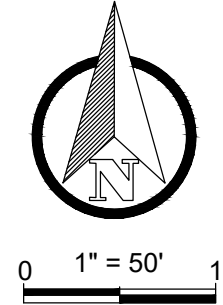


3/9/2026

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 PLAT
- SHEET 3 PHASING PLAN
- SHEET 4 LOT LAYOUT
- SHEET 5 OVERALL WATER
- SHEET 6 OVERALL SEWER
- SHEET 7 OVERALL STORM DRAIN
- SHEET 8 SLOPE MAP
- SHEET 9 CONSTRUCTION TRAFFIC MAP
- SHEET 10 OVERALL GRADING PLAN
- SHEET 11 PLAN AND PROFILE (1200 EAST STREET)
- SHEET 12 PLAN AND PROFILE (430 SOUTH STREET)
- SHEET 13 DETAIL SHEET
- SHEET 14 DETAIL SHEET
- SHEET 15 DETAIL SHEET
- SHEET 16 EROSION CONTROL PLAN

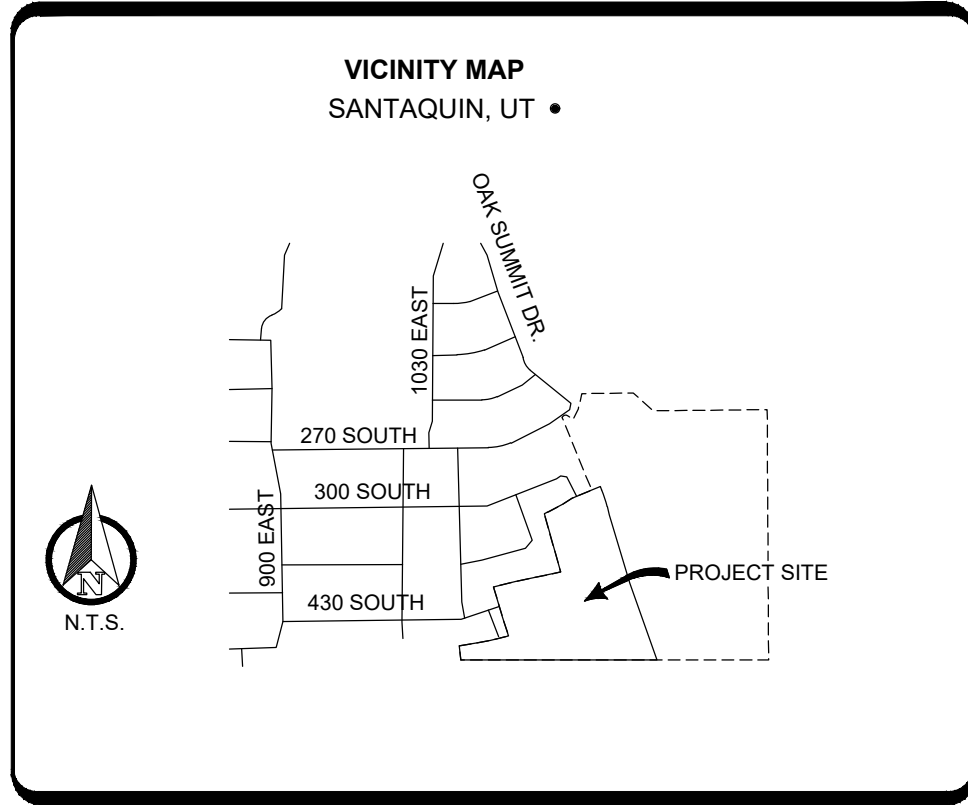


PHASE D DENSITY TABLE		
ZONE	R-12	
LOTS	3 RESIDENTIAL	
TOTAL ACREAGE	0.94 +/-	100%
LOT ACREAGE	0.94 +/-	100%



PROPERTY OWNER
 NJC DEVELOPMENT, LLC
 690 E. 600 S.
 SANTAQUIN, UTAH, 84655

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

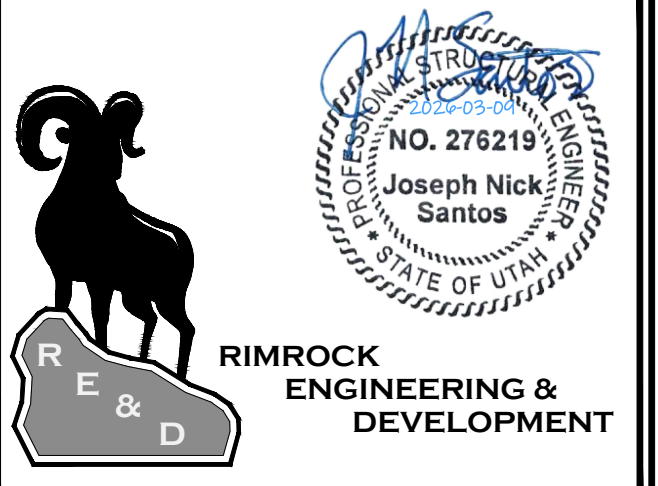


SHEET NOTES

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.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

SHEET LEGEND

PLAN REVISIONS



CAD TECH: CRS
 DESIGNER: CRS
 Q&A: JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
 SCENIC RIDGE ESTATES PHASE D

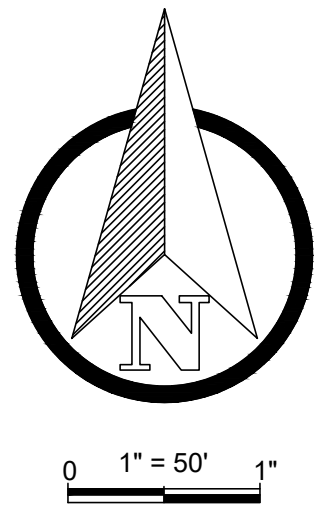
SHEET NAME
 COVER SHEET

PLAN SUBMITTAL: FINAL

PERMIT SET 3/9/26 **SHEET NUMBER** 1

P:\2026\4300_ScenicRidge_Estates\Phase D\SCENIC RIDGE PHASE D\UNB\ScenicRidge_Phase D.dwg

3/9/2026
E:\3025 PROJECTS\SCENIC RIDGE PHASE 1\3-By-Other\Scenic Ridge Lot 7 Plat Amendment - Standard\Scenic Ridge Lot 7 Plat Amendment 3-9-26 - signed.dwg



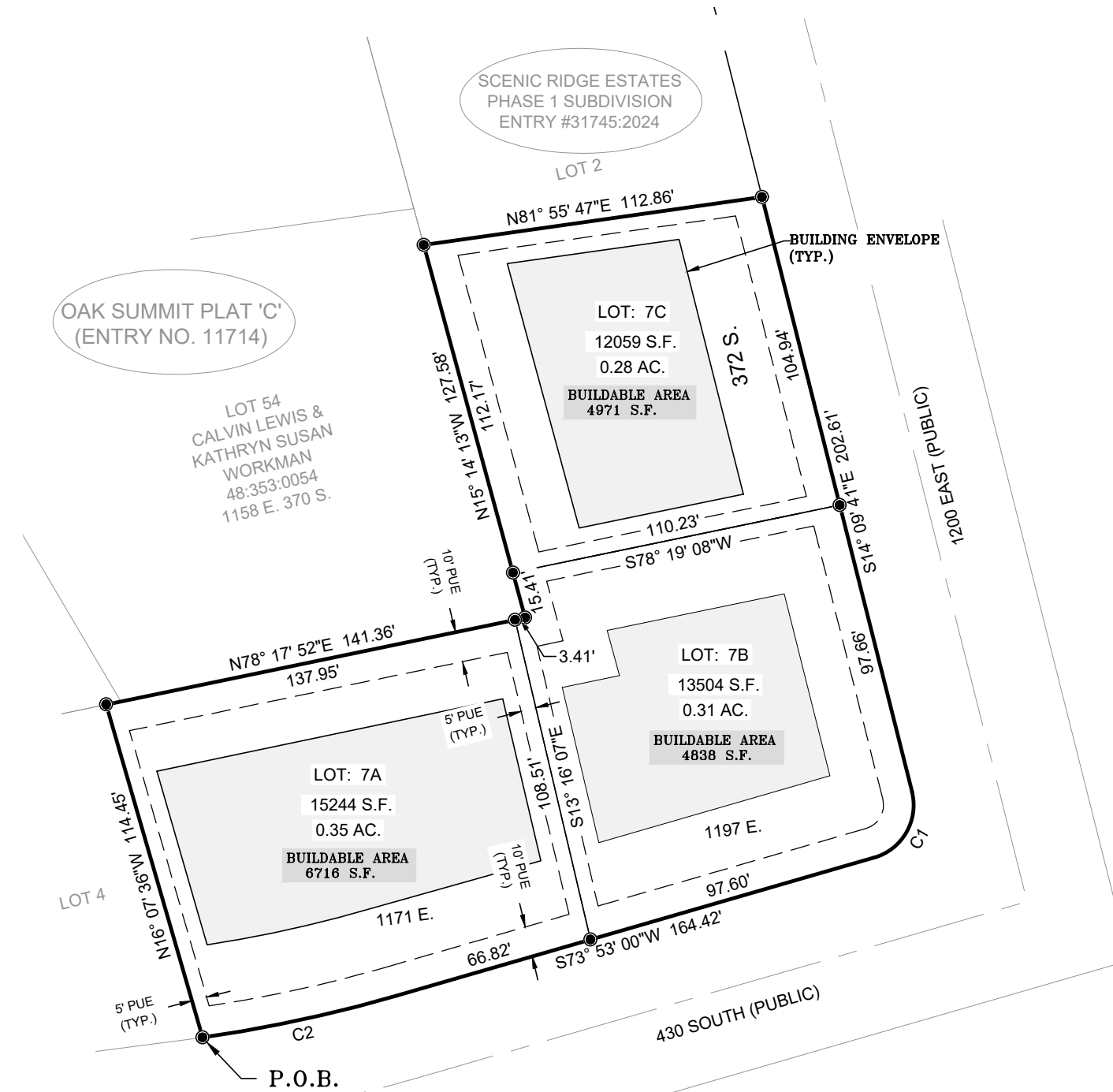
SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1 LOT 7 AMENDED AMENDING LOT 7 SCENIC RIDGE ESTATES PHASE 1 CREATING LOTS 7A, 7B & 7C

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

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. EACH LOT ALONG A STREET REQUIRES A 10.00 FOOT WIDE FRONT AND SIDE YARD PUBLIC UTILITY EASEMENT.
- THE SCENIC RIDGE PHASE 1 SUBDIVISION ENTRY#31745-2024 BOUNDARY RECORDED IN THE UTAH COUNTY RECORDERS OFFICE. WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE. THIS PLAT AMENDMENT WAS ESTABLISHED USING THE SCENIC RIDGE PHASE 1 PLAT.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS: (TABLE)
- 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. (SEE SHEET 2)
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS NJC DEVELOPMENT, LLC. PER WARRANTY DEED, ENTRY NUMBER 1477-2025, AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, UTAH COUNTY PARCEL NUMBERS 32-040-0082, 32-040-0083.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL 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 LANDS AND BUSINESSES.
- ALL LOTS LOCATED IN THE SANTAQUIN WUI ZONE AND MUST BE BUILT TO THE 2006 UTAH WUI CODE (SCC 9.05.010)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.66	18.00	88°02'41"	N29°51'39"E	25.02
C2	65.53	472.00	7°57'15"	N77°51'37"E	65.47

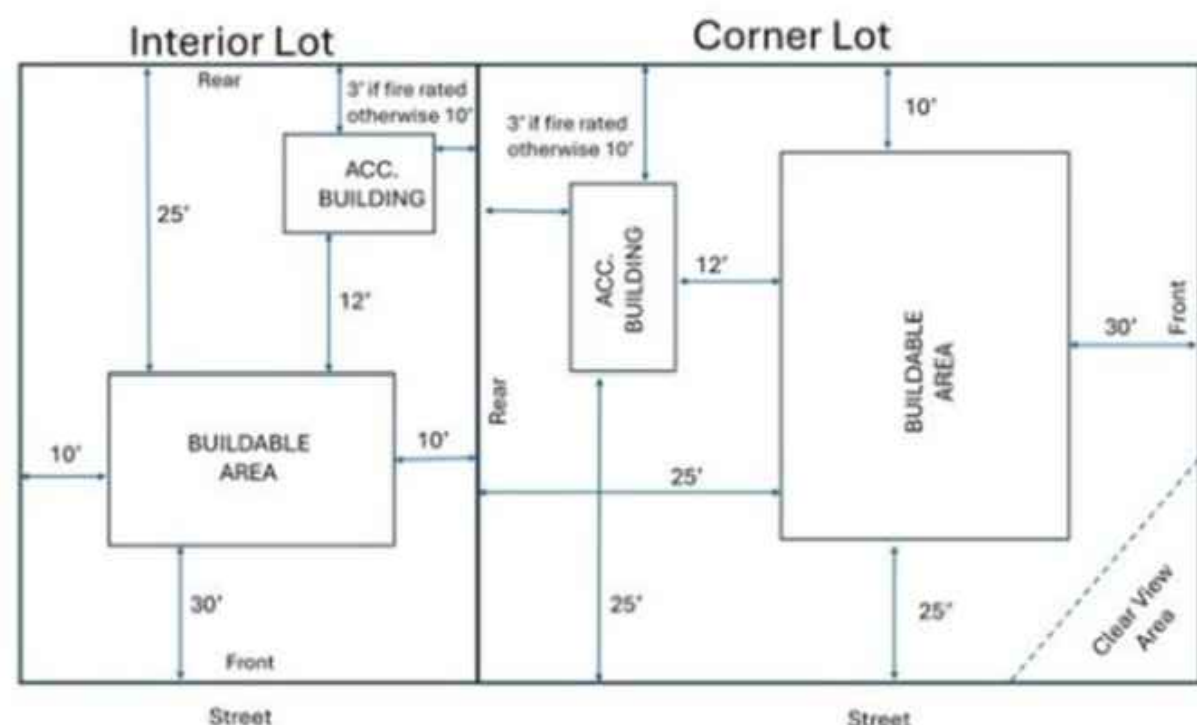


SUBDIVISION BOUNDARY DESCRIPTION

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:
ALL OF LOT 7, SCENIC RIDGE ESTATES SUBDIVISION AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE ENTRY NUMBER 31745-2024. MORE PATICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1450.88 FEET SOUTH 89°40'47" EAST AND 333.95 FEET NORTH FROM THE SOUTHWEST CORNER SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT BEING THE SOUTHEAST CORNER LOT 4 SCENIC RIDGE ESTATES SUBDIVISION PHASE 1. CONTINUING THENCE NORTH 16°07'36" WEST 114.45 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH LINE OF OAK SUMMIT PLAT C. SUBDIVISION; THENCE NORTH 78°17'52" EAST 141.36 FEET ALONG SAID PLAT C; THENCE NORTH 15°14'13" WEST 127.58 FEET ALONG SAID PLAT C TO THE SOUTHWEST CORNER LOT 2 SCENIC RIDGE ESTATES SUBDIVISION PHASE 1; THENCE DEPARTING FROM SAID PLAT C SUBDIVISION NORTH 81°55'47" EAST 112.86 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST LINE OF 1200 EAST STREET; THENCE SOUTH 14°09'41" EAST 202.61 FEET ALONG SAID WEST LINE TO THE BEGINNING OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 27.66 FEET ALONG SAID CURVE TO THE RIGHT TO THE NORTH LINE OF 430 SOUTH STREET (DELTA= 88°02'41" CHORD BEARS SOUTH 29°51'39" WEST 25.02 FEET); THENCE SOUTH 73°53'00" WEST 164.42 FEET ALONG SAID NORTH LINE TO THE BEGINNING OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 65.53 FEET ALONG SAID CURVE AND NORTH LINE (DELTA= 7°57'15" CHORD BEARS SOUTH 77°51'37" WEST 65.47 FEET) TO THE POINT OF BEGINNING.

CONTAINING 40,807 S.F. OR 0.94 A.C.



ACCEPTANCE BY LEGISLATIVE BODY

THE PLANNING COMMISSION 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 _____, 2026.

APPROVED MAYOR OF SANTAQUIN _____ ENGINEER (SEE SEAL) _____

ATTEST - CLERK RECORDER (SEE SEAL) _____

CITY ENGINEER

(SEAL)

CLERK - RECORDER

(SEAL)

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.

ROCKY MOUNTAIN POWER: _____ DATE: _____

CETRAMCOM: _____ DATE: _____

CENTURY LINK: _____ DATE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS 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.

APPROVED THIS ____ DAY OF _____, 20__

DOMINION ENERGY

BY: _____

TITLE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER 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 ESTATES SUBDIVISION - PHASE 1 LOT 7 AMENDED AMENDING LOT 7 SCENIC RIDGE ESTATES PHASE 1, CREATING LOTS 7A, 7B & 7C. 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 _____, 20__, A.D.

BY: NJC DEVELOPMENT LLC. NEIL J. CRAIG DATE _____

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ WHO REPRESENTED THAT (S)HE IS THE AUTHORIZED SIGNER FOR NJC DEVELOPMENT LLC. AND THE OWNER 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 } S.S.

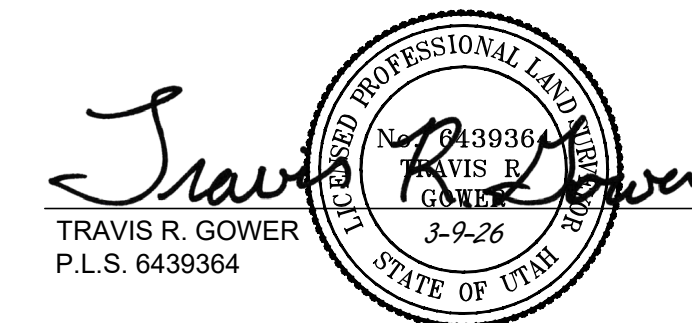
COUNTY OF _____ }

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

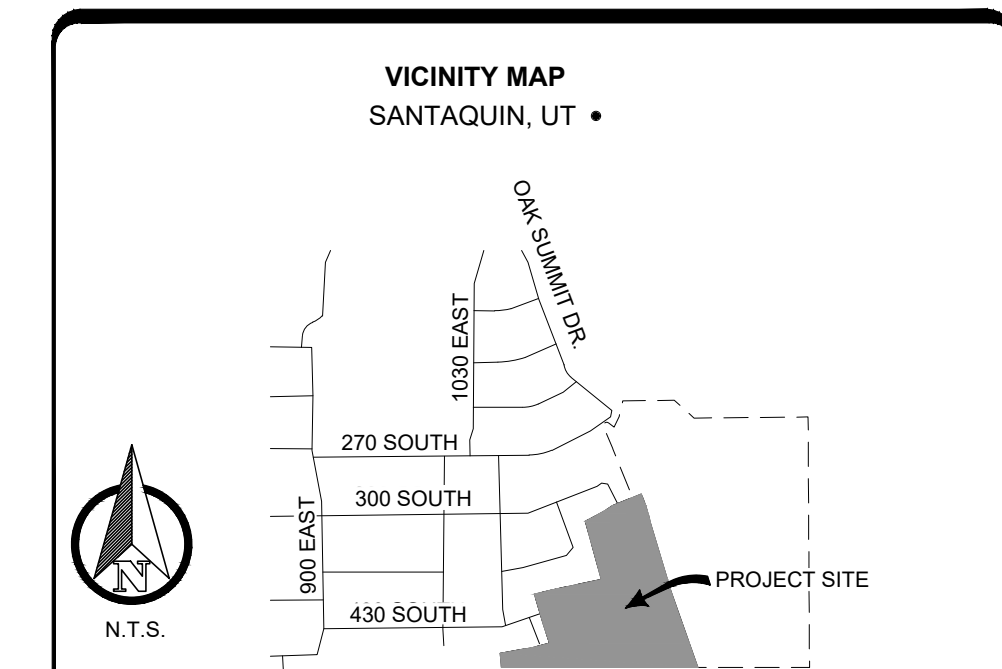
SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, 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 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 LOT 7 AMENDED AMENDING LOT 7 SCENIC RIDGE ESTATES PHASE 1



March 9, 2026
DATE

Interior Lot Corner Lot



PROPERTY OWNER/DEVELOPER
NJC DEVELOPMENT
978 E 430 S, SANTAQUIN
UTAH 84655

LEGEND	
SECTION CORNER (FOUND)	◆
SECTION LINE	---
BOUNDARY LINE	---
PARCEL LINE	---
SET MONUMENT (AS NOTED)	●
FOUND MONUMENT	⊙
CHAIN LINK FENCE	—○—○—○—
WIRE FENCE	—x—x—x—
EDGE OF ASPHALT	---

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1
LOT 7 AMENDED, AMENDING LOT 7 SCENIC RIDGE ESTATES PHASE 1
SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH

PROJECT #:
RGC2413-07-01

DATE:
03/09/2026

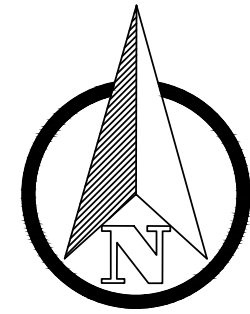
SHEET NO:
1 OF 1

DRAWN: AP

CHECKED: TG

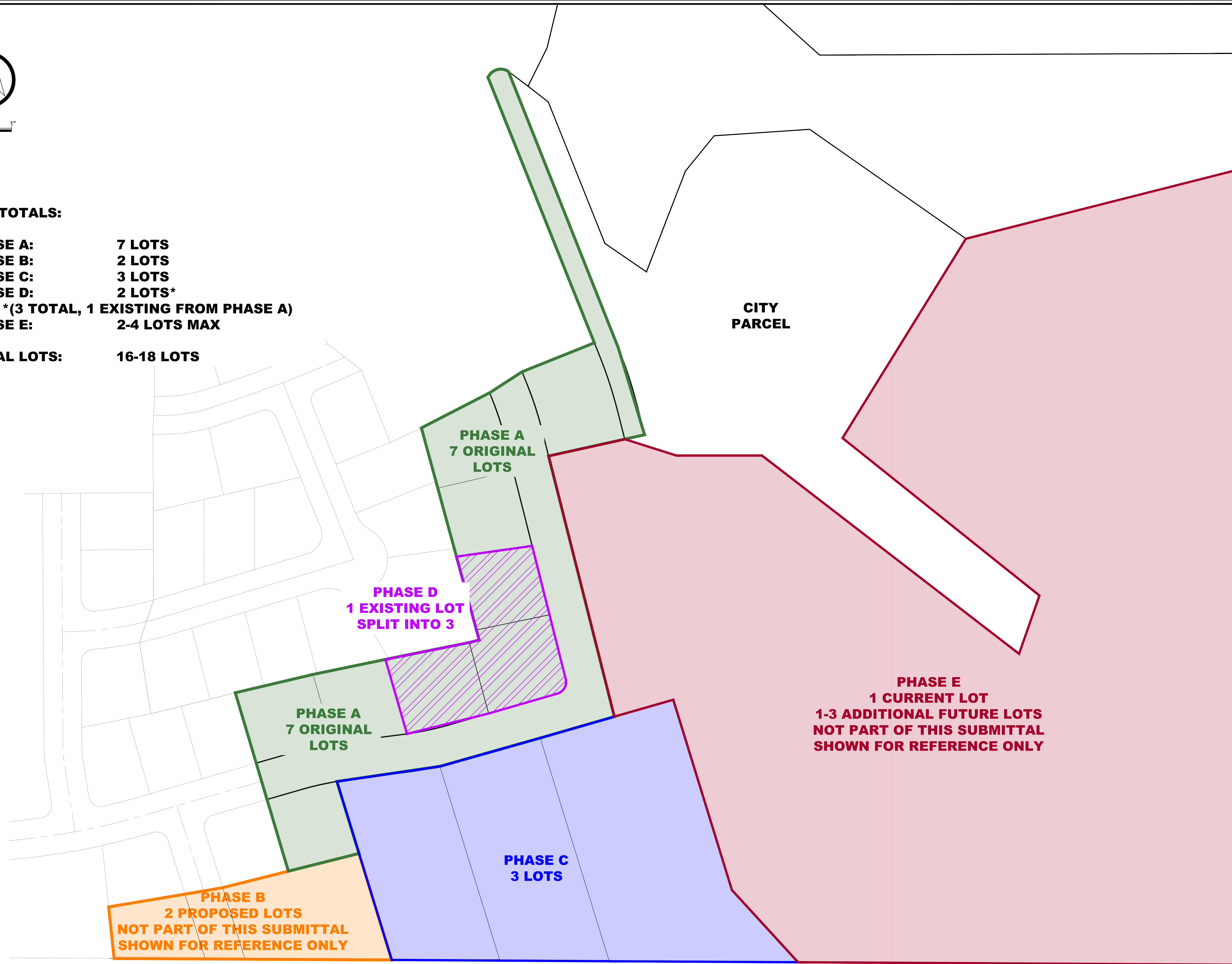
RIMROCK ENGINEERING & DEVELOPMENT

3/9/2026



LOT TOTALS:

PHASE A: 7 LOTS
PHASE B: 2 LOTS
PHASE C: 3 LOTS
PHASE D: 2 LOTS*
 *(3 TOTAL, 1 EXISTING FROM PHASE A)
PHASE E: 2-4 LOTS MAX
TOTAL LOTS: 16-18 LOTS

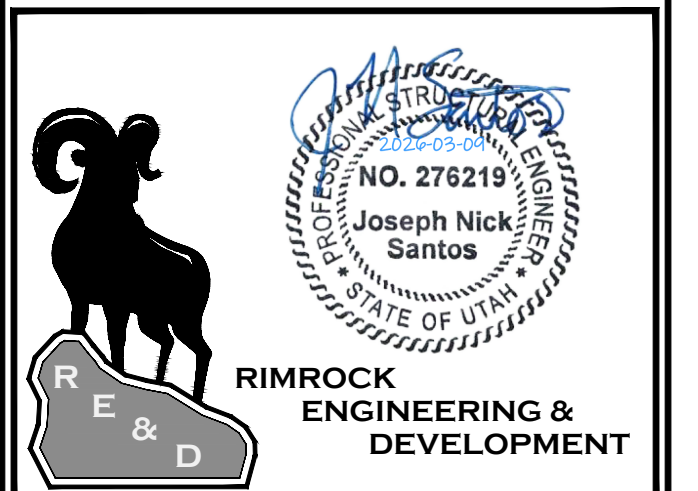


SHEET NOTES

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.
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SHEET LEGEND

PLAN REVISIONS



CAD TECH: CRS
 DESIGNER: CRS
 Q&A: JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES PHASE D

SHEET NAME
PHASING PLAN

PLAN SUBMITTAL: FINAL

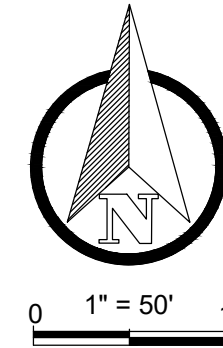
PERMIT SET 3/9/26

SHEET NUMBER
3

D:\TDP\1440\JOHN\Scenic Ridge Estates\Final\2025\WORK\AS\CD\PHASING PLAN\PHASING PLAN.dwg

3/9/2026

C:\TEMP\HARD_DRIVE\Scenic Ridge Estates\Phase D\SCENIC RIDGE PHASE D\DWG\Scenic Ridge Phase D\Isolated.dwg



PHASE D DENSITY TABLE		
ZONE	R-12	
LOTS	3 RESIDENTIAL	
TOTAL ACREAGE	0.94 +/-	100%
LOT ACREAGE	0.94 +/-	100%

NOTE:
SEE SHEET 2 FOR ROADWAY AND
RESIDENTIAL LOT INFORMATION



SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER: CRS	
Q&A: JC	

PROJECT NAME
SCENIC RIDGE ESTATES PHASE D

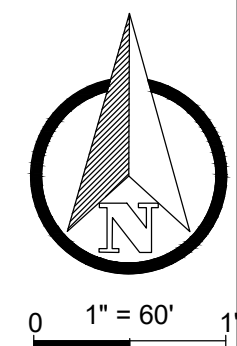
SHEET NAME
LOT LAYOUT

PLAN SUBMITAL: FINAL

SHEET NUMBER
4

PERMIT SET
3/9/26

3/9/2026



OVERALL CULINARY MASTER PLAN PHASE A, C AND D

ALL UTILITIES SHOWN ARE INSTALLED AND EXISTING, NO NEW UTILITIES WILL BE INSTALLED WITH THIS PHASE

SHEET 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.
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SHEET LEGEND

- NEW CULINARY WATER — W — W —
- NEW PI WATER — W — W —
- FUTURE CULINARY WATER — W — W —

PLAN REVISIONS

NO.	DESCRIPTION

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER: CRS	
Q&A: JC	

PROJECT NAME
SCENIC RIDGE ESTATES D

SHEET NAME
OVERALL CULINARY PLAN

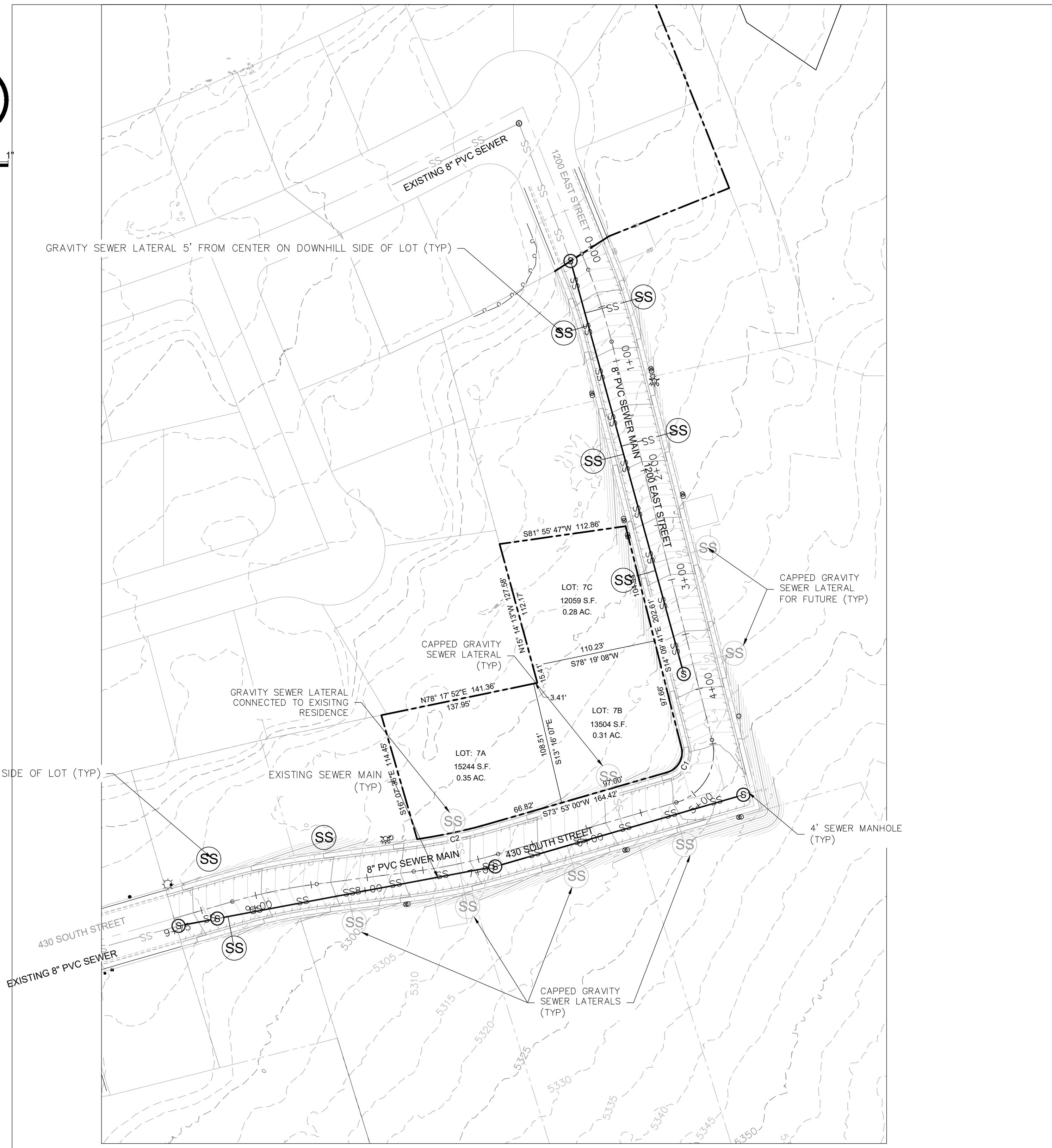
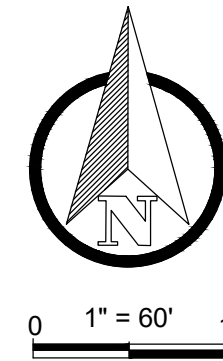
PLAN SUBMITTAL: FINAL

PERMIT SET 3/9/26 SHEET NUMBER **5**

- #### LEGEND:
- EXISTING SINGLE WATER METER
 - ⊗ EXISTING PRESSURE IRRIGATION METER
 - ⊗ EXISTING FIRE HYDRANT
 - EXISTING AIR RELEASE VALVE

D:\TEMP\4480_0816\SCENIC RIDGE ESTATES D\SCENIC RIDGE PHASE D\SCENIC RIDGE PHASE D.dwg

3/9/2026



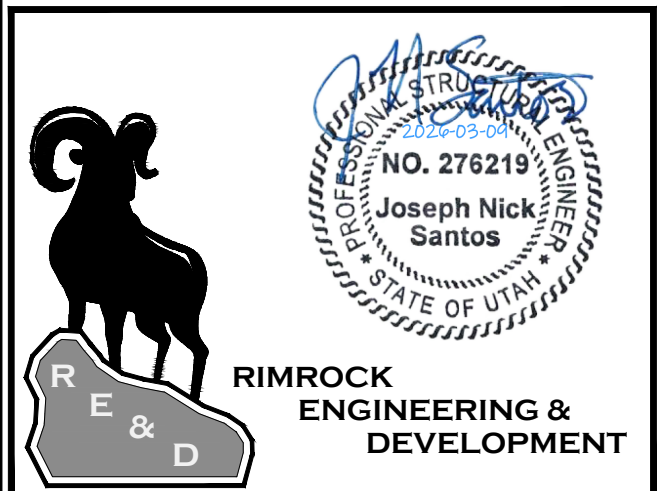
**ALL UTILITIES SHOWN ARE
INSTALLED AND EXISTING, NO
NEW UTILITIES WILL BE
INSTALLED WITH THIS PHASE**

SHEET 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.
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SHEET LEGEND

PLAN REVISIONS



CAD TECH:	CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	CRS	
Q&A:	JC	

PROJECT NAME
**SCENIC RIDGE
ESTATES D**

SHEET NAME
SEWER PLAN

PLAN SUBMITAL: FINAL

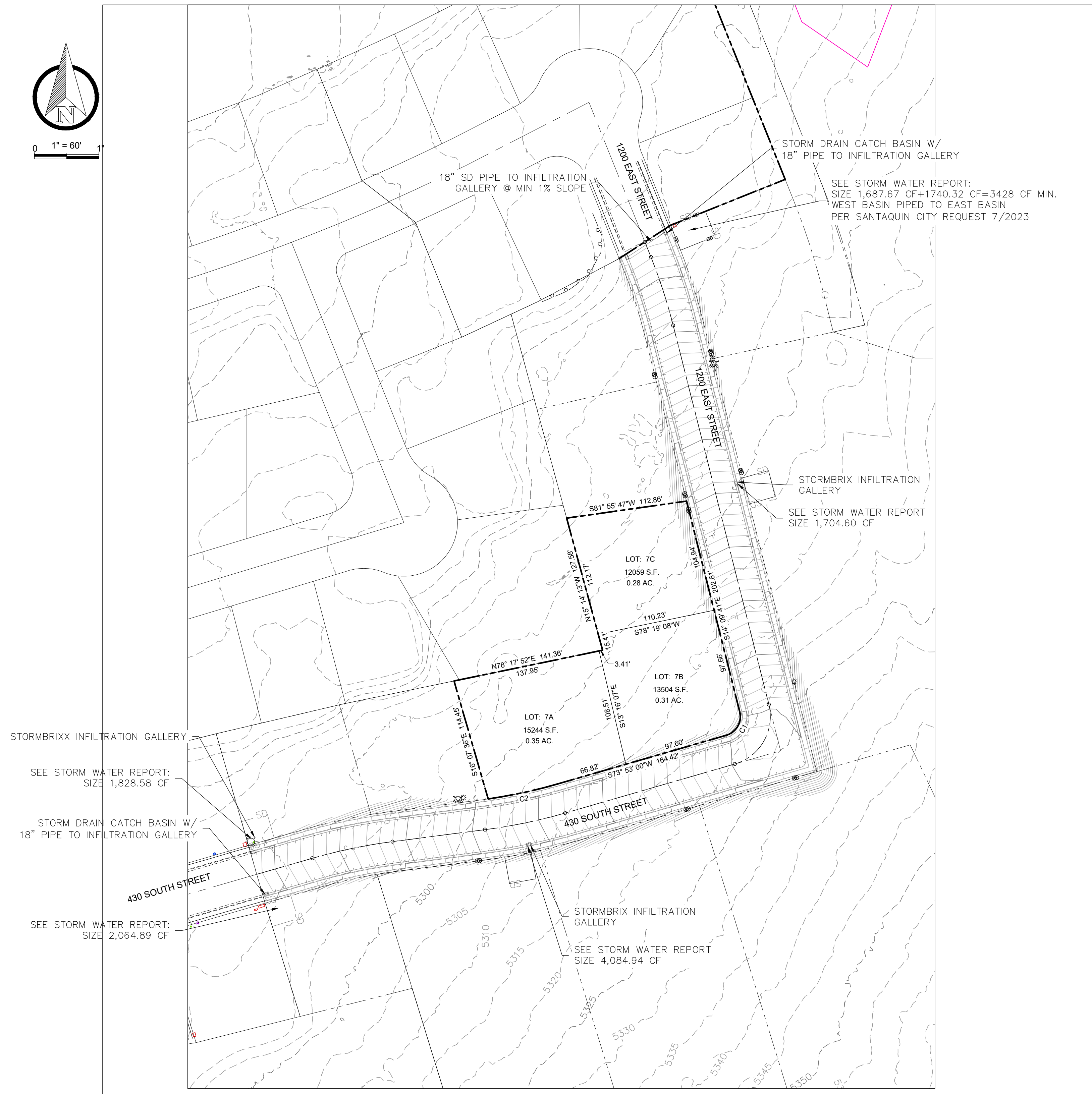
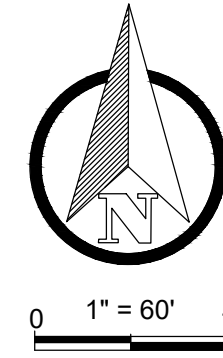
PERMIT SET 3/9/26	SHEET NUMBER 6
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LEGEND:

- EXISTING GRAVITY SEWER SERVICE LATERAL
- GRAVITY SEWER SERVICE LATERAL CAPPED

D:\TEMP\4480_0816\Scenic_Ridge_EstatesD\Final\2025_WORK\M.C. SCENIC RIDGE PHASE D\DWG\SEWER_Ridge_Phase D.dwg

3/9/2026



SHEET 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 DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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SHEET LEGEND

PLAN REVISIONS

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: CRS
 DESIGNER: CRS
 Q&A: JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES D

SHEET NAME
STORM WATER PLAN

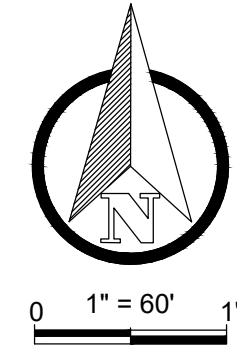
PLAN SUBMITAL: FINAL

PERMIT SET 3/9/26

SHEET NUMBER
7

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2/2/2026



SLOPE TABLE

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

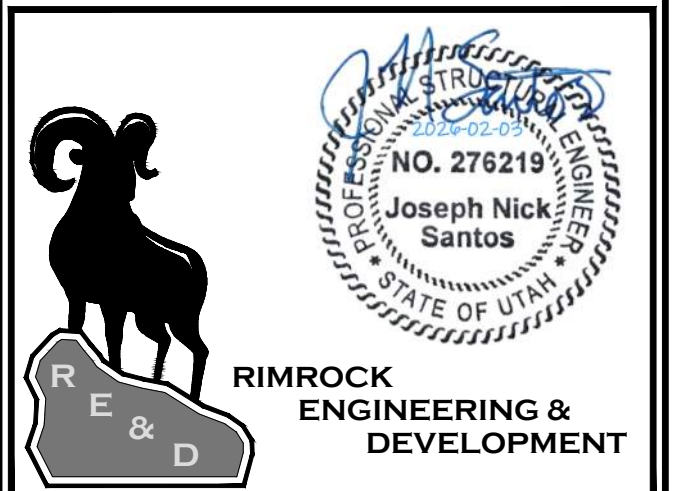


SHEET NOTES

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.
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SHEET LEGEND

PLAN REVISIONS



CAD TECH:	CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	CRS	
Q&A:	JC	

PROJECT NAME
SCENIC RIDGE ESTATES D

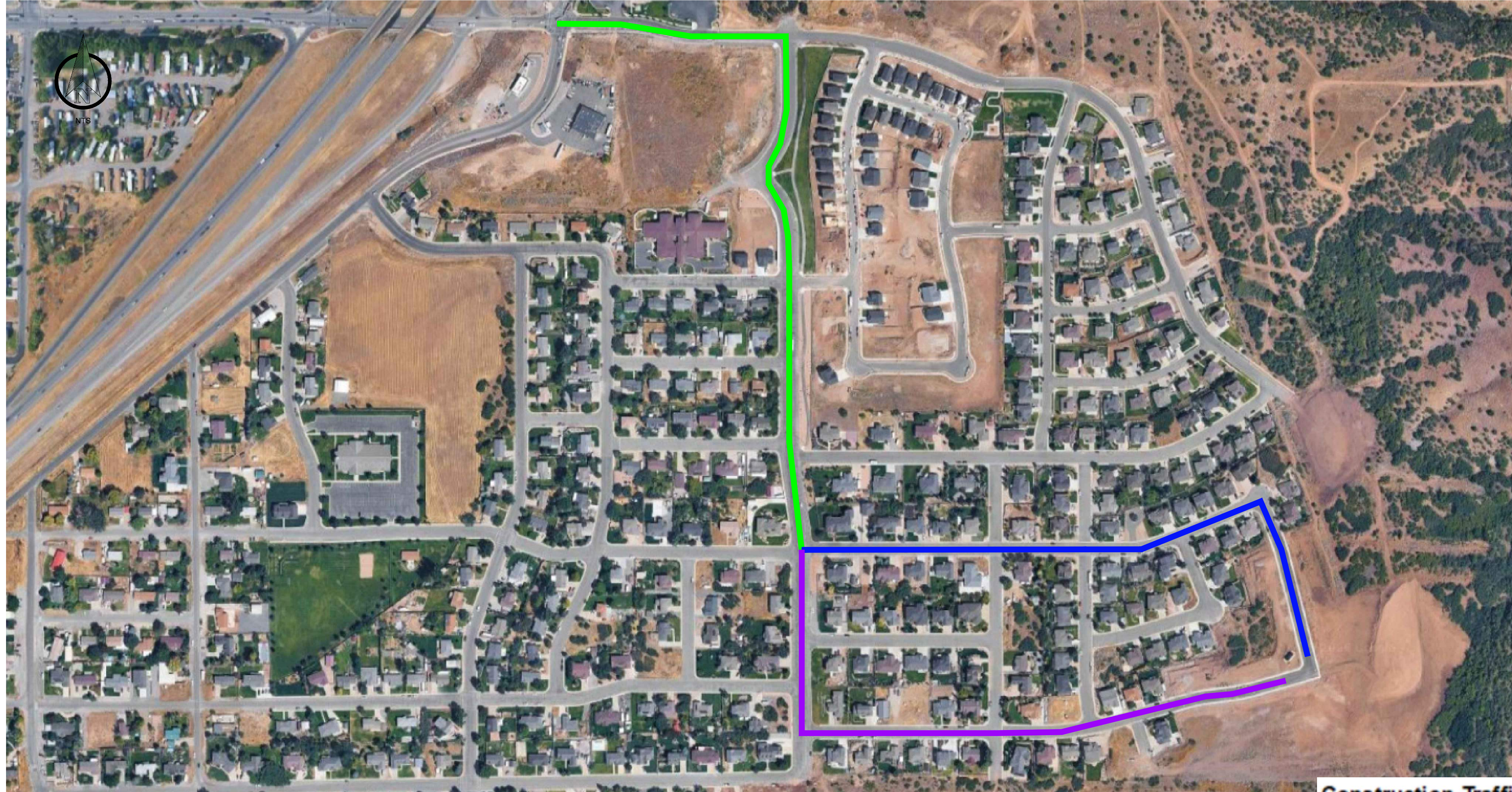
SHEET NAME
OVERALL SLOPE MAP

PLAN SUBMITAL: FINAL

PERMIT SET 2/2/26 SHEET NUMBER **8**

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2/2/2026



Construction Traffic

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

SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER: CRS	
Q&A: JC	

PROJECT NAME
SCENIC RIDGE ESTATES D

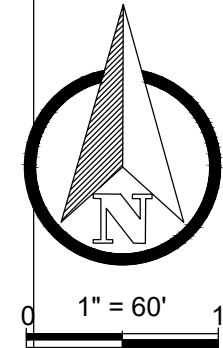
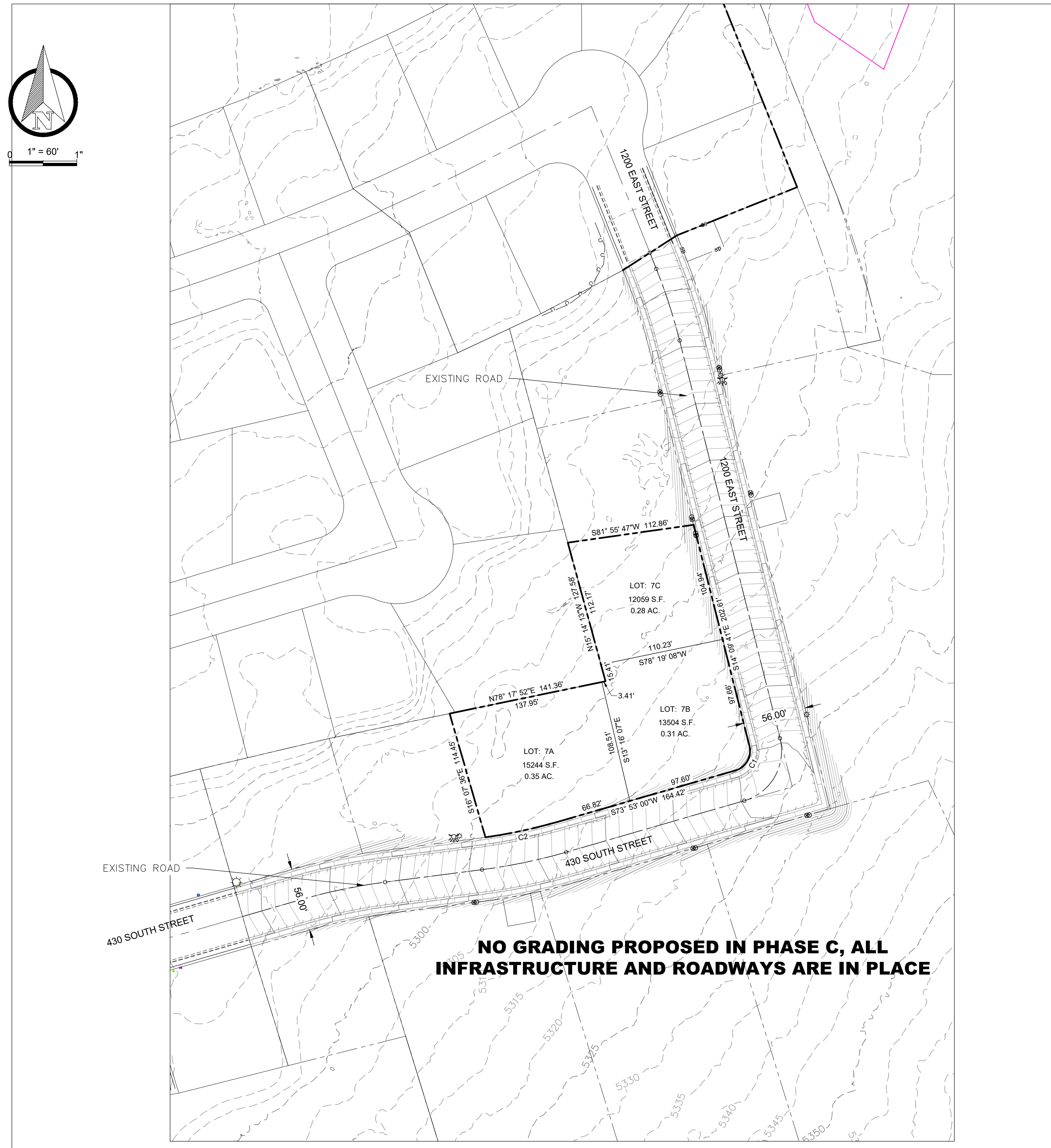
SHEET NAME
CONSTRUCTION TRAFFIC MAP

PLAN SUBMITTAL: FINAL

PERMIT SET 2/2/26	SHEET NUMBER 9
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2/2/2026



**NO GRADING PROPOSED IN PHASE C, ALL
INFRASTRUCTURE AND ROADWAYS ARE IN PLACE**

SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

CAD TECH:	CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	CRS	
Q&A:	JC	

PROJECT NAME
**SCENIC RIDGE
ESTATES D**

SHEET NAME
**OVERALL GRADING
PLAN**

PLAN SUBMITTAL: FINAL

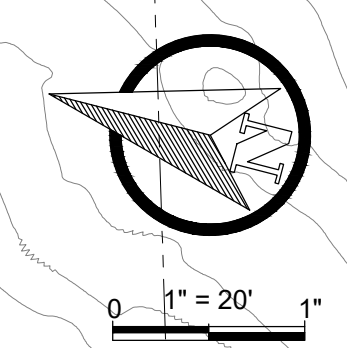
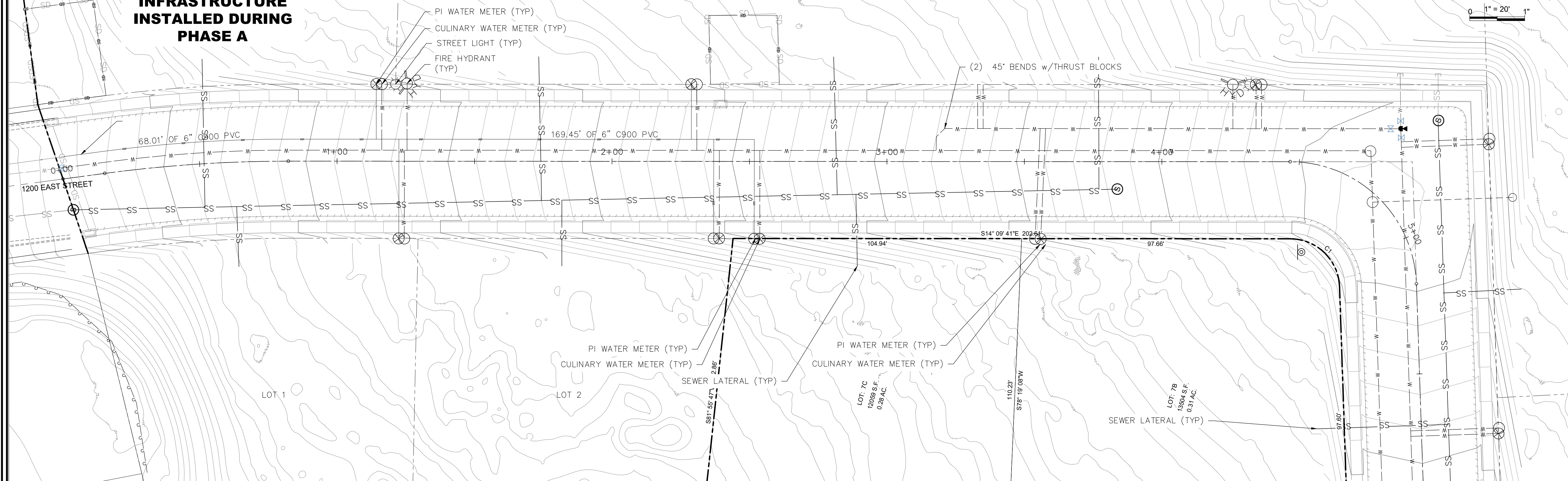
PERMIT SET
2/2/26

SHEET NUMBER
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3/9/2026
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ROADWAY AND INFRASTRUCTURE INSTALLED DURING PHASE A

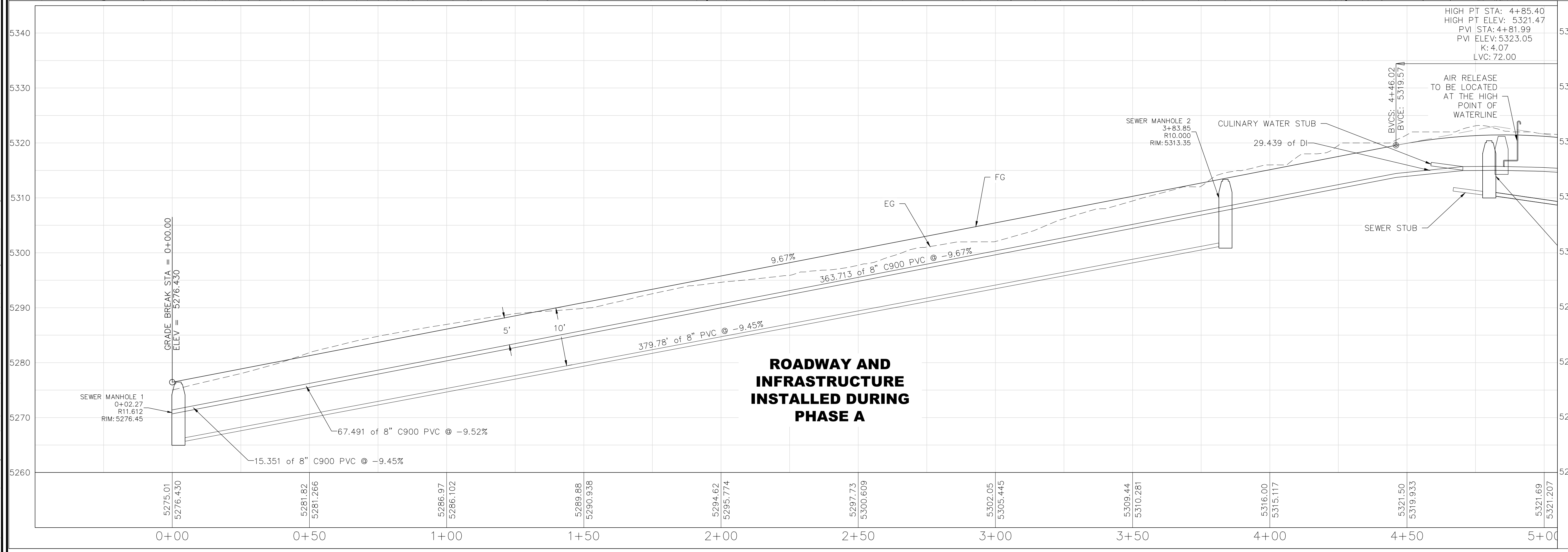


SHEET NOTES

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SHEET LEGEND

EXISTING CULINARY	— W — W —
EXISTING PI	— SS — SS —
EXISTING SEWER LINE	— SS — SS —



PLAN REVISIONS

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: CRS
 DESIGNER: CRS
 Q&A: JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SCENIC RIDGE ESTATES PHASE D

SHEET NAME

PLAN AND PROFILE

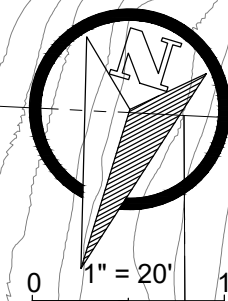
PLAN SUBMITTAL: FINAL

REVIEW SET 3/9/26

SHEET NUMBER **11**

3/9/2026

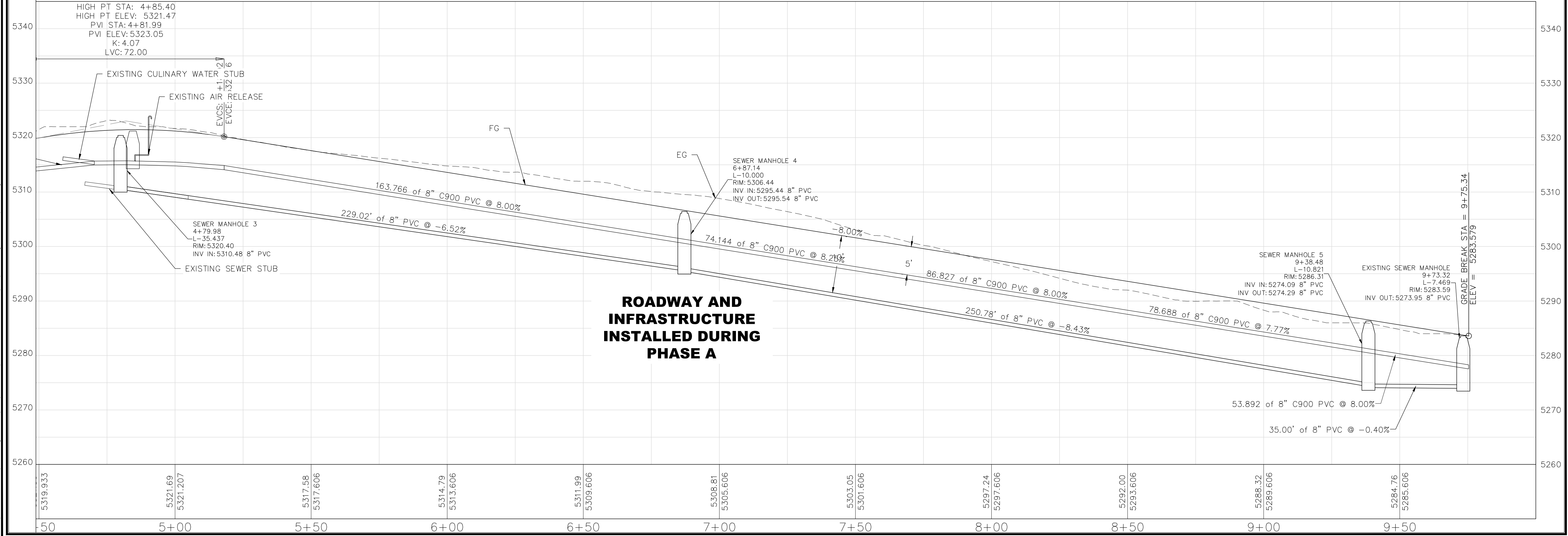
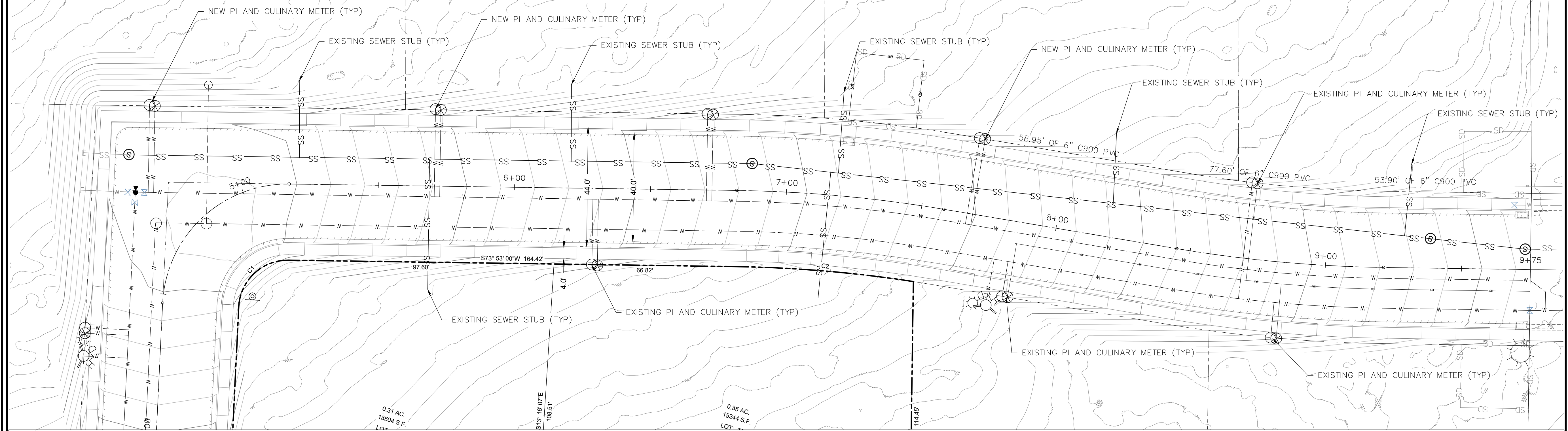
ROADWAY AND INFRASTRUCTURE INSTALLED DURING PHASE A



- SHEET NOTES**
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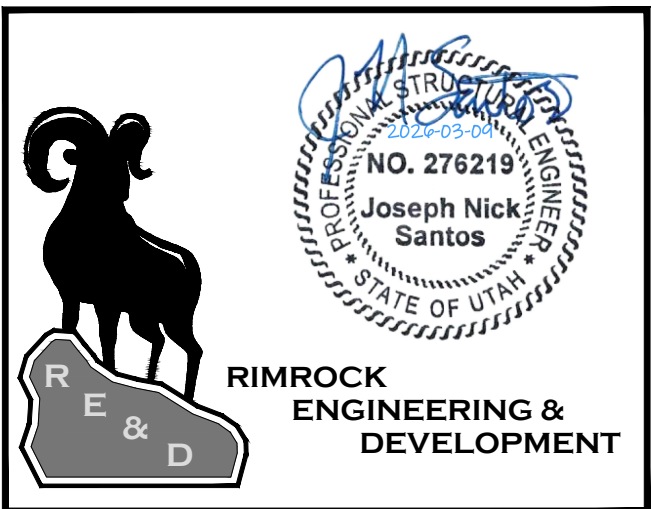
SHEET LEGEND

EXISTING CULINARY	— W — W —
EXISTING PI	— SS — SS —
EXISTING SEWER LINE	— SS — SS —



ROADWAY AND INFRASTRUCTURE INSTALLED DURING PHASE A

PLAN REVISIONS



CAD TECH: CRS
 DESIGNER: CRS
 Q&A: JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES D

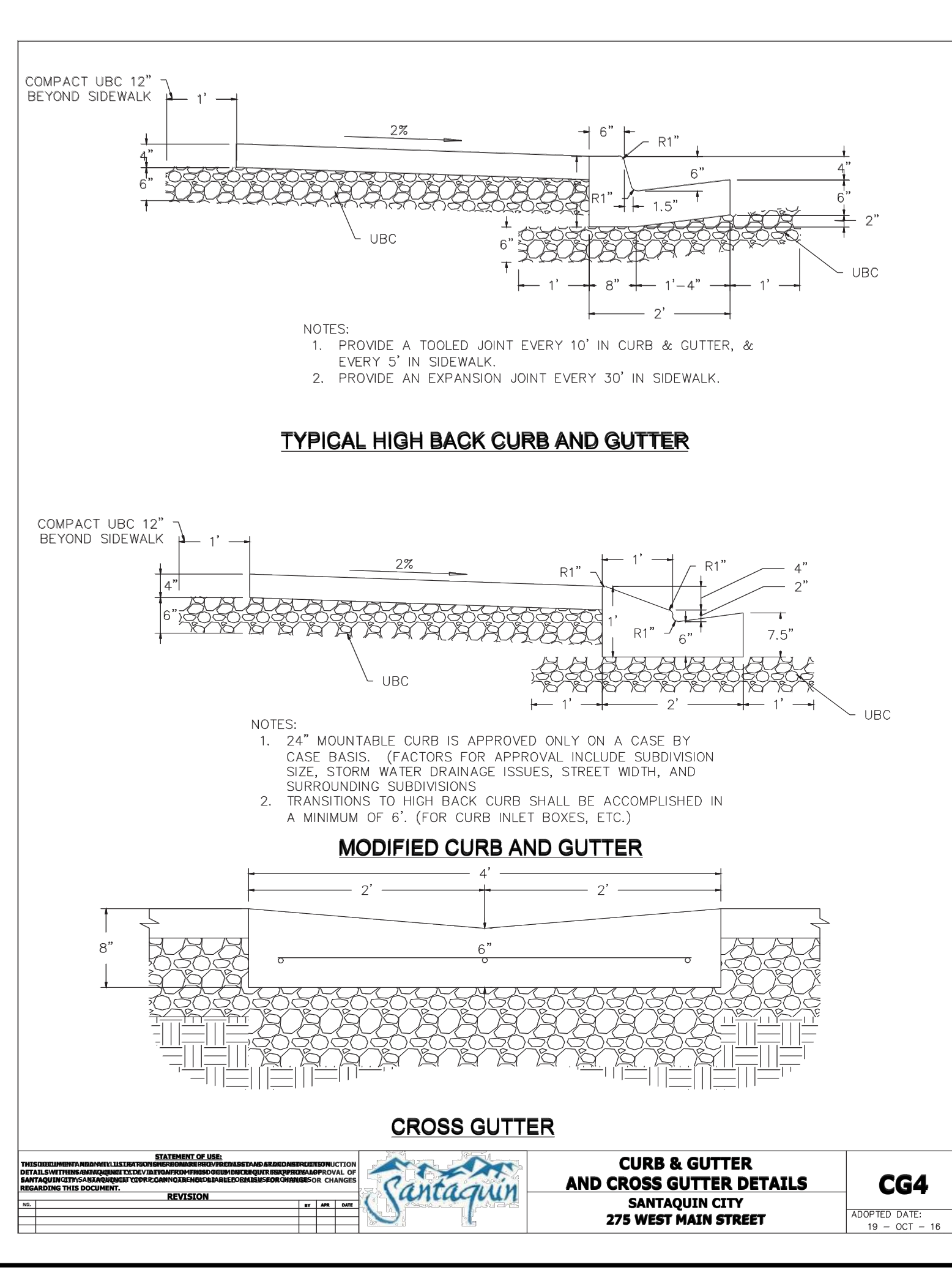
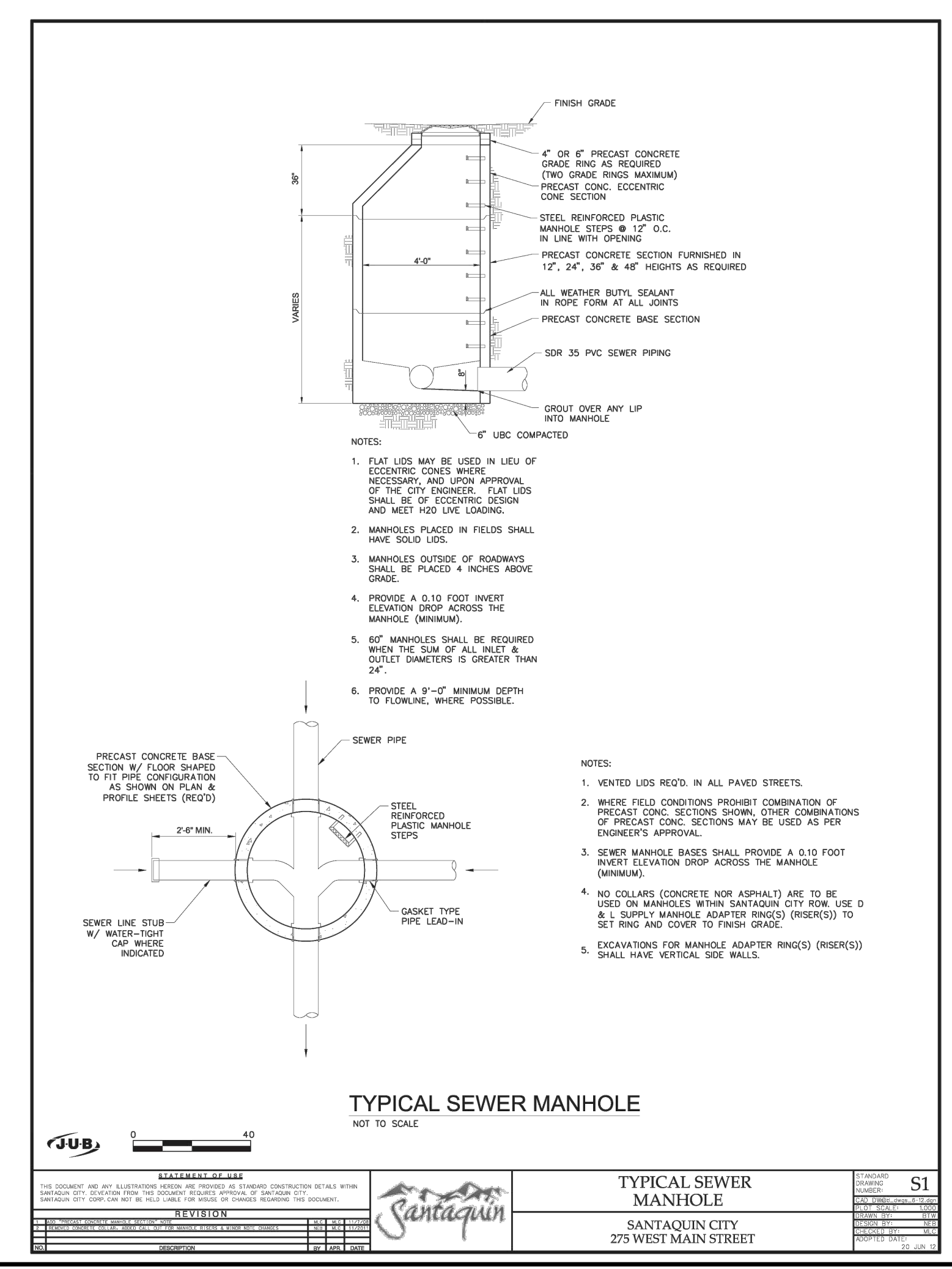
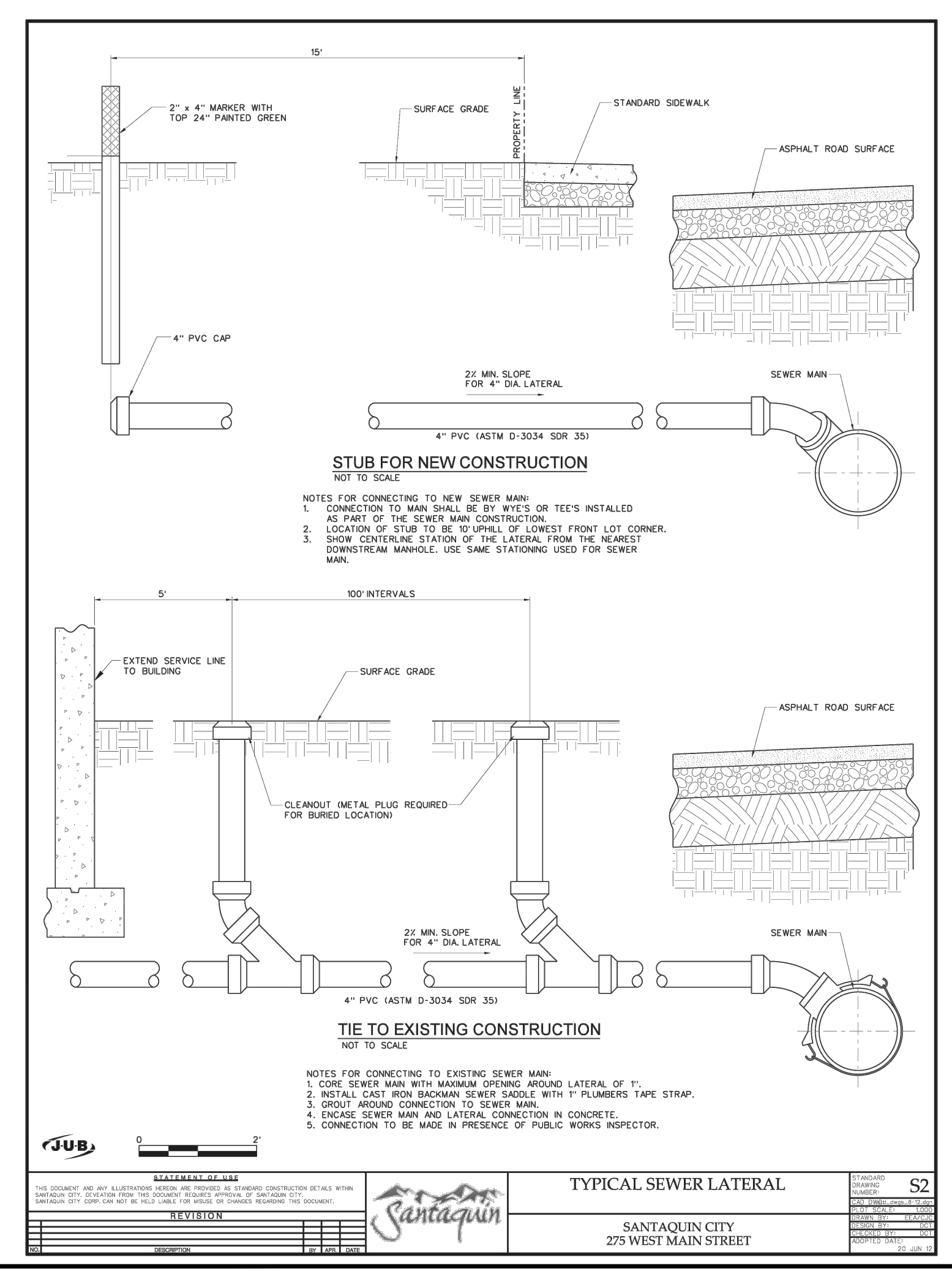
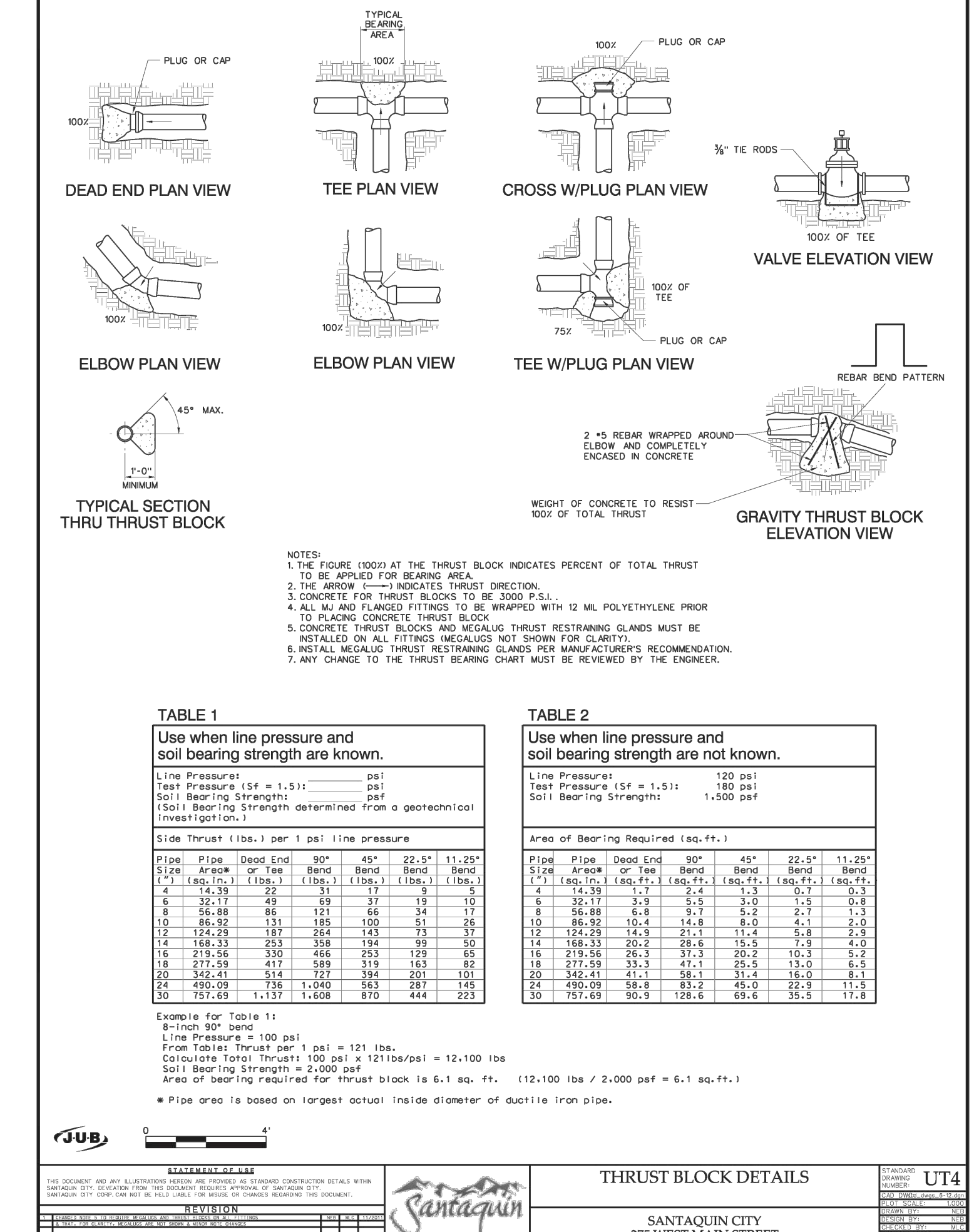
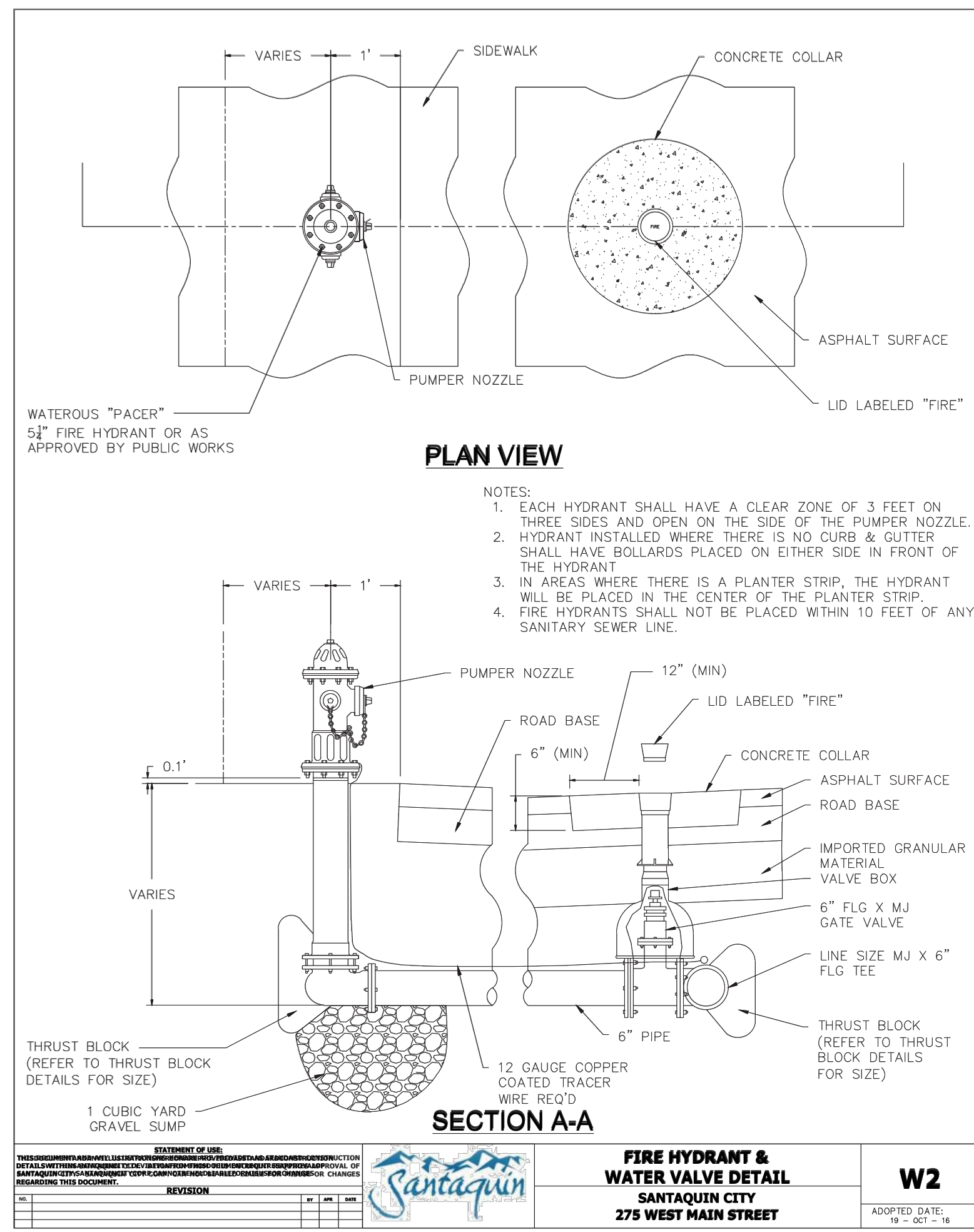
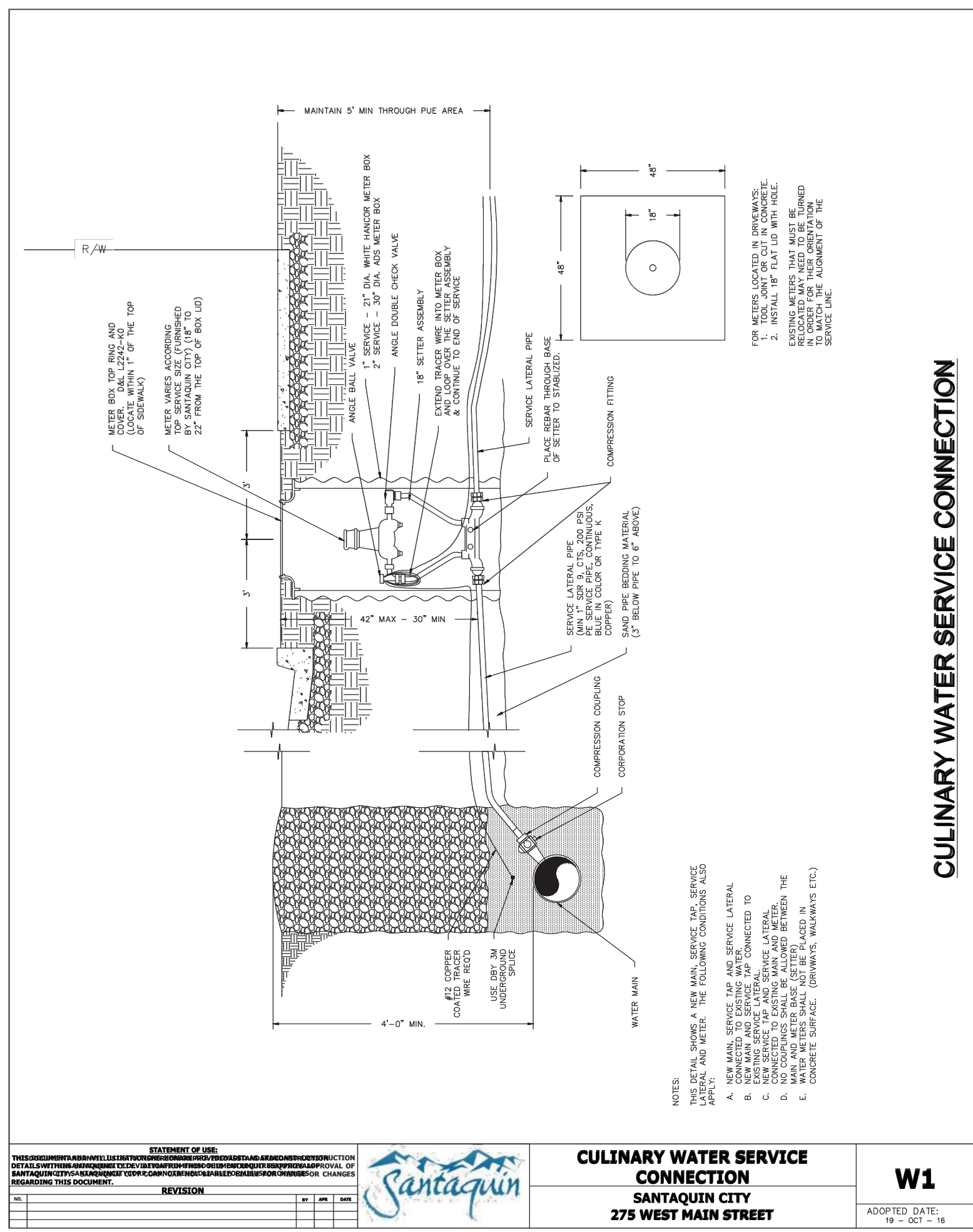
SHEET NAME
PLAN AND PROFILE

PLAN SUBMITTAL: FINAL

PERMIT SET 3/9/26

SHEET NUMBER
12

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SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

RIMROCK ENGINEERING & DEVELOPMENT

NO. 276219
Joseph Nick Santos
STATE OF UTAH

CAD TECH: JRC
DESIGNER: JRC
Q&A: DSE

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES

SHEET NAME
DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET 10/5/2022

SHEET NUMBER
13

12/22/2021

Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and flared base design. The shaft shall be 60° smooth.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 390.1 ingot per ASTM B179-05a or ASTM B202-05. The straight shaft shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot-dip galvanized.

CONSTRUCTION
The post shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft meets the base. All exposed welds below 6" shall be ground smooth. All welding shall be per ANSI/ASME D1.2-90. All welders shall be certified per Section 5 of ANSI/ASME D1.2-90.

DIMENSIONS
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a 60° x 3" tall tenon with a transitional donut shall be provided for luminaire mounting.

INSTALLATION
The post shall install with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

FINISH
The entire assembly shall have a standard Holographic black finish.

LUMINAIRE DESCRIPTION
-Granville Panner LED
-40W 215mA Driver- 4x CCT
-Axi-Sensing 120-277V
-Symmetric Type V, No Trim, Spike Free, Full Cover
-NEMA Twilock Photocontrol Photocycle
-DTL Twilock Photocontrol For Solid-State Lighting 120-277V
-20R Prewired Leads
For complete specifications see LUM_GPD.

Anchor Detail

LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

ST9
ADOPTED DATE: 19 - OCT - 15

TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS NOT ADJACENT TO C&G PLAN VIEW

NOT TO SCALE

TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS ADJACENT TO C&G PLAN VIEW

NOT TO SCALE

TYPICAL SPEED LIMIT SIGN INSTALLATION

NOT TO SCALE

TYPICAL SPEED LIMIT SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

ST10
ADOPTED DATE: 19 - OCT - 15

LOCAL STOP SIGN LOCATION PLAN VIEW

SCALE: 1"=20'

LOCAL STREET/STOP SIGN DETAIL

NOT TO SCALE

LOCAL STREET/STOP SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

ST17
ADOPTED DATE: 19 - OCT - 15

TYPICAL STREET/STOP SIGN LOCATION PLAN VIEW

SCALE: 1"=20'

TYPICAL STREET SIGN INSTALLATION

NOT TO SCALE

TYPICAL STREET SIGN DETAIL (NO STOP SIGN)
SANTAQUIN CITY
275 WEST MAIN STREET

ST9
ADOPTED DATE: 19 - OCT - 15

PLAN VIEW

TOOLED JOINT EVERY 5'

5' MAX. EXPANSION JOINT EVERY 30'

SIDEWALK DETAILS

NOT TO SCALE

SIDEWALK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

CG5
ADOPTED DATE: 19 - OCT - 15

PLAN - CURB/PLANTER STRIP/SIDEWALK

CONCRETE LID DETAILS

PLAN - COMBINATION CURB & SIDEWALK

CURB INLET BOX ASSEMBLY

SCALE: 1"=20'

CURB INLET BOX ASSEMBLY
SANTAQUIN CITY
275 WEST MAIN STREET

SD1
ADOPTED DATE: 19 - OCT - 15

SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: JRC
DESIGNER: JRC
Q&A: DSE

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES

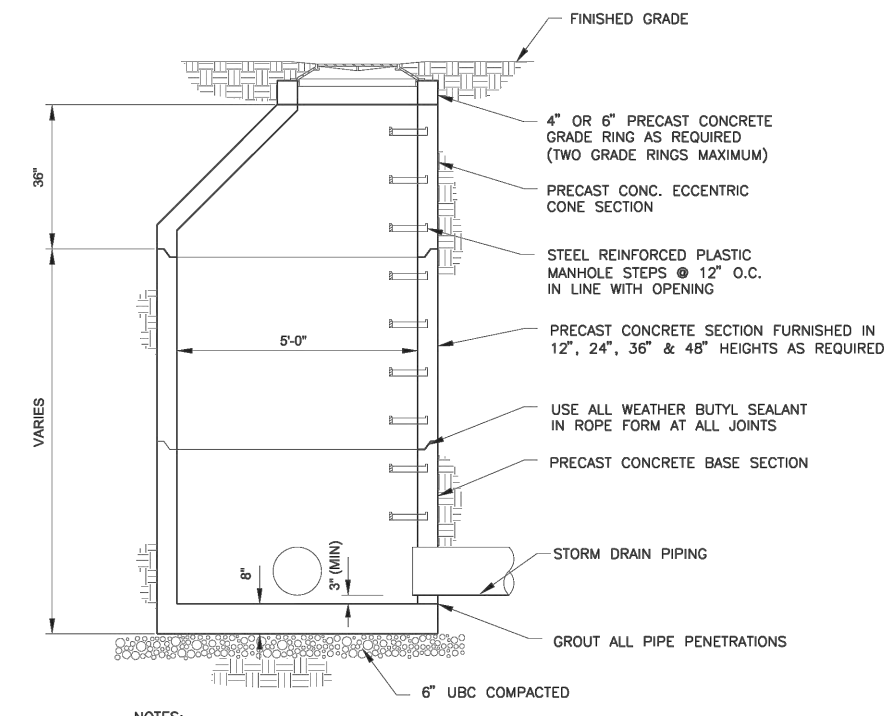
SHEET NAME
DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET 10/5/2022

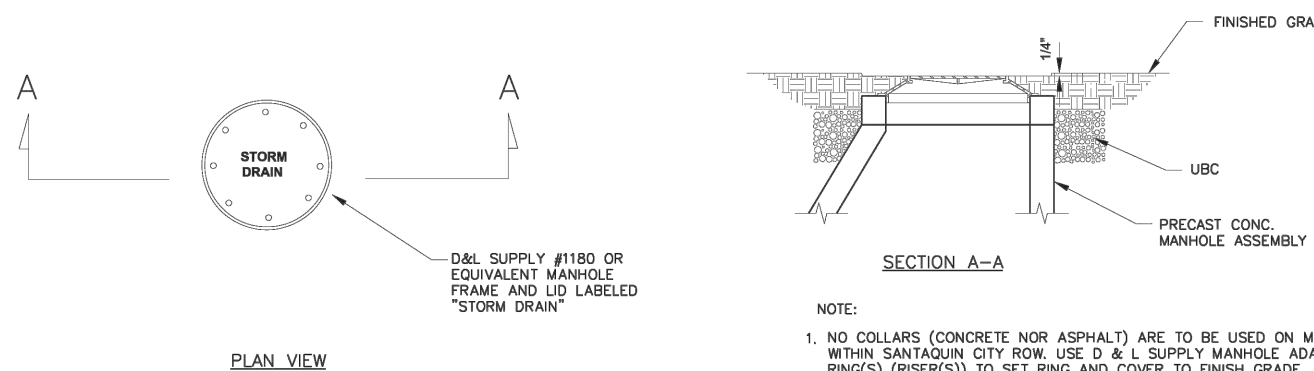
SHEET NUMBER 14

10/5/2022



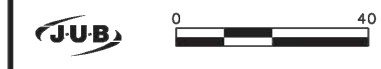
- NOTES:
1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET FSD LIVE LOADING.
 2. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS.

TYPICAL STORM DRAIN MANHOLE
NOT TO SCALE



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

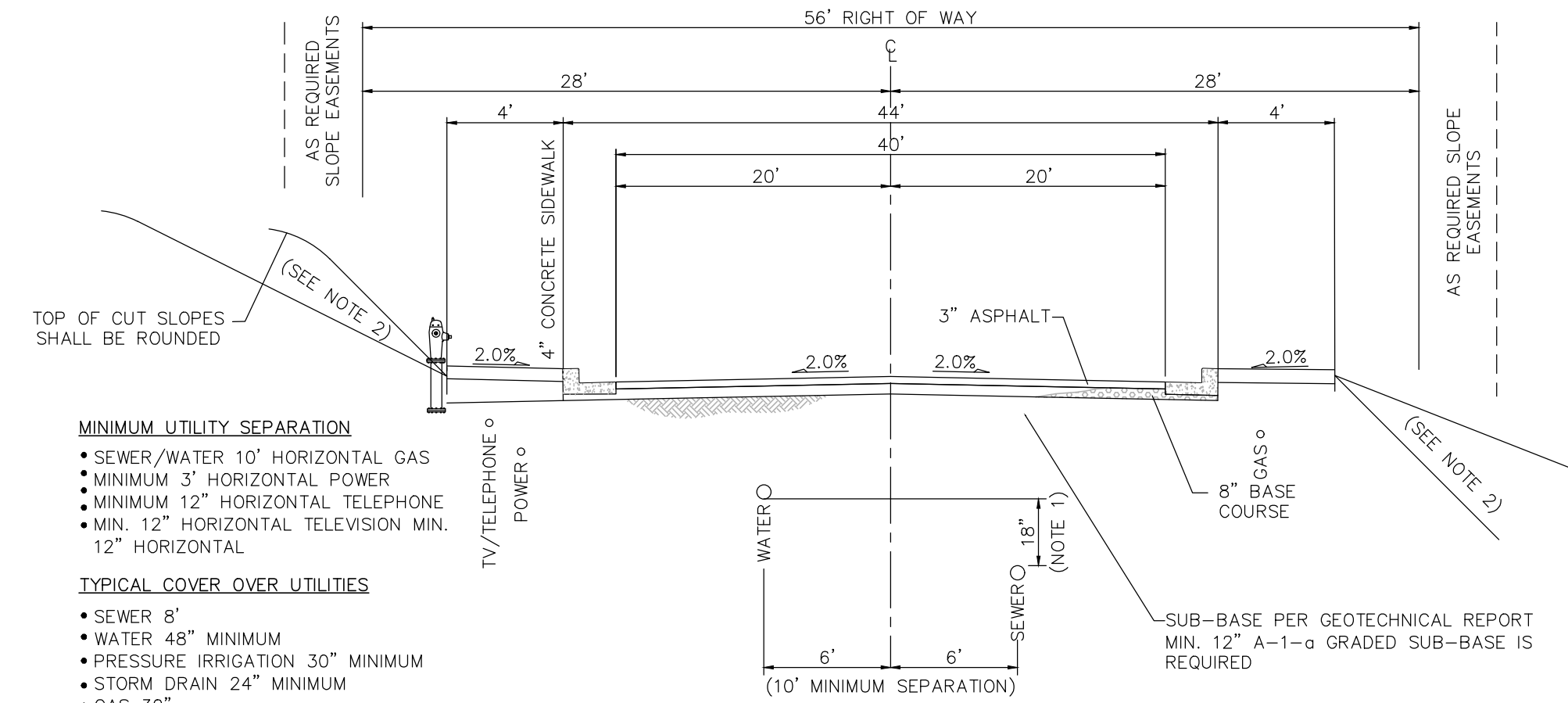
MANHOLE RING & COVER
NOT TO SCALE



STATEMENT OF WORK		SD2
THIS DOCUMENT AND ALL INFORMATION HEREIN ARE HEREBY BE PROVIDED TO YOU BY THE CITY OF SANTAQUIN FOR YOUR INFORMATION ONLY. IT IS YOUR RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN. THE CITY OF SANTAQUIN DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREIN.		
REVISIONS		
NO.	DESCRIPTION	DATE



TYPICAL STORM DRAIN MANHOLE & MANHOLE RING & COVER
SANTAQUIN CITY
275 WEST MAIN STREET



- MINIMUM UTILITY SEPARATION**
- SEWER/WATER 10\"/>
- TYPICAL COVER OVER UTILITIES**
- SEWER 8\"/>

- GENERAL NOTES**
- 1) 18\"/>
 - 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

SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.	

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: JRC	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER: JRC	
Q&A: DSE	

PROJECT NAME
SCENIC RIDGE ESTATES

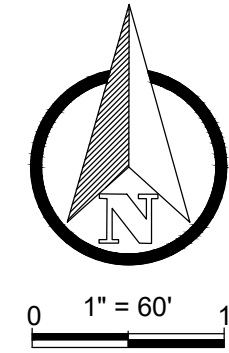
SHEET NAME
DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET
10/5/2022

SHEET NUMBER
15

2/2/2026



SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: CRS
 DESIGNER: CRS
 Q&A: JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES D

SHEET NAME
EROSION CONTROL PLAN

PLAN SUBMITTAL: FINAL

PERMIT SET 2/2/26 SHEET NUMBER 16

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