

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: May 7, 2021

RE: **Scenic Ridge Estates Subdivision Concept Review**

Zone: R-12 PUD
Size: 11.58 Acres
Lots: 17

The Scenic Ridge Estates Subdivision is located at approximately 430 South and 1200 East. The proposed subdivision consists of 17 single-family lots on 11.58 acres and is in the R-12 PUD zone. The lots range from 12,061 square feet (.28 acres) to 68,099 square feet (1.56 acres). The development agreement that created the PUD has expired and the development must follow the R-12 zoning requirements. Interior lots are required to be at least 12,000 square feet and have 100 feet of frontage. Corner lots are required to be at least 13,225 square feet and have 115 feet of frontage. The proposed subdivision meets all the R-12 zoning requirements.

The entire development is in the Hillside Overlay and will need to meet the requirements in 10.20.230 of the Santaquin City Code. The Hillside Overlay requires 10% of the net developable acreage to be improved open space. Parcel A and B will be used to meet this requirement. Parcel A will be landscaped and part of it will be used as a pump station. Parcel B includes a drainage channel and the developer will be installing a 10' trail along it.

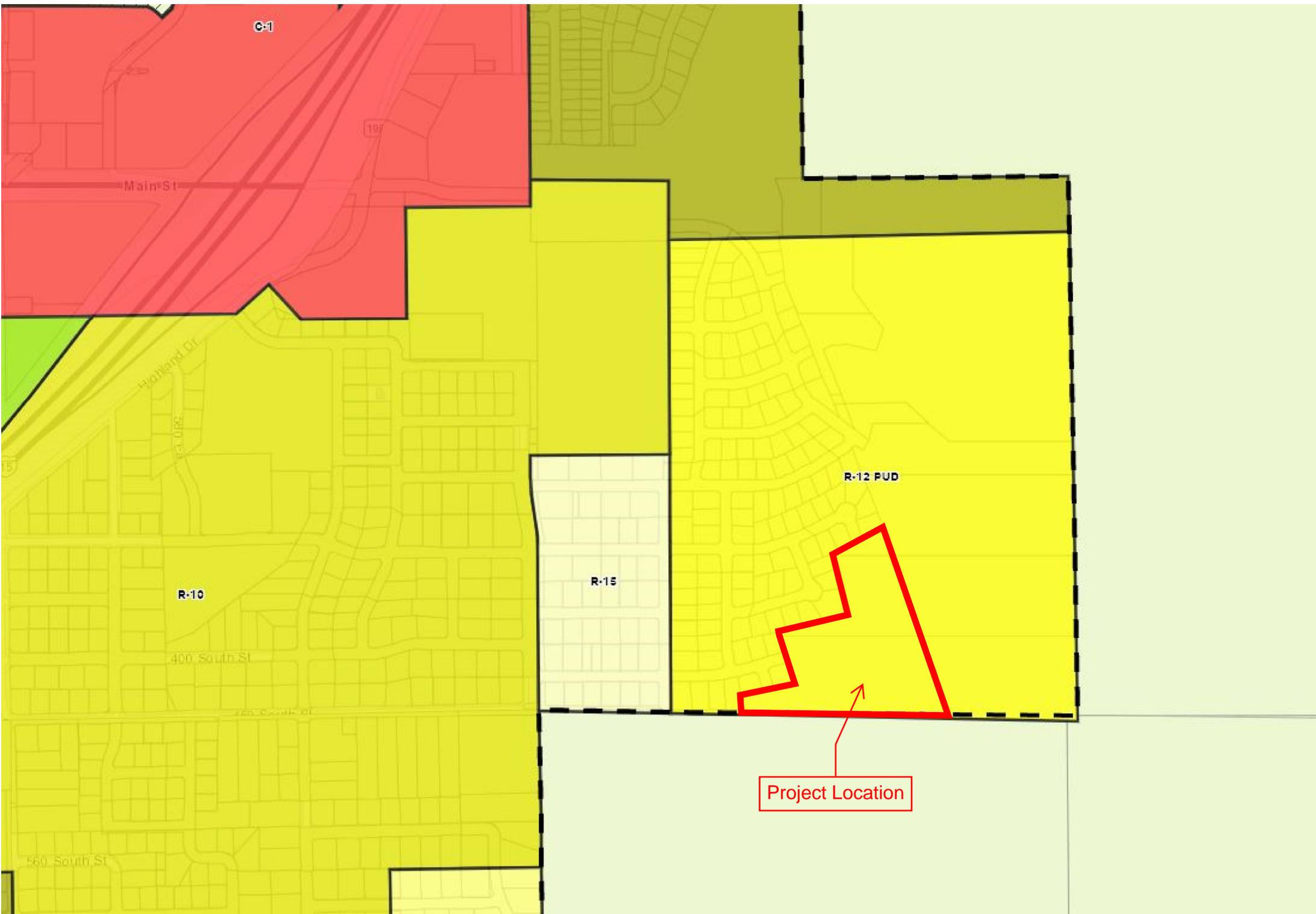
This is a subdivision concept review and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind. After the concept review, the developer will need to submit preliminary plans. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and the City Council will be the land use authority for preliminary plans.

The DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060(B)).

Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



C-1

197

Main St

Highland Dr

R-10

400 South St

500 South St

R-15

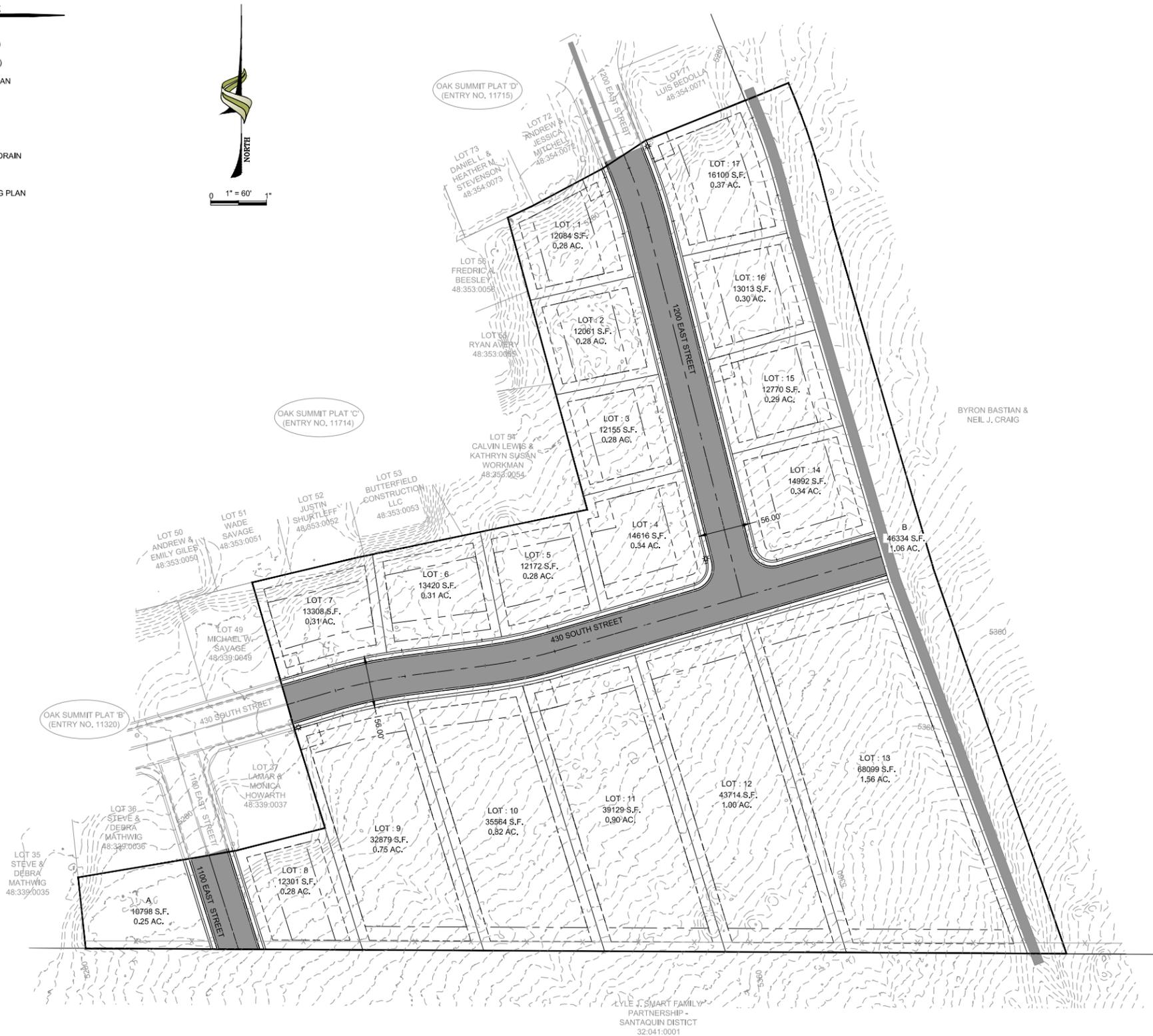
R-12 PUD

Project Location

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

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	PLAT (SHEET ONE)
SHEET 3	PLAT (SHEET TWO)
SHEET 4	OVERALL AREA PLAN
SHEET 5	LOT LAYOUT
SHEET 6	OVERALL WATER
SHEET 7	OVERALL SEWER
SHEET 8	OVERALL STORM DRAIN
SHEET 9	SLOPE MAP
SHEET 10	OVERALL GRADING PLAN



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



REVISIONS

1.	

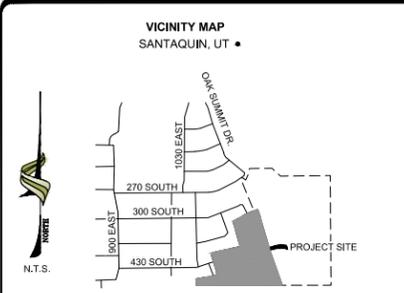
DATE:	4/13/21
DRAWN:	JF
DESIGNER:	JF
REVIEWED:	JNS
PROJECT #	20SM4196

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

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

SCALES

HORIZ:	1"=60'
VERT:	N/A
(24" x 36" SHEET)	



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

STATE PLANE COORDINATES (GROUND)		
LETTER / ITEM	NORTHING	EASTING
(A) SW COR SEC 6	7157331.487	1565531.199
(B) S 1/2 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	1566541.578
(F) BOUNDARY CORNER	7157420.661	1566654.249
(G) BOUNDARY CORNER	7157430.243	1566709.951
(H) BOUNDARY CORNER	7157454.584	1566806.943
(I) BOUNDARY CORNER	7157560.152	1566774.231
(J) BOUNDARY CORNER	7157613.952	1566758.890
(K) BOUNDARY CORNER	7157718.057	1566728.613
(L) BOUNDARY CORNER	7157745.511	1566845.210
(M) BOUNDARY CORNER	7157795.944	1567088.892
(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	7158253.398	1567305.189
(T) BOUNDARY CORNER	7158234.560	1567312.772
(U) BOUNDARY CORNER	7158145.367	1567341.827
(V) BOUNDARY CORNER	7158100.719	1567353.092
(W) BOUNDARY CORNER	7157734.011	1567460.525
(X) BOUNDARY CORNER	7157319.896	1567603.916

GROUND SCALE FACTOR: 1.00032797511374



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



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 248.05 FEET; AND (3) NORTH 15°14'13" WEST 324.81 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 LINE OF SAID OAK SUMMIT PLAT 'D' THE FOLLOWING FOUR (4) 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; AND (4) NORTH 68°09'58" EAST 115.00 FEET; THENCE NORTH 68°04'30" EAST 50.00 FEET; THENCE SOUTH 21°55'30" EAST 20.31 FEET TO A POINT OF CURVATURE; THENCE 93.88 FEET ALONG 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); THENCE SOUTH 14°09'41" EAST 46.05 FEET; THENCE SOUTH 16°19'43" EAST 382.12 FEET; THENCE SOUTH 19°05'56" EAST 438.24 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 89°40'47" WEST 1054.36 FEET ALONG SAID QUARTER SECTION TO THE POINT OF BEGINNING.
CONTAINS 504,399 SQ. FT. OR 11.58 ACRES, +/-

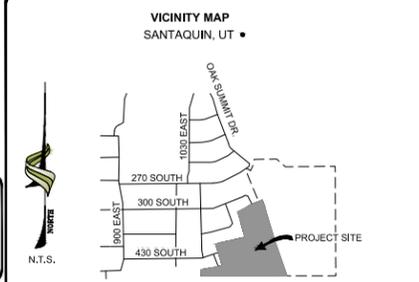
OWNER'S DEDICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1, 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 _____, 2021, A.D.
BY: _____ DATE _____
X - TITLE _____
CENTRAL BANK

ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, 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 } S.S.
COUNTY OF _____ }
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____ (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 STANDARDS:
FRONT YARD - FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 FEET.
SIDE YARD - 10.0 FEET,
REAR YARD - 25.0 FEET.
 - 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, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.
TRAVIS R. GOWER
P.L.S. 6439364
DATE _____
STATE OF UTAH
No. 6439364
TRAVIS R. GOWER
DATE _____

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



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: _____
CETRACOM: _____ DATE: _____
CENTURY LINK: _____ DATE: _____

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 _____, 2021
DOMINION ENERGY
BY: _____
TITLE: _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE _____ PLANNING COMMISSION.
DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____
(SEAL)

CITY ENGINEER
CLERK - RECORDER
(SEAL)

DRAWING DATES / REVISIONS
ORIGINAL PRELIMINARY 04/05/2021

LEGEND
SECTION CORNER (FOUND) 12 7
BOUNDARY 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 ENGINEERING
3341 South 2000 West
West Valley, Utah 84110
801-955-8905
60 East 100 South
Provo, UT, 84602
432-654-8800
PROJECT #: 20SM1196
DATE: 04/13/2021
DRAWN: JF
CHECKED: TG
SHEET NO: 1 OF 2

APPROVED FOR PROJECTS/FILES/NEEDS/PHASE 1/PRELIM/2021/04/13/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

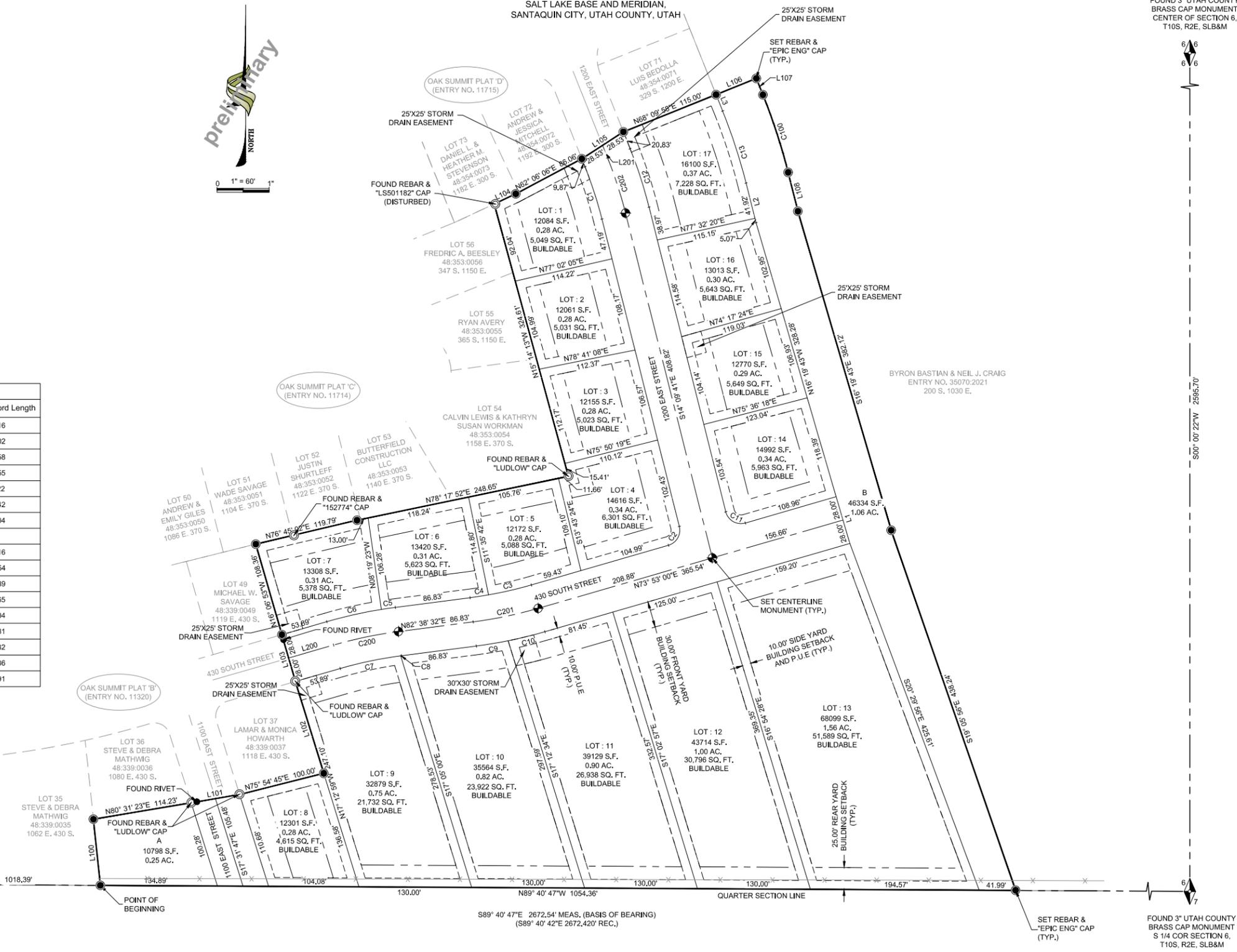
Line #	Length	Direction
L1	56.00	S16°19'43"E
L2	46.99	N14°09'41"W
L3	20.31	S21°55'30"E
L100	76.48	N05°59'52"W
L101	56.52	N80°14'20"E
L102	110.52	N17°12'59"W
L103	56.00	N16°06'43"W
L104	27.28	N84°57'27"E
L105	57.06	N57°05'35"E
L106	50.00	N68°04'30"E
L107	20.31	S21°55'30"E
L108	46.05	S14°09'41"E
L200	53.89	N73°53'17"E
L201	15.35	S21°50'02"E

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	37.16	528.00	4°01'58"	S80°37'33"W	37.16
C10	43.55	528.00	4°43'35"	S76°14'47"W	43.54
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
C100	93.88	692.82	7°45'49"	S18°02'36"E	93.81
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

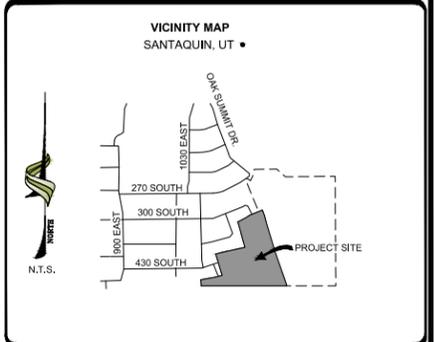


FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
SW COR SECTION 6,
T10S, R2E, SLB&M

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	



PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF _____ AD, 2021 BY THE _____ PLANNING COMMISSION.

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

CITY ENGINEER _____ CLERK - RECORDER _____

(SEAL) (SEAL)

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

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

 3341 South 2000 West West Valley, Utah 84120 303.955.9000 60 East 100 South Provo, UT 84602 (435)554-8800	1" = 60' DRAWN: JF CHECKED: TG	PROJECT #: 20SM4196 DATE: 04/13/2021 SHEET NO: 2 OF 2
--	--------------------------------------	--

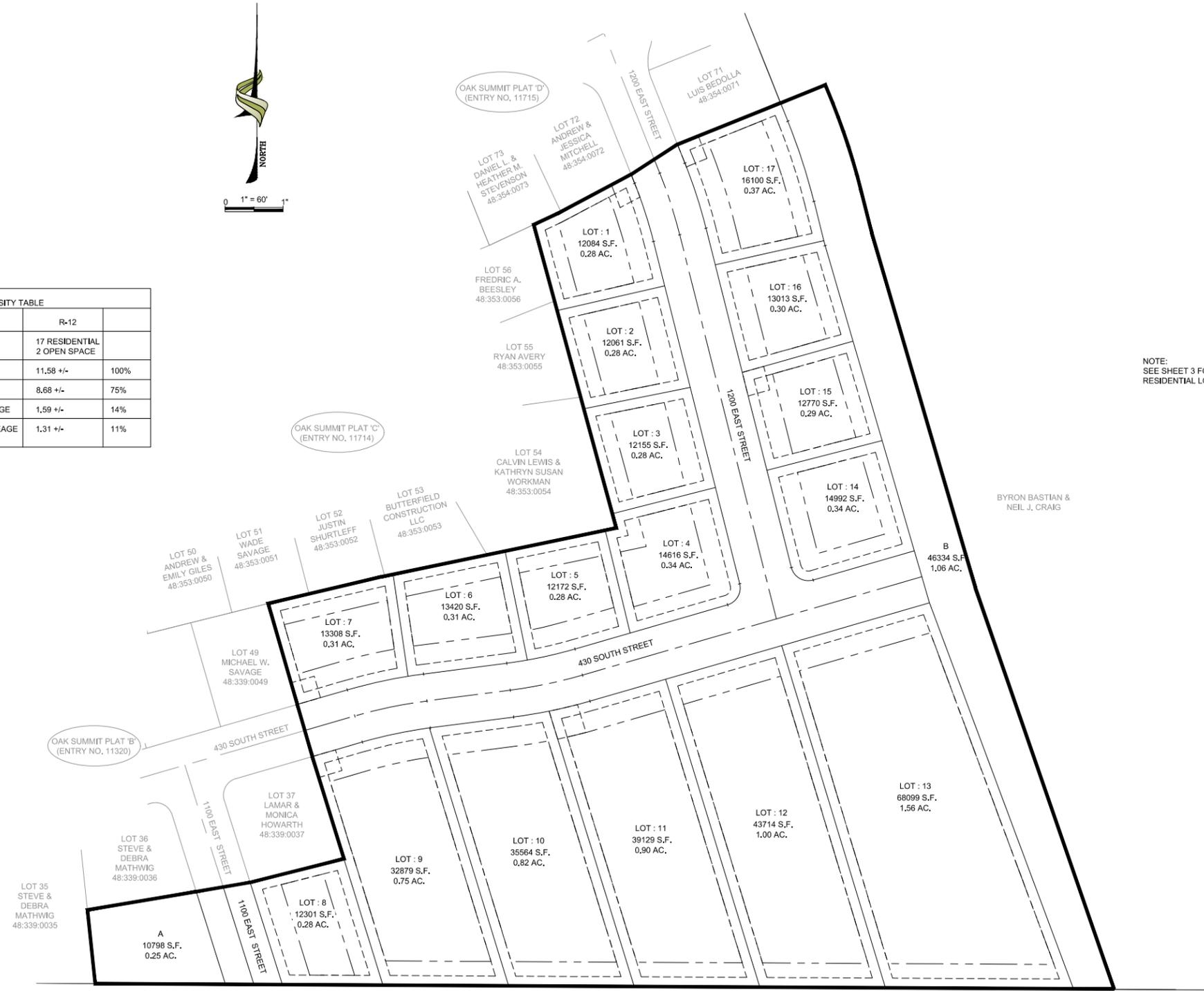
APPROVED FOR PROJECTS: EAGLES NEST/DONOR SHEET/PHASE 1/PRELIM/2021/04/15.DWG

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



DENSITY TABLE		
ZONE	R-12	
LOTS	17 RESIDENTIAL 2 OPEN SPACE	
TOTAL ACREAGE	11.58 +/-	100%
LOT ACREAGE	8.68 +/-	75%
STREET RIGHT-OF-WAY ACREAGE	1.59 +/-	14%
OPEN SPACE & BOOSTER ACREAGE	1.31 +/-	11%



NOTE:
SEE SHEET 3 FOR ROADWAY AND
RESIDENTIAL LOT INFORMATION.

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

WARNING
CALL BLUE STAKES



REVISIONS

NO.	DATE	DESCRIPTION
1.		

DATE: 4/13/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #
20SM4196

SCALES

HORIZ:	1"=60'
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
PHASE 1

SHEET TITLE:

LOT LAYOUT

PLAN SET:

PRELIM

SHEET:

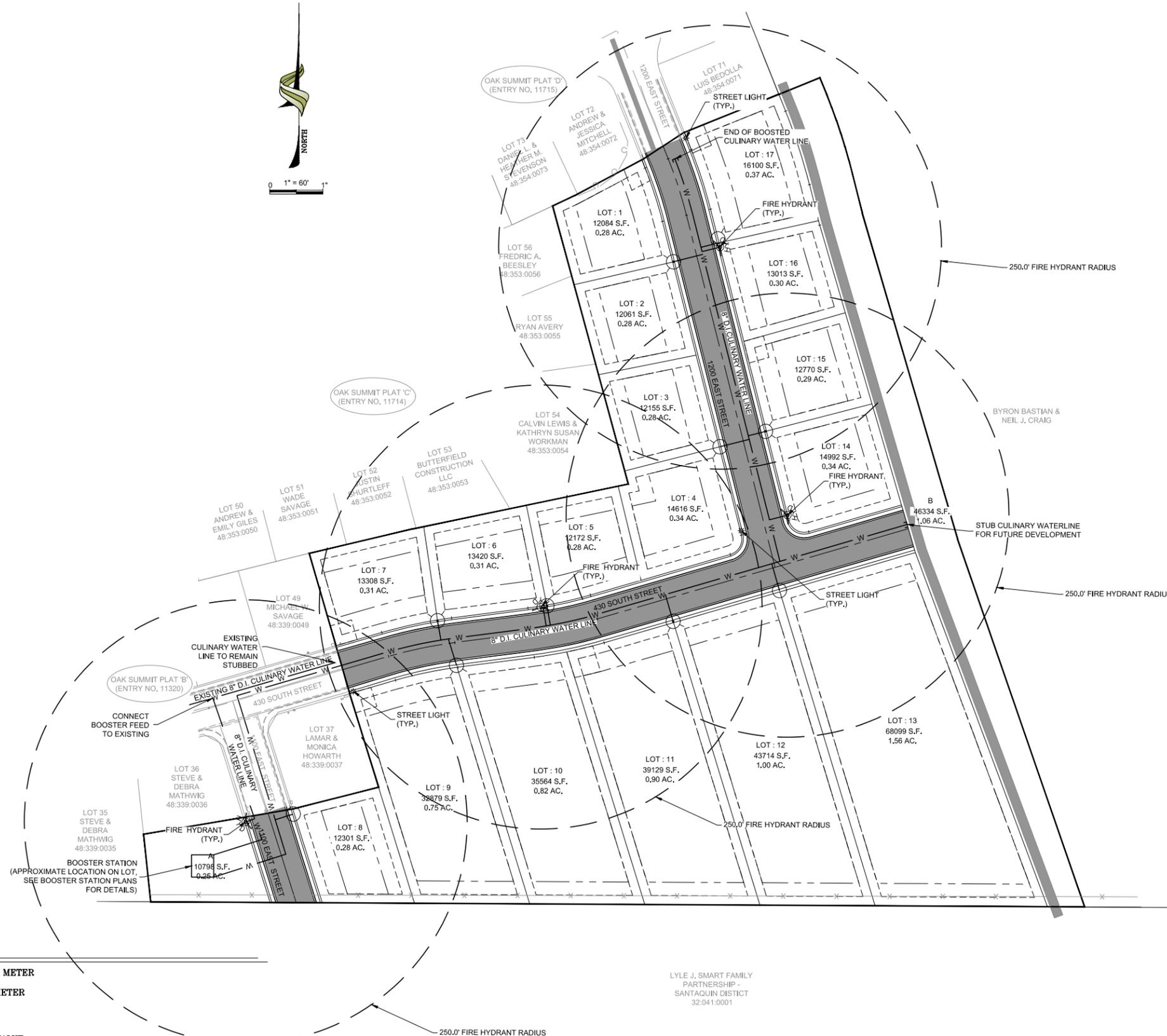
5

N:\PROJ\2020 SM PROJECTS\EGLES NEST\DWG\SHEET\PHASE 1\UTILITY-20210408.DWG

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

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- - - NEW DITCH FLOW LINE
- - - NEW PROPERTY LINE
- - - PROPERTY BOUNDARY
- - - UTILITY EASEMENT
- - - EXIST BARBED WIRE FENCE

WARNING
CALL BLUE STAKES



REVISIONS	
1.	
DATE:	4/13/21
DRAWN:	JF
DESIGNER:	JF
REVIEWED:	JNS
PROJECT #	20SM4196

SCALES	
HORIZ:	1"=60'
VERT:	N/A
(24" x 36" SHEET)	

PROJECT NAME:
SCENIC RIDGE PHASE 1

SHEET TITLE:
OVERALL CULINARY WATER

PLAN SET:	SHEET
PRELIM	6

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

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

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



LEGEND:
 GRAVITY SEWER SERVICE LATERAL

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: 4/13/21
 DRAWN: JF
 DESIGNER: JF
 REVIEWED: JNS
 PROJECT # 20SM4196

SCALES

HORIZ: 1"=60'	
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 PHASE 1

SHEET TITLE:
OVERALL PROPOSED SEWER

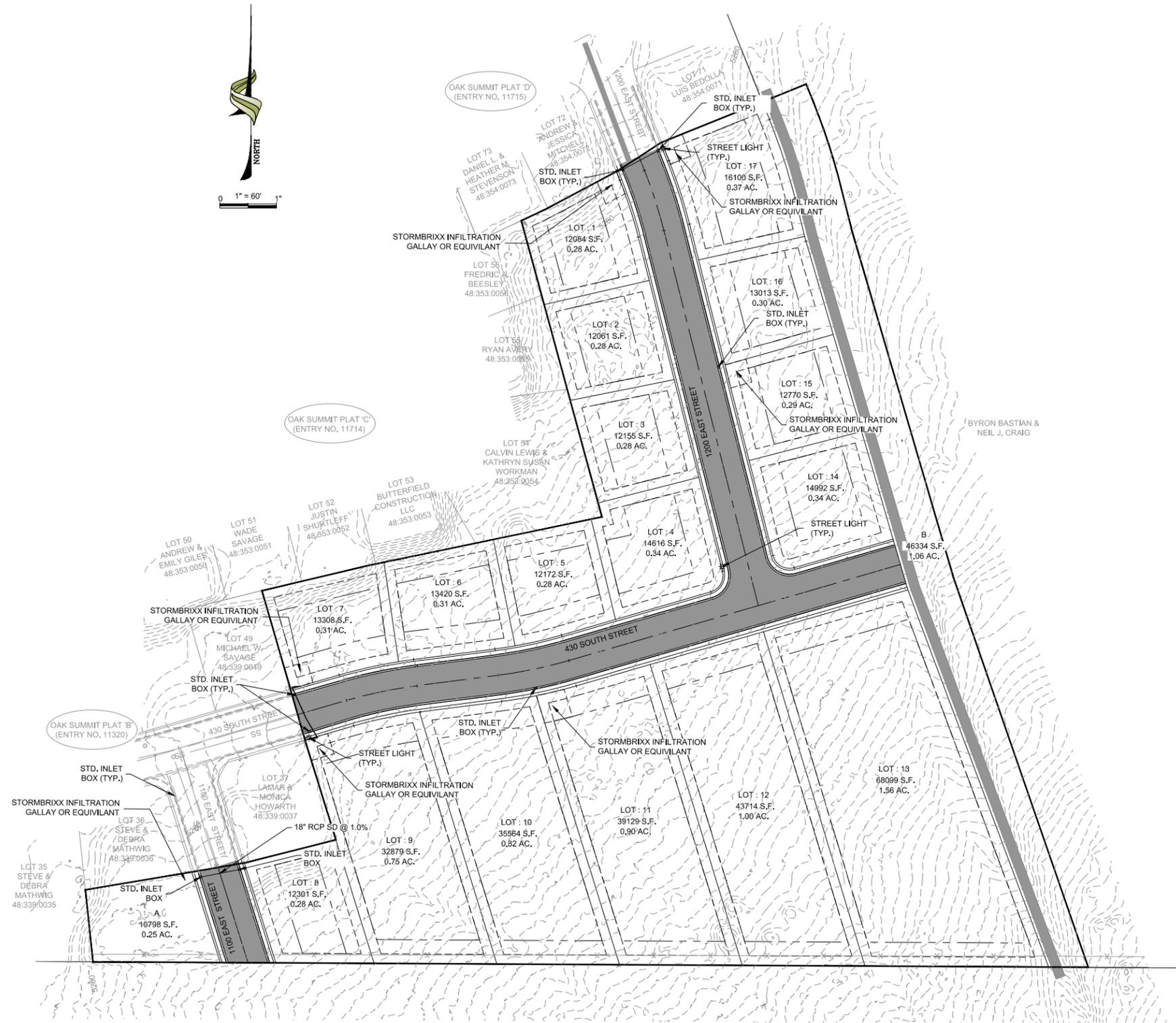
PLAN SET: PRELIM	SHEET: 7
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LYLE J. SMART FAMILY PARTNERSHIP - SANTAQUIN DISTRICT 32:041:0001

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

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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
- X EXIST BARBED WIRE FENCE

WARNING
CALL BLUE STAKES



REVISIONS

1.	

DATE: 4/13/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #
20SM4196

SCALES

HORIZ: 1"=60'
VERT: N/A
(24" x 36" SHEET)

HORIZ: 1"=60'
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
PHASE 1

SHEET TITLE:

OVERALL
STORM DRAIN

PLAN SET:

PRELIM

SHEET

8

LYLE J. SMART FAMILY
PARTNERSHIP -
SANTAQUIN DISTRICT
32.041.0001

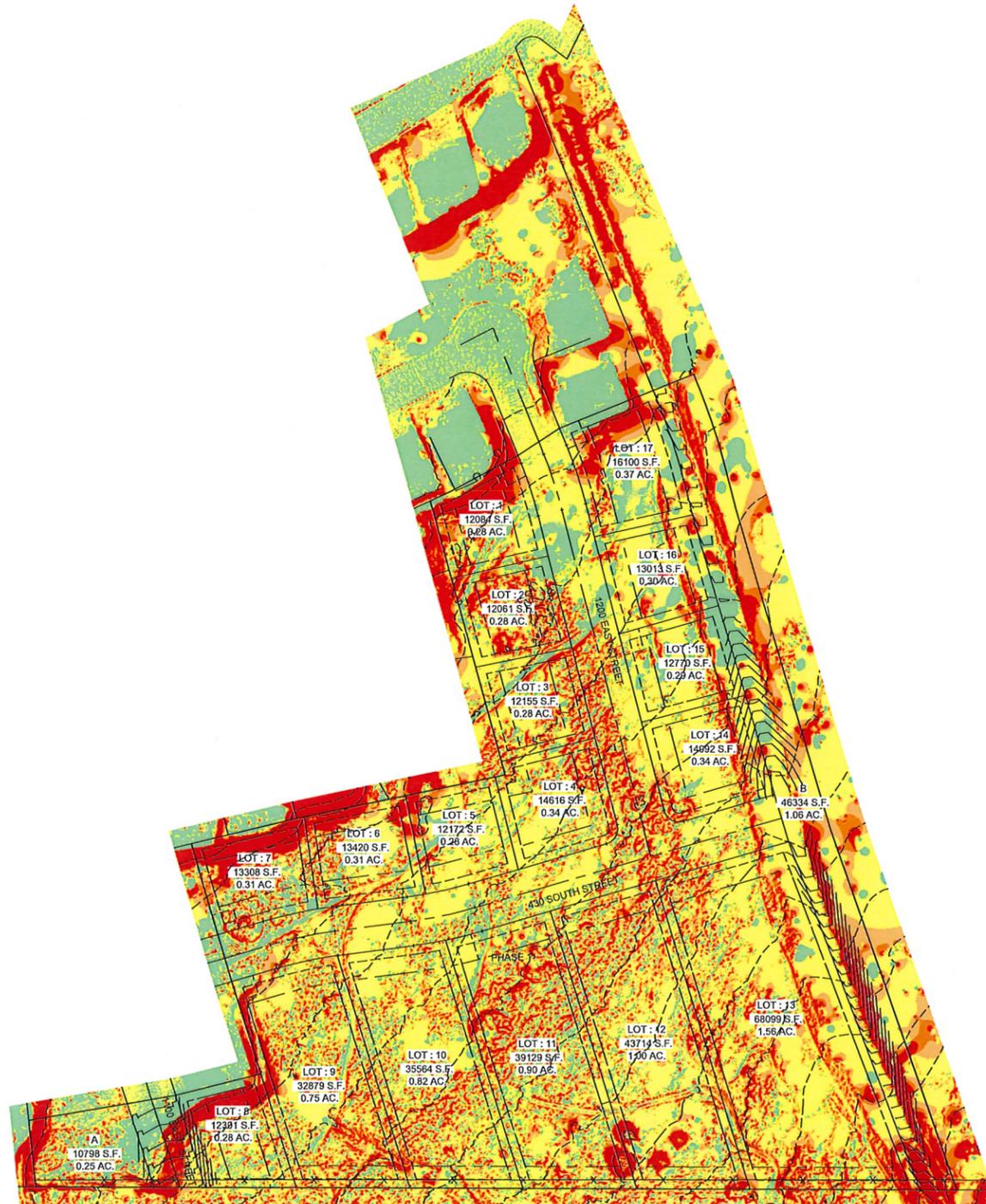
SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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



SLOPE TABLE

0% TO 10.00%	Light Green
10.00% TO 20.00%	Yellow
20.00% TO 25.00%	Orange
25.00% TO 30.00%	Red-Orange
30% +	Red



CONSTRUCTION NOTES

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LEGEND

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---	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
X	EXIST BARBED WIRE FENCE

WARNING
CALL BLUE STAKES



REVISIONS

1.	
DATE:	4/13/21
DRAWN:	JF
DESIGNER:	JF
REVIEWED:	JNS
PROJECT #	20SM4196

SCALES

HORIZ:	1"=60'
VERT:	N/A
(24" x 36" SHEET)	

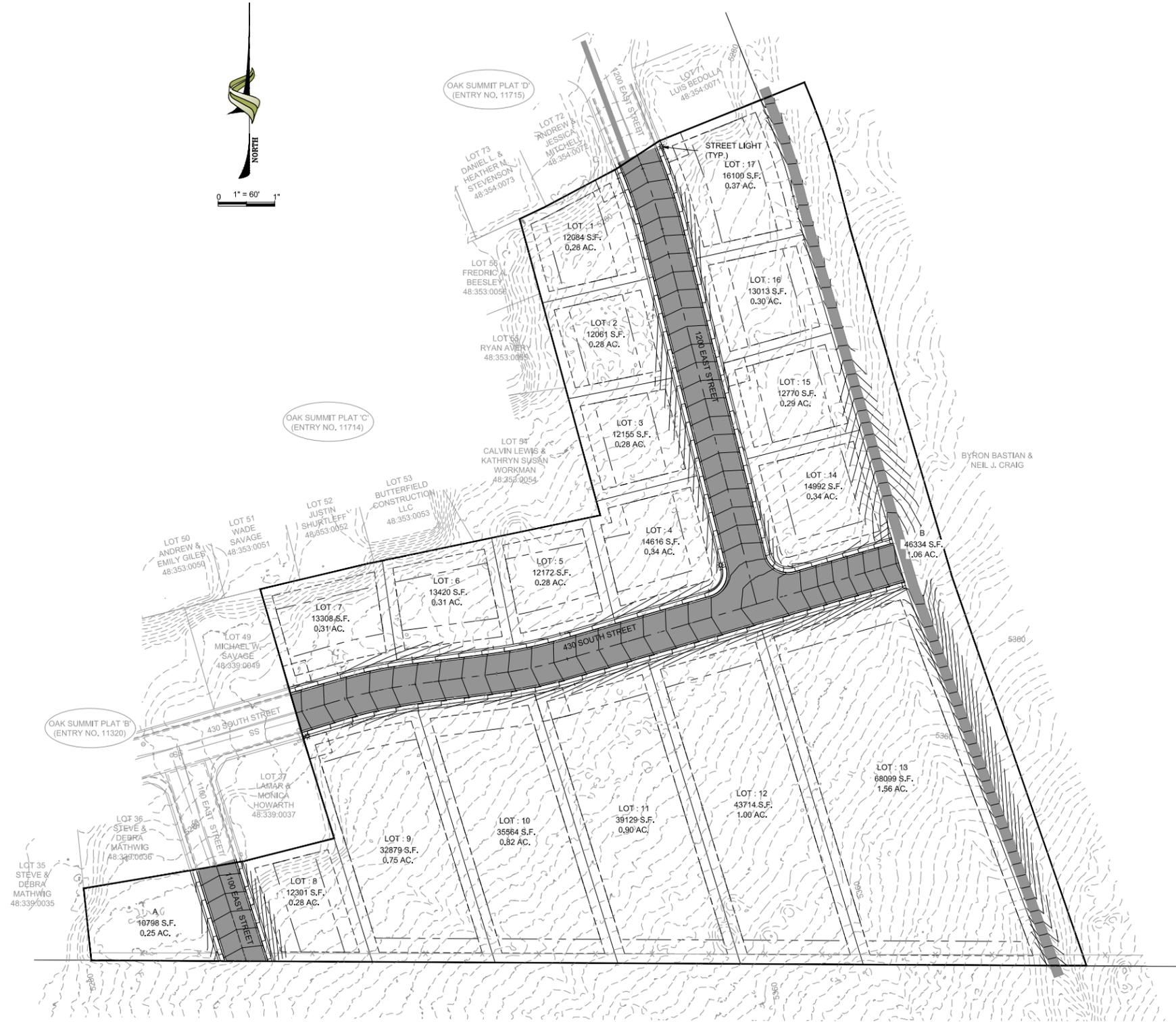
PROJECT NAME:
SCENIC RIDGE
PHASE 1

SHEET TITLE:
OVERALL
SLOPE MAP

PLAN SET:	SHEET:
PRELIM	9

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



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

CONSTRUCTION NOTES

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- - - NEW MAJOR CONTOUR
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- - - UTILITY EASEMENT
- X EXIST BARBED WIRE FENCE

WARNING
CALL BLUE STAKES



REVISIONS

1.	
DATE:	4/13/21
DRAWN:	JF
DESIGNER:	JF
REVIEWED:	JNS
PROJECT #	20SM4196

SCALES

HORIZ: 1"=60'
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
PHASE 1

SHEET TITLE

OVERALL
GRADING PLAN

PLAN SET

PRELIM

SHEET

10

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