

SCENIC RIDGE SUBDIVISION, PLAT B
1100 EAST STREET
32:040:0083
SANTAQUIN, UTAH COUNTY, UTAH
AUGUST 2025

DENSITY TABLE	
ZONE	R-12 PUD
TOTAL LOTS	2
TOTAL AREA (AC)	1.04
TOTAL LOT AREA (AC)	0.90
TOTAL ROW DEDICATION (AC)	0.14
TOTAL OPEN SPACE AREA (AC)	0
TOTAL UNBUILDABLE AREA (AC)	0
DENSITY (LOTS/AC)	1.92



GENERAL NOTES:

A - THE DEVELOPER AND THE 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."

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

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- D-1 DETAIL SHEET
- D-2 DETAIL SHEET
- D-3 DETAIL SHEET

PREPARED BY:

APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

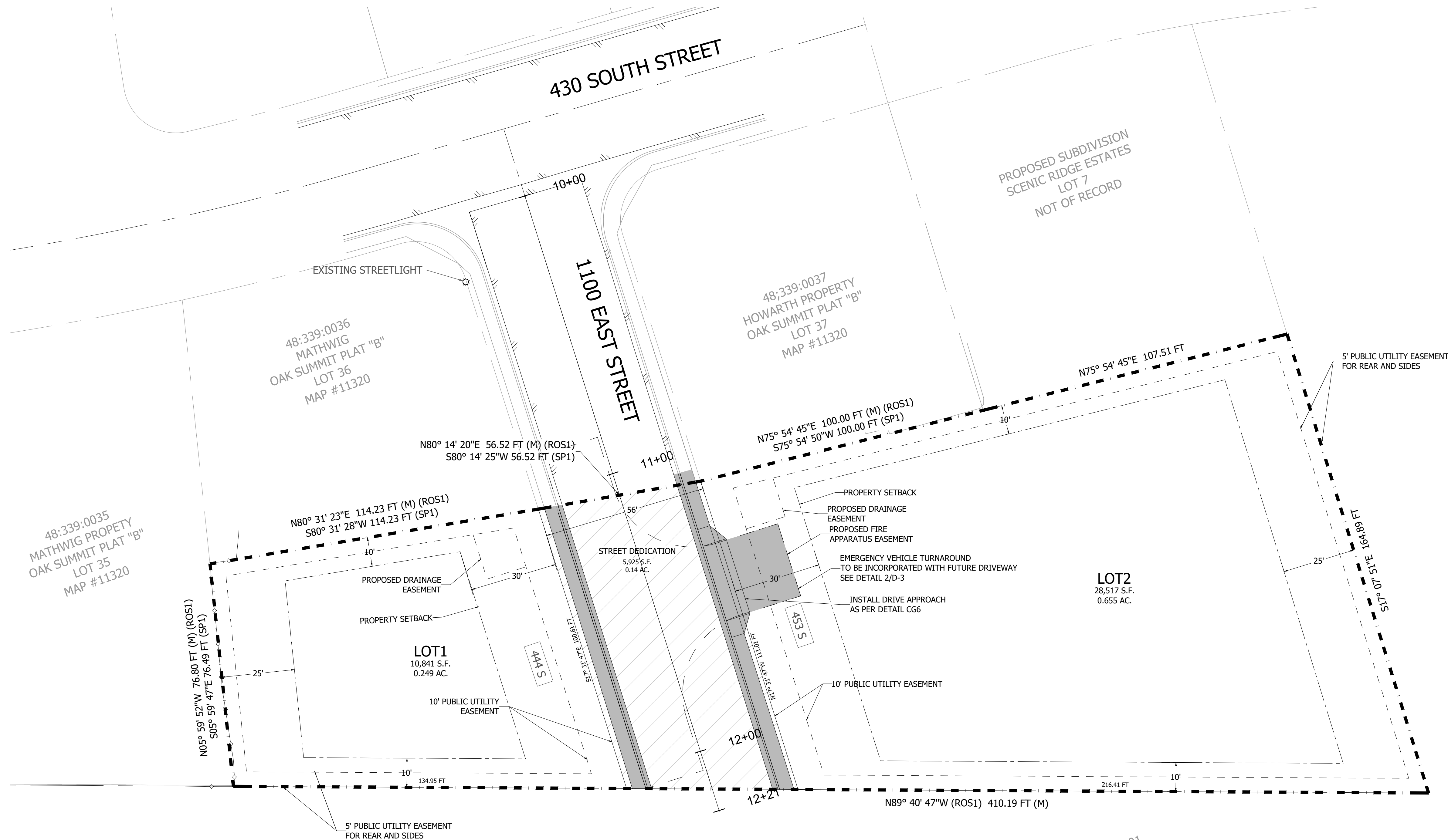
TEL: 801-796-2277
ENGINEER: RICHARD HATFIELD, P.E.
RICHARDH@APEX20.COM
SURVEYOR: SPENCER McCUTCHEON, P.L.S.
SPENCERM@ELEVATEDLANDSURVEYS.COM

DEVELOPER/OWNER:

NJC DEVELOPMENT LLC
CONTACT: NEIL CRAIG
801-361-9058
CUSMNC@GMAIL.COM



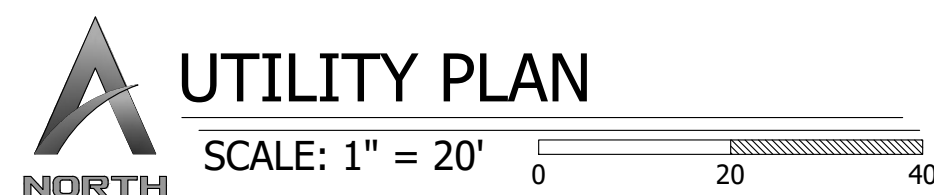
PROJECT
LOCATION



SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- PROPOSED CONCRETE
- EXISTING CONTOURS
- PROPOSED CONTOURS

CITY REVIEW SET - NOT FOR CONSTRUCTION



APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

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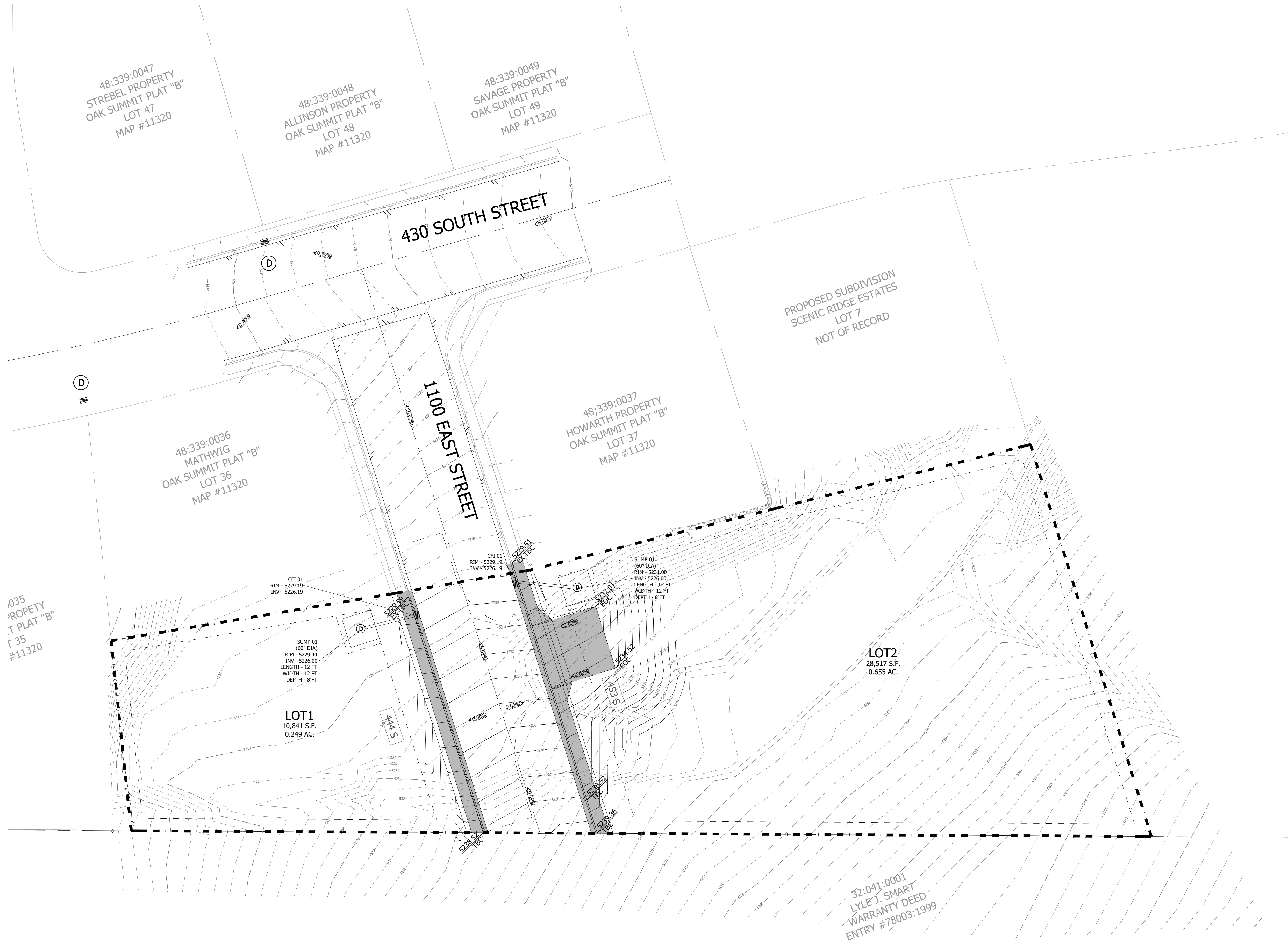
SCENIC RIDGE

UTILITY PLAN

LOCATION:

FOR: *NJC DEVELOPMENT*

DRAWING:
C-3



GRADING & DRAINAGE PLAN
SCALE: 1" = 20'
0 20 40

SITE LEGEND

PROPERTY BOUNDARY LINE

EASEMENT LINE

EXISTING UTILITY LINE

PROPOSED UTILITY LINE

PROPOSED CONCRETE

EXISTING CONTOURS

PROPOSED CONTOURS

CITY REVIEW SET - NOT FOR CONSTRUCTION

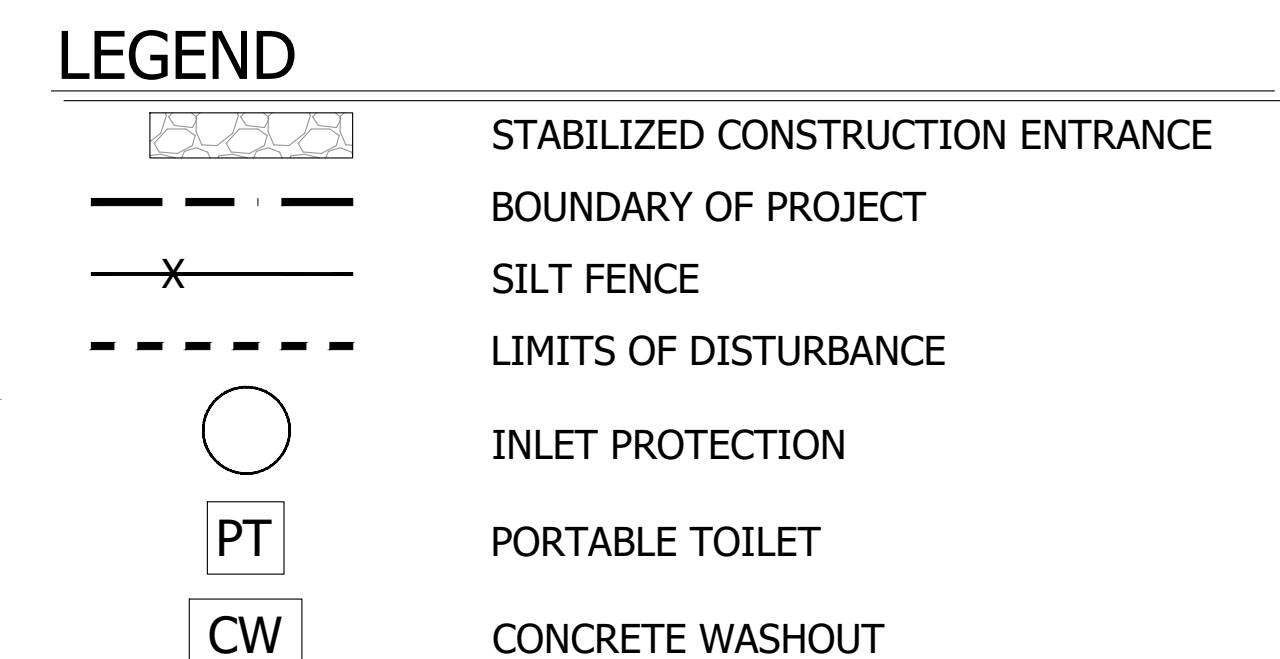
REVISIONS		REMARKS
DATE	BY	

DATE: 8-12-2025

LOCATION: SANTAQUIN, UTAH

FOR: NJC DEVELOPMENT

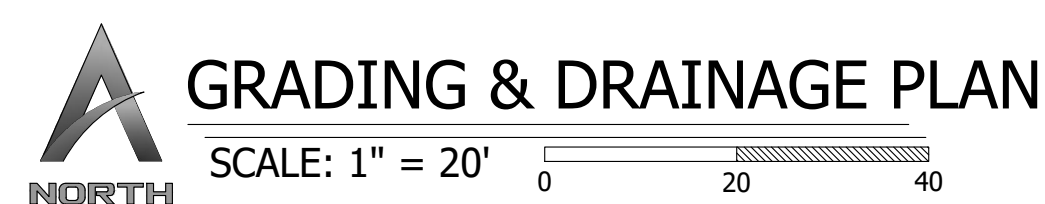
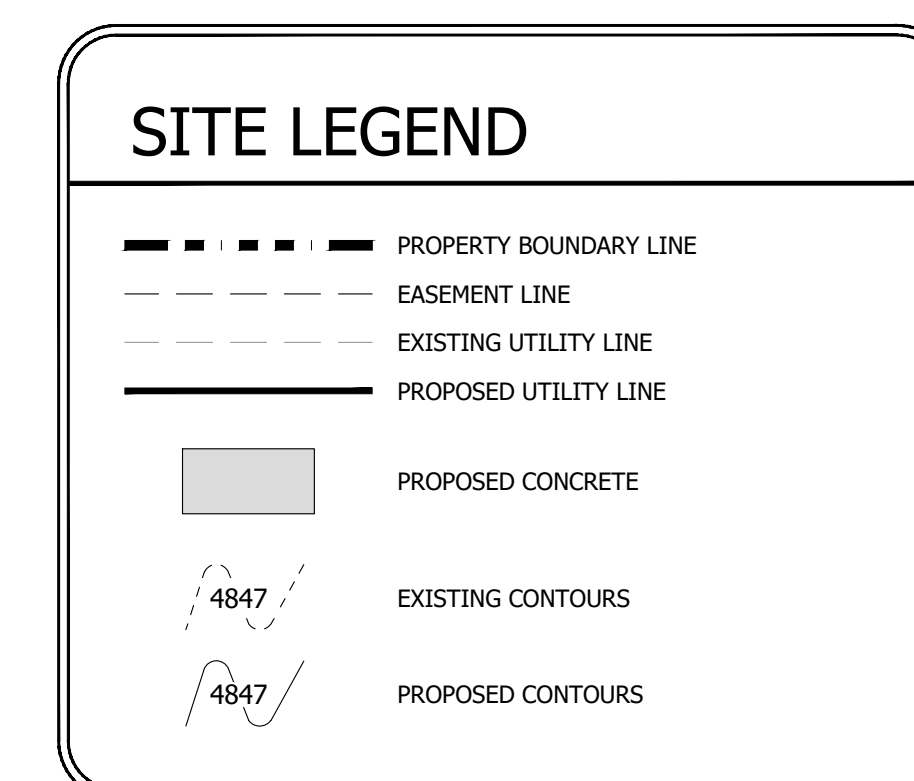
DRAWING: SCENIC RIDGE
GRADING & DRAINAGE PLAN



GENERAL STORM WATER POLLUTION PREVENTION PLAN

NOTES:

- A. THE CONTRACTOR MUST COMPLETE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE STATE.
- B. THE SWPPP MUST COMPLY WITH UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REGULATIONS.
- C. IF AT ANY TIME RUNOFF FROM ADJACENT PROPERTIES ENTERS THE PROJECT SITE, BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL OFFSITE RUNOFF FROM ENTERING THE SITE SHALL BE IMPLEMENTED.
- D. THIS PROJECT UTILIZES 100% RETENTION FOR IT'S STORM WATER MANAGEMENT. GREAT CARE MUST BE TAKEN TO ENSURE THAT CHEMICAL SPILLS AND OTHER SOURCES OF ONSITE POLLUTION SOURCES ARE PREVENTED.
- E. VEHICLE ENTRANCE LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR. VEHICLES MUST EXIT THE SITE ONLY THROUGH THE STABILIZED CONSTRUCTION ENTRANCES, ESPECIALLY DURING TIMES WHEN VEHICLE TRACKING OF MUD AND OTHER DEBRIS IS LIKELY.
- F. SEDIMENT THAT IS DEPOSITED ON ADJACENT ROADWAYS SHALL BE SWEEP AND REMOVED DAILY BEFORE THE WORK DAY IS CONCLUDED.
- G. THE SWPPP, INSPECTION & MAINTENANCE REPORTS, CERTIFICATIONS, MAJOR GRADING RECORDS, AND TEMPORARY & PERMANENT STABILIZATION RECORDS SHALL BE KEPT CURRENT BY THE CONTRACTOR AND IN ACCORDANCE WITH STATE REGULATIONS. COPIES OF THE ALL SWPPP RECORDS SHALL BE KEPT ONSITE, IF FEASIBLE, UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE UTAH DEQ. THE SWPPP RECORDS SHALL BE MADE READILY AVAILABLE TO REGULATORY AUTHORITIES UPON ONSITE INSPECTION.
- H. THIS SWPPP IS INTENDED TO BE 'WORKING DOCUMENT' THAT IS UTILIZED BY THE CONTRACTOR AND CHANGED ACCORDING TO FIELD AND/OR ENVIRONMENTAL CONDITIONS.
- I. A UPDES GENERAL CONSTRUCTION PERMIT IS REQUIRED. THE CONTRACTOR SHALL APPLY FOR THE PERMIT AND SHALL PROVIDE A COPY OF THE APPROVED PERMIT TO HEBER CITY PRIOR TO CONSTRUCTION.

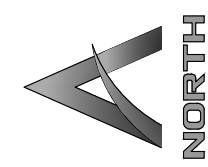
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SCENIC RIDGE
GRADING & DRAINAGE PLAN

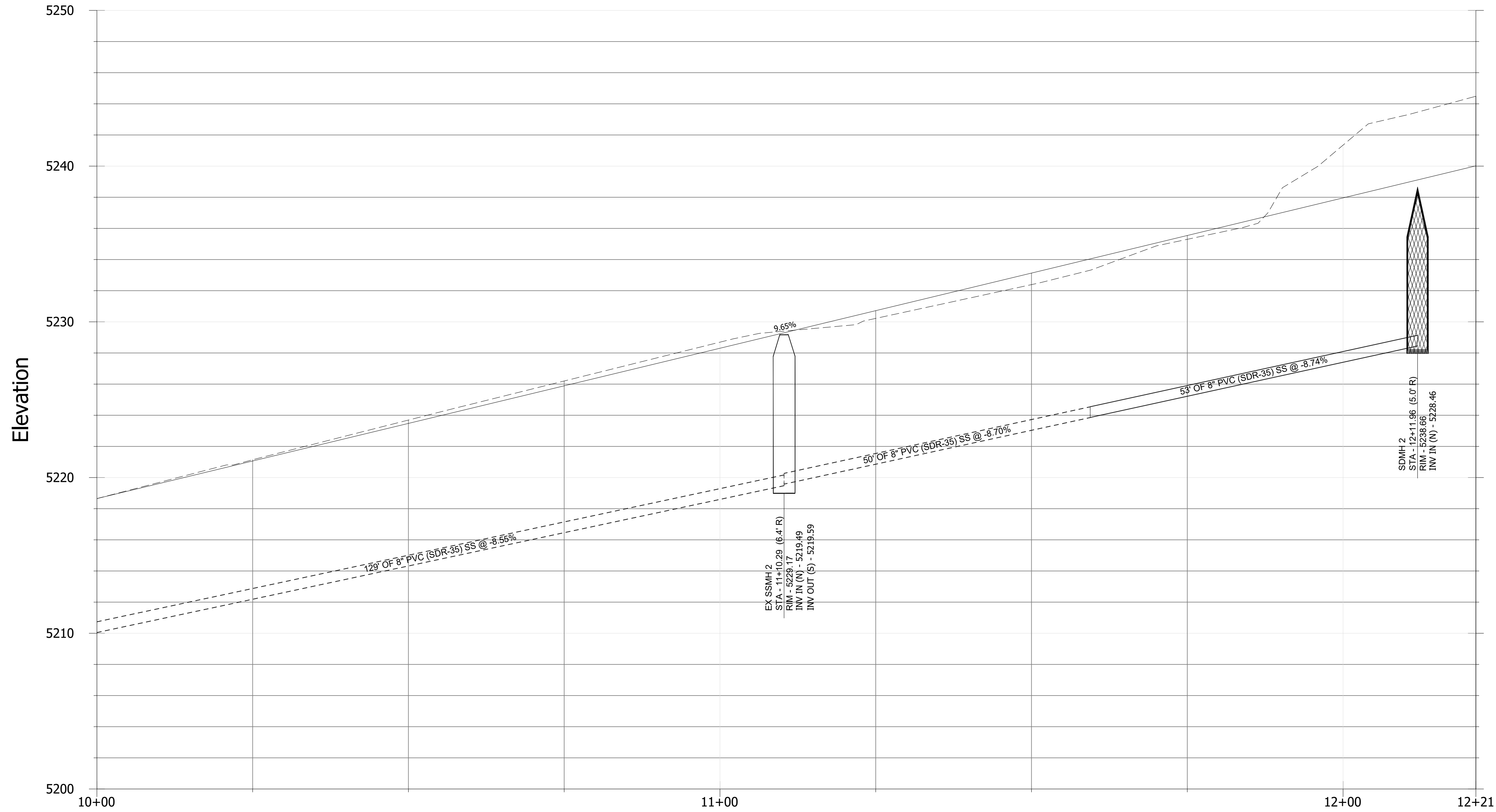
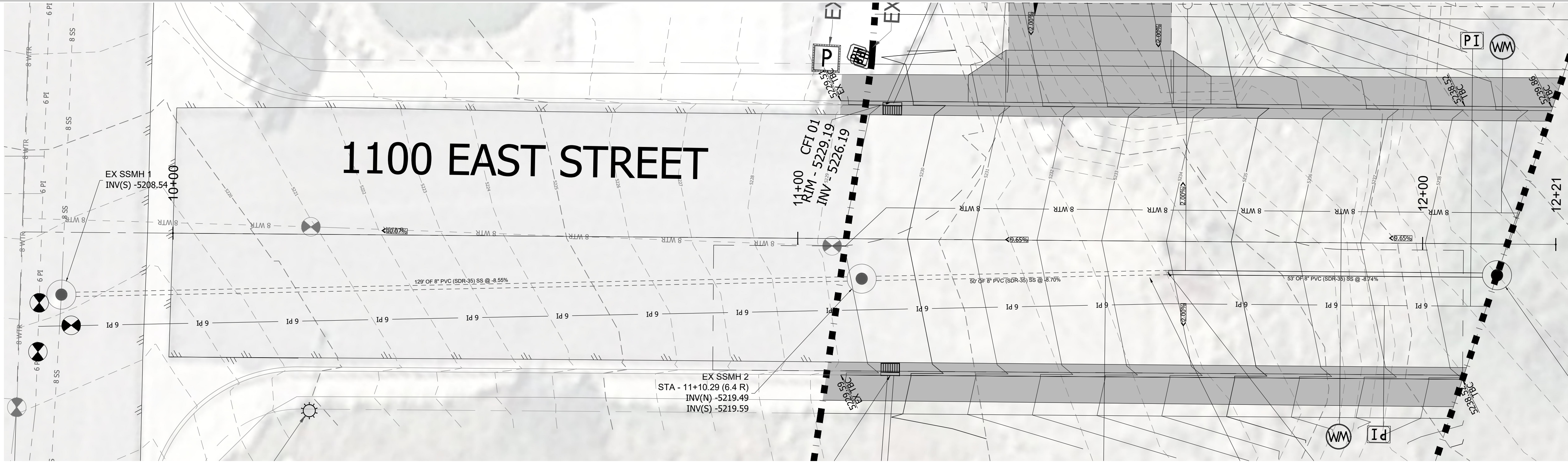
LOCATION: *SANTAQUIN UTAH*

OR:
NIC DEVELOPMENT

DRAWING



SCALE: 1" = 10'



PLAN & PROFILE - 1100 EAST ST.
SCALE: 1" = 10' (Horiz.) 1" = 4' (Vert.)

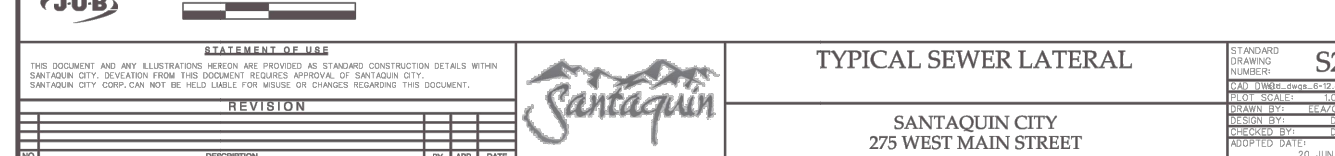
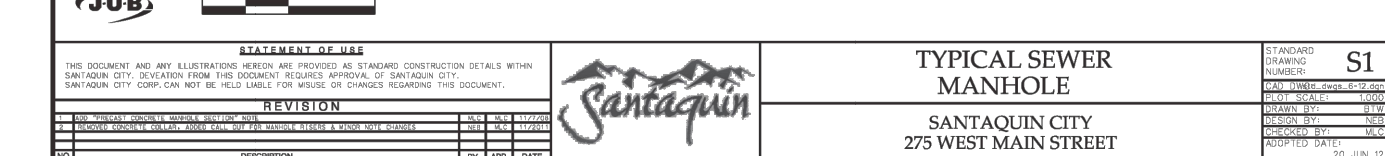
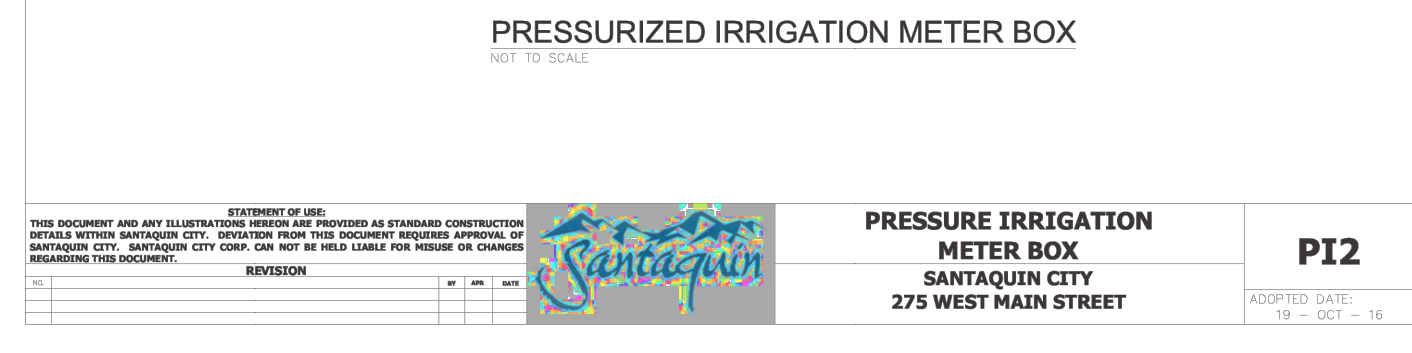
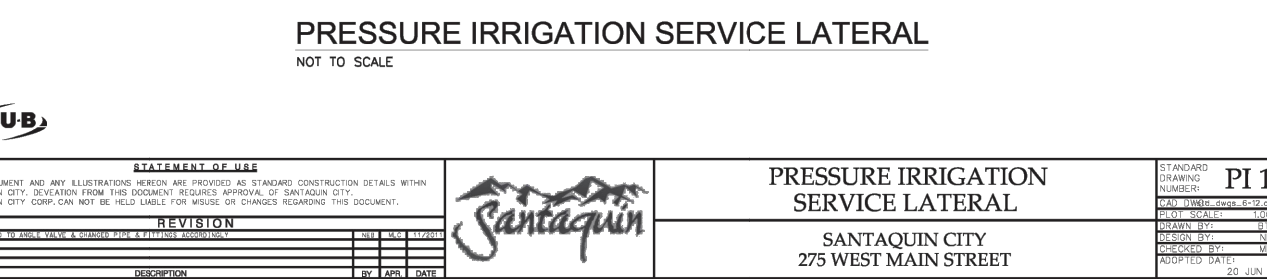
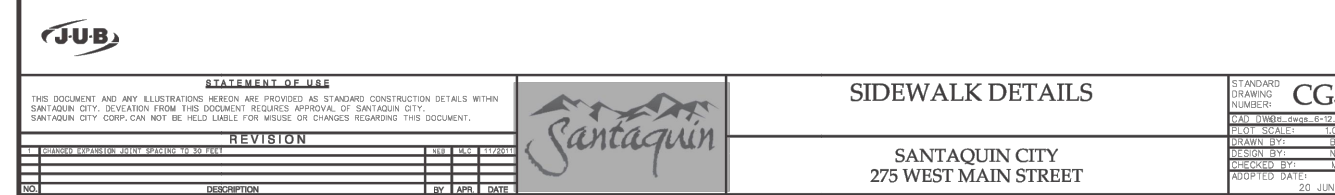
CITY REVIEW SET - NOT FOR CONSTRUCTION

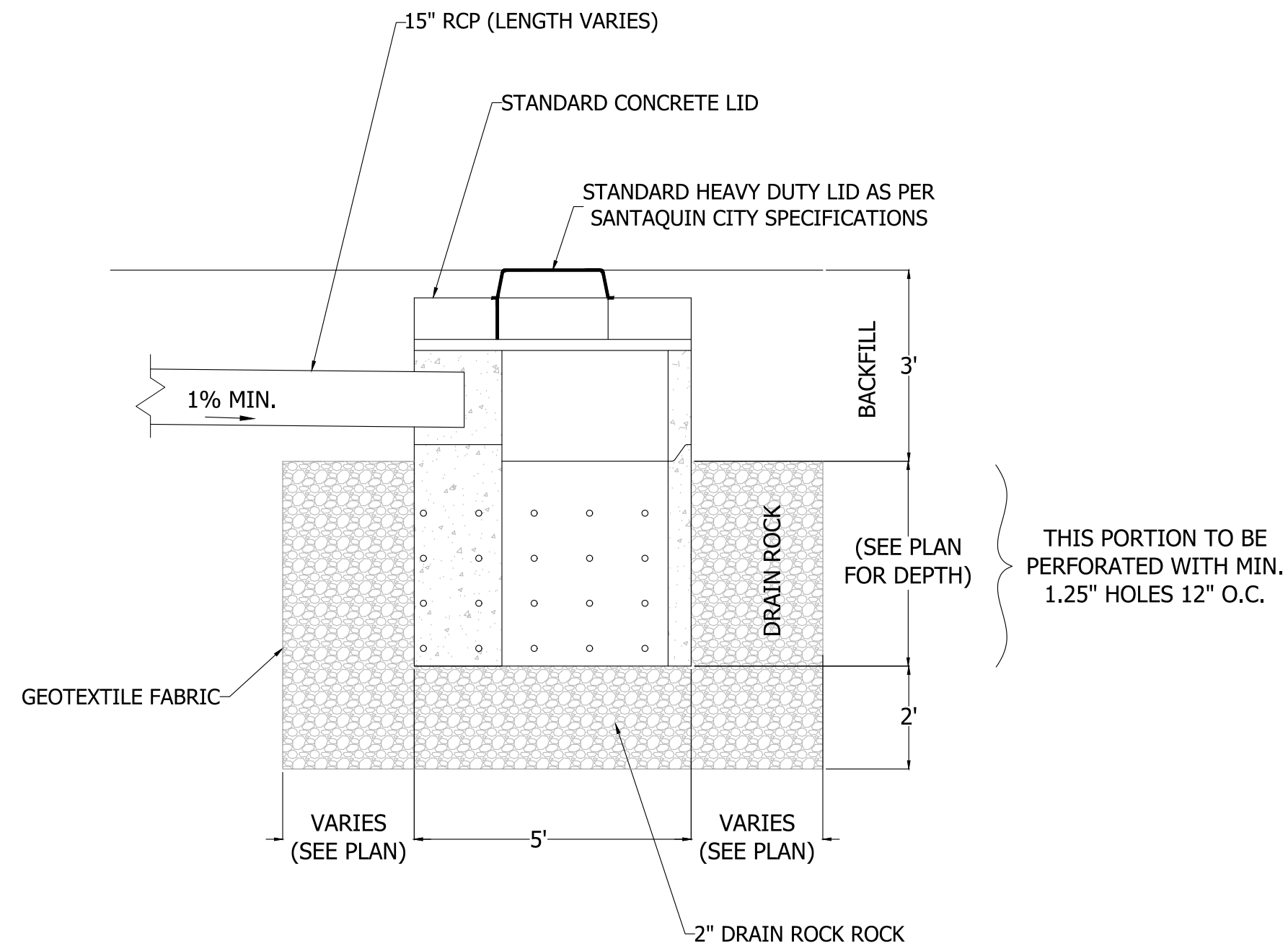


REVISIONS		REMARKS
DATE	BY	

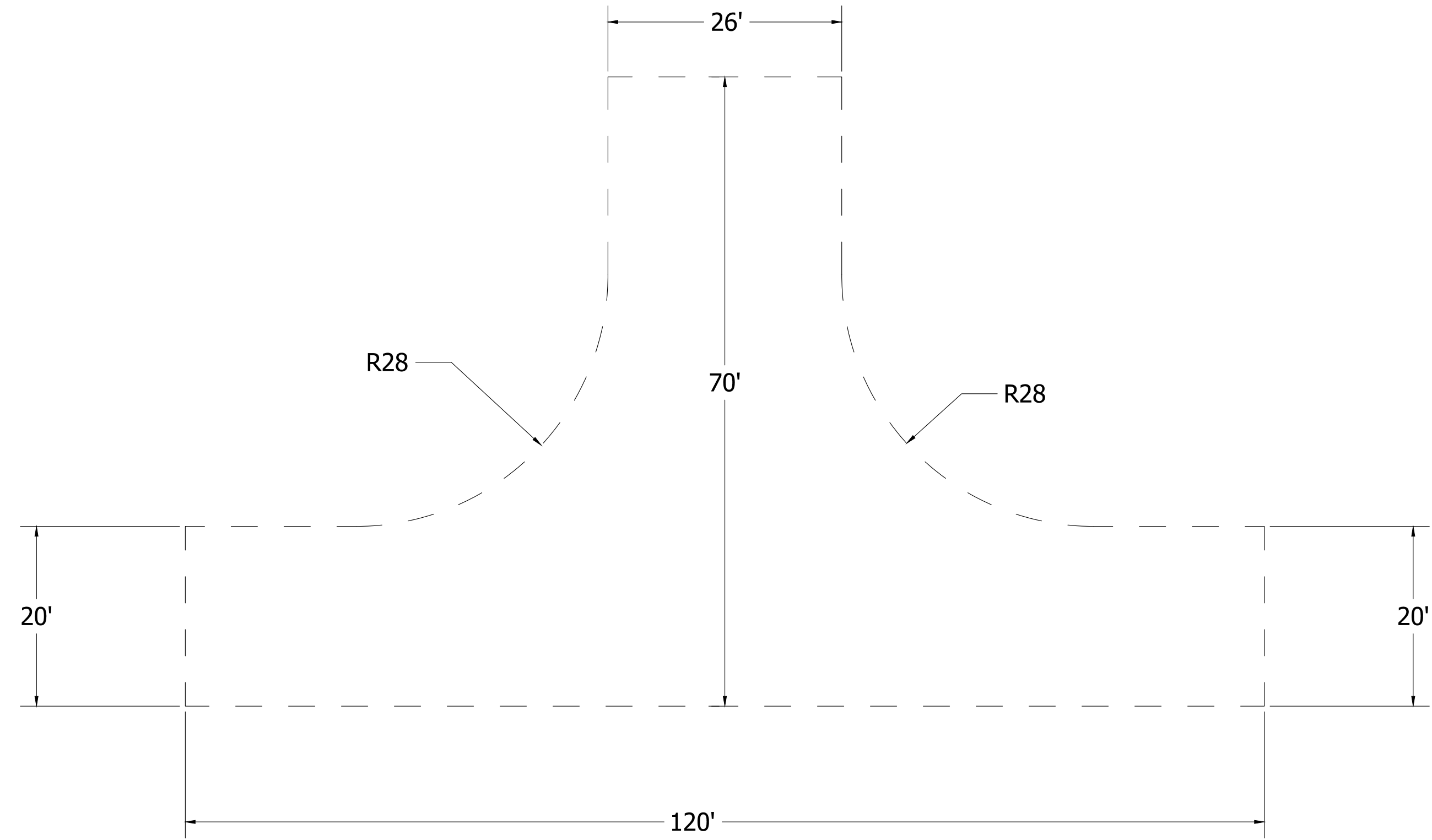
SCENIC RIDGE
PLAN AND PROFILE

FOR: NJC DEVELOPMENT
LOCATION: SANTAQUIN, UTAH
DATE: 8-12-2025





1 SUMP
SCALE: N.T.S.



1 FIRE TRUCK TURNAROUND
SCALE: N.T.S.

REVISIONS		REMARKS
DATE	BY	