Lehi City Council Meeting
Agenda
April 28, 2020

5:30 PM - This will be an electronic meeting.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

2. Presentations and Reports

   2.1. Wellbeing Survey Results- Courtney Flint, Utah State University

   2.2. Update on the COVID-19 Virus- Jason Walker, City Administrator

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Consent Agenda

2.1. Approve the April 14, 2020 City Council Meeting Minutes
041420 CC- with email comments.pdf

2.2. Approve Purchase Orders
PO Index.pdf
Legacy Equipment.pdf
Premier Truck Group.pdf

Regular Agenda

3. Consideration of Final subdivision approval for Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop.

Petitioner: Mitch McCuistion

CC Staff Report Sunset Farms Plat B Final Subdivision 04.28.20.docx
Sunset Farms B Final Subdivison DRC 4.08.2020.docx
Sunset Farms Plat B Final Subdivision Plans.pdf
Sunset Farms Plat B Aerial.pdf
Sunset Farms Plat B General Plan.pdf
Sunset Farms Plat B Zoning.pdf

4. Consideration of Final subdivision approval for Summers Subdivision, a 3-lot residential development located at 590 North 200 West.

Petitioner: Stephanie Summers

CC Staff Report Summers Final Subdivision 04.28.20.docx
Summers Final Subdivision DRC 04.08.2020.docx
Summers Final Subdivision 04.08.20 Plans.pdf
Summers Subdivision aerial.pdf
Summers Subdivision General Plan.pdf
Summers Subdivision zoning.pdf

5. Consideration of Final subdivision approval for the Parkview Cottages, a 66-lot residential subdivision located at 300 West 3200 North in an R-2.5 zone.

Petitioner: Ivory Development

CC Staff Report Parkview Cottages Final Subdivision 04.28.20.docx
Parkview Cottages Final Subdivsion DRC 04.08.2020.docx
Parkview Cottages Final.pdf
Parkview Cottages Elevations.pdf
Parkview Cottages Elevations 2.pdf
Aerial map.pdf
General Plan map.pdf
Zoning map.pdf

6. Consideration of Final subdivision approval for the Northridge Plat H, a 4-lot residential subdivision located at approximately 2300 West Eagle Crest Drive.

Petitioner: Fieldstone

CC Staff Report Northridge Plat H Final Subdivision 04.28.20.docx
Northridge Plat H DRC 04.08.2020.docx
NORTHRIDGE - PLAT H plans.pdf
Northridge Plat H Landscape Plans.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

7. Consideration of Resolution #2020-28, approving an agreement between All Star Striping and Lehi City for paint striping on city streets.

Petitioner: Lehi City

Res 2020-28.docx
Agreement - Street Paint Striping 2020.docx

8. Consideration of Resolution #2020-29, approving a Marketing Agreement between Service Line Warranties of America and Lehi City.

Petitioner: Lehi City

Res 2020-29.docx
Non-Royalty Agreement 3 Product (City Of Lehi-UT) Clean 4.21.20.pdf

9. Consideration of Resolution #2020-30, approving an Extension of the Declaration of Local State of Emergency.

Petitioner: Lehi City

Res 2020-30.pdf

10. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Wellbeing Survey Results- Courtney Flint, Utah State University

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Update on the COVID-19 Virus- Jason Walker, City Administrator

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve the April 14, 2020 City Council Meeting Minutes

Suggested Action:

Attachments:
041420 CC- with email comments.pdf

LEHI CITY

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **April 14, 2020,** online at www.lehi-ut.gov.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Prayer

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock offered the prayer.

2. Presentations and Reports

2.1 Community Development Block Grant (CDBG) Funding Recommendations

Jessica DeLora, with Mountainland Association of Governments, stated that she wanted to give an update on where they are at. She said they had two applications this year. One from Engineering to update infrastructure downtown and one for the Children's Justice Center. They are the two projects that they recommended funding for this year. Councilor Albrecht stated that she was surprised because she thought their top priority was Historic Preservation based on a survey in June of last year. Ms. DeLora said that they promoted the program but didn't receive any applications that met that priority. She said they are pursuing those priorities that they identified in that session so hopefully they can see more of those applications in the future. She said the Chamber sent notices to local business, but they could do more targeted marketing in the future if the Council wants. Councilor Albrecht would like a more targeted approach, especially for businesses on main Street. Ms. DeLora stated that the City has also received additional funding through the CARES Act and that has to be used in response to or prevention for the COVID-19 pandemic. There was discussion regarding possible uses for these funds which included rent or utility assistance.

2.2 Presentation and Discussion of the Hutchings Museum Concept Plan

Dave Harris was representing the Museum. He stated that the purpose of the presentation is to confirm with the city the direction they are going with the placement of the Museum expansion. He would like the Council to authorize Daniela Larsen to move forward with fundraising. Mr. Walker stated that the approval for the addition would still need to go through the development

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process for approvals, but the Council can in general state if they like the direction of the Museum. He also stated that the museum is free to pursue fundraising without the Council's approval. Councilor Southwick stated that they need approval of the building so they can proceed with showing the building to investors for fundraising. Mr. Harris stated that the Museum would like to reduce their risk as they proceed with fundraising and they understand they need to go through the development process once funding is in place. They would like feedback and direction with what they are doing.

Mr. Harris stated that they are proposing a very modern building that will contrast nicely with the current Museum and buildings in downtown Lehi. He also showed a parking garage that would be adjacent to the new building. There was discussion about who would pay for the parking garage. Councilor Koivisto stated that she would like to have the parking garage in place before construction and the Museum needs to raise enough money to pay for the parking structure to be built in conjunction with the Museum. She also would like this building to be more self-sustaining rather than relying on donations from the city. Mr. Harris stated that Ms. Larsen is working on a business plan that she can show the Council to demonstrate their financial strategy from fundraising to future maintenance. Councilor Koivisto stated that she would prefer that the Museum raise the entire amount themselves and not rely on the city to supplement any of the construction or future maintenance. Councilor Southwick stated that the Museum was planning to raise the full amount on their own. Councilor Hancock stated the he is concerned with parking and that would need to be addressed, but he appreciates the Museum seeking feedback and likes the images.

Mr. Harris requested that the Council provide a letter of intent moving forward for the investors.

Mr. Struthers stated that staff has reviewed the plans and has some concerns that the Council should consider as they look at the plan. There were concerns with the location of the expansion area and the historic nature of the surrounding area. The Mayor stated that he felt the modern in conjunction with the historical would probably be an acceptable design. Mr. Struthers stated that staff wasn't sure that this is the focus they want to see in the area based on the historic nature of the downtown. Staff still feels it's too modern for the historic downtown. He said that parking is a concern and they would need the parking garage to support this. He stated that there are safety issues with the drop off area on the south side of the Legacy Center and they are trying to expand that for better access, but this concept would limit that. He said there are some concerns with utilities that would need to be relocated and upgraded. Councilor Koivisto expressed the same concerns as Mr. Struthers and would like to see that addressed before giving any type of approval.

Councilor Hancock stated that he likes the architecture as it highlights the historic building. There was discussion about looking at other places for the new building. Mr. Walker stated that there are probably other pieces of ground, but none that are as attractive as the current location. Mayor Johnson stated that the new building has a potential for being a focus to downtown Lehi and bring a lot of people to downtown. It may overshadow the current area, but it could encourage development improvements on Main Street. He also stated that it would need to go through a public process which could be difficult. Mayor Johnson wanted to make it clear that this is not an approval, but there is an opportunity for them to move forward.

There was discussion about creating a letter of intent for the Museum that they could use in the fundraising material. The Mayor stated that they could clarify some things in the letter that could address some issues and define who is responsible for what. Ryan Wood stated that they could use a letter that was similar to what was used for the Curtis Center. They agreed that Mr. Wood would draft a letter of intent that would then be voted on by the Council.

3. Agenda Questions

Mr. Walker clarified that the approval of the tentative budget is only an acknowledgement that the Council has received the proposed budget. He said there will be a work session in May where the Council can discuss it further before giving a final approval.

4. Administrative Report

Mr. Walker stated that he was on a conference call with the Lt. Governor and he said they need to do more testing for COVID-19. He said they are also working on antibody testing that would allow people to go back to work. The Lt. Governor said that mass gathering will be the last thing that would be allowed.

5. Mayor and Council Reports

Councilor Koivisto inquired if there was anything the city could do to help and support the Senior class of 2020 like organizing a parade with the Fire and Police Departments. Mayor Johnson stated that they will look at that.

The meeting recessed at approximately 6:50 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto led the Pledge.

2. Consent Agenda

2.1. Approve Minutes from the March 31, 2020 Council Meeting.

2.2 Re-approve Ordinance #08-2020, the Saratoga Spring Boundary Adjustment.

Motion: Councilor Condie moved to approve the consent agenda items. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

3. Consideration of Resolution #2020-24, adopting a Tentative Budget for Lehi City for Fiscal Year 2021.

Dean Lundell stated that the Council received the tentative budget for their review and they will go into more detail at the May work session meeting. He stated that there are concerns with revenues, but they have really good reserves right now, and they can draw money from projects that can be held off. He said they have traditionally budgeted conservatively for

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revenues and they could take a good hit economically and still be in a good spot. Councilor Albrecht asked that Mr. Lundell provide a statement of confidence to the residents so they know where the City stands financially and how they plan to sustain services during the pandemic. Councilor Condie stated that that would also be beneficial for employees to know. Councilor Koivisto inquired about payments to TSSD. Mr. Lundell stated that he and Dave Norman are conducting research to better understand how TSSD is doing their assessments.

Motion: Councilor Southwick moved to approve Resolution #2020-24, adopting a Tentative Budget for Lehi City for Fiscal Year 2021. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

4. Consideration of Preliminary subdivision approval for Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop.

Mitch McCuistion was representing the applicant. Councilor Southwick inquired about Dale Willis ensuring that he will still have access to his irrigation. Mr. McCuistion stated that he will do whatever is necessary.

Motion: Councilor Albrecht moved to grant Preliminary subdivision approval for Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

5. Consideration of Ordinance #23-2020, approval of a Development Code amendment to Chapter 12, changing the exception for group homes to allow up to 16 residents.

Duane Nelson was representing the applicant. Mr. Nelsen stated that group homes can be located in a residential area. Mr. Struthers stated that the current cap of residents is at 8 people. There was discussion about concerns with parking. Mr. Struthers stated that the current parking standards for group homes is 1 space for every 4 residents and 1 space for every 2 employees. Councilor Hancock expressed concerns with added traffic and parking needs. Councilor Koivisto stated that a group home needs to blend in with the residential area, and she believes this would add more people and parking spaces which would make it more ambiguous. Councilor Albrecht saw a significant number of cars there from pictures submitted by residents. Councilor Southwick stated that the neighbors do not want this increase. Mr. Nelson stated that there's a conception that there would be major criminals in group homes, but their home appeals to a higher class usually people with prescription drug addictions. Mr. Nelson stated that the residents do not have a vehicle. He said there is a benefit to have more then 8 residents in these facilities that help those residents progress in their treatment. Councilor Southwick stated that the neighbors were concerned with the amount of people in the home and felt that 16 was significant.

Motion: Councilor Koivisto moved to deny Ordinance #23-2020. Councilor Hancock seconded the motion.

Councilor Hancock suggested adding the findings of fact that the denial is because of traffic and parking, specifically the parking, and the concern of having more people in the home.

Amended Motion: Councilor Koivisto amended her motion to include Councilor Hancock's comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion to deny was passed unanimously.

6. General Plan amendment from Low Density Residential to Commercial on 1.4 acres located at approximately 400 West Bull River Road.

a. Consideration to untable the General Plan amendment. (Tabled from the March 31, 2020 meeting.)

Motion: Councilor Condie moved to untable the General plan amendment at 400 West Bull River Road. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

b. Consideration of Resolution #2020-22, a Development Agreement for the Creative Learning Academy.

Jessica Lloyd was the applicant. She stated that she worked with a civil engineer to ensure they could accomplish what the Council was requesting. She was also agreeable to the conditions of the Development Agreement.

There was discussion about which item should be first for approval, the Development Agreement or the Ordinance. Mr. Wood stated that there is a provision in the agreement that makes it conditional on the approval of the Ordinance.

Colby Anderson was the engineer for this project. He said that the building will be by the road, and there would be a walkout basement, so that would drop the elevation on the back side.

There was discussion regarding storm drain concerns that would need to be resolved. Brad Kenison stated that they would be required to widen and improve their portion of Bull River Road. He also noted that this is not intended to be a major road. He also stated that they could require a traffic study.

Councilor Hancock stated that he was concerned with people trying to turn left going east onto Bull River Road from SR92, because the traffic there gets so backed up during commute times and this would just exasperate that. This could also increase traffic through residential areas.

Councilor Condie stated that Commercial just doesn't fit here and it seems too intrusive on the neighborhood and the roads aren't designed to support a commercial project here.

Motion: Councilor Condie moved to deny the Development Agreement with Creative Academy. Councilor Southwick seconded the motion.

Councilor Hancock suggested that the Council may want to approve the development agreement not knowing where the Council stands in regard to the Ordinance.

Councilor Codie asked to rescind his motion.

Motion: Councilor Hancock moved to approve the Development Agreement. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

c. Consideration of Ordinance #15-2020, approving a General Plan amendment from Low Density Residential to Commercial on 1.4 acres located at approximately 400 West Bull River Road.

Motion: Councilor Condie moved to deny Ordinance #15-2020, with the findings that the local infrastructure particularly Bull River road is not designed to handle the increased traffic load that this project will bring, and that traffic will be exasperated with people coming from SR92 and Center; and that Commercial in general is not is not a good fit with the surrounding area. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion to deny was passed unanimously.

7. General Plan Amendment on approximately 30-acres of property changing the land use designation on the Lehi Block property from Industrial to Commercial.

a. Consideration of Resolution #2020-23, approval of a Development Agreement for the Lehi Block property.

Ryan Simmons, Adam Lanford and Mark Murdock were representing the applicant, who presented on the project and the exception to the architecture. He said their materials are still high quality and modern.

Councilor Koivisto inquired about the sewer capacity. She asked that the applicant reach out to TSSD and get a positive recommendation from them.

Mr. Struthers stated that they will be approving exceptions such as allowing residential in this specific commercial zone. He said they are also asking for an architectural exception.

Councilor Hancock stated that the applicant originally proposed a TOD here, but has now proposed some residential to be mixed in with the commercial. He appreciates their willingness to work with the city on this. He believes this is a good application.

There was discussion about the timing of the light rail construction and how that could support this project. Councilor Hancock stated that he was comfortable allowing 250 residential units without the light rail in place. Even if it takes a long time for the transit to arrive that area can handle that amount of density.

Mayor Johnson expressed concerns with the increased requests for density in this area. There was discussion regarding the infrastructure in the area and the nearby TOD and some of the improvements that will need to be made. There was discussion about the traffic study conducted by Hales Engineering.

Councilor Albrecht stated that we need more housing options and this is going to appeal to a lot of people.

Councilor Koivisto stated that she has concerns with the infrastructure. Councilor Hancock stated that this is an ideal location for this type of project being just off the freeway.

Motion: Councilor Hancock moved to approve Resolution #2020-23, approval of a Development Agreement for the Lehi Block property. Councilor Condie seconded the motion.

Councilor Koivisto suggested adding to the motion that the applicant reach out to TSSD for a positive recommendation on the sewer capacity.

Amended Motion: Councilor Hancock amended his motion to include Councilor Koivisto's comments. The amendment was seconded by Councilor Condie

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

b. Consideration of Ordinance #24-2020, a General Plan Amendment on approximately 30-acres of property changing the land use designation on the Lehi Block property from Industrial to Commercial.

Motion: Councilor Hancock moved to approve Ordinance #24-2020, a General Plan Amendment on approximately 30-acres of property changing the land use designation on the Lehi Block property from Industrial to Commercial, subject to the completion of all Development Review Committee and Planning Commission comments, with the findings that the traffic study indicated that the infrastructure is adequate for the additional traffic, and based on the reduced number of residential and commercial units from the first application, and the I-15 project will meet the needs of this development. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 4-1.

8. Consideration of a Road Dedication Plat approval for the Micron Middle School, dedicating three roads to Lehi City.

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Mark Babbitt was representing the applicant.

Motion: Councilor Southwick moved to approve the Road Dedication Plat for the Micron Middle School, dedicating three roads to Lehi City; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

9. Consideration of Resolution #2020-27, requiring the installation of pressurized irrigation meters under section 9-2B-15 of the Lehi City Code.

Motion: Councilor Condie moved to approve Resolution #2020-27, requiring the installation of pressurized irrigation meters under section 9-2B-15 of the Lehi City Code. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

10. Consideration of Resolution #2020-25, approving the second amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911.

Motion: Councilor Condie moved to Resolution #2020-25, approving the second amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

11. Consideration of Consideration of Resolution #2020-26, appointing Committee Members to the Parks, Trails and Trees Advisory Committee.

Motion: Councilor Condie moved to Consideration of Resolution #2020-26, appointing Committee Members to the Parks, Trails and Trees Advisory Committee. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

The Mayor asked that the Council adjourn into an Executive Closed Session to discuss pending or reasonably imminent litigation.

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Motion: Councilor Southwick moved to adjourn into a Closed Session to discuss pending or reasonably imminent litigation. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

21. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:30 p.m.

Approved: April 28, 2020 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

From: Dallin McCartney
To: Teisha Wilson
Cc: Mayor
Subject: Proposed Bull River Zoning Change
Date: Thursday, April 9, 2020 2:42:28 PM

Hello,

I recently purchased a home on Bull River Road and was made aware of a potential zoning change just down the road at 400 W.

I was sad to hear that it might be switched to commercial land so that some sort of learning academy could be built there. It made me sad as I love how quiet and peaceful it has been here in the area so far. Yes Timp highway is just up the hill, but between the family filled neighborhood and the Murdock Canal trail across the street, it is nice to see the quiet and safe area that it is.

I am from Utah County originally and just moved to this house from Salt Lake County. When people have asked which county I like better, I without hesitation say Utah County. Yes I am biased because it is my home, but what I like about it is how good of a job the county/cities have done of keeping businesses in commercial areas and keeping neighborhoods and living areas separate. In Salt Lake County, it seems like you cant go more than a couple blocks before hitting a major road or commercial area. Utah County and Lehi included has great big suburban areas where you dont see the two mixed much. I love that about Bull River Road and this area in general.

I would like to voice my opposition to the change in zoning for 400 W Bull River Road. The road is narrow as it is and adding all the cars and business of an academy will disturb the peaceful nature of this nice neighborhood. I'm confused why this area in particular is being selected for this academy as just 4 blocks east on Center Street and closer to the highway is a big plot of commercial land that has a sign advertising it's use.

Please keep the zoning as residential. I dont want the area I just moved into to become like the area I just left.

Regards,
Dallin McCartney

From:	Marcie Sachs
To:	Teisha Wilson
Cc:	Mayor; Paige Albrecht; Chris Condie; Paul Hancock; Katie Koivisto; msourthwick@lehi-ut.gov
Subject:	Public Comment on the Proposed Rezoning of Bull River Road
Date:	Friday, April 10, 2020 11:14:58 AM

Good morning,

I hope this email finds you well and healthy!

My name is Marcie Larson and I recently moved to Lehi from Herriman. A neighbor recently [hesitantly] knocked on my door to tell me about a rezoning proposal of a low-density residential property to commercial. My heart sank with a sharp pit in my stomach to accompany it- I'll explain why. I full-heartedly believe that citizens need to be part of the public process of planning their communities. That the citizens should have a voice and that local government takes their citizens wants into consideration above developers. With that said, moving to Lehi from Herriman I've lost hope in local leaders as I saw again and again the needs and wants of the Herriman citizens be ignored and leaders caring more about money and its developers than their constituents.

I think there was a city council meeting recently where the developer proposed the plan via a virtual meeting due to the COVID-19 pandemic, and because of that, it didn't allow a normal public comment period. I'd like to listen to the meeting, where can I find the recording and review minutes?

Rezoning is something that happened in Herriman time after time after time. There is hardly any low-density residential left in Herriman- let alone SLCO- and Lehi isn't too far behind, these residential zones are critical to the community, especially where this property is. It's not too far from SLC, Provo and other major metropolitan areas and just right up the street from the silicon slopes– a huge part of the workforce in Lehi City. With that all said, I left my SLCO home where I've lived my entire life to Utah County- where honestly, I swore I'd never live because– ya know. ;) #GoUtes! But because of the way things were planned out I honestly saw a huge benefit in moving here.

I think it's important to mention that there is still plenty of commercial property for sale/lease in our area that the business that is proposing this rezone could easily meet their interests without interfering in an otherwise beautiful neighborhood. My understanding of the proposed plan is for a school academy (which from looking at it I don't think the property is big enough for what its needs are...). It will surely decrease the enjoyment of the Murdock Canal Trail and the other many wonderful things about this neighborhood. I believe that this location for commercial use would also impair the safety of the neighborhood children, and recreation.

Being new to Lehi, my questions for you are... Is Lehi City the same as Herriman City when it comes to how things have been done? Does the mayor and city council care about the needs and wants of their constituents? Is being an active participant in the democratic public process a completely lost cause? Would I be putting my time and energy into something that's already been agreed to behind closed doors? When is this going to the planning commission and/or city council?

I hope that this email doesn't come across like I hate growth. I don't. I know that growth is inevitable. It's how the growth and expansion happen that will either make the city an example

that leads the way in city planning or the joke– like to Herriman residents, it's a joke and I hope that's not how it is here in Lehi.

Thank you for your time and consideration. I look forward to hearing from you.

Kind regards,
Marcie Larson

Agenda Item #5 Concerns:

Consideration of Ordinance #23-2020, approval of a Development Code amendment to Chapter 12, changing the exception for group homes to allow up to 16 residents.
Petitioner: Avante Recovery Center

To: City of Lehi

I object to approving this petition by Avante. I share similar concerns to those of our neighbors and believe that it will significantly change the character of our neighborhood, increase traffic, negatively affect already limited street parking, and affect the safety and welfare of those on our street. I was not notified of the Planning Commission's hearing and couldn't present my arguments to them.

Avante is not a secure facility and patients are free to leave at any time. Doubling the number of residents doubles the risk to the community. While they say current policy is to not allow the patient to return if they leave, what assurances do we have that they won't make exceptions or change the policy in future?

I am not convinced that Avante has proved that it is reasonable or necessary to increase the number of residents allowed from 8 to 16, nor in the public and community interest.

In Lindon, a similar request was made for a home of similar square footage as Avante. They were denied their request for 16 residents. (Address 1422 E 155 S, Lindon, UT 84042). The facility owner then tried to sue the city. Homeowners banded together and formed Fair Care Lindon LLC and joined as Defendant in Intervention with the city to fight the owner's suit. I am no lawyer, but my understanding is that the owner seeing he was unlikely to prevail at this time, asked for a motion for Voluntary Dismissal without prejudice, which was granted. I talked with a Lindon resident part of Fair Care Lindon LLC, who says they are appealing this, as they have invested heavily in legal fees, and want a definite ruling so the facility owner can't come back and start the process all over again, thus costing them more.

1. https://www.leagle.com/decision/infdco20190522e86
2. https://casetext.com/case/harper-v-lindon-city-1
3. https://casetext.com/case/harper-v-lindon-city-2

Avante's claim in one letter that more residents are needed for group therapy to be effective is just one person's opinion. We've not seen any real evidence based data or stats to support this. In weblink#2 above, Fair Care Lindon was able to find their own expert on addiction and recovery in residential settings, Dr John Majer, who questioned the increased number of patients was therapeutically necessary.

Is changing the ordinance to allow more than 8 unrelated disabled persons based on square footage of the residence in a single family zoned neighborhood setting precedence? The city currently allows 4 non-disabled unrelated persons in a single family dwelling. What benefit would be given to non-disabled homes with similar square footage? Will you double it to 8? **Single family is single family, despite the square footage of the home**. Avante is already getting special treatment with the existing ordinance allowing for 8 disabled residents. I believe that increasing the number to 16 based on home square footage only benefits Avante. There is not a similar benefit for the non-disabled home. I argue it is not reasonable nor in our community's best interest. Existing code is sufficient. In the same weblink#2 above it quotes:

> The Eighth Circuit has previously resolved a case with issues similar to the case at bar. Oxford House-C v. City of St. Louis, 77 F.3d 249 (8th Cir. 1996). In Oxford House, the city code at issue allowed only three unrelated and non-handicapped individuals to live together in a single family zone. Id. at 252. The city code, however, allowed up to eight unrelated and handicapped individuals to live together in a single family dwelling. Id. at 251. The plaintiff challenged the eight-person accommodation under the FHA. Id. at 251-52. The Eighth Circuit rejected the plaintiff's challenge and held that "[r]ather

> than discriminating against Oxford House residents, the City's zoning code favors them on its face. The zoning code allows only three unrelated, nonhandicapped people to reside together in a single family zone, but allows group homes to have up to eight handicapped residents." Id.

Avante says in their petition point #5 that “Adding a provision to parking that recognizes a policy where a client cannot have a vehicle on the premises will ensure the nature and character of the neighborhood will not be disturbed.”

I don’t believe this provision alone ensures keeping the nature and character of the neighborhood undisturbed. While the 16 residents might not have a vehicle on the premises, their visiting family members who come for weekly family counseling will have vehicles. Also employees, staff and providers giving care to those 16 residents will each bring a vehicle into the neighborhood. Essentially doubling traffic and the vehicles needing parking. Recently I saw their offsite parking lot crammed with more than 8 vehicles plus another 5 parked on the street in front. Current code only requiring 1 spot for every 2 employees is inadequate.

The petitioner claims their offsite parking includes 6 garage stalls plus room for 8 additional vehicles for staff and visitors. While you may be able to cram 14 vehicles on the property, there is not enough room for them to each safely backout or turn around to get out. If vehicles are parked in the garages, there isn’t enough room to back out if there are more than just a couple of vehicles in their parking lot. I doubt they even intend to park vehicles in the garages. They park in front of them all the time. Also, we were told at their open house that they would have exercise equipment in the outer garage. I doubt there is even room for 8 vehicles to park in the offsite parking lot area and each be able to get out safely independently, without other vehicles behind being moved first. It is more likely 4.

Street parking in front of homes at the end of our cul-de-sac is extremely limited. Avante has the most curb space in front of their residence. I thought they were supposed to have their staff park off site. However, frequently 1 or 2 staff vehicles will be seen parked on the street, even when there is only a couple of cars parked in the offsite area.

One morning I answered my door and was asked by Avante to move a minivan with an empty trailer hitched to it that had been parked in front of Avante overnight. I told them I couldn’t as it wasn’t my mine. I noticed it was not blocking their entrance or mailboxes, and there was lots of room behind it for a few additional vehicles. Also, there were only a couple of vehicles parked in Avante’s offsite parking lot area at the time. I found out later that it was my next door neighbor’s vehicle, and they were asked to move it. That neighbor has a very steep driveway making it difficult to park a vehicle with a hitched trailer. They also don’t have a strip of curb long enough in front of their house to park a minivan with the trailer hitched. Why couldn’t they park it across the street for a day or 2 where there was plenty of room?

This shows me they are unwilling to work with the street parking needs of its neighbors, and question that the facility has enough parking for its own needs. Daily I have my neighbors’ vehicles park in front of my house, but we try to work together to accommodate all our street parking needs.

Thus I feel Avante currently is disturbing the nature and character of our neighborhood, and increasing to 16 residents will disturb it more. The existing code allowing 8 residents is sufficient. Please do not pass this petition to change the existing ordinance.

Sincerely,

Collette Bailey
847 E 1450 N, Lehi, UT

April 13, 2020
828 E. 1475 N.
Lehi, Utah

Lehi City Council Members,

It has come to our attention that the group home (Advante Recovery Center) on 1475 North has petitioned Lehi City for an increase in the number of residents that are allowed to be treated at their facility from 8 to 16. As neighbors this raises several concerns.

Parking is already an issue. We live directly west of the facility, and have been impacted on a few occasions by the lack of parking. Advante needs parking for employees, service and maintenance vehicles, cleaning/maid services, outpatient visits, residents and their visitors. There simply isn't parking to accommodate their need. Parking often overflows to the front of our home. If the number of residents is doubled this will impact both traffic and parking in the neighborhood.

Security is a great concern. On two occasions we have heard shouting coming from the group home. This is not a secure facility. Residents are allowed to come and go as they wish. At times, there have been large numbers of visitors "hanging out in the street." Doubling the number of residents increases this risk.

When Advante first came into the neighborhood the owners made an attempt to reach out to the neighbors to help us to understand what they were trying to do. At this time several promises were made about the type, number, and sex of the patients they would be treating. So far, all their assurances have been false. The owners have operated in a deceitful way and have alienated themselves from the neighbors.

Based on these issues and concerns, we request that the City Council deny the petition by Advante to increase the number of residents from 8 to 16.

Sincerely,

Paul and Amanda Ellsworth
paulells@gmail.com
801-900-0590

Lehi City Planning and Zoning Department

RE: Requested changes to Lehi City Municipal Code for group homes

To the Planning and Zoning Dept. and Planning Commission:

RE: Avante Recovery Center, LLC request for additional residential clients, and addition of outpatient services.

As a 15 year resident of my home, across the street at the end of a cul de sac, I was already forced to endure a substantial property devaluation after the announcement of the facility. Now this enhanced use of the treatment facility will further impact not only our homes values, but more importantly their useability.

No one disagrees that the “stated” goal of Avante (to help persons with addictive or other unhealthy behaviors to master their affliction) however, there is inherently a difference between an 8 person facility with in house treatment and no vehicular traffic from the residents or participants or patients; and a facility with double or more residents and the added influx of repeated visitation from additional treatment seekers coming and going with outpatient services.

In addition, they have a stated desire to offer couples, family therapy-education and family group recreational activities. How can this increase in offered services not substantially increase the traffic and greatly increase the street parking as there is already inadequate parking for the employees.

The reason many of us chose this cul de sac was the safety it offers for our children, that will be further eroded once more traffic daily is assured due to the facility's increased service offerings. In addition, there have already been incidents of arguing and disruption noticeable to those of us living in close proximity. As it currently stands, there are as many as 15 cars on the street from Avante from time to time, that will only increase.

This was presented to us in 2 ways at the onset, 1) we had no way to stop it because it was a federally protected pursuit. And 2) it would not affect our daily lives and provided a service the community needed and desired. While I could disagree wholeheartedly, and I have been proven right on numerous occasions, this enhanced use of the facility will indeed impact our daily lives use and enjoyment of our long time homes, but also restrict our ability to sell or otherwise take advantage of equity or good faith built up in our homes.

If the city views this extended use of a residential property with its increase of vehicular and foot traffic,as a “good” thing, then shouldn’t the city be prepared to purchase the surrounding properties at the values (plus 13% as good will and a forced eminent domain issue) stated just prior to the opening of such a facility? The city that makes this determination, can only see this

as a great investment opportunity and should be most assured that they will be able to make a substantial profit for their constituents.

None of us are saying we want the Avante home closed, as we have no standing to do so, however, it is indeed our right as long time residents to request that our lives be considered too. The plan from the beginning was that Avante would offer 8 clients a special experience using our neighborhood as a backdrop for recovery and convalescence. Now they want to change the entire makeup of our neighborhood to that of a strip mall with more traffic and constant interruption of the peace.

Lehi has been known to make mistakes in planning in the past. They spent millions to build a beautiful state of the art sports facility, but cannot EVER turn on the lights because they forgot that MINKS have the right to a secure and safe environment. If this extension of service amendment is granted, then the City of Lehi is not only agreeing, but emphatically stating that they believe MINKS (a member of the weasle family) indeed have more value than do tax paying homeowners, as they have more say in their neighborhood than do those tax paying residents.

To protect not merely our investments but the sanctity of our homes, we the residents of the 1475 n cul de sac are prepared to pursue several courses of action available one being the statutes of the Public Duty Doctrine. In previous causes of action there were rulings in both directions, however in this instance we are proven to be without the deficiencies as 1) by purchasing our homes on a cul de sac, we do not fall under the theory that urban sprawl lends an expectation of increase of traffic, as we do not have an egress either direction to a through fare. 2) We the closest residents to the facility have already experienced a marked decrease in property value at a rate greater than that of the surrounding area.

Thank you for your consideration of our heartfelt request to deny the extension of business activities as requested by Avante et al.

Phillip Young
(801)722-5800
853 E 1475 N
Lehi Ut 84043

PS: The initial presentation of an in treatment facility has already exceeded the proposed impact on the neighborhood in numerous ways. This is a for profit venture, it is by no means some altruistic endeavor, as such… if they have a business plan to grow their profitability, perhaps the city can help them procure a second property specifically for the out treatment and group services they wish to provide. This way the limited number of resident won't have to endure the constant onslaught of people coming and going, which would only make their recovery more difficult. And maintain the atmosphere Avante initially sought.

Comments on Agenda Item 5 - Lehi City Council Meeting 4/14/20

Ellie Bodily, MSN, RN- Current resident in this neighborhood for 20 years

Please see my concerns and comments on the proposed change in the number of residents allowed in the Avante Recovery Center, which resides in our cul-de-sac. The concerns mentioned below are taken from the minutes of the Planning and Zoning Committee meeting on 3/26/20.

2.3. Public hearing and recommendation of Avante Recovery Center's request for review of a Development Code amendment to Chapter 12 changing the exception for group homes to allow up to16 residents.

6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and

- *Adding additional residents to this facility is not a gain to the public health, safety and welfare of our neighborhood. It actually adds an increase in the safety concern for residents who live in our neighborhood. Allowing the number of residents housed at this facility to be doubled will directly affect the number of cars coming into the cul-de-sac. Physicians, clinicians, healthcare workers as well as visitors for 16 residents will double the amount of traffic than was originally proposed by Avante.*

7.The overall community benefit of the proposed amendment.

- *I see no positive benefit to the community by increasing the number of residents allowed at this facility.*

Report Analysis

The applicant requests review and recommendation of the Development Code Amendment to Chapter 12 changing the exception for maximum occupancy from eight to sixteen. They also propose to change Table 37.070 Off-Street parking requirements to reduce parking requirements for group homes that do not allow residents to bring their own car.
Currently the Development Code only allows for four unrelated individuals in the same group home. However, an exception to provide reasonable accommodation allows for up to eight. The proposed amendment will increase the exception up to 16 and proposes additional requirements to receive the exception. The applicant originally proposed 18 as the maximum number. DRC members clarified that the International Building Code(IBC) only allows up to 16 residents without upgrading to an institutional designation.
The applicant supports DRC's recommendation for the maximum exception at 16. Table 37.070 currently requires 1 stall per 4 residents and 1 stall for every 2 employees. The applicant proposes to reduce this for group homes where the residents cannot bring their own vehicles. The proposed reduction would change the requirement to 1 stall per 8 residents and 1 stall for every 2 employees.

- *The obvious issue with increasing the number of residents in this facility is directly related to the parking requests listed above. 1 stall per 4 residents equals 4 stalls to be available at all times for anyone who is at the facility to visit or care for said residents. On street parking only allows for 2-3 cars, without blocking any mailboxes, and on-site parking is limited to the same amount or less. There is also a concern for enough space for cars to either turn around in the parking lot to exit back onto the street and/or backing out onto the street. Being that this facility is in a "cul-de-sac" highly increases the risk for injury due to the absence of a thru street. This is a direct safety issue to any children or residents of the neighborhood who may be nearby.*

Qualifications for Exceptions

Currently a reasonable accommodation exception can be made allowing up to 8 individuals in a group home. The Development Code also lists requirements for granting the exception. *The requirements include not altering the character of the neighborhood including impacts on traffic, parking, noise, utility use, etc.- This is clearly an issue in any cul-de-sac!*

The applicant also proposes a minimum of 60 square feet per resident in a multi-occupant room. DRC commented that the IBC requires a minimum of 120 square feet per bedroom. This number represents total requirement for the room, not per occupant.

- *The bedrooms in this facility are not large enough to be considered for a "multi-occupant" status. The privacy allowed residents in a "multi-occupant" room will not be conducive for optimal rehabilitation. There is also the question of whether the "cost" of treatment for each resident will decrease due to a shared bedroom? If Avante reduces treatment costs per resident, so they can house 16 people, will the "high end" clientele, they promised the neighborhood, participating in their rehab facility decline?*

DRC Comments

2. Planning Commission will determine whether or not this maintains the neighborhood feel similar to other structures in the zone.
    - *The "feel" in our neighborhood will be directly affected by the addition of 8 more residents and service providers!*

3. Add an additional sentence to the code amendment stating that: No outpatient service can be allowed as part of a group home with person's with disability.

- *Avante handed out pamphlets at the "neighborhood open house" which clearly stated that they will be offering various types of "outpatient" services including "Partial Hospitalization" (20 hours per week), "Intensive Outpatient" (9-19 hours per week) and "General Outpatient" (1-8 hours per week).*
- *Where will all these people be parking? All of these "outpatient" services will additional neighborhood traffic as well as parking issues to the already limited space.*
- *"Disability" is not clearly defined in this section. This may lead to many exceptions being made by the facility to accommodate any residents they wish to accept.*

Planning Division Recommendation- Justification for Greater Occupancy

The applicant provided evidence that the proposed amendment to the Development Code may enhance a group home's effectiveness.

- *Our neighborhood has not been provided with any data or statistics which validate the claim that that research exists showing group therapy is more effective with more individuals in the home. This claim needs to be backed up with more evidence-based data than just "1 letter from 1 individual" who may very well be a stakeholder in this facility.*

Closing remarks

I've been a resident in Lehi for over 27 years and have lived in 3 different areas of this city. I have also been a Registered Nurse for 15 years working in the area of Public Health. I take the health and safety of all individuals very seriously. Having this facility in my neighborhood is not the optimal choice for me but I do see the great need for rehabilitation services in our state.

I've worked in the Long-Term Care setting and watched facility owners admit many residents that did not meet facility applicant requirements. This was done to increase the income of the facility when actual qualified applicants were not available.

The owners of Avante have promised our neighborhood that they will only admit residents that would be considered "high end clientele" yet that is a very subjective term. If the number of residents is increased from 8 to 16, it opens the door to all kinds of rule bending that may happen to keep beds occupied and the facility making profits. The bottom line here is all about the money and income this facility will provide for the owners, not the actual rehabilitation of its residents.

I petition you to uphold the initial accommodations that were approved for The Avante Recovery Center and help to maintain as much normalcy as possible in our neighborhood.

Thank you all so much for your service to Lehi City and its residents. It's been a wonderful place to live and raise our family. Please feel free to contact me with any questions or concerns you may have concerning this issue.

Sincerely,

Ellie Bodily, MSN, RN
814 E 1475 N
Lehi, Utah
801-472-6869

From: David Wilkey
To: Teisha Wilson
Subject: neighborhood impact of the Avante Recovery Center proposal
Date: Friday, April 10, 2020 6:29:42 PM

April 10, 2020

To Lehi City Council and Lehi Mayor:

We write in regards to the Avante Recovery Center, 848 East 1475 North, and their intent to double the number of residents in their facility. There are concerns to us as their neighbors.

We understand in their original application there was no intent to double the number of residents but to serve the eight filed for without intent to grow beyond facility and neighborhood capacity. It seems from point of sale to now, there has been dubious full disclosure, from seller of the property to neighbors. We do not support a facility that grows taller than its roots. In any event, we oppose the proposal from Avante to double residents and double its impact on this neighborhood.

There are concerns with what obviously will be increased traffic to an already busy area with the Lehi Junior High, both auto and pedestrian. Adding to mixture of Recovery Center traffic and students is not prudent. The related issue of expanded need for parking does not affect us, but it certainly does those neighbors in the circle who purchased homes with the expectation there would be adequate surface street parking. It's challenged even now.

We understand from the Avante brochure that support is offered for families of patients including family and couple therapy; we are concerned that this support expanded to 16 rather than the agreed upon 8 residents is also equal to increased traffic and parking needs in an already over-crowded area in addition to increased numbers of people creating not just noise but impact on a quiet family neighborhood.

We have also read in the Avante site that the residents within the treatment home "can be fully isolated from prying eyes of public, acquaintances, friends and/or family." Although the home itself is large, it is situated on a relatively small yard with neighbors completely surrounding the facility. Doubling the number of residents will not only jeopardize this claim but also will jeopardize the privacy of those whose homes surround the facility.

As neighbors who live within easy sight of Avante we do have concerns with the sight lines which are impacted. We have put up solid vinyl fence and planted trees to maintain some privacy. Doubling the number of residents doubles the number of eyes that peer into what formerly was a very private yard. That's why we built here. That has already been compromised. We respectfully request you deny the doubling as requested.

Thank you for your consideration. On issues such as this you face challenges that border on very difficult, if not impossible. We appreciate what you do.

David and Loralee Wilkey
951 East Cedar Hollow Road
385-277-9221, or 385-277-9220
davidlwilkey@gmail.com
loraleefwilkey@gmail.com

From: richard thurman
To: Teisha Wilson
Subject: Avante Recovery Center
Date: Monday, April 13, 2020 2:44:53 PM

It has been brought to my attention that the Avante Recovery Center located at 848 E 1475 N in Lehi has recently requested an amendment to the city code to double the capacity of their facility. Considering the location of the Center at the end of a cul de sac and the local residential neighborhood, I have serious concerns about the Planning Commission's positive recommendations to the City council too approve this request which is on the agenda for the April 14th meeting.
I believe there would be a significant adverse reaction to the neighborhood by increasing the patient load from its current level of 8 to 16 people. Even now there is inadequate parking in the area and the noise level for the outside activities such as pool activities once the weather warms up could be very disruptive to the community.Considering the increased number of ancillary staff needed to support this number of patients, It seems more likely that the request to double the number is motivated more for Avante's financial benefit than the stated therapeutic benefits for the patients.
This is not a locked facility and there a quite a few young children in the area.

I am quite concerned.

It is my hope that his request would be denied by the City Council considering the known and potential problems spawned by doubling the capacity of this facility.

Richard Thurman MD
913 E Cedar Hollow Rd, Lehi (common boundary with the facility)

April 13, 2020
823 E 1475 N
Lehi, UT 84843

Dear City Council Members:

We, as concerned neighbors, are writing in regard to the petition by Avante Recovery Center to change the exception for group homes to allow up to 16 residents, which is item #5 on the Agenda for the meeting on Tuesday April 14th. The doubling of the number of residents will certainly alter the character of the neighborhood by greatly increasing traffic and street parking, as well as an increased risk to the neighborhood. Our concerns are summarized below and detailed in the pages that follow:

- **Increased Traffic**
  - The employees are not counted as residents, and thus the total number of people at the Center will be significantly greater than 16.
  - They emphasize that they provide a "higher level of care" and that they will have "more therapists and medical personnel," which suggests a high number of employees on-site at any given time.
  - Their brochure states that they offer (presumably on-site) support for the families of the patients including couple's therapy, family therapy, family education and family recreation options.

- **Inadequate Parking**
  - There are currently inadequate requirements of only one parking stall for every on-site two employees.
  - There are currently no parking stalls identified outside of the garages (e.g., in the driveway).
  - Vehicles associated with the Center are already routinely parked on the street.

- **Increased Security Risk**
  - It is not a secure facility and the patients are free to leave at any time. Thus the risk to the neighborhood at least doubles with twice the number of residents.
  - If they leave, patients are currently locked out of the Center. This poses an additional security risk if they leave then interact with neighbors, especially if frustrated by their inability to return.

- **Pattern of Deceitful Practices**
  - There has been a history of broken promises to the neighbors about the type of patients, the gender of patients, the use of the center, and now the number of patients.
  - The center currently advertises out-patient treatments, which they are not approved for.
  - The letter from Dr. Talbert "documenting" the benefit to the community is woefully inadequate to support the claims made.

A major concern of the neighbors is that doubling the number of residents will certainly alter the character of our neighborhood. The alteration will be due, among other things, to the related issues of increased traffic and the need for parking.

Because employees are not counted as residents, the number of people at the Center will often be significantly greater than 16. In his letter to the Planning Commission, Dwayne Nielson states that they will "provide a more complete treatment: Avante will have more therapists and medical personnel." It is hard to guess the number of employees and staff, but the Center promotes themselves on their website as having a "higher level of care with programs focused on life skills training, addiction treatment, and educational training as well as extensive therapy." Their extensive therapy, in addition to the usual therapies (such as CBT, DBT and MDR) includes "experiential therapeutic activities such as music therapy, sensory deprivation tank and structured physical activity" and "alternative treatments such as yoga therapy, meditation." In order to provide all these services, they will need a large staff, which significantly increases traffic and parking requirements. Furthermore, their brochure states that they offer support for the families of the patients including "couple's therapy, family therapy, family education and family recreation options." All of these family members coming and going to the Center will also significantly increase traffic and parking requirements.

We are also concerned about the requirement that there needs to be only one parking stall for every two employees who are on-site at any given time (e.g., only 10 parking stalls if there were 20 people working the same shift). It seems obvious to us that essentially every employee will be driving their own vehicle. In fact, we recently counted nine vehicles leaving the Center in a short period of time, each with only the driver. If there is only one stall for every two employees, where are the other half of the employees going to park? It seems only reasonable that there should be off street parking for all of their employees, therapists, and other staff and workers. This is especially concerning, as the Center is on a cul-de-sac, not a through street. This inherently limits the number of cars that can be parked by private residents.

In his letter to the Planning Commission, Dwayne Nielson states that "We have garages for up to 6 cars and off-street parking for another 8 cars." To us, this seems woefully inadequate, even if it is true, considering the scope of their plans. In addition, in their brochure they advertise that they have an "Exercise Facility", which we were told would be in the outer garage, which will further limit their off-street parking.

In reference to Group Homes, the City Code requires "1 stall per each…" Currently Avante has no identified stalls (other than garage parking), and just park cars seemingly at random in their driveway, as noted in the picture that was taken on April 2, 2020 at 9:28 am. At this time there was at least one vehicle associated with Avante parked on the street. In fact, vehicles associated with Avante are routinely parked on the street currently, and we are fearful of what will happen if they are allowed to double the number of patients at the Center. In his letter to the Planning Commission, Dwayne Nielson states that the Center "will not give the indication to the public that a large gathering is occurring." This picture, among other things, shows that this assurance is false.



Off-street parking at Avante

Avante has claimed that they want to be good neighbors, but their behavior has proven otherwise. In December 2019 a few weeks before the Center admitted their first patients, they held an open house for the neighbors to promote "good will." They even gave gift baskets to most of the neighbors. This was very much appreciated. On the other hand, they have repeatedly given us assurances that have turned out to be false.

When Dwayne Nielson purchased the home in 2019, he gave no indication that the use was to be other than a family residence. Later In the fall when it was discovered that it would be a rehab center, there was much concern about what kind of a rehab facility it would be, and we were assured that it was only for rich women with an opioid addiction. At the open house, we were told it would now be opened for both men and women, and for any addiction, but were reassured that there would be a maximum of 8 patients. In spite of this assurance, they now want to increase the number to 16. This history of broken promises to the neighborhood has shown us that we can't trust what they say.

In preparation for this City Council meeting I emailed a list of 5 simple questions to Maren Mather, the "Administrative Manager" of the Center and the daughter of Dwayne Nielson. When the email bounced, I walked over to the Center to get a correct email address. I was told that she no longer worked there. I asked who was filling that function and was told "several people." When I asked for email addresses, I was told that "It is against our policy to give out employee email addresses." Eventually we got in contact with Dwayne Nielson about our questions, and instead of providing answers, he directed me to "send your questions to the city council." Clearly, Avante has no interest in being open and working with the neighbors.

We are concerned about the increased risk to the neighborhood resulting from a doubling of the number of patients. It is not a secure facility and the patients are free to leave at any time. Thus the risk to the neighborhood at least doubles with twice the number of patients. We have been told that their policy is that if a patient leaves, s/he will not be allowed to return. But what is to prevent them from changing that policy or from making exceptions? And what will the patient do in the neighborhood, if they are locked out of the Center?

In their request to the Planning Commission, Avante included a single, short letter from a Dr. Talbert which was supposed to document the benefit to the community of increasing the number of patients from 8 to 16. In his letter, Dwayne Nielson asserts that "Numerous studies have concluded group therapy is most effective with groups larger than 8 people." Dr. Talbert's letter does not support this claim.

In the first paragraph, Dr. Talbert says that bigger is better, but there is no indication if 8 is better than 4 or if 16 is better than 8, or if 32 is better that 16.

The second paragraph states that individuals recovering from an addiction are helped by fellowship with similar peers, but gives no indication of the number of peers.

The third paragraph reviews the advantages of group therapy, but again is silent on the size of the groups.

In the fourth paragraph, Dr. Talbert gives her personal opinion that 16-18 patients is the optimal number, but no other evidence is given.

In her concluding sentence, Dr. Talbert offers further information upon contacting her. I did email her with the request for some references to the numerous studies which have shown that a group size of 16 as compared to a group size of 8 results in "better treatment outcomes and longer abstinence rates." I requested references to scientific valid comparison studies rather than anecdotal reports. After my second attempt to contact her, she replied that she is a consultant and responds to inquires only

when she is compensated for her time. When I asked her what level of compensation she required, she chose not to respond. Thus, no valid scientific evidence has been presented to the Council support the claim of significantly better treatment outcomes with 16 vs 8 patients.

Finally, we have attached copies of Avante's brochures which advertises outpatient treatments of various kinds and intensities. It is our understanding that they are approved only for residential treatment, although they claim to be providing outpatient services.

Based on these numerous concerns, we respectfully request that the City Council deny the petition by Avante Recovery Center to change the exception for group homes to allow up to 16 residents.

Sincerely,

David and Elaine Bylund
dbbylund@gmail.com
385-268-9491

WE BELIEVE IN RECOVERY.

Our mission is to provide each person entering our program with the highest level of personalized treatment. We will consistently show love and compassion while using direct, respectful, honest communication.

We provide comprehensive services designed to address all aspects of the disease of addiction and mental health, from initial assessment and social detox to therapies and support groups, and then finally, throughout aftercare.

Clients are counseled with multiple evidence-based approaches, each having been shown clinically to fight addiction from a variety of angles.

Upon discharge, we are committed to helping our clients for life. We will offer to stay in touch and invite them to webinars and alumni counseling. This level of care provides the tools and confidence they need to maintain sobriety and regain control of their lives.

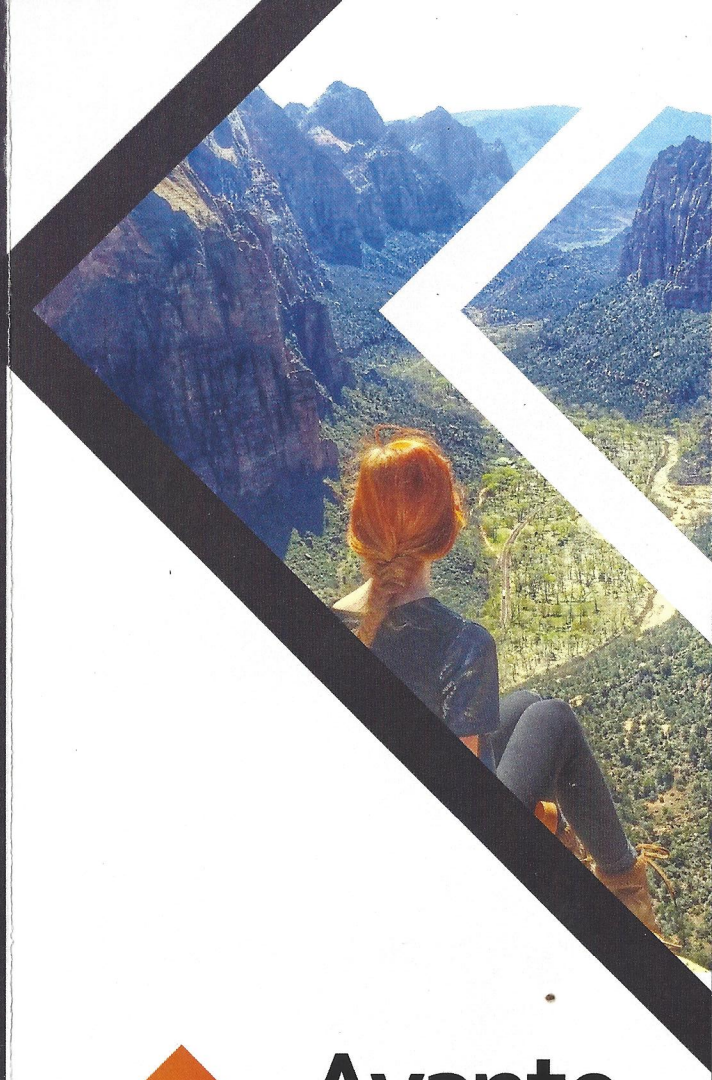
WE BELIEVE IN FAMILY.

Avante Recovery Center believes in providing support to the whole family. We offer couples therapy, family therapy, family education and family recreation options.

Our goal is to help all members of a family improve their wellbeing and understand the best ways to support their loved one.



Avante is a Spanish word that translates to **"moving forward,"** and that is our primary goal at Avante Recovery Center. We help people move forward. You don't have to have it all figured out because we are here to help you make the first steps toward recovery so you can clearly see the path ahead.



Avante
RECOVERY CENTER
Moving Forward.

848 East 1475 North
Lehi, Utah 84043
(801) 341-0009

www.avanterecoverycenter.com



AMENITIES

24/7 Care

On Site CNA

On Site Counseling

Float Tank

Library

Exercise Facility

Swimming Pool

Billiard/Game Room

Theater Room

SERVICES

Social Detoxification

Residential Treatment

Outpatient Treatment

Individual Therapy

Family Education and Therapy

Float Therapy

24 hour CNA support staff

TREATMENT MODALITIES/ SERVICE SPECIFICS

Cognitive Behavioral Therapy (CBT)

Dialectical Behavioral Therapy (DBT)

Existential Psychotherapy

Eye Movement Desensitization and Reprocessing (EMDR)

Interactive Journaling

Prolonged Exposure Therapy

Nutrition Education

Mindfulness-Based Approaches and Skill Groups

Music Therapy

Health Promotion

Family Counseling



City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:
PO Index.pdf

Legacy Equipment.pdf

Premier Truck Group.pdf

LEHI CITY
CITY COUNCIL AGENDA
April 28, 2019

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Legacy Equipment	Hydo Excavator for Culinary Dept.	$346,678.75	
Premier Truck Group	Chassis for the Hydo Excavator	$112,678.00	

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6541

LEHI CITY

591806
ISSUED TO: LEGACY EQUIPMENT
1220 S LEGACY VIEW ST

SALT LAKE CITY UT 84104

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 04/09/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	NEW HYDRO EXCAVATOR FOR THE CULINARY DEPT W-27-4	345,578.75	345,578.75	64-40-55-000

TOTAL 345,578.75

Authorized By:

Jeremy Estes
Department Head

City Council Approval Date *

* City Council approval required if greater than $125,000

Mayor or City Administrator

6541

Lehi City Purchase Requisition Request

Supplier **Name** Legacy Equipment **Vendor#**
Street **Date** 4/8/2020
City **State**
Zip **Phone**

Dean Lundell

Fleet Department — Jeremy Estes
Requesting Department **Dept. Account No.** **Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
		New Hydro Excavator for the Culinary Dept		$346,678.75
		W-27-4		
		Total		$346,678.75

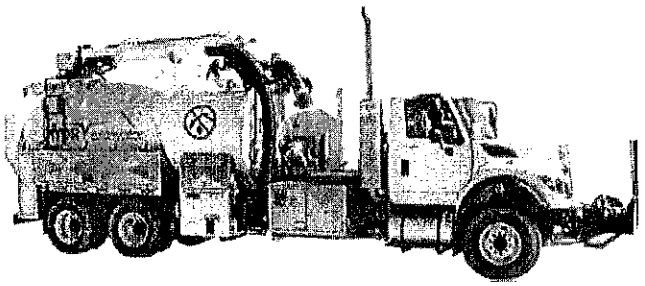
Justification:	Price Determination	
Sourcewell contract #122017-FSC	Verbal Quote	
	Informal Bid	
	Written Bid	$346,678.75
	State Bid	
	Other	

Owen Equipment
formerly Legacy Equipment

Presents a Proposal Summary

of the

TRUVAC™
by Vactor Mfg., Inc.



HXX

Single Engine Hydro Excavation Machine with Hydrostatic Dual Stage Fan Mounted on a Heavy-Duty Truck Chassis

for

Lehi City

March 25, 2020

1220 South Legacy View Street
Salt Lake City, UT 84104

Phone: (801) 975-0400
Fax: (801) 975-7567

formerly LEGACY

PRICING BASED OFF SOURCEWELL CONTRACT #122017-FSC

TRUVAC HXX: Single Engine Hydro Excavation Machine with Hydrostatic Dual Stage Fan Mounted on A Heavy-Duty Truck Chassis (Chassis Not Included) – 12-Yard Debris, 1200 Gallons Water Capacity, with the Following Standard and Optional Features:

STANDARD FEATURES:

- Mandatory Mounting Charge
- Twin Stage Fan Hydrostatic
- DigRight Technology
- Aluminum fenders
- Mud Flaps
- Entire Electrical System Moisture and Vapor Sealed
- Single Cyclonic Separator
- Double Acting Dump Hoist Cylinder
- 2" Y-Strainer, with 25' fill hose
- Cylindrical Designed Debris Body, 1/4" Ex-Ten Steel
- Electronic Low Water Indicator
- Fixed Pipe Rack, Rear Door
- Flat Rear Door with Hydraulic Locks/Lift
- 8" Vacuum Pipe Package
- Multi Flow System
- Handgun Kit 5gpm/10gpm
- 75' Retractable Handgun Reel
- 7ft. Extendable Boom, 320 Deg. Rotation with Removable Turret Box
- Vacuum Relief
- Electronic Back Up Alarm
- 3" Water Tank Drain
- 2 ½" Cam-Lok Water Fill Fittings
- Control Panel Boom Control
- Circuit Breakers
- Tow Hooks
- Hydrant Wrench / Tool Package
- Debris Body Deflector
- SS Float Ball Shut Off
- Manual Hand Pump for Boom Hydraulic Override
- Electronic Low Water Indicator
- 1200 Gallon Poly Water Tank
- 6" Rear Door Knife Valve with Camloc, 6:00 Position – Standard
- Control Cabinet Toolbox 36w X 24h X 12d
- Water Pump Cabinet Toolbox 50w X 30h X 30d
- Digging Lance Package
- 3 – Fixed Jet Nozzles
- 4 – Vactor Rotator Nozzle
- Grounding Cable to Tie Debris Body, Sub Frame and Chassis
- 8" Inspection Port with Ladder
- Removable Boom Turret Box
- Wireless Remote with Pump, Vac-Relief, Handheld
- Remote Corded Pendant
- ISO 46 Hydraulic Oil

1220 South Legacy View Street
Salt Lake City, UT 84104

Phone: (801) 975-0400
Fax: (801) 975-7567

- Hydraulic Tank Shutoff Valves
- 8" Vacuum Tube Package With 8" Dig Tube
- LED Lights, Clearance, Stop, Tail, Turn Backup
- Toolbox Driver Side Chassis Frame 48w X 20h X 30d
- Camera System, Rear Only
- Rear Door Splash Shield
- High Altitude Nozzle
- Hydro Excavation Digging Nozzles and Single Jet Spinner
- Toolbox, Passenger Side Subframe in lieu of Tool Tray, 104w x 24h x 22d
- TruVac HXX Manual, Partial Manual and USB Version - 1 + Dealer

OPTIONAL FEATURES (INCLUDED):

- Debris Body Load Limit Alarm
- 6" Rear Door Knife Valve W/Camloc, 3:00 Position
- Folding Pipe Rack, Curbside
- Plastic Lube Chart
- Debris Body Vibrator, Electric
- Float Ball Screen, Perforated Plastic
- Air Purge
- Water Heater, 800,000 BTU's – 12V
- Glycol Heated and Foil-Backed Closed Cell Insulated Over Fender, Right Hand Toolbox
- Cold Weather Package 2, Includes Cold Weather Recirculator
- 20 GPM / 3000 PSI Water System, In Lieu of 10 GPM
- Fan Flush out System
- Cyclone Drain Valve
- Front Station Control, Second Operator Station, Spring Retract Hose Reel, Passenger Side
- Rear Directional Control, Split Led Arrow Traffic Controller, 10 Lights
- Waterproof, Rechargeable, Wireless, Handheld, Led Spotlight W/12v Charger And Plug
- Strobe Light, Led, Rear, Federal Signal, Amber
- Worklights (2), Boom
- Rear Beacon Limb Guard
- Work Zone Lighting, (8) Led Lights
- Toolbox, Passenger Side Behind tandem, 18w x 48h x 24d
- Toolbox, Driver Side Subframe In Lieu Of Tool Tray, 104w X 24h X 22d
- Vertical Toolbox Aluminum 70h x 23d x 20w Mounted on Streetside Of Truck
- Mirror Mounted LED Strobe Lights
- MRES Auto Lube System (TruVac HXX Equipment Only)

Paint & Decals:

- Module Paint, Dupont Imron Elite - Sanded Primer Base
- Standard TruVac Logo's – Applied

Delivery & Training:

- Freight to Salt Lake City, UT
- Delivery & TruVac HXX Operators Training (1 Day) – At Customers Location

1220 South Legacy View Street
Salt Lake City, UT 84104

Phone: (801) 975-0400
Fax: (801) 975-7567

Chassis:

- Customer Supplied Chassis **(Chassis Specifications Must Be Approved by TruVac)**
- **Chassis Pricing Not Included in This Quote**

TOTAL PRICE $346,678.75
Pricing based off Sourcewell Contract #122017-FSC

Thank you,

Mark Kline

Mark Kline
Owen Equipment
801-505-3361
mkline@owenequipment.com

1220 South Legacy View Street
Salt Lake City, UT 84104

Phone: (801) 975-0400
Fax: (801) 975-7567

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6540

LEHI CITY

591599
ISSUED TO: PREMIER TRUCK GROUP
P.O. BOX 840827

DALLAS TX 75284-0827

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 04/09/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	CHASSIS FOR THE HYDRO EX. CULINARY DEPT W-27-4	112,678.00	112,678.00	64-40-55-000

TOTAL 112,678.00

Authorized By:

Jeremy Estes
Department Head

City Council Approval Date *

* City Council approval required if greater than $125,000

Mayor or City Administrator

6540

Lehi City Purchase Requisition Request

Supplier	**Name**	Premier Truck Group		**Vendor#**	
	Street	2240 South 5370 West		**Date**	**4/8/2020**
	City	SLC	**State**	Ut	
	Zip	84120	**Phone**	801-870-1917	

Dean Lundell

Fleet — Jeremy Estes

Requesting Department | **Dept. Account No.** | **Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
		Chassis for the Hydro Ex for the Culinary Dept		
		W-27-4		$112,678.00
		Total		$112,678.00

Justification:	Price Determination	
State Contract #MA1460	Verbal Quote	
	Informal Bid	
	Written Bid	$112,678.00
	State Bid	
	Other	

Prepared for:
Jeremy Estes
Lehi City
2538 N 300 W
Lehi City, UT 84765
Phone: 801-564-8390

Prepared by:
Skylar Dyreng
PREMIER TRUCK GROUP
2240 SOUTH 5370 WEST
SALT LAKE CITY, UT 84120
Phone:

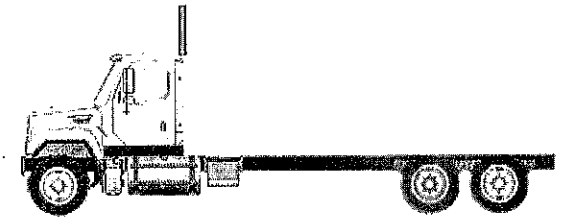
A proposal for
Lehi City

Prepared by
PREMIER TRUCK GROUP
Skylar Dyreng

Mar 26, 2020

Freightliner 114SD

STATE OF UTAH CONTRACT # MA1460



Components shown may not reflect all spec'd options and are not to scale

Prepared for:
Jeremy Estes
Lehi City
2538 N 300 W
Lehi City, UT 84765
Phone: 801-564-8390

Prepared by:
Skylar Dyreng
PREMIER TRUCK GROUP
2240 SOUTH 5370 WEST
SALT LAKE CITY, UT 84120
Phone:

Q U O T A T I O N

114SD CONVENTIONAL CHASSIS

SET FORWARD AXLE - TRUCK
DETROIT DD13 12.8L 505 HP @ 1625 RPM, 1900 GOV RPM, 1850 LB/FT @ 975 RPM
ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE
TUFTRAC GEN2 46,000# REAR SPRING SUSPENSION
DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
20,000# FLAT LEAF FRONT SUSPENSION
114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
7475MM (295 INCH) WHEELBASE
7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
1775MM (70 INCH) REAR FRAME OVERHANG
1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT

			PER UNIT		TOTAL
VEHICLE PRICE	**TOTAL # OF UNITS (1)**	$	112,988	$	112,988
EXTENDED WARRANTY		$	0	$	0
DEALER INSTALLED OPTIONS		$	0	$	0
CUSTOMER PRICE BEFORE TAX		**$**	***112,988***	**$**	***112,988***
TAXES AND FEES					
FEDERAL EXCISE TAX (FET)		$	(310)	$	(310)
TAXES AND FEES		$	0	$	0
OTHER CHARGES		$	0	$	0
TRADE-IN					
TRADE-IN ALLOWANCE		$	(0)	$	(0)
BALANCE DUE	**(LOCAL CURRENCY)**	**$**	**112,678**	**$**	**112,678**

COMMENTS:
Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:
Please indicate your acceptance of this quotation by signing below:

Customer: X_____ Date: ___ / ___ / ___.

Daimler Truck Financial
Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at Information@dtoffers.com.
Daimler Truck Financial offers a variety of finance, lease and insurance solutions to fit your business needs. For more information about our products and services, visit our website at www.daimler-truckfinancial.com.

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final subdivision approval for Sunset Farms Phase 2, a 9-lot residential development located at 1900 South Bridle Path Loop.
Petitioner: Mitch McCuistion

Suggested Action:

Attachments:
CC Staff Report Sunset Farms Plat B Final Subdivision 04.28.20.docx

Sunset Farms B Final Subdivison DRC 4.08.2020.docx

Sunset Farms Plat B Final Subdivision Plans.pdf

Sunset Farms Plat B Aerial.pdf

Sunset Farms Plat B General Plan.pdf

Sunset Farms Plat B Zoning.pdf

SUNSET FARMS PLAT B FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Mitch McCuistion		
Meeting Date	April 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	1900 South Bridle Path Loop		
Existing Land Use	VLDR (Very Low Density Residential)		
Existing Zoning	R-1-15		
General Plan Land Use Designation	Agriculture/Undeveloped		
Number of Lots/Units	9 lots		
Adjacent Zoning and Land Use	*North*	R-1-12	Saddle Ridge Subdivision
	South	R-1-12	North Lake Subdivision
	East	R-1-22	Sunset Farms Subdivision
	West	R-1-12	Saddle Ridge Subdivision
Date of DRC Review	April 8, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.180. Effective Period of Final Subdivision Plat Approval.
The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

Section 37.030. Connectivity Standards

A. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project density as identified in the following table of minimum connectivity index scores:

Density	Index Score
0-2.5 DU/AC	1.5
2.6-4 DU/AC	1.6
4.1+ DU/AC	1.75

a. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent
ii. Jordan River;
iii. Utah Lake;
iv. delineated wetlands;
v. other significant natural or historic features;
vi. existing adjacent development;
vii. rail corridors; or

viii. limited access roadways.

b. Reductions in the required connectivity index will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index shall be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff shall ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

PROPERTY HISTORY

November 19, 2019: A General Plan amendment was approved on the property from VLDRA to VLDR, which allows for the R-1-15 zoning.

January 28, 2020: The Forrest Annexation was approved by the City Council.

April 14, 2020: The City Council approved the Sunset Farms Plat B preliminary subdivision.

REPORT ANALYSIS

The applicant requests final subdivision approval of Sunset Farms Plat B, a 9-lot residential development located at 1900 South Bridle Path Loop in an approved R-1-15 zone. This report will discuss the proposed layout, connectivity standards, and the DRC comments.

Proposed Layout

The residential subdivision will consist of nine lots on approximately 4.76 acres. The nine proposed lots range in size from 15,000 to 21,431 square feet which meets the minimum lot size requirement for the R-1-15 zone. The proposed preliminary subdivision shows all lots meeting the street frontage requirement of 100 feet. The residential subdivision will have an overall density of approximately 1.89 units per acre. The proposed density for the project is consistent with the current R-1-15 zone which allows a maximum density of 2.5 units per acre.

Connectivity Standards

The proposed project meets the minimum connectivity index of 1.5. The proposed preliminary subdivision shows connections to road stubs on the south, north, and east sides that would connect the property to the Sunset Farms, North Lake Plat A, and Saddle Ridge Plat A subdivisions. The subdivision also meets the superblock connectivity requirements by interconnecting the adjacent road stubs and providing a connection to 1900 South.

DRC Comments

The DRC had six comments on the proposed final subdivision, including the following:

1. Provide landscape treatment similar to plat A in the area between 1900 South and lots 201 and 209- We will want something more specific since landscaping will be bonded for. Show landscaping on the plan including quantities of plants and sizes of trees. Street trees are required to be a 2-inch caliper.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** to the City Council for the Sunset Farms Plat B final subdivision including the DRC comments from April 8, 2020. This recommendation is based on the following findings:

1. The proposed lot sizes and density are consistent with the R-1-15 zoning.
2. The proposed subdivision conforms to the goals and policies of the General Plan.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
5. Other findings based upon information presented at the public hearing.

Sunset Farms Plat B Final Subdivision
DRC Redline Comments

Mitch McCuistion- requests final subdivision review of Sunset Farms Plat B, a 9-lot residential development located at 1900 South Bridle Path Loop.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: 03/31/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Does this configuration work in the intersection with the Sewer, Water and PI ? Utilize the existing cross for the culinary connection, tee with 2 mainline valves at the blow off, hot tap the PI east of the existing cross, move sewer manhole West to eliminate conflict/maintain clearance with water mains.
2. Label all mechanical bends in both water mains
3. Remove existing irrigation pipes and plug/patch North inlet holes.
4. Remove existing pipe running West towards open ditch out of this structure.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
5. Remove stop sign from plans.

Ross – Engineering: No comments
Kim – Planning:
6. Provide landscape treatment similar to plat A in the area between 1900 South and lots 201 and 209- We will want something more specific since landscaping will be bonded for. Show landscaping on the plan including quantities of plants and sizes of trees. Street trees are required to be a 2-inch caliper.

General comment:
1. A payment in-lieu of detention of $26,180 may be made. The property will drain to regional retention facility in North Lake Park.
2. General: Developer responsible for any existing RMP OHP line relocate.
3. Make sure Mr. Willes irrigation service isn't interrupted.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
7. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
13. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

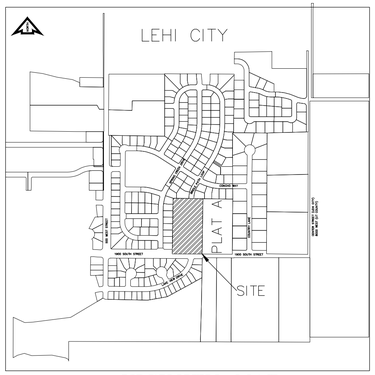
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 28, 2020.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

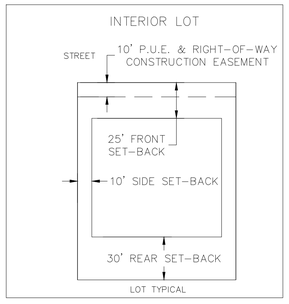


VICINITY MAP
NOT TO SCALE

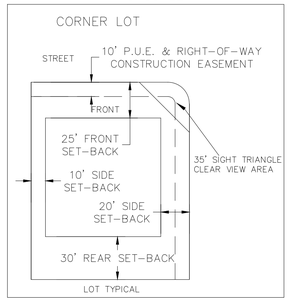
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	27.49	105°0'0"	23.80	N 37°51'0" E
C2	15.00	19.63	75°0'0"	18.26	N 52°9'0" W
C3	219.00	10.32	2°41'57"	10.32	S 13°18'1" E
C4	219.00	49.66	12°59'30"	49.55	N 5°27'18" W
C5	219.00	59.97	15°41'27"	59.79	N 6°48'17" W
C6	250.00	68.46	15°41'27"	68.25	N 6°48'17" W
C7	281.00	76.95	15°41'27"	76.71	N 6°48'17" W
C8	281.00	23.89	4°52'14"	23.88	N 12°12'53" W
C9	281.00	53.09	10°49'27"	53.01	N 4°22'16" W
C10	281.00	8.26	1°41'3"	8.26	N 1°52'58" E
C11	281.00	101.65	20°43'36"	101.10	N 13°5'18" E
C12	281.00	109.91	22°24'39"	109.21	N 12°14'46" E
C13	250.00	5.25	1°12'15"	5.25	S 1°38'35" W
C14	250.00	92.53	21°12'23"	92.00	N 12°50'54" E
C15	15.00	23.49	89°43'42"	21.16	N 45°54'18" E
C16	15.00	27.46	104°53'44"	23.78	N 36°46'59" W
C17	219.00	29.76	7°47'13"	29.74	N 19°33'29" E
C18	281.00	94.79	19°19'46"	94.34	N 13°47'15" E
C19	250.00	98.71	22°37'23"	98.07	N 12°8'24" E
C20	219.00	70.30	18°23'37"	70.00	N 14°15'17" E

SET-BACK & EASEMENT DETAIL
TO SCALE



SET-BACK & EASEMENT DETAIL
TO SCALE



GENERAL NOTES

1. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
2. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
3. THERE IS NO OPEN SPACE IN THIS PROJECT.
4. THERE ARE NO SENSITIVE LANDS IN THIS PROJECT.
5. LOT 201 & LOT 209 ARE TO MAINTAIN THE LARGE PARK STRIPS LOCATED IN THE R.O.W ALONG 1900 SOUTH NEXT TO THEIR LOT.
6. POWER NOTES: DEVELOPER IS RESPONSIBLE FOR ALL RMP CUSTOMER PURCHASES, AND COORDINATION OF ANY RELOCATIONS. A LINE EXTENSION, CONDUIT AND EQUIPMENT WILL BE REQUIRED.
7. RIGHT-TO-FARM NOTE:
   "This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities, and other aspects associated with agriculture lifestyle. Future residents should also recognize the risk inherent with livestock."
8. NO DETENTION HAS BEEN PROVIDED FOR THIS SUBDIVISION. PAYMENT IN LIEU OF DETENTION WILL BE PROVIDED TO LEHI CITY. THE PROPERTY WILL DRAIN TO THE REGIONAL RETENTION FACILITY IN NORTH LAKE PARK.
9. FLOOR SLABS TO BE AT LEAST 4' ABOVE GROUND WATER AND NOT TO BE BELOW NATIVE GRADE. NATIVE GRADE ELEVATIONS FOR EACH LOT: LOT 201=4496.0, LOT 2202=4496.5, LOT 203=4496.5, LOT 204=4496.5, LOT 205=4497.0, LOT 206=4496.0, LOT 207=4496.0, LOT 208=4496.0, LOT 209=4495.0
10. ONE ADDITIONAL LOT WAS ALLOWED IN LIEU OF CITY PAYMENT FOR 1900 SOUTH ADDITIONAL ROAD RIGHT-OF-WAY & IMPROVEMENTS.

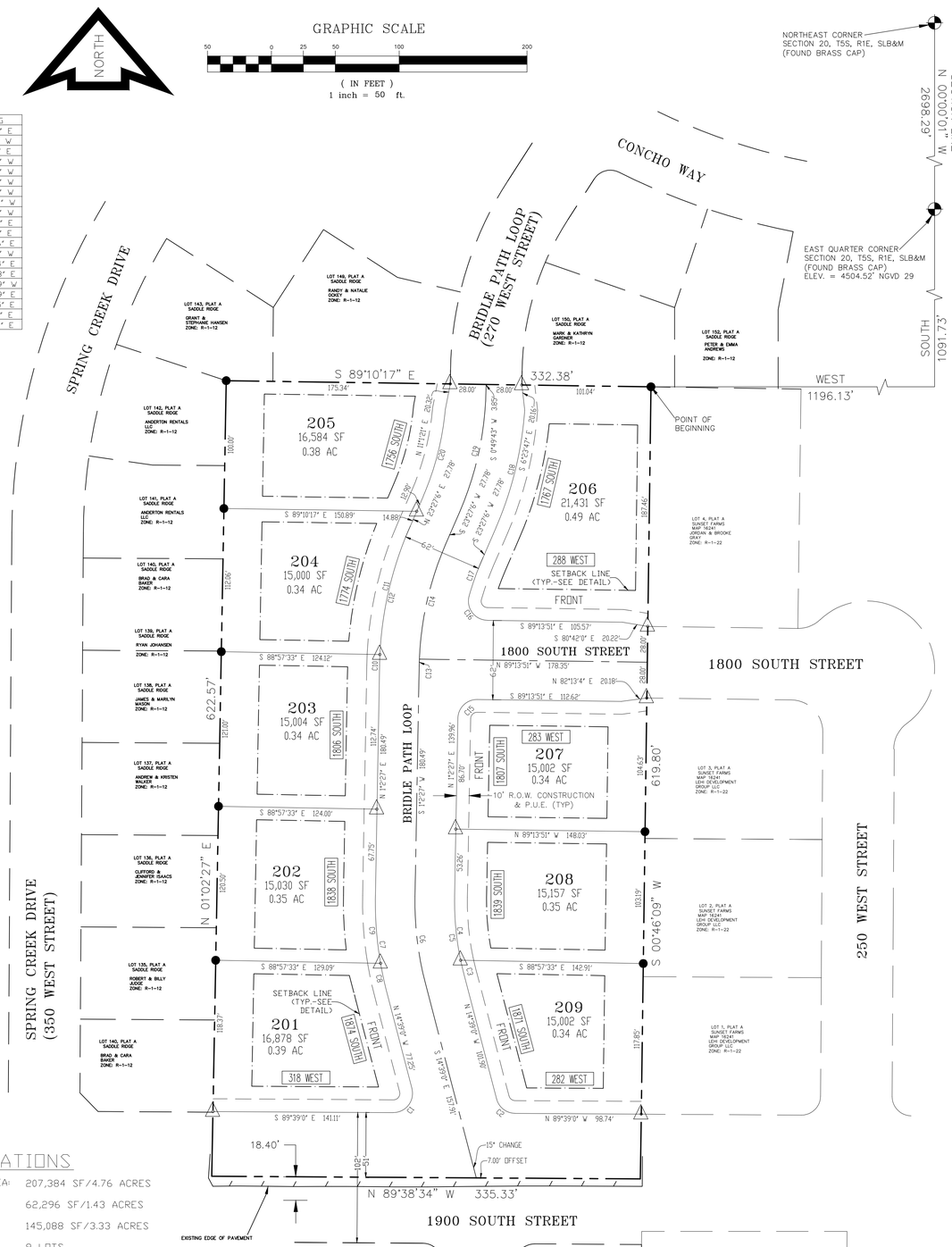
Developer: Mitch McCuistion
385-414-5544

PREPARED BY:
LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

SYMBOL LEGEND

- UTAH COUNTY MONUMENT
- SET/FOUND REBAR & CAP
- SET PLUG IN CURB ON THE LOT LINE EXTENSION
- NOTHING SET (FENCE CORNER)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



TABULATIONS

TOTAL PROJECT AREA:	207,384 SF/4.76 ACRES
R.O.W. AREA:	62,296 SF/1.43 ACRES
LOT AREA:	145,088 SF/3.33 ACRES
TOTAL LOTS:	9 LOTS
DENSITY (UNITS/ACRE):	1.89 LOTS/ACRES
LANE MILES OF ROAD:	0.15
ZONE:	R-1-15

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF PLAT A, SUNSET FARMS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD THEREOF ON FILE AS MAP 16241 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED SOUTH 1091.73 FEET AND WEST 1196.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00°46'09" WEST 619.80 FEET; THENCE NORTH 89°38'34" WEST 335.33 FEET TO THE BOUNDARY OF PLAT A, SADDLE RIDGE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD THEREOF ON FILE AS MAP 9787 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY OF PLAT A, SADDLE RIDGE SUBDIVISION THE FOLLOWING TWO COURSES: NORTH 01°02'27" EAST 622.57 FEET AND SOUTH 89°10'17" EAST 332.37 FEET TO THE POINT OF BEGINNING.

AREA = 207,384 SQ. FT. OR 4.7609 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

LEHI DEVELOPMENT GROUP LLC, CHRIS HAERTEL MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. 20__ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE LEHI CITY COUNCIL, 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 _____
MAYOR

APPROVED _____
CITY ENGINEER
(See Seal Below)

ATTEST _____
CITY RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS___ DAY OF_____ , A.D. 20__ , BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "B"

SUNSET FARMS

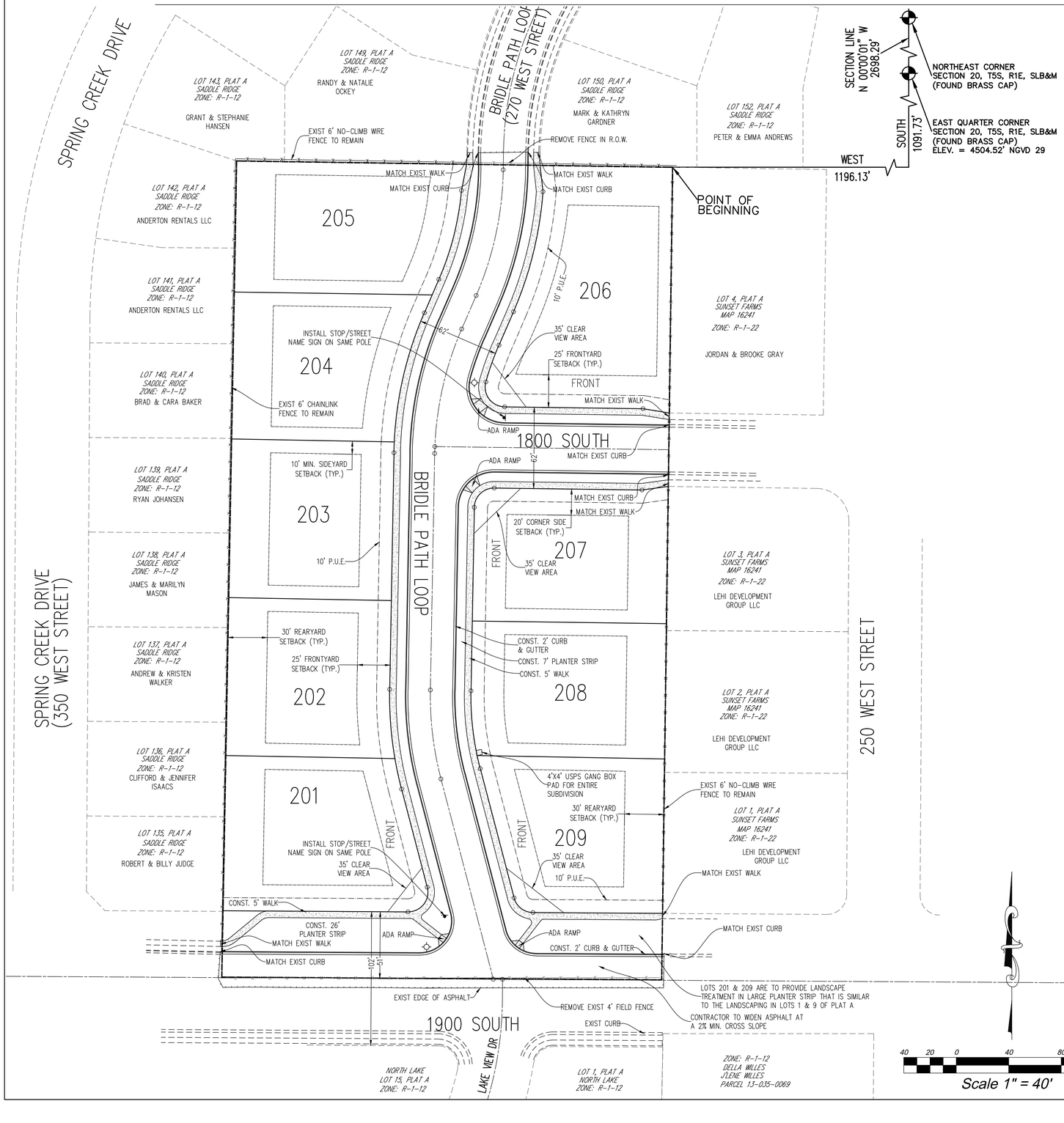
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

LEHI CITY, RESIDENTIAL SUBDIVISION UTAH COUNTY STATE OF UTAH

SCALE: 1" = 50 FEET

CITY ENGINEER SEAL	CITY RECORDER SEAL	SURVEYOR'S SEAL	COUNTY RECORDER

SUNSET FARMS SUBDIVISION



TABULATIONS

TOTAL PROJECT AREA:	207,384 SF/4.76 ACRES
R.O.W. AREA:	62,296 SF/1.43 ACRES
LOT AREA:	145,088 SF/3.33 ACRES
TOTAL LOTS:	9 LOTS
DENSITY (UNITS/ACRE):	1.89 LOTS/ACRES
LANE MILES OF ROAD:	0.15
ZONE:	R-1-15

LEGEND

- INSTALL STOP/STREET NAME SIGN
- INSTALL STREET LIGHT

EXIST WELL NOTE

THERE ARE NO EXISTING WELLS ON THE PROPERTY.

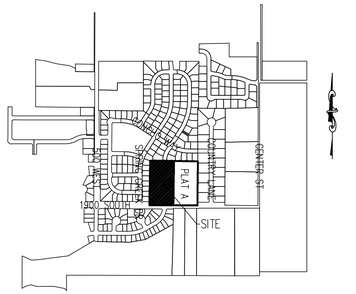
NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

SHEET INDEX

C1	COVER SHEET
U1	UTILITY PLAN
PP1	1900 SOUTH PLAN/PROFILE
PP2	BRIDLE PATH LOOP. PLAN/PROFILE
PP3	1800 SOUTH PLAN/PROFILE
SWP1	EROSION CONTROL PLAN
D1	POWER DETAILS
D2	DETAILS
D3	DETAILS

VICINITY MAP



SCALE 1" = 1000'

GENERAL NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 20007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.
6. ADA RAMPS SHALL HAVE YELLOW TRUNCATED DOMES.
7. THERE IS NO OPEN SPACE IN THIS PROJECT.
8. THERE ARE NO SENSITIVE LANDS ON THIS PROJECT. THIS HAS BEEN VERIFIED BY INTERMOUTAIN ECOSYSTEMS. SEE SEPARATE LETTER.
9. POWER NOTES: DEVELOPER IS RESPONSIBLE FOR ALL RMP CUSTOMER PURCHASES, AND COORDINATION OF ANY RELOCATIONS. A LINE EXTENSION, CONDUIT AND EQUIPMENT WILL BE REQUIRED.
10. THE ARE NO AREAS WITH CUTS EXCEEDING 3'. THE MAJORITY OF THE BRIDLE PATH LOOP ROADWAY HAS FILLS EXCEEDING 3'.
11. THERE ARE NO EXISTING WELLS ON THIS PROPERTY.
12. RIGHT-TO-FARM NOTE:

"This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities, and other aspects associated with agriculture lifestyle. Future residents should also recognize the risk inherent with livestock."

13. ALL WATER LINE MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
14. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL THAT SHALL MEET AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARD.
15. THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN.

CURRENT PROPERTY OWNER:
CHERYL & BERT FORREST
823 EAST OAKMONT AVE
MURRAY, UT 84107

CURRENT PROPERTY ZONING: R-1-15

BENCH MARK

EAST QUARTER CORNER, SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; ELEVATION = 4504.52 NGVD 29

REVISIONS

Rev.	Date	Description
1	03/31/20	REVISED PER CITY DRC COMMENTS DATED 3/25/20

SURVEYOR:
Level of Focus, Inc.
1334 East 1150 South
Spanish Fork, UT 84660
(801) 319-5441

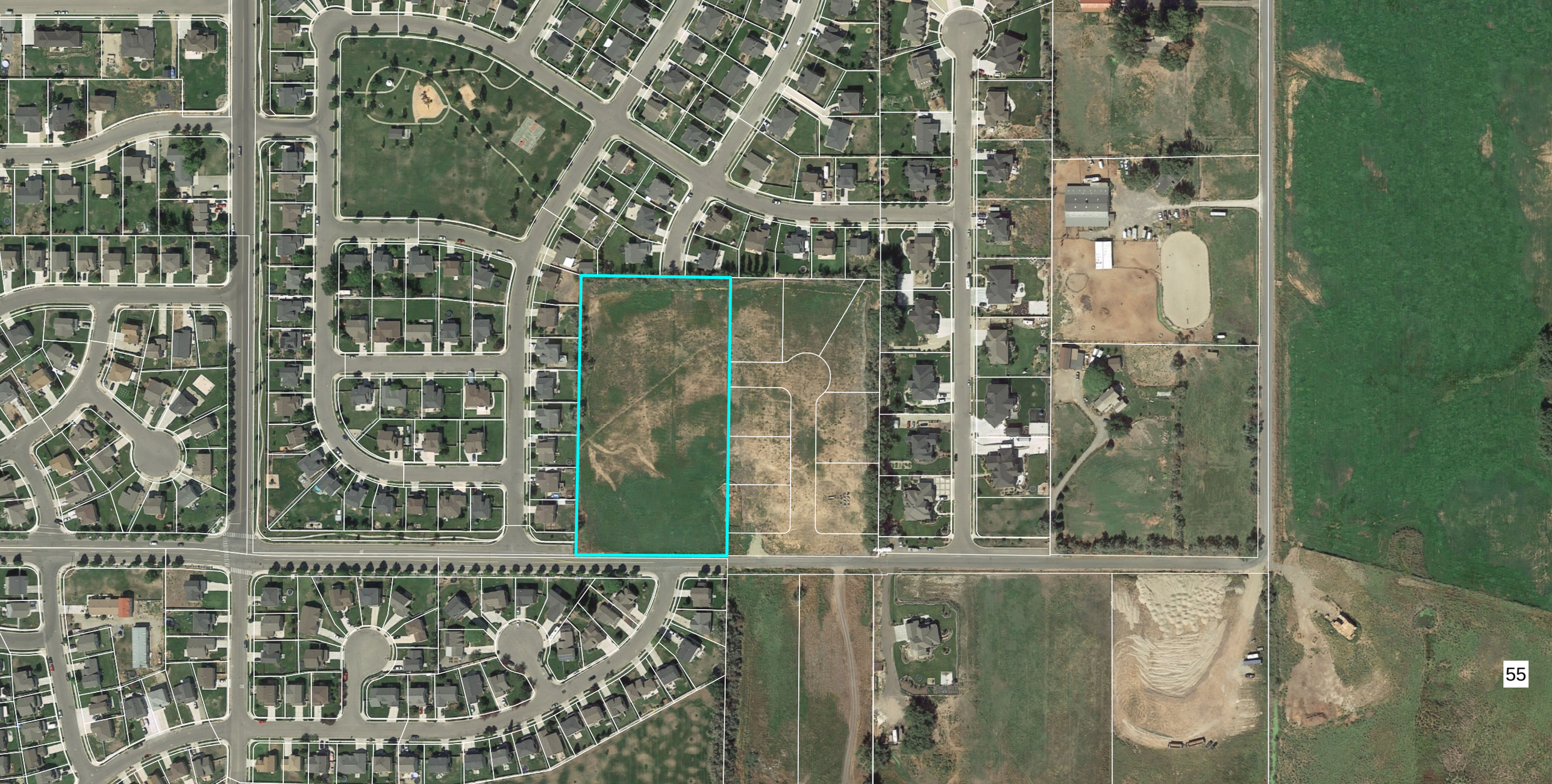
Developer: Mitch McCuistion
385-414-5544

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SUNSET FARMS - PLAT B
LEHI RESIDENTIAL SUBDIVISION UTAH

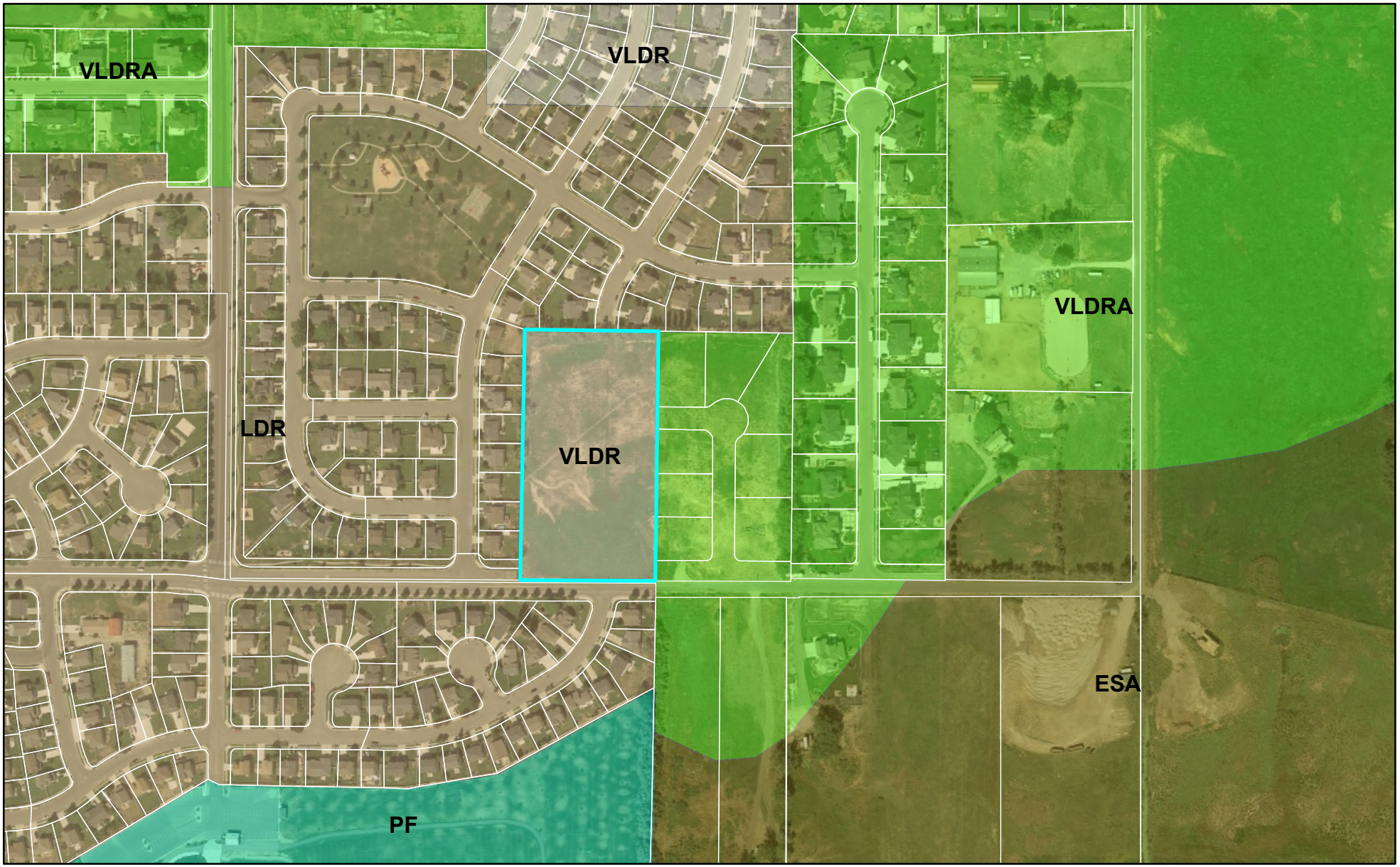
Drawn by: G.J.Y.	Scale: 1"=40'
Designed by: G.J.Y.	Date: 03/11/20
Checked by: D.W.P.	C1

COVER SHEET



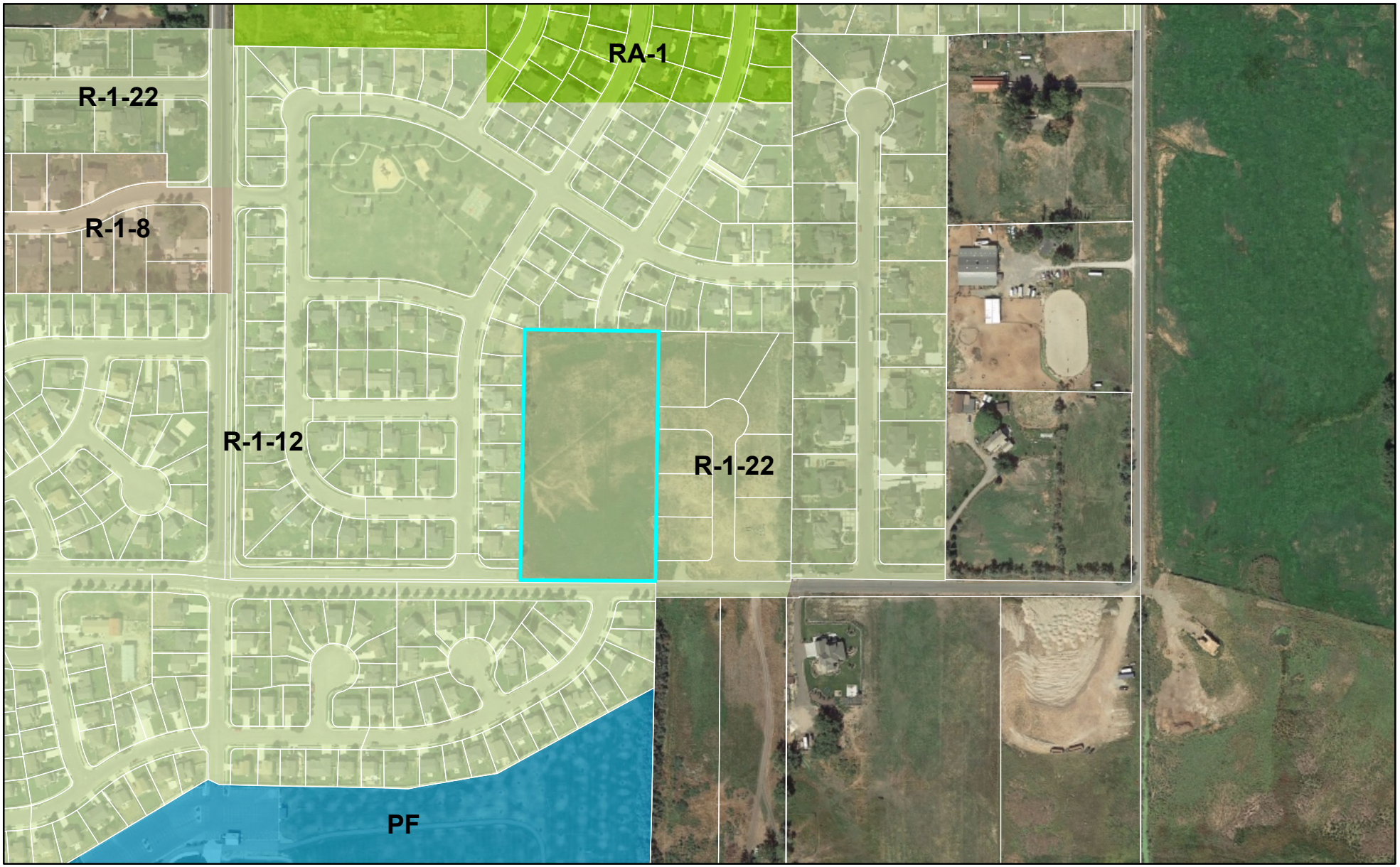
Sunset Farms Plat B Final Subdivision

General Plan



Sunset Farms Plat B Final Subdivision

Zoning



City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final subdivision approval for Summers Subdivision, a 3-lot residential development located at 590 North 200 West.
Petitioner: Stephanie Summers

Suggested Action:

Attachments:
CC Staff Report Summers Final Subdivision 04.28.20.docx

Summers Final Subdivision DRC 04.08.2020.docx

Summers Final Subdivision 04.08.20 Plans.pdf

Summers Subdivision aerial.pdf

Summers Subdivision General Plan.pdf

Summers Subdivision zoning.pdf

SUMMERS FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Stephanie Summers		
Meeting Date	April 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	590 North 200 West		
Existing Land Use	MDR (Medium Density Residential)		
Existing Zoning	R-2		
General Plan Land Use Designation	Single family residential		
Number of Lots/Units	3 lots		
Adjacent Zoning and Land Use	*North*	R-2	Single family residential
	South	R-2	Single family residential
	East	R-2	Apartments
	West	R-2	Single family residential
Date of DRC Review	April 8, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.180. Effective Period of Final Subdivision Plat Approval.
The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

PROPERTY HISTORY

June 15, 1852 – This property was included as part of the original incorporated boundaries of Lehi.

December 10, 2019 – The City Council approved the preliminary Summers Subdivision.

REPORT ANALYSIS

The applicant requests final subdivision approval of the Summers Subdivision, a 3-lot residential development located at 590 North 200 West in an approved R-2 zone. This report will discuss the proposed layout and the DRC comments.

Proposed Layout

The residential subdivision will consist of three single family lots on 0.916 acres. The lots range in size from 12,204 to 13,960 square feet which meets the minimum lot size requirement of 8,000 square feet for the R-2 zone. Lot 1 shows the existing home as remaining and Lot 3 shows the removal of an existing building. There is a density of approximately 3.28 units per acre for this subdivision which is consistent with the goals of the General Plan designation and current zoning. The R-2 zone establishes a maximum density of 6 units per acre. The three

lots meet the minimum street frontage requirement of 75 feet for a single-family lot.

DRC Comments

The DRC had eight comments including the following:
1. Make changes to title block on plat (change “Chairman” to “Chair” & change “Building Official” to “Mayor”)
2. Add the zone to the tabulation on the plat

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Summers final subdivision including the DRC comments from April 8, 2020. This recommendation is based on the following findings:

1. The proposed subdivision has lot sizes, frontages, and an overall density that are consistent with the R-2 zoning classification and General Plan designation.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
4. Other findings based upon information presented at the public hearing.

Summers Final Subdivision Subdivision
DRC Redline Comments

*Stephanie Summers- requests final subdivision review of **Summers** Subdivision, a 3-lot residential development located at 590 North 200 West.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: 03/31/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Information only: A line extension/relocation is required. Contact gkirkham@lehi-ut.gov for scope and cost estimate.
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Culinary main is on the East side of the road with the IRR on 200 West
2. Label culinary main on 200 West, 6" SDR-21 class 200
3. Add note, culinary service lines must be 3/4" IPS blue poly, PI service lines must be 1" IPS purple poly
4. Move culinary and PI services for lots 2 & 3 to a property line to avoid conflict with future driveway.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
5. Tear out existing sidewalk and pour back to meet our 2% slope.
6. Concrete is 6" with 6" inch road base

Ross – Engineering: No comments
Kim – Planning:
7. Make changes to title block on plat (change “Chairman” to “Chair” & change “Building Official” to “Mayor”)
8. Add the zone to the tabulation on the plat

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer’s cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor’s and engineer’s stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
8. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
12. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor’s and engineer’s stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. Provide a recorded copy of required boundary line agreement(s).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 28, 2020.

SUMMERS RESIDENTIAL SUBDIVISION

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

SHEET INDEX

C1	COVER SHEET
C2	LAYOUT - POWER PLAN
C3	UTILITY PLAN
C4	GRADING & DRAINAGE PLAN
C5	600 NORTH
D1	CONSTRUCTION DETAILS
D2	CONSTRUCTION DETAILS
D3	CONSTRUCTION DETAILS
D4	POWER DETAILS
D5	POWER DETAILS
SW1	SWPPP
PLAT	SUMMERS PLAT "A"
SRVY	SURVEY PLAT

TABULATIONS

TOTAL AREA:	0.916 ACRES
AREA OF ROADS:	0.001 ACRES
AREA OF LOTS	0.915 ACRES
NUMBER OF LOTS:	3
OPEN SPACE:	0.000 ACRES
UNITS PER ACRE:	3.280 DU/AC

CONNECTIVITY INDEX

NOT APPLICABLE

DETENTION NOTE

STORMWATER RUNOFF WILL BE COLLECTED AND ROUTED TO AN EXISTING STORM DRAIN SYSTEM IN 200 WEST.

BOUNDARY

BEGINNING AT A POINT WHICH IS N 00°29'29" W 1139.25 FEET ALONG THE SECTION LINE AND WEST 849.93 FEET FROM THE SOUTHEAST CORNER OF SEC. 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N 89°06'56" E 239.75 FEET; THENCE S 16°59'11" W 102.69' FEET; THENCE S 14°45'51" W 85.15' FEET; THENCE S 05°06'19" W 20.01' FEET; THENCE N 85°33'50" W 181.25 FEET; THENCE N 01°44'05" W 182.83 FEET TO THE POINT OF BEGINNING.

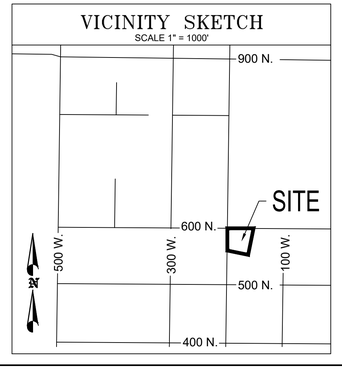
CONTAINS: 39,880 SF OR 0.916 ACRES

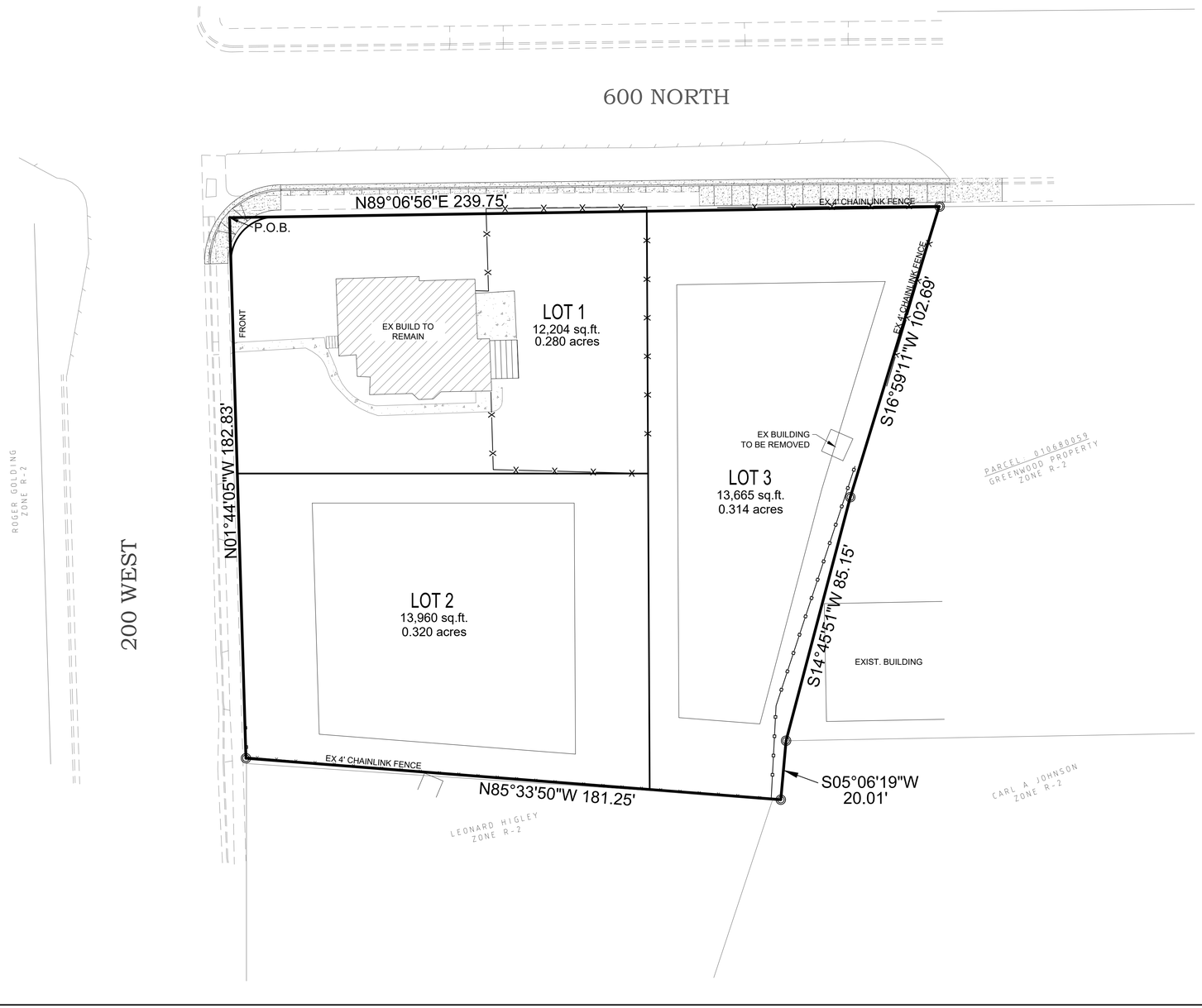
GENERAL NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN, & POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.

VICINITY SKETCH

SCALE 1" = 1000'





DEVELOPER

STEPHANIE SUMMERS
76 West Main Street
American Fork, UT 84003
(801) 616-2099

DEVELOPMENT

SUMMERS RESIDENTIAL SUBDIVISION

0 10 20 40 60
SCALE: 1"= 20'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 03/27/2020
4			
5			
6			
7			

ACTION	DATE
FINAL PLANS	03/27/2020

PROJECT

SUMMERS RESIDENTIAL SUBDIVISION

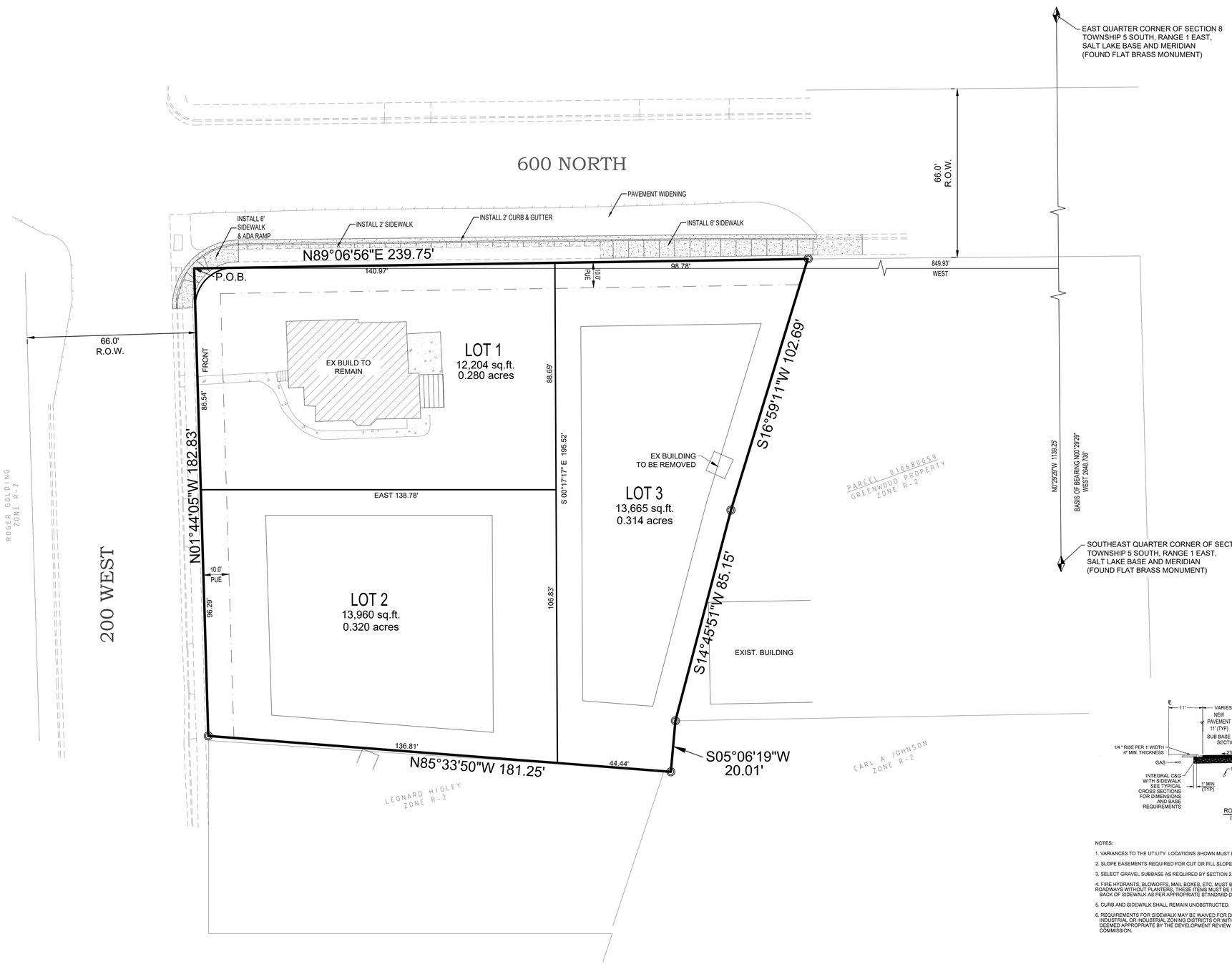
DESCRIPTION

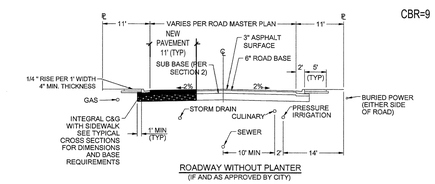
FINAL CONSTRUCTION PLANS

COVER SHEET

SHEET NAME	SHEET NUMBER
COVER SHEET	C1

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ROADWAY WITHOUT PLANTER
(IF AND AS APPROVED BY CITY)

NOTES:

1. VARIANCES TO THE UTILITY LOCATIONS SHOWN MUST BE APPROVED BY LEHI CITY.
2. SLOPE EASEMENTS REQUIRED FOR CUT OR FILL SLOPES WHICH EXTEND OUTSIDE RIGHT-OF-WAY.
3. SELECT GRAVEL SUBBASE AS REQUIRED BY SECTION 2.
4. FIRE HYDRANTS, BLOWOFFS, MAIL BOXES, ETC. MUST BE PLACED IN PLANTER STRIP OR FOR ROADWAYS WITHOUT PLANTERS, THESE ITEMS MUST BE PLACED BEHIND BACK OF SIDEWALK AS PER APPROPRIATE STANDARD DETAILS.
5. CURB AND SIDEWALK SHALL REMAIN UNOBSTRUCTED.
6. REQUIREMENTS FOR SIDEWALK MAY BE WAIVED FOR DEVELOPMENTS WITHIN LIGHT INDUSTRIAL OR INDUSTRIAL ZONING DISTRICTS OR WITHIN NON-RESENTIAL P.U.D.'S AS DEEMED APPROPRIATE BY THE DEVELOPMENT REVIEW COMMITTEE AND PLANNING COMMISSION.

LEHI CITY

STREET CROSS SECTIONS
AND UTILITY LOCATIONS

DEVELOPER

STEPHANIE SUMMERS
76 West Main Street
American Fork, UT 84003
(801) 616-2099

DEVELOPMENT

SUMMERS RESIDENTIAL SUBDIVISION

0 10 20 40 60
SCALE: 1"= 20'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 03/27/2020
4			
5			
6			
7			

ACTION	DATE
FINAL PLANS	03/27/2020

PROJECT

SUMMERS RESIDENTIAL SUBDIVISION

DESCRIPTION

FINAL CONSTRUCTION PLANS

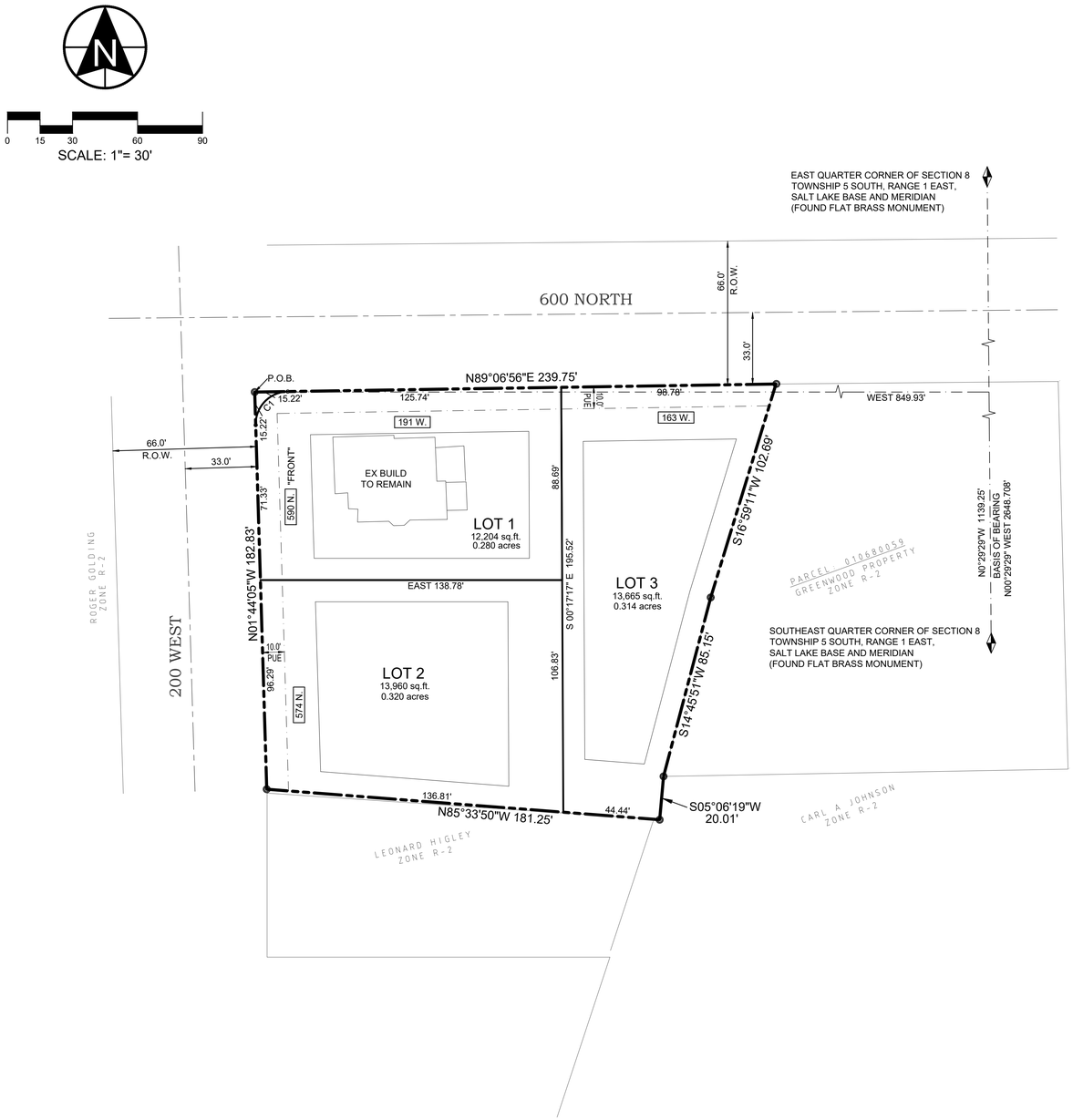
COVER SHEET

SHEET NAME	SHEET NUMBER
LAYOUT	*C2*

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SUMMERS SUBDIVISION PLAT "A"

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, STATE OF UTAH



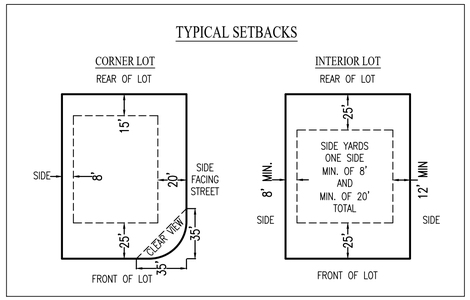
SURVEYOR

AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057
(801) 224-7308

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

TYPICAL SETBACKS



TABULATIONS

TOTAL AREA:	0.916 ACRES
AREA OF ROADS:	0.001 ACRES
AREA OF LOTS	0.915 ACRES
NUMBER OF LOTS:	3
OPEN SPACE:	0.000 ACRES
UNITS PER ACRE:	3.28 DU/AC
LANE MILES OF ROADS	0

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.78	90°51'01"	21.37	N43°41'26"E

GENERAL NOTES

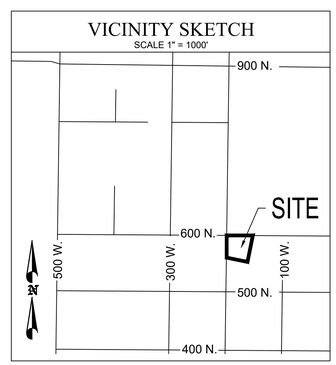
1. ALL EXTERIOR BOUNDARY ANGLE POINTS OF THE SUBDIVISION AND LOT CORNERS SHALL BE MARKED IN ACCORDANCE WITH THE LEHI CITY DESIGN STANDARDS AND IMPROVEMENTS SPECIFICATIONS INCLUDING BRASS PINS IN THE BACK OF CURB FOR ALL FRONT PROPERTY LINES.
2. THERE WILL BE NO FINISED FLOOR SLABS LOWER THAN 2 FEET BELOW EXISTING GRADE.

DETENTION NOTE

STORMWATER RUNOFF WILL BE COLLECTED AND ROUTED TO AN EXISTING STORM DRAIN SYSTEM IN 200 WEST.

VICINITY SKETCH

SCALE 1" = 1000'



SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ DATE

_____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 00°29'29" W 1139.25 FEET ALONG THE SECTION LINE AND WEST 849.93 FEET FROM THE SOUTHEAST CORNER OF SEC. 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N 89°06'56" E 239.75 FEET; THENCE S 16°59'11" W 102.69' FEET; THENCE S 14°45'51" W 85.15' FEET; THENCE S 05°06'19" W 20.01' FEET; THENCE
N 85°33'50" W 181.25 FEET; THENCE N 01°44'05" W 182.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: 39,880 SF OR 0.916 ACRES

OWNER'S DEDICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAS(HAVE) CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DOES(DO) HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____ _____

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ____ DAY OF _____, A.D. ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC

MY COMMISSION NO# _____ "A NOTARY PUBLIC COMMISSIONED IN UTAH"

_____ PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF _____ LEHI CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

APPROVED _____ BUILDING OFFICIAL

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE LEHI CITY PLANNING COMMISSION

_____ CHAIRMAN, PLANNING COMMISSION

SUMMERS SUBDIVISION PLAT "A"

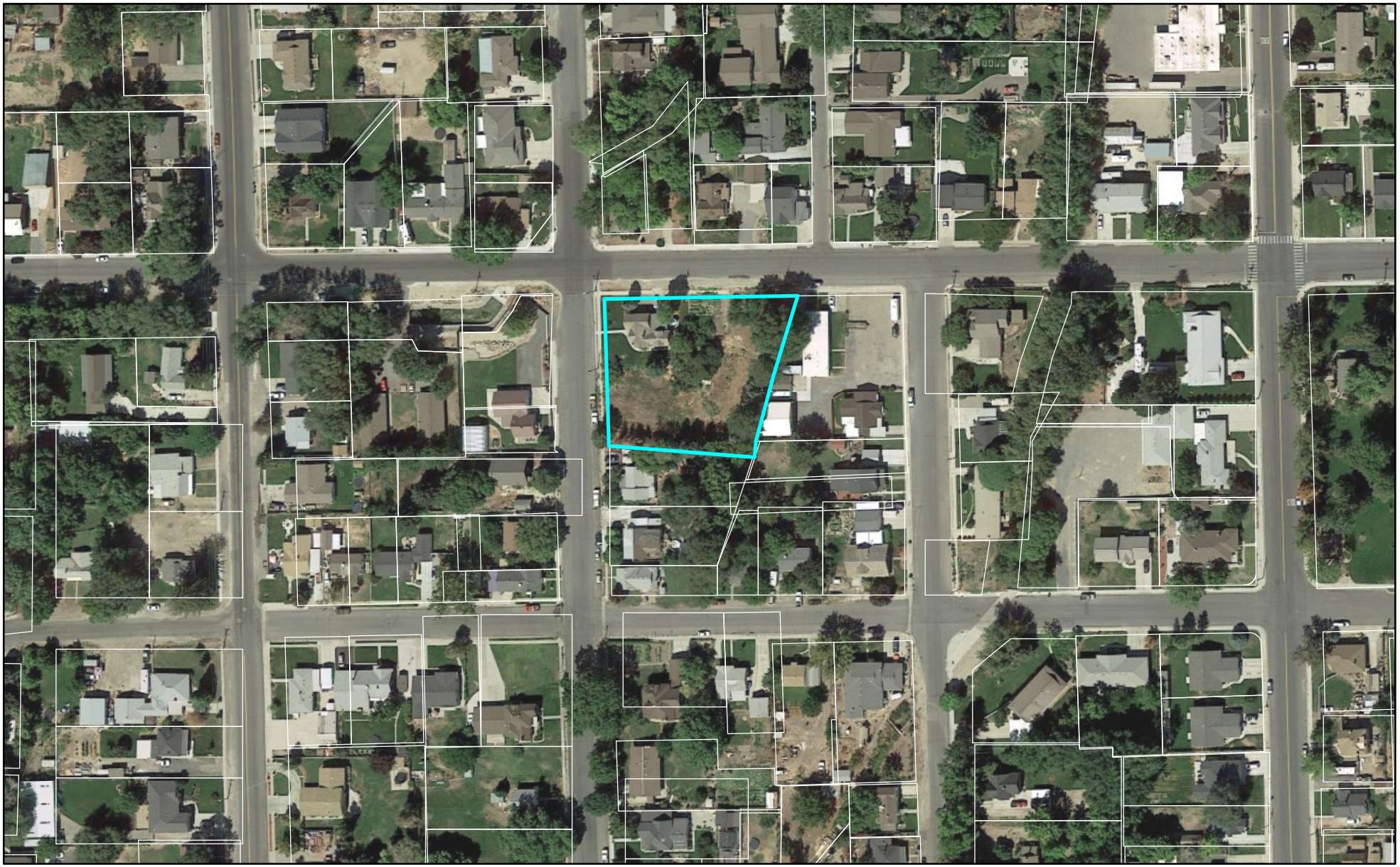
A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

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Summers Final Subdivision

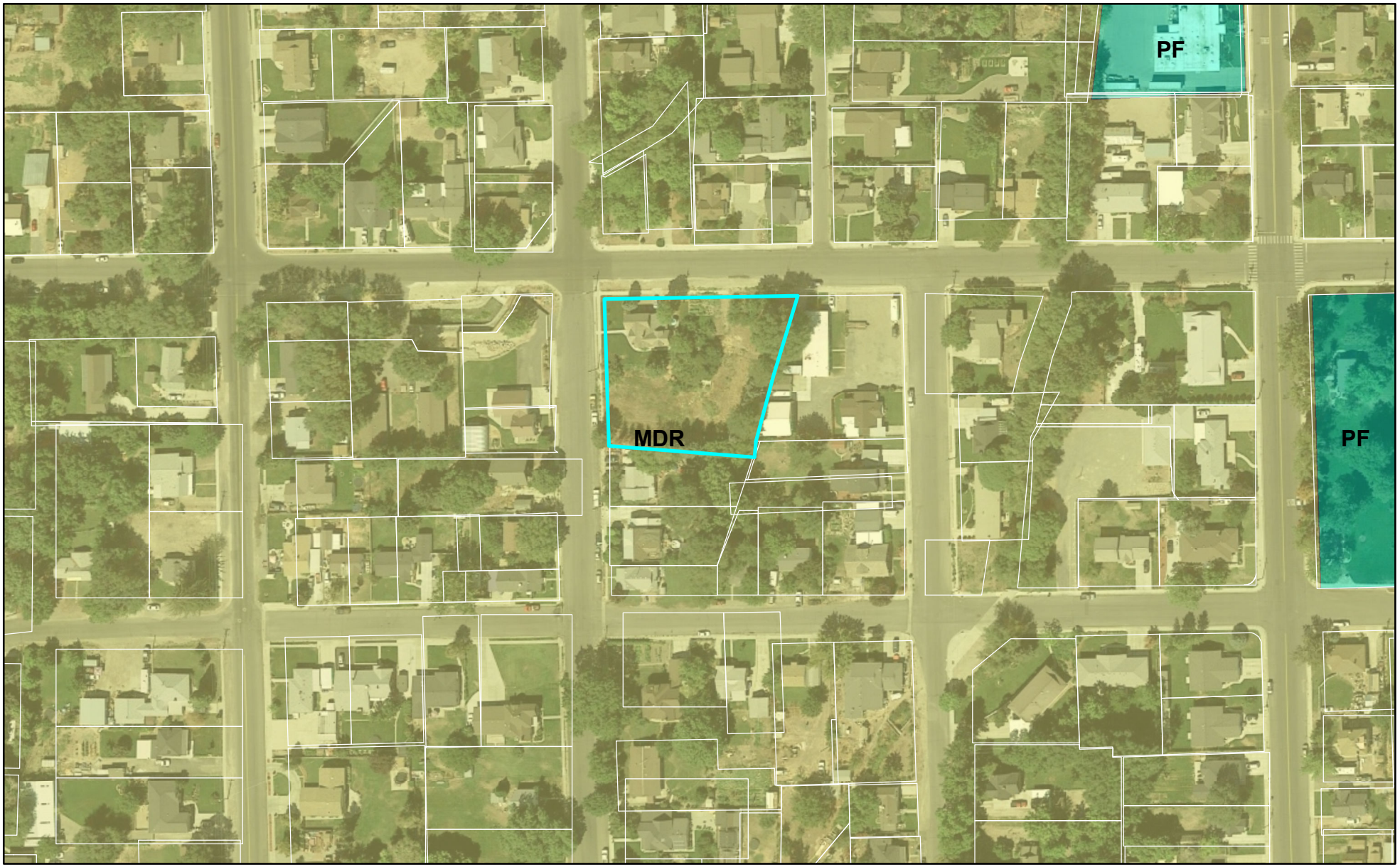
Aerial



LEHI CITY

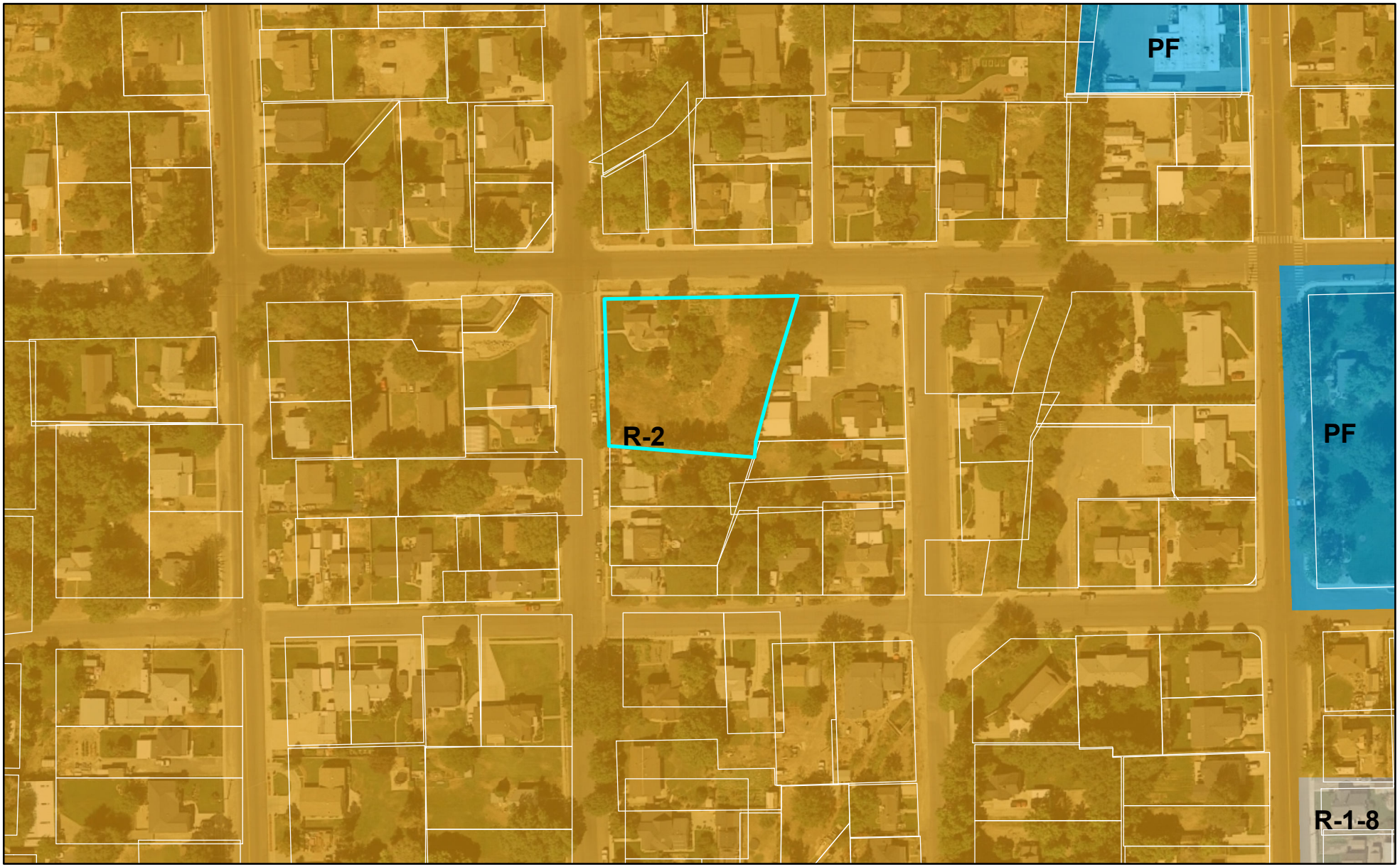
Summers Final Subdivision

General Plan



Summers Final Subdivision

Zoning



0 200 400 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final subdivision approval for the Parkview Cottages, a 66-lot residential subdivision located at 300 West 3200 North in an R-2.5 zone.
Petitioner: Ivory Development

Suggested Action:

Attachments:
CC Staff Report Parkview Cottages Final Subdivision 04.28.20.docx

Parkview Cottages Final Subdivsion DRC 04.08.2020.docx

Parkview Cottages Final.pdf

Parkview Cottages Elevations.pdf

Parkview Cottages Elevations 2.pdf

Aerial map.pdf

General Plan map.pdf

Zoning map.pdf

PARKVIEW COTTAGES FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	April 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	300 West 3200 North		
Existing Land Use	Vacant		
Existing Zoning	R-2.5		
General Plan Land Use Designation	Intermediate High Density Residential (IHDR)		
Number of Lots/Units	66 Lots		
Adjacent Zoning and Land Use	*North*	R-1-10	Single Family Homes
	South	R-1-15	Single Family Homes
	East	R-1-15	Church / Single Family Homes
	West	PC	Church / Park
Date of DRC Review	April 8, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.180. Effective Period of Final Subdivision Plat Approval.
The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

Section 17.020. Approval Process.
Final Plat**.** Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

Section 17.040. Development Standards.
G. Required Open Space. For all Planned Unit Developments, not less than ten percent of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.

H. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water-wise landscaped as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2” caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

I. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible, units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

J. Compatibility. Wherever the Planned Unit Development site shares a common property line with a lower density residential or agricultural district, then for that portion of the Planned Unit Development site the setback requirements of the adjacent or contiguous zoning district shall apply. For example, if the rear yards of units in a PUD share a common property line with a lower density residential district, then the rear yard of the PUD units shall be the same as the required rear yards of the adjacent lower density district.

K. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50' of frontage shall provide guest parking at a rate of one space for every six dwelling units.

Section 17.050. Architectural Standards.

A. Product Mix. Each PUD project shall provide a variety of home styles to ensure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.

B. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. House plans shall not allow the garage to extend forward of the main architecture (covered porches, front doors, etc.) of the home. The use of side load or swing-in type garages is encouraged.

PROPERTY HISTORY

Jan. 22, 2019	City Council approved the Dixon Annexation
May 14, 2019	City Council approved the Parkview Cottages Concept and General Plan Amendment changing the land use designation from VLDR to IHDR
May 28, 2019	City Council approved a zone change to R-2.5
Jan. 14, 2020	City Council approved the Parkview Cottages Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Parkview Cottages Planned Unit Development (PUD) final subdivision. Located at 300 West 3200 North in an R-2.5 zone, the proposed subdivision includes 66 detached single-family homes. The project includes 9.31 acres including 1.41 acres of open space. This leads to an overall density of 7.1 units per acre. This is below the maximum 9 units per acre allowed in the R-2.5 zone and matches the approved preliminary subdivision.

The preliminary subdivision was approved by the City Council on January 14th of this year. During that time the

Council discussed different definitions in the PUD ordinance and included in their motion for staff to come back with additional information on the definition of contiguous for setbacks and open space. Staff did so and proposed an amendment to the Development Code that City Council approved on March 31, 2020. This amendment eliminated "contiguous" from the definition for open space and instead replaced it with "well planned, walkable and connected". It also eliminated "contiguous" from the compatibility section and replaced it with "shares a common property line". It also added a parking requirement for single-family detached housing units. These changes helped to clarify the Development Code as it relates to this proposed subdivision and for other future subdivisions.

The proposed final subdivision meets the requirements for open space, compatibility, parking, as well as all other-PUD requirements, and was reviewed by the DRC.

Open Space
The proposed subdivision includes 1.41 acres of open space, equating to 15 percent of the total acreage. This exceeds the required 10 percent. The amended ordinance clarifies that the open space should be well planned, walkable, and connected. The proposed open space connects through the project with walking trails and provides connectivity to adjacent amenities like the master planned trail on 3200 North and the Ivory Ridge Park. The applicant also added sumps and changed the previously proposed detention basin to a rain garden with bridges allowing access from surrounding homes to the open space.

Compatibility
Residents and the Council expressed concerns with the setbacks related to this project and the definition of "contiguous" as used in the Development Code. The amendment replaced this with the description of sharing a common property line. In this subdivision only the lots along the south share a common property line with the Foxmoor Ridge Subdivision which has a 30-foot rear yard setback. The proposed subdivision shows a similar 30-foot rear yard setback on lots 101-106.

Parking
The new parking requirement for PUDs as approved by City Council on March 31, 2020, requires that one space of parking be provided for every six detached single-family homes with less than 50 feet of frontage. 49 lots have less than 50 feet of frontage requiring nine stalls for this development. The current plan includes 34 stalls. City Council included in their motion for the approval of the preliminary subdivision to include a minimum of five and to up to nine stalls to the south of Parcel F. Staff still recommends removing these five stalls and including three parallel on-street parking spaces instead. This subdivision already includes more parking stalls than required and changing from parking stalls to parallel parking will decrease the conflict of cars backing out on to 3050 North. Utilizing on-street parking stalls also allows for the sidewalk to be straight along 3050 North instead of needing to go around parking. Changing the five perpendicular stalls to parallel on-street stalls only loses two stalls and helps to reduce vehicular conflict and make the street more walkable. Staff did not include this as a redline DRC comment but as a general comment. Please consider including in your motion changing those five stalls south of Parcel F back to parallel on street parking.

Other PUD requirements
The applicant provided possible elevations which all appear to meet the PUD architectural requirements. Full elevation review and approval happens during the building permit review. The applicant provided a substantial variety in possible elevations and is aware of the requirement for a variety of home styles. This will also be enforced with the individual building permit applications. Utility, landscaping, and other PUD requirements have been reviewed by Staff and found to be consistent with the Development Code.

DRC Comments
The DRC reviewed the final subdivision and had five redline comments including:

1. Add note to drainage plans, "Rain Gardens must be certified by focus engineering for size and capacity prior to final acceptance by Lehi City"

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Parkview Cottages final subdivision including the DRC comments from April 8, 2020. This recommendation is based on the following findings:

1. The proposed subdivision meets the open space, compatibility, and parking requirements.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Parkview Cottages Final Subdivision
DRC Redline Comments

Ivory Development- requests final review of the Parkview Cottages, a 66-lot residential subdivision located at 300 W 3200 N in an R-2.5 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None due to covid-19
Date of Plans Reviewed: 03/31/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Add note to drainage plans, "Rain Gardens must be certified by focus engineering for size and capacity prior to final acceptance by Lehi City"
2. Note 7, change "Now" to "No"
3. Label 4" blow off on lot 138/139
4. Lot # is still missing on utility plan for lot 121

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
5. Remove and add note to plans Lehi requires 2' t-patch on any utility trench.

Ross – Engineering: No comments
Kim – Planning: No comments

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
11. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

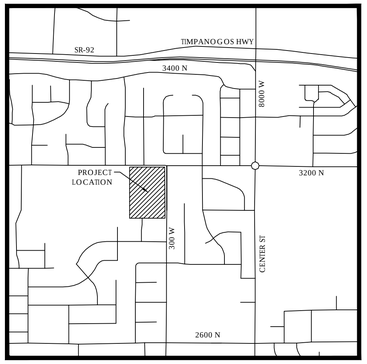
DRC GENERAL COMMENTS:

1. All homes will be required to meet the architectural requirements for PUD's.
2. Recommend removing the parking stalls on Eagle Road, they have the potential to create conflict with turn movements off of 300 West. These stalls also detract from the street scape along Eagle Road. If these stalls are kept, remove 90 degree angles from sidewalks and use 45 degree angle turns.
3. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
7. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
8. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
9. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
10. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
11. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

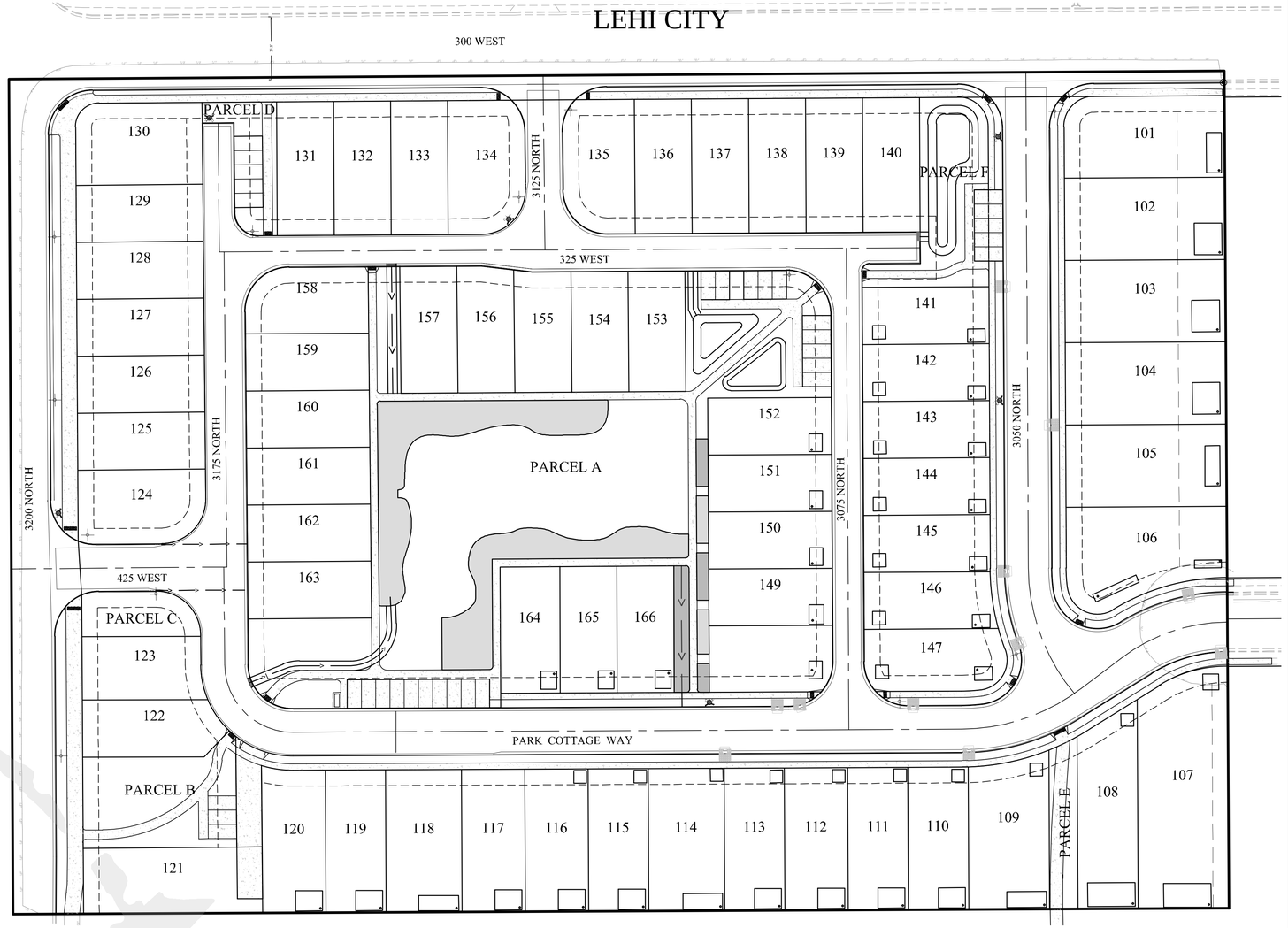
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 28th

PARKVIEW COTTAGES

PREPARED FOR:
IVORY HOMES
LOCATED IN:
LEHI CITY



VICINITY MAP
NTS



SITE MAP

LEHI CITY NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL WHICH IS INCLUDED IN SHEETS M6-D1.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. LEHI POWER WILL NOT SET EQUIPMENT OR PULL CONDUCTOR PRIOR TO CONCRETE FOR CURB AND SIDEWALK BEING PLACED.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: TAYLOR MORGAN
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	PLAT
C3	DEMOLITION PLAN
C3.1	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	STORM DRAIN SIZING PLAN
C5.2	STORM DRAIN RAIN GARDEN SIZING PLAN
C6	SEWER PLAN
C7	WATER PLAN
C7.1	UTILITY LATERAL TABLES
C8	EROSION CONTROL PLAN
C9	POWER PLAN
C10	CROSS SECTIONS
PP1	3175 NORTH PLAN AND PROFILE
PP2	3125 NORTH PLAN AND PROFILE
PP3	3075 NORTH PLAN AND PROFILE
PP4	3050 NORTH PLAN AND PROFILE
PP5	PARK COTTAGE WAY PLAN AND PROFILE
PP6	PARK COTTAGE WAY PLAN AND PROFILE
PP7	325 WEST PLAN AND PROFILE
PP8	325 WEST PLAN AND PROFILE
PP9	425 WEST PLAN AND PROFILE
PP10	3200 NORTH PLAN AND PROFILE
PP11	3200 NORTH PLAN AND PROFILE
PP12	300 WEST PLAN AND PROFILE
PP13	300 WEST PLAN AND PROFILE
L1	LANDSCAPE PLAN
D1	EROSION CONTROL DETAILS
D1.1	EROSION CONTROL DETAILS
D2	LEHI STANDARDS
D2.1	LEHI STANDARDS
D3	POWER DETAILS
D4	DRYWELL DETAILS

BENCHMARK
SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

811 Know what's below. Call 811 before you dig.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PARKVIEW COTTAGES
LEHI CITY
COVER

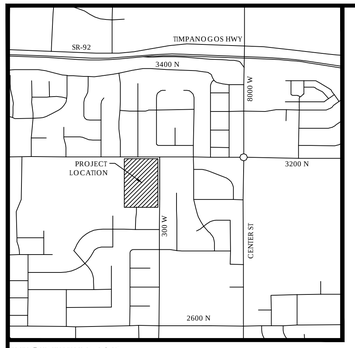
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER

Scale: 1"=40'
Drawn: AC
Date: 03/31/2020
Job #: 18-288
Sheet: C1

Z:_2018\18-288 Dixon Mink Farm Property\design\18-288 dwg\sheets\FINAL\C1 - COVER.dwg



SETBACK KEY

FRONT YARD	12' FRONT LOAD GARAGE 12' REAR LOAD GARAGE
REAR YARD (INTERIOR LOTS)	5' FRONT LOAD GARAGE 12' REAR LOAD GARAGE
REAR YARD (CORNER LOTS)	12'
SIDE YARD (PERIMETER)	RESIDENTIAL USES 0' TOTAL SIDE YARDS NOT LESS THAN 5' ALL BUILDINGS TO BE A MINIMUM OF 5' BETWEEN HOMES.
SIDE YARD (CORNER LOT)	5'

NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILD-ABLE AREA OF A LOT EXISTS: THE PUE WILL TAKE PRECEDENCE OVER THE SETBACK

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	43.00	89°44'35"	67.35	N44°55'49"E	60.67
C2	126.00	36°59'29"	81.35	N18°26'13"W	79.94
C3	110.00	36°56'18"	70.92	N18°27'49"W	69.69
C4	28.00	23°20'10"	11.40	N11°28'12"E	11.33
C5	28.00	22°55'43"	11.21	S11°39'45"E	11.13
C6	28.00	90°00'00"	43.98	N45°11'54"W	39.60
C7	28.00	90°00'00"	43.98	S44°48'06"W	39.60
C8	58.00	22°11'03"	22.46	N78°42'35"E	22.32
C9	58.00	23°33'10"	23.84	N55°50'29"E	23.67
C10	58.00	5°23'27"	5.46	N41°22'10"E	5.46
C11	28.00	89°44'35"	43.86	N44°55'49"E	39.51
C12	67.00	17°28'12"	20.43	N08°47'37"E	20.35
C13	28.00	42°46'31"	20.90	S68°35'49"E	20.42
C14	28.00	42°41'20"	20.86	N68°40'15"E	20.38
C15	150.00	1°29'37"	3.91	N00°41'18"W	3.91
C16	102.00	6°54'46"	12.31	N03°23'52"W	12.30

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C17	149.81	20°01'16"	52.35	N11°25'57"W	52.08
C18	150.00	7°36'26"	19.92	S25°14'01"E	19.90
C19	150.00	4°02'17"	10.57	N31°03'23"W	10.57
C20	82.00	31°38'55"	45.29	N15°48'56"W	44.72
C21	138.00	31°06'02"	74.91	S15°32'41"E	73.99
C22	19.00	113°46'44"	37.73	S25°47'40"W	31.83
C23	124.00	39°44'17"	86.00	S70°08'47"W	84.29
C24	19.00	103°22'02"	34.28	N58°32'16"W	29.81
C25	148.00	5°21'46"	13.85	S72°27'36"W	13.85
C26	148.00	14°06'12"	36.43	N82°11'35"E	36.34
C27	100.00	7°19'53"	12.80	S86°20'59"W	12.79
C30	28.00	90°00'51"	43.99	S45°00'30"W	39.60
C32	28.00	89°41'39"	43.83	N44°50'54"E	39.49
C33	28.00	90°18'21"	44.13	N45°09'06"W	39.70
C34	28.00	45°50'15"	22.40	S67°23'29"E	21.81
C35	28.00	45°19'18"	22.15	S67°02'05"W	21.58

Line Table

LINE	DIRECTION	LENGTH
L1	S00°00'00"E	2.00
L2	N36°55'58"W	31.96
L3	N00°00'20"E	0.72
L4	N00°00'04"E	3.00
L5	N45°56'06"W	22.92

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C36	28.00	90°11'58"	44.08	N45°05'55"W	39.67
C37	15.00	89°47'17"	23.51	N44°54'28"E	21.17
C38	15.00	89°56'42"	23.55	S45°01'19"E	21.20
C39	126.00	34°29'14"	75.84	S17°11'06"E	74.70
C40	126.00	2°30'14"	5.51	S35°40'51"E	5.51

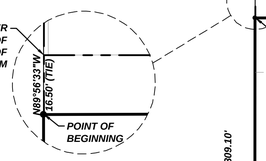
VICINITY MAP

N.T.S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



TABULATIONS:

ZONE:	R2.5
PROPERTY AREA:	9.31 ACRES
ROAD AREA:	2.60 ACRES
LOT AREA:	5.35 ACRES
OPEN SPACE AREA:	1.41 ACRES
SINGLE FAMILY LOTS:	66 LOTS
DENSITY:	7.1 UNITS/ACRE

EAGLE RIDGE PHASE 2 SUBDIVISION
30163:2013 MAP #138552
ZONE: R-1-10

LEGEND

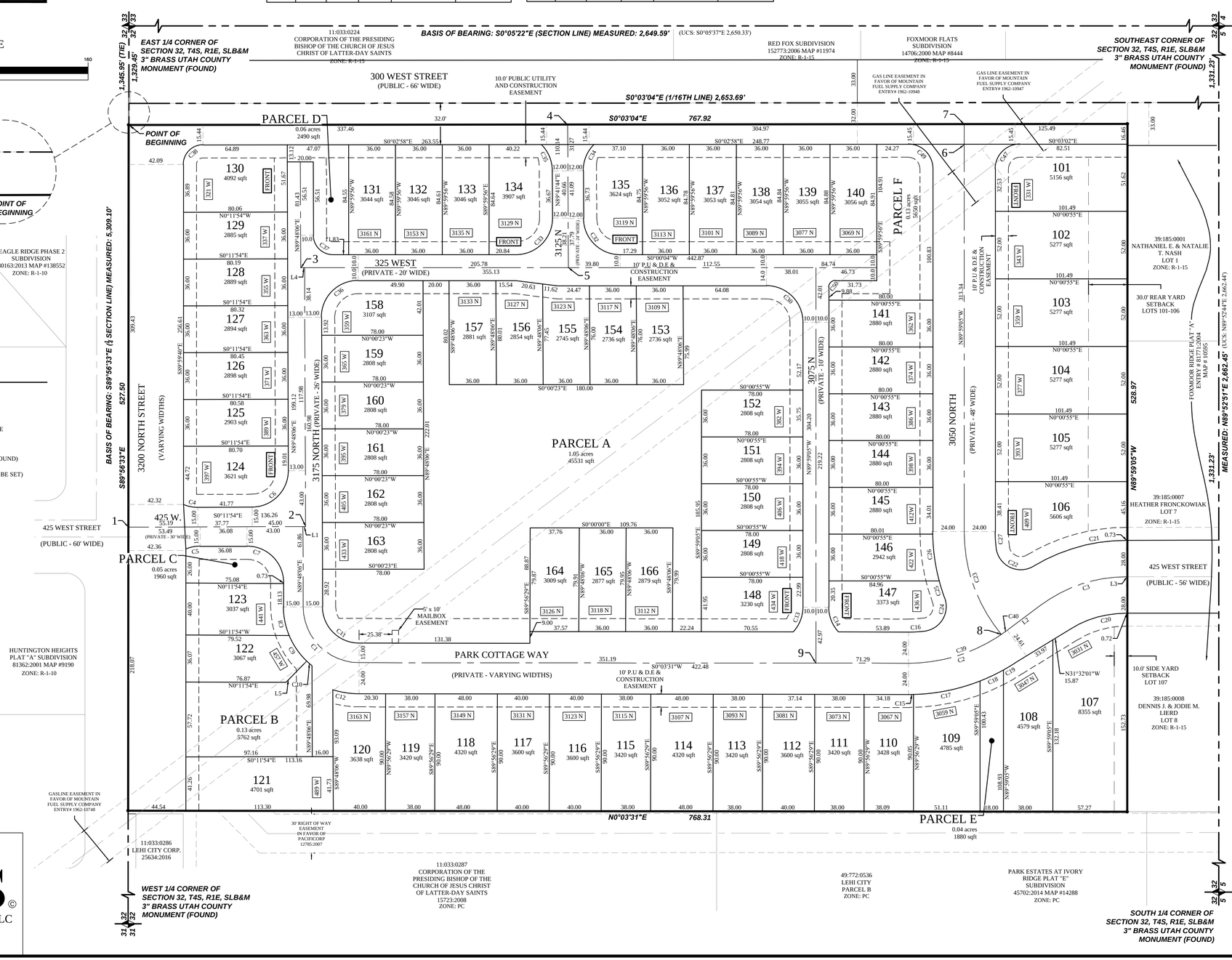
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

NOTES:
1) #5 REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) PARCELS A-F TO BE OPEN SPACE OWNED AND MAINTAINED BY THE IVORY RIDGE MASTER ASSOCIATION. CONTACT ERIC HAGMAN, 13894 S. BANGERTER PARKWAY, SUITE 200, DRAPER, UT, 84020.
3) STORM WATER WILL BE CONVEYED IN STREETS AND SWALES TO SUMP BOXES LOCATED THROUGHOUT THE PROPERTY, THEN DISCHARGES INTO THE GROUND.
4) PERMANENT RETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
5) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK
6) LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-0181 DATED FEBRUARY 27, 2020.

STREET ADDRESS TABLE		
NUMBER	WEST	NORTH
1	425 W	3200 N
2	425 W	3175 N
3	325 W	3175 N
4	300 W	3125 N
5	325 W	3125 N
6	325 W	3075 N
7	300 W	3050 N
8	425 W	3050 N
9	450 W	3075 N

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

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6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
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SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(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.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date

BOUNDARY DESCRIPTION

An entire parcel of property, situate in the W1/2SE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point North 89°56'33" West 16.5 feet from the Northeast corner of the West half of the Southeast Quarter of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point being a measured North 89°56'33" West 1,345.95 feet along the quarter section line from the East Quarter Corner of said Section 32, and running thence South 00°03'04" East 767.92 feet parallel to the East line of said West half to the northerly line of Foxmoor Ridge Plat "A" Subdivision, as recorded in the office of the Utah County Recorder, Entry No. 81771:2004, Map #10595; thence North 89°59'05" West 528.97 feet along the northerly line of said Foxmoor Ridge Plat "A" Subdivision to the easterly line of Park Estates at Ivory Ridge Plat "E" Subdivision, as recorded in the office of the Utah County Recorder, Entry No. 45702:2014, Map #14288; thence North 00°03'31" East 768.31 feet along and extending beyond the easterly line of said Park Estates at Ivory Ridge Plat "E" to the quarter section line of said Section 32; thence South 89°56'33" East 527.50 feet along said quarter section line to the point of beginning.

Contains 9.31 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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 ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

CHRISTOPHER P. GAMVROULAS, PRESIDENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI 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 _____, A.D. 20__

APPROVED BY MAYOR

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

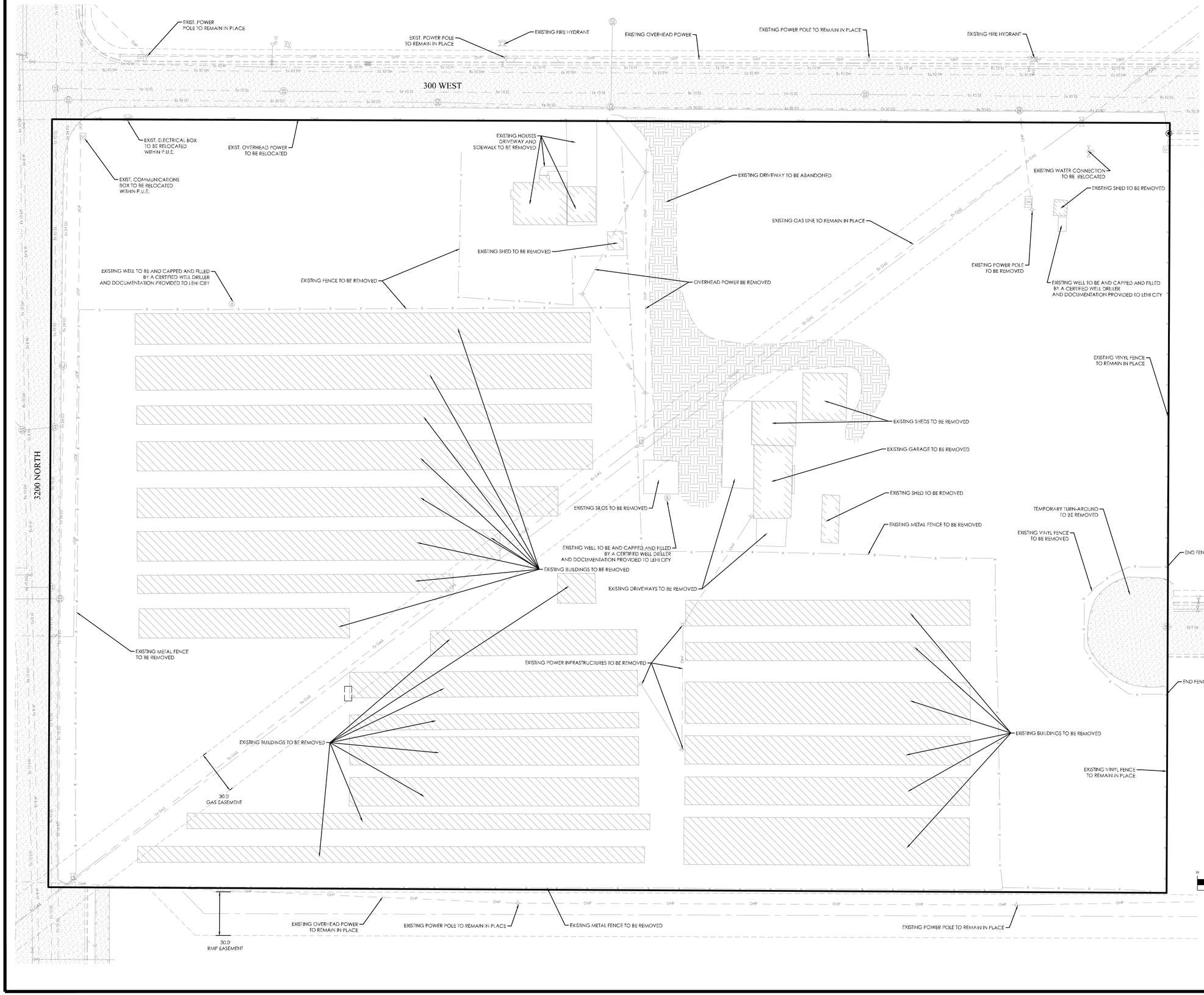
CHAIR, PLANNING COMMISSION

PARKVIEW COTTAGES

A RESIDENTIAL P.U.D
LOCATED IN THE SE1/4 OF SECTION 32, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL

Z:_2018\18-288 Dixon Mink Farm Property\design_18-288\dwg\sheets\FINAL\C2 - PLAT.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

Know what's below. Call 811 before you dig.

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PARKVIEW COTTAGES

LEHI CITY

DEMOLITION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DEMOLITION PLAN

Scale:	1"=30'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	C3		

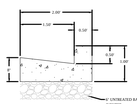
Z:_2018\18-288 Dixon Mink Farm Property\design\18-288\dwg\sheets\FINAL\C3 - DEMOLITION PLAN.dwg

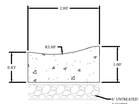
EXISTING POWER POLE TO REMAIN IN PLACE
EXISTING FIRE HYDRANT TO REMAIN IN PLACE
EXISTING POWER POLE TO REMAIN IN PLACE
EXISTING OVERHEAD POWER
ASPHALT CUT PER LEHI CITY STD.
HOT TAP 8" SW TO EXIST. 10" SECONDARY WATER MAIN
HOT TAP 6" CW TO EXIST. 10" CULINARY WATER MAIN
EXISTING FIRE HYDRANT TO REMAIN IN PLACE
EXISTING POWER POLE TO REMAIN IN PLACE
MATCH EXIST. CURB AND GUTTER
300 WEST
PROP. 4' WATERWAY PER APWA STDS. 211 AND 213
40.0' ASPHALT
FIRE HYDRANT #101 PER LEHI CITY STDS. WATER-8
35' SIGHT TRIANGLE
2' CURB AND GUTTER
35' SIGHT TRIANGLE
35' SIGHT TRIANGLE
PROP. 35' SIGHT TRIANGLE
PROP. 4' WATERWAY PER APWA STD. #211
PARCEL D
3' PARK STRIP
5' SIDEWALK
ADA RAMP #110 PER LEHI CITY STDS. ROAD-7
ADA RAMP #111 PER LEHI CITY STDS. ROAD-7
STREET SIGN #103 W/ STOP SIGN PER LEHI CITY STDS. SECTION 2.0
ADA RAMP #114 PER LEHI CITY STDS. ROAD-7
7' PARK STRIP
5' SIDEWALK
ADA RAMP #115 PER LEHI CITY STDS. ROAD-7
CONNECT TO EXIST. SIDEWALK
STREET SIGN #105 W/ STOP SIGN PER LEHI CITY STDS. SECTION 2.0
3125 NORTH
130
DOUBLE WIDE (10') ADA RAMP #109 10' WIDE TO MATCH TRAIL WIDTH PER LEHI CITY STDS. ROAD-7
131
132
133
134
135
136
137
138
139
140
(5) CONCRETE PARKING STALLS
5' CURB TRANSITION 2.0' ROLLED TO 2.0' RIBBON
4' WATERWAY PER APWA STD. #211
STREET SIGN #109 PER LEHI CITY STDS. SECTION 2.0
4' WATERWAY PER APWA STDS. 211 AND 213
5' CURB TRANSITION 2.0' HIGHBACK TO 2.0' RIBBON
ADA RAMP #117 PER LEHI CITY STDS. ROAD-7
EXISTING GAS LINE TO REMAIN IN PLACE
CUT BACK CURB CURB AND GUTTER INTO DRAINAGE SWALE
(5) PARKING STALLS
NO PARKING SIGN #103 PER LEHI CITY STDS.
STREET SIGN #108 PER LEHI CITY STDS. SECTION 2.0
102
128
EXIST. UNDERGROUND POWER TO REMAIN IN PLACE
325 WEST
CUT BACK CURB TO ALLOW FLOW FROM WATERWAY INTO DRAINAGE SWALE
FIRE HYDRANT #105 PER LEHI CITY STDS. WATER-8
ADA RAMP #113 PER LEHI CITY STDS. ROAD-7
103
127
158
157
156
155
154
153
141
(5) CONCRETE PARKING STALLS
STREET SIGN #107 PER LEHI CITY STDS. SECTION 2.0
ADA RAMP #112 PER LEHI CITY STDS. ROAD-7
3050 NORTH
NO PARKING SIGN #102 PER LEHI CITY STDS.
159
142
FIRE HYDRANT #104 PER LEHI CITY STDS. WATER-8
104
126
160
SIDEWALK CROSS DRAIN SEE DETAIL ON SHEET C5
152
143
3200 NORTH
3175 NORTH
BUILD WATERWAY TRANSITION PER APWA STD. 213 (TYP., BOTH SIDES)
125
161
PARCEL A
151
144
105
HOT TAP 8" SW TO EXIST. 10" SECONDARY WATER MAIN
DOUBLE WIDE ADA RAMP #108 10' WIDE TO MATCH TRAIL WIDTH PER LEHI CITY STDS. ROAD-7
FIRE HYDRANT #103 PER LEHI CITY STDS. WATER-8
124
STREET SIGN #104 W/STOP SIGN PER LEHI CITY STDS. SECTION 2.0
5' CURB TRANSITION 2.0' HIGHBACK TO 2.0' RIBBON
2.0' ROLLED CURB & GUTTER
162
150
145
EXISTING VINYL FENCE TO REMAIN IN PLACE
106
35' SIGHT TRIANGLE
425 WEST
5' CURB TRANSITION 2.0' HIGHBACK TO 2.0' RIBBON
163
149
146
PARCEL C
STREET SIGN #106 PER LEHI CITY STDS. SECTION 2.0
DOUBLE WIDE ADA RAMP #107 10' WIDE TO MATCH TRAIL WIDTH PER LEHI CITY STDS. ROAD-7
CUT BACK CURB TO ALLOW FLOW FROM WATERWAY INTO DRAINAGE SWALE
PROP. GANG MAILBOX LOCATION
SIDEWALK CROSS DRAIN SEE DETAIL ON SHEET C5
ADA RAMP #106 PER LEHI CITY STDS. ROAD-7
164
165
166
(10) CONCRETE PARKING STALLS W/2 ELECTRONIC VEHICLE CHARGING STATIONS
FIRE HYDRANT #102 PER LEHI CITY STDS. WATER-8
ADA RAMP #104 PER LEHI CITY STDS. ROAD-7
147
ADA RAMP #101 PER LEHI CITY STDS. ROAD-7
STREET SIGN #101 PER LEHI CITY STDS. SECTION 2.0
ADA RAMP #103 PER LEHI CITY STDS. ROAD-7
STREET SIGN #102 PER LEHI CITY STDS. SECTION 2.0
HOT TAP 6" CW TO EXIST. 8" CULINARY WATER MAIN
ASPHALT CUT PER LEHI CITY STND.
7.0' PARKSTRIP
10.0' ASHPALT TRAIL
123
4' WATERWAY PER APWA STD. 211 AND 213
NO PARKING SIGN #101 PER LEHI CITY STDS.
122
ADA RAMP #105 PER LEHI CITY STDS. ROAD-7
PARK COTTAGE WAY
48.0' ROW
PARCEL B
CONCRETE DRIVE
5' CURB TRANSITION 2.0' RIBBON TO 2.0' ROLLED
4' SIDEWALK (TYP.)
PROP. 2' CURB AND GUTTER (TYP.)
DOUBLE WIDE ADA RAMP #116 10' WIDE TO MATCH TRAIL WIDTH PER LEHI CITY STDS. ROAD-7
120
119
116
115
114
113
112
109
108
107
PARCEL E
30.0' GAS EASEMENT
121
(3) CONCRETE PARKING STALLS
30.0' RMP EASEMENT
MATCH EXIST. SIDEWALK
CONNECT TO EXIST. CURB AND GUTTER
EXISTING OVERHEAD POWER TO REMAIN IN PLACE
EXISTING POWER POLE TO REMAIN IN PLACE
CONTINUE TRAIL TO CONNECT TO EXISTING TRAIL. TRAIL MAY NOT BE STEEPER THAN 8.33%. DURING CONSTRUCTION LAYOUT WILL NEED TO BE FIELD VERIFIED AND ADJUSTED WHEN STAKED.
EXISTING POWER POLE TO REMAIN IN PLACE
MATCH EXIST. SIDEWALK
MATCH EXIST. CURB AND GUTTER
CONNECT TO EXIST. 8" SECONDARY WATER MAIN
CONNECT TO EXIST. 6" CULINARY WATER MAIN
ADA RAMP #101 PER LEHI CITY STDS. ROAD-7
EXISTING FIRE HYDRANT TO REMAIN IN PLACE
SAWCUT EXIST. ASPHALT TO PROVIDE CLEAN JOINT BETWEEN EXIST. AND NEW PAVEMENT PER LEHI CITY STDS.
425 WEST
DISCHARGE SEWER INTO EXIST. 8" SEWER MAIN
MATCH EXIST. CURB AND GUTTER
MATCH EXIST. SIDEWALK

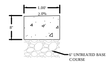
LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
ELECTRIC VEHICLE PARKING	EV

NOTE: DOUBLE WIDE ADA RAMPS ARE 10'WIDE


2.0' HIGHBACK
NTS


2.0' ROLLED
NTS


2.0' RIBBON
NTS

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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PARKVIEW COTTAGES
LEHI CITY
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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SITE PLAN

Scale:	1"=30'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	C3.1		

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3200 NORTH

3175 NORTH

3125 NORTH

PARCEL A

PARCEL B

PARCEL C

PARCEL D

425 WEST

325 WEST

300 WEST

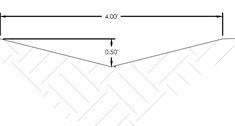
PARK COTTAGE WAY

DRAINAGE SWALE
PER DETAIL THIS SHEET

MATCH SHEET C4.1

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD
EXIST. SEWER MH	SS
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



DRAINAGE SWALE
N.T.S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES

1. REAR LOT DRAINAGE AREA AND VOLUME NEEDS TO BE MAINTAINED AS SHOWN, THOUGH THEIR SHAPE MAY CHANGE.
   - 1.1. SEE LOT RAIN GARDEN SPECS ON SHEET C5.2
   - 1.2. SEE RAIN GARDEN DETAIL ON SHEET L1

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PARKVIEW COTTAGES

LEHI CITY

GRADING PLAN

REVISION BLOCK

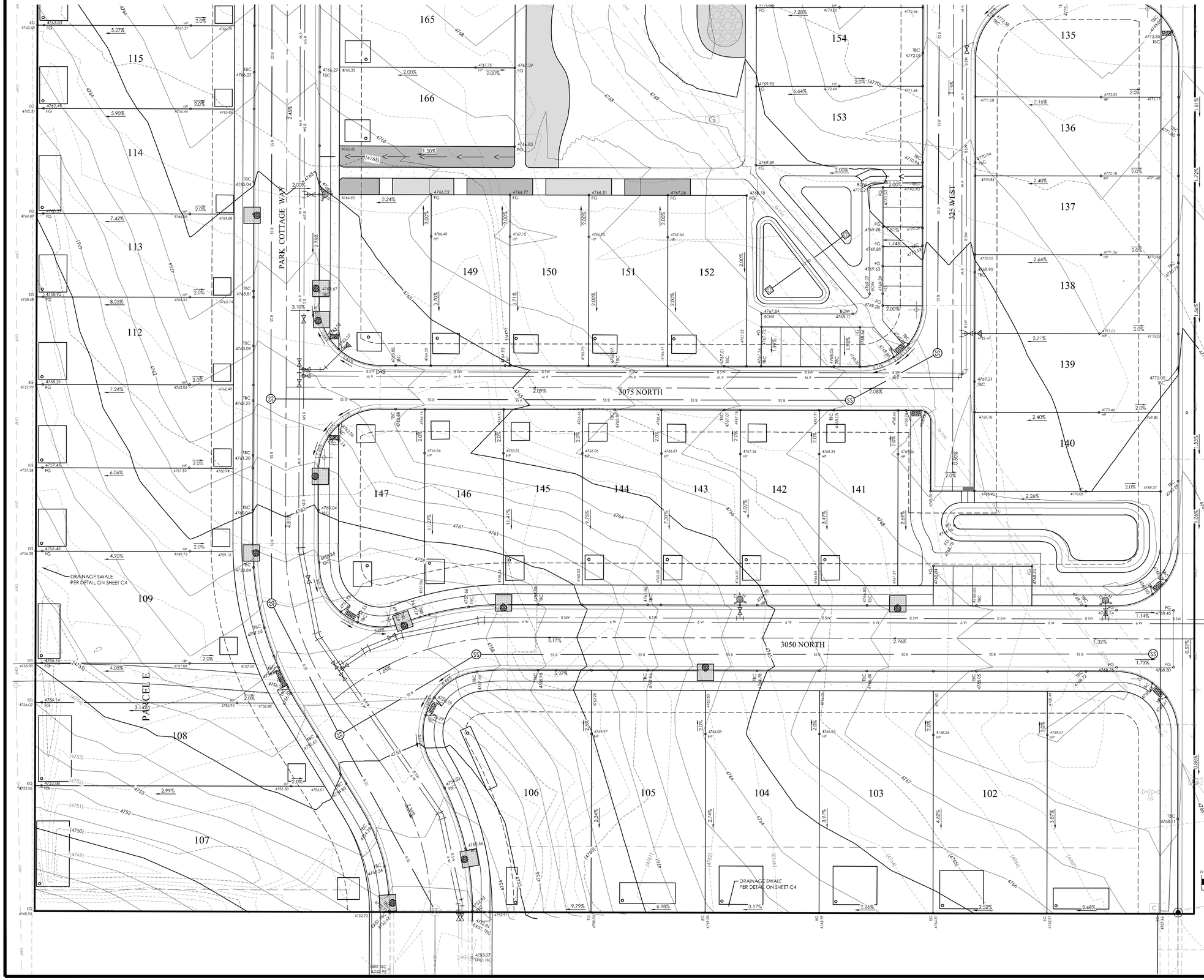
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GRADING PLAN

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	C4		

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MATCH SHEET C4



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

NOTES

1. REAR LOT DRAINAGE AREA AND VOLUME NEEDS TO BE MAINTAINED AS SHOWN, THOUGH THEIR SHAPE MAY CHANGE
   - 1.1. SEE LOT RAIN GARDEN SPECS ON SHEET C5.2
   - 1.2. SEE RAIN GARDEN DETAIL ON SHEET L1

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PARKVIEW COTTAGES

LEHI CITY

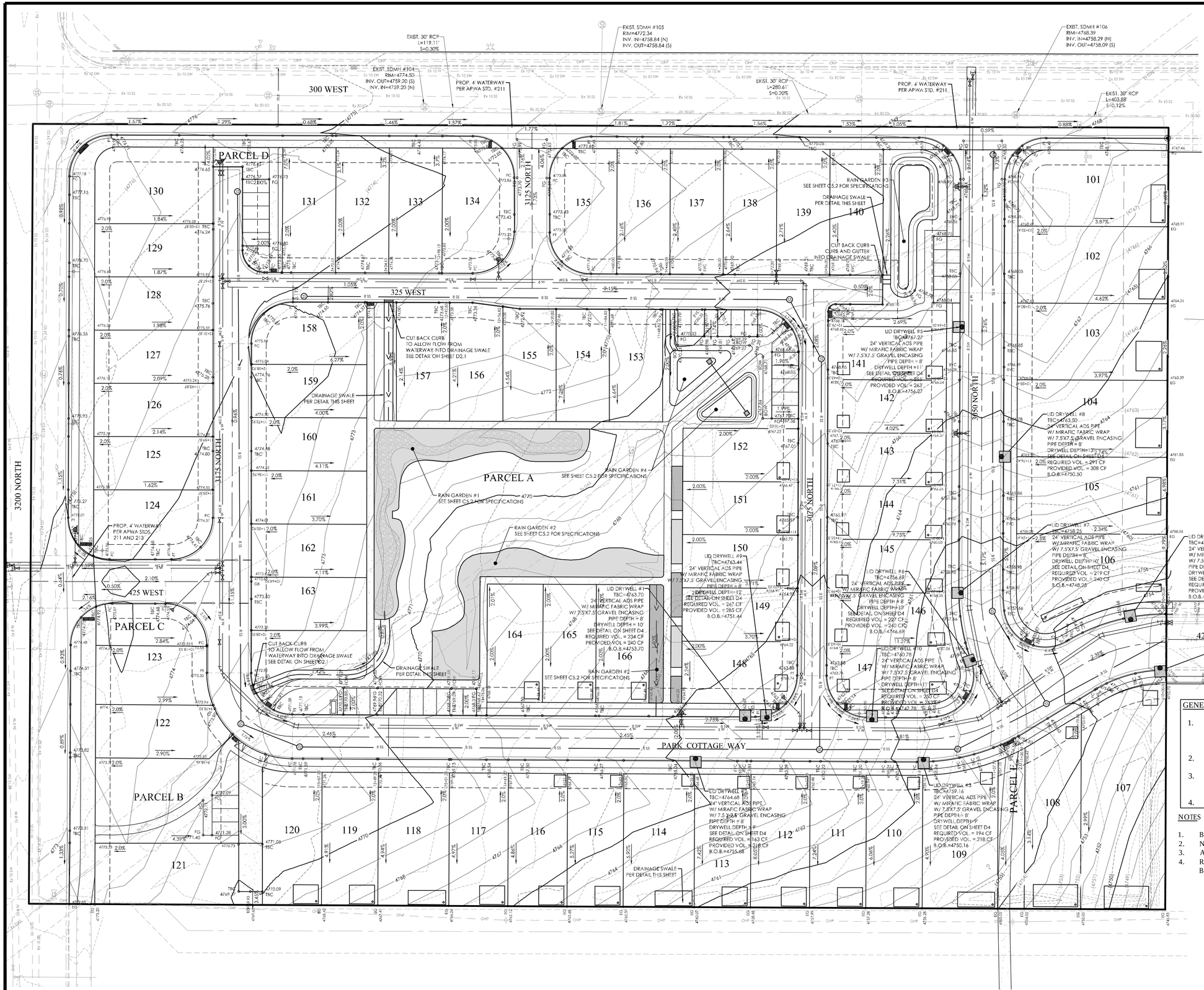
GRADING PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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GRADING PLAN

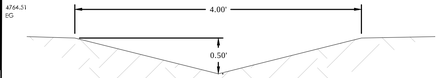
Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	C4.1		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 12"RCP SD — Ex 12 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 10" SDR-35 SEWER — Ex 10 SS
- EXIST. 8" DR-18 C900 WATER — Ex 8 W
- EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 10 SW
- EXIST. FENCE
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX



DRAINAGE SWALE
N.T.S

NOTE: SEE RAIN GARDEN SPECIFICATIONS ON SHEET C5.2

GENERAL NOTES

1. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.
3. EXISTING VALVES MAY BE USED FOR TESTING. IF THESE VALVES FAIL, THEY WILL BE REPLACED AT THE DEVELOPER'S EXPENSE.
4. ALL EXISTING SEWER MANHOLES HAVE BEEN SURVEYED.

NOTES

1. B.O.B. = BOTTOM OF BOX ELEVATION
2. NO HOODED INLETS WILL BE ALLOWED ON SUMPS
3. ALL STORM DRAIN IS PRIVATE AND IS TO BE MAINTAINED BY THE HOA
4. RAIN GARDEN SHAPE CAN VARY BUT THE AREA AND VOLUME MUST BE MAINTAINED

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PARKVIEW COTTAGES

LEHI CITY

DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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3	----	----
4	----	----
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Scale:	1"=30'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	C5		

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EXIST. SDMH #104
RIM=4774.50
INV. OUT=4759.20 (S)
INV. IN=4759.20 (N)

EXIST. 30" RCP
L=119.11'
S=0.30%

EXIST. SDMH #105
RIM=4772.34
INV. IN=4758.84 (N)
INV. OUT=4758.84 (S)

EXIST. 30" RCP
L=280.61'
S=0.20%

EXIST. SDMH #106
RIM=4768.39
INV. IN=4758.29 (N)
INV. OUT=4758.09 (S)

EXIST. 30" RCP
L=403.68'
S=0.12%

PARCEL D

300 WEST

3125 NORTH

325 WEST

3200 NORTH

3175 NORTH

425 WEST

3050 NORTH

3075 NORTH

PARK COTTAGE WAY

PARCEL A

PARCEL B

PARCEL C

PARCEL E

RAIN GARDEN #1
A = 86400.57 SQ. FT

RAIN GARDEN #2
A = 40190.23 SQ. FT

RAIN GARDEN #3
A = 27206.59 SQ. FT

RAIN GARDEN #4
A = 15963.13 SQ. FT

RAIN GARDEN #5
A = 6910.40 SQ. FT

DRYWELL AREA #1
A = 4323 SQ. FT

DRYWELL AREA #2
A = 3334 SQ. FT

DRYWELL AREA #3
A = 3692 SQ. FT

DRYWELL AREA #4
A = 4170 SQ. FT

DRYWELL AREA #5
A = 5118 SQ. FT

DRYWELL AREA #6
A = 4061 SQ. FT

DRYWELL AREA #7
A = 4319 SQ. FT

DRYWELL AREA #8
A = 5,363 SQ. FT

DRYWELL AREA #10
A = 3898 SQ. FT

DRYWELL AREA #11
A = 6241 SQ. FT

DRYWELL AREA #4
A = 4621 SQ. FT

LID DRYWELL #1
TBC=4763.70
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH = 10'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 234 CF
PROVIDED VOL = 240 CF

LID DRYWELL #2
TBC=4763.44
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH=12'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 267 CF
PROVIDED VOL. = 285 CF

LID DRYWELL #3
TBC=4759.16
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH=9'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 194 CF
PROVIDED VOL. = 218 CF

LID DRYWELL #4
TBC=4752.83
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH = 11'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 256'
PROVIDED VOL. = 263'

LID DRYWELL #5
TBC=4767.27
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH = 11'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 255'
PROVIDED VOL. = 263'

LID DRYWELL #6
TBC=4763.50
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH=13'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 291 CF
PROVIDED VOL. = 296 CF

LID DRYWELL #7
TBC=4758.26
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH=10'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 219 CF
PROVIDED VOL. = 240 CF

LID DRYWELL #8
TBC=4756.69
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH=10'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 237 CF
PROVIDED VOL. = 240 CF

LID DRYWELL #9
TBC=4763.44
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH=12'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 267 CF
PROVIDED VOL. = 285 CF

LID DRYWELL #10
TBC=4760.78
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X7.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH=11'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 251 CF
PROVIDED VOL. = 263 CF

LID DRYWELL #11
TBC=4753.54
24" VERTICAL ADS PIPE
W/ MIRAFIC FABRIC WRAP
W/ 7.5X9.5' GRAVEL ENCASING
PIPE DEPTH = 8'
DRYWELL DEPTH=12.5'
SEE DETAIL ON SHEET D4
REQUIRED VOL. = 367 CF
PROVIDED VOL. = 371 CF

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 12"RCP SD — Ex 12 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 10" SDR-35 SEWER — Ex 10 SS
- EXIST. 8" DR-18 C900 WATER — Ex 8 W
- EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 10 SW
- EXIST. FENCE
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX

N S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

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DRAINAGE NOTES

1. SEE THE DRAINAGE REPORT FOR REQUIRED STORAGE AND PROVIDED CAPACITY.
2. SEE SHEET D4 FOR LID DRYWELL DETAIL.

Know what's below. Call 811 before you dig.

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www.focusutah.com

PARKVIEW COTTAGES

LEHI CITY

STORM DRAIN SIZING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

STORM DRAIN SIZING PLAN

Scale: 1"=30'	Drawn: AC
Date: 03/31/2020	Job #: 18-288
Sheet: C5.1	

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\FINAL\ C5.1 - STORM DRAIN SUMP SIZING PLAN.dwg

EXIST. SDMH #104
RIM=4774.50
INV. OUT=4759.20 (S)
INV. IN=4759.20 (N)

EXIST. 30" RCP
L=119.11'
S=0.30%

EXIST. SDMH #105
RIM=4772.34
INV. IN=4758.84 (N)
INV. OUT=4758.84 (S)

EXIST. 30" RCP
L=280.61'
S=0.20%

EXIST. SDMH #106
RIM=4768.39
INV. IN=4758.29 (N)
INV. OUT=4758.09 (S)

EXIST. 30" RCP
L=403.68'
S=0.12%

PARCEL D

300 WEST

3125 NORTH

305 WEST

3050 NORTH

3075 NORTH

3175 NORTH

3200 NORTH

425 WEST

PARCEL A

PARCEL B

PARCEL C

PARCEL E

PARK COTTAGE WAY

RAIN GARDEN #1
TRIBUTARY AREA = 86400.57 SQ. FT
GARDEN AREA = 4840 SQ. FT
REQUIRED VOLUME = 2,906 CF
PROVIDED VOLUME = 3,920 CF

RAIN GARDEN #2
TRIBUTARY AREA= 40190.23 SQ. FT
GARDEN AREA = 5005 SQ. FT
REQUIRED VOLUME = 746 CF
PROVIDED VOLUME = 3,920 CF

RAIN GARDEN #2
TRIBUTARY AREA= 6515.42 SQ. FT
GARDEN AREA = 1300 SQ. FT
REQUIRED VOLUME = 60 CF
PROVIDED VOLUME = 200 CF

RAIN GARDEN #3
TRIBUTARY AREA = 27206.59 SQ. FT
GARDEN AREA = 2,100 SQ. FT
REQUIRED VOLUME = 733 CF
PROVIDED VOLUME = 1,091 CF

RAIN GARDEN #4
TRIBUTARY AREA = 1596.63 SQ. FT
GARDEN AREA = 1,683 SQ. FT
REQUIRED VOLUME = 343 CF
PROVIDED VOLUME = 852 CF

LOTS 164-166
PROP. FRONT RAIN GARDEN
AREA = 115 SQ. FT.
VOLUME = 110 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOTS 148-152
PROP. FRONT RAIN GARDEN
AREA = 121 SQ. FT.
VOLUME = 125 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOTS 141-146
PROP. FRONT RAIN GARDEN
AREA = 115 SQ. FT.
VOLUME = 110 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOTS 101-105
PROP. REAR RAIN GARDEN
AREA = 250 SQ. FT.
VOLUME = 255 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOTS 109-120
PROP. REAR RAIN GARDEN
AREA = 215 SQ. FT.
VOLUME = 215 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOTS 110-116
PROP. FRONT RAIN GARDEN
AREA = 60 SQ. FT.
VOLUME = 30 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
DETAIL ON SHEET L1

LOTS 141-147
PROP. REAR RAIN GARDEN
AREA = 60 SQ. FT.
VOLUME = 30 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOT 106
PROP. FRONTRAIN GARDEN
AREA = 85 SQ. FT.
VOLUME = 45 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOT 106
PROP. REAR RAIN GARDEN
AREA = 85 SQ. FT.
VOLUME = 45 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOT 107
PROP. FRONT RAIN GARDEN
AREA = 100 SQ. FT.
VOLUME = 45 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOTS 107-108
PROP. REAR RAIN GARDEN
AREA = 350 SQ. FT.
VOLUME = 350 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

LOTS 108-109
PROP. FRONT RAIN GARDEN
AREA = 60 SQ. FT.
VOLUME = 45 CF
12" WIDE VERTICAL ADS PIPE
W/ GRATED LID
PIPE DEPTH = 3'
SEE DETAIL ON SHEET L1

FRONT LOTS 164-166
A ≤ 2,340 SQ. FT

FRONT LOTS 148-152
A ≤ 2,120 SQ. FT

FRONT LOTS 141-146
A ≤ 2,340 SQ. FT

REAR LOTS 141-147
A ≤ 1000 SQ. FT

FRONT LOTS 109-116
A ≤ 1000 SQ. FT

REAR LOTS 109-120
A ≤ 3600 SQ. FT

REAR LOTS 101-105
A ≤ 3600 SQ. FT

FRONT LOTS 107-108
A ≤ 1,190 SQ. FT

REAR LOTS 107-108
A ≤ 6000 SQ. FT

FRONT LOT 106
A = 3,270

REAR LOT 106
A = 2,340

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

N S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PARKVIEW COTTAGES

LEHI CITY

STORM DRAIN RAIN GARDEN SIZING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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STORM DRAIN RAIN GARDEN SIZING PLAN

Scale:	1"=30'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	C5.2		

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\PIVAL\C5.2 - STORM DRAIN RAIN GARDEN SIZING PLAN.dwg

300 WEST

3200 NORTH

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

SSMH #101 4' Ø
RIM=4776.17
INV. OUT=4764.09 (W)
PER LEHI CITY STDS.
SEWER/DRAIN-1

PROP. 4" SEWER LATERAL
PER LEHI CITY STDS. SEWER-6 (TYP.)

SSMH #109 4' Ø
RIM=4769.04
INV. IN=4757.50 (N)
INV. OUT=4757.30 (SW)
PER LEHI CITY STDS.
SEWER/DRAIN-1

SSMH #107 4' Ø
RIM=4768.72
INV. OUT=4756.35 (W)
PER LEHI CITY STDS.
SEWER/DRAIN-1

SSMH #111 4' Ø
RIM=4774.76
INV. OUT=4762.66 (S)
PER LEHI CITY STDS.
SEWER/DRAIN-1

8" SDR-35 SEWER
L=308.28'
S=1.57%

8" SDR-35 SEWER
L=359.85'
S=1.13%

8" SDR-35 SEWER
L=45.38'
S=2.02%

SSMH #110 4' Ø
RIM=4768.10
INV. IN=4756.39 (NE)
INV. OUT=4756.19 (W)
PER LEHI CITY STDS.
SEWER/DRAIN-1

8" SDR-35 SEWER
L=308.83'
S=2.90%

8" SDR-35 SEWER
L=264.20'
S=2.24%

SSMH #108 4' Ø
RIM=4757.65
INV. IN=4747.40 (E)
INV. OUT=4747.20 (SW)
PER LEHI CITY STDS.
SEWER/DRAIN-1

8" SDR-35 SEWER
L=72.47'
S=4.78%

8" SDR-35 SEWER
L=42.78'
S=1.52%

SSMH #102 4' Ø
RIM=4772.36
INV. IN=4760.04 (E)
INV. OUT=4759.84 (S)
PER LEHI CITY STDS.
SEWER/DRAIN-1

SSMH #103 4' Ø
RIM=4771.49
INV. IN=4759.19 (N)
INV. OUT=4758.99 (S)
PER LEHI CITY STDS.
SEWER/DRAIN-1

8" SDR-35 SEWER
L=351.52'
S=2.48%

SSMH #104 4' Ø
RIM=4762.21
INV. IN=4750.27 (N)
INV. OUT=4750.07 (S)
INV. IN=4750.27 (E)
PER LEHI CITY STDS.
SEWER/DRAIN-1

8" SDR-35 SEWER
L=93.38'
S=4.63%

SSMH #105 4' Ø
RIM=4757.99
INV. IN=4745.74 (N)
INV. OUT=4745.54 (SE)
PER LEHI CITY STDS.
SEWER/DRAIN-1

8" SDR-35 SEWER
L=67.54'
S=2.67%

SSMH #106 4' Ø
RIM=4755.45
INV. IN=4743.74 (NW)
INV. OUT=4743.54 (SE)
INV. IN=4743.74 (NE)
PER LEHI CITY STDS.
SEWER/DRAIN-1

8" SDR-35 SEWER
L=91.29'
S=2.00%

DISCHARGE SEWER INTO
EXIST. 8" SEWER MAIN

EXIST. SSMH #108
RIM=4753.11
INV. IN=4741.71 (NW)
INV. OUT=4741.51 (S)

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

NOTES

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5. SEE SHEET C7.1 FOR SEWER LATERAL INFORMATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PARKVIEW COTTAGES

LEHI CITY

SEWER PLAN

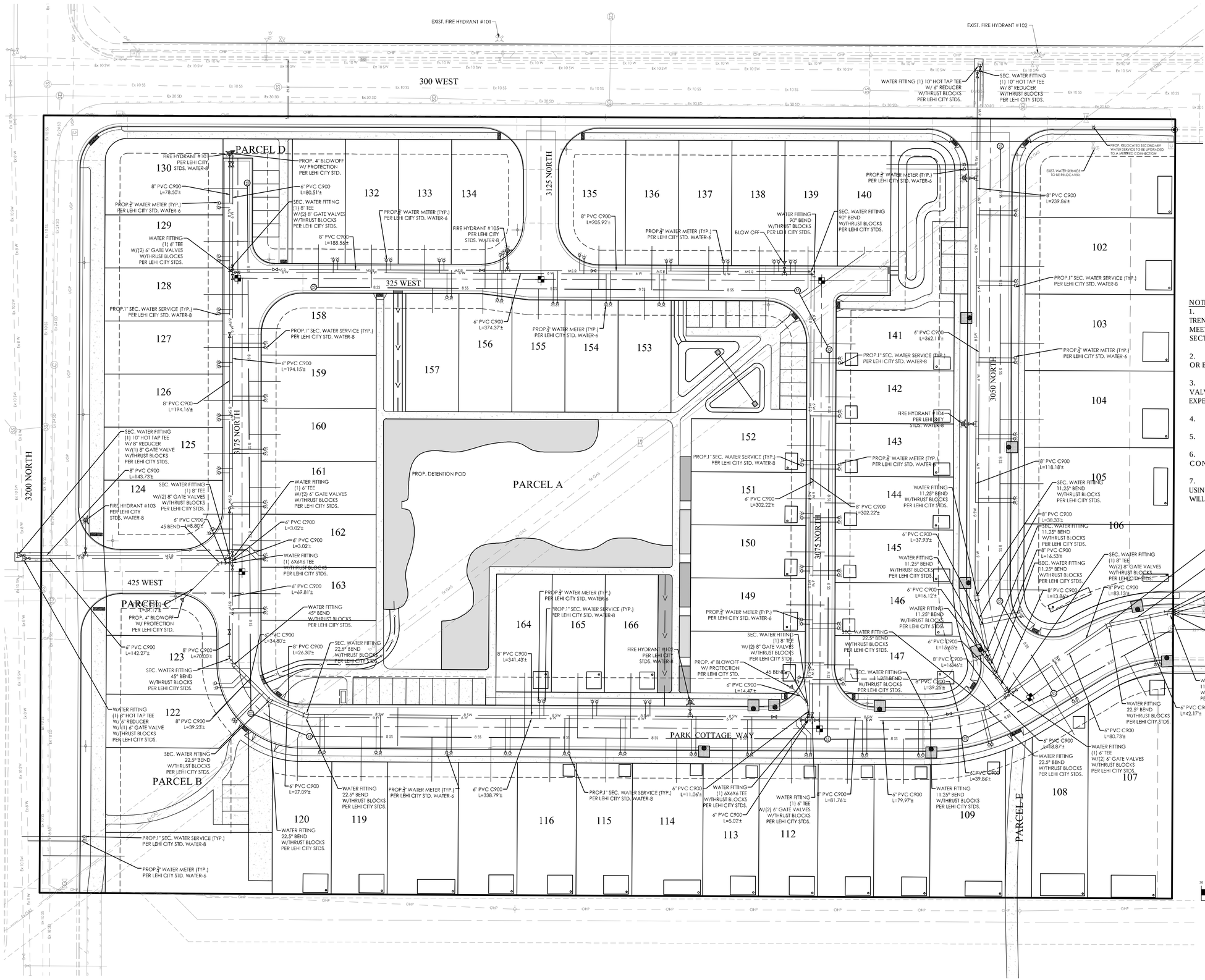
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=30'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	C6		

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288 dwg sheets\FINAL C6 - SEWER PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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5. SEE SHEET C7.1 FOR LATERAL INFORMATION

6. POSSIBLE CONFLICT WITH GAS LINE MAY BE POSSIBLE. IF CONFLICT ARISES THE WATER LINE WILL NEED TO BE LOOPED

7. ALL WATER MAINLINE LOOPS MUST BE CONSTRUCTED USING SOLID FLANGED SPOOLS, NOW MECHANICAL JOINTS WILL BE ALLOWED

N S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PARKVIEW COTTAGES
LEHI CITY
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

WATER PLAN

Scale:	1"=30'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	C7		

Z:\...2018\18-288 Dixon Mink Farm Property\design 18-288 dwgs\sheets\FINAL\C7 - WATER PLAN.dwg

SEWER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET
SS LAT #101	3050 NORTH	13+46.91	37.01 R
SS LAT #102	3050 NORTH	12+99.03	37.00 R
SS LAT #103	3050 NORTH	12+47.03	37.00 R
SS LAT #104	3050 NORTH	11+95.03	37.00 R
SS LAT #105	3050 NORTH	11+51.67	37.00 R
SS LAT #106	3050 NORTH	10+76.89	37.50 R
SS LAT #107	PARK COTTAGE WAY	10+28.57	41.00 L
SS LAT #108	PARK COTTAGE WAY	11+00.24	37.99 L
SS LAT #109	PARK COTTAGE WAY	11+66.92	36.97 L
SS LAT #110	PARK COTTAGE WAY	11+99.10	36.95 L
SS LAT #111	PARK COTTAGE WAY	12+37.19	37.00 L
SS LAT #112	PARK COTTAGE WAY	12+75.19	37.00 L
SS LAT #113	PARK COTTAGE WAY	13+15.19	37.00 L
SS LAT #114	PARK COTTAGE WAY	13+53.19	37.00 L
SS LAT #115	PARK COTTAGE WAY	14+01.19	37.00 L
SS LAT #116	PARK COTTAGE WAY	14+39.19	37.00 L
SS LAT #117	PARK COTTAGE WAY	14+79.19	37.00 L
SS LAT #118	PARK COTTAGE WAY	15+19.19	37.00 L
SS LAT #119	PARK COTTAGE WAY	15+67.19	37.00 L
SS LAT #120	PARK COTTAGE WAY	16+10.45	37.00 L
SS LAT #121	3200 NORTH	10+25.95	30.09 R
SS LAT #122	3175 NORTH	9+63.38	17.83 L
SS LAT #123	3175 NORTH	9+96.22	27.90 L
SS LAT #124	3175 NORTH	11+00.87	24.54 L
SS LAT #125	3175 NORTH	11+41.87	24.00 L
SS LAT #126	3175 NORTH	11+77.87	24.00 L
SS LAT #127	3175 NORTH	12+13.87	24.00 L
SS LAT #128	3175 NORTH	12+49.87	24.00 L
SS LAT #129	3175 NORTH	12+85.87	24.00 L
SS LAT #130	3175 NORTH	13+21.87	24.00 L
SS LAT #131	325 WEST	13+88.13	23.00 R
SS LAT #132	325 WEST	13+52.13	23.00 R
SS LAT #133	325 WEST	13+16.13	23.00 R
SS LAT #134	325 WEST	12+75.06	25.99 R
SS LAT #135	325 WEST	11+98.00	23.00 R
SS LAT #136	325 WEST	11+62.00	23.00 R
SS LAT #137	325 WEST	11+23.37	23.00 R
SS LAT #138	325 WEST	10+89.00	23.00 R
SS LAT #139	325 WEST	10+56.00	23.00 R
SS LAT #140	325 WEST	10+18.00	23.00 R
SS LAT #141	3075 NORTH	12+61.32	23.00 R
SS LAT #142	3075 NORTH	12+25.32	23.00 R
SS LAT #143	3075 NORTH	11+89.32	23.00 R
SS LAT #144	3075 NORTH	11+53.32	23.00 R
SS LAT #145	3075 NORTH	11+17.32	23.00 R
SS LAT #146	3075 NORTH	10+81.32	23.00 R
SS LAT #147	3075 NORTH	10+43.48	23.00 R
SS LAT #148	3075 NORTH	10+44.79	23.03 L
SS LAT #149	3075 NORTH	10+84.02	23.00 L
SS LAT #150	3075 NORTH	11+20.02	23.00 L
SS LAT #151	3075 NORTH	11+56.02	23.00 L
SS LAT #152	3075 NORTH	11+92.02	23.00 L
SS LAT #153	325 WEST	11+66.77	27.00 L
SS LAT #154	325 WEST	12+02.77	27.00 L
SS LAT #155	325 WEST	12+38.77	27.00 L
SS LAT #156	325 WEST	12+76.57	23.44 L
SS LAT #157	325 WEST	13+10.78	23.00 L
SS LAT #158	3050 NORTH	12+54.78	481.01 L
SS LAT #159	3050 NORTH	12+18.78	480.87 L
SS LAT #160	3050 NORTH	11+82.78	480.74 L
SS LAT #161	3050 NORTH	11+46.78	480.61 L
SS LAT #162	3050 NORTH	11+10.78	480.47 L
SS LAT #163	3050 NORTH	10+83.70	480.44 L
SS LAT #164	PARK COTTAGE WAY	14+56.46	37.00 R
SS LAT #165	PARK COTTAGE WAY	14+20.46	37.00 R
SS LAT #166	PARK COTTAGE WAY	13+84.46	37.00 R

WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER SERVICE #101	3050 NORTH	13+36.91	17.50 R	0.00
WATER SERVICE #102	3050 NORTH	12+89.03	17.50 R	0.00
WATER SERVICE #103	3050 NORTH	12+37.03	17.50 R	0.00
WATER SERVICE #104	3050 NORTH	11+85.03	17.50 R	0.00
WATER SERVICE #105	3050 NORTH	11+41.67	17.50 R	0.00
WATER SERVICE #106	3050 NORTH	10+60.67	18.50 R	0.00
WATER SERVICE #107	PARK COTTAGE WAY	10+14.44	21.36 L	4753.00
WATER SERVICE #108	PARK COTTAGE WAY	10+87.23	19.63 L	0.00
WATER SERVICE #109	PARK COTTAGE WAY	11+45.82	17.25 L	0.00
WATER SERVICE #110	PARK COTTAGE WAY	11+89.11	17.45 L	0.00
WATER SERVICE #111	PARK COTTAGE WAY	12+27.20	17.50 L	0.00
WATER SERVICE #112	PARK COTTAGE WAY	12+65.20	17.50 L	0.00
WATER SERVICE #113	PARK COTTAGE WAY	13+05.20	17.50 L	0.00
WATER SERVICE #114	PARK COTTAGE WAY	13+43.20	17.50 L	0.00
WATER SERVICE #115	PARK COTTAGE WAY	13+91.20	17.50 L	0.00
WATER SERVICE #116	PARK COTTAGE WAY	14+29.20	17.50 L	0.00
WATER SERVICE #117	PARK COTTAGE WAY	14+69.20	17.50 L	0.00
WATER SERVICE #118	PARK COTTAGE WAY	15+09.20	17.50 L	0.00
WATER SERVICE #119	PARK COTTAGE WAY	15+57.20	17.50 L	0.00
WATER SERVICE #120	PARK COTTAGE WAY	15+95.20	17.50 L	0.00
WATER SERVICE #121	3200 NORTH	10+35.75	2.50 R	4773.23
WATER SERVICE #122	3175 NORTH	9+61.53	3.47 L	0.00
WATER SERVICE #123	3175 NORTH	9+86.14	15.89 L	0.00
WATER SERVICE #124	3175 NORTH	10+90.87	17.68 L	0.00
WATER SERVICE #125	3175 NORTH	11+31.87	13.50 L	0.00
WATER SERVICE #126	3175 NORTH	11+67.87	13.50 L	0.00
WATER SERVICE #127	3175 NORTH	12+03.87	13.50 L	0.00
WATER SERVICE #128	3175 NORTH	12+39.87	13.50 L	0.00
WATER SERVICE #129	3175 NORTH	12+75.87	13.50 L	0.00
WATER SERVICE #130	3175 NORTH	13+11.87	13.50 L	0.00
WATER SERVICE #131	325 WEST	13+78.13	12.50 R	0.00
WATER SERVICE #132	325 WEST	13+42.13	12.50 R	0.00
WATER SERVICE #133	325 WEST	13+06.13	12.50 R	0.00
WATER SERVICE #134	325 WEST	12+62.90	17.60 R	0.00
WATER SERVICE #135	325 WEST	12+08.00	14.86 R	0.00
WATER SERVICE #136	325 WEST	11+52.00	12.50 R	0.00
WATER SERVICE #137	325 WEST	11+13.37	12.50 R	0.00
WATER SERVICE #138	325 WEST	10+79.00	12.50 R	0.00
WATER SERVICE #139	325 WEST	10+67.75	12.50 R	0.00
WATER SERVICE #141	3075 NORTH	12+51.32	12.50 R	0.00
WATER SERVICE #142	3075 NORTH	12+15.32	12.50 R	0.00
WATER SERVICE #143	3075 NORTH	11+79.32	12.50 R	0.00
WATER SERVICE #144	3075 NORTH	11+43.32	12.50 R	0.00
WATER SERVICE #145	3075 NORTH	11+07.32	12.50 R	0.00
WATER SERVICE #146	3075 NORTH	10+71.32	12.50 R	0.00
WATER SERVICE #147	3075 NORTH	10+33.49	14.33 R	0.00
WATER SERVICE #148	3075 NORTH	10+34.78	13.87 L	0.00
WATER SERVICE #149	3075 NORTH	10+74.02	12.50 L	0.00
WATER SERVICE #150	3075 NORTH	11+10.02	12.50 L	0.00
WATER SERVICE #151	3075 NORTH	11+46.02	12.50 L	0.00
WATER SERVICE #152	3075 NORTH	11+82.02	12.50 L	0.00
WATER SERVICE #153	325 WEST	11+56.81	16.50 L	0.00
WATER SERVICE #154	325 WEST	11+92.81	16.50 L	0.00
WATER SERVICE #155	325 WEST	12+28.81	16.50 L	0.00
WATER SERVICE #156	325 WEST	12+66.60	14.10 L	0.00
WATER SERVICE #157	325 WEST	13+00.82	12.50 L	0.00
WATER SERVICE #158	3175 NORTH	12+16.92	17.50 R	0.00
WATER SERVICE #159	3175 NORTH	11+80.92	17.50 R	0.00
WATER SERVICE #160	3175 NORTH	11+44.92	17.50 R	0.00
WATER SERVICE #161	3175 NORTH	11+08.92	17.50 R	0.00
WATER SERVICE #162	3175 NORTH	10+72.95	17.50 R	0.00
WATER SERVICE #163	3175 NORTH	10+36.92	17.50 R	0.00
WATER SERVICE #164	PARK COTTAGE WAY	14+46.51	17.50 R	0.00
WATER SERVICE #165	PARK COTTAGE WAY	14+10.51	17.50 R	0.00
WATER SERVICE #166	PARK COTTAGE WAY	13+74.51	17.50 R	0.00

SECONDARY WATER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC. WATER SERVICE #101	3050 NORTH	13+33.91	17.50 R	0.00
SEC. WATER SERVICE #102	3050 NORTH	12+86.03	17.50 R	0.00
SEC. WATER SERVICE #103	3050 NORTH	12+34.03	17.50 R	0.00
SEC. WATER SERVICE #104	3050 NORTH	11+82.03	17.50 R	0.00
SEC. WATER SERVICE #105	3050 NORTH	11+38.67	17.50 R	0.00
SEC. WATER SERVICE #106	3050 NORTH	10+56.78	19.50 R	0.00
SEC. WATER SERVICE #107	PARK COTTAGE WAY	10+10.73	21.35 L	4753.00
SEC. WATER SERVICE #108	PARK COTTAGE WAY	10+84.24	19.91 L	0.00
SEC. WATER SERVICE #109	PARK COTTAGE WAY	11+44.07	17.39 L	0.00
SEC. WATER SERVICE #110	PARK COTTAGE WAY	11+86.11	17.45 L	0.00
SEC. WATER SERVICE #111	PARK COTTAGE WAY	12+24.20	17.50 L	0.00
SEC. WATER SERVICE #112	PARK COTTAGE WAY	12+62.20	17.50 L	0.00
SEC. WATER SERVICE #113	PARK COTTAGE WAY	13+02.20	17.50 L	0.00
SEC. WATER SERVICE #114	PARK COTTAGE WAY	13+40.20	17.50 L	0.00
SEC. WATER SERVICE #115	PARK COTTAGE WAY	13+88.20	17.50 L	0.00
SEC. WATER SERVICE #116	PARK COTTAGE WAY	14+26.20	17.50 L	0.00
SEC. WATER SERVICE #117	PARK COTTAGE WAY	14+66.20	17.50 L	0.00
SEC. WATER SERVICE #118	PARK COTTAGE WAY	15+06.20	17.50 L	0.00
SEC. WATER SERVICE #119	PARK COTTAGE WAY	15+54.20	17.50 L	0.00
SEC. WATER SERVICE #120	PARK COTTAGE WAY	15+92.20	17.50 L	0.00
SEC. WATER SERVICE #121	3200 NORTH	10+38.73	2.50 R	4773.26
SEC. WATER SERVICE #122	3175 NORTH	9+60.13	2.04 L	0.00
SEC. WATER SERVICE #123	3175 NORTH	9+83.13	15.10 L	0.00
SEC. WATER SERVICE #124	3175 NORTH	10+87.87	19.99 L	0.00
SEC. WATER SERVICE #125	3175 NORTH	11+28.87	13.50 L	0.00
SEC. WATER SERVICE #126	3175 NORTH	11+64.87	13.50 L	0.00
SEC. WATER SERVICE #127	3175 NORTH	12+00.87	13.50 L	0.00
SEC. WATER SERVICE #128	3175 NORTH	12+36.87	13.50 L	0.00
SEC. WATER SERVICE #129	3175 NORTH	12+72.87	13.50 L	0.00
SEC. WATER SERVICE #130	3175 NORTH	13+08.87	13.50 L	0.00
SEC. WATER SERVICE #131	325 WEST	13+75.13	12.50 R	0.00
SEC. WATER SERVICE #132	325 WEST	13+39.13	12.50 R	0.00
SEC. WATER SERVICE #133	325 WEST	13+03.13	12.50 R	0.00
SEC. WATER SERVICE #134	325 WEST	12+64.89	16.31 R	0.00
SEC. WATER SERVICE #135	325 WEST	12+11.00	16.50 R	0.00
SEC. WATER SERVICE #136	325 WEST	11+49.00	12.50 R	0.00
SEC. WATER SERVICE #137	325 WEST	11+10.37	12.50 R	0.00
SEC. WATER SERVICE #138	325 WEST	10+76.00	12.50 R	0.00
SEC. WATER SERVICE #139	325 WEST	10+64.75	12.50 R	0.00
SEC. WATER SERVICE #141	3075 NORTH	12+48.32	12.50 R	0.00
SEC. WATER SERVICE #142	3075 NORTH	12+12.32	12.50 R	0.00
SEC. WATER SERVICE #143	3075 NORTH	11+76.32	12.50 R	0.00
SEC. WATER SERVICE #144	3075 NORTH	11+40.32	12.50 R	0.00
SEC. WATER SERVICE #145	3075 NORTH	11+04.32	12.50 R	0.00
SEC. WATER SERVICE #146	3075 NORTH	10+68.32	12.50 R	0.00
SEC. WATER SERVICE #147	3075 NORTH	10+30.49	15.76 R	0.00
SEC. WATER SERVICE #148	3075 NORTH	10+31.78	15.11 L	0.00
SEC. WATER SERVICE #149	3075 NORTH	10+71.02	12.50 L	0.00
SEC. WATER SERVICE #150	3075 NORTH	11+07.02	12.50 L	0.00
SEC. WATER SERVICE #151	3075 NORTH	11+43.02	12.50 L	0.00
SEC. WATER SERVICE #152	3075 NORTH	11+79.02	12.50 L	0.00
SEC. WATER SERVICE #153	325 WEST	11+53.81	16.50 L	0.00
SEC. WATER SERVICE #154	325 WEST	11+89.81	16.50 L	0.00
SEC. WATER SERVICE #155	325 WEST	12+25.81	16.50 L	0.00
SEC. WATER SERVICE #156	325 WEST	12+63.60	14.48 L	0.00
SEC. WATER SERVICE #157	325 WEST	12+97.82	12.50 L	0.00
SEC. WATER SERVICE #158	3175 NORTH	12+13.92	17.50 R	0.00
SEC. WATER SERVICE #159	3175 NORTH	11+77.92	17.50 R	0.00
SEC. WATER SERVICE #160	3175 NORTH	11+41.92	17.50 R	0.00
SEC. WATER SERVICE #161	3175 NORTH	11+05.92	17.50 R	0.00
SEC. WATER SERVICE #162	3175 NORTH	10+69.95	17.50 R	0.00
SEC. WATER SERVICE #163	3175 NORTH	10+33.92	17.50 R	0.00
SEC. WATER SERVICE #164	PARK COTTAGE WAY	14+43.51	17.50 R	0.00
SEC. WATER SERVICE #165	PARK COTTAGE WAY	14+07.51	17.50 R	0.00
SEC. WATER SERVICE #166	PARK COTTAGE WAY	13+71.51	17.50 R	0.00

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PARKVIEW COTTAGES

LEHI CITY

UTILITY LATERAL TABLES

REVISION BLOCK

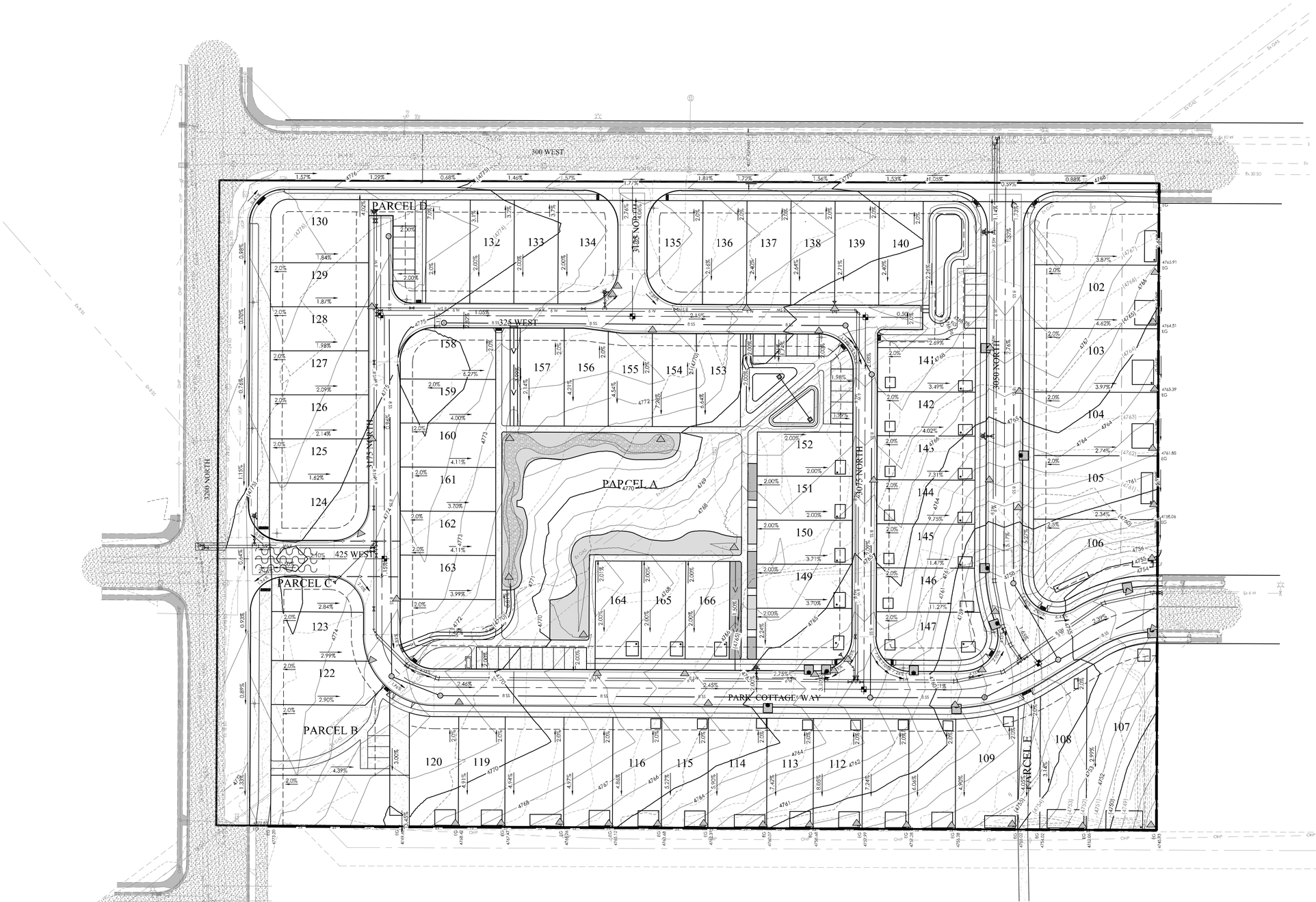
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UTILITY LATERAL TABLES

Scale: N/A | Drawn: AC
Date: 03/31/2020 | Job #: 18-288
Sheet: C7.1

Know what's below. Call 811 before you dig.

Z:\...2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\FINAL\C7.1 - WATER PLAN.dwg



SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING: 40°25'36" EASTING:111°51'19"
RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 9.31 ACRES. AN ESTIMATED 9.31 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF SHEET FLOW TO EXISTING ROADWAYS WHERE IT IS THEN CONVEYED TO A REGIONAL POND.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1% TO 57%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1' WITH ROADS OF APPROXIMATELY 1% TO 4% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 33.5% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 66 INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.41. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.50 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   32 WEST CENTER STREET
   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

1. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.50

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N S

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PARKVIEW COTTAGES

LEHI CITY

EROSION CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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EROSION CONTROL PLAN

Scale: 1"=40'	Drawn: AC
Date: 03/31/2020	Job #: 18-288
Sheet: C8	

Z:_2018\18-288 Dixon Mink Farm Property\design\18-288\dwg\sheets\FINAL\C8 - EROSION CONTROL PLAN.dwg

EXIST. POWER POLE TO REMAIN IN PLACE
EXIST. POWER POLE TO REMAIN IN PLACE
EXISTING OVERHEAD POWER
EXISTING POWER POLE TO REMAIN IN PLACE
EXIST. OVERHEAD TO BE RELOCATED
EXIST. ELECTRICAL BOX TO BE RELOCATED
10.0' PUBLIC UTILITY & ROADWAY CONSTRUCTION EASEMENT (TYP.)
300 WEST
PARCEL D
0.06 acres
2490 sqft
EXIST. COMMUNICATIONS BOX TO BE RELOCATED
3125 NORTH
OVERHEAD POWER BE REMOVED
PARCEL F
0.03 acres
1409 sqft
EXISTING POWER TO BE REMOVED
325 WEST
3175 NORTH
3200 NORTH
3050 NORTH
3075 NORTH
PARCEL A
1.05 acres
45531 sqft
425 WEST
PARCEL C
0.05 acres
1960 sqft
PARCEL B
0.13 acres
5565 sqft
PARK COTTAGE WAY
10.0' PUBLIC UTILITY & ROADWAY CONSTRUCTION EASEMENT (TYP.)
PARCEL E
0.04 acres
1880 sqft
EXISTING OVERHEAD POWER
EXISTING POWER POLE TO REMAIN IN PLACE
EXISTING METAL FENCE TO BE REMOVED
EXISTING POWER POLE TO REMAIN IN PLACE

101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD ■ DI
SEWER MANHOLE	SS
VALVE, TEE & BEND	⋈ ∩ ⌐
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD ▣ DI
EXIST. SEWER MH	SS
EXIST. VALVE, TEE, & BEND	⋈ ∩ ⌐
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

N S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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POWER PLAN

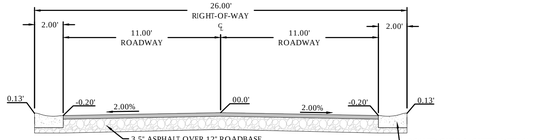
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POWER PLAN

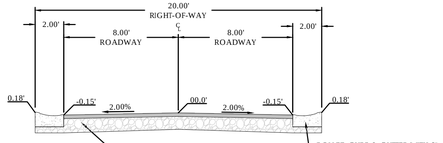
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Date:	03/31/2020	Job #:	18-288
Sheet:	C9		

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\FINAL\ C9 - POWER PLAN.dwg



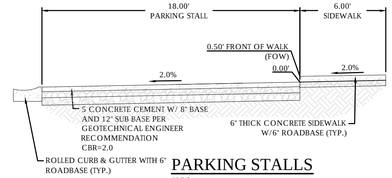
26' 3175 NORTH

N.T.S.



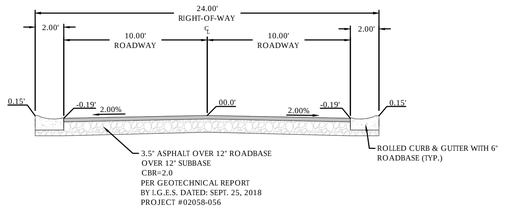
20' RIDGE LANE

N.T.S.



PARKING STALLS

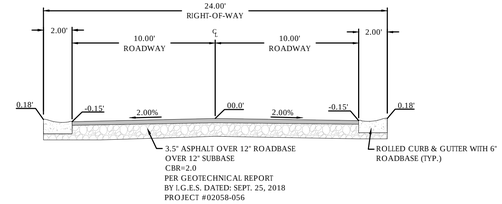
N.T.S.



24' 3125 NORTH

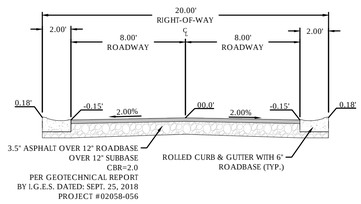
N.T.S.

ROLLED
WI



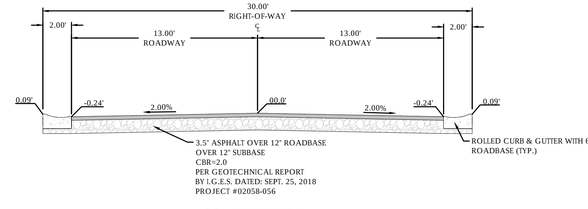
24' 325 WEST

N.T.S.



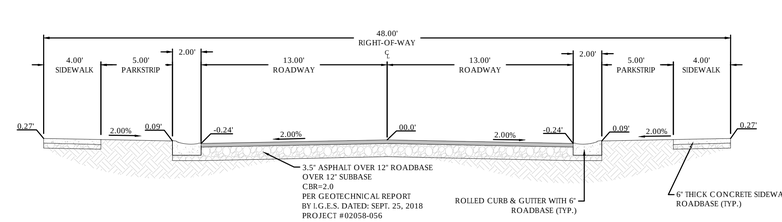
20' 3075 NORTH

N.T.S.



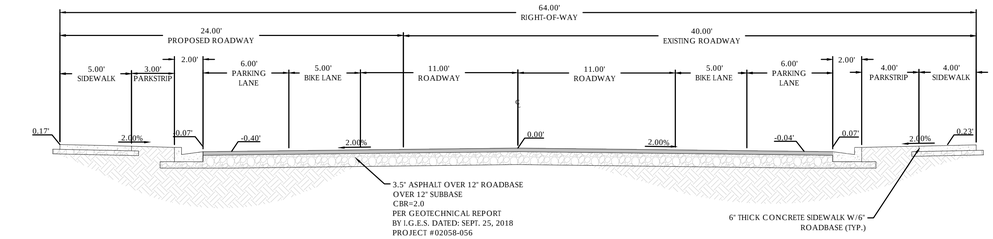
30' 425 WEST

N.T.S.



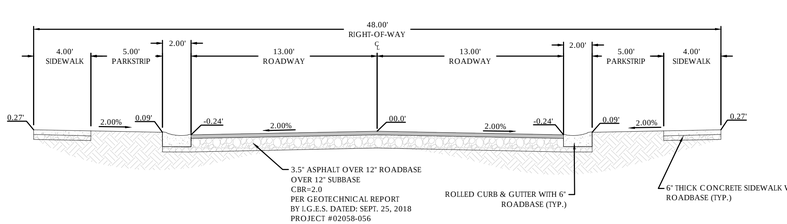
48' 3050 NORTH

N.T.S.



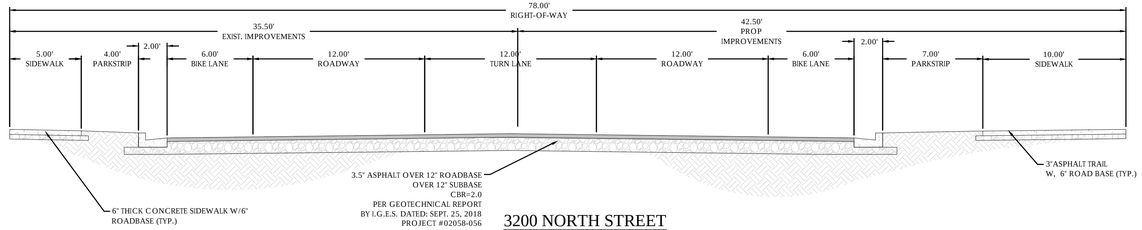
300 WEST STREET - LEFT TURN LANE

N.T.S.



48' PARK COTTAGE WAY

N.T.S.



3200 NORTH STREET

N.T.S.

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CROSS SECTIONS

REVISION BLOCK

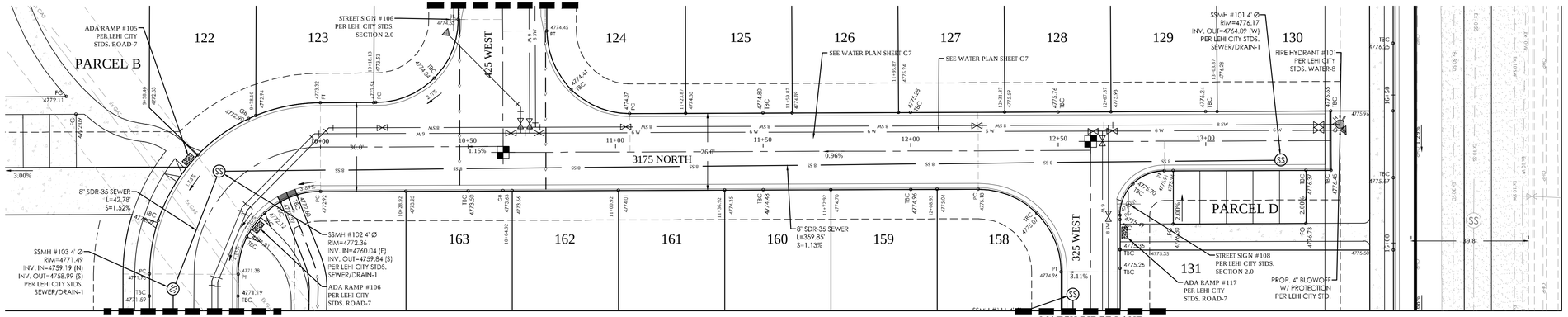
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CROSS SECTIONS

Scale: 1"=5'
Drawn: AC
Date: 03/31/2020
Job #: 18-288
Sheet: C10

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288 dwg\sheets\FINAL\ C10 - CROSS SECTIONS.dwg

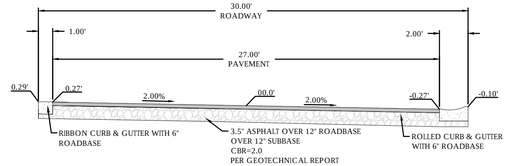
MATCH ROAD G
PLAN AND PROFILE
SEE SHEET PP9



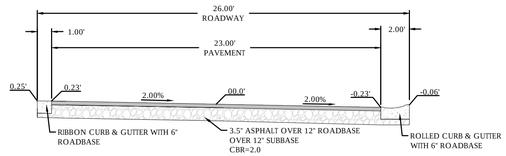
MATCH PARK COTTAGE WAY
PLAN AND PROFILE
SEE SHEET PP6

MATCH RIDGE LANE
PLAN AND PROFILE
SEE SHEET PP8

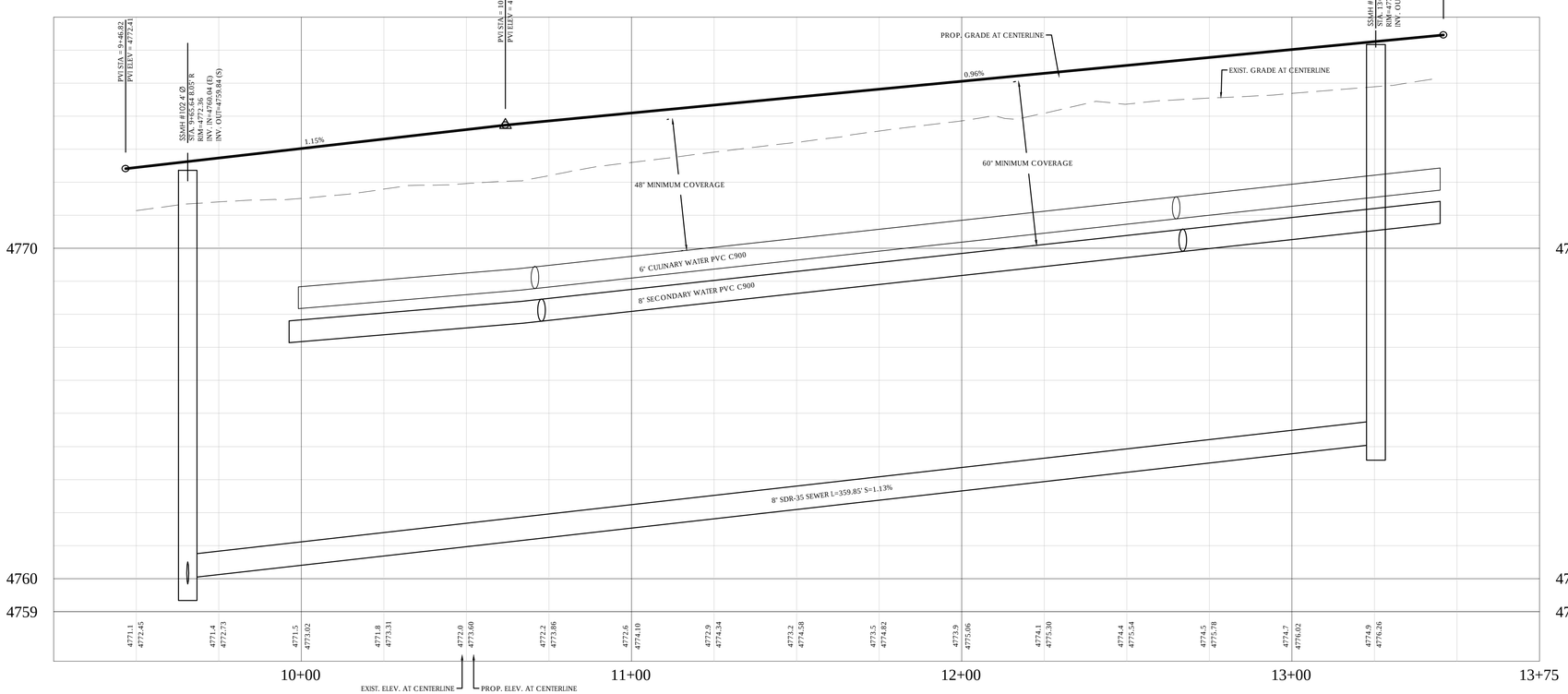
3175 NORTH PLAN AND PROFILE



30' SUPERELEVATED 3175 N
N.T.S.



26' SUPERELEVATED 3175 N
N.T.S.

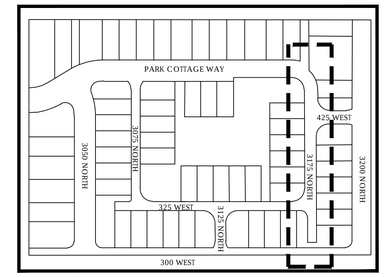


3175 NORTH PROFILE

VERTICAL SCALE 1:10

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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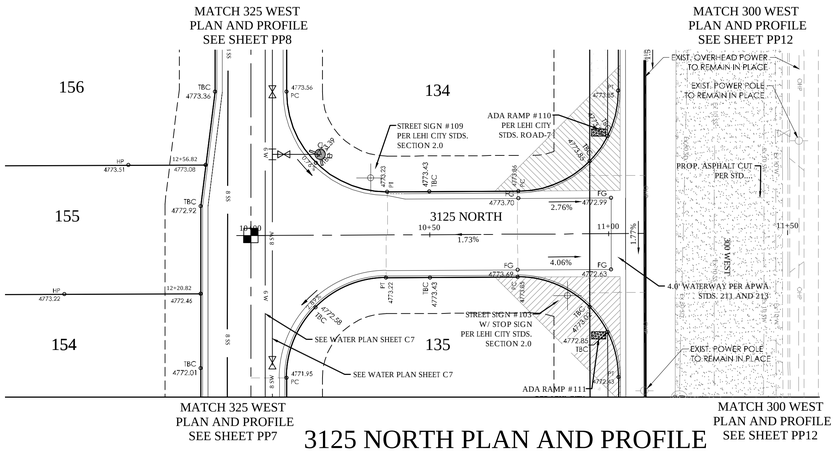
3175 NORTH PLAN AND PROFILE

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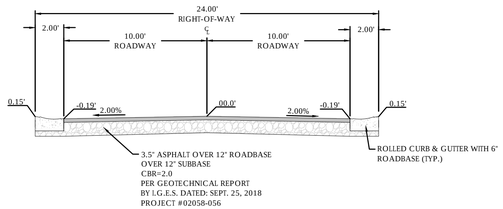
3175 NORTH PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP1		

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\FINAL PP1 - PARK COTTAGE WAY PLAN AND PROFILE.dwg

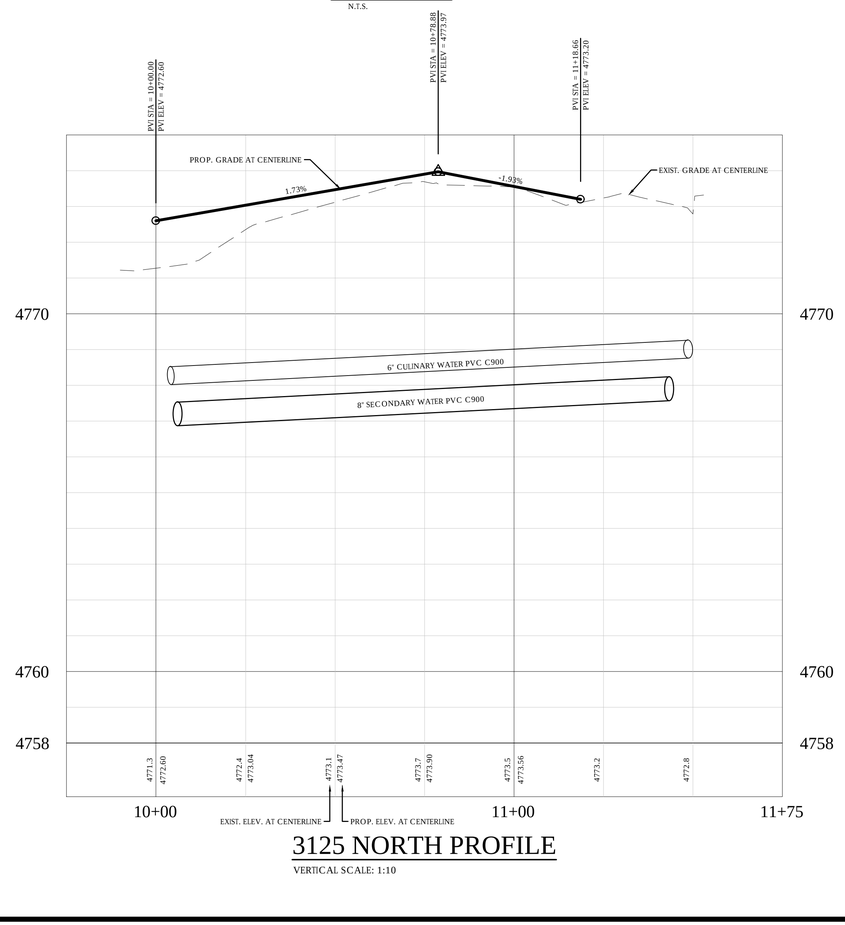


3125 NORTH PLAN AND PROFILE



24' 3125 NORTH

N.T.S.

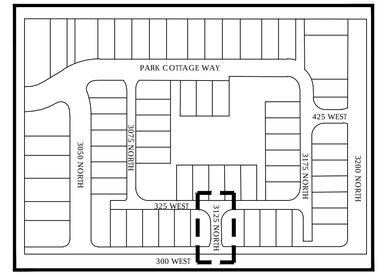


3125 NORTH PROFILE

VERTICAL SCALE: 1:10

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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3125 NORTH PLAN AND PROFILE

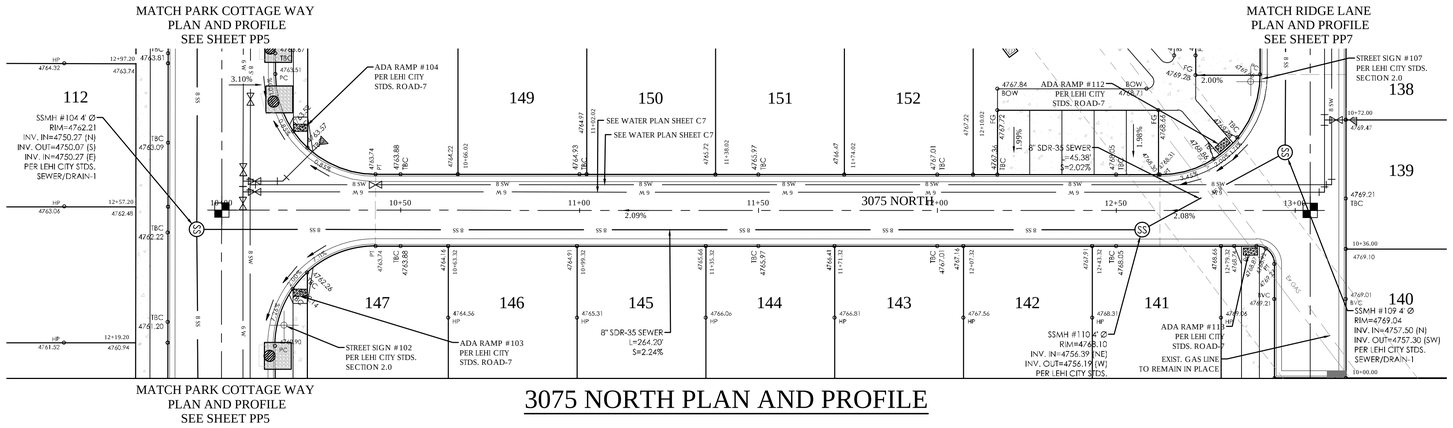
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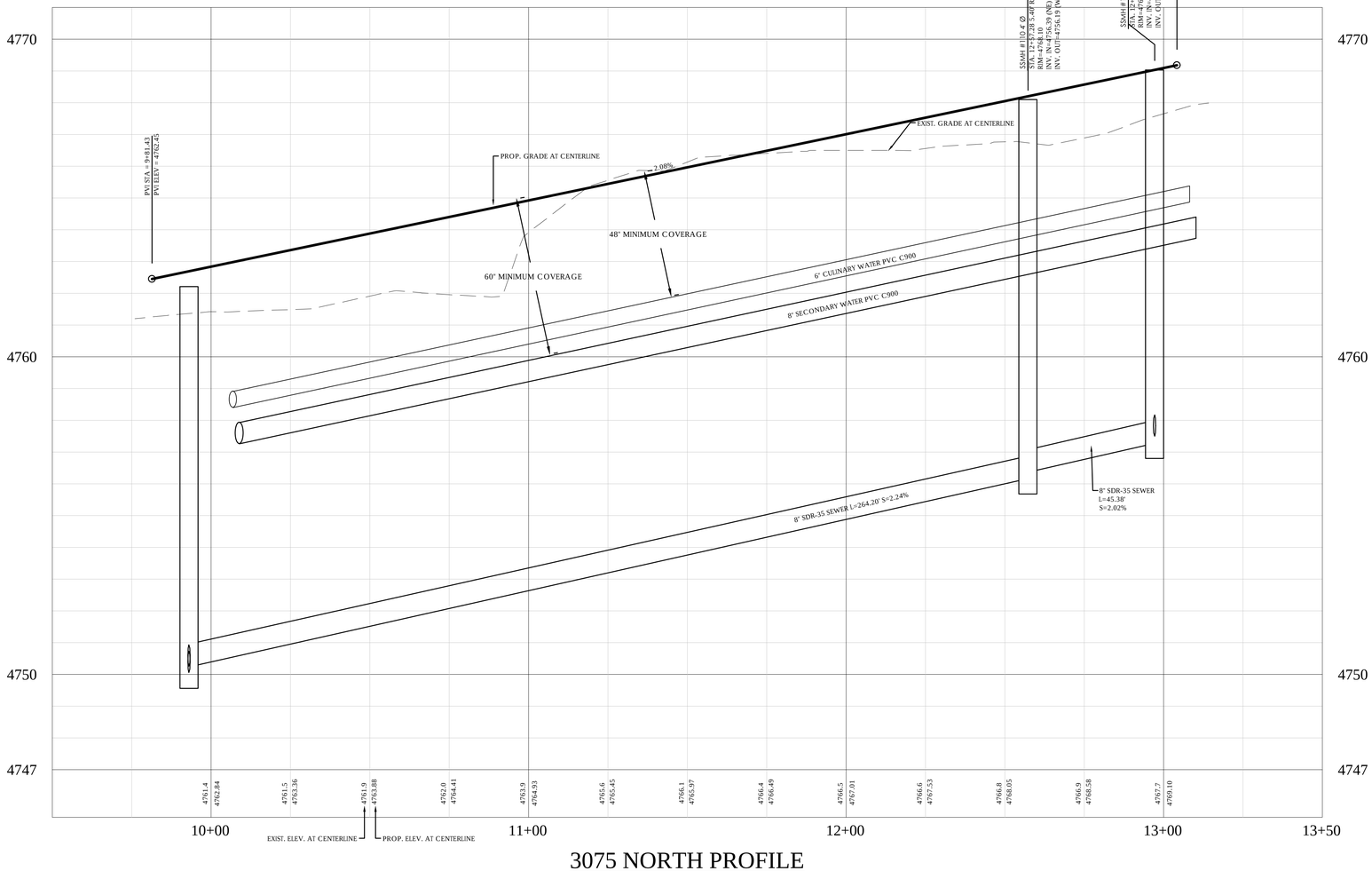
3125 NORTH PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP2		

Z:_2018\18-288 Dixon Mink Farm Property\design\18-288 sheets\FINAL\ PP2 - ROAD B PLAN AND PROFILE.dwg

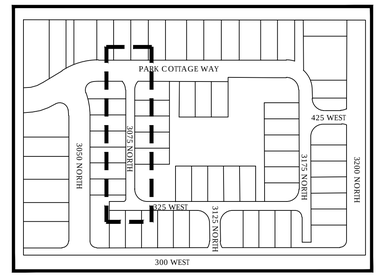


3075 NORTH PLAN AND PROFILE

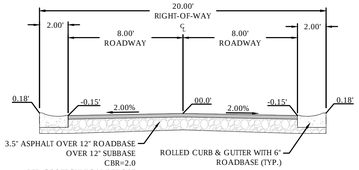


3075 NORTH PROFILE

VERTICAL SCALE: 1:10



KEY MAP
N.T.S



20' 3075 NORTH
N.T.S.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

Know what's below. Call 811 before you dig.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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3075 NORTH PLAN AND PROFILE

REVISION BLOCK

#	DATE	DESCRIPTION
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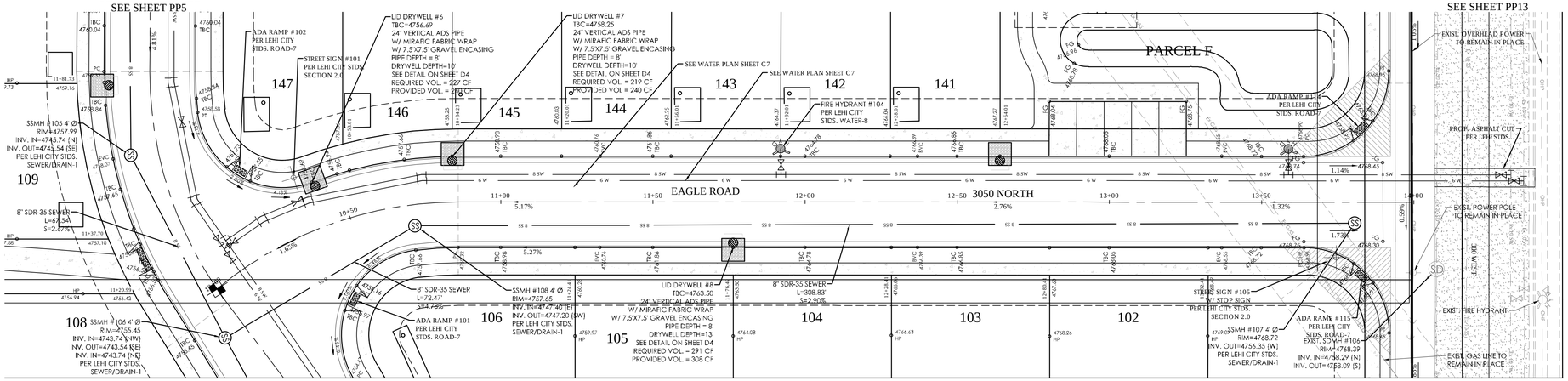
3075 NORTH PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP3		

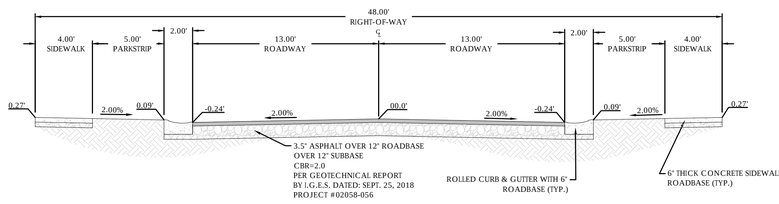
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MATCH PARK COTTAGE WAY
PLAN AND PROFILE
SEE SHEET PP5

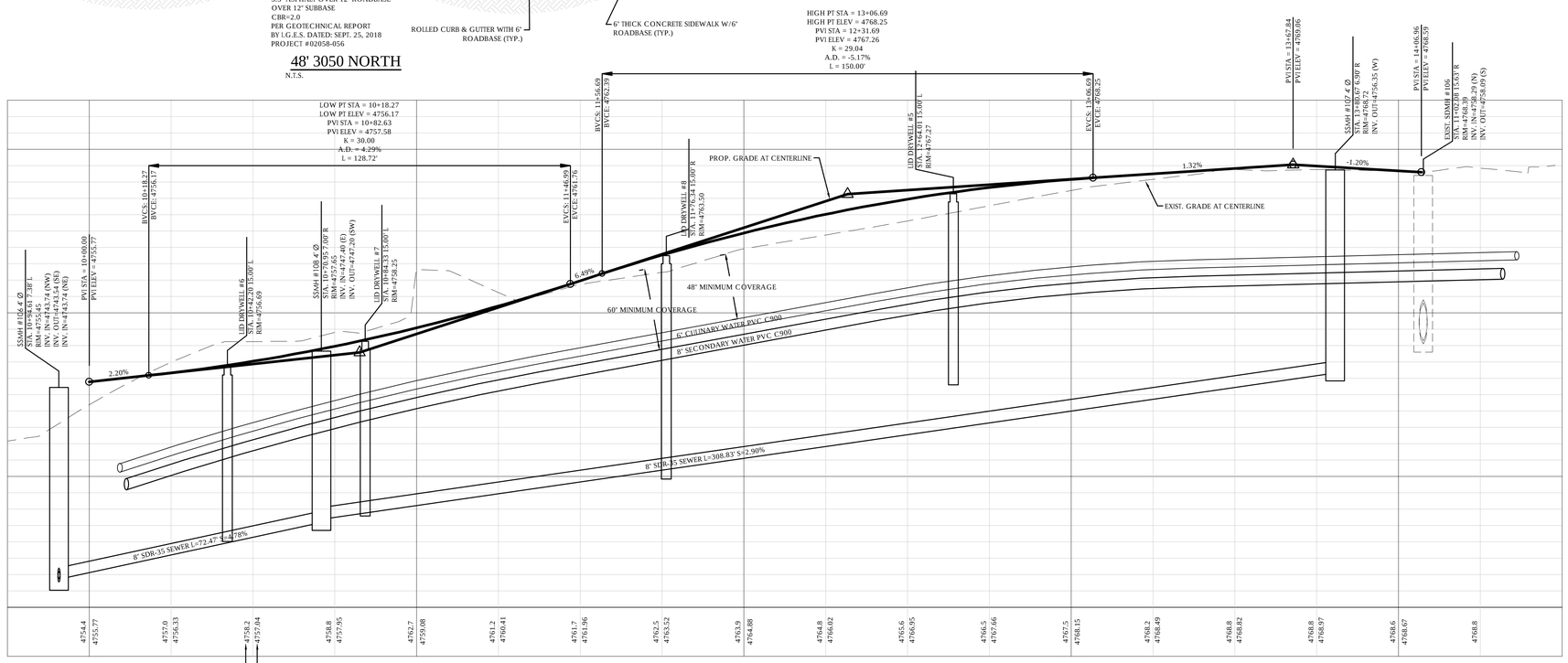
MATCH 300 WEST
PLAN AND PROFILE
SEE SHEET PP13



3050 NORTH PLAN AND PROFILE



48' 3050 NORTH
N.T.S.

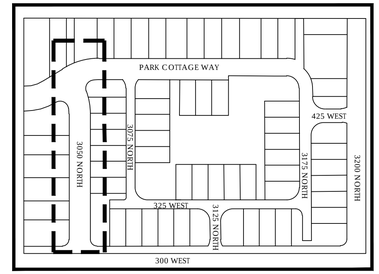


3050 NORTH PROFILE

VERTICAL SCALE 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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3050 NORTH PLAN AND PROFILE

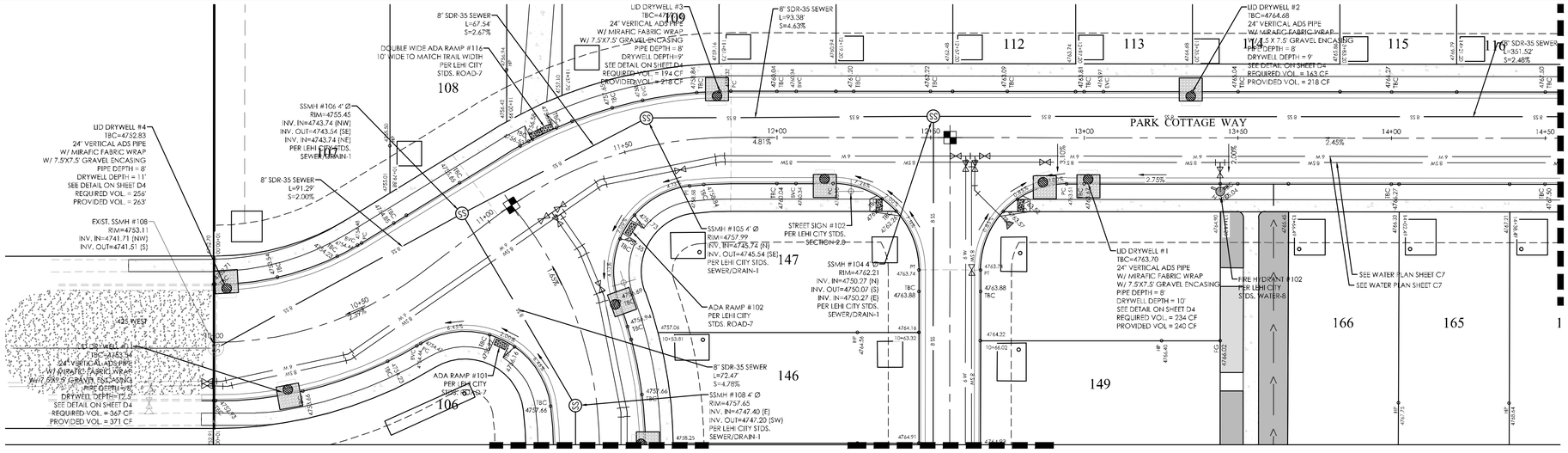
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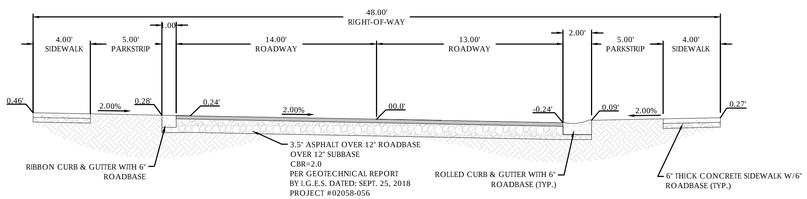
3050 NORTH PLAN AND PROFILE

Scale: 1"=20'	Drawn: AC
Date: 03/31/2020	Job #: 18-288
Sheet: PP4	

Z:_2018\18-288 Dixon Mink Farm Property\design\18-288 dwg\sheets\FINAL\ PP4 - EAGLE ROAD PLAN AND PROFILE.dwg

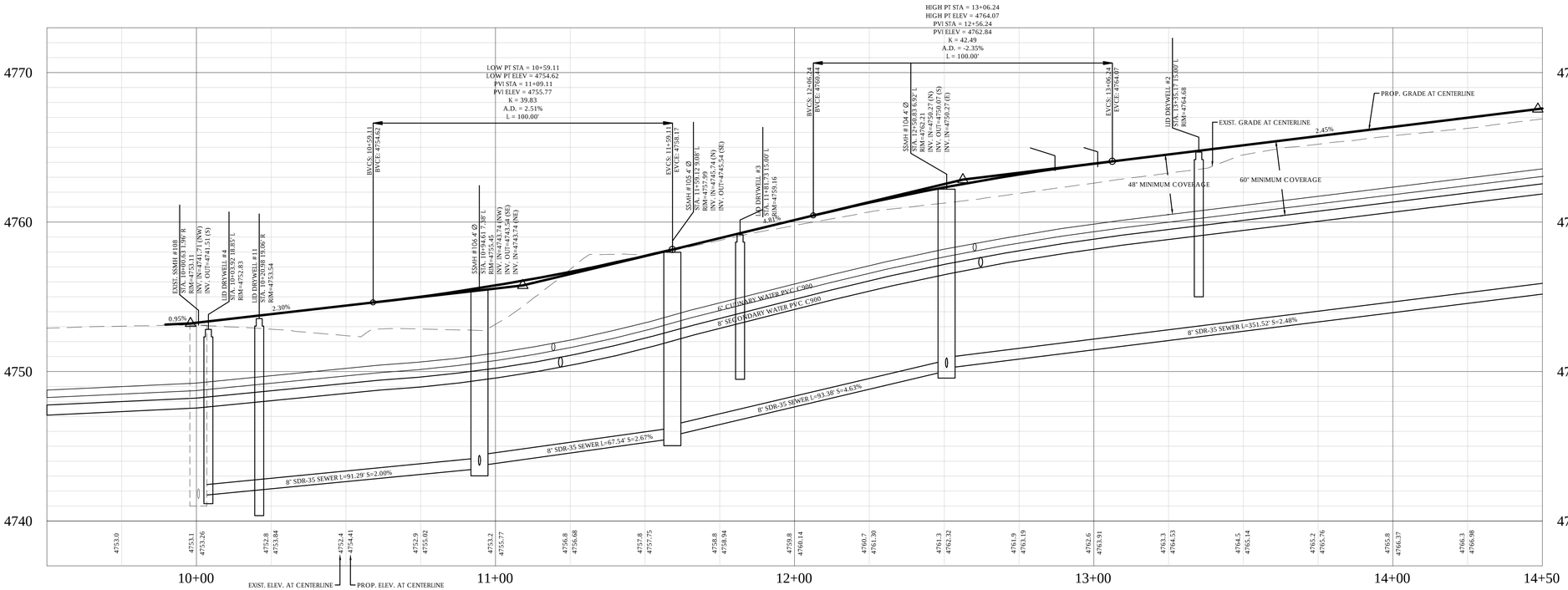


PARK COTTAGE WAY PLAN AND PROFILE PLAN



48' PARK COTTAGE WAY

N.T.S.

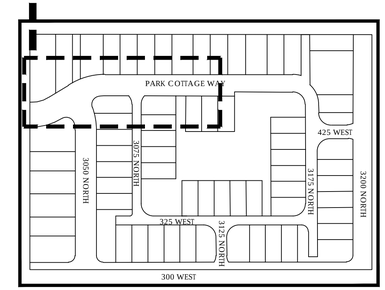


PARK COTTAGE WAY PROFILE

VERTICAL SCALE 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	XXXX
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PARK COTTAGE WAY PLAN AND PROFILE

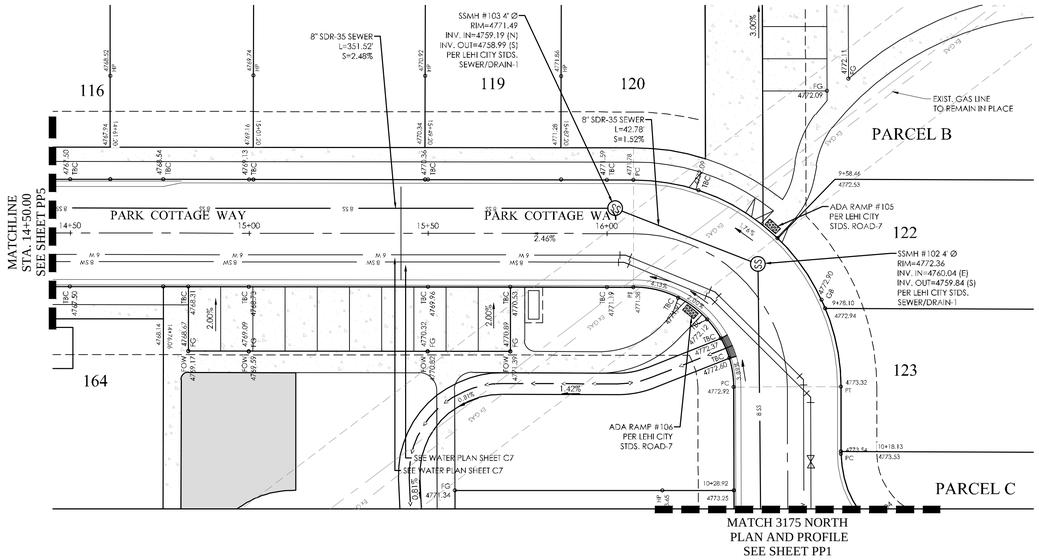
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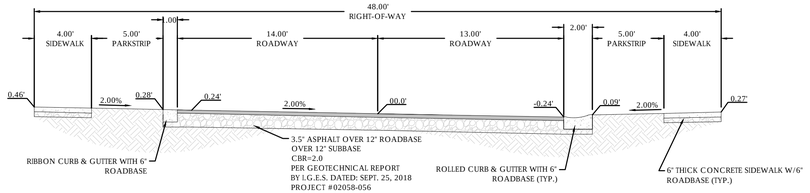
PARK COTTAGE WAY PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP5		

Z:\...\2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\FINAL\ PP5 - PARK COTTAGE WAY PLAN AND PROFILE.dwg

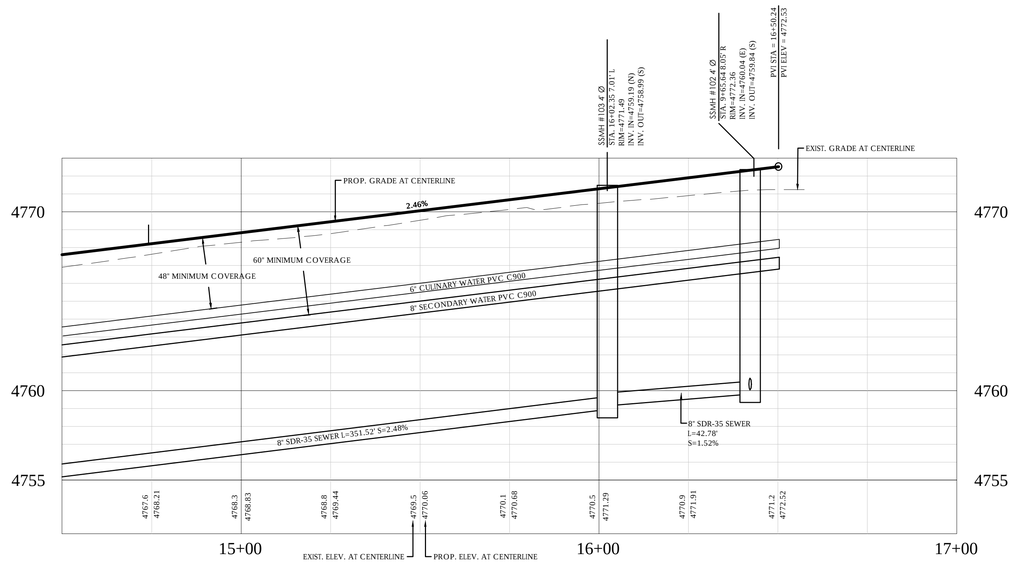


PARK COTTAGE WAY PLAN AND PROFILE PLAN



48' PARK COTTAGE WAY

N.T.S.

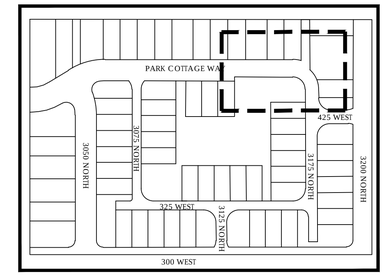


PARK COTTAGE WAY PROFILE

VERTICAL SCALE 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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LEHI CITY

PARK COTTAGE WAY PLAN AND PROFILE

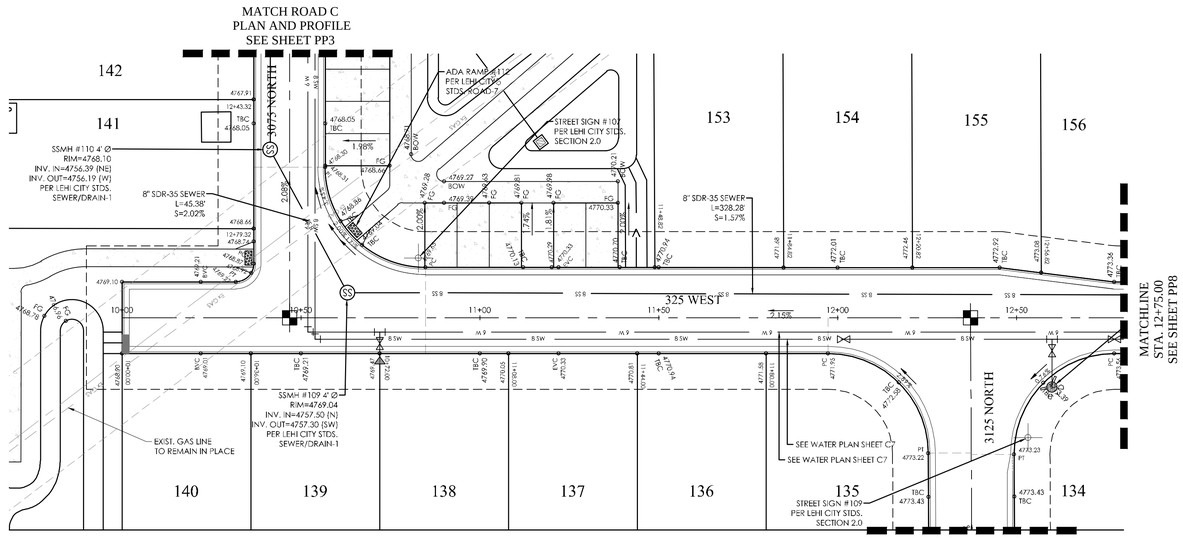
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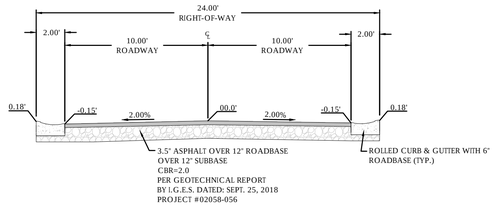
PARK COTTAGE WAY PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP6		

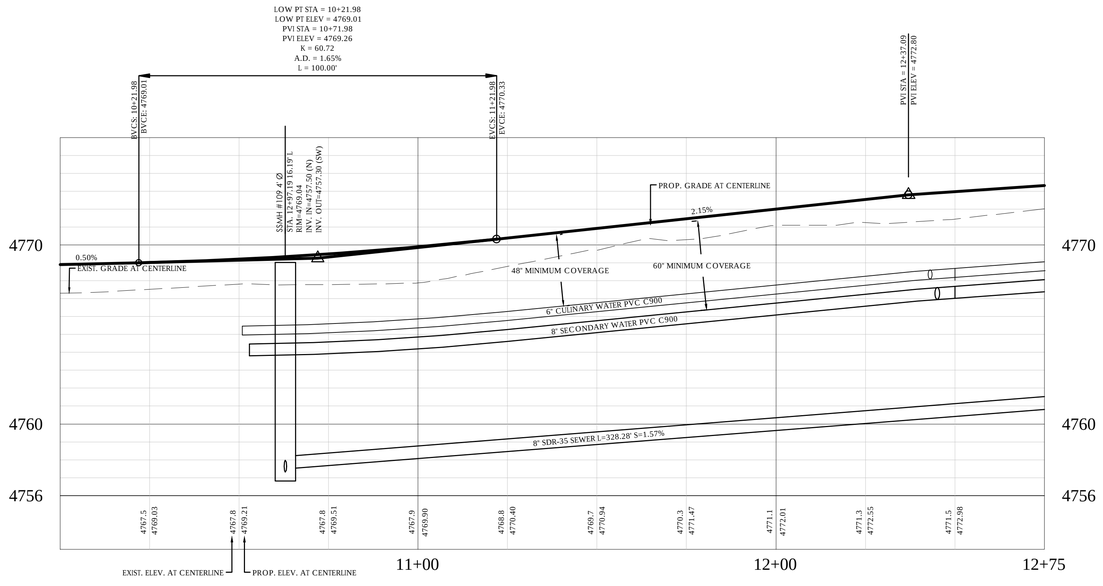
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325 WEST PLAN AND PROFILE PLAN



24' 325 WEST

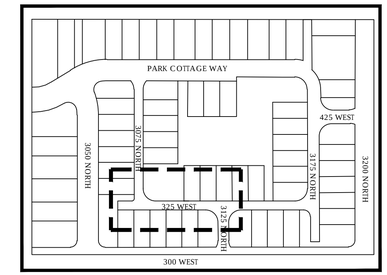


325 WEST PROFILE

VERTICAL SCALE 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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325 WEST PLAN AND PROFILE

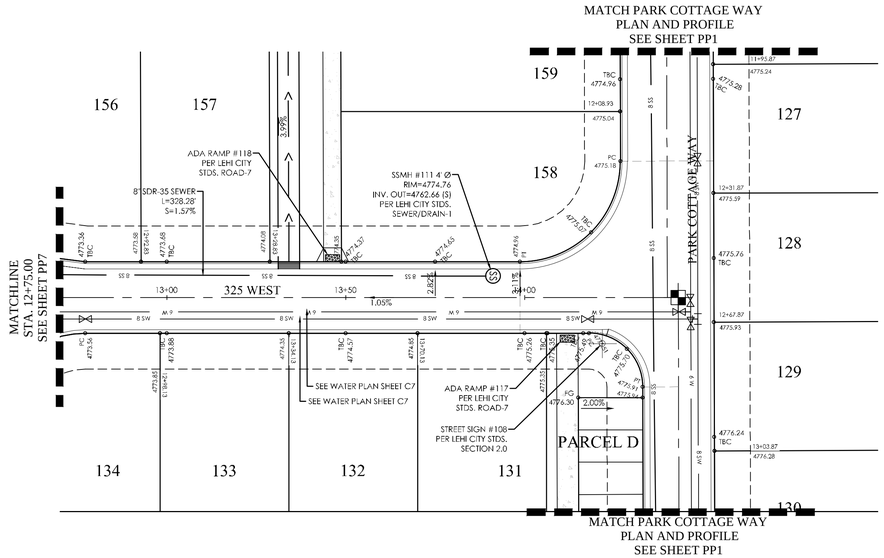
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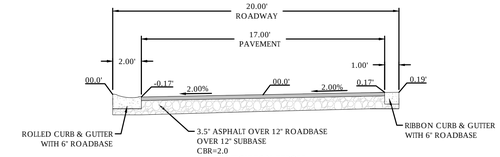
325 WEST PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP7		

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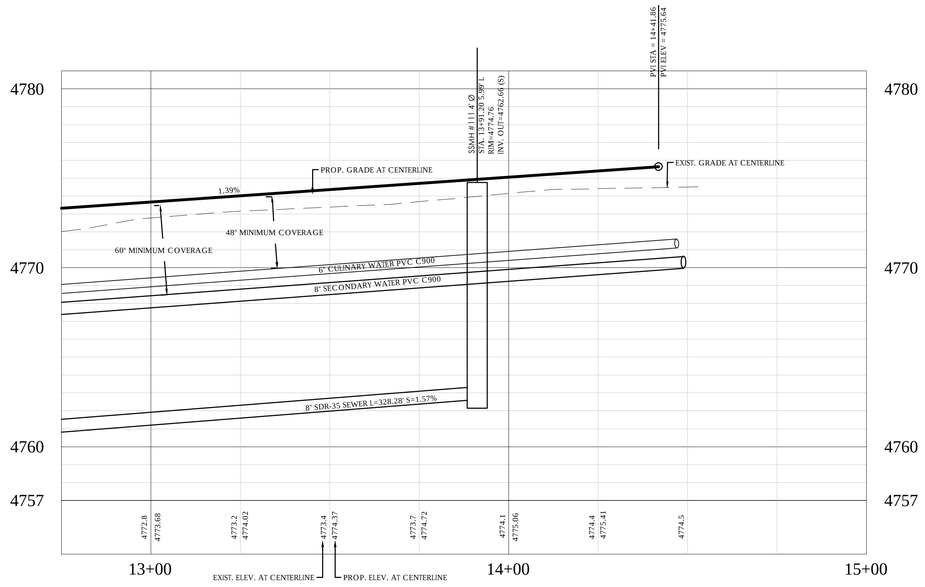


325 WEST PLAN AND PROFILE PLAN



20' SUPERELEVATED (325 W)

N.T.S.

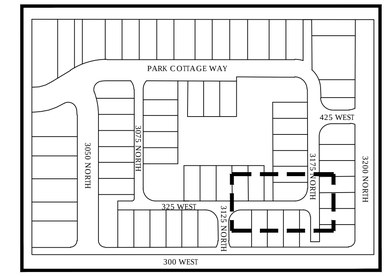


325 WEST PROFILE

VERTICAL SCALE 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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325 WEST PLAN AND PROFILE

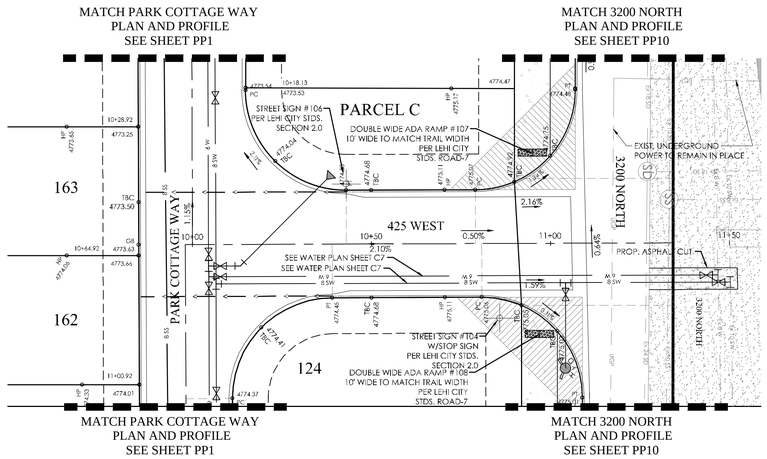
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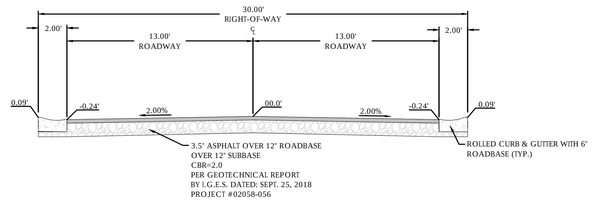
325 WEST PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP8		

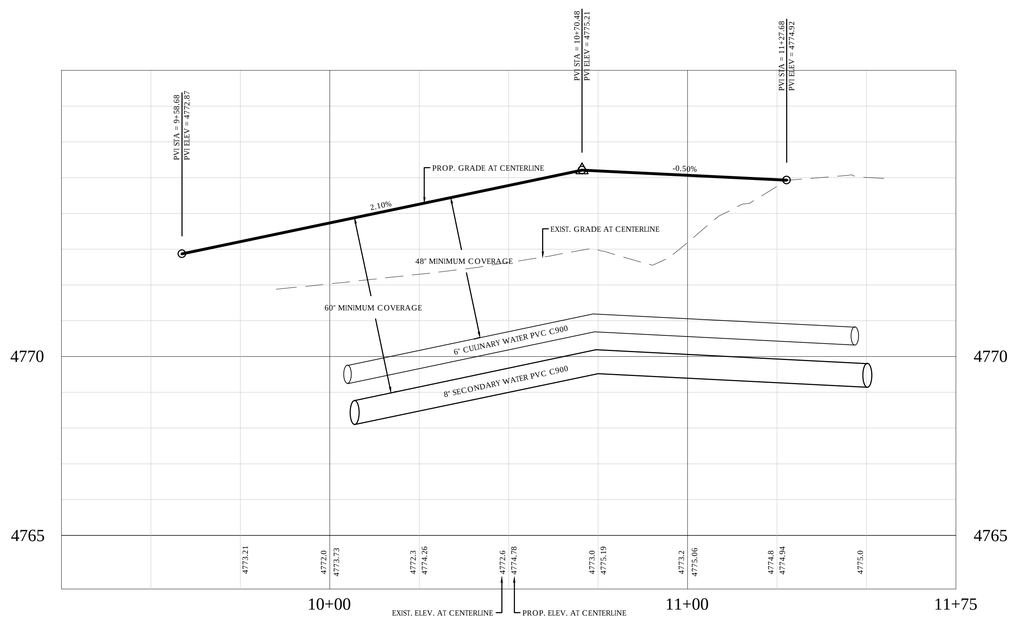
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425 WEST PLAN AND PROFILE



30' 425 WEST
N.T.S.

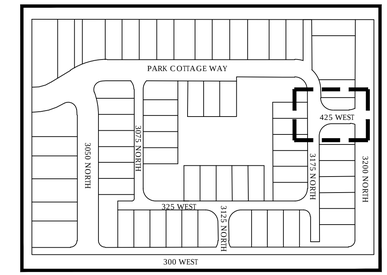


425 WEST PROFILE

VERTICAL SCALE: 1:10

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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425 WEST PLAN AND PROFILE

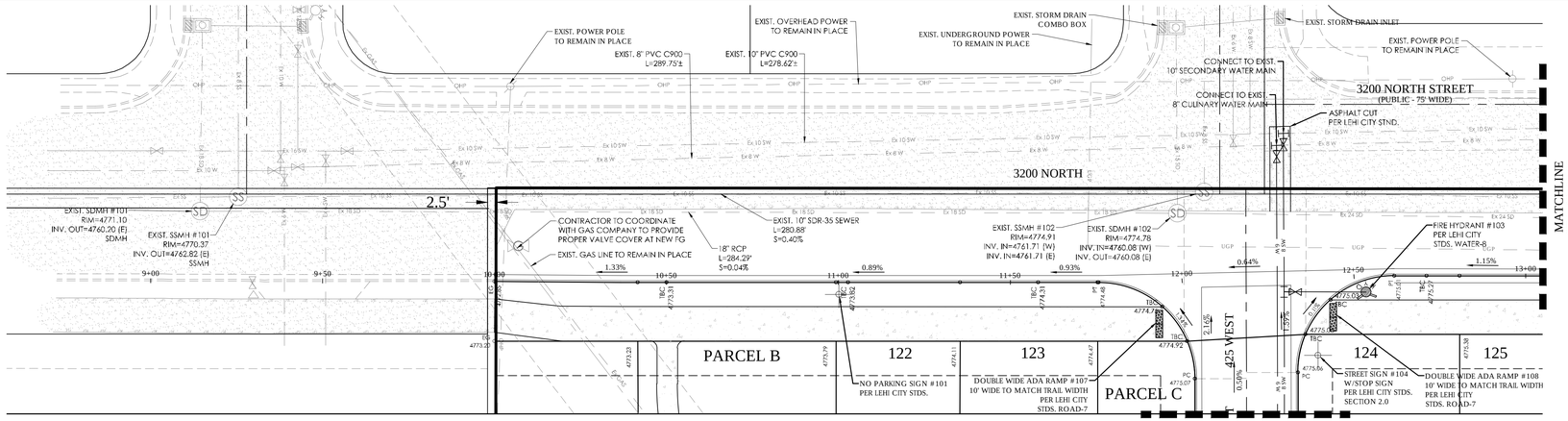
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425 WEST PLAN AND PROFILE

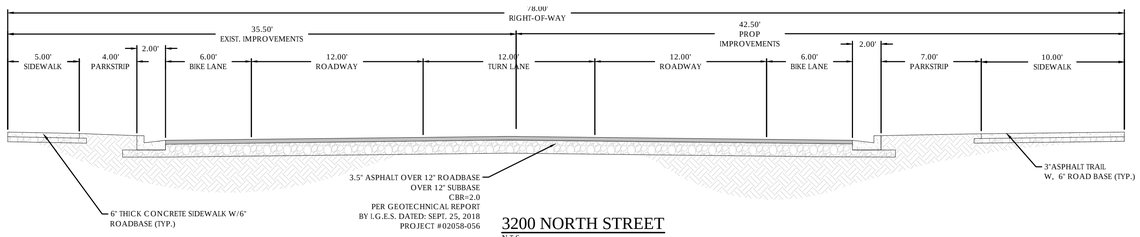
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Date:	03/31/2020	Job #:	18-288
Sheet:	PP9		

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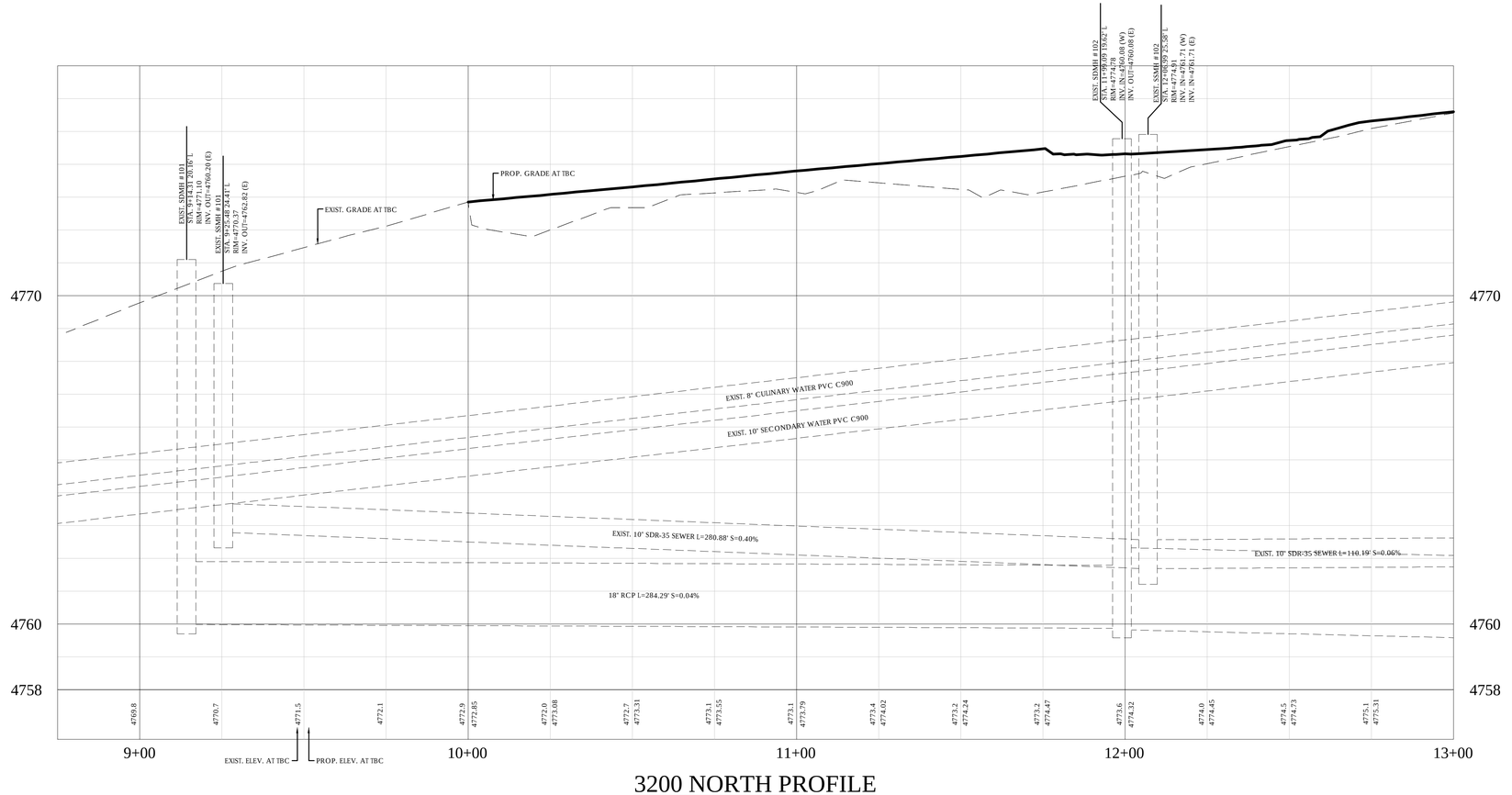


3200 NORTH PLAN AND PROFILE PLAN

MATCH ROAD G PLAN AND PROFILE SEE SHEET PP9

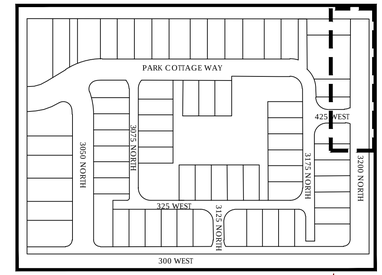


3200 NORTH STREET
N.T.S.



3200 NORTH PROFILE

VERTICAL SCALE: 1:10



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 12"RCP SD — Ex 12 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 10" SDR-35 SEWER — Ex 10 SS
- EXIST. 8" DR-18 C900 WATER — Ex 8 W
- EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 10 SW
- EXIST. FENCE
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX

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3200 NORTH PLAN AND PROFILE

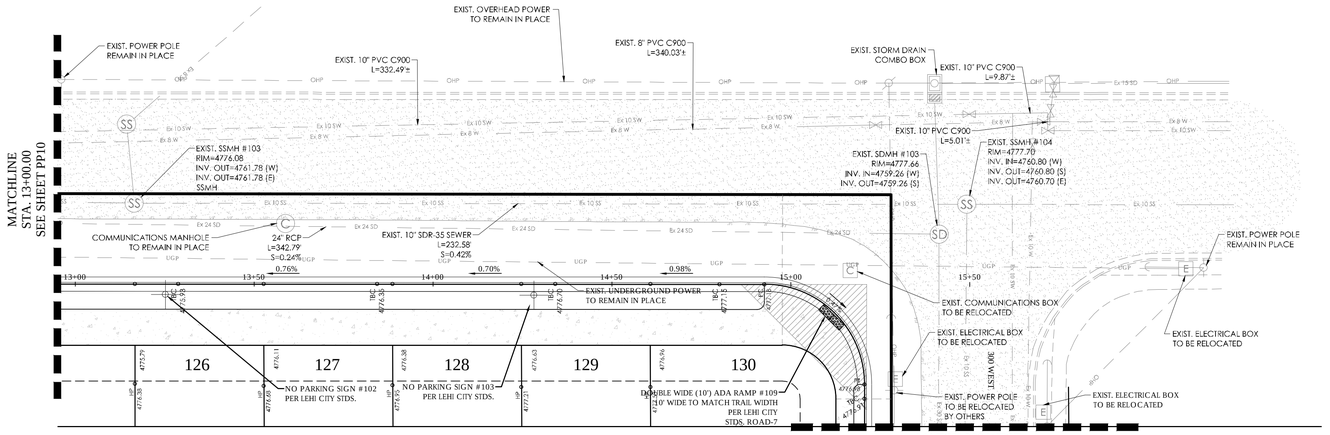
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3200 NORTH PLAN AND PROFILE

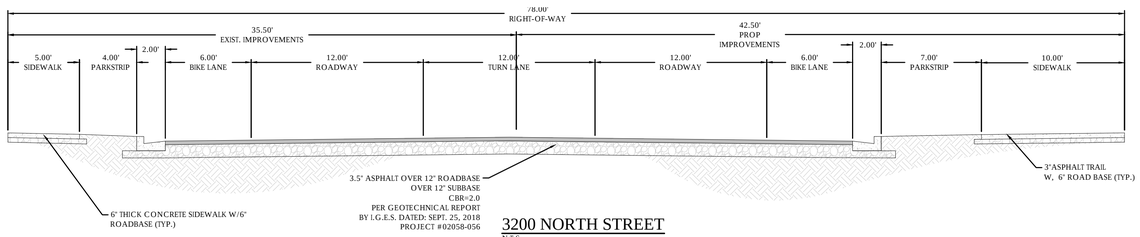
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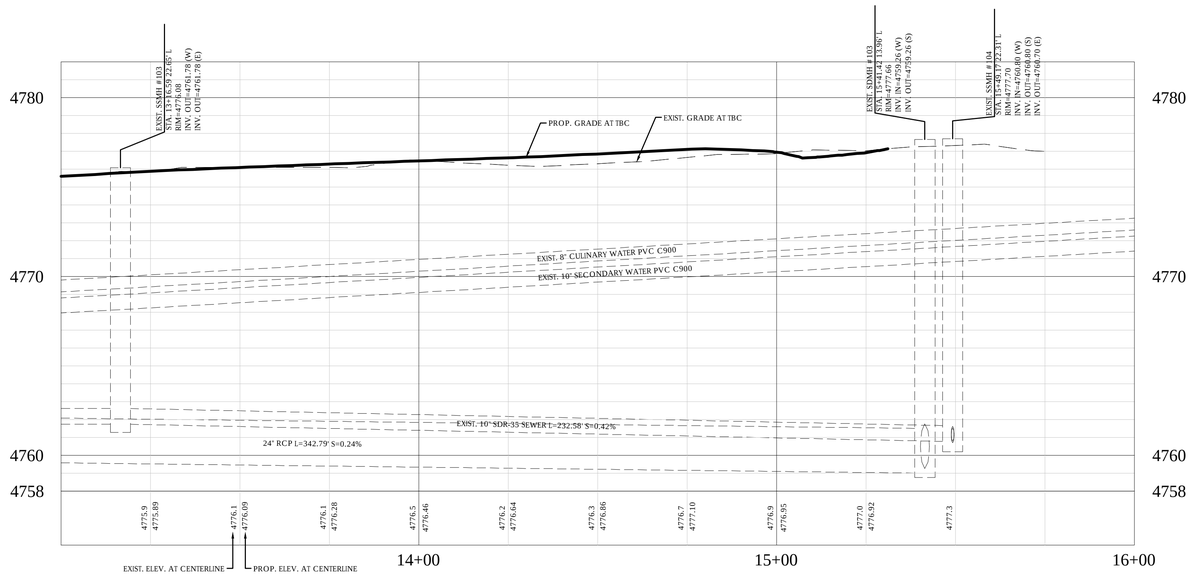


MATCH 300 WEST
PLAN AND PROFILE
SEE SHEET PP12

3200 NORTH PLAN AND PROFILE PLAN



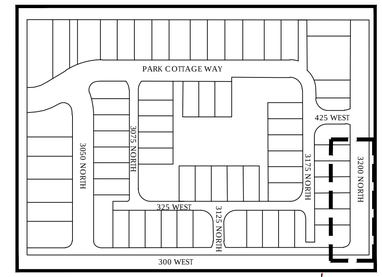
3200 NORTH STREET
N.T.S.



3200 NORTH PROFILE
VERTICAL SCALE: 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

N
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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3200 NORTH PLAN AND PROFILE

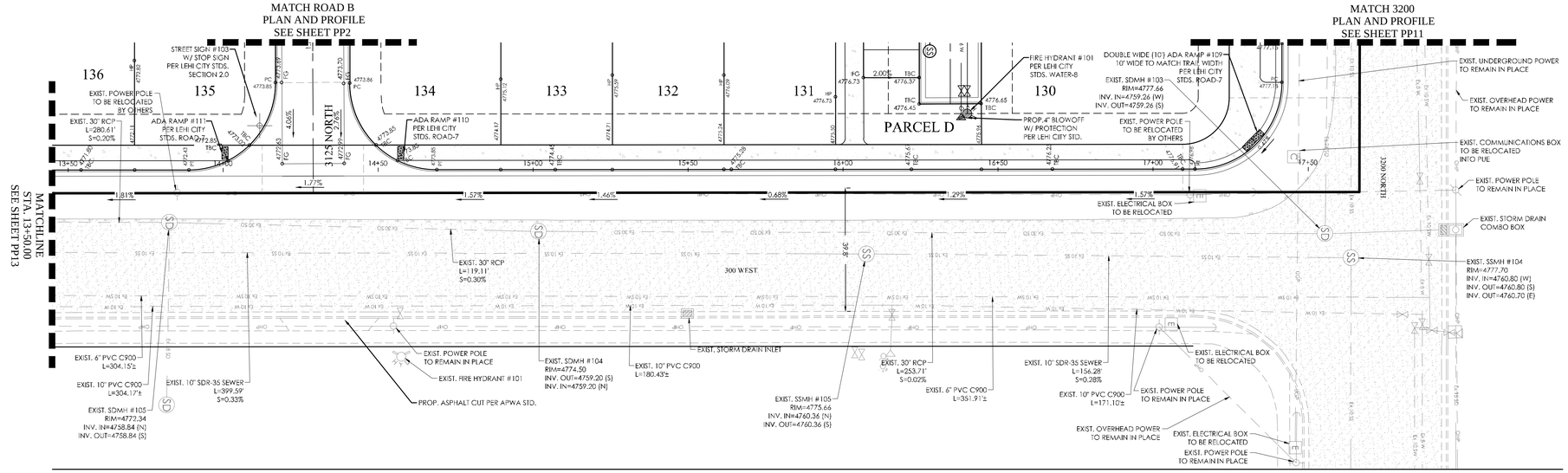
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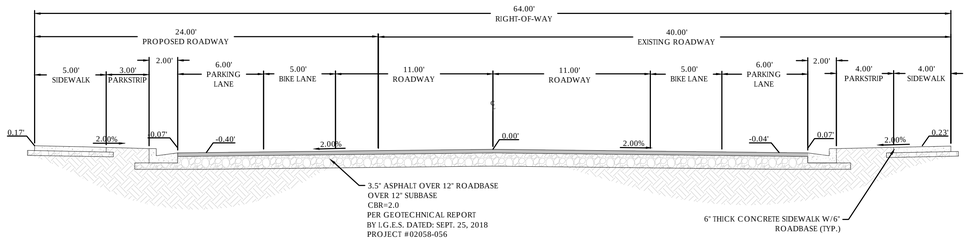
3200 NORTH PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP11		

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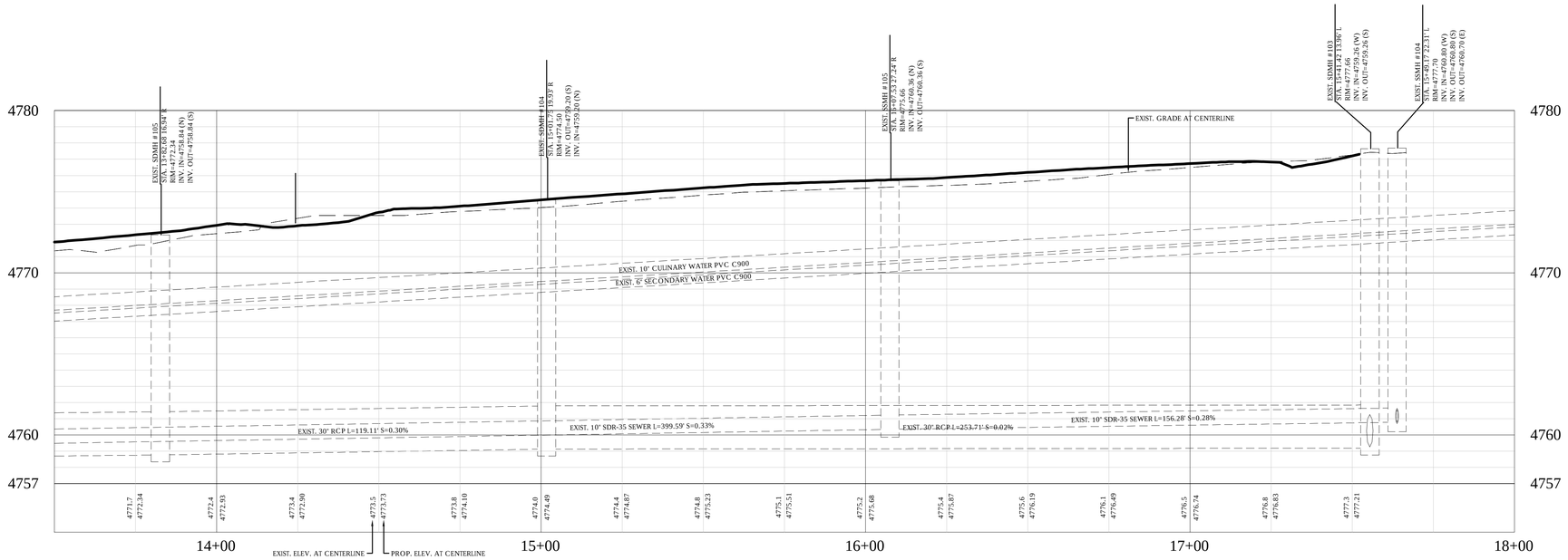


300 WEST PLAN AND PROFILE PLAN



300 WEST STREET - LEFT TURN LANE

N.T.S.

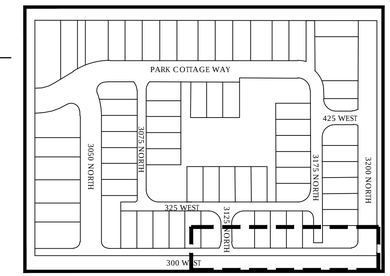


300 WEST PROFILE

VERTICAL SCALE: 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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PARKVIEW COTTAGES

LEHI CITY

300 WEST PLAN AND PROFILE

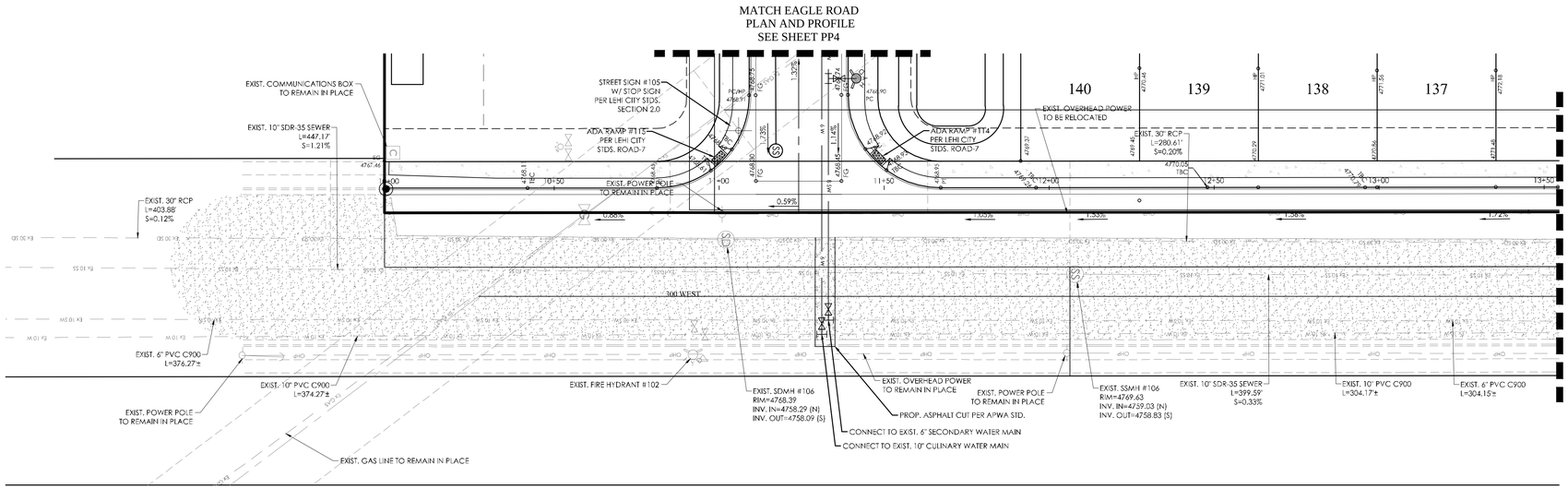
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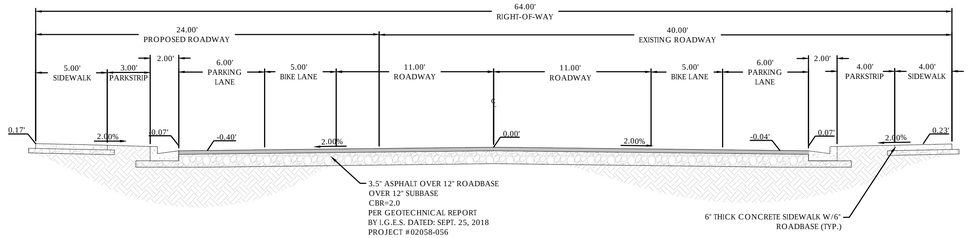
300 WEST PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP12		

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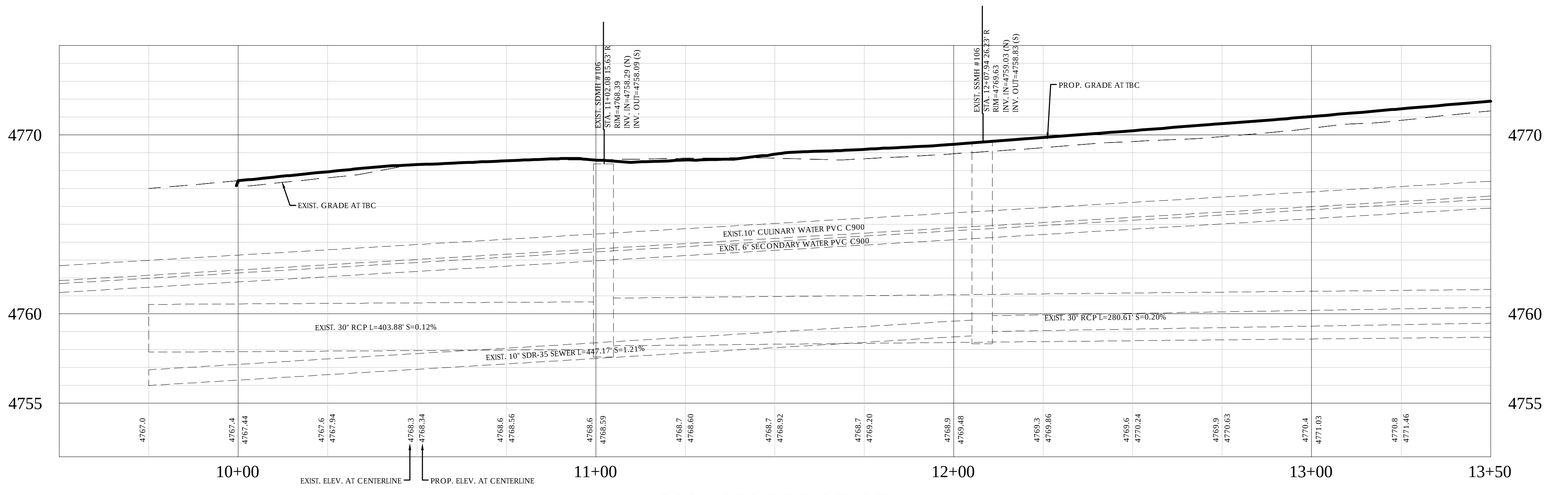


300 WEST PLAN AND PROFILE PLAN



300 WEST STREET - LEFT TURN LANE

N.T.S.

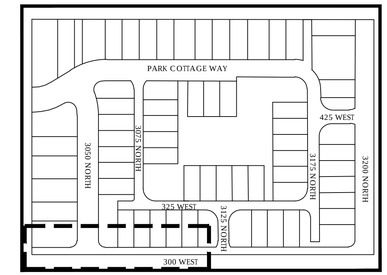


300 WEST PROFILE

VERTICAL SCALE: 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4,703.53'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PARKVIEW COTTAGES

LEHI CITY

300 WEST PLAN AND PROFILE

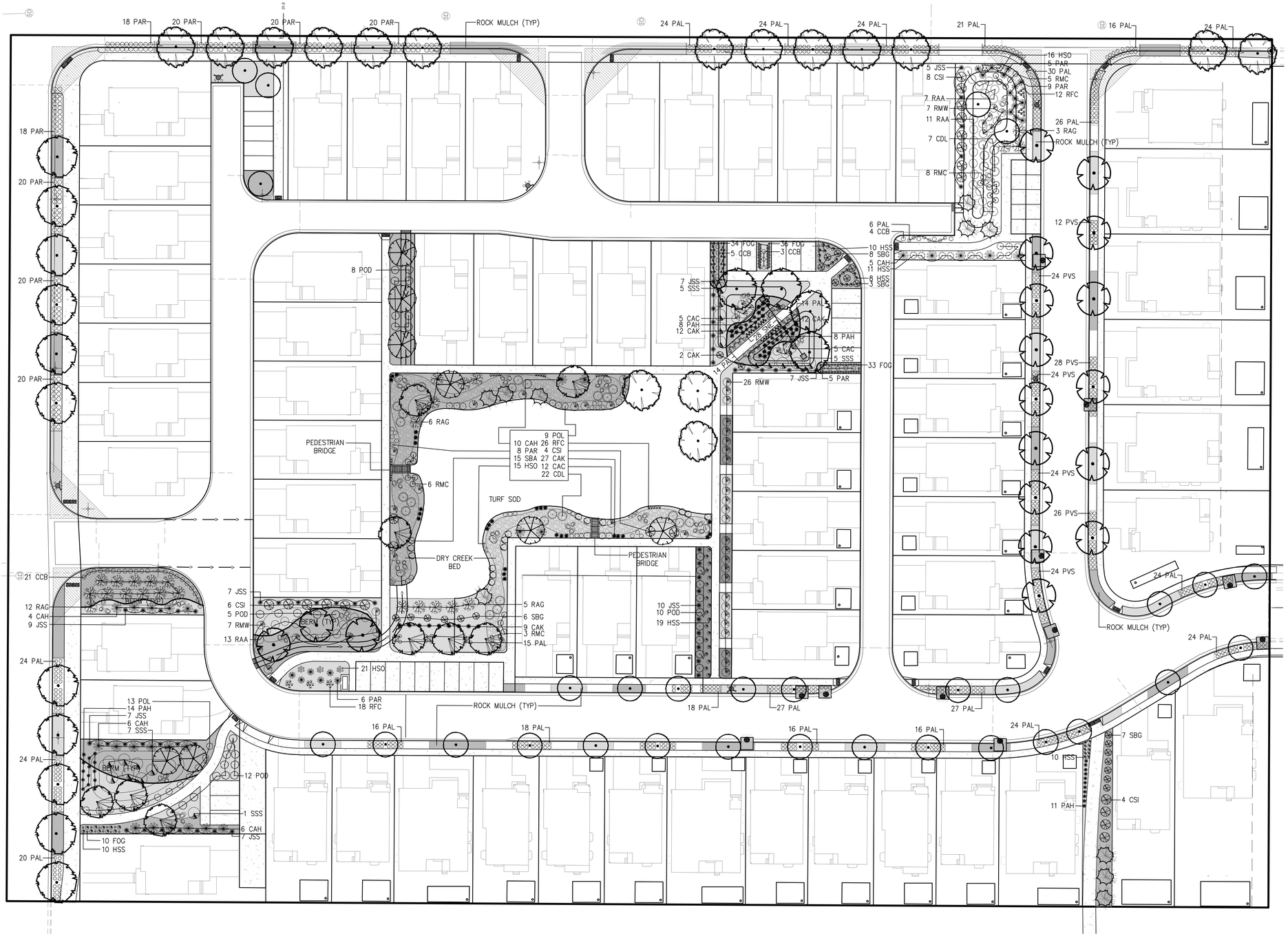
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300 WEST PLAN AND PROFILE

Scale:	1"=20'	Drawn:	AC
Date:	03/31/2020	Job #:	18-288
Sheet:	PP13		

Z:_2018\18-288 Dixon Mink Farm Property\design\18-288\dwg\sheets\FINAL\PP13 - 300 WEST PLAN AND PROFILE.dwg



TREE LEGEND

- Acer truncatum x platanoides 'Warrenred' Pacific Sunset Maple 2" cal. (15 total)
- Malus 'Spring Snow' (9 total) Spring Snow Flowering Crab 2" cal.
- Malus 'Royal Raindrops' (30 total) Royal Raindrops Crab 2" cal.
- Prunus serrulata 'Kwanzan' (8 total) Kwanzan Flowering Cherry 2" cal.
- Prunus virginiana 'Canada Red' (18 total) Canada Red Chokecherry 2" cal.
- Gleditsia triacanthos 'Draves' (16 total) Street Keeper Honeylocust 2" cal.
- Pinus leucodermis 'Heldreichii' (10 total) Bosnian Pine 6' ht.

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise
SHRUBS					
CCB	Caryopteris clandonensis 'Blue Mist'	Blue Mist Bluebeard	5 Gal	33	Yes
CAH	Cornus alba 'Ivory Halo'	Variegated Dogwood	5 Gal	31	No
CSI	Cornus sericea 'Isanti'	Redtwig Dogwood	5 Gal	22	No
CAC	Cotoneaster apiculatus	Cranberry Cotoneaster	5 Gal	22	Yes
CDL	Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	5 Gal	29	Yes
JSS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5 Gal	59	Yes
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 Gal	22	Yes
POD	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 Gal	35	Yes
RAG	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 Gal	26	Yes
RAA	Ribes alpinum	Alpine Currant	5 Gal	31	No
RMC	Rosa 'Meidiland Crimson'	Crimson Shrub Rose	5 Gal	22	No
RMW	Rosa 'Meidiland White'	White Shrub Rose	5 Gal	40	No
SSS	Sorbaria sorbifolia 'Sem'	Ash Leaf False Spirea	5 Gal	18	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal	15	No
SBG	Spiraea bumalda 'Goldmound'	Gold Spirea	5 Gal	24	No
PERENNIALS & ORNAMENTAL GRASSES					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	62	Yes
FOG	Festuca ovina glauca 'Boulder Blue'	Boulder Blue Fescue	1 Gal	113	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	68	Yes
HSO	Hemerocallis 'Stella de Oro'	Daylilly	1 Gal	52	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	162	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	41	Yes
PAR	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 Gal	189	Yes
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal	536	Yes
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	56	Yes
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	68	Yes

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS SHRUB BED AREAS INDICATED WITH HATCHING AND OTHER AREAS LABELED ROCK MULCH WITH 3" DEEP OF 1" TO 2" WASHED SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING FILTER FABRIC AND ROCK MULCH.
3. CREATE ALTERNATING AREAS OF GREY ROCK MULCH 1" TO 2" CRUSHED ROCK 3" DEEP.
4. PLANTING BEDS IN PARK STRIP AREAS SHALL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH. ALL OTHER PLANTING BEDS SHALL HAVE ROCK MULCH.
5. INSTALL 4"X6" CONCRETE EDGING BETWEEN LAWN AREAS AND PLANTING BEDS AND BETWEEN BARK MULCH AND ROCK MULCH IN PARK STRIP.

LANDSCAPE LEGEND

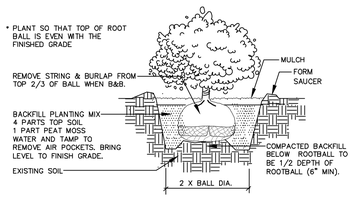
LANDSCAPE BOULDERS (2' TO 3' SIZE – 49 TOTAL BOULDERS)
LANDSCAPE BOULDERS SHALL BE NEBO BOULDERS FROM NEPHI, UTAH

PLANTING BED WITH ROCK MULCH. PLANTS SHALL COVER 50% OF THE PLANTING BED AT MATURITY SELECTED FROM PLANT LIST ABOVE. CREATE GROUPINGS OF SIMILAR PLANTS WITH A TIERING PLACEMENT SO TALLER PLANTS ARE AT THE BACK.

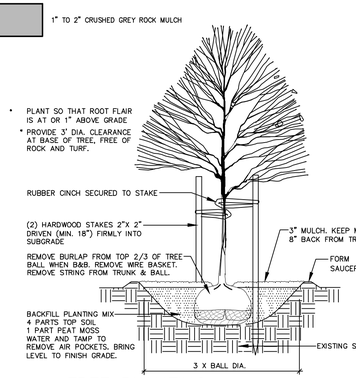
- 1" TO 2" WASHED SOUTH TOWN COBBLE ROCK MULCH
- 1" TO 2" CRUSHED GREY ROCK MULCH



RAIN GARDEN
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call 811 before you dig.

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K. WEAVER
STATE OF UTAH

PARKVIEW COTTAGES

LEHI CITY

LANDSCAPE PLAN

REVISION BLOCK

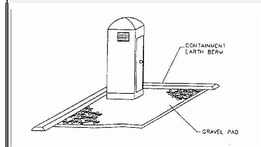
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LANDSCAPE PLAN

Scale: 1"=30' | Drawn: BW
Date: 2/25/2020 | Job #: 18-288
Sheet: L1

Z:_2018\18-288 Dixon Mink Farm Property design\18-288 dwg sheets\L1 - LANDSCAPE PLAN.dwg

BMP: Portable Toilets — PT



1'x1'

Description:
Temporary on-site sanitary facilities for construction personnel.

Application:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation/Application Criteria:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

Limitations:
No limitations.

Maintenance:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Objectives
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

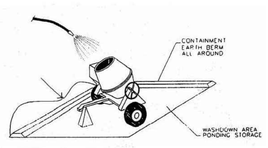
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Applications:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Objectives
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

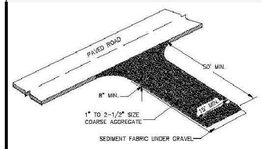
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Applications:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Objectives
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

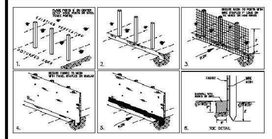
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ■ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
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- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

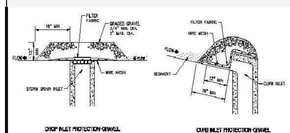
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IP



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

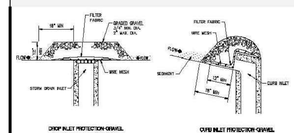
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IP



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
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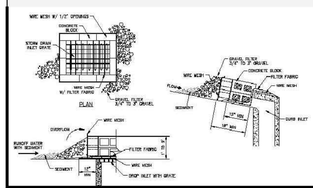
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Concrete Block — IP



Description:
Concrete block and gravel filter placed over inlet to storm drain system.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place concrete blocks around the inlet with openings facing outward. Stack blocks to minimum height of 12-inches and maximum height of 24-inches.
- Place wire mesh around outside of blocks.
- Place gravel (3/4" to 3") around blocks.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Objectives
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

Attention Contractors

All mud and or debris tracked onto any streets shall be the responsibility of that person as per Lehi City Drainage Ordinance 13.40.

Fines are a Class C Misdemeanor and the project will be shut down until resolved

LEHI CITY EROSION CONTROL SIGN

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www.focusutah.com

PARKVIEW COTTAGES
LEHI CITY

EROSION CONTROL DETAILS

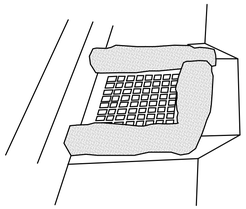
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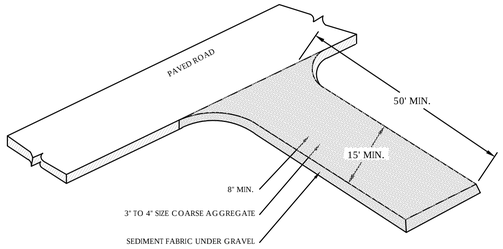
EROSION CONTROL DETAILS

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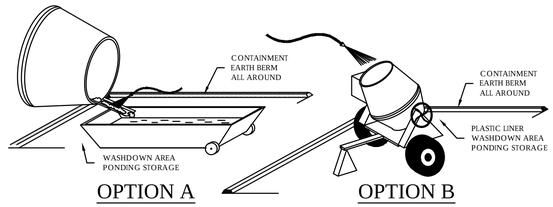
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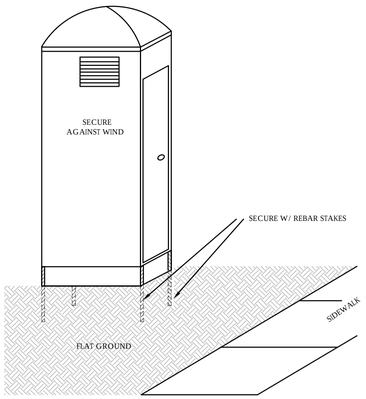
INLET PROTECTION - GRAVEL BAGS
NTS



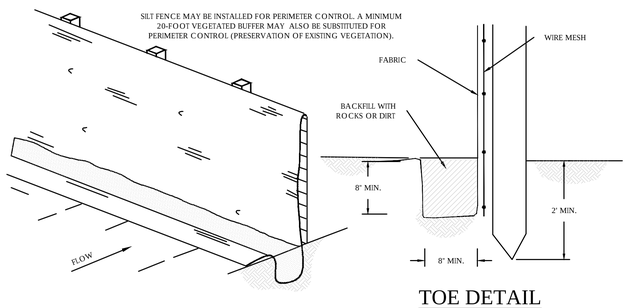
STABILIZED CONSTRUCTION ENTRANCE
NTS



CONCRETE WASTE MANAGEMENT
NTS

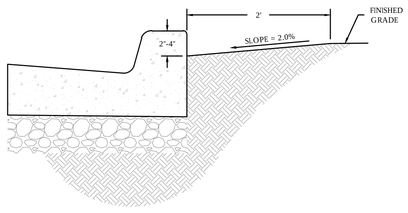


PORTABLE TOILET
NTS



TOE DETAIL

SILT FENCE
NTS



CURB SEDIMENTATION TRAP
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EROSION CONTROL DETAILS

REVISION BLOCK

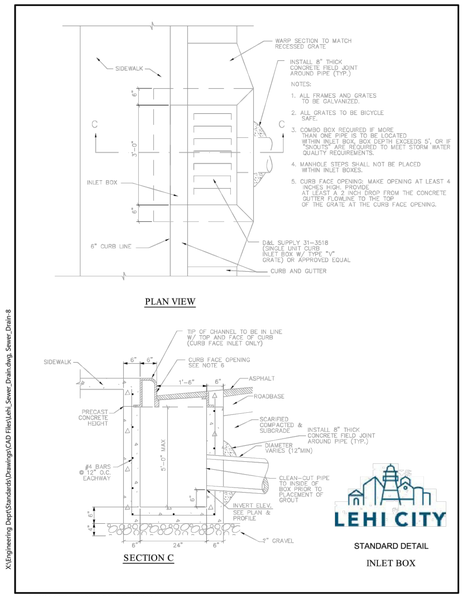
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EROSION CONTROL DETAILS

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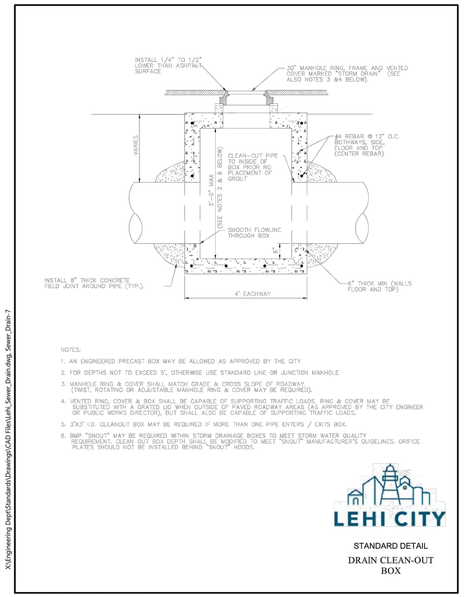
Know what's below. Call 811 before you dig.

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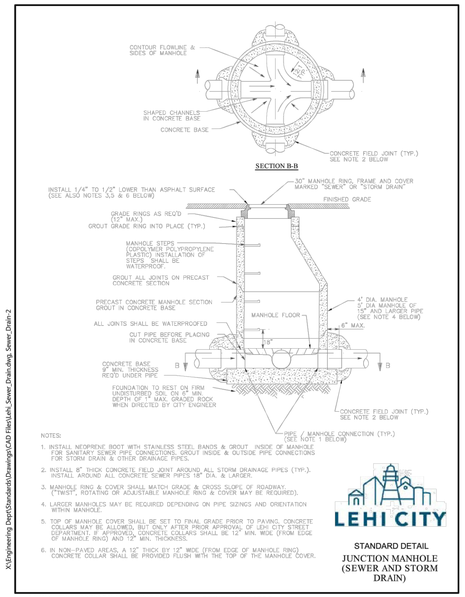
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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8



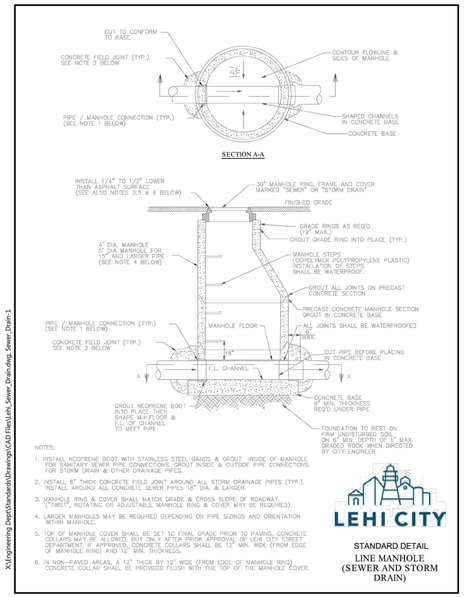
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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-7



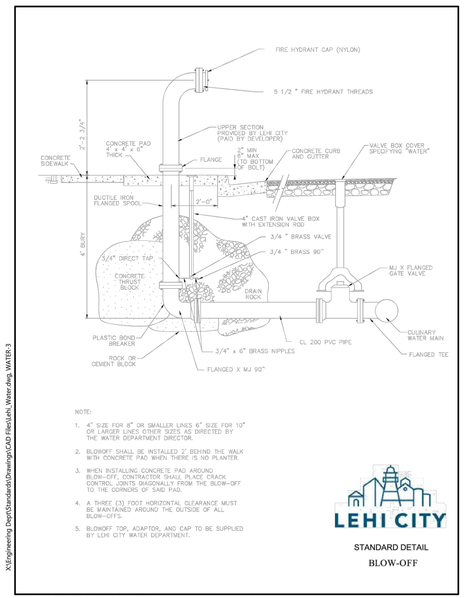
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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



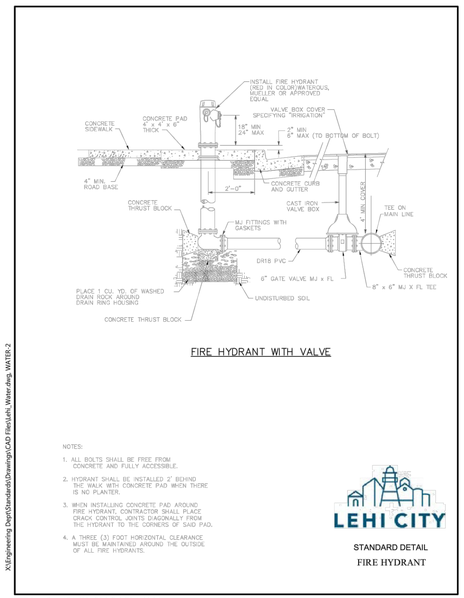
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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



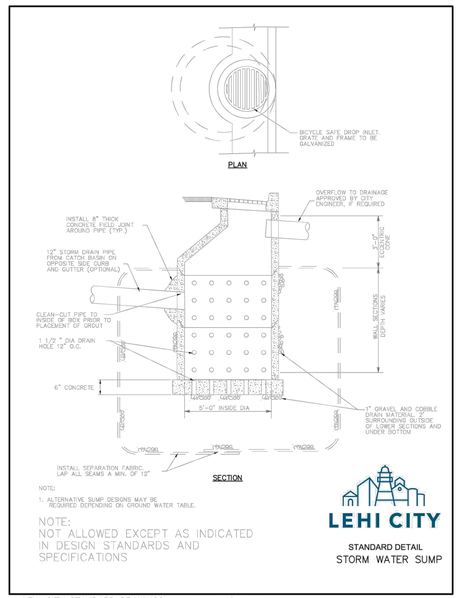
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LEHI CITY STANDARD DRAWINGS WATER-3



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LEHI CITY STANDARD DRAWINGS WATER-2



LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-10

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LEHI CITY

LEHI STANDARDS

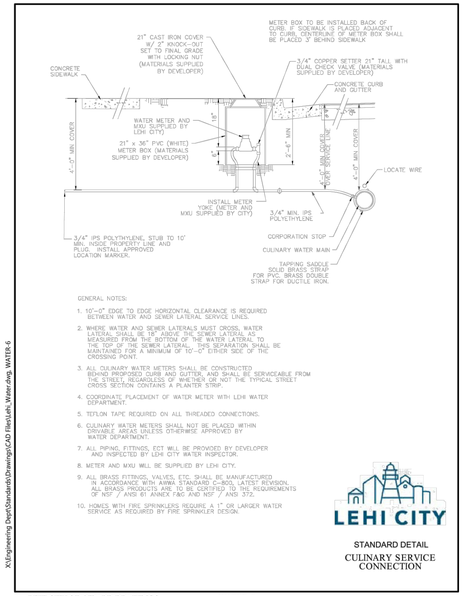
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LEHI STANDARDS

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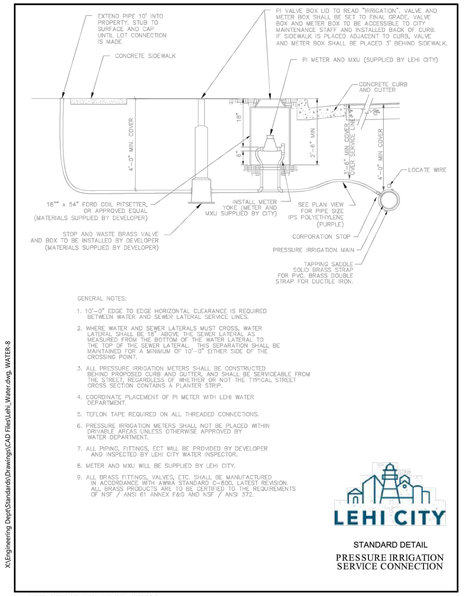
GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE PUBLIC STREET. IF SIDEWALK IS PLACED NEXT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS, UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.

STANDARD DETAIL
CULINARY SERVICE CONNECTION

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LEHI CITY STANDARD DRAWINGS WATER-6



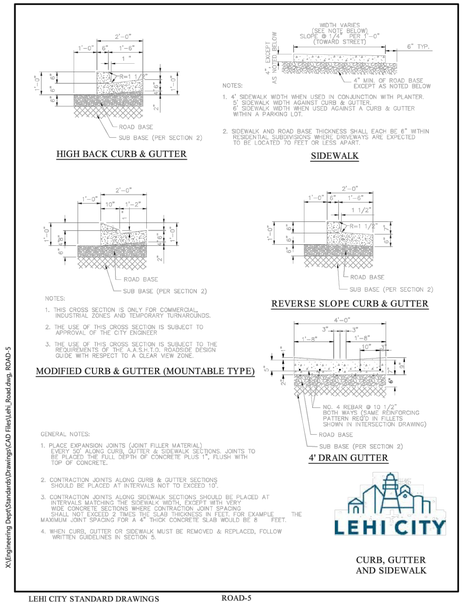
GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE PUBLIC STREET. IF SIDEWALK IS PLACED NEXT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.

STANDARD DETAIL
PRESSURE IRRIGATION SERVICE CONNECTION

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LEHI CITY STANDARD DRAWINGS WATER-8



NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED TO FEET OR LESS APART.

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

4' DRAIN GUTTER

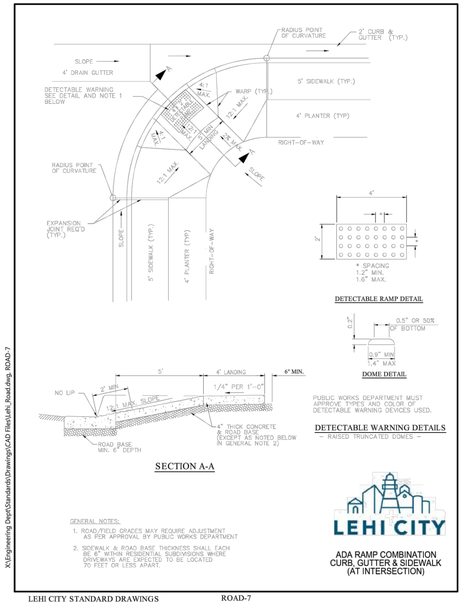
GENERAL NOTES:

1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

CURB, GUTTER AND SIDEWALK

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_RoadLdwg, ROAD-5

LEHI CITY STANDARD DRAWINGS ROAD-5



GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

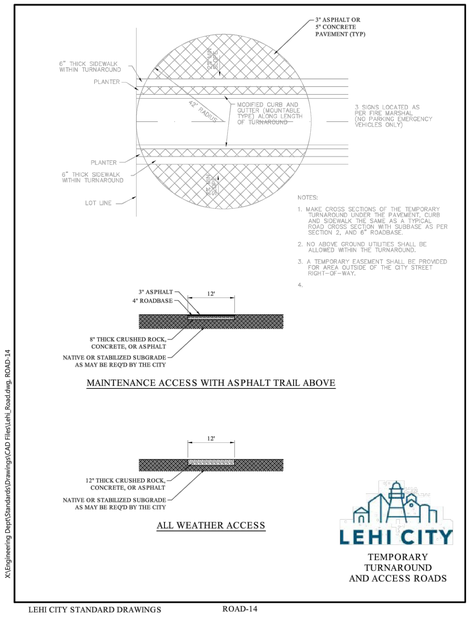
PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

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LEHI CITY STANDARD DRAWINGS ROAD-7



NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.

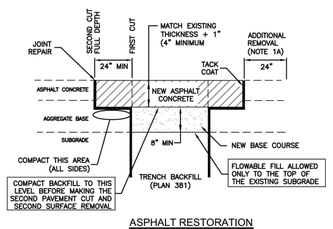
TEMPORARY TURNAROUND AND ACCESS ROADS

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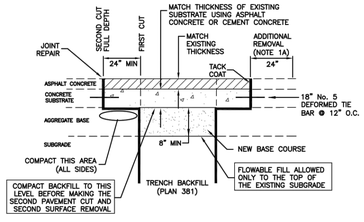
LEHI CITY STANDARD DRAWINGS ROAD-14

SHALLOW EXCAVATION

(LESS THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



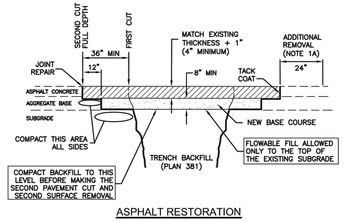
ASPHALT RESTORATION



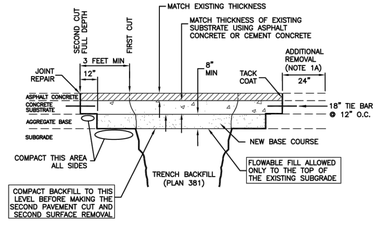
COMPOSITE RESTORATION

DEEP EXCAVATION

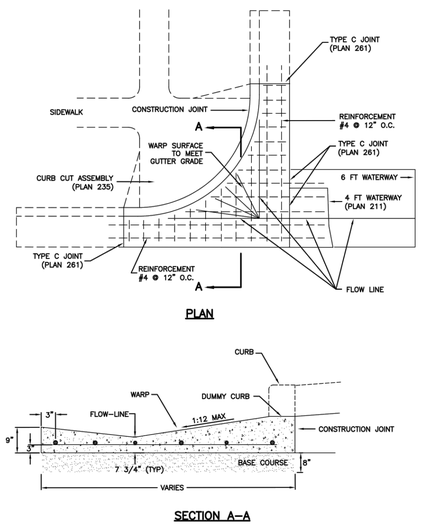
(MORE THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



ASPHALT RESTORATION



COMPOSITE RESTORATION



PLAN

SECTION A–A

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LEHI CITY

LEHI STANDARDS

REVISION BLOCK

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LEHI STANDARDS

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TEMPORARY CONSTRUCTION POWER:

ALL TEMPORARY ELECTRICAL SERVICE INSTALLATIONS SHALL MEET LEHI CITY POWER DEPARTMENT SPECIFICATIONS, NATIONAL ELECTRICAL CODE, AND NATIONAL ELECTRICAL SAFETY CODE LATEST REVISIONS. ADDRESS SHALL BE POSTED AT BUILDING SITE.

TEMPORARY POWER IS TYPICALLY NOT PROVIDED FOR RESIDENTIAL CONSTRUCTION. LEHI CITY POWER REQUIRES OWNER/BUILDER TO SUPPLY AND INSTALL THE PERMANENT SERVICE INCLUDING METER BASE, DISCONNECTS AND OUTLETS. (SEE DETAIL 3.1.1) OWNER/BUILDER SHALL HAVE A LEHI CITY BUILDING PERMIT NUMBER PRIOR TO MAKING APPLICATION FOR TEMPORARY POWER.

OWNER SHALL CONTACT LEHI CITY POWER, (ENGINEERING DIVISION) AT 650 WEST GLEN CARTER DRIVE, LEHI, UT. TO MAKE APPLICATION FOR SERVICE.

TEMPORARY POWER CONNECTS FOR COMMERCIAL CONSTRUCTION MAY USE THE PERMANENT TRANSFORMER FOR THE PROJECT, OR RENT A TEMPORARY TRANSFORMER FROM LEHI POWER. SEE THE FEE SCHEDULE FOR CHARGES ASSOCIATED WITH TEMPORARY POWER. ADDITIONAL FEES MAY BE NECESSARY DEPENDING ON SIZE AND TYPE OF TEMPORARY POWER REQUEST.

PERMANENT POWER:

ALL PERMANENT ELECTRICAL SERVICE INSTALLATIONS SHALL MEET LEHI CITY POWER SERVICE SPECIFICATIONS, NATIONAL ELECTRICAL CODE AND NATIONAL ELECTRICAL SAFETY CODE LATEST REVISIONS, NO CUSTOMER OWNED EQUIPMENT BETWEEN METER BASE AND METER. ADDRESS SHALL BE POSTED AT BUILDING SITE.

CONTACT LEHI CITY POWER, (ENGINEERING DIVISION) AT 650 WEST GLEN CARTER DRIVE, LEHI UT. FOR SERVICE SPECIFICATIONS. SPECIFICATIONS ARE PUBLISHED ON THE LEHI CITY WEBSITE UNDER POWER DEPARTMENT..

APPLICATION FOR PERMANENT ELECTRICAL SERVICE MUST BE COMPLETED BY OWNER BUILDER/CONTRACTOR PRIOR TO CONNECTION OF PERMANENT ELECTRICAL SERVICE.

MAIN SERVICE DISCONNECT IS REQUIRED OUTSIDE AT THE METER LOCATION FOR ALL ELECTRICAL SERVICE INSTALLATIONS. LEHI CITY POWER SHALL INSPECT TRENCH AND CONDUIT INSTALLATION PRIOR TO BACKFILL. (CALL TO SCHEDULE ELECTRICAL SERVICE TRENCH INSPECTIONS)

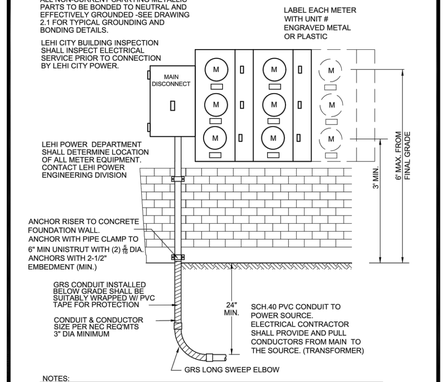
METER & SERVICE LOCATIONS ARE TO BE DETERMINED BY LEHI CITY POWER. (SEE ATTACHMENT TO JOB COPY DRAWINGS). GENERAL RULES FOR THE SERVICE LOCATION ARE AS FOLLOWS: THE METER AND MAIN DISCONNECT SHALL BE SETBACK FROM THE FRONT CORNER OF THE STRUCTURE A MAXIMUM OF 10'. THE METER & MAIN DISCONNECT SHALL BE ON THE SIDE OF THE STRUCTURE CLOSEST TO THE DISTRIBUTION POWER SOURCE INTENDED FOR THAT SITE.

ALL UNDERGROUND AND OVERHEAD ELECTRICAL SERVICES SHALL BE INSPECTED BY LEHI CITY BUILDING INSPECTION PRIOR TO CONNECTION BY LEHI CITY POWER. CALL TO SCHEDULE PERMANENT POWER INSPECTION.

ALL NEW DEVELOPMENTS WILL BE SERVICED UNDERGROUND: OWNER/DEVELOPER WILL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL UNDERGROUND CONDUIT, TRANSFORMER PADS, AND SECONDARY JUNCTION BOXES, GROUND SLEEVE BASES AND SWITCH BASES WILL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY CONTRACTOR, THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT SHALL BE COMPLETED BY OR APPROVED BY LEHI CITY POWER ENGINEERING DIVISION.

ALL SERVICES REQUIRE SCH. 40 PVC CONDUIT AND GRS LS 90 BEND AND RISER WITH LUG CONNECTION TO MAIN/METER BASE. FOR SINGLE FAMILY RESIDENTIAL SERVICE LEHI CITY POWER WILL PROVIDE THE CONDUCTOR FROM THE SOURCE TO THE MAIN/METER BASE UP TO 75 FEET MAXIMUM (FOR LONGER LENGHTS CONSULT WITH LEHI CITY POWER FOR ADDITIONAL COST). FOR MULTI FAMILY UNITS AND COMMERCIAL INSTALLATIONS, THE CONDUCTOR TO BE SUPPLIED, INSTALLED, TERMINATED & MAINTAINED BY OWNER / CONTRACTOR PER NEC, FROM THE METER BASE TO THE POWER SOURCE SUPPLIED BY LEHI CITY.

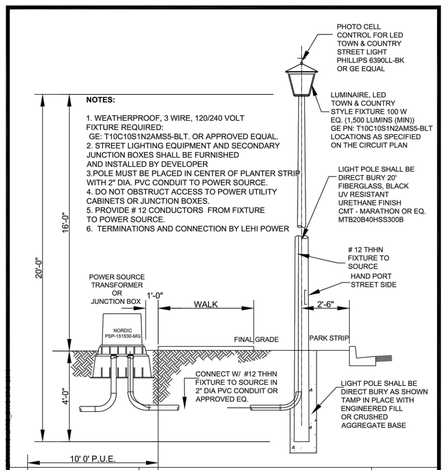
REQUIREMENTS & STANDARDS	
ELECTRICAL SERVICE INFORMATION	
RESIDENTIAL & COMMERCIAL POWER SERVICE	
DWG: 1.1	
REV: 17.00	
BY: GWK	
DATE: 3/10/17	



NOTES:

1. OWNER/BUILDER SHALL PROVIDE AND INSTALL CONDUIT AND CONDUCTOR FROM THE TRANSFORMER TO THE LINE SIDE OF THE METER SOCKET.
2. OWNER SHALL MAINTAIN CONDUIT AND CONDUCTOR FROM TRANSFORMER TO METER.
3. CONDUIT CLAMP(S) MUST BE ABOVE GROUND.
4. INSPECTION REQUIRED PRIOR TO BACKFILL OF TRENCH.
5. INSPECTION REQUIRED PRIOR TO PERMANENT POWER CONNECTION.

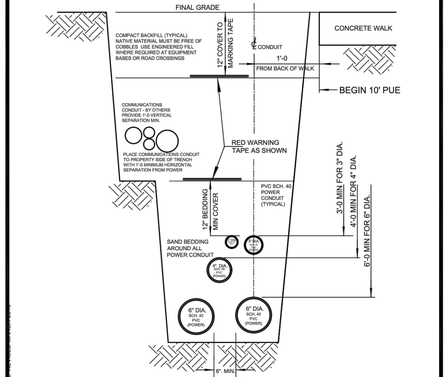
REQUIREMENTS & STANDARDS	
MULTI-METER INSTALLATION UNDERGROUND SERVICE	
200 AMP & GREATER, SELF CONTAINED METERING	
DWG: 3.3	
REV: 17.00	
BY: GWK	
DATE: 3/28/16	



NOTES:

1. WEATHERPROOF, 3 WIRE, 120/240 VOLT FIXTURE REQUIRED: GE: T10C10S1N2AMS5-BLT. OR APPROVED EQUAL.
2. STREET LIGHTING EQUIPMENT AND SECONDARY JUNCTION BOXES SHALL BE FURNISHED AND INSTALLED BY DEVELOPER
3. POLE MUST BE PLACED IN CENTER OF PLANTER STRIP WITH 2" DIA. PVC CONDUIT TO POWER SOURCE.
4. DO NOT OBSTRUCT ACCESS TO POWER UTILITY CABINETS OR JUNCTION BOXES.
5. PROVIDE # 12 CONDUCTORS FROM FIXTURE TO POWER SOURCE.
6. TERMINATIONS AND CONNECTION BY LEHI POWER

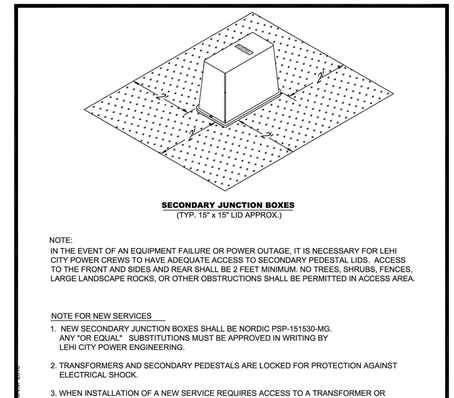
REQUIREMENTS & STANDARDS	
RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)	
DIRECT BURY FIBERGLASS POLE	
DWG: 7.3	
REV: 17.00	
BY: GWK	
DATE: 3/16/17	



NOTES:

1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED.
3. SERVICE LATERAL DEPTH 24" MINIMUM.
4. PROVIDE BEDDING ON ALL CONDUIT SURFACES AND 6" SEPARATION BETWEEN POWER CONDUITS
5. PROVIDE DEPTH OF 1 FOOT TO TOP OF CONDUIT FOR EVERY 1 INCH OF NOMINAL DIAMETER

REQUIREMENTS & STANDARDS	
POWER TRENCH & JOINT USE TRENCH DETAIL	
RESIDENTIAL & COMMERCIAL SUBDIVISION	
DWG: 5.4	
REV: 17.00	
BY: GWK	
DATE: 01/5/17	



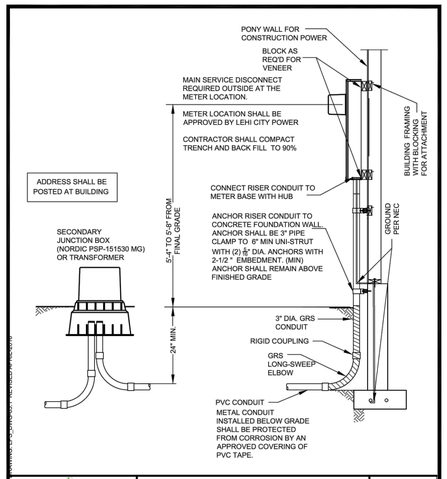
SECONDARY JUNCTION BOXES
(TYP. 15" x 15" LID APPROX.)

NOTE:
IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR LEHI CITY POWER CREWS TO HAVE ADEQUATE ACCESS TO SECONDARY PEDESTAL LIDS. ACCESS TO THE FRONT AND SIDES AND REAR SHALL BE 2 FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.

NOTE FOR NEW SERVICES

1. NEW SECONDARY JUNCTION BOXES SHALL BE NORDIC PSP-151530-MG. ANY "OR EQUAL" SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LEHI CITY POWER ENGINEERING.
2. TRANSFORMERS AND SECONDARY PEDESTALS ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
3. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR PEDESTAL, OWNER/CONTRACTOR SHALL CONTACT LEHI CITY POWER.
4. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \PEDESTAL WITH LEHI CITY POWER SUPERVISION.
5. BLUE STAKE LAWS PROHIBIT ANY DIGGING WITH EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.

REQUIREMENTS & STANDARDS	
CLEARANCE REQUIRED FOR SECONDARY JUNCTION BOX	
RESIDENTIAL & COMMERCIAL POWER SERVICE	
DWG: 4.3	
REV: 16.00	
BY: GWK	
DATE: 6/6/16	



REQUIREMENTS & STANDARDS	
UNDERGROUND SERVICE 100-200 AMP (1 OR 3 PHASE)	
RESIDENTIAL & CONSTRUCTION POWER SERVICE	
DWG: 3.1.1	
REV: 17.00	
BY: GWK	
DATE: 3/10/17	

TRENCHING REQUIREMENTS

THE DEVELOPER SHALL PROVIDE TRENCHING FOR REQUIRED CONDUIT SYSTEMS AND INSTALL CONDUITS IN ACCORDANCE WITH POWER DEPARTMENT STANDARDS.

ALL TRENCHING SHALL CONFORM TO OSHA (CFR 29) REQUIREMENTS. TRENCHES SHALL BE 18" MINIMM WIDTH, EXCEPT FOR RESIDENTIAL SERVICE TRENCH MAY BE 12" WIDTH. TRENCH DEPTH VARIES BASED ON THE CONDUIT SIZE AND QUANTITY. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROJECT SAFETY COMPLIANCE.

TRENCHING FOR ELECTICAL POWER CONDUITS SHALL BE LOCATED IN PUBLIC UTILITY EASEMENT PROVIDED BY THE OWNER DEVELOPER, TYPICALLY 10 FEET FROM THE BACK OF WALK. CONDUITS SHALL BE PLACED, BEDDED AND MARKED WITH APPROVED RED WARNING TAPE AS SHOWN IN THE TRENCHING SECTION/DETAIL. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

ALL BACKFILL MATERIAL SHALL BE COMPACTED. IN AREAS OF THE TRENCH WHERE THERE IS NO EQUIPMENT, PAVING OR OTHER STRUCTURAL REQUIREMENT, THE NATIVE MATERIAL MAY BE USED AS BACK-FILL, PROVIDED IT HAS NO COBBLES,CONSTRUCTION WASTE OR OTHER REFUSE OR DELETERIOUS MATERIALS. EXCAVATED AREAS THAT SUPPORT ELECTRICAL EQUIPMENT, PAVEMENTS, WALKS, ETC. SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO T-99.

JOINT TRENCH USE: JOINT USE OF THE TRENCH WITH OTHER UTILITIES IS TYPICALLY NOT ALLOWED. HOWEVER, JOINT USE OF THE POWER TRENCH FOR COMMUNICATIONS IS APPROVED FOR AREAS OF NEW CONSTRUCTION IF ADEQUATE VERTICAL AND HORIZONTAL CLEARANCE CAN BE ACHIEVED. A SEPARATE TRENCH IS REQUIRED FOR NON-ELECTRIC UTILITIES SUCH AS GAS, SEWER, AND WATER.

UTAH LAW SECTION 54-8A-1 THROUGH 54-8-A-11 REQUIRES THAT BLUE STAKES ONE-CALL LOCATION CENTER BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION.

CONDUIT REQUIREMENTS

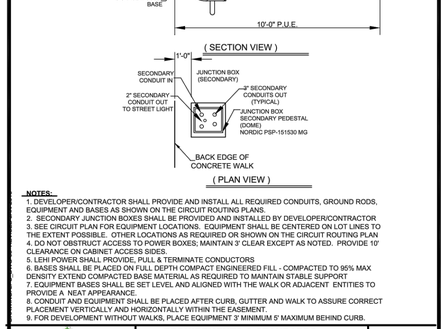
ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE GALVANIZED RIGID STEEL (GRS) WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS SHALL HAVE CONCRETE OR FLOWABLE FILL ON THE INSIDE OF THE RADIUS NOT TO OBSTRUCT JOINTS SO AS TO IMPROVE RESISTANCE TO FORCES GENERATED WHEN PULLING ELECTRICAL CABLES. FOR CONDUITS 3" AND 2" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP WITH RADIUS OF 36 INCHES. ALL CONDUITS SHALL BE TERMINATED WITH PVC BUSHINGS

CONDUIT SHALL BE PLACED STRAIGHT AND TRUE. CONTRACTOR SHALL KEEP THE INTERIOR OF THE CONDUIT CLEAN AND FREE OF DIRT ROCKS AND DEBRIS. PLUGGED, BROKEN, OR OTHERWISE UNSUITABLE CONDUITS SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. CONDUIT ENDS SHALL BE CAPPED OR TAPED. CONDUIT STUBBED SHALL BE CAPPED AND SUITABLY MARKED AT THE GROUND SURFACE.

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT. IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. LEHI POWER REQUIRES A SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

DIRECTIONAL BORING MAY BE USED AT SUITABLE LOCATIONS WHERE EXCAVATION IS NOT POSSIBLE, PROBLEMATIC, OR ECONOMICALLY INFEASIBLE. BORING CONDUIT SHALL BE HDPE TYPE SDR-17. BORING CONDUIT SHALL BE "STRAIGHT STICK" WELDED SEAM WITH THE INSIDE SEAM REAMED TO PROVIDE A SMOOTH AND CONSISTENT INSIDE DIAMETER.

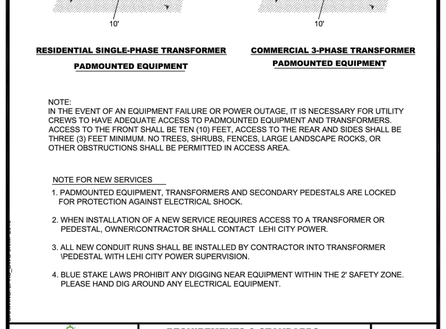
REQUIREMENTS & STANDARDS	
ELECTRICAL TRENCH & CONDUIT NOTES	
RESIDENTIAL & COMMERCIAL POWER SERVICE	
DWG: 5.3	
REV: 17.00	
BY: GWK	
DATE: 01/5/17	



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, GROUND RODS, EQUIPMENT AND BASES AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES SHALL BE PROVIDED AND INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

REQUIREMENTS & STANDARDS	
SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)	
(LOCATIONS IN THE P.U.E.)	
DWG: 5.1.2	
REV: 17.00	
BY: GWK	
DATE: 3/10/17	



RESIDENTIAL SINGLE-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

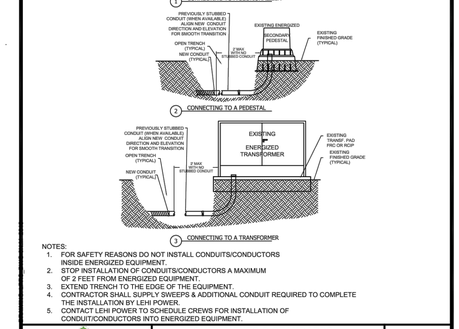
COMMERCIAL 3-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

NOTE:
IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.

NOTE FOR NEW SERVICES

1. PADMOUNTED EQUIPMENT, TRANSFORMERS AND SECONDARY PEDESTALS ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
2. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR PEDESTAL, OWNER/CONTRACTOR SHALL CONTACT LEHI CITY POWER.
3. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \PEDESTAL WITH LEHI CITY POWER SUPERVISION.
4. BLUE STAKE LAWS PROHIBIT ANY DIGGING NEAR EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.

REQUIREMENTS & STANDARDS	
TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES	
RESIDENTIAL & COMMERCIAL POWER SERVICE	
DWG: 4.2	
REV: 16.00	
DATE: 6/6/16	



NOTES:

1. FOR SAFETY REASONS DO NOT INSTALL CONDUITS/CONDUCTORS INSIDE ENERGIZED EQUIPMENT.
2. STOP INSTALLATION OF CONDUITS/CONDUCTORS A MAXIMUM OF 2 FEET FROM ENERGIZED EQUIPMENT.
3. EXTEND TRENCH TO THE EDGE OF THE EQUIPMENT.
4. CONTRACTOR SHALL SUPPLY SWEEPS & ADDITIONAL CONDUIT REQUIRED TO COMPLETE THE INSTALLATION BY LEHI POWER.
5. CONTACT LEHI POWER TO SCHEDULE CREWS FOR INSTALLATION OF CONDUIT/CONDUCTORS INTO ENERGIZED EQUIPMENT.

REQUIREMENTS & STANDARDS	
CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT	
RESIDENTIAL & COMMERCIAL POWER SERVICE	
DWG: 4.1	
REV: 17.00	
BY: GWK	
DATE: 3/10/17	

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www.focusutah.com

PARKVIEW COTTAGES
LEHI CITY
POWER DETAILS

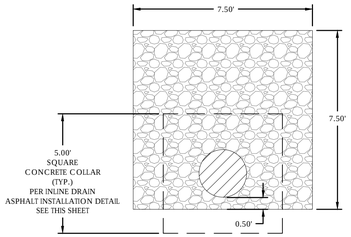
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

POWER DETAILS

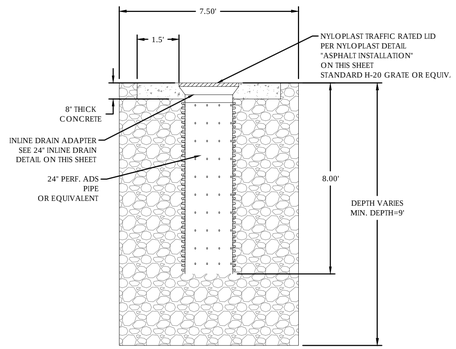
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Date: 03/31/2020 | Job #: 18-288
Sheet: D3

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\FINAL\03 POWER DETAILS.dwg



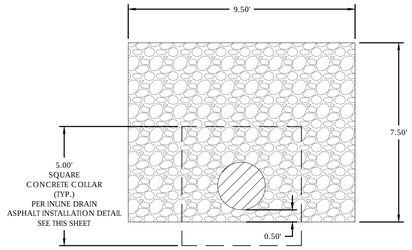
DRYWELLS #1-#10 PLAN VIEW DETAI

N.T.S.



DRYWELL SECTION DETAIL

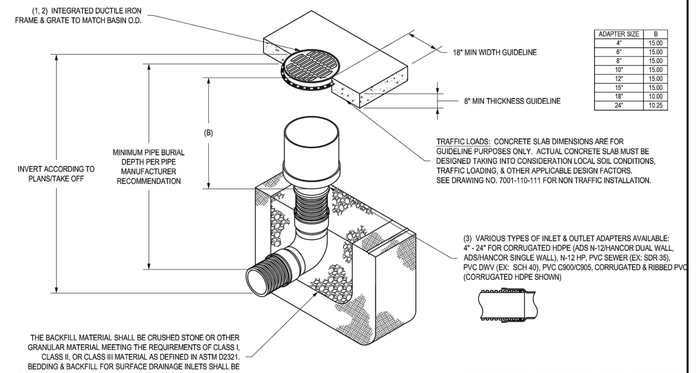
N.T.S.



DRYWELL #11 PLAN VIEW DETAIL

N.T.S.

NYLOPLAST 24 " INLINE DRAIN: 2724AG _ _ X



ADAPTER SIZE	B
4"	15.00
6"	15.00
8"	15.00
10"	15.00
12"	15.00
15"	15.00
18"	10.00
24"	10.25

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2497D	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES
6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 HP BELL INFORMATION.

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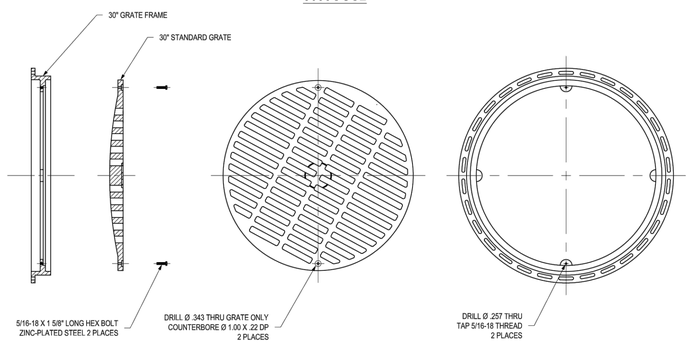
DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
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BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 24 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-028 REV E

3099CGSL



NOTE: LOCATION OF LOCKING DEVICE MAY VARY

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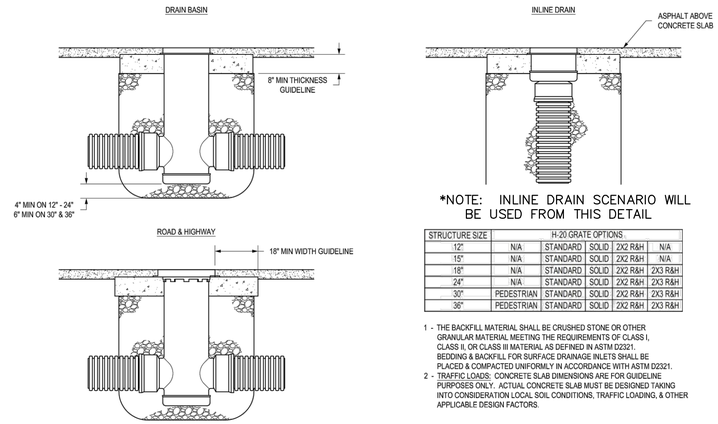
DRAWN BY	AWA	MATERIAL	
DATE	6-29-00		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	2-10-10		
DWG SIZE	A	SCALE 1:12	SHEET 1 OF 1

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TITLE: 30 IN STANDARD LOCKING GRATE ASSEMBLY - TYPE B

DWG NO. 7001-110-022 REV C

ASPHALT INSTALLATION



*NOTE: INLINE DRAIN SCENARIO WILL BE USED FROM THIS DETAIL

STRUCTURE SIZE	H-20 GRATE OPTIONS					
12"	N/A	STANDARD	SOLID	2X2 R&H	N/A
15"	N/A	STANDARD	SOLID	2X2 R&H	N/A
18"	N/A	STANDARD	SOLID	2X2 R&H	2X3 R&H
24"	N/A	STANDARD	SOLID	2X2 R&H	2X3 R&H
30"	PEDESTRIAN	STANDARD	SOLID	2X2 R&H	2X3 R&H
36"	PEDESTRIAN	STANDARD	SOLID	2X2 R&H	2X3 R&H

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
2 - TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

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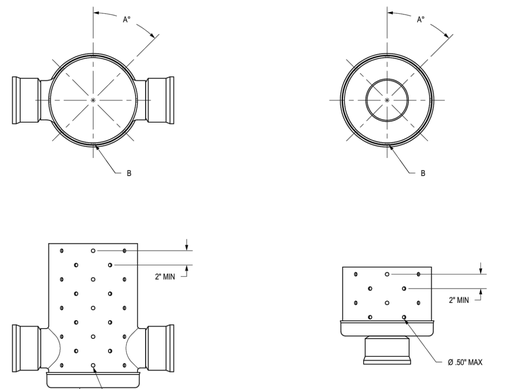
DRAWN BY	EBC	MATERIAL	
DATE	4-4-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-13-18		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

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TITLE: DRAIN BASIN, INLINE DRAIN, & ROAD & HIGHWAY (I-20 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL

DWG NO. 7001-110-188 REV F

PERFORATION SCHEDULE



STRUCTURE SIZE	A* ANGLE BETWEEN HOLES	B NUMBER OF HOLES
8"	90°	4
10"	90°	4
12"	60°	6
15"	60°	6
18"	45°	8
24"	45°	8
30"	36°	10
36"	30°	12

*36" Structure Size for Drain Basin only

1 - PERFORATIONS SHOULD NOT BE ON OR WITHIN 1" OF ADAPTERS.
2 - HOLES SHOULD BE STAGGERED EVERY OTHER ROW, AS SHOWN.
3 - TO PREVENT BLOCKAGE OF PERFORATIONS, BASIN SHOULD BE WRAPPED IN AN ENGINEER APPROVED GEO-TEXTILE FABRIC.
4 - PERFORATIONS CANNOT BE INSTALLED IN 36" BASIN REDUCING CONE.

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DRAWN BY	CJA	MATERIAL	
DATE	7-20-99		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	11-2-18		
DWG SIZE	A	SCALE NTS	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: NYLOPLAST STRUCTURE PERFORATION SCHEDULE

DWG NO. 7001-110-008 REV E

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PARKVIEW COTTAGES
LEHI CITY
DRYWELL DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DRYWELL DETAILS

Scale: NONE | Drawn: AC
Date: 03/31/2020 | Job #: 18-288
Sheet: D4

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\FINAL\04 DRYWELL DETAILS.dwg







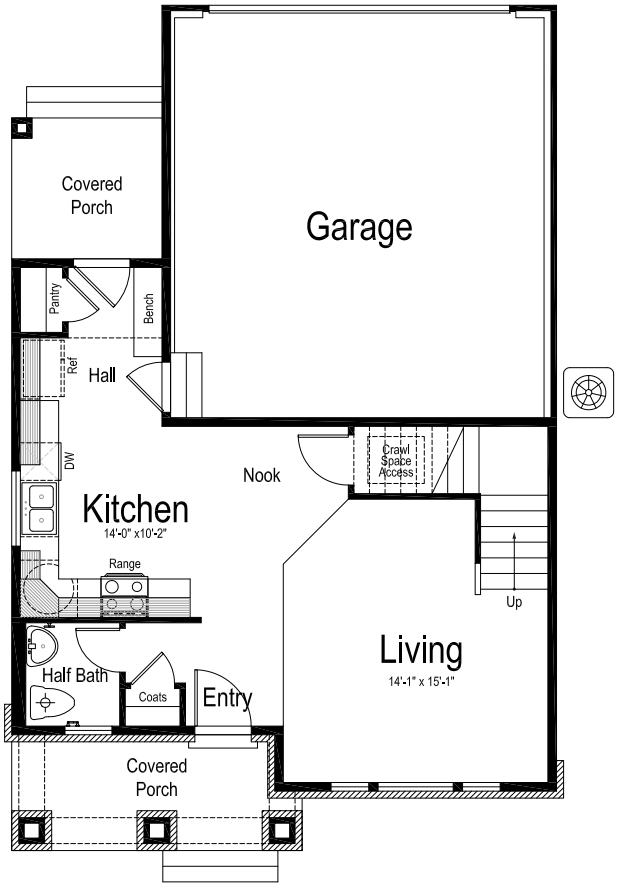
CARRIAGE LANE COTTAGES

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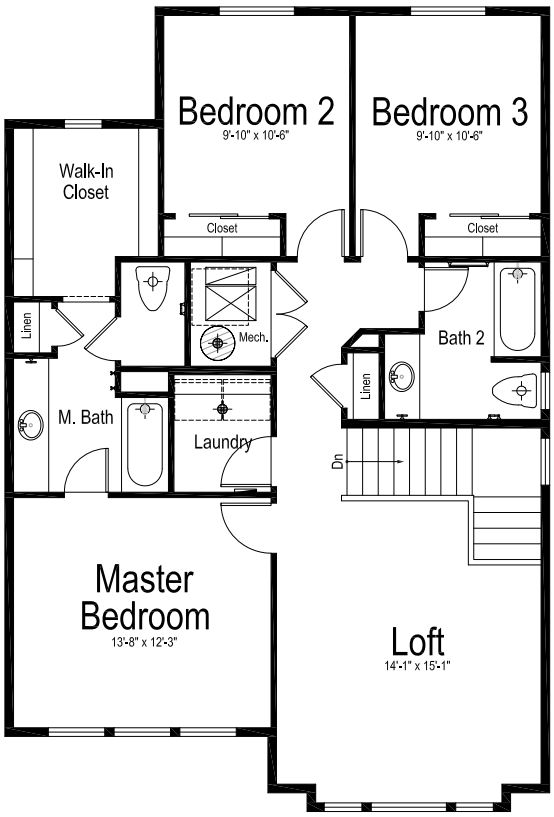
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Plymouth



Main Level



Upper Level

Total finished sq. ft.: 1,672 | Total sq. ft.: 1,672

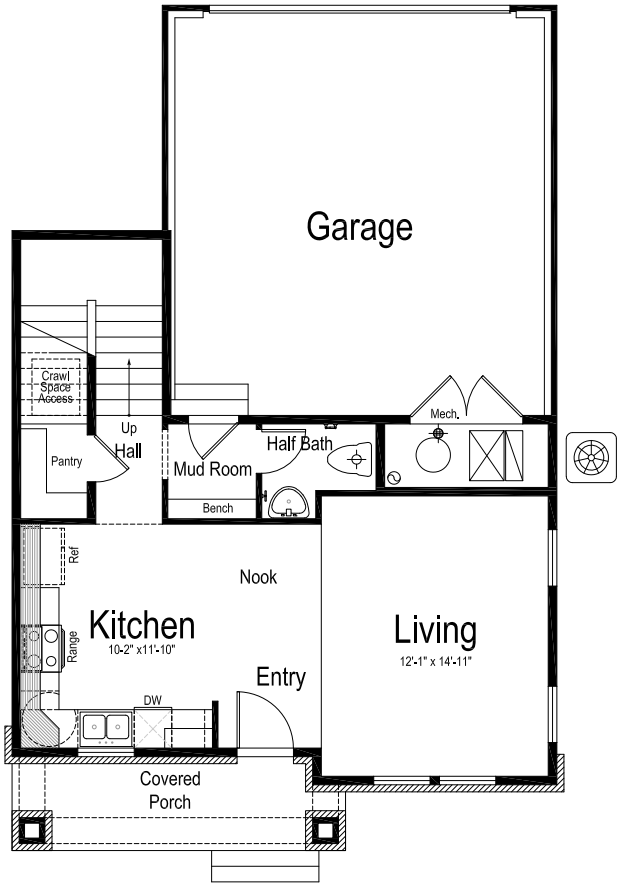
Bedrooms: 3 | Bathrooms: 2 1/2 | 29' W x 47' D

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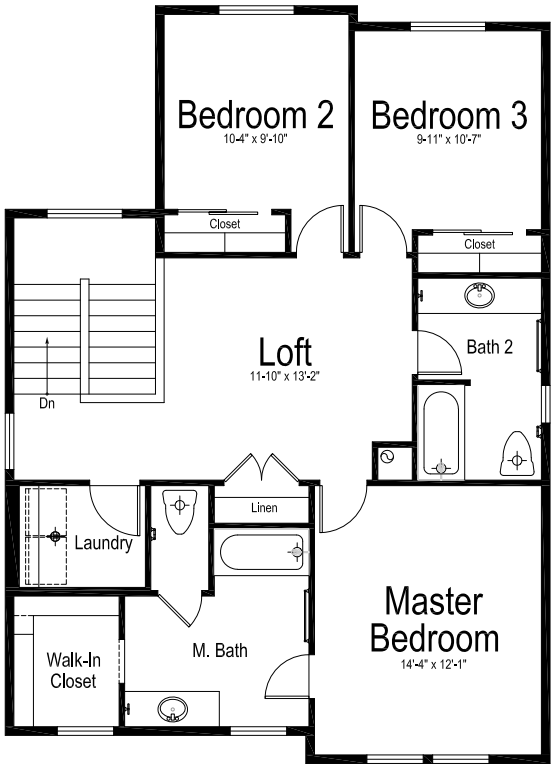
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Salem



Main Level



Upper Level

Total finished sq. ft.: 1,619 | Total sq. ft.: 1,619

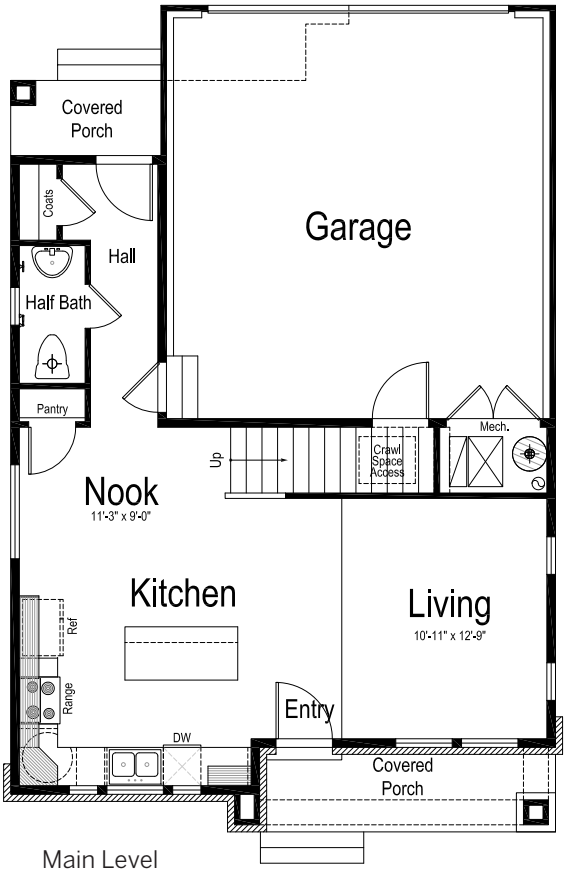
Bedrooms: 3 | Bathrooms: 2 1/2 | 29' W x 47' 6" D

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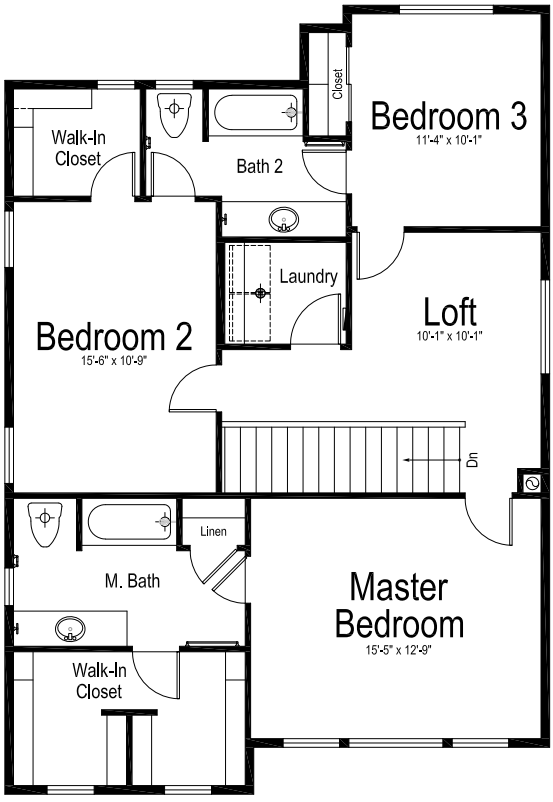
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Norwalk



Main Level



Upper Level

Total finished sq. ft.: 1,733 | Total sq. ft.: 1,733

Bedrooms: 3 | Bathrooms: 2 1/2 | 29' W x 45' 6" D

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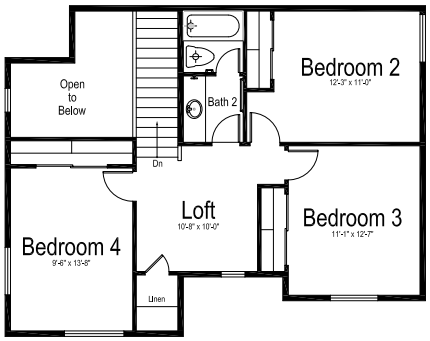

Palo Verde A


Palo Verde B

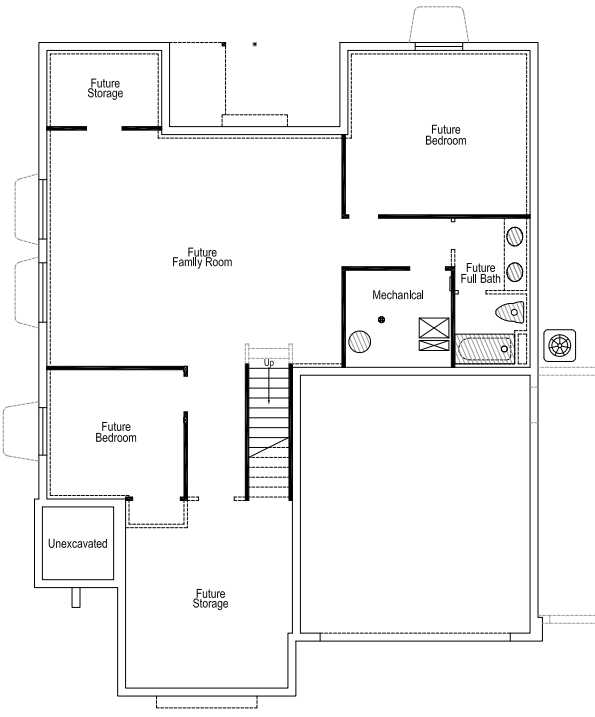
Palo Verde



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 2,291

Total unfinished sq. ft.: 1,609 | Total sq. ft.: 3,900

Bedrooms: 4 | Bathrooms: 2 1/2 | 42' W x 56' D

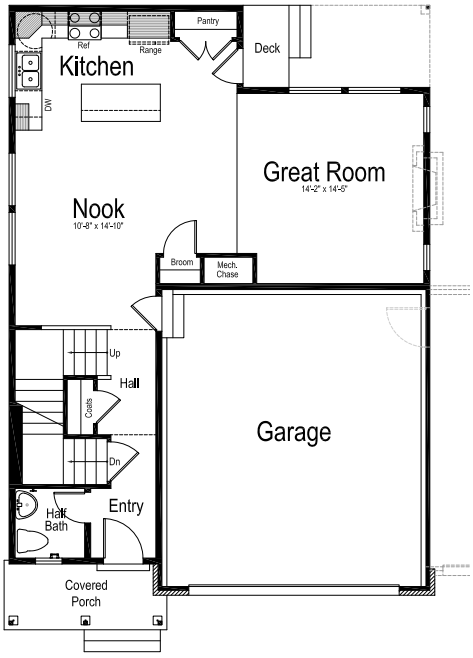
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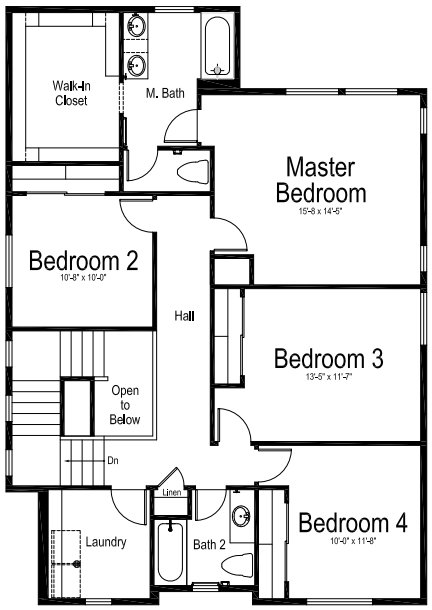

Parksdale A


Parksdale B

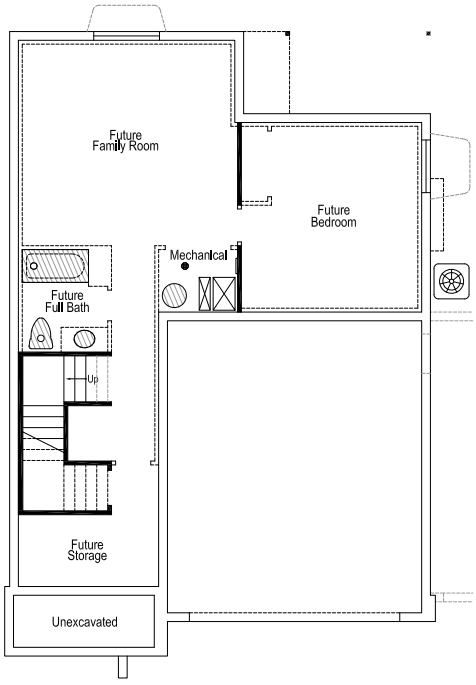
Parksdale



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 2,066

Total unfinished sq. ft.: 923 | Total sq. ft.: 2,989

Bedrooms: 4 | Bathrooms: 2 1/2 | 32'6" W x 47'6" D

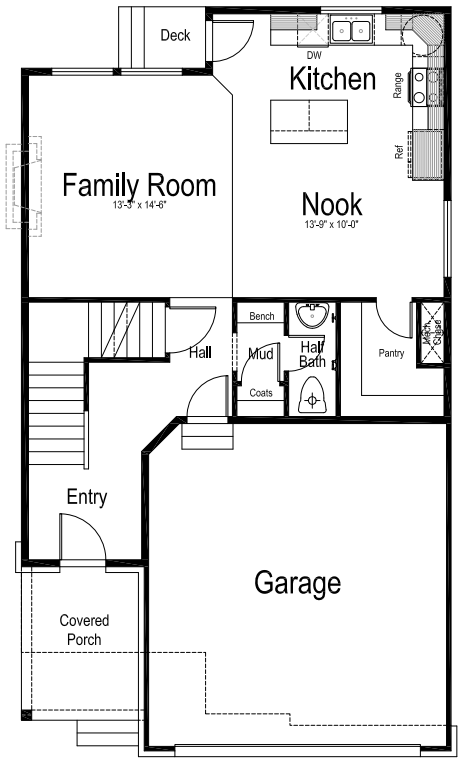
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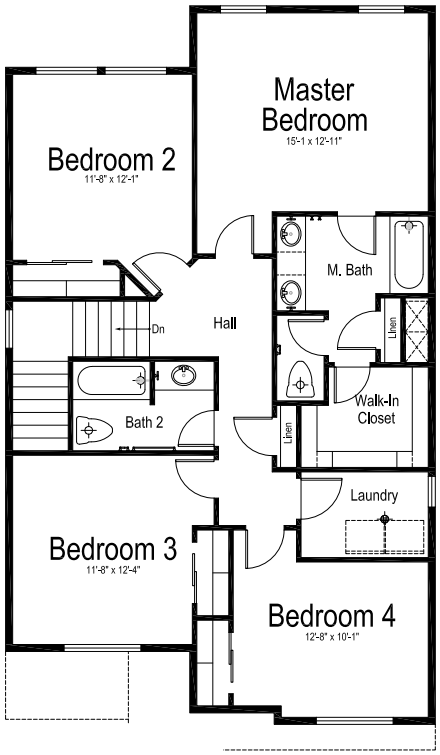




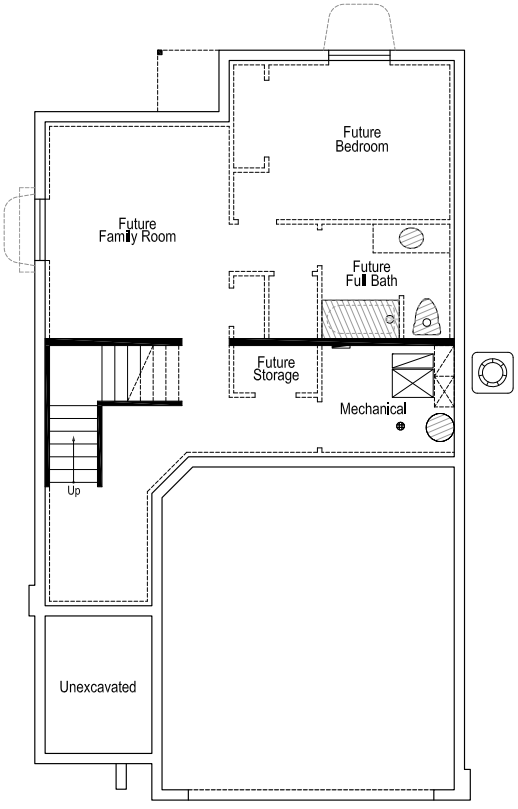
Pasadena



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 1,935
Total unfinished sq. ft.: 795 | Total sq. ft.: 2,730
Bedrooms: 4 | Bathrooms: 2 1/2 | 28' W x 49' D

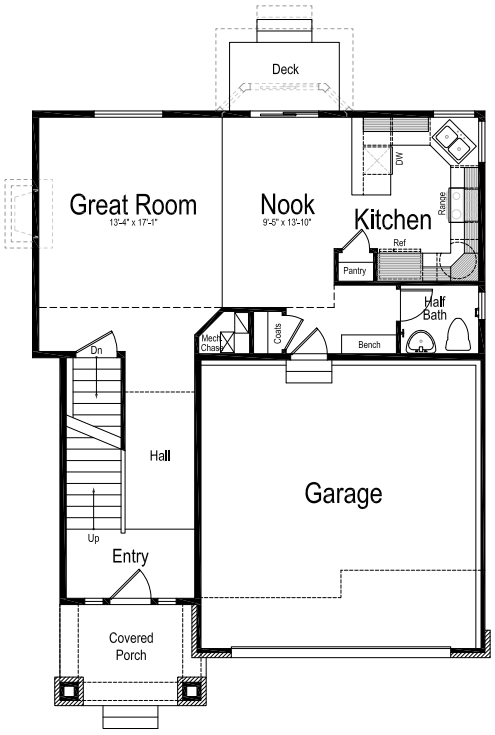
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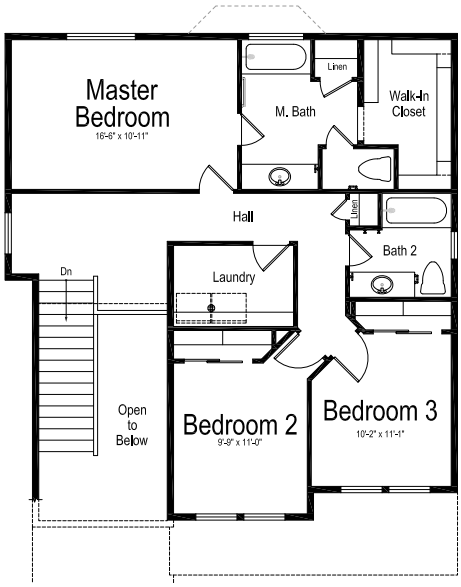

Pacifica A


Pacifica B

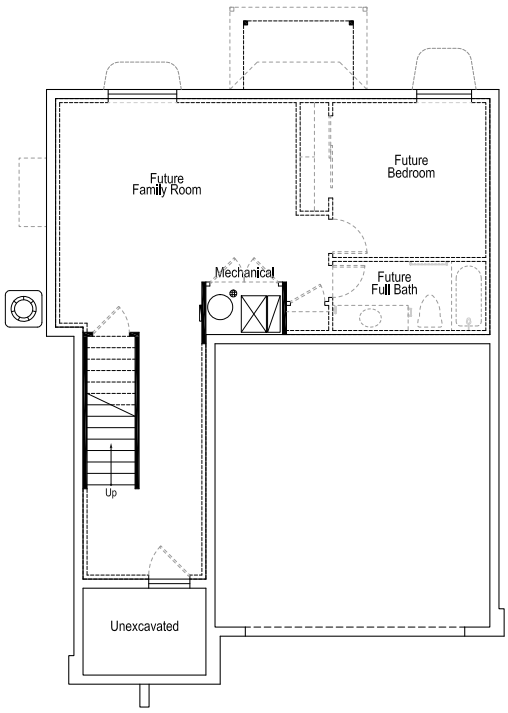
Pacifica



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 1,740
Total unfinished sq. ft.: 867 | Total sq. ft.: 2,607
Bedrooms: 3 | Bathrooms: 2 1/2 | 33' W x 43' D

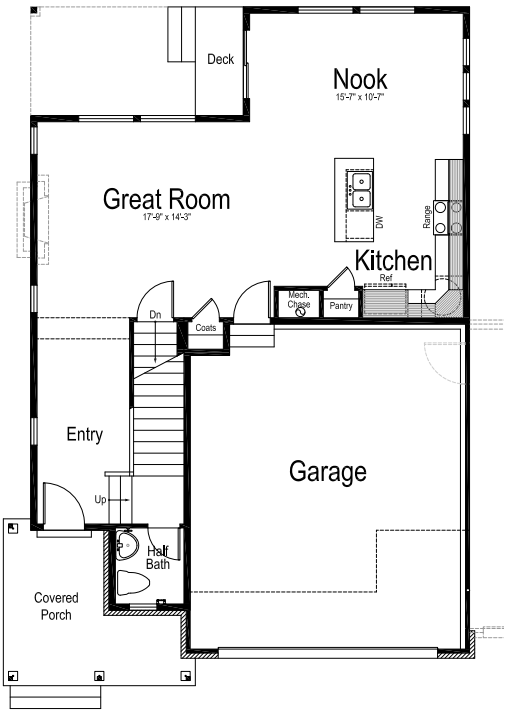
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Palmdale A


Palmdale B

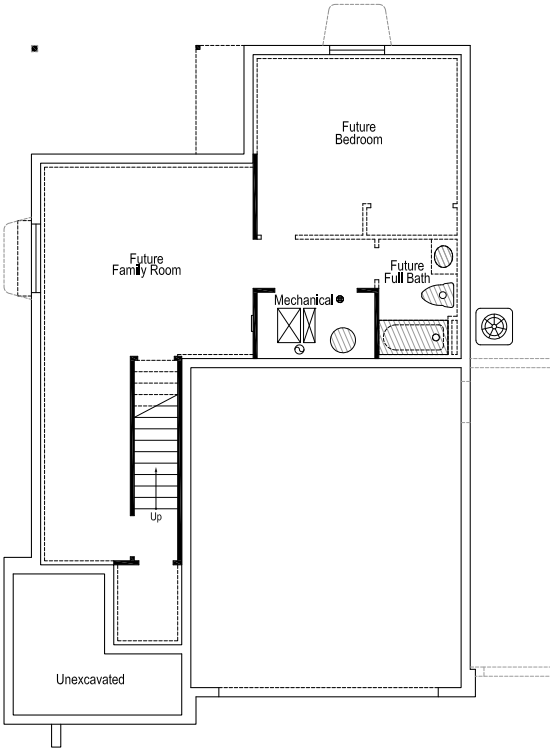
Palmdale



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 1,717
Total unfinished sq. ft.: 872 | Total sq. ft.: 2,589
Bedrooms: 3 | Bathrooms: 2 1/2 | 34' W x 49'6" D

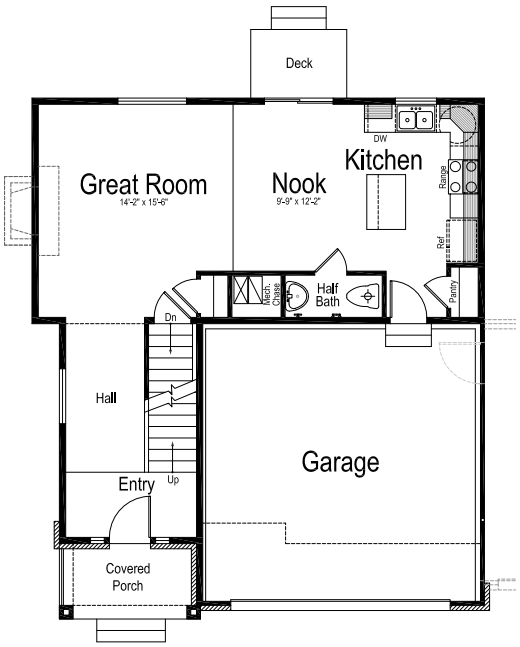
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Pomona A


Pomona B

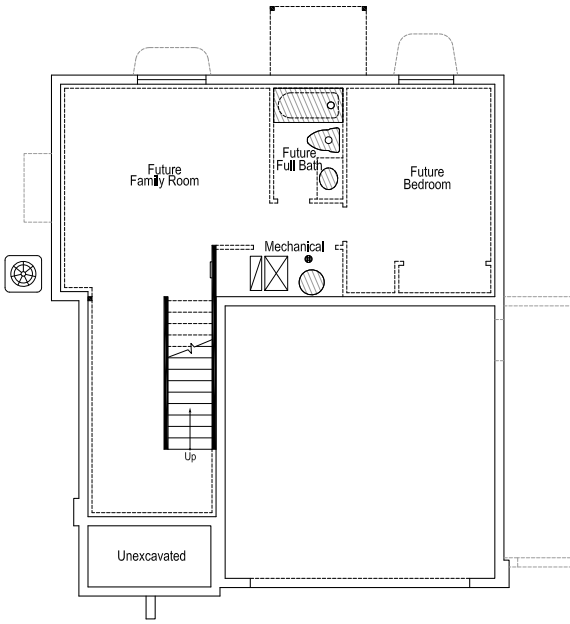
Pomona



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 1,545

Total unfinished sq. ft.: 780 | Total sq. ft.: 2,325

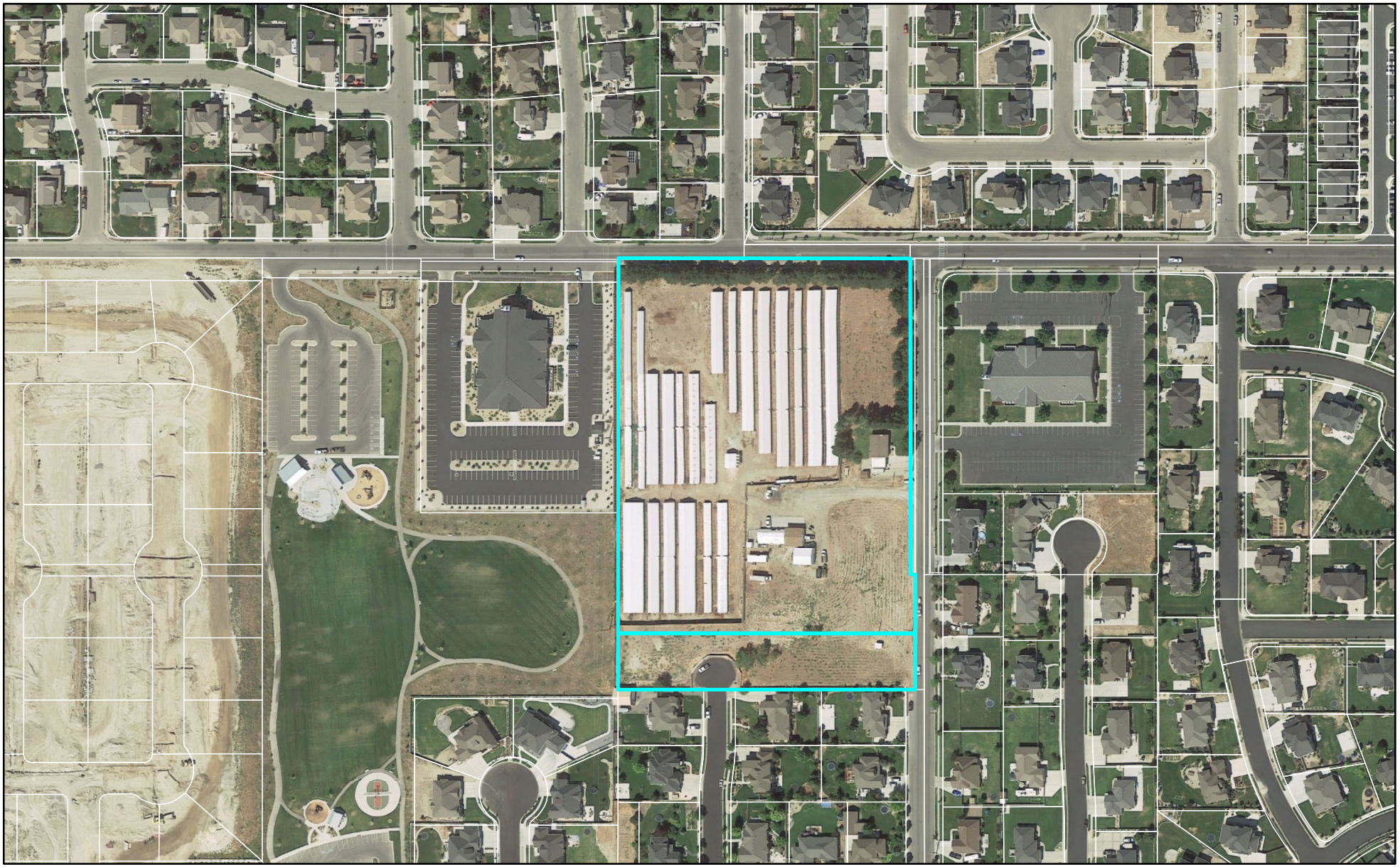
Bedrooms: 3 | Bathrooms: 2 1/2 | 33' W x 38' D

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Parkview Cottages Final Subdivision

Aerial



0 290 580 Feet

LEHI CITY

Parkview Cottages Final Subdivision

General Plan

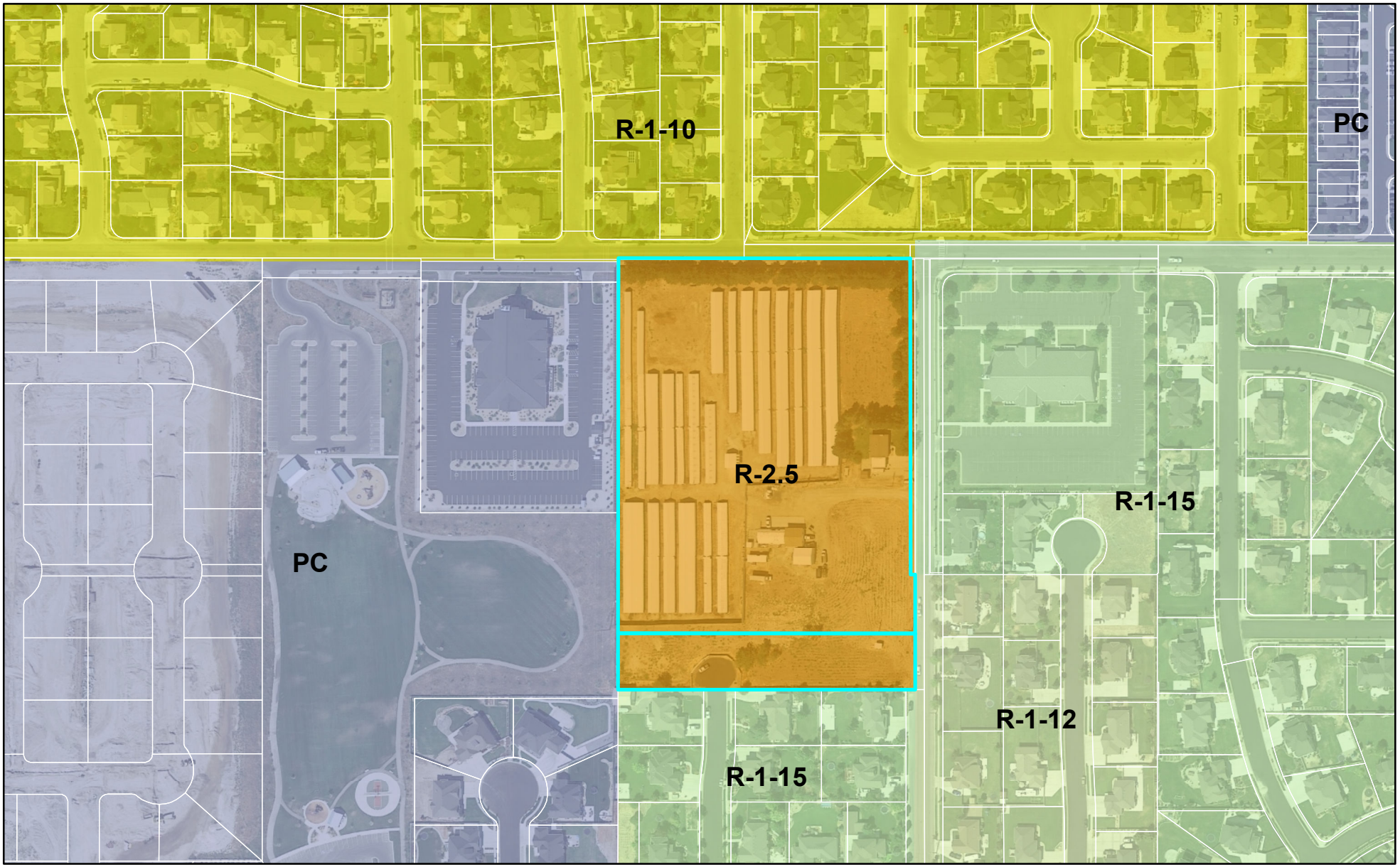


0 290 580 Feet

LEHI CITY

Parkview Cottages Final Subdivision

Zoning



0 290 580 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final subdivision approval for the Northridge Plat H, a 4-lot residential subdivision located at approximately 2300 West Eagle Crest Drive.
Petitioner: Fieldstone

Suggested Action:

Attachments:
CC Staff Report Northridge Plat H Final Subdivision 04.28.20.docx

Northridge Plat H DRC 04.08.2020.docx

NORTHRIDGE - PLAT H plans.pdf

Northridge Plat H Landscape Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

NORTHRIDGE PLAT H FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone		
Meeting Date	April 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately Eagle View Drive and 2300 West		
Existing Land Use	Undeveloped		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	HDR/ESA		
Number of Lots/Units	4 Lots		
Adjacent Zoning and Land Use	*North*	PC	Approved Northridge Plat D&F
	South	PC	Canyon Trail Phase 2 Subdivision
	East	PC	Northridge Plat B Subdivision
	West	PC	Eagle Summit Subdivision
Date of DRC Review	April 8, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.180. Effective Period of Final Subdivision Plat Approval.
The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

PROPERTY HISTORY

July 26, 1997 This property was annexed to Lehi City as the Deerfield Annexation included the subject property and most of what is now within the Traverse Mountain Planned Community.

Dec. 4, 2000 Traverse Mountain Area Plan was recorded which designated Planned Community zoning to the subject property, the Plan was later amended in 2012.

Aug. 29, 2017 The City Council approved the Northridge preliminary subdivision including 80 single family lots.

REPORT ANALYSIS

The applicant requests approval of the Northridge Plat H final subdivision. The proposed final subdivision includes four residential single-family lots, and one common area "Parcel A". The proposed final subdivision complies with the preliminary subdivision approved by City Council on August 29, 2017. The four lots range in size from approximately 9,500 to 12,100 square feet. These meet the minimum lot size requirement of 2,800 square feet for the HDR2 district under the Traverse Mountain Area Plan. These larger lot sizes next to Central Canyon reduce the amount of density in areas on or adjacent to significant slopes, thus reducing the impact on sensitive environmental areas. This specific plat has significant slope on most of Parcel A, and the applicant proposes to plant it with native seed and

leave it unirrigated.

Parcel A includes a trail connecting Plat H to Plat B. The trail runs along the north end of the parcel and enhances pedestrian connectivity while the slopes prevent road connectivity.

DRC reviewed this proposed final subdivision and had eight redline comments including the following:

1. Coordinate with Toll Brothers Fox Canyon Road expansion project for storm drain design. That project should be building all curb, gutter, storm drain, and trail improvements on Fox Canyon Road.
2. Will need to landscape park strip with trees on E. side of Eagles View Dr. and sidewalk connection to Hidden Cove as part of this phase.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Northridge Plat H final subdivision including the DRC comments from April 8, 2020. This recommendation is based on the following findings:

1. The proposed final subdivision complies with the approved preliminary subdivision.
2. The proposed subdivision meets the requirements of the Traverse Mountain Area Plan.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Northridge Plat H Final Subdivision
DRC Redline Comments

Fieldstone- requests review of Northridge Plat H final subdivision located at Eagles View Drive and approximately 2300 West.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Online DRC due to Coronavirus
Date of Plans Reviewed: **03/31/2020**
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer:

1. Change to 6" blow off, are the fire hydrant and blow off to be relocated behind the curb or are they already in the correct location ?
2. Storm tech chambers and 72" manhole will conflict with existing water mains at this location. Current proposed design will not work
3. Coordinate with Toll Brothers Fox Canyon Road expansion project for storm drain design. That project should be building all curb, gutter, storm drain, and trail improvements on Fox Canyon Road.
4. Why not install a standard sump without stormtech chambers ?
5. If this is an existing culinary blow off and it is already located in the planter strip, remove note about installing a new 4" with break away.

Trent – Parks:

6. Will need to landscape park strip with trees on E. side of Eagles View Dr. and sidewalk connection to Hidden Cove as part of this phase.
7. Updated landscape plans have been omitted from this submittal. Include with all submittals.

Gary – Building/Inspections: No comment
JD – Streets:

8. Add note to whirly gig manholes where grade is greater then 5%.

Ross – Engineering: No comment
Kim – Planning: No comment

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Address any comments or conditions from City Council approval.
9. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
10. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 28th.

NORTHRIDGE - PLAT H

A RESIDENTIAL SUBDIVISION IN LEHI, UTAH

NORTH

SCALE: 1"=40'

40 20 0 40



VICINITY MAP

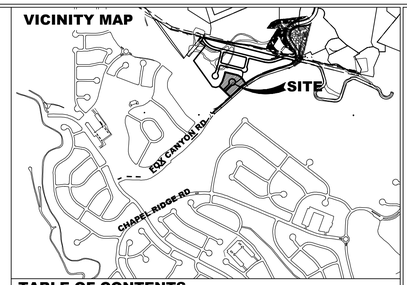


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SHEET 1	COVER SHEET
	FINAL PLAT
SHEET 2	UTILITY
SHEET 3	GRADING PLAN
SHEET 4	EAGLES VIEW COURT PLAN AND PROFILE
SHEET 5	FOX CANYON ROAD PLAN AND PROFILE
SHEET 6	DETAILS
SHEET 7	POWER PLAN
SHEET 8	POWER DETAILS
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL DETAILS

TABULATIONS

PLAT AREA:	2.48 ACRES
LOT AREA:	1.03 ACRES
# OF LOTS:	4
DENSITY	1.61 U/A
RIGHT-OF-WAY(DEDICATED):	0.46 ACRES
LANE MILES OF ROAD:	.08 MILES

NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
7. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
8. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
9. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
10. ALL LEHI CITY SEWER, WATER & STORM DRAIN UTILITY TRENCHES REQUIRE A GRANULAR IMPORT MATERIAL AND SHALL MEET AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
11. ALL STREET SIGNS/MARKINGS SHALL BE PER THE MUTCD.
12. ALL ELECTRICAL TRANSFORMERS, DOMES STREET LIGHTS, ETC. SHALL BE LOCATED IN THE PUE PER LEHI CITY POWER REQUIREMENTS.
13. ALL PI LINES IN THE VAILETTO ZONE MUST BE CHLORINATED & BACTERIA TESTED.
14. USPS GANG BOX INSTALLED WITH PLAT A.
15. PLAT "D" IMPROVEMENTS ARE REQUIRED FOR STORM DRAIN AND SEWER OUTFALL ON THIS PHASE.
16. STORM WATER TO DRAIN TO EXISTING STORM DRAIN IN EAGLES VIEW DRIVE.

LEGEND

EXISTING

- WATER METER
- WATER — EX–W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX–SS —
- SEWER MANHOLE
- STORM DRAIN — EX–SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX–PI —
- PI VALVE
- FENCE — X —

PROPOSED

- CULINARY WATER (SDR-18 C-900 PVC) — W —
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER (SDR-35) — SS —
- SEWER MANHOLE
- STORM DRAIN (ADS) — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI (SDR-18 C-900 PVC PURPLE) — PI —
- PI VALVE

DEVELOPER / OWNER

FIELDSTONE HOMES
1250 E. 200 S. STE 101
LEHI, UTAH 84043
JULIE SMITH

ENGINEER

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

PROJECT NAME

NORTHRIDGE

LEI
- 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

REGISTERED PROFESSIONAL ENGINEER
No. 362806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H
LEHI, UTAH
COVER SHEET

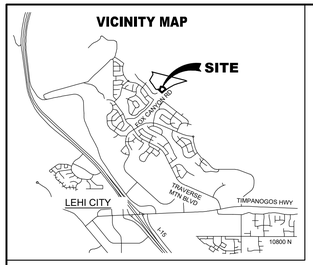
REVISIONS
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LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 3/30/2020

SHEET
COVER

G:\PROJECTS\2018\2018-0004 NORTHRIDGE\CAD\PLAT\2018-0004 PLAT H.DWG, 3/30/2020 2:54:39 PM, BRIAN GABLER

VICINITY MAP



NOTES

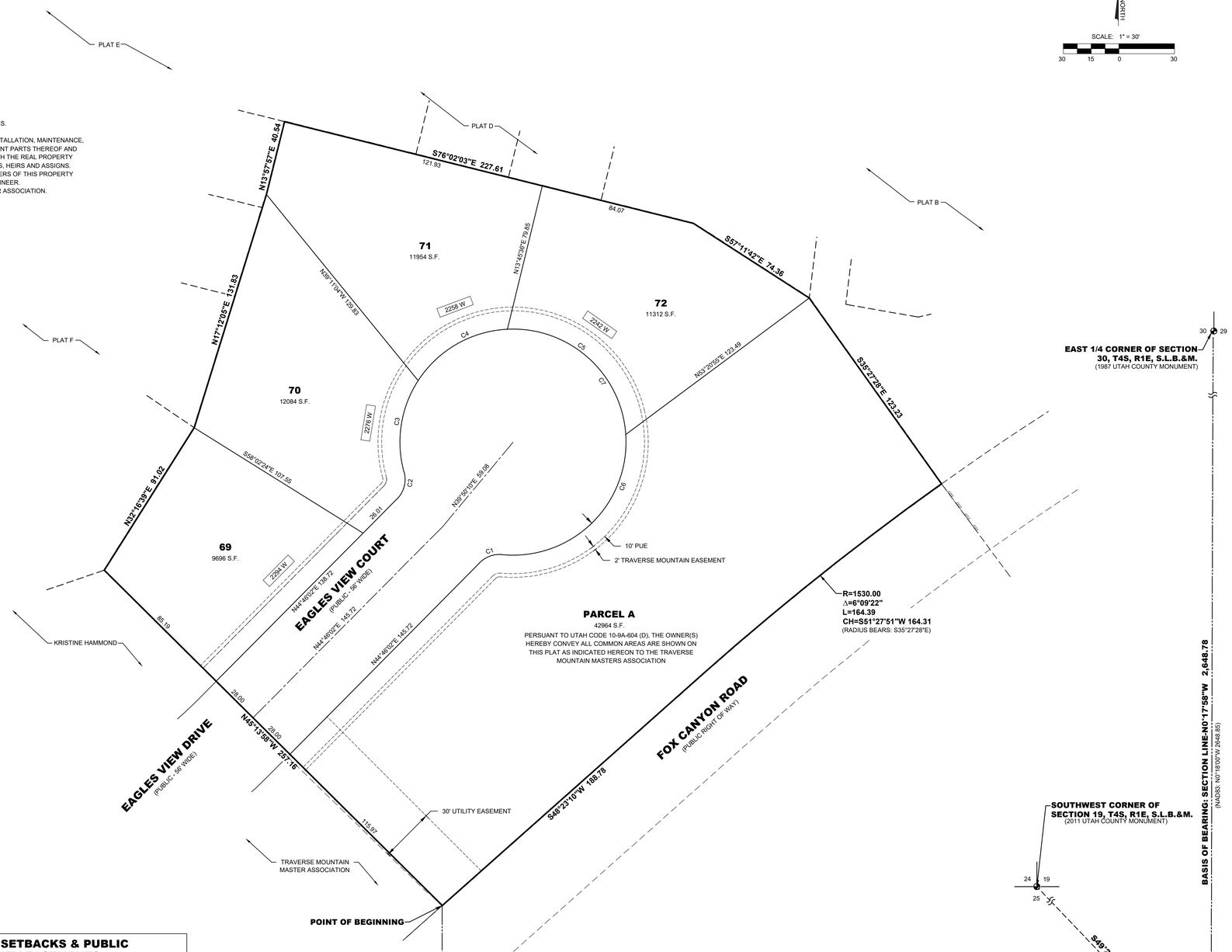
1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
3. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
4. ⊕TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
5. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
6. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AN D CITY ENGINEER.
7. PARCEL A SHALL BE OWNED AND MAINTAINED BY TRAVERSE MOUNTAIN MASTER ASSOCIATION.

TABULATIONS

TOTAL AREA:	2.48 ACRES
TOTAL LOT AREA:	1.03 ACRES
TOTAL OPEN SPACE	0.98 ACRES
TOTAL # OF LOTS:	4
RIGHT-OF-WAY AREA TO BE DEDICATED:	0.46 ACRES
OF ROAD:	0.46 LANE MILES
ZONE:	PC

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	50°45'25"	13.29	S70°08'45"W 12.86
C2	15.00	60°04'05"	15.73	N14°43'59"E 15.02
C3	61.00	48°12'54"	51.33	S8°48'23"W 49.83
C4	61.00	54°07'32"	57.62	S59°58'36"W 55.51
C5	61.00	89°01'44"	94.78	N48°26'46"W 85.53
C6	61.00	99°27'21"	105.89	N45°47'47"E 93.08
C7	61.00	290°49'31"	309.63	N49°53'18"W 69.25



SCALE: 1" = 30'

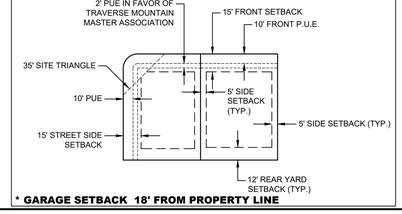
30 15 0 30

NORTH

NORTHRIDGE, LLC
12896 N. PONY EXPRESS RD. STE 400
DRAPER, UTAH 84020
JULIE SMITH

LEI
- A Utah Corporation -
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www.lei-eng.com

TYPICAL SETBACKS & PUBLIC UTILITY EASEMENTS



*** GARAGE SETBACK 18' FROM PROPERTY LINE**

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 SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED WEST 4798.01 FEET AND NORTH 5646.43 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N0°17'58"W BETWEEN THE SOUTHEAST CORNER & THE EAST QUARTER CORNER OF SECTION 30); THENCE N45°13'58"W 257.16 FEET; THENCE N32°16'39"E 91.02 FEET; THENCE N17°12'05"E 131.83 FEET; THENCE N13°57'57"E 40.54 FEET; THENCE S76°02'03"E 227.61 FEET; THENCE S57°11'42"E 74.36 FEET; THENCE S35°27'28"E 123.23 FEET; THENCE ALONG THE ARC OF A 1530.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S35°27'28"E) 164.39 FEET THROUGH A CENTRAL ANGLE OF 6°09'22" (CHORD: S51°27'51"W 164.31 FEET); THENCE S48°23'10"W 188.78 FEET TO THE POINT OF BEGINNING.

CONTAINS ±2.48 ACRES

DATE

SURVEYOR
(See Seal Below)

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

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS ____ DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

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)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "H"

NORTHRIDGE

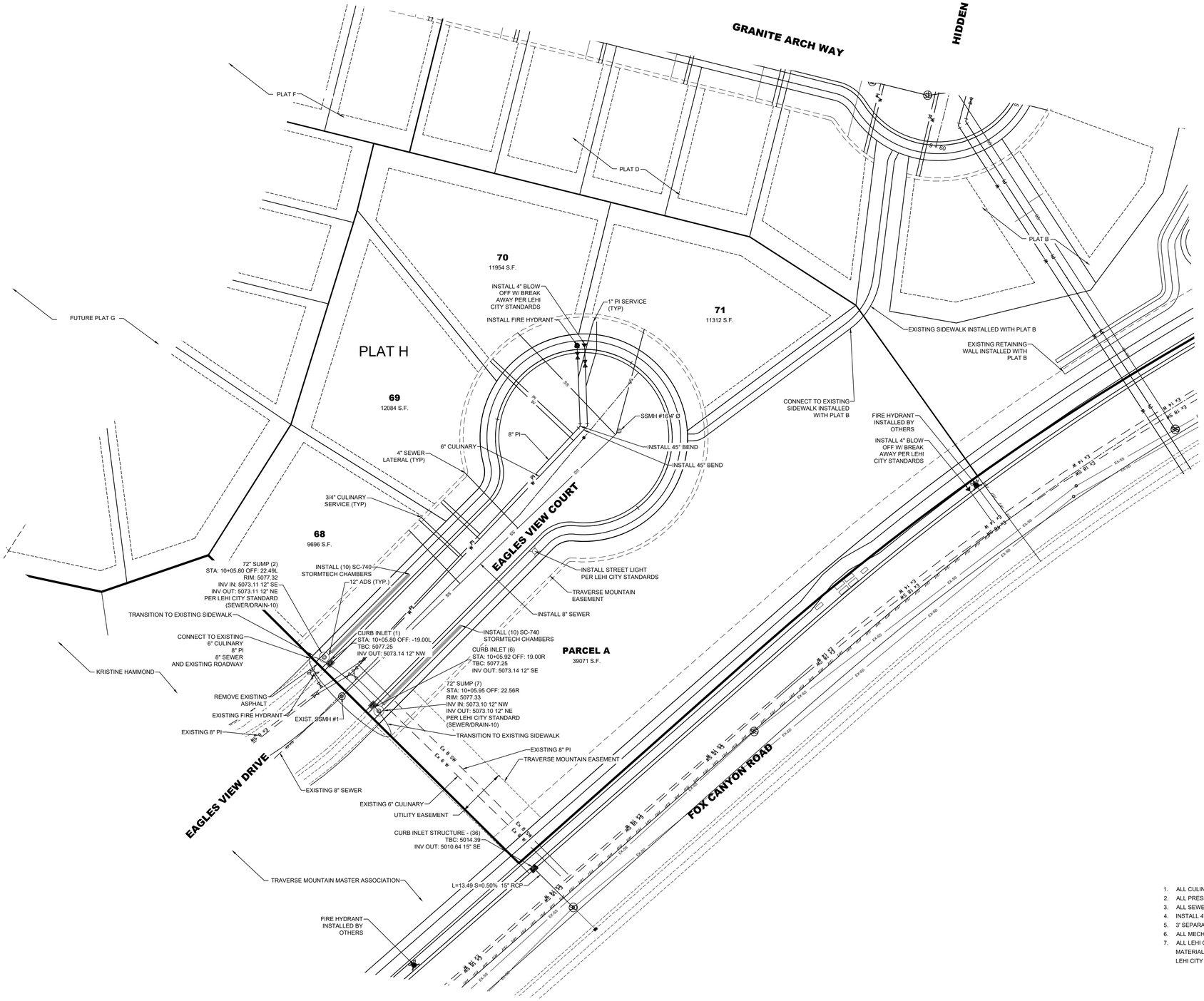
A RESIDENTIAL SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

LEHI UTAH COUNTY, UTAH

SCALE: 1" = 30'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



1. ALL CULINARY WATER LINES TO BE 4" IN DIAMETER UNLESS NOTED OTHERWISE.
2. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. INSTALL 4" BLOW-OFF ON ALL CULINARY DEAD ENDS.
5. 3' SEPARATION BETWEEN FIRE HYDRANT AND BLOW OFFS.
6. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
7. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY STANDARDS.

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SURVEYORS
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REGISTERED PROFESSIONAL ENGINEER
No. 353806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H
LEHI, UTAH

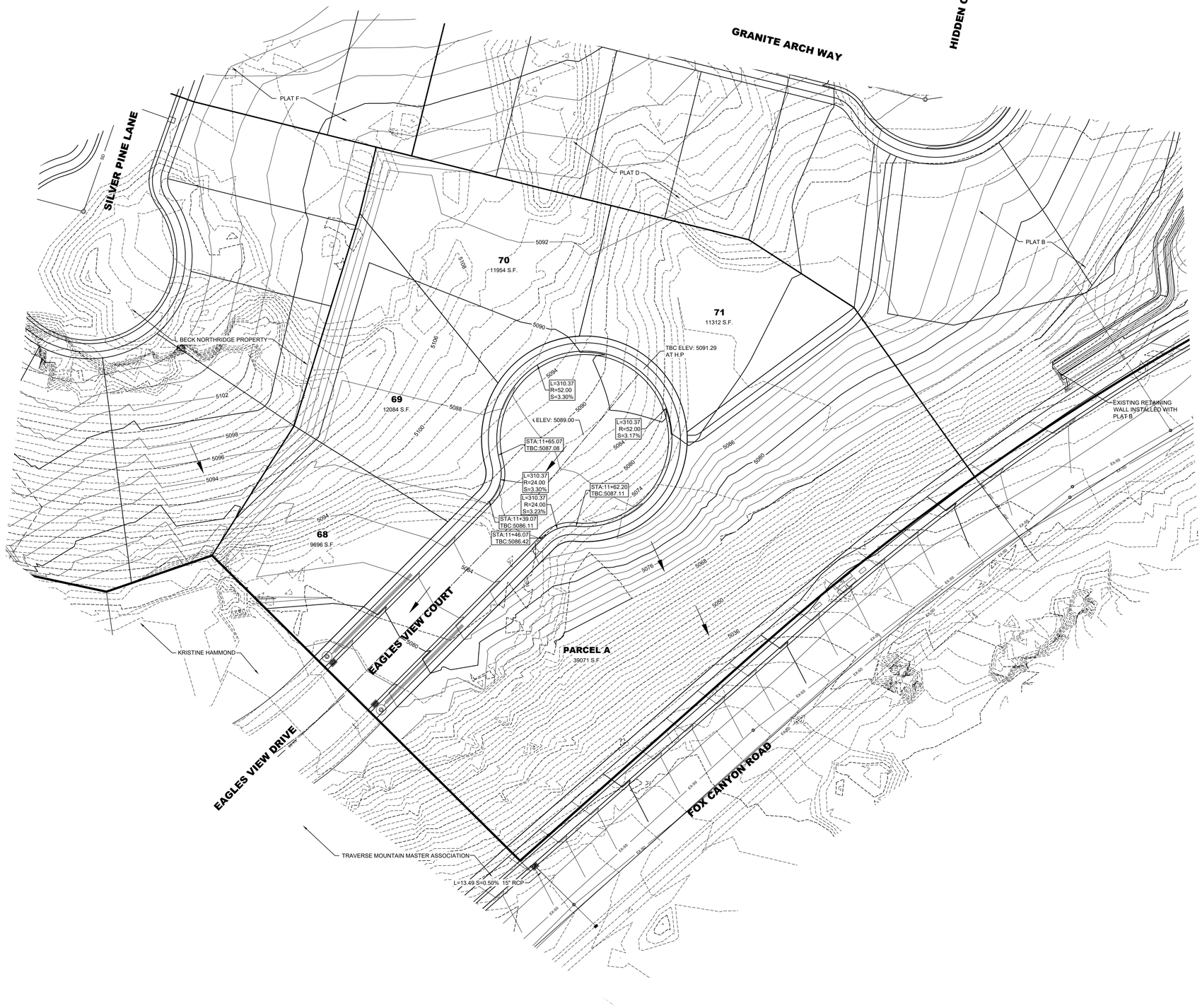
UTILITY PLAN

REVISIONS
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LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 3/30/2020

SHEET 2

P:\2018\2018-0004\DRAWINGS\PRELIMINARY PLAT\2018-0004 PRELIMINARY PLAT.DWG, 3/30/2020 3:47:17 PM, BRIAN GABLER



EARTHWORK NOTE:
MOST OF THE MASS GRADING ON THIS PHASE HAS BEEN COMPLETED PREVIOUSLY. NO EXPORT MATERIAL ANTICIPATED.

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REGISTERED PROFESSIONAL ENGINEER
No. 353806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H

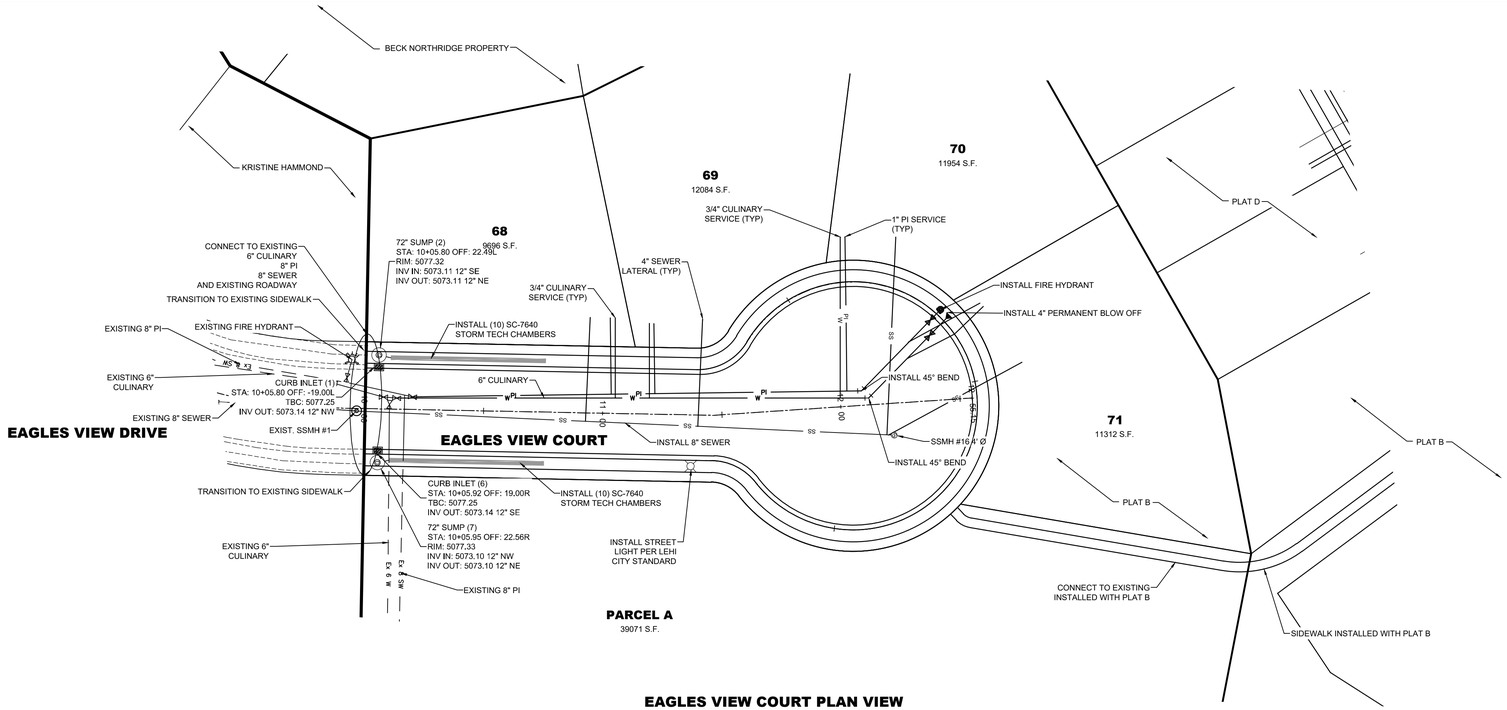
LEHI, UTAH

GRADING

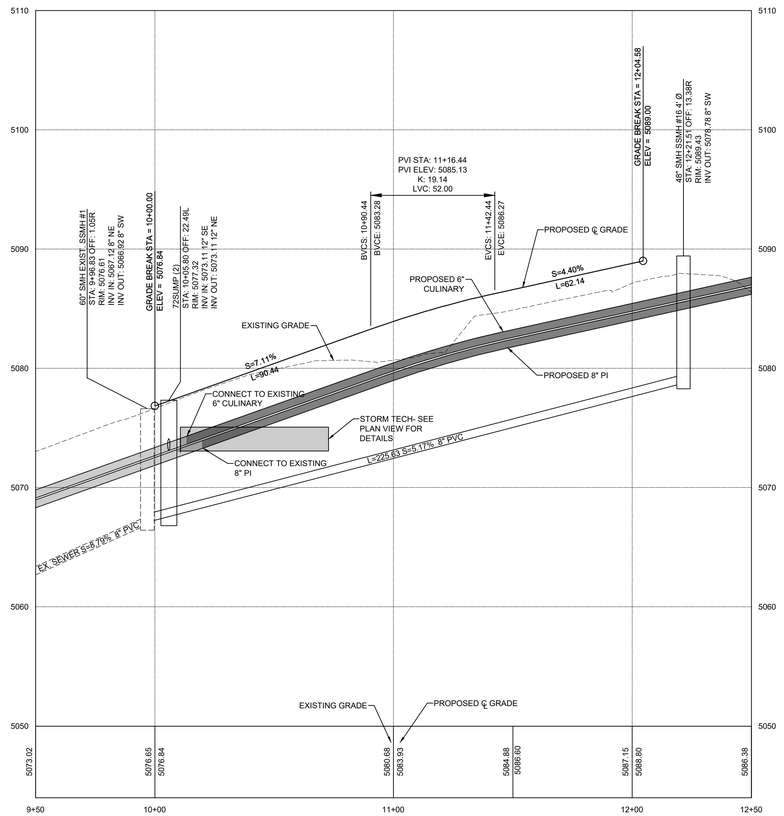
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LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 3/30/2020

SHEET 3



EAGLES VIEW COURT PLAN VIEW



EAGLES VIEW COURT PROFILE VIEW



SCALE: 1"=30'

30 15 0 30

MANHOLE NOTE:
WHIRLYGIGS ARE REQUIRED FOR MANHOLES IN ROADWAYS 5% AND GREATER

1. LANDSCAPE SERVICE INSTALLED IN PREVIOUS PHASE AND MUST BE USED FOR LANDSCAPING FOR THIS PHASE

- A Utah Corporation -
ENGINEERS
SURVEYORS
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REGISTERED PROFESSIONAL ENGINEER
No. 352806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H
LEHI, UTAH

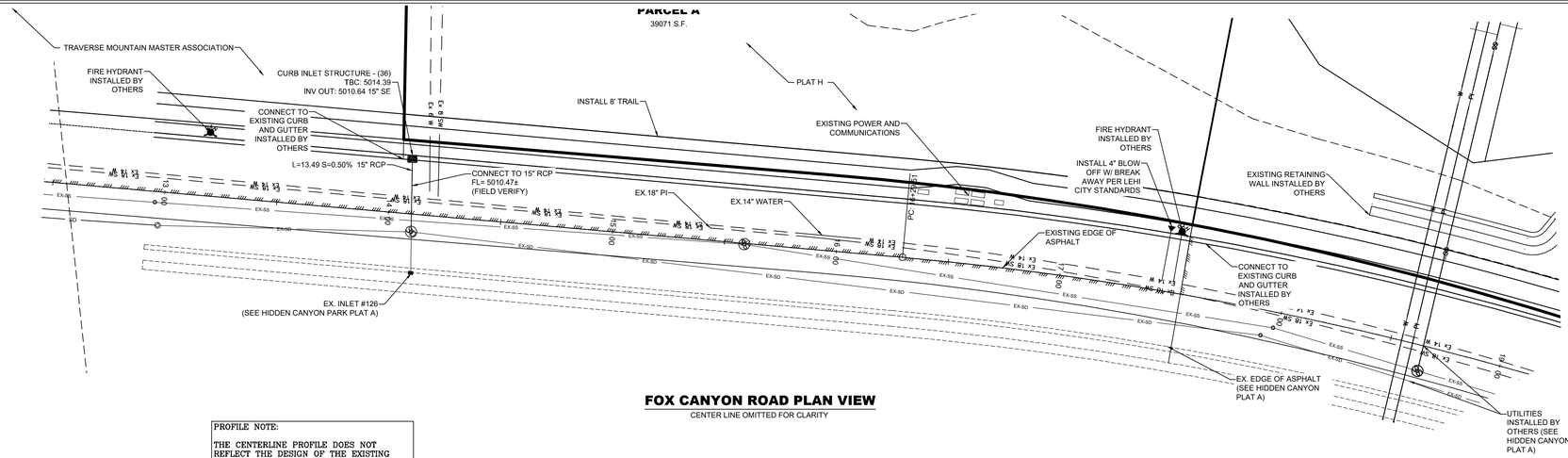
EAGLES VIEW COURT PLAN AND PROFILE

REVISIONS
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LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 3/30/2020

SHEET 3

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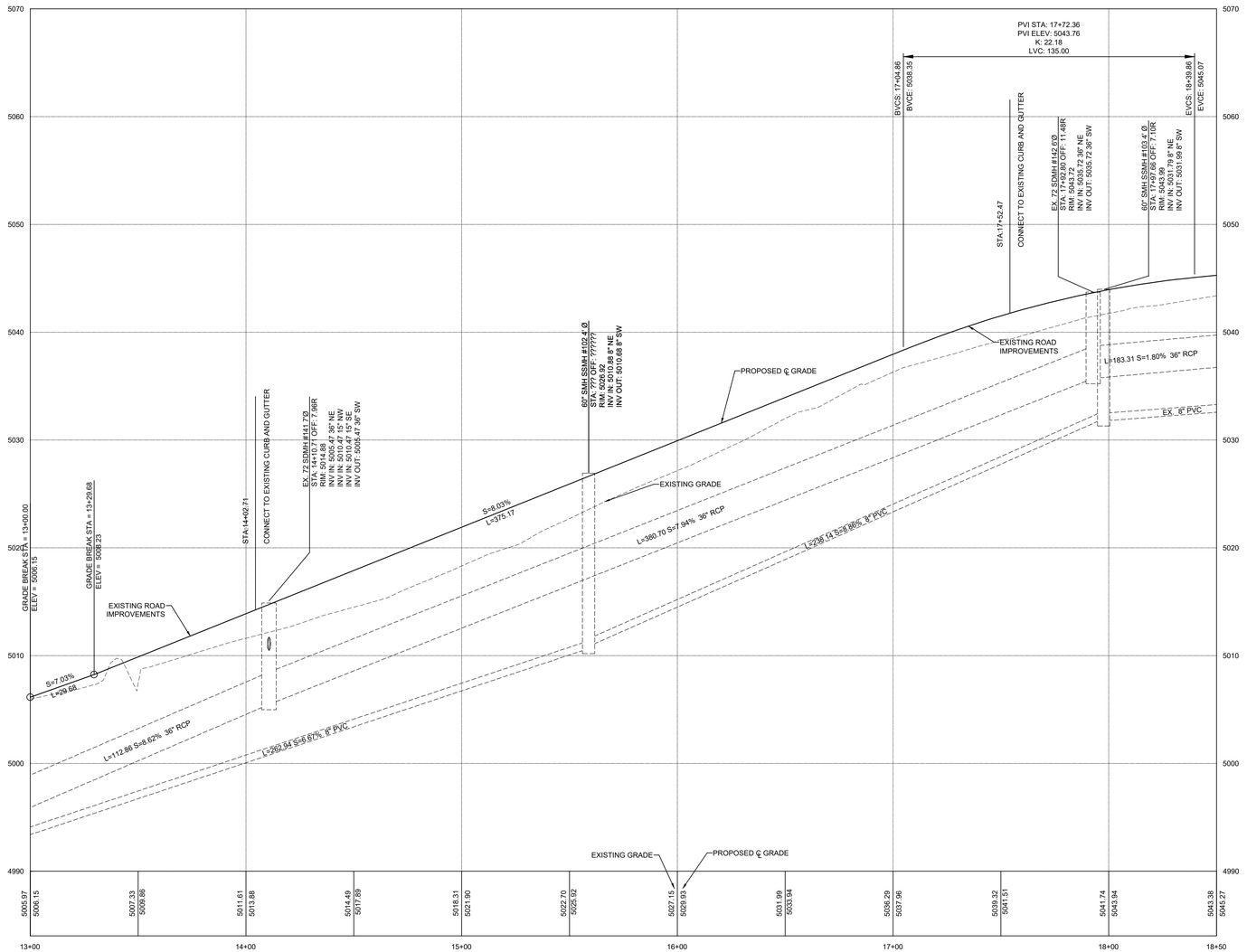


FOX CANYON ROAD PLAN VIEW

CENTER LINE OMITTED FOR CLARITY

PROFILE NOTE:

THE CENTERLINE PROFILE DOES NOT REFLECT THE DESIGN OF THE EXISTING ROAD, BUT MODIFIES THE CURB ELEVATION BASED ON ASBUILT INFORMATION OF THE EXISTING ASPHALT.



FOX CANYON ROAD PROFILE



SCALE: 1"=30'

30 15 0 30

- A Utah Corporation -
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REGISTERED PROFESSIONAL ENGINEER
No. 362806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H

LEHI, UTAH

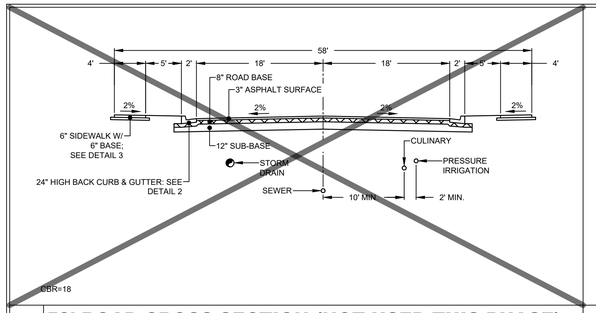
FOX CANYON ROAD PLAN AND PROFILE

REVISIONS
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DRAWN BY: DSE/BJA
DESIGNED BY: BTG
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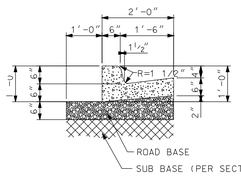
SHEET 5

THE LEHI ENGINEERING COMPANY, INC. - ALL RIGHTS RESERVED - COPYRIGHT PROTECTION AS PROVIDED BY LAW



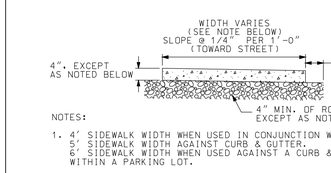
CBR=18

1 58' ROAD CROSS SECTION (NOT USED THIS PHASE)



HIGH BACK CURB & GUTTER

2 CURB & GUTTER DETAILS

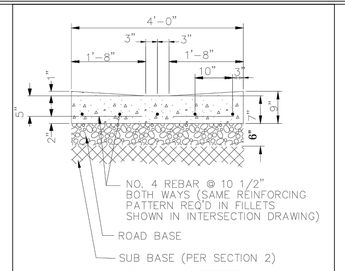


NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WITH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

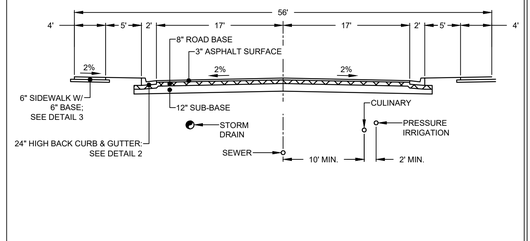
SIDEWALK

3 SIDEWALK/ TRAIL DETAIL



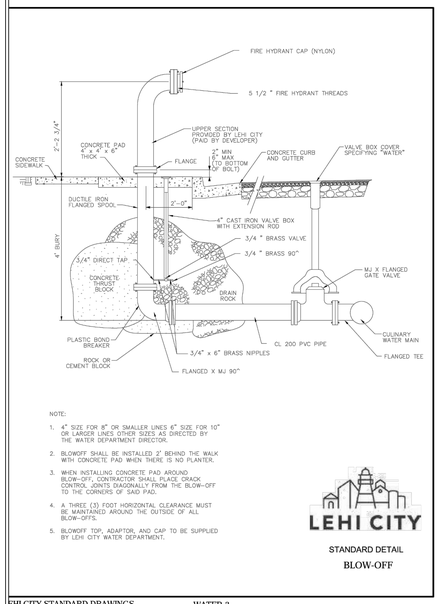
4' DRAIN GUTTER

4 4' DRAIN GUTTER



CBR=18

5 56' ROAD CROSS SECTION



NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

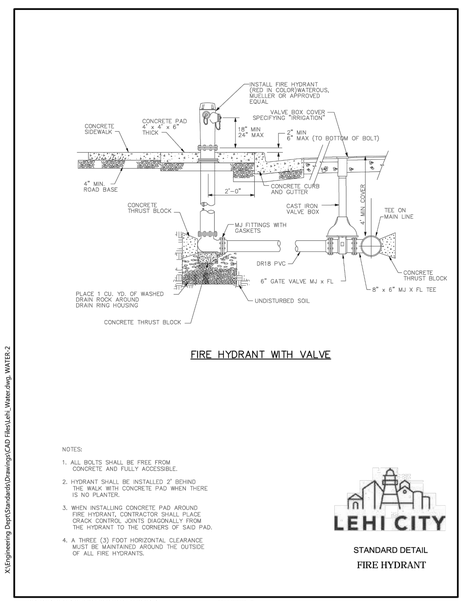
LEHI CITY

STANDARD DETAIL

BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3

6 BLOW-OFF



FIRE HYDRANT WITH VALVE

NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

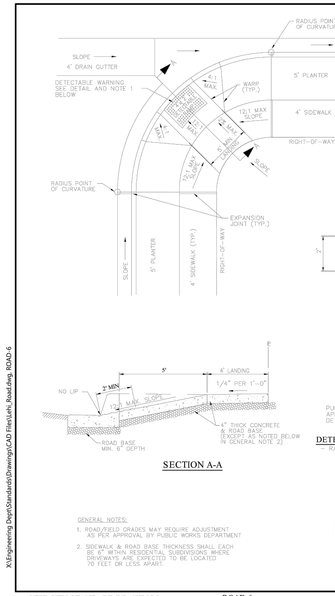
LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

7 FIRE HYDRANT



SECTION A-A

GENERAL NOTES:

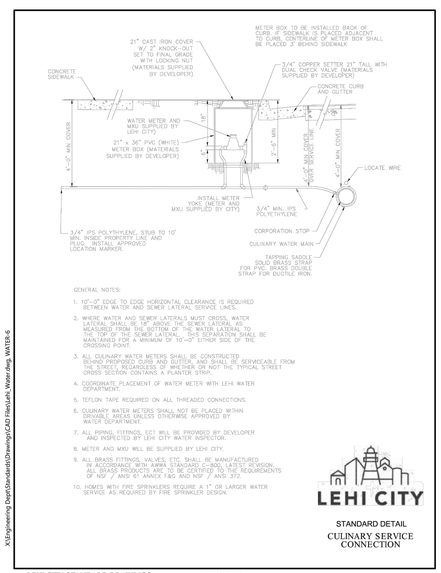
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED TO FEET OR LESS APART.

LEHI CITY

ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

8 ADA RAMP DETAIL



GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANS 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.

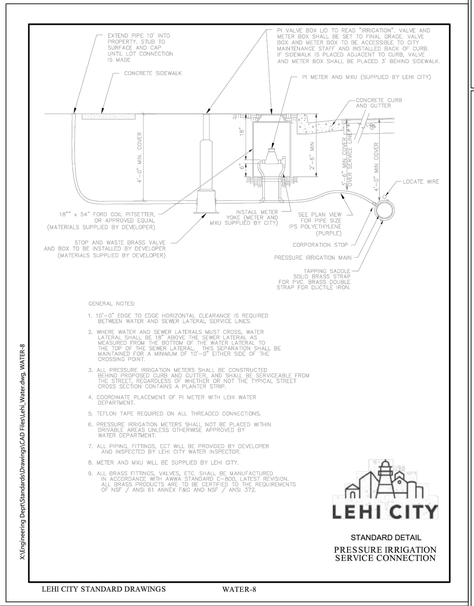
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6

9 CULINARY SERVICE CONNECTION



GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL IRRIGATION IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANS 372.

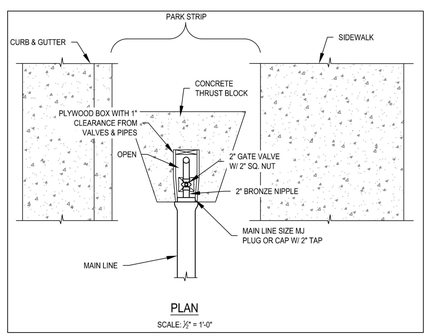
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

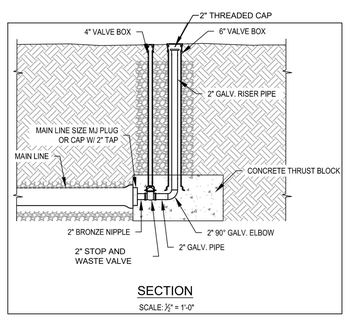
LEHI CITY STANDARD DRAWINGS WATER-8

10 PI SERVICE CONNECTION



PLAN

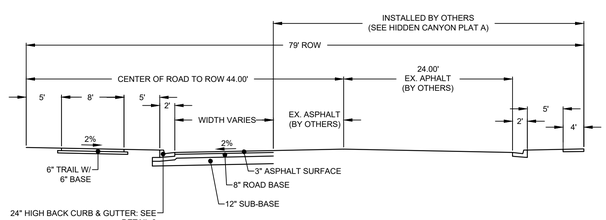
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SECTION

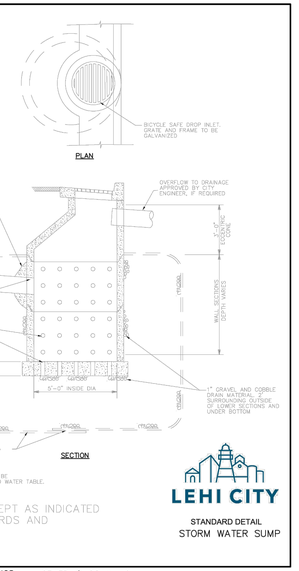
SCALE: ½" = 1'-0"

11 2" BLOW-OFF DETAIL



CBR=18

12 FOX CANYON ROAD - CROSS SECTION



PLAN

SECTION

NOTE:

1. ALTERNATIVE SUMP DESIGNS MAY BE REQUIRED DEPENDING ON GROUND WATER TABLE.

NOTE:
NOT ALLOWED EXCEPT AS INDICATED IN DESIGN STANDARDS AND SPECIFICATIONS

LEHI CITY

STANDARD DETAIL

STORM WATER SUMP

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-10

13 SUMP DETAIL

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REGISTERED PROFESSIONAL ENGINEER
NO. 362806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H

LEHI, UTAH

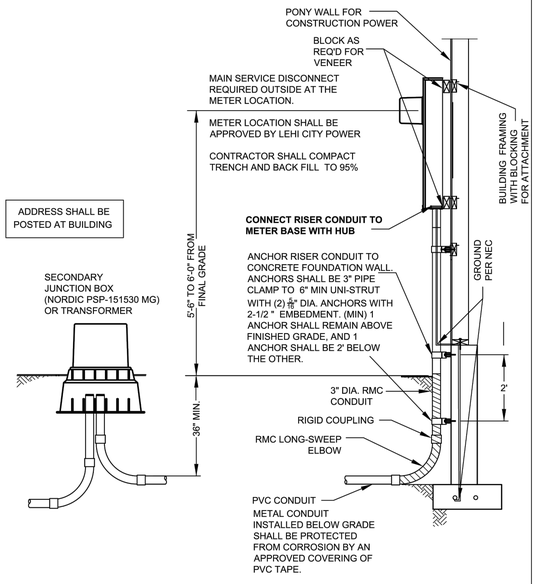
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: N/A
DATE: 3/30/2020

SHEET 5

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-2
X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-6
X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-6
X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-8

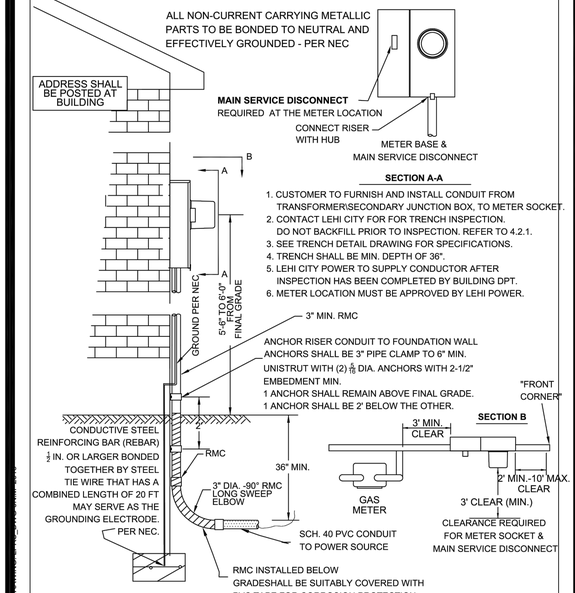


REQUIREMENTS & STANDARDS

UNDERGROUND SERVICE 100-400 AMP (1 PHASE)

CONSTRUCTION POWER SERVICE

DWG: **3.2.1**
REV. 0.00
BY: GWK/BT
DATE:12/08/17

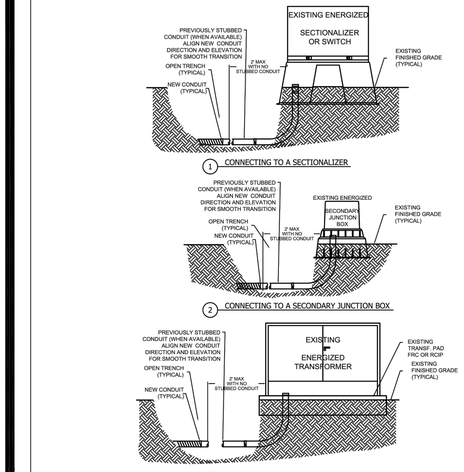


REQUIREMENTS & STANDARDS

UNDERGROUND SERVICE 100 - 400 AMP (1 PHASE)

RESIDENTIAL POWER SERVICE

DWG: **3.2.2**
REV. 0.00
BY: GWK/BT
DATE: 3/16/17



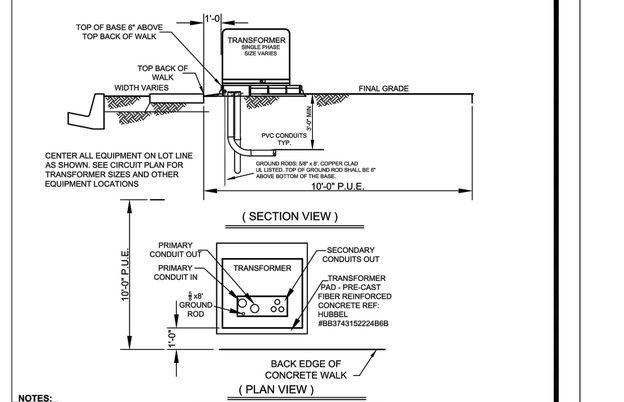
NOTES:
1. FOR SAFETY REASONS DO NOT INSTALL CONDUITS/CONDUCTORS INSIDE ENERGIZED EQUIPMENT.
2. STOP INSTALLATION OF CONDUITS/CONDUCTORS A MAXIMUM OF 2 FEET FROM ENERGIZED EQUIPMENT.
3. EXTEND TRENCH TO THE EDGE OF THE EQUIPMENT.
4. CONTRACTOR SHALL SUPPLY SWEEPS & ADDITIONAL CONDUIT REQUIRED TO COMPLETE THE INSTALLATION ASSISTED BY LEHI POWER.
5. CONTACT LEHI POWER TO SCHEDULE CREWS FOR INSTALLATION OF CONDUIT/CONDUCTORS INTO ENERGIZED EQUIPMENT.
6. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER/SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION.
7. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1

REQUIREMENTS & STANDARDS

CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **4.1.0**
REV. 0.00
BY: GWK/BT
DATE:12/10/17



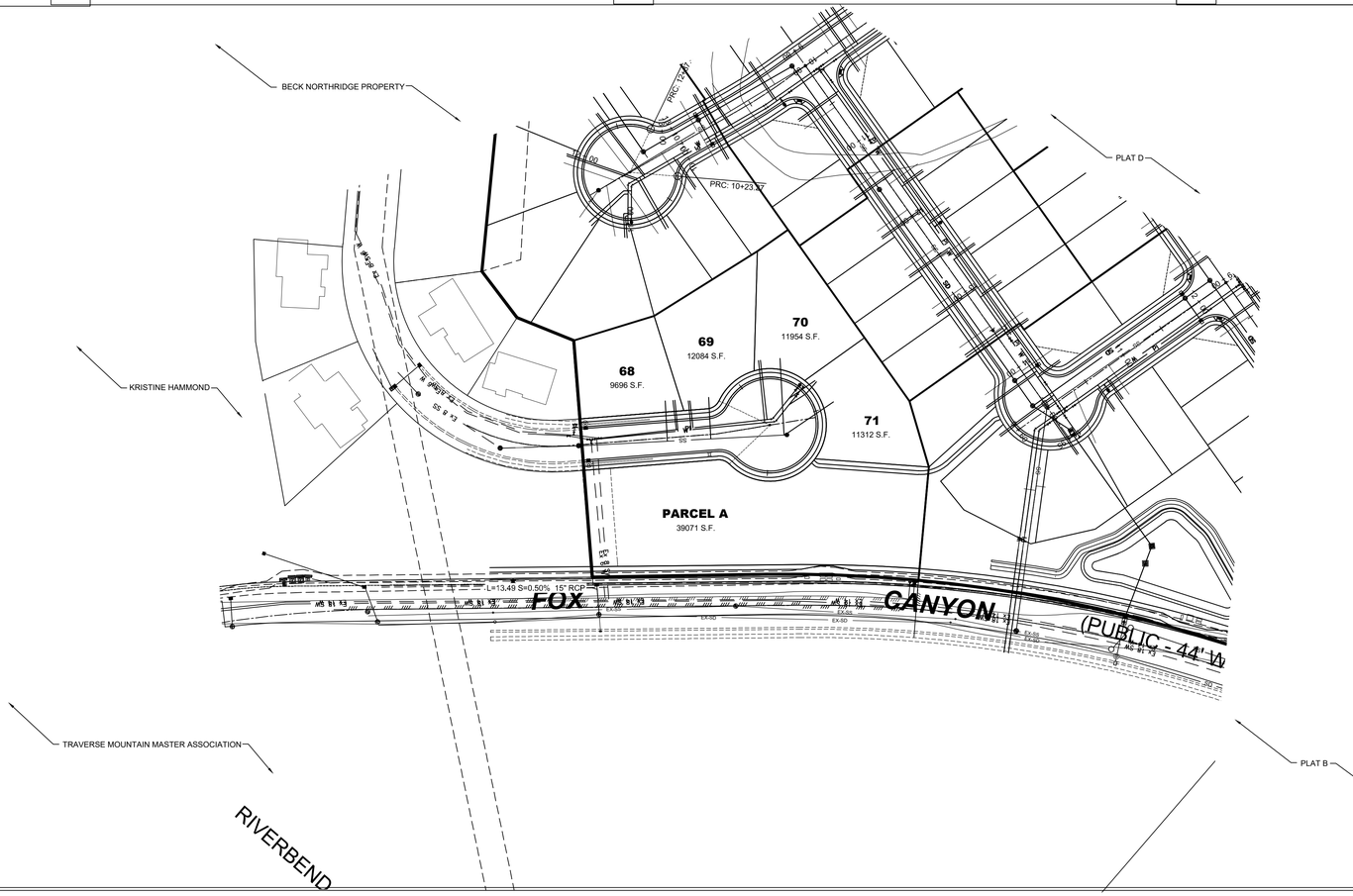
NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. HUBBEL #BB3743152224B6B
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

REQUIREMENTS & STANDARDS

TRANSFORMER SINGLE PHASE

(LOCATIONS IN THE P.U.E.)

DWG: **4.1.1**
REV. 0.00
BY: GWK/BT
DATE:3/10/17



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REGISTERED PROFESSIONAL ENGINEER
No. 362806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

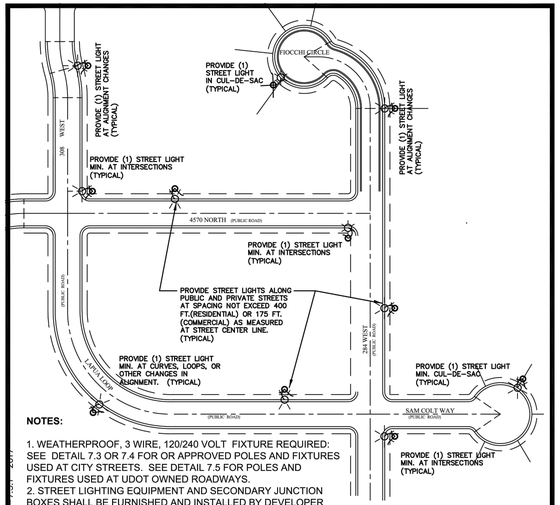
NORTHRIDGE PLAT H
LEHI, UTAH

POWER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=77'
DATE: 3/30/2020

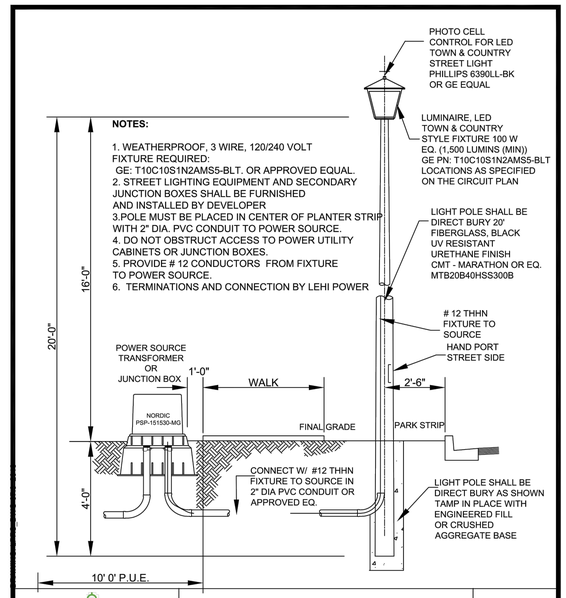
SHEET **7**



NOTES:

1. WEATHERPROOF, 3 WIRE, 120/240 VOLT FIXTURE REQUIRED: SEE DETAIL 7.3 OR 7.4 FOR OR APPROVED POLES AND FIXTURES USED AT CITY STREETS. SEE DETAIL 7.5 FOR POLES AND FIXTURES USED AT UDOT OWNED ROADWAYS.
2. STREET LIGHTING EQUIPMENT AND SECONDARY JUNCTION BOXES SHALL BE FURNISHED AND INSTALLED BY DEVELOPER
3.POLE MUST BE PLACED IN CENTER OF PLANTER STRIP WITH 2" DIA. PVC CONDUIT TO POWER SOURCE.
4. DO NOT OBSTRUCT ACCESS TO POWER UTILITY CABINETS OR JUNCTION BOXES.
5. PROVIDE # 12 CONDUCTORS FROM FIXTURE TO POWER SOURCE. SEE DETAIL 7.3 & 7.4
6. TERMINATIONS AND CONNECTION BY LEHI POWER

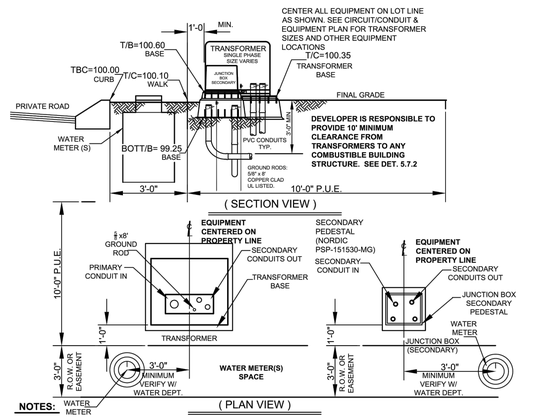
LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **STREET LIGHT LOCATIONS AND SPACING** **RESIDENTIAL & COMMERCIAL DEVELOPMENT**	DWG: **7.2** REV. 17.00 BY: GWK DATE: 3/10/17



NOTES:

1. WEATHERPROOF, 3 WIRE, 120/240 VOLT FIXTURE REQUIRED: GE: T10C10S1N2AMS5-BLT. OR APPROVED EQUAL.
2. STREET LIGHTING EQUIPMENT AND SECONDARY JUNCTION BOXES SHALL BE FURNISHED AND INSTALLED BY DEVELOPER
3.POLE MUST BE PLACED IN CENTER OF PLANTER STRIP WITH 2" DIA. PVC CONDUIT TO POWER SOURCE.
4. DO NOT OBSTRUCT ACCESS TO POWER UTILITY CABINETS OR JUNCTION BOXES.
5. PROVIDE # 12 CONDUCTORS FROM FIXTURE TO POWER SOURCE.
6. TERMINATIONS AND CONNECTION BY LEHI POWER

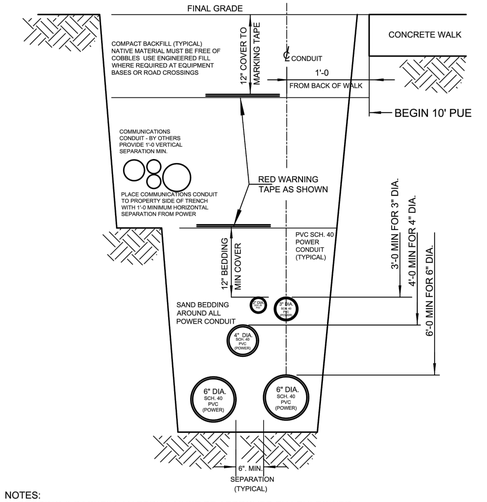
LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)** **DIRECT BURY FIBERGLASS POLE**	DWG: **7.3** REV. 17.00 BY: GWK DATE: 3/16/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS
2. DEVELOPER SHALL PROVIDE TRANSFORMER BASES AND SECONDARY JUNCTION BOXES, TO BE INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT/CONDUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED AND APPROVED BY LEHI POWER.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON ALL CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES SHALL BE PLACED ON COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **TRANSFORMER, JUNCTION BOX & P.U.E. LOCATION** **(DEVELOPMENT WITHOUT WALK)**	DWG: **5.7.1** REV. 17.00 BY: GWK DATE:12/12/17



NOTES:
1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED.
3. SERVICE LATERAL DEPTH 24" MINIMUM.
4. PROVIDE BEDDING ON ALL CONDUIT SURFACES AND 6" SEPARATION BETWEEN POWER CONDUITS
5. PROVIDE DEPTH OF 1 FOOT TO TOP OF CONDUIT FOR EVERY 1 INCH OF NOMINAL DIAMETER

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **POWER TRENCH & JOINT USE TRENCH DETAIL** **RESIDENTIAL & COMMERCIAL SUBDIVISION**	DWG: **5.4** REV. 17.00 BY: GWK DATE: 01/5/17

TRENCHING REQUIREMENTS

THE DEVELOPER SHALL PROVIDE TRENCHING FOR REQUIRED CONDUIT SYSTEMS AND INSTALL CONDUITS IN ACCORDANCE WITH POWER DEPARTMENT STANDARDS.

ALL TRENCHING SHALL CONFORM TO OSHA (CFR 29) REQUIREMENTS. TRENCHES SHALL BE 18" MINIMIM WIDTH, EXCEPT FOR RESIDENTIAL SERVICE TRENCH MAY BE 12" WIDTH. TRENCH DEPTH VARIES BASED ON THE CONDUIT SIZE AND QUANTITY. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROJECT SAFETY COMPLIANCE.

TRENCHING FOR ELECTICAL POWER CONDUITS SHALL BE LOCATED IN PUBLIC UTILITY EASEMENT PROVIDED BY THE OWNER DEVELOPER, TYPICALLY 10 FEET FROM THE BACK OF WALK. CONDUITS SHALL BE PLACED, BEDDED AND MARKED WITH APPROVED RED WARNING TAPE AS SHOWN IN THE TRENCHING SECTION/DETAIL. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

ALL BACKFILL MATERIAL SHALL BE COMPACTED. IN AREAS OF THE TRENCH WHERE THERE IS NO EQUIPMENT, PAVING OR OTHER STRUCTURAL REQUIREMENT, THE NATIVE MATERIAL MAY BE USED AS BACK-FILL, PROVIDED IT HAS NO COBBLES,CONSTRUCTION WASTE OR OTHER REFUSE OR DELETERIOUS MATERALS. EXCAVATED AREAS THAT SUPPORT ELECTRICAL EQUIPMENT , PAVEMENTS, WALKS, ETC. SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO T-99.

JOINT TRENCH USE: JOINT USE OF THE TRENCH WITH OTHER UTILITIES IS TYPICALLY NOT ALLOWED. HOWEVER, JOINT USE OF THE POWER TRENCH FOR COMMUNICATIONS IS APPROVED FOR AREAS OF NEW CONSTRUCTION IF ADEQUATE VERTICAL AND HORIZONTAL CLEARANCE CAN BE ACHIEVED. A SEPARATE TRENCH IS REQUIRED FOR NON-ELECTRIC UTILITIES SUCH AS GAS, SEWER, AND WATER.

UTAH LAW SECTION 54-8A-1 THROUGH 54-8-A-11 REQUIRES THAT BLUE STAKES ONE-CALL LOCATION CENTER BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION.

CONDUIT REQUIREMENTS

ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE GALVANIZED RIGID STEEL (GRS) WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS SHALL HAVE CONCRETE OR FLOWABLE FILL ON THE INSIDE OF THE RADIUS NOT TO OBSTRUCT JOINTS SO AS TO IMPROVE RESISTANCE TO FORCES GENERATED WHEN PULLING ELECTRICAL CABLES. FOR CONDUITS 3" AND 2" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP WITH RADIUS OF 36 INCHES. ALL CONDUITS SHALL BE TERMINATED WITH PVC BUSHINGS

CONDUIT SHALL BE PLACED STRAIGHT AND TRUE. CONTRACTOR SHALL KEEP THE INTERIOR OF THE CONDUIT CLEAN AND FREE OF DIRT ROCKS AND DEBRIS. PLUGGED, BROKEN, OR OTHERWISE UNSUITABLE CONDUITS SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. CONDUIT ENDS SHALL BE CAPPED OR TAPED. CONDUIT STUBBED SHALL BE CAPPED AND SUITABLY MARKED AT THE GROUND SURFACE.

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT . IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. LEHI POWER REQUIRES A SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

DIRECTIONAL BORING MAY BE USED AT SUITABLE LOCATIONS WHERE EXCAVATION IS NOT POSSIBLE, PROBLEMATIC, OR ECONOMICALLY INFEASIBLE. BORING CONDUIT SHALL BE HDPE TYPE SDR-17. BORING CONDUIT SHALL BE "STRAIGHT STICK" WELDED SEAM WITH THE INSIDE SEAM REAMED TO PROVIDE A SMOOTH AND CONSISTENT INSIDE DIAMETER.

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **ELECTRICAL TRENCH & CONDUIT NOTES** **RESIDENTIAL & COMMERCIAL POWER SERVICE**	DWG: **5.4.1** REV. 17.00 BY: GWK DATE: 01/5/17

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REGISTERED PROFESSIONAL ENGINEER
No. 362806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H
LEHI, UTAH

POWER DETAILS

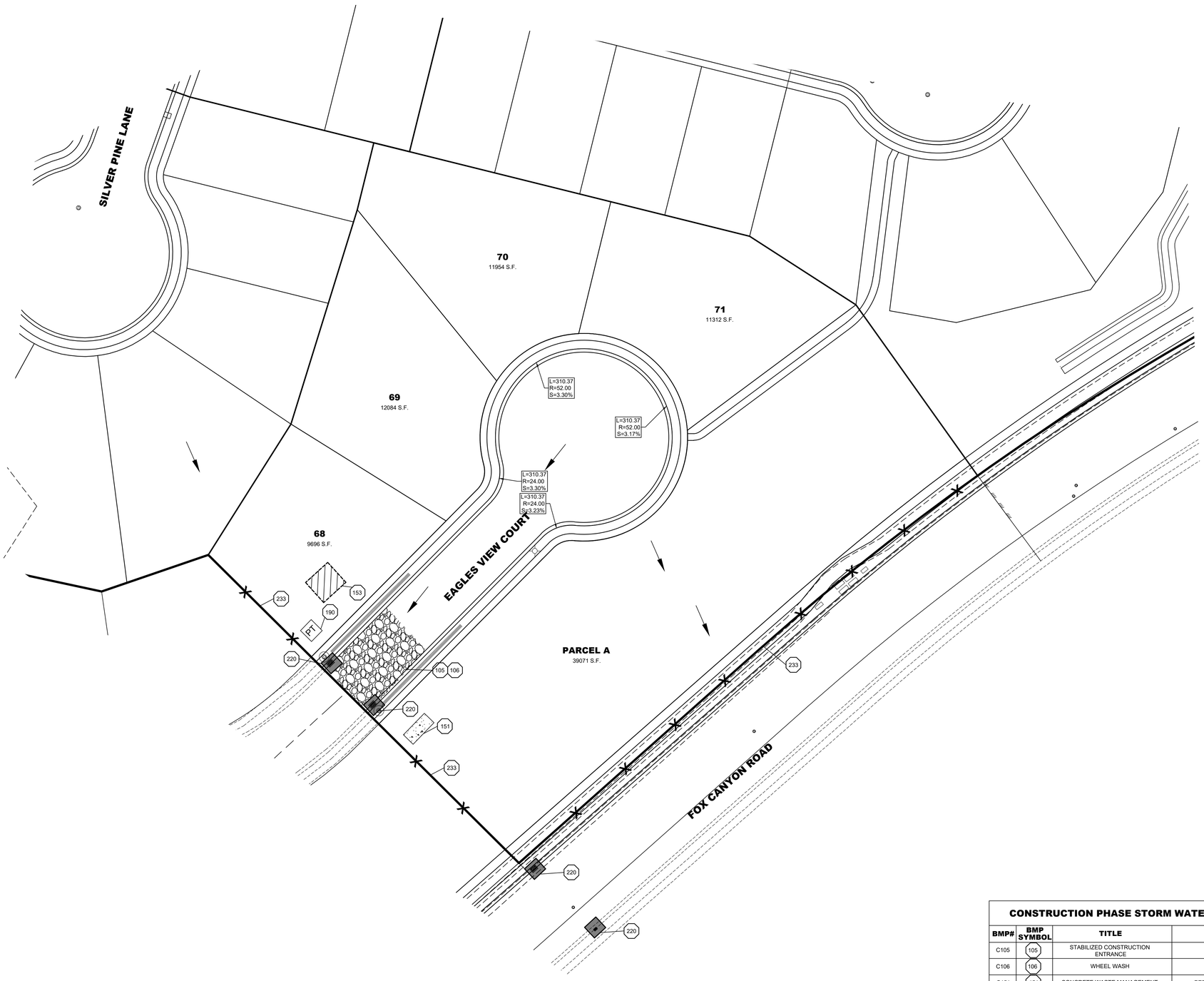
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: N/A
DATE: 3/30/2020

SHEET 7

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DRAWING: G:\DRAWING FILES\2018\2018-0004 NORTHRIDGE PLAT H\CAD\2018-0004 POWER DETAILS.DWG LAYOUT: 5.4.1 ELECTRICAL TRENCH & CONDUIT NOTES PLOTTED: 3/30/2020 8:44:16 AM BY: BRIAN GABLER
LINKWINK2 LHPS_LDWG40.3 2017



NORTH

SCALE: 1"=30'

30 15 0 30

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REGISTERED PROFESSIONAL ENGINEER
No. 353806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H
LEHI, UTAH

EROSION CONTROL

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF LEHI CITY STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- SILT FENCE
- STORM DRAIN CURB INLET
- STORM DRAIN MANHOLE
- STORM DRAIN COMBO BOX
- STORM DRAIN CATCH BASIN
- STORMDRAIN LINE
- PORTABLE TOILETS-SEE DETAIL SHEET 8
- INLET PROTECTION
- CONCRETE WASTE MGMT. AREA-SEE DETAIL SHEET 8
- MATERIAL STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE-SEE DETAIL SHEET 8

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION	
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY	
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C153	153	MATERIAL DELIVERY, STORAGE, & CONTAINMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 3/30/2020

SHEET
EC-1

C:\...\EC-1 NORTHRIDGE PLAT H EROSION CONTROL.dwg

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

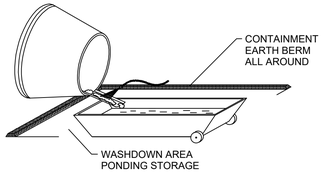
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

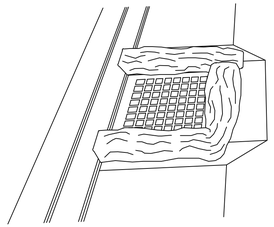
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

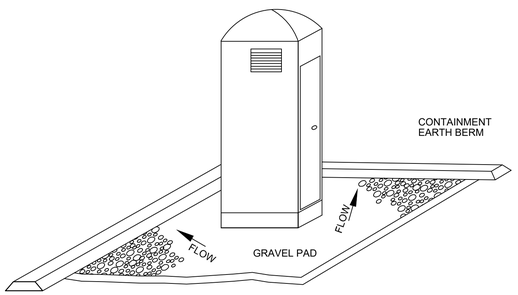


CONCRETE WASTE MANAGEMENT



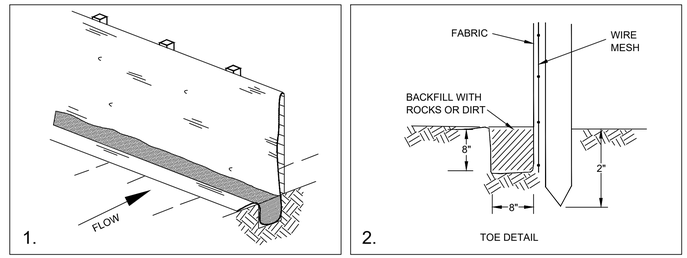
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



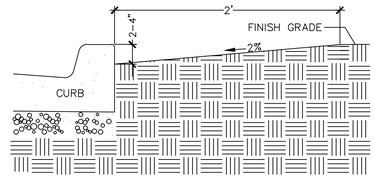
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

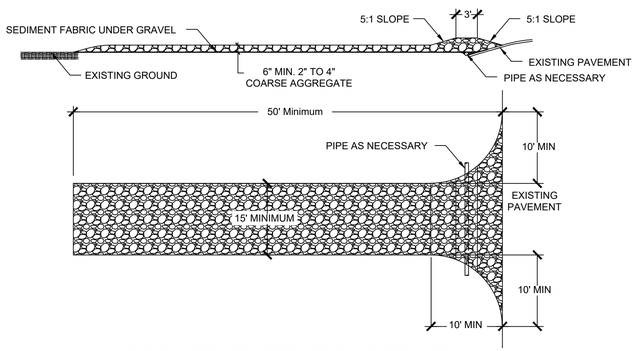


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL.
A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL
(PRESERVATION OF EXISTING VEGETATION).



CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA - 2012

- A Utah Corporation -
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REGISTERED PROFESSIONAL ENGINEER
No. 352806
BRIAN T. GABLER
3/30/20
STATE OF UTAH

NORTHRIDGE PLAT H
LEHI, UTAH

EROSION CONTROL DETAILS

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: N/A
DATE: 3/30/2020

SHEET
EC-2

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0 10 20 40

SCALE: 1"=20'

No.	Revision/Issue	Date

Designed By: AKC

Drawn By: AKC

Reviewed By: AKC

State of Utah
ADAM K. CASTOR
No. 7703962
4/05/20
Licensed Landscape Architect

NORTHRIDGE
PLAT H

FIELDSTONE HOMES

Date: 4.05.2020

Drawing: LANDSCAPE PLAN

Issue: FINAL

Sheet: LP101

Project: 18-0103

PLANT MATERIALS SCHEDULE

SCIENTIFIC NAME		COMMON NAME	SIZE	QTY.
TREES				
AP	*Acer tatarica*	Tatarian Maple	2" cal.	7
TC	*Tilia cordata*	Greenspire Linden	2" cal.	13
			Total:	**20**

LANDSCAPE MATERIALS LEGEND

Turfgrass Areas - 6,166.0 sq.ft.
Turfgrass areas shall be a water-wise 50/50 blend of Kentucky Bluegrass and perennial Rye Grass cut sod, installed over a prepared subgrade of four inches (4") of screened and compacted top soil, once irrigation and finish grading has been completed. Install sod within twenty four (24) hours of delivery and do not allow sod to dry out. Lightly wet top soil prior to installation of sod, but avoid creating muddy conditions.

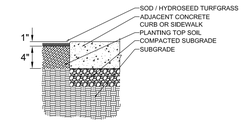
Non-Irrigated Hydroseed Wildflower Areas - 38,821 sq.ft.
Hydroseed wildflower areas shall be a water-wise, regional wildflower and grass seed mix by Granite Seed (or approved equal), applied to a prepared base of six inches (6") of screened and compacted top soil, once irrigation and finish grading has been completed. Apply hydroseed mix according to manufacturer's specified lbs./ac. rate.

For installation of hydroseed mix on slopes, apply a blend of M-Binder (or approved equal) tackifier-soil stabilizer and wood fiber mulch to control erosion and dust during the seed establishment period. Blend and apply according to manufacturer's recommendations.

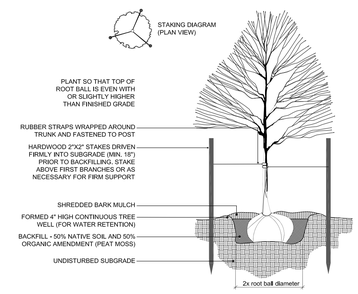
Landscape Edging - 146.0 lin. ft. +/-
Landscape edging shall be 6-inch by 3/16-inch aluminum (mill finish or black), L-shaped edging for separating turfgrass areas from native hydroseed, or as approved. See Permaloc PermaStrip product as potential basis design. Install landscape edging so that top of edging is even with, or slightly higher than, finish surface elevations of adjacent turfgrass and hydroseed areas.

TREE PLANTING NOTES:

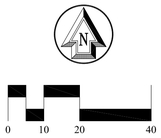
1. All deciduous trees shown on this Landscape Plan shall be a minimum of two inch caliper (2.0" cal.) balled and burlapped nursery stock, or as otherwise required.
2. Balled and burlapped trees showing obvious signs of damage to the root ball and/or trunk shall not be acceptable.
3. Tree holes shall be dug two times (2x) the diameter of the root ball and only as deep as the root ball.
4. Tree root ball shall be at least twelve (12") inches in diameter per each one (1") inch of tree caliper and at least eighteen (18") inches deep. Root ball shall be wrapped tightly with no loose parts.
5. Tree should be set in the center of the hole and stood upright. The root flare should be visible and located at, or slightly above, finished ground level. The root flare should never be below finished ground level.
6. Trees shall only be lifted by the wire basket. Never lift trees by grasping trunk or limbs, or by attaching any type of sling or choker.
7. Do not remove the wire basket from balled and burlapped trees during planting. Bend the top wire loops down into hole after cutting twine or rope from around the tree trunk.
8. Cut and remove the top third of the burlap after hole has been backfilled two thirds of its depth.
9. Remove all strings, rope, stakes, taping, tags, flagging, and any other such items.
10. Backfill hole with excavated material and compact only enough to hold tree in place. Never use mechanical compaction. Top soil or soil pep may be added to excavated material if high quantities of clay soils are present, but shall not replace excavated material. Backfill material should cover root flare slightly, but should not be piled against trunk.
11. Water generously to soak entire root ball and backfill material. A soil water ring should be formed at the edge of the root ball. Backfill material may need to be added as soil settles below root flare.
12. During backfill of trees, shrubs and plants place 21-gram fertilizer tablets in hole according to manufacturer's written instructions.



DETAIL L2 — TURFGRASS/SEED MIX - TOP SOIL
NO SCALE



DETAIL L1 — DECIDUOUS TREE PLANTING
NO SCALE



SCALE: 1"=20'

No.	Revision/Issue	Date

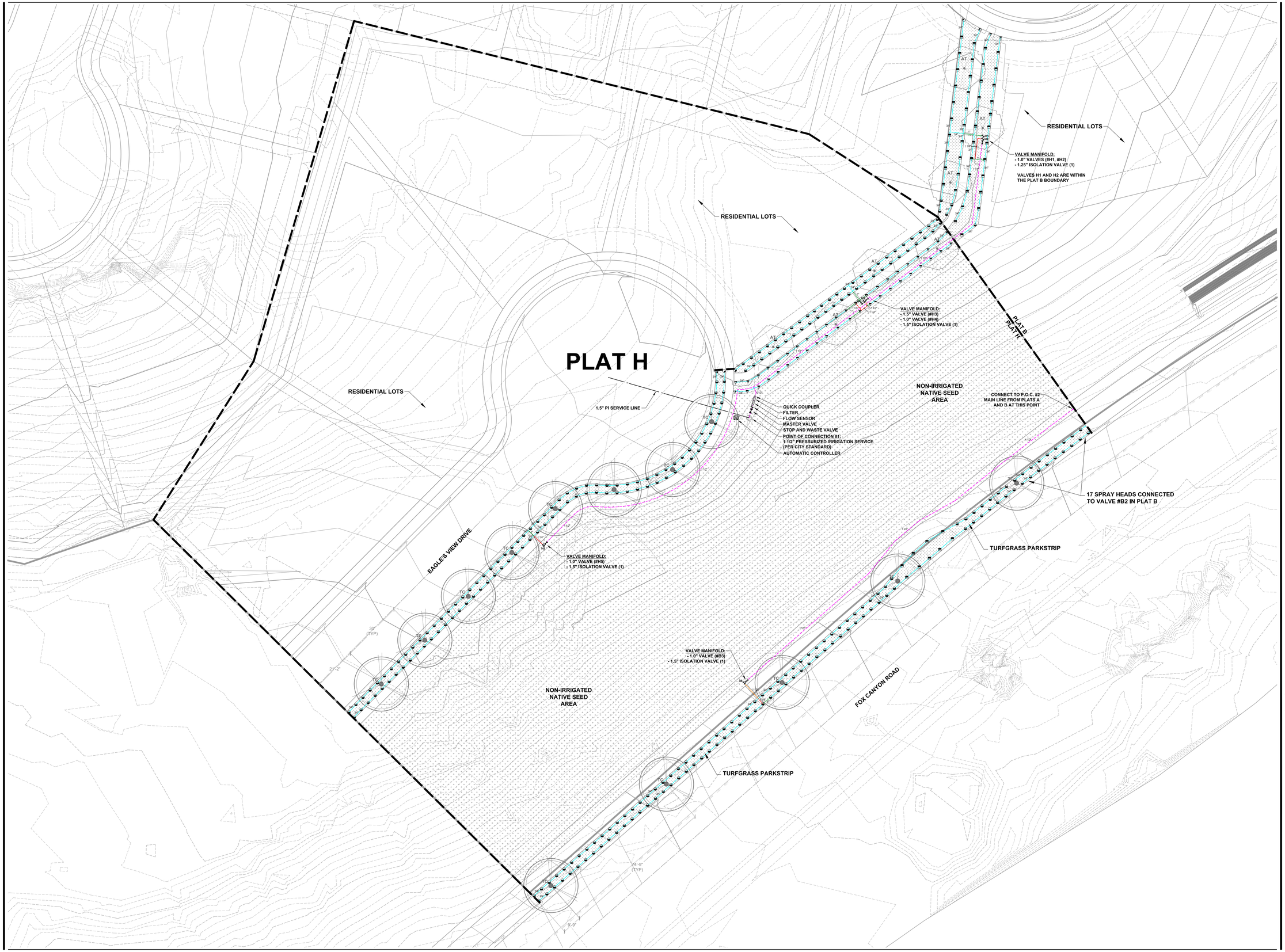
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC

State of Utah — ADAM K CASTON — No. 7703962 — 4/05/20 — Licensed Landscape Architect

NORTHRIDGE
PLAT H

FIELDSTONE HOMES

Date: 4/05/2020
Drawing: LANDSCAPE PLAN
Issue: FINAL
Sheet: LP102
Project: 18-0103



0 10 20 40

SCALE: 1"=20'

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State of Utah
ADAM K CRSTION
No. 7703962
4/05/20
Licensed Landscape Architect

NORTHRIDGE
PLAT H

FIELDSTONE HOMES

Date: 4/05/2020

Drawing: IRRIGATION PLAN

Issue: FINAL

Sheet: LI101

Project: 18-0103

PLAT H POINT OF CONNECTION #1

Pipe (Mainline)

Symbol	Description	Size
	Class 200 PVC Pipe (all fittings SCH 80 PVC)	1.5"

Pipe (Lateral)

Symbol	Description	Size
	SCH 40 PVC Pipe	1.5"
	SCH 40 PVC Pipe	1.25"
	SCH 40 PVC Pipe	1.0"
	SCH 40 PVC Pipe	.75"

Automatic Controller

Symbol	Description	Size	Qty.
A	Rainbird ESP-LXMEF • Pedestal Mount LXMM-PED • Flow Smart Module • Flow Learn Capability	5 stations	1

Point of Connection #1

Symbol	Description	Size	Qty.
	Mueller Stop and Waste Valve H-10284N	1.5"	1
	Water Meter (Per City Standard)	1.5"	1
	Superior 3100 PRS N.O. Master Valve	1.5"	1
	Rainbird Flow Meter - FS100B	1.0"	1
	Amlad Super In-Line Filter	1.5"	1
	Rainbird 44-RC Quick Coupler	1.0"	1

Valves

Symbol	Description	Size	Qty.
	Manifold Isolation Valve; Brass Ball Valve	1.5"	3
	Manifold Isolation Valve; Brass Ball Valve	1.25"	1
	Rainbird 150-PEB	1.5"	2
	Rainbird 100-PEB	1.0"	4

Spray Heads and Nozzles

Symbol	Description	Size	Qty.
	Rainbird 1804-SAM-PRS-MPR-5Q (30 psi)	4"	5
	Rainbird 1804-SAM-PRS-MPR-5H (30 psi)	4"	283
	Rainbird 1804-SAM-PRS-VAN-6Q (30 psi)	4"	4
	Rainbird 1804-SAM-PRS-VAN-6H (30 psi)	4"	42
	Rainbird 1804-SAM-PRS-MPR-8H (30 psi)	4"	53
	Rainbird 1804-SAM-PRS-MPR-10Q (30 psi)	4"	2
	Rainbird 1804-SAM-PRS-MPR-10H (30 psi)	4"	1

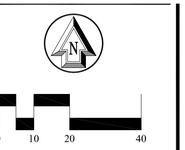
IRRIGATION NOTES:

1. Control valve #B3 along Fox Canyon Road is connected to point of connection #2 in Plat B. See Plat A and Plat B irrigation drawings for demand and hydraulic analysis information.
2. The irrigation system for Plat H is a dead-end branched main line system. The system been designed based on highest valve flow of 25.94 gpm in Plat H and total system pressure losses of 42.76 psi. Pressure loss is based on furthest spray head from the point of connection operating at 30 psi.
3. The Contractor is responsible for verifying the available water pressure at POC H and notifying the Owner and/or Landscape Architect of any discrepancies between the available water pressure and the total system pressure losses.
4. At the Point Of Connection, install the following:
   - 4.a. Stop and waste valves upstream and downstream of the main line filter at irrigation supply line depth, according to manufacturer's specifications.
   - 4.b. Main line filter according to manufacturer's specifications.
   - 4.c. An aluminum V.I.T. Strong Box enclosure, or approved equal, to enclose the main line filter, according to manufacturer's specifications.
   - 4.d. Master valve according to manufacturer's specifications, enclosed within a standard rectangular valve box.
   - 4.e. Flow sensor according to manufacturer's specifications, enclosed within a 10" round valve box.
   - 4.f. Quick coupler valve according to manufacturer's specifications, enclosed within a 10" round valve box.
5. All fittings for 2" and smaller pressurized main line shall be SCH 80 PVC socket fittings, with primer and solvent-cement connections.
6. All non-pressure lateral line fittings shall be SCH 40 PVC socket fittings, with primer and solvent-cement connections.
7. Install SCH 80 MIPT x slip toe nipples from main line manifold assembly to control valves.
8. Install SCH 80 MIPT x slip toe nipples from contol valve to SCH 40 PVC lateral lines.
9. Install the automatic controller within a locking stainless steel cabinet, mounted on a stainless steel pedestal per manufacturer's installation specifications.
10. Contractor shall install and provide 110V power supply to the automatic controller location, per Lehi City.
11. Install all control valve assemblies within standard rectangular valve boxes.
12. Backfill under remote control valves and valve boxes with pea gravel.
13. Install an air release valve and a manual drain valve at the ends of main line branches. Enclose air release valves and manual drain valves within a 10" round valve box.
14. Install automatic drains at the ends of all lateral lines.
15. PVC sleeves under hardscapes shall be Class 200 and twice (2x) the size of the line running through, or four inches (4") minimum.
16. All irrigation controller wire shall be 14 guage. All control valves shall be wired to the controller with conventional, direct-burial wire. Run control valve wires in separate sleeves under hardscapes.
17. Adjust nozzle sizes and spray radius of rotors and spray heads to avoid over-spray onto adjacent hardscape surfaces.
18. The flow rate tabulations for each valve zone are as follows:

    Valve #B3 (1.0") = 24.48 gpm, 30 psi
    Valve #H1 (1.0") = 11.94 gpm, 30 psi
    Valve #H2 (1.0") = 14.04 gpm, 30 psi
    Valve #H3 (1.5") = 25.94 gpm, 30 psi
    Valve #H4 (1.0") = 9.04 gpm, 30 psi
    Valve #H5 (1.0" = 18.72 gpm, 30 psi

19. The irrigation system pipe sizing is based upon the following maximum flow rates:

    3/4" PVC: 7 gpm
    1" PVC: 12 gpm
    1 1/4" PVC: 22 gpm
    1 1/2" PVC: 30 gpm



No.	Revision/Issue	Date

Designed By: AKC
Drawn By: AKC
Reviewed By: AKC

State of Utah
ADAM K. CRISTOPH
No. 7703962
4/05/20
Licensed Landscape Architect

NORTHRIDGE
PLAT H

FIELDSTONE HOMES

Date: 4.05.2020
Drawing: IRRIGATION LEGEND
Issue: FINAL
Sheet: LI102
Project: 18-0103

Northridge Plat H

Aerial

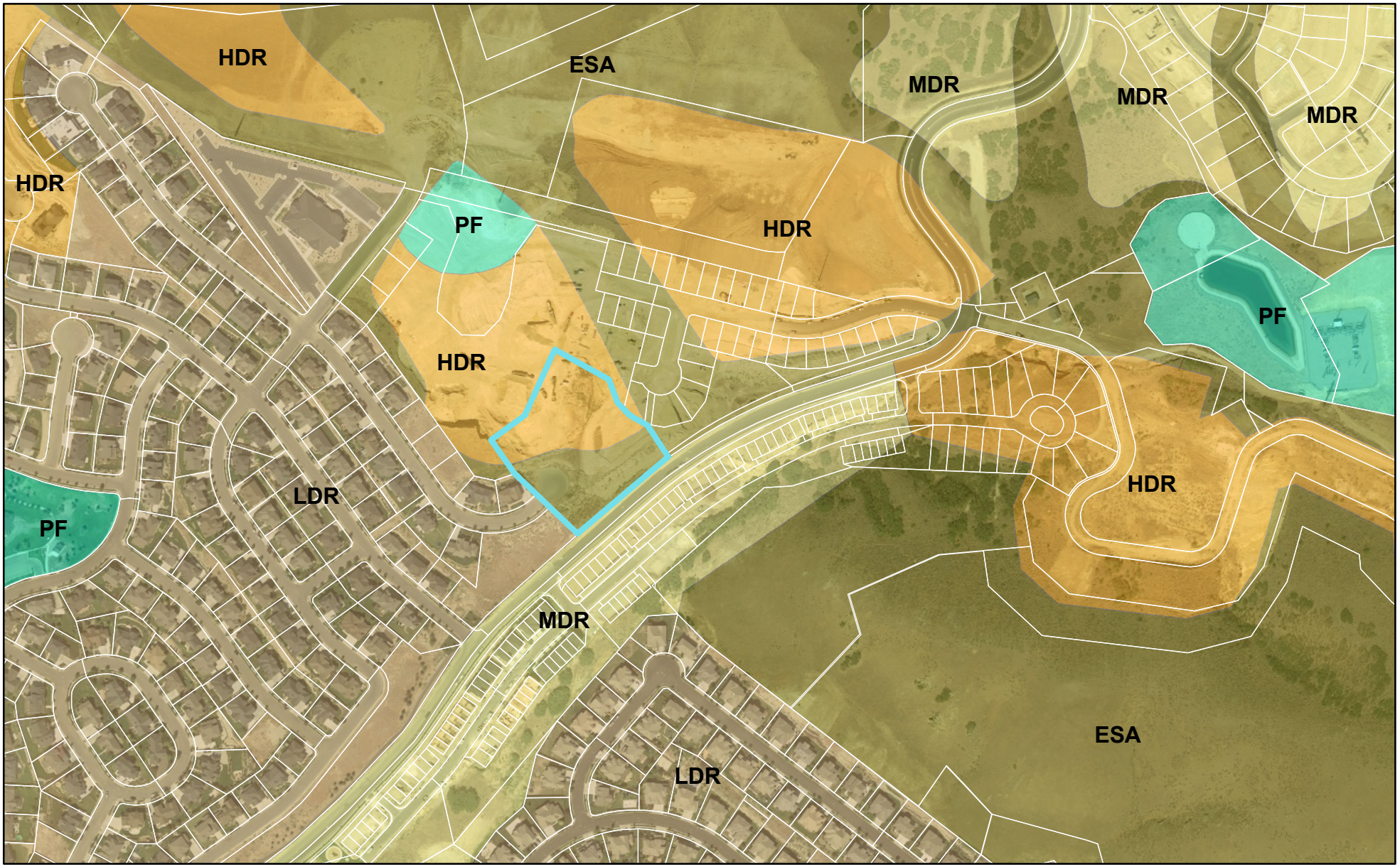


0 490 980 Feet

LEHI CITY

Northridge Plat H

General Plan



LEHI CITY

Northridge Plat H

General Plan



0 490 980 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-28, approving an agreement between All Star Striping and Lehi City for paint striping on city streets.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-28.docx

Agreement - Street Paint Striping 2020.docx

LEHI CITY

RESOLUTION NO. 2020-28

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT FOR STREET STRIPING

WHEREAS**,** City desires to contract for paint striping various streets;

WHEREAS, City issued Request for Proposals 2020-06 (RFP) to identify firms and companies which would best serve the needs of the City to perform such services;

WHEREAS, City selected All Star Striping and now desires to contract with them to perform the work specified in the RFP and associated contract documents;

WHEREAS, on April 28, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement for Street Striping with All Star Striping and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Agreement for Street Striping between Lehi City and All Star Striping attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 28th day of April, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR STREET STRIPING FOR LEHI CITY

THIS AGREEMENT is made and entered into this _____ day of _____, 2020 by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and All Star Striping, 1255 West 2550 S, Suite B, P.O. Box 3225, Ogden, UT 84409 ("Contractor").

WHEREAS, City desires to contract for paint striping various streets; and

WHEREAS, City let Request for Proposals 2020-06 (RFP) to identify firms and companies which would best serve the needs of the City to perform such services; and

WHEREAS, Contractor submitted their proposal and the City desires to contract with them to perform the work specified in the RFP and associated Contract Documents;

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. **Agreement**. City hereby hires Contractor and Contractor agrees to be bound to the City to provide striping for various streets. Such services shall be provided per the Lehi City Striping Contract – Request for Proposal 2020-06 (RFP) attached hereto as Exhibit A, and Contractor's Letter of Transmittal and Bid Summary Sheet attached hereto as Exhibit B, all of which are referred to as the "Contract Documents" and by this reference made a part hereof.

2. **Term**. This Agreement shall begin immediately upon signing and shall be for a term of one (1) year. This Agreement may be renewed for up to two (2) additional years at the City's option.

3. **Payment**. City shall pay Contractor the amounts for work actually performed at the quantifies and per unit price as stated in the Bid Summary Sheet in Exhibit B, not to exceed Two Hundred Thousand Dollars ($200,000.00) in any one calendar year.

4. **Changes in Performance**. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this Section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. **Withholding Payment for Defective Performance**. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete

performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. **Termination and Non-Appropriation**. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

   6.1 Prior to terminating this Agreement if Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

   6.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

   6.3 Any Scope of Service which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

   6.4 If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the consideration payment, this Agreement shall be void. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the consideration payment.

7. **Taxes**.

7.1 Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

7.2 The City is exempt from the payment of any Federal excise or any Utah sales tax (State of Utah Sales Tax Exemption Number: Q41296). Such taxes will not apply to the City, unless otherwise noted in writing by the City. Any price listed by Contractor on a purchase order, or equivalent, must be net, exclusive of taxes. However, when under established trade practices, any Federal excise tax is included in the list price, Contractor may quote the list price and shall show separately the amount of Federal tax, either as a flat sum or as a percentage of the list price, which shall be deducted from any payments made by the City.

8. **Indemnification and Insurance**.

8.1 Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

8.2 The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related

to the actions of the City with respect to the subject matter of this Agreement.

8.3 Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

8.4 Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $1,000,000 per occurrence, $2,000,000 general aggregate, and $5,000,000 umbrella liability.

8.5 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

8.6 Before commencing the Scope of Service, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

8.7 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Scope of Service has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

9. **Authority**. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

10. **Attorneys' Fees and Costs**. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of

this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

11. **Non-Waiver**. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

12. **Binding Effect**. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

13. **Assignment**. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

14. **Amendments**. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

15. **Time**. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

16. **Force Majeure**. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

17. **Severability**. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

18. **Governing Law**. This Agreement shall be construed in accordance with the laws of the State of Utah.

19. **Entire Agreement**. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

"CONTRACTOR"
HUSKIE'Z

By: _____
It:_____

"CITY"
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By:_____
Name:_____
Title:_____

ATTEST:

_____
City Recorder

EXHIBIT A
REQUEST FOR PROPOSALS

EXHIBIT B
LETTER OF TRANSMITTAL AND BID SUMMARY SHEET

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-29, approving a Marketing Agreement between Service Line Warranties of America and Lehi City.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-29.docx

Non-Royalty Agreement 3 Product (City Of Lehi-UT) Clean 4.21.20.pdf

LEHI CITY

RESOLUTION NO. 2020-29

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A MARKETING AGREEMENT WITH SERVICE LINE WARRANTIES OF AMERICA

WHEREAS**,** sewer and water line laterals between the mainlines and the connection on residential private property are owned by individual residential property owners residing in the City;

WHEREAS, City desires to offer property owners in Lehi City the opportunity, but not the obligation, to purchase a service plan;

WHEREAS, under the terms of a proposed marketing agreement, Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America has agreed to make its products available to property owners in Lehi City;

WHEREAS, on April 28, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve a Marketing Agreement with Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Marketing Agreement between Lehi City and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 28th day of April, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

MARKETING AGREEMENT

This MARKETING AGREEMENT ("**Agreement**") is entered into as of [_____, 20__] ("**Effective Date**"), by and between the City of Lehi, Utah ("**City**"), and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America ("**Company**"), herein collectively referred to singularly as "Party" and collectively as the "Parties".

RECITALS:

WHEREAS, sewer and water line laterals between the mainlines and the connection on residential private property are owned by individual residential property owners residing in the City ("**Property Owner**"); and

WHEREAS, City desires to offer Property Owners the opportunity, but not the obligation, to purchase a service plan and other similar products set forth in Exhibit A or as otherwise agreed in writing from time-to-time by the Parties (each, a "**Product**" and collectively, the "**Products**"); and

WHEREAS, Company, a subsidiary of HomeServe USA Corp., is the administrator of the National League of Cities Service Line Warranty Program and has agreed to make the Products available to Property Owners subject to the terms and conditions contained herein; and

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with the intent to be legally bound hereby, the Parties agree as follows:

1. **Purpose.** City hereby grants to Company the right to offer and market the Products to Property Owners subject to the terms and conditions herein.

2. **Grant of License.** City hereby grants to Company a non-exclusive license ("**License**") to use City's name and logo or other branding ("**Marks**"), on letters, bills and marketing materials to be sent to Property Owners from time to time, and to be used in advertising (including on the Company's website), all at Company's sole cost and expense and subject to City's prior review and approval, which will not be unreasonably conditioned, delayed, or withheld. Company's use of the Marks in accordance with this Agreement will not infringe any other party's rights. City agrees that it will not extend a similar license to any competitor of Company during the Term (as defined in Section 3 below).

3. **Term.** The term of this Agreement ("**Initial Term**") shall be for five (5) years from the Effective Date. The Agreement will automatically renew for additional one (1) year terms (each a "**Renewal Term**", and collectively with the Initial Term, the "**Term**") unless one of the Parties gives the other written notice at least ninety (90) days prior to end of the Initial Term or of a

Renewal Term that the Party does not intend to renew this Agreement. In the event that Company is in material breach of this Agreement, the City may terminate this Agreement thirty (30) days after giving written notice to Company of such breach, if said breach is not cured during said thirty (30) day period. Company will be permitted to complete any marketing initiative initiated or planned prior to termination of this Agreement after which time, neither Party will have any further obligations to the other and this Agreement will terminate.

4. **Consideration.** As consideration for such license, Company shall pay City a National league of Cities membership allowance ("**NLC Allowance**") as set forth in Exhibit A. Company will pay City NLC Allowances within thirty (30) days after the date such NLC Allowance becomes payable.

5. **Confidentiality.** Each party will treat all non-public, confidential and trade secret information received from the other party as confidential, and such party shall not disclose or use such information in a manner contrary to the purposes of this Agreement. Notwithstanding the foregoing, the City shall not be liable for any disclosure of confidential information that is required to be disclosed under any applicable public records act or under court order. City shall provide notice to Company prior to any such disclosure.

6. **Code Change.** The Parties understand that the pricing of the Products and compensation provided for in this Agreement are based upon the currently applicable City, municipal or similar codes. In the event Company discovers a code change, Company shall have the ability to reassess the pricing of this Agreement.

7. **Indemnification.** Company hereby agrees to protect, indemnify, and hold the City, its elected officials, officers, employees and agents (collectively or individually, "**Indemnitee**") harmless from and against any and all third party claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, reasonable attorneys' fees and court costs (individually or collectively, "**Claim**"), which an Indemnitee may suffer or which may be sought against or are recovered or obtainable from an Indemnitee, as a result of or arising out of any breach of this Agreement by the Company, or any negligent or fraudulent act or omission of the Company or its officers, employees, contractors, subcontractors, or agents in the performance of services under the Products; provided that the applicable Indemnitee notifies Company of any such Claim within a time that does not prejudice the ability of Company to defend against such Claim. Any Indemnitee hereunder may participate in its, his, or her own defense, but will be responsible for all costs incurred, including reasonable attorneys' fees, in connection with such participation in such defense.

8. **Notice.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the Party to whom it is directed by personal service, (ii) sent by electronic mail (provided confirmation of receipt is provided by the receiving Party), or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To: City:
ATTN: Mayor Mark Johnson
City of Lehi
153 N 100 E
Lehi, UT 84043
Email: mjohnson@lehi-ut.gov
Phone: (801) 768-7100

To: Company:
ATTN: Chief Sales Officer
Utility Service Partners Private Label, Inc.
4000 Town Center Boulevard, Suite 400
Canonsburg, PA 15317
Phone: (866) 974-4801

9. **Modifications or Amendments/Entire Agreement.** Except for the list of available Products under the Agreement, which may be amended from time to time by the Parties in writing and without signature, any and all of the representations and obligations of the Parties are contained herein, and no modification, waiver or amendment of this Agreement or of any of its conditions or provisions shall be binding upon a Party unless in writing signed by that Party.

10. **Assignment.** Neither Party may assign its rights or delegate its duties under this Agreement without the prior written consent of the other Party unless such assignment or delegation is to an affiliate or to an acquirer of all or substantially all of the assets of the transferor.

11. **Counterparts/Electronic Delivery; No Third Party Beneficiary.** This Agreement may be executed in counterparts, all such counterparts will constitute the same contract and the signature of any Party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by email and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter. Nothing expressed or implied in this Agreement is intended, or should be construed, to confer upon or give any person or entity not a party to this agreement any third- party beneficiary rights, interests, or remedies under or by reason of any term, provision, condition, undertaking, warranty, representation, or agreement contained in this Agreement.

12. **Choice of Law/Attorney Fees.** The Parties shall maintain compliance with all Applicable Laws with respect to its obligations under this Agreement. The governing law shall be the laws of the State of Utah, without regard to the choice of law principles of the forum state. THE PARTIES HERETO HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT THAT MAY EXIST TO HAVE A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED UPON OR ARISING OUT OF, UNDER, OR IN ANY WAY CONNECTED WITH, THIS AGREEMENT.

13. **Incorporation of Recitals and Exhibits.** The above Recitals and Exhibit A attached hereto are incorporated by this reference and expressly made part of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

CITY OF LEHI

_____

Name:

Title:

UTILITY SERVICE PARTNERS PRIVATE LABEL, INC.

_____

Name: Michael Backus

Title: Chief Sales Officer

Exhibit A
NLC Service Line Warranty Program
City of Lehi
Term Sheet
April 14, 2020

I. Initial Term. Five years

II. License Conditions.

City logo and name on letterhead, advertising, signature line, billing, and marketing materials.

III. NLC Allowance. $5,564.00 payable in the first year of the Term, as follows:

a. Year 1 - $5,564.00

Payment of the NLC Allowance is subject to approval and mailing of the first campaign.

IV. Products.

A. External water service line plan (initially, $5.49 per month)
B. External sewer/septic line plan (initially, $7.49 per month)
C. Interior plumbing and drainage plan (initially, $12.49 per month)

Company may adjust the foregoing Product fees; provided, that any such adjustment shall not exceed $.50 per month in any 12-month period, unless otherwise agreed by the Parties in writing.

V. Scope of Coverage.

A. External water service line plan:
- Property Owner responsibility: From the meter and/or curb box to the external wall of the home.
- Covers thawing of frozen external water lines.
- Covers well service lines if applicable.

B. External sewer/septic line plan:
- Property Owner responsibility: From the external wall of the home to the main.
- Covers septic lines if applicable.

C. Interior plumbing and drainage plan:
- Water supply pipes and drainage pipes within the interior of the home.

VI. Marketing Campaigns. Company shall have the right to conduct up to three campaigns per year, comprised of up to six mailings and such other channels as may be mutually agreed. Initially, Company anticipates offering the Interior plumbing and drainage plan Product via in-bound channels only.

City Council Agenda Item Report

Meeting Date: April 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-30, approving an Extension of the Declaration of Local State of Emergency.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-30.pdf

LEHI CITY

RESOLUTION NO. 2020-30

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN EXTENSION OF THE DECLARATION OF LOCAL STATE OF EMERGENCY

WHEREAS, on March 12, 2020, pursuant to Utah Code Sections 53-2a-203(1)(a)(ii) and 53-2a-208, Mayor Mark Johnson declared, by proclamation, a local state of emergency due to infectious disease COVID-19 Novel Coronavirus; and

WHEREAS, Utah Code Subsection 53-2a-208(1)(b) provides that "a local emergency shall not be continued or renewed for a period in excess of 30 days except by or with the consent of the governing body of the municipality"; and

WHEREAS, the rapid spread of COVID-19 continues to be an emergency in Lehi City; and

WHEREAS, since the issuance of the Proclamation of Local Emergency, Utah Governor Gary Herbert has issued several directives and orders related to COVID-19, including a "Stay Home, Stay Safe" directive dated March 27, 2020; and

WHEREAS, the Utah Department of Health recognizes COVID-19 as an imminent threat to the health and safety of the residents of Utah; and

WHEREAS, the global outbreak and threat of COVID-19 continues to constitute a condition which requires Lehi City to provide emergency assistance to save lives and protect property in response to a disaster, or to avoid or reduce the threat of a disaster.

WHEREAS, the Mayor has requested that the City Council extend the local state of emergency, declared by the Mayor and shall remain in effect for not longer than 30 days, unless ratified by the Lehi City council; and

WHEREAS, the City Council finds that it is necessary to extend the local state of emergency until May 28, 2020, to ensure that appropriate response and recovery action is taken to protect the health and welfare of the citizens of Lehi City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI CITY UTAH, as follows:

1. The City Council finds that a local emergency continues to exist in Lehi City due to the rapid spread of COVID-19 and that this local emergency threatens and could affect the entirety of Lehi City.
2. The City Council authorizes the continued use of emergency powers in Lehi City to respond to the COVID-19 pandemic.

3. The City Council hereby authorizes the extension of Mayor Mark Johnson's March 12, 2020 Proclamation of Local Emergency to May 28, 2020, to enable Lehi City to efficiently and proactively respond to the COVID-19 pandemic.
4. All ordinances, resolutions and policies in conflict herewith are hereby repealed.
5. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED by the City Council of Lehi City, Utah, this 28th day of April 2020.
LEHI CITY, UTAH

_____
Mark Johnson, Mayor

ATTEST:

_____
Teisha Wilson,
City Recorder

EXHIBIT “A”