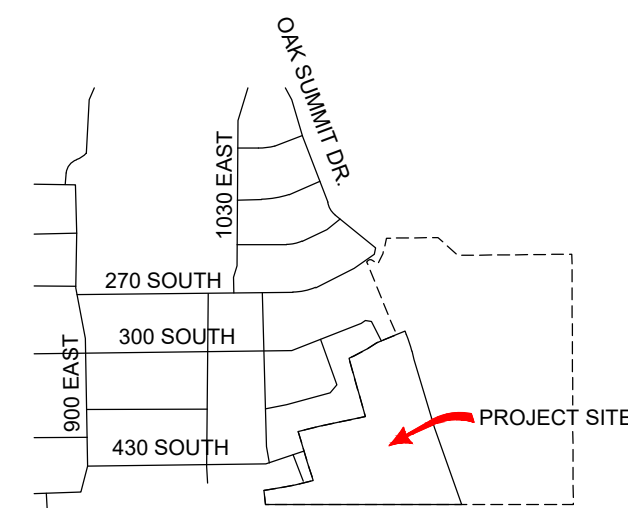


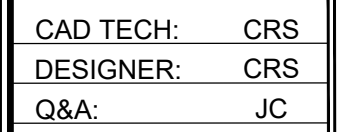
SHEET 1	COVER SHEET
SHEET 2	PLAT (SHEET ONE)
SHEET 3	PLAT (SHEET TWO)
SHEET 4	PLAT (SHEET THREE)
SHEET 5	OVERALL AREA PLAN
SHEET 6	LOT LAYOUT
SHEET 7	OVERALL WATER
SHEET 8	OVERALL SEWER
SHEET 9	OVERALL STORM DRAIN
SHEET 10	SLOPE MAP
SHEET 11	CONSTRUCTION TRAFFIC MAP
SHEET 12	OVERALL GRADING PLAN
SHEET 13	PLAN AND PROFILE (1200 EAST STREET)
SHEET 14	PLAN AND PROFILE (430 SOUTH STREET)
SHEET 15	DETAIL SHEET
SHEET 16	DETAIL SHEET
SHEET 17	DETAIL SHEET
SHEET 18	EROSION CONTROL PLAN

VICINITY MAP
SANTAQUIN, UT •

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.

PLAN REVISIONS



**CALL BLUE
STAKES PRIOR
TO DIGGING**

SCENIC RIDGE ESTATES

COVER SHEET

REVIEW SET
10/5/22

SHEET NUMBER

1

SCENIC RIDGE ESTATES SUBDIVISION

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

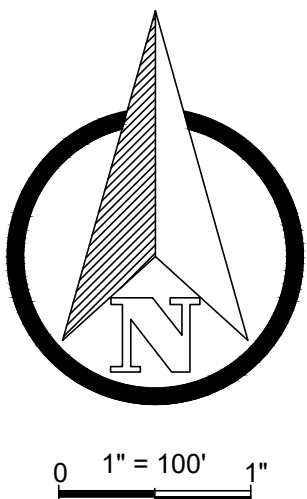
Line Table		
Line #	Length	Direction
L100	110.52	N17°12'59"W
L101	56.00	N16°06'43"W
L102	108.36	N16°06'53"W
L103	27.28	N64°57'27"E
L104	86.06	N62°06'06"E
L105	57.06	N57°05'35"E
L106	115.00	N68°09'58"E
L107	0.27	N41°45'56"E
L108	20.28	S21°55'30"E
L109	46.43	S14°09'41"E
L110	86.83	S82°38'32"W
L111	111.25	S17°05'00"E
L112	107.51	S75°54'45"W

6 6
6 6
(C)

6 6
6 6
S00° 00' 22" W 26895.70'

STATE PLANE COORDINATES (GROUND)		
LETTER / ITEM	NORTHING	EASTING
(A) SW COR SEC 6	7157331.487	1565531.199
(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.)	7157454.584	1566806.943
(E) BOUNDARY CORNER	7157560.152	1566774.231
(F) BOUNDARY CORNER	7157613.952	1566758.690
(G) BOUNDARY CORNER	7157718.057	1566728.613
(H) BOUNDARY CORNER	7157745.511	1566845.210
(I) BOUNDARY CORNER	7157795.944	1567088.692
(J) BOUNDARY CORNER	7158109.144	1567003.380
(K) BOUNDARY CORNER	7158120.690	1567028.092
(L) BOUNDARY CORNER	7158160.958	1567104.150
(M) BOUNDARY CORNER	7158191.957	1567152.055
(N) BOUNDARY CORNER	7158234.728	1567258.806
(O) BOUNDARY CORNER	7158626.63	1567101.785
(P) BOUNDARY CORNER	7158632.815	1567107.515
(PP) BOUNDARY CORNER	7158633.016	1567107.695
(Q) BOUNDARY CORNER	7158636.626	1567130.099
(R) BOUNDARY CORNER	7158245.907	1567286.644
(S) BOUNDARY CORNER	7158227.092	1567294.218
(T) BOUNDARY CORNER	7158140.474	1567322.434
(U) BOUNDARY CORNER	7158095.458	1567333.792
(V) BOUNDARY CORNER	7157996.895	1567362.668
(W) BOUNDARY CORNER	7157956.541	1567219.199
(X) BOUNDARY CORNER	7157682.787	1567288.273
(Y) BOUNDARY CORNER	7157617.292	1567061.610
(Z) BOUNDARY CORNER	7157600.888	1566982.656
(AA) BOUNDARY CORNER	7157589.769	1566896.545
(BB) BOUNDARY CORNER	7157587.090	1566878.542
(CC) BOUNDARY CORNER	7157480.752	1566911.222

GROUND SCALE FACTOR: 1.00032797511374



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. (SEE SHEET 2)
- THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS: (SEE SHEET 2)
- 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 BYRON BASTIAN AND NEIL J. CRAIG, PER WARRANTY DEED, ENTRY NUMBER 35070.2021, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32:040:0042, 32:040:0045 AND 32:040:0047.
- 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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C100	8.43	1763.98	0°16'26"	N42°49'31"E	8.43
C101	24.55	18.00	78°09'09"	N80°50'46"E	22.69
C102	91.17	672.82	7°45'49"	S18°02'36"E	91.10
C103	80.72	528.00	8°45'33"	S78°15'46"W	80.64
C104	17.19	472.00	2°05'13"	S81°28'35"W	17.19

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 (3) 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 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 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' (ENRTRY #12871 UTAH COUNTY RECORD'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 TANGET 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.

(A)
1 6
12 7
FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
SW COR SECTION 6,
T10S, R2E, SLB&M

CONTAINS 207,200.25 SQ. FT. OR 4.76 ACRES, +/-

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

(SEAL)

(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 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 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 _____, 2022

DOMINION ENERGY _____

BY: _____

TITLE: _____

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, 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

BY: _____

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 } S.S.

COUNTY OF _____ }

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 } S.S.

COUNTY OF _____ }

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

(NOTARY STAMP)

SURVEYOR'S CERTIFICATE

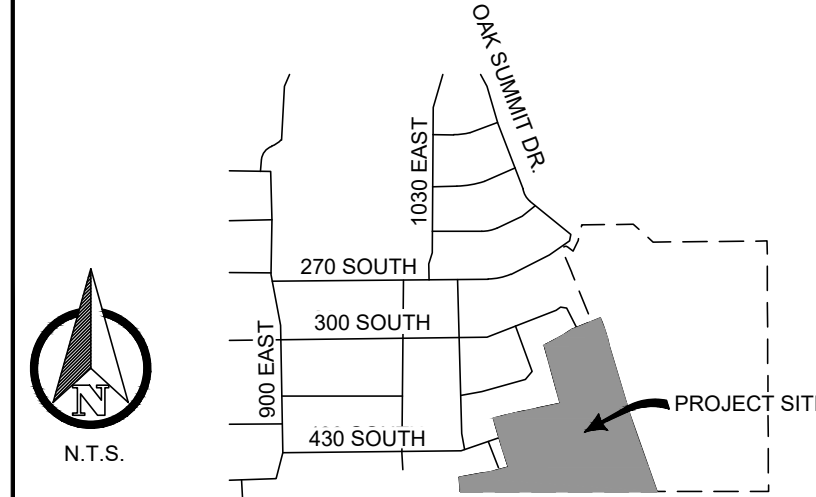
I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6438364 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**.

TRAVIS R. GOWER
P.L.S. 6438364

DATE

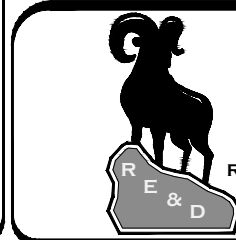


VICINITY MAP
SANTAQUIN, UT •



SCENIC RIDGE ESTATES SUBDIVISION

SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH



RIMROCK
ENGINEERING &
DEVELOPMENT

PROJECT #:
RGC2213-02-01

DRAWN: AP

CHECKED: TG

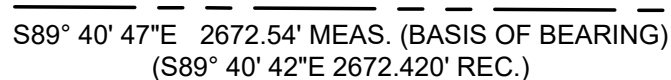
DATE: 09/09/2022

SHEET NO. 1 OF 2

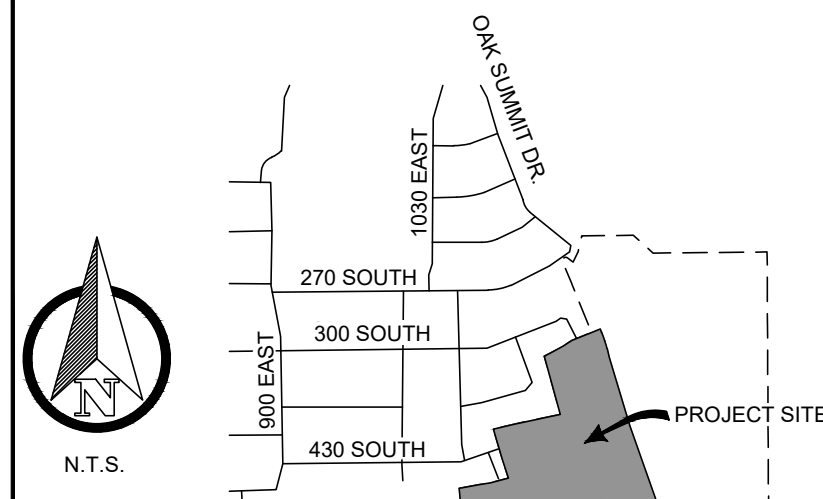
LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

A compass rose with a large 'N' at the bottom, indicating North. A scale bar below the compass rose shows a distance of 1 inch, which is equivalent to 60 degrees of arc.

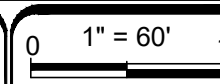
OAK SUMMIT PLAT 'C'
(ENTRY NO. 11714)



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

VICINITY MAP
SANTAQUIN, UT •

SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH



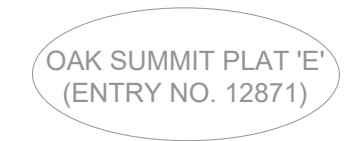
PROJECT #:
RGC2213-02-01

DATE:
09/09/2022

SHEET NO:
2 OF 3

N:\PROJ\2020 SM PROJECTS\EAGLES NEST\DWG\SHEETS\PHASE 1-PRELIM-20211012.DWG

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



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

Fig. 6 is a perspective view of the first end portion of the cable assembly. It shows a curved section with two circular components labeled C300 and C301, connected by a curved line L301.

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

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










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

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

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	

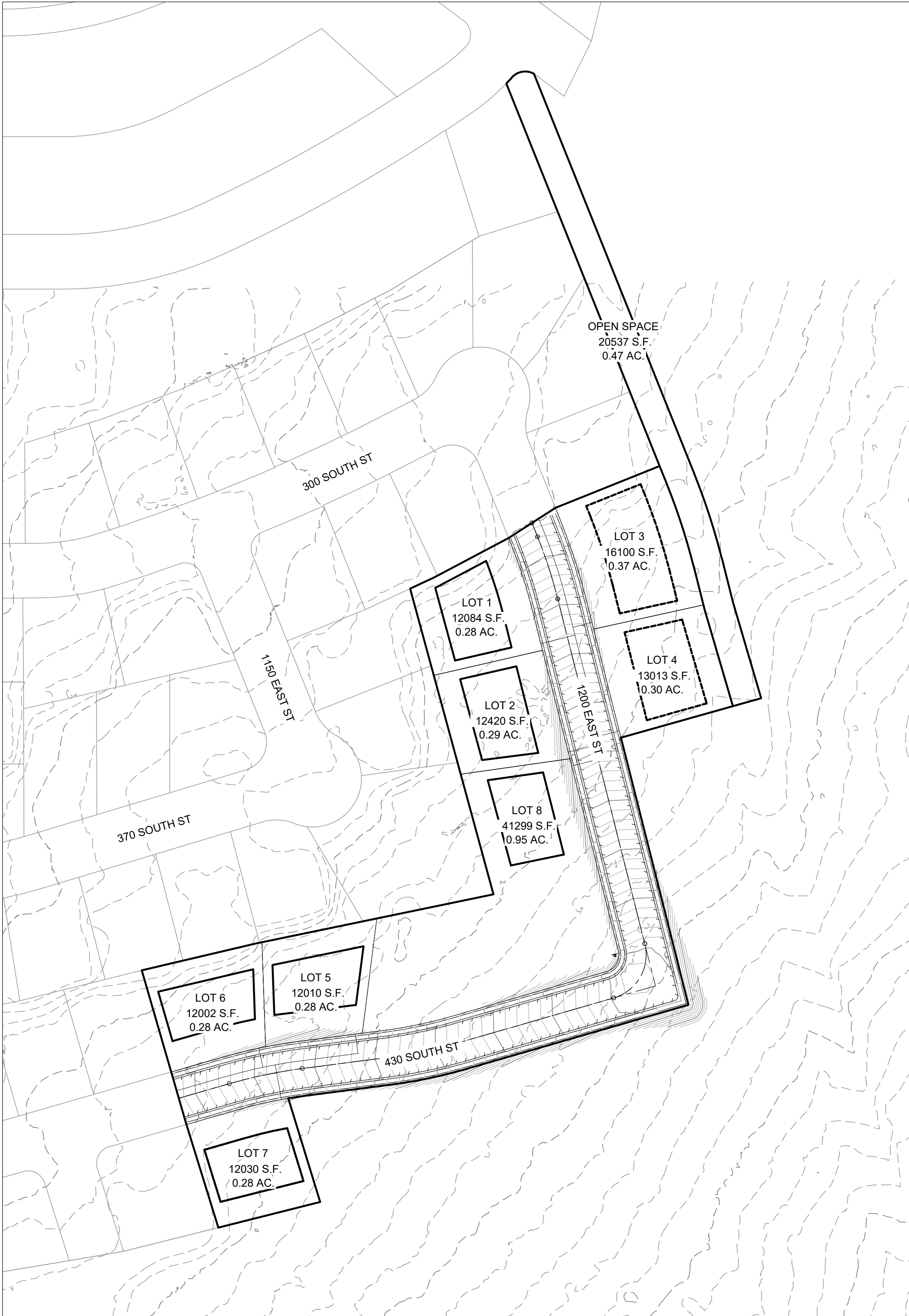
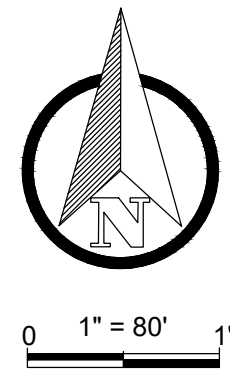
VICINITY MAP
SANTAQUIN, UT •

900 SUMMIT DR
1030 EAST
270 SOUTH
300 SOUTH
430 SOUTH
900 EAST
PROJECT SITE
N.T.S.

<h2 style="margin: 0;">SCENIC RIDGE ESTATES SUBDIVISION</h2> <p style="margin: 10px 0 0 0;">SW 1/4 OF SEC 6, T10S, R2E, SLB&M SANTAQUIN CITY, UTAH COUNTY, UTAH</p>			
 <p style="margin: 5px 0 0 0;">RIMROCK ENGINEERING & DEVELOPMENT</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;">  <p style="margin: 5px 0 0 0;">DRAWN: AP</p> <p style="margin: 5px 0 0 0;">CHECKED: TG</p> </td> <td style="width: 50%; text-align: center; vertical-align: top;"> <p style="margin: 0 0 0 0;">PROJECT #: RGC2213-02-01</p> <p style="margin: 10px 0 0 0;">DATE: 09/09/2022</p> <p style="margin: 10px 0 0 0;">SHEET NO: 3 OF 3</p> </td> </tr> </table>	 <p style="margin: 5px 0 0 0;">DRAWN: AP</p> <p style="margin: 5px 0 0 0;">CHECKED: TG</p>	<p style="margin: 0 0 0 0;">PROJECT #: RGC2213-02-01</p> <p style="margin: 10px 0 0 0;">DATE: 09/09/2022</p> <p style="margin: 10px 0 0 0;">SHEET NO: 3 OF 3</p>
 <p style="margin: 5px 0 0 0;">DRAWN: AP</p> <p style="margin: 5px 0 0 0;">CHECKED: TG</p>	<p style="margin: 0 0 0 0;">PROJECT #: RGC2213-02-01</p> <p style="margin: 10px 0 0 0;">DATE: 09/09/2022</p> <p style="margin: 10px 0 0 0;">SHEET NO: 3 OF 3</p>		

CLERK - RECORDER

APPROVED MAYOR OF SANTAQUIN	ENGINEER (SEE SEAL)
ATTEST - CLERK RECORDER (SEE SEAL)	

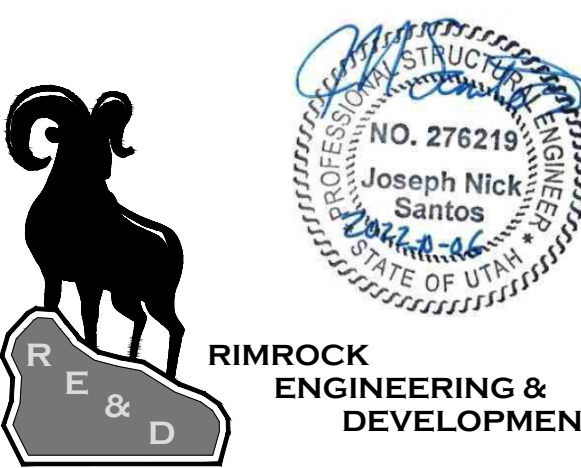


SHEET NOTES

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

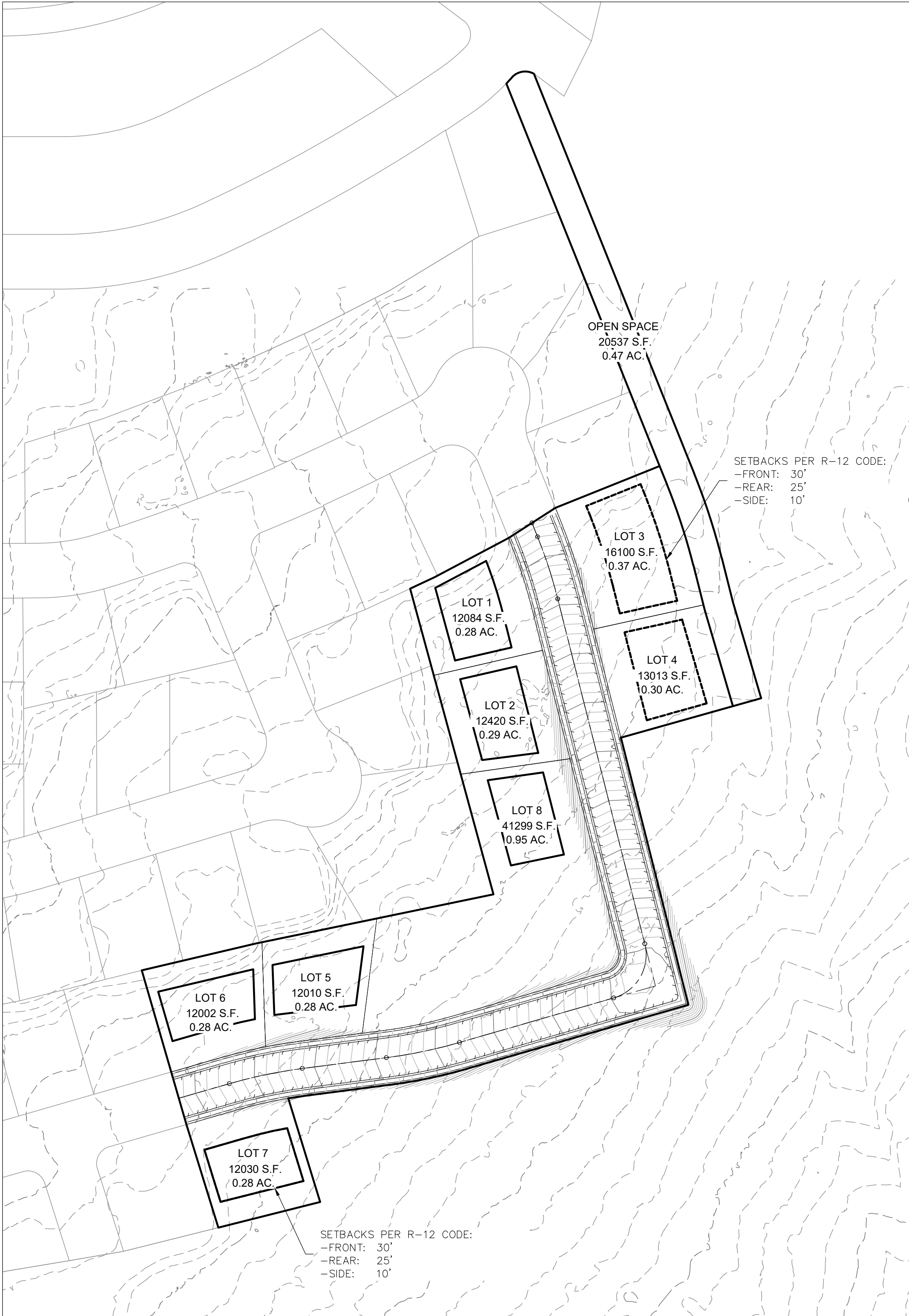
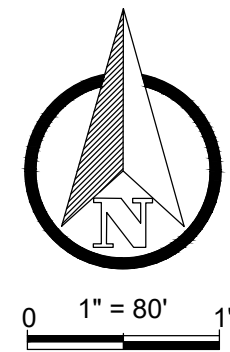
**SCENIC RIDGE
ESTATES**

SHEET NAME

OVERALL AREA PLAN

PLAN SUBMITTAL:	FINAL
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REVIEW SET 10/5/22	SHEET NUMBER 5
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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%

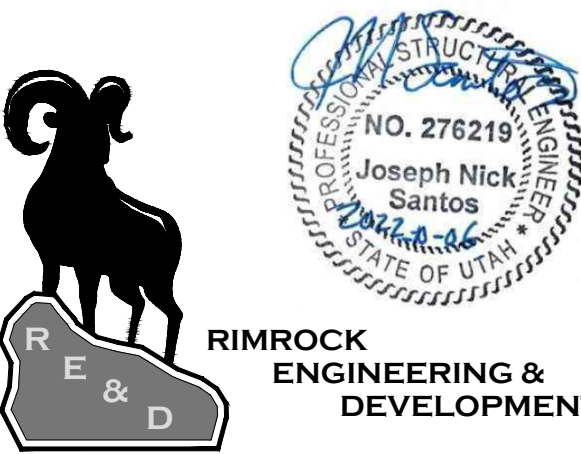
NOTE:
SEE SHEET 3 FOR ROADWAY AND
RESIDENTIAL LOT INFORMATION

SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS



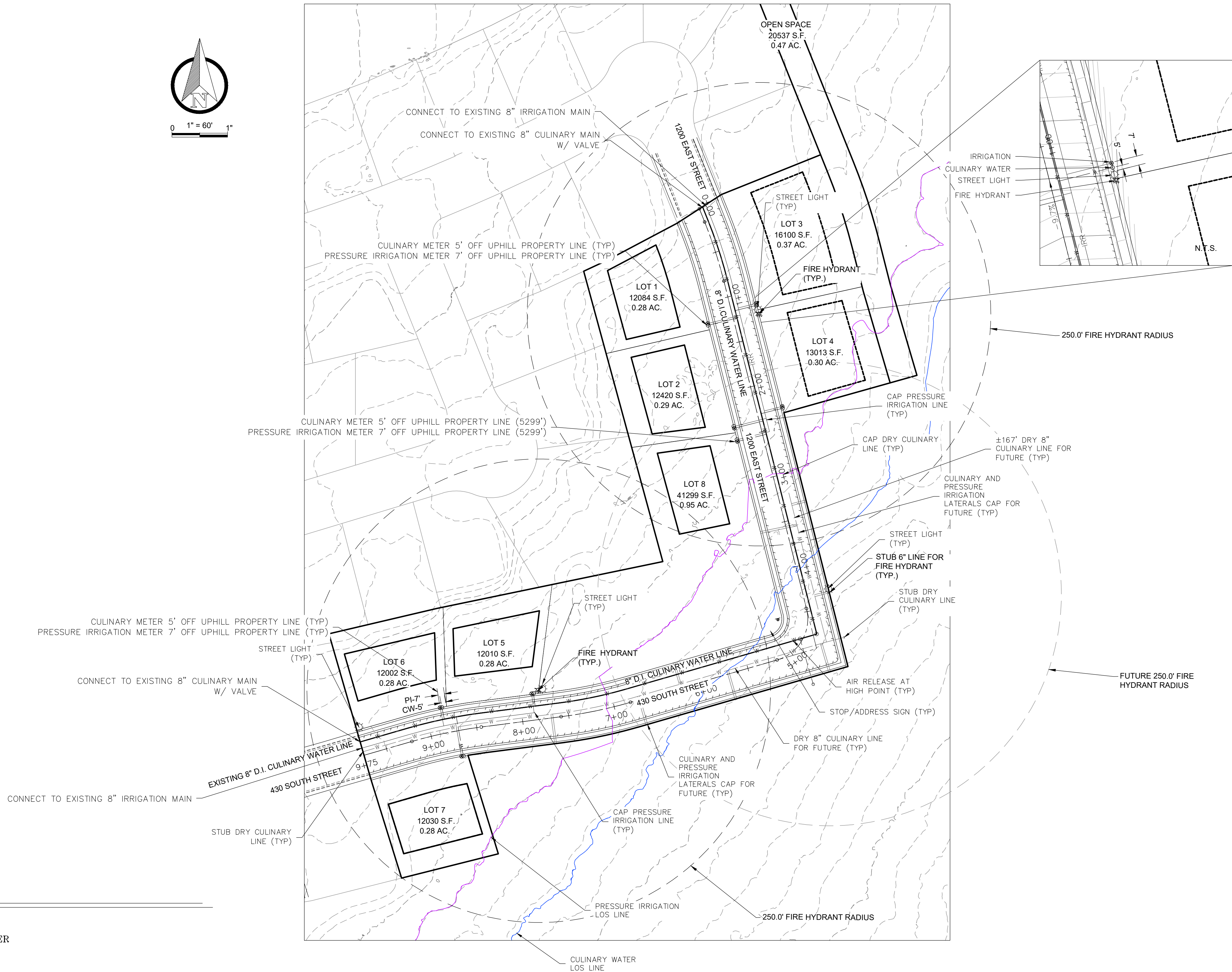
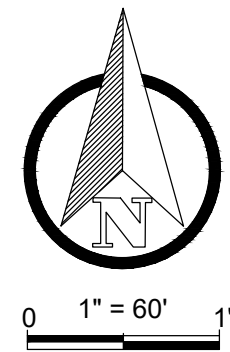
CAD TECH: CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER: CRS	
Q&A: JC	

PROJECT NAME
**SCENIC RIDGE
ESTATES**

SHEET NAME
LOT LAYOUT

PLAN SUBMITTAL: FINAL

REVIEW SET 10/5/22	SHEET NUMBER 6
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- LEGEND:
- SINGLE WATER METER
 - ⊗ PRESSURE IRRIGATION METER
 - ⊗ FIRE HYDRANT
 - AIR RELEASE VALVE
 - ⊗ EXISTING FIRE HYDRANT

SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS



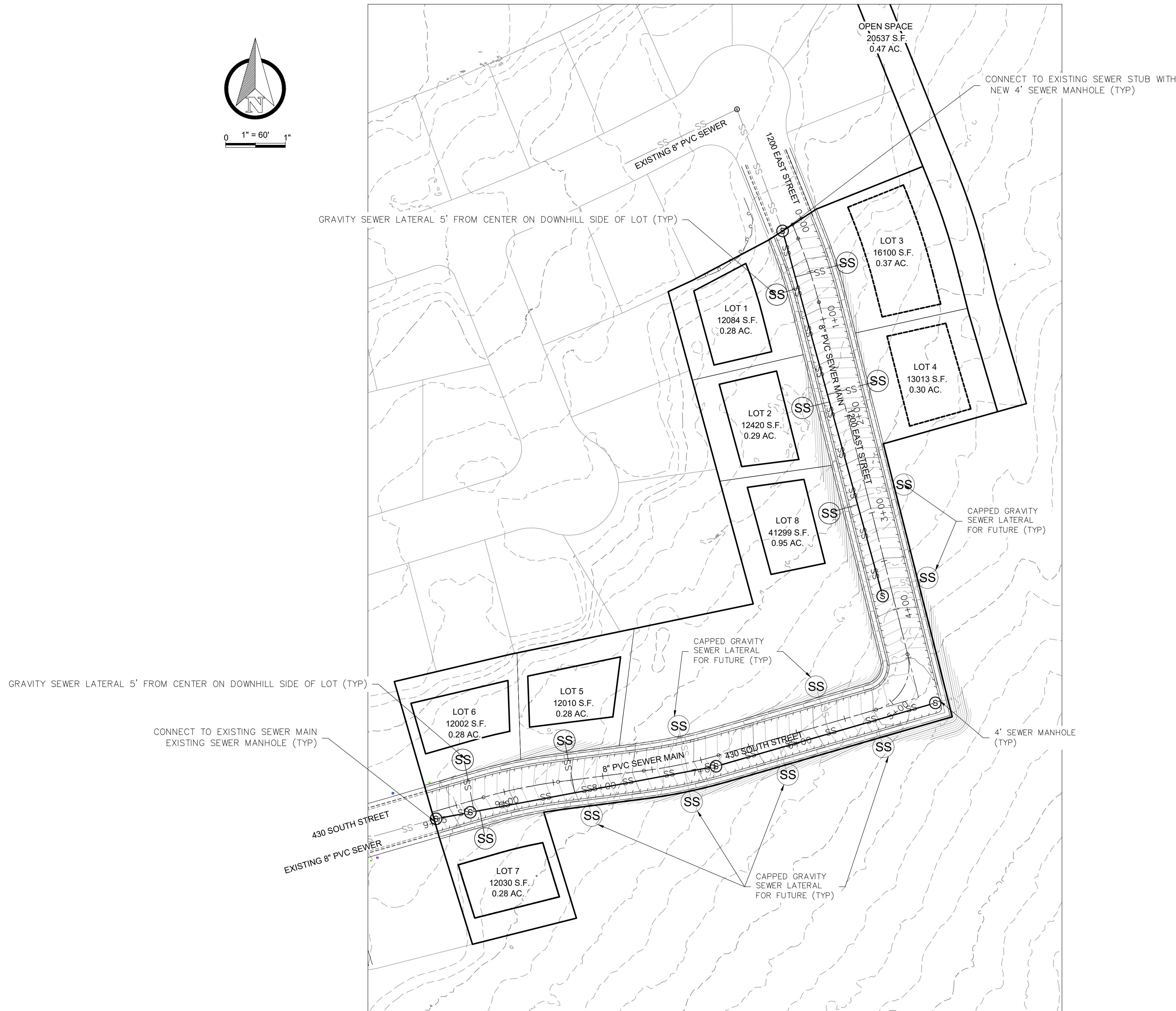
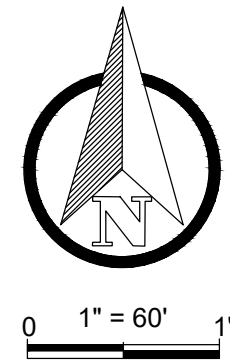
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DESIGNER: CRS	
Q&A: JC	

PROJECT NAME
**SCENIC RIDGE
ESTATES**

SHEET NAME
**CULINARY MASTER
PLAN**

PLAN SUBMITTAL: FINAL

REVIEW SET 10/5/22	SHEET NUMBER 7
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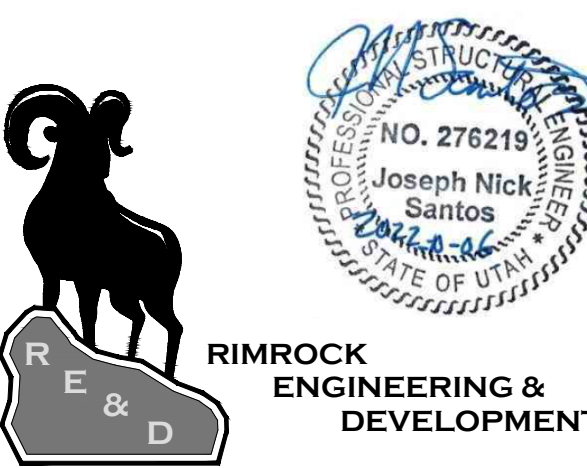
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SHEET NOTES

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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**

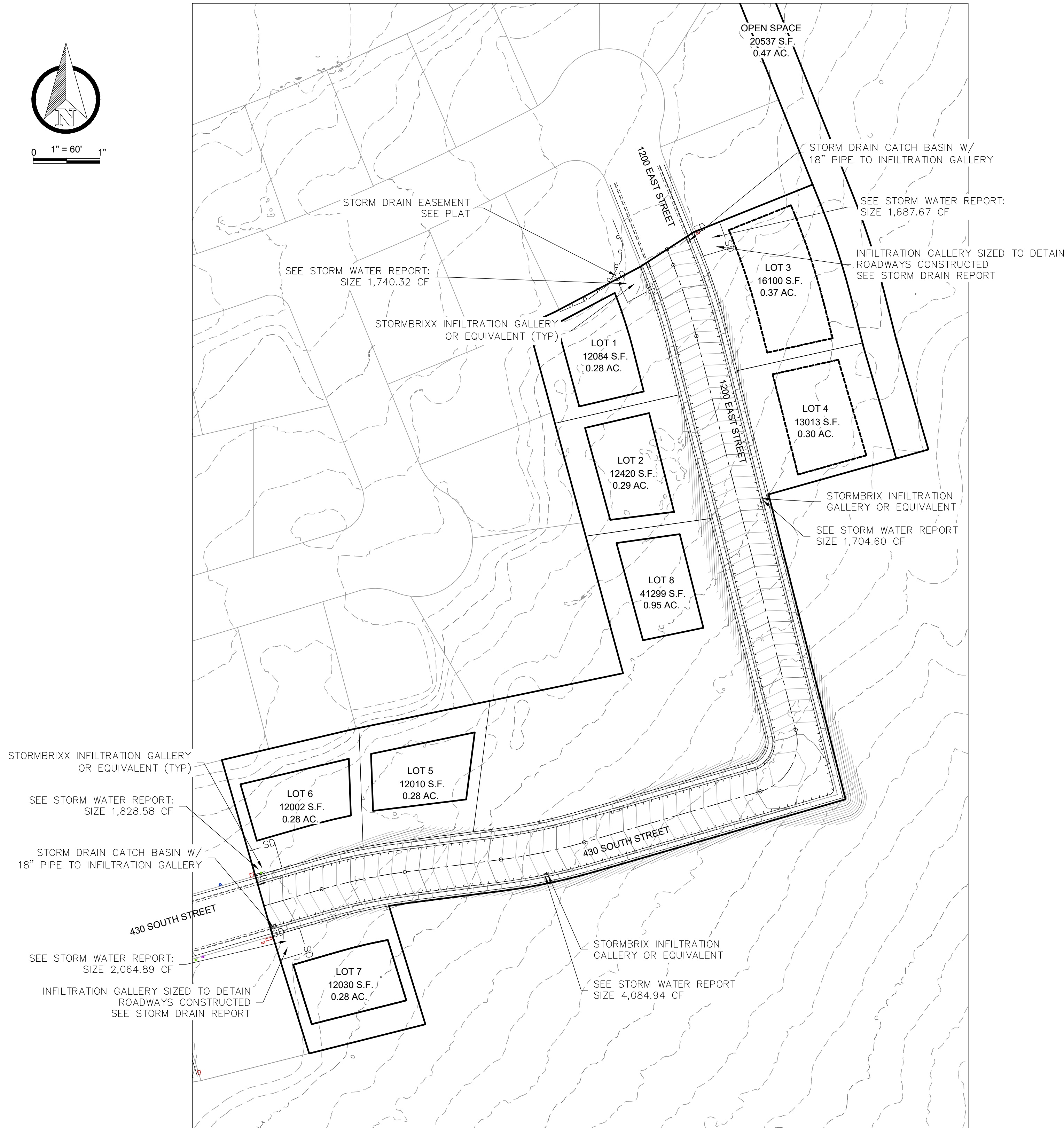
SHEET NAME

**SEWER MASTER
PLAN**

PLAN SUBMITTAL: FINAL

**REVIEW SET
10/5/22**

SHEET NUMBER
8



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**

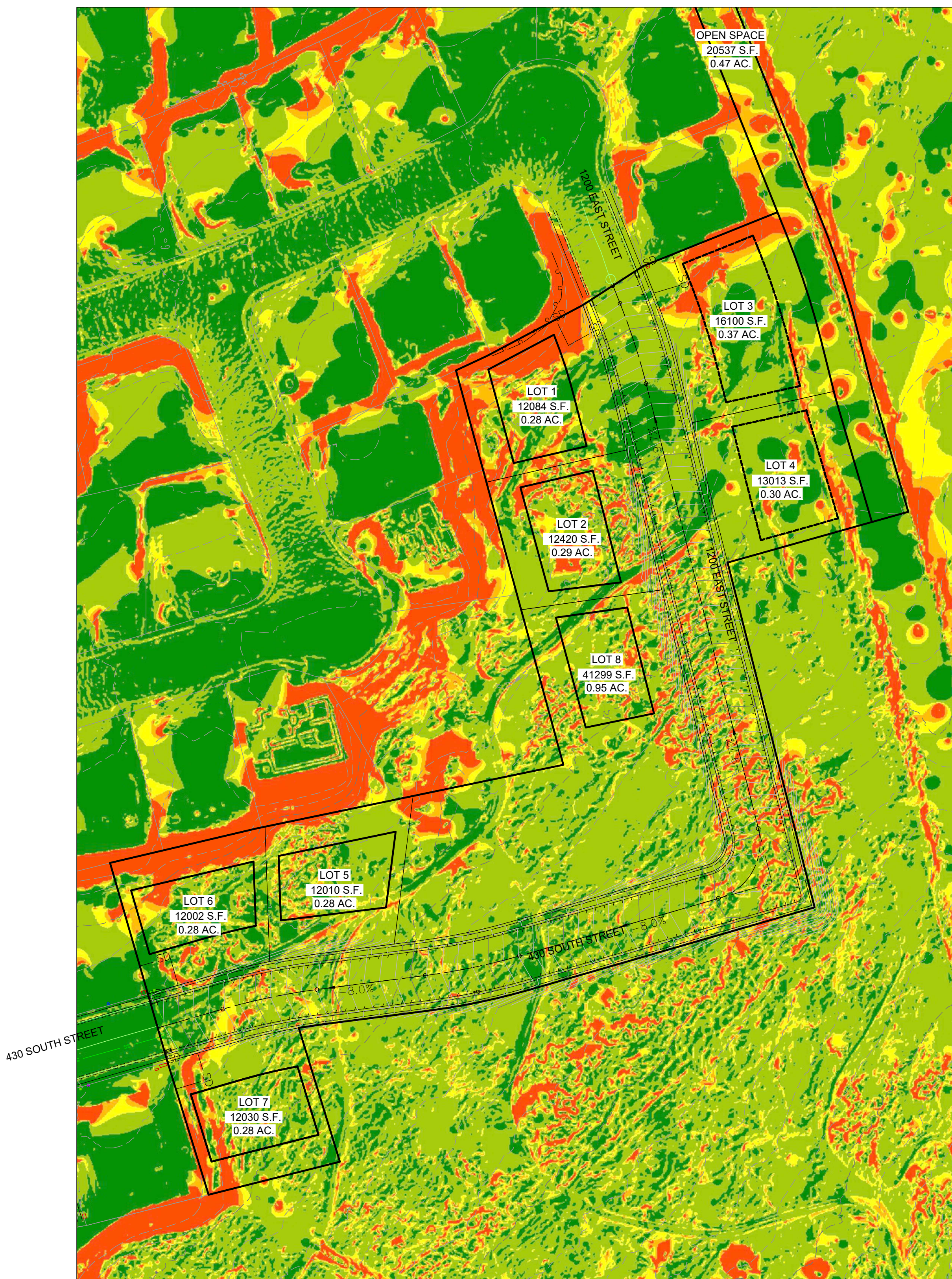
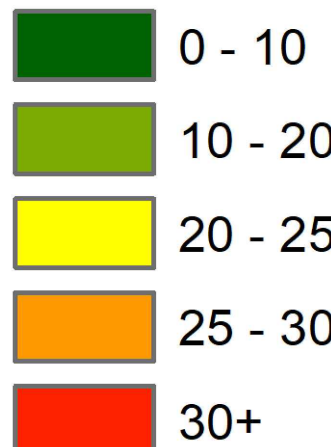
SHEET NAME

**STORM WATER
MASTER PLAN**

PLAN SUBMITTAL: FINAL

REVIEW SET
10/5/22

SHEET NUMBER
9



SHEET NOTES

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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

SHEET NAME

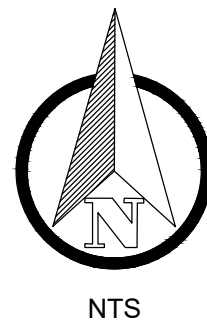
OVERALL SLOPE MA

PLAN SUBMITTAL: FINAL

REVIEW SET
10/5/22

SHEET NUMBER

10



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**

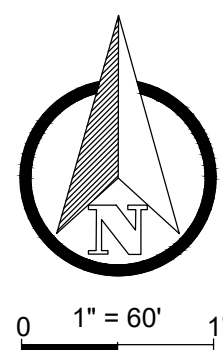
SHEET NAME

**CONSTRUCTION
TRAFFIC MAP**

PLAN SUBMITTAL: FINAL

REVIEW SET
10/5/22

SHEET NUMBER
11

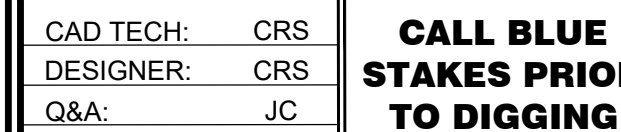


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SHEET LEGEND

PLAN REVISIONS



PROJECT NAME

SCENIC RIDGE ESTATES

SHEET NAME

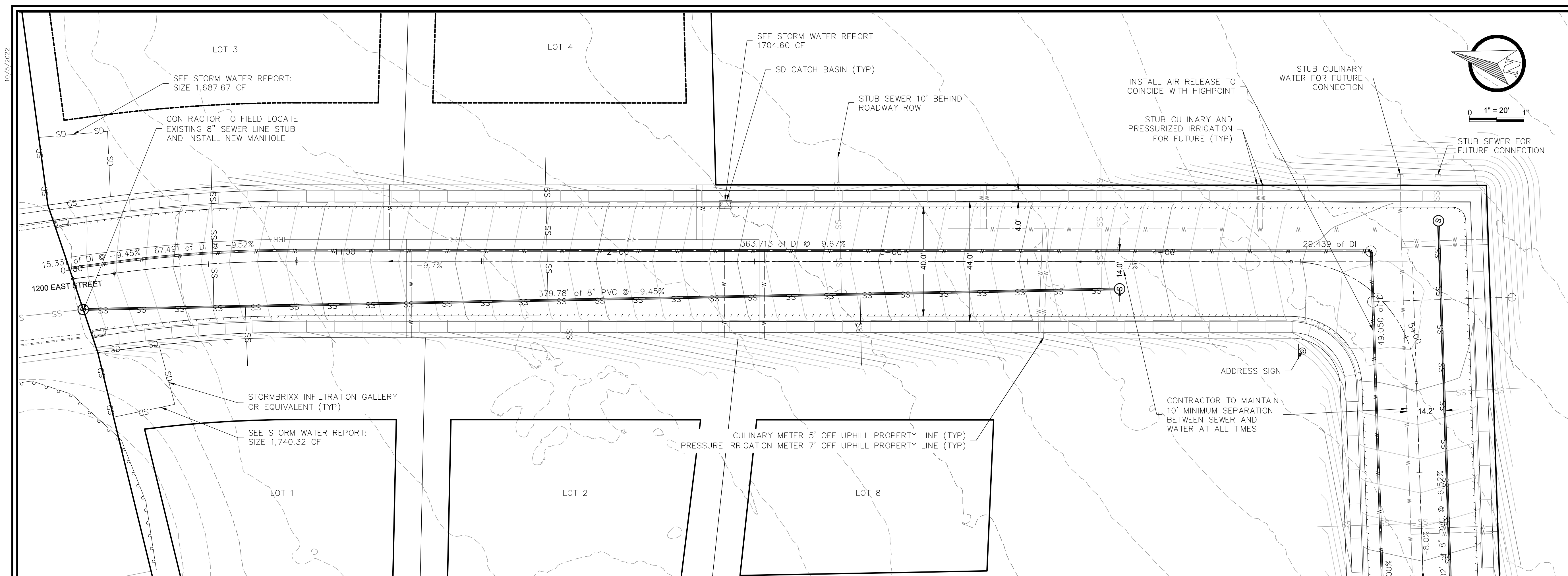
OVERALL GRADING PLAN

PLAN SUBMITTAL: FINAL

REVIEW SET
10/5/22

SHEET NUMBER

12



SHEET NOTES

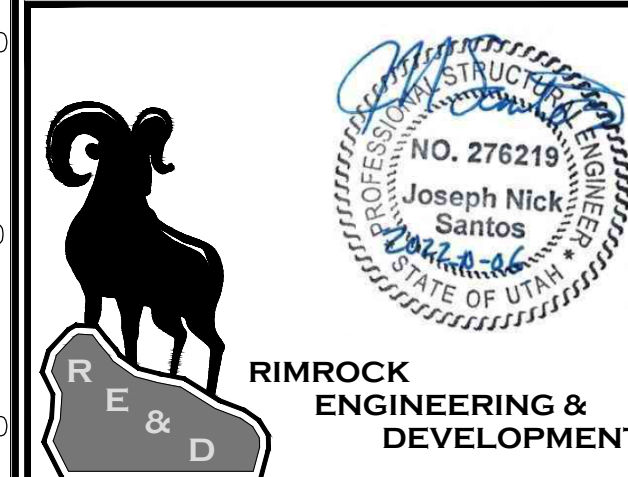
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SHEET | LEGEND

PLAN REVISIONS

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

PROJECT NAME

SCENIC RIDGE

SHEET NAME

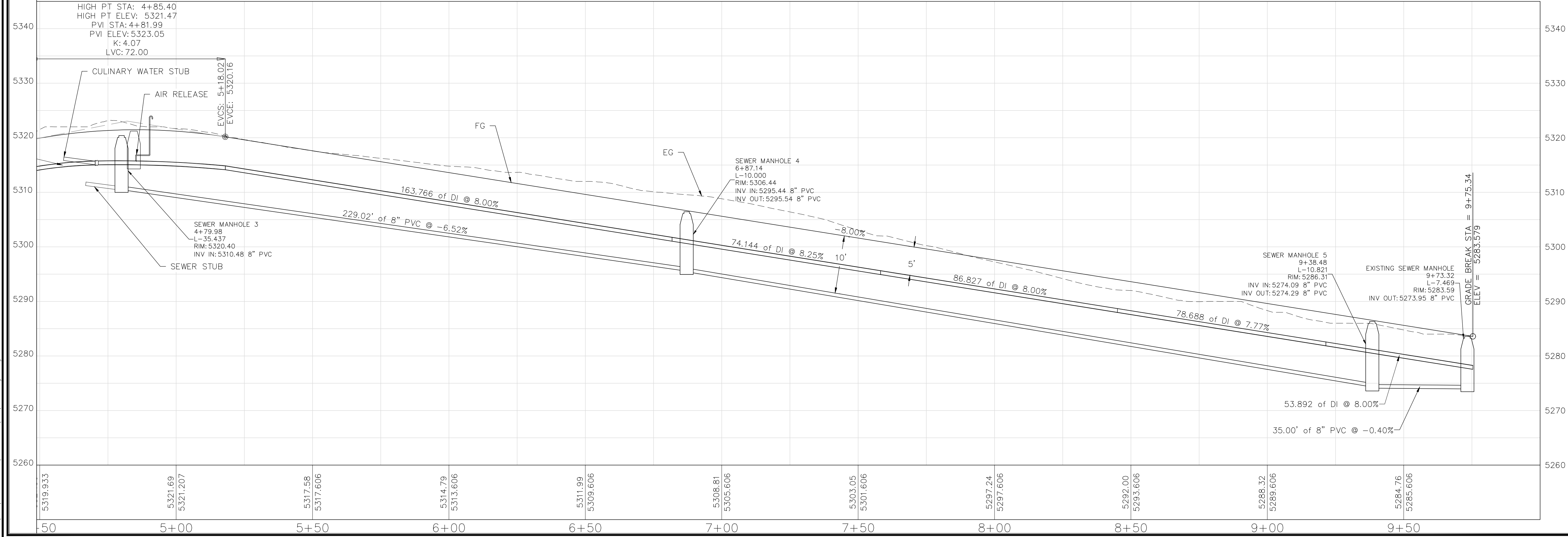
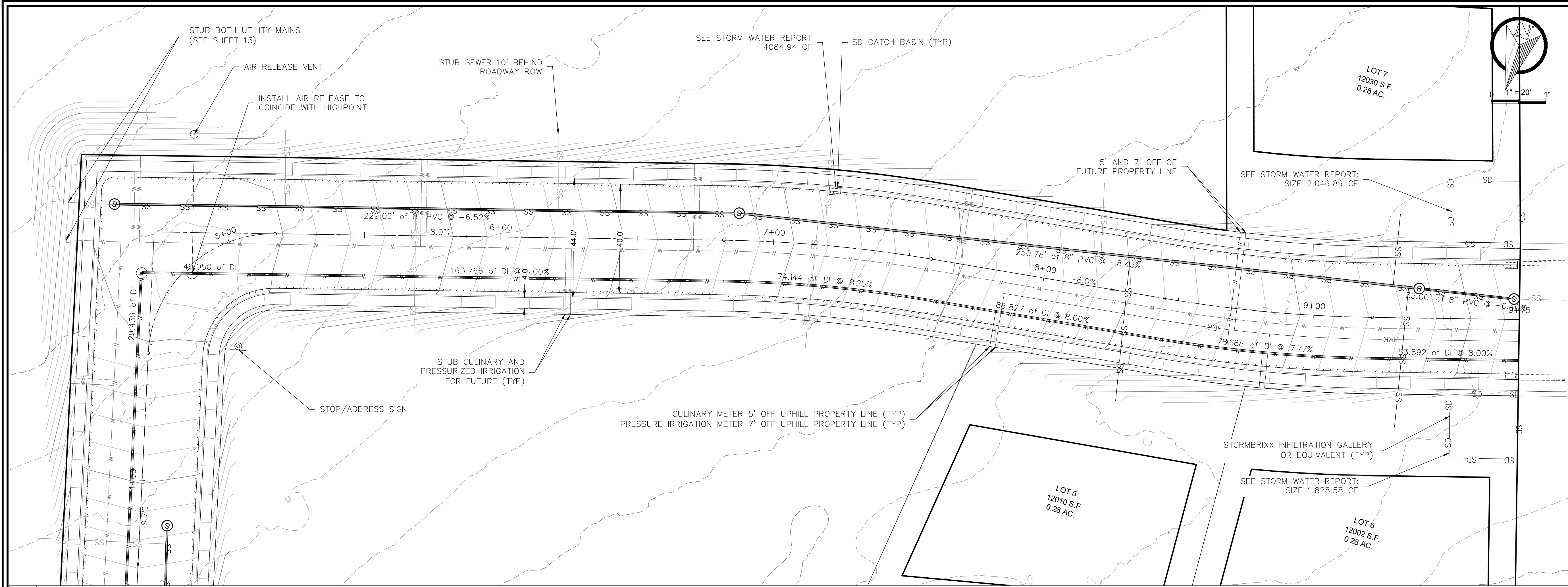
PLAN AND PROFILE

PLAN SUBMITTAL:	FINAL
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REVIEW SET 10/5/22	SHEET NUMBER 13
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10/5/2022

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SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

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

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

SCENIC RIDGE

SHEET NAME

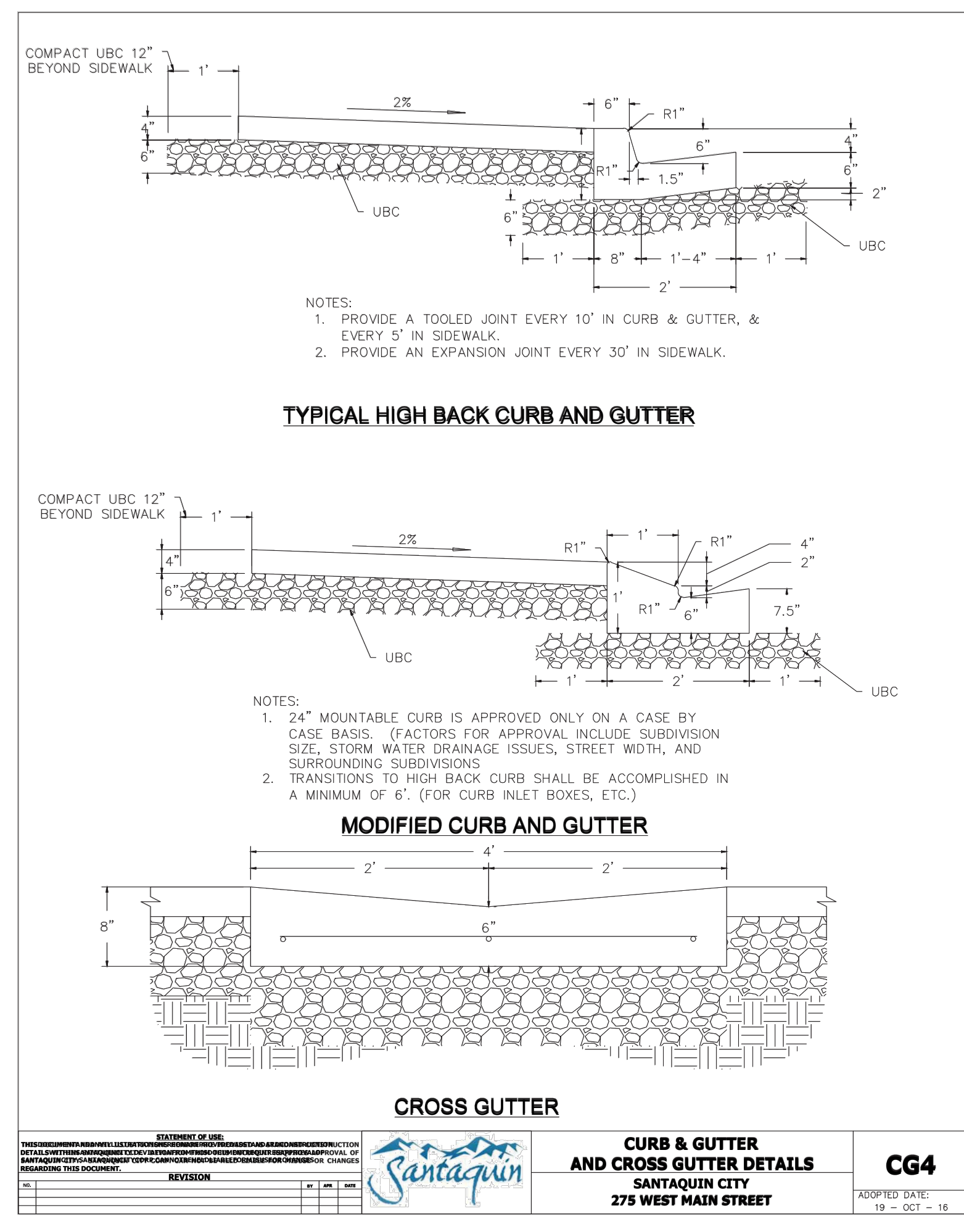
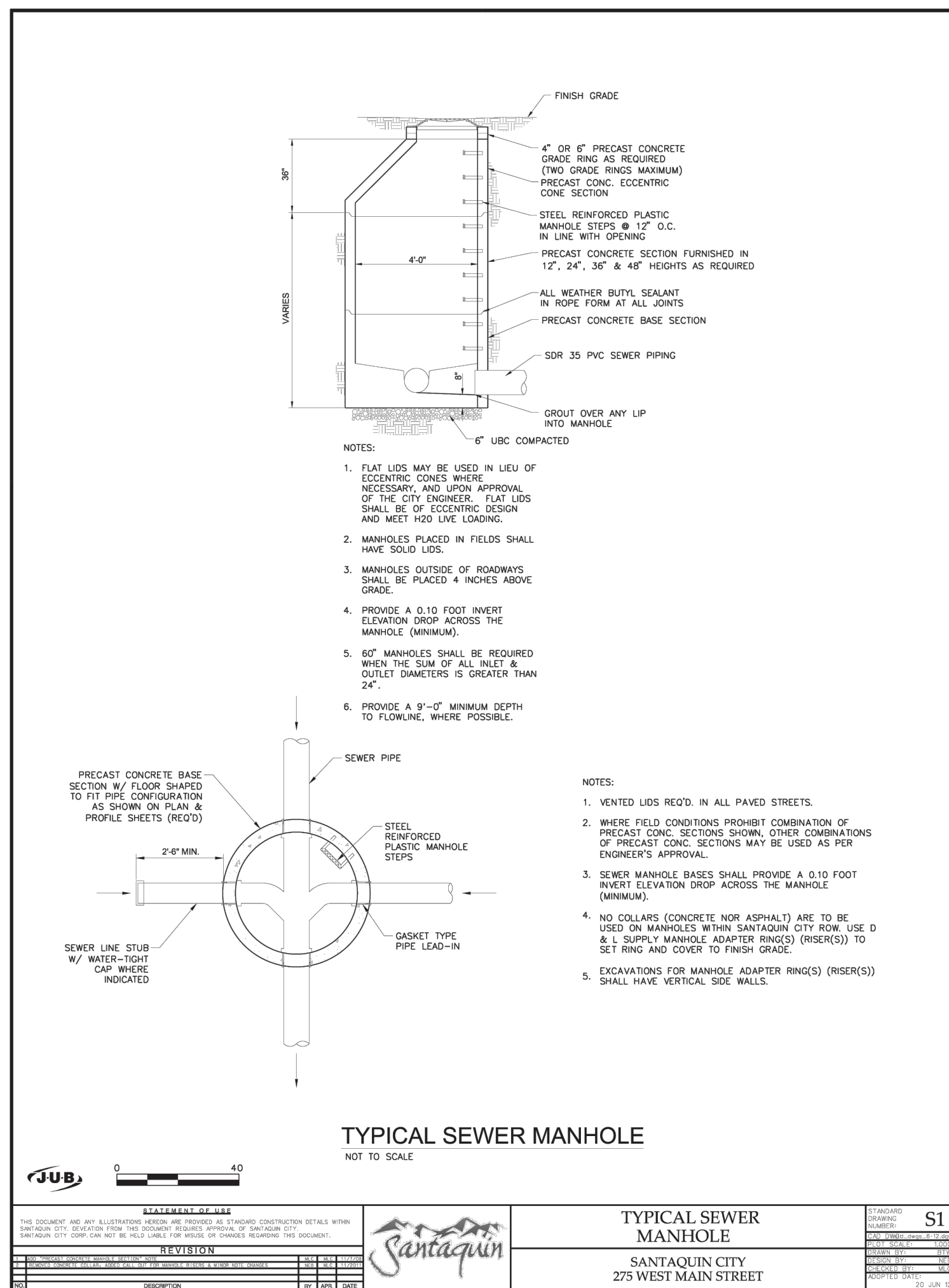
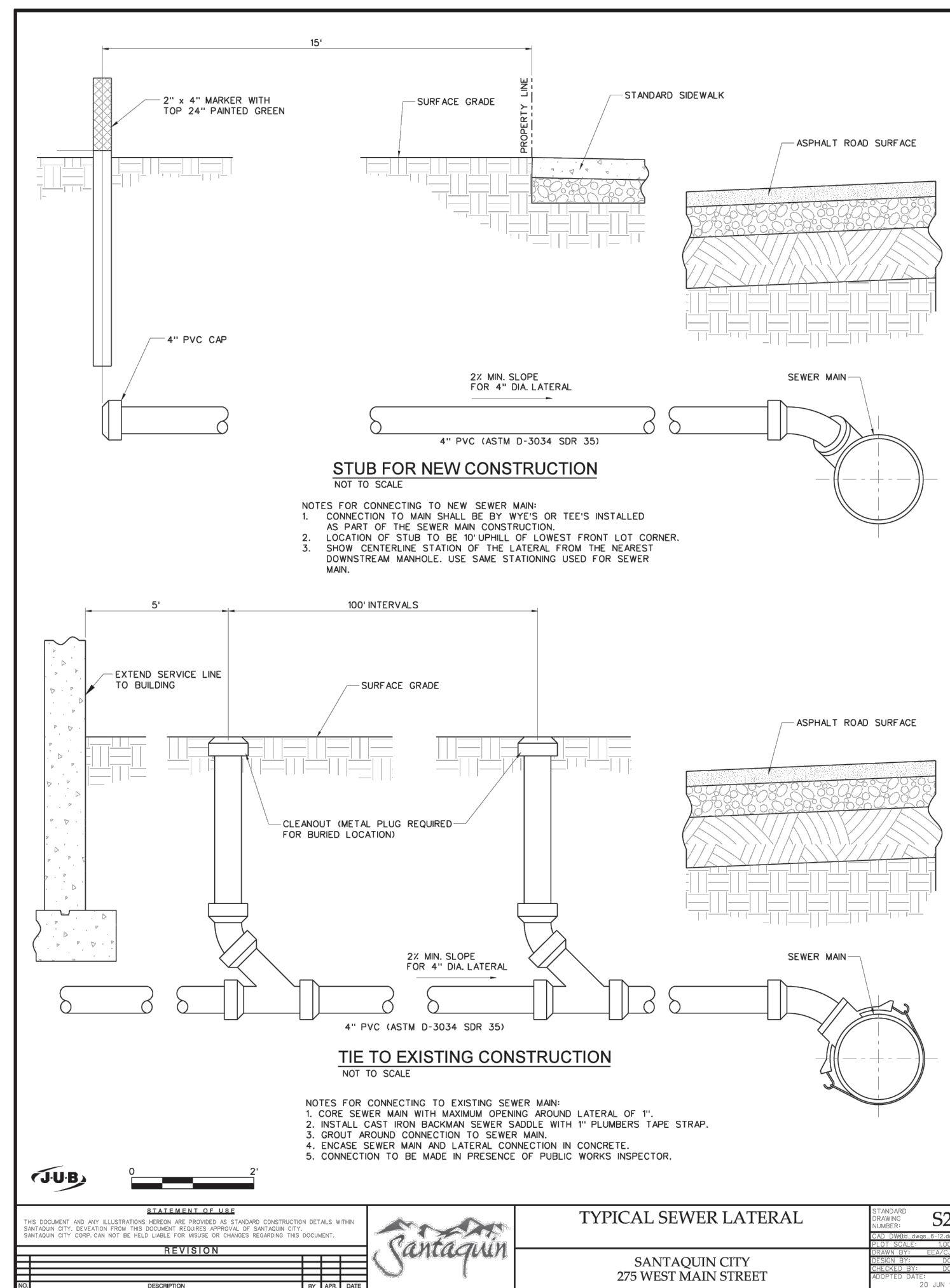
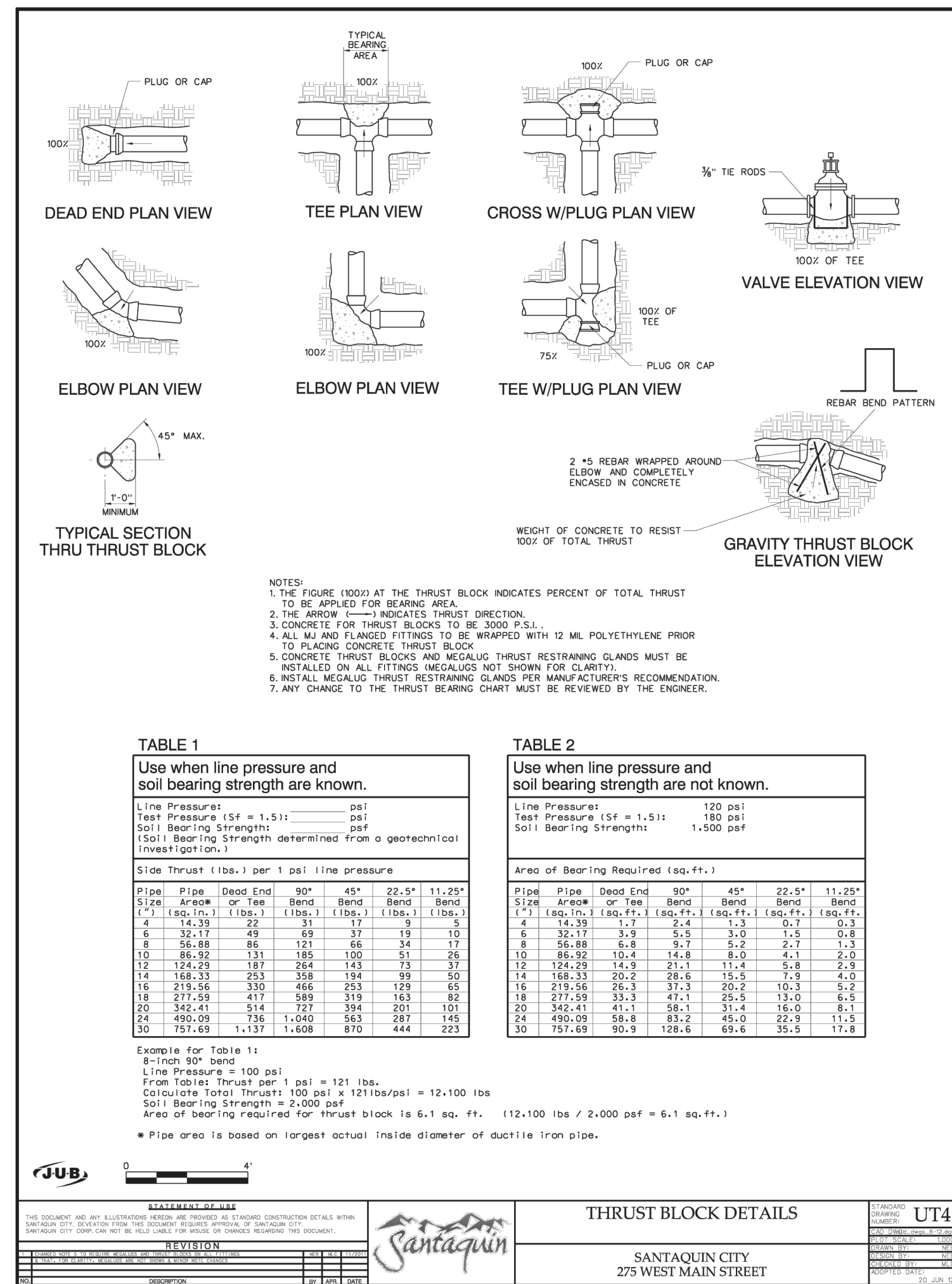
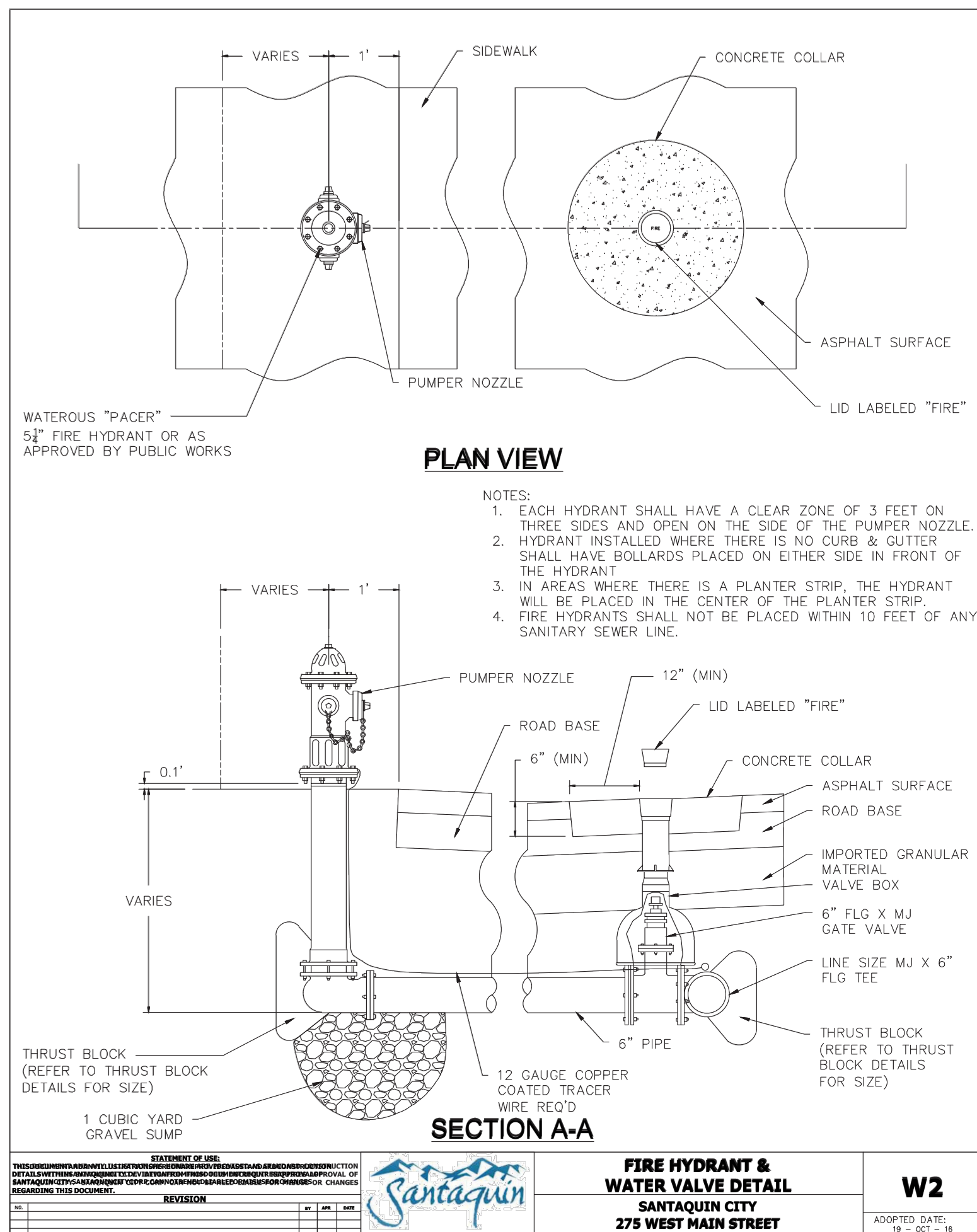
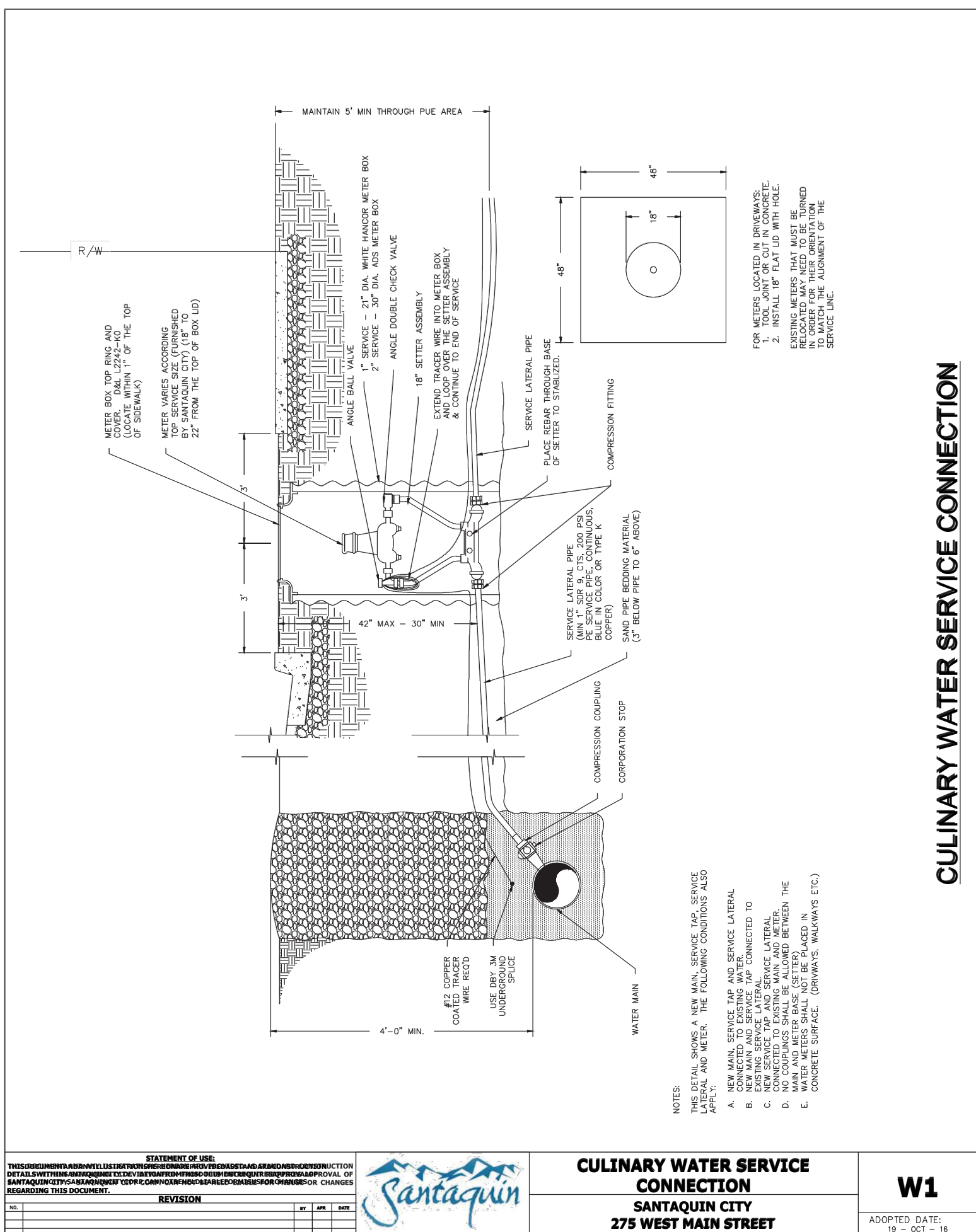
PLAN AND PROFILE

PLAN SUBMITTAL:

FINAL

**REVIEW SET
10/5/22**

**SHEET NUMBER
14**

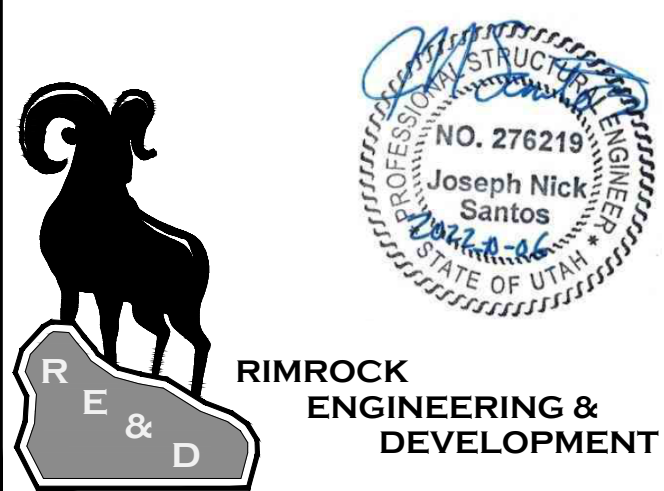


SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

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

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SCENIC RIDGE ESTATES

SHEET NAME

DETAILS

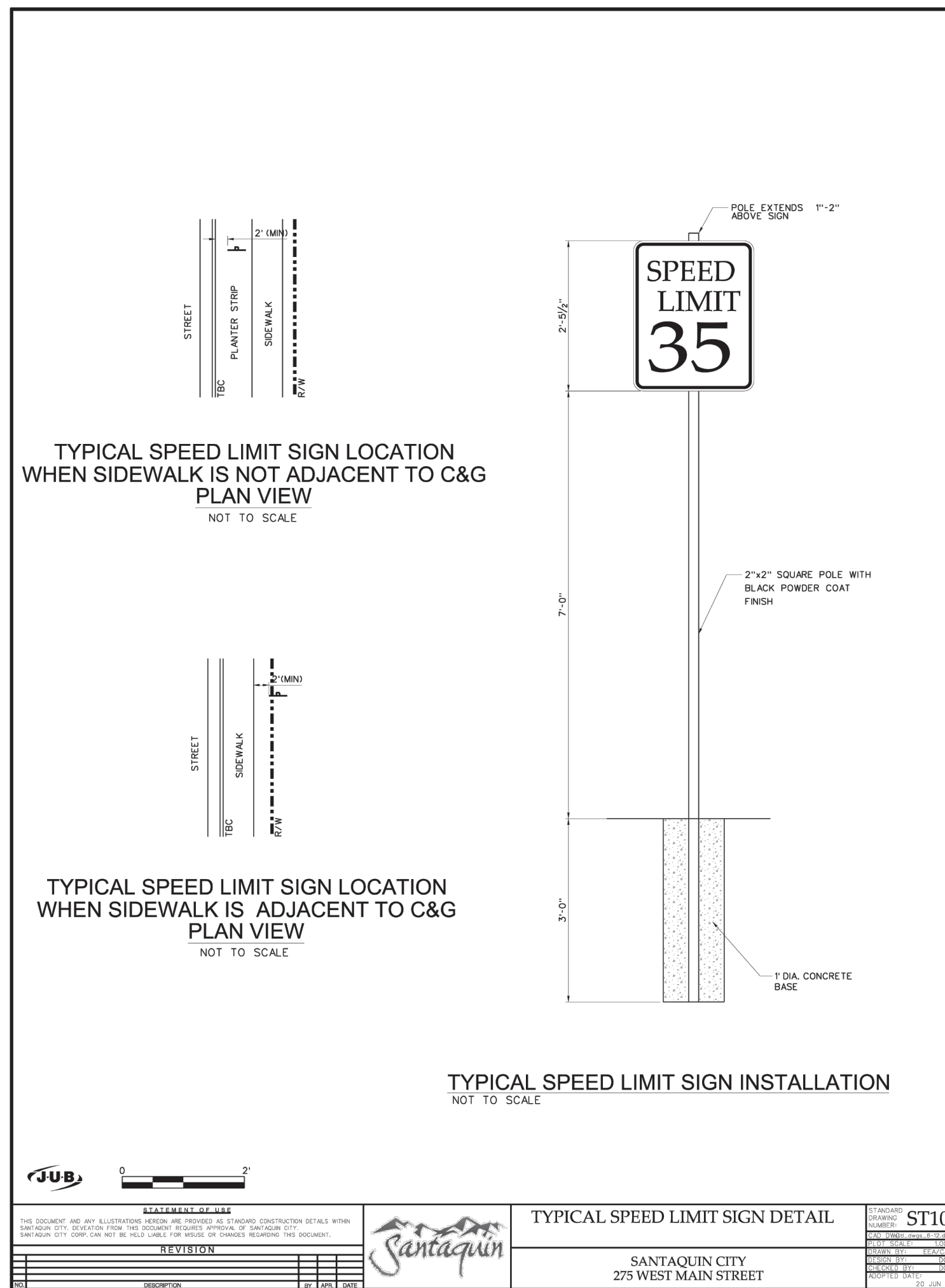
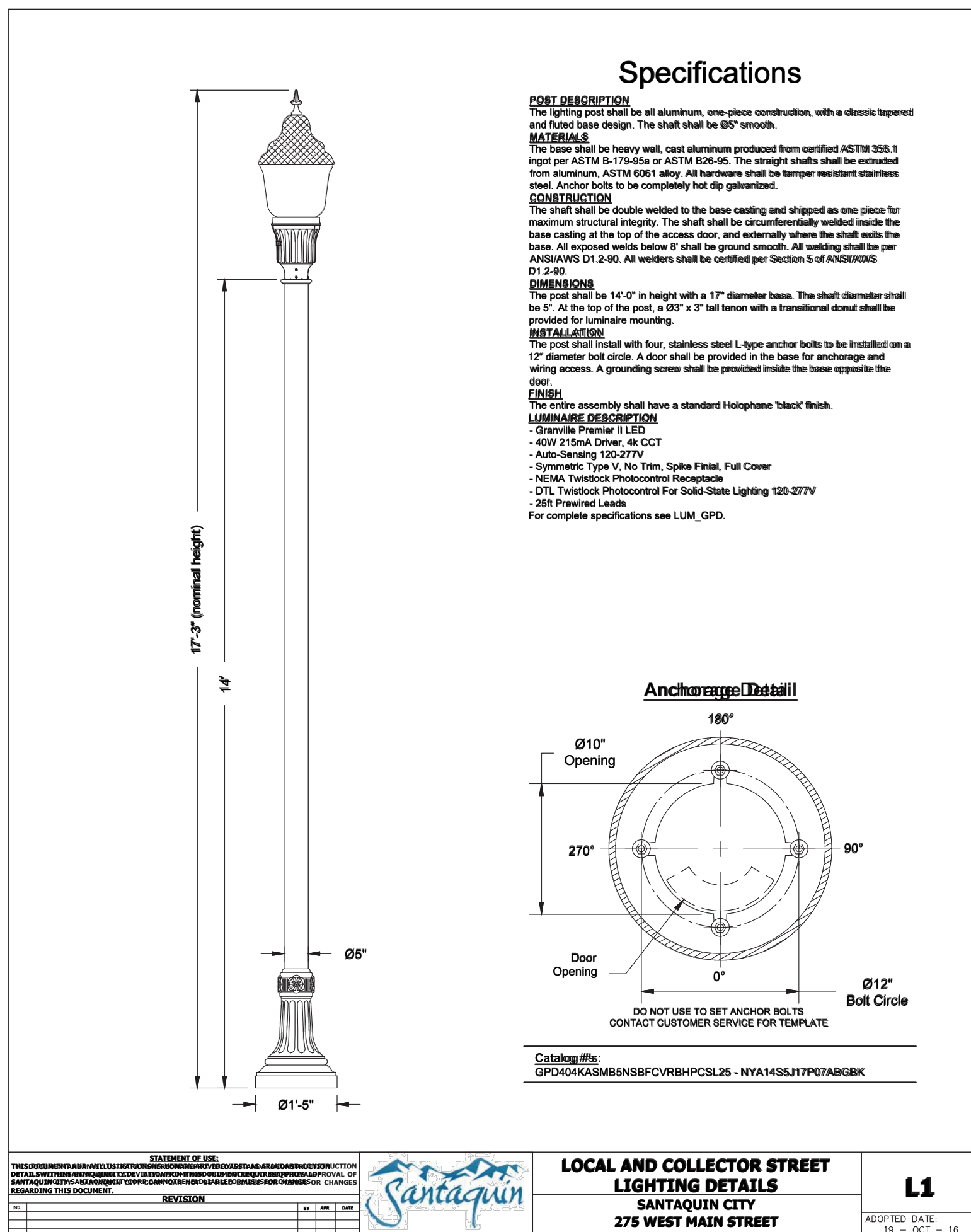
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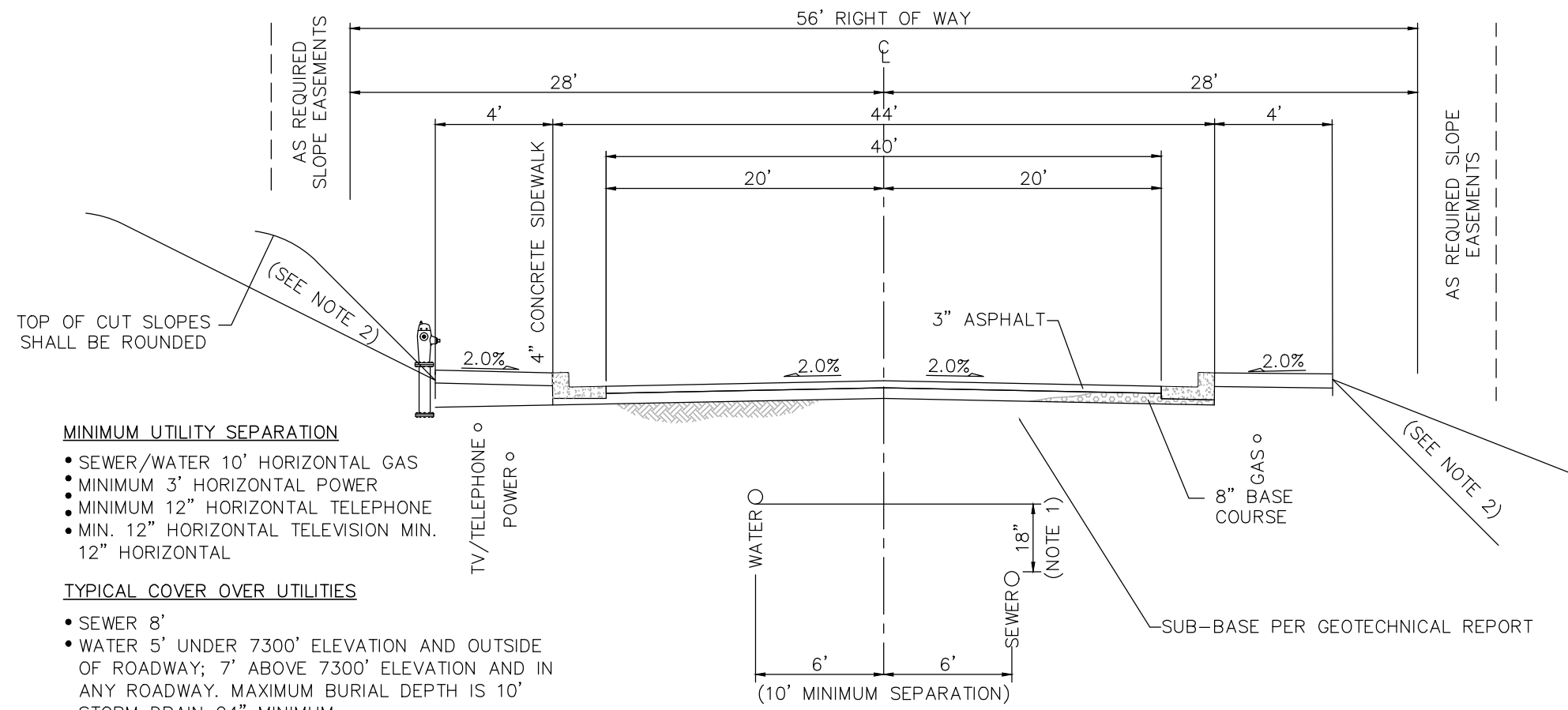
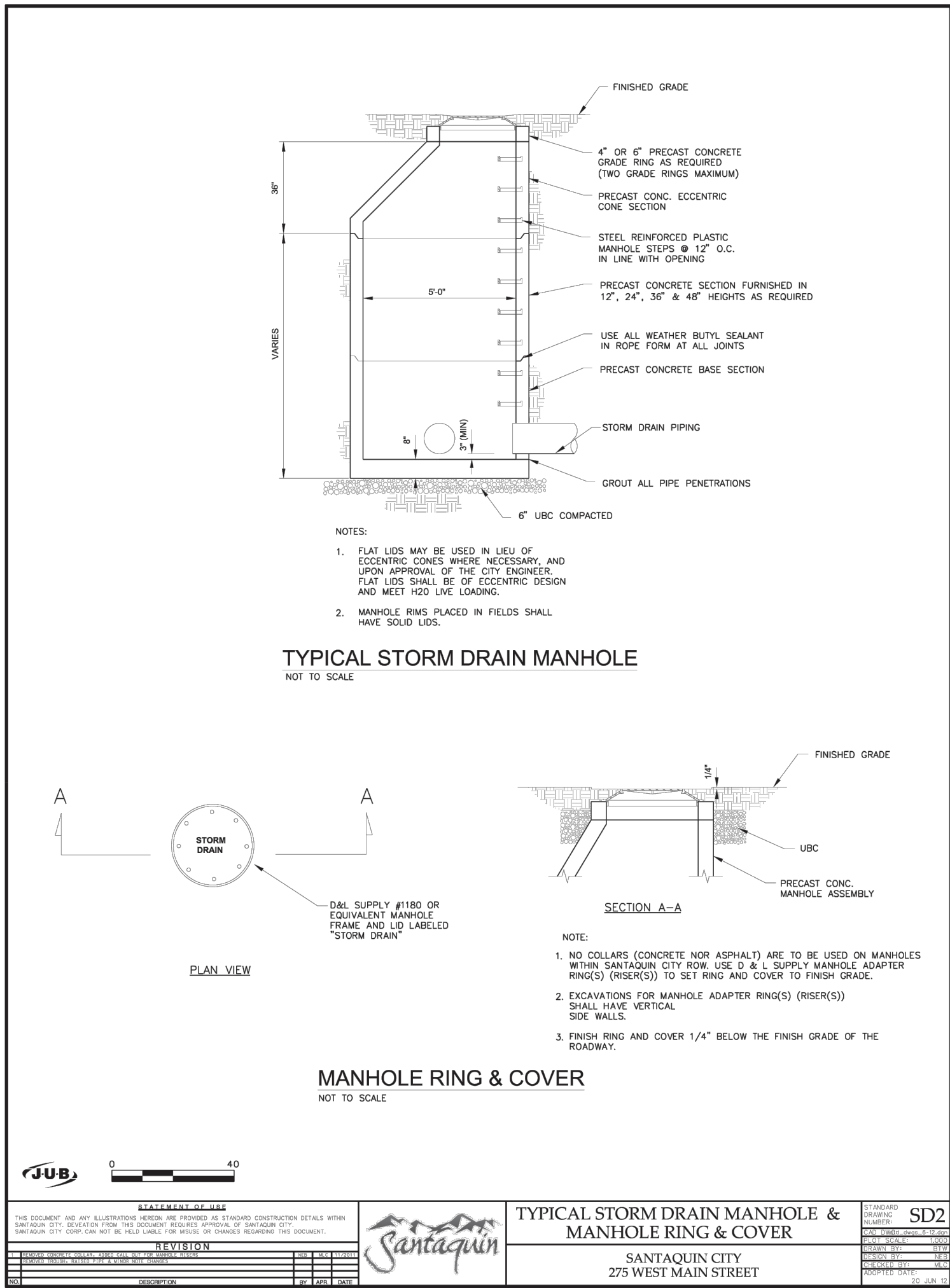
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REVIEW SET
10/5/2022

SHEET NUMBER

15





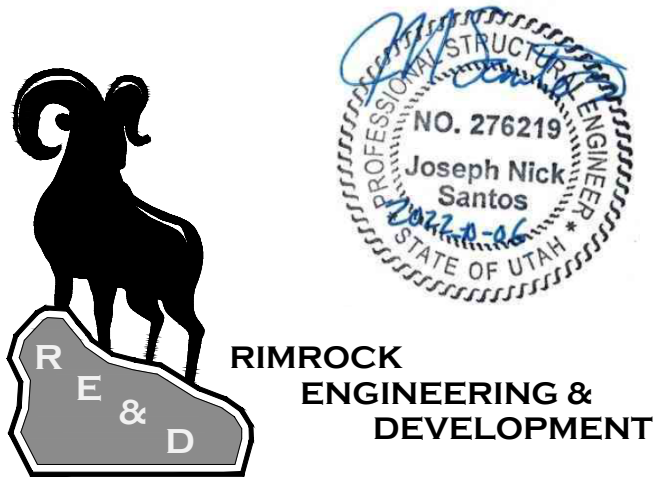
SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

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

PROJECT NAME
SCENIC RIDGE ESTATES

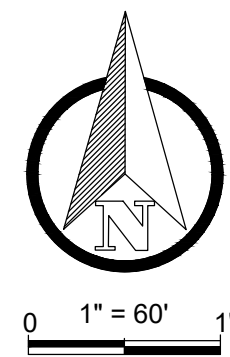
SHEET NAME
DETAILS

PLAN SUBMITTAL:	FINAL
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REVIEW SET 10/5/2022	SHEET NUMBER 17
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10/5/2022

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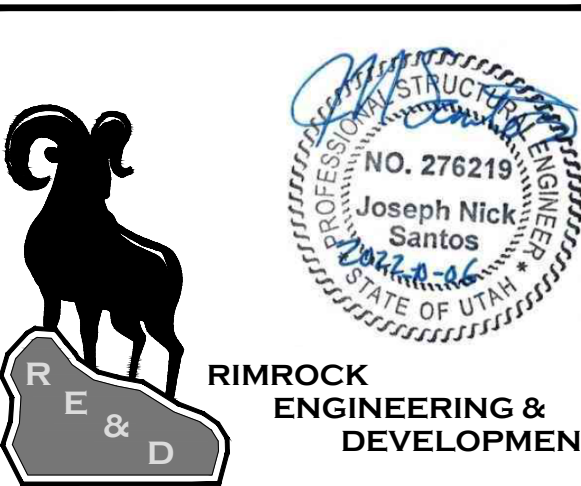


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SHEET LEGEND

PLAN REVISIONS



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

PROJECT NAME

**SCENIC RIDGE
ESTATES**

SHEET NAME

**EROSION CONTROL
PLAN**

PLAN SUBMITTAL: FINAL

REVIEW SET
10/5/22

SHEET NUMBER
18