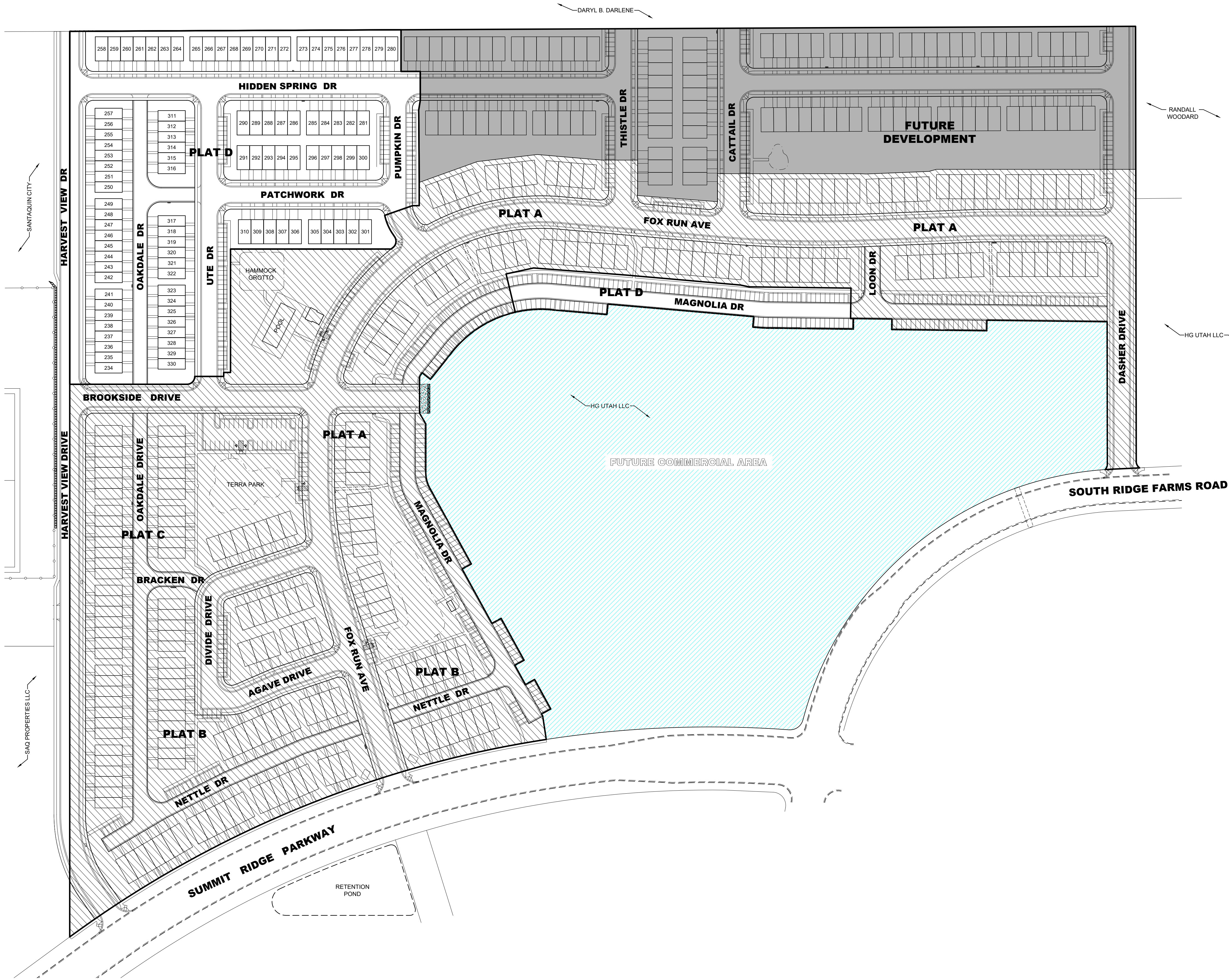


SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH



VICINITY MAP

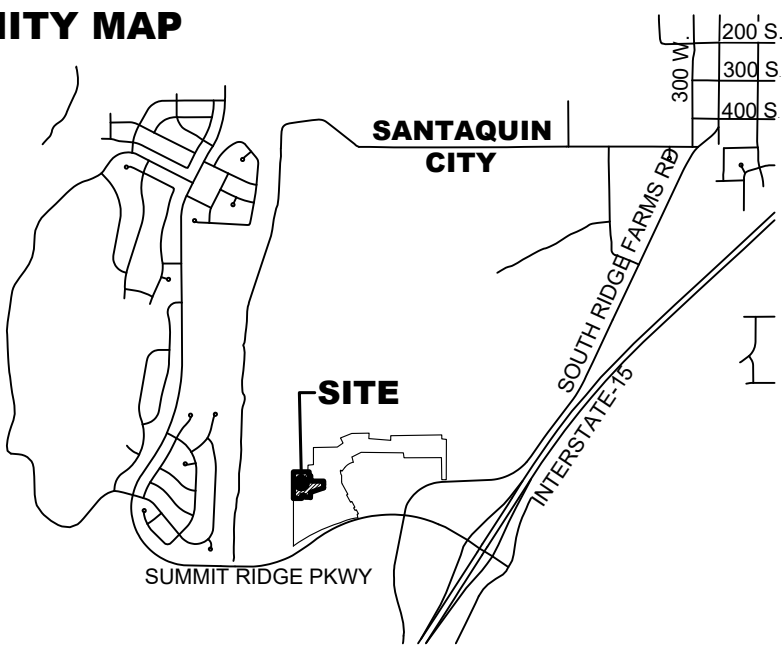


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TABULATIONS

ZONE	PC (PLANNED COMMUNITY)
TOTAL AREA	9.01 ACRES±
TOTAL OPEN SPACE	1.35 ACRES±
TOTAL ACRES IN ROADS	3.01 ACRES±
TOTAL AREA IN LOTS	3.23 ACRES±
TOTAL UNITS:	97 UNITS
TOWN HOMES	97 UNITS
DENSITY	12 UNITS/ACRE
REQUIRED PARKING (PLATS A, B, C & D)	
TOWN HOMES (330X2)	660 STALLS
GUEST PARKING	90 STALLS
TOTAL PARKING REQUIRED	750 STALLS
PROVIDED PARKING (PLATS A, B, C & D)	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (330X1)	330 STALLS
EXTERIOR PARKING	502 STALLS
TOTAL PARKING PROVIDED	832 STALLS

NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
- PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B. & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 8, 2019 PREPARED BY GEOSTRATA FOR THE SUMMIT RIDGE TOWNHOMES MUST BE FOLLOWED.
- 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4' MIN COVER AS PER CITY STANDARD.
- 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 DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN 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 SANTAQUIN CITY STANDARDS.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITIES STUBBED INTO PROPERTY. CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS.
- ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION.
- ALL OPEN SPACE SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE HOA.
- ALL PRIVATE ROADS SHALL HAVE RED CURB & GUTTERS AND "NO PARKING" SIGNS TO PREVENT ALL STREET PARKING IN THESE AREAS.
- PI DRAINS TO BE PROVIDED AT ALL TRUE LOW POINTS IN THE PI SYSTEM.
- SHALLOW SEWER DEPTHS EXIST IN THIS PHASE. CONTRACTOR TO VERIFY SEWER LATERAL DEPTH PRIOR TO HOUSE CONSTRUCTION. SOME UNITS MAY REQUIRE EJECTOR PUMPS.
- PI AND WATER LINES TO BE PVC UNLESS NOTED OTHERWISE. SANITARY SEWER TO BE SDR-35 UNLESS NOTED OTHERWISE.
- ALL PARKING STALLS ASSOCIATED WITH THE PROJECT ARE TO BE MAINTAINED BY THE HOA.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	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-VAC 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-VAC 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 TOWNS



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

NOT FOR
CONSTRUCTION

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

COVER

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

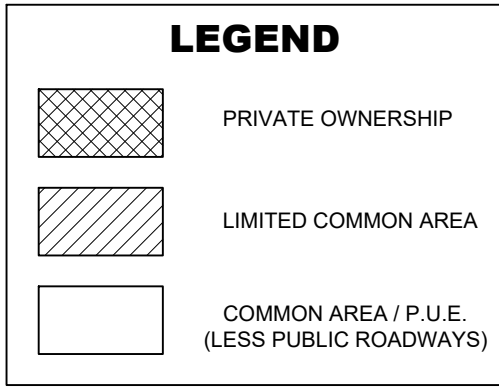
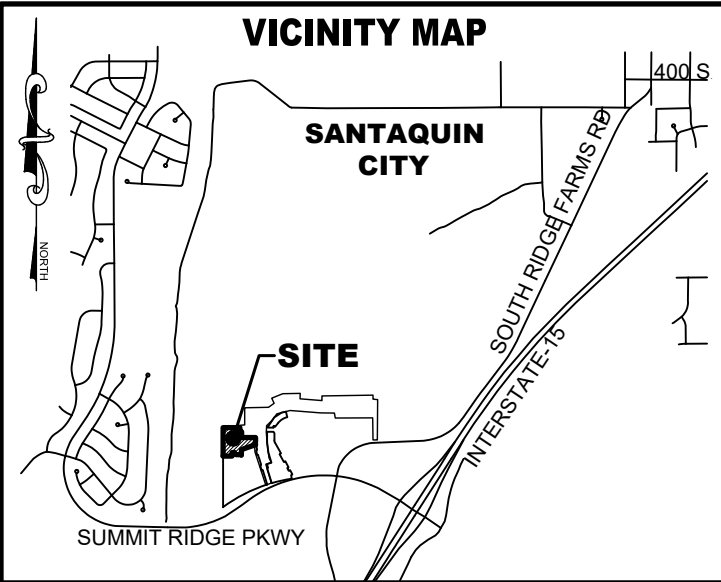
1"=100'

DATE:

03/08/2021

SHEET

101



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N43°07'38"W	29.26
L2	N0°00'00"W	12.00
L3	N0°00'00"W	12.00
L4	S53°07'48"W	25.00
L5	S45°43'31"E	27.93
L6	N12°59'41"W	26.68
L7	S12°59'41"W	26.68
L8	S0°00'00"E	12.00
L9	S34°43'46"W	35.11
L10	S79°52'31"E	28.44
L11	N90°00'00"E	13.40
L12	N71°59'28"E	26.58
L13	N79°26'06"W	27.27
L14	N90°00'00"W	12.00
L15	S78°54'01"W	25.97
L16	S78°54'01"E	25.97
L17	N90°00'00"E	12.00
L18	N79°26'06"E	27.27
L19	N74°57'24"E	19.27
L20	N90°00'00"E	12.00
L21	S90°00'00"E	12.00
L22	S16°41'56"E	20.88

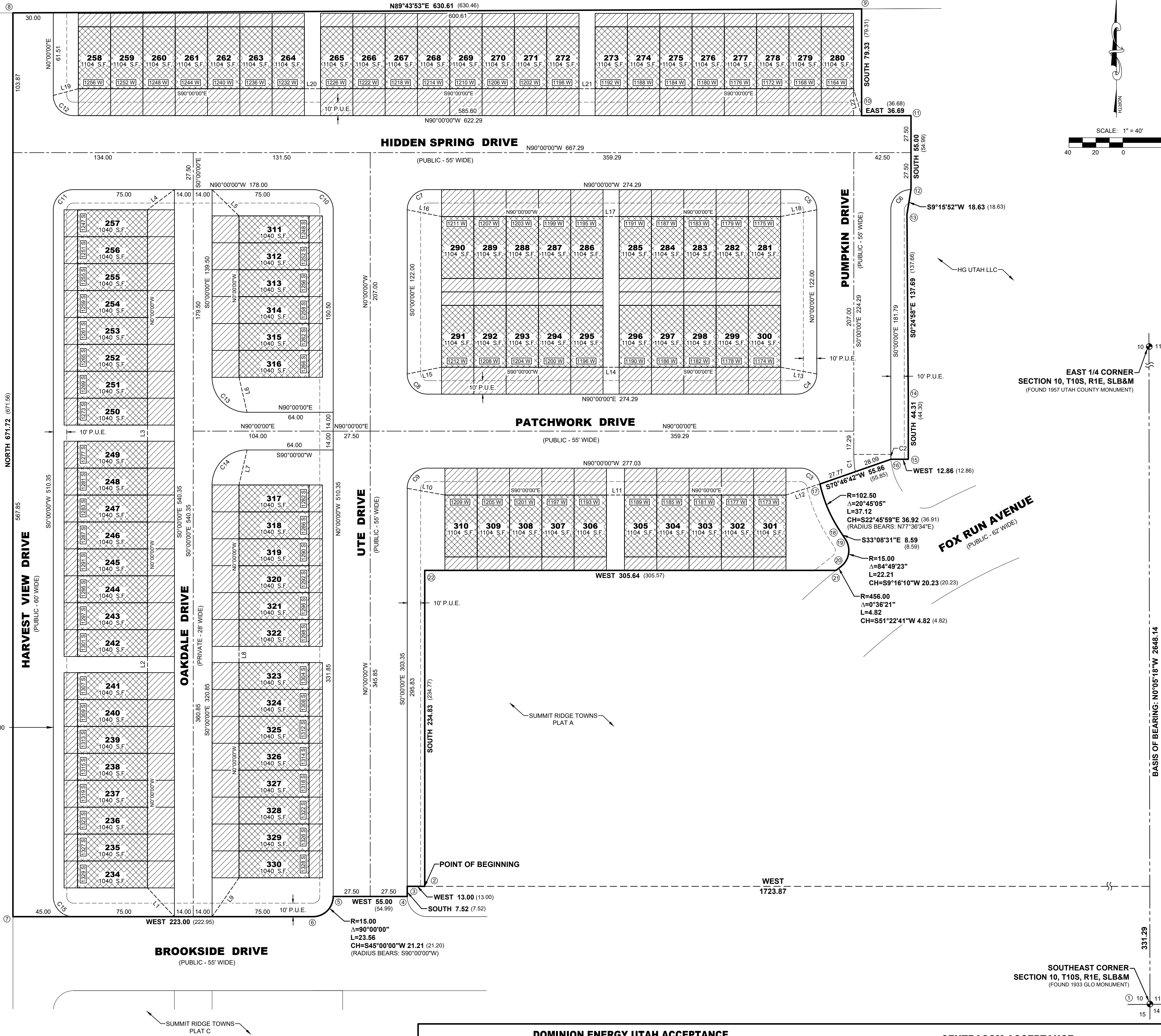
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	75.00	9°51'59"	12.92	S4°56'00"E 12.90
C2	47.50	4°20'58"	3.61	S2°10'29"E 3.60
C3	15.00	77°36'34"	20.32	N51°11'43"W 18.80
C4	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C5	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C6	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C7	15.00	90°00'19"	23.56	S45°00'00"W 21.21
C8	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C9	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C10	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C11	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C12	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C13	26.00	90°00'00"	40.84	S45°00'00"E 36.77
C14	26.00	90°00'00"	40.84	S45°00'00"W 36.77
C15	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C16	237.00	18°01'00"	74.52	S85°53'57"W 74.22
C17	252.00	18°02'29"	79.35	S85°53'12"W 79.02
C18	267.00	18°03'49"	84.18	S85°52'32"W 83.83
C19	233.00	4°11'45"	17.06	S87°11'25"E 17.06
C20	248.00	4°11'45"	18.16	S87°11'25"E 18.16
C21	263.00	4°11'45"	19.26	S87°11'25"E 19.25



DRAWING DATE: JANUARY 18, 2021

OWNER/DEVELOPER

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



- NOTES**
- ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.
 - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARINGS SHOWN ON BUILDINGS.
 - ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.
 - TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
 - ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.

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 GRANT(S). 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY- _____

TITLE- _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2021

CENTRACOM COMPANY

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2021

CENTURY LINK COMPANY

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2021

CENTURY LINK COMPANY

BY: _____ TITLE: _____

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

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, 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 331.29 FEET AND WEST 1723.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 13.00 FEET; THENCE SOUTH 7.52 FEET; THENCE WEST 55.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: WEST) 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"W 21.21 FEET); THENCE WEST 223.00 FEET; THENCE NORTH 671.72 FEET; THENCE N89°43'53"E 630.61 FEET; THENCE SOUTH 79.33 FEET; THENCE EAST 36.69 FEET; THENCE SOUTH 55.00 FEET; THENCE S9°15'52"W 18.63 FEET; THENCE S0°24'58"E 137.69 FEET; THENCE SOUTH 44.31 FEET; THENCE WEST 12.86 FEET; THENCE S70°46'42"W 55.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 102.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N77°36'34"E) 37.12 FEET THROUGH A CENTRAL ANGLE OF 20°45'05" (CHORD: S22°45'59"E 36.92 FEET); THENCE S33°08'31"E 8.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.21 FEET THROUGH A CENTRAL ANGLE OF 84°49'23" (CHORD: S9°16'10"W 20.23 FEET); THENCE ALONG THE ARC OF A 456.00 FOOT RADIUS CURVE TO THE LEFT 4.82 FEET THROUGH A CENTRAL ANGLE OF 0°36'21" (CHORD: S51°22'41"W 4.82 FEET); THENCE WEST 305.64 FEET; THENCE SOUTH 234.83 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, 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 413.76 FEET AND WEST 538.07 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°17'18"W 181.48 FEET; THENCE ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE RIGHT 20.72 FEET THROUGH A CENTRAL ANGLE OF 4°11'45" (CHORD: N87°11'25"W 20.72 FEET); THENCE N85°05'33"W 9.31 FEET; THENCE N4°54'27"E 20.00 FEET; THENCE N85°05'33"W 278.54 FEET; THENCE S4°54'27"W 20.00 FEET; THENCE N85°05'33"W 107.26 FEET; THENCE ALONG THE ARC OF A 217.00 FOOT RADIUS CURVE TO THE LEFT 68.09 FEET THROUGH A CENTRAL ANGLE OF 17°58'40" (CHORD: S85°55'07"W 67.81 FEET); THENCE N13°31'44"W 75.13 FEET; THENCE N77°44'48"E 53.57 FEET; THENCE S85°35'20"E 176.49 FEET; THENCE S85°01'53"E 26.75 FEET; THENCE S85°02'14"E 192.00 FEET; THENCE S77°47'12"E 16.43 FEET; THENCE S89°17'18"E 194.20 FEET; THENCE S0°42'42"W 57.96 FEET; THENCE S89°17'18"E 5.51 FEET; THENCE S0°42'42"W 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.01 NET 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____

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

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 "D"

SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, 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

This form approved by Utah County and the municipalities therein.

LEI JOB #19-0081

LEGEND

PRIVATE OWNERSHIP

LIMITED COMMON AREA

COMMON AREA / P.U.E.
(LESS PUBLIC ROADS)

NOTES

1. ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.

2. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDINGS.

3. ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.

4. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.

5. ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.

NAD27 STATE PLANE COORDINATES		
	Northing	Easting
1	590161.95	1914757.36
2	590493.16	1913033.40
3	590493.16	1913020.40
4	590485.64	1913020.40
5	590485.64	1912965.41
6	590470.64	1912950.42
7	590470.64	1912727.47
8	591142.20	1912727.47
9	591145.16	1913357.93
10	591065.85	1913357.93
11	591065.85	1913394.60
12	591010.86	1913394.60
13	590992.48	1913391.61
14	590854.82	1913392.61
15	590810.52	1913392.61
16	590810.52	1913379.75
17	590792.13	1913327.01
18	590758.10	1913341.29
19	590750.90	1913345.99
20	590730.94	1913342.73
21	590727.93	1913338.96
22	590727.93	1913033.40
23	590575.61	1914218.78
24	590577.62	1914057.35
25	590578.63	1914036.66
26	590579.43	1914027.38
27	590599.35	1914029.09
28	590623.18	1913751.64
29	590603.25	1913749.93
30	590612.43	1913643.10
31	590607.60	1913575.47
32	590680.63	1913557.90
33	590692.00	1913610.24
34	590678.43	1913785.16
35	590676.11	1913812.80
36	590659.50	1914004.04
37	590656.03	1914020.10
38	590653.62	1914214.24
39	590595.68	1914213.52
40	590595.61	1914219.03
GRID FACTOR: 0.99976		

20.00 20.00 20.00 20.00 20.00 20.00

1040 S.F. 1040 S.F. 1040 S.F. 1040 S.F. 1040 S.F. 1040 S.F.

DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY

120.00

REAR LOAD 6-PLEX
UNITS 311-322

20.00 20.00 20.00 20.00 20.00 20.00 20.00 20.00

1040 S.F. 1040 S.F. 1040 S.F. 1040 S.F. 1040 S.F. 1040 S.F. 1040 S.F. 1040 S.F.

DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY

160.00

REAR LOAD 8-PLEX
UNITS 234-257, 323-330

24.00 24.00 24.00 24.00 24.00

1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F.

DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY

120.00

FRONT LOAD 5-PLEX
UNITS 290-310

24.00 24.00 24.00 24.00 24.00 24.00 24.00 24.00

1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F.

DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY

168.00

FRONT LOAD 7-PLEX
UNITS 258-264

24.00 24.00 24.00 24.00 24.00 24.00 24.00 24.00

1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F. 1104 S.F.

DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY

192.00

FRONT LOAD 8-PLEX
UNITS 265-280

PLAT "D"

SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

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

SHEET 2 OF 2

SANTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 40'

LEI

A Utah Corporation

ENGINEERS
SURVEYORS
PLANNERS

2302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

LEI JOB #19-0081



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Spanish Fork, UT 84660
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NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

UTILITY PLAN 1

REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1" = 30'

DATE:

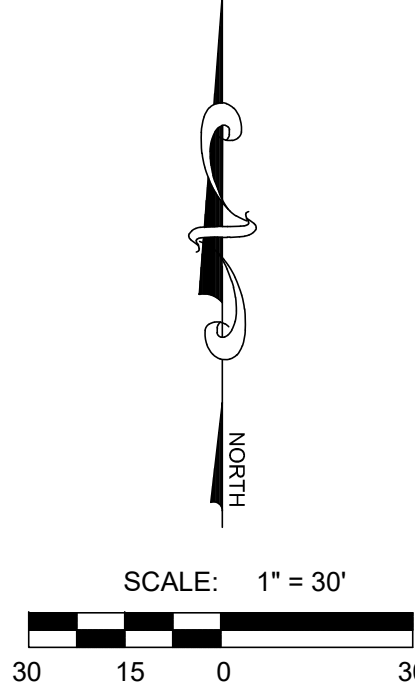
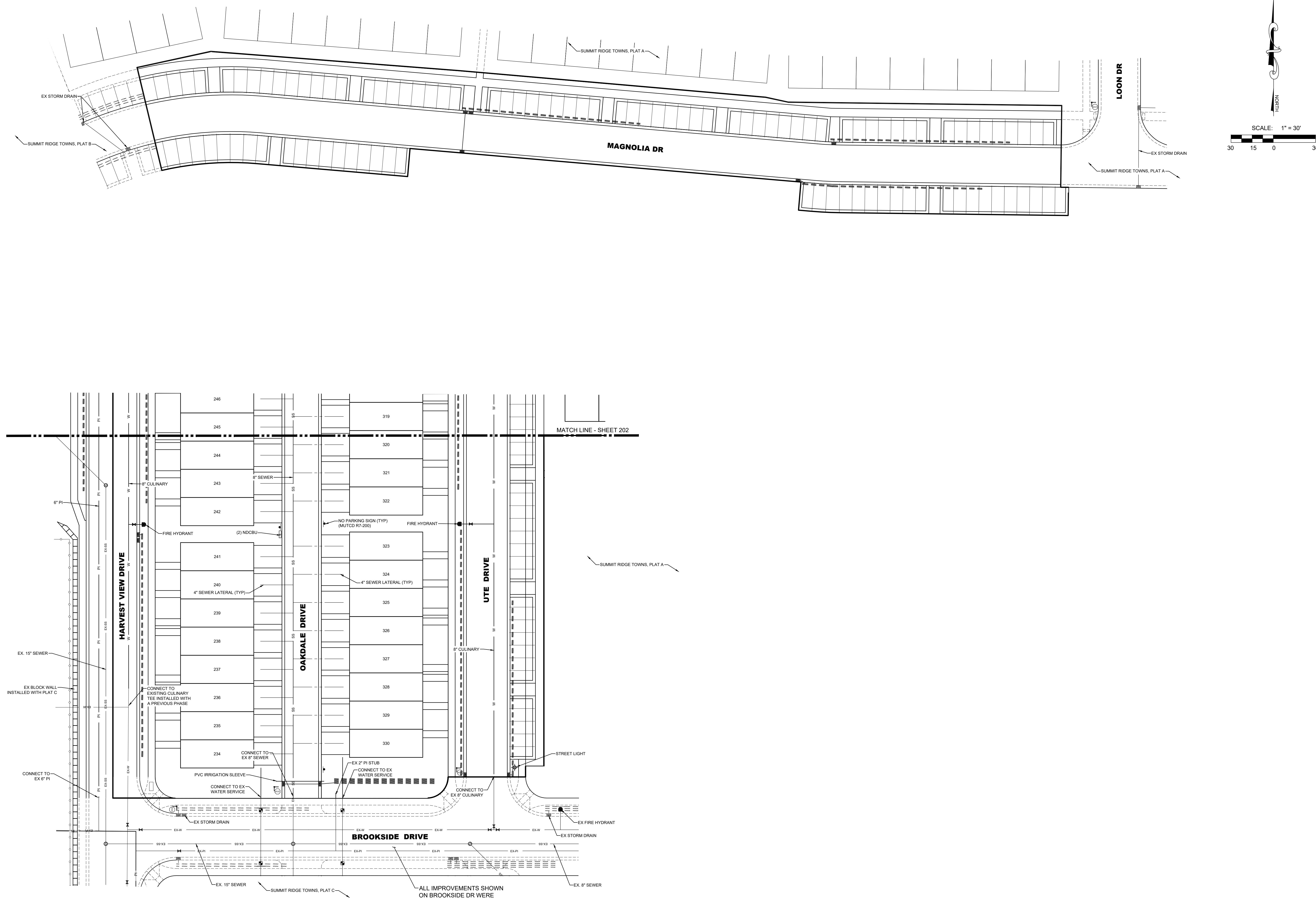
03/08/2021

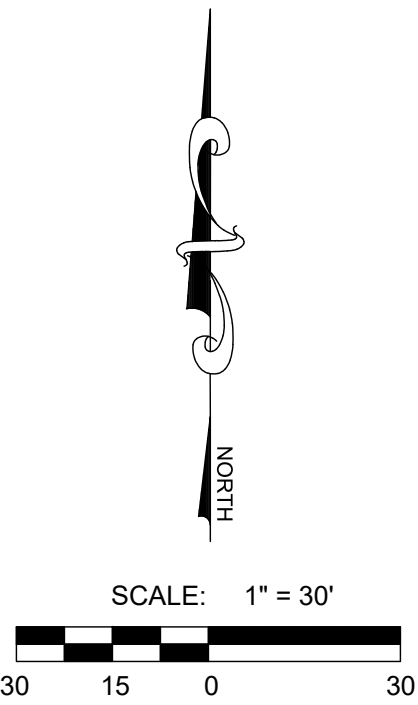
SHEET

201

UTILITY NOTES

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





UTILITY PLAN 2

LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

DESIGNED BY:
BCT

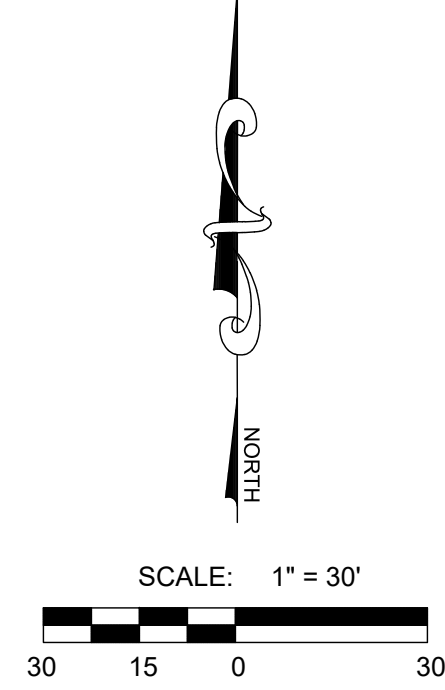
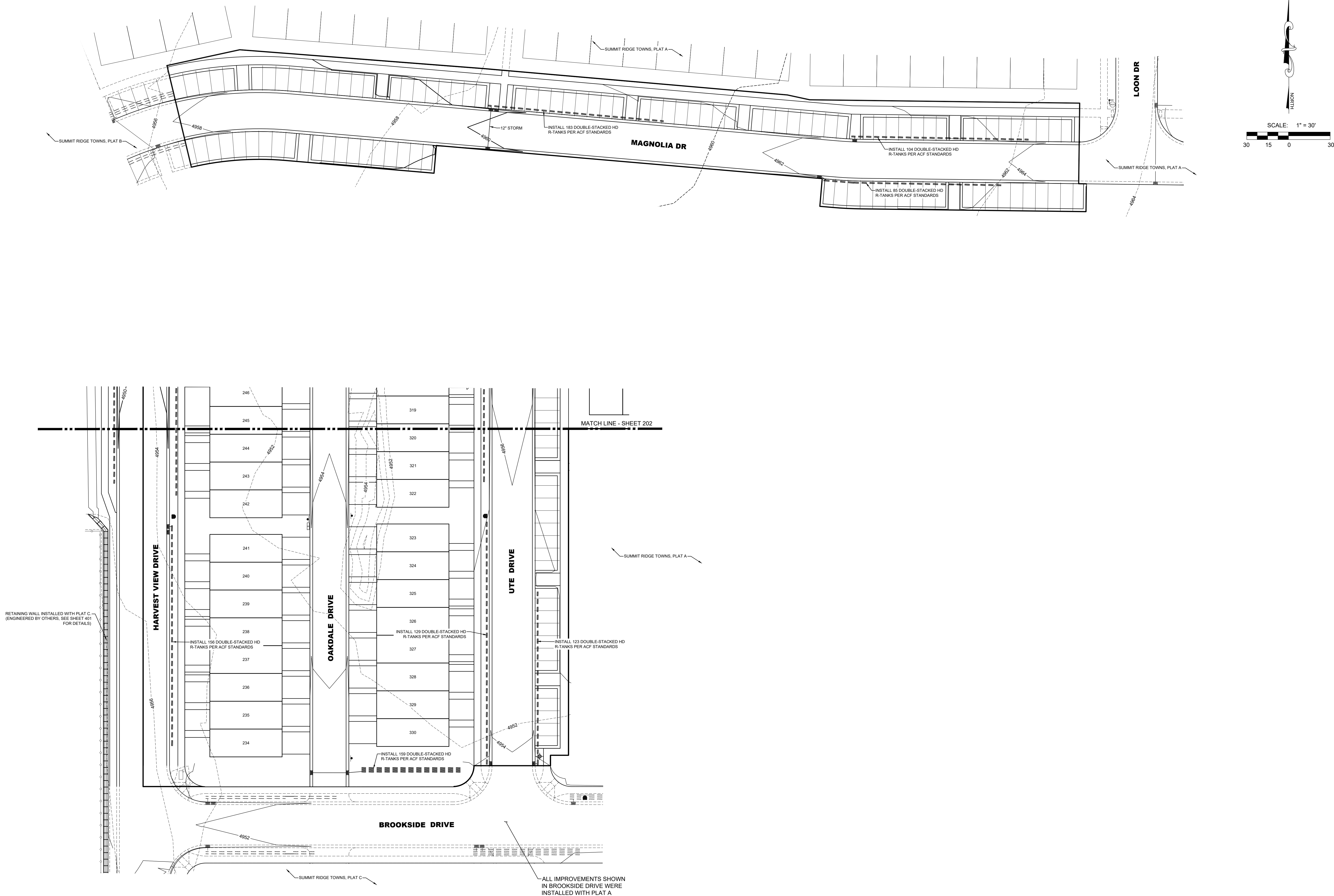
SCALE:
1" = 30'

DATE:
03/08/2021

202

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

\\LEI\Projects\2019\0081\Summit Ridge Towns\Grading\Grading Plan 1.dwg (1/24/2021) 11:11:11 AM



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SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
GRADING PLAN 1

REVISIONS	
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LEI PROJECT #: 2019-0081	
DRAWN BY: RWH	
DESIGNED BY: BCT	
SCALE: 1" = 30'	
DATE: 03/08/2021	
SHEET	
301	

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SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

GRADING PLAN 2

REVISIONS	
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LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:
DOT

BCT

SCALE:
1" = 30'

DATE: _____

DATE:
03/08/2021

SHEET

SHEET

302

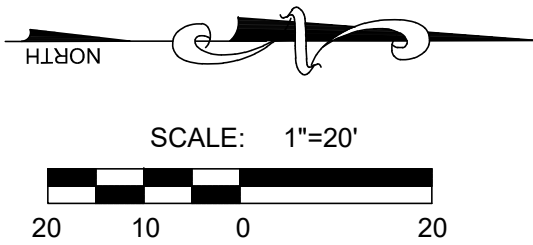
302



ALL IMPROVEMENTS SHOWN
IN FOX RUN AVE WERE
INSTALLED WITH PLAT A

MATCH LINE - SHEET 201

302



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CONSTRUCTION

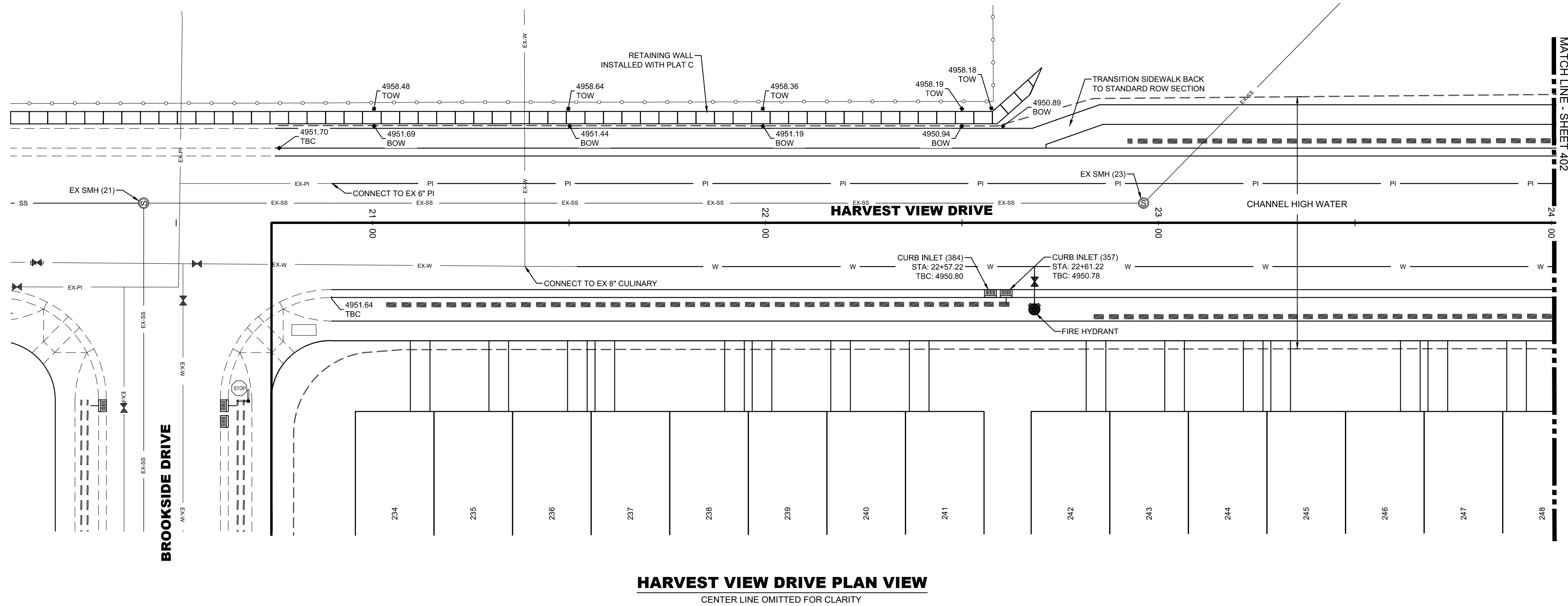
SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
HARVEST VIEW DRIVE 20+89 TO 24+00 PLAN & PROFILE

REVISIONS	
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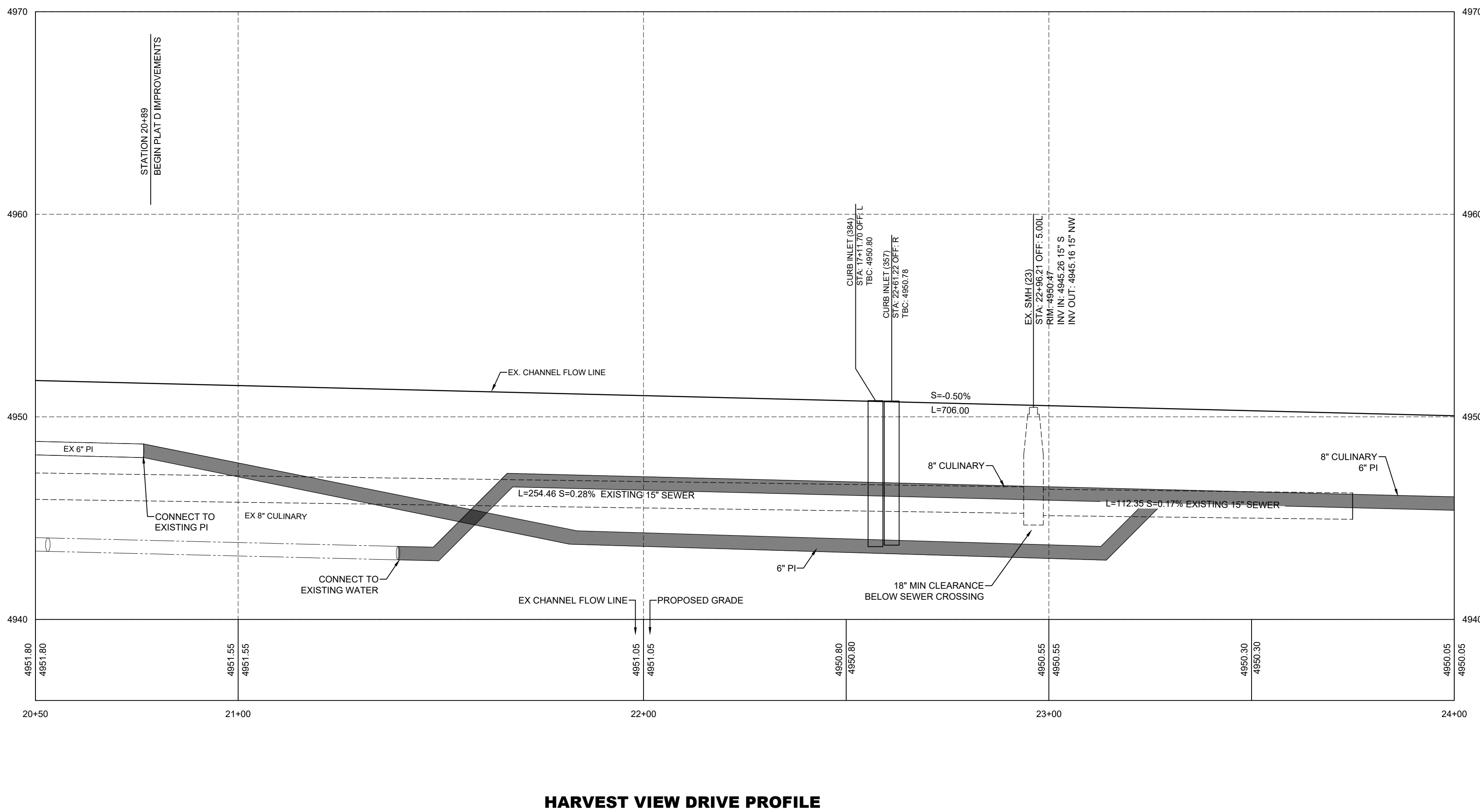
LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
03/08/2021

SHEET
401

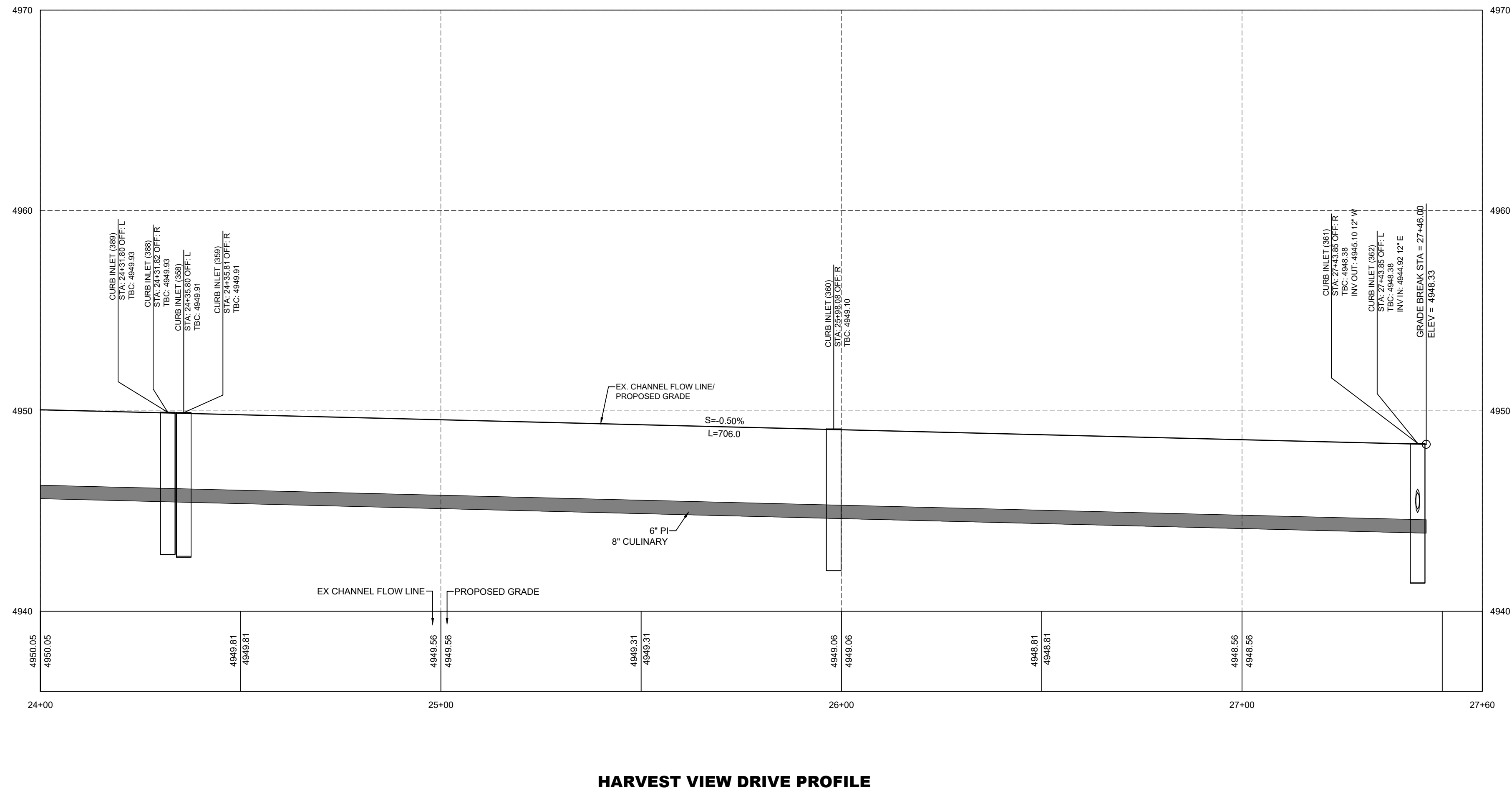
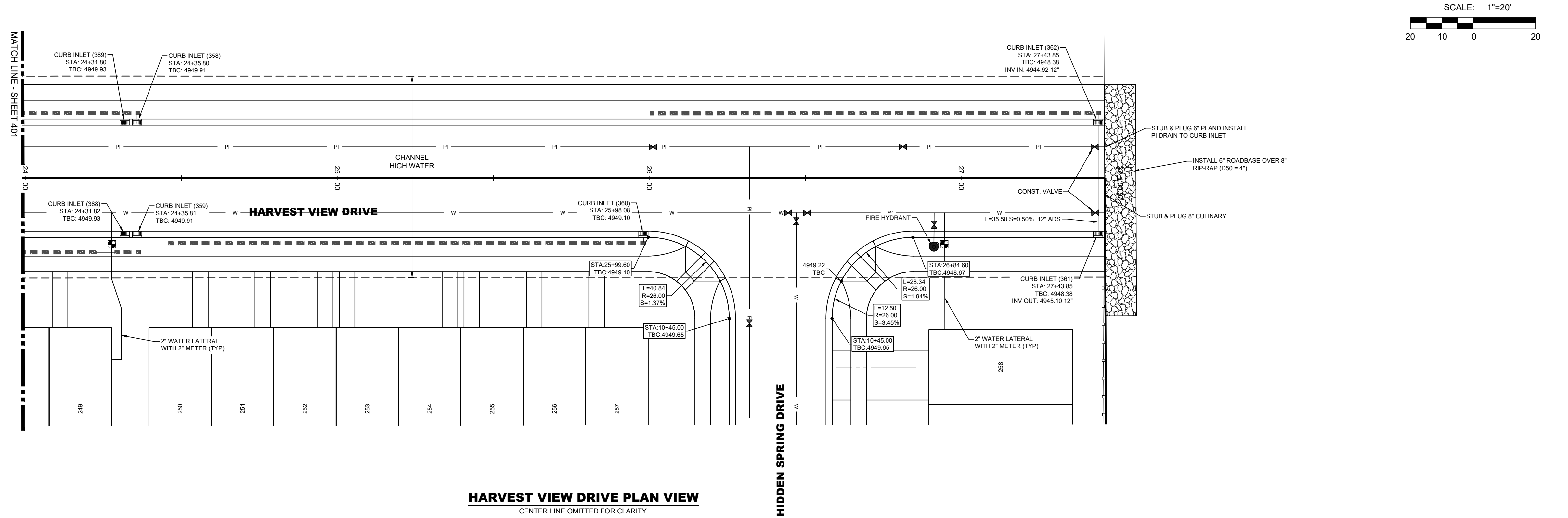
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE
COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
357, 384	4949.11



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
358,359	4948.24
360	4947.43
361,362	4946.71

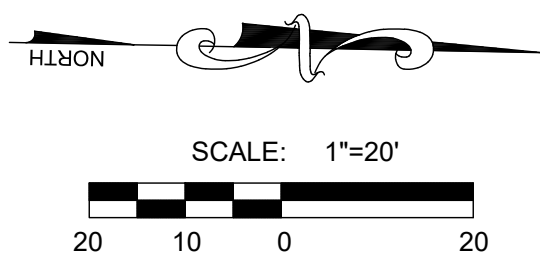


NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
HARVEST VIEW DRIVE 24+00 TO 27+50 PLAN & PROFILE

REVISIONS	
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LEI PROJECT #: 2019-0081	
DRAWN BY: RWH	
DESIGNED BY: BCT	
SCALE: 1"=20'	
DATE: 03/08/2021	
SHEET	
402	

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



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

NOT FOR
CONSTRUCTION

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

OAKDALE DRIVE 21+00 TO 24+00 PLAN & PROFILE

REVISIONS	
1	-
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LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1"=20'

DATE: _____

03/08/2021

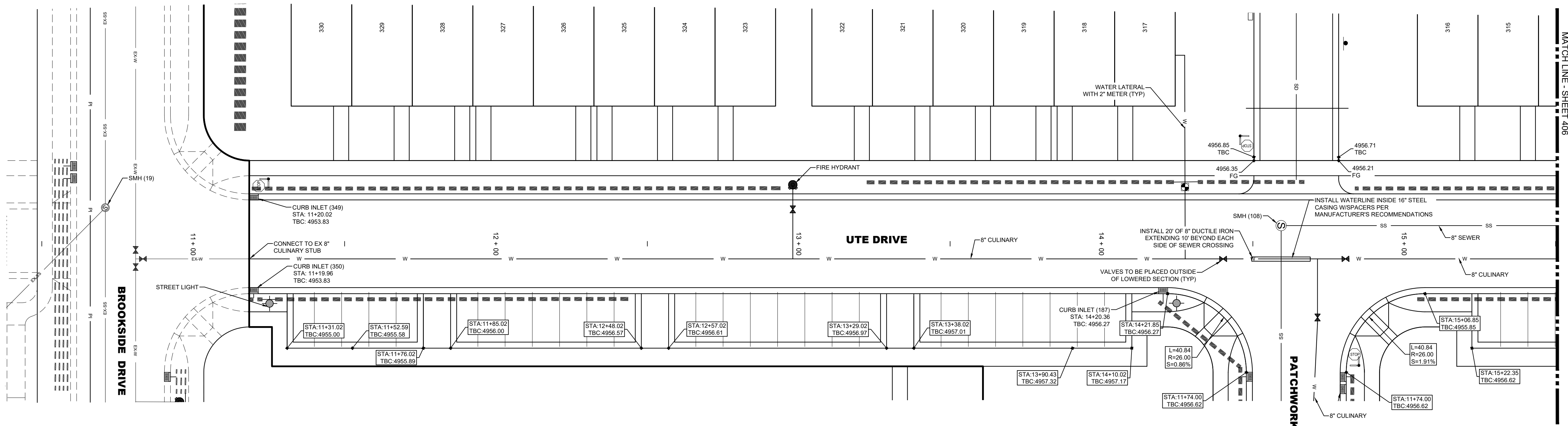
SHEET

SHEET

104

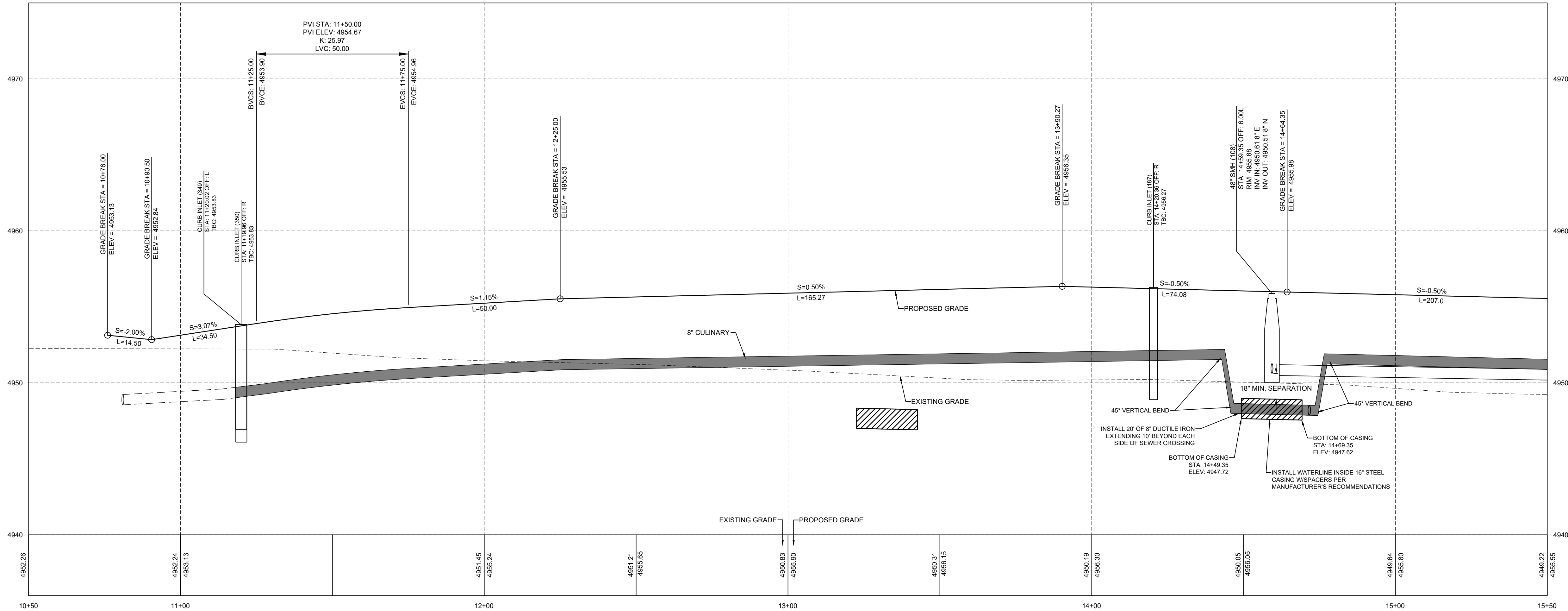
404

101



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
349, 350	4952.16
187	4954.07

UTE DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



UTE DRIVE PROFILE

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



NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
UTE DRIVE 11+00 TO 15+50 PLAN & PROFILE

REVISIONS	
1	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
03/08/2021

SHEET

405

NOT FOR
CONSTRUCTION

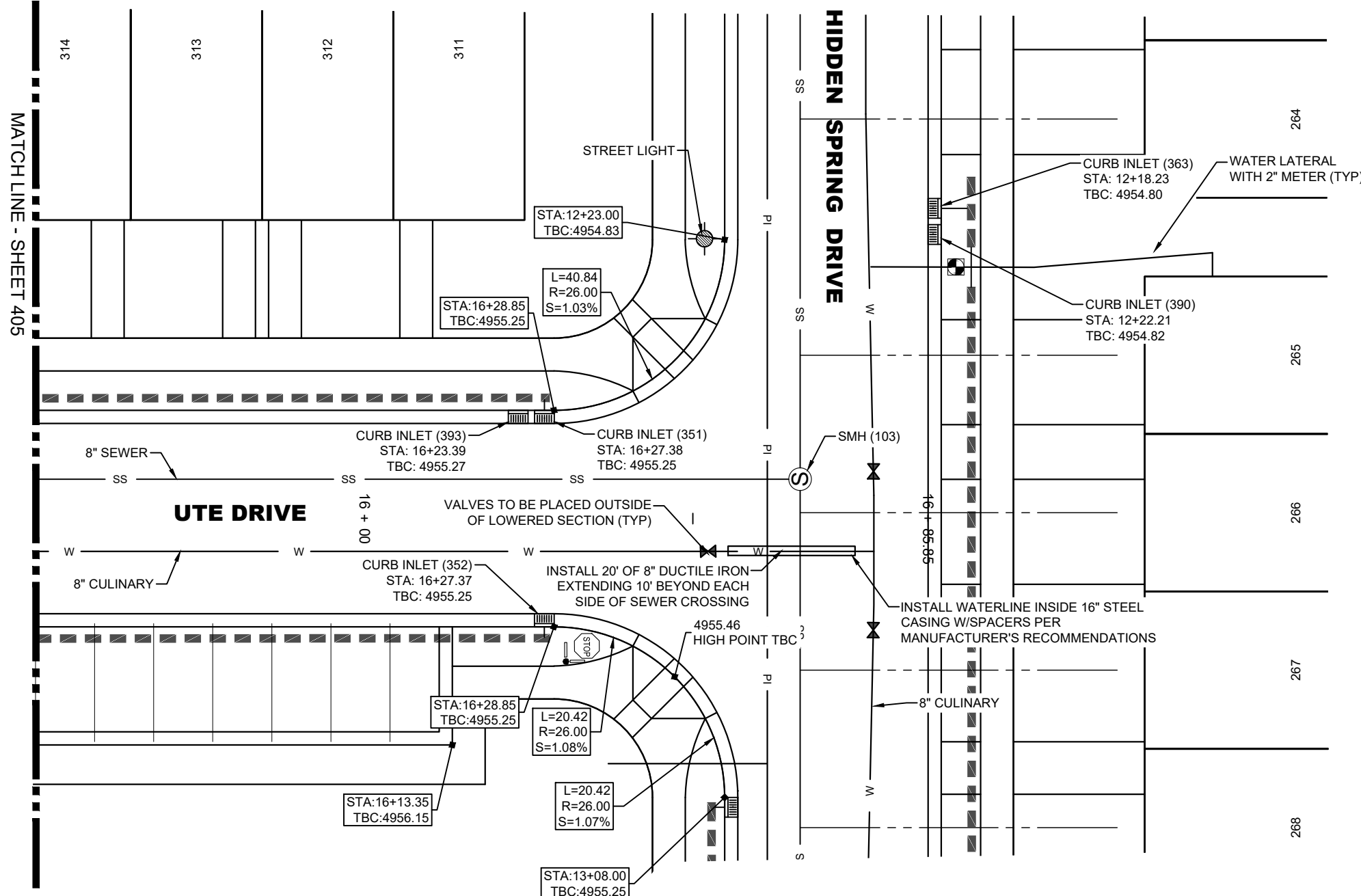
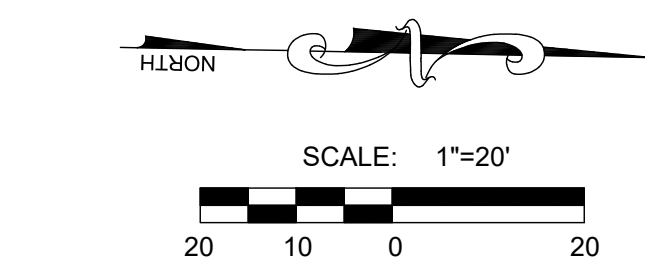
SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
UTE DRIVE 15+50 TO 16+80 PLAN & PROFILE
PUMPKIN DRIVE PLAN & PROFILE

REVISIONS	
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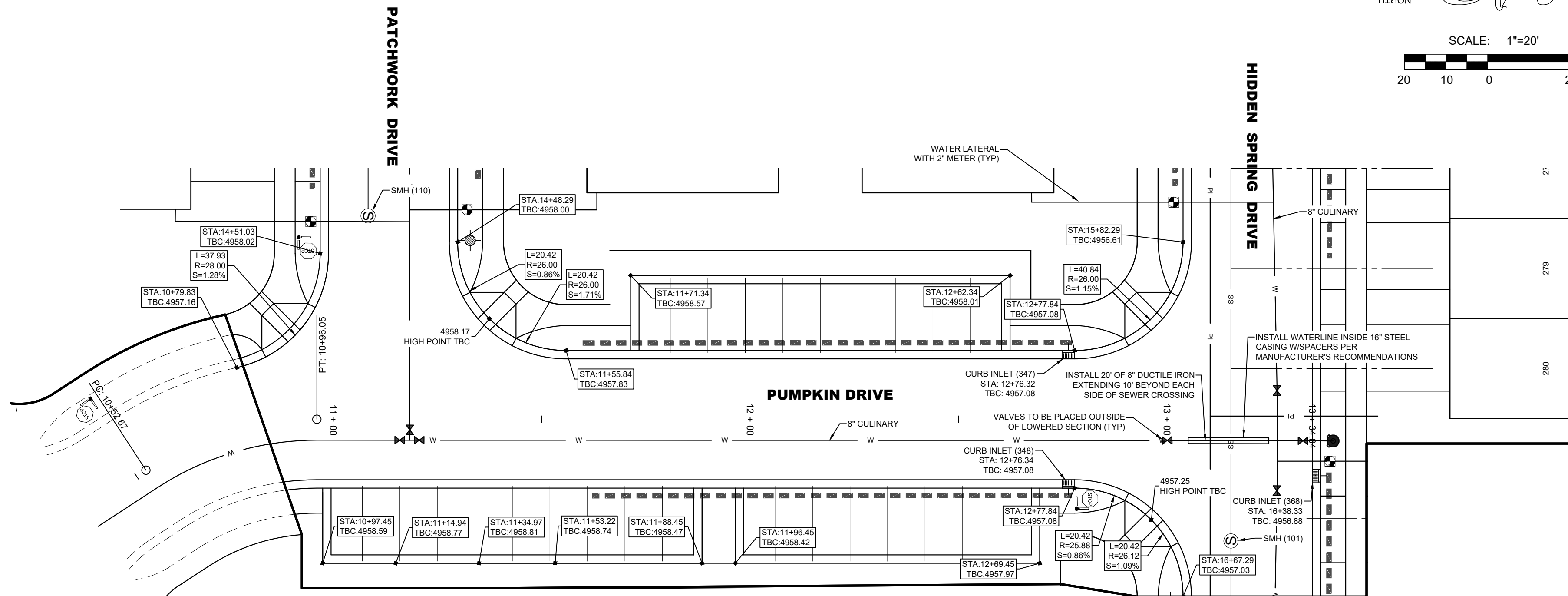
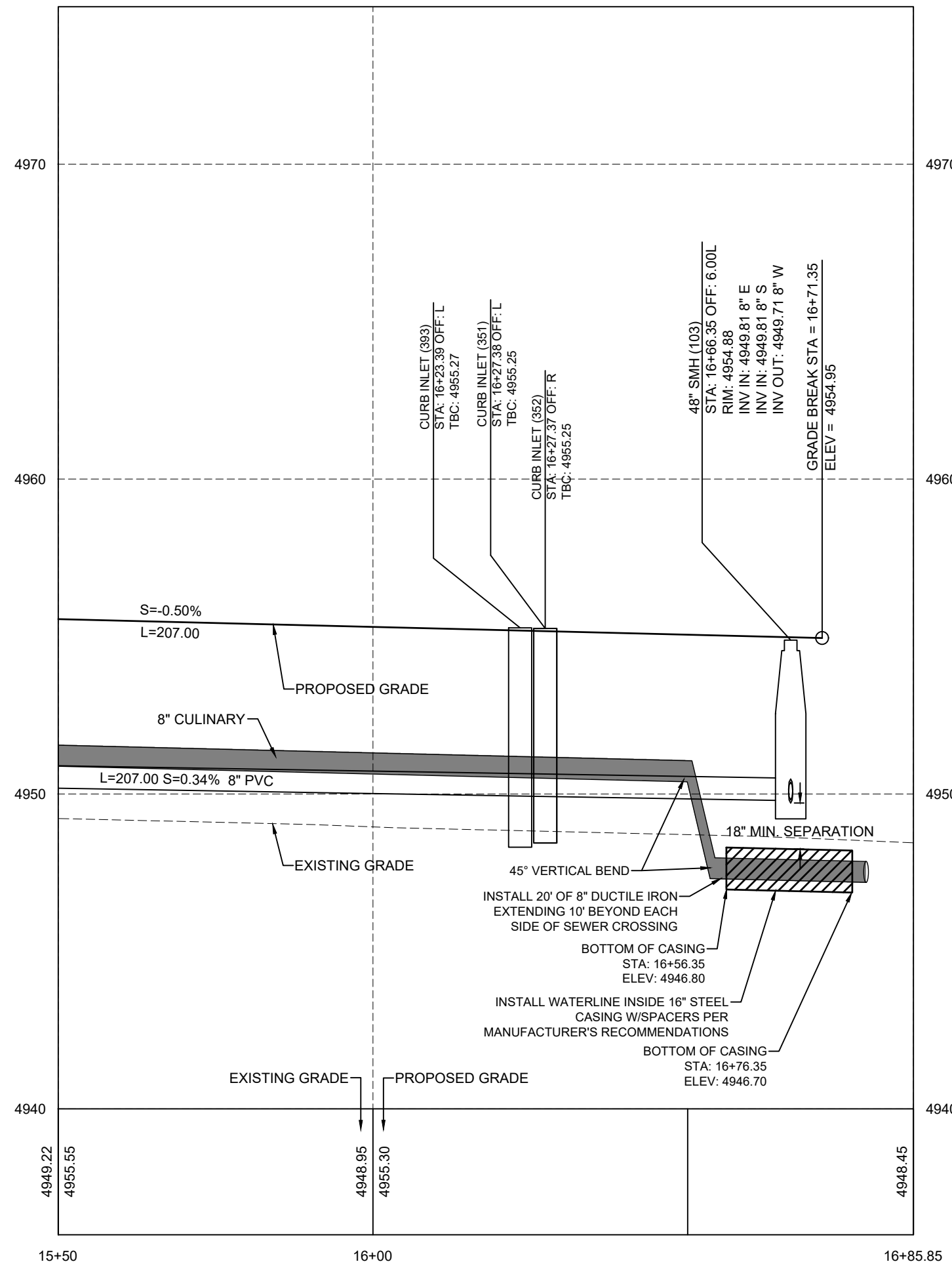
LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
03/08/2021

SHEET

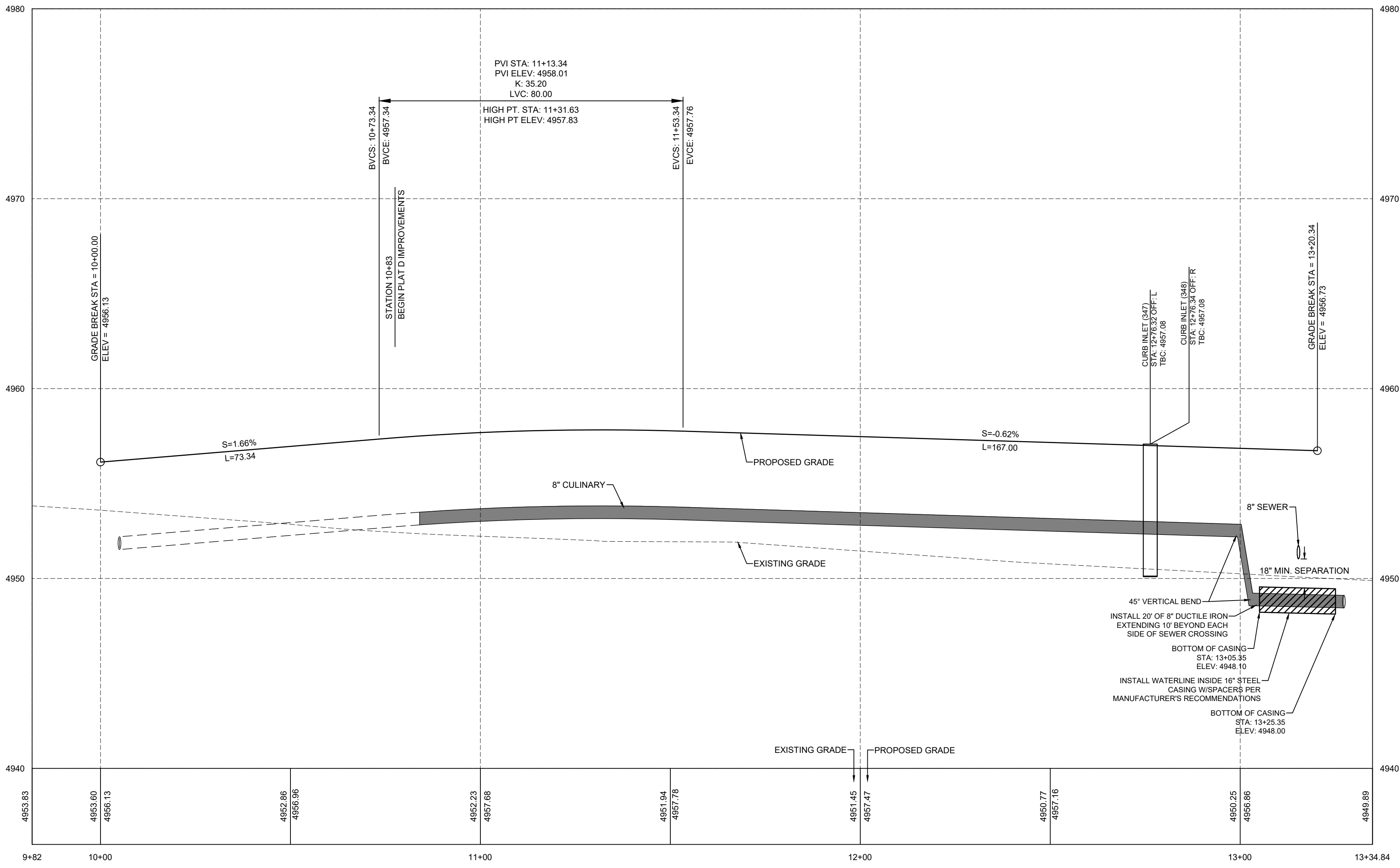
406



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
351, 352, 393	4953.58



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
347, 348	4955.41



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



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

HIDDEN SPRING DRIVE 10+00 TO 13+50 PLAN & PROFILE

REVISIONS

1	-
2	-
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6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

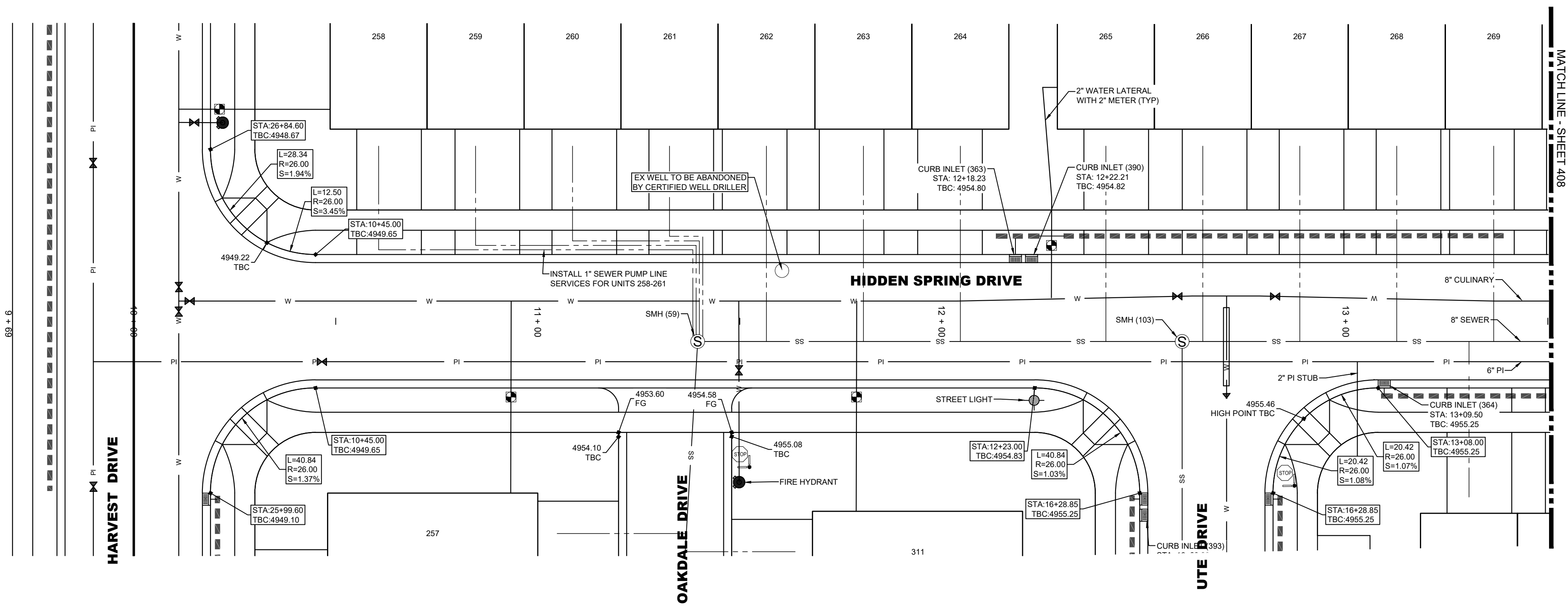
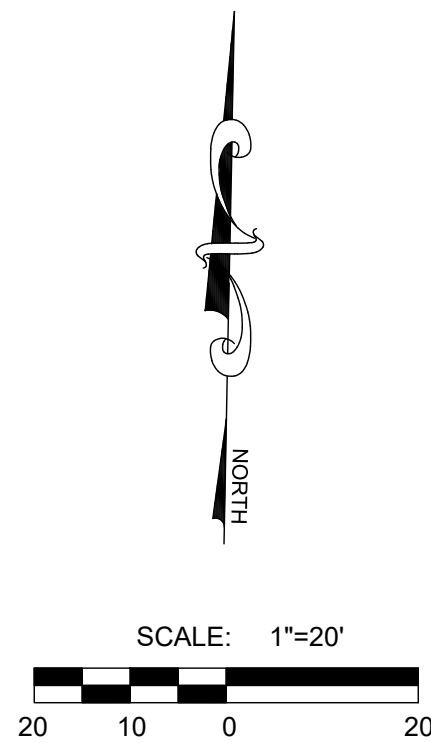
1"=20'

DATE:

03/08/2021

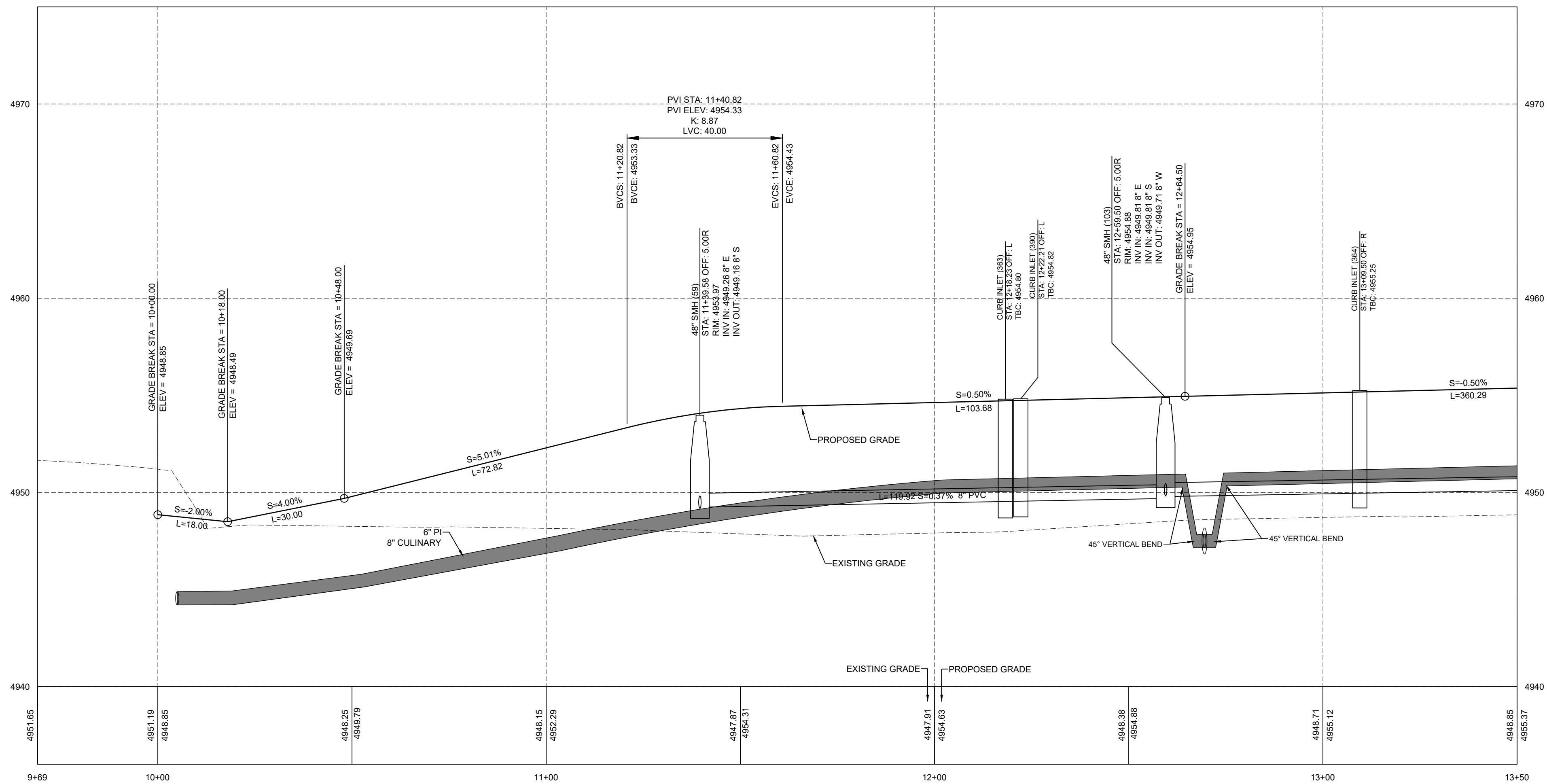
SHEET

407



HIDDEN SPRING DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY

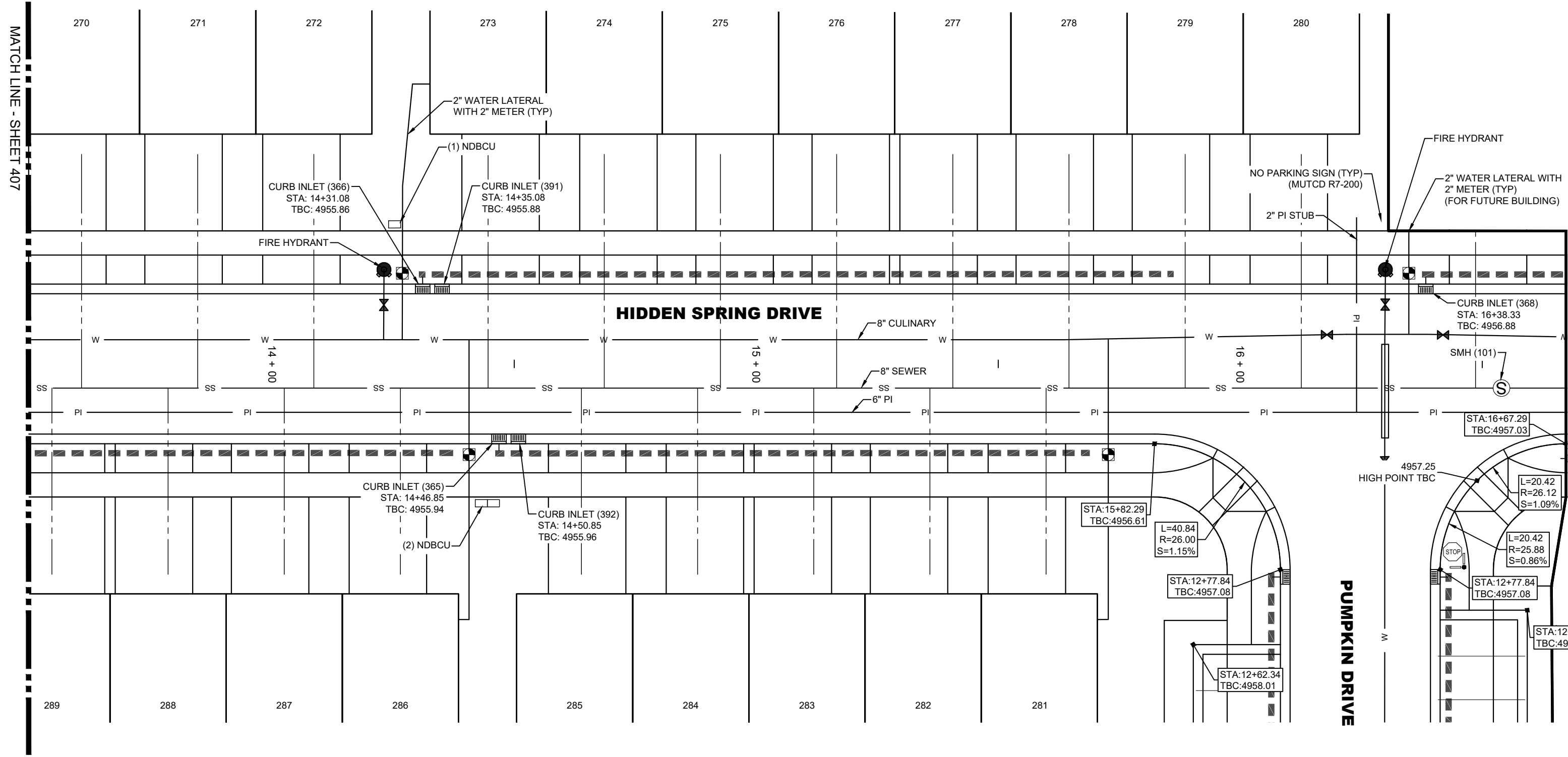
R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
363, 390	4953.14
364	4953.58



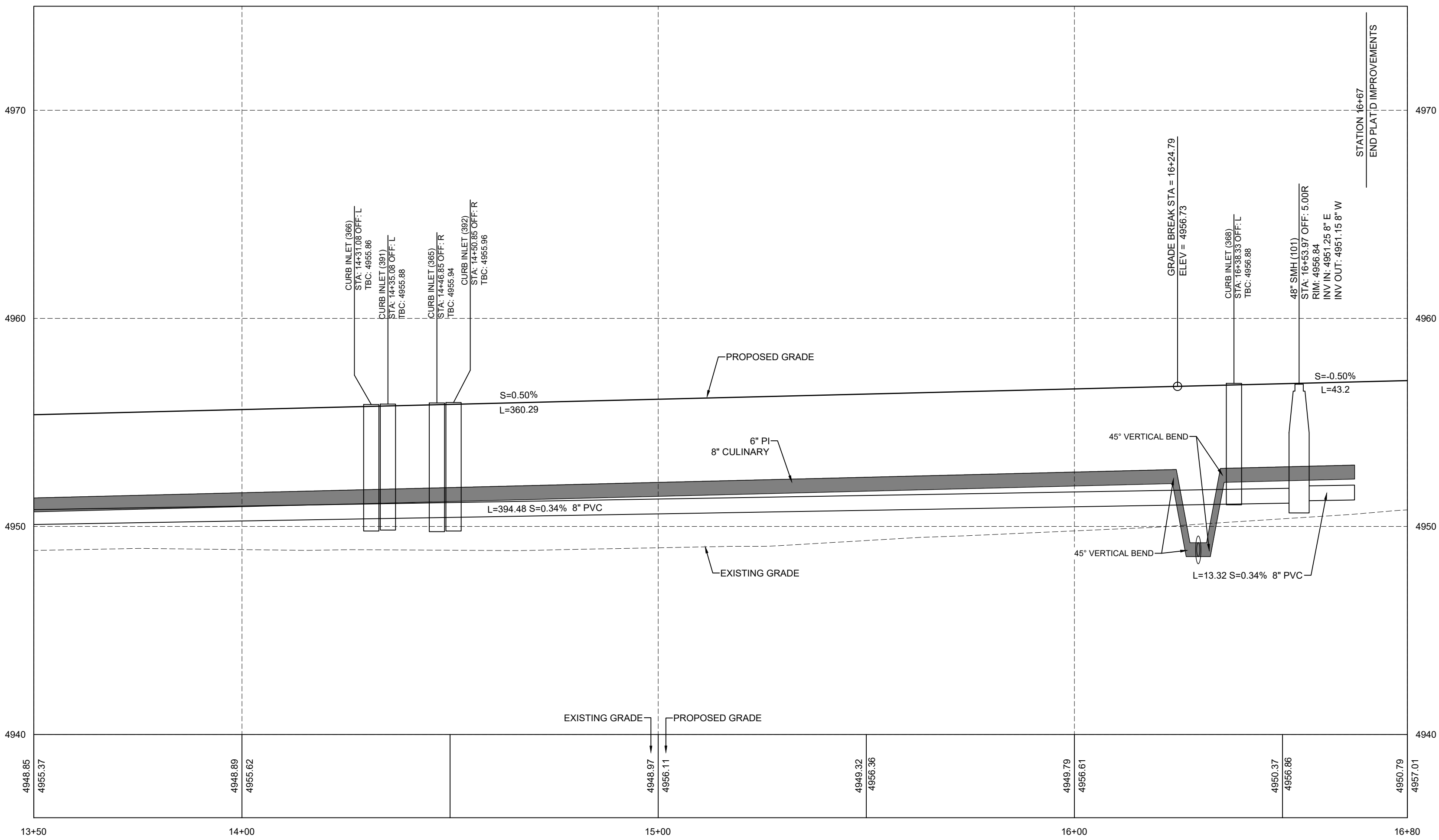
HIDDEN SPRING DRIVE PROFILE

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

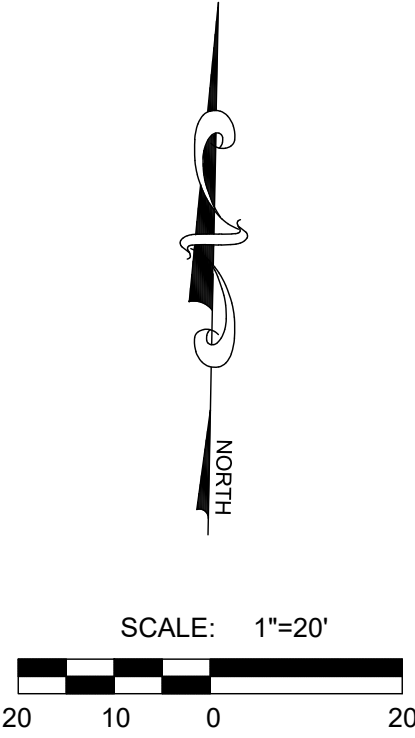
R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
366, 391	4954.20
365, 392	4954.27
368	4955.21



HIDDEN SPRING DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



HIDDEN SPRING DRIVE PROFILE



NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
HIDDEN SPRING DRIVE 13+50 TO 16+67 PLAN & PROFILE

REVISIONS	
1 -	
2 -	
3 -	
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LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

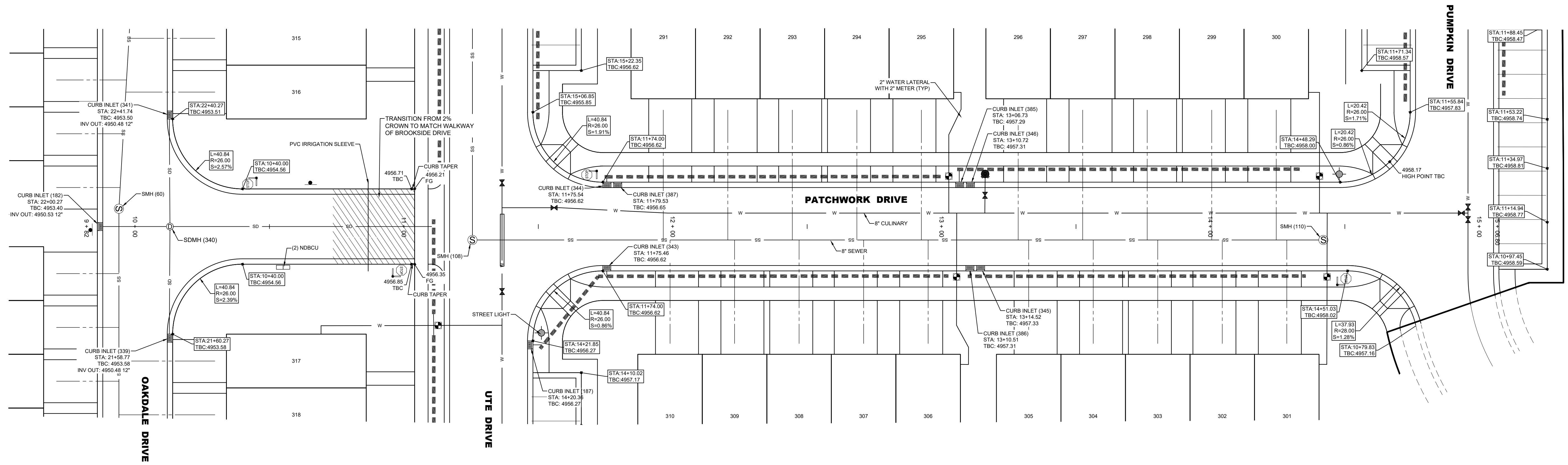
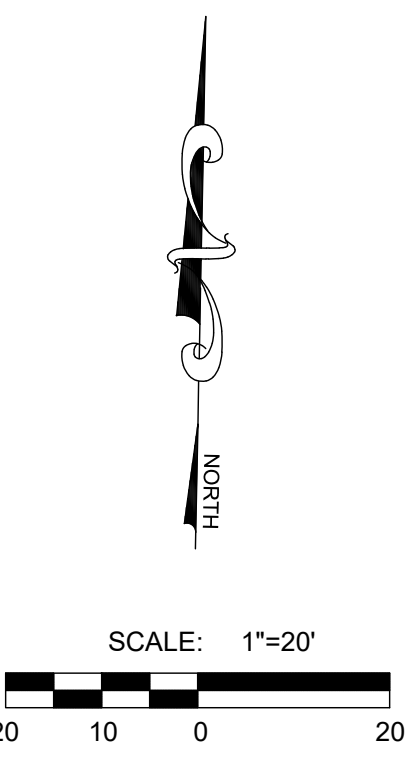
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
PATCHWORK DRIVE PLAN & PROFILE

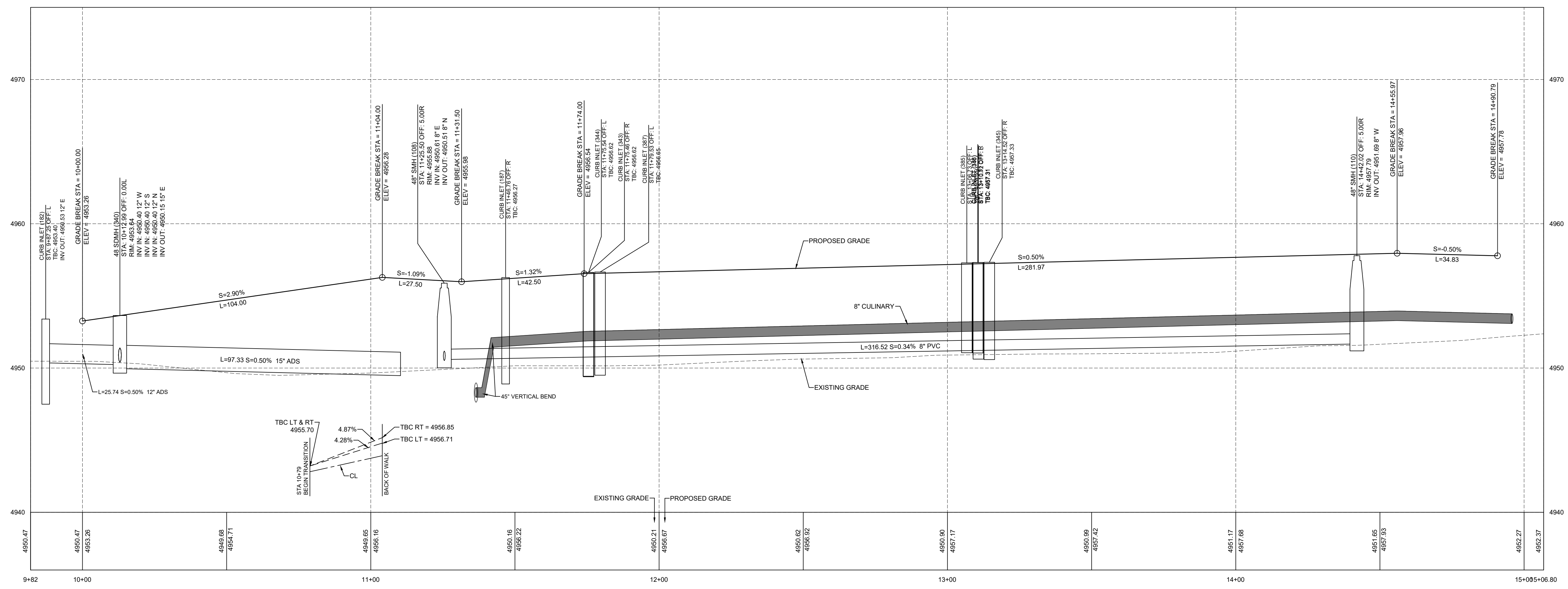
REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
03/08/2021



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
343, 344, 387	4954.95
345, 346, 385, 386	4955.64

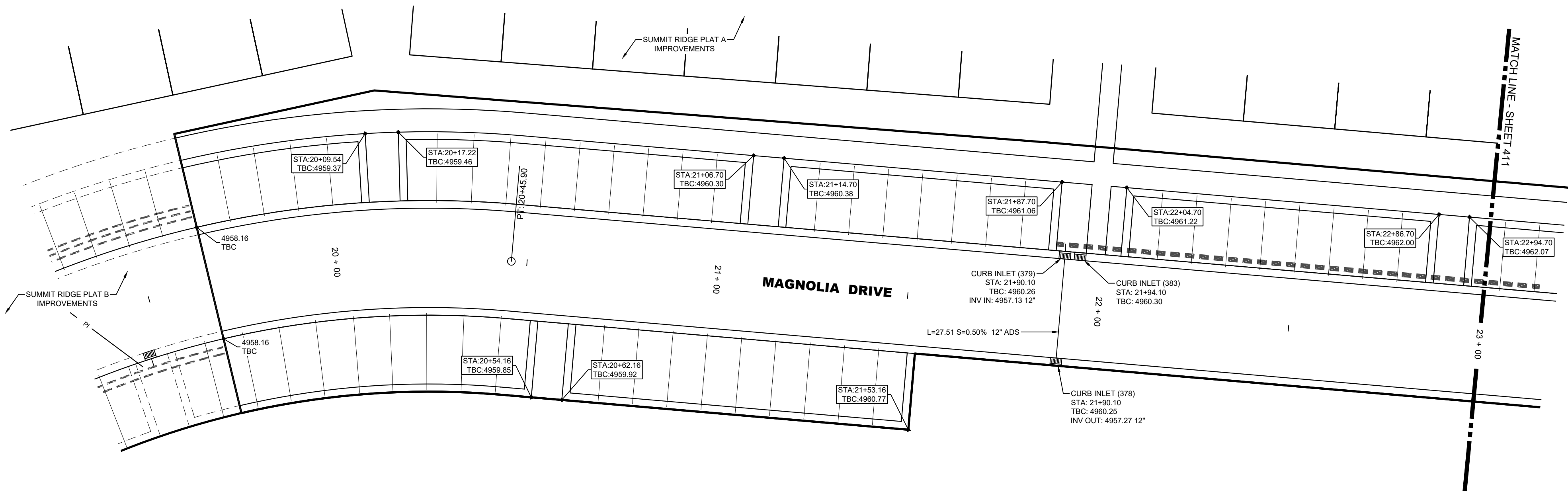
PATCHWORK DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



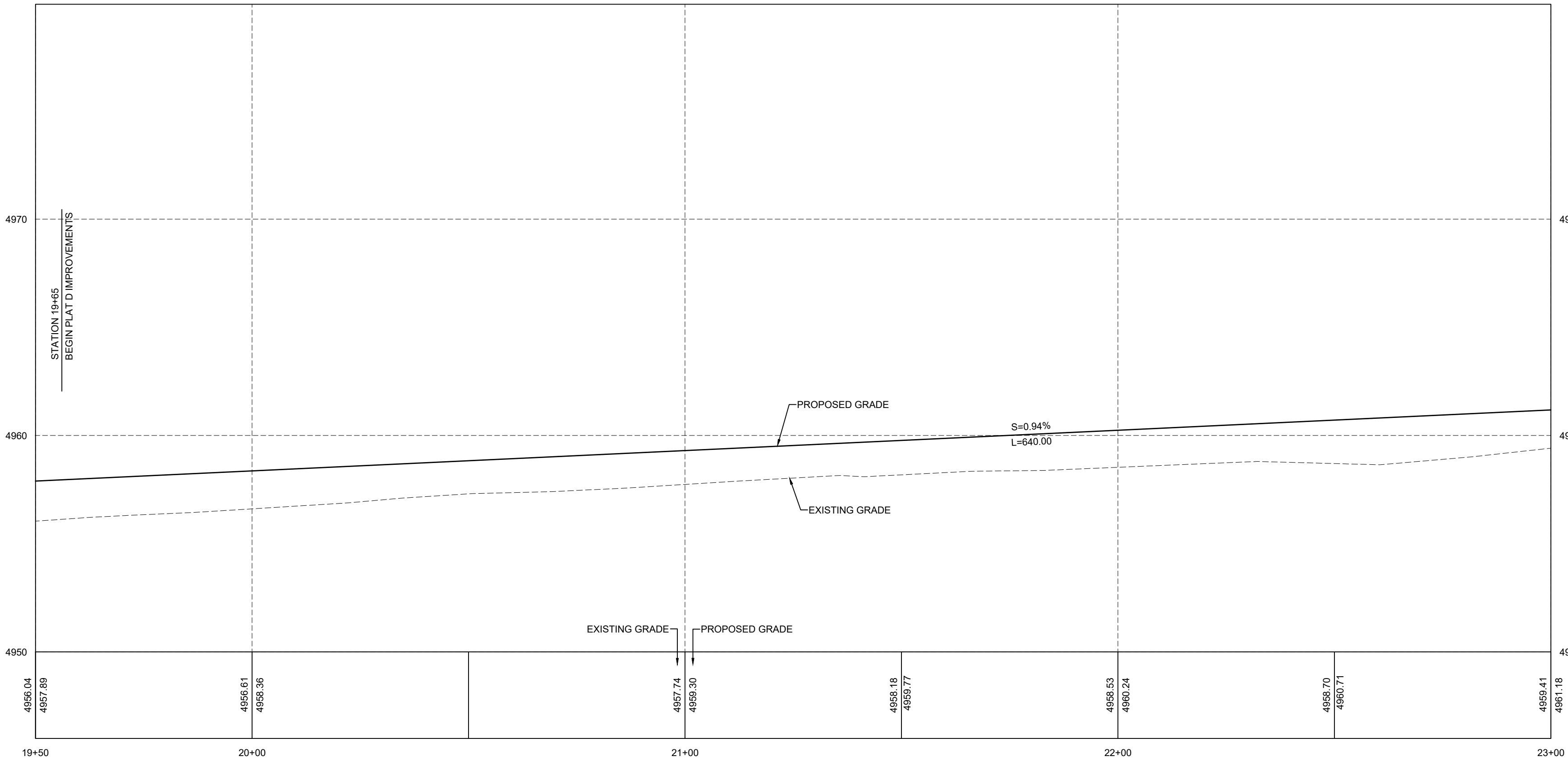
PATCHWORK DRIVE PROFILE

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

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
378, 379, 383	4958.58



MAGNOLIA DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



MAGNOLIA DRIVE PROFILE

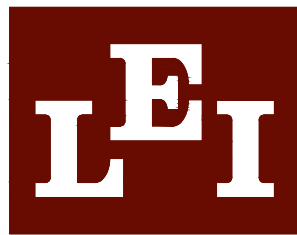
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
MAGNOLIA DRIVE 19+65 TO 23+00 PLAN & PROFILE

REVISIONS	
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6	-

LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=20'
DATE:	03/08/2021



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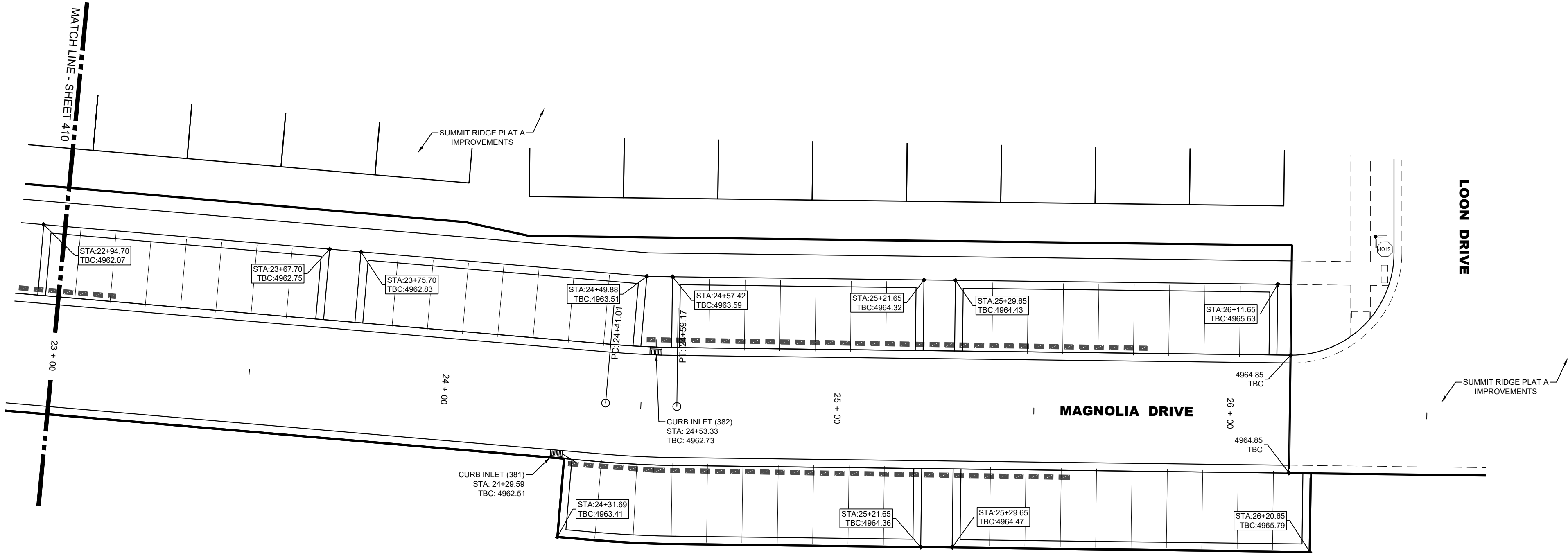
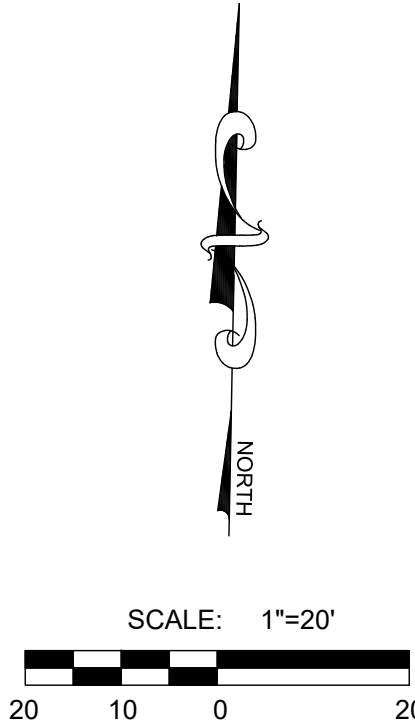
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CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH
MAGNOLIA DRIVE 23+00 TO 26+15 PLAN & PROFILE

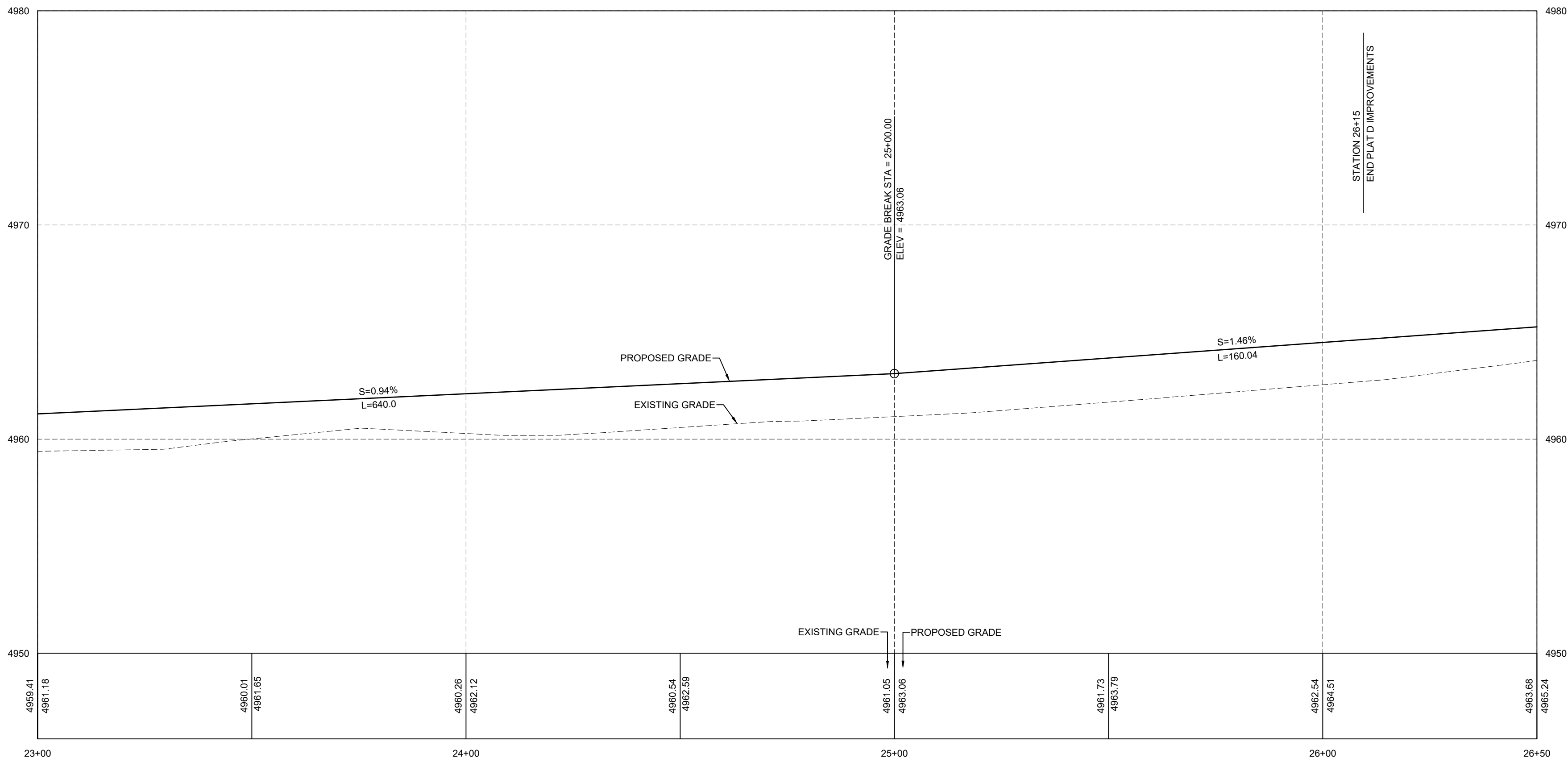
REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
03/08/2021

SHEET
411



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.

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
381	4960.84
382	4961.06

NOT FOR
CONSTRUCTION

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

DETAILS

SHED CURB & GUTTER
NOT TO SCALE

BACKFILL BEHIND CURB BEFORE PAVING
R3/4" (TYP)
APWA TYPE "E" CURB AND GUTTER AS MODIFIED
18"
12"
1"
MIN. 8" UNTREATED BASE COURSE UNLESS MORE REQUIRED BY SOILS REPORT (TYP)
SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT (TYP)

TYPICAL HIGH BACK CURB & GUTTER
NOT TO SCALE

1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.

W WATER
S SEWER
SD STORM DRAIN
PI PRESSURIZED IRRIGATION
G GAS

NOTE: STAMP TOP BACK OF CURB ABOVE INSTALLED SERVICE UTILITY LATERALS. REQ'D

MOUNTABLE TYPE CURB & GUTTER
NOT TO SCALE

1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS.)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6' (FOR CURB INLET BOXES, ETC.)

WATER SERVICE DETAIL

NOTES:
1. ALL WATER SERVICES AND METERS TO BE CONSTRUCTED PER SANTAQUIN CITY STANDARDS DRAWING W-1.
2. 1" SERVICE LATERALS ARE NOT TO BE INSTALLED DIRECTLY ABOVE SEWER LATERALS TO AVOID CONFLICT WITH SEWER CLEAN OUT.

LOW IMPACT DEVELOPMENT RESIDENTIAL STREET INLET BOX

NOTES:
1. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
2. ALL R-TANKS INSTALLED SHALL BE THE HEAVY DUTY (HD) MODULE PER ACF STANDARDS.
3. ALL PIPES CONNECTING TO R-TANKS SHALL BE ADS PIPE.
4. CLEAN-OUT IS REQUIRED AT THE ENDS OF EACH R-TANK BANK.

R-TANK PIPE BOOT

NOTE: CUT FABRIC AND WRAP AROUND PIPE SO THAT PIPE EXTENDS INTO ACF R-TANK. PIPE EFFLUENT SHALL NOT PASS THROUGH FABRIC.

NOTE: CUT SIDE OF R-TANK AND INSTALL PIPE INTO R-TANK A MINIMUM OF 4 INCHES

12 OZ/SY NONWOVEN GEOTEXTILE WITH A 1.5' OVERLAP
FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

SECTION
5'-0"
PIPE O.D.
5'-0"

SIDE VIEW
2'-0"
4"
PIPE O.D.

