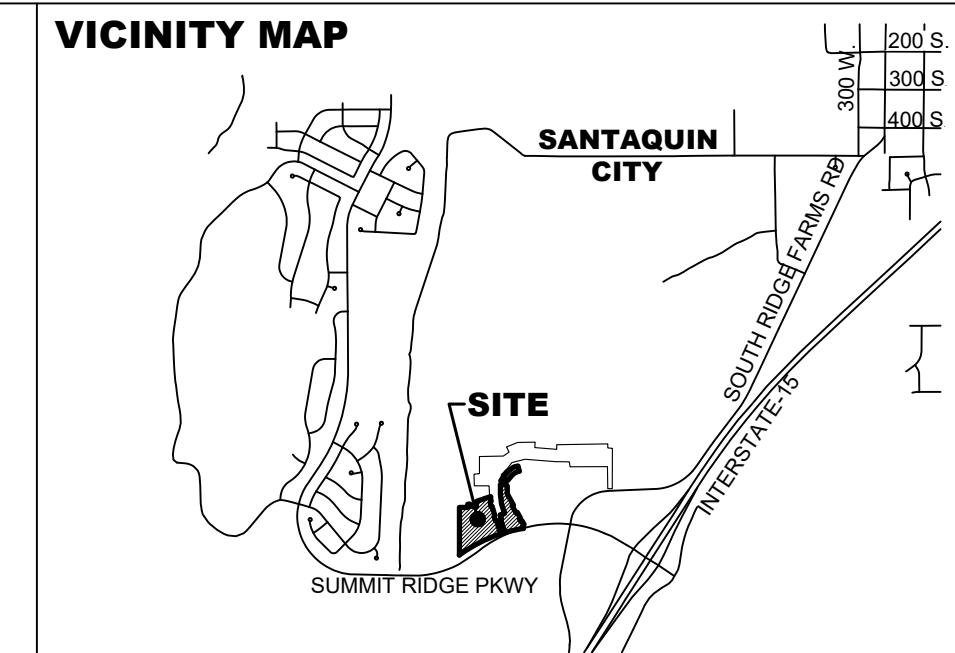


SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH



A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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TABULATIONS

ZONE	PC (PLANNED COMMUNITY)
TOTAL AREA	10.13 ACRES±
TOTAL OPEN SPACE	2.98 ACRES±
TOTAL ACRES IN ROADS	2.67 ACRES±
TOTAL AREA IN LOTS	2.51 ACRES±
TOTAL UNITS:	104 UNITS
TOWN HOMES	104 UNITS
DENSITY	10 UNITS/ACRE
REQUIRED PARKING (PLATS A & B)	
TOWN HOMES (207x2)	414 STALLS
GUEST PARKING	60 STALLS
TOTAL PARKING REQUIRED	474 STALLS
PROVIDED PARKING (PLATS A & B)	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (207X1)	207 STALLS
EXTERIOR PARKING	333 STALLS
TOTAL PARKING PROVIDED	540 STALLS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAUQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S1&2 M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR.
3. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAUQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL WORK MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 8, 2019 PREPARED BY GEOSTRA FOR THESSUMMIT RIDGE TOWNHOMES MUST BE FOLLOWED.
5. 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4" MIN COVER AS PER CITY STANDARD.
6. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS PROJECT ARE IN COMPLIANCE WITH ALL COMPLIANCE WITH ALL STATE AND SANTAUQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT 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 SANTAUQUIN CITY STANDARDS.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITIES SUBMITTED INTO PROPERTY. CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS.
8. ALL CURB AND MANHOLE LIDS IN BROWSDIKE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION.
9. ALL OPEN SPACE SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE HOA.
10. ALL PRIVATE ROADS SHALL HAVE RED CURB & GUTTERS AND "NO PARKING" SIGNS TO PREVENT ALL STREET PARKING IN THESE AREAS.
11. PI DRAINS TO BE PROVIDED AT ALL TRUE LOW POINTS IN THE PI SYSTEM.
12. SHALLOW SEWER DEPTHS EXIST IN THIS PHASE. CONTRACTOR TO VERIFY SEWER LINES DEPTH PRIOR TO HOUSE CONSTRUCTION. SOME UNITS MAY REQUIRE EJECTOR PUMPS.
13. PI AND WATER LINES TO BE PVC UNLESS NOTED OTHERWISE. SANITARY SEWER TO BE SD-35 UNLESS NOTED OTHERWISE.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
		SEWER PIPE
		SEWER SERVICE
		STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
		CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VALE VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
		PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VALE VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
		FIBER OPTIC
		GAS
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 571-7101

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

SUMMIT RIDGE TOWNHOMES

SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH

COVER

REVISIONS

1	-	
2	-	
3	-	
4	-	
5	-	

PROJECT #:

DRAWN BY:

DESIGNED BY:

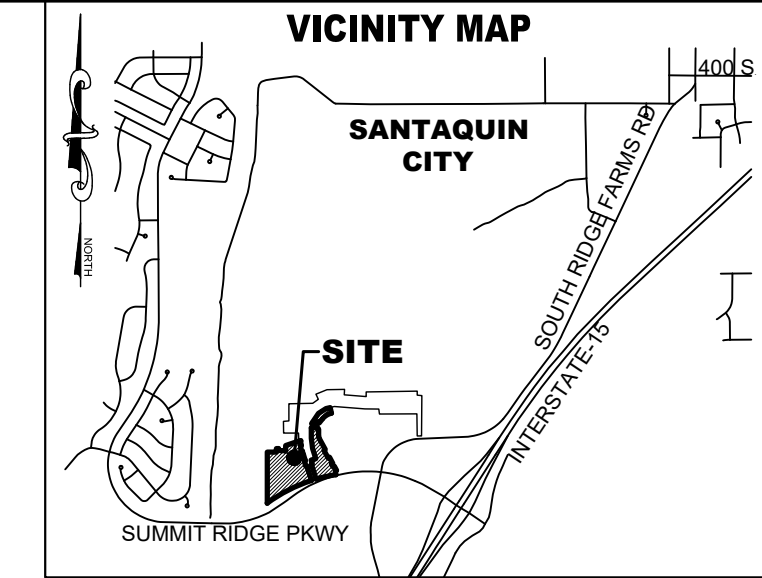
SCALE:

DATE: _____

SHEET

101

COI



SURVEYOR'S CERTIFICATE
I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
PARCEL A
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FOX RUN AVENUE, SAID POINT BEING LOCATED N0°05'18"W ALONG THE SECTION LINE 82.24 FEET AND WEST 1586.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID LINE THE FOLLOWING 10 COURSES: SOUTHEASTERLY ALONG THE ARC OF A 731.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N86°41'53"E) 61.26 FEET THROUGH A CENTRAL ANGLE OF 4°48'06" (CHORD: S5°42'10"E 61.24 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 20.84 FEET THROUGH A CENTRAL ANGLE OF 79°35'20" (CHORD: S31°41'27"W 19.20 FEET); THENCE S7°35'20"E 56.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'53"E) 24.56 FEET THROUGH A CENTRAL ANGLE OF 93°49'42" (CHORD: S61°36'02"E 21.91 FEET); THENCE ALONG THE ARC OF A 731.00 FOOT RADIUS CURVE TO THE LEFT 33.06 FEET THROUGH A CENTRAL ANGLE OF 2°35'29" (CHORD: S15°58'55"E 33.06 FEET); THENCE S17°16'40"E 89.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.24 FEET THROUGH A CENTRAL ANGLE OF 88°45'47" (CHORD: S27°06'14"W 20.98 FEET); THENCE S16°36'12"E 55.03 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'53"E) 23.89 FEET THROUGH A CENTRAL ANGLE OF 91°14'13" (CHORD: S62°53'46"E 21.44 FEET); THENCE S17°16'40"E 193.25 FEET TO THE NORTH LINE OF SUMMIT RIDGE PARKWAY; THENCE SOUTHWESTERLY ALONG SAID LINE ALONG THE ARC OF A 2060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S17°57'18"E) 659.27 FEET THROUGH A CENTRAL ANGLE OF 18°20'12" (CHORD: S62°52'36"W 656.46 FEET); THENCE NORTH 67°5.43 FEET; THENCE EAST 120.00 FEET; THENCE NORTH 45.26 FEET; THENCE N89°59'18"E 28.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: EAST) 40.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"E 36.77 FEET); THENCE EAST 33.70 FEET; THENCE ALONG THE ARC OF A 89.00 FOOT RADIUS CURVE TO THE RIGHT 35.37 FEET THROUGH A CENTRAL ANGLE OF 22°46'08" (CHORD: S78°36'56"E 35.14 FEET); THENCE N0°40'38"E 74.54 FEET; THENCE N71°29'07"E 182.15 FEET; THENCE N73°18'31"E 15.27 FEET; THENCE N87°07'45"E 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.90 ACRES
PARCEL B
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 110.69 FEET AND WEST 1344.47 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S28°42'48"E 164.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 117.92 FEET; THENCE N61°17'12"E 20.00 FEET; THENCE S28°42'48"E 91.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 41.71 FEET; THENCE N61°17'12"E 20.00 FEET; THENCE S28°42'48"E 64.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 4.50 FEET; THENCE S8°43'00"E 45.00 FEET TO THE NORTH LINE OF SUMMIT RIDGE PARKWAY; THENCE SOUTHWESTERLY ALONG SAID LINE AND THE ARC OF A 2060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S8°43'00"E) 270.16 FEET THROUGH A CENTRAL ANGLE OF 7°30'50" (CHORD: S77°31'35"W 269.96 FEET); THENCE N17°16'40"W 208.27 FEET; THENCE N72°43'20"E 13.00 FEET; THENCE N17°16'40"W 52.36 FEET; THENCE N72°43'20"E 63.59 FEET; THENCE N17°16'40"W 141.11 FEET; THENCE N6°47'36"W 135.42 FEET; THENCE NORTH 138.35 FEET; THENCE EAST 84.62 FEET; THENCE S30°08'48"E 23.50 FEET; THENCE SOUTH 91.52 FEET; THENCE ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT 32.57 FEET THROUGH A CENTRAL ANGLE OF 28°42'48" (CHORD: S14°21'24"E 32.23 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±2.73 ACRES
PARCEL C
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 445.76 FEET AND WEST 1181.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 217.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S13°04'13"E) 145.65 FEET THROUGH A CENTRAL ANGLE OF 38°27'24" (CHORD: S57°42'04"W 142.93 FEET); THENCE S38°28'22"W 65.54 FEET; THENCE N51°31'38"W 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S51°31'38"E) 9.97 FEET THROUGH A CENTRAL ANGLE OF 16°19'24" (CHORD: S30°18'40"W 9.94 FEET); THENCE SOUTH 13.17 FEET; THENCE WEST 80.17 FEET; THENCE N34°15'23"E 162.41 FEET; THENCE N56°49'44"E 116.27 FEET; THENCE N77°44'48"E 57.43 FEET; THENCE S13°31'44"E 75.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.50 ACRES
TOTAL AREA: ±10.13 ACRES

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D). THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF _____ 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 _____, A.D. 20____

APPROVED BY MAYOR _____

APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PLAT "B"

SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10 AND THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 40'

NOTARY PUBLIC SEAL	CITY/COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein. LEI JOB #19-0081

LEI
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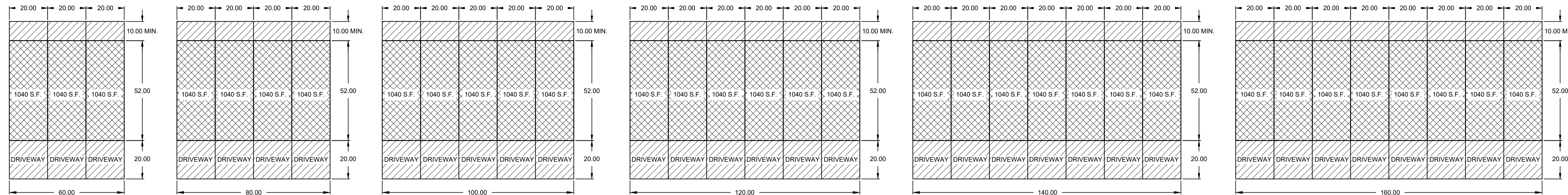
2902 N. Main Street
Spanish Fork, UT 84600
Phone: 801-798-0055
Fax: 801-798-9393
office@le-eng.com
www.lei-eng.com

DRAWING DATE: JULY 29, 2020

OWNER/DEVELOPER
DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 571-7101

DOMINION ENERGY UTAH ACCEPTANCE QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-6532.	CORPORATE ACKNOWLEDGMENT STATE OF UTAH _____ S.S. COUNTY OF UTAH _____ ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME. _____ NOTARY PUBLIC FULL NAME: _____ COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH	CENTRACOM ACCEPTANCE APPROVED THIS _____ DAY OF _____, 2020 CENTRACOM COMPANY BY: _____ TITLE: _____ APPROVED THIS _____ DAY OF _____, 2020 CENTURY LINK COMPANY BY: _____ TITLE: _____ APPROVED THIS _____ DAY OF _____, 2020 CENTURY LINK COMPANY BY: _____ TITLE: _____
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NAD27 STATE PLANE COORDINATES		
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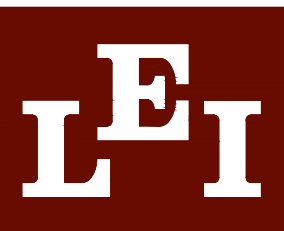
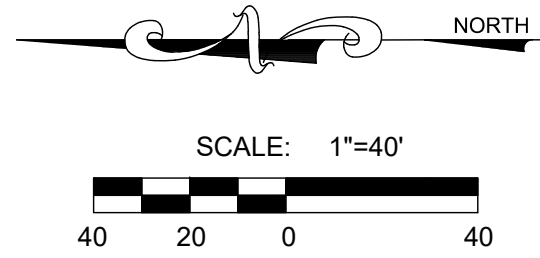


REAR LOAD 8-PLEX
UNITS 162-169, 192-199, 200-207



SCALE: 1" = 40'





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3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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office@lei-eng.com
www.lei-eng.com

SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH

UTILITY PLAN

REVISIONS	
1	
2	
3	
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6	

LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

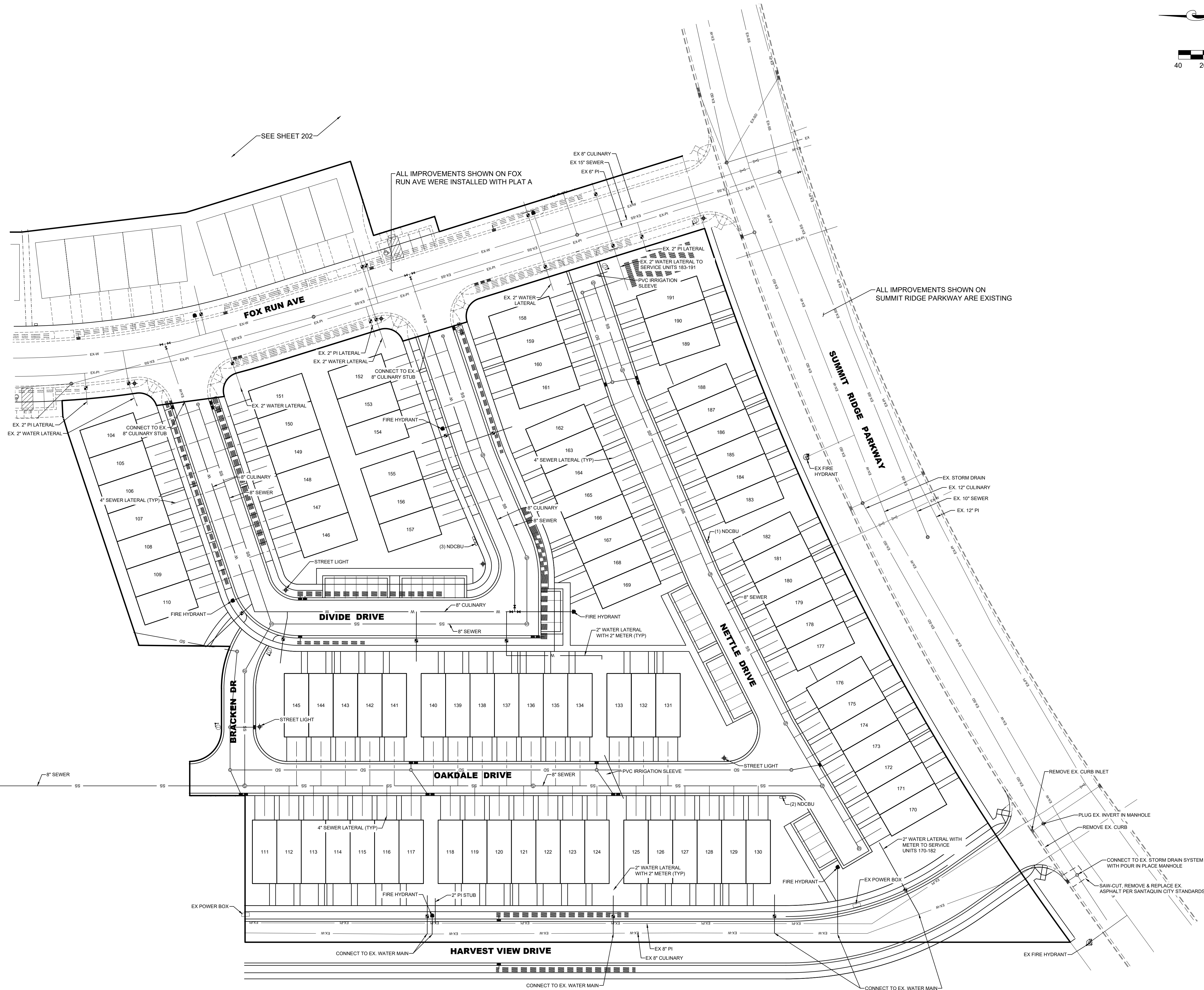
DESIGNED BY:
BCT

SCALE:
1"=40'

DATE:
10/01/2020

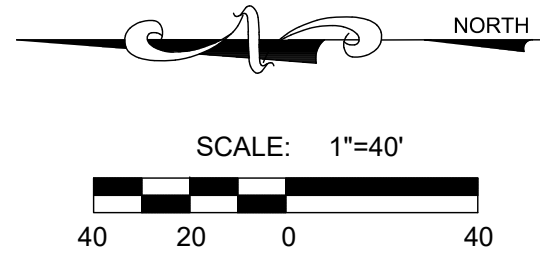
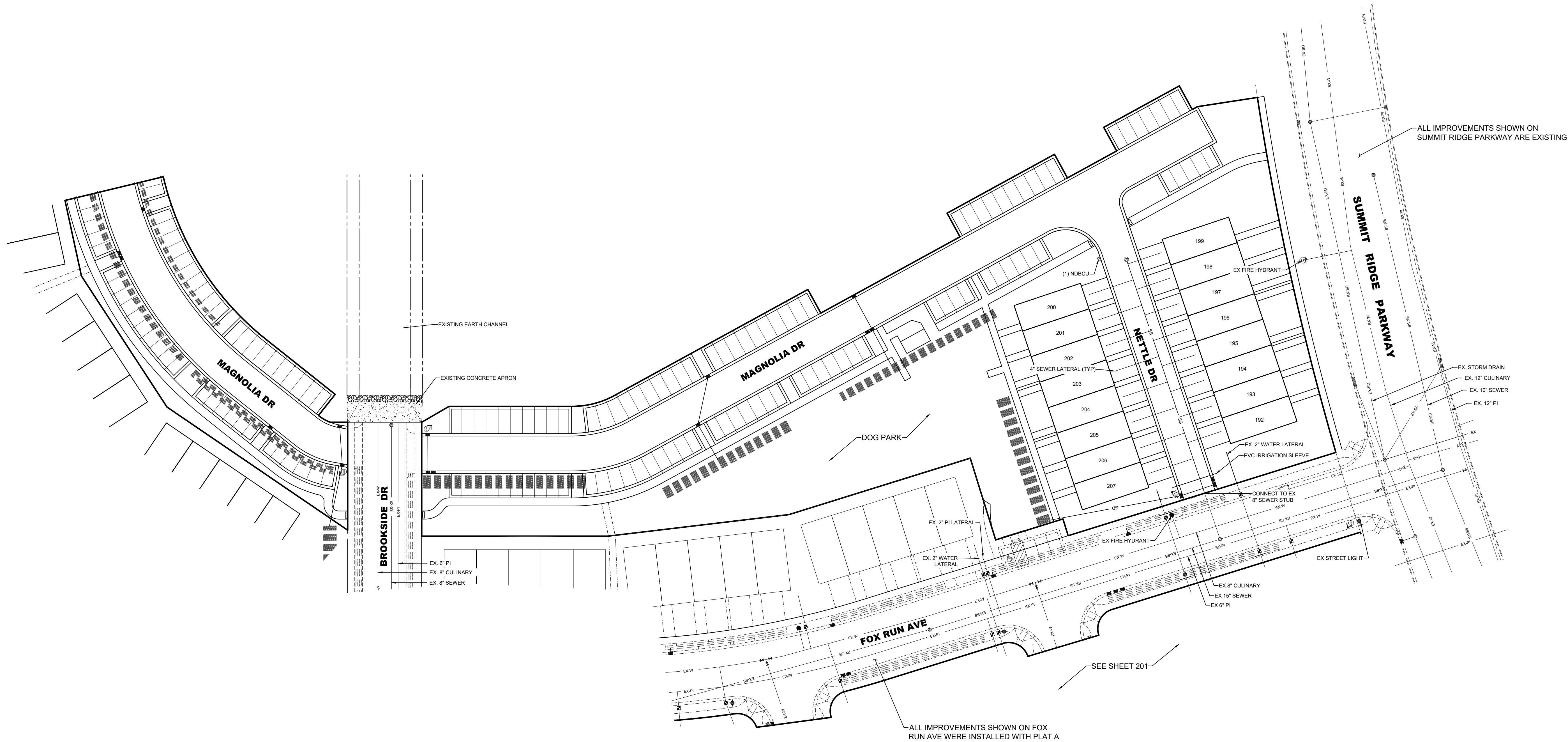
SHEET

201



UTILITY NOTES

1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.



LEI

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ENGINEERS

SURVEYORS

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Spanish Fork, UT 84660
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SUMMIT RIDGE TOWNS - PLAT B

SANTAQUIN, UTAH COUNTY, UTAH

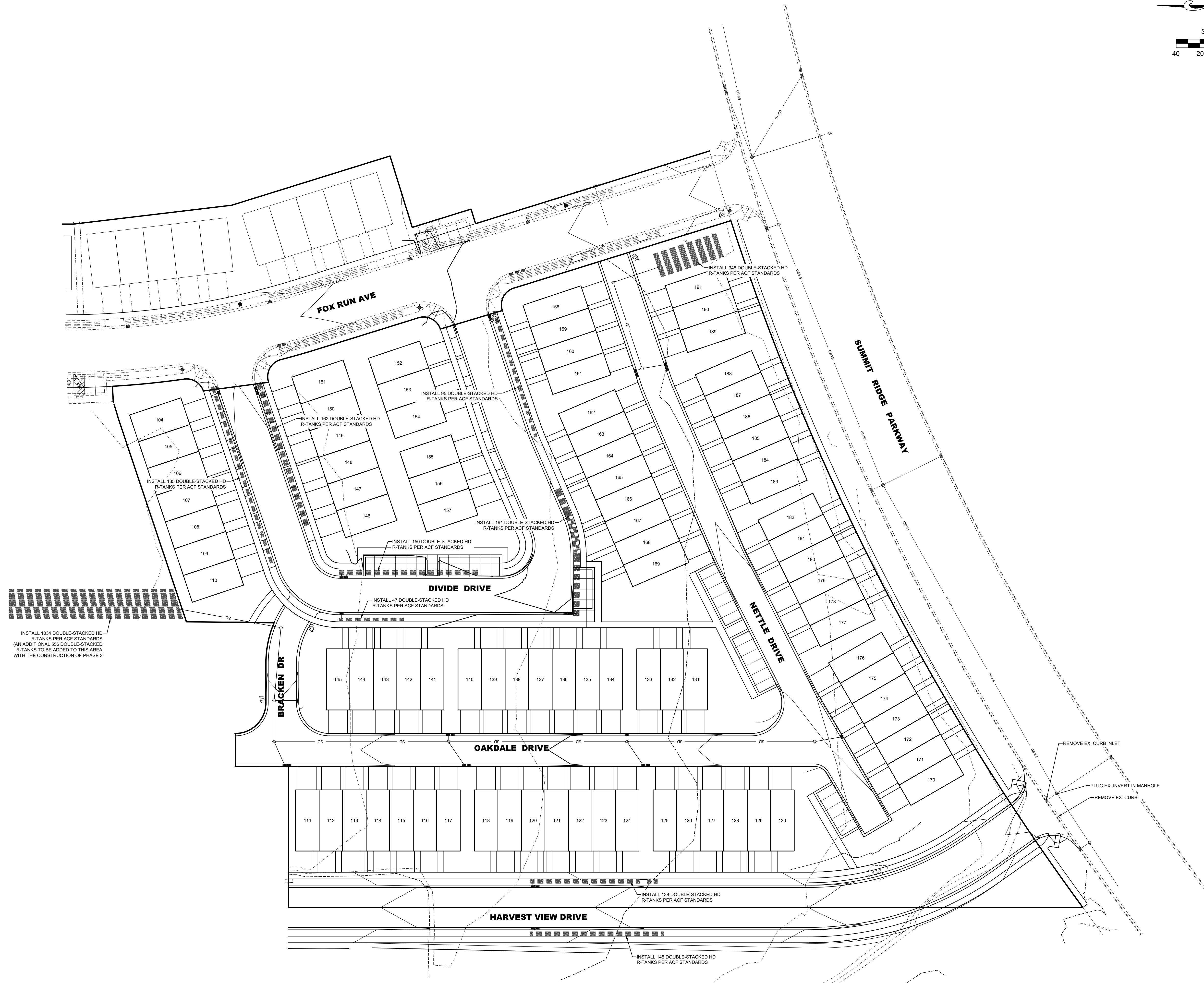
UTILITY PLAN

REVISIONS	
1	
2	
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6	

LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=40'
DATE:	10/01/2020

UTILITY NOTES

1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.



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SURVEYORS
PLANNERS

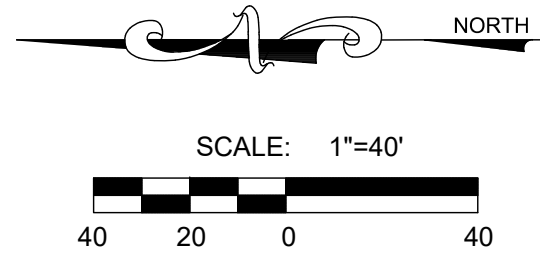
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
GRADING PLAN

REVISIONS	
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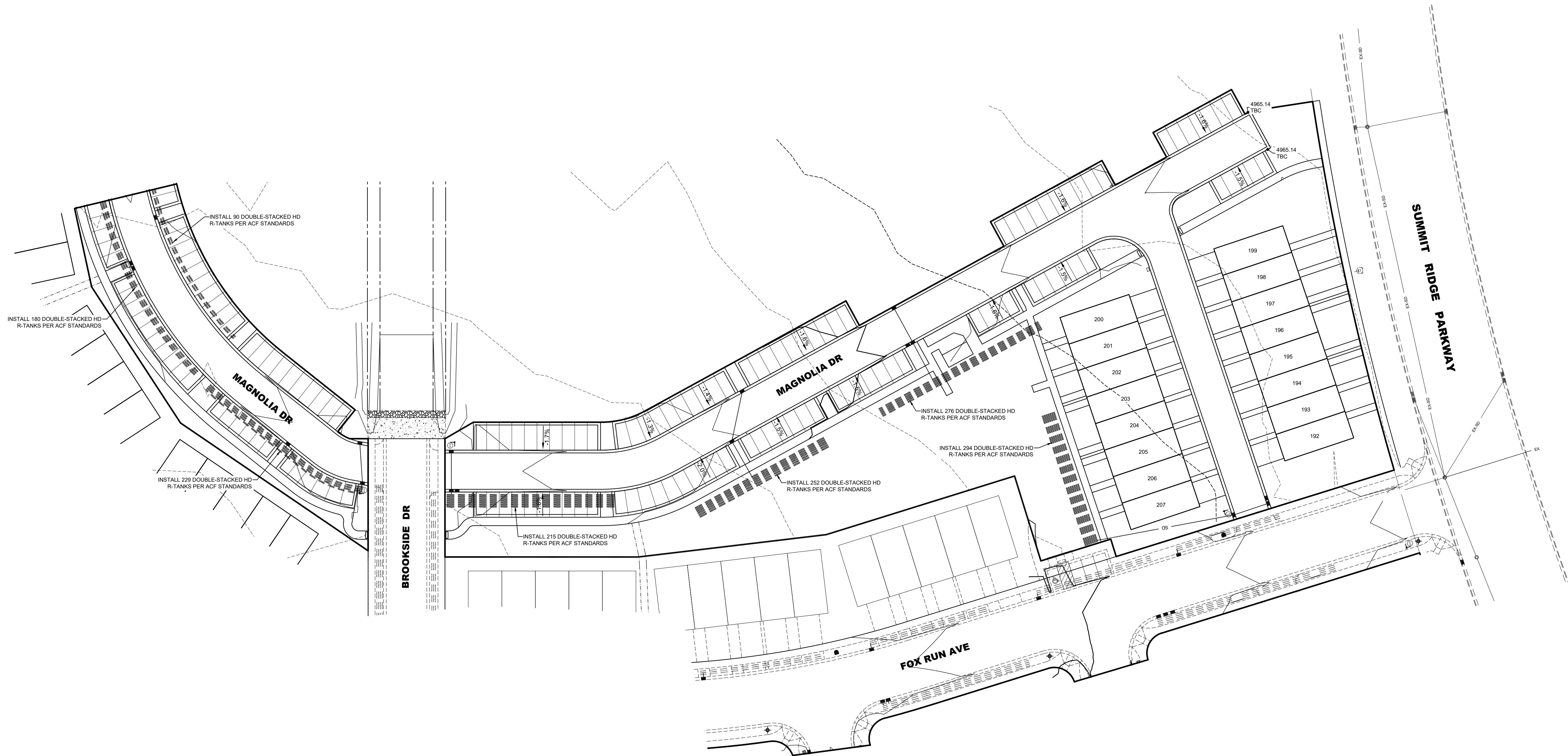
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2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=40'
DATE:
10/01/2020

SHEET
301



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SUMMIT RIDGE TOWNS - PLAT B

SANTAQUIN, UTAH COUNTY, UTAH

GRADING PLAN

REVISIONS

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LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

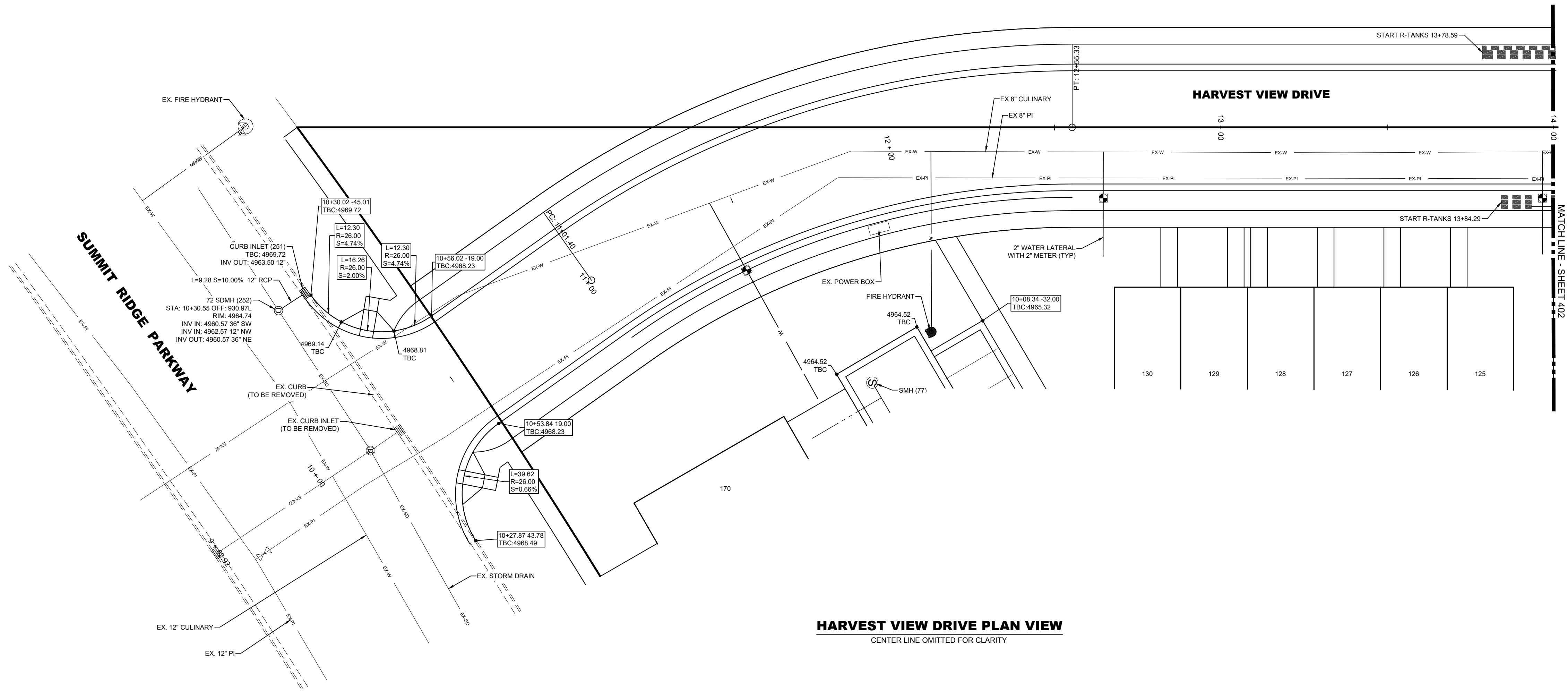
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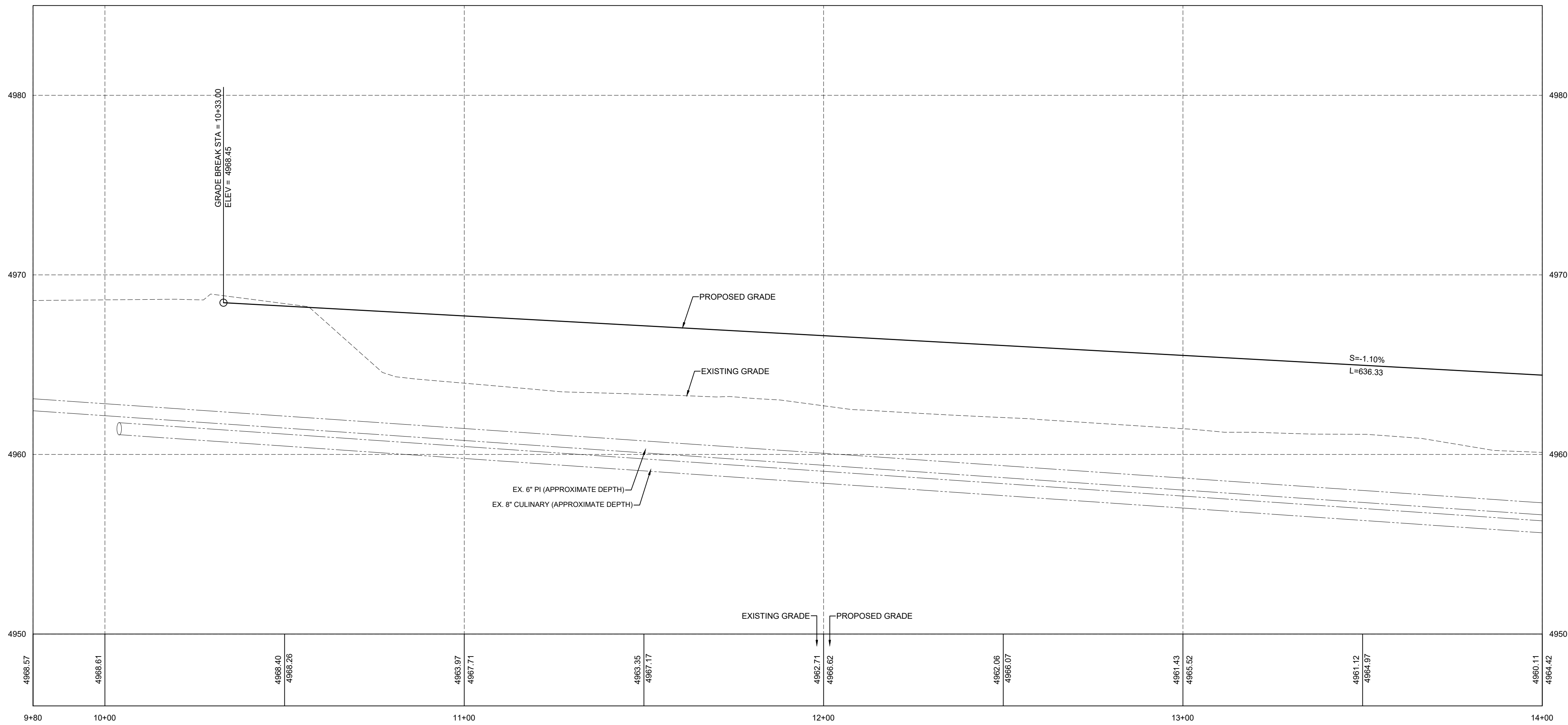
10/01/2020

SHEET

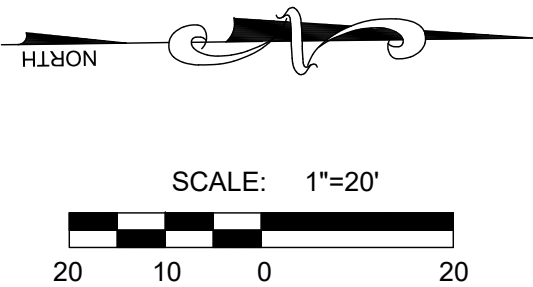
302



HARVEST VIEW DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY

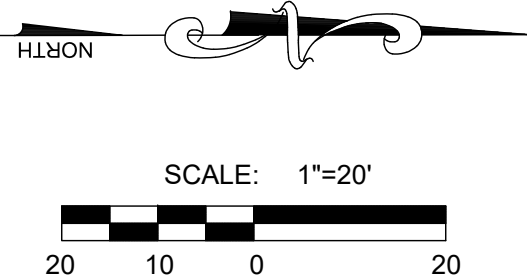


HARVEST VIEW DRIVE PROFILE



REVISIONS	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=20'
DATE:	10/01/2020



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Fax: 801.798.9393
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SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH

HARVEST VIEW DRIVE PLAN & PROFILE 14+00 - 17+70

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LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

DESIGNED BY:
BCT

SCALE:
1"=20'

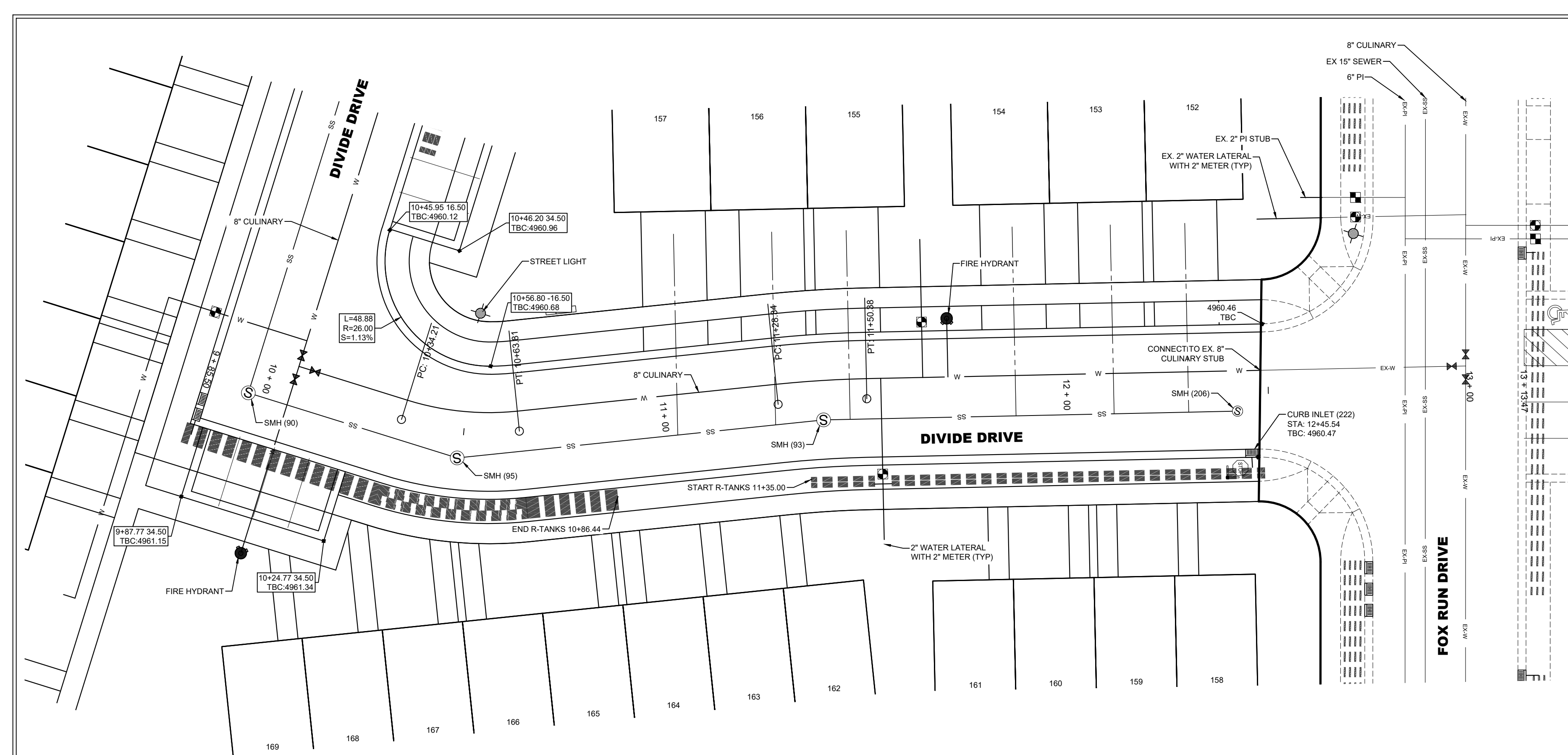
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10/01/2020

SHEET

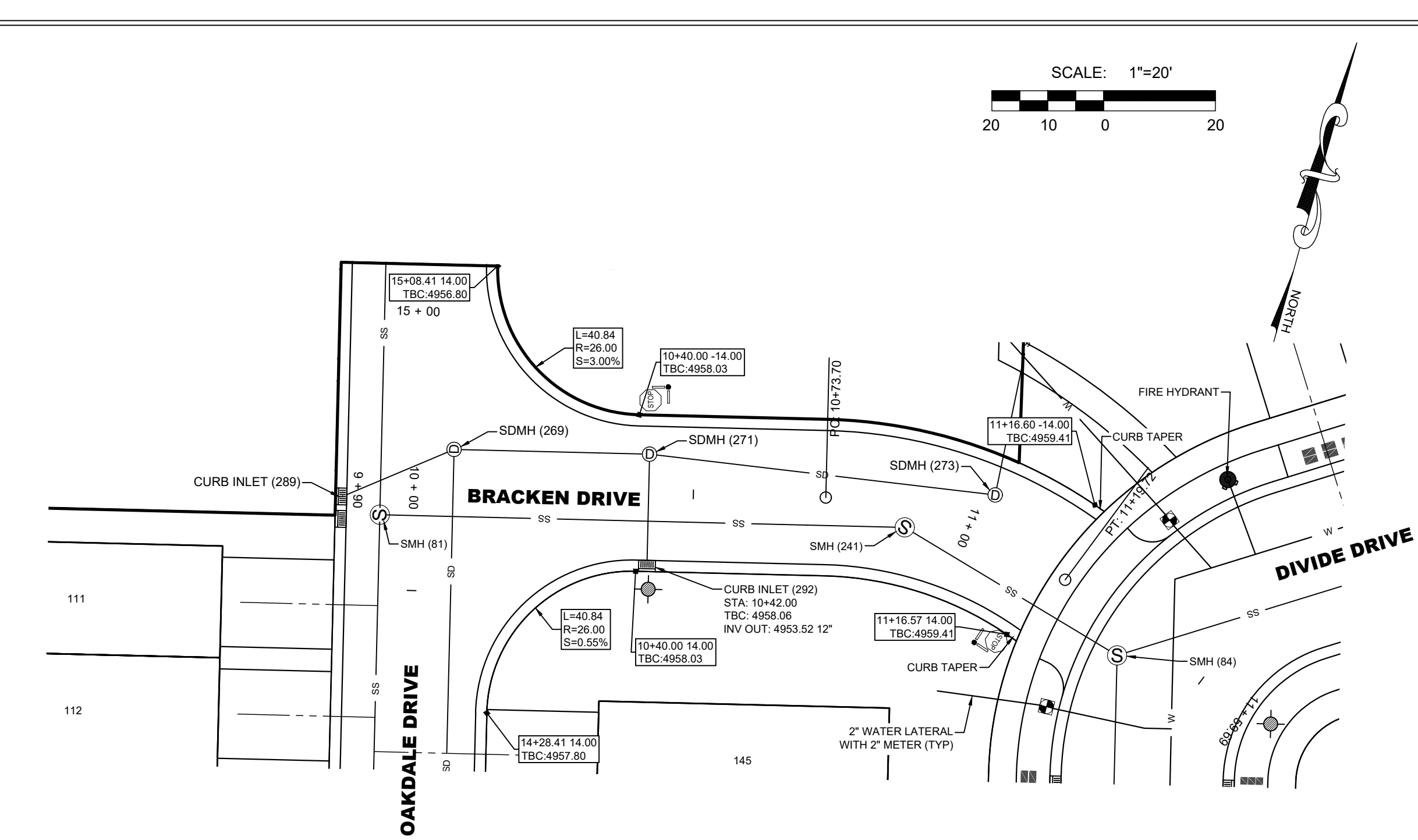
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NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION



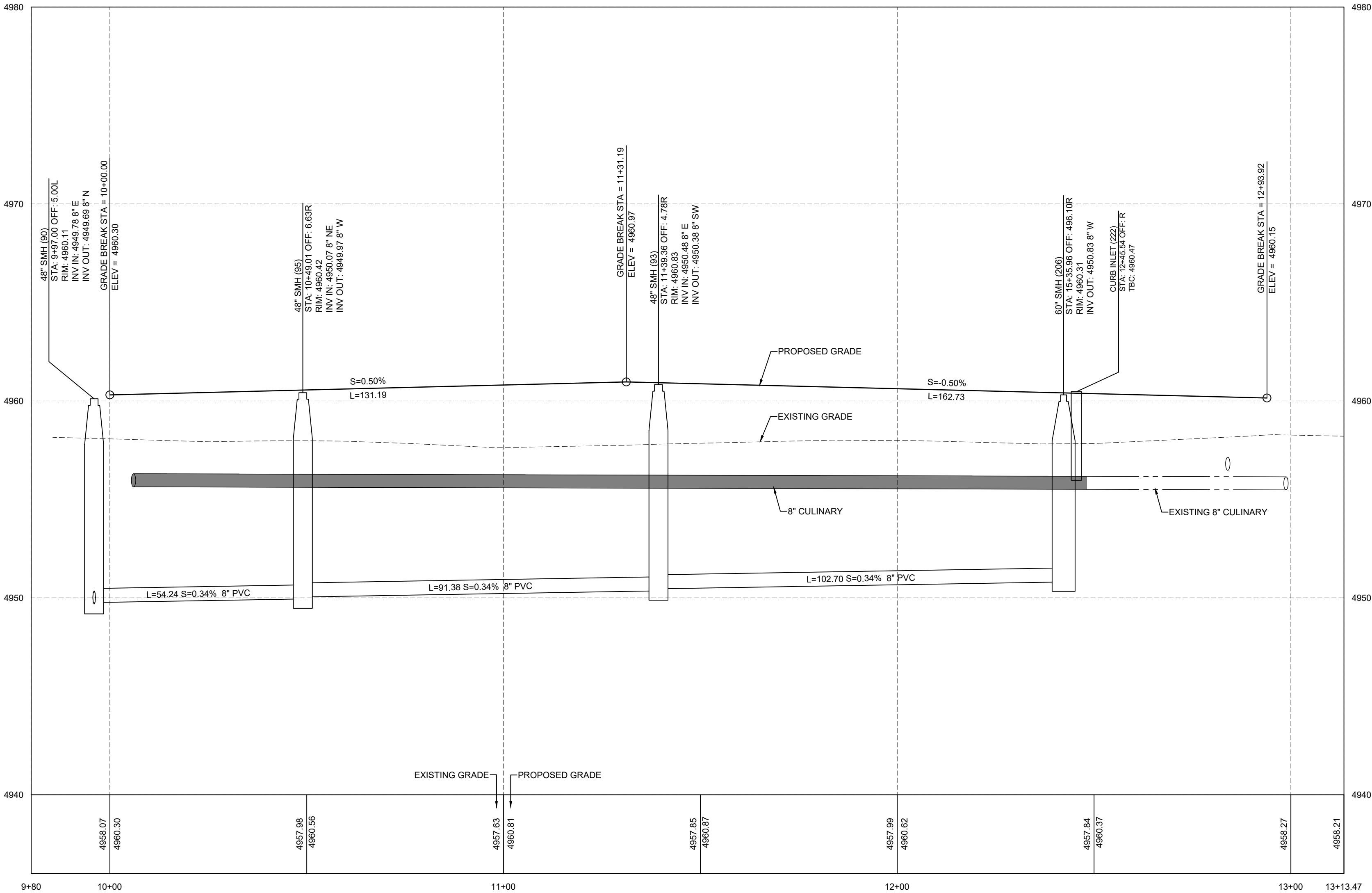
DIVIDE DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



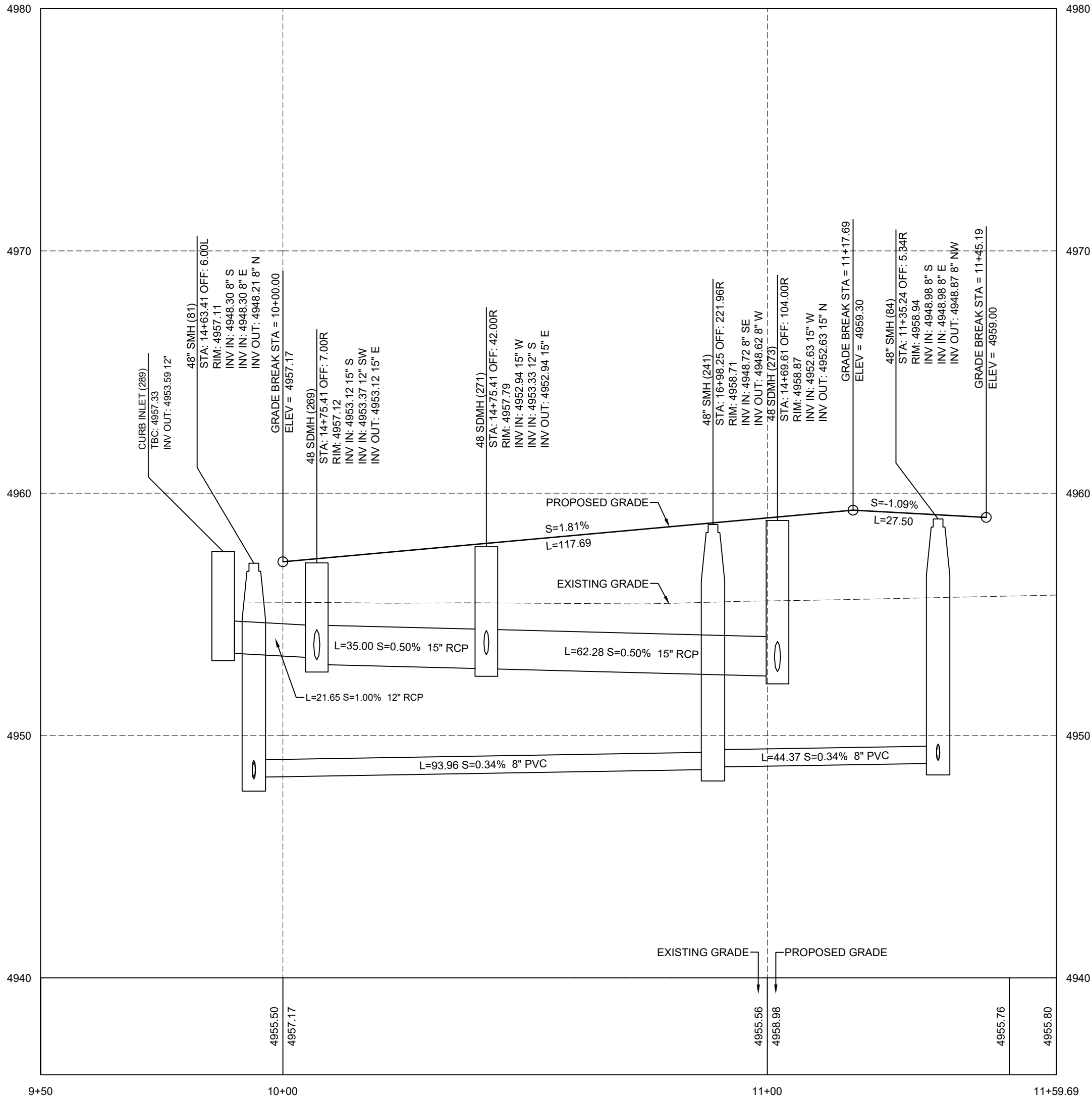
BRACKEN DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
222	4958.80

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



DIVIDE DRIVE PROFILE



BRACKEN DRIVE PROFILE

REVISIONS	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=20'
DATE:	10/01/2020

SHEET



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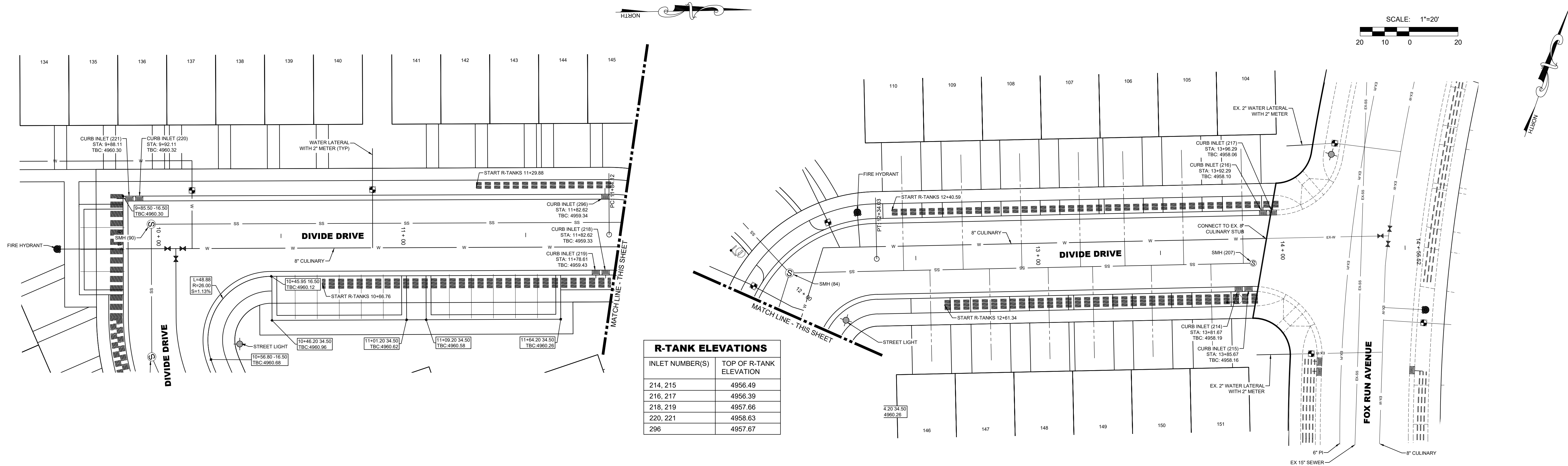
SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
DIVIDE DRIVE PLAN & PROFILE 10+00 - 14+00

REVISIONS	
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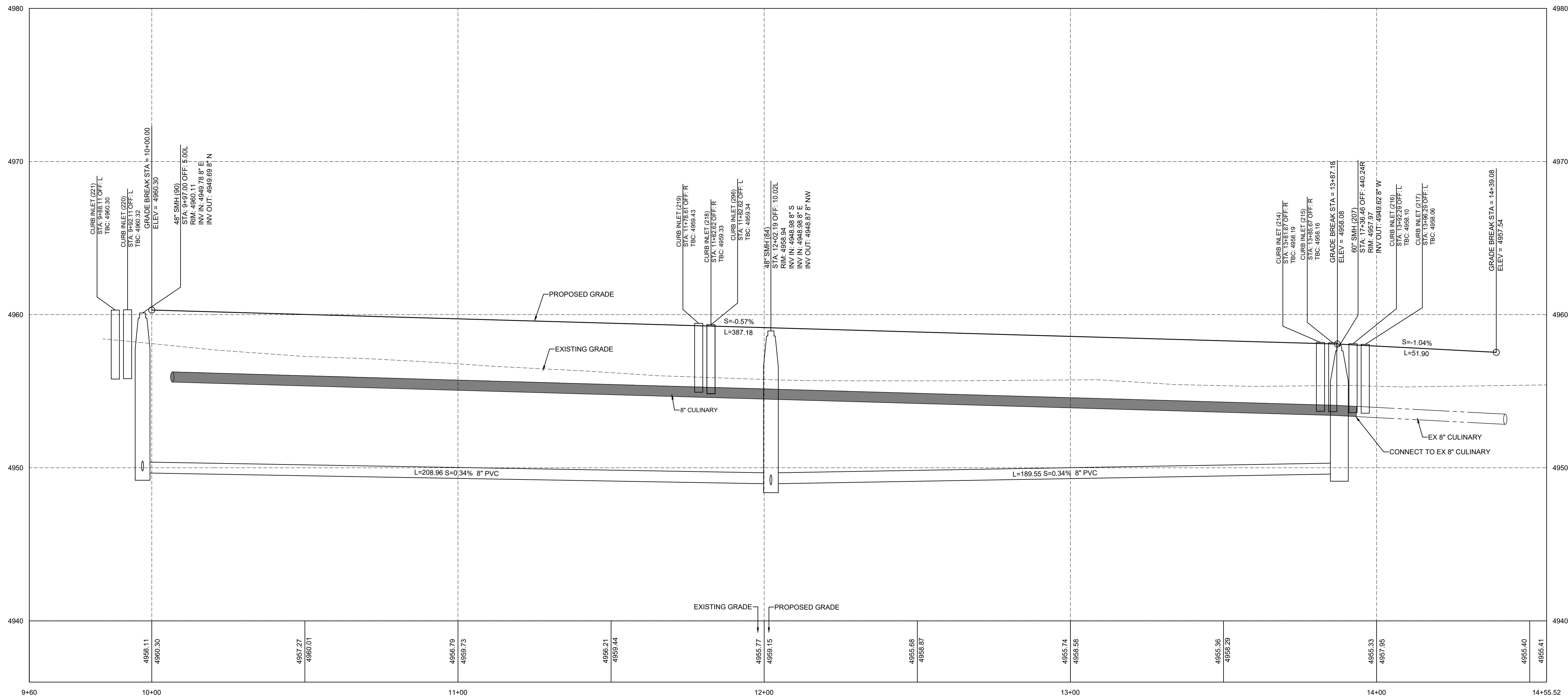
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DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
10/01/2020

SHEET
404

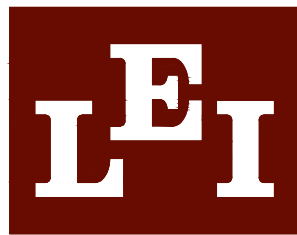
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



DIVIDE DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY

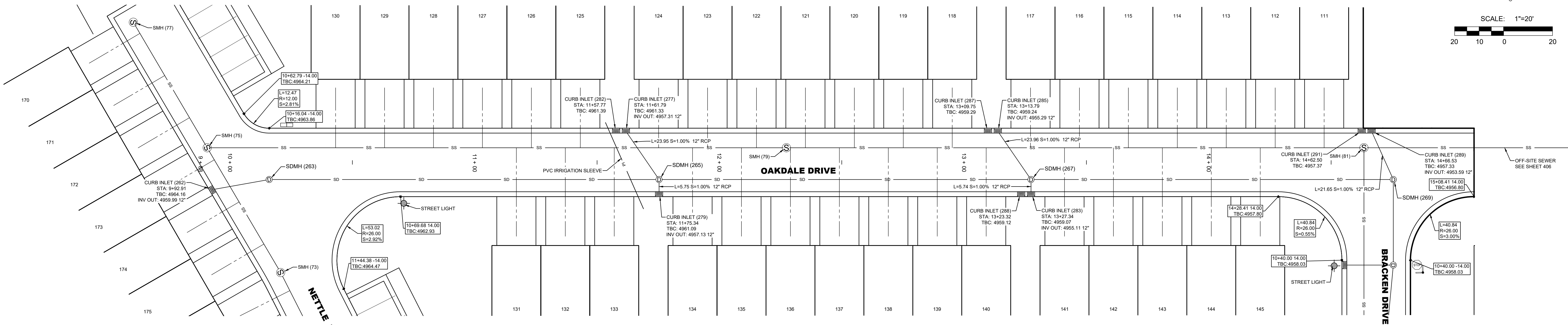
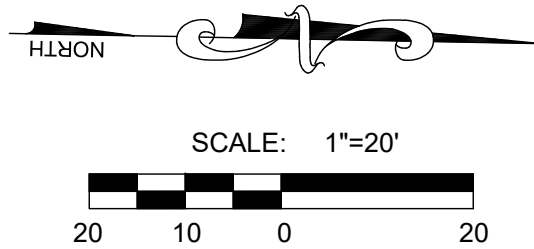


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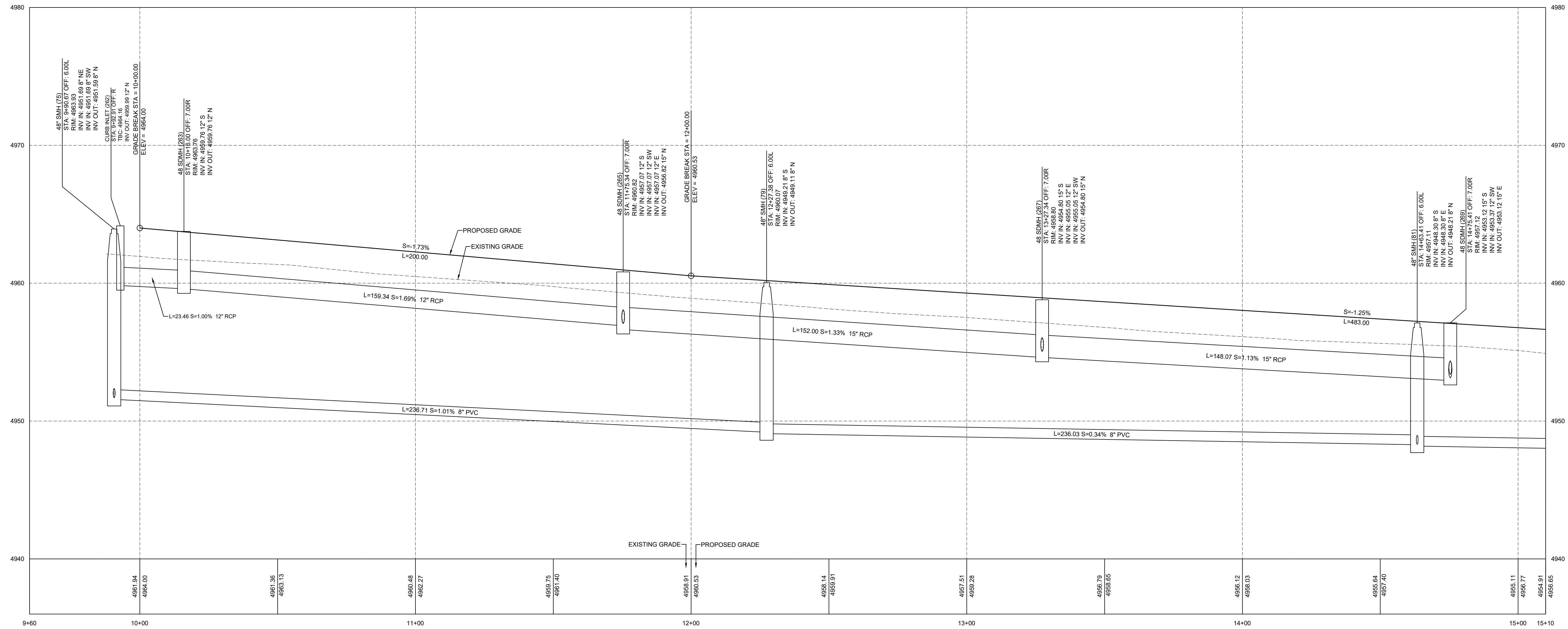


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OAKDALE DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



OAKDALE DRIVE PROFILE

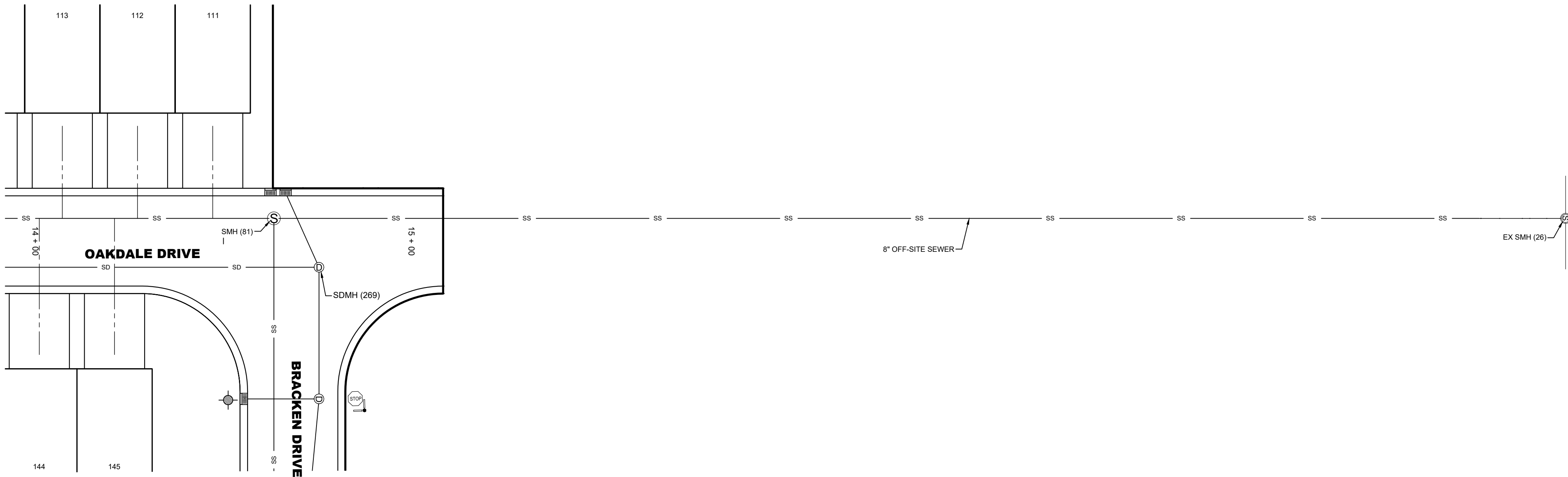
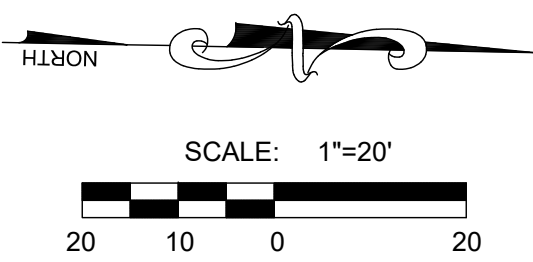
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE
COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
OAKDALE DRIVE PLAN & PROFILE

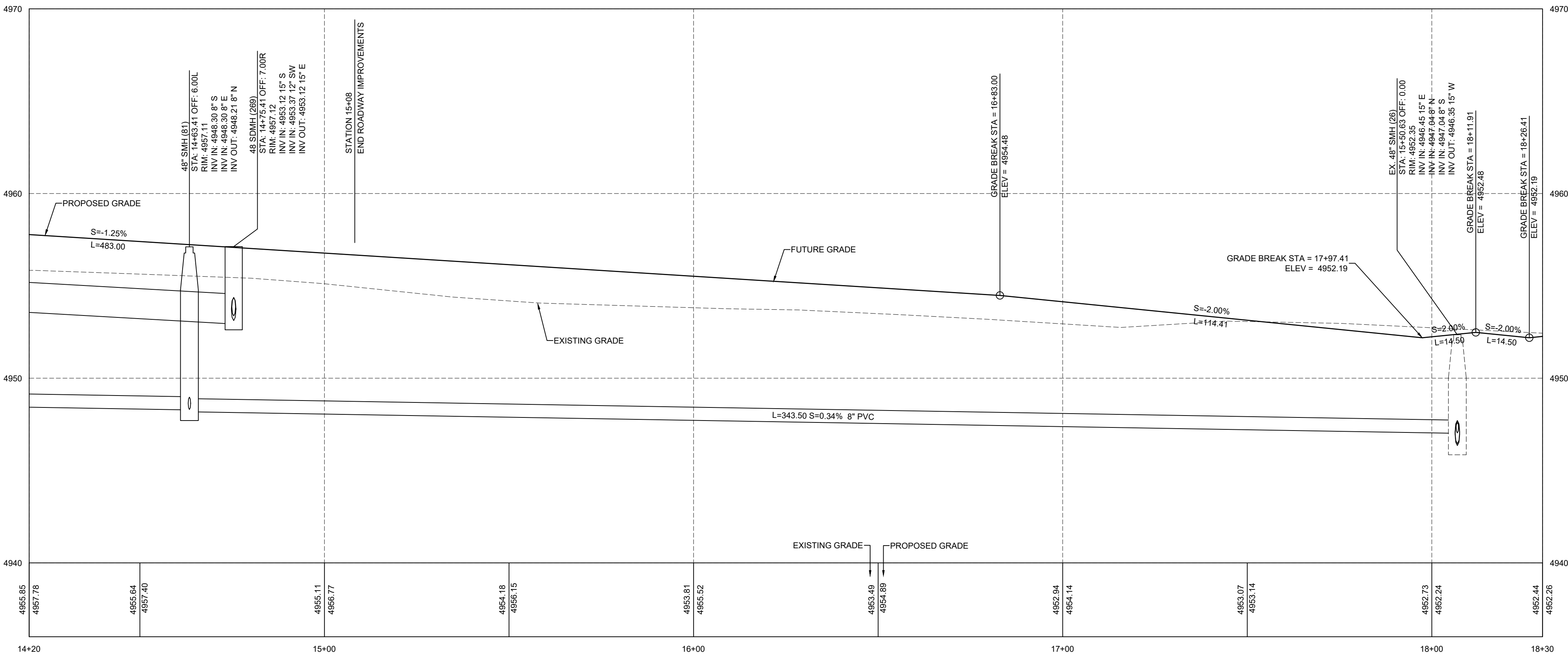
REVISIONS	
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LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 10/01/2020

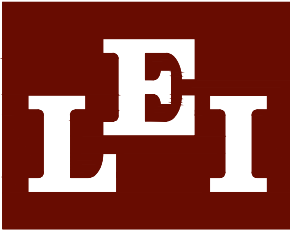
SHEET
405



OFF-SITE SEWER PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



OFF-SITE SEWER PROFILE



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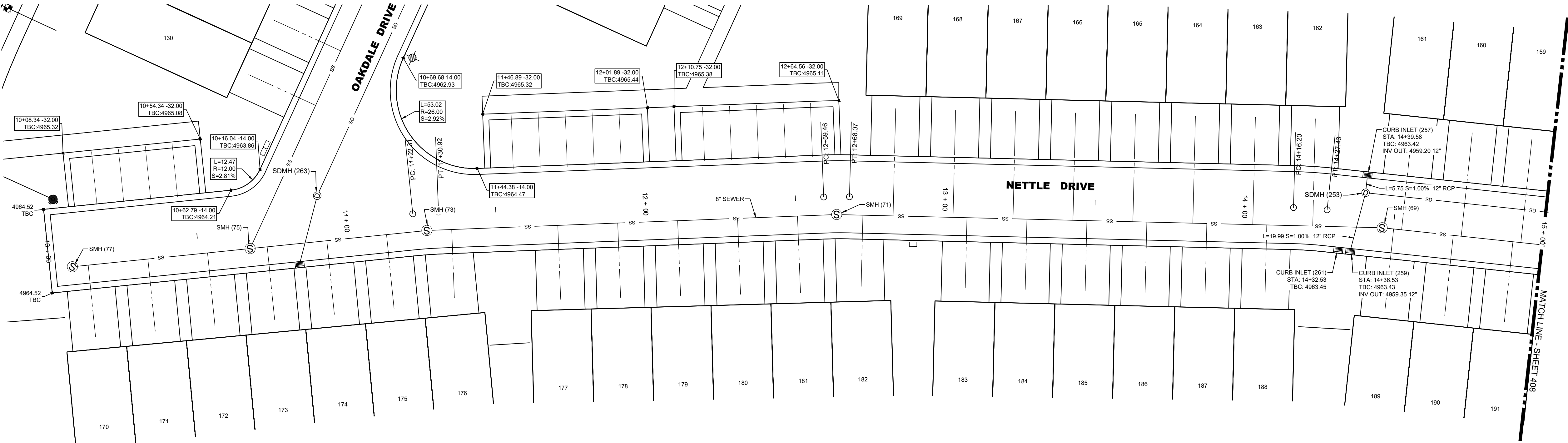
SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
OFF-SITE SEWER PLAN & PROFILE

REVISIONS	
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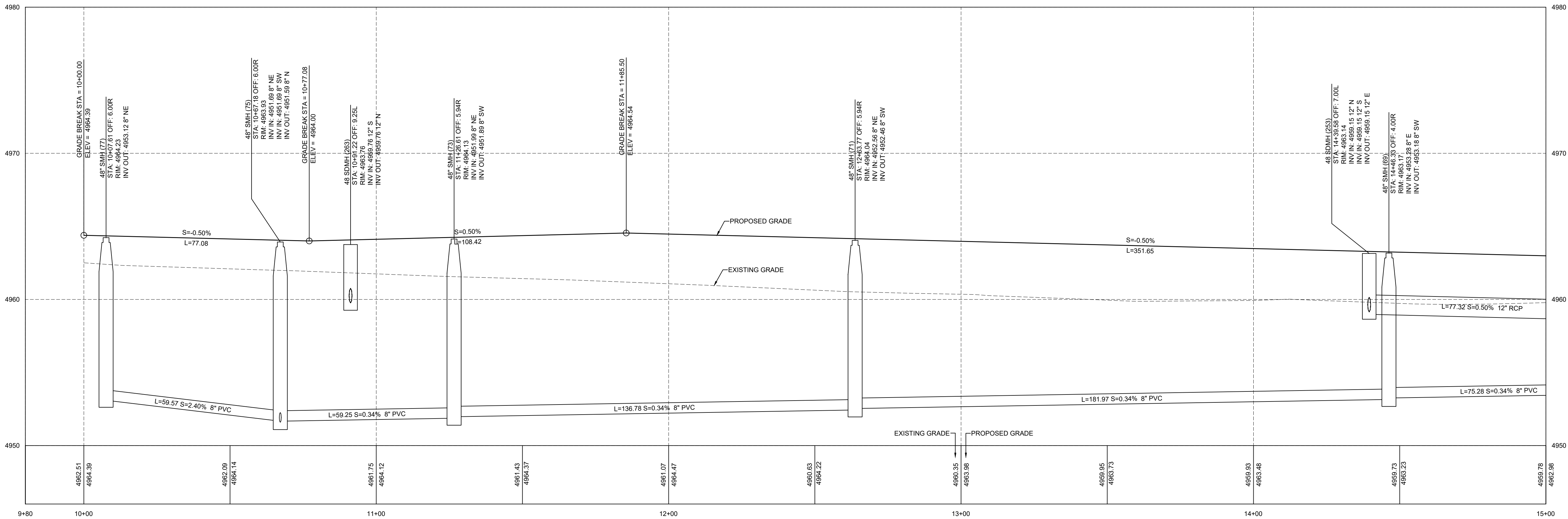
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2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
10/01/2020

SHEET
406

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

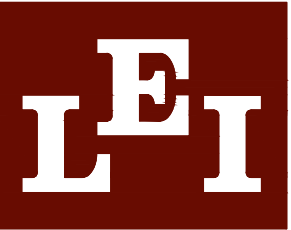


NETTLE DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



NETTLE DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



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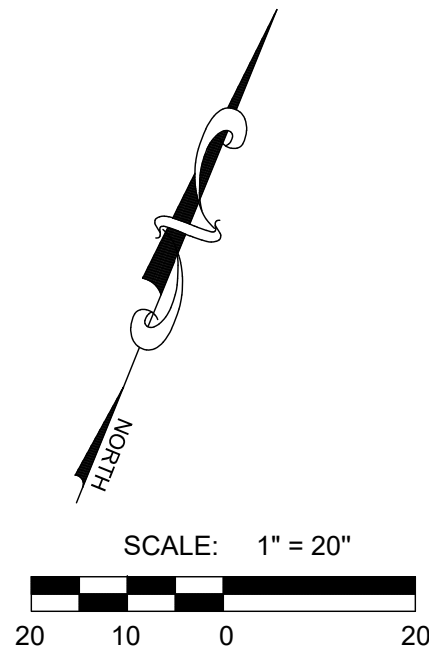
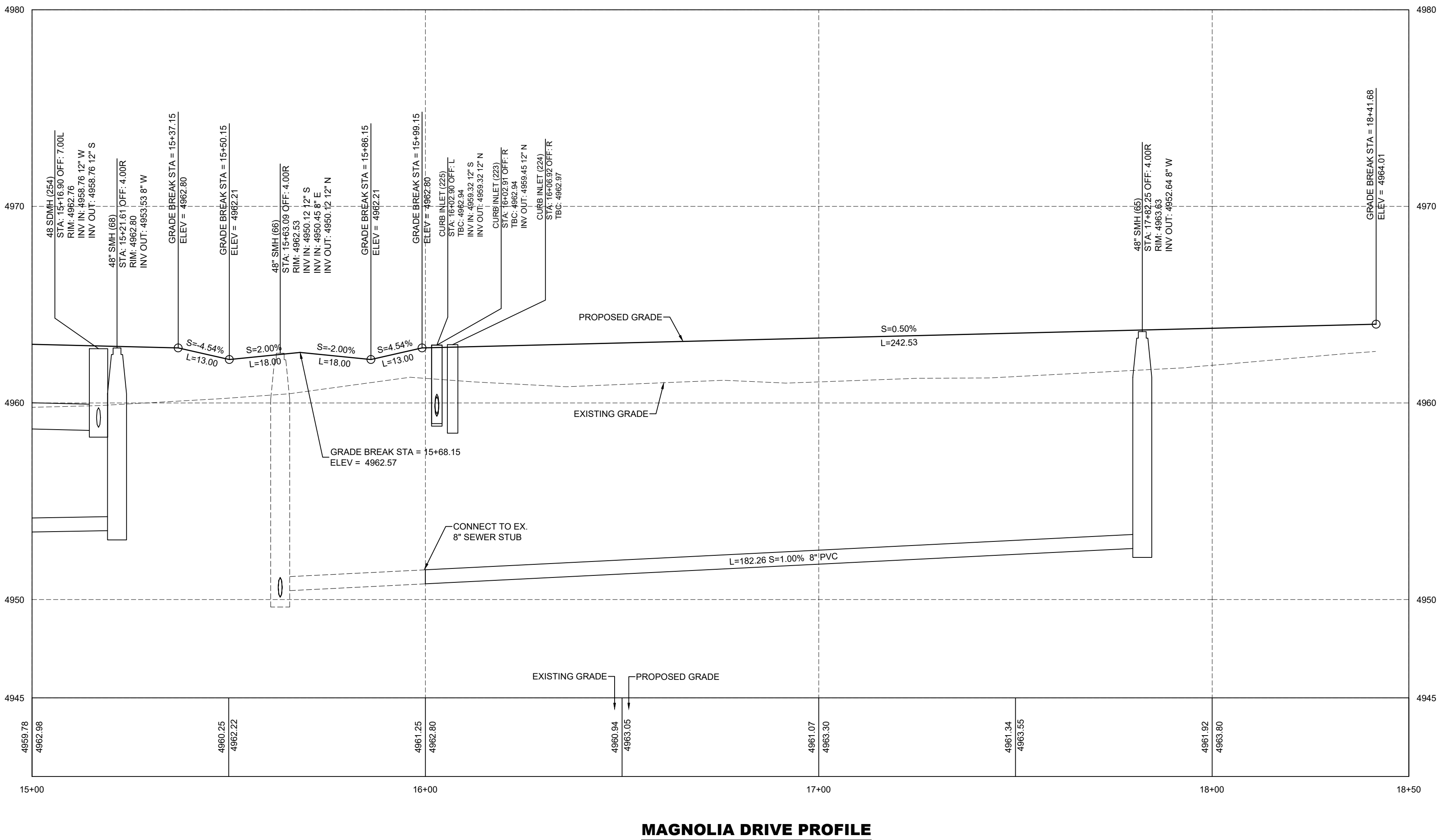
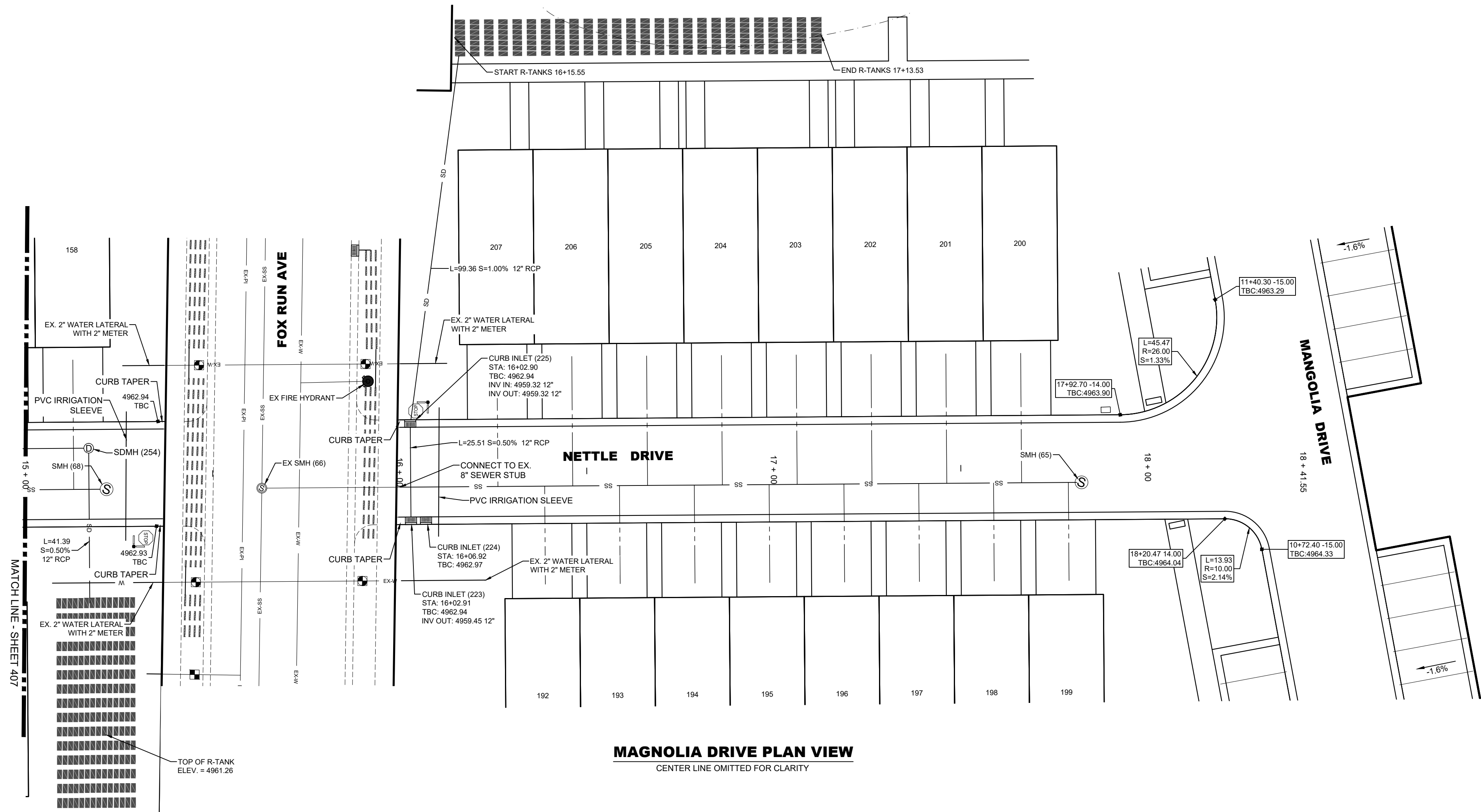
SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
NETTLE DRIVE 10+00 - 15+00 PLAN & PROFILE

REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1" = 20"
DATE:
10/01/2020

SHEET
407

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
225	4959.50

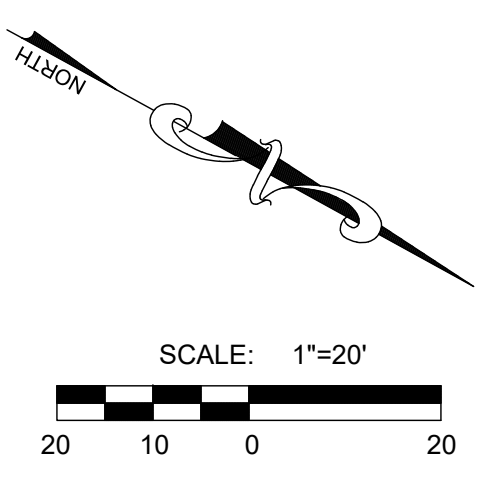
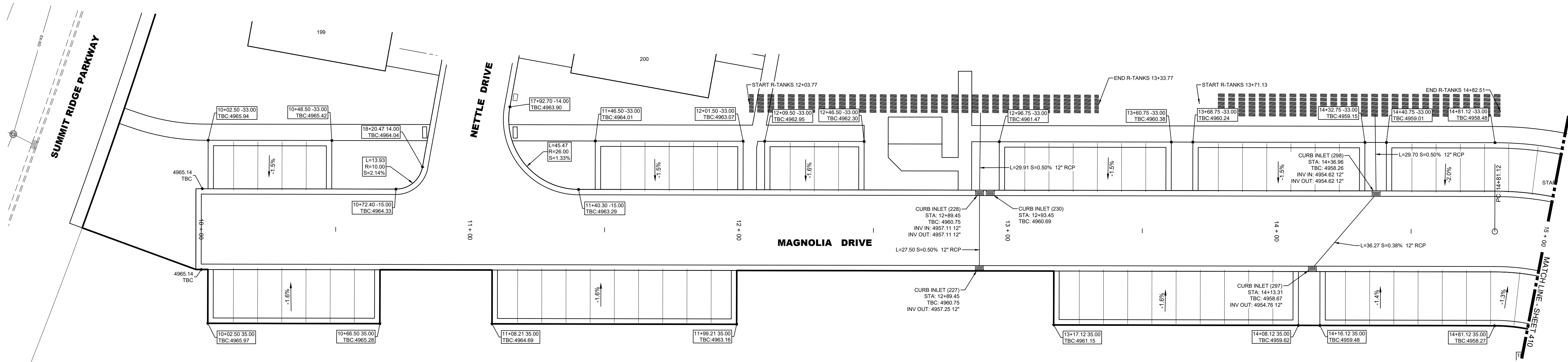


REVISIONS	
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DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=##'
DATE:	10/01/2020

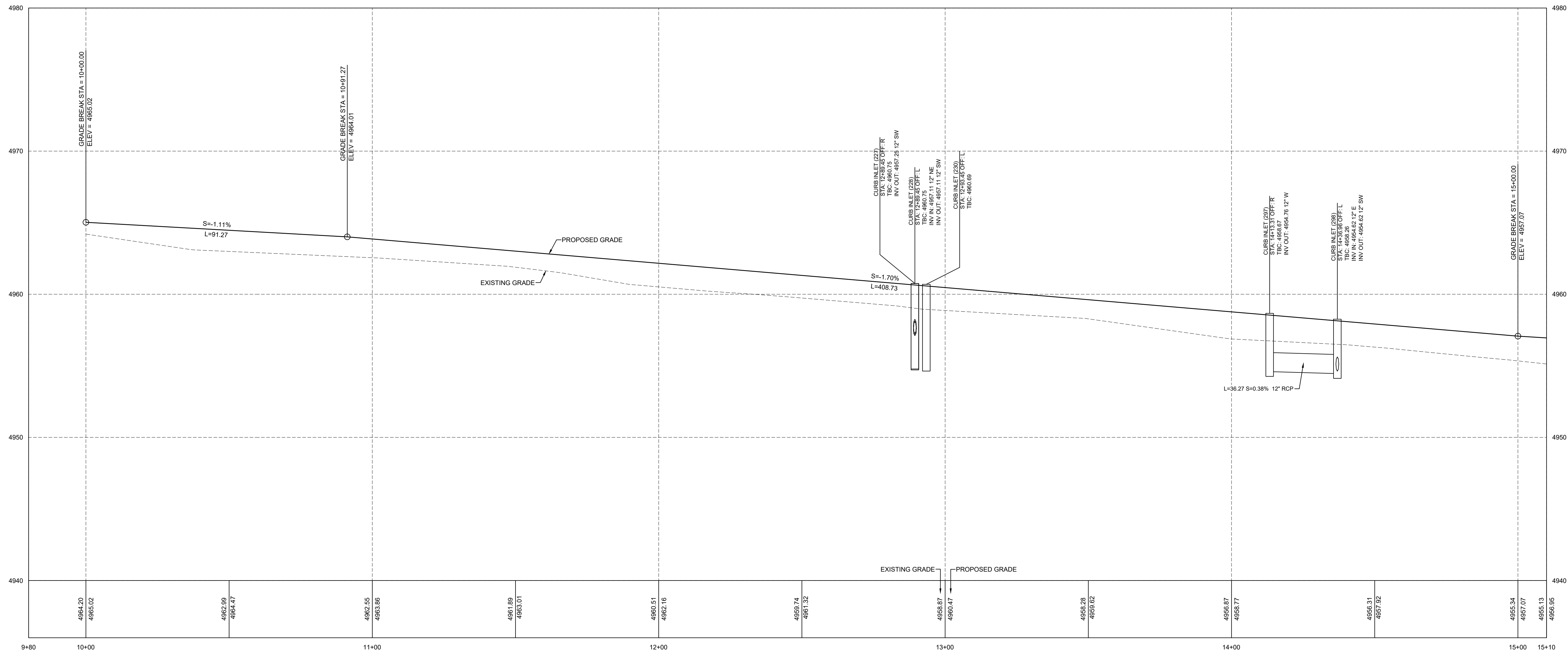
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

\\LEI-FILE\PROJECTS\2019\2019-0081\SUMMIT RIDGE TOWNS - PLAT B\MAGNOLIA DRIVE\2020\10-01-2020\MAGNOLIA DRIVE PLAN & PROFILE 10+00 - 15+00.DWG



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
228, 230	4958.23
298	4955.70

MAGNOLIA DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



MAGNOLIA DRIVE PROFILE

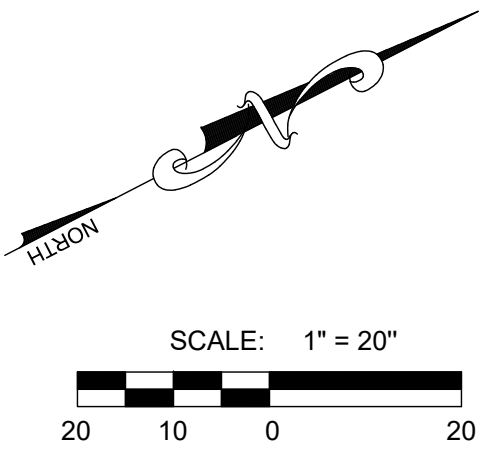
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

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SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
MAGNOLIA DRIVE PLAN & PROFILE 10+00 - 15+00

REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
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DATE:
10/01/2020



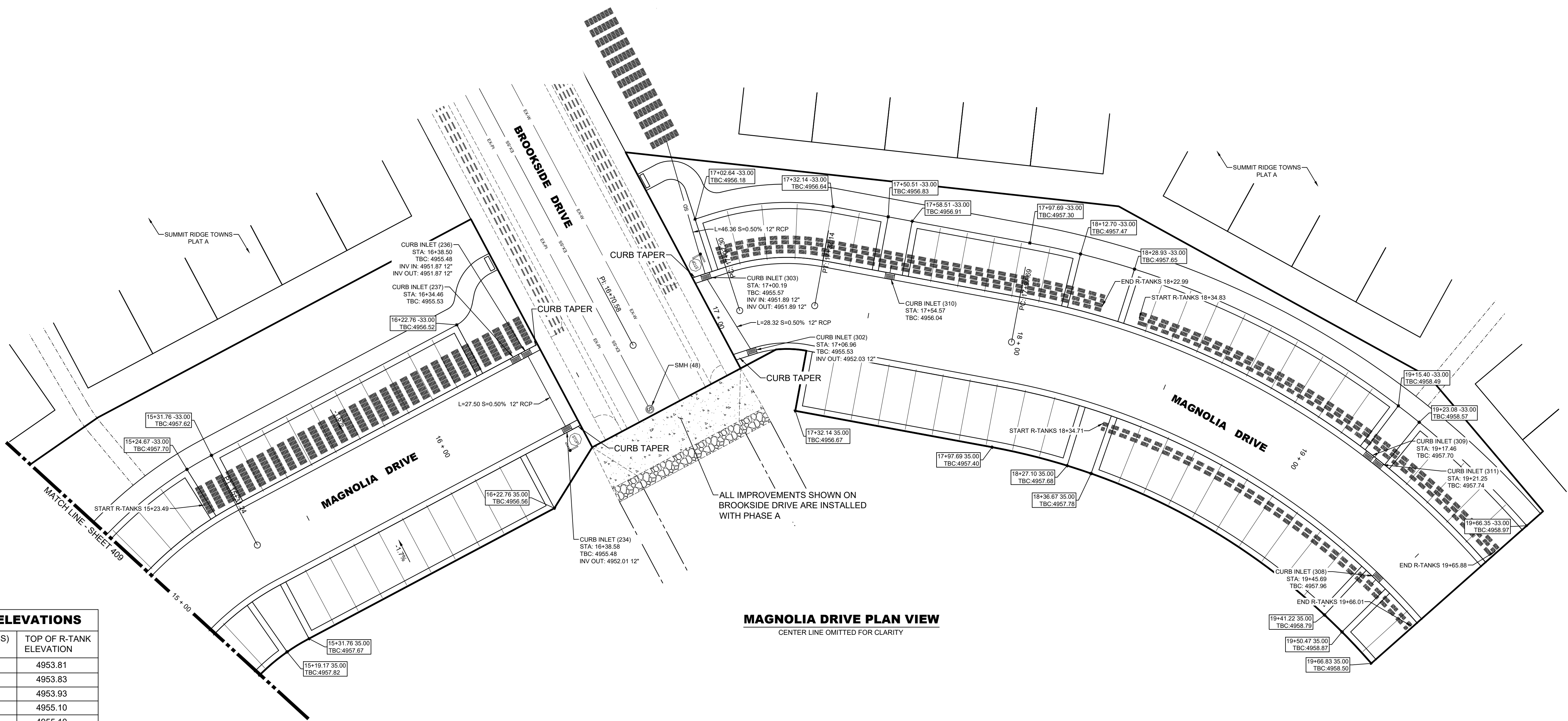
SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
MAGNOLIA DRIVE PLAN & PROFILE 15+00 - 19+66

REVISIONS	
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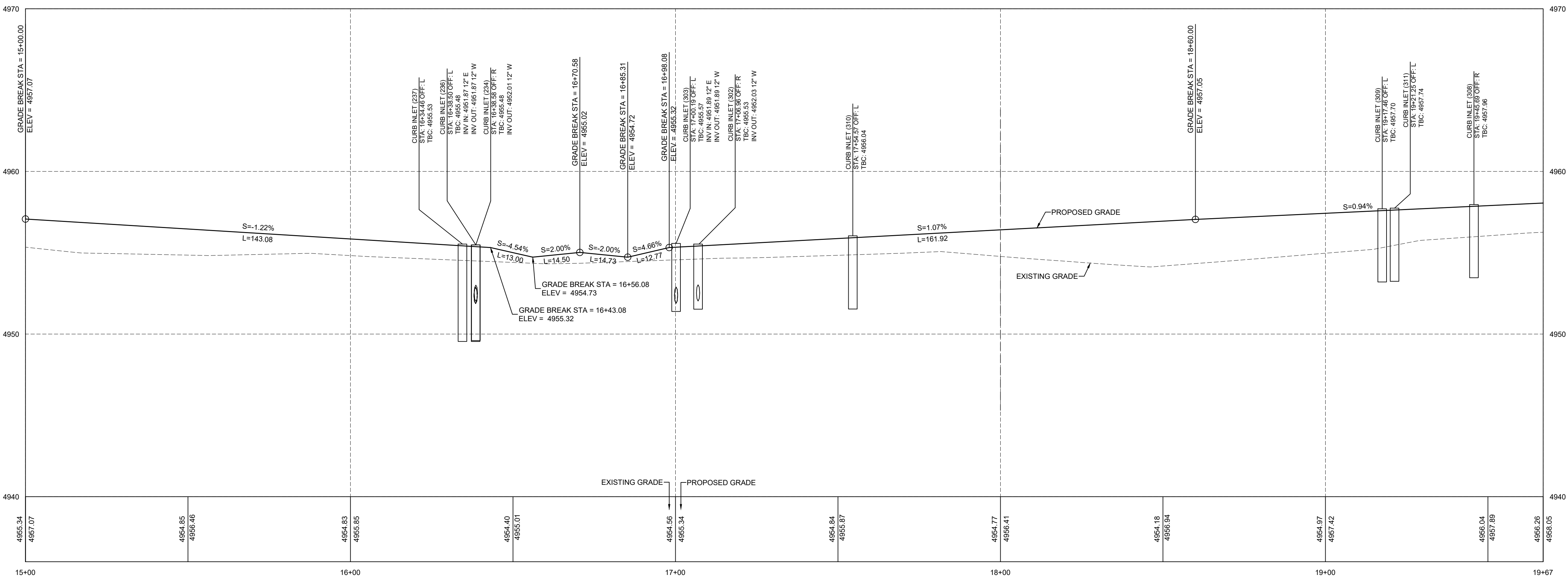
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DRAWN BY:
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DESIGNED BY:
BCT
SCALE:
1"=##'
DATE:
10/01/2020

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
236, 237	4953.81
303	4953.83
310	4953.93
308	4955.10
309, 311	4955.10



MAGNOLIA DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



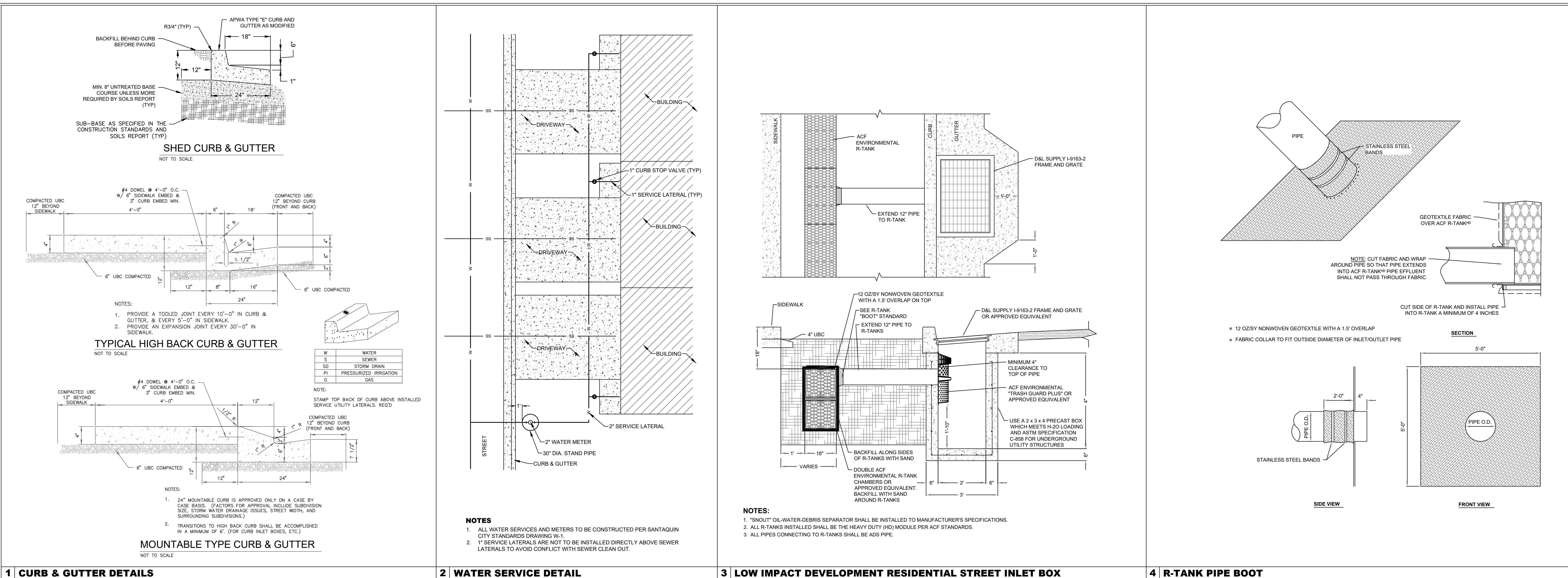
MAGNOLIA DRIVE PROFILE

REVISIONS	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	N.T.S.
DATE:	10/01/2020

SHEET

601

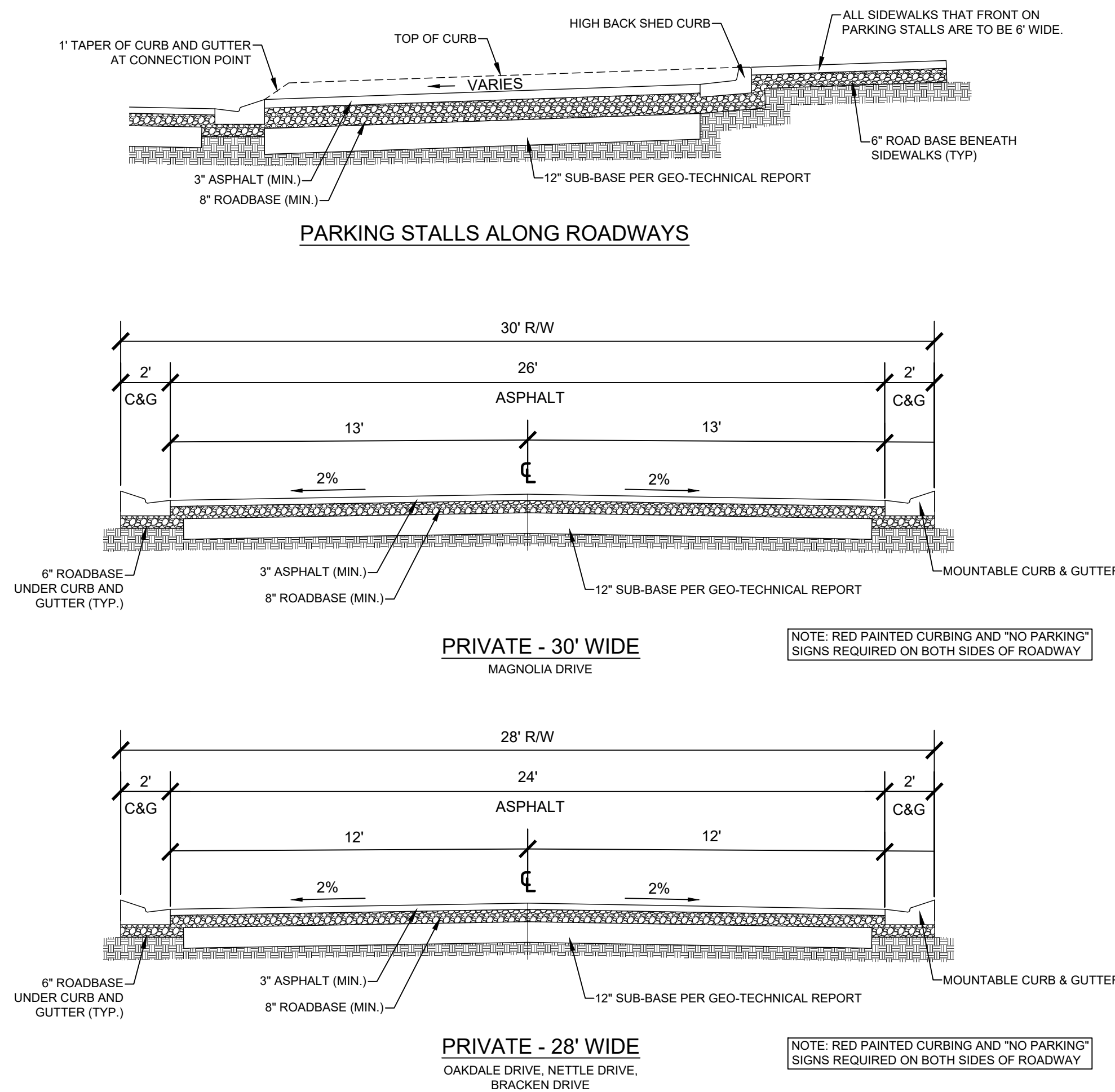
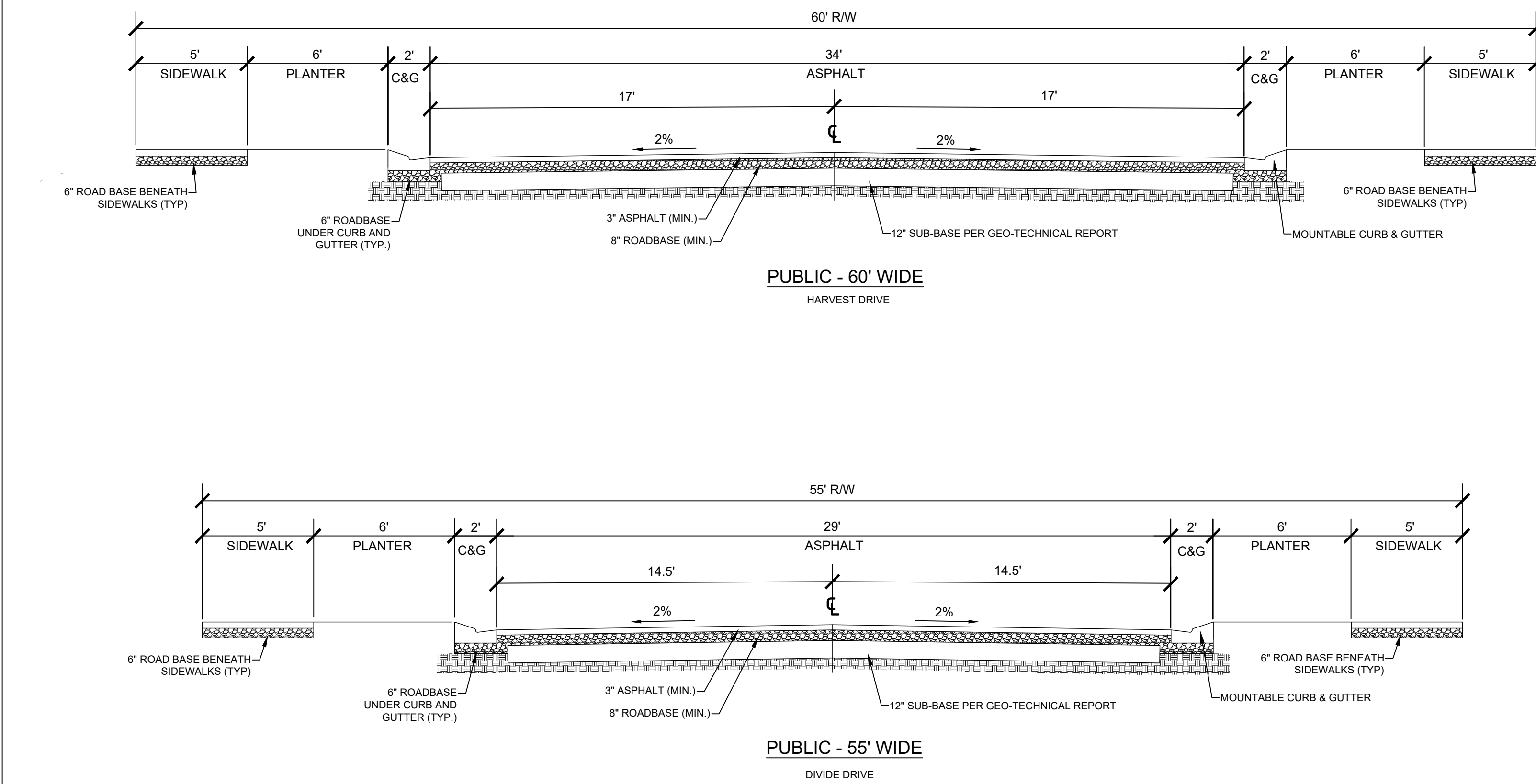


1 CURB & GUTTER DETAILS

2 WATER SERVICE DETAIL

3 LOW IMPACT DEVELOPMENT RESIDENTIAL STREET INLET BOX

4 R-TANK PIPE BOOT



5 STREET CROSS-SECTIONS