Lehi City Council Meeting
Agenda
January 26, 2021

5:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

2. Presentations and Reports

   2.1. General Plan Update Discussion

   2.2. Ranked Choice Voting Discussion

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. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)

3. Consent Agenda

   3.1. Approve Minutes from the January 12, 2021 City Council Meeting.
   011221CC2.pdf

Regular Agenda

   4. Consideration of Final subdivision approval for the Willow Point Phase 1, a 111-unit

residential development located at approximately 3885 West Hardman Way.
Petitioner: Edge Homes
CC Staff Report Willow Point Phase 1 Final Subdivision 1.26.21.docx
Willow Point Phase 1 Final Subdivision DRC 01.06.21.docx
Willow Point Phase 1 Final Subdivision - plans.pdf
Exchange North Townhome Elevations.pdf
Willow Point Phase 1 Final Subdivision Map - General Plan.pdf
Willow Point Phase 1 Final Subdivision Map - Zoning.pdf
Willow Point Phase 1 Final Subdivision Map - Aerial.pdf

5. Consideration of Ordinance #02-2021, approval of the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2-acres located at approximately 5700 North Flight Park Road (tabled on January 12, 2021)

Petitioner: Lehi City
CC Staff Report Traverse Mountain Area Plan Amendment 1.26.21.docx
Traverse Mountain Area Plan Amendment DRC 12.02.2020.docx
Ord 02-2021.docx
Lehi City Traverse Mountain Public Facilities Amendment Narrative.pdf
Lehi City Traverse Mountain Public Facilities Amendment Land Use Map.pdf
Lehi City Traverse Mountain Public Facilities Amendment Detail Map.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

6. Consideration of approval for the Fondell Plat A, amending lot 11 of the Lake Terrace Plat A located at 1444 North 1250 East.
Petitioner: Jon Fondell
CC Staff Report Fondell Plat A Plat Amendment 01.12.21.docx
Fondell Plat A DRC 12.09.2020.docx
Fondell Plat A.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

7. Consideration of Resolution #2021-05, approving an agreement between Lehi City and Autumn Ridge Farm LLC for construction of improvements along 1200 East.
Petitioner: Lehi City
Res 2021-05.docx
1200 East Agreement (Wallace) 1-7-21.pdf

8. Consideration of Resolution #2021-04, reappointing members to the Planning Commission. (Tabled at the January 12, 2021 meeting.)
   Res 2021-04.docx

9. 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.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: January 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
General Plan Update Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: January 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Ranked Choice Voting Discussion

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: January 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the January 12, 2021 City Council Meeting.

Suggested Action:

Attachments:

011221CC2.pdf

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, **January 12, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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; Kim Struthers, Community Development Director; Brad Kenison, Assistant City Engineer; Joel Eves, Power Director; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; Jason Bond, Facilities Assistant Manager; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht gave the invocation.

2. Select A Mayor Pro Tempore

Councilor Albrecht nominated Councilor Southwick as Mayor Pro Tempore. Councilor Hancock seconded the nomination. Councilor Koivisto nominated Councilor Condie. Councilor Hancock seconded the nomination. Mayor Johnson asked the Councilor to vote by secret ballot. The vote was 3 for Councilor Southwick and 2 for Councilor Condie. Councilor Southwick was selected as Mayor Pro Tempore.

3. Presentations and Reports

3.1) Traverse Mountain Area Plan Amendment Discussion

Brad Kenison, Assistant City Engineer, explained that the amendment is needed for public facilities to add a water and pressurized irrigation tanks as well as a power substation. The water tanks work well at the proposed location because of the elevation. The culinary tank would be underground, and the PI would be in a reservoir. The area plan states that the culinary tanks are dedicated to the City at no cost. He said that the area they are proposing isn't currently programed for a park or trail system. Joel Eves, Power Director, stated that the new proposed location would be the best for cost savings. He also noted that Lehi City would need to purchase the property from the developer for the power substation.

3.2) Update on Lehi City's Environmental Sustainability Efforts

Todd Munger and Steve Roll presented on the City's sustainability efforts. Mr. Munger stated that they will continue to educate the public. He reported on a project that they did at all the schools in the city that showed the PM levels during student drop off and pick up. He said their

next job is to challenge the schools to improve that by encouraging parents to not idle. He also noted that they will begin the Clear the Air Challenge from February 1-19th. Mr. Munger stated that they will continue to work with Lehi staff, residents, and local businesses.

3.3) Mellor-Rhodes Park Update
Jason Bond, Assistant Parks Director, presented on the progress of the park design. He stated that they are still trying to determine what the best use will be for the central plaza. The concept also included a 21 court pickleball complex.

3. Agenda Questions
None.

4. Administrative Report
Jason Walker stated that the Legislative Session will being soon. The Council also asked for an update on the Mayor's salary benchmark. Mr. Walker replied that they will be prepared to cover that in the Council Budget Retreat in February.

5. Mayor and Council Reports
The Mayor and Council gave an update on the boards and commissions that they are each assigned to.

The Council recessed at approximately 6:55 p.m.
The meeting reconvened at approximately 7:05 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. Mayor Johnson led the Pledge.

2. 20 Minute Citizen Input
Jason Needles stated that he has concerns with the use of the skate park. He suggested that they reopen the bathrooms during the winter and add more garbage cans to prevent littering. The Council discussed options to improve the conditions at and around the park. Mr. Walker stated that he would follow up with Mr. Needles. (Mr. Needles was unable to attend at the start of the meeting, so the Mayor heard his input after item 4 on the agenda.)

3. Consent Agenda
3.1) Approve Minutes from the December 1, 2020 Work Session meeting and the December 8, 2020 City Council Meeting.

3.2) Approve Purchase Orders

3.3) Approve the 2021 City Council Schedule

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

4. **Public Hearing to allow public input regarding (A) The issuance and sale of not more than $64,000,000 aggregate principal amount of franchise and sales tax and telecommunications fee revenue bonds, series 2021. ("The Bonds") and (B) Any potential economic impact that the project described herein to be financed with the proceeds of the bonds issued under the act may have on the private sector; and related matters**
Kelly Nichols stated that he is excited to have a fiber network in Lehi and welcomes the competition it will bring.

   Spencer Wanesgaurd expressed concern for the project. He stated that he believes the city is trying to solve a problem that doesn't exist.

   Montina Hamilton stated that fibers is the best way to get internet to people's homes.

   Dennis Beatty stated that he supports this and stated that being able to provide that service to local providers is a huge win.

5. **Consideration of Ordinance #04-2021 request for approval of a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre (tabled on December 8, 2020).**

   Motion: Councilor Koivisto moved to untable this item. 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.

   Motion: Councilor Koivisto moved to approve Ordinance #04-2021 request for approval of a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre; including all Development Review Committee Comments 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.

6. **Consideration for Preliminary subdivision approval of Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North. (This item was tabled at the 12.08.20 meeting)**

   Motion: Councilor Condie moved to untable this item. 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.

Danny Gutierrez was the applicant. He stated that he believes they have worked out all the issues and concerns that were brought up at the previous meeting. He stated that the stub roads to the east and west have been resolved, that the easement is now recorded correctly, and that water issues have been addressed and that they will determine how to best mitigate the irrigation and tail water concerns during the engineering phase and that it will be fully resolved before final approval.

Renae Cortese stated that the irrigation water could end up on land that's owned by Mr. Gutierrez.

Bart Peacock stated that the stub road concerns have been resolved to the best of his knowledge.

Motion: Councilor Condie moved to grant Preliminary subdivision approval of Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North; including all Development Review Committee Comments 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.

7. Consideration of Ordinance #03-2020, approval of the Traverse Mountain Area Plan Amendment eliminating a maximum street length.

Matthew Loveland, with Fieldstone Homes, was representing the applicant. He stated that this land in Hidden Canyon is very unique with its own set of challenges. The new plan allows them to work with the topography in a more natural way, but because of that, they need to amend the block length requirements. He stated that the new plan allows for less earth work, reduces retaining walls, reduces cut and fill, decreases the area of disturbance to maintain the natural vegetation and reduces the number of units. They are permitted 176 units and they are proposing 120. He stated that they are asking for 700 more feet of road than what is allowed by the Area Plan.

Councilor Albrecht inquired if they are planning to sale the remaining density. Mr. Loveland stated that it could only be transferred to the Highway Commercial zone and they do not own property there. He stated that they could put in the maximum allowed density, but felt that wouldn't be right for the community.

Mr. Struthers stated that staff is recommending approval of this. They believe the exception is worth avoiding a lot of grading. He stated that the City code allows for exceptions to block lengths, such as for topography, but the Area Plan does not.

Mayor Johnson asked for public comments.

Rob Ludlow stated that Fieldstone Homes is not in good standings with the Traverse Mountain HOA because they have not paid for private park impact fees. He doesn't agree with planning by exception. The exception isn't good for the health and welfare of the community because it

will allow for the homes to be higher which becomes more of a fire hazard. It's also more difficult for a snowplow or firetruck to turnaround when the block length is increased. He wants them to follow the rules.

Mr. Struthers stated that compared to the current approved plan, this would actually bring more homes into the bottom of the canyon. He said this is a smaller footprint with less grading. Mr. Struthers stated that any lots next to open space will have to meet criteria for defensible space for fire prevention.

Montina Hamilton asked why they couldn't find a way to make a road connection and not make an exception. He stated that if the city is gaining something then they should do it, but they should find a way to stay in the code even if they need to drop some lots.

Travis Isakson stated that the number of allowed density isn't real because the market isn't allowing it, or the topography is such that it won't work, so we shouldn't feel like they are saving the city on density. He wants to make sure they do what they said they would do with the park impact fees.

Jason Harris is a resident of Traverse Mountain and represents Fieldstone Homes. He stated that the private park impact fee is not an issue of this Council and believes it is not legal. He said they are not in bad standing with the HOA. He said that they can fit the 176 units, but they have chosen not to. He stated that a connection is not possible due to the topography and elevation.

Councilor Koivisto doesn't feel comfortable changing the Area Plan and believes this is a big exception.

Mr. Harris stated that they've learned a lot as they've developed on Traverse Mountain and that all they need to execute this plan is a minor block length change.

Council and staff discussed other options that may allow for an exception without amending the Area Plan.

Councilor Condie stated he understanding that it can be frustrating to amend an Area Plan, but if the footprint is less, and the grading is less and it gives us a better plan and is a positive for the whole community then why not do it. He said that the only negative he sees here is just that it's an amendment.

Councilor Koivisto stated that she was concerned with the snowplow and firetruck issues that were brought up and was concerned with amending the Area Plan.

Mayor Johnson asked which route would be more beneficial for firetrucks and snowplows, the one being proposed with the added block length or with cul-de-sacs.

Chief Craft and BJ Benson stated that firetrucks and snowplows are not a concern with a longer connection. They have more concerns and issues with cul-de-sacs.

There was discussion about allowing just one exception on this road and not opening it up to other future roads in the Area Plan.

Councilor Hancock stated that he liked the idea of the remaining density to just be gone rather than being able to transfer it somewhere else.

Mr. Harris stated that he would be willing to agree that the approval be conditioned on not selling the remainder of units allowed to a different developer.

Rob Ludlow recommended that they add a pocket park on condition of approval. There are still a number of fundamental elements that need to be addressed. He agreed that it is a good thing when they can take density off the table.

Mayor Johnson stated that they cannot address the private park impact fees.

Motion: Councilor Hancock moved to approve Ordinance #03-2020, approval of the Traverse Mountain Area Plan Amendment eliminating a maximum street length; with the following adjustments: that the amendment only apply to Central Canyon, also that the maximum amount of units for this area not exceed 120 units and that the remaining amount of units would no longer be available to them or to sale for any future use, and with the findings being that there will be almost 200 cubic yard less of excavation and 3 months less grading operations; and that the longer street length is preferred in this area by Fire and Streets; including all Development Review Committee Comments and Planning Commission comments. Councilor Koivisto seconded the motion.

Councilor Koivisto recommended adding a requirement for a pocket park. Councilor Condie stated that he doesn't believe that request fits with this amendment. Mayor Johnson stated that they could look at that during concept, and maybe suggest a pedestrian access as well.

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

The meeting recessed at approximately 10:07 p.m.
The meeting reconvened at approximately 10:17 p.m.

8. Consideration of a Plat Amendment approval for the Lehi Plaza Plat B amended plat, dividing lot 1 of the Lehi Plaza Subdivision into two.

Motion: Councilor Southwick moved to grant Plat Amendment approval for the Lehi Plaza Plat B amended plat, dividing lot 1 of the Lehi Plaza Subdivision into two; including all Development Review Committee Comments 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 Final subdivision approval for Timp Point Phase 2, an 80-unit condominium development located at approximately 3300 West 2100 North.**
Jed Stewart was representing Edge Homes.

Motion: Councilor Condie moved to grant Final subdivision approval for Timp Point Phase 2, an 80-unit condominium development located at approximately 3300 West 2100 North; including all Development Review Committee Comments and Planning Commission comments. Councilor Albrecht 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 #2021-02, approval of a road name change on Holbrook Farms Plat D, changing the name of Drexler Drive to Indian Ford Drive.**
The applicant was not available. Mr. Struthers stated that the Hardmans would like this change. The road will go through their property and they would like to honor the historical significance of the area. Indian Ford is the name of the historic Jordan River crossing.

Councilor Koivisto expressed concern with changing a road name at the intersection. She stated that this could cause confusion.

Councilor Albrecht was concerned with the cultural association with the word Indian.

Councilor Southwick stated that they are recognizing and honoring a historic location by naming this road Indian Ford Drive.

Motion: Councilor Koivisto moved to deny the road name change with the findings that this road connects directly with Drexler Drive and that a change would cause confusion; and also due to the cultural sensitively to the word Indian. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, No; Councilor Southwick, No; Councilor Hancock, No; and Councilor Koivisto, Yes. The motion failed 2-3.

Motion: Councilor Koivisto moved to approve Resolution #2021-02, approval of a road name change on Holbrook Farms Plat D, changing the name of Drexler Drive to Indian Ford Drive. Councilor Southwick seconded the motion.

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

11. **Consideration of Final subdivision approval for Hidden Canyon Plat D Phase 1, a 20-lot single-family development located north of Fox Canyon Road.**

Motion: Councilor Condie moved to grant Final subdivision approval for Hidden Canyon Plat D Phase 1, a 20-lot single-family development located north of Fox Canyon

Road; including all Development Review Committee Comments 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.

12. Consideration of a Plat amendment approval for Bronson's Corner Plat B, amending the location of a drainage easement on lot 8 of Bronson's Corner.

Keith Chapman was the applicant. He stated that a retaining wall was built on the drainage easement, so they are resolving that by amending this plat to allow for underground water retention.

Motion: Councilor Condie moved to grant Plat amendment approval for Bronson's Corner Plat B, amending the location of a drainage easement on lot 8 of Bronson's Corner; including all Development Review Committee Comments and Planning Commission comments. 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.

13. Consideration of Ordinance #02-2021, approval of the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2-acres located at approximately 5700 North Flight Park Road.

Mayor Johnson stated that this was discussed in the Pre-Council meeting. Brad Kenison, Assistant City Engineer gave a presentation. He noted that the public facilities are proposed to be on designated open space. Joel Eves showed where the power substation would be located. He noted that it will be located close to the large transmission lines that are already there. Mr. Kenison stated that the water tanks are located at a specific elevation to help with pressure zones.

Mr. Kenison stated that the city intends to pay the developer for the power substation property, but the developer will donate the land for the water tanks.

Mayor Johnson asked for public comments.

Jared Morgan with GWC Capito, is a partner with Geneva. He stated that the revenue generated from the sale of the substation property will be dedicated to the Traverse Mountain Trails Association.

Rob Ludlow appreciated that Geneva is willing to dedicate the funds generated from the sale of the property back to the Traverse Mountain Trails Association. He stated that they are still taking away open space and are losing that open space backdrop. He was concerned that the appraisal was too low and suggested another opinion. He also appreciated the power department paying for that property which will no longer be open space, but he disagrees with the water department's approach. He noted that the Area Plan shows there was $100,000 budgeted for property for water tanks to be placed outside of the Traverse Mountain Area

Plan. He stated that the original plan was to not take open space and put the facilities off site. He asked that the City pay for all 5 acres of property then those funds can be dedicated back to Traverse Mountain.

Mayor Johnson stated that a large part of the water will be used in Traverse Mountain. Mr. Kenison stated that he was not aware of the $100,000 line item. He stated that they will need to do more research to find the intent of that line item. He stated that in Traverse Mountain it is the developer's responsibility to pay for the water infrastructure including the property.

Councilor Condie asked to have a Closed Session regarding the appraisal of the substation property.

Motion: Councilor Condie moved to adjourn into a Closed Executive Session for the purpose of discussing the purchase, exchange, or lease of real property. Councilor Koivisto seconded the motion.

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

The meeting adjourned into a Closed Executive Session at approximately 11:25 p.m.
The meeting reconvened at approximately 11:40 p.m.

Lori Lee and Travis Isaksson, from the Traverse Mountain Trails Association stated that they are grateful for community partners and are hoping to double or triple the amount of trails which benefits all residents.

Motion: Councilor Hancock moved to table Ordinance #02-2021, approval of the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2-acres located at approximately 5700 North Flight Park Road; and direct staff to investigate the financial documentation of the Area Plan; and pursue a second appraisal if it can be done in a timely manner. Councilor Condie seconded the motion.

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

14. Consideration of Ordinance #01-2021, a Development Code Amendments to Chapters 6, 16 and 17, clarifying the forfeiture of density for schools and churches in the Planned Community (PC), Planned Unit Developments (PUD) and Planned Residential Developments (PRD) zones.

This item was pulled from the agenda.

15. Consideration of Resolution #2021-01, approving a Lease Agreement between Lehi City and Kraig Johnson for harvesting grass.

Marlin Eldred, Economic Development Director, stated that Mr. Johnson requested that he be allowed to have 2 Conex containers on the property for equipment.

Motion: Councilor Condie moved to approve Resolution #2021-01, approving a Lease Agreement between Lehi City and Kraig Johnson for harvesting grass; and include the changes requested by Mr. Johnson. 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.

16. Consideration of Resolution #2021-03, reappointing a member to the Board of Trustees of the Metropolitan Water District of Lehi.

Motion: Councilor Southwick moved to approve Resolution #2021-03, reappointing a member to the Board of Trustees of the Metropolitan Water District of Lehi. 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.

17. Consideration of a Plat amendment approval for Bronson's Corner Plat B, amending the location of a drainage easement on lot 8 of Bronson's Corner.
Councilor Koivisto requested to see other Planning Commission applications.

Motion: Councilor Koivisto moved to table this item. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, No; Councilor Condie, No; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed 3-2.

14. Adjournment
With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 12:12 a.m. on January 13.

Approved: January 26, 2021 Attest:

_____ _____

Mark Johnson, Mayor Sherrie Benson, Deputy City Recorder

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: January 26, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Willow Point Phase 1, a 111-unit residential development located at approximately 3885 West Hardman Way.

Suggested Action:

Attachments:

CC Staff Report Willow Point Phase 1 Final Subdivision 1.26.21.docx

Willow Point Phase 1 Final Subdivision DRC 01.06.21.docx

Willow Point Phase 1 Final Subdivision - plans.pdf

Exchange North Townhome Elevations.pdf

Willow Point Phase 1 Final Subdivision Map - General Plan.pdf

Willow Point Phase 1 Final Subdivision Map - Zoning.pdf

Willow Point Phase 1 Final Subdivision Map - Aerial.pdf

WILLOW POINT PHASE 1 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	January 26, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	4100 West Hardman Way		
Existing Land Use	Undeveloped		
Existing Zoning	HC (Heavy Commercial)		
General Plan Land Use Designation	HC (Heavy Commercial)		
Number of Lots/Units	111 units		
Adjacent Zoning and Land Use	*North*	C (Commercial)	2100 North
	South	R-3 (High Density Residential)	The Exchange
	East	C (Commercial)	Undeveloped
	West	HC (Heavy Commercial)	Undeveloped
Date of DRC Review	January 6, 2021		
Assigned Planner	Sierra Pierson		

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

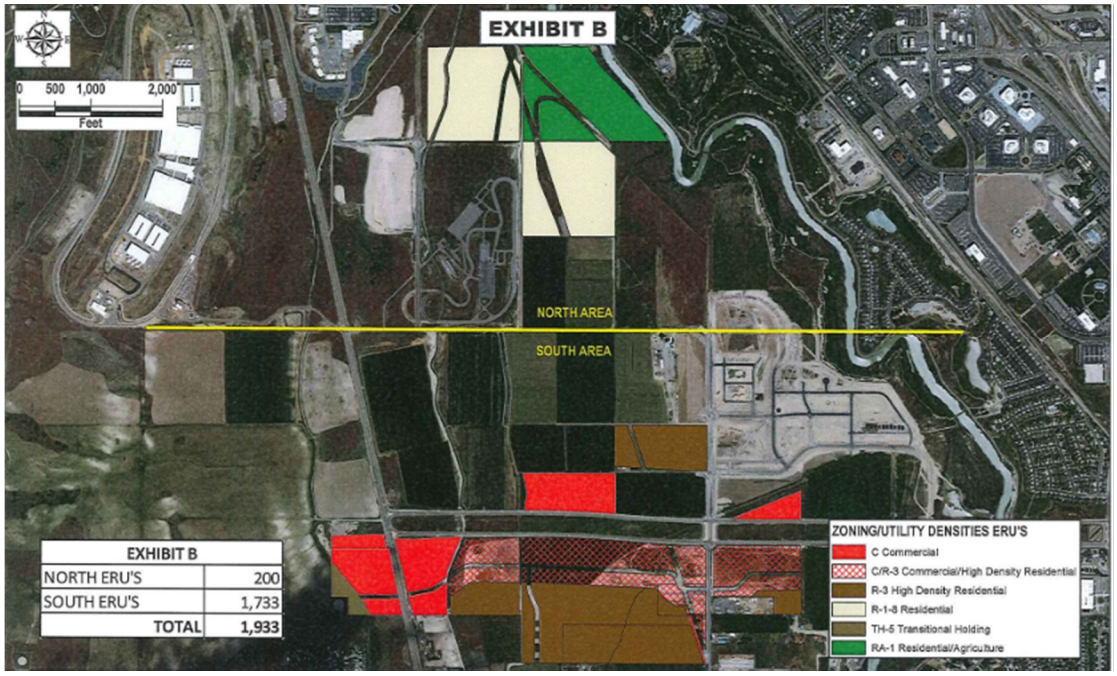
September 26, 2008	This property was included in the Holbrook Annexation.
April 20, 2015	This property was included in the Gardner-Plumb Development Agreement.
October 26, 2016	The Hardman Lehi Plat A subdivision was recorded and created an overall parcel that included the subject property.
June 11, 2018	The View 21 Plat A subdivision was recorded and amended the parcel created with Hardman Lehi Plat A. This subdivision dedicated the right-of-way for 4100 West and created the parcels that exist today.
July 21, 2018	This property was included in the First Amendment to the Gardner-Plumb Development Agreement.
May 12, 2020	The Willow Point Concept was approved by the City Council.
October 27, 2020	The willow Point Preliminary Subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant requests approval of the Willow Point Phase 1 final subdivision. The proposed subdivision will consist of 111-unit townhomes. This report will discuss the Gardner-Plumb Agreement, the subdivision layout, architecture, and the DRC comments.

Gardner-Plumb Agreement

This property falls under the Gardner-Plumb Development Agreement. This agreement gave flexible ERUs (equivalent residential units) to specific property around 2100 North and the Jordan River. The original agreement was approved in 2015. This agreement was a settlement to avoid litigation with the original developer, Gerald Anderson. The agreement granted some commercially zoned areas along the south side of 2100 North flexibility to be developed as either commercial or high density residential. In 2018, the City Council approved an amendment to the agreement. The amendment allowed for additional areas of high density residential on the commercial properties along 2100 North. The map below is from the approved amended agreement and shows the allowed land uses.



The proposed subdivision is in an area that allows for both high density residential and commercial uses. While the current zoning is Heavy Commercial, the Gardner-Plumb agreement allows for the high-density residential use proposed with this subdivision.

Subdivision Layout

The proposed subdivision includes 111 townhomes, a clubhouse, and open space. The subdivision includes both front-load and rear-load townhomes. The overall preliminary plan meets the minimum fifty percent rear-load requirement. The rear-load townhomes are located along Hardman Road and the internal streets. The front-load townhomes in this phase are located on the east side of 3845 West. The clubhouse will be located on the corner of Hardman Way and 4100 West. The clubhouse will include a pool, open spaces, and several sports courts. Throughout the subdivision, picnic tables and playgrounds will be located within the open space areas.

The layout includes both surface parking and on-street parking for visitors. Off-street parking will be located next

to the clubhouse to provide parking for the community. The on-street parking will be in front of rear-load townhomes to act as a buffer between pedestrians and the street. There will also be sidewalks located along the streets to provide for pedestrian connectivity. Bicycle parking will also be provided at the clubhouse.

Architecture

The proposed subdivision includes architecture for the rear-load and front-load townhomes. The proposed townhomes will be constructed with fiber cement siding, stucco, stone, brick, and board and batten. The elevations include a mixture of traditional, craftsman, and modern styles and a variety of colors. Each townhome has been designed with a two-car garage to accommodate parking needs.

DRC Comments

The DRC had 7 comments regarding utility layout. Please include all DRC comments as a part of the recommendation.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Willow Point Phase 1 final subdivision including the DRC comments from January 6, 2021. This recommendation is based on the following findings:

1. The proposed residential use is consistent with the approval of the Gardner-Plumb development agreement.
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.

Willow Point Phase 1 Final Subdivision
DRC Redline Comments

*Edge Homes – requests final subdivision review of **Willow Point Phase 1**, a 111-unit residential development located at approximately 3885 West Hardman Way.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: n/a
Date of Plans Reviewed: **12/21/2020**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:

Glade – Power:

1. Turn on Lehi Power Layers with text, labels, streetlights etc. If you don't have this I can send updated CAD file.

Kerry – Fire: No comments

Greg – Water/Sewer:

2. This has got to be an existing SDMH?
3. Could you connect the sewer together on 1960 North to service the club house? Eliminate the sewer connection to Hardman Way at 4100 West and 2 manholes?
4. Move culinary blow off #108 to the park strip.
5. Bell joint restraints on 3 lengths of pipe will be required on both water mains at the dead end of 1935 North.
6. Maintain vertical alignment with PI main on 1935 North.
7. Add note to the plans, "ALL fill areas must be filled and compacted to sub-grade prior to installing any utilities.

Trent – Parks: No comments

Gary – Building/Inspections: No comments

JD – Streets: No comments

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. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
7. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
8. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
9. 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).
10. 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.
11. 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.
12. Address any comments or conditions from City Council approval.
13. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
14. 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. 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 signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
7. 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 SCHEUDLED FOR CITY COUNCIL ON JANUARY 26TH

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.

WILLOW POINT PHASE 1

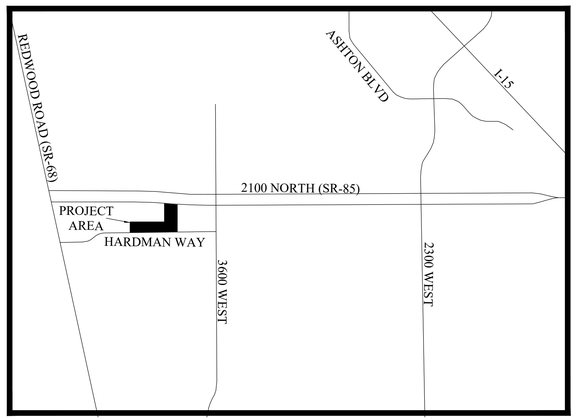
A TOWNHOME SUBDIVISION

PREPARED FOR:

EDGE HOMES

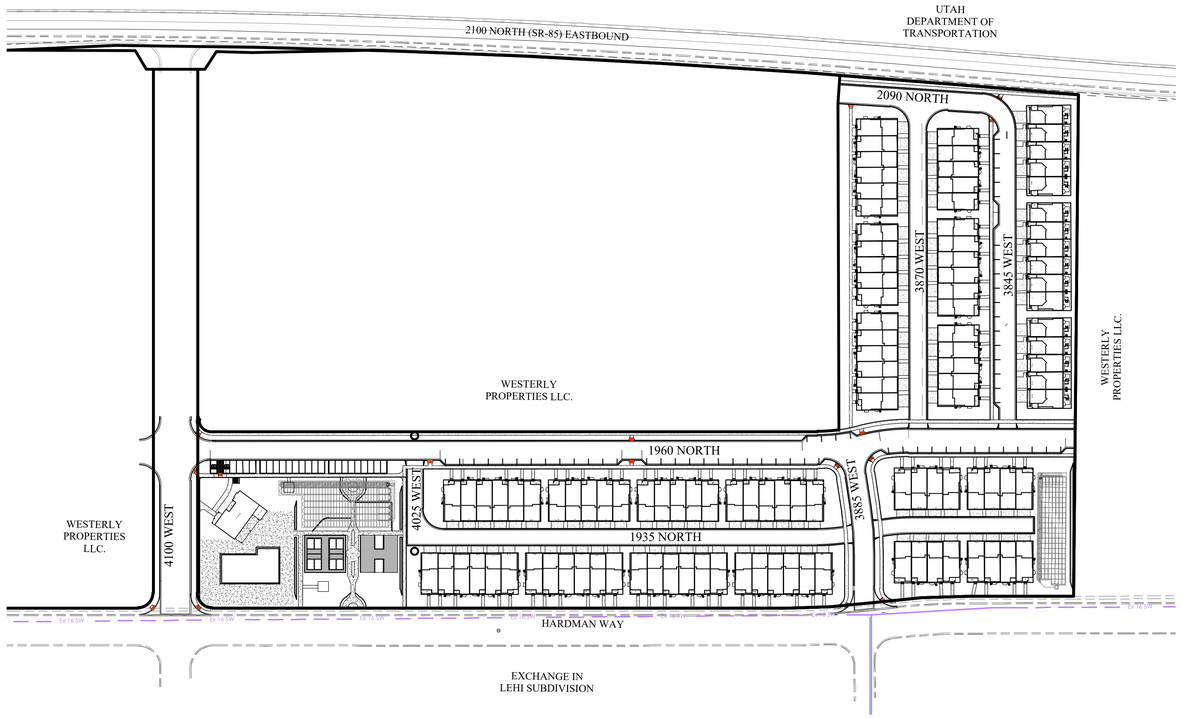
LOCATED IN:

LEHI, UTAH



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2.0	FINAL PLAT
C2.1	FINAL PLAT
C2.2	FINAL PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	ROAD CROSS SECTIONS
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C4.5	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C5.4	DRAINAGE PLAN
C5.5	DRAINAGE PLAN
C5.6	PHASE 1 OVERALL DRAINAGE PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C6.2	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
C7.2	WATER PLAN
C7.3	WATER PLAN
C7.4	OVERALL WATER PLAN
C8	EROSION CONTROL PLAN
C9	POWER PLAN
C9.1	OVERALL POWER PLAN
PP1	1960 NORTH
PP2	1960 NORTH
PP3	1960 NORTH
PP4	1935 NORTH
PP5	1935 NORTH
PP6	1935 NORTH
PP7	4100 WEST
PP8	4025 WEST
PP9	3885 WEST
PP10	3870 WEST
PP11	3870 WEST
PP12	3845 WEST
PP13	3845 WEST
PP14	2090 NORTH

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.

5. THE GEOTECHNICAL REPORT FOR THIS PROJECT CHARACTERIZED THE NATIVE SOILS ON SITE AS "VERY CORROSIVE" WITH RESPECT TO STEEL AND "SEVERE" WITH RESPECT TO CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOIL. TYPE V CEMENT SHOULD BE USED FOR ALL CONCRETE IN CONTACT WITH NATIVE SOILS AT THIS PROJECT SITE. WATER PIPE FITTINGS MUST BE POLY WRAPPED.

6. CONTRACTOR SHALL READ, BE FAMILIAR WITH AND FOLLOW ALL RECOMMENDATIONS OF THE GEOTECHINCAL REPORTY FOR THIS PROJECT PREPARED BY IGES, PROJECT NO. 01621-083, ISSUED JANUARY 8, 2020.

CONTACTS

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

OWNER/DEVELOPER
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
(801) 494-0150
CONTACT: BRANDON PARR

N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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

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

FOR REVIEW ONLY

WILLOW POINT PHASE 1
LEHI, UTAH
COVER

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

COVER

Scale: 1"=100' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
Sheet: C1

Z:\...2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C1 - COVER.dwg

WILLOW POINT PHASE 1

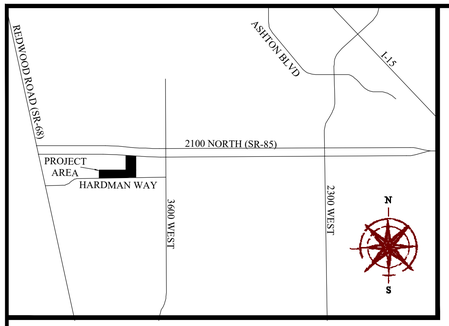
SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. 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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

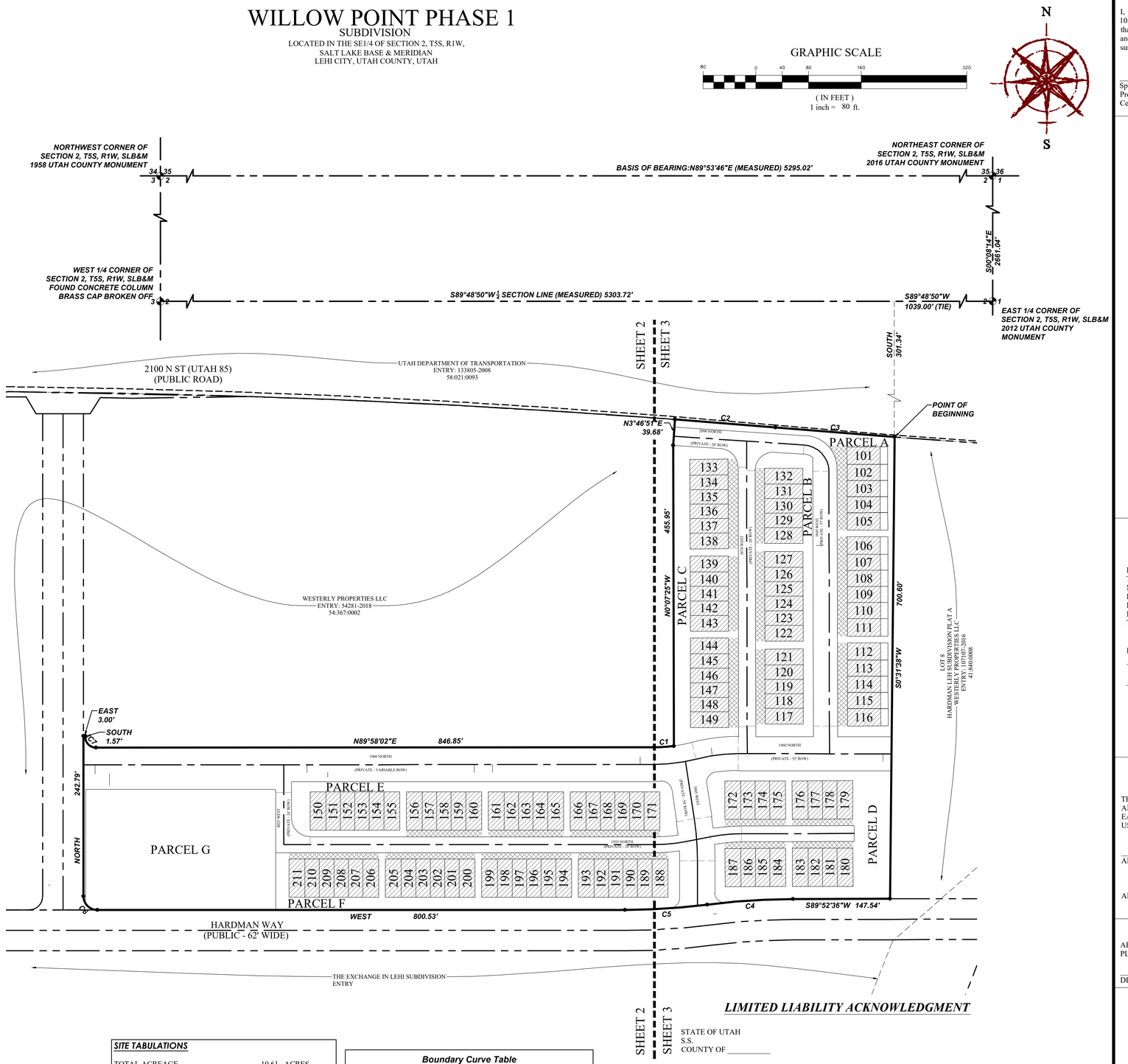
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

8. ALL PARCELS WILL BE OWNED AND MAINTAINED BY HOA

9. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

10. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOTECHNICAL SERVICES, INC. AND DATED DECEMBER 11, 2020.

11. THE ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY - DENSITY WAS ALLOWED ON THE PROPERTY PER THE GARDNER PLUMB AGREEMENT ENTRY #24625:2019



SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of Lot 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County, located in the SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of State Road 85 as depicted on the Right-of-Way Plans for UDOT Project Number MP-R399(41) located approximately 34.00 feet perpendicularly distant from the east bound control line of said project opposite engineer station 244+48.17, said point being also located S89°48'50"W along the 1/4 Section line 1,039.00 feet and South 301.34 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and Northeast Corner of said Section 2); thence S00°31'38"W along East line of said Lot 2, VIEW 21 PLAT 'A' 700.60 feet to the Northerly line of Hardman Way as dedicated by said HARDMAN LEHI SUBDIVISION PLAT 'A', according to the Official Plat thereof recorded October 26, 2016 as Entry No. 107107:2016 in the Office of the Utah County Recorder; thence along said street the following (4) four courses: 1) S89°52'36"W 147.54 feet; 2) along the arc of a curve to the left with a radius of 1,031.00 feet a distance of 130.50 feet through a central angle of 07°15'09" Chord: S86°15'01"W 130.42 feet to a point of reverse curvature; 3) along the arc of a curve to the right having a radius of 969.00 feet a distance of 124.74 feet through a central angle of 07°22'33" Chord: S86°18'43"W 124.66 feet; 4) West 800.53 feet; thence along the arc of a curve to the right with a radius of 21.00 feet a distance of 32.99 feet through a central angle of 90°00'00" Chord: N45°00'00"W 29.70 feet to the Easterly line of 4100 West Street as dedicated by said VIEW 21 PLAT 'A'; thence North along said street 242.79 feet; thence East 3.00 feet; thence South 1.57 feet; thence along the arc of a curve to the left with a radius of 16.00 feet a distance of 25.14 feet through a central angle of 90°01'58" Chord: S45°00'59"E 22.63 feet; thence N89°58'02"E 846.85 feet; thence along the arc of a curve to the left with a radius of 224.00 feet a distance of 29.90 feet through a central angle of 07°38'52" Chord: N86°08'36"E 29.88 feet; thence N00°07'25"W 455.95 feet; thence N03°46'51"E 39.68 feet to a point on the Southerly Right-of-Way of said State Road 85; thence along said Southerly Right-of-Way line the following two (2) courses: 1) Easterly along the arc of a non-tangent curve to the right having a radius of 14,819.50 feet (radius bears: S04°20'21"W) a distance of 152.78 feet through a central angle of 00°35'27" Chord: S85°21'56"E 152.78 feet to a point of reverse curvature located 34.00 feet perpendicularly distant southerly from said control line of State Road 85 opposite engineer station 242+67.50; 2) Easterly along the arc of a non-tangent curve to the left having a radius of 15,180.50 feet (radius bears: N04°55'48"E) a distance of 181.05 feet through a central angle of 00°41'00" Chord: S85°24'42"E 181.05 feet to the point of beginning.

Contains: 10.52 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.PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE PRIVATE STREETS, AS INDICATED HEREON, TO THE HOMEOWNERS ASSOCIATION.

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

EDGE HOMES UTAH, LLC

BY:_____
(PRINTED NAME)

ITS:_____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) 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

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 AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S 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

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

SITE TABULATIONS

TOTAL ACREAGE	10.61	ACRES
TOTAL SINGLE FAMILY LOTS	111	LOTS
TOTAL ACREAGE IN LOTS	3.33	ACRES
TOTAL OPEN SPACE (7 PARCELS)	3.27	ACRES
TOTAL ACREAGE IN ROW	3.29	ACRES
LANE MILES OF ROAD	0.73	MILES
TOTAL UNITS PER ACRE	10.46	UNITS/ACRE
LANDSCAPE AREA	2.52	ACRES
IRRIGATION SERVICES	(1) 1.5"	SERVICE

NOTE: EXISTING ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY (PER PLUMB GARDNER AGREEMENT)

Boundary Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	224.00	7°38'52"	29.90	N86°08'36"E	29.88
C2	14819.50	0°35'27"	152.78	S85°21'56"E	152.78
C3	15180.50	0°41'00"	181.05	S85°24'42"E	181.05
C4	1031.00	7°15'09"	130.50	S86°15'01"W	130.42
C5	969.00	7°22'33"	124.74	S86°18'43"W	124.66
C6	21.00	90°00'00"	32.99	N45°00'00"W	29.70
C7	16.00	90°01'58"	25.14	S45°00'59"E	22.63

1 OF 3 | 11/10/2020

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OWNER/DEVELOPER
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(801) 494-0150
CONTACT: BRANDON PARR

Z:\...2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\c2.0 FINAL PLAT.dwg

WILLOW POINT PHASE 1

SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 5, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

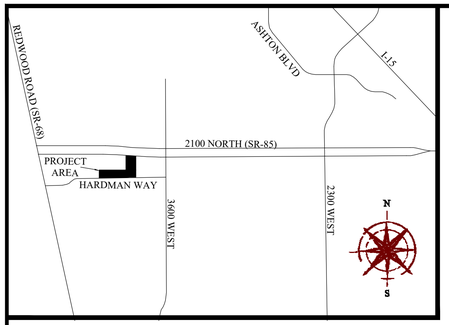
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

S



VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. 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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

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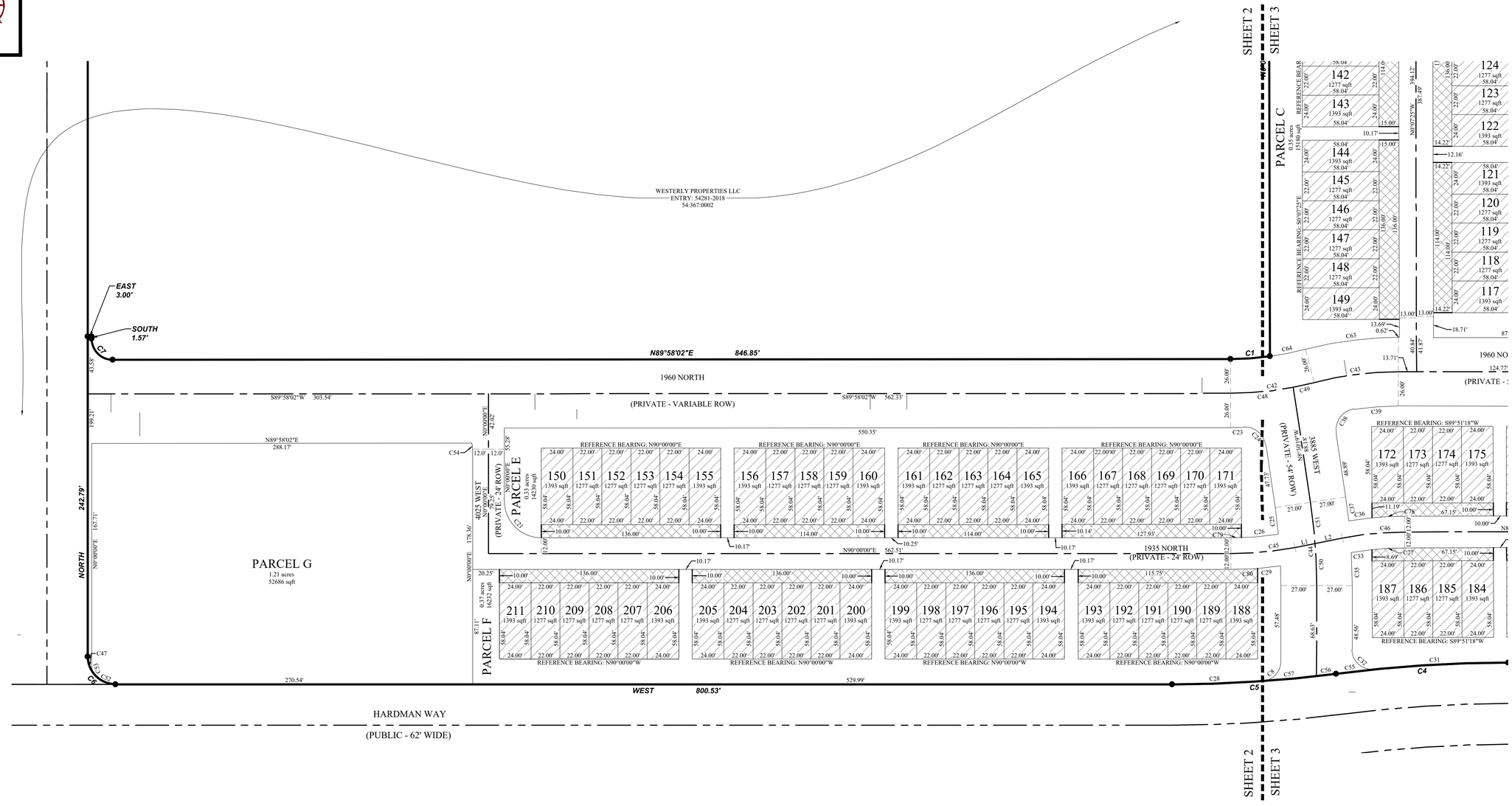
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8. ALL PARCELS WILL BE OWNED AND MAINTAINED BY HOA

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11. THE ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY - DENSITY WAS ALLOWED ON THE PROPERTY PER THE GARDNER PLUMB AGREEMENT ENTRY #24625:2019



2 OF 3	11/10/2020

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LOCATED IN THE SE1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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WILLOW POINT PHASE 1

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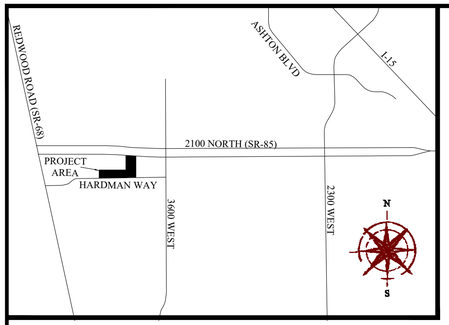
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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VICINITY MAP

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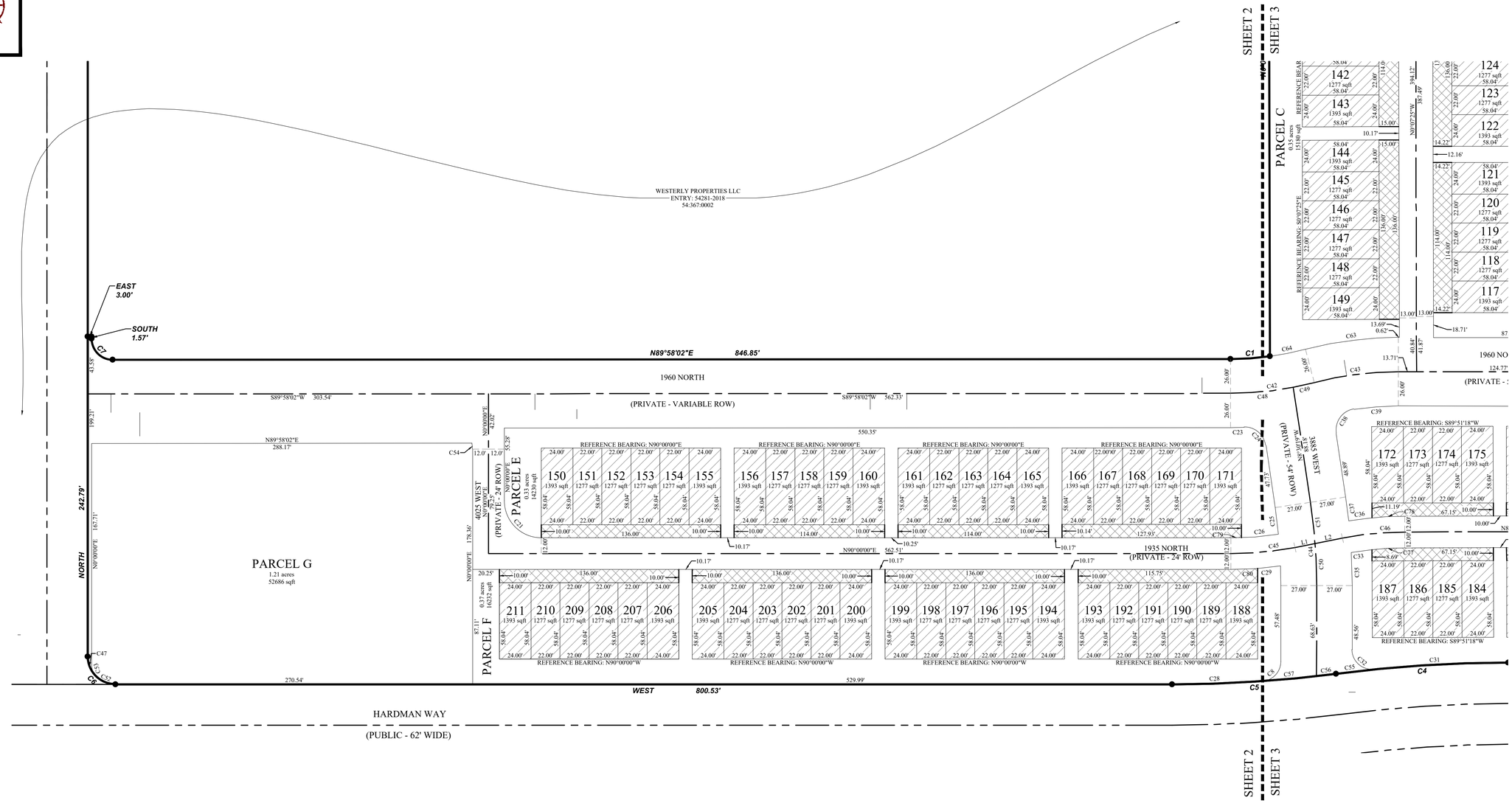
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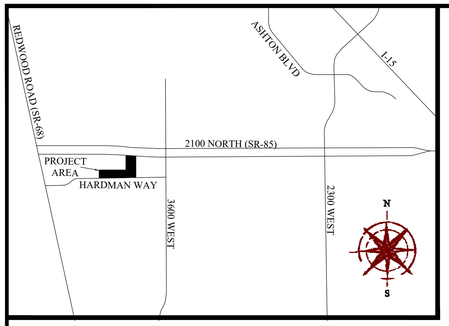
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WILLOW POINT PHASE 1

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VICINITY MAP

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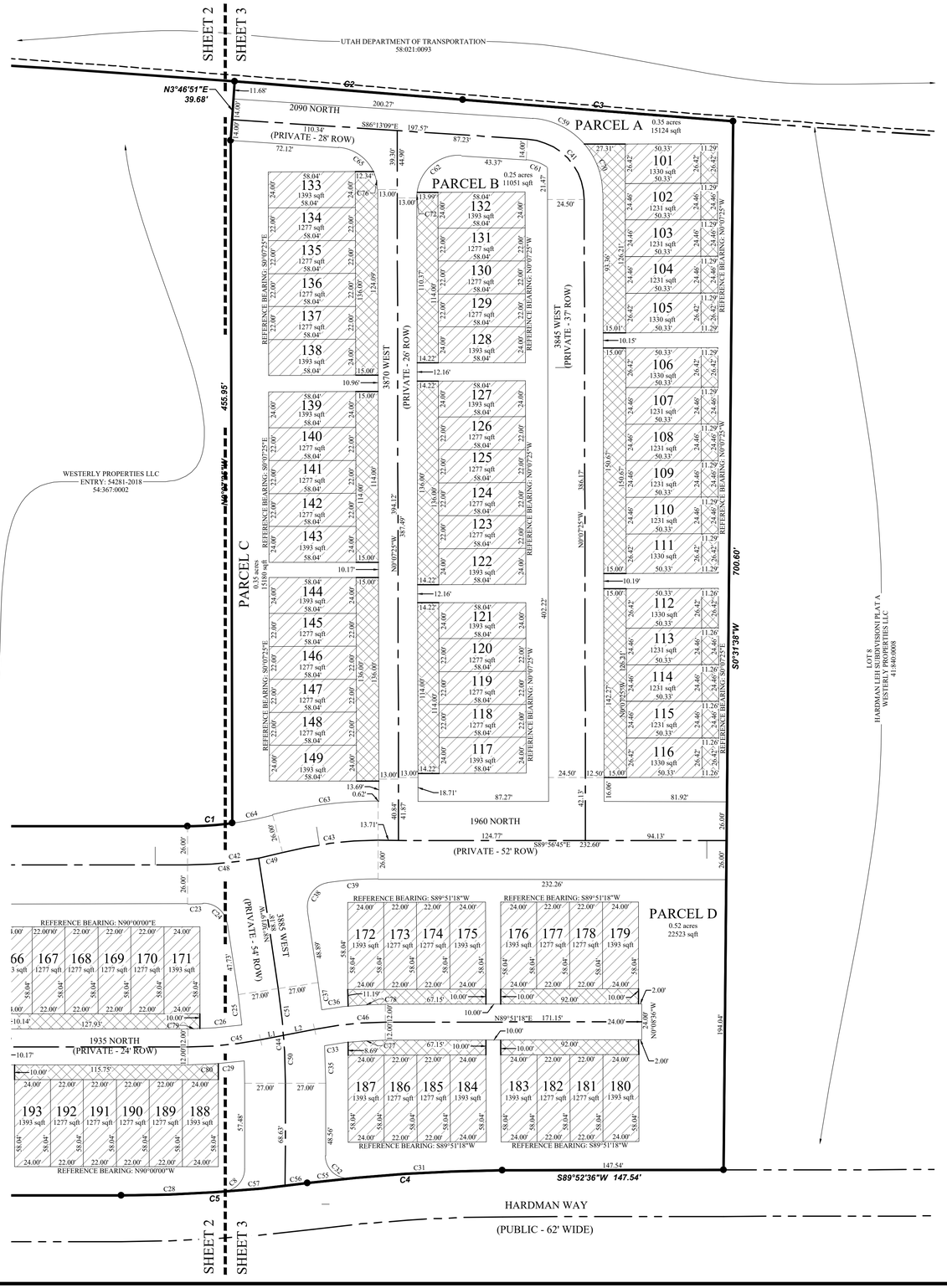
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	28.00	89°58'56"	43.97	N44°59'28"W	39.59
C23	276.00	2°08'35"	10.32	N88°53'45"E	10.32
C24	16.00	83°40'14"	23.37	S50°20'26"E	21.34
C25	398.00	2°56'05"	20.39	S07°02'16"E	20.38
C26	240.00	6°44'13"	28.22	S84°42'17"W	28.20
C28	969.00	4°03'26"	68.62	S87°58'17"W	68.60
C29	264.00	3°49'27"	17.62	N83°41'17"E	17.62
C31	1030.95	5°39'07"	101.70	S87°03'03"W	101.66
C32	15.00	95°49'33"	25.09	N47°51'44"W	22.26
C33	236.00	3°49'18"	15.74	N81°54'02"E	15.74
C35	452.00	3°11'22"	25.16	N01°32'39"W	25.16
C36	260.00	3°53'13"	17.64	S82°25'40"W	17.63
C37	452.00	2°18'42"	18.24	N07°20'58"W	18.23
C38	16.00	89°54'29"	25.11	N36°26'56"E	22.61
C39	224.00	8°39'05"	33.82	N85°43'43"E	33.79
C41	40.50	86°05'43"	60.86	S43°10'17"E	55.29
C42	250.00	14°41'20"	64.09	N82°37'22"E	63.92
C43	250.00	14°46'33"	64.47	N82°39'59"E	64.29
C44	425.00	8°33'21"	63.46	N04°13'38"W	63.40
C45	252.00	11°06'45"	48.88	N84°26'37"E	48.80
C46	248.00	10°58'03"	47.47	N84°22'16"E	47.40
C47	21.00	41°18'39"	15.14	N20°39'20"W	14.82
C48	250.00	10°57'01"	47.78	N84°29'32"E	47.71
C49	250.00	3°44'19"	16.31	N77°08'52"E	16.31
C50	425.00	4°19'03"	32.03	N02°06'30"W	32.02
C51	425.00	4°14'17"	31.44	N06°23'10"W	31.43
C52	21.00	48°41'21"	17.85	N65°39'20"W	17.31
C53	15.00	31°36'53"	8.28	N15°48'26"W	8.17
C54	28.00	9°16'52"	4.54	S04°38'26"E	4.53
C55	1031.00	1°36'03"	28.81	S83°25'28"W	28.81
C56	969.00	0°53'17"	15.02	S83°04'05"W	15.02
C57	969.00	2°25'50"	41.11	S84°43'39"W	41.10
C59	50.00	45°02'01"	39.30	N63°42'08"W	38.30
C61	28.00	30°56'46"	15.12	S70°44'45"E	14.94
C62	28.00	86°27'50"	42.25	N50°32'56"E	38.36
C63	276.00	14°46'33"	71.18	S82°39'59"W	70.98
C64	224.00	7°02'28"	27.53	S78°47'56"W	27.51
C65	28.00	60°55'26"	29.77	S55°45'26"E	28.39
C70	50.00	41°03'42"	35.83	S20°39'16"E	35.07
C72	28.00	7°26'26"	3.64	S03°35'48"W	3.63
C76	28.00	25°10'18"	12.30	N12°42'34"W	12.20
C77	236.00	6°02'37"	24.89	S86°50'00"W	24.88
C78	260.00	5°29'02"	24.88	N87°06'47"E	24.88
C79	240.00	1°55'36"	8.07	N89°02'12"E	8.07
C80	264.00	6°30'17"	29.97	S86°44'51"W	29.96

Line Table		
LINE	DIRECTION	LENGTH
L1	N78°53'15"E	15.58
L2	N78°53'15"E	21.12

3 OF 3 | 11/10/2020

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Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C2.2 FINAL PLAT.dwg

WESTERLY PROPERTIES LLC.

OFFSITE 4100 WEST WORK INCLUDED IN THIS PHASE

4100 WEST

ADA RAMP #109 PER LEHI CITY STD ROAD - 6

FIRE HYDRANT #107 PER LEHI CITY STD WATER - 2

24" MODIFIED CURB & GUTTER ON ALL PRIVATE ROADS PER LEHI ROAD-5 (TYP. BOTH SIDES)

ADA RAMP #114 PER LEHI CITY STD. ROAD - 9

5' SIDEWALK PER LEHI ROAD-5 (TYP.)

1960 NORTH

24" HIGH BACK CURB & GUTTER PER LEHI ROAD-5 (TYP. BOTH SIDES)

FIRE HYDRANT #101 PER LEHI CITY STD WATER - 2

WESTERLY PROPERTIES LLC.

NO SIDEWALK THIS SIDE

7' PARK STRIP

PARCEL G

CLUBHOUSE

POOL

ROCK RETAINING WALLS

PICKLEBALL

BASKETBALL

9.0' PARKING STALL WIDTH (TYP.)

18.0' PARKING STALL LENGTH (TYP.)

ADA RAMP #110 PER LEHI CITY STD ROAD - 6

STREET SIGN #109 PER LEHI CITY STDS.

7 PARKING STALLS WITH 6" CURB WALL PER APWA PLAN 209 TYPE P (TYP.)

INVERTED "U" BIKE RACK

10 PARKING STALLS WITH 6" CURB WALL

9 PARKING STALLS WITH 6" CURB WALL

ADA RAMP #115 PER LEHI CITY STD ROAD - 6

STREET SIGN #108 PER LEHI CITY STDS.

FLARED DRIVE APPROACH PER APWA STD. 221.1

12 PARKING STALLS WITH 2.0' MODIFIED CURB & GUTTER

ADA RAMP #113 PER LEHI CITY STD. ROAD - 9

PARCEL E

4025 WEST

1935 NORTH

PARCEL F

STREET SIGN #110 W/STOP SIGN PER LEHI CITY STDS.

ADA RAMP #116 PER LEHI CITY STD ROAD - 6 SIGHT TRIANGLES SHOWN PER LEHI CITY STDS. (TYP)

ADA RAMP #112 PER LEHI CITY STD ROAD - 6

INSTALL 6' WROUGHT IRON NON-CLIMBABLE FENCE AROUND POOL AREA

INSTALL 4' WROUGHT IRON FENCE ALONG EDGE OF HARDMAN WAY

END 4' WROUGHT IRON FENCE

BEGIN 4' WROUGHT IRON FENCE

BEGIN 4' WROUGHT IRON FENCE

HARDMAN WAY

EXIST. FIRE HYDRANT #2

ASPHALT CUT FOR WATER CONNECTIONS PER LEHI CITY STDS.

ASPHALT CUT FOR SEWER CONNECTION PER LEHI CITY STDS.

MATCH EXISTING SIDEWALK AND CURB & GUTTER (TYP. BOTH SIDES)

SIGHT TRIANGLES SHOWN PER LEHI CITY STDS. (TYP)

CONSTRUCT 4' WATERWAY PER LEHI ROAD-5 AND PER APWA PLAN 213 FOR TRANSITION STRUCTURE

EXIST. FIRE HYDRANT #1

EXISTING STREET LIGHT

EXISTING STREET LIGHT

INSTALL 4' TALL WROUGHT IRON FENCE ALONG EDGE OF HARDMAN WAY SEE SHEET C3 FOR DETAIL

MATCHLINE SEE SHEET C3.1

EXCHANGE IN LEHI SUBDIVISION

LEAVE GAPS IN 4' FENCING FOR SIDEWALK ACCESS

ASTM 53 SCH 40 GALV. STEEL PIPE, 2.375 O.D. X 0.154", FACTORY PRIMED & PAINTED.

2'-1"

9" CONCRETE SLAB

BIKE RACK DETAIL (5 SPACES)

NTS

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	43.97'	28.00'	89°58'58"	27.99'	S44°59'29"E	39.59'
C2	44.02'	28.00'	90°04'03"	28.03'	N45°02'01"E	39.62'
C3	43.98'	28.00'	90°00'00"	28.00'	N45°00'00"W	39.60'
C4	43.97'	28.00'	89°58'02"	27.98'	S44°59'01"W	39.59'
C5	44.00'	28.00'	90°01'58"	28.02'	S45°00'59"E	39.61'
C6	43.98'	28.00'	90°00'00"	28.00'	S45°00'00"W	39.60'
C7	43.98'	28.00'	90°00'00"	28.00'	S45°00'00"E	39.60'
C8	40.89'	28.00'	83°40'14"	25.07'	N50°20'26"W	37.35'
C9	41.62'	28.00'	85°10'01"	25.73'	S34°04'42"W	37.89'
C10	68.08'	264.00'	14°46'33"	34.23'	S82°39'59"W	67.89'
C11	29.24'	229.00'	7°18'53"	14.64'	S86°23'49"W	29.22'
C12	47.76'	229.00'	11°56'58"	23.97'	N83°59'34"E	47.67'
C13	39.21'	28.00'	80°13'55"	23.59'	N46°06'11"W	36.08'
C14	75.13'	50.00'	86°05'43"	46.70'	S43°10'17"E	68.26'
C15	42.07'	28.00'	86°05'43"	26.15'	S43°10'17"E	38.23'
C16	45.89'	28.00'	93°54'17"	29.98'	S46°49'43"W	40.92'
C17	41.89'	28.00'	85°43'17"	25.98'	N42°54'41"E	38.09'
C18	46.88'	28.00'	95°55'31"	31.06'	S47°54'43"E	41.59'

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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WILLOW POINT PHASE 1

LEHI, UTAH

SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=30'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C3		

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C3 - SITE PLAN.dwg

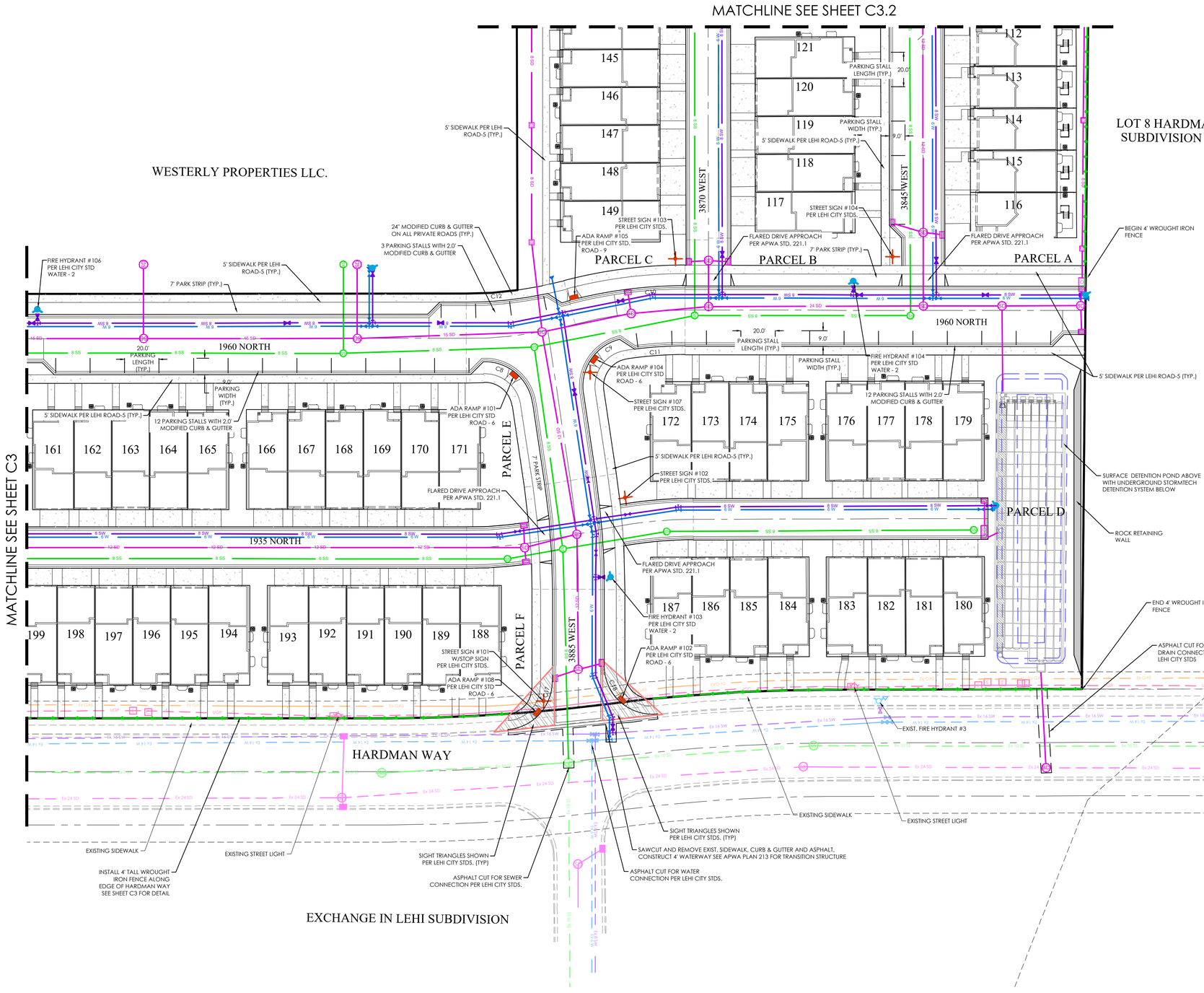
MATCHLINE SEE SHEET C3.2

WESTERLY PROPERTIES LLC.

LOT 8 HARDMAN LEHI SUBDIVISION PLAT 8

MATCHLINE SEE SHEET C3

EXCHANGE IN LEHI SUBDIVISION



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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	43.97'	28.00'	89°58'58"	27.99'	S44°59'29"E	39.59'
C2	44.02'	28.00'	90°04'03"	28.03'	N45°02'01"E	39.62'
C3	43.98'	28.00'	90°00'00"	28.00'	N45°00'00"W	39.60'
C4	43.97'	28.00'	89°58'02"	27.98'	S44°59'01"W	39.59'
C5	44.00'	28.00'	90°01'58"	28.02'	S45°00'59"E	39.61'
C6	43.98'	28.00'	90°00'00"	28.00'	S45°00'00"W	39.60'
C7	43.98'	28.00'	90°00'00"	28.00'	S45°00'00"E	39.60'
C8	40.89'	28.00'	83°40'14"	25.07'	N50°20'26"W	37.35'
C9	41.62'	28.00'	85°10'01"	25.73'	S34°04'42"W	37.89'
C10	68.08'	264.00'	14°46'33"	34.23'	S82°39'59"W	67.89'
C11	29.24'	229.00'	7°18'53"	14.64'	S86°23'49"W	29.22'
C12	47.76'	229.00'	11°56'58"	23.97'	N83°59'34"E	47.67'
C13	39.21'	28.00'	80°13'55"	23.59'	N46°06'11"W	36.08'
C14	75.13'	50.00'	86°05'43"	46.70'	S43°10'17"E	68.26'
C15	42.07'	28.00'	86°05'43"	26.15'	S43°10'17"E	38.23'
C16	45.89'	28.00'	93°54'17"	29.98'	S46°49'43"W	40.92'
C17	41.89'	28.00'	85°43'17"	25.98'	N42°54'41"E	38.09'
C18	46.88'	28.00'	95°55'31"	31.06'	S47°54'43"E	41.59'

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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WILLOW POINT PHASE 1

LEHI, UTAH

SITE PLAN

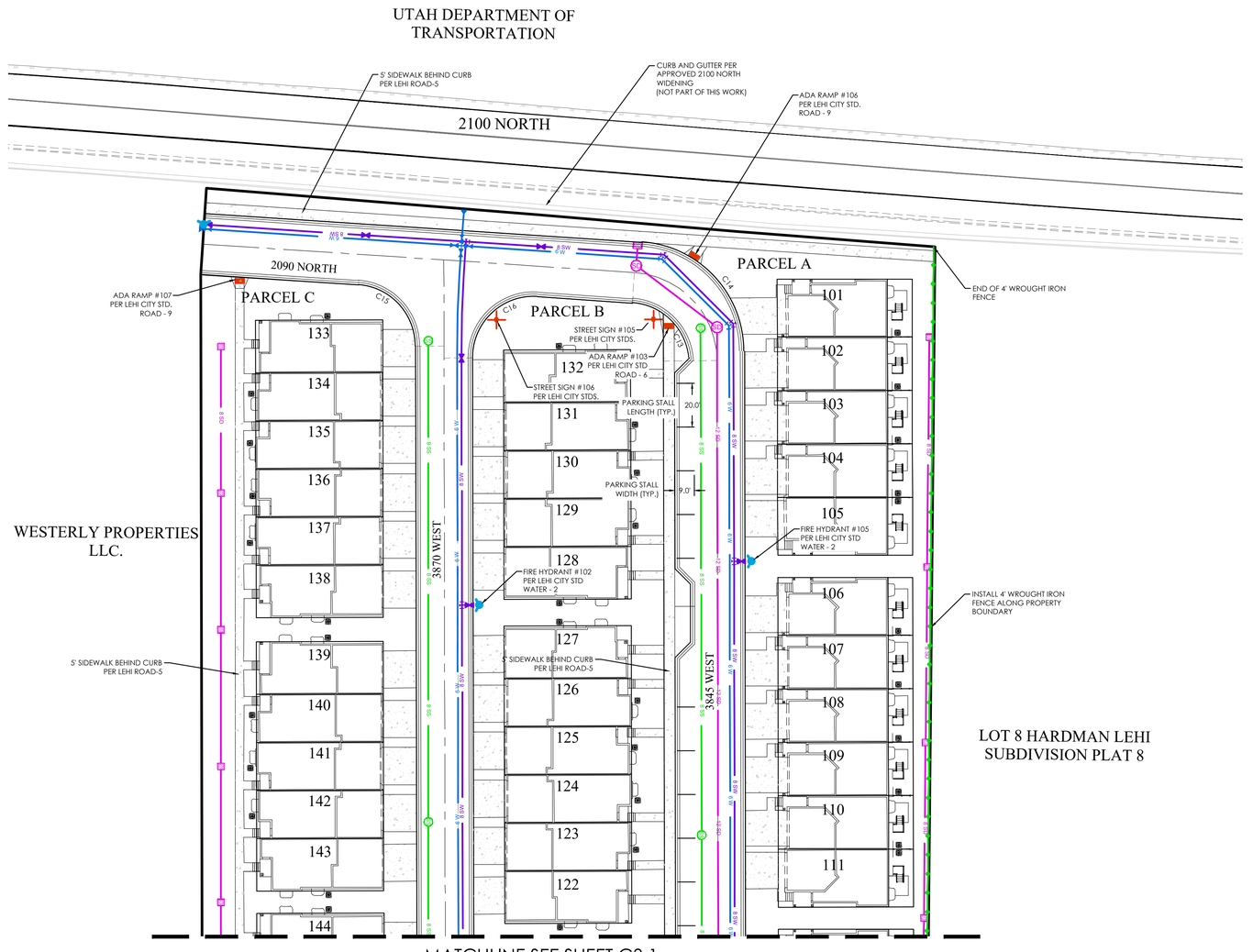
REVISION BLOCK

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

SITE PLAN

Scale: 1"=30' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
Sheet: C3.1

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C3.1 - SITE 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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	43.97'	28.00'	89°58'58"	27.99'	S44°59'29"E	39.59'
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C3	43.98'	28.00'	90°00'00"	28.00'	N45°00'00"W	39.60'
C4	43.97'	28.00'	89°58'02"	27.98'	S44°59'01"W	39.59'
C5	44.00'	28.00'	90°01'58"	28.02'	S45°00'59"E	39.61'
C6	43.98'	28.00'	90°00'00"	28.00'	S45°00'00"W	39.60'
C7	43.98'	28.00'	90°00'00"	28.00'	S45°00'00"E	39.60'
C8	40.89'	28.00'	83°40'14"	25.07'	N50°20'26"W	37.35'
C9	41.62'	28.00'	85°10'01"	25.73'	S34°04'42"W	37.89'
C10	68.08'	264.00'	14°46'33"	34.23'	S82°39'59"W	67.89'
C11	29.24'	229.00'	7°18'53"	14.64'	S86°23'49"W	29.22'
C12	47.76'	229.00'	11°56'58"	23.97'	N83°59'34"E	47.67'
C13	39.21'	28.00'	80°13'55"	23.59'	N46°06'11"W	36.08'
C14	75.13'	50.00'	86°05'43"	46.70'	S43°10'17"E	68.26'
C15	42.07'	28.00'	86°05'43"	26.15'	S43°10'17"E	38.23'
C16	45.89'	28.00'	93°54'17"	29.98'	S46°49'43"W	40.92'
C17	41.89'	28.00'	85°43'17"	25.98'	N42°54'41"E	38.09'
C18	46.88'	28.00'	95°55'31"	31.06'	S47°54'43"E	41.59'



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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WILLOW POINT PHASE 1

LEHI, UTAH

SITE PLAN

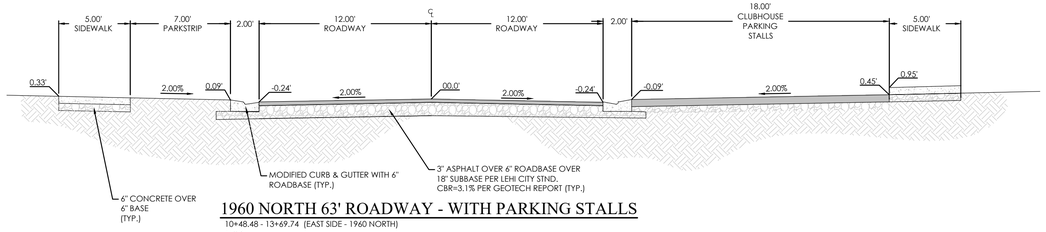
REVISION BLOCK

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

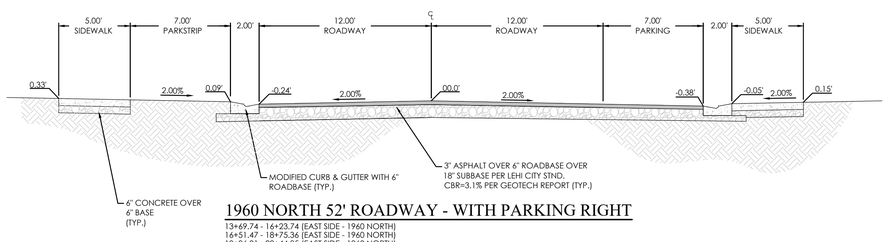
Scale:	1"=30'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C3.2		

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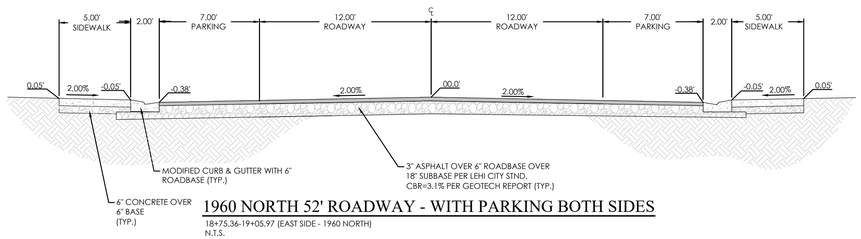
1960 NORTH 63' ROADWAY - WITH PARKING STALLS

10+48.48 - 13+69.74 (EAST SIDE - 1960 NORTH)
N.T.S.



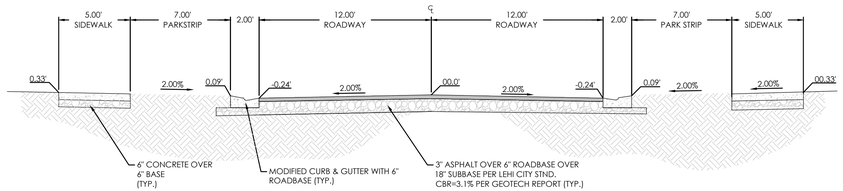
1960 NORTH 52' ROADWAY - WITH PARKING RIGHT

13+69.74 - 16+23.74 (EAST SIDE - 1960 NORTH)
16+51.47 - 18+75.36 (EAST SIDE - 1960 NORTH)
19+86.01 - 22+44.85 (EAST SIDE - 1960 NORTH)
N.T.S.



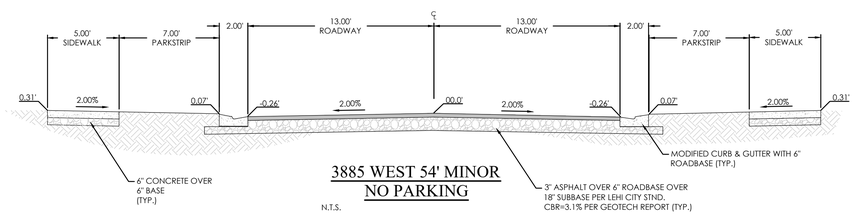
1960 NORTH 52' ROADWAY - WITH PARKING BOTH SIDES

18+75.36-19+05.97 (EAST SIDE - 1960 NORTH)
N.T.S.



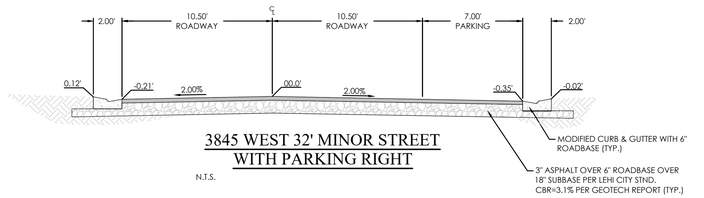
1960 NORTH 52' ROADWAY - NO PARKING

22+44.85 - 22+57.80 (EAST SIDE - 1960 NORTH)
N.T.S.



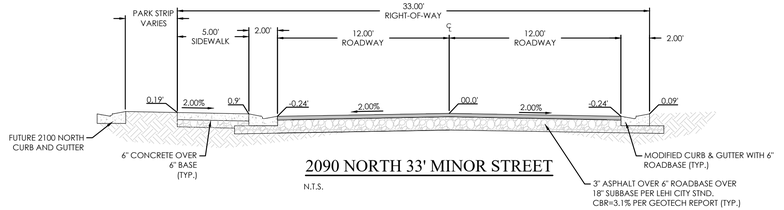
3885 WEST 54' MINOR NO PARKING

N.T.S.



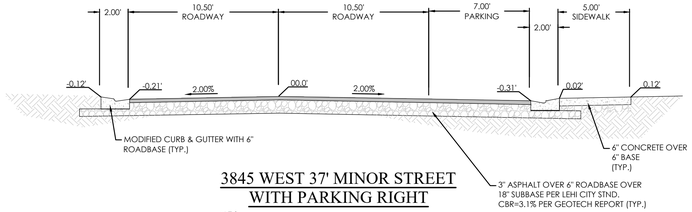
3845 WEST 32' MINOR STREET WITH PARKING RIGHT

N.T.S.



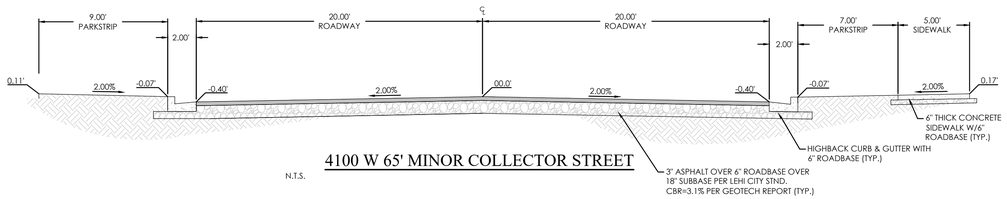
2090 NORTH 33' MINOR STREET

N.T.S.



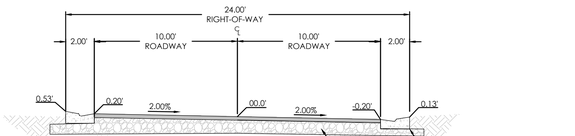
3845 WEST 37' MINOR STREET WITH PARKING RIGHT

N.T.S.



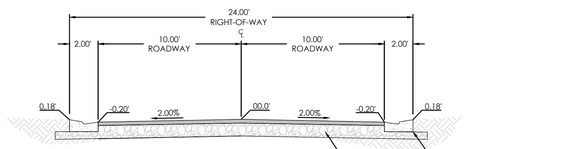
4100 W 65' MINOR COLLECTOR STREET

N.T.S.



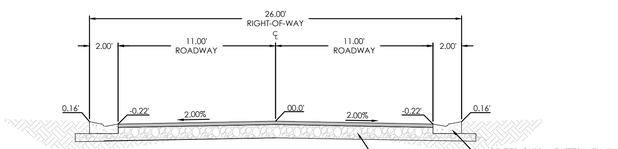
4025 WEST 24' ALLEY NO PARKING

N.T.S.



1935 NORTH 24' ALLEY NO PARKING

N.T.S.



3870 WEST 26' MINOR STREET

N.T.S.

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WILLOW POINT PHASE 1

LEHI, UTAH

ROAD CROSS SECTIONS

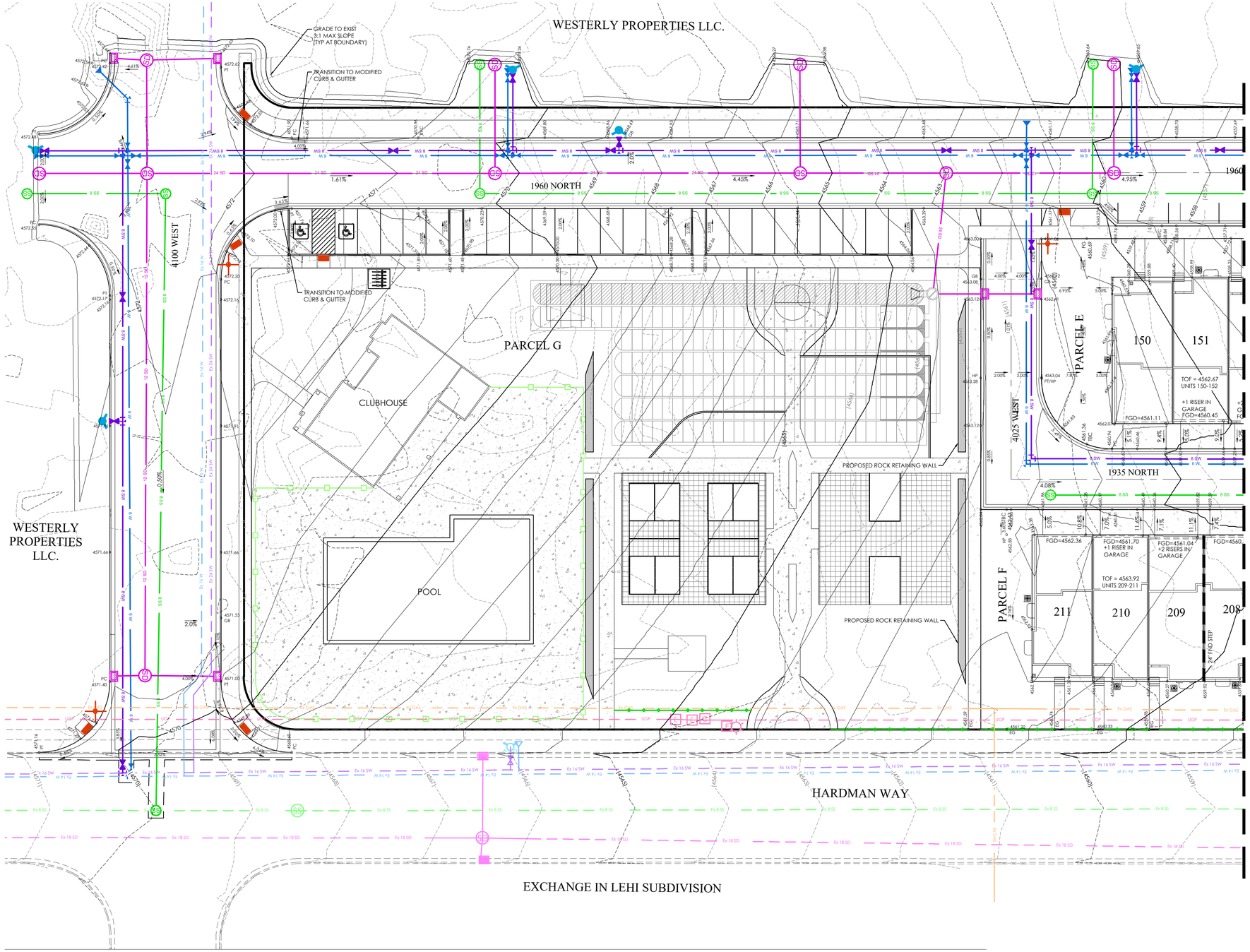
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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6	----	----

ROAD CROSS SECTIONS

Scale: 1"=XX'
Drawn: JMH
Date: 11/10/2020
Job #: 20-0482
Sheet: C3.3

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C3.3 - ROAD CROSS SECTIONS.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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

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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WILLOW POINT PHASE 1

LEHI, UTAH

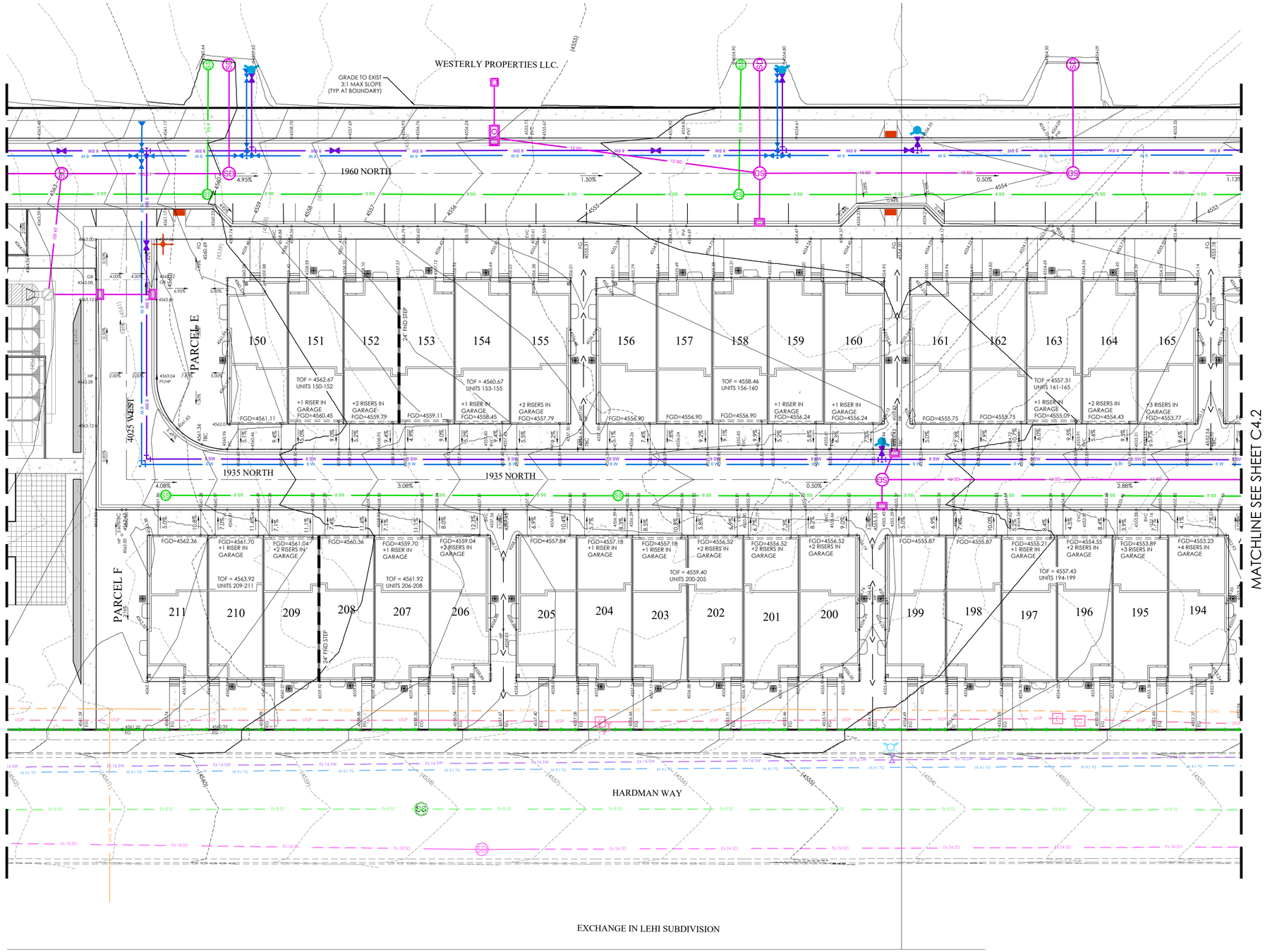
GRADING PLAN

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

GRADING PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C4		

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C4 - GRADING 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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

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(IN FEET)
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FOR REVIEW ONLY

WILLOW POINT PHASE 1

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

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

GRADING PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C4.1		

Z:\...2020\20-0482 Willow Point Phase 1\Design 20-0482\Dwg\sheets\C4.1 - GRADING PLAN.dwg

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.3

WESTERLY PROPERTIES LLC.

1960 NORTH

1935 NORTH

3885 WEST

HARDMAN WAY

EXCHANGE IN LEHI SUBDIVISION

GRADE TO EXIST 2:1 MAX SLOPE (TYP AT BOUNDARY)

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
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EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD, 15 SD
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD, Ex SD
EXIST. SEWER MH	SS
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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WILLOW POINT PHASE 1

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

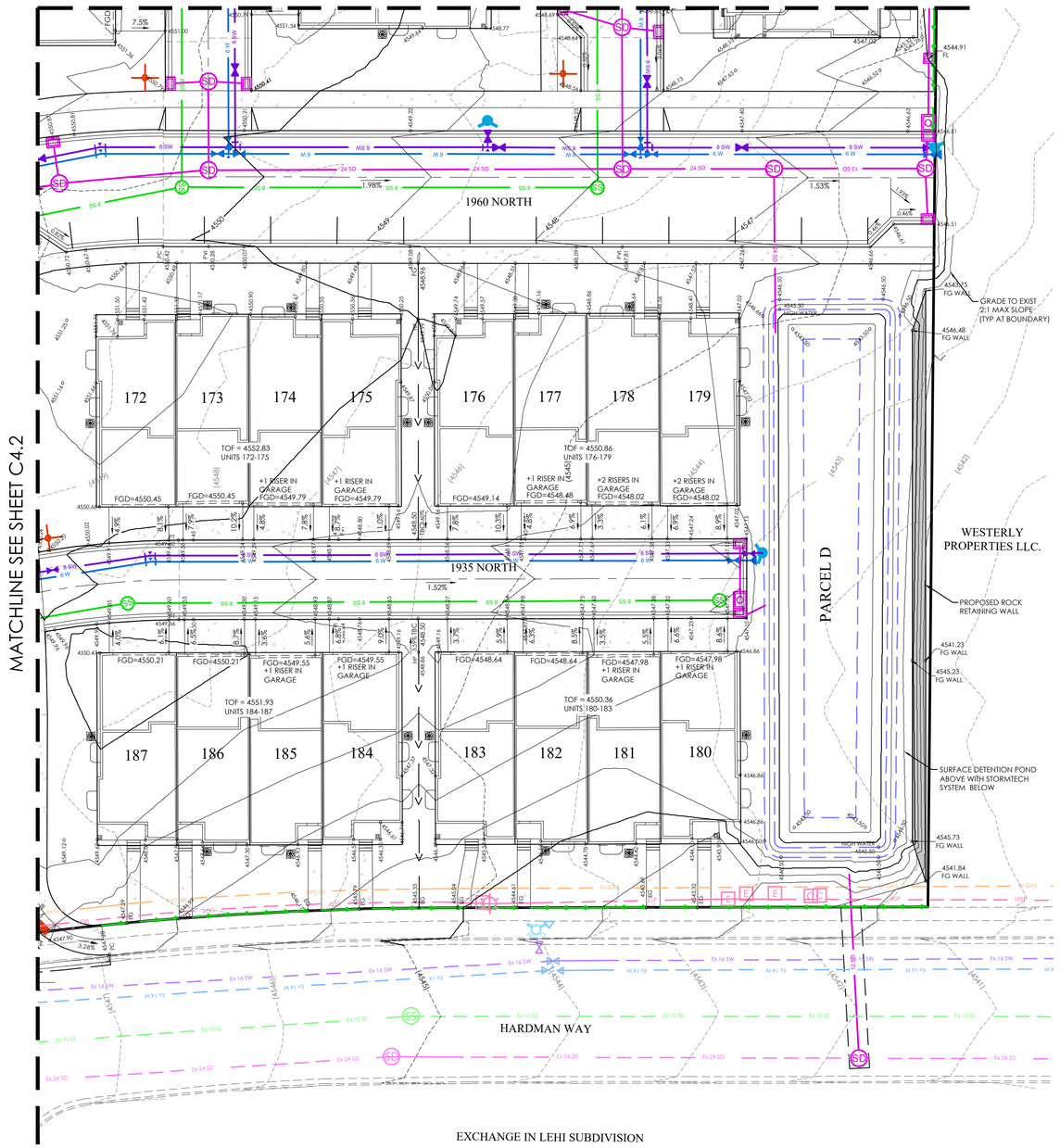
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GRADING PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C4.2		

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MATCHLINE SEE SHEET C4.4



EXCHANGE IN LEHI SUBDIVISION

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

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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WILLOW POINT PHASE 1

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

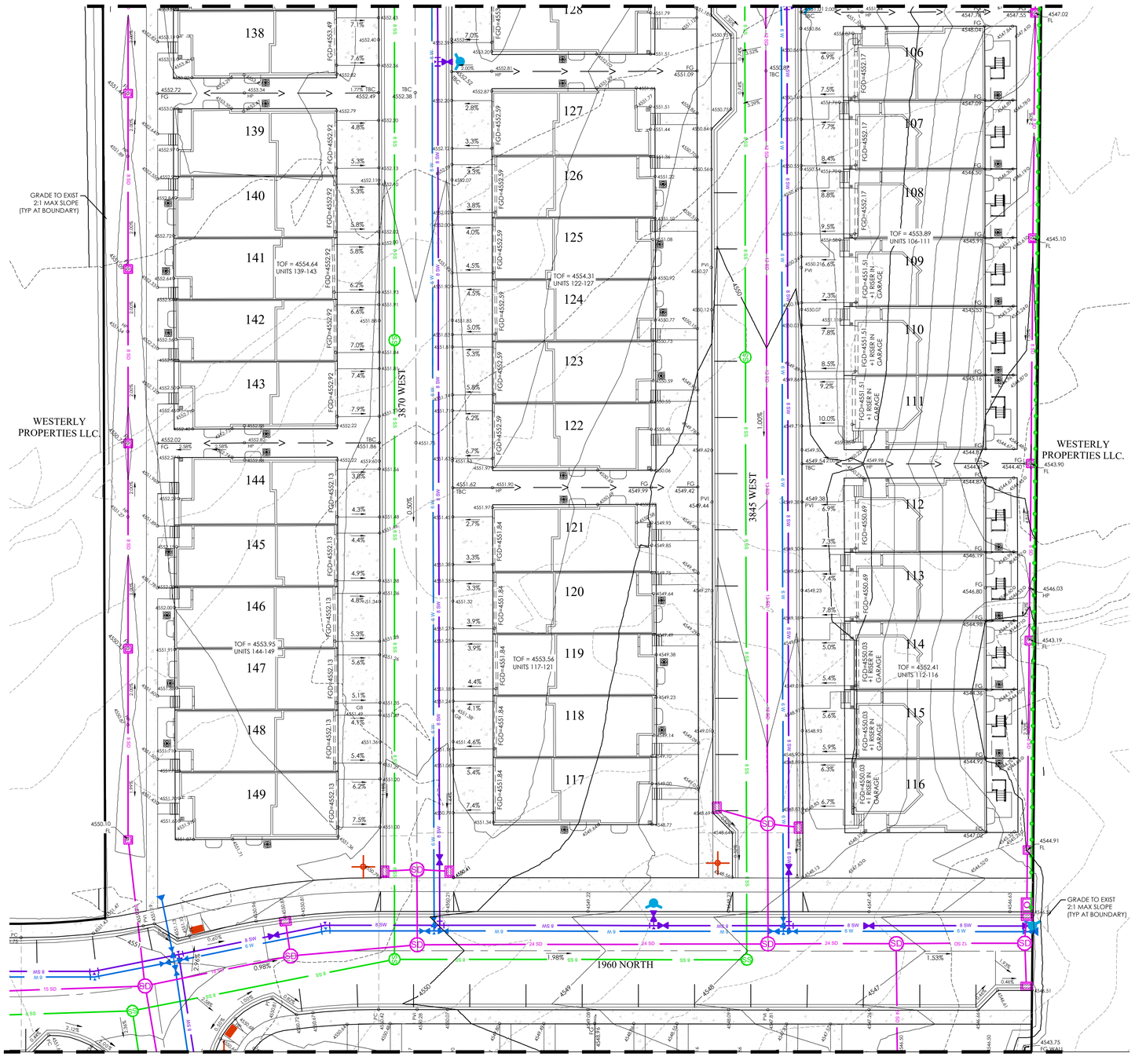
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GRADING PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C4.3		

Z:_2020\20-0462 Willow Point Phase 1\design 20-0482\dwg\sheet\C4.3 - GRADING PLAN.dwg

MATCHLINE SEE SHEET C4.5



MATCHLINE SEE SHEET C4.3

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD, SD, Ex SD
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	Ex SD, Ex SD
EXIST. SEWER MH	Ex SS
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

N

S

GRAPHIC SCALE

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WILLOW POINT PHASE 1

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GRADING PLAN

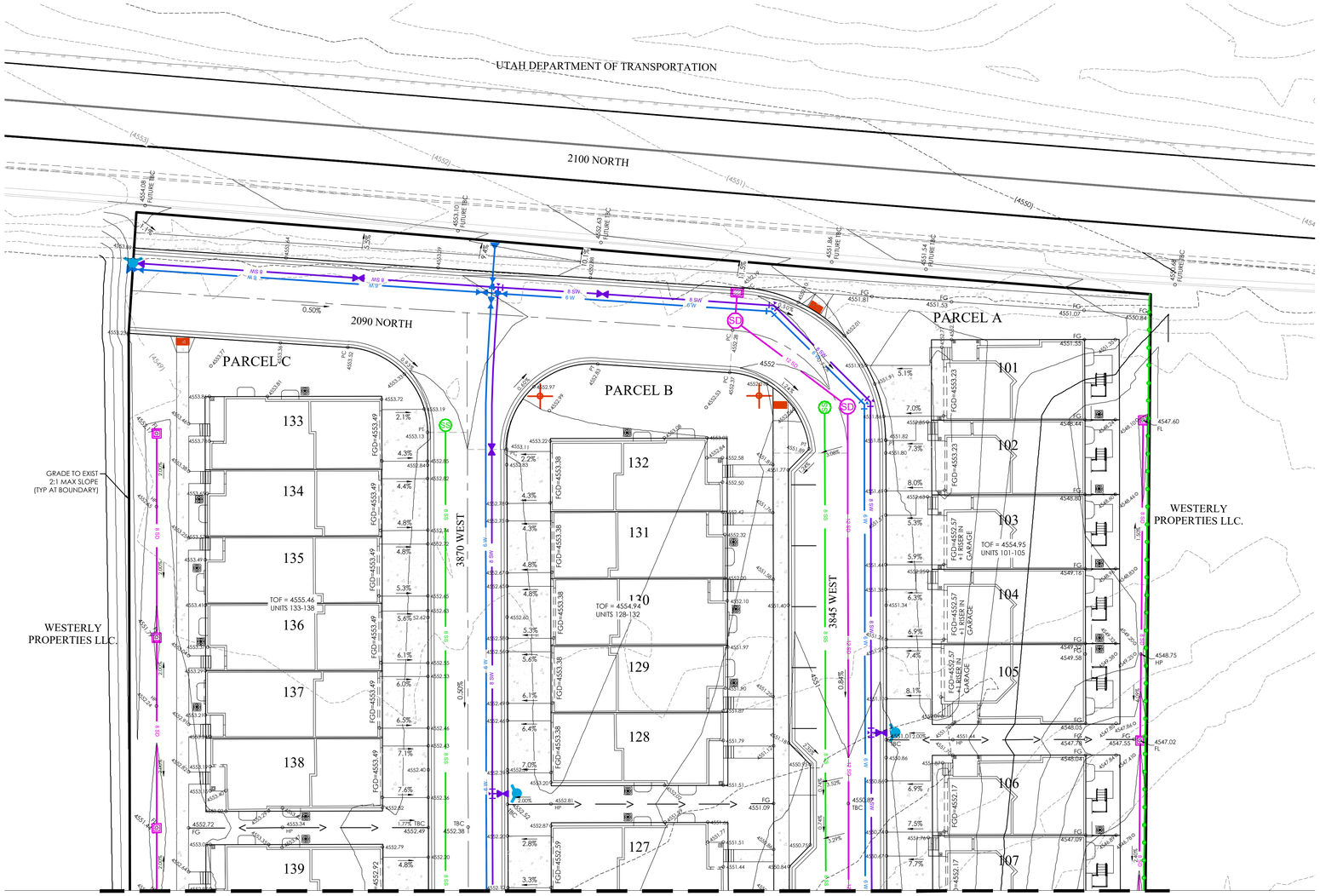
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GRADING PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C4.4		

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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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WILLOW POINT PHASE 1

LEHI, UTAH

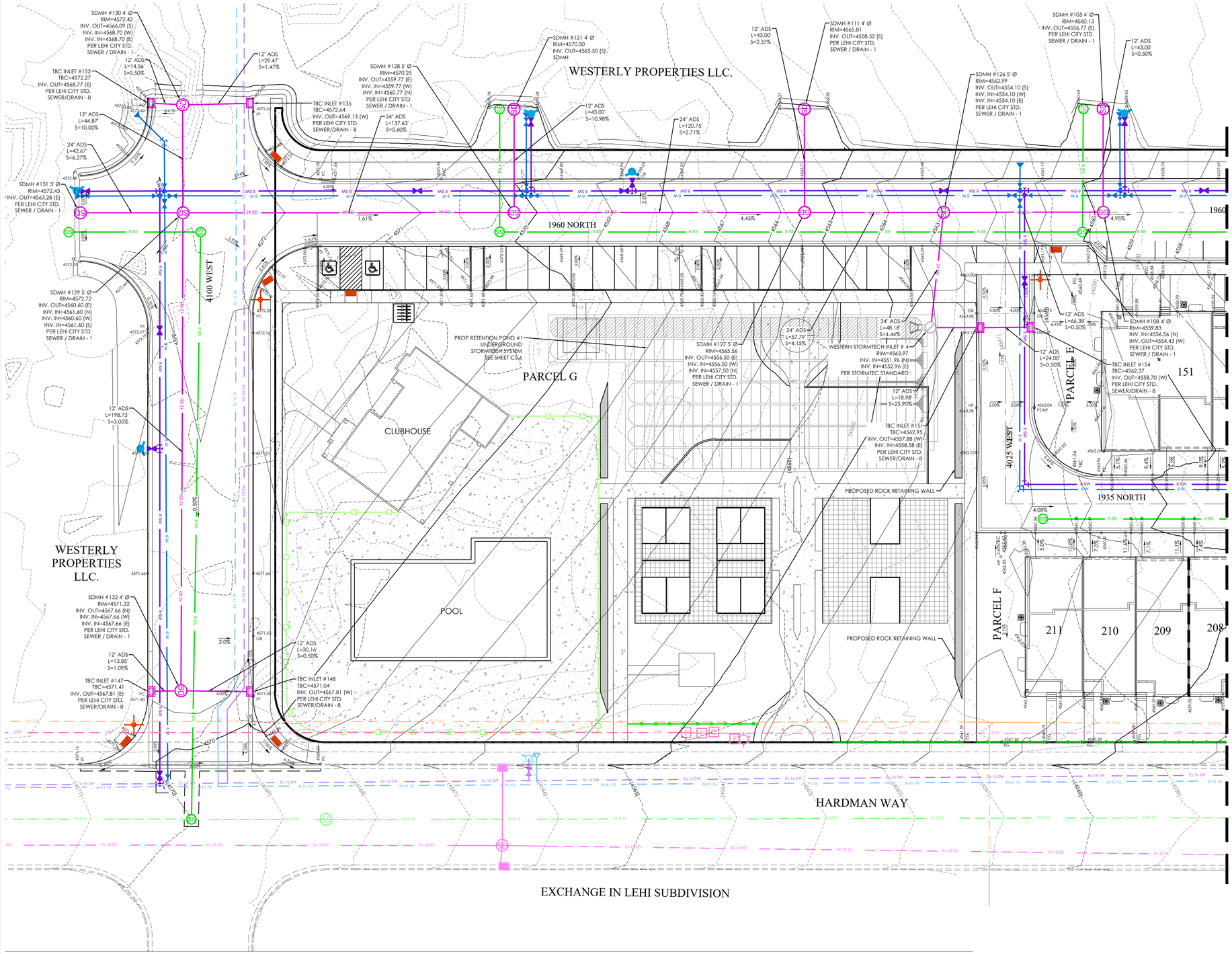
GRADING PLAN

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GRADING PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C4.5		

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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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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	
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EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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WILLOW POINT PHASE 1

LEHI, UTAH

DRAINAGE PLAN

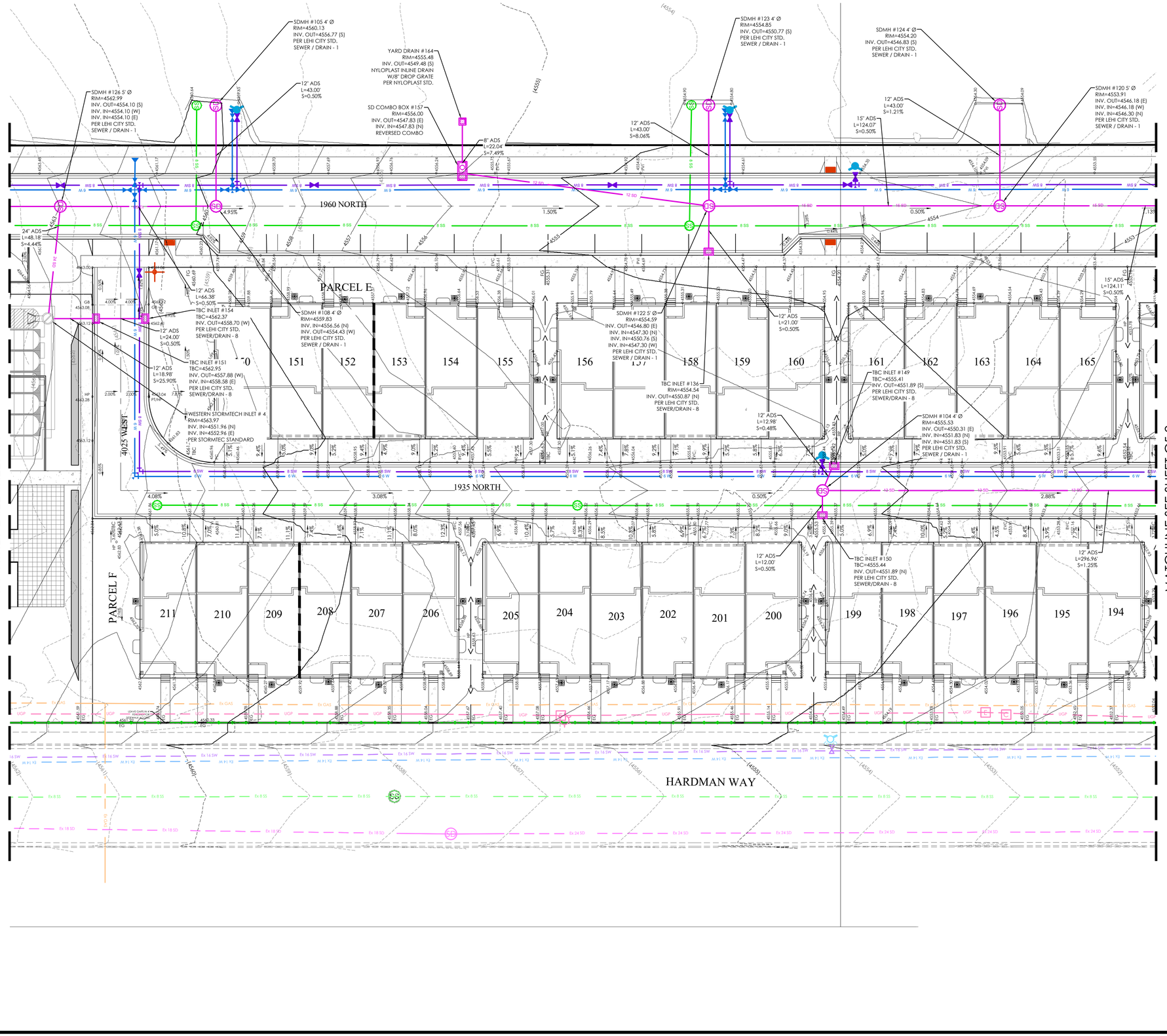
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DRAINAGE PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C5		

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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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
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EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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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N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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DRAINAGE PLAN

Scale: 1"=20' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
Sheet: C5.1

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WESTERLY PROPERTIES LLC.

MATCHLINE SEE SHEET C5.4

MATCHLINE SEE SHEET C5.1

MATCHLINE SEE SHEET C5.3

1960 NORTH

1935 NORTH

3888 WEST

HARDMAN WAY

EXCHANGE IN LEHI SUBDIVISION

SDMH #124 4' Ø
RIM=4554.20
INV. OUT=4546.83 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SDMH #125 4' Ø
RIM=4552.76
INV. OUT=4548.65 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SDMH #120 5' Ø
RIM=4553.91
INV. OUT=4546.18 (E)
INV. IN=4546.18 (W)
INV. IN=4546.30 (N)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SDMH #107 5' Ø
RIM=4551.29
INV. IN=4542.34 (S)
INV. OUT=4542.34 (E)
INV. IN=4542.34 (W)
INV. IN=4542.34 (N)
PER LEHI CITY STD.
SEWER / DRAIN - 1

YARD DRAIN #169
RIM=4550.62
INV. IN=4548.41 (N)
INV. OUT=4548.41 (S)
NYLOPLAST INLINE DRAIN
W/8" DROP GRATE
PER NYLOPLAST STD.

TBC INLET #142
TBC=4550.87
INV. OUT=4547.20 (S)
PER LEHI CITY STD.
SEWER/DRAIN - 8

TBC INLET #143
TBC=4550.81
INV. OUT=4547.65 (E)
PER LEHI CITY STD.
SEWER/DRAIN - 8

TBC INLET #134
TBC=4550.44
INV. OUT=4547.65 (W)
PER LEHI CITY STD.
SEWER/DRAIN - 8

SDMH #119 5' Ø
RIM=4552.51
INV. OUT=4545.56 (E)
INV. IN=4545.56 (W)
INV. IN=4545.39 (N)
PER LEHI CITY STD.
SEWER / DRAIN - 1

TBC INLET #137
TBC=4550.18
INV. OUT=4546.67 (S)
PER LEHI CITY STD.
SEWER/DRAIN - 8

SDMH #103 4' Ø
RIM=4550.03
INV. OUT=4546.60 (E)
INV. IN=4546.60 (S)
INV. IN=4546.60 (W)
INV. IN=4546.60 (N)
PER LEHI CITY STD.
SEWER / DRAIN - 1

TBC INLET #141
TBC=4549.95
INV. OUT=4546.65 (N)
PER LEHI CITY STD.
SEWER/DRAIN - 8

TBC INLET #138
TBC=4548.65
INV. OUT=4544.88 (E)
PER LEHI CITY STD.
SEWER/DRAIN - 8

SDMH #109 5' Ø
RIM=4550.77
INV. OUT=4541.59 (E)
INV. IN=4547.13 (N)
INV. IN=4541.59 (W)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SDMH #110 5' Ø
RIM=4550.29
INV. OUT=4540.50 (E)
INV. IN=4541.00 (W)
INV. IN=4541.50 (N)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SDMH #117 4' Ø
RIM=4550.66
INV. IN=4547.58 (W)
INV. OUT=4542.31 (S)
INV. IN=4547.58 (E)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SDMH #102 4' Ø
RIM=4549.75
INV. OUT=4542.94 (N)
INV. IN=4542.94 (S)
INV. IN=4546.13 (W)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SDMH #101 4' Ø
RIM=4548.73
INV. OUT=4544.80 (N)
INV. IN=4545.06 (E)
INV. IN=4544.80 (W)
PER LEHI CITY STD.
SEWER / DRAIN - 1

TBC INLET #139
TBC=4548.89
INV. OUT=4545.12 (W)
PER LEHI CITY STD.
SEWER/DRAIN - 8

FUTURE SD #1
RIM=4545.10
INV. OUT=4539.95 (E)

162 163 164 165 166 167 168 169 170 171 172 173 174 175 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198

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
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EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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	
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EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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WILLOW POINT PHASE 1

LEHI, UTAH

DRAINAGE PLAN

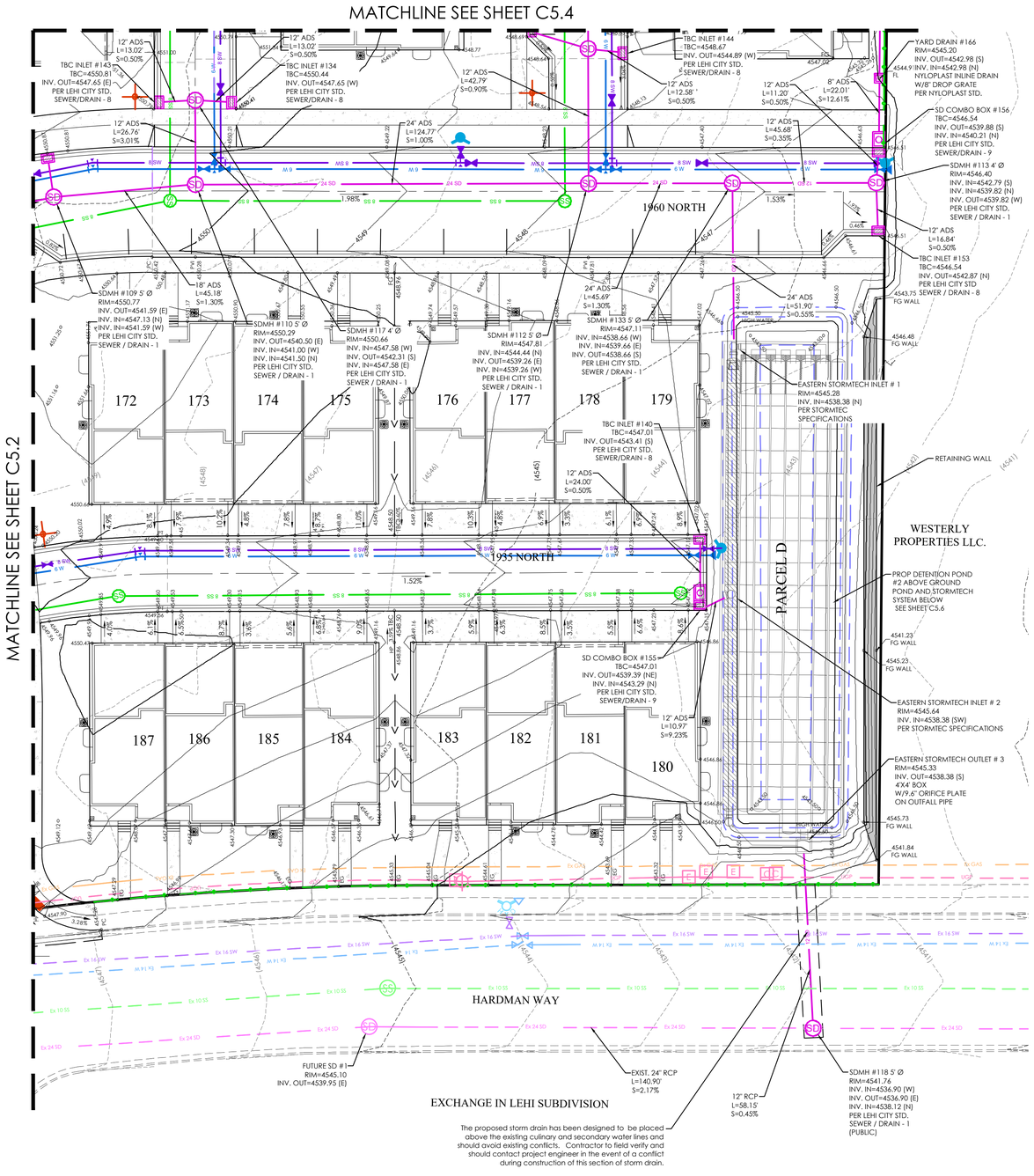
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DRAINAGE PLAN

Scale: 1"=20' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
Sheet: C5.2

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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
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EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD, 15 SD
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD, Ex 15 SD
EXIST. SEWER MH	SS
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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WILLOW POINT PHASE 1

LEHI, UTAH

DRAINAGE PLAN

REVISION BLOCK

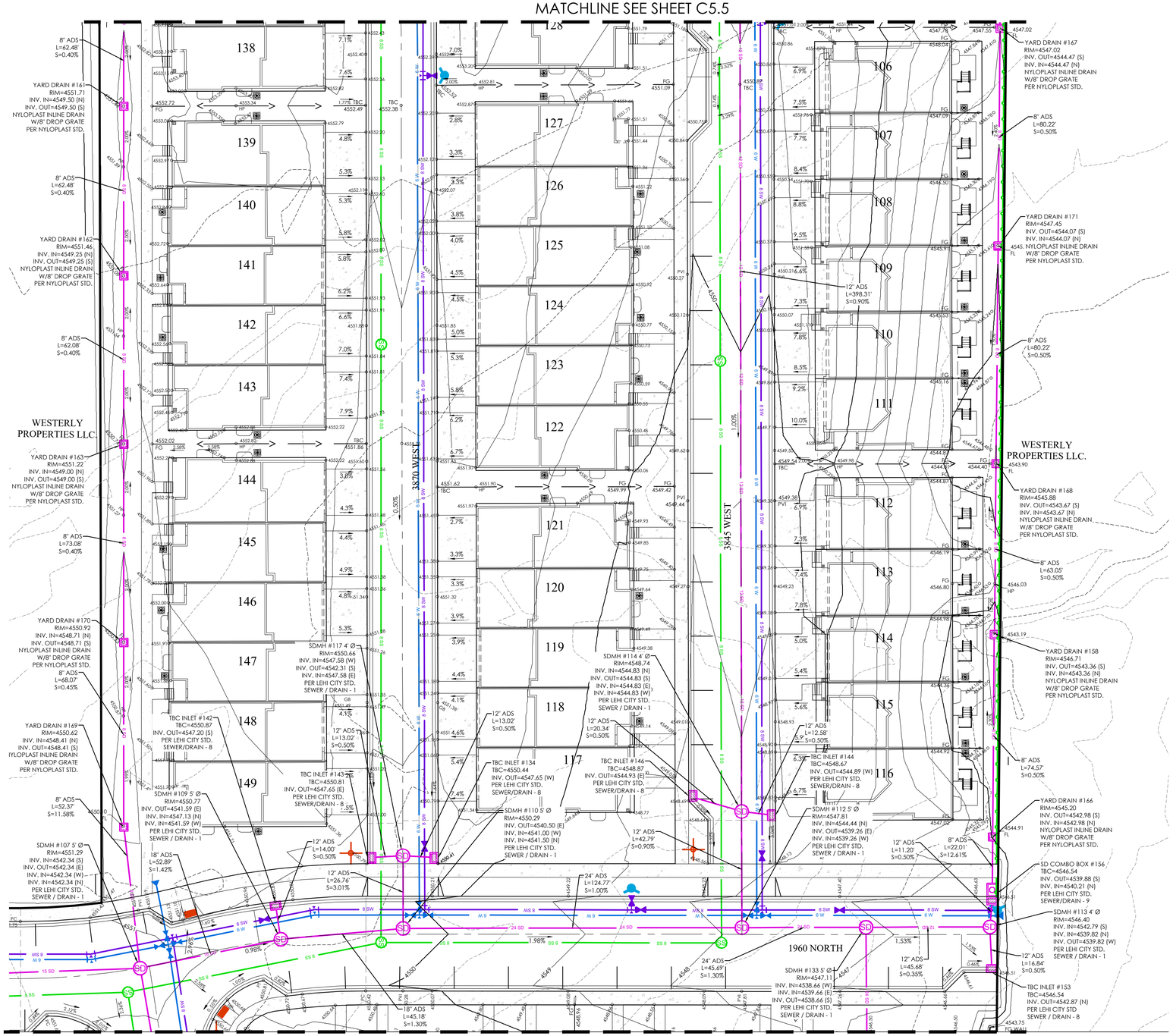
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DRAINAGE PLAN

Scale: 1"=20' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
Sheet: C5.3

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C5.3 - DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C5.5



MATCHLINE SEE SHEET C5.3

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
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8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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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4. ALL EXISTING MANHOLES HAVE BEEN SURVEYED

5. ALL PROPOSED STORM DRAIN INFRASTRUCTURE, UNLESS OTHERWISE NOTED AS PUBLIC, IS PRIVATELY OWNED AND MAINTAINED.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

DRAINAGE PLAN

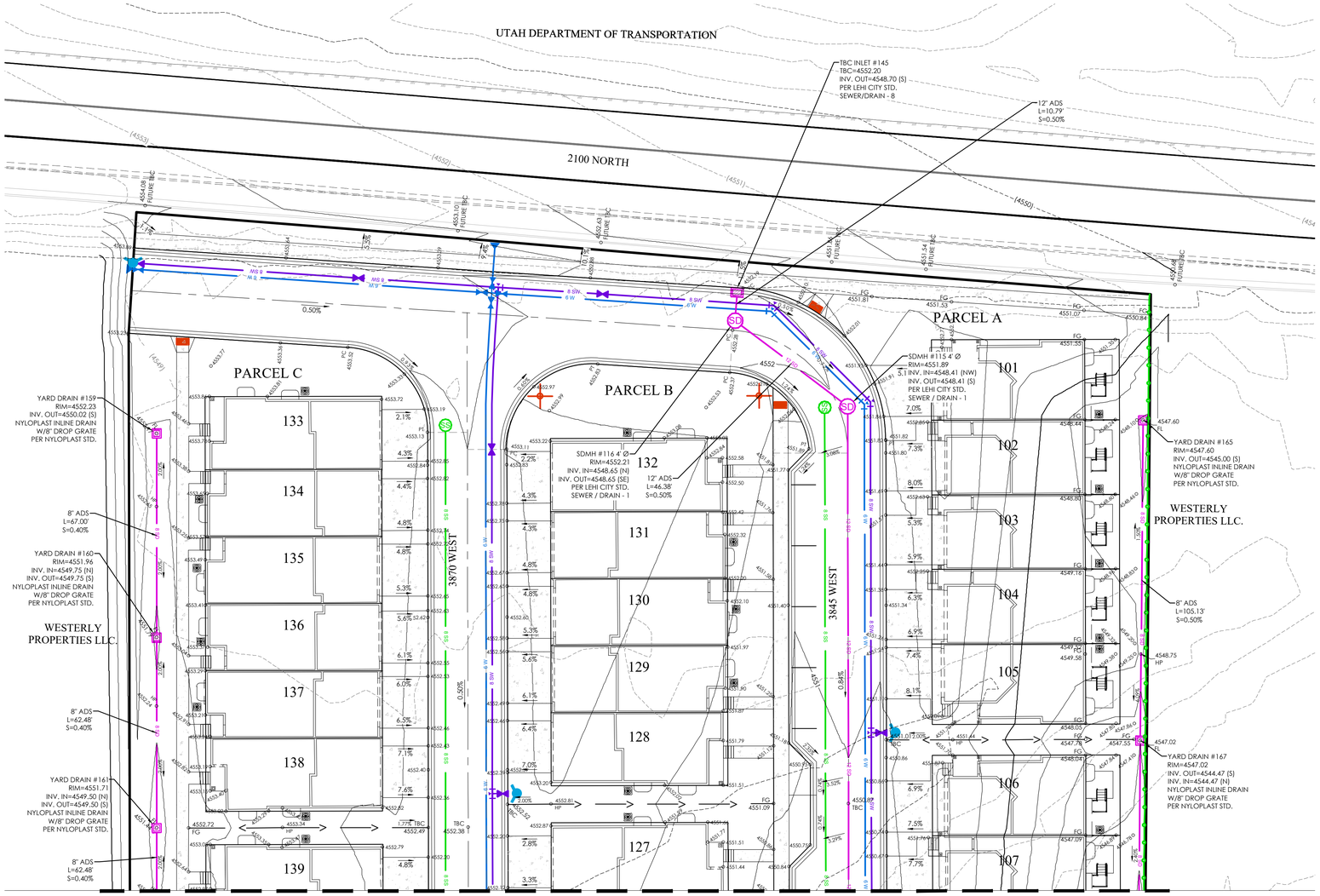
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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DRAINAGE PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C5.4		

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MATCHLINE SEE SHEET C5.4

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. 24"RCP SD	Ex 24 SD
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EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD, 8 SD
SEWER MANHOLE	SS
VALVE, TEE & BEND	W
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD, 8 SD
EXIST. SEWER MH	SS
EXIST. VALVE, TEE, & BEND	W
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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N

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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FOR REVIEW ONLY

WILLOW POINT PHASE 1

LEHI, UTAH

DRAINAGE PLAN

REVISION BLOCK

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

DRAINAGE PLAN

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C5.5		

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PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH #1	24	52	0.55%	0.72	1.75	20	18.2	17.540
REACH #2	12	17	0.50%	0.72	1.75	20	2.7	0.220
REACH #3	12	11	0.50%	0.72	1.75	20	2.7	1.000
REACH #4	24	46	1.30%	0.72	1.75	20	28.0	16.320
REACH #5	12	43	0.90%	0.72	1.75	20	3.7	2.040
REACH #6	12	20	0.50%	0.72	1.75	20	2.7	1.340
REACH #7	12	13	0.50%	0.72	1.75	20	2.7	0.390
REACH #8	12	398	0.90%	0.72	1.75	20	3.7	0.310
REACH #9	12	46	0.50%	0.72	1.75	20	2.7	0.310
REACH #10	12	11	0.50%	0.72	1.75	20	2.7	0.310
REACH #11	24	125	1.00%	0.72	1.75	20	24.6	14.280
REACH #12	12	27	3.01%	0.72	1.75	20	6.7	1.580
REACH #13	12	13	0.50%	0.72	1.75	20	2.7	0.350
REACH #14	12	13	0.50%	0.72	1.75	20	2.7	1.230
REACH #15	18	45	1.30%	0.72	1.75	20	13.0	12.700
REACH #16	12	14	0.50%	0.72	1.75	20	2.7	0.120
REACH #17	18	53	1.42%	0.72	1.75	20	13.6	12.700
REACH #18	12	119	0.50%	0.72	1.75	20	2.7	3.340
REACH #19	12	10	0.50%	0.72	1.75	20	2.7	0.190
REACH #20	12	14	0.50%	0.72	1.75	20	2.7	0.190
REACH #21	12	31	1.50%	0.72	1.75	20	4.7	1.470
REACH #22	12	297	1.25%	0.72	1.75	20	4.3	1.090
REACH #23	12	13	0.48%	0.72	1.75	20	2.7	0.230
REACH #24	12	12	0.50%	0.72	1.75	20	2.7	0.860
REACH #25	12	78	2.37%	0.72	1.75	20	6.0	1.870
REACH #26	12	16	0.50%	0.72	1.75	20	2.7	1.820
REACH #27	12	15	0.42%	0.72	1.75	20	2.5	0.050
REACH #28	15	107	2.99%	0.72	1.75	20	12.1	8.140
REACH #29	12	43	7.57%	0.72	1.75	20	10.6	1.480
REACH #30	8	22	12.61%	0.72	1.75	20	4.7	0.920
REACH #31	12	46	0.35%	0.72	1.75	20	2.3	1.220
REACH #32	15	124	0.50%	0.72	1.75	20	5.0	6.660
REACH #33	12	21	0.50%	0.72	1.75	20	2.7	1.020
REACH #34	12	43	1.21%	0.72	1.75	20	4.3	2.460
REACH #35	12	58	0.45%	0.72	1.75	20	2.6	6.890
REACH #36	12	11	9.23%	0.72	1.75	20	11.8	0.840
REACH #37	15	124	0.50%	0.72	1.75	20	5.0	4.200
REACH #38	12	43	8.06%	0.72	1.75	20	11.0	1.950
REACH #39	12	24	0.50%	0.72	1.75	20	2.7	0.690
REACH #40	24	43	6.27%	0.72	1.75	20	61.5	13.590
REACH #41	12	19	25.90%	0.72	1.75	20	19.7	1.560
REACH #42	24	48	4.44%	0.72	1.75	20	51.8	22.570
REACH #43	12	66	0.50%	0.72	1.75	20	2.7	1.870
REACH #44	12	43	0.50%	0.72	1.75	20	2.7	1.870
REACH #45	12	30	0.50%	0.72	1.75	20	2.7	0.210
REACH #46	12	14	1.09%	0.72	1.75	20	4.0	0.630
REACH #47	24	58	4.15%	0.72	1.75	20	50.0	20.700
REACH #48	12	43	2.37%	0.72	1.75	20	6.0	2.480
REACH #49	12	199	3.05%	0.72	1.75	20	6.8	0.840
REACH #50	12	15	0.50%	0.72	1.75	20	2.7	1.730
REACH #51	24	121	2.71%	0.72	1.75	20	40.5	18.220
REACH #52	12	43	10.98%	0.72	1.75	20	12.8	1.320
REACH #53	12	29	1.47%	0.72	1.75	20	4.7	0.740
REACH #54	12	45	10.00%	0.72	1.75	20	12.2	2.470
REACH #55	24	138	0.60%	0.72	1.75	20	19.0	16.900
REACH #66	8	22	7.49%	0.72	1.75	20	3.6	1.150
REACH #67	12	106	0.50%	0.72	1.75	20	2.7	1.230
REACH #68	8	52	11.58%	0.72	1.75	20	4.5	1.220

Western Retention Pond #1

Project: Willowpoint Phase 1
Location Lehi, Utah
Date: 10/20/2020
Designer: TBM

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre**

Allowable Discharges

Storm Drain Discharge 0.00 cfs
Percolation: 6.52 cfs source: geotech perc test (60 in/hr) divided by 2 (30 in/hr)
Total Discharge: **6.52 cfs** times SF of stormtech footprint

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
townhomes	829,677	0.72	597,367
Totals	829,677		597,367
Weighted "C" Value		**0.72**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.20	0.72	19.05	43.88	39,495	6.52	5,866	33,629
30.0	2.10	0.72	19.05	28.80	51,838	6.52	11,732	40,106
60.0	1.30	0.72	19.05	17.83	64,180	6.52	23,464	40,716
120.0	0.65	0.72	19.05	8.91	64,180	6.52	46,928	17,252
180.0	0.55	0.72	19.05	7.54	81,459	6.52	70,392	11,068

Maximum Storage Requirement: ***40,716***
Maximum Storage Requirement (ac-ft): 0.93

Retention Basin Design

Storage Requirement: 40,716 cf
Stormtech Volume: 40,815 cf Retention Calculated Using The ADS Storm Tech Design Tool

Total Storage **40,815** ***RETENTION ADEQUATE***

NOTES
1. PONDS ARE SIZED FOR THE ENTIRETY OF THE WILLOW POINT PROJECT.
2. PIPES ARE SIZED FOR THE 10 YR. EVENT AT AN INTENSITY OF 1.75 IN/HR.
3. THE FOLLOWING PIPES ARE ACCOUNTING FOR FUTURE FLOW: REACH # 66, 53, 52, 50, 48, 44, 40, 38, 34 AND 29

Eastern Detention Pond #2

Project: Willowpoint Phase 1
Location Lehi, Utah
Date: 10/20/2020
Designer: TBM

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.20 cfs/acre** (Entire Project)

Allowable Discharges

Storm Drain Discharge 6.89 cfs source: 0.2 cfs/ac for the entirety of the Willowpoint project.
Percolation: 4.24 cfs source: geotech perc test (60 in/hr) divided by 2 (30 in/hr)
Total Discharge: **11.13 cfs** times SF of Stormtech System.

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
townhomes	671,813	0.72	483,705
Totals	671,813		483,705
Weighted "C" Value		**0.72**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.20	0.72	15.42	35.53	31,980	11.13	10,014	21,967
30.0	2.10	0.72	15.42	23.32	41,974	11.13	20,028	21,947
60.0	1.30	0.72	15.42	14.44	51,968	11.13	40,056	11,913
120.0	0.65	0.72	15.42	7.22	51,968	11.13	80,112	-28,143
180.0	0.55	0.72	15.42	6.11	65,960	11.13	120,167	-54,208

Maximum Storage Requirement: ***21,967***
Maximum Storage Requirement (ac-ft): 0.50

Retention Basin Design

Storage Requirement: 21,967 cf
Allowable Depth: 2.0 ft
Stormtech Volume: 13,113 cf Retention Calculated Using The ADS Storm Tech Design Tool
Pond Volume 8,882 cf Pond Retention Calculated AUTOCAD surfaces

Total Storage **21,995** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate 6.89

Orifice Sizing: h = 8.21 ft
C = 0.6
A = 0.499 sf
dia. = 9.57 inches

Orifice Size= **9.6** **inch**

N
S

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

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WILLOW POINT PHASE 1

LEHI, UTAH

PHASE 1 OVERALL DRAINAGE PLAN

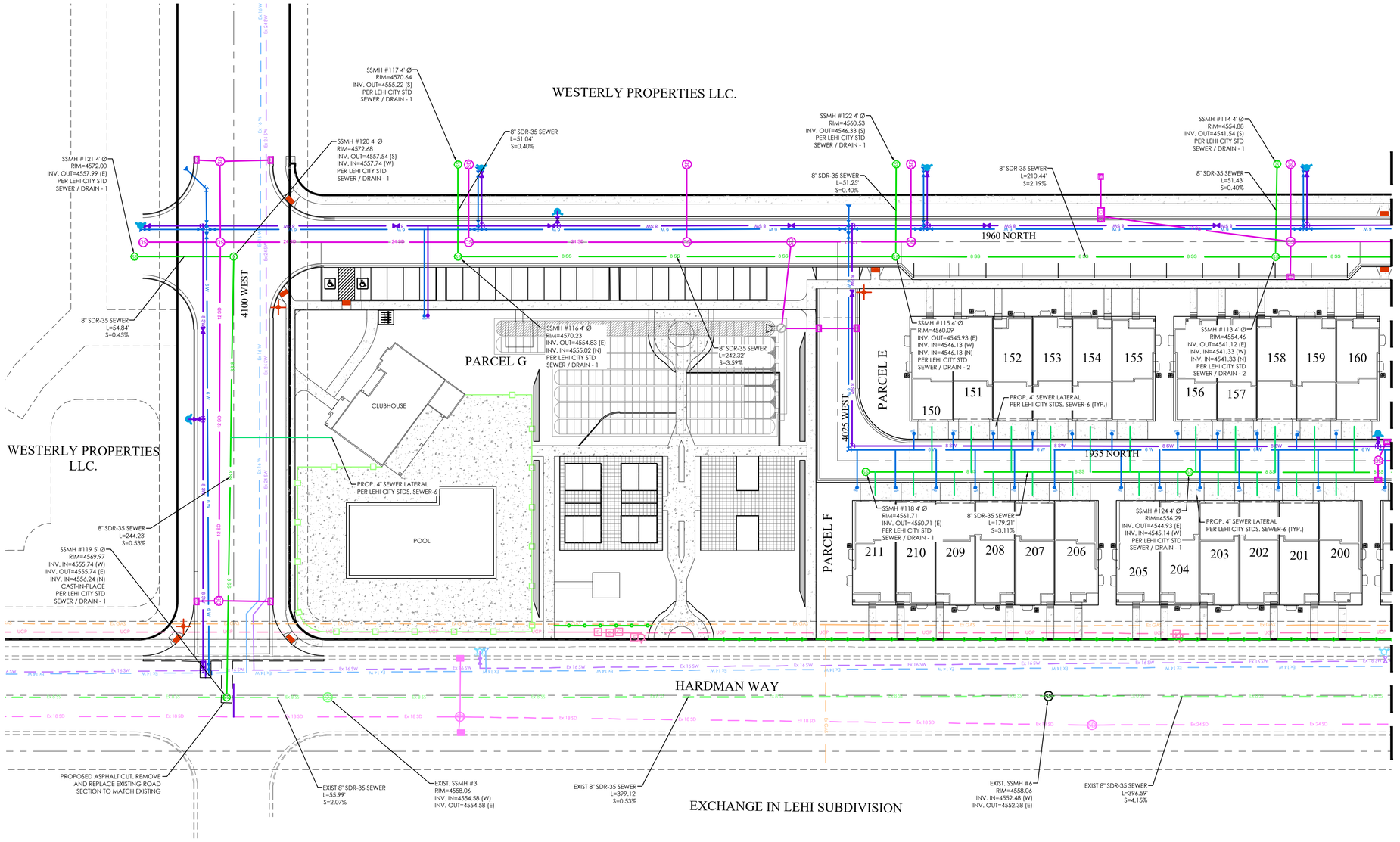
REVISION BLOCK

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PHASE 1 OVERALL DRAINAGE PLAN

Scale: 1"=50' Drawn: JMH
Date: 11/10/2020 Job #: 20-0482
Sheet: C5.6

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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
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EXIST. 14" DR-18 C900 WATER	Ex 14 W
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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)	
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EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

SEWER PLAN

REVISION BLOCK

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

SEWER PLAN

Scale:	1"=30'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C6		

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MATCHLINE SEE SHEET C6.2

MATCHLINE SEE SHEET C6

WESTERLY PROPERTIES LLC.

LOT 8 HARDMAN LEHI SUBDIVISION PLAT 8

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL F

1960 NORTH

1935 NORTH

3870 WEST

3845 WEST

3885 WEST

HARDMAN WAY

SSMH #123 4' Ø
RIM=4552.84
INV. OUT=4540.01 (S)
PER LEHI CITY STD
SEWER / DRAIN - 1

8" SDR-35 SEWER
L=51.63'
S=0.40%

SSMH #107 4' Ø
RIM=4551.19
INV. IN=4536.53 (E)
INV. OUT=4536.33 (S)
INV. IN=4536.53 (W)
PER LEHI CITY STD
SEWER / DRAIN - 2

8" SDR-35 SEWER
L=248.42'
S=0.53%

SSMH #112 4' Ø
RIM=4552.43
INV. OUT=4539.60 (E)
INV. IN=4539.80 (W)
INV. IN=4539.80 (N)
PER LEHI CITY STD
SEWER / DRAIN - 2

8" SDR-35 SEWER
L=111.02'
S=2.77%

SSMH #109 4' Ø
RIM=4550.05
INV. OUT=4539.29 (E)
INV. IN=4539.48 (W)
PER LEHI CITY STD
SEWER / DRAIN - 1

8" SDR-35 SEWER
L=391.55'
S=1.39%

8" SDR-35 SEWER
L=32.72'
S=11.52%

SSMH #108 5' Ø
RIM=4549.48
INV. IN=4535.52 (N)
INV. OUT=4535.32 (S)
INV. IN=4535.52 (W)
INV. IN=4535.52 (E)
PER LEHI CITY STD
SEWER / DRAIN - 2

8" SDR-35 SEWER
L=220.43'
S=1.58%

SSMH #103 4' Ø
RIM=4550.35
INV. IN=4537.11 (N)
INV. IN=4537.11 (E)
INV. OUT=4536.91 (W)
PER LEHI CITY STD
SEWER / DRAIN - 2

8" SDR-35 SEWER
L=214.49'
S=0.50%

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

SSMH #104 4' Ø
RIM=4547.95
INV. OUT=4537.61 (W)
INV. IN=4537.81 (N)
PER LEHI CITY STD
SEWER / DRAIN - 1

8" SDR-35 SEWER
L=94.98'
S=0.40%

8" SDR-35 SEWER
L=118.50'
S=0.69%

8" SDR-35 SEWER
L=125.35'
S=0.40%

SSMH #110 4' Ø
RIM=4549.74
INV. OUT=4535.76 (W)
INV. IN=4535.96 (E)
PER LEHI CITY STD
SEWER / DRAIN - 1

8" SDR-35 SEWER
L=178.44'
S=0.40%

SSMH #111 4' Ø
RIM=4547.02
INV. OUT=4536.67 (W)
PER LEHI CITY STD
SEWER / DRAIN - 1

8" SDR-35 SEWER
L=61.09'
S=0.40%

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

8" SDR-35 SEWER
L=124.28'
S=0.50%

EXIST 8" SDR-35 SEWER
L=396.59'
S=4.15%

EXIST. SSMH #4
RIM=4550.34
INV. OUT=4535.94 (E)
INV. IN=4535.94 (W)

EXIST 10" SDR-35 SEWER
L=108.68'
S=1.72%

EXIST. SSMH #1
RIM=4548.12
INV. IN=4534.70 (N)
INV. IN=4534.07 (W)
INV. OUT=4533.87 (E)

PROPOSED ASPHALT CUT. REMOVE AND REPLACE EXISTING ROAD SECTION TO MATCH EXISTING

EXIST 10" SDR-35 SEWER
L=142.67'
S=0.25%

EXIST. SSMH #5
RIM=4545.21
INV. IN=4533.52 (W)

EXCHANGE IN LEHI SUBDIVISION

NOTES

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LEGEND

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ROW	
CENTERLINE	
LOT LINE	
PUE	
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6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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FOR REVIEW ONLY

WILLOW POINT PHASE 1

LEHI, UTAH

SEWER PLAN

REVISION BLOCK

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

SEWER PLAN

Scale:	1"=30'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C6.1		

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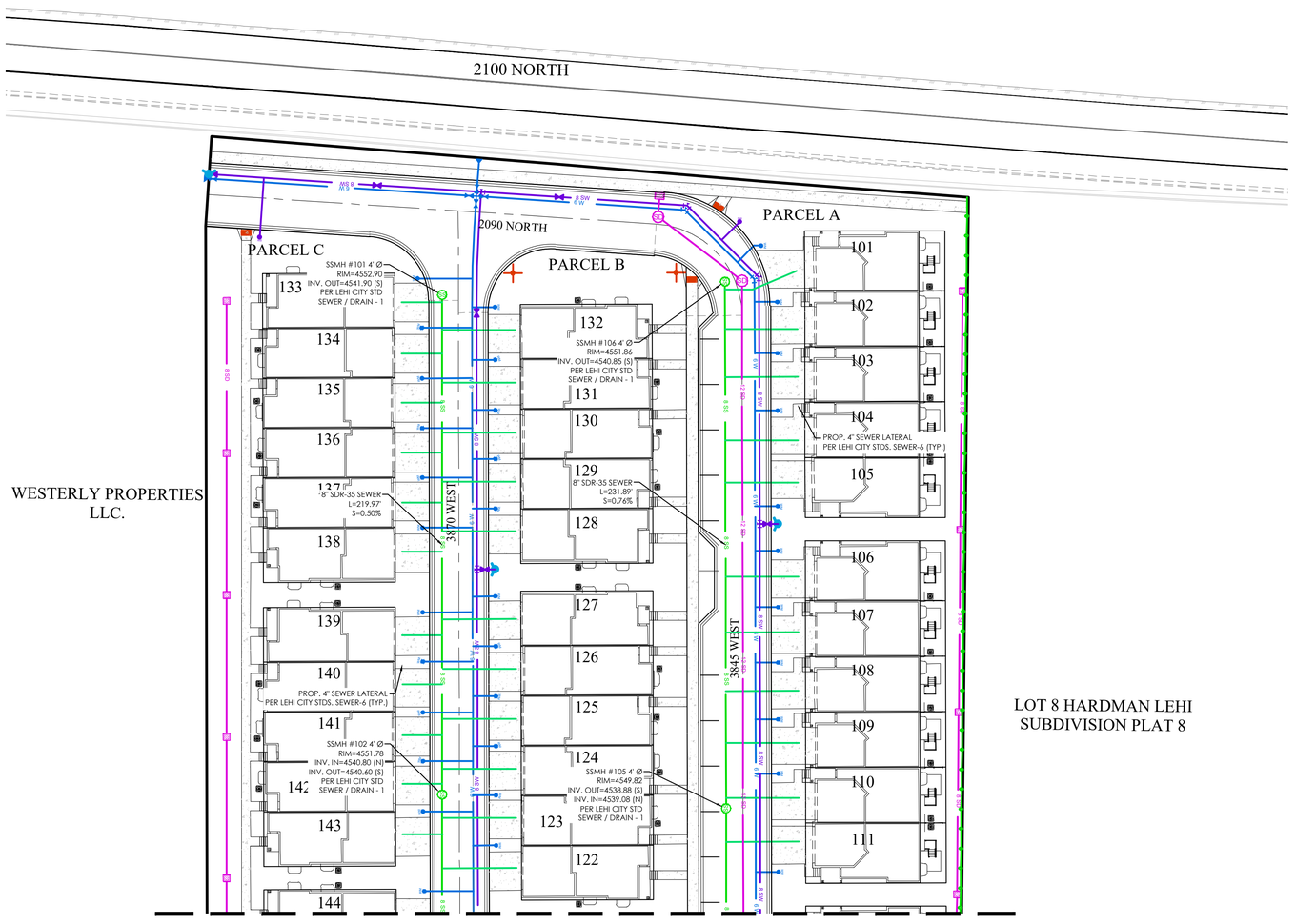
LEGEND

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. 24"RCP SD — Ex 24 SD
EXIST. 18"RCP SD — Ex 18 SD
EXIST. 8" SDR-35 SEWER — Ex 8 SS
EXIST. 14" DR-18 C900 WATER — Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
EXIST. FENCE
EXIST. CONTOUR MAJOR — XXXX
EXIST. CONTOUR MINOR — XXXX
SD MH, INLET, AND COMBO — SD, SD INLET
SEWER MANHOLE — SS
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH — Ex SD
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION — o XXXX.XX

UTAH DEPARTMENT OF TRANSPORTATION

2100 NORTH

WESTERLY PROPERTIES LLC.



MATCHLINE SEE SHEET C6.1

LOT 8 HARDMAN LEHI SUBDIVISION PLAT 8

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 DEVELOPERS EXPENSE.

4. ALL EXISTING SEWER MANHOLES HAVE BEEN SURVEYED.

N
S

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

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WILLOW POINT PHASE 1

LEHI, UTAH

SEWER PLAN

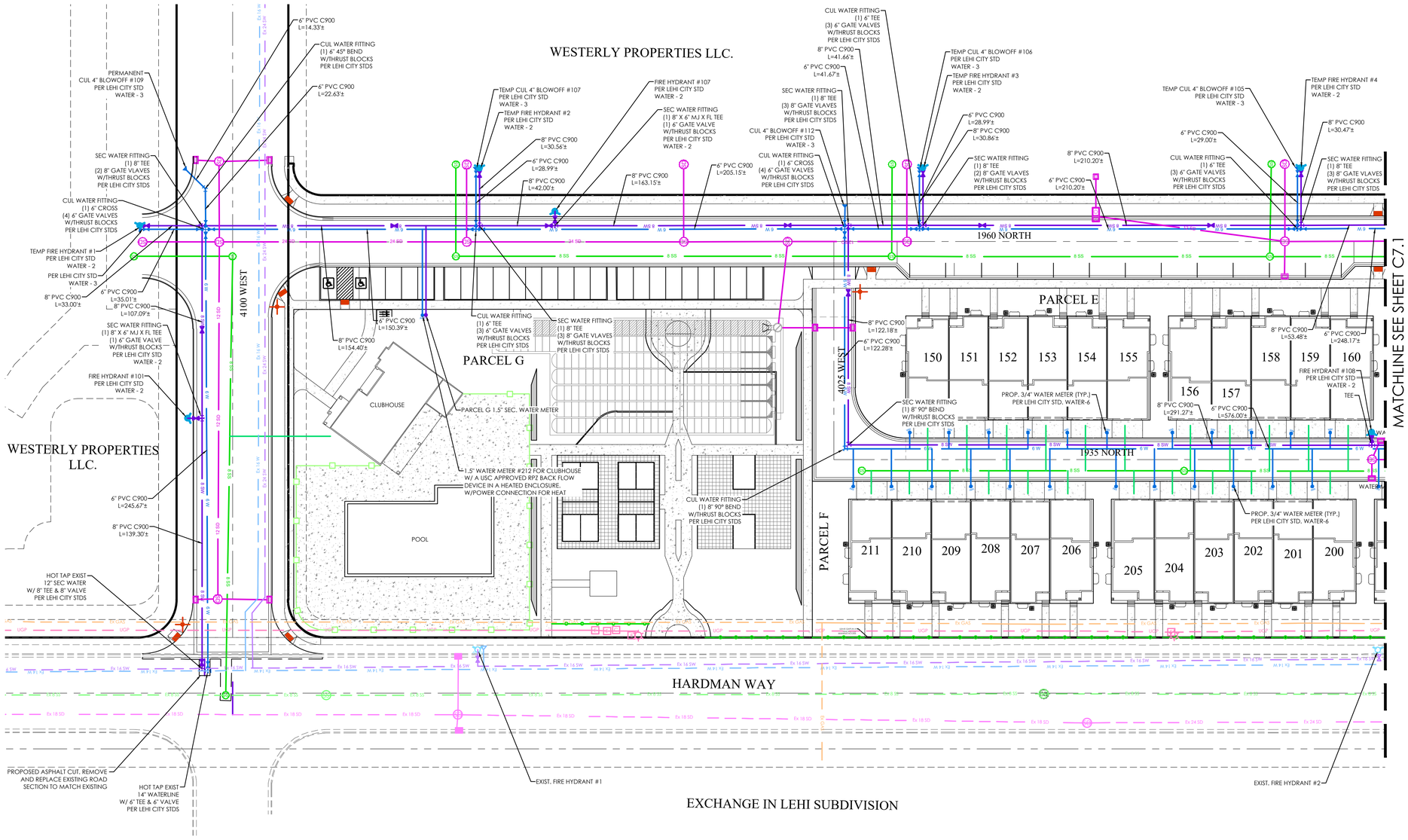
REVISION BLOCK

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

SEWER PLAN

Scale:	1"=30'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C6.2		

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EXCHANGE IN LEHI SUBDIVISION

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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. 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 DEVELOPERS EXPENSE.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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WILLOW POINT PHASE 1

LEHI, UTAH

WATER PLAN

REVISION BLOCK

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

WATER PLAN

Scale:	1"=30'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C7		

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C7 - WATER PLAN.dwg

MATCHLINE SEE SHEET C7.2

MATCHLINE SEE SHEET C7

WESTERLY PROPERTIES LLC.

LOT 8 HARDMAN LEHI SUBDIVISION PLAT 8

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL F

1960 NORTH

1935 NORTH

3870 WEST

3845 WEST

3885 WEST

HARDMAN WAY

EXCHANGE IN LEHI SUBDIVISION

FIRE HYDRANT #106 PER LEHI CITY STD WATER - 2

SEC WATER FITTING (1) 8" X 6" MJ X FL TEE (1) 6" GATE VALVE W/THRUST BLOCKS PER LEHI CITY STD WATER - 2

6" PVC C900 L=248.17±

8" PVC C900 L=194.69±

TEMP CUL 4" BLOWOFF #104 PER LEHI CITY STD WATER - 3

6" PVC C900 L=28.97±

CUL WATER FITTING (1) 6" TEE (3) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STDS

TEMP FIRE HYDRANT #5 PER LEHI CITY STD WATER - 2

8" PVC C900 L=30.46±

SEC WATER FITTING (1) 8" TEE (3) 8" GATE VLAVES W/THRUST BLOCKS PER LEHI CITY STDS

8" PVC C900 L=80.18±

CUL 4" BLOWOFF #108 PER LEHI CITY STD WATER - 3

8" PVC C900 L=30.74±

WATER FITTING (1) 8" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

8" PVC C900 L=40.68±

SEC WATER FITTING (1) 8" TEE (2) 8" GATE VLAVES W/THRUST BLOCKS PER LEHI CITY STDS

6" PVC C900 L=21.95±

8" PVC C900 L=307.45±

CUL WATER FITTING (1) 6" TEE (3) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STDS

SEC WATER FITTING (1) 8" TEE (1) 8" GATE VLAVE W/THRUST BLOCKS PER LEHI CITY STDS

8" PVC C900 L=48.10±

FIRE HYDRANT #104 PER LEHI CITY STD WATER - 2

8" PVC C900 L=76.16±

8" PVC C900 L=327.60±

SEC WATER FITTING (1) 8" TEE (3) 8" GATE VLAVES W/THRUST BLOCKS PER LEHI CITY STDS

8" PVC C900 L=86.74±

STRUCTURE TEMP FIRE HYDRANT PER LEHI CITY STD WATER - 2

TEMP CUL 4" BLOWOFF #103 PER LEHI CITY STD WATER - 3

6" PVC C900 L=88.73±

8" PVC C900 L=53.16±

6" PVC C900 L=55.06±

6" PVC C900 L=38.48±

6" PVC C900 L=124.27±

SEC WATER FITTING (1) 8" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

CUL WATER FITTING (1) 6" TEE (3) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STDS

SEC WATER FITTING (1) 8" X 6" MJ X FL TEE (1) 6" GATE VALVE W/THRUST BLOCKS PER LEHI CITY STD WATER - 2

8" PVC C900 L=130.15±

6" PVC C900 L=121.62±

CUL WATER FITTING (1) 6" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

SEC WATER FITTING (1) 8" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

6" PVC C900 L=180.57±

CUL 4" BLOWOFF #110 PER LEHI CITY STD WATER - 3

FIRE HYDRANT #109 PER LEHI CITY STD WATER - 2

6" PVC C900 L=49.49±

6" PVC C900 L=51.64±

SEC WATER FITTING (1) 8" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

CUL WATER FITTING (1) 8" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

PROP. 3/4" WATER METER (TYP.) PER LEHI CITY STD. WATER-6

6" PVC C900 L=180.67±

8" PVC C900 L=25.10±

FIRE HYDRANT #103 PER LEHI CITY STD WATER - 2

8" PVC C900 L=9.11±

HOT TAP EXIST 16" SEC. WATER PER LEHI CITY STDS

HOT TAP EXIST 14" WATERLINE PER LEHI CITY STDS

EXIST. FIRE HYDRANT #3

PROPOSED ASPHALT CUT. REMOVE AND REPLACE EXISTING ROAD SECTION TO MATCH EXISTING

6" PVC C900 L=12.53±

6" PVC C900 L=282.29±

6" PVC C900 L=576.00±

CUL WATER FITTING (1) 6" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

6" PVC C900 L=28.84±

CUL WATER FITTING (1) 6" CROSS (4) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STDS

SEC WATER FITTING (1) 8" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

6" PVC C900 L=53.50±

6" PVC C900 L=53.25±

6" PVC C900 L=6.49±

CUL WATER FITTING (1) 6" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

SEC WATER FITTING (1) 8" X 6" MJ X FL TEE (1) 6" GATE VALVE W/THRUST BLOCKS PER LEHI CITY STD WATER - 2

6" PVC C900 L=82.38±

CUL WATER FITTING (1) 6" CROSS (4) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STDS

SEC WATER FITTING (1) 8" 11.25° BEND W/THRUST BLOCKS PER LEHI CITY STDS

6" PVC C900 L=53.50±

PROPOSED ASPHALT CUT. REMOVE AND REPLACE EXISTING ROAD SECTION TO MATCH EXISTING

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
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EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
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EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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WILLOW POINT PHASE 1

LEHI, UTAH

WATER PLAN

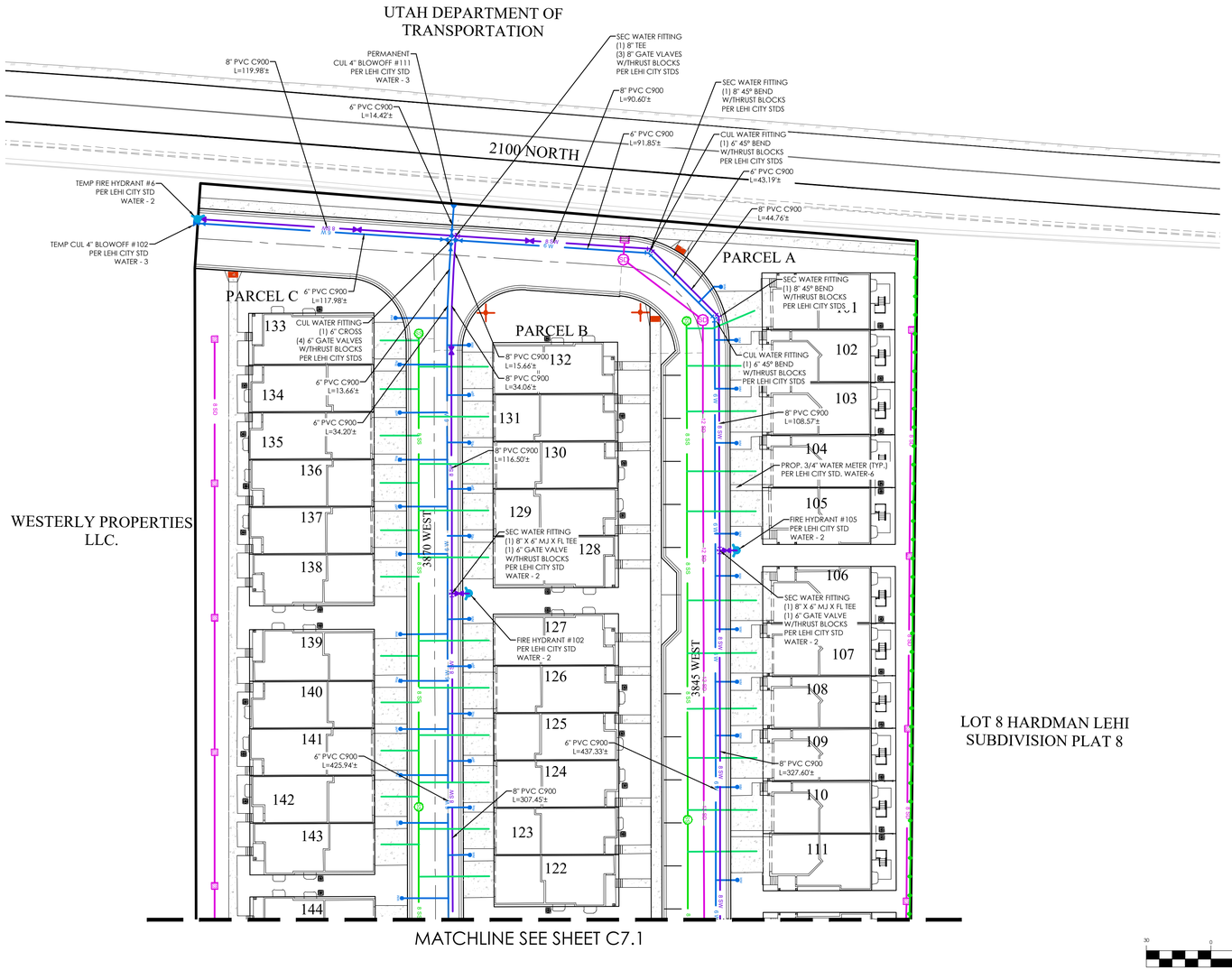
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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3	----	----
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WATER PLAN

Scale:	1"=30'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C7.1		

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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
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EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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	
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EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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WILLOW POINT PHASE 1

LEHI, UTAH

WATER PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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6	----	----

WATER PLAN

Scale:	1"=30'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C7.2		

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C7.2 - WATER PLAN.dwg

SEWER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET
SEWER SERVICE #101 4' Ø	3845 WEST	9+88.07	26.91 L
SEWER SERVICE #102 4' Ø	3845 WEST	10+05.93	24.30 L
SEWER SERVICE #103 4' Ø	3845 WEST	10+27.06	24.50 L
SEWER SERVICE #104 4' Ø	3845 WEST	10+54.90	24.50 L
SEWER SERVICE #105 4' Ø	3845 WEST	10+73.58	24.50 L
SEWER SERVICE #106 4' Ø	3845 WEST	11+14.96	24.50 L
SEWER SERVICE #107 4' Ø	3845 WEST	11+39.42	24.50 L
SEWER SERVICE #108 4' Ø	3845 WEST	11+65.24	24.50 L
SEWER SERVICE #109 4' Ø	3845 WEST	11+88.10	24.50 L
SEWER SERVICE #110 4' Ø	3845 WEST	12+12.33	24.50 L
SEWER SERVICE #111 4' Ø	3845 WEST	12+31.62	24.50 L
SEWER SERVICE #112 4' Ø	3845 WEST	12+74.39	24.57 L
SEWER SERVICE #113 4' Ø	3845 WEST	12+99.47	24.58 L
SEWER SERVICE #114 4' Ø	3845 WEST	13+26.00	24.58 L
SEWER SERVICE #115 4' Ø	3845 WEST	13+49.49	24.58 L
SEWER SERVICE #116 4' Ø	3845 WEST	13+67.85	24.58 L
SEWER SERVICE #117 4' Ø	3870 WEST	14+15.44	25.04 L
SEWER SERVICE #118 4' Ø	3870 WEST	13+93.38	25.04 L
SEWER SERVICE #119 4' Ø	3870 WEST	13+71.93	25.04 L
SEWER SERVICE #120 4' Ø	3870 WEST	13+49.94	25.05 L
SEWER SERVICE #121 4' Ø	3870 WEST	13+27.78	25.05 L
SEWER SERVICE #122 4' Ø	3870 WEST	12+89.33	25.03 L
SEWER SERVICE #123 4' Ø	3870 WEST	12+67.24	25.03 L
SEWER SERVICE #124 4' Ø	3870 WEST	12+45.61	25.06 L
SEWER SERVICE #125 4' Ø	3870 WEST	12+23.71	25.03 L
SEWER SERVICE #126 4' Ø	3870 WEST	12+01.71	25.07 L
SEWER SERVICE #127 4' Ø	3870 WEST	11+79.73	25.03 L
SEWER SERVICE #128 4' Ø	3870 WEST	11+41.09	25.03 L
SEWER SERVICE #129 4' Ø	3870 WEST	11+19.22	25.08 L
SEWER SERVICE #130 4' Ø	3870 WEST	10+97.71	25.08 L
SEWER SERVICE #131 4' Ø	3870 WEST	10+75.57	25.09 L
SEWER SERVICE #132 4' Ø	3870 WEST	10+52.35	25.03 L
SEWER SERVICE #133 4' Ø	3870 WEST	10+40.05	24.98 R
SEWER SERVICE #134 4' Ø	3870 WEST	10+62.78	25.02 R
SEWER SERVICE #135 4' Ø	3870 WEST	10+84.37	25.07 R
SEWER SERVICE #136 4' Ø	3870 WEST	11+06.25	25.11 R
SEWER SERVICE #137 4' Ø	3870 WEST	11+28.29	24.98 R
SEWER SERVICE #138 4' Ø	3870 WEST	11+50.01	25.02 R
SEWER SERVICE #139 4' Ø	3870 WEST	11+86.65	25.00 R
SEWER SERVICE #140 4' Ø	3870 WEST	12+08.32	25.00 R
SEWER SERVICE #141 4' Ø	3870 WEST	12+30.69	25.00 R
SEWER SERVICE #142 4' Ø	3870 WEST	12+52.16	25.00 R
SEWER SERVICE #143 4' Ø	3870 WEST	12+74.29	25.00 R
SEWER SERVICE #144 4' Ø	3870 WEST	13+09.33	24.54 R
SEWER SERVICE #145 4' Ø	3870 WEST	13+32.33	24.54 R
SEWER SERVICE #146 4' Ø	3870 WEST	13+54.84	25.22 R
SEWER SERVICE #147 4' Ø	3870 WEST	13+76.58	25.26 R
SEWER SERVICE #148 4' Ø	3870 WEST	13+98.22	25.31 R
SEWER SERVICE #149 4' Ø	3870 WEST	14+20.37	25.36 R
SEWER SERVICE #150 4' Ø	1935 NORTH	10+52.26	19.00 L
SEWER SERVICE #151 4' Ø	1935 NORTH	10+73.99	19.00 L
SEWER SERVICE #152 4' Ø	1935 NORTH	10+96.24	19.00 L
SEWER SERVICE #153 4' Ø	1935 NORTH	11+17.96	19.00 L
SEWER SERVICE #154 4' Ø	1935 NORTH	11+39.89	19.00 L
SEWER SERVICE #155 4' Ø	1935 NORTH	11+61.91	19.00 L
SEWER SERVICE #156 4' Ø	1935 NORTH	11+98.31	19.00 L

SEWER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET
SEWER SERVICE #157 4' Ø	1935 NORTH	12+20.35	19.00 L
SEWER SERVICE #158 4' Ø	1935 NORTH	12+42.32	19.00 L
SEWER SERVICE #159 4' Ø	1935 NORTH	12+64.17	19.00 L
SEWER SERVICE #160 4' Ø	1935 NORTH	12+86.09	19.00 L
SEWER SERVICE #161 4' Ø	1935 NORTH	13+22.67	19.00 L
SEWER SERVICE #162 4' Ø	1935 NORTH	13+44.43	19.00 L
SEWER SERVICE #163 4' Ø	1935 NORTH	13+66.66	19.00 L
SEWER SERVICE #164 4' Ø	1935 NORTH	13+88.36	19.00 L
SEWER SERVICE #165 4' Ø	1935 NORTH	14+10.24	19.00 L
SEWER SERVICE #166 4' Ø	1935 NORTH	14+46.54	19.00 L
SEWER SERVICE #167 4' Ø	1935 NORTH	14+68.57	19.00 L
SEWER SERVICE #168 4' Ø	1935 NORTH	14+90.94	19.00 L
SEWER SERVICE #169 4' Ø	1935 NORTH	15+12.51	19.00 L
SEWER SERVICE #170 4' Ø	1935 NORTH	15+34.30	19.00 L
SEWER SERVICE #171 4' Ø	1935 NORTH	15+56.45	19.00 L
SEWER SERVICE #172 4' Ø	1935 NORTH	16+83.22	19.36 L
SEWER SERVICE #173 4' Ø	1935 NORTH	17+04.78	18.97 L
SEWER SERVICE #174 4' Ø	1935 NORTH	17+26.54	18.97 L
SEWER SERVICE #175 4' Ø	1935 NORTH	17+48.67	18.97 L
SEWER SERVICE #176 4' Ø	1935 NORTH	17+85.09	18.97 L
SEWER SERVICE #177 4' Ø	1935 NORTH	18+06.61	18.97 L
SEWER SERVICE #178 4' Ø	1935 NORTH	18+28.48	18.97 L
SEWER SERVICE #179 4' Ø	1935 NORTH	18+50.67	18.97 L
SEWER SERVICE #180 4' Ø	1935 NORTH	18+53.75	19.00 R
SEWER SERVICE #181 4' Ø	1935 NORTH	18+30.60	19.06 R
SEWER SERVICE #182 4' Ø	1935 NORTH	18+08.45	19.06 R
SEWER SERVICE #183 4' Ø	1935 NORTH	17+86.28	19.06 R
SEWER SERVICE #184 4' Ø	1935 NORTH	17+50.43	19.06 R
SEWER SERVICE #185 4' Ø	1935 NORTH	17+28.75	19.06 R
SEWER SERVICE #186 4' Ø	1935 NORTH	17+06.47	19.06 R
SEWER SERVICE #187 4' Ø	1935 NORTH	16+83.48	18.62 R
SEWER SERVICE #188 4' Ø	1935 NORTH	15+68.13	19.08 R
SEWER SERVICE #189 4' Ø	1935 NORTH	15+46.46	19.01 R
SEWER SERVICE #190 4' Ø	1935 NORTH	15+24.73	19.01 R
SEWER SERVICE #191 4' Ø	1935 NORTH	15+02.91	19.01 R
SEWER SERVICE #192 4' Ø	1935 NORTH	14+80.87	19.01 R
SEWER SERVICE #193 4' Ø	1935 NORTH	14+58.86	19.01 R
SEWER SERVICE #194 4' Ø	1935 NORTH	14+22.24	19.01 R
SEWER SERVICE #195 4' Ø	1935 NORTH	14+00.24	19.01 R
SEWER SERVICE #196 4' Ø	1935 NORTH	13+78.51	19.01 R
SEWER SERVICE #197 4' Ø	1935 NORTH	13+56.73	19.01 R
SEWER SERVICE #198 4' Ø	1935 NORTH	13+34.83	19.01 R
SEWER SERVICE #199 4' Ø	1935 NORTH	13+13.10	19.01 R
SEWER SERVICE #200 4' Ø	1935 NORTH	12+76.15	19.01 R
SEWER SERVICE #201 4' Ø	1935 NORTH	12+54.15	19.01 R
SEWER SERVICE #202 4' Ø	1935 NORTH	12+32.28	19.01 R
SEWER SERVICE #203 4' Ø	1935 NORTH	12+10.69	19.01 R
SEWER SERVICE #204 4' Ø	1935 NORTH	11+88.41	19.01 R
SEWER SERVICE #205 4' Ø	1935 NORTH	11+66.98	19.01 R
SEWER SERVICE #206 4' Ø	1935 NORTH	11+30.10	19.01 R
SEWER SERVICE #207 4' Ø	1935 NORTH	11+07.99	19.01 R
SEWER SERVICE #208 4' Ø	1935 NORTH	10+86.21	19.01 R
SEWER SERVICE #209 4' Ø	1935 NORTH	10+64.50	19.01 R
SEWER SERVICE #210 4' Ø	1935 NORTH	10+42.07	19.01 R
SEWER SERVICE #211 4' Ø	1935 NORTH	10+20.75	19.01 R
SEWER SERVICE #212 4' Ø	4100 WEST	11+08.09	54.46 L

WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
1.5" WATER METER #212 FOR CLUBHOUSE	1960 NORTH	11+05.60	40.82 R	4571.62
WATER METER #101	3845 WEST	9+77.24	17.29 L	4551.95
WATER METER #102	3845 WEST	9+95.69	15.82 L	4552.05
WATER METER #103	3845 WEST	10+16.54	15.50 L	4551.80
WATER METER #104	3845 WEST	10+41.82	15.49 L	4551.59
WATER METER #105	3845 WEST	10+83.91	15.49 L	4551.32
WATER METER #106	3845 WEST	11+03.61	15.49 L	4551.05
WATER METER #107	3845 WEST	11+28.34	15.50 L	4550.93
WATER METER #108	3845 WEST	11+52.75	15.49 L	4550.78
WATER METER #109	3845 WEST	11+77.73	15.50 L	4550.54
WATER METER #110	3845 WEST	12+01.66	15.49 L	4550.29
WATER METER #111	3845 WEST	12+44.91	15.49 L	4549.96
WATER METER #112	3845 WEST	12+63.88	15.50 L	4549.58
WATER METER #113	3845 WEST	12+89.24	15.49 L	4549.50
WATER METER #114	3845 WEST	13+13.79	15.50 L	4549.28
WATER METER #115	3845 WEST	13+38.06	15.49 L	4549.15
WATER METER #116	3845 WEST	13+80.33	15.52 L	4549.00
WATER METER #117	3870 WEST	14+05.43	16.14 L	4551.28
WATER METER #118	3870 WEST	13+83.36	16.14 L	4551.31
WATER METER #119	3870 WEST	13+61.92	16.13 L	4551.39
WATER METER #120	3870 WEST	13+39.93	16.15 L	4551.47
WATER METER #121	3870 WEST	13+17.77	16.00 L	4551.57
WATER METER #122	3870 WEST	12+79.32	16.13 L	4551.91
WATER METER #123	3870 WEST	12+57.23	16.13 L	4551.98
WATER METER #124	3870 WEST	12+35.60	16.16 L	4552.06
WATER METER #125	3870 WEST	12+13.70	16.13 L	4552.13
WATER METER #126	3870 WEST	11+91.70	16.17 L	4552.22
WATER METER #127	3870 WEST	11+69.62	16.00 L	4552.36
WATER METER #128	3870 WEST	11+31.08	16.13 L	4552.67
WATER METER #129	3870 WEST	11+09.21	16.18 L	4552.74
WATER METER #130	3870 WEST	10+87.70	16.18 L	4552.82
WATER METER #131	3870 WEST	10+65.55	16.19 L	4552.90
WATER METER #132	3870 WEST	10+42.34	16.13 L	4553.12
WATER METER #133	3870 WEST	10+29.71	17.91 R	4553.29
WATER METER #134	3870 WEST	10+51.37	16.02 R	4552.97
WATER METER #135	3870 WEST	10+73.68	16.02 R	4552.88
WATER METER #136	3870 WEST	10+95.57	16.00 R	4552.80
WATER METER #137	3870 WEST	11+17.33	16.00 R	4552.72
WATER METER #138	3870 WEST	11+39.39	16.00 R	4552.65
WATER METER #139	3870 WEST	11+76.67	16.00 R	4552.36
WATER METER #140	3870 WEST	11+98.35	16.00 R	4552.28
WATER METER #141	3870 WEST	12+20.72	16.00 R	4552.19
WATER METER #142	3870 WEST	12+42.19	16.00 R	4552.11
WATER METER #143	3870 WEST	12+64.31	16.00 R	4552.04
WATER METER #144	3870 WEST	12+99.36	15.54 R	4551.71
WATER METER #145	3870 WEST	13+22.36	15.54 R	4551.58
WATER METER #146	3870 WEST	13+44.86	16.22 R	4551.53
WATER METER #147	3870 WEST	13+66.60	16.26 R	4551.45
WATER METER #148	3870 WEST	13+88.25	16.31 R	4551.63
WATER METER #149	3870 WEST	14+10.40	16.36 R	4551.44
WATER METER #150	1935 NORTH	10+42.25	15.00 L	4560.85
WATER METER #151	1935 NORTH	10+63.99	15.00 L	4560.32
WATER METER #152	1935 NORTH	10+86.24	15.00 L	4559.56
WATER METER #153	1935 NORTH	11+07.96	15.00 L	4558.98
WATER METER #154	1935 NORTH	11+29.89	15.00 L	4558.16
WATER METER #155	1935 NORTH	11+51.90	15.00 L	4557.53

WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #156	1935 NORTH	11+88.30	15.00 L	4556.72
WATER METER #157	1935 NORTH	12+10.35	15.00 L	4556.36
WATER METER #158	1935 NORTH	12+32.32	15.00 L	4556.20
WATER METER #159	1935 NORTH	12+54.39	14.57 L	4555.84
WATER METER #160	1935 NORTH	12+76.09	15.00 L	4555.80
WATER METER #161	1935 NORTH	13+12.66	15.00 L	4555.53
WATER METER #162	1935 NORTH	13+34.42	15.00 L	4555.22
WATER METER #163	1935 NORTH	13+56.65	15.00 L	4554.81
WATER METER #164	1935 NORTH	13+78.36	15.00 L	4554.07
WATER METER #165	1935 NORTH	14+00.23	15.00 L	4553.53
WATER METER #166	1935 NORTH	14+36.53	15.00 L	4552.57
WATER METER #167	1935 NORTH	14+58.57	15.00 L	4552.15
WATER METER #168	1935 NORTH	14+80.93	15.00 L	4551.70
WATER METER #169	1935 NORTH	15+02.51	15.00 L	4551.46
WATER METER #170	1935 NORTH	15+24.29	15.00 L	4551.15
WATER METER #171	1935 NORTH	15+46.45	15.00 L	4550.90
WATER METER #172	1935 NORTH	16+73.66	15.96 L	4550.28
WATER METER #173	1935 NORTH	16+94.81	14.88 L	4549.85
WATER METER #174	1935 NORTH	17+16.53	14.88 L	4549.44
WATER METER #175	1935 NORTH	17+38.88	14.69 L	4549.17
WATER METER #176	1935 NORTH	17+75.08	14.88 L	4548.60
WATER METER #177	1935 NORTH	17+96.88	14.69 L	4548.33
WATER METER #178	1935 NORTH	18+18.47	14.88 L	4547.79
WATER METER #179	1935 NORTH	18+40.66	14.88 L	4547.55
WATER METER #180	1935 NORTH	18+40.75	15.04 R	4547.54
WATER METER #181	1935 NORTH	18+18.92	15.04 R	4547.97
WATER METER #182	1935 NORTH	17+96.77	15.04 R	4548.21
WATER METER #183	1935 NORTH	17+74.60	15.04 R	4548.59
WATER METER #184	1935 NORTH	17+38.75	15.04 R	4549.10
WATER METER #185	1935 NORTH	17+17.07	15.04 R	4549.50
WATER METER #186	1935 NORTH	16+94.75	15.04 R	4549.77
WATER METER #187	1935 NORTH	16+71.33	13.76 R	4549.99
WATER METER #188	1935 NORTH	15+58.56	15.00 R	4550.70
WATER METER #189	1935 NORTH	15+36.47	15.00 R	4551.02
WATER METER #190	1935 NORTH	15+14.74	15.00 R	4551.26
WATER METER #191	1935 NORTH	14+92.92	15.00 R	4551.65
WATER METER #192	1935 NORTH	14+70.87	15.00 R	4551.91
WATER METER #193	1935 NORTH	14+48.86	15.00 R	4552.29
WATER METER #194	1935 NORTH	14+12.24	15.00 R	4553.07
WATER METER #195	1935 NORTH	13+90.24	15.00 R	4553.82
WATER METER #196	1935 NORTH	13+68.51	15.00 R	4554.36
WATER METER #197	1935 NORTH	13+46.74	15.00 R	4555.07
WATER METER #198	1935 NORTH	13+24.83	15.00 R	4555.36
WATER METER #199	1935 NORTH	13+03.10	15.00 R	4555.60
WATER METER #200	1935 NORTH	12+66.15	15.00 R	4555.95
WATER METER #201	1935 NORTH	12+44.15	15.00 R	4556.01
WATER METER #202	1935 NORTH	12+22.28	15.00 R	4556.22
WATER METER #203	1935 NORTH	12+00.69	15.00 R	4556.54
WATER METER #204	1935 NORTH	11+78.41	15.00 R	4556.98
WATER METER #205	1935 NORTH	11+56.98	15.00 R	4557.45
WATER METER #206	1935 NORTH	11+20.11	15.00 R	4558.61
WATER METER #207	1935 NORTH	10+97.99	15.00 R	4559.39
WATER METER #208	1935 NORTH	10+76.21	15.00 R	4559.98
WATER METER #209	1935 NORTH	10+54.50	15.00 R	4560.69
WATER METER #210	1935 NORTH	10+32.07	15.00 R	4561.46
WATER METER #211	1935 NORTH	10+10.75	14.99 R	4562.32

SECONDARY WATER SERVICE TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
PARCEL A 1.5" SEC. WATER METER	3845 WEST	9+67.39	16.75 L	4551.98
PARCEL C 1.5" SEC. WATER METER	2090 NORTH	10+24.11	17.23 R	4553.63
PARCEL G 1.5" SEC. WATER METER	1960 NORTH	11+07.60	40.82 R	4571.59

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WILLOW POINT PHASE 1

LEHI, UTAH

WATER PLAN

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

WATER PLAN

Scale:	N/A	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C7.3		

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C7.3 - LATERAL TABLES.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. 24"RCP SD — Ex 24 SD
EXIST. 18"RCP SD — Ex 18 SD
EXIST. 8" SDR-35 SEWER — Ex 8 SS
EXIST. 14" DR-18 C900 WATER — Ex 14 W
EXIST. 12" DR-18 C900
SEC. WATER (PURPLE PIPE) — Ex 12 SW
EXIST. FENCE
EXIST. CONTOUR MAJOR — XXXX
EXIST. CONTOUR MINOR — XXXX
SD MH, INLET, AND COMBO — 1 SD
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH — 1 SD
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION — o XXXX.XX

N

S

GRAPHIC SCALE

50 0 25 50 100 200

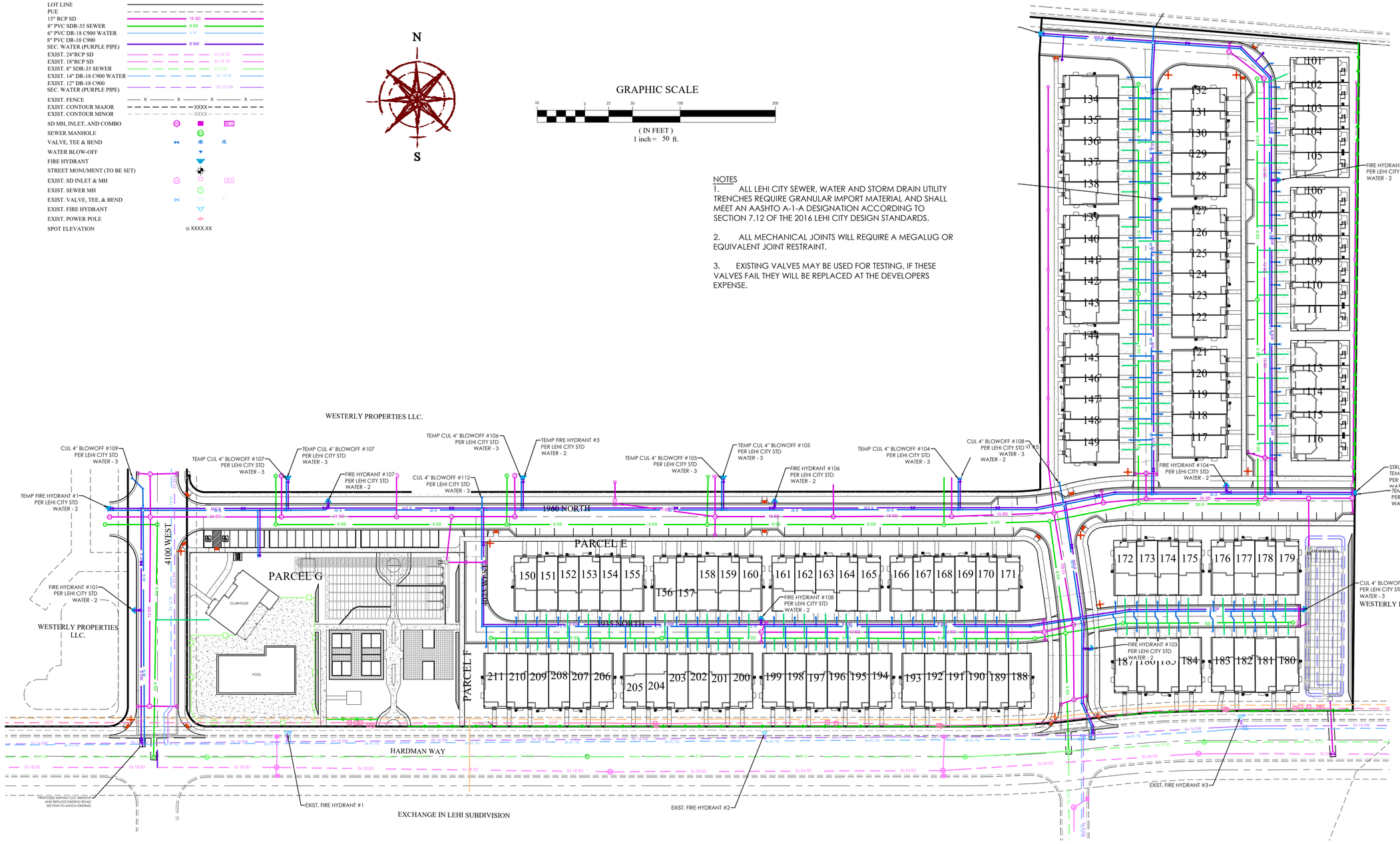
(IN FEET)
1 inch = 50 ft.

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 DEVELOPERS EXPENSE.



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WILLOW POINT PHASE 1

LEHI, UTAH

OVERALL WATER PLAN

REVISION BLOCK

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

OVERALL WATER PLAN

Scale: 1"=50' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
Sheet: C7.4

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

Z:\...2020\20-0482 Willow Point Phase 1\Design 20-0482\Dwg\sheets\C7.4 - OVERALL WATER PLAN.dwg

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

EROSION CONTROL LEGEND

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

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING-40°24'41" EASTING-111°54'54"

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 10.61 ACRES. AN ESTIMATED 10.61 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 EXISTING STORM DRAIN PIPING AND STRUCTURES AND NEW STORM DRAIN PIPING AND STRUCTURES AS WELL AS ABOVE AND BELOW GROUND RETENTION SYSTEMS.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 10.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1.5' WITH ROADS OF APPROXIMATELY 0.5% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 99% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 211 CONNECTED AND MASS GRADED TOWNHOMES. 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 0.30, THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.72 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

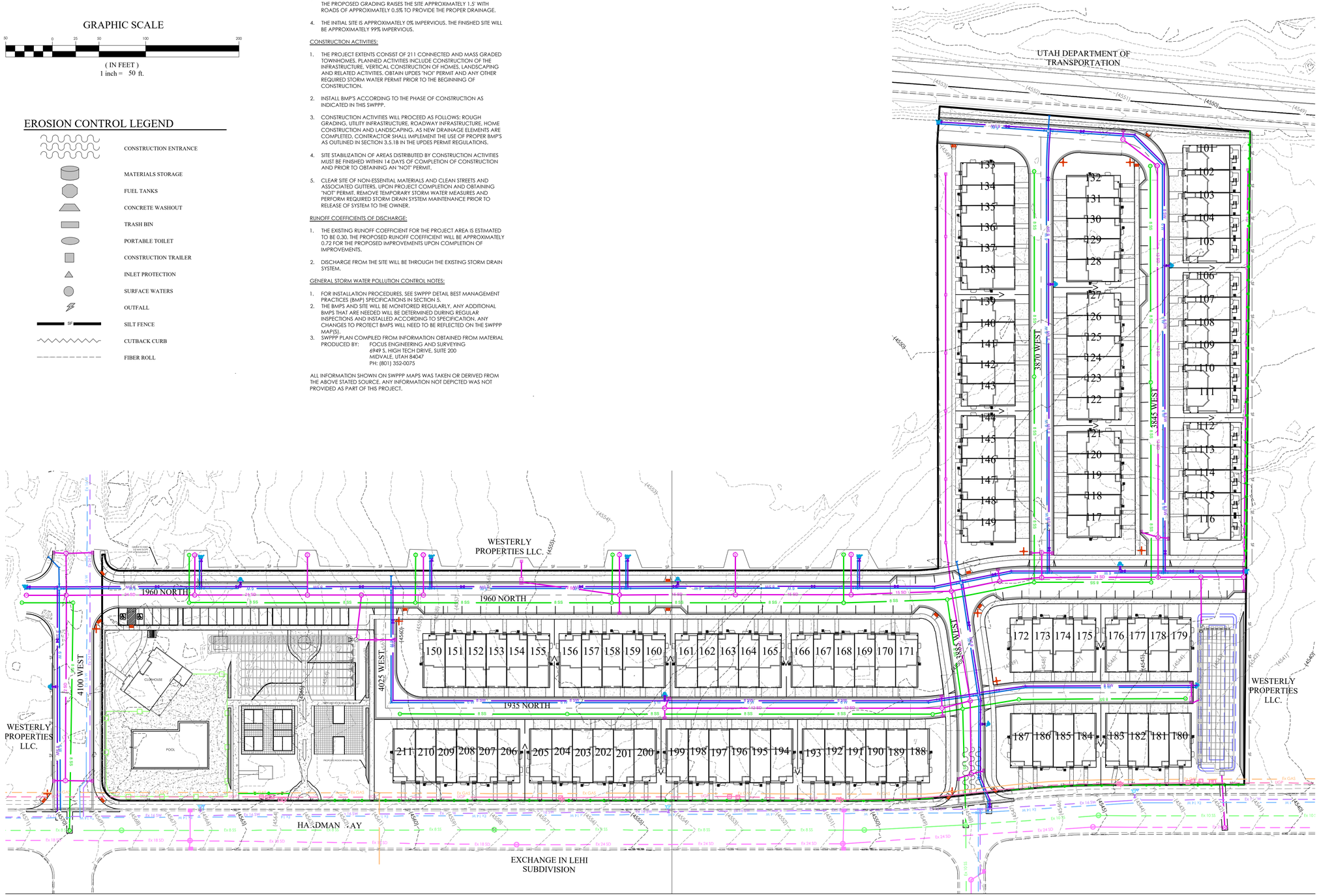
GENERAL STORM WATER POLLUTION CONTROL NOTES:

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
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   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 = 0.72



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WILLOW POINT PHASE 1

LEHI, UTAH

EROSION CONTROL PLAN

REVISION BLOCK

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

EROSION CONTROL PLAN

Scale: 1"=50' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
Sheet: C8

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

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C8 - EROSION CONTROL 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. 24"RCP SD — Ex 24 SD
EXIST. 18"RCP SD — Ex 18 SD
EXIST. 8" SDR-35 SEWER — Ex 8 SS
EXIST. 14" DR-18 C900 WATER — Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
EXIST. FENCE — X — X — X —
EXIST. CONTOUR MAJOR — XXXX —
EXIST. CONTOUR MINOR — XXXX —
SD MH, INLET, AND COMBO — SDMH — SDI — SDC
SEWER MANHOLE — SSMH
VALVE, TEE & BEND — V — T — B
WATER BLOW-OFF — WBO
FIRE HYDRANT — FH
STREET MONUMENT (TO BE SET) — SM
EXIST. SD INLET & MH — ESDMH — ESDI
EXIST. SEWER MH — ESSMH
EXIST. VALVE, TEE, & BEND — EV — ET — EB
EXIST. FIRE HYDRANT — EFH
EXIST. POWER POLE — EPP
SPOT ELEVATION — o XXXX.XX

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

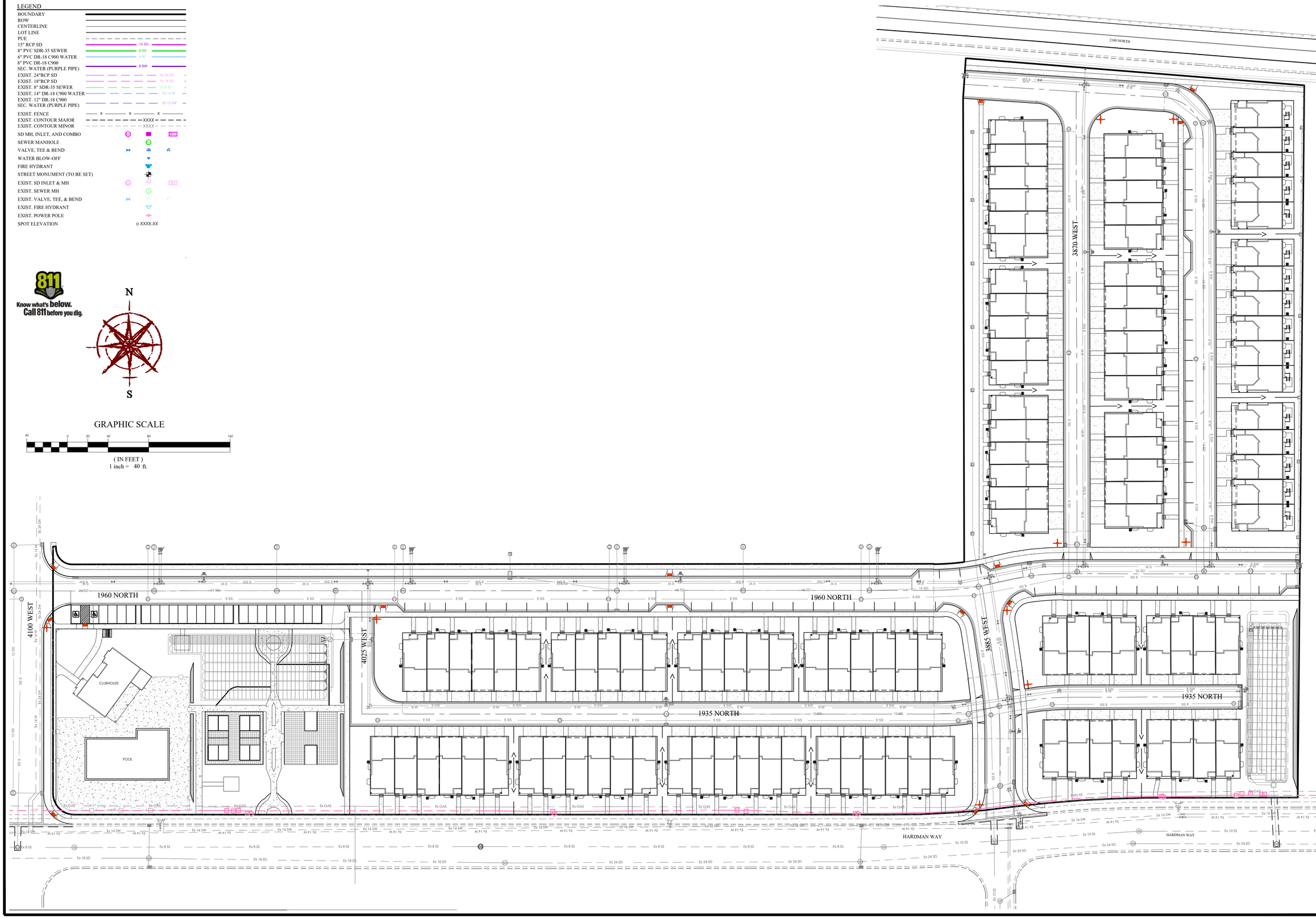
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S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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WILLOW POINT PHASE 1

LEHI, UTAH

POWER PLAN

REVISION BLOCK

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

POWER PLAN

Scale:	1"=40'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C9		

Z:_2020\20-0482 Willow Point Phase 1\design 20-0482\dwg\sheets\C9- Power 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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SDMH
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	EXSDMH
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.

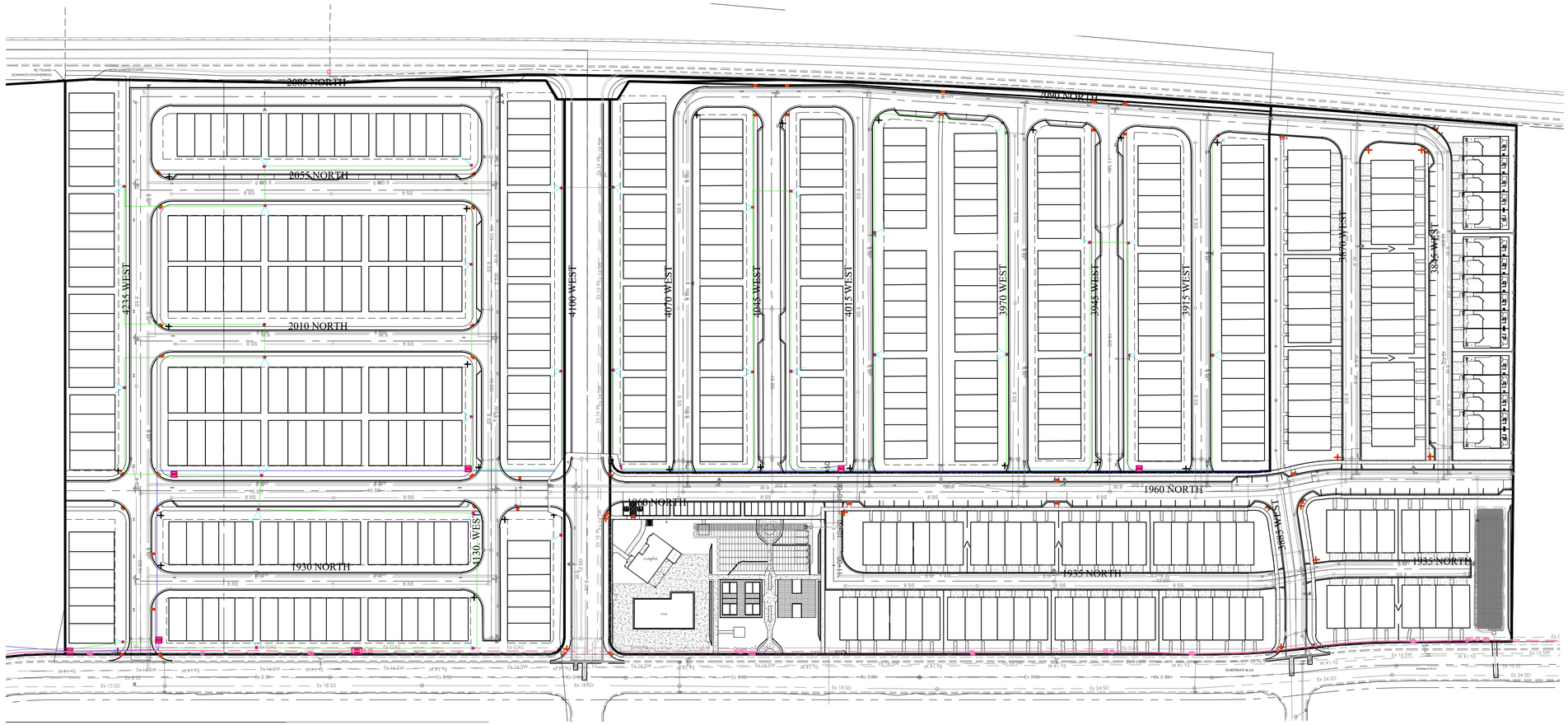
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S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 50 ft.



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WILLOW POINT PHASE 1

LEHI, UTAH

OVERALL POWER PLAN

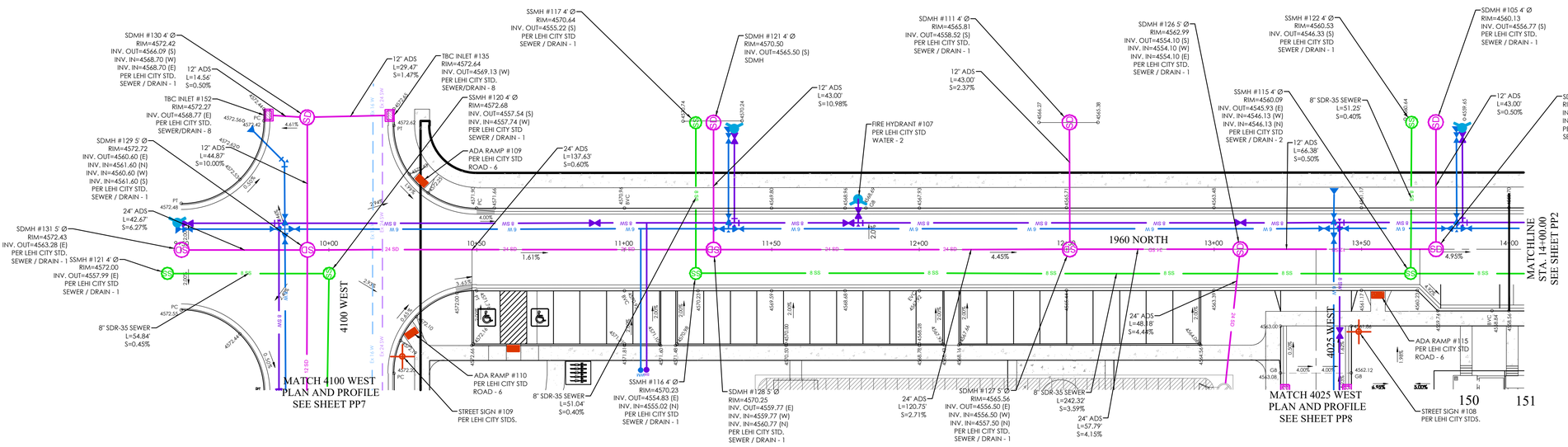
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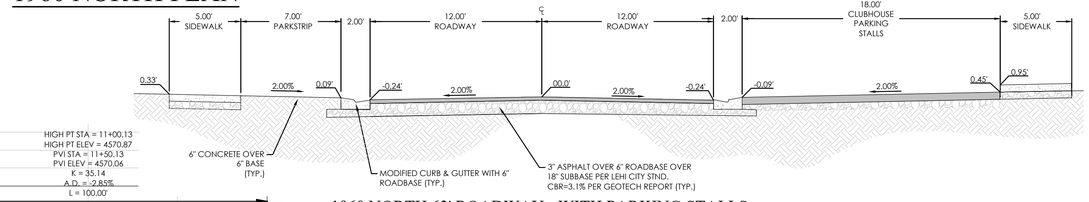
OVERALL POWER PLAN

Scale:	1"=50'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	C9.1		

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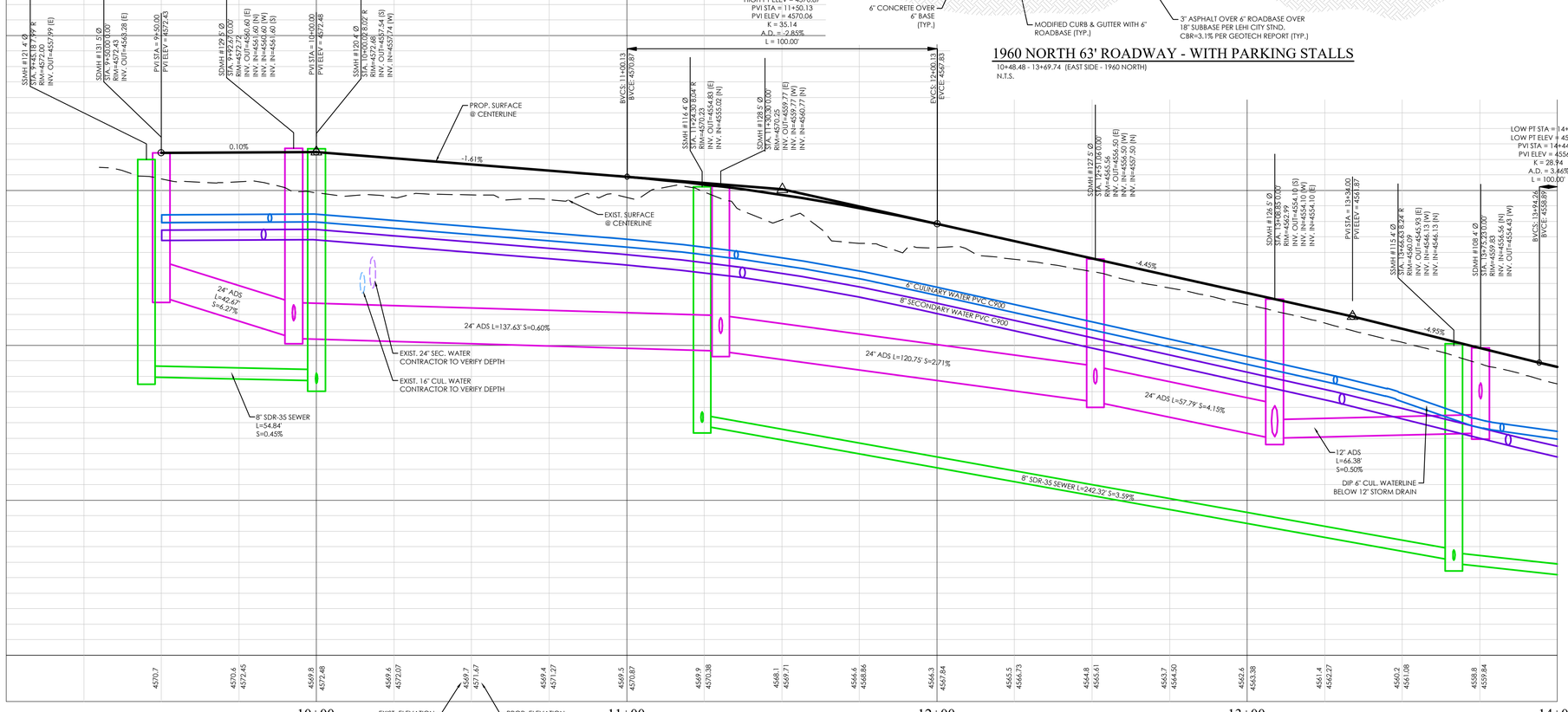


1960 NORTH PLAN



1960 NORTH 63' ROADWAY - WITH PARKING STALLS

10+48.48 - 13+69.74 (EAST SIDE - 1960 NORTH)
N.T.S.

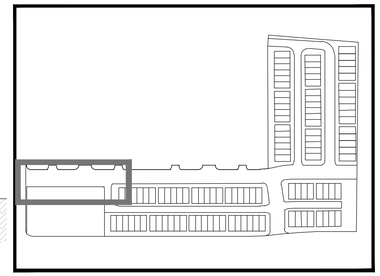


1960 NORTH PROFILE

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. 24"RCP SD — Ex 24 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" DR-18 C900 WATER — Ex 14 W
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
- EXIST. FENCE — x x x x
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO — SD / 15 SD
- SEWER MANHOLE — SS
- VALVE, TEE & BEND — W
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH — SD / Ex 15 SD
- EXIST. SEWER MH — SS
- EXIST. VALVE, TEE, & BEND — W
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

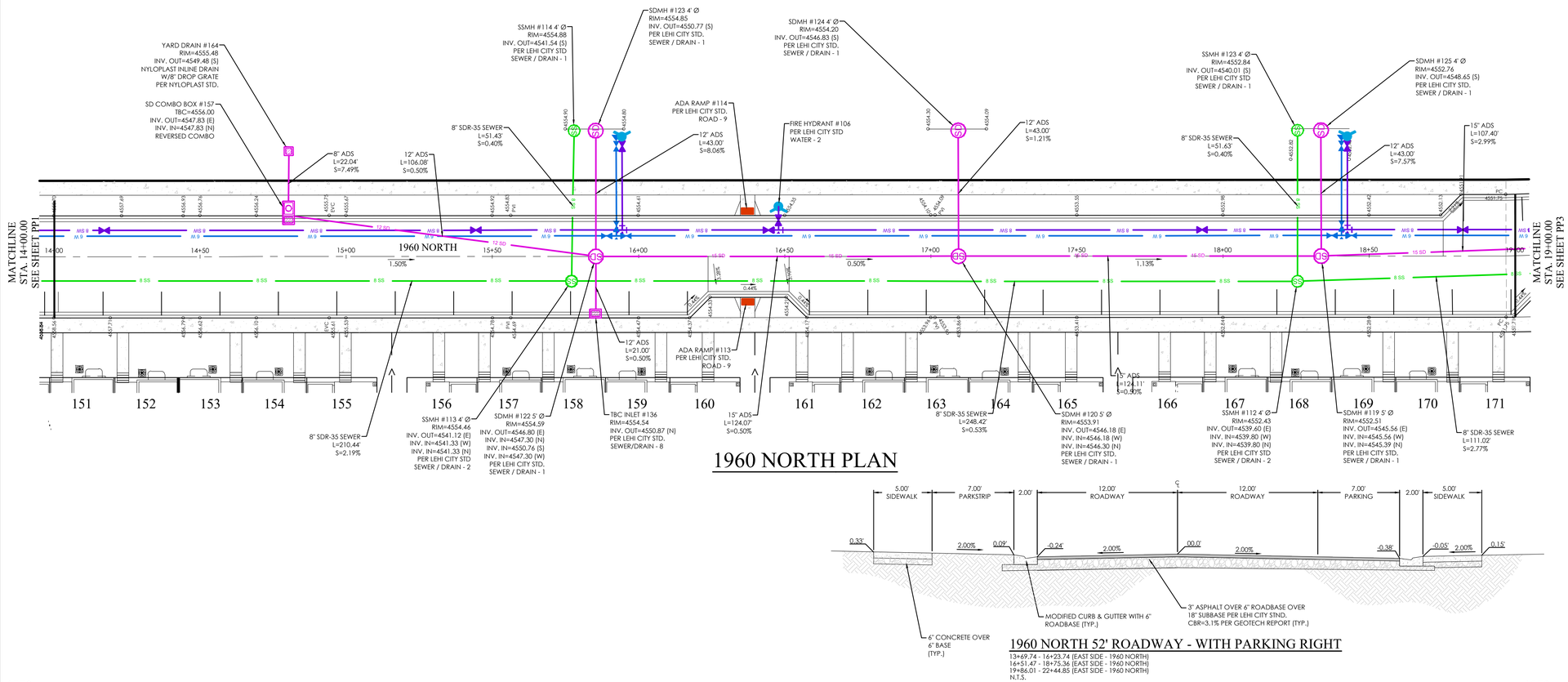
1960 NORTH

REVISION BLOCK			
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1960 NORTH

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	PP1		

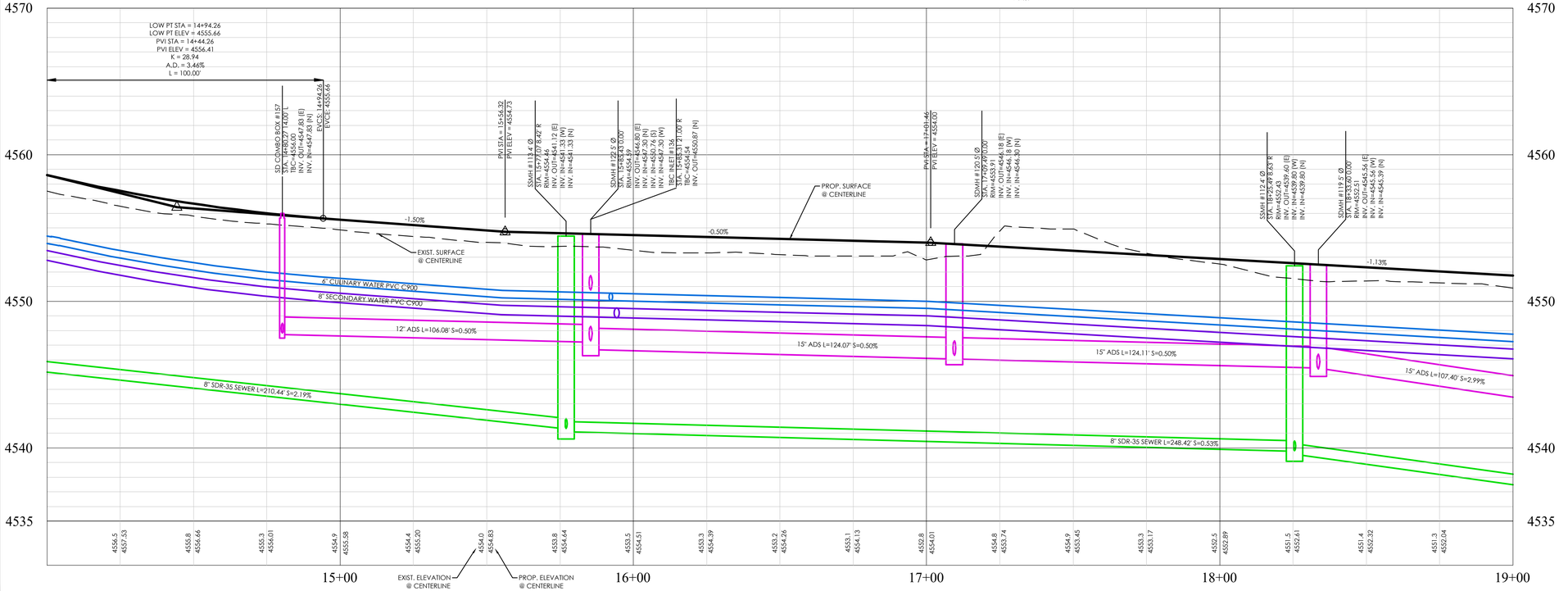
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1960 NORTH PLAN

1960 NORTH 52' ROADWAY - WITH PARKING RIGHT

13+69.74 - 16+23.74 (EAST SIDE - 1960 NORTH)
16+51.47 - 18+75.36 (EAST SIDE - 1960 NORTH)
19+86.01 - 22+44.85 (EAST SIDE - 1960 NORTH)
N.T.S.

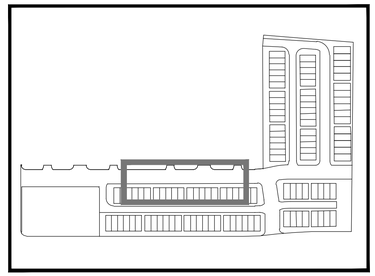


1960 NORTH PROFILE

VERTICAL SCALE 1:5

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD
- 8" PVC SDR-35 SEWER
- 6" PVC DR-18 C900 WATER
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)
- EXIST. 24"RCP SD
- EXIST. 18"RCP SD
- EXIST. 8" SDR-35 SEWER
- EXIST. 14" DR-18 C900 WATER
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- 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

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

1960 NORTH

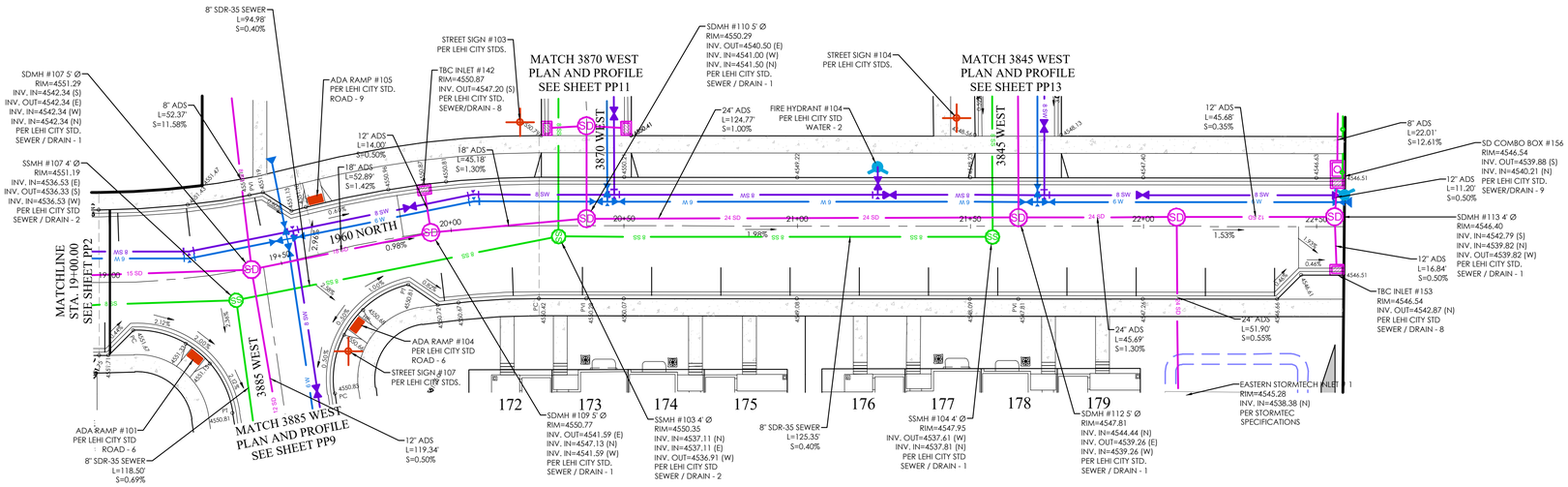
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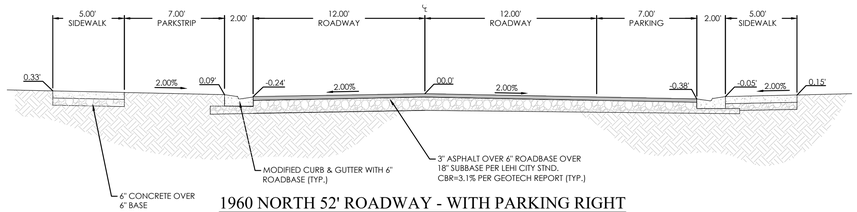
1960 NORTH

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	PP2		

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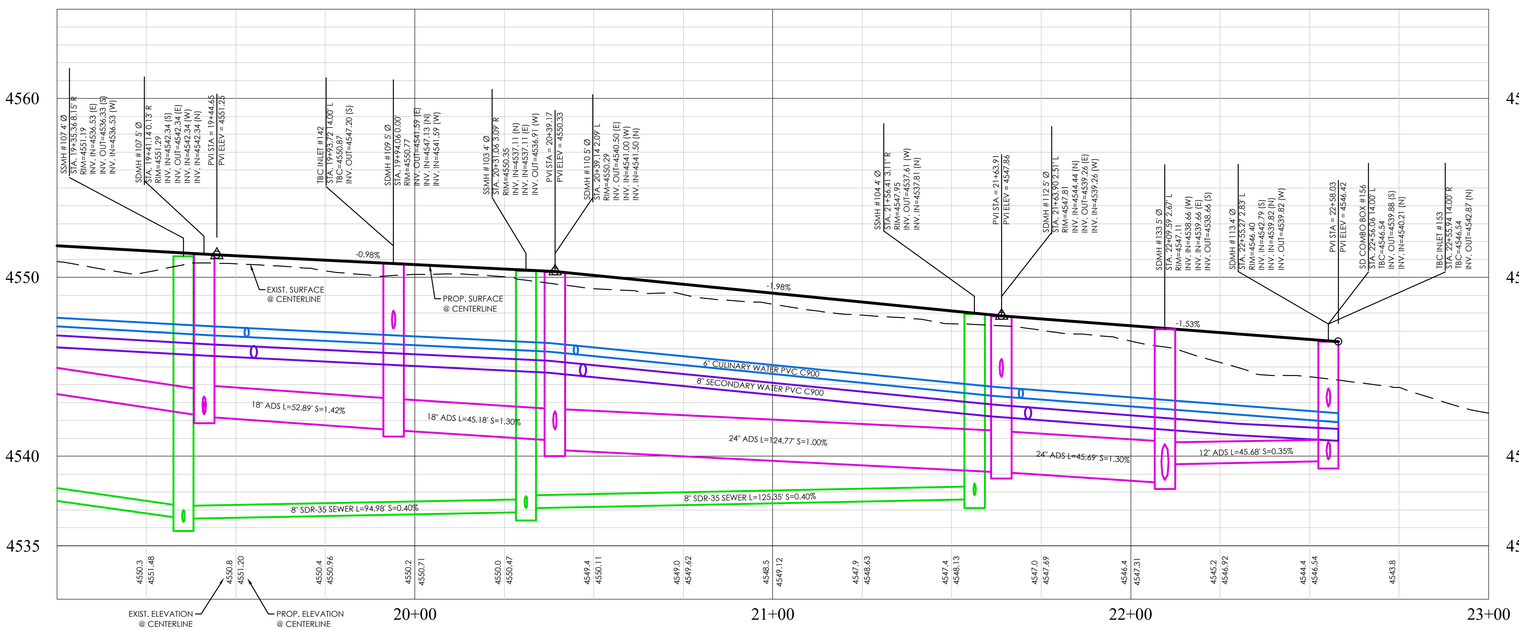


1960 NORTH PLAN



1960 NORTH 52' ROADWAY - WITH PARKING RIGHT

13+69.74 - 16+23.74 (EAST SIDE - 1960 NORTH)
16+51.47 - 18+75.36 (EAST SIDE - 1960 NORTH)
19+86.01 - 22+44.85 (EAST SIDE - 1960 NORTH)
N.T.S.

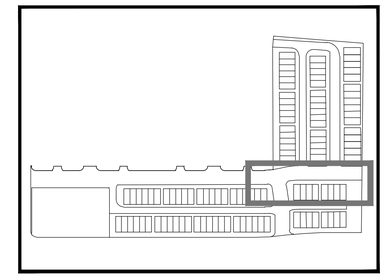


1960 NORTH PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV.: 4532.68
DATUM:NGVD 29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

1960 NORTH

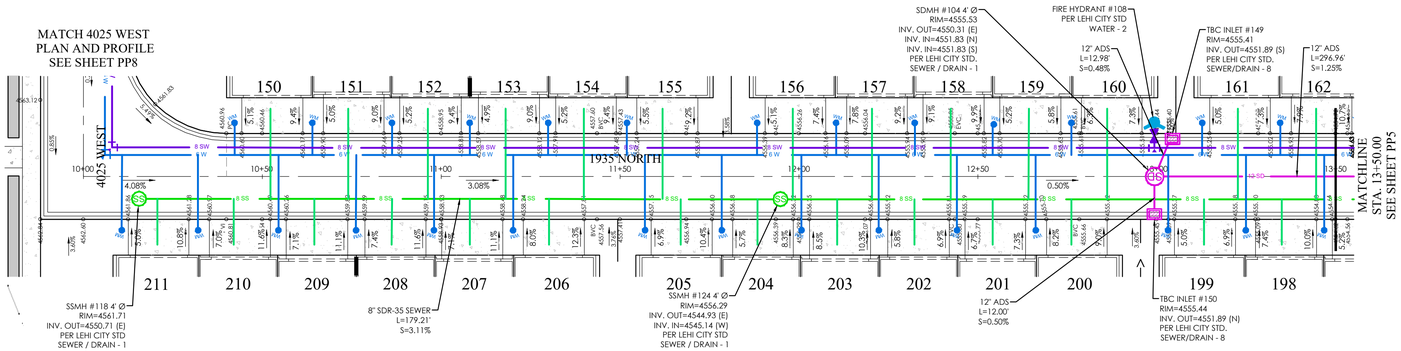
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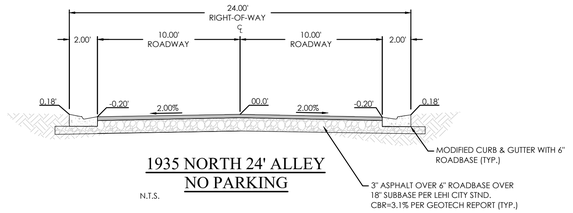
1960 NORTH

Scale: 1"=20' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
Sheet: PP3

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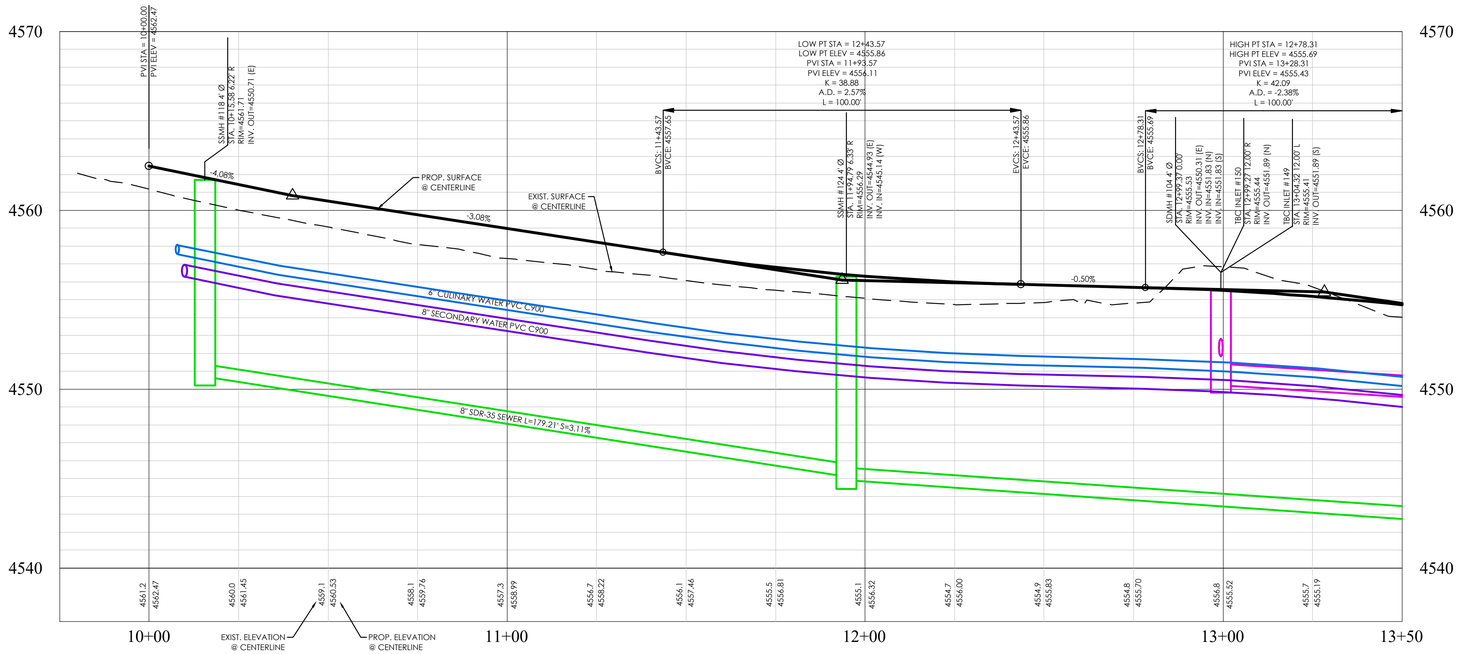


1935 NORTH PLAN



1935 NORTH 24' ALLEY
NO PARKING

N.T.S.

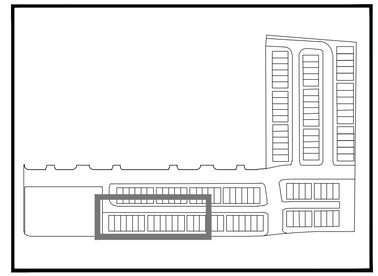


1935 NORTH PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	— x — x — x — x —
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD, 4.00
SEWER MANHOLE	SS
VALVE, TEE & BEND	W
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD, 4.00
EXIST. SEWER MH	SS
EXIST. VALVE, TEE, & BEND	W
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

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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WILLOW POINT PHASE 1

LEHI, UTAH

1935 NORTH

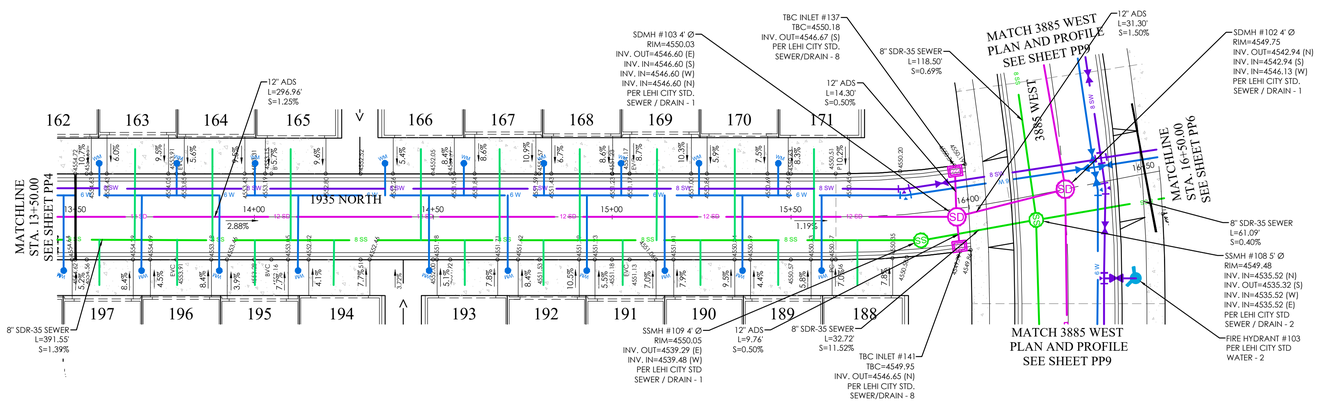
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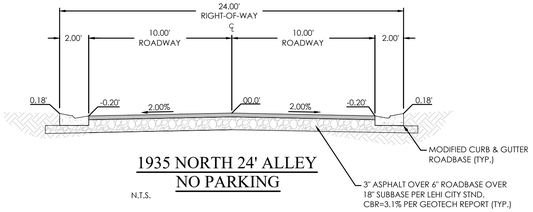
1935 NORTH

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Date:	11/10/2020	Job #:	20-0482
Sheet:	PP4		

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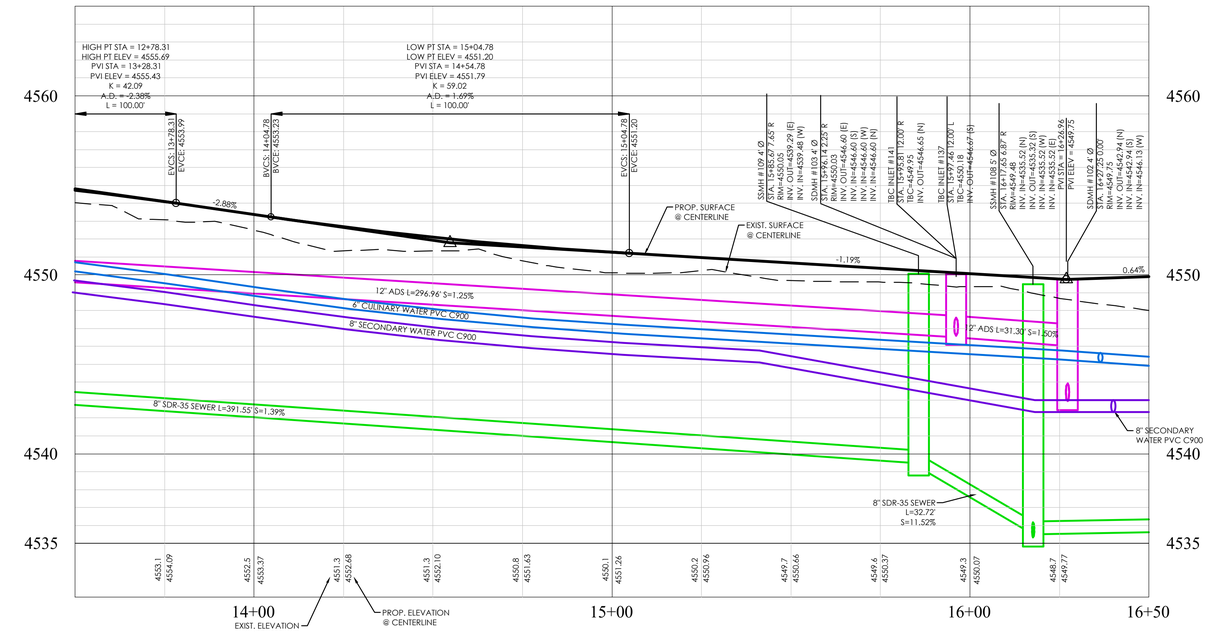


1935 NORTH PLAN



1935 NORTH 24' ALLEY
NO PARKING

N.T.S.

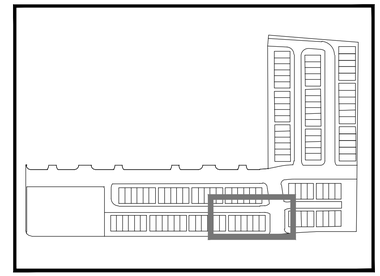


1935 NORTH PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	— 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	XXXX.XX



KEY MAP
N.T.S

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WILLOW POINT PHASE 1

LEHI, UTAH

1935 NORTH

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

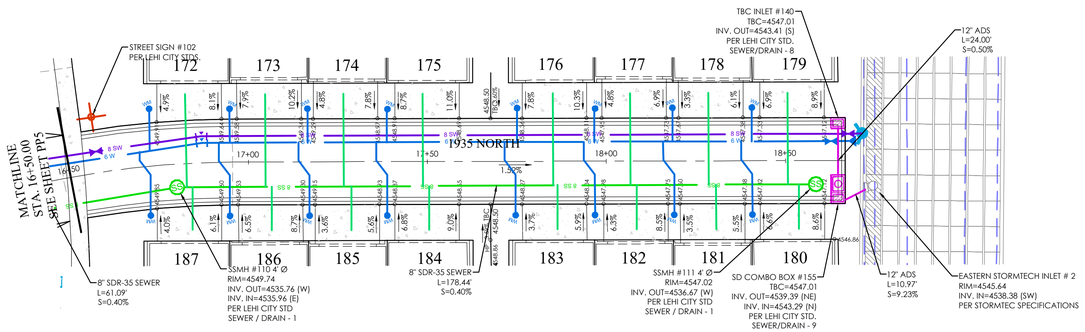
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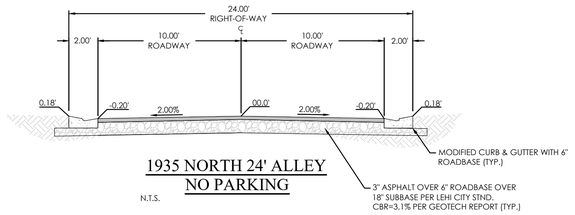
1935 NORTH

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	PP5		

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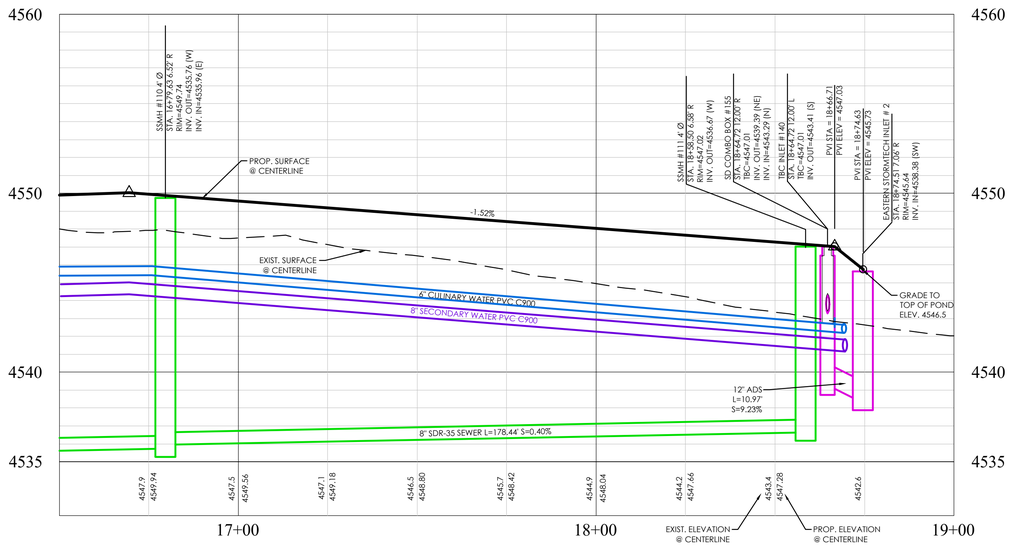


1935 NORTH PLAN



1935 NORTH 24' ALLEY
NO PARKING

N.T.S.

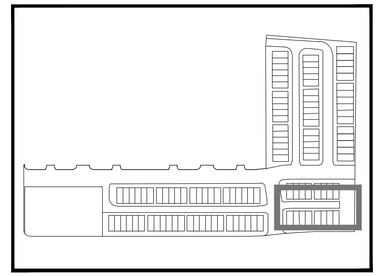


1935 NORTH PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 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

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WILLOW POINT PHASE 1

LEHI, UTAH

1935 NORTH

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

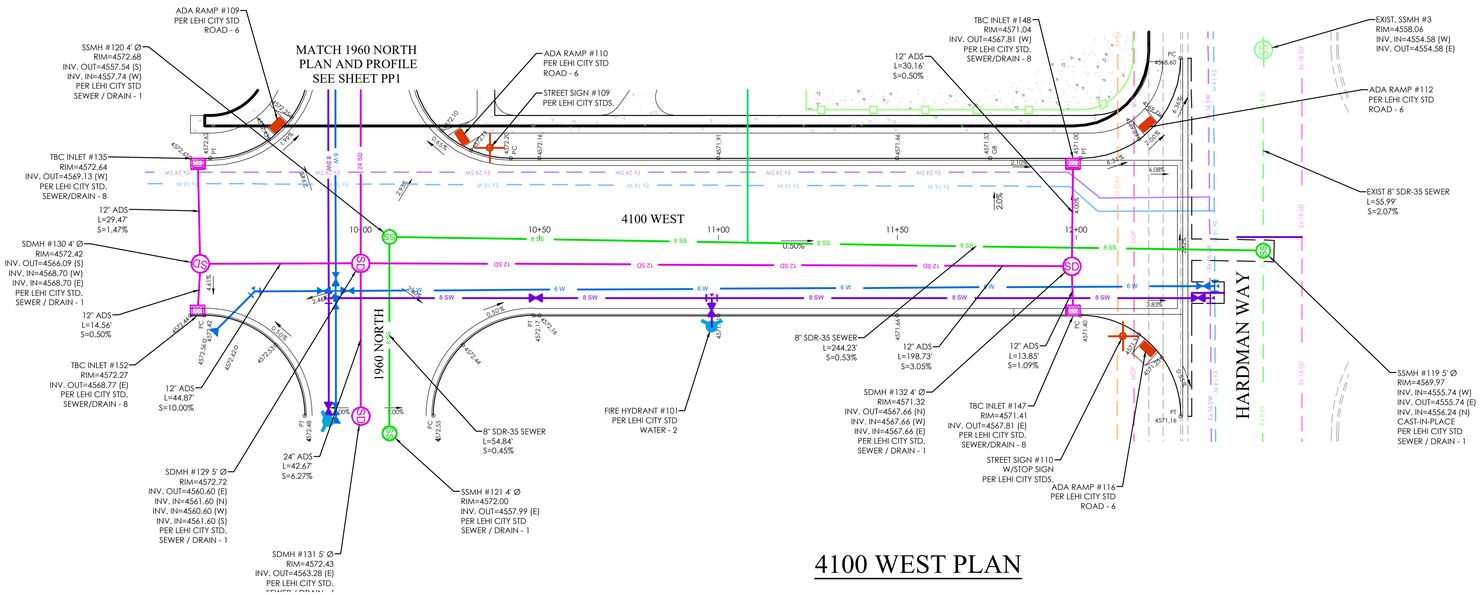
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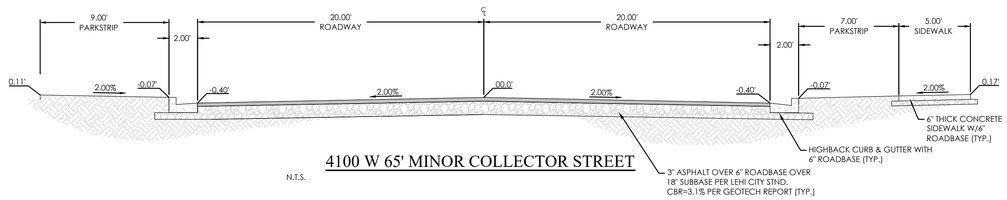
1935 NORTH

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	PP6		

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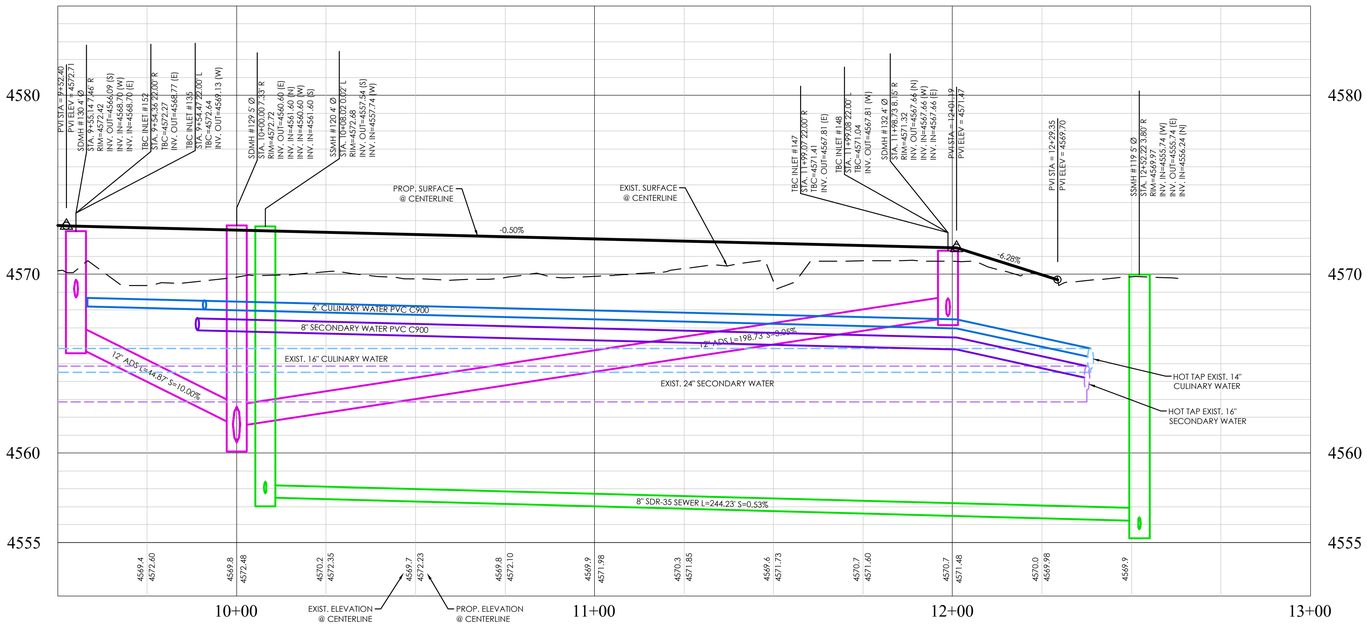


4100 WEST PLAN



N.T.S.

4100 W 65' MINOR COLLECTOR STREET

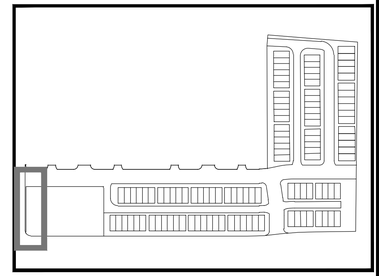


4100 WEST PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S SDMH
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD SDMH
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

4100 WEST

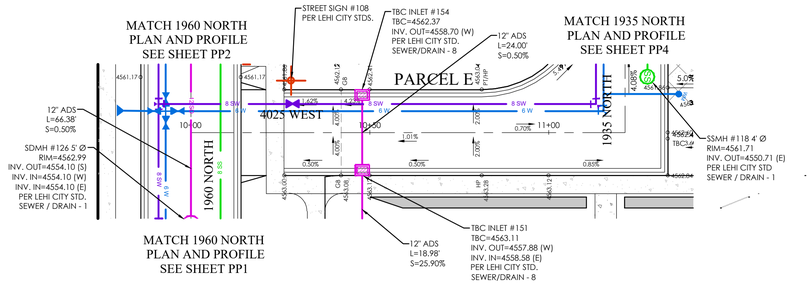
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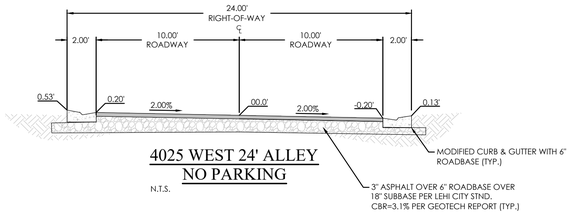
4100 WEST

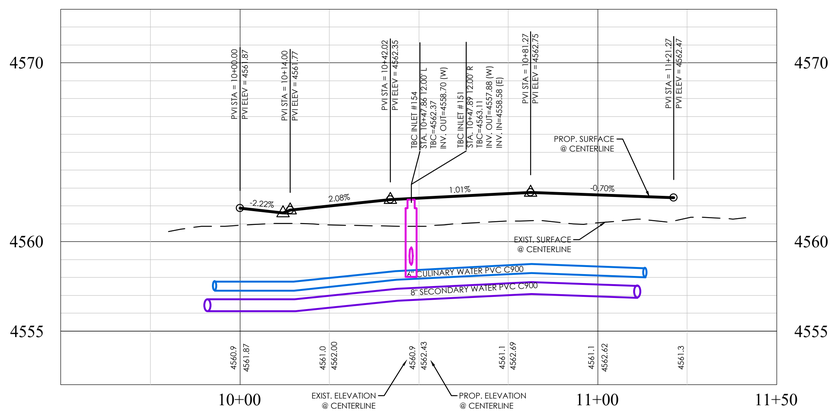
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Date:	11/10/2020	Job #:	20-0482
Sheet:	PP7		

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4025 WEST PLAN



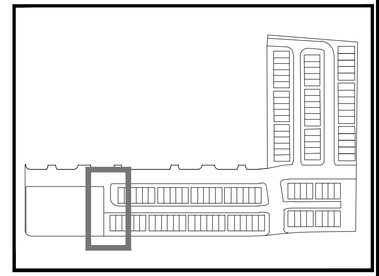


4025 WEST PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SDMH
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	EX SDMH
EXIST. SEWER MH	EX SS
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

4025 WEST

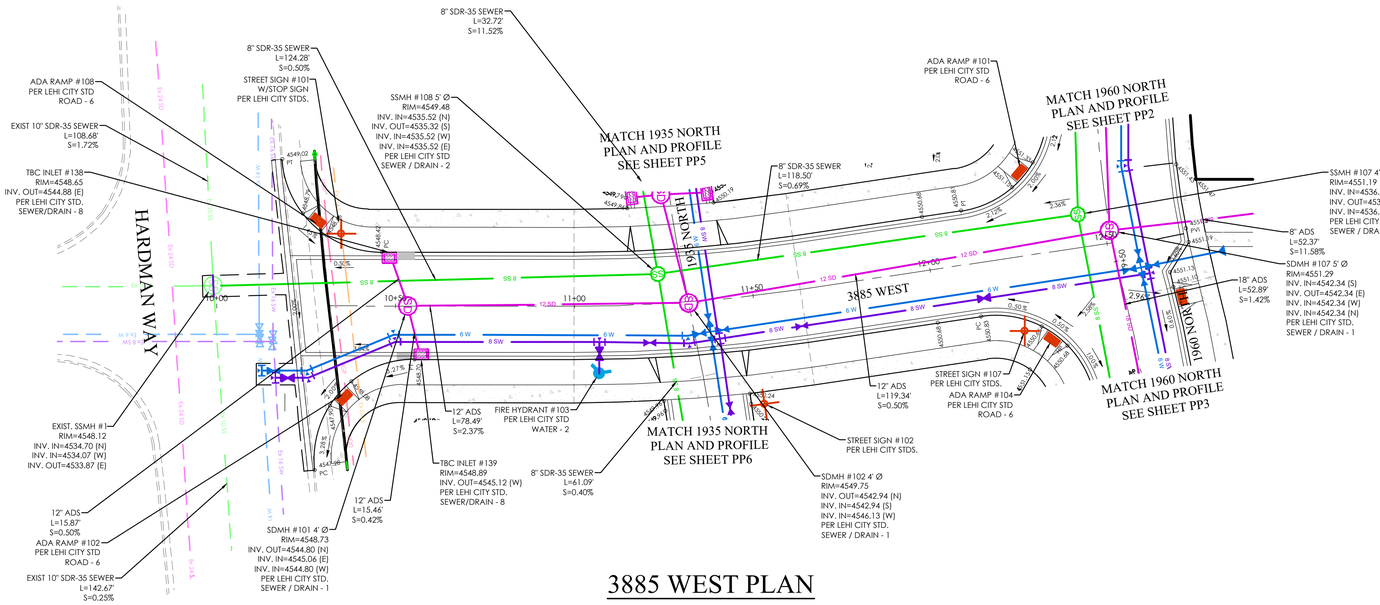
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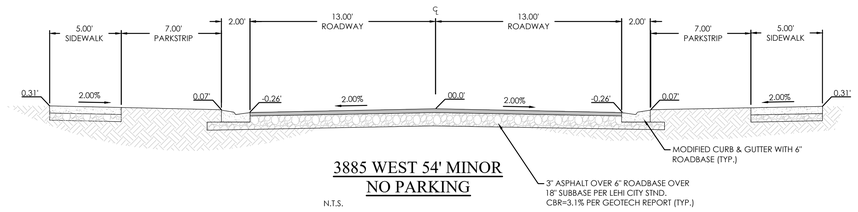
4025 WEST

Scale: 1"=20' | Drawn: JMH
Date: 11/10/2020 | Job #: 20-0482
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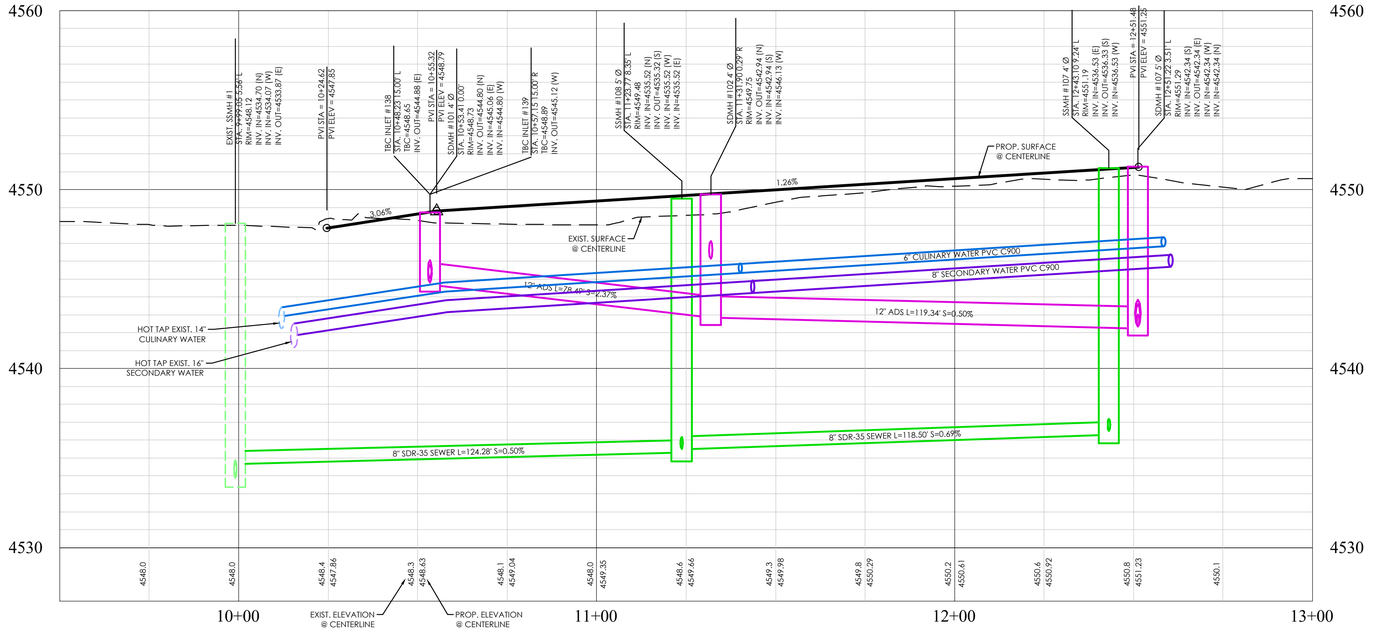


3885 WEST PLAN



3885 WEST 54' MINOR NO PARKING

N.T.S.

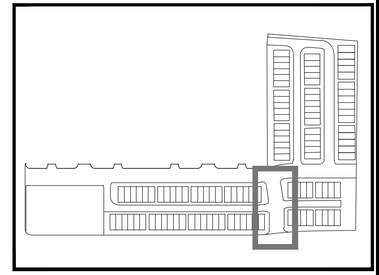


3885 WEST PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S, SDMH
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	S, SDMH
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP

N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

3885 WEST

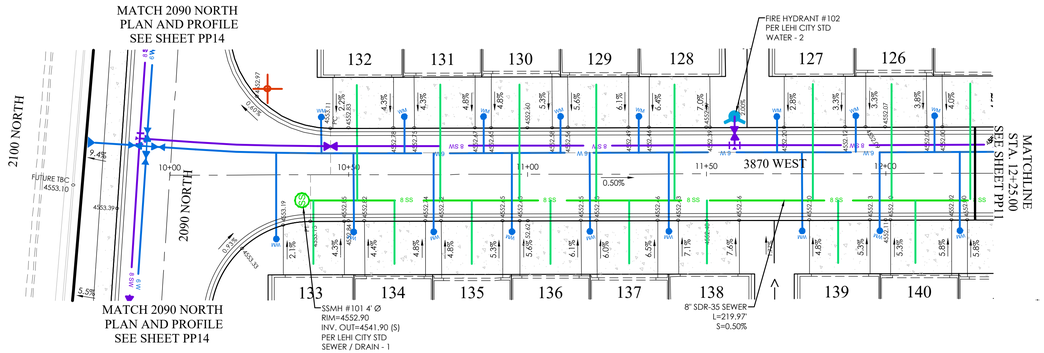
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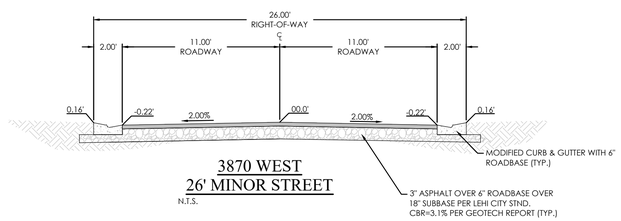
3885 WEST

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	PP9		

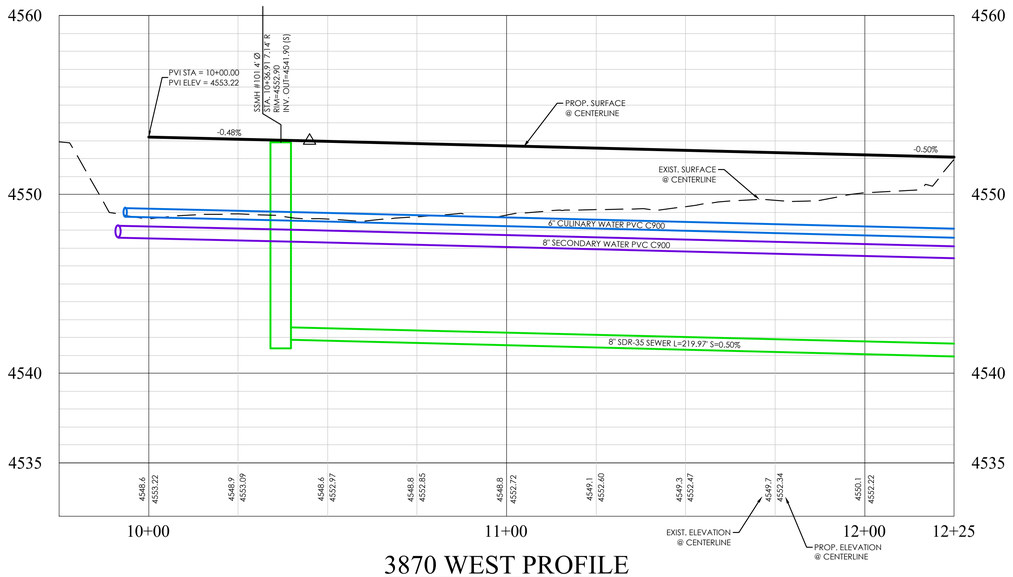
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3870 WEST PLAN



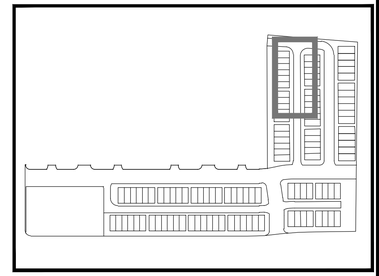
3870 WEST
26' MINOR STREET
N.T.S.



3870 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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S SDMH
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SDMH
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1
LEHI, UTAH
3870 WEST

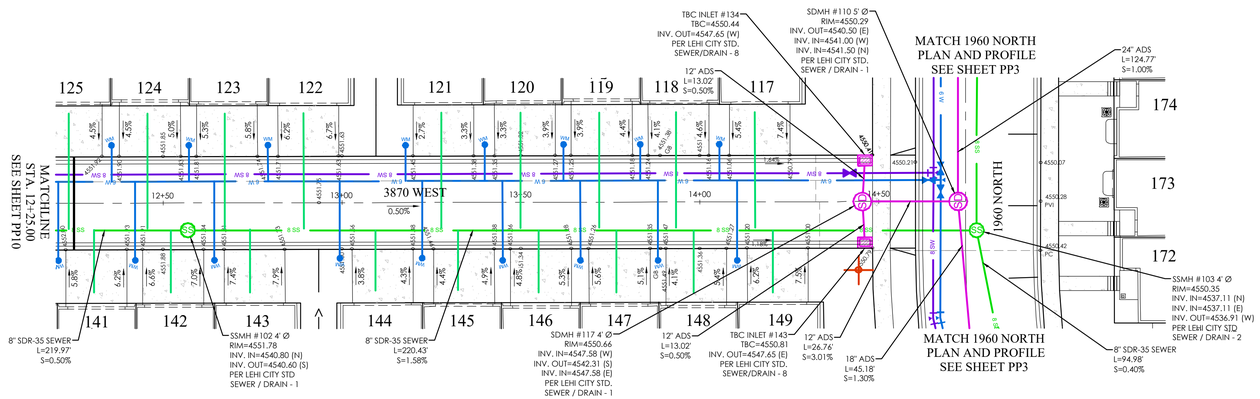
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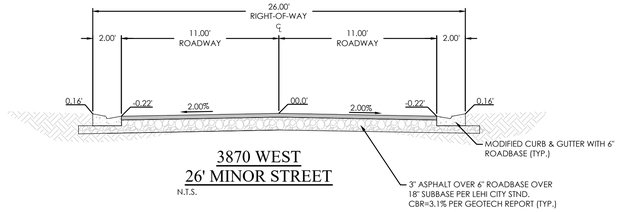
3870 WEST

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Date:	11/10/2020	Job #:	20-0482
Sheet:	PP10		

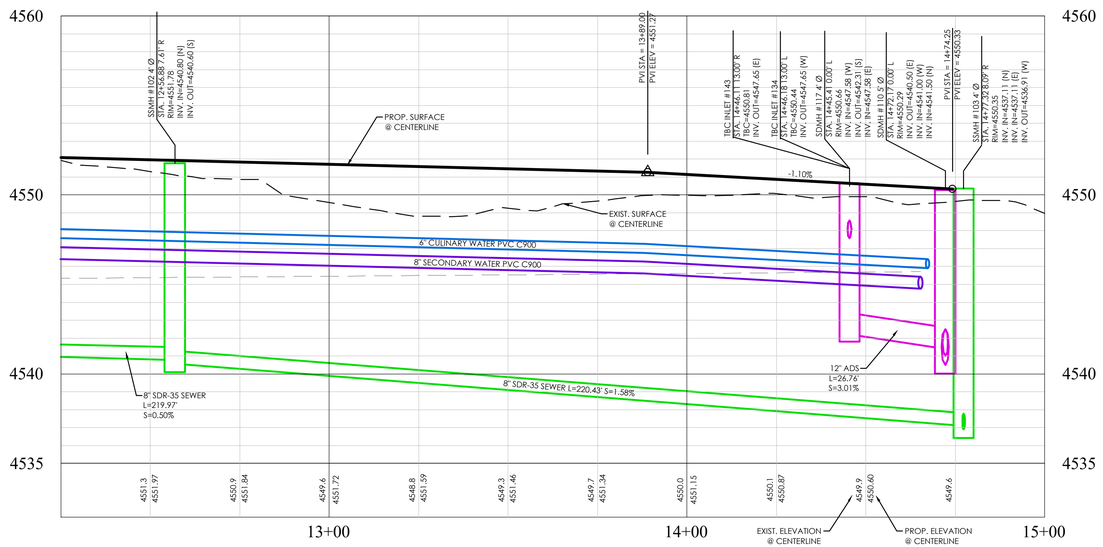
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3870 WEST PLAN



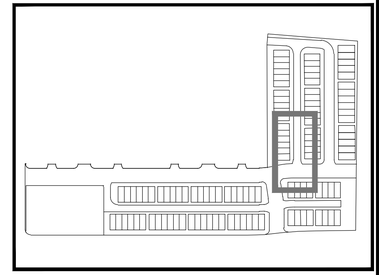
3870 WEST
26' MINOR STREET
N.T.S.



3870 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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD SDMH
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD SDMH
EXIST. SEWER MH	SS
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

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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WILLOW POINT PHASE 1

LEHI, UTAH

3870 WEST

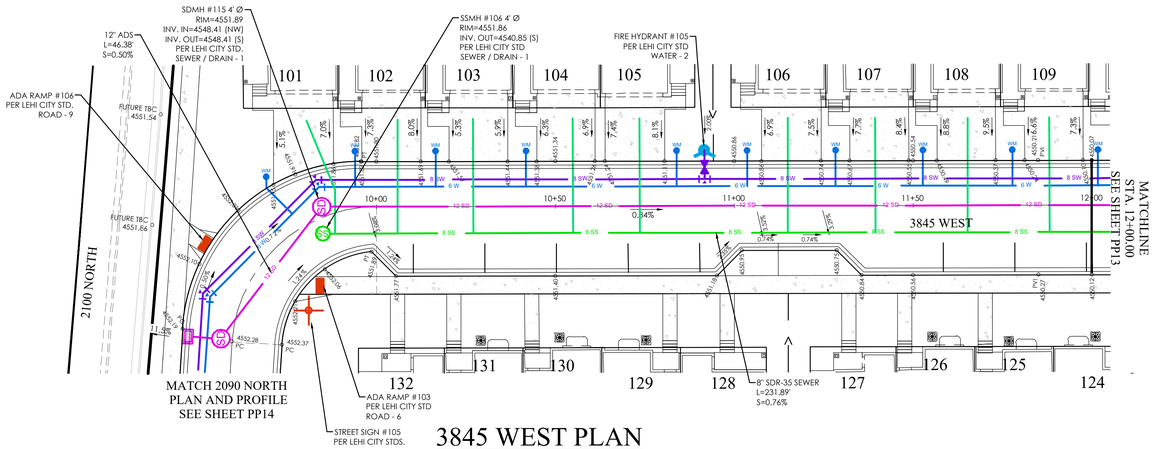
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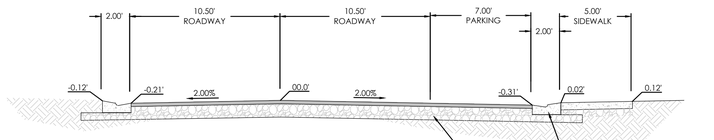
3870 WEST

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	PP11		

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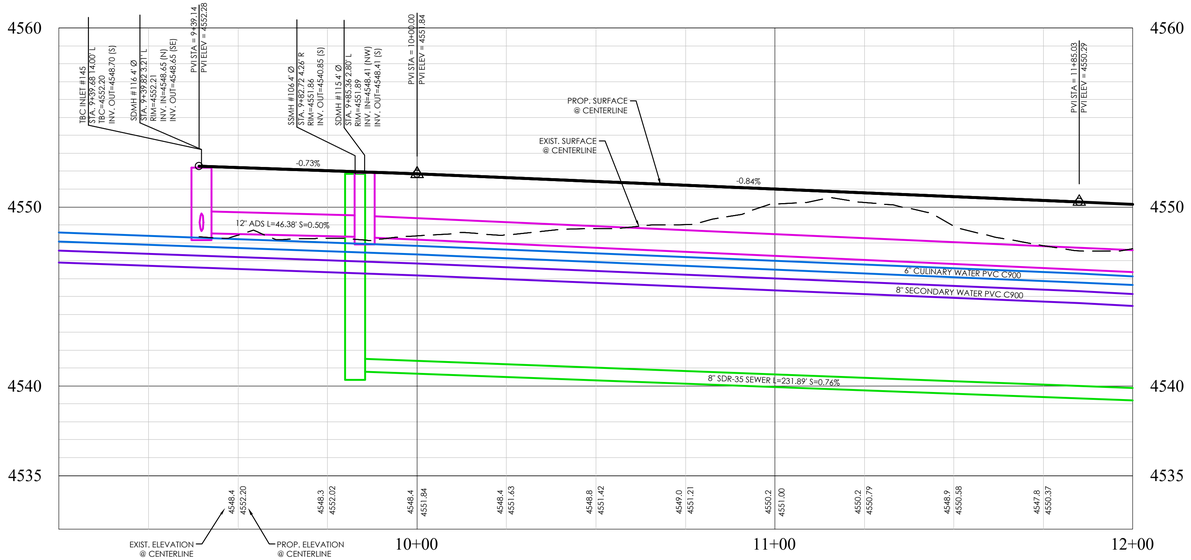


3845 WEST PLAN



3845 WEST 37' MINOR STREET WITH PARKING RIGHT

N.T.S.
3845 WEST

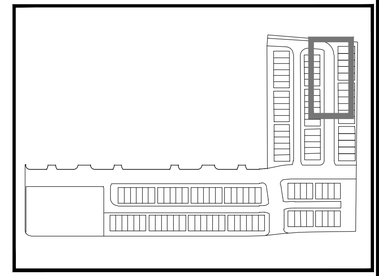


3845 WEST PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S, SDMH
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	S, SDMH
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

3845 WEST

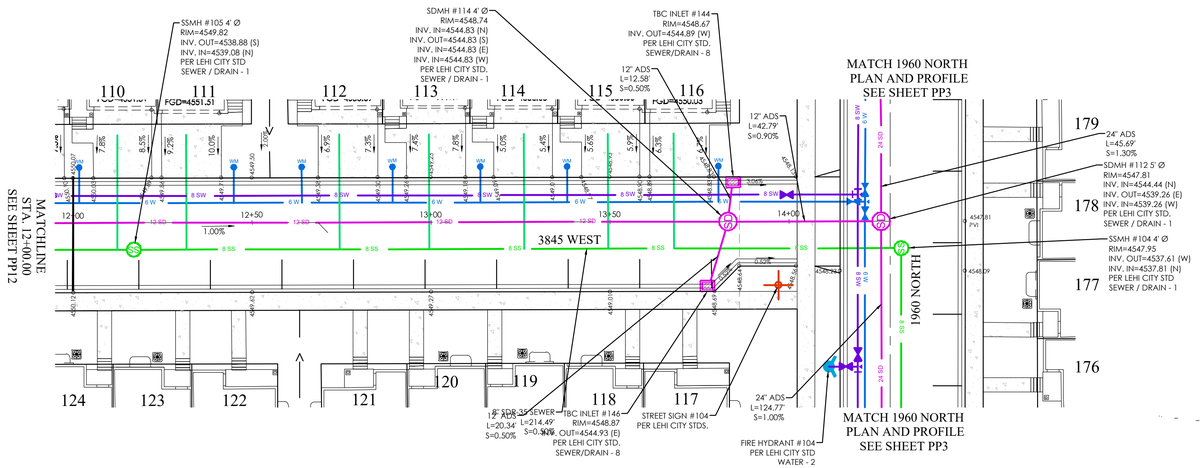
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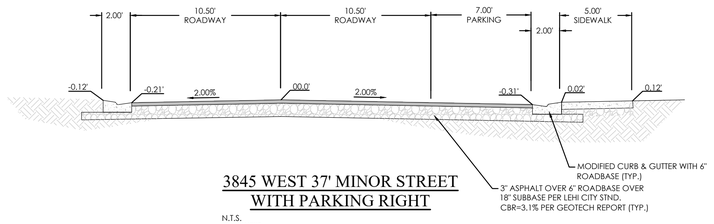
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Date:	11/10/2020	Job #:	20-0482
Sheet:	PP12		

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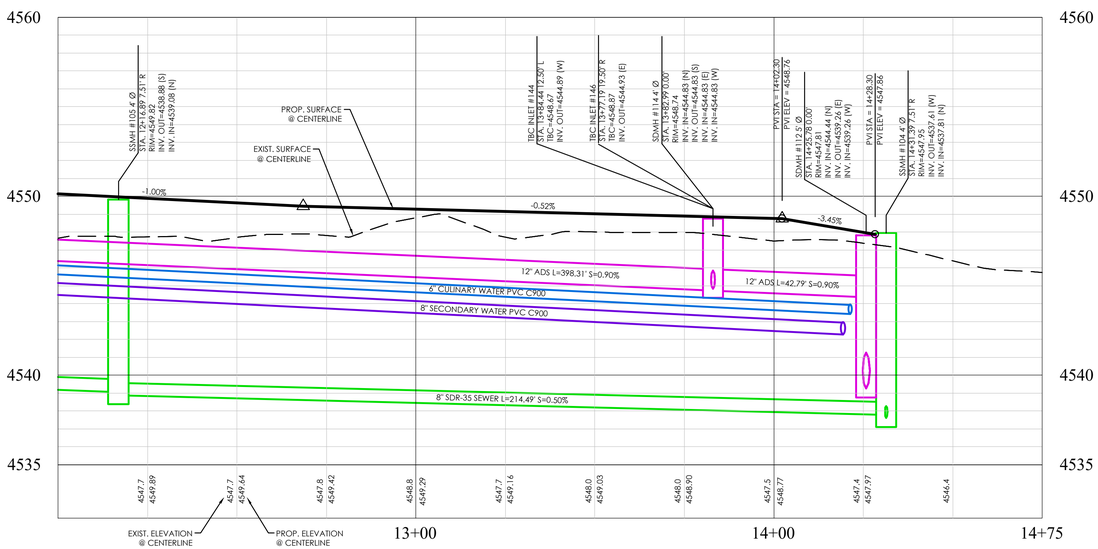


3845 WEST PLAN



3845 WEST 37' MINOR STREET WITH PARKING RIGHT

N.T.S.
3845 WEST

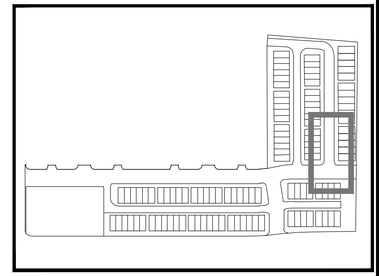


3845 WEST PROFILE

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. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S, SDMH
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SDMH
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

3845 WEST

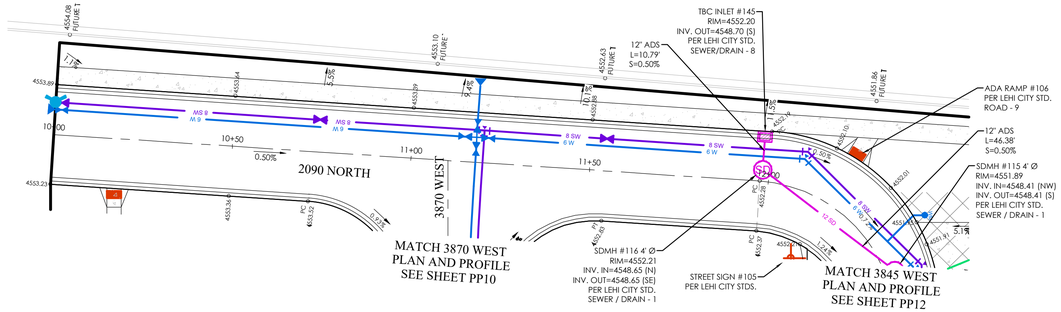
REVISION BLOCK

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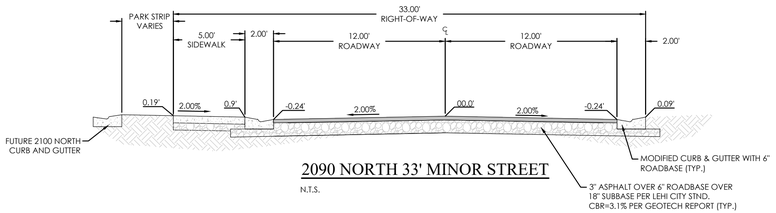
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Sheet:	PP13		

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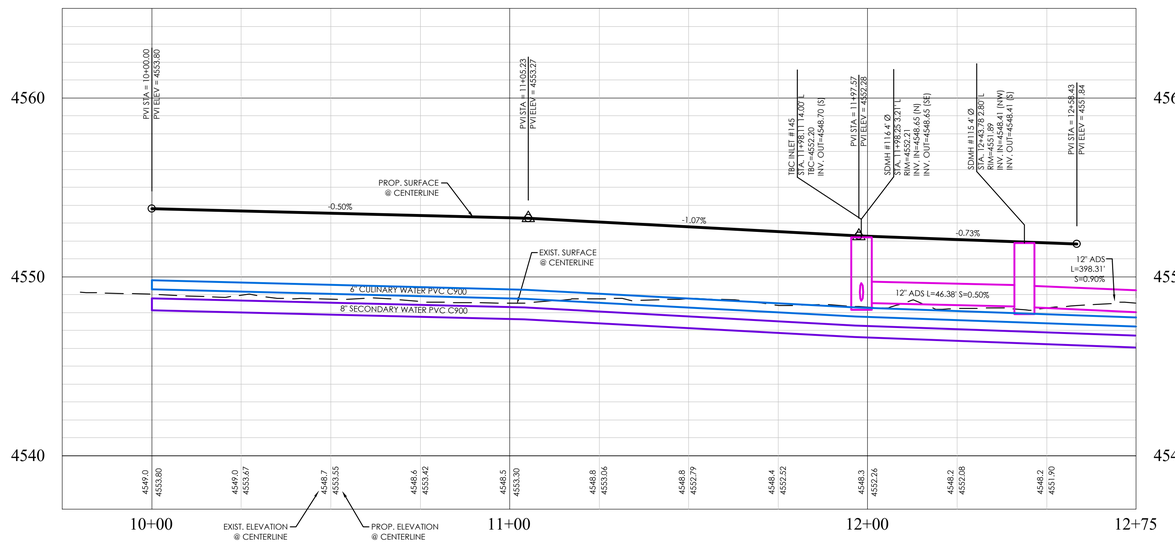


2090 NORTH PLAN



2090 NORTH 33' MINOR STREET

N.T.S.

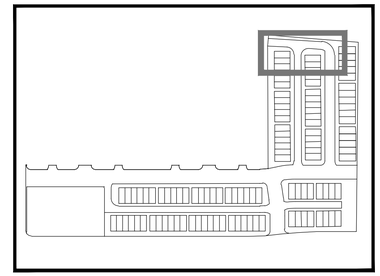


2090 NORTH PROFILE

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. 24"RCP SD	Ex 24 SD
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EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
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SD MH, INLET, AND COMBO	
SEWER MANHOLE	
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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

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

N

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 1

LEHI, UTAH

2090 NORTH

REVISION BLOCK

#	DATE	DESCRIPTION
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3	----	----
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5	----	----
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2090 NORTH

Scale:	1"=20'	Drawn:	JMH
Date:	11/10/2020	Job #:	20-0482
Sheet:	PP14		

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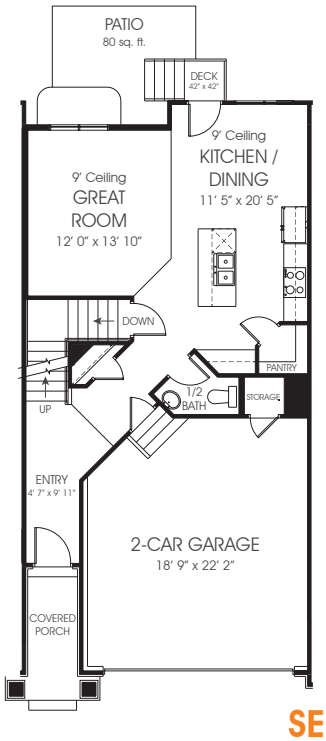
TOWNHOMES INNER


Bailey

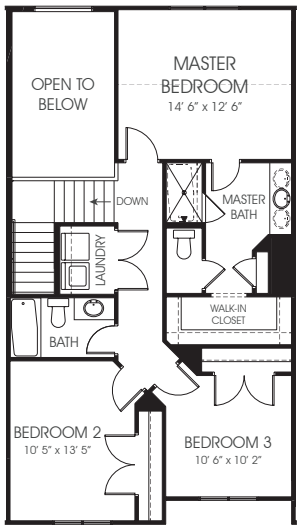

Beckett


Blair

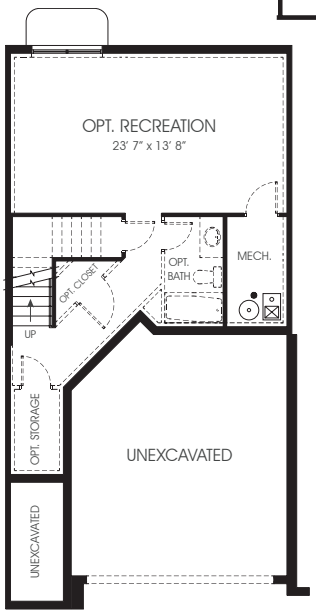
FIRST LEVEL



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	703 sq.ft.	Bedrooms	3
Second Floor	892 sq.ft.	(Total Possible)	(4)
Basement	685 sq.ft.	Bathrooms	2.5
Total Sq. Ft.	2,280 sq.ft.	(Total Possible)	(3.5)
Total Finished	1,595 sq.ft.		

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an EDGEhomes agent.

TOWNHOMES OUTER



Bailey

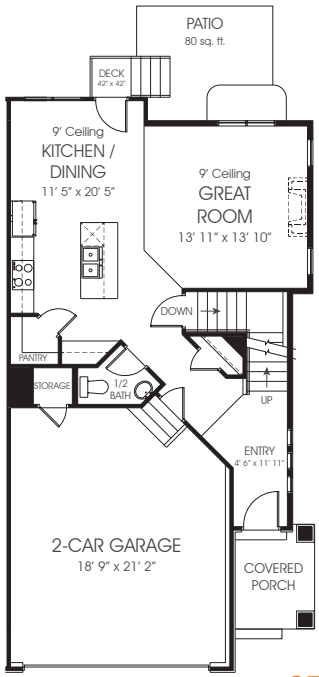


Beckett

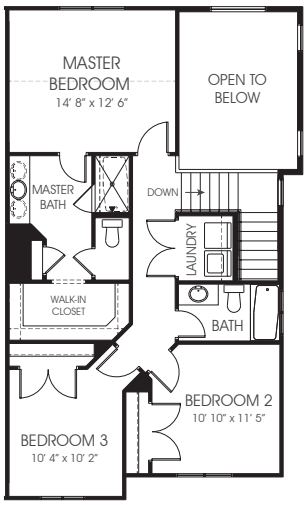


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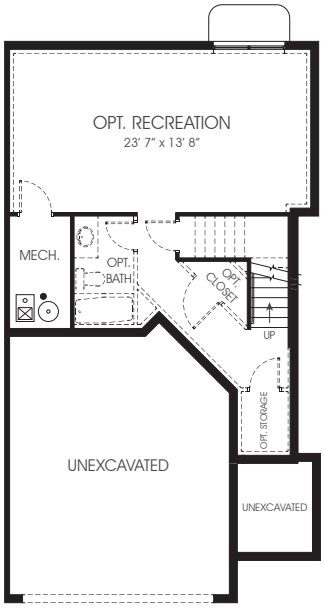
FIRST LEVEL



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	722 sq.ft.	Bedrooms	3
Second Floor	896 sq.ft.	(Total Possible)	(4)
Basement	703 sq.ft.	Bathrooms	2.5
Total Sq. Ft.	2,321 sq.ft.	(Total Possible)	(3.5)
Total Finished	1,618 sq.ft.		

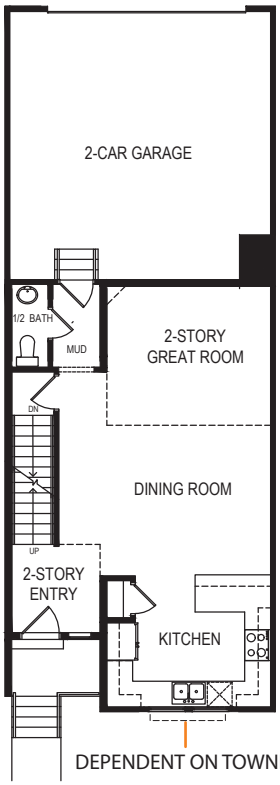
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ALLEY LOAD INNER TOWNHOME
Chantelle

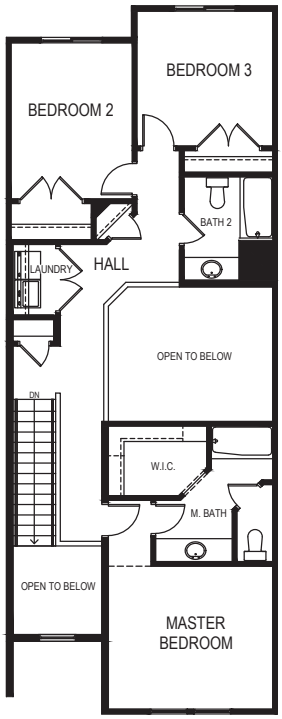
EDGEhomes



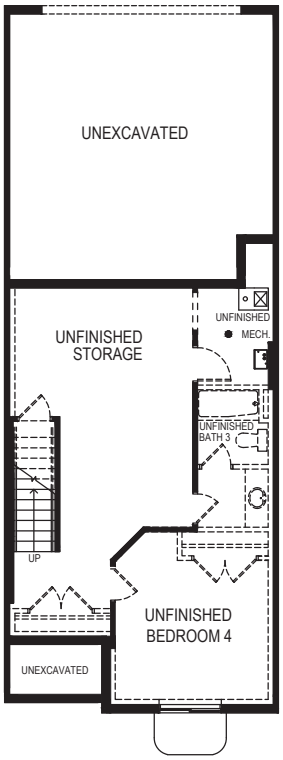
FIRST FLOOR



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	719 sq.ft.	**Bedrooms**	3
Second Floor	910 sq.ft.	**(Total Possible)**	(4)
Basement	735 sq.ft.	**Bathrooms**	2.5
Total Sq. Ft.	2,364 sq.ft.	**(Total Possible)**	(3.5)
Total Finished	1,629 sq.ft.		

Sq.ft. may vary depending on the unit location. Contact your EDGEhomes agent for more info

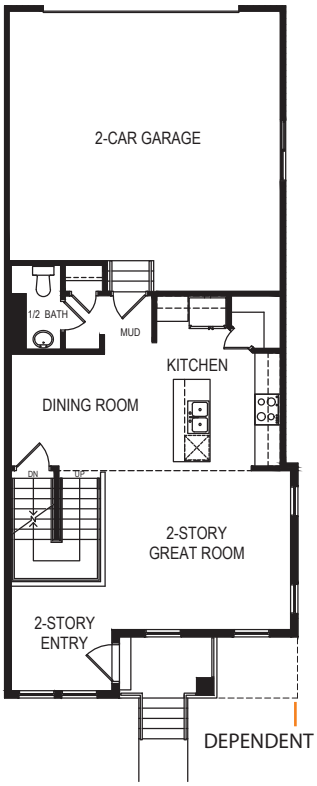
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ALLEY LOAD OUTER TOWNHOME
Chantelle

EDGEhomes

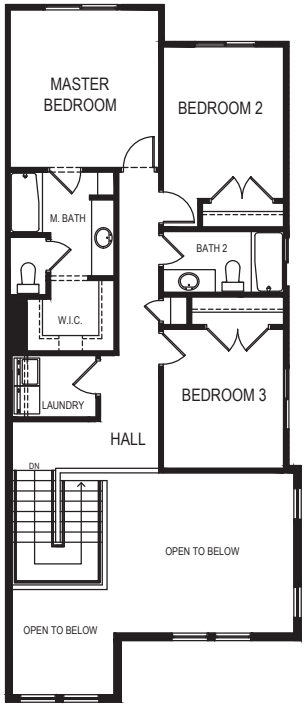


FIRST FLOOR

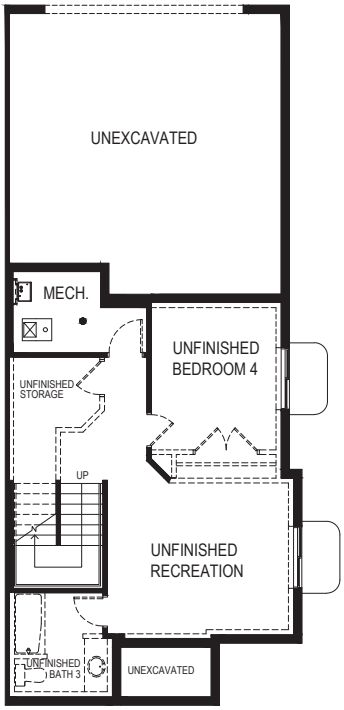


DEPENDENT ON TOWNHOME UNIT

SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	724 sq.ft.	**Bedrooms**	3
Second Floor	835 sq.ft.	**(Total Possible)**	(4)
Basement	729 sq.ft.	**Bathrooms**	2.5
Total Sq. Ft.	2,288 sq.ft.	**(Total Possible)**	(3.5)
Total Finished	1,559 sq.ft.		

Sq.ft. may vary depending on the unit location. Contact your EDGEhomes agent for more info

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an EDGEhomes agent.

LUXURY TOWNHOMES

EDGEhomes

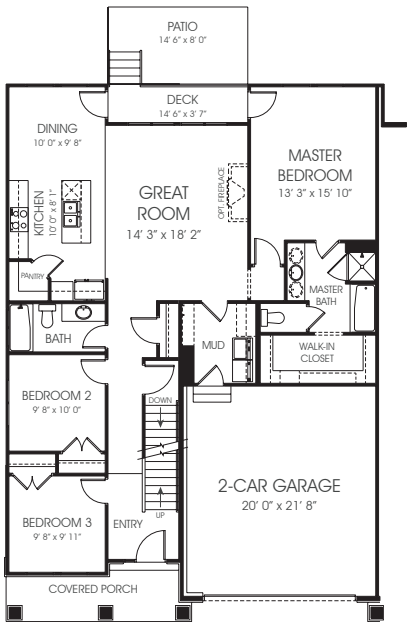


David

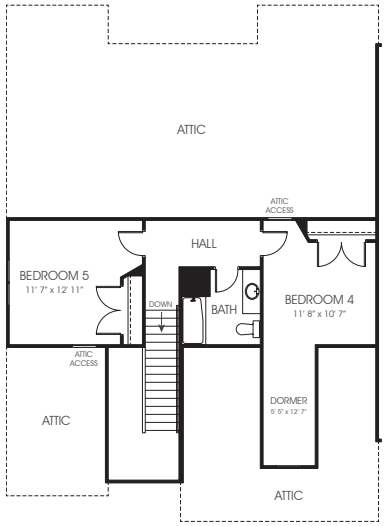


Drake

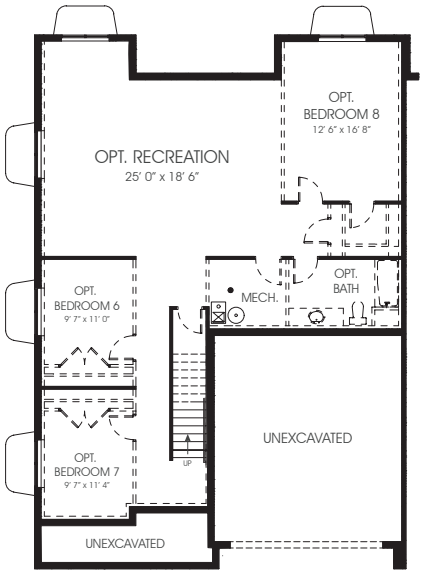
FIRST LEVEL



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	1,511 sq.ft.	Bedrooms	5
Second Floor	586 sq.ft.	(Total Possible)	(8)
Basement	1,525 sq.ft.	Bathrooms	3
Total Sq. Ft.	3,622 sq.ft.	(Total Possible)	(4)
Total Finished	2,097 sq.ft.		

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an EDGEhomes agent.

Willow Point Phase 1 Final Subdivision

General Plan



Feet

0 420 840

LEHI CITY

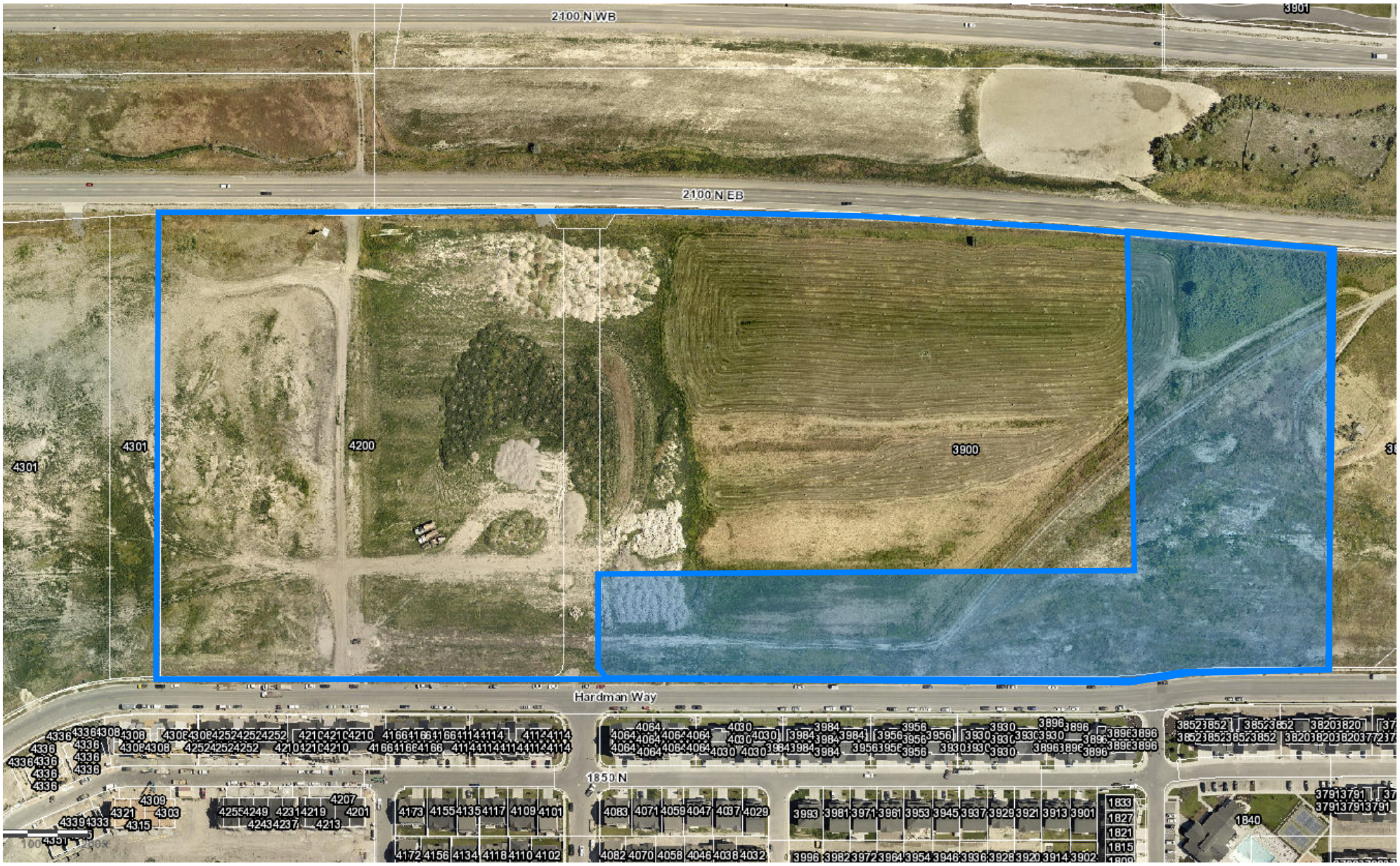
Willow Point Phase 1 Final Subdivision
Zoning



LEHI CITY

Willow Point Phase 1 Final Subdivision

Aerial



0 420 840 Feet

LEHI CITY

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: January 26, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Consideration of Ordinance #02-2021, approval of the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2-acres located at approximately 5700 North Flight Park Road (tabled on January 12, 2021)

Suggested Action:

Attachments:

CC Staff Report Traverse Mountain Area Plan Amendment 1.26.21.docx

Traverse Mountain Area Plan Amendment DRC 12.02.2020.docx

Ord 02-2021.docx

Lehi City Traverse Mountain Public Facilities Amendment Narrative.pdf

Lehi City Traverse Mountain Public Facilities Amendment Land Use Map.pdf

Lehi City Traverse Mountain Public Facilities Amendment Detail Map.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	January 26, 2021		
Requested Action/Purpose	Approval of an amendment to the Traverse Mountain Area Plan		
Location	Approximately 5700 North Air Park Road		
Acreage	5.2 acres		
Existing Land Use Designation	Open Space		
Existing General Plan Designation	Environmentally Sensitive Area		
Proposed Land Use Designation	Public Facility		
Existing Land Use	Undeveloped		
Adjacent Land Use Designation and Current Land Use	*North*	ESA/HDR	Undeveloped
	South	HDR	Single Family Homes
	East	HDR/ESA	Undeveloped
	West	A/ESA	Undeveloped
Date of DRC Review	December 2, 2020		
Date of Planning Commission Review	December 10, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 06.010 Purpose and Intent.
The intent of the Planned Community Zone and this Chapter is to:

A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City.
B. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern.
C. Provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis. Higher density and intensity of uses may be achieved as higher quality development and performance standards are implemented within the zone.
D. Provide a consolidated and structured framework for the processing of preliminary and final subdivision plat(s), preliminary and final site plans, and other permits and licenses required by this Code.

An application for approval of a Planned Community Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed Planned Community Zone is preferable to traditional zoning. Approval for use of the Planned Community Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.
Each Planned Community Zone should include a cohesive mixture of land uses, including commercial and/or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses should provide a range of housing types and densities to accommodate a variety of age and income

groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses should focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses should be integrated to promote a walkable, sustainable community.

Section 15.040. Effect of Area Plan Approval.

A. If a proposed Area Plan is adopted by the City pursuant to this Chapter, no development, permit or license, shall be approved unless such development, permit or license is consistent with and conforms to all the requirements of the adopted Area Plan, the Lehi City General Plan, and this Code in effect at the time of the application, unless modified by the provisions and requirements of the adopted Area Plan and any associated documents.

PROPERTY HISTORY

July 26, 1997	Land came into the City as part of the Deerfield Annexation
January 24, 2012	City Council adopted the amended Traverse Mountain Area Plan in use today.
January 12, 2021	Item tabled during the regular City Council Meeting

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to the Traverse Mountain Area Plan, amending the land use of approximately 5.2 acres of property located at approximately 5700 North Air Park Road. This area currently designated as Open Space, has the proposed designation of Public Facility. This change would allow for needed public facilities including: a culinary tank, a pressurized irrigation water tank, and a power substation.

This item was tabled at the last City Council meeting on January 12, 2021. The minutes from this meeting are included below. The applicant has answers to the questions included in the motion to table. The applicant will answer these questions at the City Council meeting.

Currently the Traverse Mountain Area Plan shows an area outside of the Planned Community containing these public facilities. As currently shown, they would be built on land owned by the Utah State Division of Parks and Recreation. It would also be located closer to the area that paragliders and hang gliders land. Moving these facilities will not only reduce the impact of these facilities on the existing flight park, it will also allow for them to be constructed at the proper elevation to serve development in the area. Much of the future development in this area depends on the construction of these facilities to provide water and power.

The proposed location for the water facilities is critical to ensure that the elevation is correct to provide the proper water pressure for the water zone they are serving. This location also has less visual impact than if the tanks were to be located higher on the slope areas of "Powell" Mountain (northeast of the proposed location).

The proposed location of the public facility district also provides a location for a needed power substation that is less impactful. The subject property is located along a primary Pacificorp power transmission line that Lehi Power needs to connect a substation to provide additional power capacity in the area. If located outside of the Traverse Mountain Planned Community, the new substation will require the construction of a City owned transmission power line. These power transmission poles would be approximately 90 feet tall and would create greater visual impact to the west side of the Traverse Mountain area and additional hazards to the Flight Park.

The applicant provided details on the size, location, and landscaping of the proposed public facilities. This application is not for approval of these facilities and this information is provided as justification for the necessity of the Area

Plan Amendment to the designated land use.

DRC reviewed the proposed Area Plan Amendment and had one comment regarding the landscaping description provided for the substation. As stated, this application is for an Area Plan Amendment allowing for the public facilities and not approval of the public facilities themselves, and thus the comment regarding landscaping pertains to the future site plan submittal.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed Traverse Mountain Area Plan amendment including the DRC comments from December 2, 2020. This recommendation is based on the following findings:

1. The proposed Traverse Mountain Area Plan amendment will reduce the impact on the existing Utah State Flight Park.
2. The proposed Traverse Mountain Area Plan amendment will allow for public infrastructure necessary to service future development.
3. The proposed power substation location would eliminate the need for a more impactful power transmission line.
4. The proposed Traverse Mountain Area Plan amendment will not have a substantial adverse effect on surrounding property as the location is on a less visible slope and located on the edge of the Traverse Mountain community.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Traverse Mountain Area Plan Amendment on December 10, 2020. The minutes and motion of that meeting follow:

4.2) Public hearing and recommendation of Lehi City's request for the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2 acres located at approximately 5700 North Flight Park Road.

Jacob Curtis presented information on the agenda item.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

Commissioner Hemmert advised that the item would be pushed to the end of the meeting due to public comment that needed to be addressed since people showed up at City Hall, although the meeting was noticed as an electronic meeting.

Motion: Commissioner Peterson moved to move the item to the end of the meeting for additional comment. Commissioner Everett seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth; yes. The motion passed.

Jacob Curtis presented information on the agenda item. There was public comment that needed to be addressed via Teams.

The applicant, Jared Morgan with George Washington Capital, representing Geneva Rock, was present.

Commissioner Hemmert re-opened the public hearing for comment.

Rob Ludlow was present via Teams. He expressed concern over the requested amendment. He stated he agrees it is a great location for those facilities, however the facilities are proposed to be built near current residents' homes where their open space is being taken away. Rob stated the developers are continually using open space for other things. He proposed the City approve funds and honor open space and the current area plan and to quit ignoring the impact on residents that amendments allow. He asked the Planning Commission to respectfully asked that the item be tabled so the City can come back with a more integrated plan.

Brad Kenison, Assistant City Engineer, stated information was provided with what each tank will look like and hold. He also stated there are open top tanks near the lower area of the plan for pressurized irrigation and fire service. One of the documents in the packet in the fiscal section refers to payment of property for water infrastructure that are specifically excluded and are to be donated by the developer. Joel Eves, Power Department Director, stated there was a substation in Traverse Mountain right now and is at capacity. The Power is not a donation and would be purchased by the City used for the substation per the agreement. The original plan for water and power is further west towards the freeway, but as it has been observed, Geneva will not take ownership of the transmission line longer than 1,000 feet, which means the City would take ownership of that. If the City owns the transmission line, a metering facility will still have to be built and will look similar to a substation, making it fiscally responsible for the City to build the substation. The applicant addressed the commission about the open space and dedicated material and are open to options.

Commissioner Hemmert left the meeting at 8:25 PM. Commissioner Nielsen chaired the remainder of the meeting. Commissioner Eyre filled in for Commissioner Hemmert.

Motion: Commissioner Bunker moved to forward a positive recommendation of Lehi City's request for the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2 acres located at approximately 5700 North Flight Park Road; including all DRC comments and findings stated in the report, with the encouragement that negotiations continue on the financial aspects of the property to be prepared for City Council. Commissioner Eyre seconded.

Vote: Commissioner Nielsen, yes; Commissioner Peterson, no; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth; no; Commissioner Eyre, no. The motion passed 4 – 3

CITY COUNCIL MINUTES

This item was tabled at the City Council meeting on January 12, 2021. The minutes and motion from this meeting follow:

13) Consideration of Ordinance #02-2021, approval of the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2-acres located at approximately 5700 North Flight Park Road.

Mayor Johnson stated that this was discussed in the Pre-Council meeting. Brad Kenison, Assistant City Engineer gave a presentation. He noted that the public facilities are proposed to be on designated open space. Joel Eves showed where the power substation would be located. He noted that it will be located close to the large transmission lines that are already there. Mr. Kenison stated that the water tanks are located at a specific elevation to help with pressure zones.

Mr. Kenison stated that the city intends to pay the developer for the power substation property, but the developer will donate the land for the water tanks.

Mayor Johnson asked for public comments.

Jared Morgan with GWC Capito, is a partner with Geneva. He stated that the revenue generated from the sale of the substation property will be dedicated to the Traverse Mountain Trails Association.

Rob Ludlow appreciated that Geneva is willing to dedicated the funds generated from the sale of the property back to

the Traverse Mountain Trails Association. He stated that they are still taking away open space and are loosing that open space backdrop. He was concerned that the appraisal was too low and suggested another opinion. He also appreciated the power department paying for that property which will no longer be open space, but he disagrees with the water department's approach. He noted that the Area Plan shows there was $100,000 budgeted for property for water tanks to be placed outside of the Traverse Mountain Area Plan. He stated that the original plan was to not take open space and put the facilities off site. He asks that the City pay for all 5 acres of property then those funds can be dedicated back to Traverse Mountain.

Mayor Johnson stated that a large part of the water will be used in Traverse Mountain. Mr. Kenison stated that he was not aware of the $100,000 line item. He stated that they will need to do more research to find the intent of that line item. He stated that in Traverse Mountain is the developers responsibility to pay for the water infrastructure including property.

Councilor Condie asked to have a Closed Session regarding the appraisal of the substation property.

Motion: Councilor Condie moved to adjourn into a Closed Executive Session for the purpose of discussing the purchase, exchange, or lease of real property. Councilor Koivisto seconded the motion.

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

The meeting recessed at approximately 11:25 p.m.
The meeting reconvened at approximately 11:40 p.m.

Lori Lee and Travis Isaksson, from the Traverse Mountain Trails Association. They are grateful for community partners and are hoping to double or triple the amount of trails which benefits all residents.

Motion: Councilor Hancock moved to table Ordinance #02-2021, approval of the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2-acres located at approximately 5700 North Flight Park Road; and direct staff to investigate the financial documentation of the Area Plan; and pursue a second appraisal if it can be done in a timely manner.

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

Traverse Mountain Area Plan Amendment
DRC Redline Comments

*Lehi City- requests review of the **Traverse Mountain Area Plan Amendment** changing the land use designation for public utility facilities*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/24/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks:

1. There should be no landscaping inside the substation. Ground sterilant is used for weed control.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSIONON DECEMBER 10th

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.

ORDINANCE NO: 02-2021

AN ORDINANCE APPROVING AND ADOPTING THE TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

WHEREAS, it has become necessary to amend the Traverse Mountain Area Plan to change a land use designation to public facility to build a culinary water tank, a pressurized irrigation storage tank, and a power transformer; and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the proposals for the Traverse Mountain Area Plan; all as set forth in that certain area plan designated as the Traverse Mountain Area Plan, a copy of which has been filed with the office of the Lehi City Planning Division;

WHEREAS, following a public hearing on December 10, 2020, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on January 12, 2021, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of December 10, 2020, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

SECTION 1. The Area Plan Amendment, hereby described as Exhibit A, shall be incorporated into the "Traverse Mountain Area Plan", copies of which are on file with the Planning Division of the Community Development Department.

SECTION 2. Unless specifically modified by the Traverse Mountain Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

SECTION 5. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 12th day of January 2021.

ATTEST

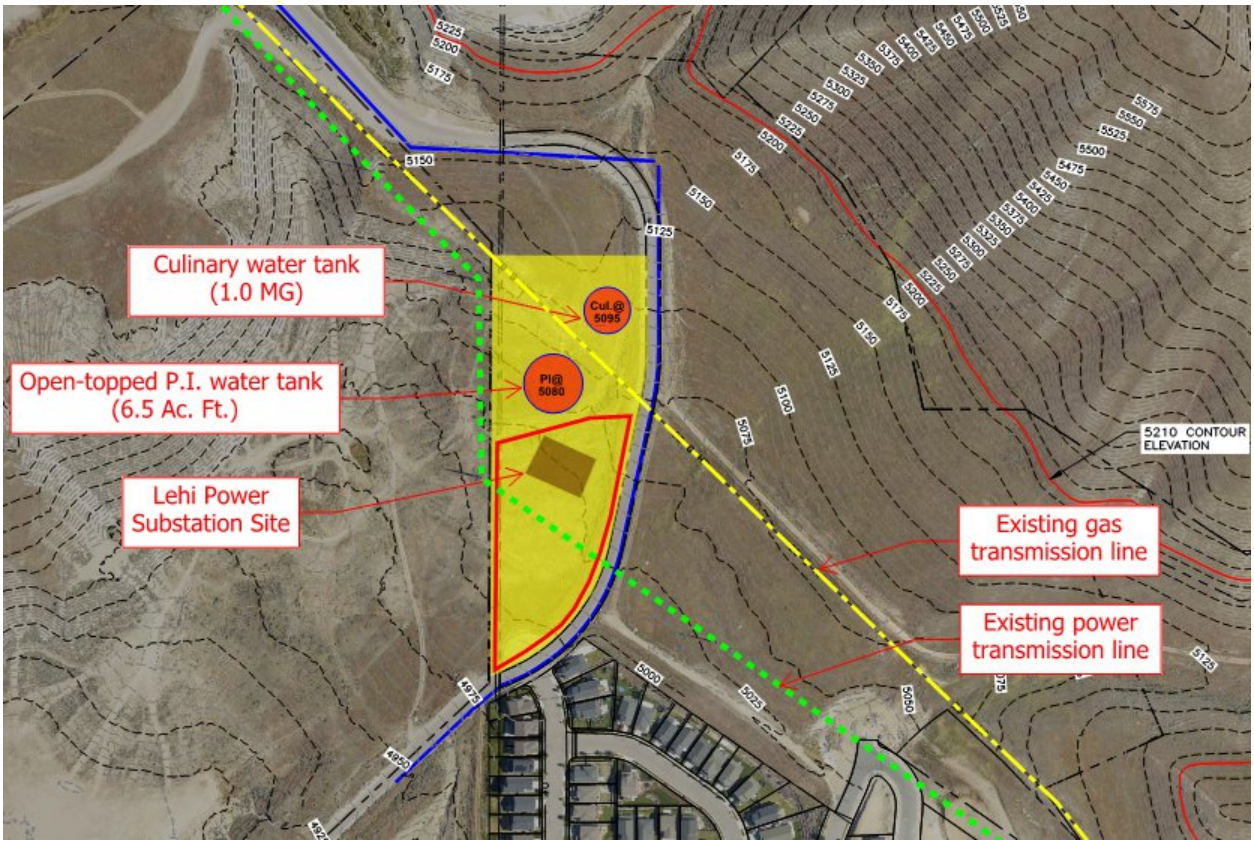
_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

A portion of parcel 11:013:0188 shown in map exhibit below

COM N 7421.17 FT & W 3964.46 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 66 DEG 46' 43" W 1276.04 FT; N 7 DEG 24' 58" W 28.67 FT; N 17 DEG 50' 29" W 287.25 FT; N 89 DEG 49' 58" W 257.65 FT; S 84 DEG 19' 34" W 36.58 FT; N 0 DEG 5' 31" E 670.79 FT; N 77 DEG 39' 10" W 199.67 FT; S 73 DEG 31' 40" W 330.04 FT; N 64 DEG 5' 55" W 402.81 FT; S 23 DEG 42' 5" E 496.38 FT; S 65 DEG 51' 15" W 273.85 FT; S 35 DEG 56' 0" E 160.84 FT; N 43 DEG 34' 16" W 256.51 FT; N 46 DEG 53' 11" W 161.01 FT; ALONG A CURVE TO L (CHORD BEARS: S 48 DEG 47' 11" W 142.02 FT, RADIUS = 552.08 FT); N 54 DEG 55' 34" W 46.45 FT; ALONG A CURVE TO R (CHORD BEARS: N 2 DEG 25' 2" W 2.44 FT, RADIUS = 15 FT); N 87 DEG 45' 25" W 41 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 19' 1" W 100.53 FT, RADIUS = 262 FT); S 24 DEG 22' 41" W 59.5 FT; N 55 DEG 36' 43" W 15.02 FT; N 55 DEG 12' 0" W 623.36 FT; ALONG A CURVE TO R (CHORD BEARS: S 50 DEG 35' 22" W 143.78 FT, RADIUS = 372.06 FT); S 61 DEG 44' 2" W 82.64 FT; N 0 DEG 31' 0" E 25.51 FT; E 9.12 FT; N 68 DEG 28' 29" E 20.04 FT; ALONG A CURVE TO L (CHORD BEARS: N 40 DEG 22' 15" E 367.18 FT, RADIUS = 389.82 FT); N 12 DEG 19' 5" E 313.51 FT; ALONG A CURVE TO L (CHORD BEARS: N 6 DEG 0' 44" E 111.38 FT, RADIUS = 512.91 FT); N 0 DEG 5' 2" W 237.56 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 22' 35" W 312.4 FT, RADIUS = 219.91 FT); S 87 DEG 2' 59" W 105.06 FT; S 2 DEG 57' 1" E 30 FT; N 87 DEG 2' 59" E 104.42 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 17' 20" E 269.42 FT, RADIUS = 189.95 FT); S 0 DEG 5' 2" E 237.56 FT; ALONG A CURVE TO R (CHORD BEARS: S 6 DEG 0' 27" W 104.89 FT, RADIUS = 479.79 FT); S 12 DEG 19' 5" W 313.51 FT; ALONG A CURVE TO R (CHORD BEARS: S 40 DEG 22' 11" W 338.93 FT, RADIUS = 359.89 FT); S 68 DEG 28' 31" W 8.06 FT; S 0 DEG 14' 49" W 32.2 FT; W 9.12 FT; N 0 DEG 30' 58" E 377.76 FT; N 0 DEG 27' 53" E 952.47 FT; S 86 DEG 24' 26" E 400.21 FT; S 39 DEG 37' 9" E 100.05 FT; N 84 DEG 20' 53" E .67 FT; N 43 DEG 28' 45" E 41.2 FT; S 46 DEG 31' 15" E 299.9 FT; S 30 DEG 42' 57" E 212.94 FT; S 12 DEG 2' 14" E 294.49 FT; S 89 DEG 47' 11" E 214.66 FT; S 56 DEG 40' 4" E 549.8 FT; N 70 DEG 35' 27" E 312.02 FT; N 35 DEG 57' 55" E 495.25 FT; N 12 DEG 36' 29" E 375.16 FT; N 35 DEG 24' 40" W 100.57 FT; N 37 DEG 25' 28" E 2704.9 FT; N 40 DEG 49' 46" W 1680.67 FT; W 222.83 FT; N 37 DEG 42' 18" E 312.61 FT; N 54 DEG 46' 19" E 1109.09 FT; N 27 DEG 48' 46" E 125.51 FT; N 89 DEG 36' 54" E 1.27 FT; S 27 DEG 48' 47" W 125.21 FT; S 54 DEG 46' 19" W 1109.13 FT; S 37 DEG 42' 18" W 312.77 FT; E 223.01 FT; S 40 DEG 49' 46" E 1680.68 FT; S 37 DEG 25' 28" W 2258.97 FT; S 18 DEG 48' 28" E 381.59 FT; S 9 DEG 48' 18" W 623.35 FT; S 35 DEG 44' 40" W 507.2 FT; S 0 DEG 5' 31" W 533.48 FT; S 89 DEG 49' 58" E 266.81 FT; S 17 DEG 50' 29" E 277.77 FT; N 66 DEG 46' 43" E 1127.71 FT; S 54 DEG 45' 5" E 100.05 FT; S 31 DEG 43' 56" W 24.77 FT TO BEG. AREA 48.310 AC.


Culinary water tank
(1.0 MG)
Open-topped P.I. water tank
(6.5 Ac. Ft.)
Lehi Power
Substation Site
Cul.@
5095
PI@
5080
5210 CONTOUR
ELEVATION
Existing gas
transmission line
Existing power
transmission line

Lehi City Traverse Mountain Area Plan Amendment

Land Use designation change - Open Space to Public Facility (5.2 acres)

Section 1 Amendment Description

Lehi City is requesting that the Traverse Mountain Area Plan be amended with the following modifications:

1. Change the land use designation on approximately 5.2 acres of property west of Flight Park Road from Open Space to Public Facility. This proposed change is to accommodate the construction of necessary public facilities including a culinary water tank, a pressurized irrigation water tank, and a power substation.

Section 1-A Reason and Justification for the Proposed Amendment

1. Culinary and Pressurized Irrigation Tanks

a. The current Traverse Mountain Area Plan shows the construction of the Flight Park culinary water storage facility (Figures WAT-5 and WAT-6) and the pressurized irrigation water storage facility (Figures IRR-5 and IRR-6). These two facilities, though schematically shown as being outside of the boundaries of the area plan, are elevation dependent. Constructing these facilities outside of the Traverse Mountain Area Planning boundary (further west of Flight Park Road) would move them into property owned by the Utah State Division of Parks and Recreation, and closer into the flight path of recreation activities within the Flight Park area. Constructing these facilities eastward within the current boundaries of the area plan, would move them into the Detention/Park and M1/HDR 4 areas approved in November of 2017 as part of the approved TMTH Area Plan amendment.

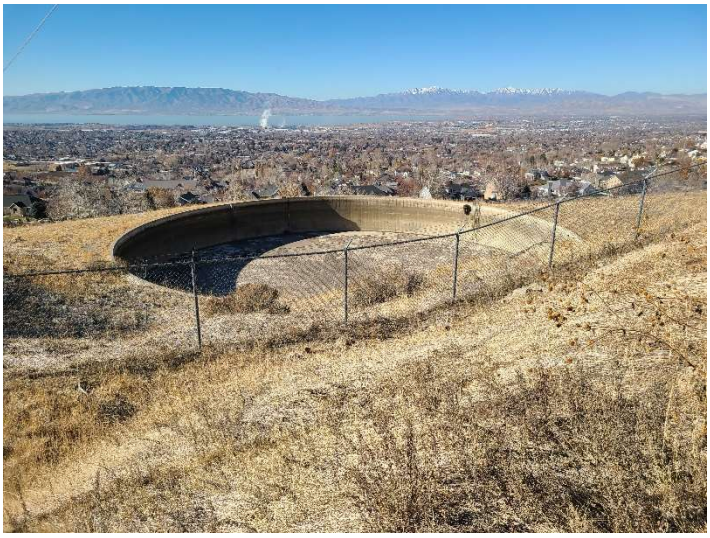
b. Lehi City is proposing the installation of two concrete water tanks west of Flight Park Road as follows:
   - A 1,000,000-gallon concrete culinary water tank at an approximate high-water elevation of 5,095. This tank is anticipated to be approximately twenty feet deep, enclosed to the surface, and recessed into the ground. A design feature being considered is to cover the top of the tank with soil and reseeding but must still be determined at the time of final tank design. This culinary water tank is planned to be constructed just north of the existing gas line and west of Flight Park Road.
   - A 6.5 acre-ft (approx. 2,200,000-gallon) open-topped concrete pressurized irrigation tank at an approximate high-water elevation of 5,080. This open-topped tank is

anticipated to be approximately twenty feet deep and designed to be recessed into the ground to minimize visibility. This pressurized irrigation water tank is planned to be constructed just south of the existing gas line and west of Flight Park Road.

- The disturbed soil around these two tanks will be seeded with a re-vegetative seed mix, as required within Exhibit 2 of the Environmental/Mass grading section within the Traverse Mountain Area plan.
- The tank sites will be secured with chain link fencing to match other public facilities within the Traverse Mountain area such as the public works substation and water facility along the northbound Frontage Road.




Example design of a buried culinary tank in Lindon that is anticipated to be in the proposed Public Facilities District. The tank is buried and re-seeded to blend into the hillside and the chain-link fence provides security with minimal visual impacts.

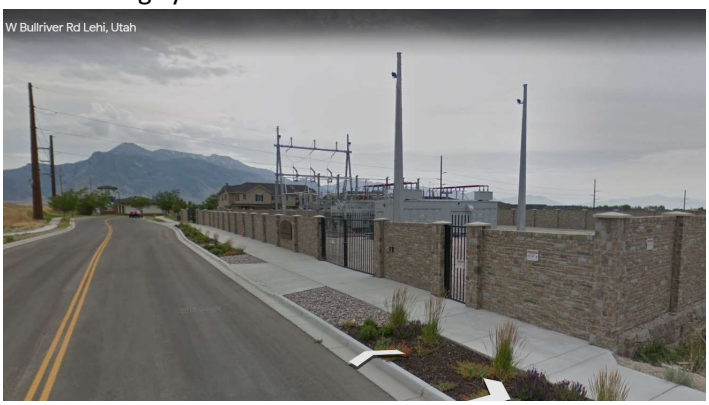



Example design of a buried open-top pressurized irrigation tank in Lindon that is anticipated to be in the proposed Public Facilities District. The tank is buried into the hillside with an open top and the chain-link fence provides security with minimal visual impacts. This example shows the tank when it is empty; however, the tank in Lehi will always contain water since pressurized irrigation water needs are year-round in Lehi.

2. Proposed Power Substation

a. The proposed power substation will consist of materials and construction consistent with other substations constructed by Lehi City Power such as:
   - Low profile electrical buss (where possible)
   - Underground distribution for all feeders leaving the substation
   - Decorative 8’ Pre-cast concrete parameter fencing instead of chain-link
   - Wrought iron decorative access gates
   - Well-designed landscaping and weed control inside of the substation
   - Overhead transmission lines feeding the substation limited to less than 1000 ft.
   - Secure access controls and camera monitoring system





Example Lehi Power Littlefield substation located at approximately 200 West Bull River Road. The tallest structure associated with the substation is the silver “A”-frame tower at approximately 40 feet in height. The larger brown poles are part of a power transmission line that feeds the substation.





Example Lehi Power Spring Creek substation located at 300 East 1630 South.

b. Due to deficiencies identified in the most recent “10-year Capitol Facilities Plan” commissioned by Lehi City Power a Power substation is required to accommodate development in the area in the near future.
c. The location of the proposed substation is optimal because of its proximity to the existing PacifiCorp transmission line as a source. It is a requirement by PacifiCorp for all interconnections for substation be less than 1,000 feet in length. This location fulfills this

requirement without needing an additional metering or interconnection site to the substation.

d. This location also considers the safety and impacts of current State park facilities designated for paragliding and hang-gliding adventure sports. Modifying the open space to public facilities allows the substation to be located adjacent to existing transmission lines and removes the need for high voltage overhead lines 90’ foot in height to be located along flight park road. The removal of overhead transmission lines preserves safety for those involved in gliding adventure sports in the area and reduces visual impacts along the west border of the Traverse Mountain community.


Exhibit 2
EXHIBIT 2
AMENDED AREA PL
Proposed Public Facilities Land Use District - Approximately 5.2 Acres
OPEN SPACE
M1
HDR 4
8 ACRES
50 UNITS
SCHOOL
8.91 ACRES
HDR 1
4.8 ACRES
80 UNITS
Google Earth
© 2020 Google
93
1000 ft

Culinary water tank (1.0 MG)

Open-topped P.I. water tank (6.5 Ac. Ft.)

Lehi Power Substation Site

Existing gas transmission line

Existing power transmission line

Cul.@ 5095

PI@ 5080

5210 CONTOUR ELEVATION

N

0 150 300

SCALE IN FEET

FILE DATE:

FILE NAME:

10/07

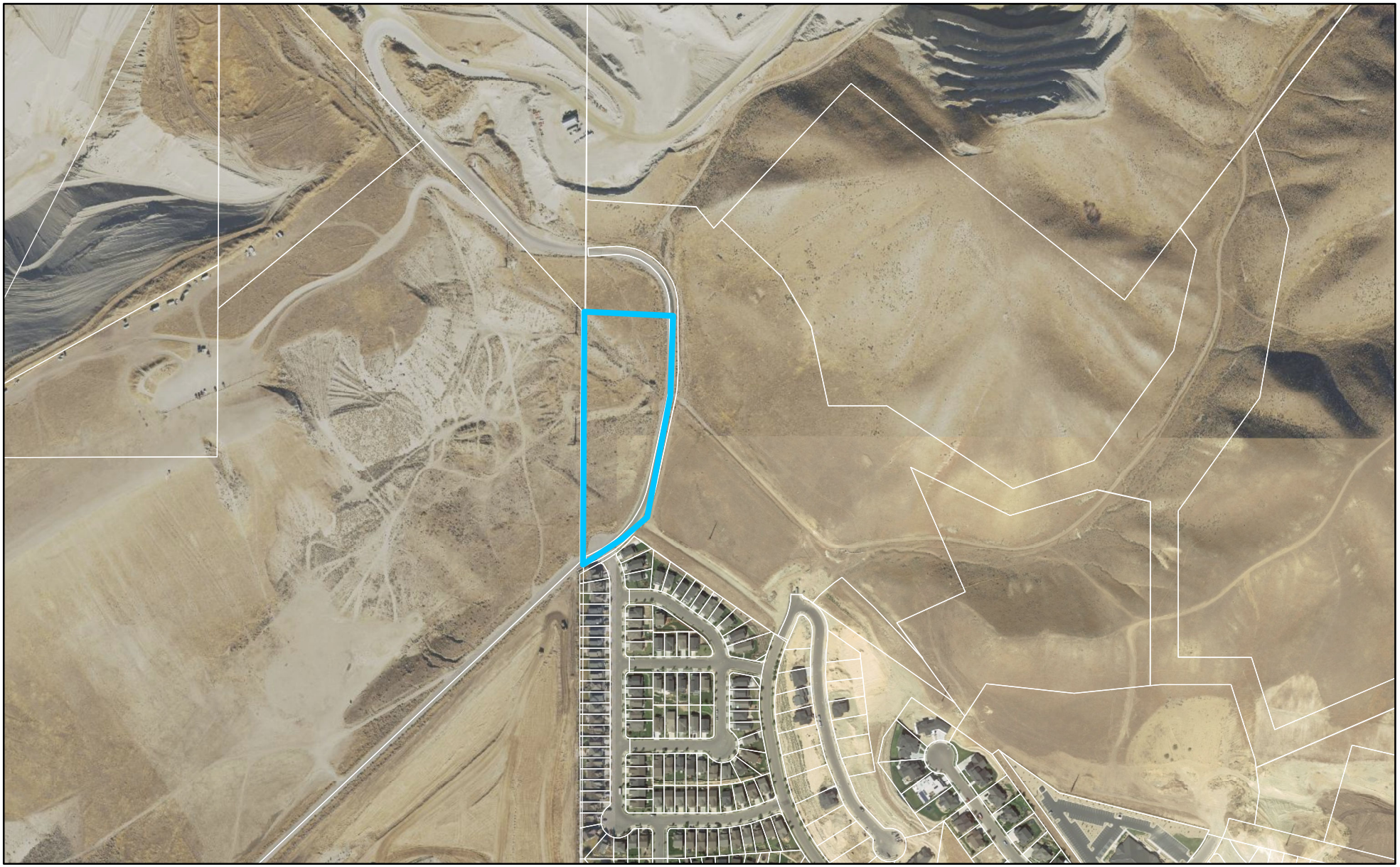
HANSEN ALLEN & LUCE inc ENGINEERS

ALTERNATE TANK LOCATION MAP

FIGURE

Traverse Mountain Area Plan Amendment

Aerial

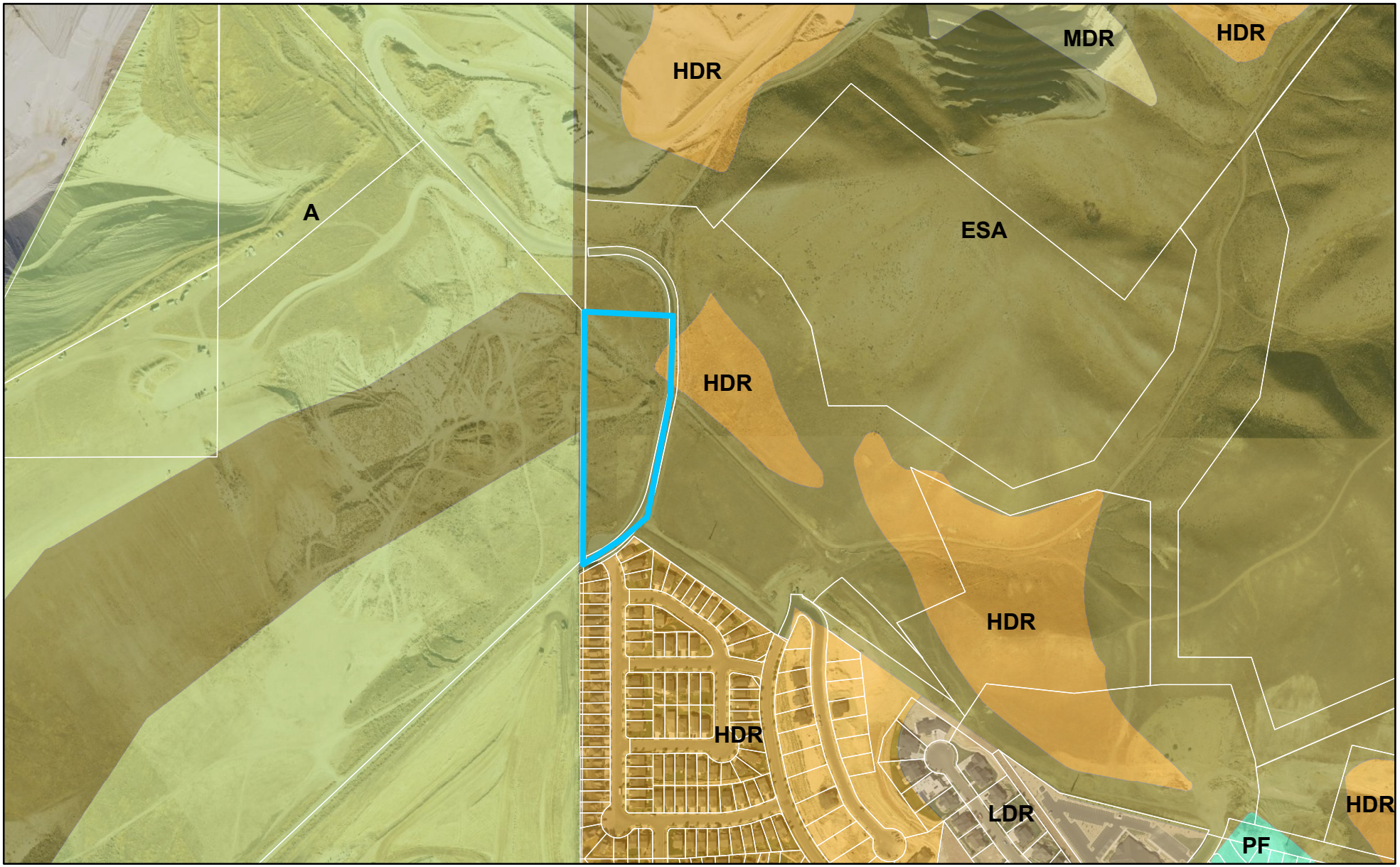


0 600 1,200 Feet

LEHI CITY

Traverse Mountain Area Plan Amendment

General Plan



0 600 1,200 Feet

LEHI CITY

Traverse Mountain Area Plan Amendment

Zoning



LEHI CITY

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: January 26, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the Fondell Plat A, amending lot 11 of the Lake Terrace Plat A located at 1444 North 1250 East.

Suggested Action:

Attachments:

CC Staff Report Fondell Plat A Plat Amendment 01.12.21.docx

Fondell Plat A DRC 12.09.2020.docx

Fondell Plat A.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

FONDELL PLAT A PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Jon Fondell		
Meeting Date	January 26, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	1444 North 1250 East		
Existing General Plan Designation	Low Density Residential (LDR)		
Existing Zoning	R-1-8		
Existing Land Use	Single Family Home and Garden		
Number of Lots/Units	2 being combined into 1		
Adjacent Zoning and Land Use	*North*	R-1-8	Single Family Homes
	South	R-1-8	Single Family Homes
	East	R-1-8	Single Family Homes
	West	R-1-8	Single Family Homes
Date of DRC Review	December 9, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.

B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. There is good cause for the vacation or amendment; and

2. No public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

PROPERTY HISTORY

May 24, 1978 Property came into Lehi City as part of the Cooper Addition

July 18, 1978 City Council approved the Lake Terrace Subdivision

REPORT ANALYSIS

The applicant requests approval of the Fondell Plat A subdivision amending Lot 11 of Lake Terrace Plat A. This parcel located at 1444 North 1250 East in the R-1-8 zone, will combine with the garden lot to the east of it. The size of the garden parcel would never allow a home to be built on it. The applicant expressed interest in combining the lots to allow an addition to the existing home while still meeting the required setbacks for the R-1-8 zone.

The garden lot has an existing 10’ Public Utility Easement (PUE) on the east side, next to the house lot. This easement will remain. The applicant is aware that they can build up to the PUE, but no permanent structures can be built on top of it. This will still allow them to build their addition.

The DRC left one general comment that though this amendment will technically create a double fronting lot, the lot already functions as a double fronting lot, and this resolves an issue of having an unbuildable lot.

In addition to the general comment above, the DRC had seven redline comments including:

1. Add front lot PUE (10’) similar to PUE shown along 1300 East; may abandon easement on west and north boundaries
2. Show and label a 10' PUE along 1250 East and 1200 East (along the front & back of the lot), and remove any of the other unnecessary easements on the plat.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Fondell Plat A amended subdivision including the DRC comments from December 9, 2020. This recommendation is based on the following findings:

1. The proposed amended plat will resolve an unbuildable lot.
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.

Fondell Plat A
DRC Redline Comments

*Jon Fondell- requests review of a Plat Amendment for **Fondell Plat A**, amending lot 11 of Lake Terrace Plat A at 1444 North 1250 East.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Gina Fondell
Date of Plans Reviewed: 12/1/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power:
1. Add front lot PUE (10') similar to PUE shown along 1300 East; may abandon easement on west and north boundaries

Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
2. Use Lehi City Street Numbers on the Vicinity Map, 1500 N.

JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
3. Add underneath the title that this is amending lot 11 of the Lake Terrace subdivision.
4. Darken the lot boundary and associated description call-outs to clearly show the single lot.
5. What is the "15' East of CL of Rd." call for?
6. Show and label a 10' PUE along 1250 East and 1200 East (along the front & back of the lot), and remove any of the other unnecessary easements on the plat.
7. Include a note of the zoning R-1-8

GENERAL COMMENTS
1. Even though this technically creates a double fronting lot, it is already basically double fronting and not combining them leaves an unbuildable lot.

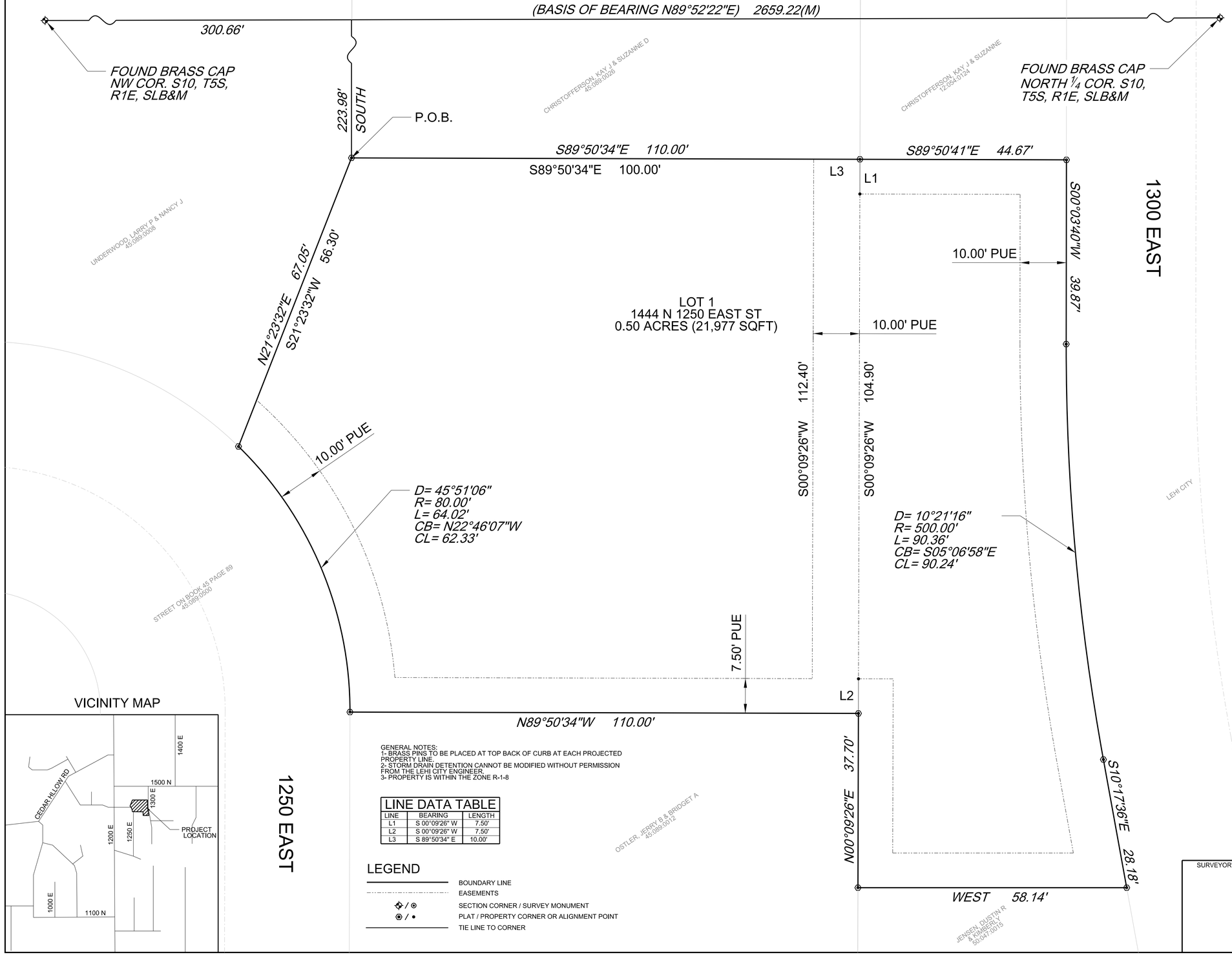
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 12th

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.

FONDELL SUBDIVISION PLAT "A"

AN AMENDMENT TO LOT 11 OF LAKE TERRACE SUBDIVISION
A RESIDENTIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 10, T5S, R1E, SLB&M, UTAH COUNTY, UTAH



GENERAL NOTES:
1- BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2- STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3- PROPERTY IS WITHIN THE ZONE R-1-8

LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	S 00°09'26" W	7.50'
L2	S 00°09'26" W	7.50'
L3	S 89°50'34" E	10.00'

LEGEND

- BOUNDARY LINE
- EASEMENTS
- SECTION CORNER / SURVEY MONUMENT
- PLAT / PROPERTY CORNER OR ALIGNMENT POINT
- TIE LINE TO CORNER

VICINITY MAP

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS **FONDELL SUBDIVISION PLAT "A"**. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SURVEYOR (SEE SEAL BELOW) DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°52'22" EAST 300.66 FEET ALONG THE SECTION LINE AND SOUTH 223.98 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE SOUTH 89°50'34" EAST 110.00 FEET; THENCE SOUTH 89°50'41" EAST 44.67 FEET TO A POINT ON THE WEST LINE OF QUAL CREST ESTATES SUBDIVISION PLAT "A" THENCE ALONG SAID SUBDIVISION THE FOLLOWING FOUR (4) CALLS; (1) SOUTH 00°03'40" WEST 39.87 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE 90.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°21'16" (CHORD BEARS SOUTH 05°06'58" EAST 90.24 FEET); (3) SOUTH 10°17'36" EAST 28.18 FEET; (4) WEST 58.14 FEET; THENCE NORTH 00°09'26" EAST 37.70 FEET; THENCE NORTH 89°50'34" WEST 110.00 FEET TO A POINT ON A 80.00 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE 64.02 FEET THROUGH A CENTRAL ANGLE OF 45°51'06" (CHORD BEARS NORTH 22°46'07" WEST 62.33 FEET); THENCE NORTH 21°23'32" EAST 67.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,977 SQ FT (0.50 ACRES) MORE OR LESS

BASIS OF BEARING IS NORTH 89°52'22" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

OWNERS DEDICATION

KNOW ALL 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 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___.

JON W. FONDELL, TRUSTEE OF THE JON W. FONDELL TRUST,
DATED THE 25TH DAY OF SEPTEMBER, 2009

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME JON W. FONDELL, TRUSTEE OF THE JON W. FONDELL TRUST, DATED THE 25TH DAY OF SEPTEMBER, 2009, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NUMBER

NOTARY PUBLIC (SIGNATURE) RESIDING IN UTAH COUNTY, STATE OF UTAH | PRINTED NAME | MY COMMISSION EXPIRES:

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY | CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20___.

MAYOR: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) | CLERK/RECORDER (SEE SEAL BELOW)

FONDELL SUBDIVISION PLAT "A"

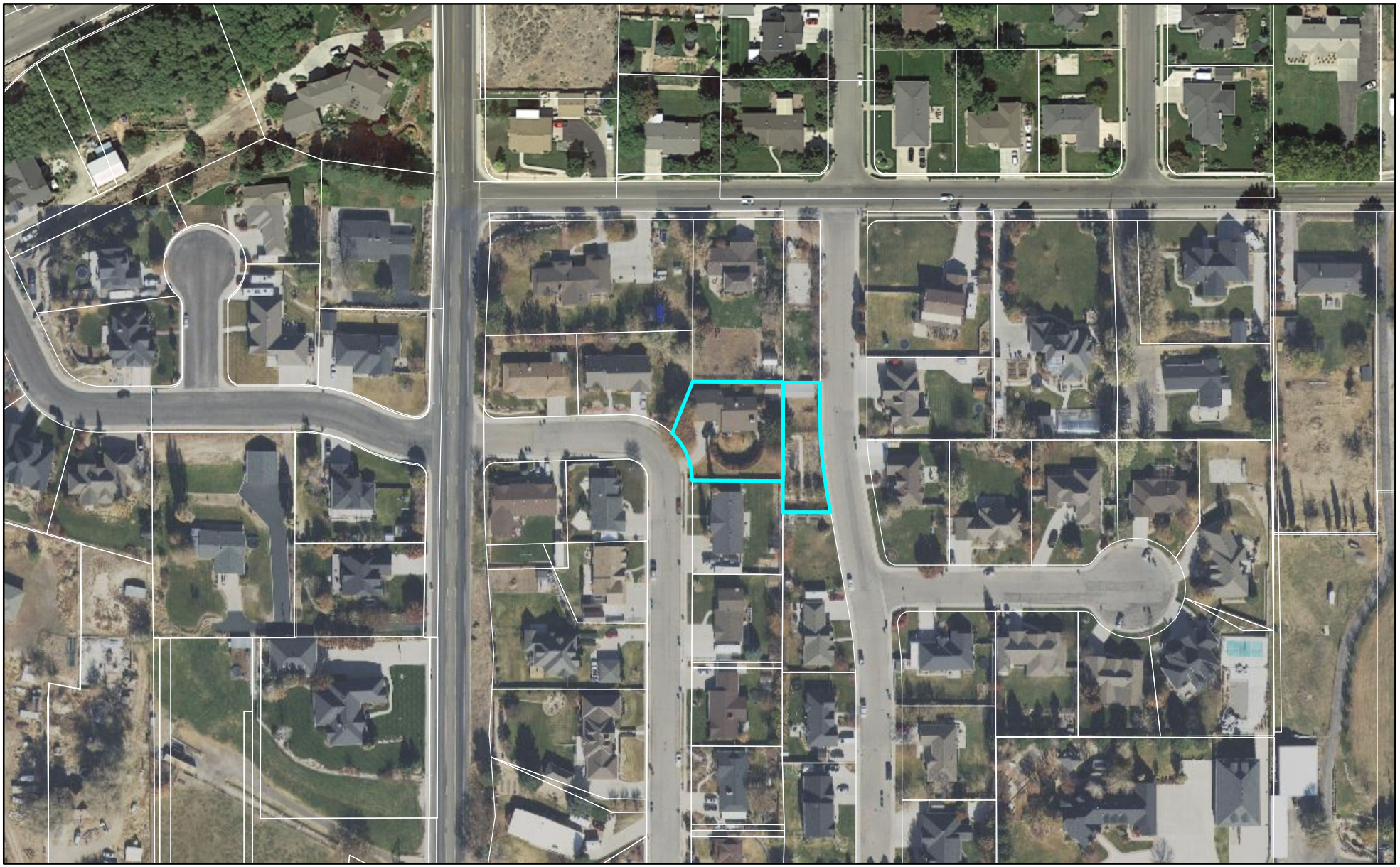
AN AMENDMENT TO LOT 11 OF LAKE TERRACE SUBDIVISION
A RESIDENTIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 10' SHEET 1 OF 1

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

Fondell Plat A

Aerial

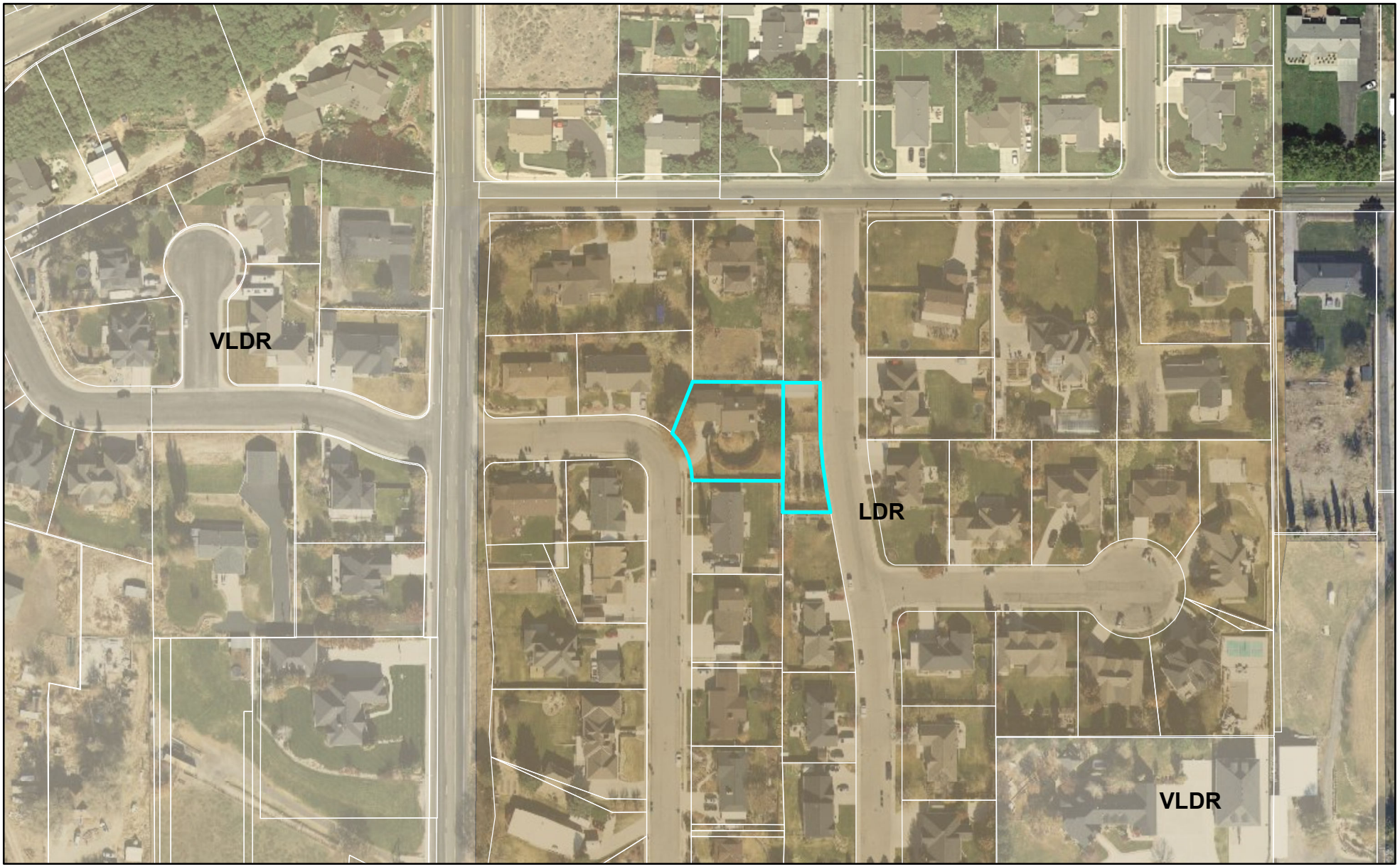


0 200 400 Feet

LEHI CITY

Fondell Plat A

General Plan

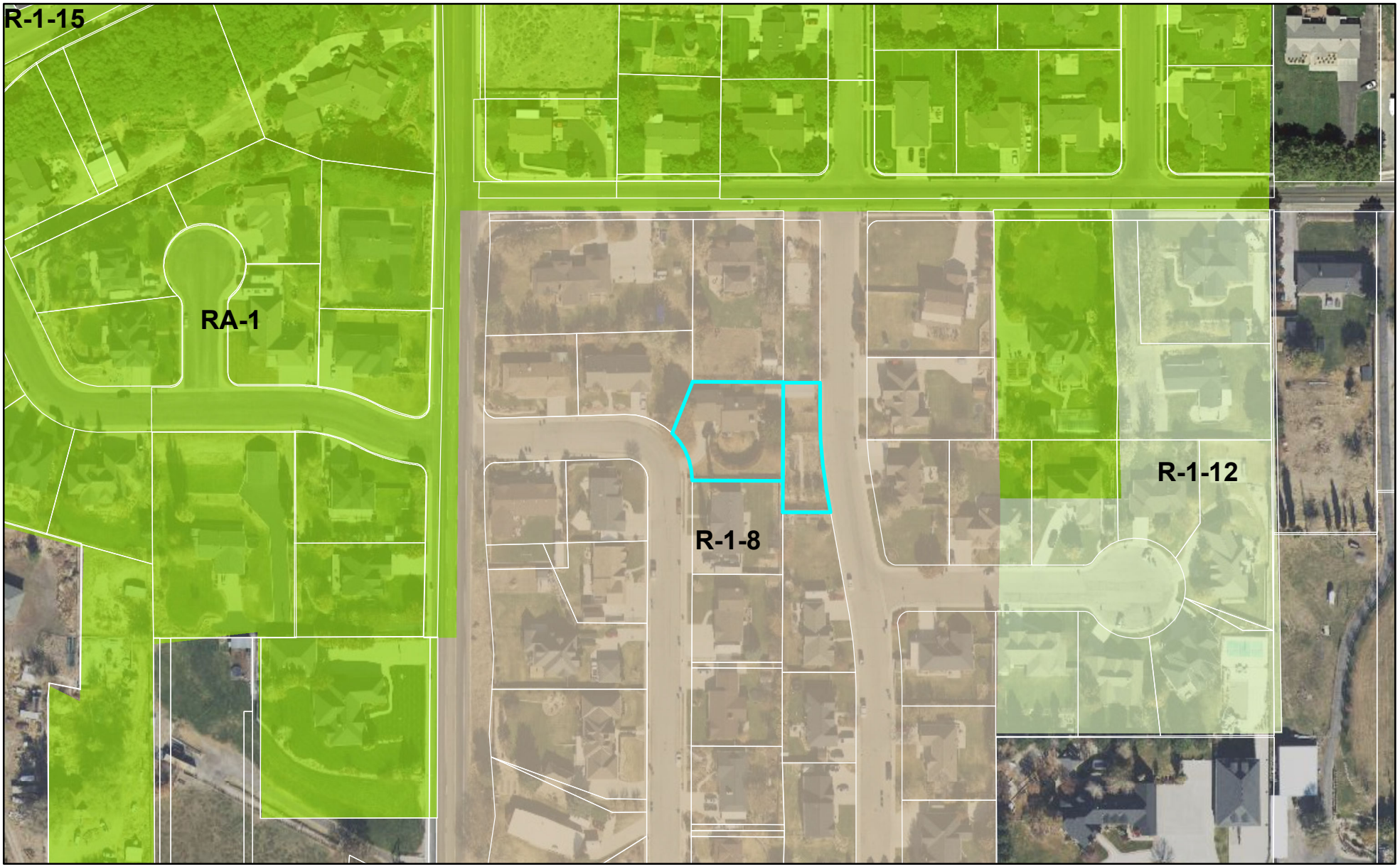


0 200 400 Feet

LEHI CITY

Fondell Plat A

Zoning



0 200 400 Feet

LEHI CITY

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: January 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-05, approving an agreement between Lehi City and Autumn Ridge Farm LLC for construction of improvements along 1200 East.

Suggested Action:

Attachments:

Res 2021-05.docx

1200 East Agreement (Wallace) 1-7-21.pdf

RESOLUTION NO. 2021-05

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH AUTUMN RIDGE FARM LLC FOR CONSTRUCTION OF IMPROVEMENTS ALONG 1200 EAST

WHEREAS**,** improvements to 1200 East were previously completed and Lehi City agreed to fund the installation of a six-foot precast fence and other additional improvements along the east side of 1200 East;

WHEREAS, on January 26th, 2021, 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 with Autumn Ridge LLC; 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 between Lehi City and Autumn Ridge LLC 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 26th day of January, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT
between
Lehi City (City)
and
Autumn Ridge Farm LLC (Dean Wallace)

THIS AGREEMENT is made by and between Lehi City Corporation, a municipal corporation of the State of Utah, of 153 North 100 East, Lehi, UT 84043 (hereinafter "City), and Autumn Ridge Farm LLC, a limited liability corporation, 1316 Utah Highlands Dr., Lehi, UT 84043 (hereinafter "Autumn Ridge").

Recitals

WHEREAS, a previous agreement dated July 3, 2019, accommodated the completion of the improvements to 1200 East.

WHEREAS, Lehi City agreed to arrange and pay for the installation of a six-foot (6') high precast fence along the east side of 1200 East, from 3200 North Street south to the bend of the existing field road approximately 1270 feet in length.

NOW, THEREFORE, the Parties hereto agree as follows:

1. City will pay Autumn Ridge the sum of $150,000.00 for compensation to install, manage, oversee, and pay for the installation of a six-foot (6') high precast fence along the east side of 1200 East, from 3200 North Street south to the bend of the existing field road approximately 1270 feet in length.

2. City will restore the ground elevation along the constructed MSE retaining wall to previous elevation before improvements and restore the gravel driveway.

3. City will level any areas needed to establish a level ground elevation along the total length of the wall.

4. City will arrange and pay for staking the property line where the middle of the wall is to be placed.

5. Upon completion of the six-foot (6') high precast fence installation, City will arrange and pay for the installation of the proposed five-foot (5') sidewalk.

6. Upon completion of the six-foot (6') high precast fence installation, City will arrange and pay for concrete placement in any gap between the fence and sidewalk along 1200 East.

7. City will be responsible for maintenance of the sidewalk and the westside of the fence along 1200 East including snow plowing, and graffiti removal.

Signed:

_____ _____

Mark Johnson, Mayor Date
Lehi City

Attest:

_____

City Recorder

_____

Autumn Ridge Farm LLC

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: January 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-04, reappointing members to the Planning Commission. (Tabled at the January 12, 2021 meeting.)

Suggested Action:

Attachments:

Res 2021-04.docx

LEHI CITY

RESOLUTION NO. 2021-04

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING BOARD MEMBERS TO THE LEHI CITY PLANNING COMMISSION

WHEREAS, the Lehi Municipal Code Title 3, Chapter 2, outlines the qualification for membership, terms and vacancies for the Lehi City Planning Commission; and

WHEREAS, in accordance with that section the terms of Scott Bunker and Tyson Eyre expired December 31, 2020,

WHEREAS, in accordance with that section three positions need to be filled which terms will begin January 1, 2021 and will expire December 31, 2023; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual to the Lehi City Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lehi, Utah, as follows:

1. Re-appoint Scott Bunker as a Planning Commissioner for a 2nd term. Mr. Bunker's term will begin January 1, 2021 and expire December 31, 2023.

2 Re-appoint Tyson Eyre as a Planning Commission Alternate for a 2nd term. Mr. Eyre's term will begin January 1, 2021 and expire December 31, 2023.

The provisions of this resolution shall take effect immediately upon passage.

Approved and Adopted by the City Council of Lehi City this 12th day of January, 2021.

Attest:

_____ _____

Mark Johnson, Mayor
Lehi City

Teisha Wilson, City Recorder