'09"	N80°50'46"E	22.69

BYRON BASTIAN & NEIL J. CRAIG
ENTRY NO. 35070:2021
200 S. 1030 E.

LOT 68
JEFFREY R. VAN AUSDAL
48:354:0068
1197 E. 300 SOUTH

LOT 69
GERALD L. BOWMAN
48:354:0069
1209 E. 300 SOUTH

LOT 70
LACEY & STEPHEN CROOK
48:354:0070
309 S. 1200 EAST

LOT 71
LUIS BEDOLLA
48:354:0071
329 S. 1200 E.

OPEN SPACE 1
20539 S.F.
0.47 AC.

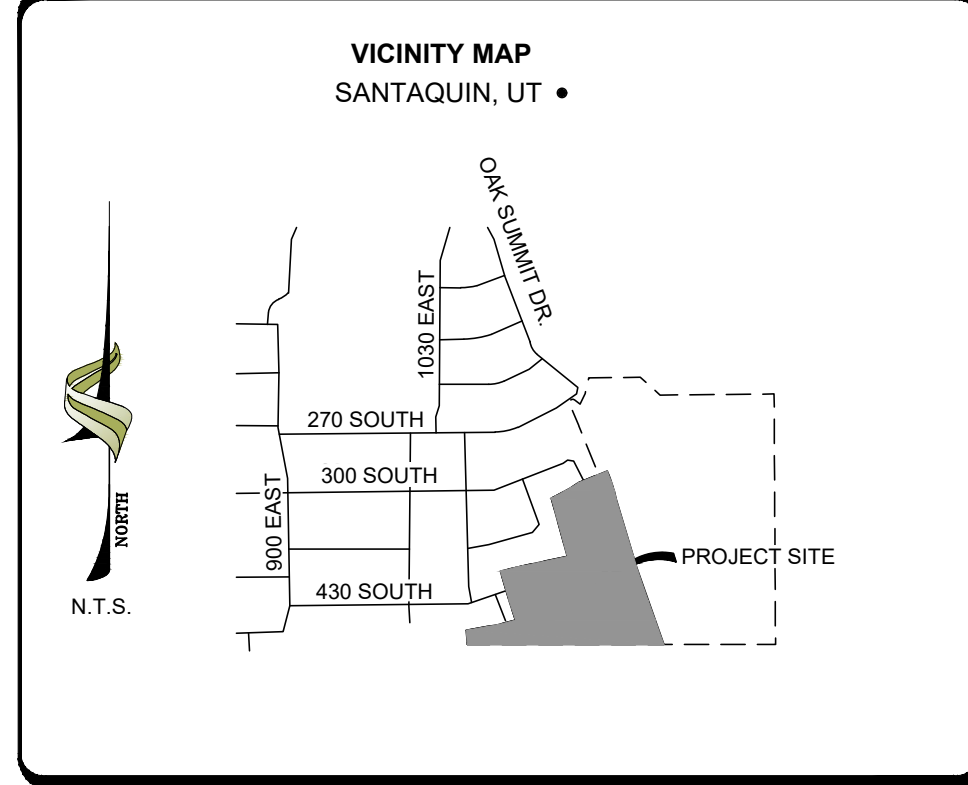
OAK SUMMIT PLAT 'D'
(ENTRY NO. 11715)

FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
SW COR SECTION 6,
T10S, R2E, SLB&M

S89° 40' 47"E 2672.54' MEAS. (BASIS OF BEARING)
(S89° 40' 42"E 2672.420' REC.)
QUARTER SECTION LINE

FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
S 1/4 COR SECTION 6,
T10S, R2E, SLB&M

LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
SET MONUMENT (AS NOTED)	
FOUND MONUMENT	
CHAIN LINK FENCE	
WIRE FENCE	
EDGE OF ASPHALT	



**SCENIC RIDGE ESTATES SUBDIVISION
PHASE 1**
SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH

ACCEPTANCE BY LEGISLATIVE BODY		CITY ENGINEER	CLERK - RECORDER
THE CITY COUNCIL OF SANTAQUIN CITY, 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 ___, 2022.			
APPROVED MAYOR OF SANTAQUIN	ENGINEER (SEE SEAL)		
ATTEST - CLERK RECORDER (SEE SEAL)			
		(SEAL)	(SEAL)

3341 South 4000 West
West Valley, Utah 84120
(801) 955-2605
93 East 100 South
Heber City, Utah 84032
(435) 864-0900

0 1" = 60' 1"

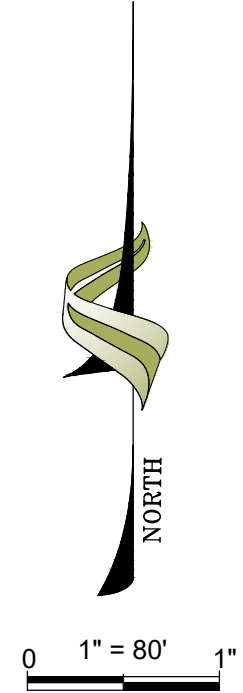
DRAWN: JF
CHECKED: TG

PROJECT #:
20SM4196

DATE:
05/31/2022

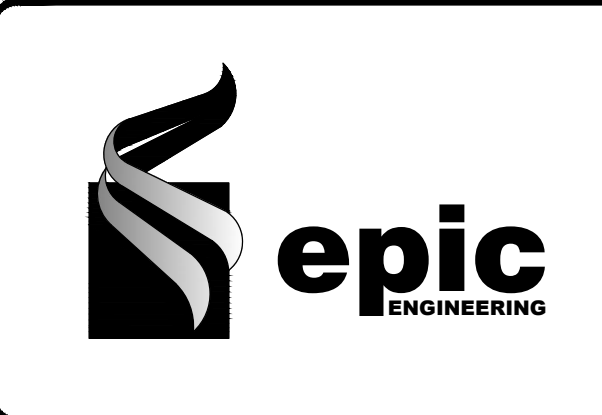
SHEET NO.:
3 OF 3

N:\PROJECTS\2020\SM\PROJECTS\BEAGLES\NESTING\DWGS\SHEETS\PHASE 1\PRELIM\20211012.DWG



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.

WARNING
 CALL BLUE STAKES



REVISIONS	
1.	

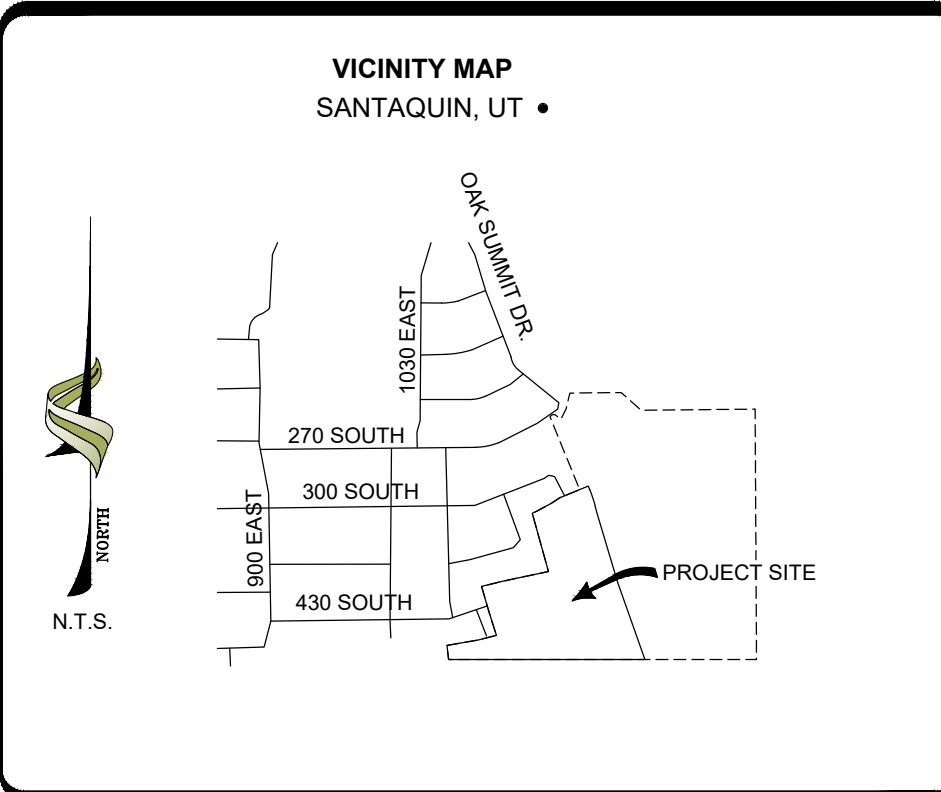
DRAWN:	BJW
DESIGNER:	RJM
REVIEWED:	RJM
PROJECT #	20SM4196

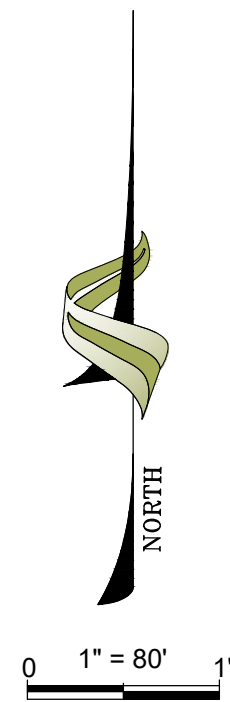
SCALES	
HORIZ:	1"=80'
VERT:	1"=10'
(24" x 36" SHEET)	

PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
OVERALL AREA PLAN

PLAN SET:	SHEET
PRELIM	5





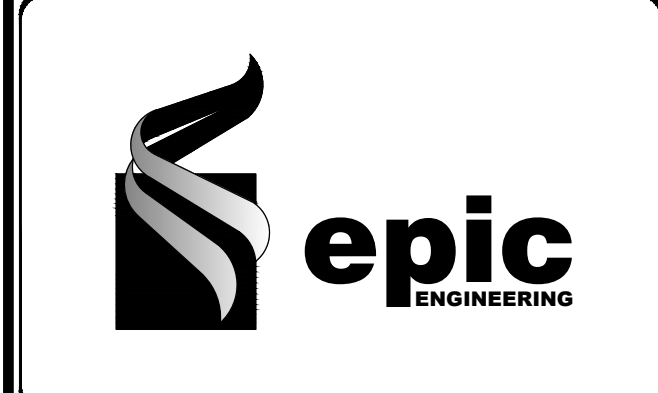
DENSITY TABLE		
ZONE	R-12	
LOTS	8 RESIDENTIAL 1 OPEN SPACE	
TOTAL ACREAGE	4.76 +/-	100%
LOT ACREAGE	3.03 +/-	63%
STREET RIGHT-OF-WAY ACREAGE	1.28 +/-	27%
OPEN SPACE ACREAGE	0.47 +/-	10%



NOTE:
SEE SHEET 3 FOR ROADWAY AND RESIDENTIAL LOT INFORMATION

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WARNING
CALL BLUE STAKES



REVISIONS

1.

DRAWN: BJW
 DESIGNER: RJM
 REVIEWED: RJM

PROJECT #
20SM4196

SCALES

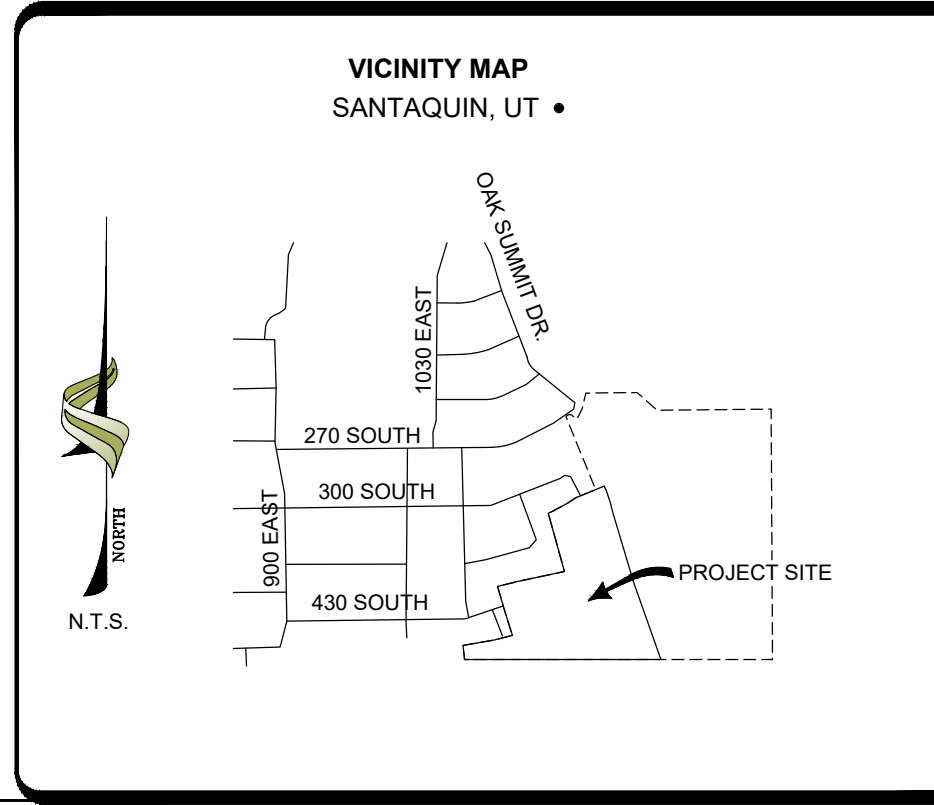
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 VERT: 1"=10'
 (24" x 36" SHEET)

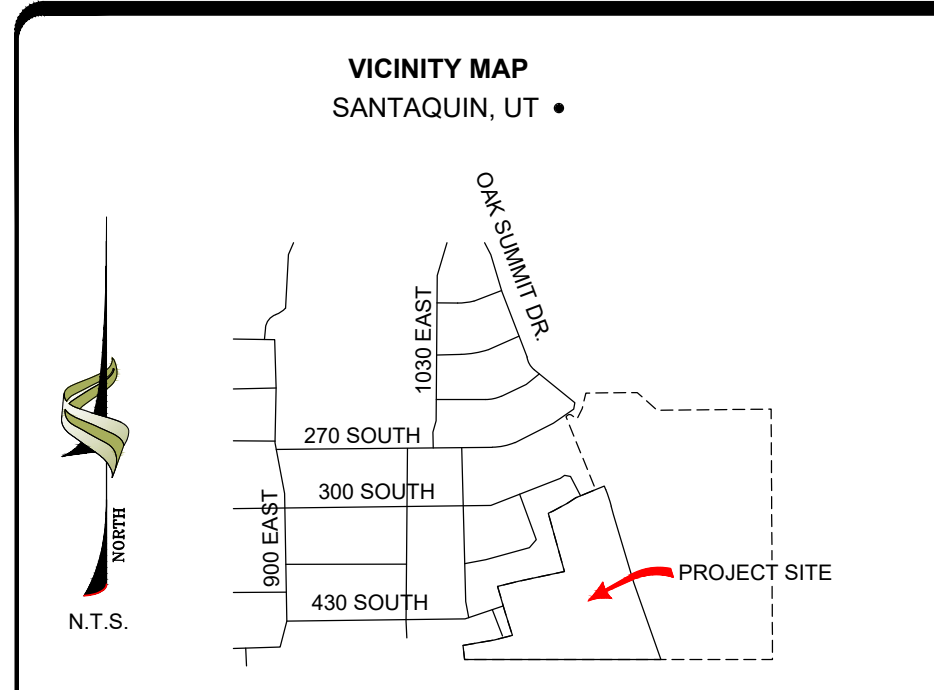
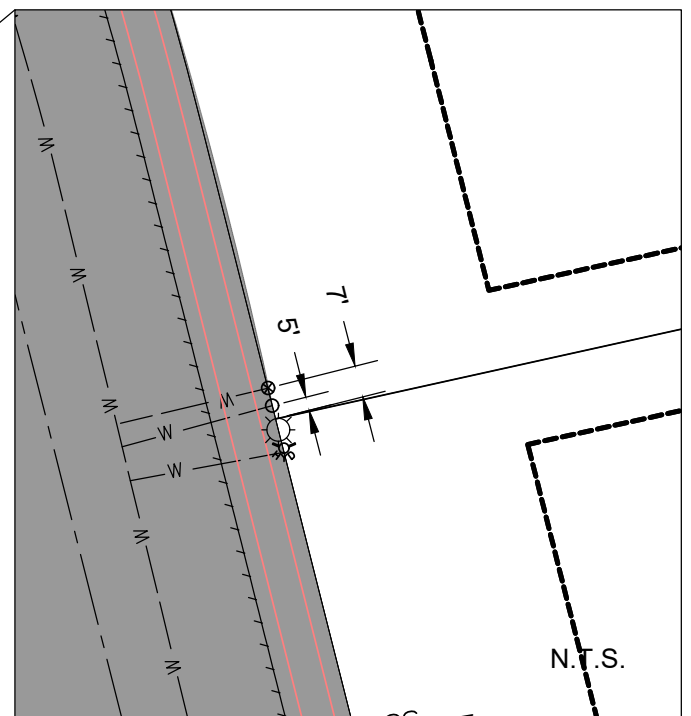
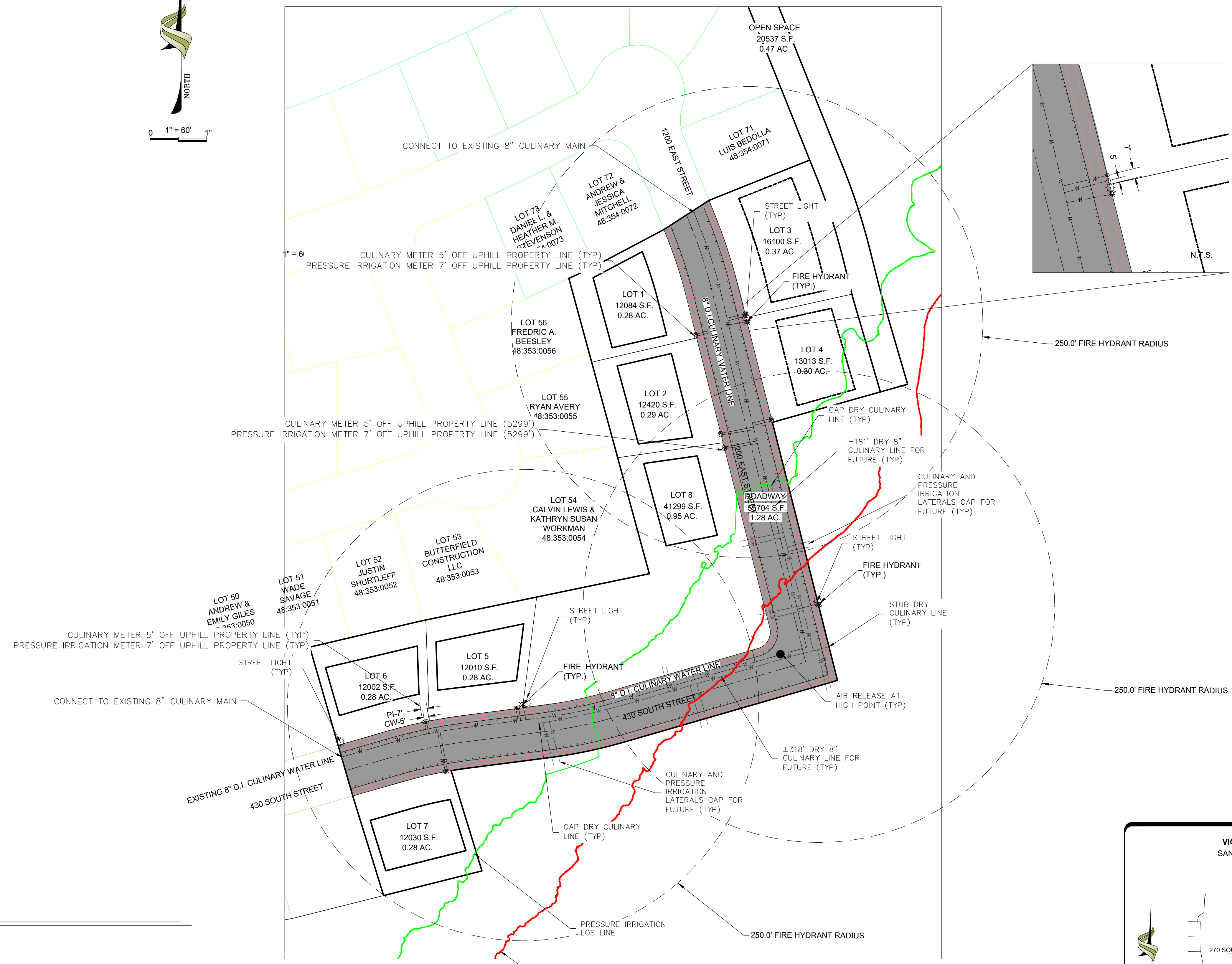
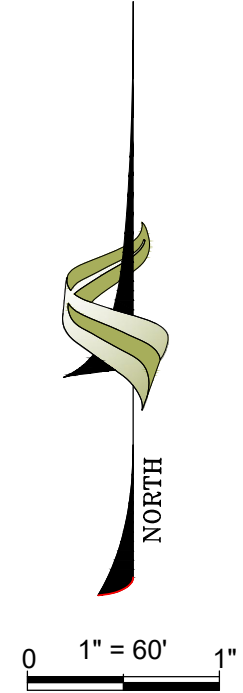
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
LOT LAYOUT

PLAN SET:	SHEET
PRELIM	6





CONSTRUCTION NOTES
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WARNING
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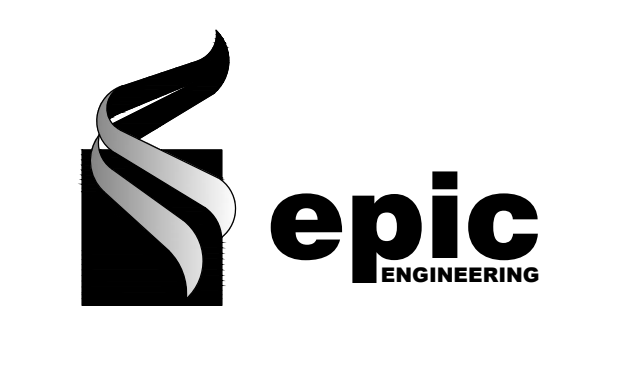


Table with 2 columns: REVISIONS, DRAWN, DESIGNER, REVIEWED, PROJECT #.

Table with 2 columns: SCALES, HORIZ, VERT.

PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
CULINARY MASTER PLAN

Table with 2 columns: PLAN SET, SHEET.

- LEGEND:
Single water meter symbol
Pressure irrigation meter symbol
Fire hydrant symbol
Air release valve symbol
Existing fire hydrant symbol

S:\PROJ\SMALL PROJECTS\2020 PROJECTS\Scenic Ridge Estates - ScenicRidge\DWG\Scenic Ridge 7 Civil Remedial Resolution.dwg



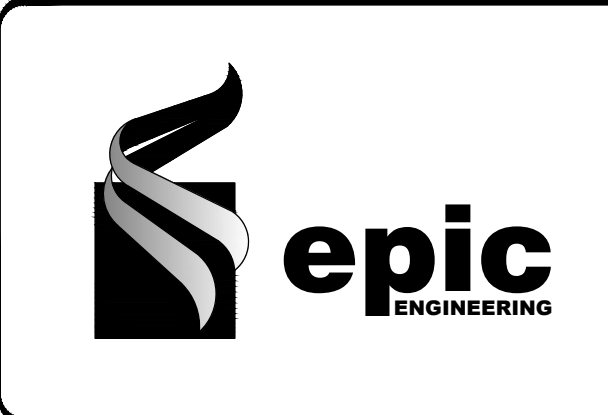
LEGEND:

- (SS) GRAVITY SEWER SERVICE LATERAL
- (SS) GRAVITY SEWER SERVICE LATERAL CAPPED FOR FUTURE

CONSTRUCTION NOTES

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**WARNING
CALL BLUE STAKES**



REVISIONS

1.

DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM

PROJECT #
 20SM4196

SCALES

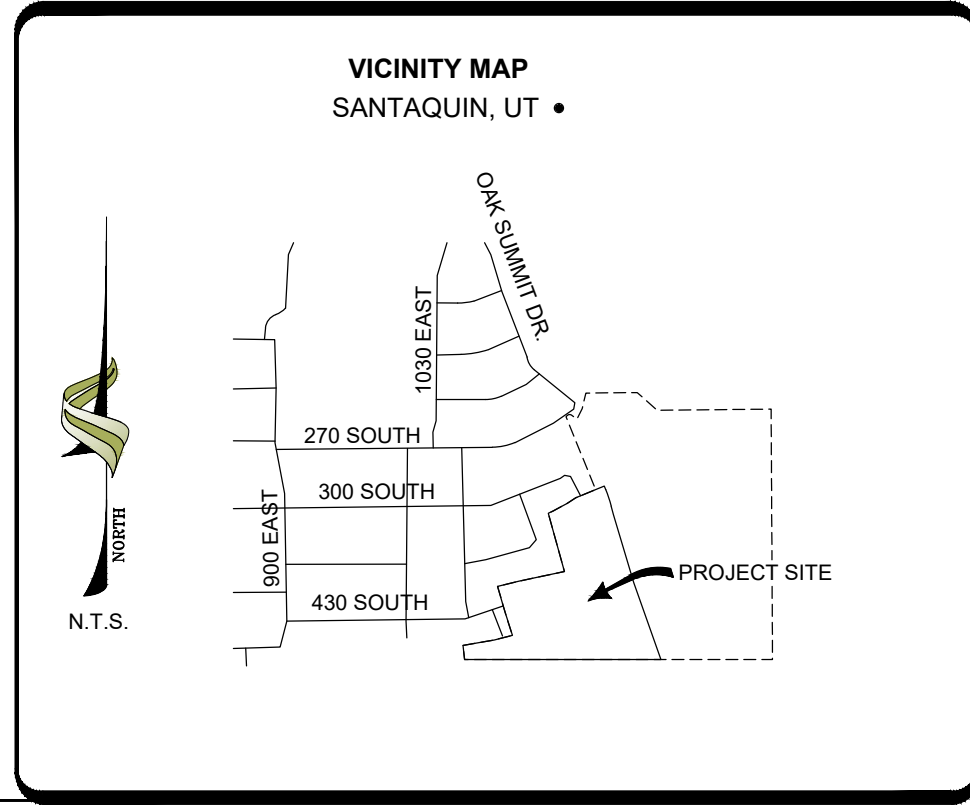
HORIZ: 1"=60'
 VERT: 1"=10'
 (24" x 36" SHEET)

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST FOR A HALF SIZE SHEET.

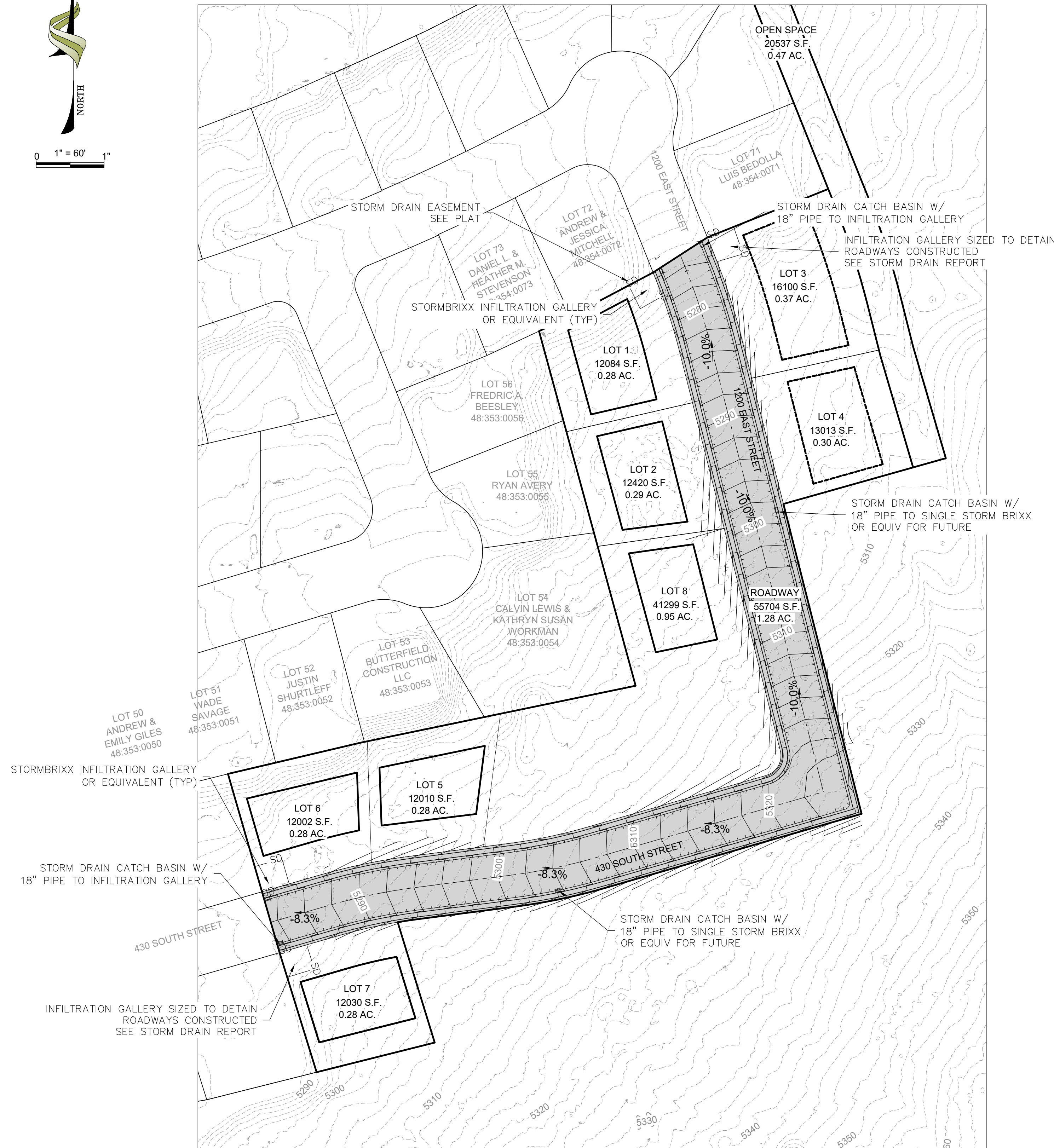
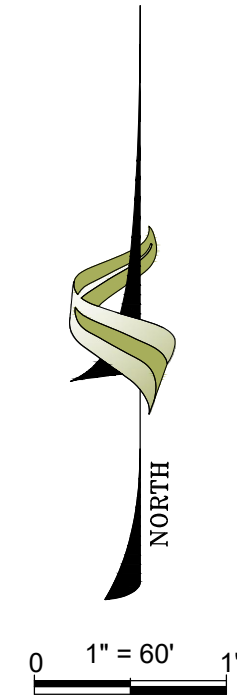
PROJECT NAME:
 SCENIC RIDGE ESTATES

SHEET TITLE:
 SEWER MASTER PLAN

PLAN SET: PRELIM
SHEET: 8



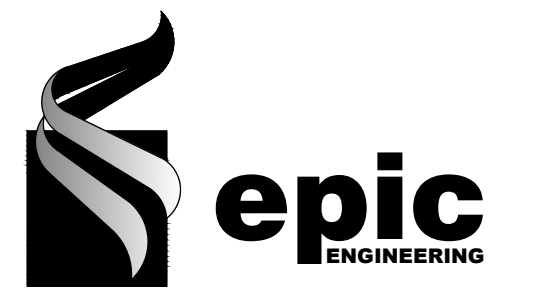
S:\PROJ\SMALL PROJECTS\2022 PROJECTS\Scenic Ridge Estates - ScenicRidge\Drawings\DWG\Scenic Ridge 7 Lot Remediation Resubmission.dwg



CONSTRUCTION NOTES

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WARNING
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REVISIONS

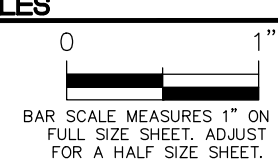
1.	

DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM

PROJECT #
20SM4196

SCALES

HORIZ: 1"=60'
VERT: 1"=10'
(24" x 36" SHEET)



PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

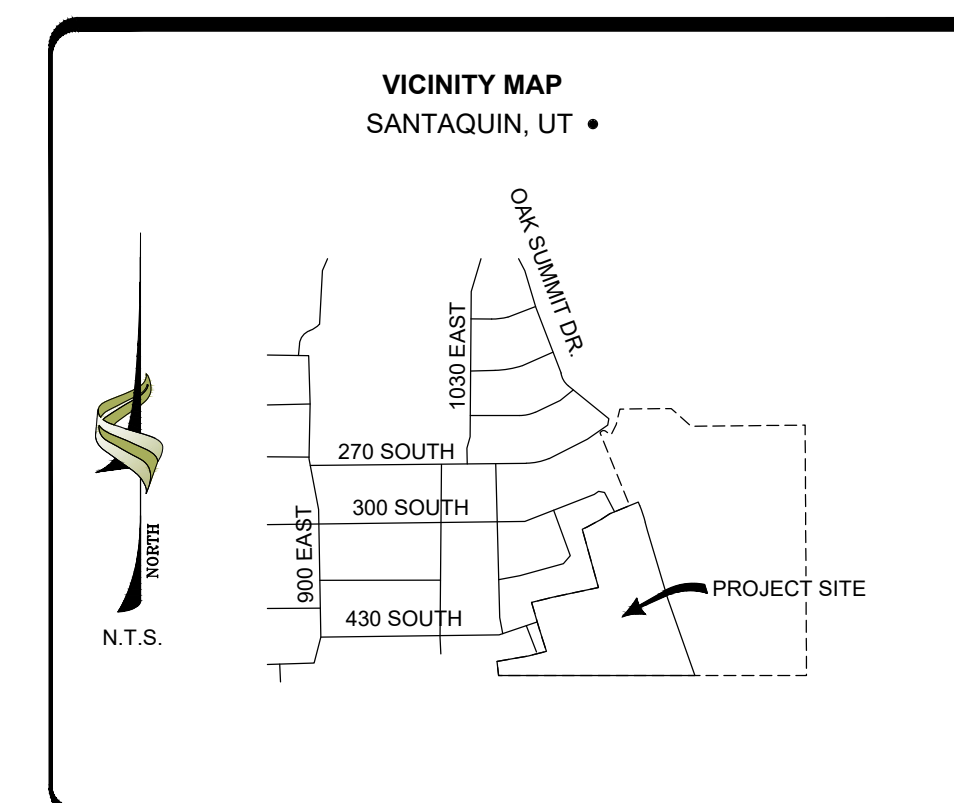
STORM WATER MASTER PLAN

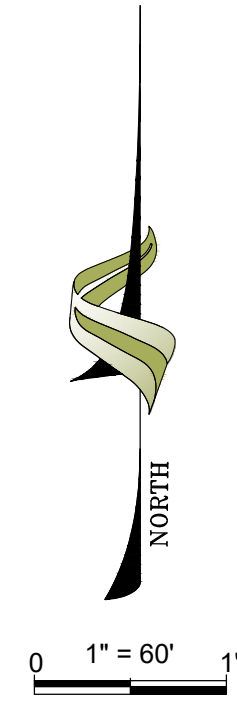
PLAN SET:

PRELIM

SHEET

9





SLOPE TABLE

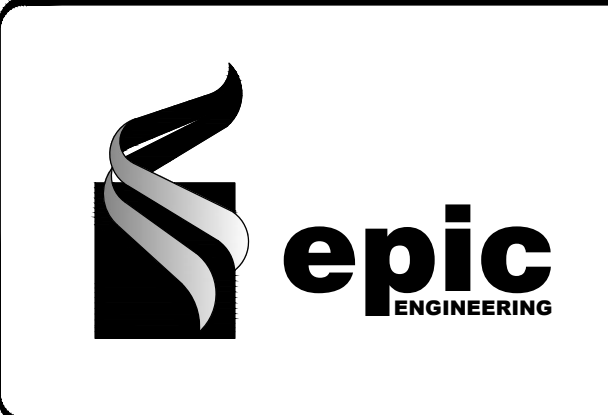
	0 - 10
	10 - 20
	20 - 25
	25 - 30
	30+



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WARNING
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REVISIONS

1.	

DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM

PROJECT #
20SM4196

SCALES

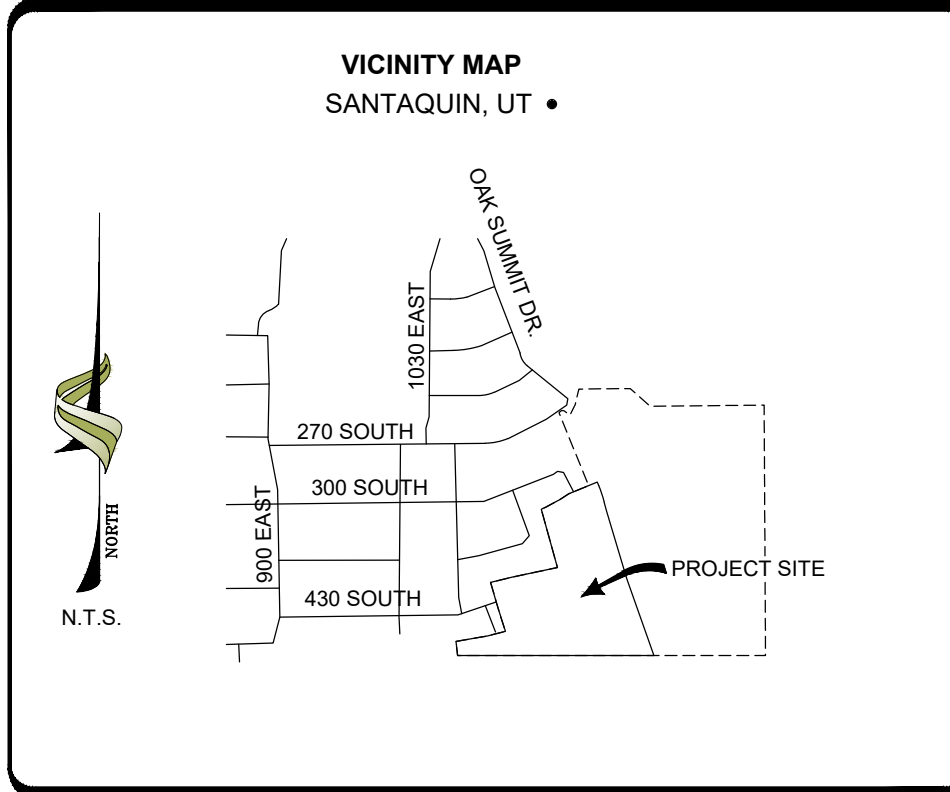
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VERT:	1"=10'
(24" x 36" SHEET)	

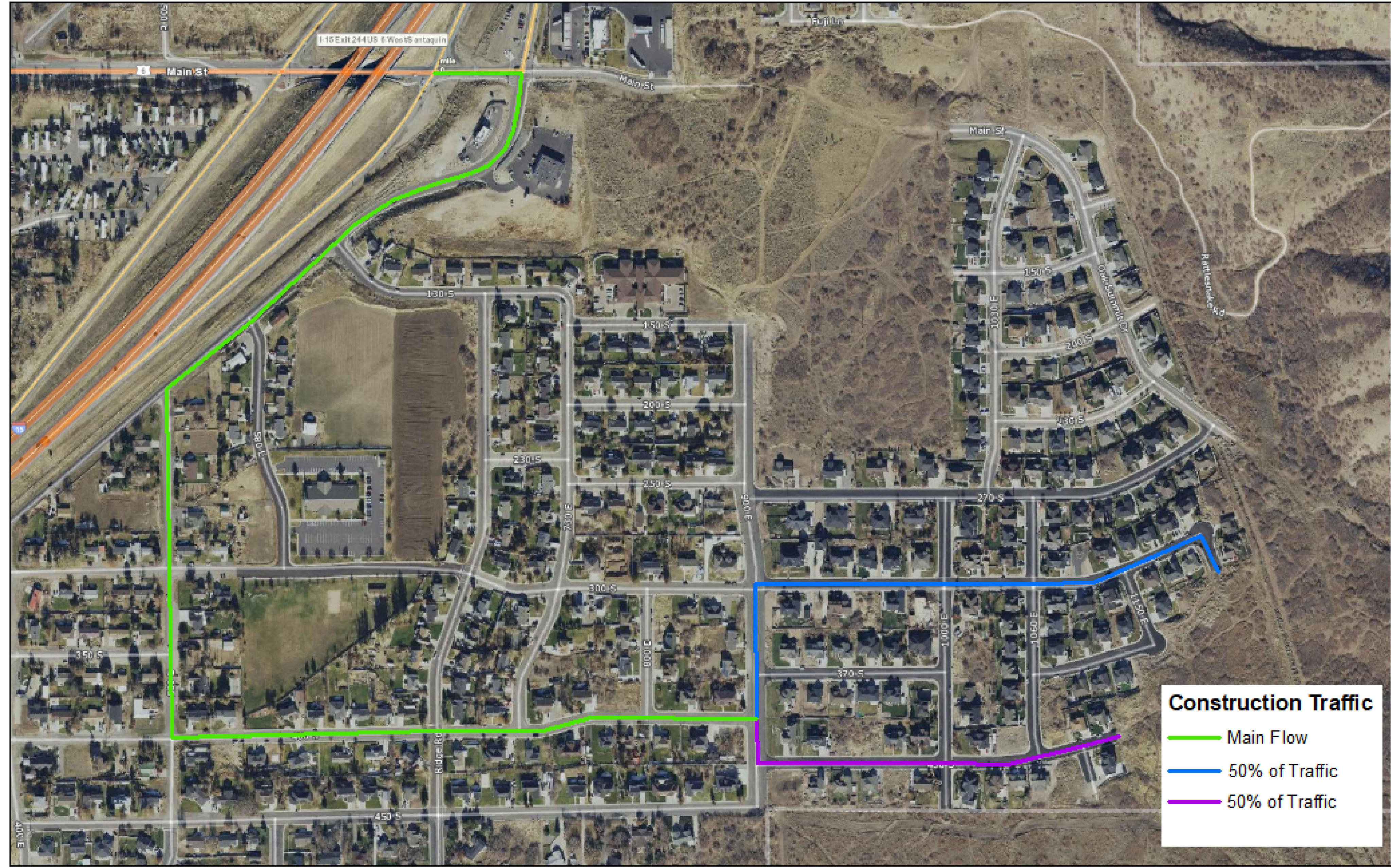
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
OVERALL SLOPE MAP

PLAN SET:	SHEET
PRELIM	10





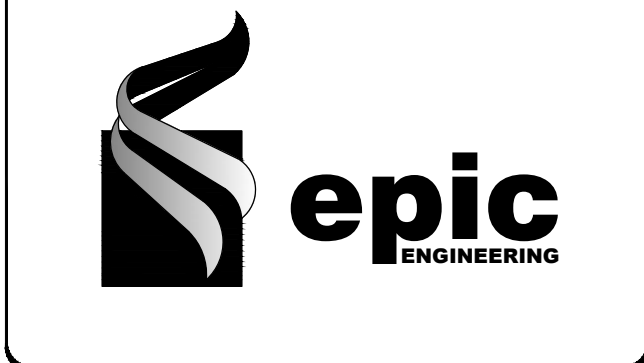
Construction Traffic

- Main Flow
- 50% of Traffic
- 50% of Traffic

CONSTRUCTION NOTES

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WARNING
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REVISIONS

1.

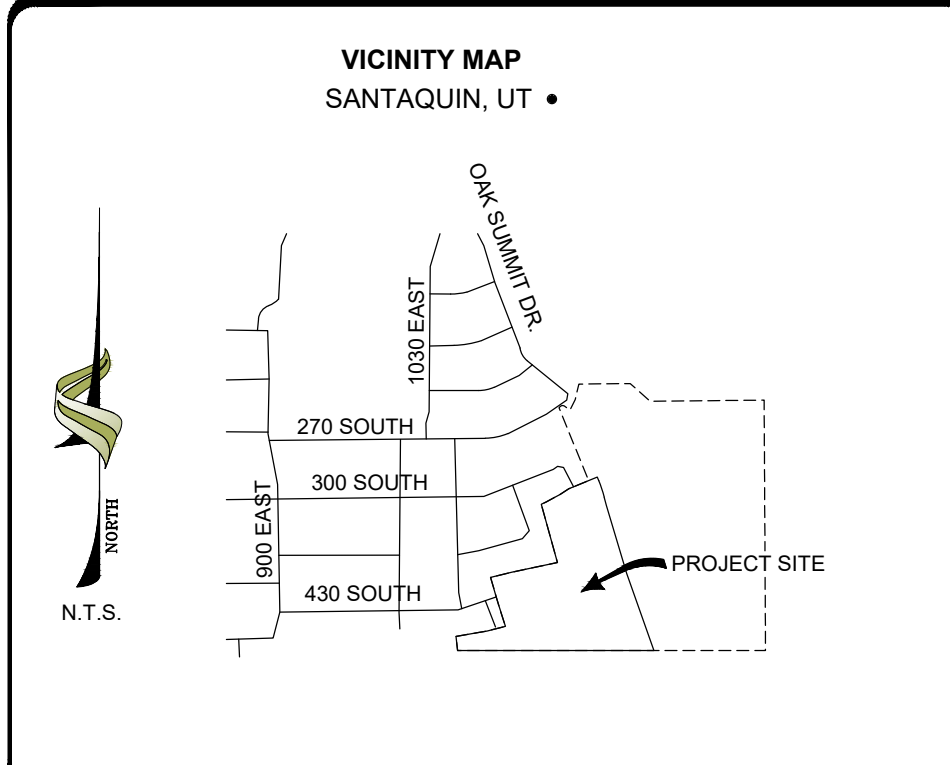
DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM

PROJECT #
20SM4196

SCALES

HORIZ: 1"=60'
VERT: 1"=10'
(24" x 36" SHEET)

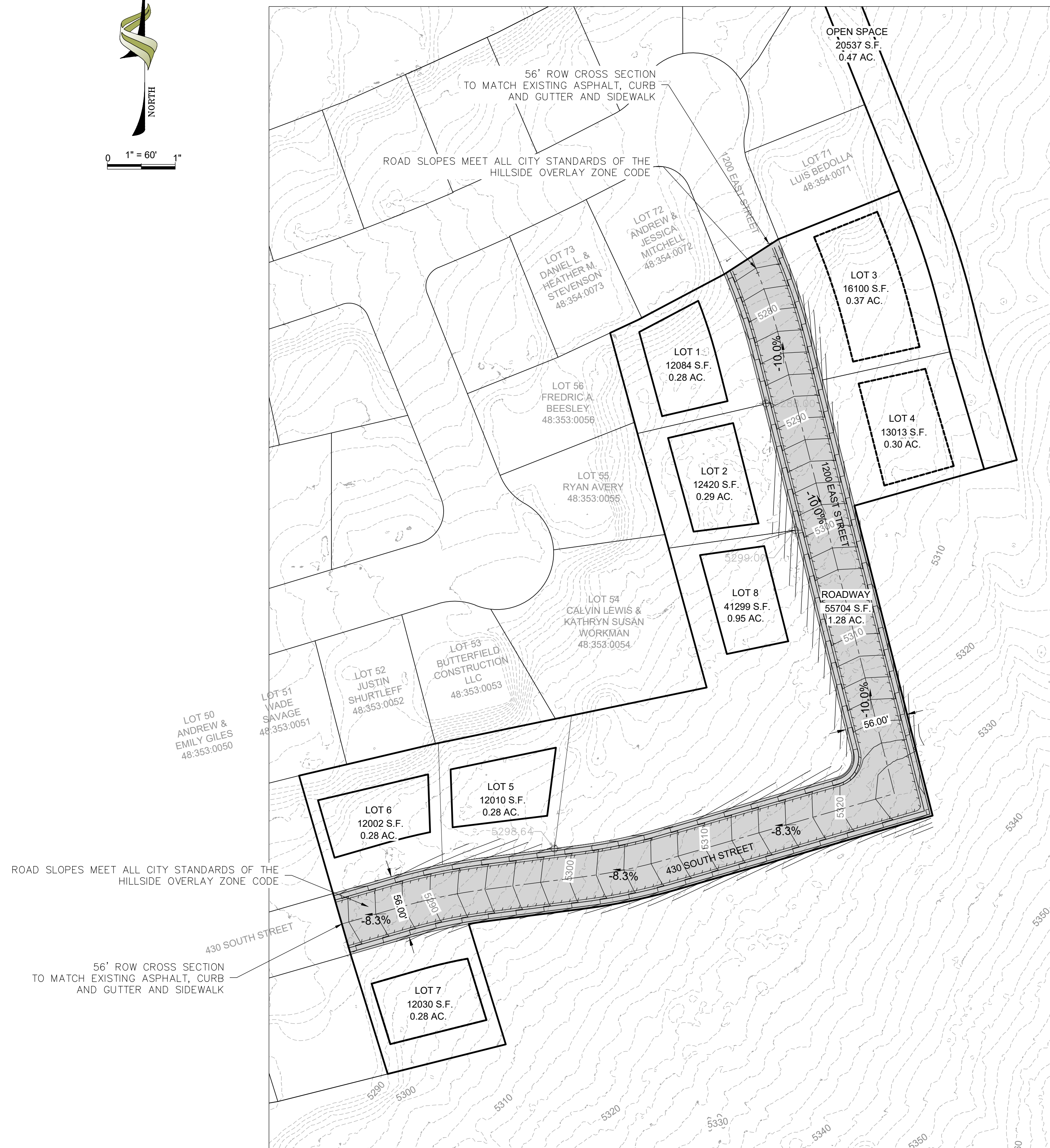
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.



PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
CONSTRUCTION
TRAFFIC MAP

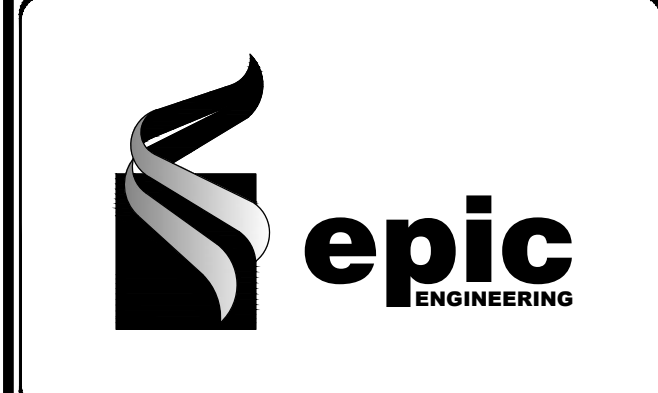
PLAN SET:	SHEET
PRELIM	11



CONSTRUCTION NOTES

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WARNING
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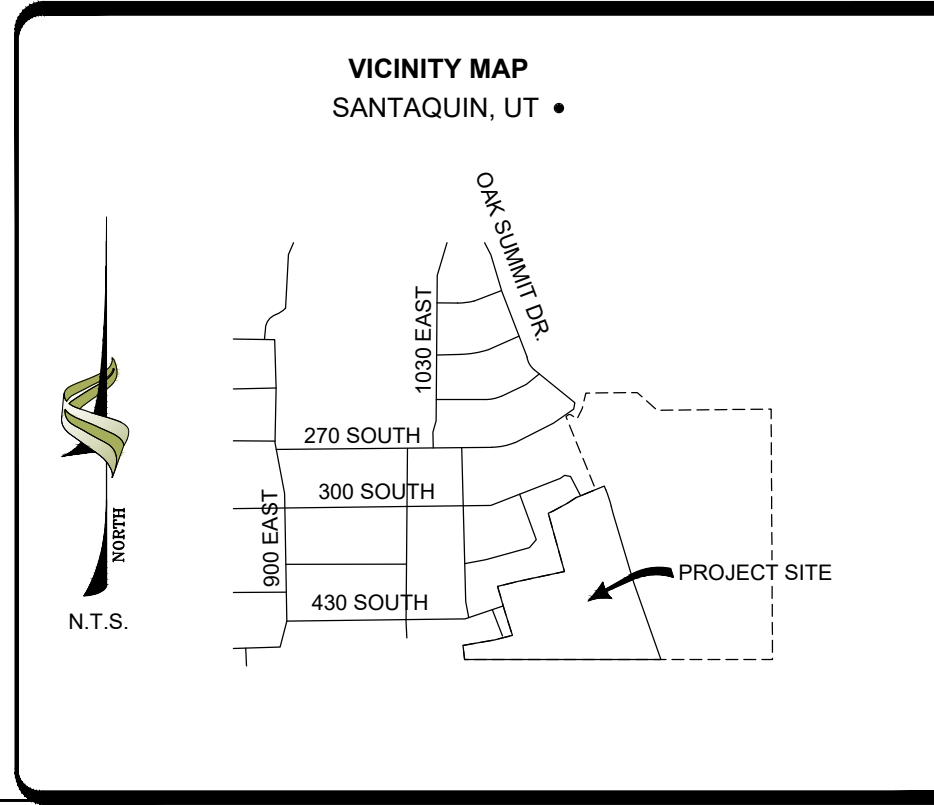
REVISIONS	
1.	
DRAWN: BJW	
DESIGNER: RJM	
REVIEWED: RJM	
PROJECT #	
20SM4196	

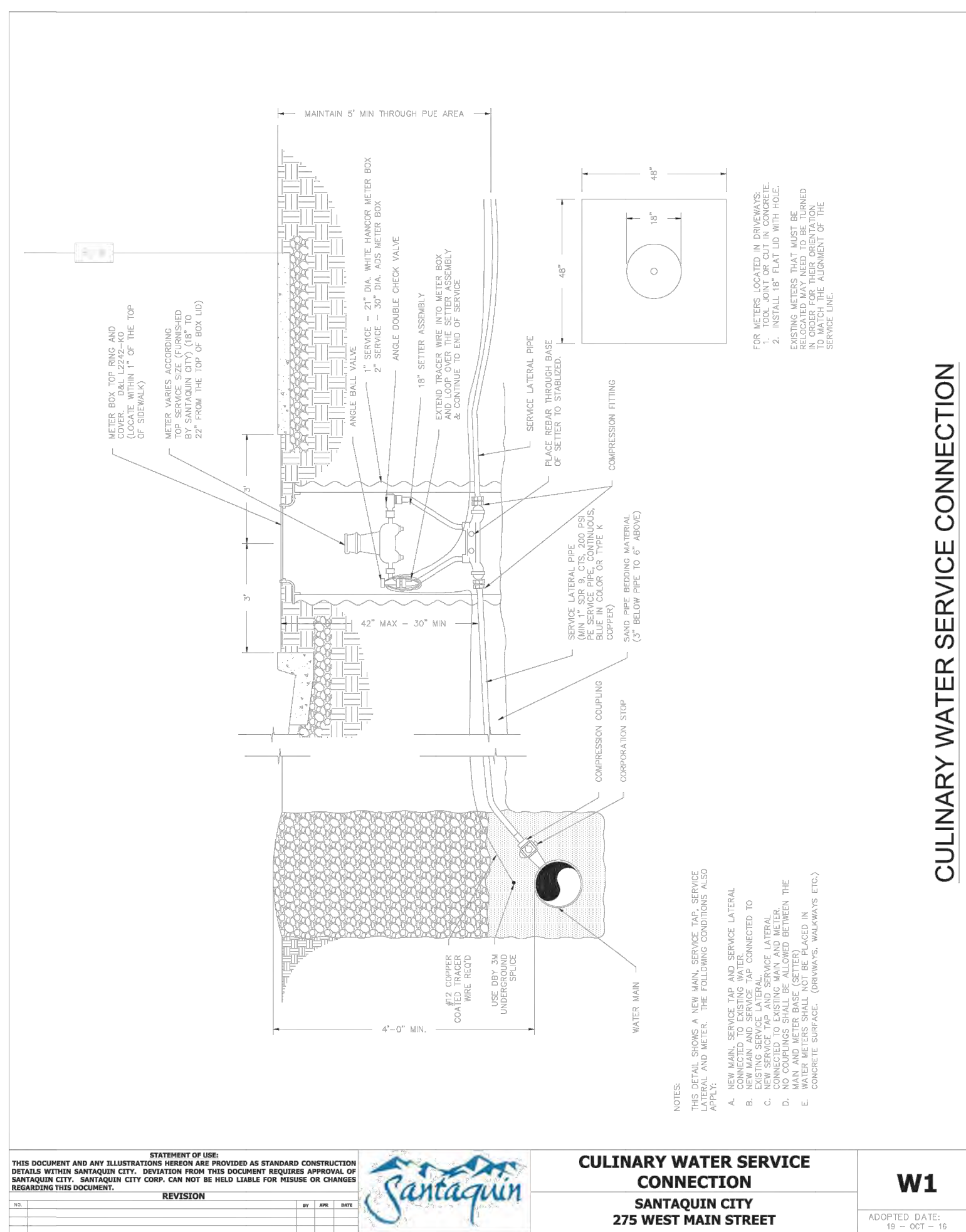
SCALES	
HORIZ: 1"=60'	
VERT: 1"=10'	
(24" x 36" SHEET)	

PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
OVERALL GRADING PLAN

PLAN SET:	SHEET
PRELIM	12

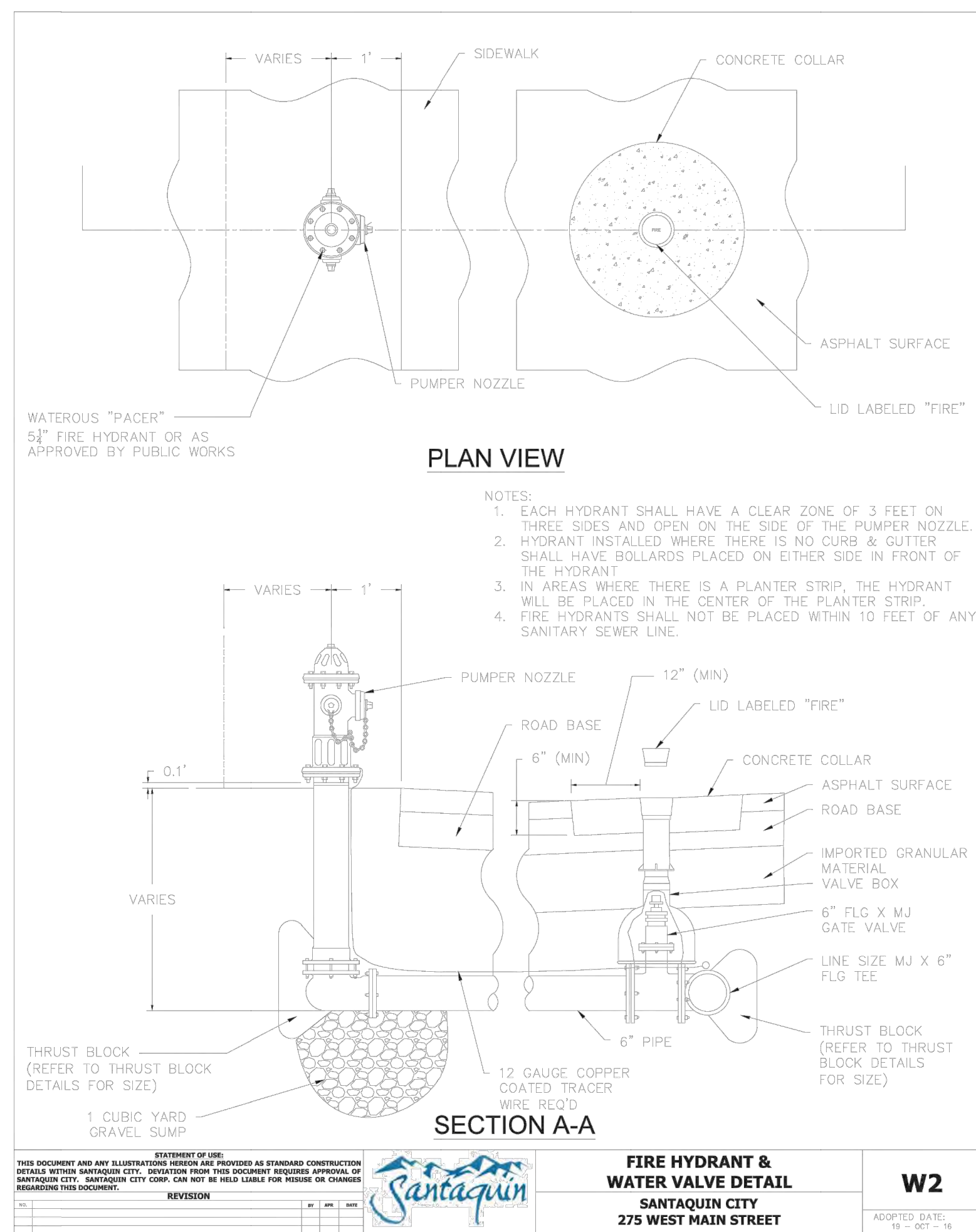




CULINARY WATER SERVICE CONNECTION

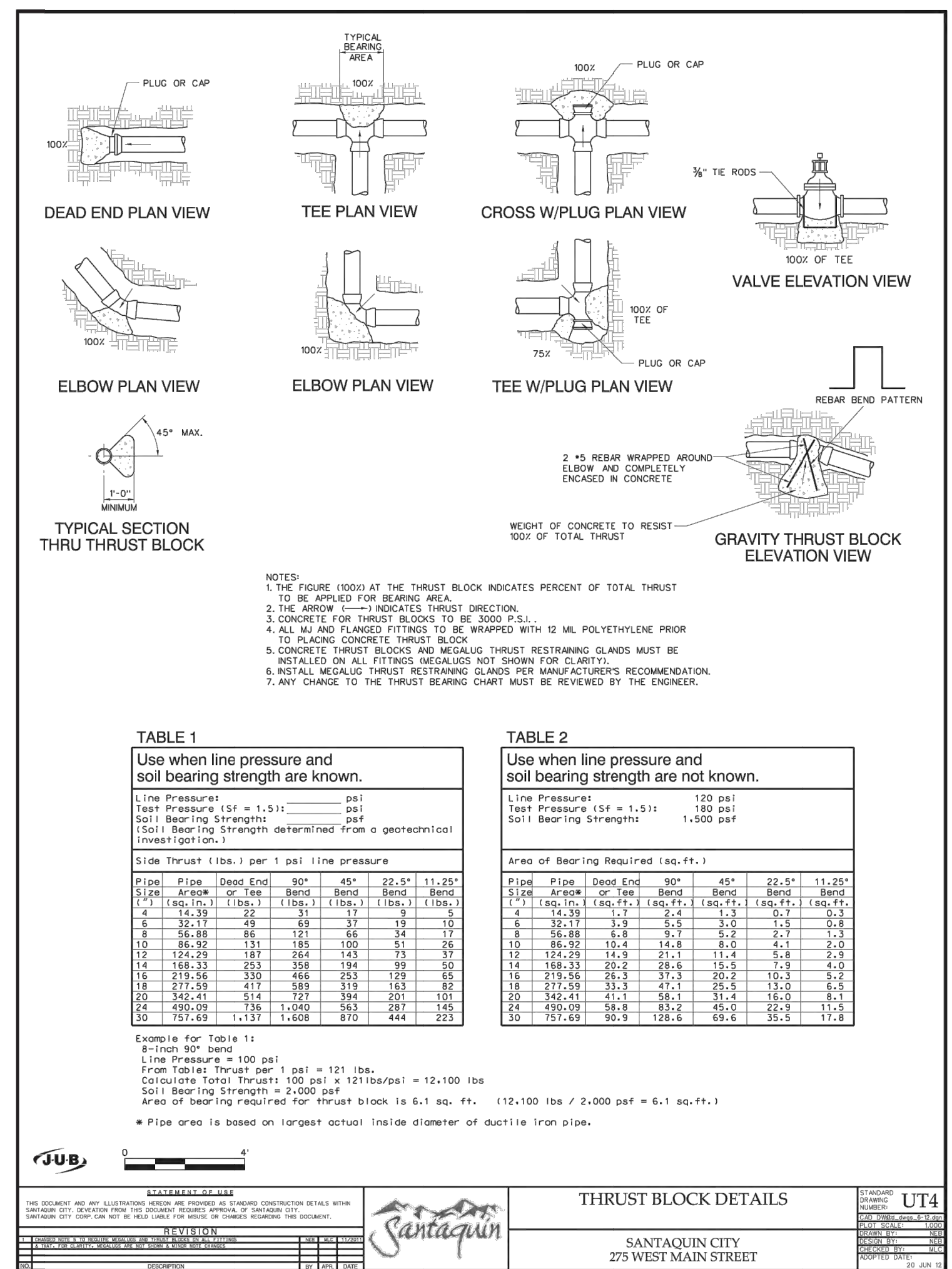
CULINARY WATER SERVICE CONNECTION
SANTAQUIN CITY
275 WEST MAIN STREET

W1



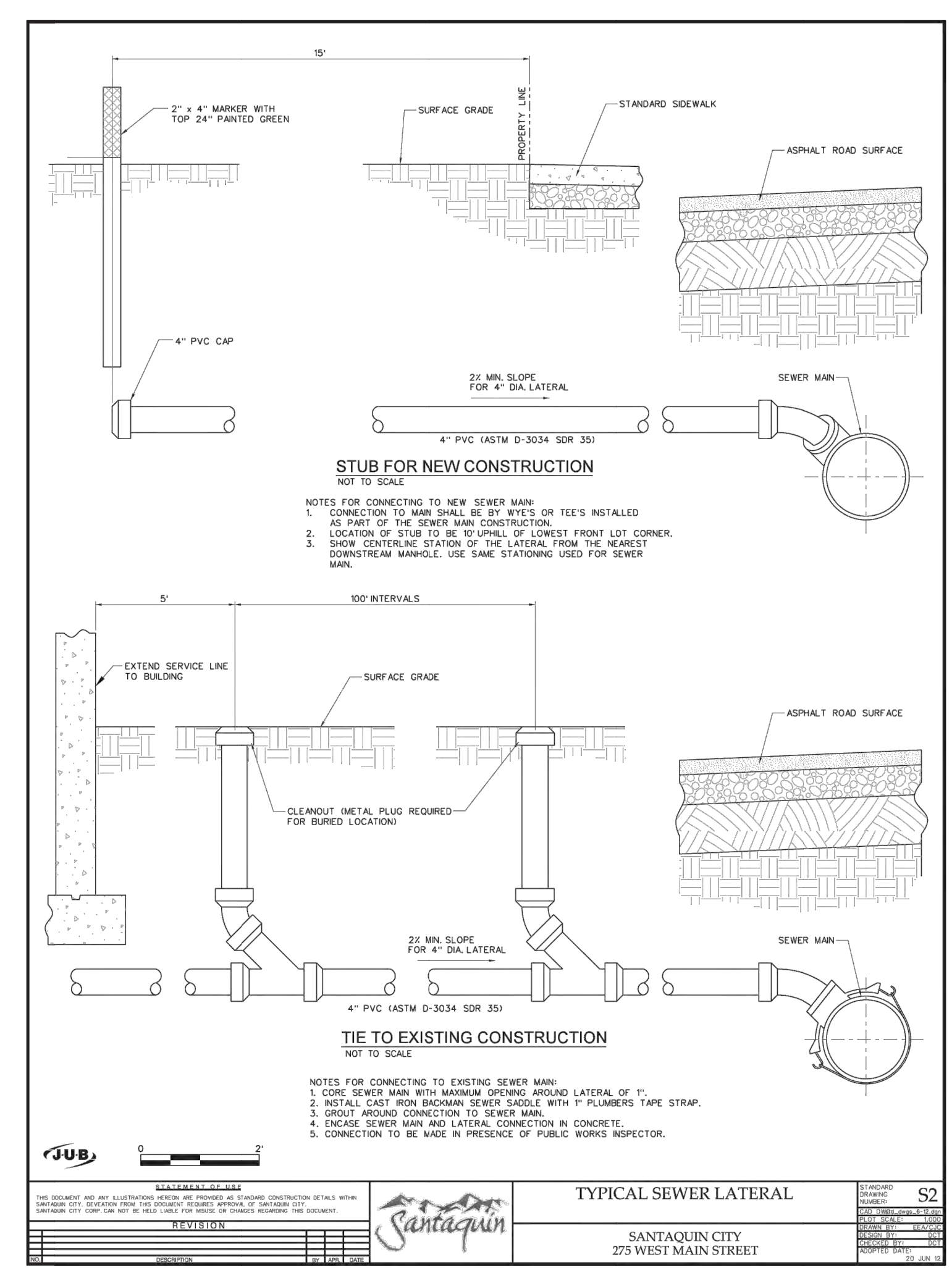
FIRE HYDRANT & WATER VALVE DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

W2



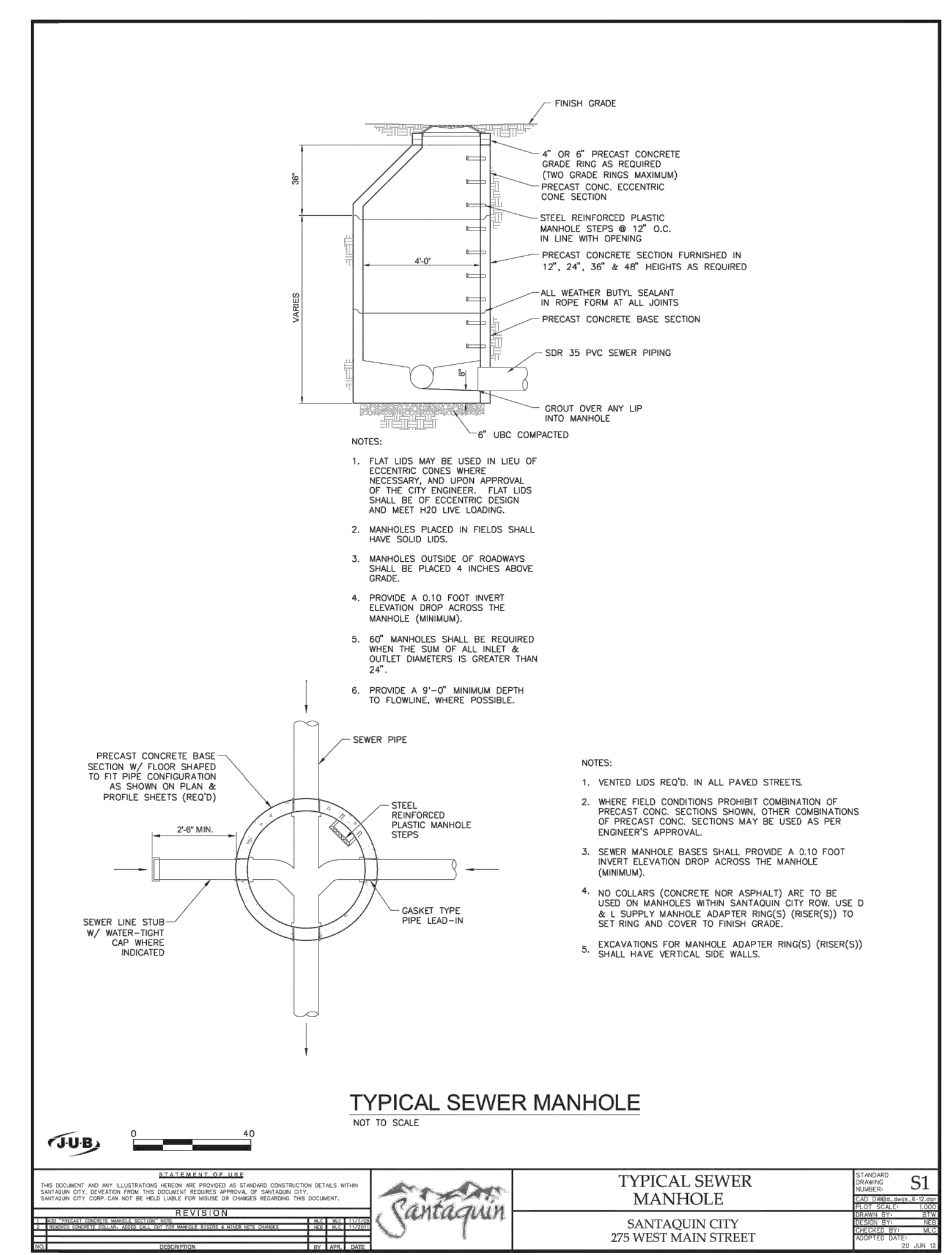
THRUST BLOCK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

UT4



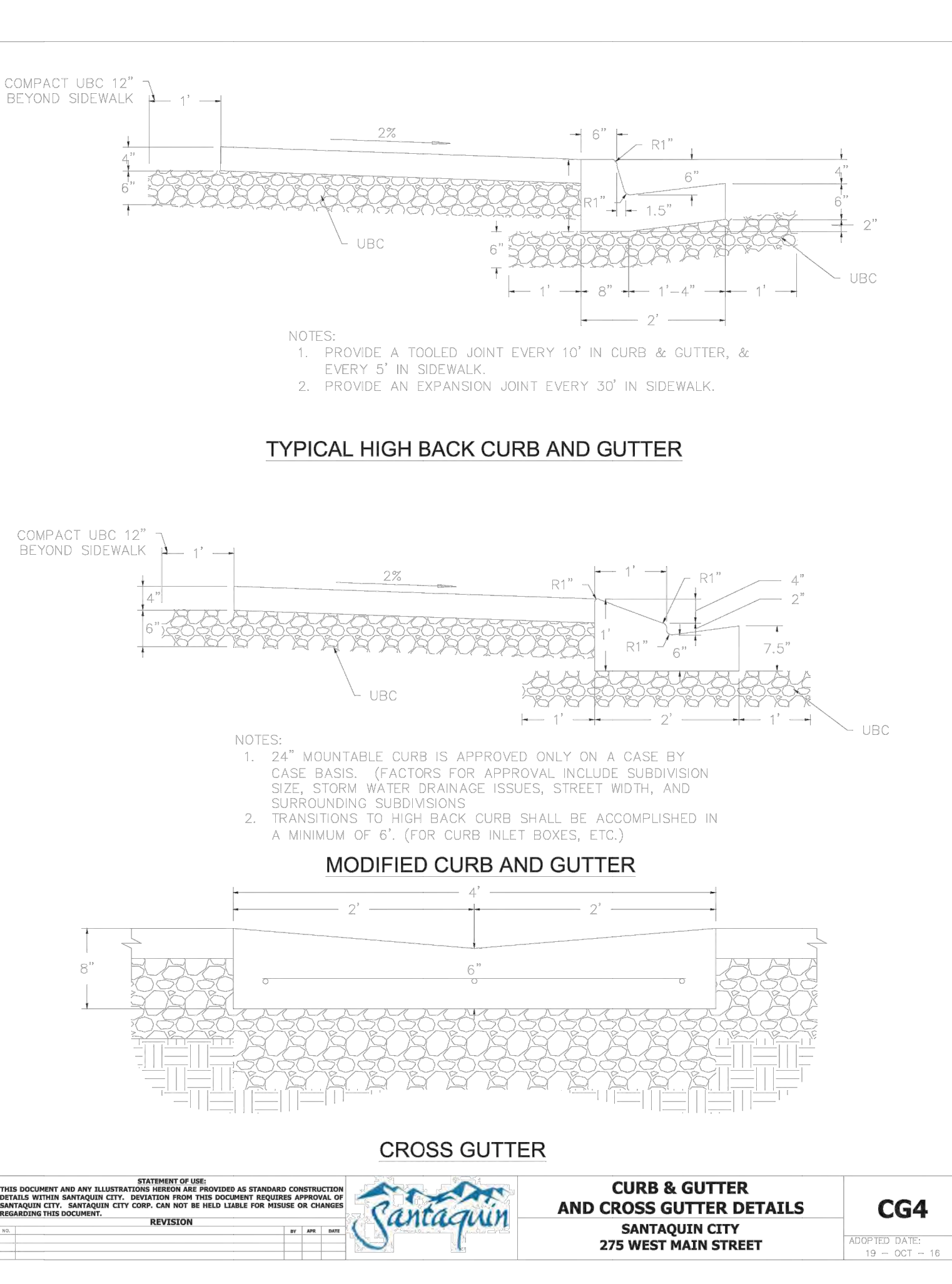
TYPICAL SEWER LATERAL
SANTAQUIN CITY
275 WEST MAIN STREET

S2



TYPICAL SEWER MANHOLE
SANTAQUIN CITY
275 WEST MAIN STREET

S1



CURB & GUTTER AND CROSS GUTTER DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

CG4

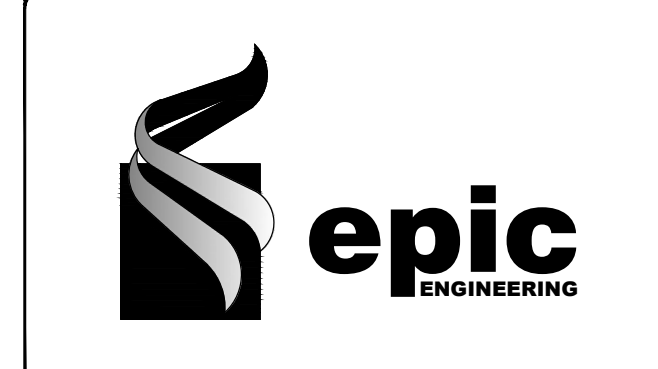
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LEGEND

- 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: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT # 20SM4196

SCALES

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

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

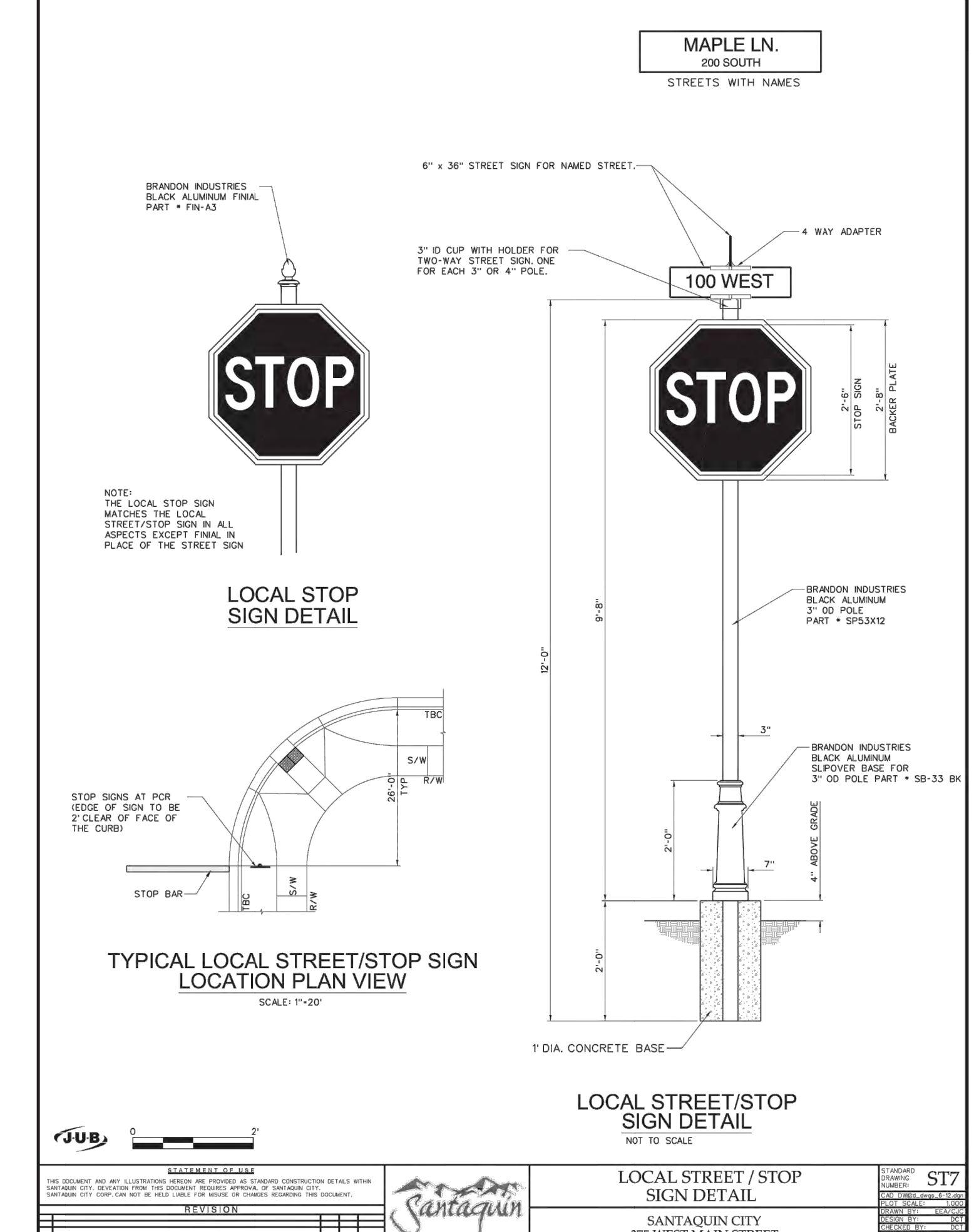
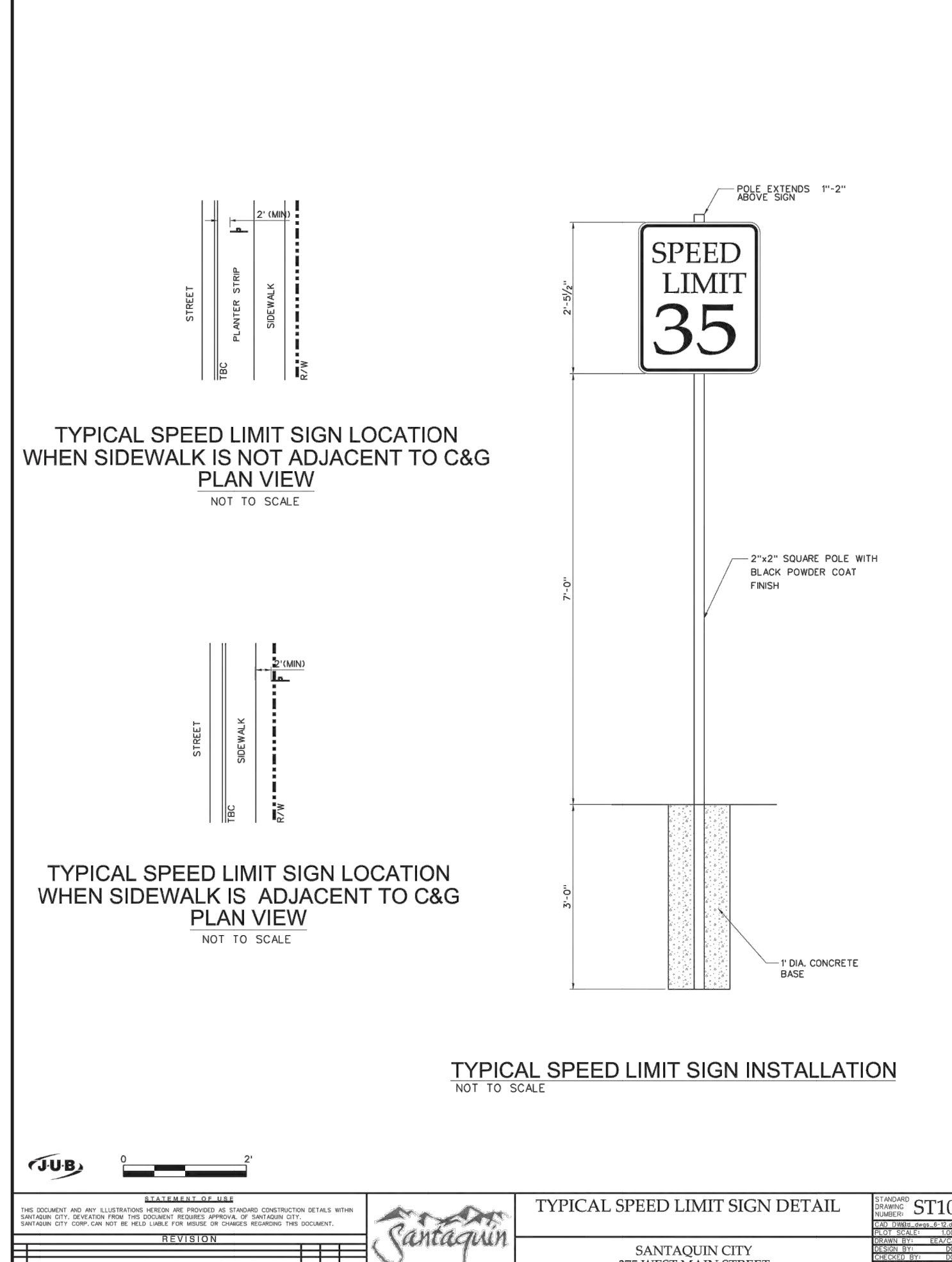
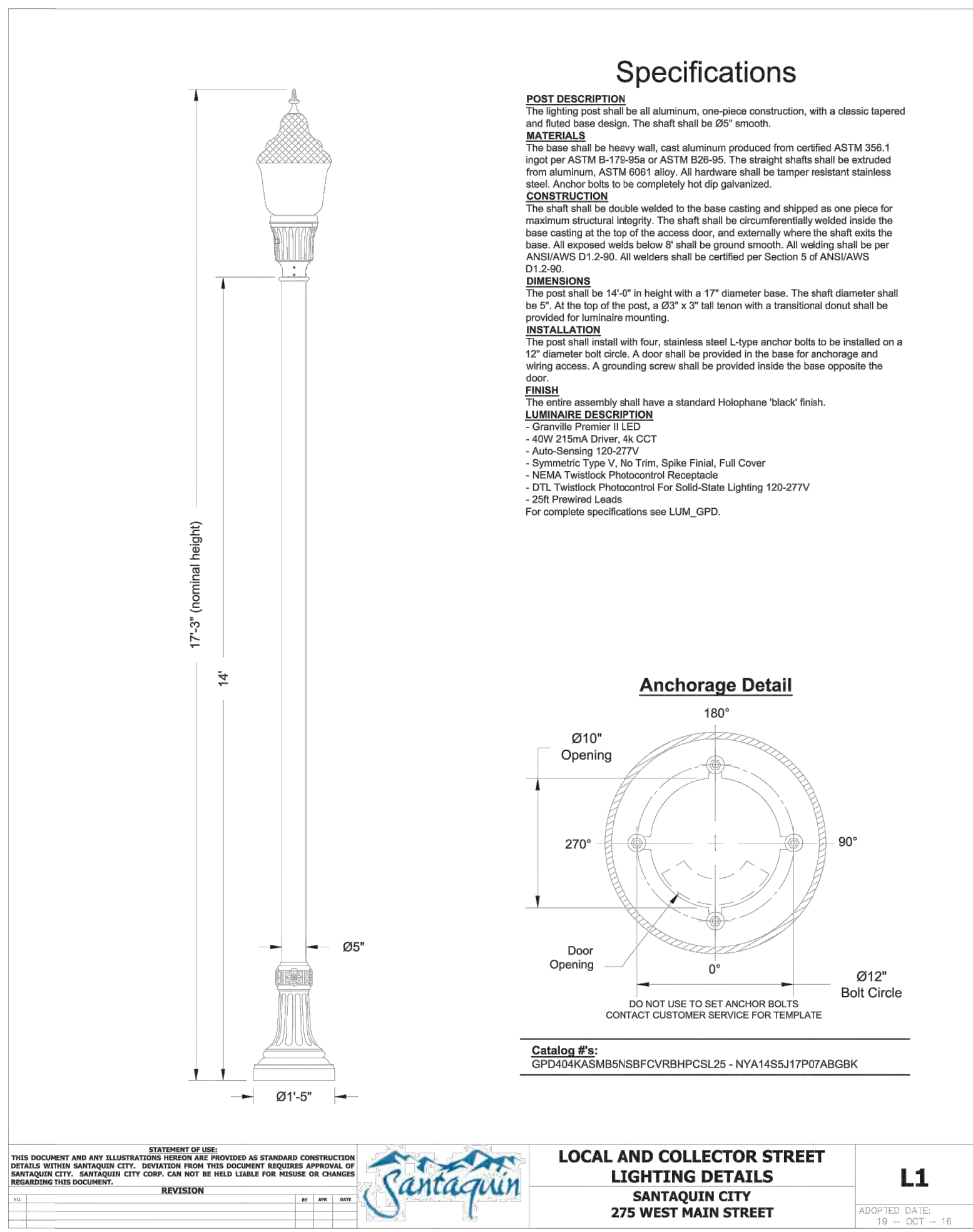
PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
DETAIL SHEET 1

PLAN SET: SHEET

PRELIM 15

N:\PROJECTS\2021\20210406.DWG



CONSTRUCTION NOTES

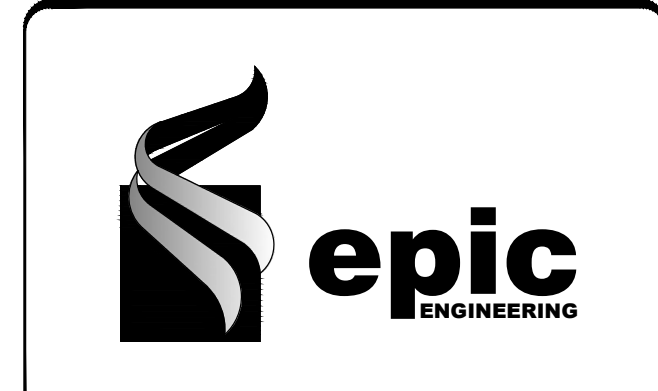
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

WARNING

CALL BLUE STAKES



REVISIONS

1.	
----	--

DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #
20SM4196

SCALES

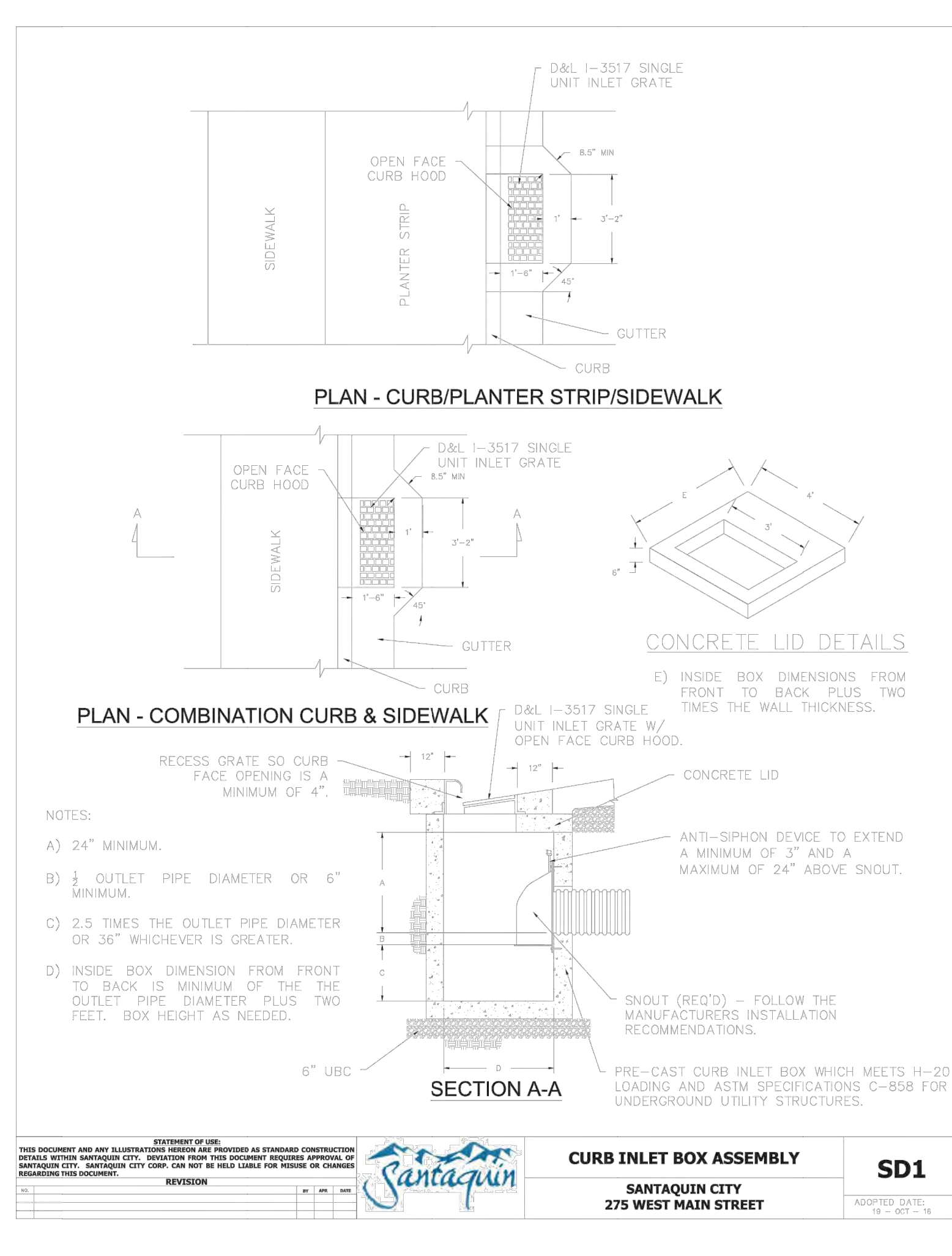
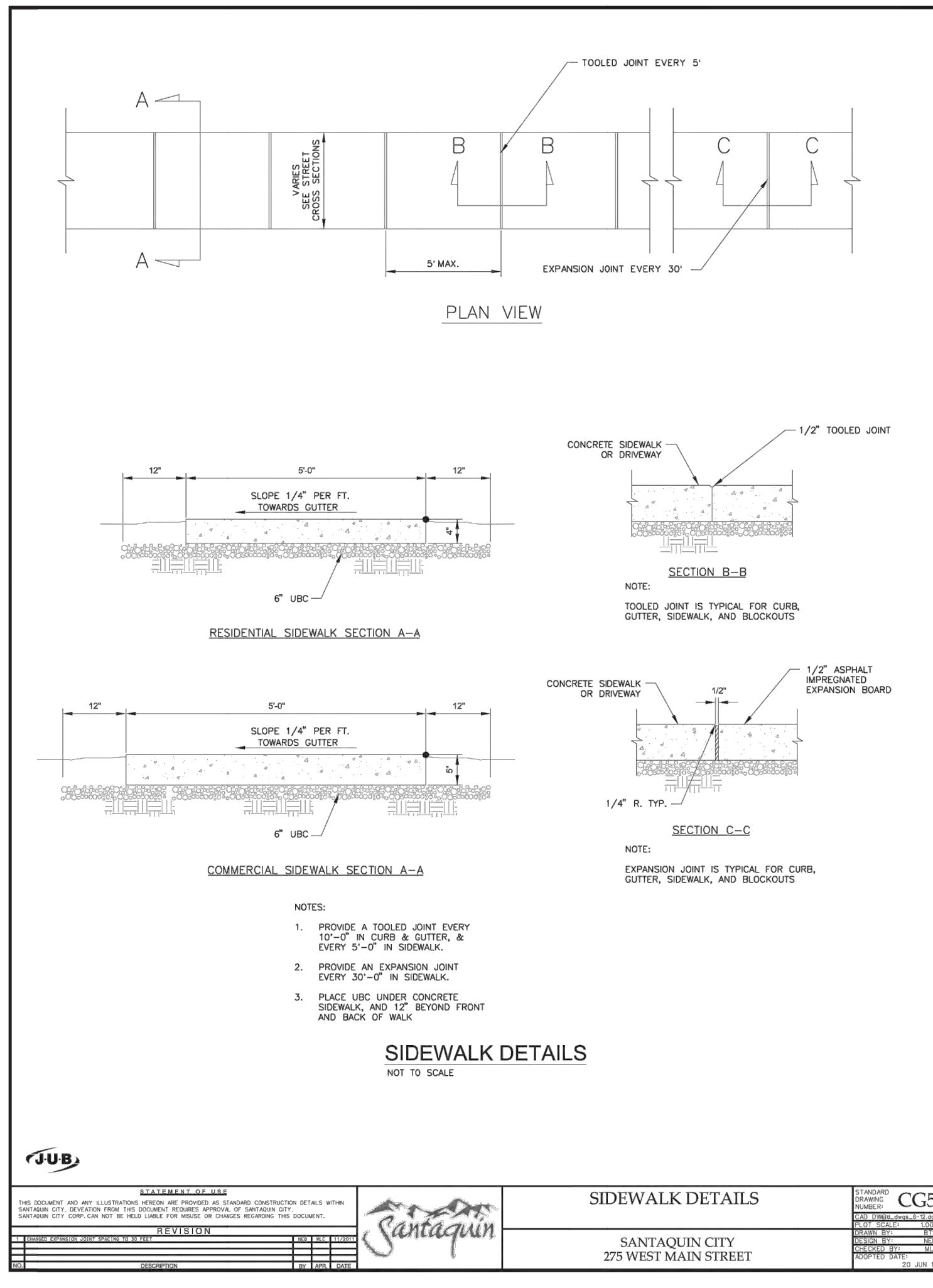
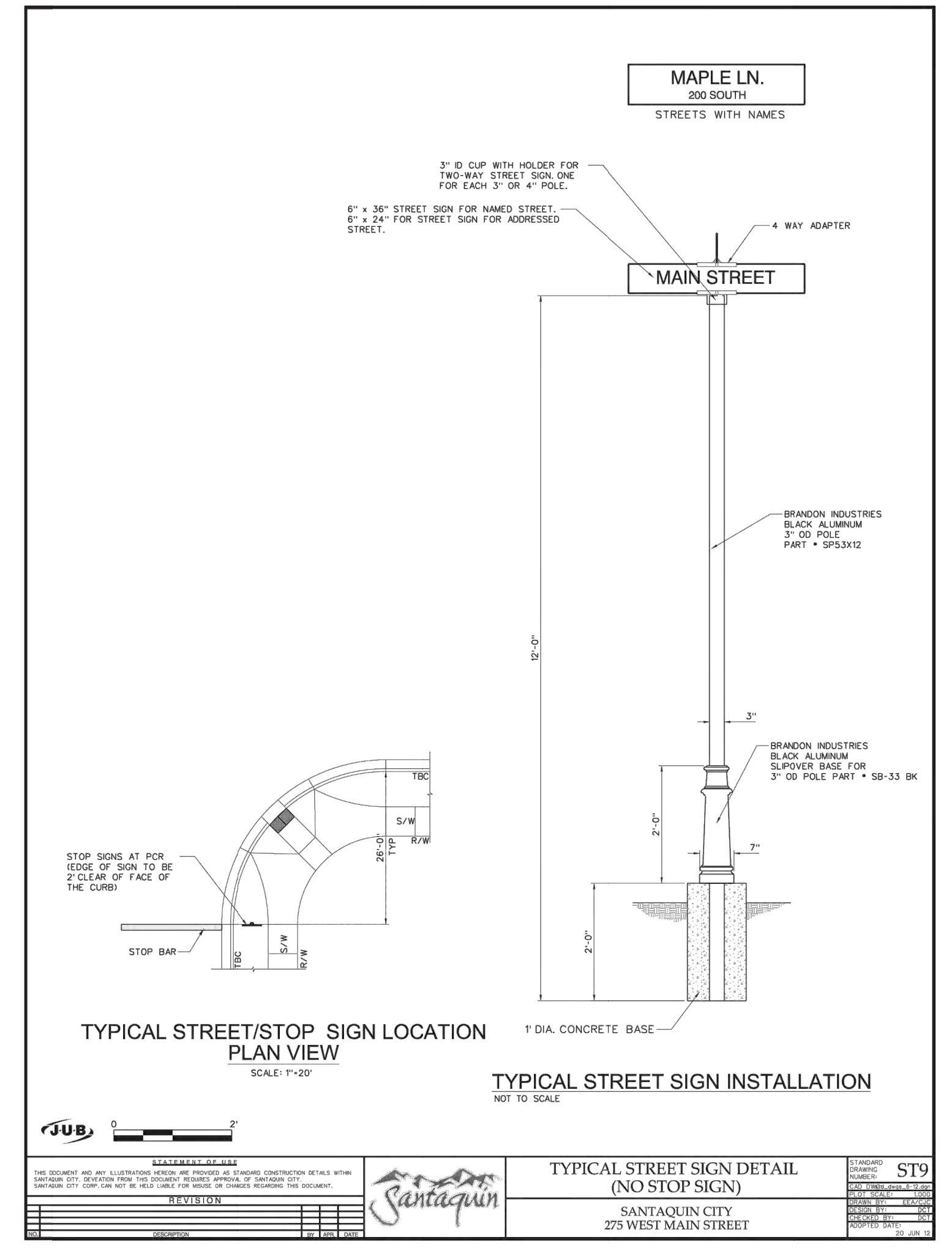
HORIZ: 1"=80'
VERT: N/A
(24" x 36" SHEET)

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

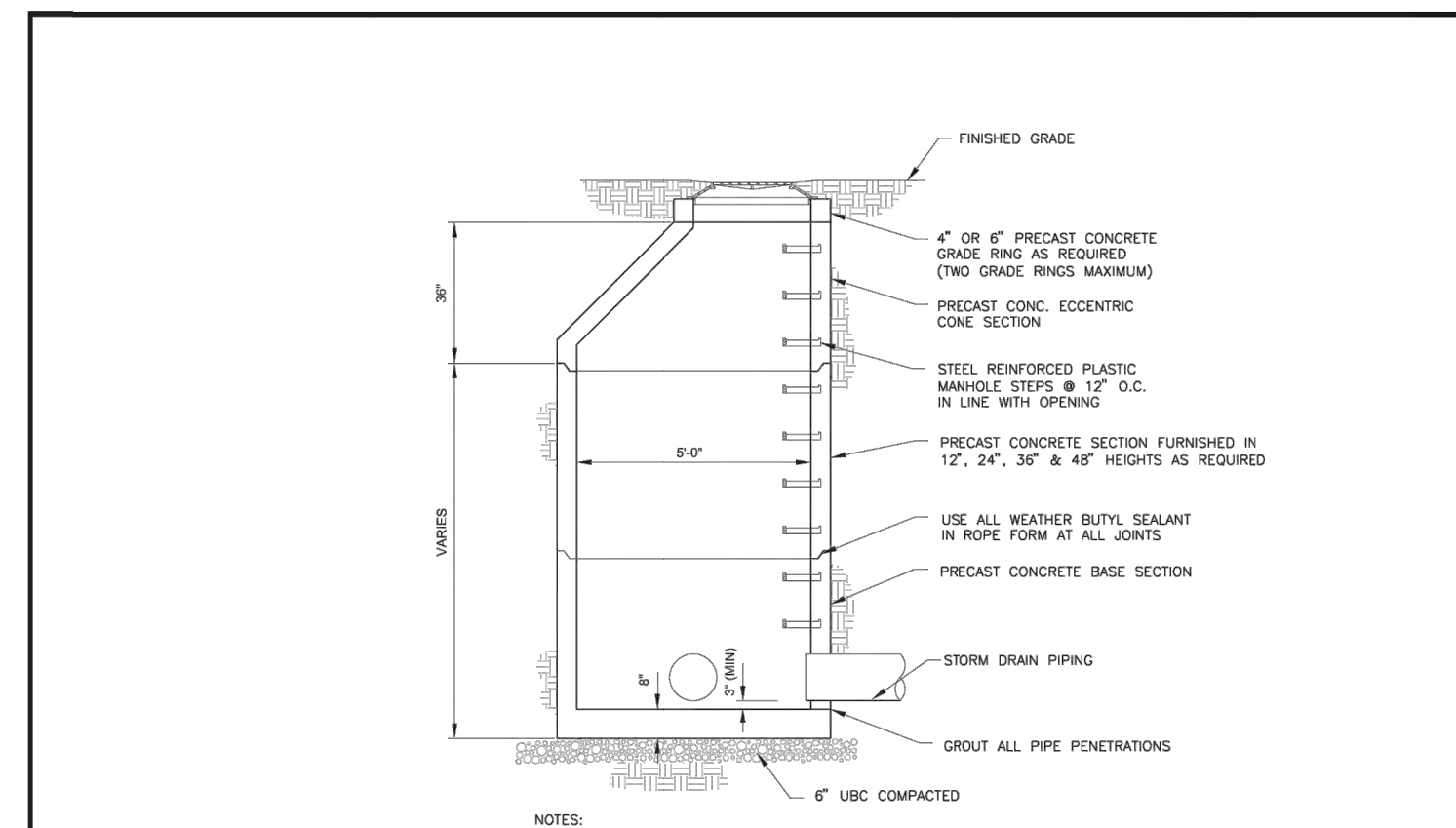
PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
DETAIL SHEET 2

PLAN SET: PRELIM SHEET: 16

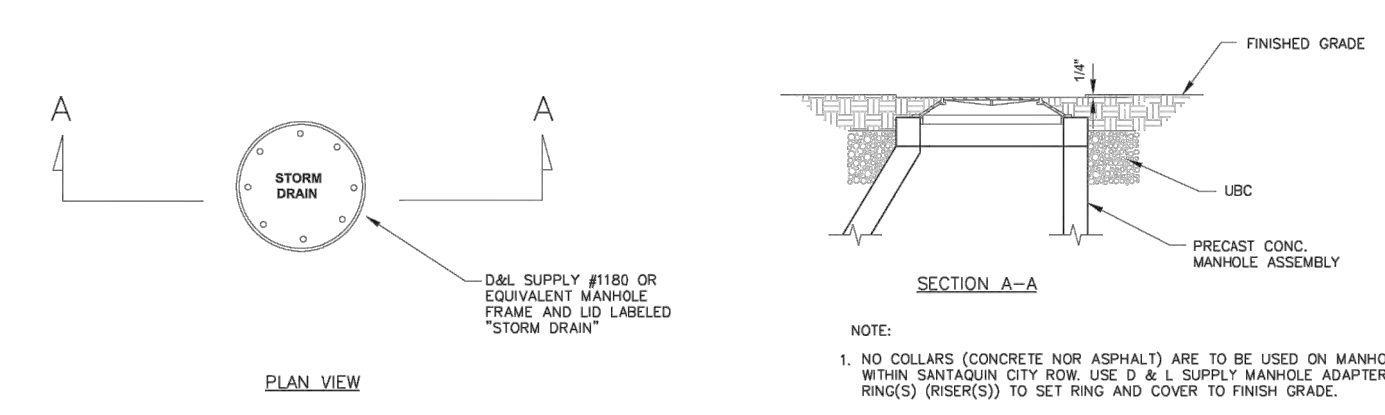


N:\PROJECTS\SEAGLES WESTINGHOUSE\PHASE 1\UTILITY\20210406.DWG



- NOTES:
1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET HD LIVE LANDING.
 2. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS.

TYPICAL STORM DRAIN MANHOLE
NOT TO SCALE

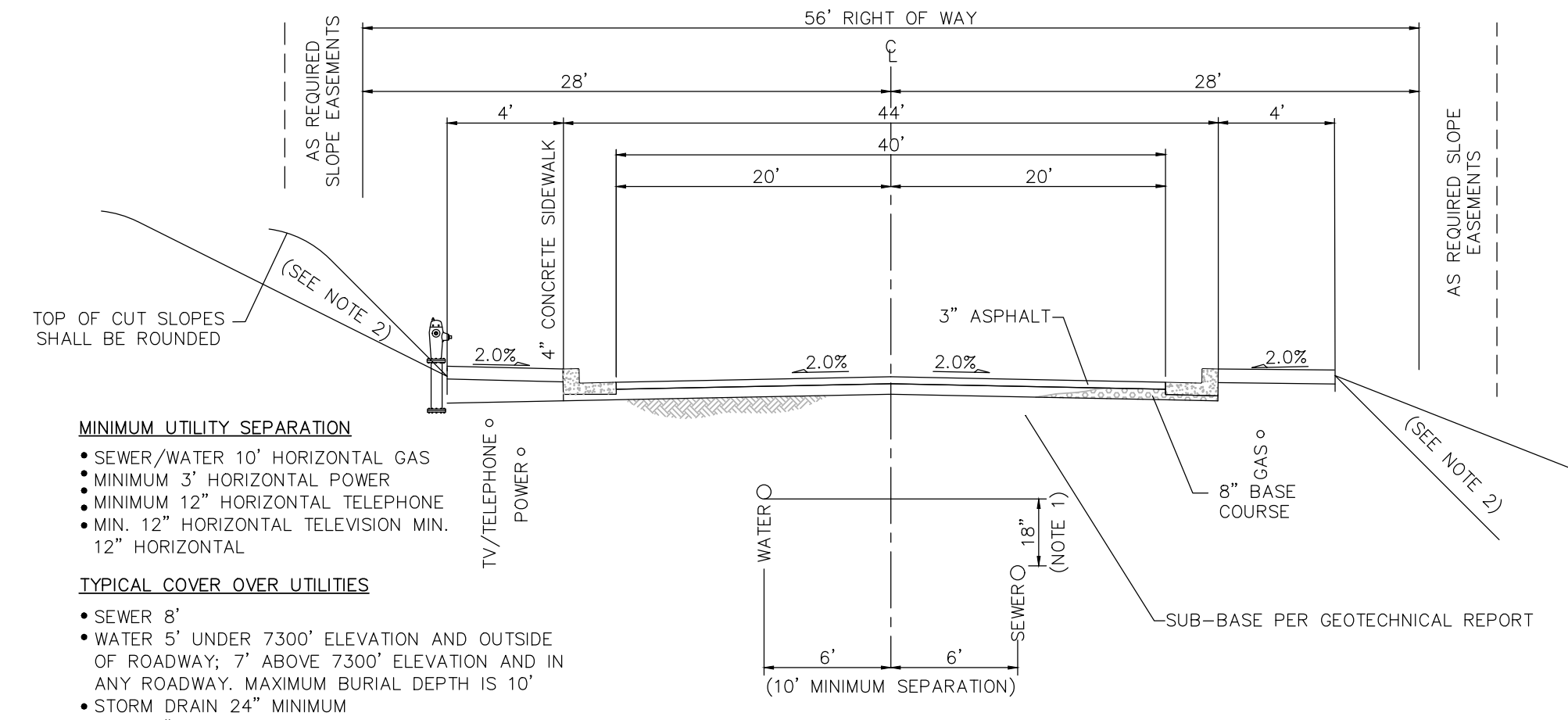


- NOTE:
1. NO COLLARS (CONCRETE NOR ASPHALT) ARE TO BE USED ON MANHOLES WITHIN SANTAQUIN CITY. USE D & L SUPPLY MANHOLE ADAPTER RINGS (MSRERS) TO SET RING AND COVER TO FINISH GRADE.
 2. EXCAVATIONS FOR MANHOLE ADAPTER RINGS (MSRERS) SHALL HAVE VERTICAL SIDE WALLS.
 3. FINISH RING AND COVER 1/4" BELOW THE FINISH GRADE OF THE ROADWAY.

MANHOLE RING & COVER
NOT TO SCALE



		TYPICAL STORM DRAIN MANHOLE & MANHOLE RING & COVER SANTAQUIN CITY 275 WEST MAIN STREET	SD2 SHEET NO. 17 DATE: 11/01/21 PROJECT # 20SM4196
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- MINIMUM UTILITY SEPARATION**
- SEWER/WATER 10" HORIZONTAL GAS
 - MINIMUM 3" HORIZONTAL POWER
 - MIN. 12" HORIZONTAL TELEVISION MIN. 12" HORIZONTAL
- TYPICAL COVER OVER UTILITIES**
- SEWER 8"
 - WATER 5' UNDER 7300' ELEVATION AND OUTSIDE OF ROADWAY; 7' ABOVE 7300' ELEVATION AND IN ANY ROADWAY; MAXIMUM BURIAL DEPTH IS 10'
 - STORM DRAIN 24" MINIMUM
 - GAS 30"
 - POWER 40"
 - TELEPHONE 24"
 - TELEVISION 24"

- GENERAL NOTES**
- 1) 18" MINIMUM VERTICAL CLEARANCE WHERE CLOSER THAN 10' OR AT SEWER/WATER CROSSING. OR AS ESTABLISHED BY JSSD.
 - 2) CUT/FILL SLOPES ARE 3(H):1(V) BELOW A HEIGHT OF 5 FEET AND 2(H):1(V) ABOVE A HEIGHT OF 5 FEET AND SHALL BE PROTECTED WITH AMERICAN GREEN C-350 MATTING, OR APPROVED EQUAL.

ROADWAY CROSS SECTION DETAIL TO MATCH EXISTING AT TIE-IN LOCATIONS

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
- EXIST BARBED WIRE FENCE

WARNING
CALL BLUE STAKES

REVISIONS

DATE:	11/01/21
DRAWN:	JF
DESIGNER:	JF
REVIEWED:	JNS
PROJECT #	20SM4196

SCALES

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

PROJECT NAME:
SCENIC RIDGE ESTATES

SHEET TITLE:
DETAIL SHEET 3

PLAN SET: PRELIM **SHEET:** 17